

Garver Park

Madison, WI

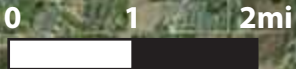
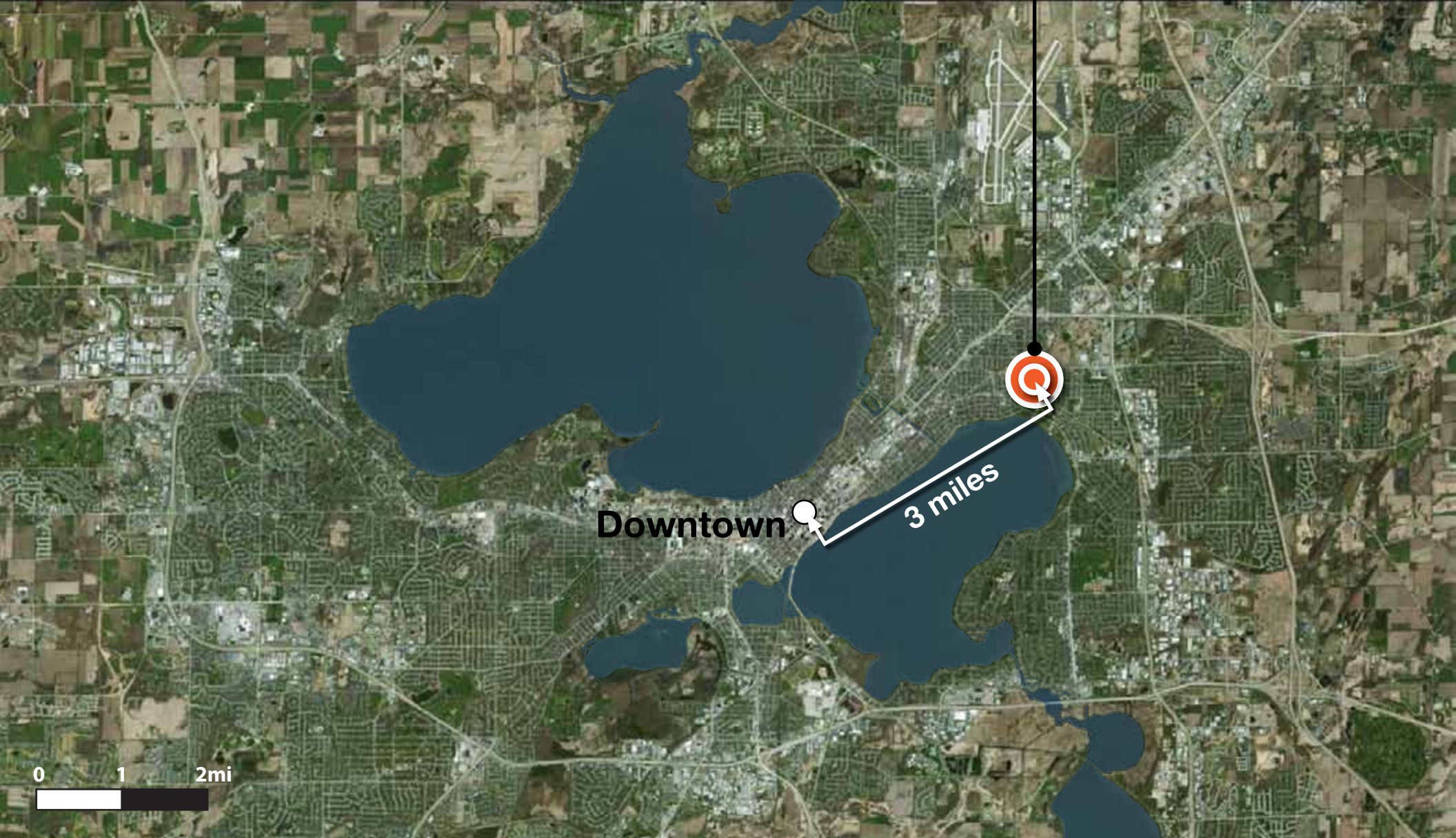
Parker Jones
Capstone Presentation
May 7th, 2014





Madison, WI
pop. city: 240k / metro: 560k

Garver Feed Mill





**28-acre parcel,
large post-industrial brownfield**

Olbrich

Capital City Trail

**abandoned mill building
55,000 sq ft**





overgrown, urban wilderness



**bordered on 2 sides by
Starkweather Creek**

Broad Program Goals

- Ecological Preservation
- Historic & Cultural Education
- Community Park

Research Topics

- Adaptive reuse of sites
- Water treatment via reconstructed wetlands

Site Aerial

Sherry 'O.B.'
Park

Fair Oaks Ave

'The North Plat'

SASY
Neighborhood

Eastmorland
Neighborhood

Garver
Feed Mill

Capital City Trail

Olbrich Botanical
Gardens



A Brief Site History

1906 Building constructed as a beet sugar factory for the U.S. Sugar Co.

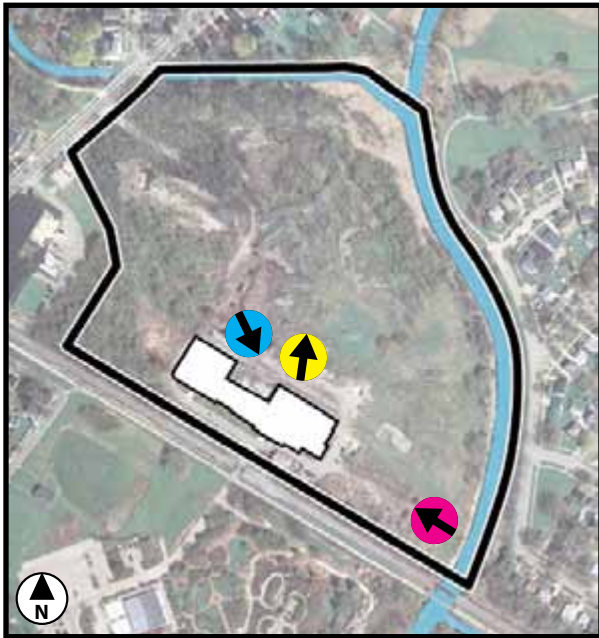
1929 Slump in sugar prices forces U.S. Sugar Co. into bankruptcy, factory is sold to James Garver to be converted into a mill for dairy and poultry feeds.

1997 Garver Feed & Supply Co. closes its doors for good, Olbrich Botanical Gardens purchases 5-ac building parcel and deeds to City of Madison, which purchases the remaining 23-ac.

Now Site is currently owned by City of Madison Parks. \$1.8 million is allocated in this years budget towards stabilizing the structure, and the city is currently preparing an RFP to solicit developers for the building.

Current fate of the North Plat is uncertain.





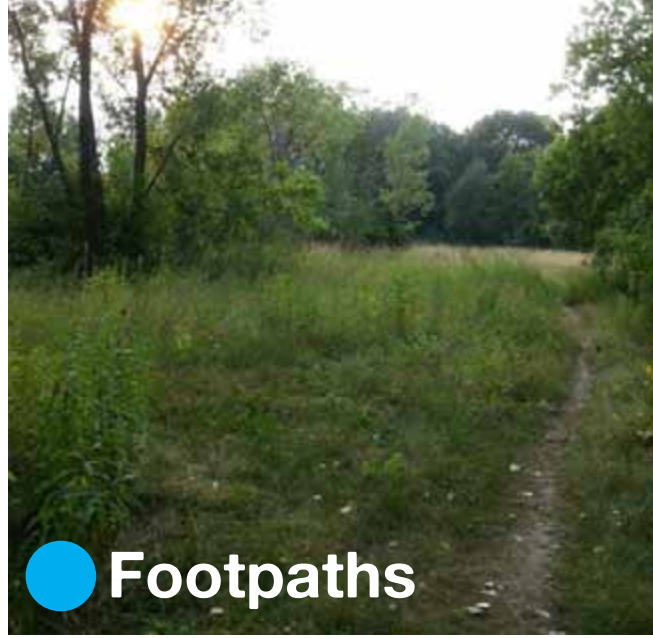
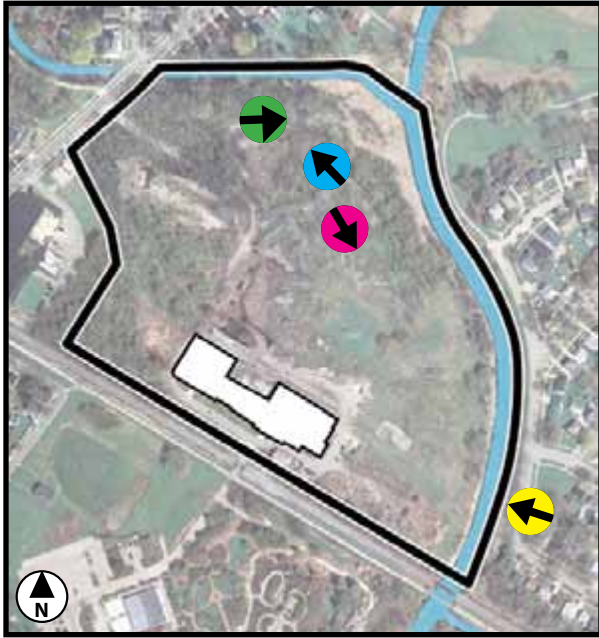
Compost / Plant Waste



Rubble



Municipal Leaf Mulch & Snow



● Footpaths



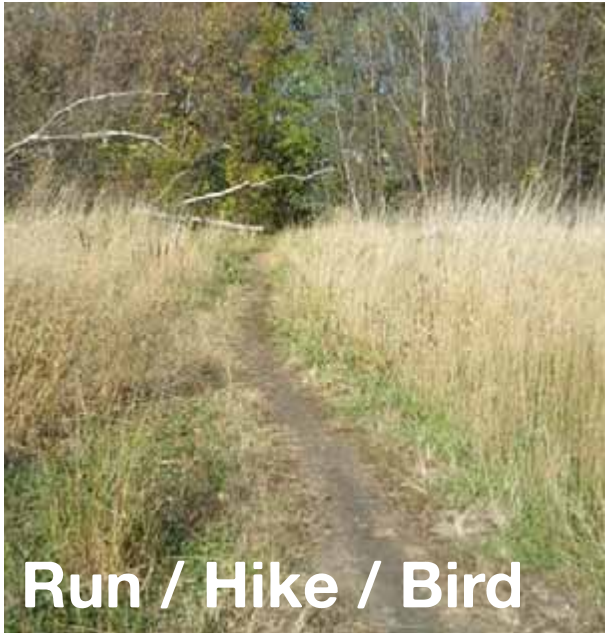
● Vistas



● Starkweather Creek



● Scrub Prairie



Run / Hike / Bird



Dog Walking



Photography



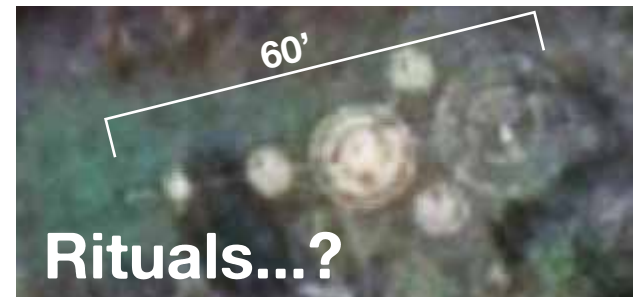
Urban Camping



Canoe / Kayak



Graffiti



Rituals...?

Project Goals



Client Background



Schenk-Atwood-Starkweather-Yahara Neighborhood Association

Garver Re-Use Committee:

John Steines, Sue Thering, Betty Chewning, Lou Host-Jablonski,
Jason Tish, John Martens

Client Goals:

Derived from a 2006 Visualization Workshop conducted by Sue Thering, Ph.D.

- 1. Wilderness Landscape Experience**
- 2. Cultural Landscape Experience**
- 3. Ecological Considerations**
- 4. Neighborhood Connections & Access**



Additional Goals

1

Represent the goals of the neighborhood & the greater public in a design that can be used as leverage throughout the development process.

2

Create a design in which the Garver Mill Building and the North Plat function as a cohesive unit.

3

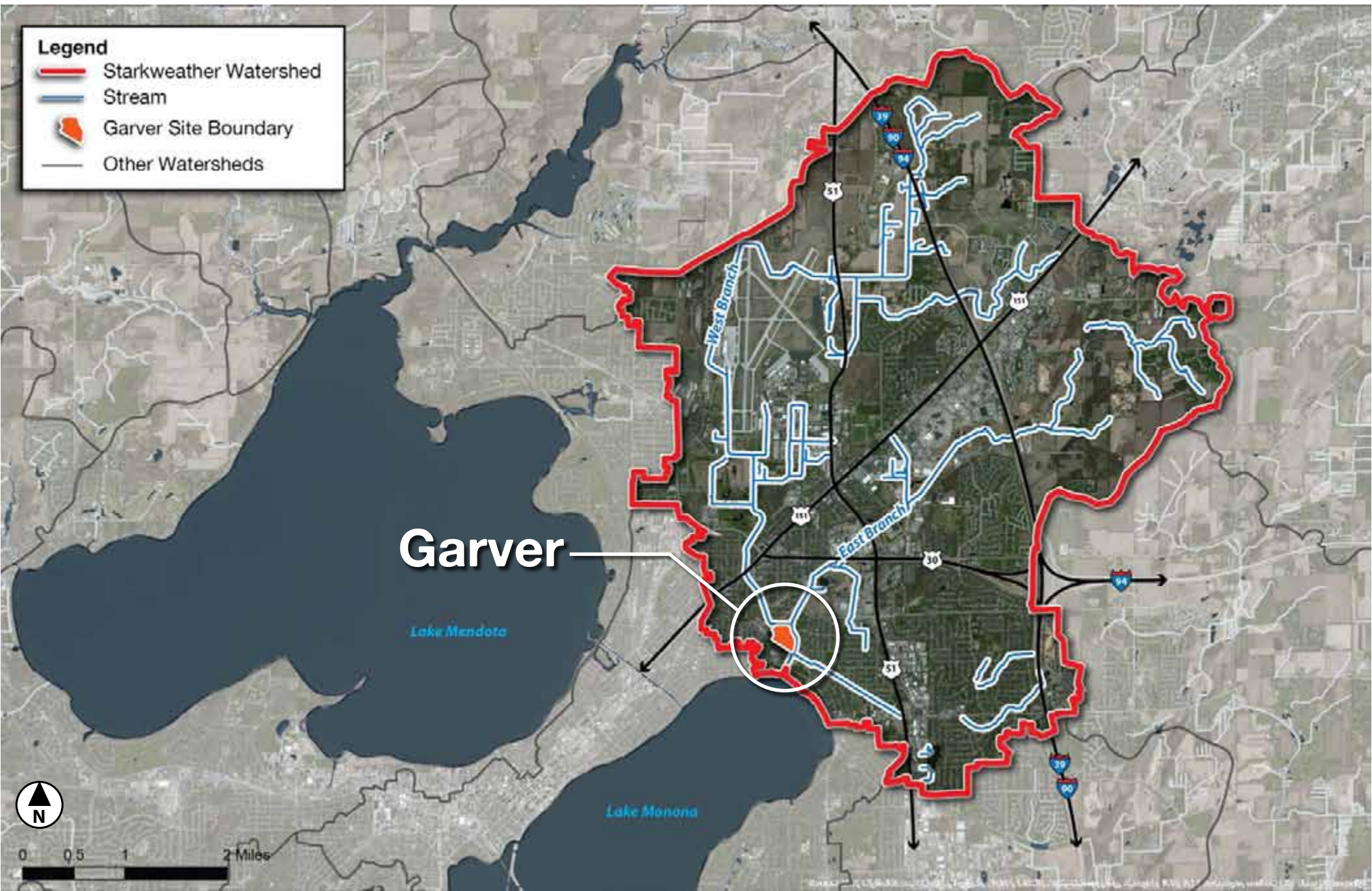
Enhance connections to Olbrich Botanical Gardens and the Capital City Trail.

Regional Analysis

A decorative horizontal bar consisting of a solid black line above a row of seven rectangular segments. The segments are light blue, except for the third segment from the left, which is a darker blue.

Watershed Analysis

- Garver lies at the confluence of the two major branches of Starkweather Creek, creating a critical opportunity for non-point water treatment.



