

# Lake Monona Waterfront Design Challenge

RFQ #10082-0-2022-BP | Committee Meeting



A

Agency  
Landscape + Planning

February 15, 2023



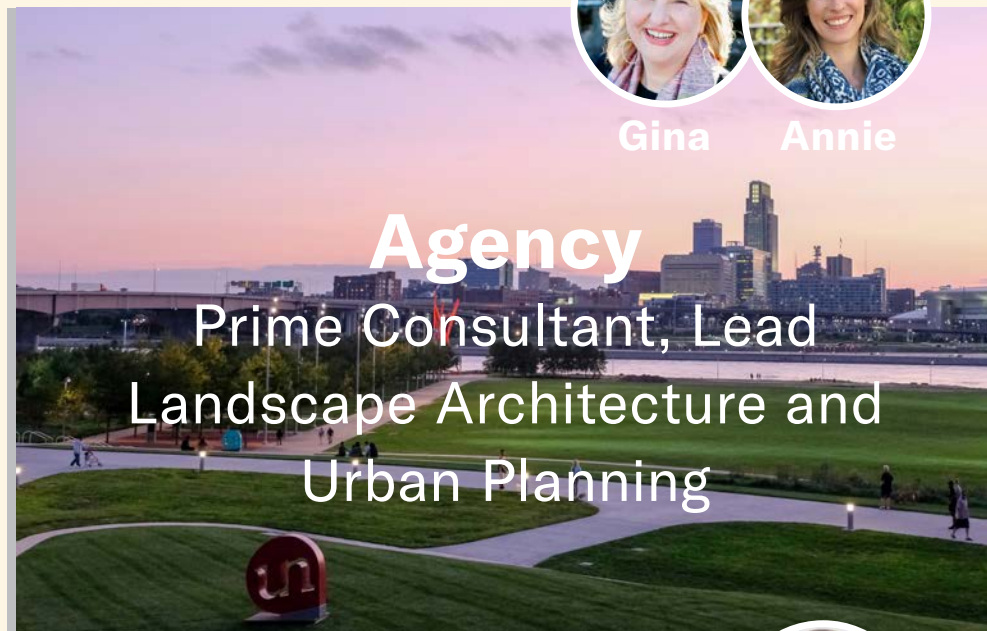
# 1. Who will be the key members of your team that will work on the plan refinement phase and identify their roles?