Parks & Greenspace

- 200 community garden plots within 1/2 mile
- Links to greater greenspace corridors in all directions - Yahara Place, Olbrich, Electric Marsh, and Sherry O.B.



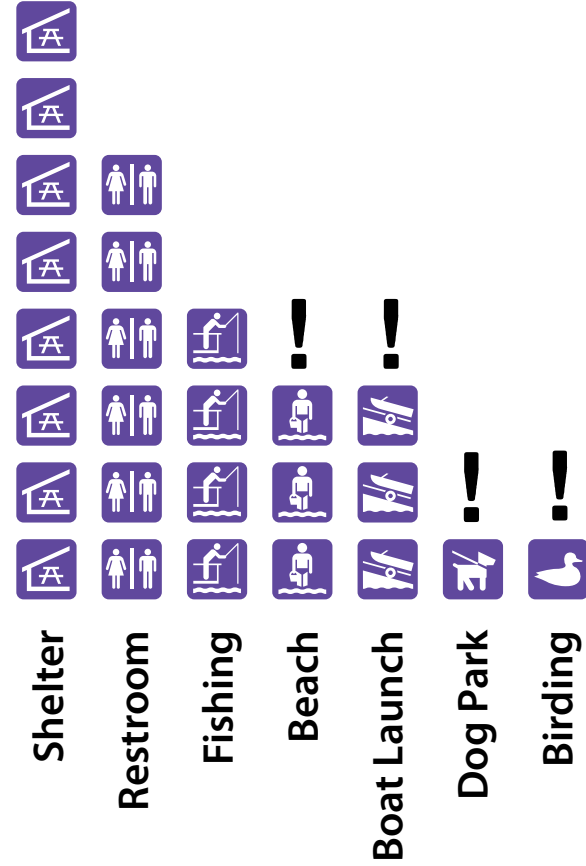
Parks & Greenspace

! denotes an under-represented amenity

Active



Passive



Winter



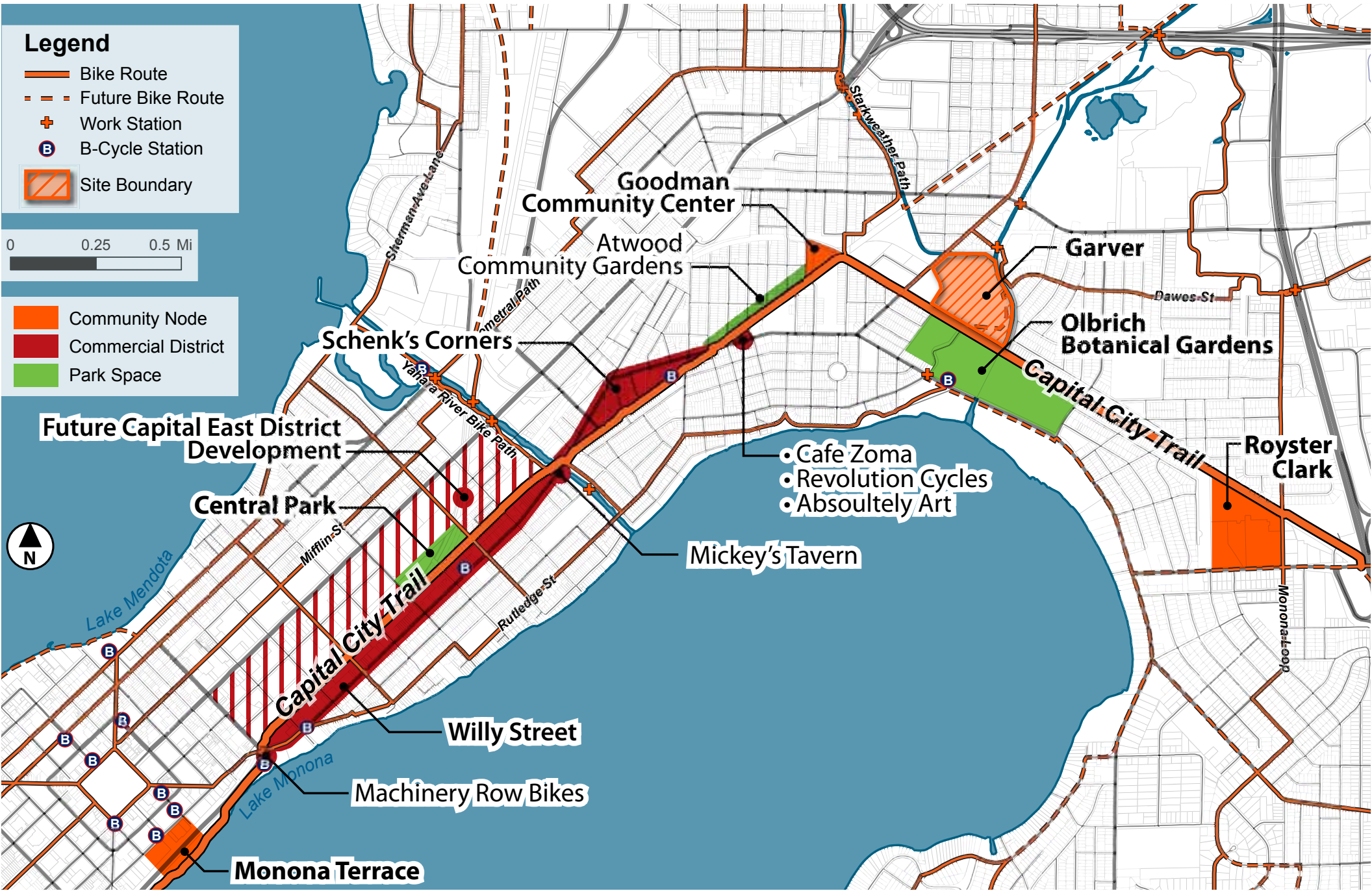
 **Hiking?**

 **Snowshoeing?**

 **Skiing?**

Bicycle Linkages

- Access to major business and entertainment districts
- Trail segment bookended by the pending Royster Clark mixed-use redevelopment project and Monona Terrace downtown.



Legend

- Bike Route
- - - Future Bike Route
- + Work Station
- ⓑ B-Cycle Station
- ▨ Site Boundary

0 0.25 0.5 Mi

- Community Node
- Commercial District
- Park Space

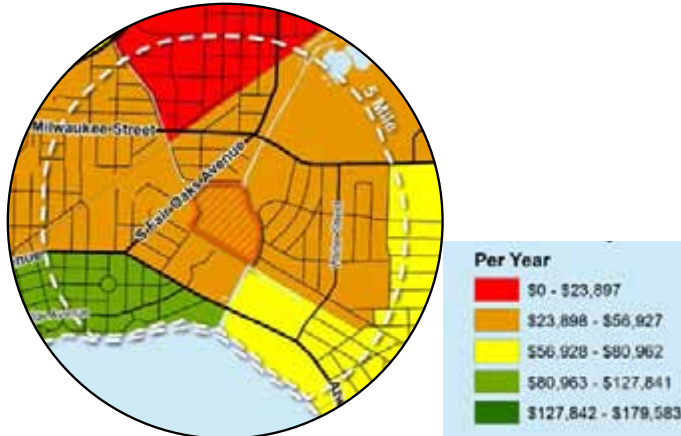
- Cafe Zoma
- Revolution Cycles
- Absolutly Art

Monona Terrace

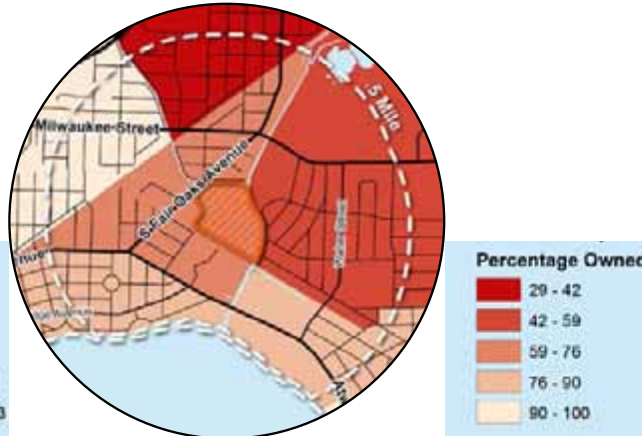
Demographics

Darker / more red = greater amount

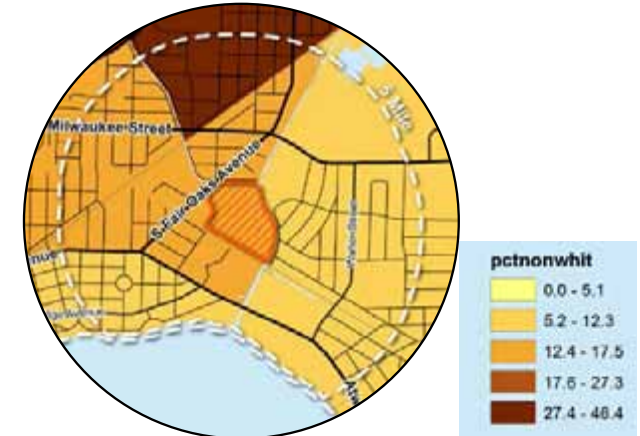
Median Family Income



% Rental Housing



% Races Other Than White



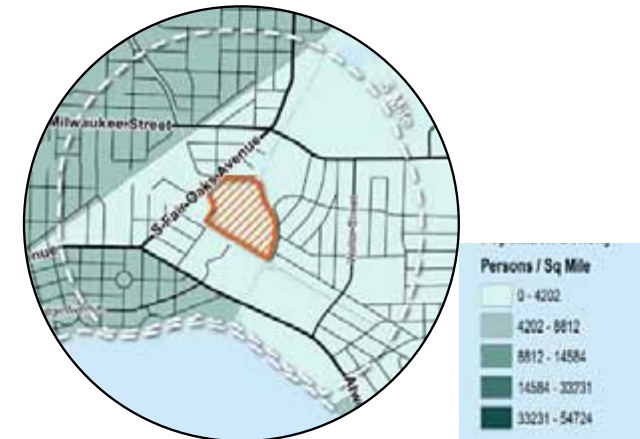
Senior (65+) Population



School Age (<18) Population



Population Density



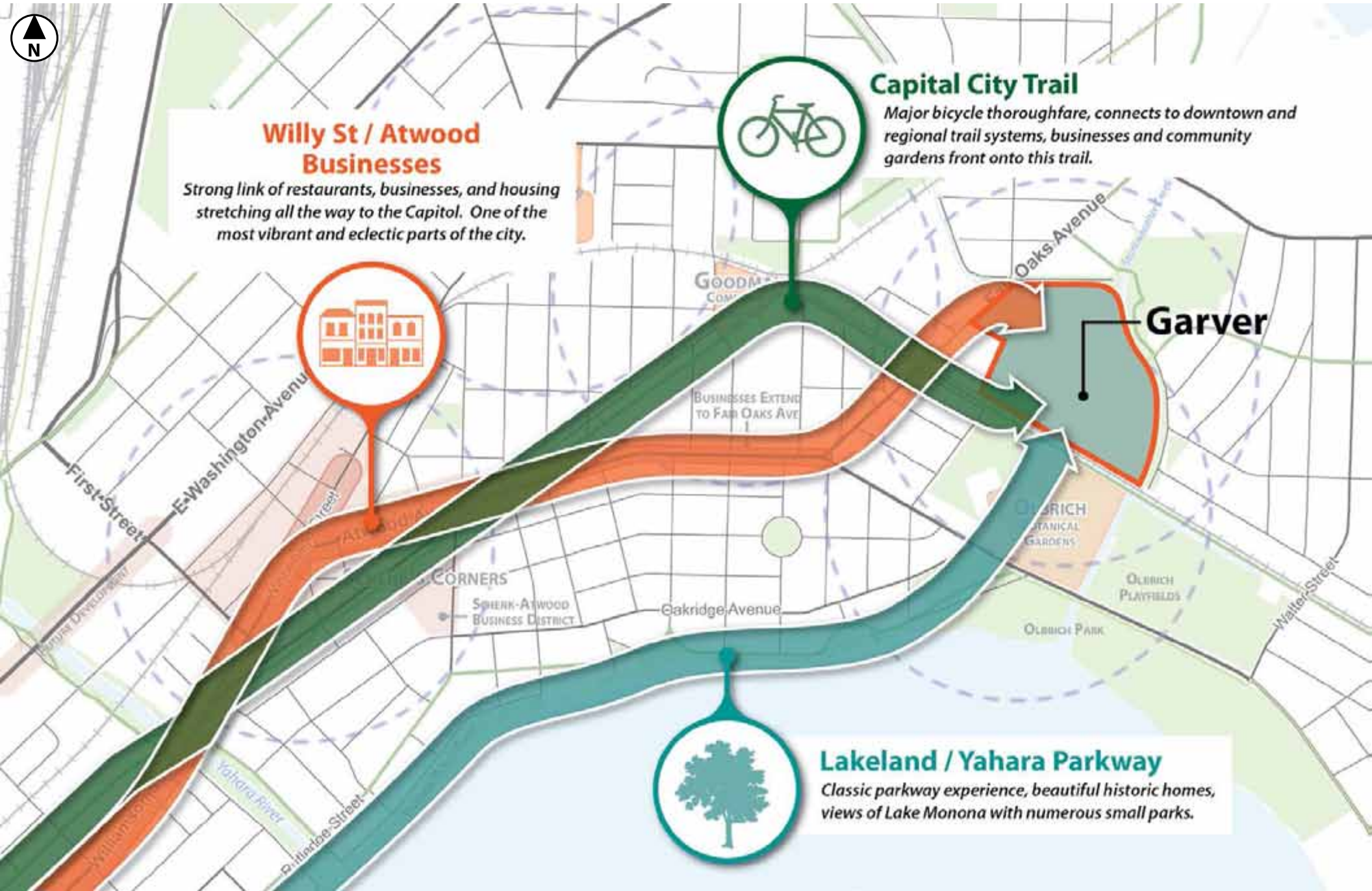
Significant variety in **all demographic metrics** within a 1/2 mile radius:
Necessity to design for all users from a full range of backgrounds.

Cultural Amenities

- Cluster of community nodes and thriving businesses within close proximity to each other.



Gateways from Downtown



Gateways from Downtown

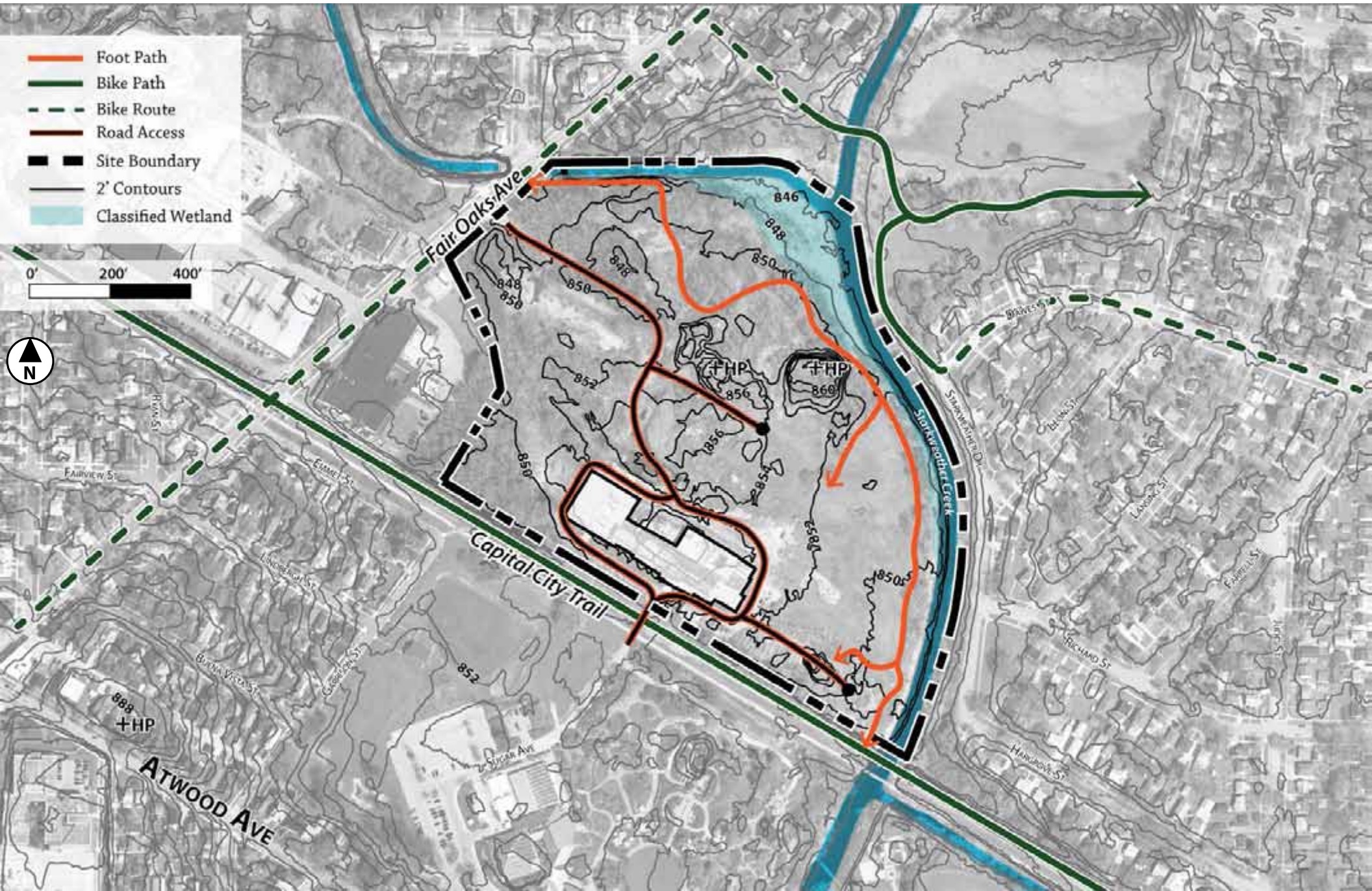


Site Analysis



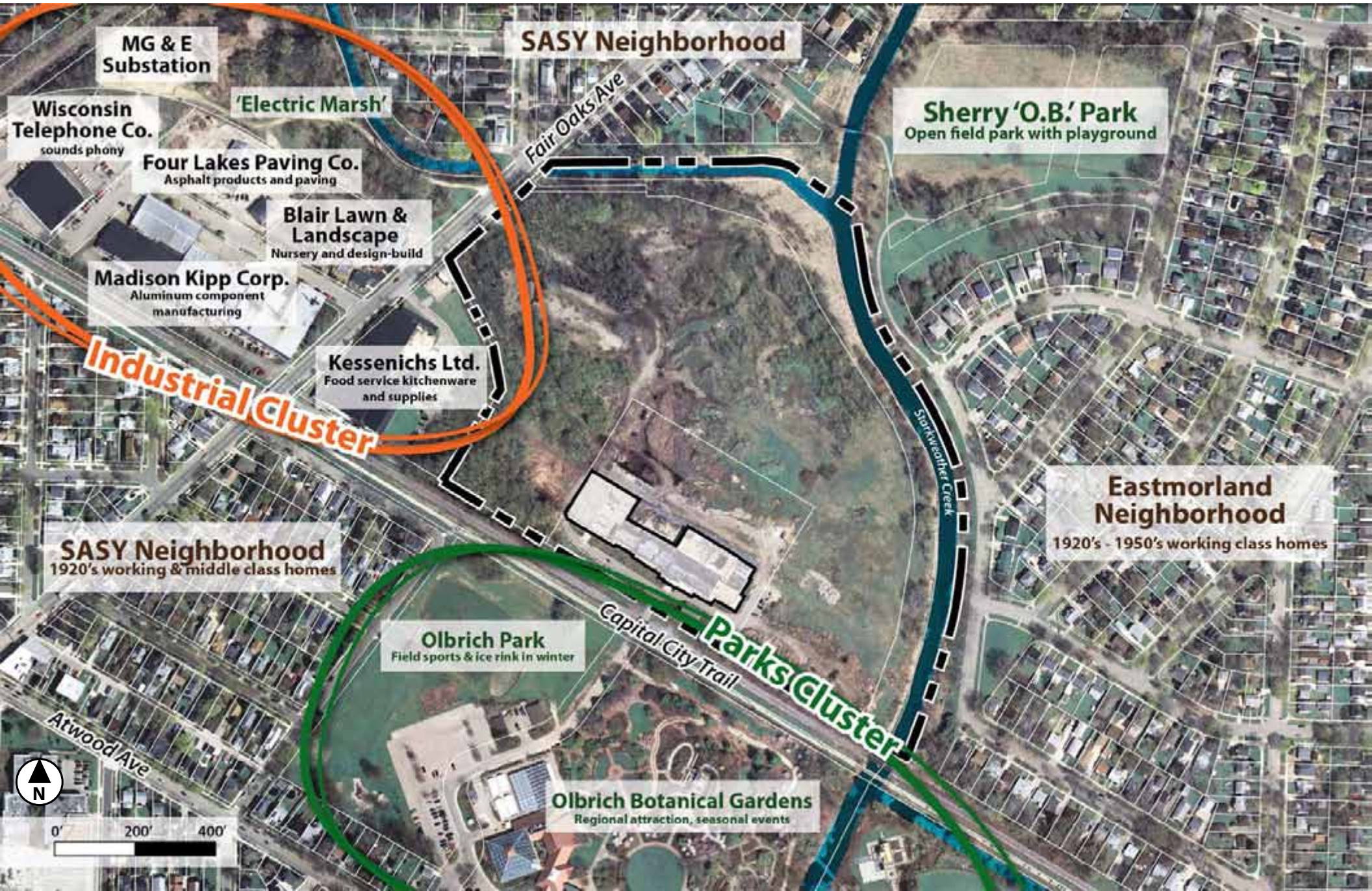
Physical Inventory

- Existing footpath and roadway circulation through site
- Mainly flat topography except two 12' central mounds
- No access from neighborhood to the east



Site Context

- Screen site from industrial uses
- Enhance connections to neighborhoods & park clusters.



Site Analysis

Ecological Character & Value

Decent Forest

- Semi-mature stand of cottonwoods, box elder, ash, willow, hickory, etc.
- Strong sense of enclosure.
- Some areas of downed trees / impassible thickets of vegetation.

Scrub Grass

- Large opening, used for municipal snowdump in winter. Seasonal wetland.
- Grass species dominate with some trees.

Dead Tree Entry

- Mature, ghostly dead trees along entry corridor. Beautiful and haunting effect.

Seasonal Swamp

- Lowland grasses and mixed trees, standing water in rainy season.

Mulch Dump

- Massive piles of municipal leaf waste being overtaken by weeds. Still in use.

Trees within the dashed boundary are:

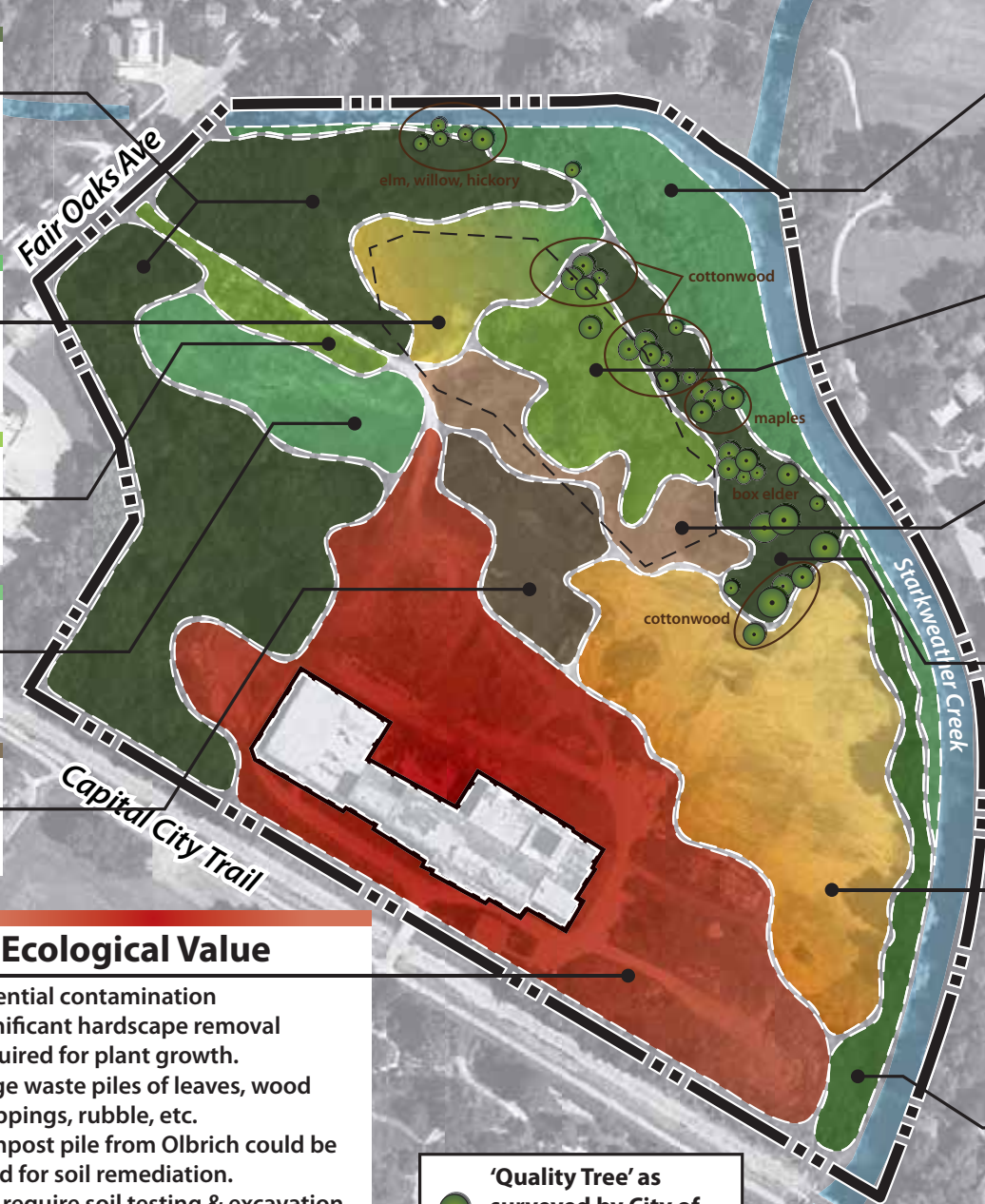
- 84 Cottonwood
- 31 Ash
- 13 box Elder
- 9 Black Walnut
- 3 Willow
- 1 Black Locust

0' 200' 400'

No Ecological Value

- Potential contamination
- Significant hardscape removal required for plant growth.
- Large waste piles of leaves, wood chippings, rubble, etc.
- Compost pile from Olbrich could be used for soil remediation.
- Will require soil testing & excavation to determine soil boundaries.

'Quality Tree' as surveyed by City of Madison Engineering



Classified Wetland

- Recently surveyed by City of Madison
- Fairly intact vegetation, great views.
- Potential for mitigation / treatment of phosphorous load in Starkweather.

Mixed Forest

- Mix of early-succession trees and undesirable shrubs / annual weeds.
- Soil may be 'fill' only - would likely require significant regrading.

Dump Buffer

- Various pilings of leaf mulch being overtaken by early succession species.

Decent Forest

- Semi-mature stand of cottonwoods, male box elder, walnut, and maples.
- Changes in elevation create buffer from floodplain.
- Strong sense of enclosure.

Brownfield Grasses

- Large, vacant field section filled with scrub grasses. Low biodiversity.
- Mowed on a semi-regular basis.
- May contain industrial remnants buried underground.

Starkweather Shoreline

- Dense, overgrown wetland vegetation
- Ambiguous shoreline, seasonal and flash flooding very likely.
- Some established tree clusters.

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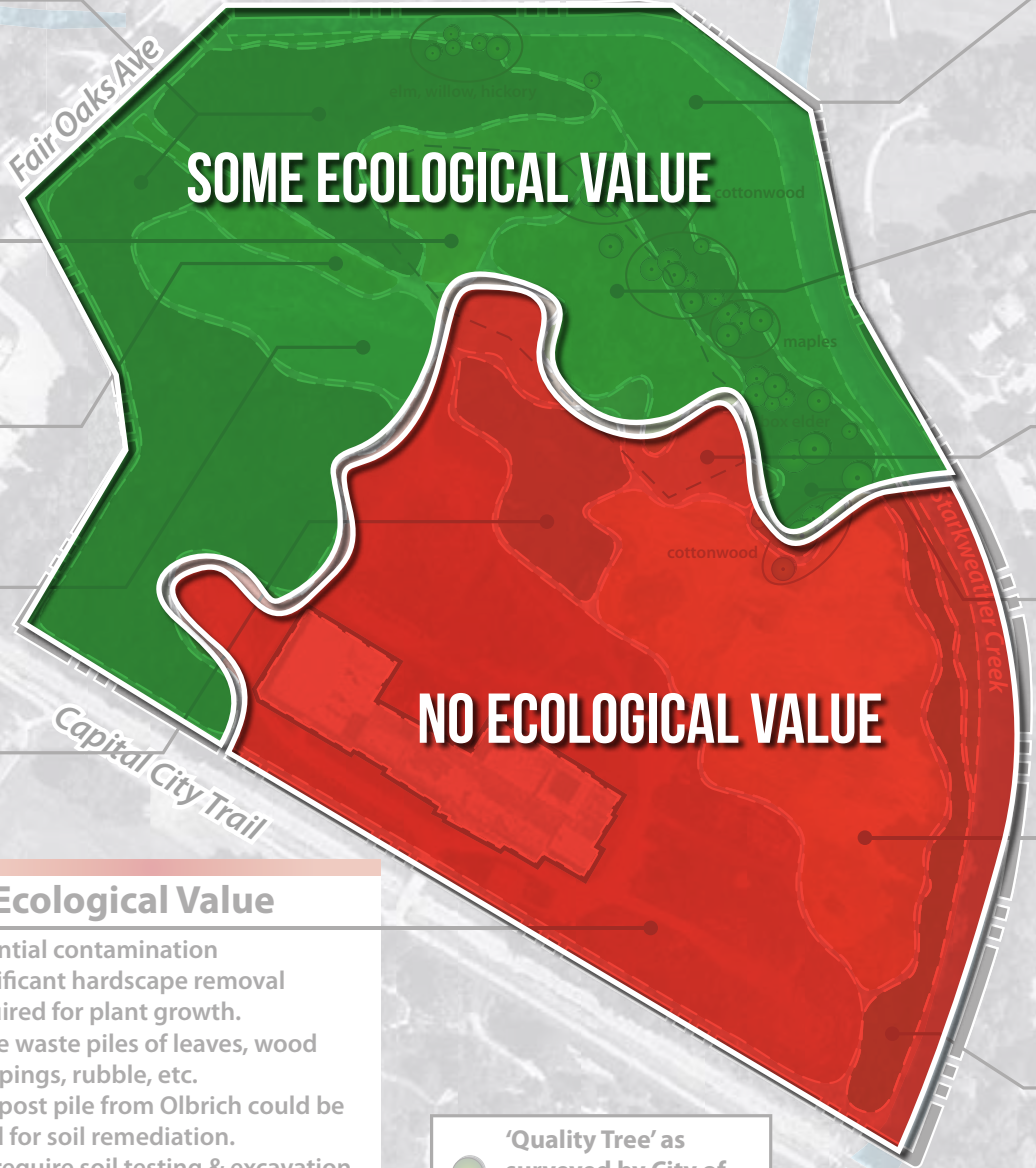