## 2. Who will be your local liaison?

Local Liaison



Gina Annie



**Agency**

Prime Consultant, Lead  
Landscape Architecture and  
Urban Planning



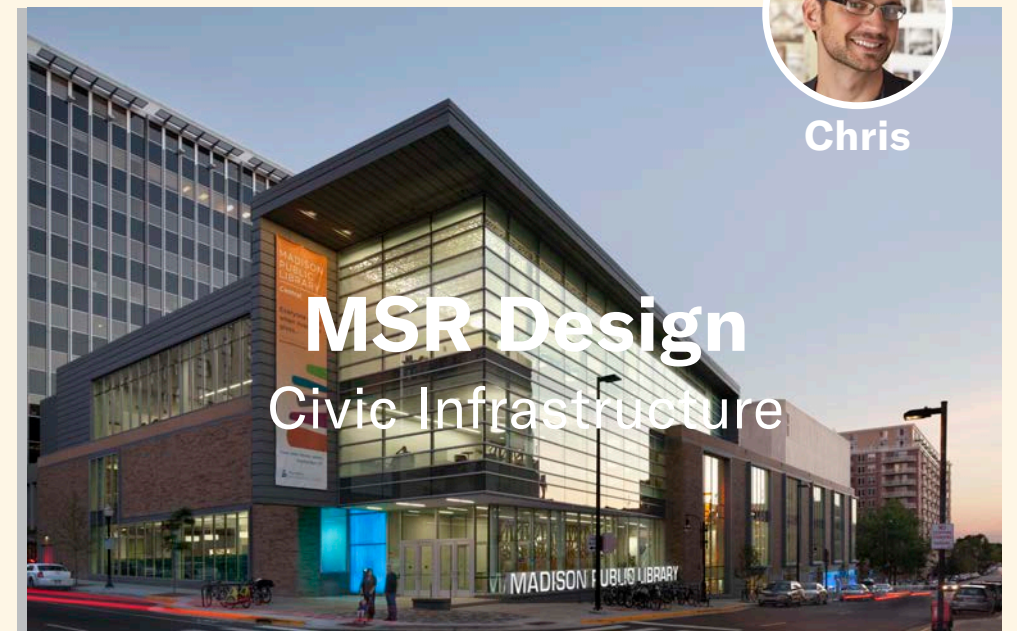
Cory



**raSmith**  
Environmental + Civil



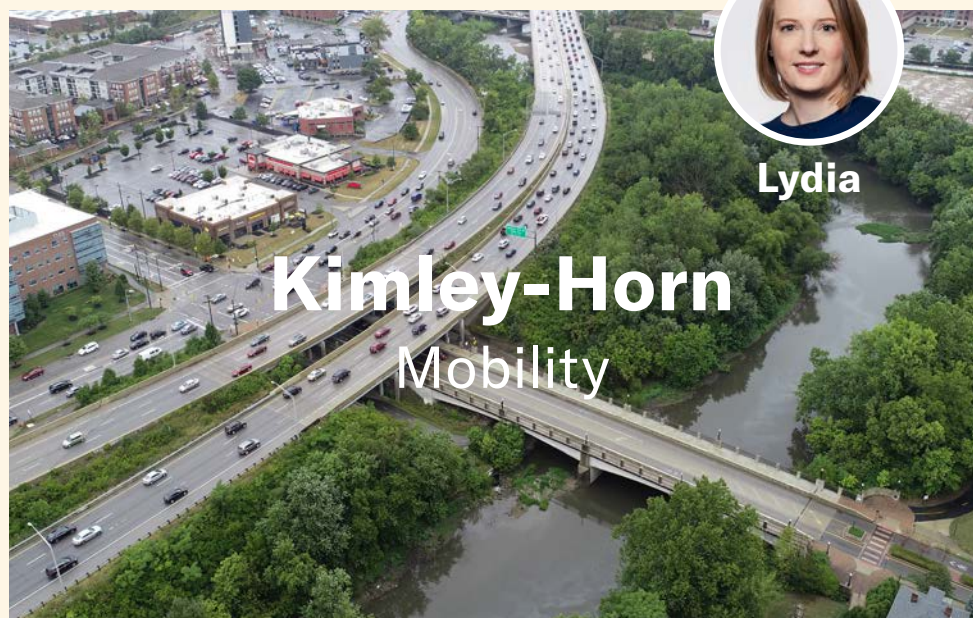
Chris



**MSR Design**  
Civic Infrastructure



Lydia



**Kimley-Horn**  
Mobility



Tom



**MCC**  
Cost Estimating



Structural Engineer  
Marine Engineer  
Engagement



### 3. What are your thoughts for public engagement during the plan refine phase?

#### Two to Three Large Public Forums, plus ...

Focused  
'On the Ground'  
Outreach



Boulevard Crossing Park,  
Atlanta Beltline

Online Forums  
for Convenient,  
Broad Reach



Albina Vision Trust,  
Portland, Oregon

Philanthropic  
Cultivation +  
Engagement



Bay Park,  
Sarasota, Florida



## 4. How will your firm's Principals be involved?

### ABOUT AGENCY Hands-On Team



“Gina has a unique ability to assess what a client desires in a project, and what it will take to fulfill that desire. She is **visionary, intelligent and talented**, and possesses the ability **to communicate at listener level** with a vivacious personality, obvious experience and humor.

These characteristics immediately lifted the spirits of our team, making us comfortable that we had envisioned a **realistic and needed park project** that was “imminently doable,” a term that became our mantra, thanks to Gina.

The park plan, **envisioned and initiated under Gina's leadership**, is under construction, and **felt by all** to be an ideal plan for this site and community.”