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SOME ECOLOGICAL VALUE



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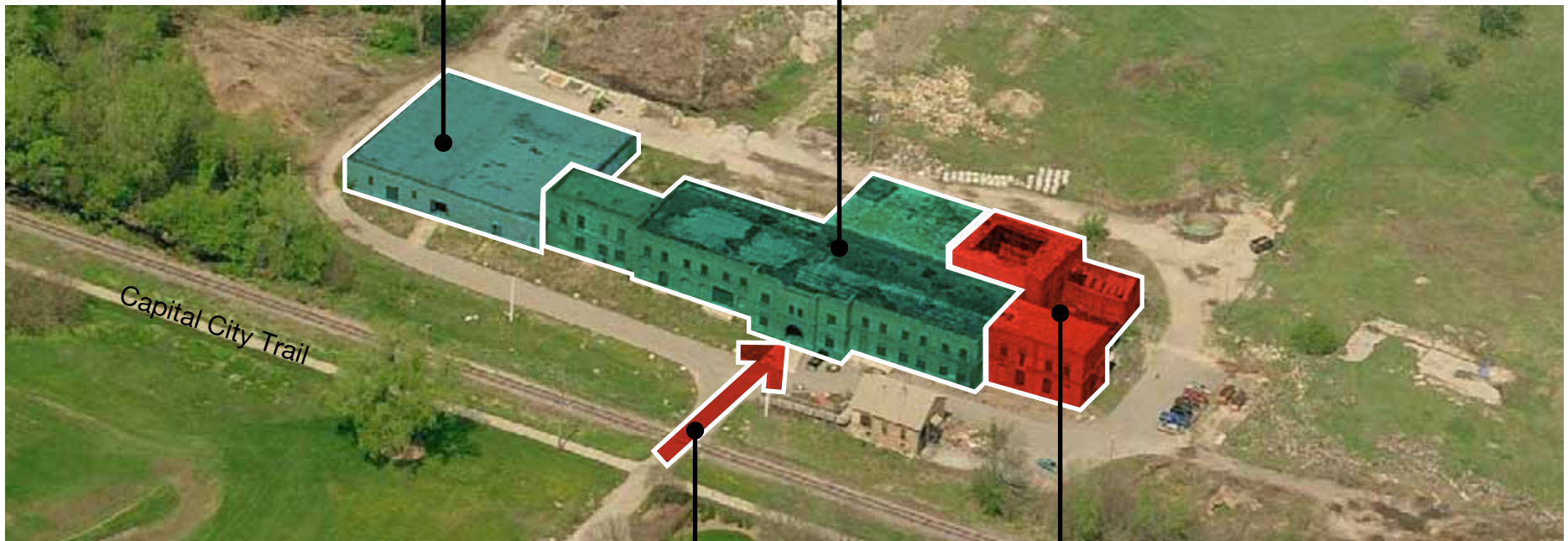
Proposed Master Plans



Treatment of the Feed Mill Building

**Olbrich Botanical Gardens
Cold Storage**

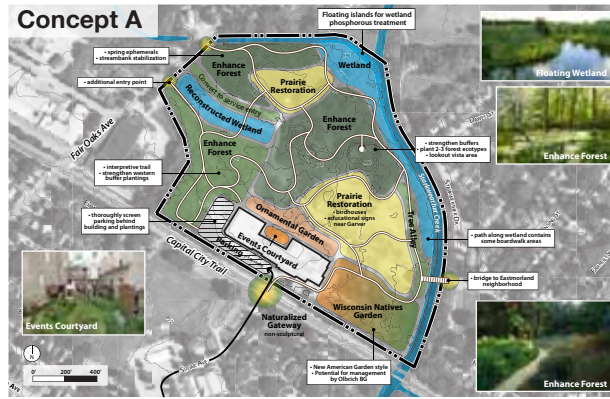
**Tenant and use
type are flexible**



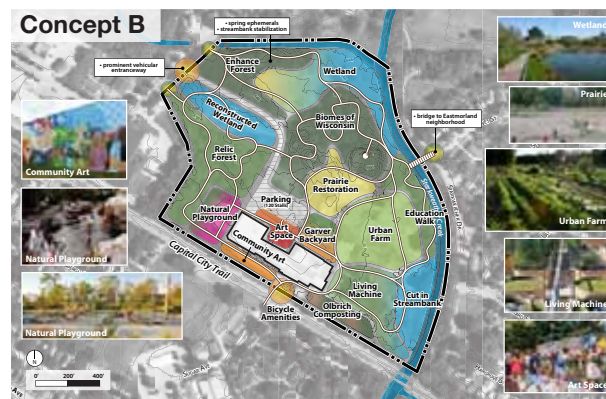
Public Entry

Public Uses

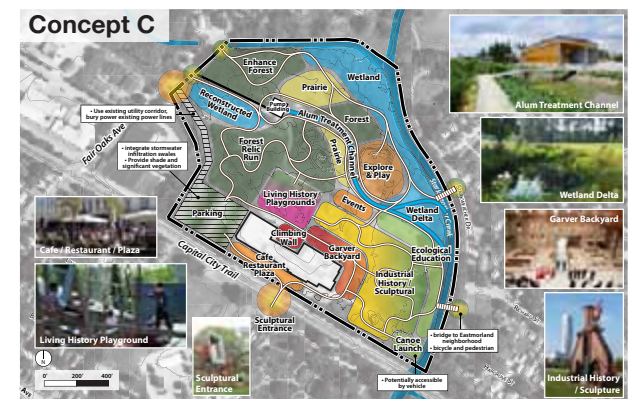
Ecological



Community



Recreational



Public Meetings



Community Visioning Meeting for the North Plat at Garver
SASY Neighborhood Association

**Saturday, Dec. 7th
10AM - Noon**
Lakeview Moravian Community Church
3565 Tulane Ave,
Madison, WI

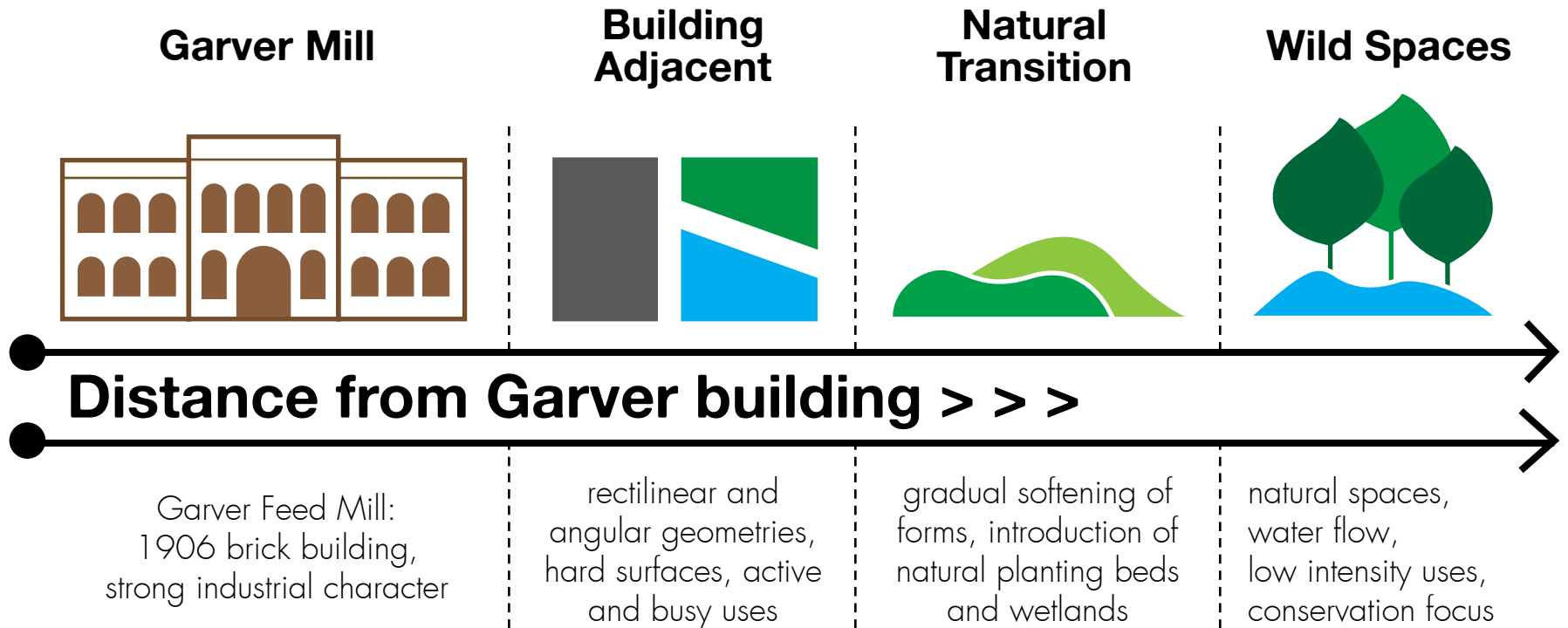
Your thoughts & input are critical in shaping the future of this unique piece of East Side history.

Parker Jones, a student in the UW Landscape Architecture program, is working with SASY-NA to create community-based plans for the North Plat as his senior thesis. He will facilitate a discussion of three conceptual plans & varieties of possible uses for the North Plat.