David F. Bunch, Director  
Bonnet Springs Park, Inc.  
Lakeland, Florida



**ABOUT  
GINA  
Hands-On Leader**



# 5. Identify 1-2 recent projects that you feel most closely resembles your master plan proposal.

## PARK DISTRICT Olin Park



Sarasota Bay Park, Sarasota, Florida



West Detroit Riverfront, Detroit, Michigan



River's Edge Park, Council Bluffs, Iowa

## CAUSEWAY DISTRICT "The Walk on Water"



Tampa Riverwalk, Tampa, Florida



Gray's Lake, Des Moines, Iowa



Schuylkill Banks, Philadelphia, Pennsylvania

## CITY DISTRICT Monona Hill



Klyde Warren Park, Dallas, Texas



The Stitch, Atlanta, Georgia



Tunnel Tops, San Francisco, California



# 6. What is your approach to developing a phasing plan that starts with a first phase that generates excitement and momentum for the entire project? Give us examples.

## PARK DISTRICT Olin Park

**District Catalyst:**  
Parks Facility + Destination District

### 0-2 Years

Goal: Address immediate safety conflicts  
Project: Bicycle path improvements and traffic calming at Lakeside Street crossing

### 2-10 Years

Goal: Create Community Hub and improve programming and recreational opportunities  
Project: Improve outdoor spaces associated with the recreation building, create a new beach and associated community spaces and streamline parking.

### 10+ Years

Goal: Provide a signature park experience of the Lake via the Walk of Water  
Project: Create the Walk on Water loop including multiple fishing places and scenic overlooks

## CAUSEWAY DISTRICT “The Walk on Water”

**District Catalyst:**  
John Nolen Drive Reconstruction

### 0-2 Years

Goal: Address immediate safety conflicts, equitably increase access to the Lake and pilot Walk on Water  
Project: 1,000 linear feet of the Walk of Water and entirety of the Causeway’s bicycle path improvements

### 2-10 Years

Goal: Complete the Causeway  
Project: Complete North Shore Drive Underpass and Walk on Water

## CITY DISTRICT Monona Hill

**District Catalyst =**  
Convention Center Expansion

### 0-2 Years

Goal: Address immediate safety conflicts  
Project: Broom Street intersection traffic calming and Hamilton Street pedestrian and bicycle bridge

### 2-10 Years

Goal: Improve access to the Lake and undertake enabling work for future phase  
Project: Law Park East improvements including potential boathouse construction, and lake edge including Walk on Water

### 10+ Years

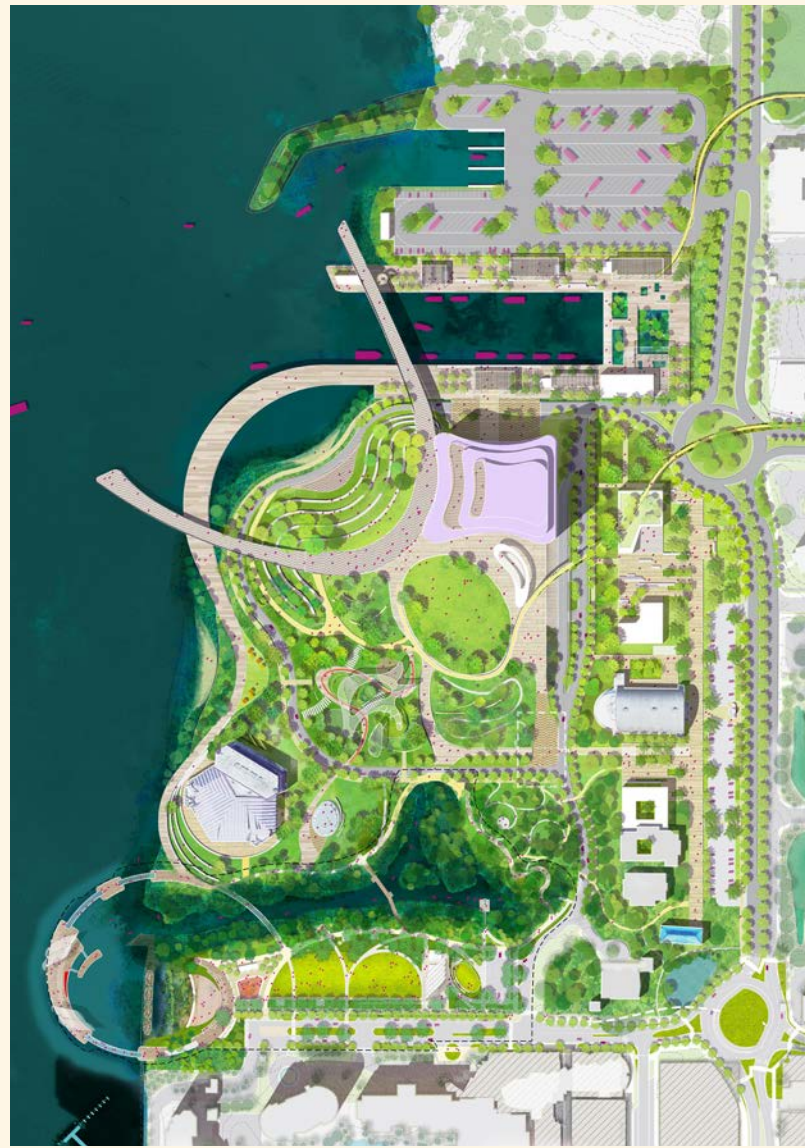
Goal: Create a signature waterfront park in conjunction with the Monona Terrace expansion  
Project: Monona Hill including bicycle path, expanded plaza and signature park elements and program