www.sasyna.org

Design Solution







Garver Mill



**Building
Adjacent**

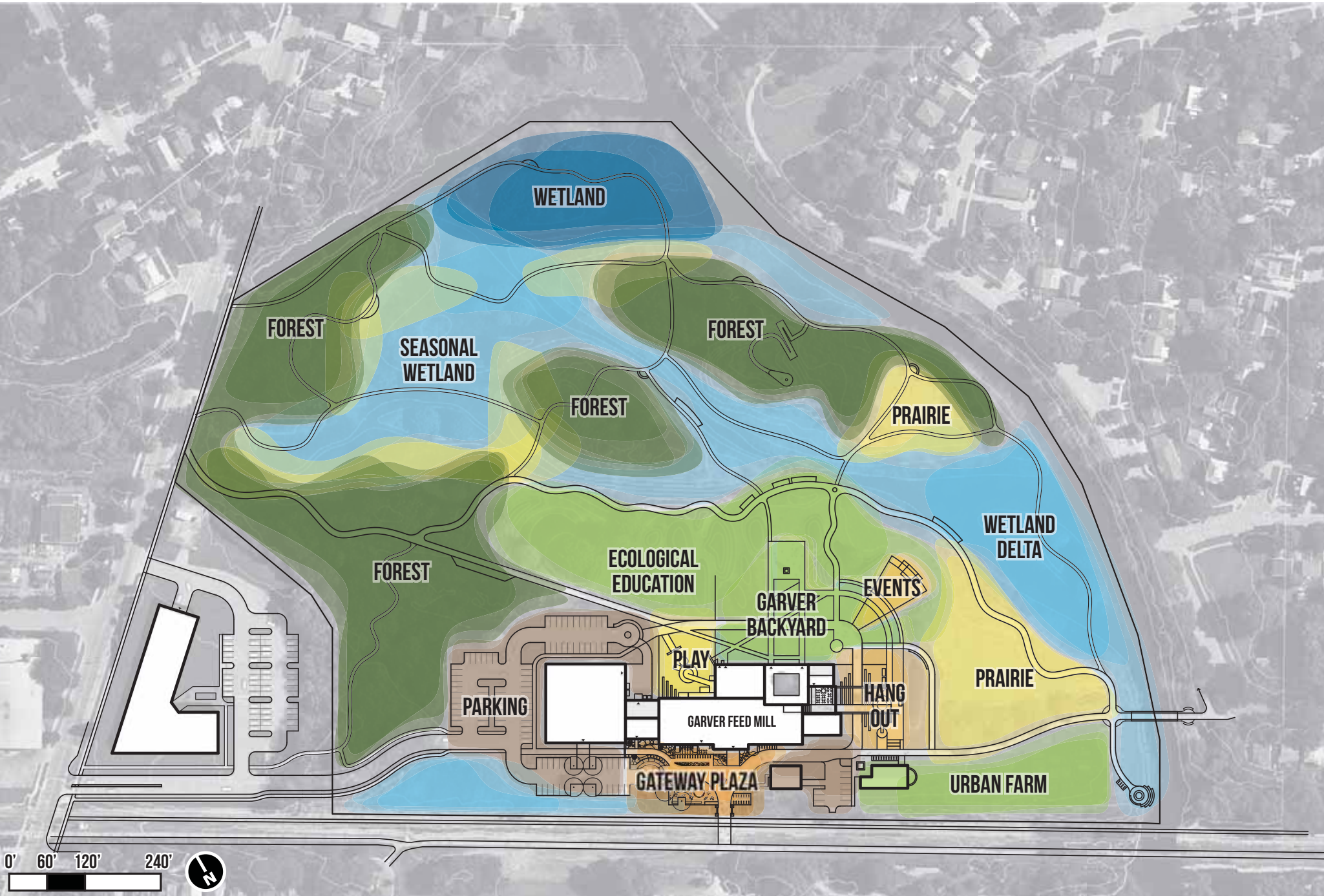


**Natural
Transition**



Wild Spaces

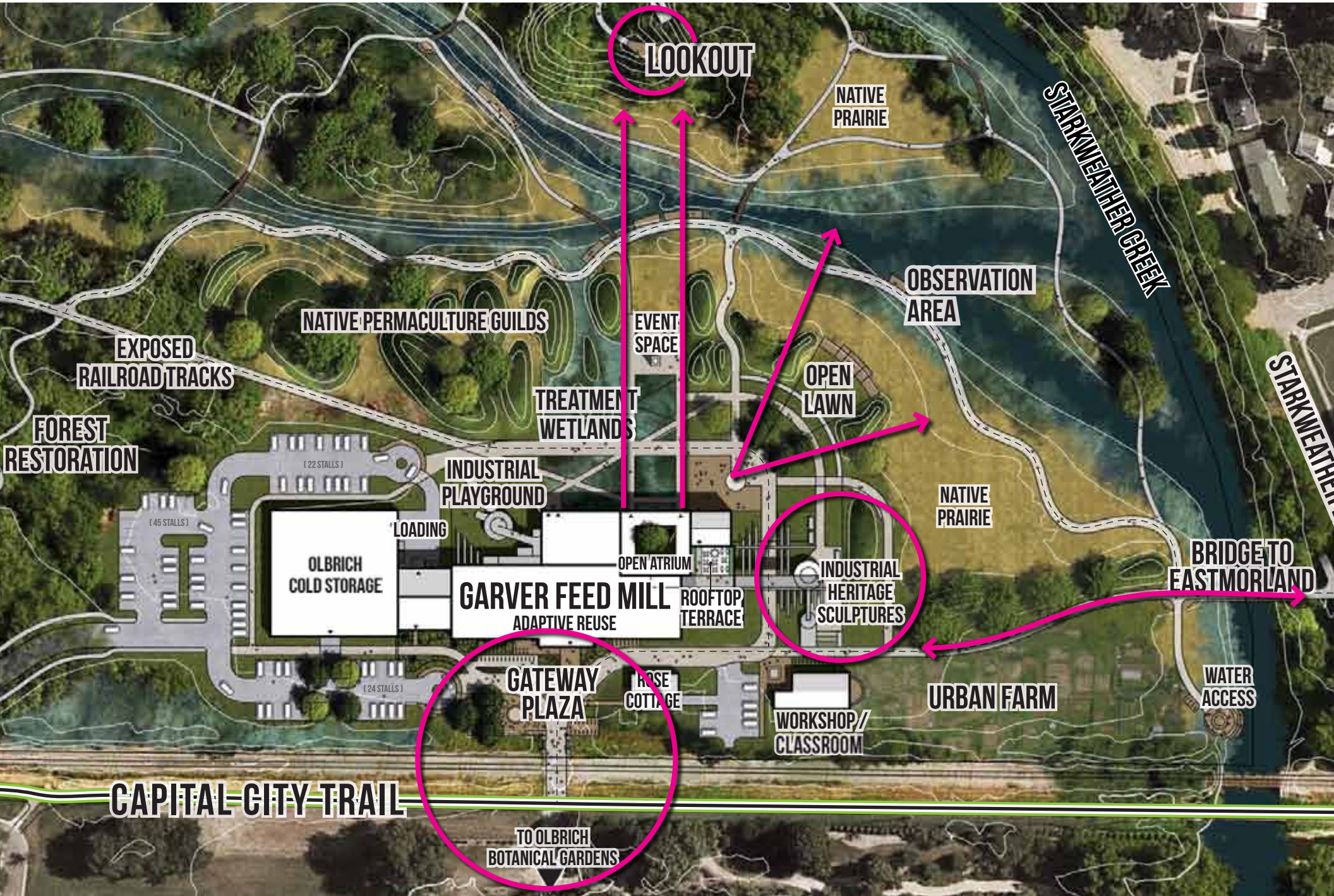


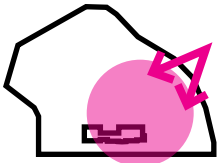




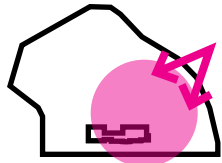
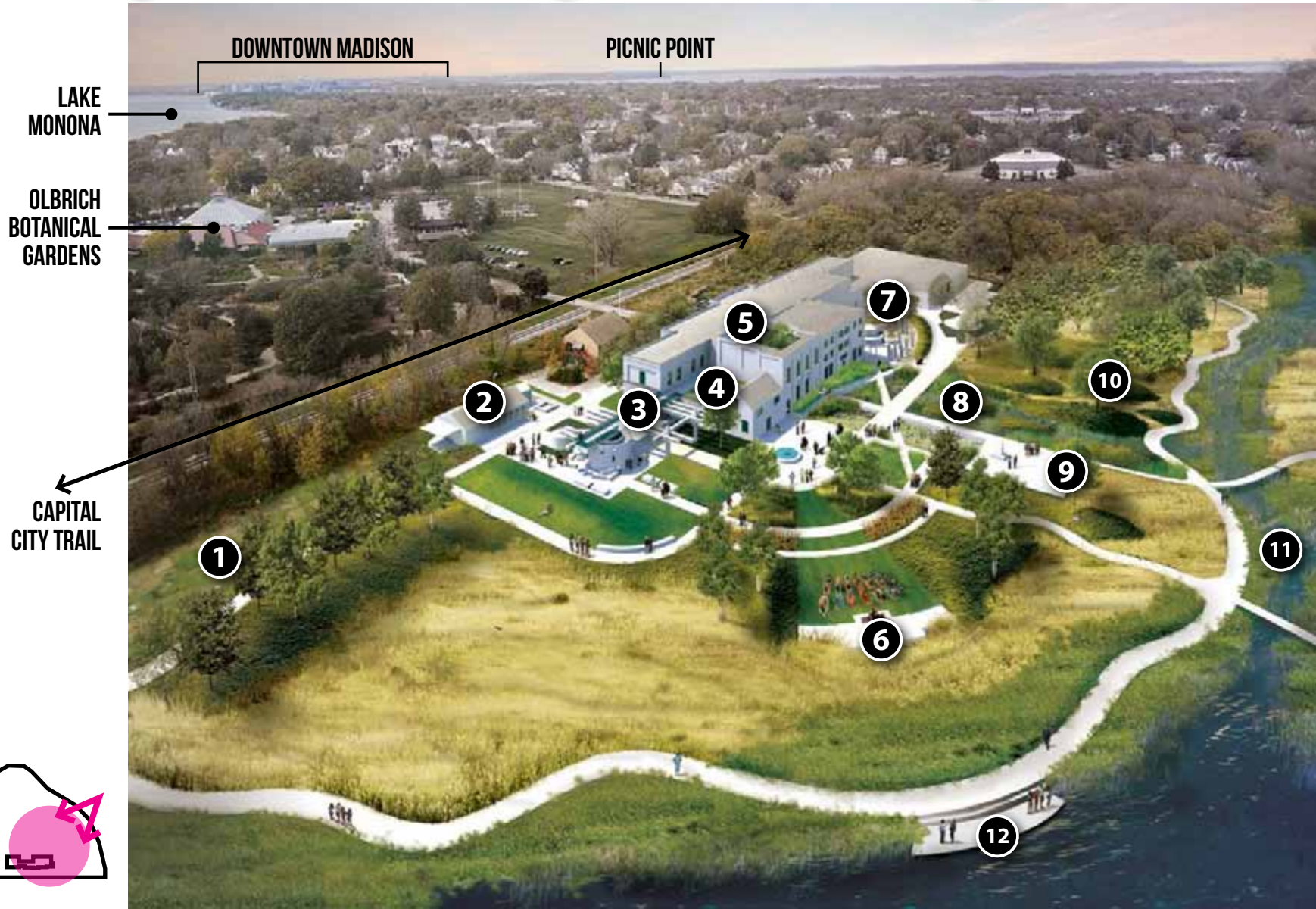
CAPITAL CITY TRAIL

TO OLBRICH BOTANICAL GARDENS

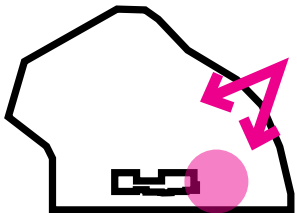




- 1 Urban Farm / Community Garden
- 2 Farm Workshop / Classroom Space
- 3 Catwalk & Reconstructed Silo
- 4 Greenroof Terrace
- 5 Greenroof Terrace
- 6 Event Lawn and Gathering Space
- 7 Industrial Adventure Playground
- 8 Rainwater Treatment Wetlands
- 9 Event / Multi-Use Space
- 10 Native Permaculture Guild Plantings