# A recent example

## 2018 Master Plan

53 Acres  
\$150M-250M



## 2021 Mangrove Walk

1/2 Mile  
\$3M



**Funding**  
Philanthropic and  
Stormwater Grants

## 2022 Upland Park

10 Acres  
\$25M



**Funding**  
Philanthropic

## 2025 Phase 2-4

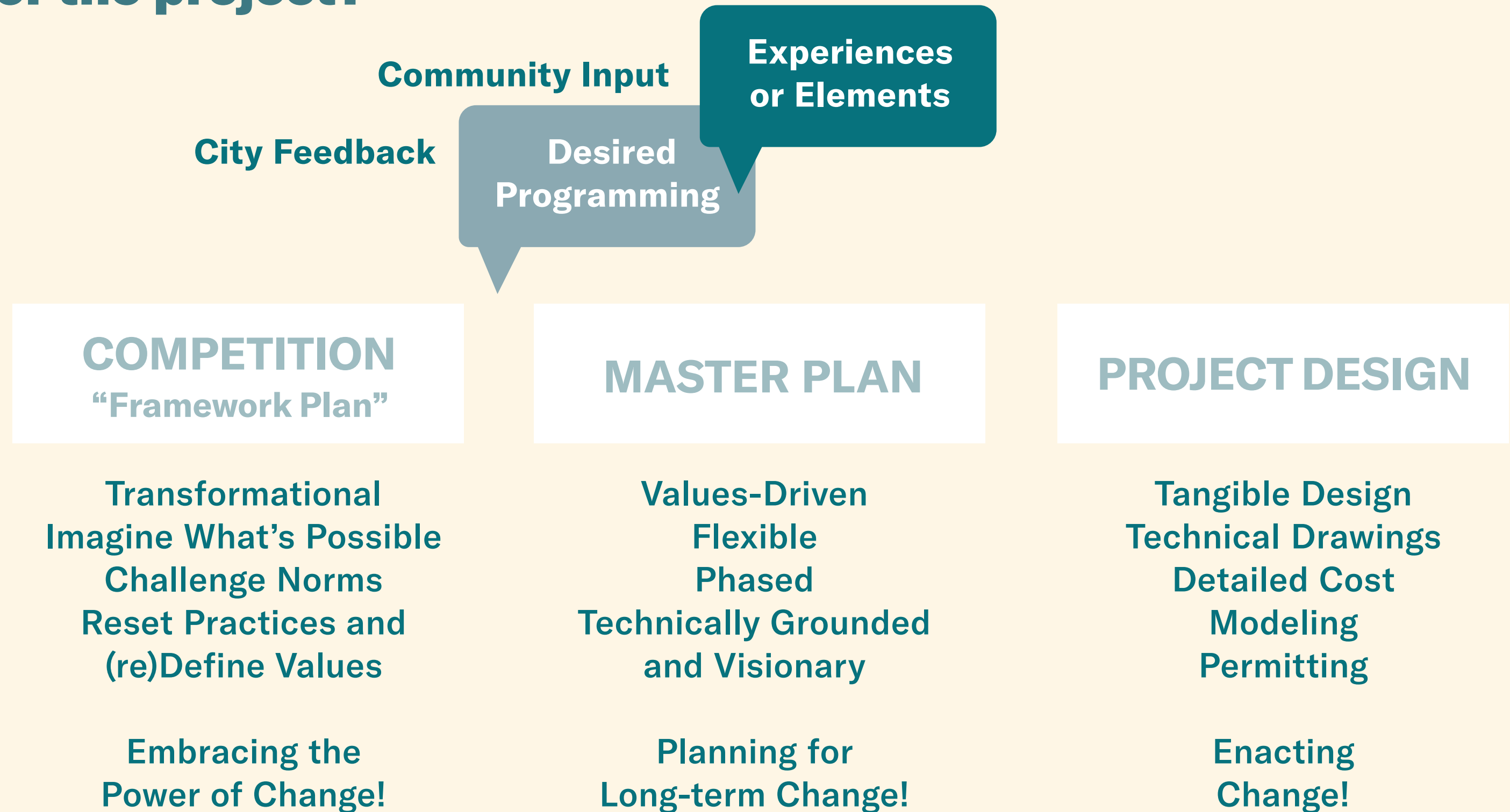
25 Acres  
\$65M



**Funding**  
TIF Funding and Grants



# 7. How will you review and potentially integrate concepts from the other plans to take advantage of multiple visions for the project?





# 8. What is your experience working with public/private partnerships and how do you help to bridge and assist each in achieving the overall mission?

## Public / Private Partnerships Recent Experience

Sarasota Bay Park  
Sarasota, Florida

White River Vision Plan  
Indianapolis, Indiana

Bonnet Springs Park  
Lakeland, Florida

Mill River Park  
Stamford, Connecticut

The High Line Canal  
Denver, Colorado

Jersey City Placemaking  
Jersey City, New Jersey

Town Branch Park  
Lexington, Kentucky

Albina Vision Trust  
Portland, Oregon

Water Works Park  
Des Moines, Iowa

Greenwood Park  
Baton Rouge, Louisiana

## Key Takeaways (Process and Outcomes)

Critical to fundraising and financial sustainability, especially with philanthropic support and grants

Successful when visions are grounded in community and rendered in a way that both captures aspiration and is accessible

Best to have a clear governance model for the master plan, often includes:

Steering Committee (vision, funding, leadership)

Technical Committee (feasibility, local barriers)