- 11 Seasonal Wetland Creekbed
- 12 Wetland Observation Area



- ROSE COTTAGE
(EXISTING OLBRICH
FACILITY)
- FARM WORKSHOP /
CLASSROOM SPACE
- INDUSTRIAL
SCULPTURE
- GATWALK AND
RECONSTRUCTED SILO

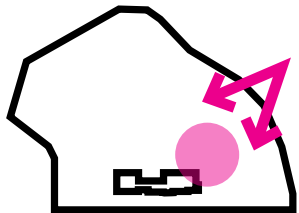


**FOUNTAIN & FLEXIBLE
PLAZA SPACE**

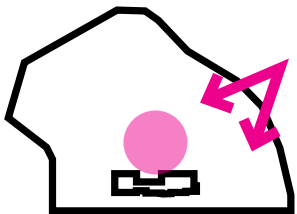
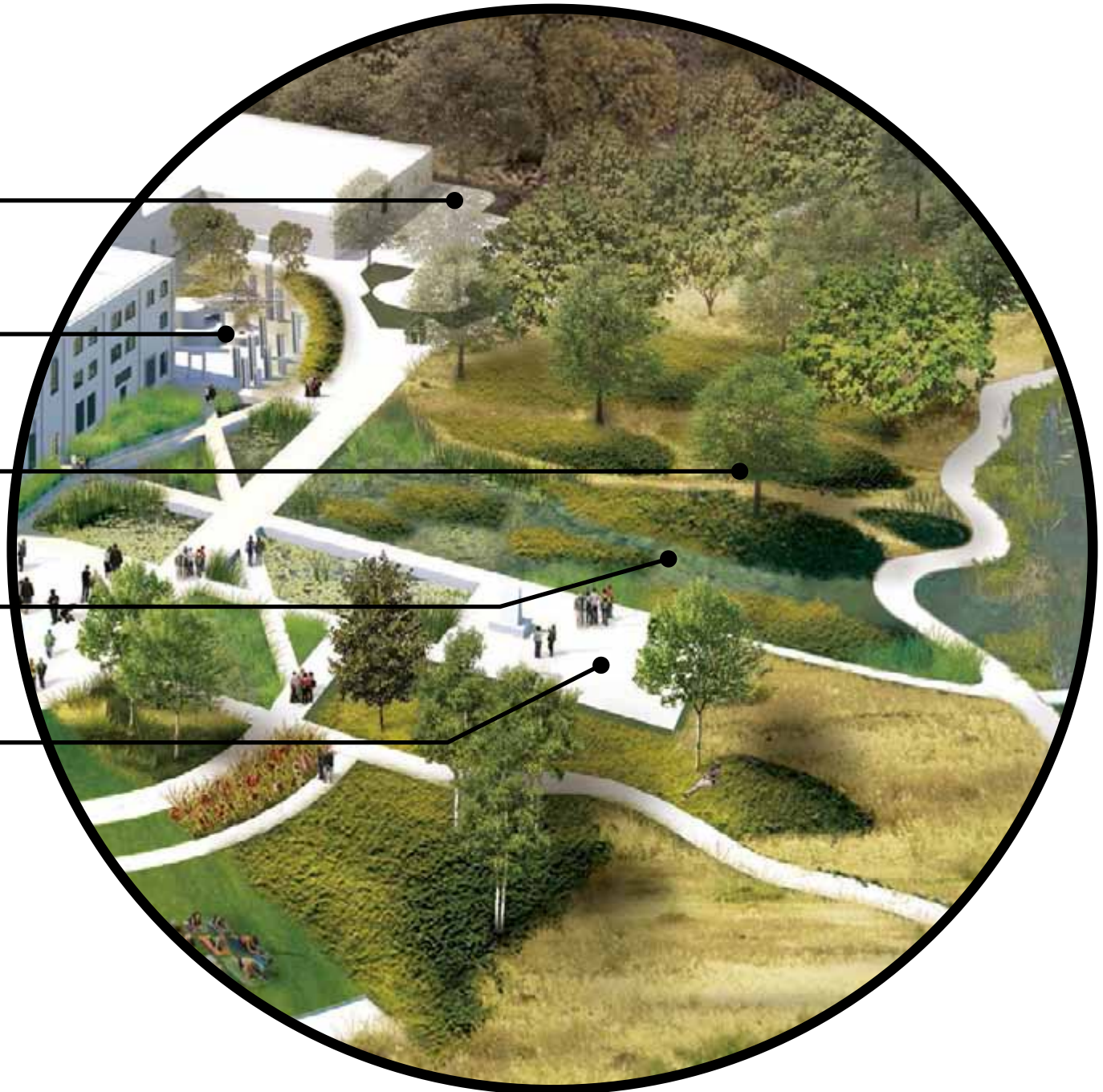
NATIVE PLANTINGS

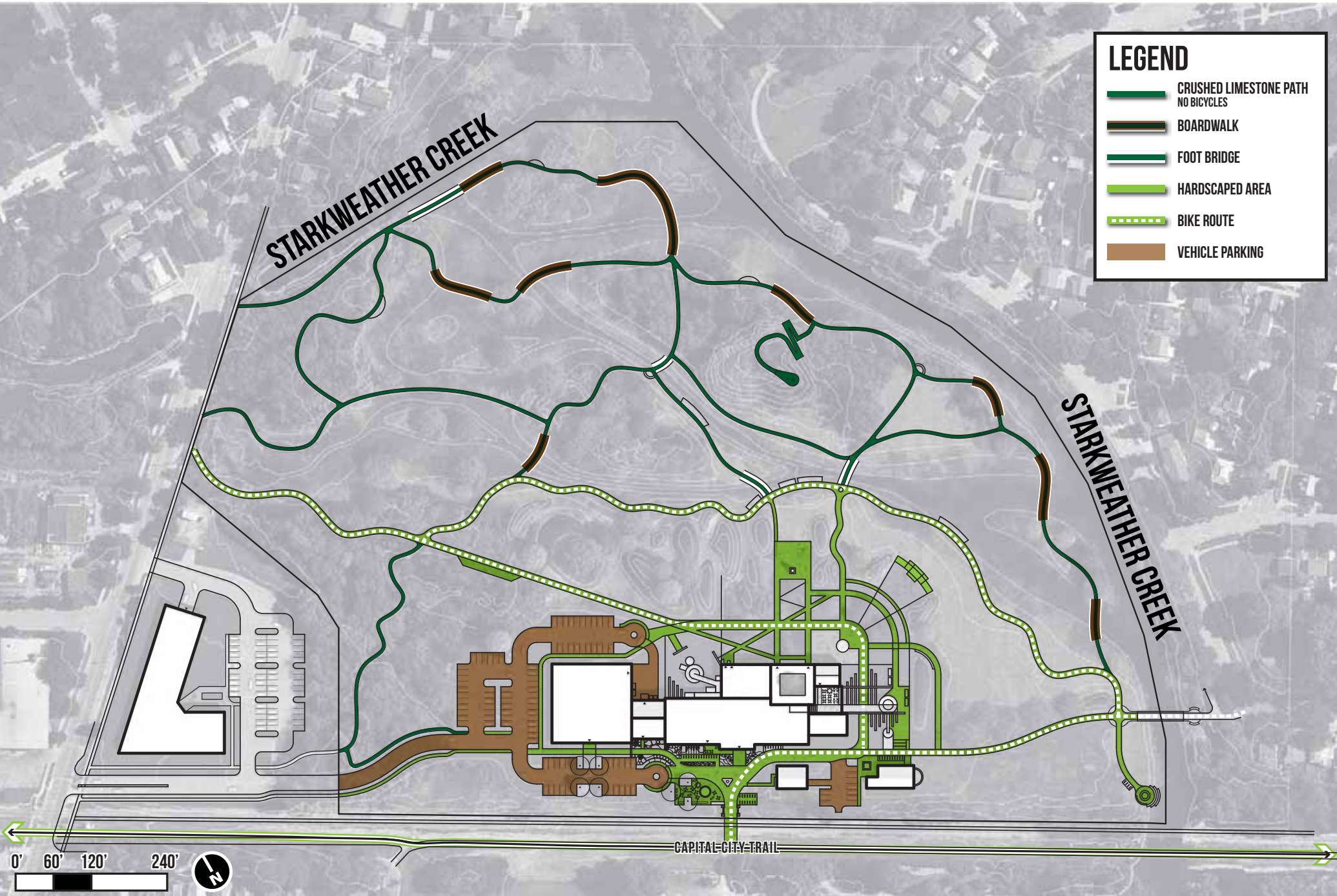
**EVENT LAWN AND
GATHERING SPACE**
(LIVE MUSIC, WEDDINGS,
YOGA, THEATER, ETC)

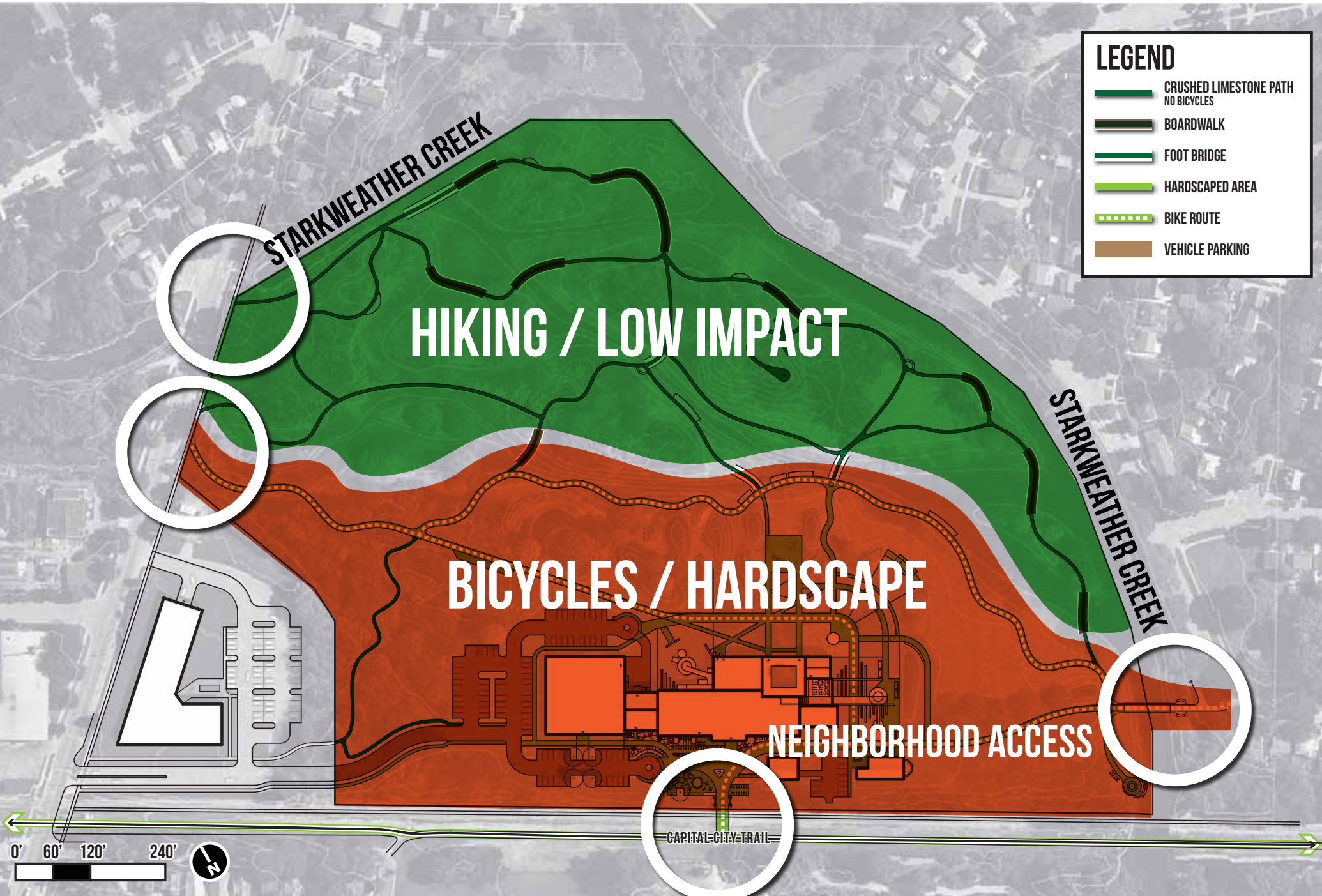
**BERMS CREATE
ADDITIONAL SEATING**



- PARKING & DROP-OFF**
- INDUSTRIAL ADVENTURE
PLAYGROUND**
- NATIVE PERMACULTURE
GUILD PLANTINGS**
- RAINWATER TREATMENT
WETLANDS**
- EVENT / MULTI-USE
SPACE**

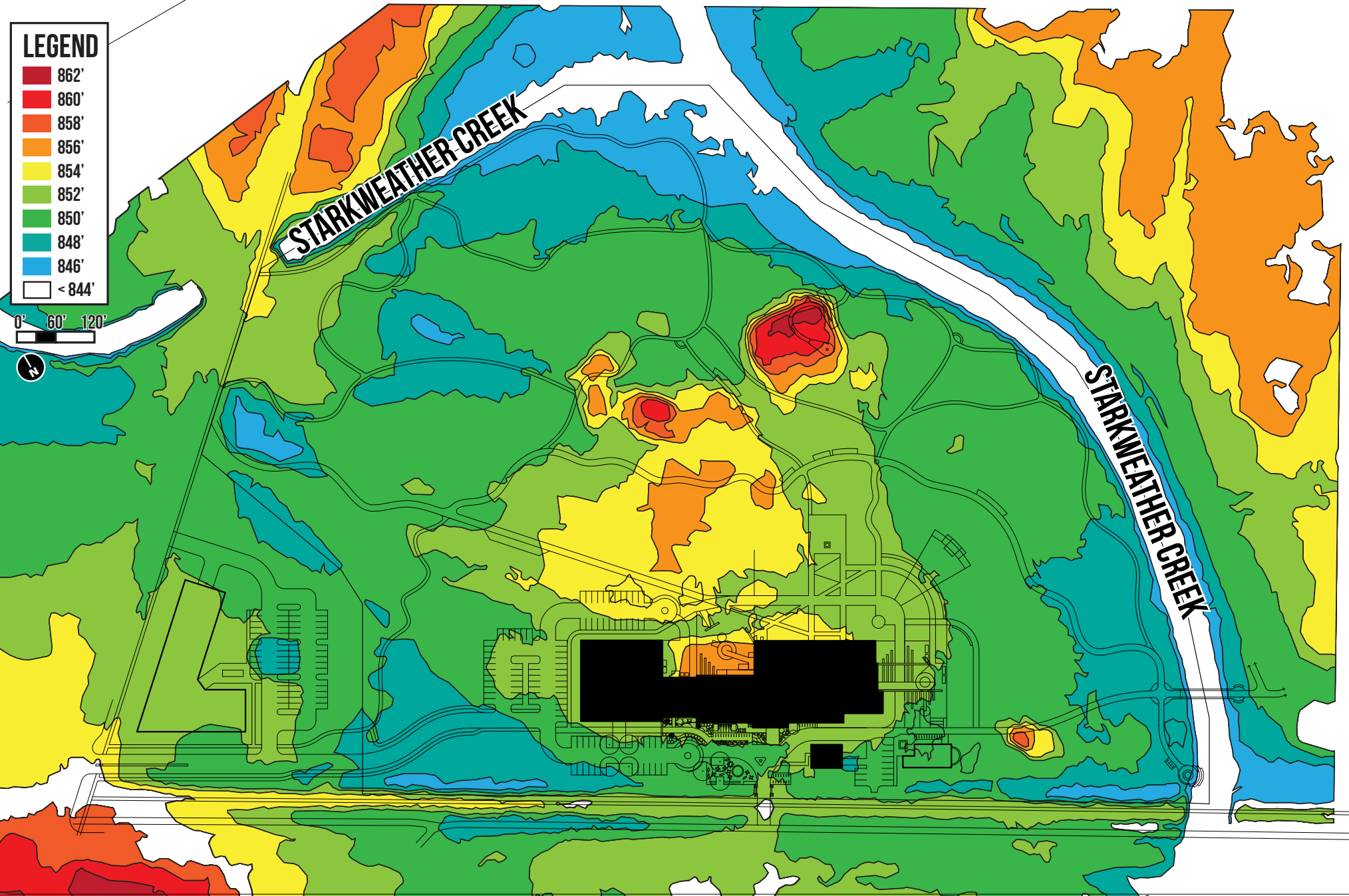


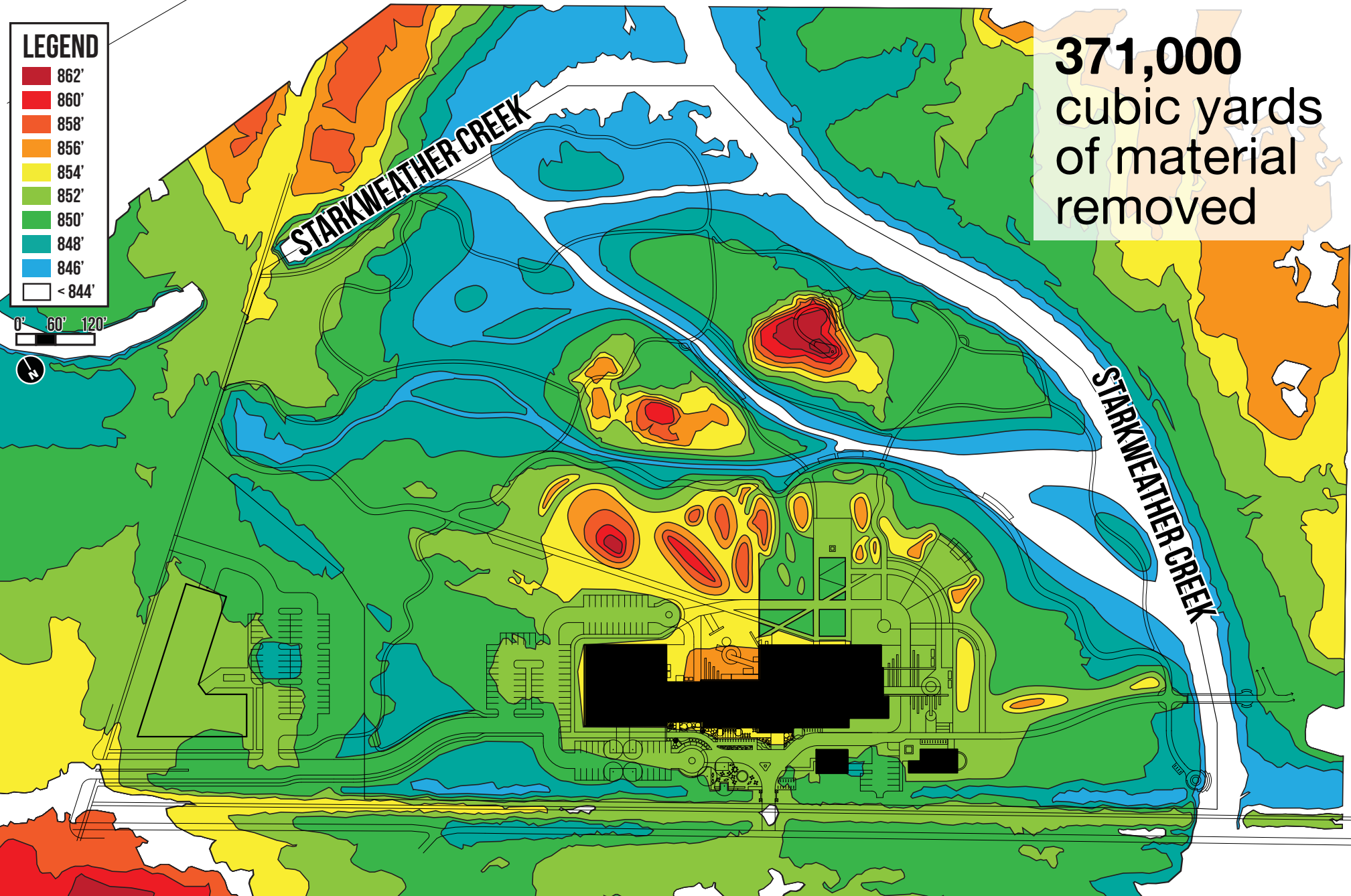




LEGEND	
	CRUSHED LIMESTONE PATH NO BICYCLES
	BOARDWALK
	FOOT BRIDGE
	HARDSCAPED AREA
	BIKE ROUTE
	VEHICLE PARKING



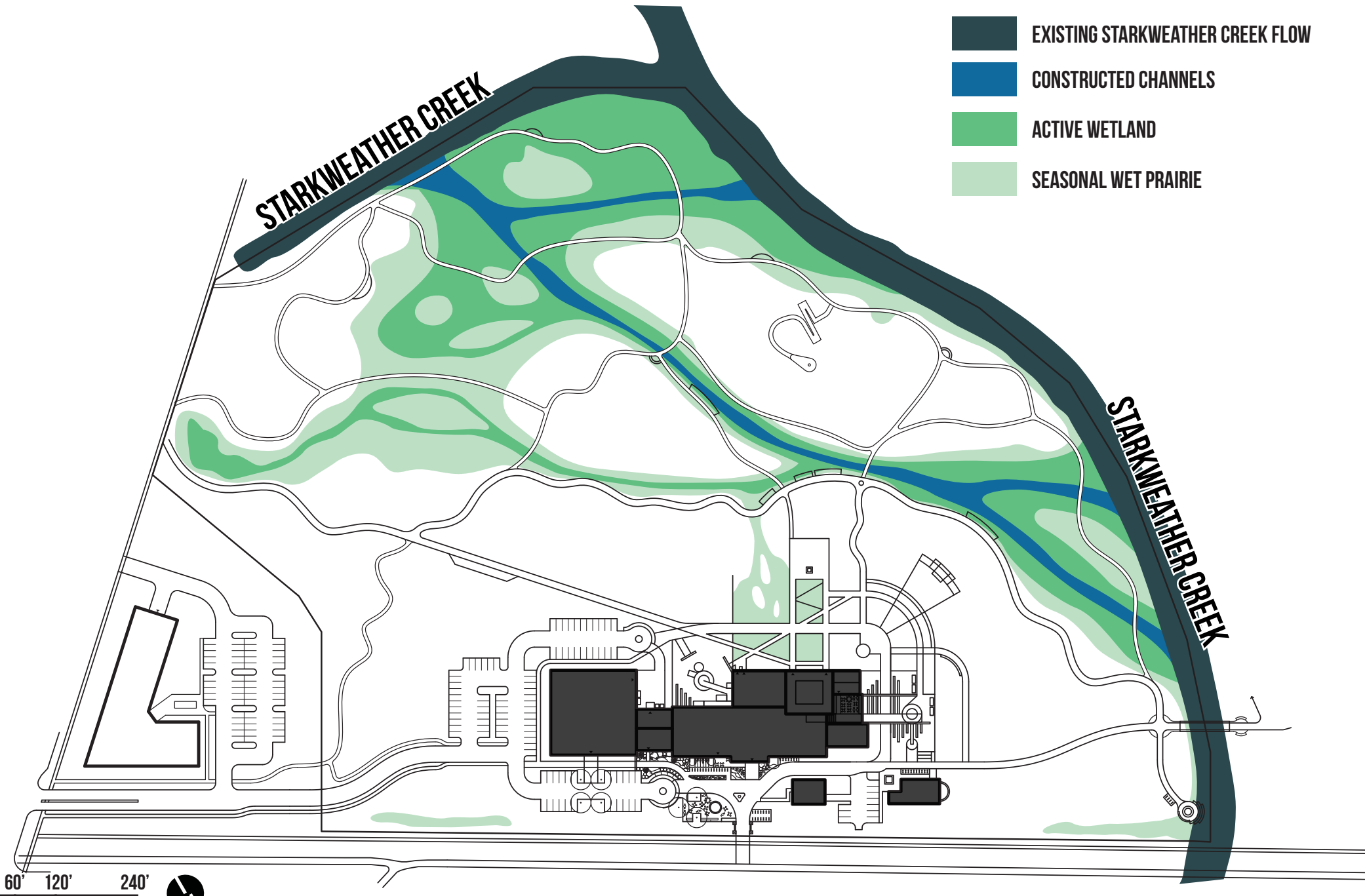


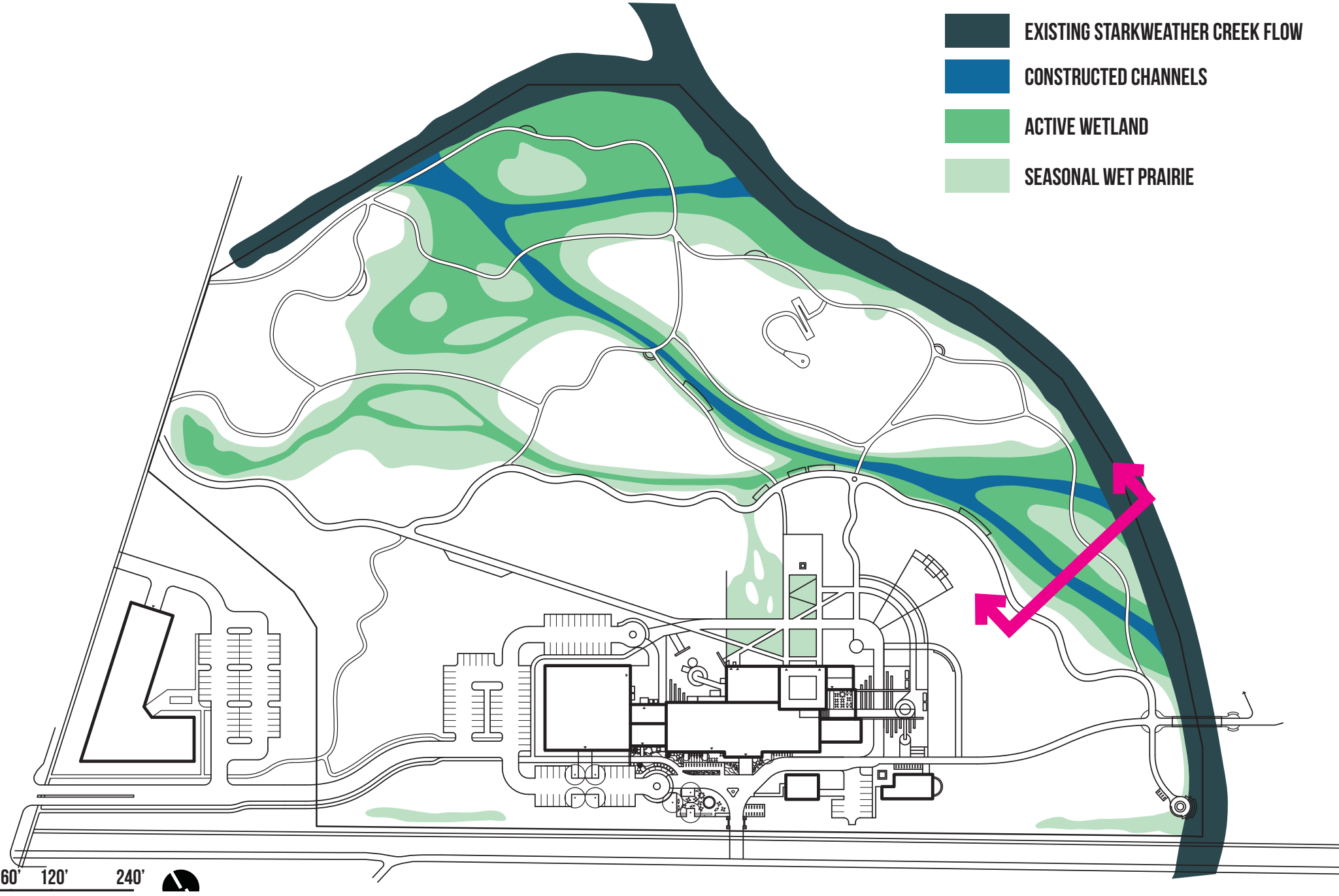


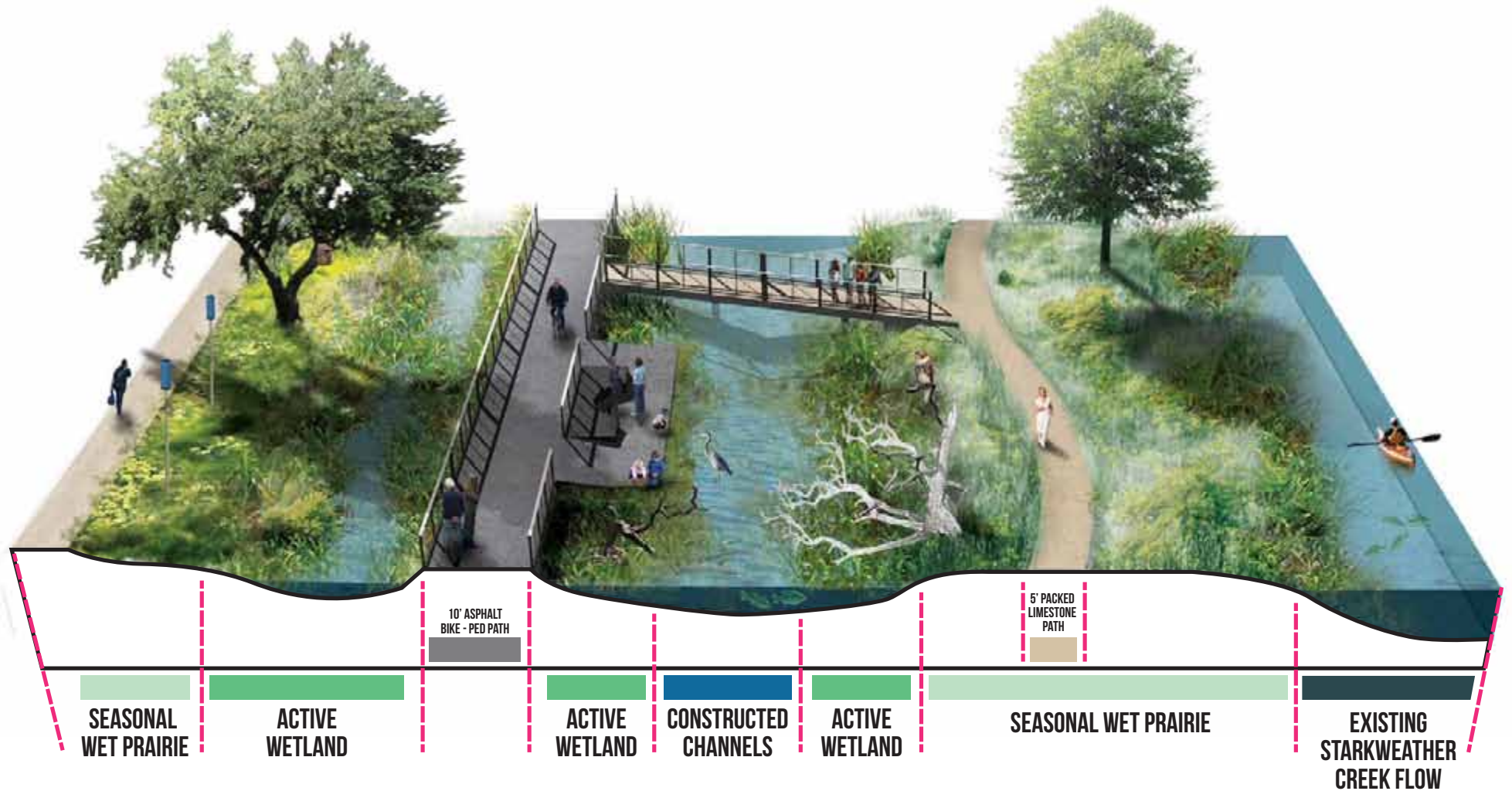
LEGEND

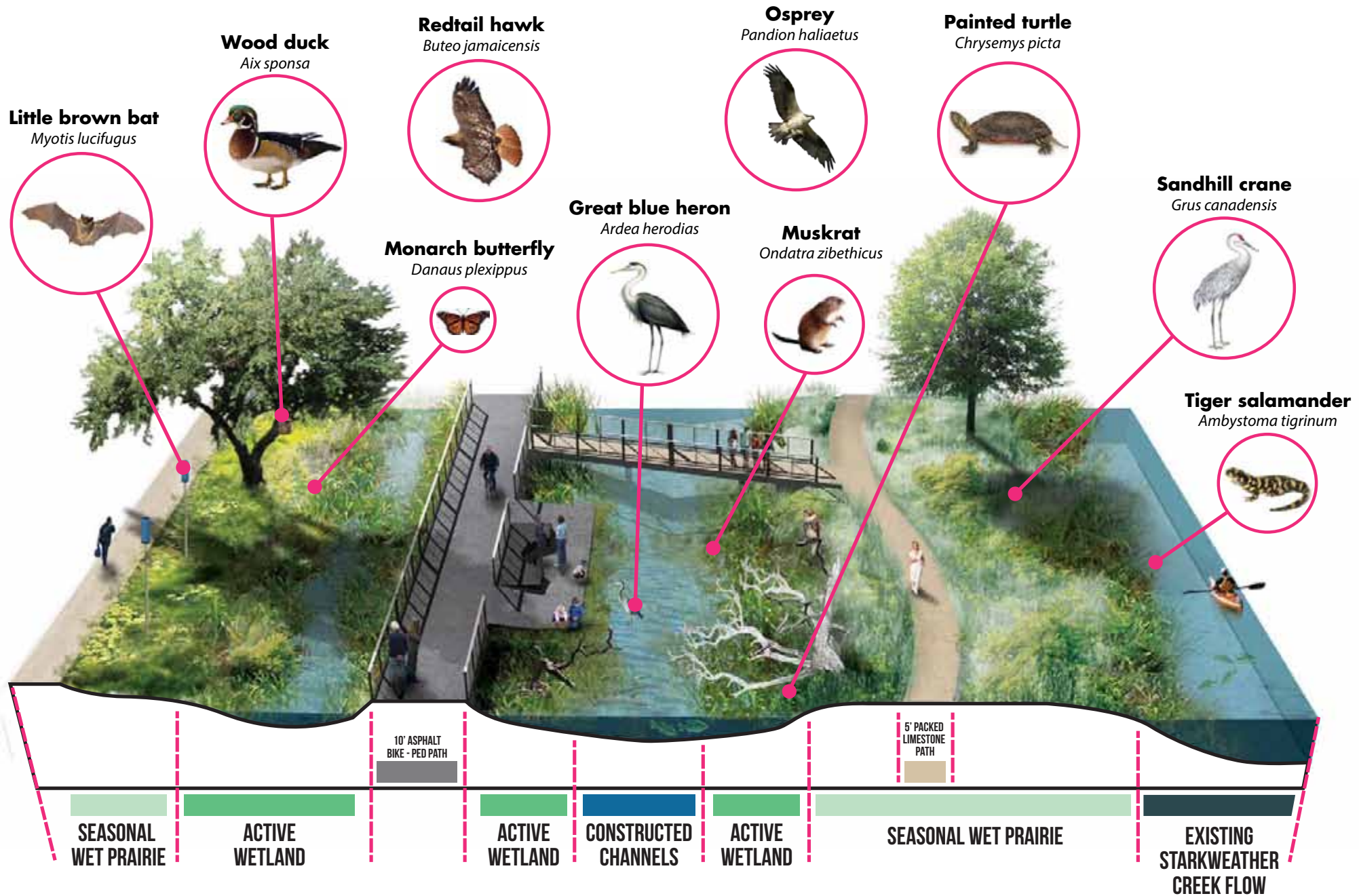
862'
860'
858'
856'
854'
852'
850'
848'
846'
< 844'