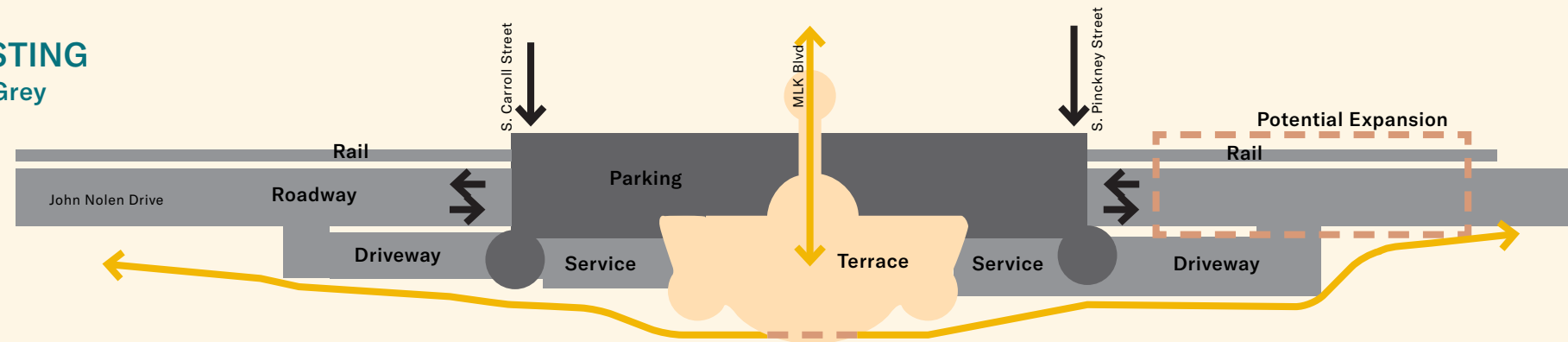
Community Advisory Board

\* For all Master Plans listed, Agency leaders served as the master plan design and/or planning lead.

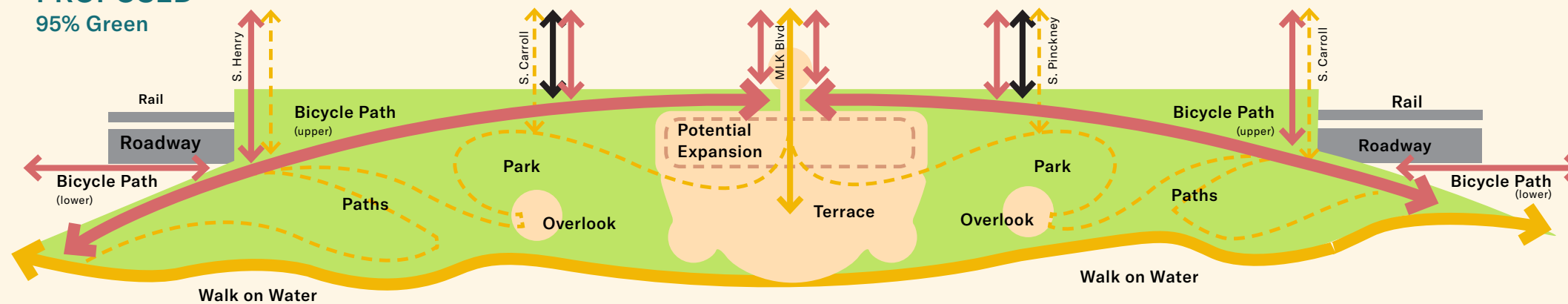


# Monona Terrace Feasibility

**EXISTING**  
95% Grey



**PROPOSED**  
95% Green



## TECHNICAL NOTES Monona Hill

We consulted with both Madison-based structural and marine engineers to review our ideas. We have covered - to a master planning level - issues such as structural systems, loading requirements, needed soil volumes, etc.

### Decking / Tunneling

Existing parking garage = 3 acres

2017 Monona Terrace expansion study = 5 acres  
(+2 additional acres)

Monona Hill including Monona Terrace expansion  
= 8 acres (+ 3 additional acres)

### Existing Parking Garage

60-ft x 30-ft bay spacing

Age = 25 years

Average Life Span = 30-50 year life span,  
depending on how it is maintained

Garage is "bouncy". Garage and tunnel are  
perceived by community as hard to navigate,  
confusing, unattractive.

We think there is the potential to do something  
with more longevity, functionality and beauty.

### Proposed Condition

Monona Hill would require three kinds of roof  
thickness depending on a surface of hardscape,  
landscape or treescape. On average, a structural  
depth of 5-6' would accommodate growing  
medium and live loads for planting (an assumed  
assembly live load of 100psf).



# “Walk on Water” Feasibility



## TECHNICAL NOTES The Causeway

We consulted with two marine engineers - one Madison-based and one national expert. Topics covered included cost, structural options, lake fetch / ice / dynamics. We also worked closely with raSmith who has extensive experience in ecological restoration locally.

### Considerations

Flood dynamics  
Ice (in water and on surfaces)  
Fetch / currents  
Bridges / Access to Brittingham Bay  
Presence of sub-aquatic vegetation

### Design Assumes

- A boardwalk system with its own structural system (captured in the cost estimate)
- The ability to leverage narrower roadway profile described by Nolen Drive Reconstruction team
- Potential for woody debris, rocky shoals and vegetated slopes