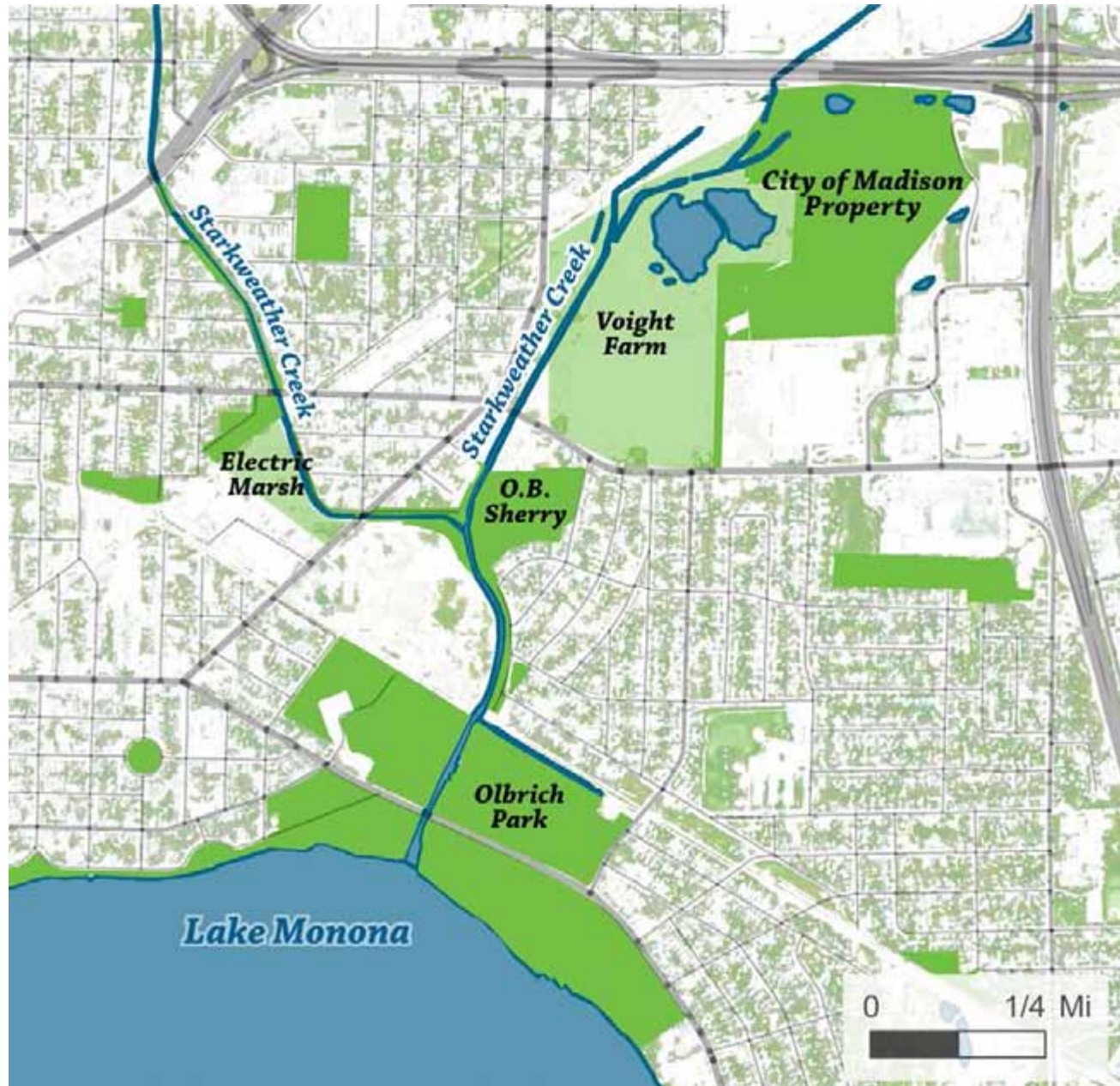
371,000
cubic yards
of material
removed

















**Industrial
Sculpture Area**



**Existing Masonry
and Stonework**



**Dr. Evermore
Sculpture**



**Industrial Adventure
Playground**



**Existing
Railroad Tracks**



Wetland Walk



Stormwater Treatment Education



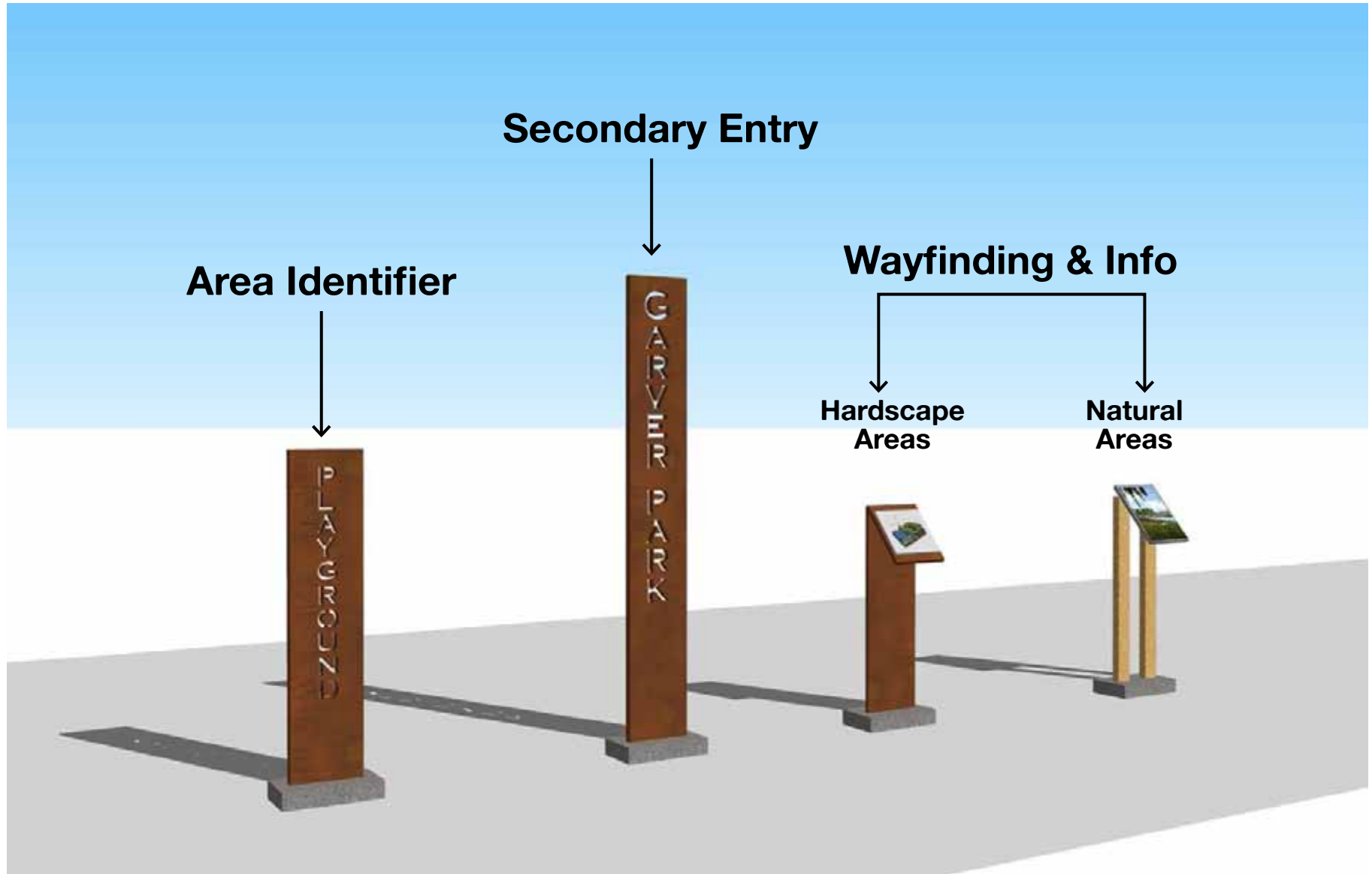
Starkweather Watershed Map

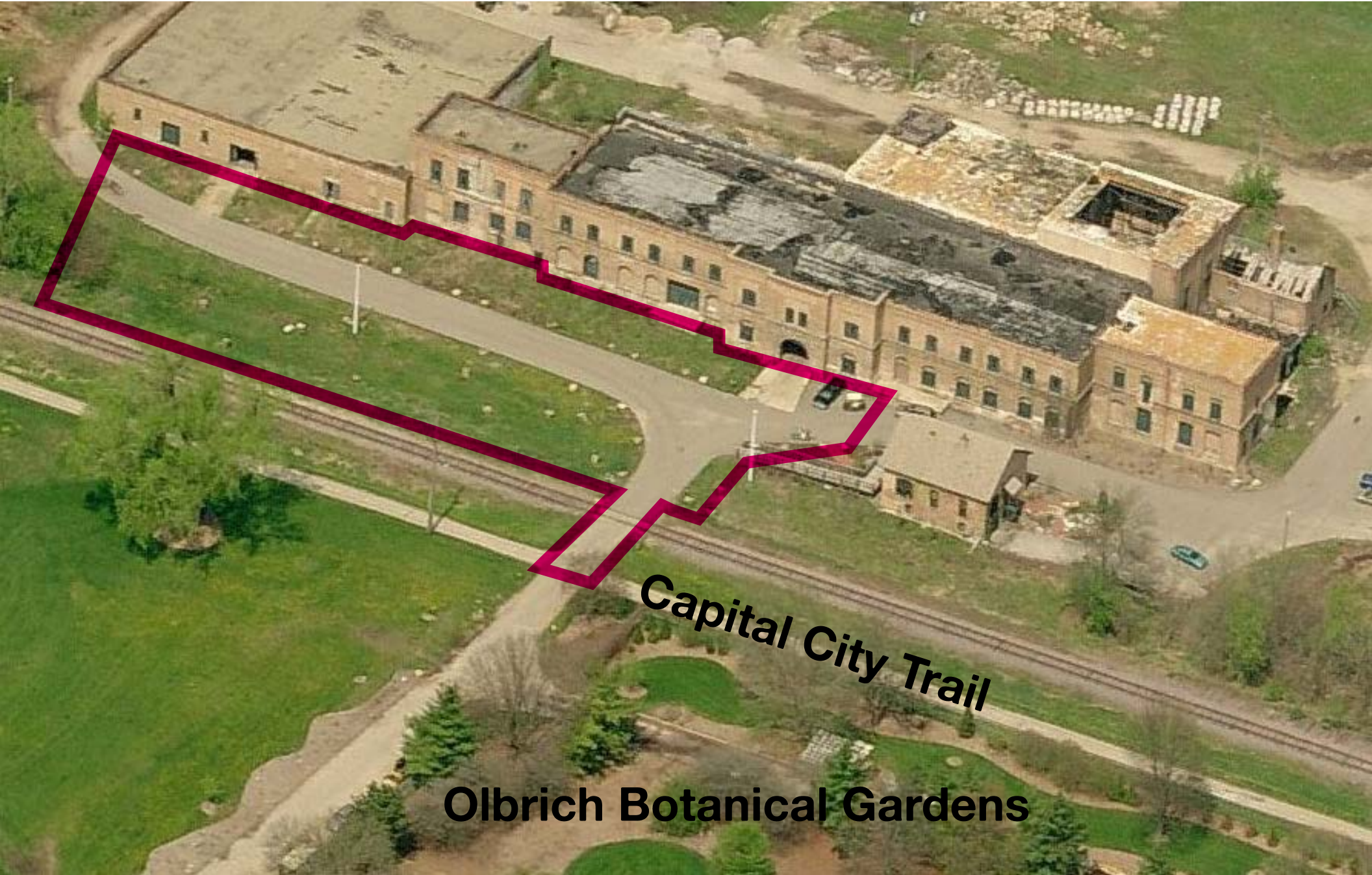


Urban Farm



Community Murals





Capital City Trail

Olbrich Botanical Gardens

Front Plaza

Perspective







**Connection to
Capital City Trail**

**To Schenk's Corners
& Downtown**

**To Olbrich
Botanical Gardens**

**To Monona &
Eastmorland Neighborhood**

**To Garver Park
& Eastmorland
Neighborhood**





native grasses throughout



Arnold Tulip Tree
Liriodendron tulipifera 'Arnold'

Penn. sedge



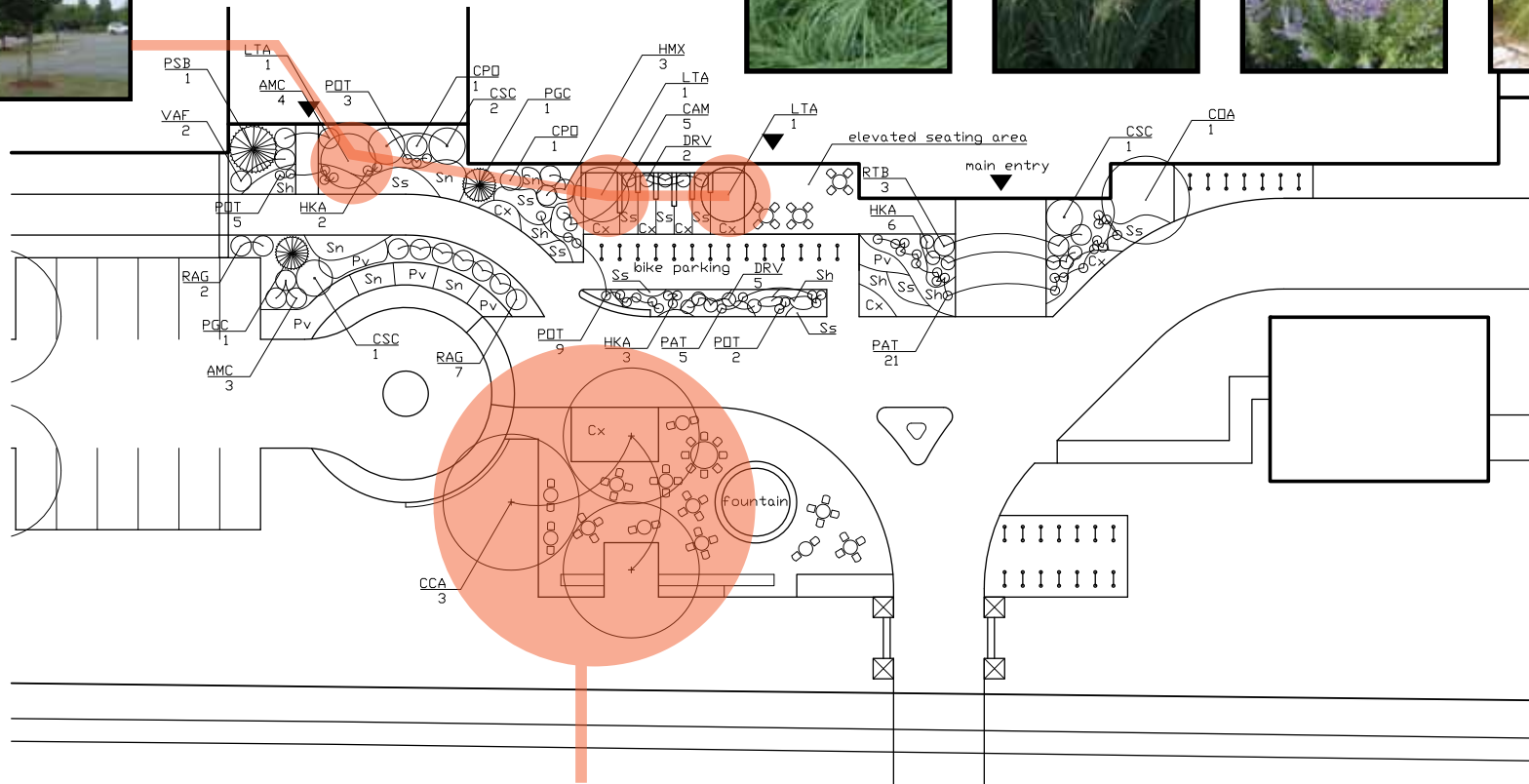
Switchgrass



Russian sage



Prairie dropseed



American hornbeam
Carpinus caroliniana





Pillar Design

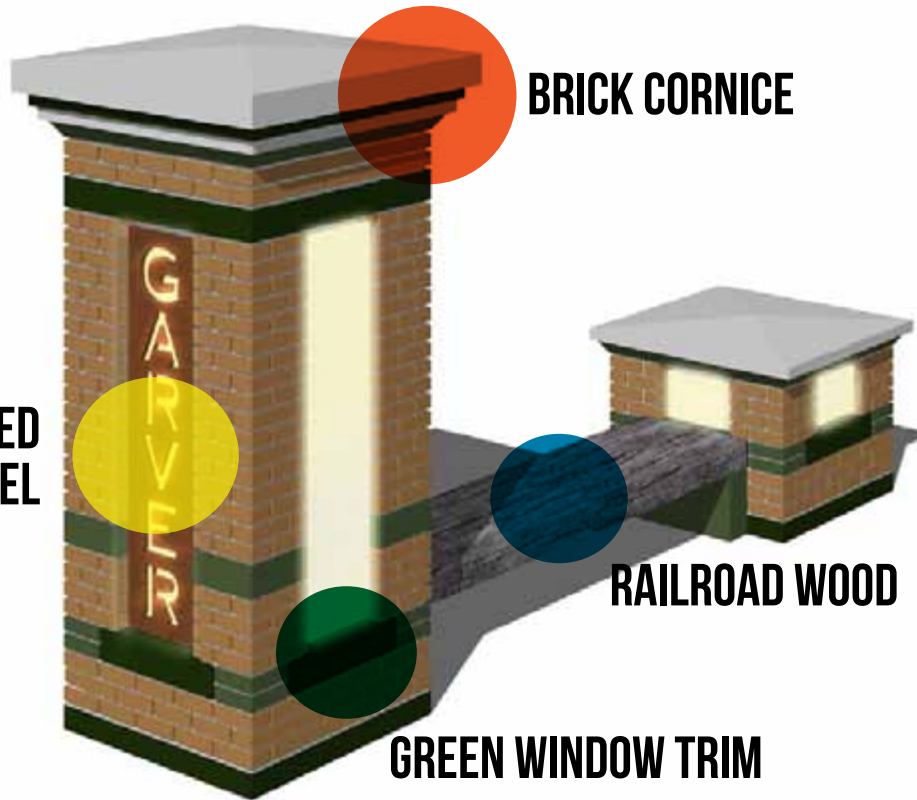
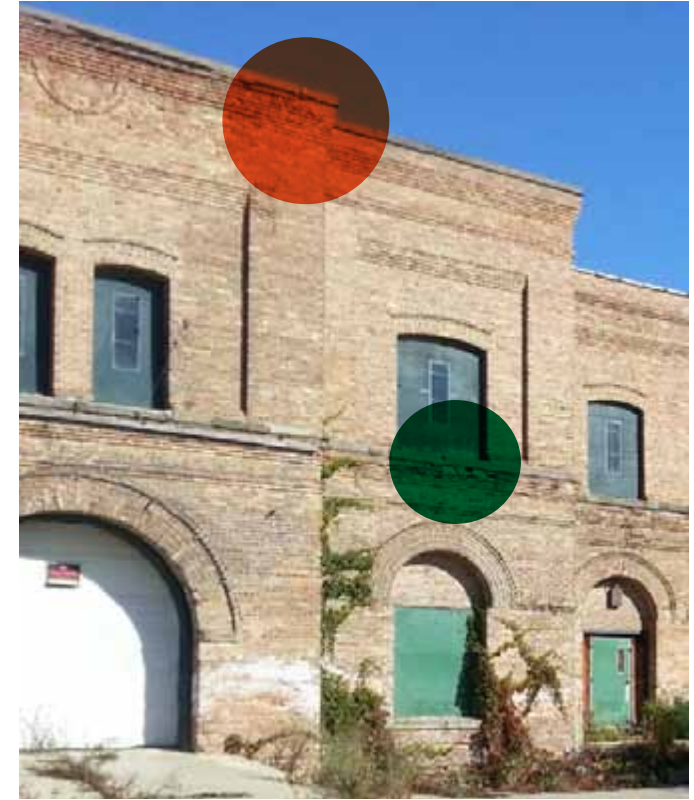
Daytime View



Pillar Design

Night View



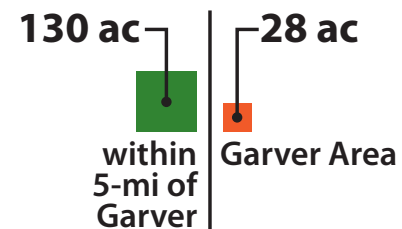
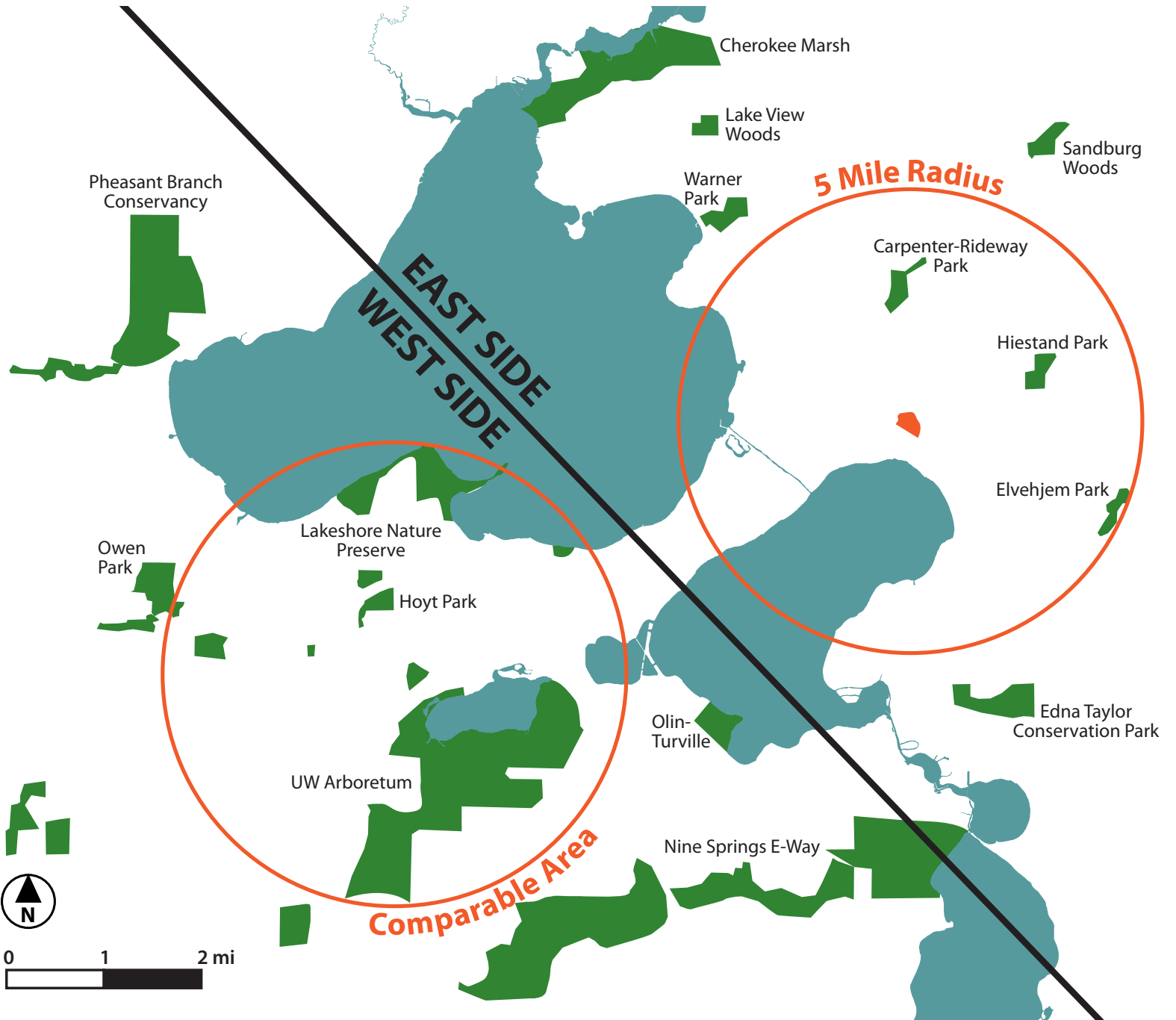


Conclusion



Regional Impact

Access to Wild Spaces



22% Increase

Thank You.

