

# Urban Ecology Center Washington Park Project

Committee on Parks, Energy, and Environment

May 15, 2018



# History

- Urban Ecology Center (UEC) has leased the Boathouse in Washington Park since 2007
- UEC has developed educational, recreational, land stewardship, and community serving programs in the park
- UEC seeks to work in urban neighborhoods that have been underserved by environmental education programming such as Washington Park
- The focus of this facility is on the neighborhood on the north and east of the park
- UEC's programs have led to a reduction in crime, ecological improvements, advancements in science education, and advancements in recreation within the park.



# UEC-Washington Park Project Summary

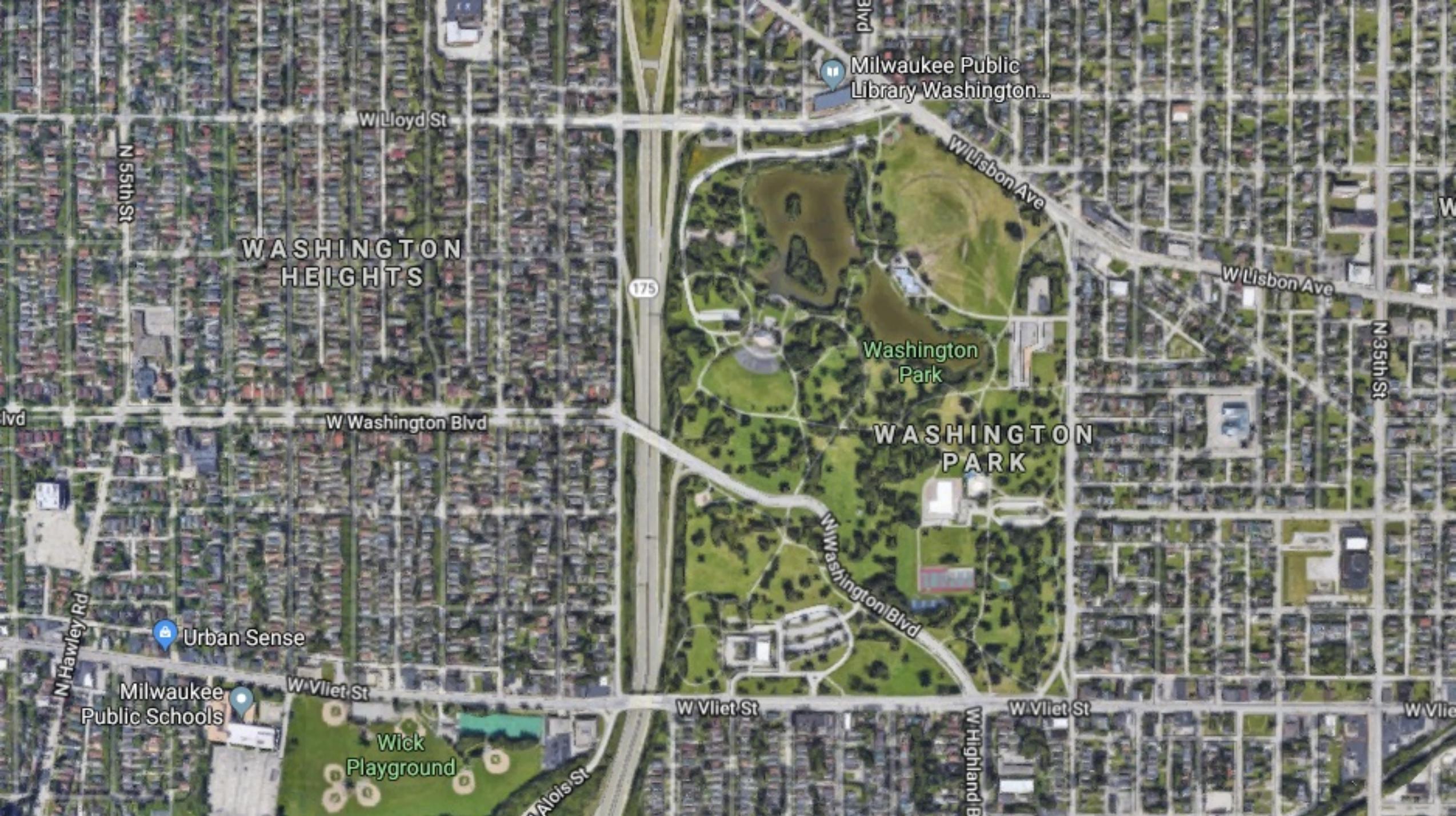
- Milwaukee County Parks and the Urban Ecology Center proposes a project that –
  - Extends the partnership that has grown in Washington Park for the long term
  - Enhancement of the Boat House building and improvement of public facilities within the Park
  - Plans for the natural restoration of a portion of the park



# UEC-Washington Park Project Summary

- UEC proposes to build a new building that would cost over \$12 million
- UEC and County will fundraise for additional public improvements valued at \$2 million
- UEC would lead a fund raising campaign and Milwaukee County would support them in this effort.
- While the new building would be the property of UEC, it would remain open and accessible to the public.
- UEC would be granted a one-year Option to purchase for the existing Boat house with two extensions
- UEC would lease the land under the new building from the County for 25 years with two 25-year extension options





WASHINGTON HEIGHTS

Milwaukee Public Library Washington...

Washington Park

WASHINGTON PARK

Urban Sense

Milwaukee Public Schools

Wick Playground

175

W Lloyd St

W Washington Blvd

W Vliet St

W Vliet St

W Vliet St

W Lisbon Ave

W Lisbon Ave

W Highland B

N 55th St

N 35th St

N Hawley Rd

W Alois St















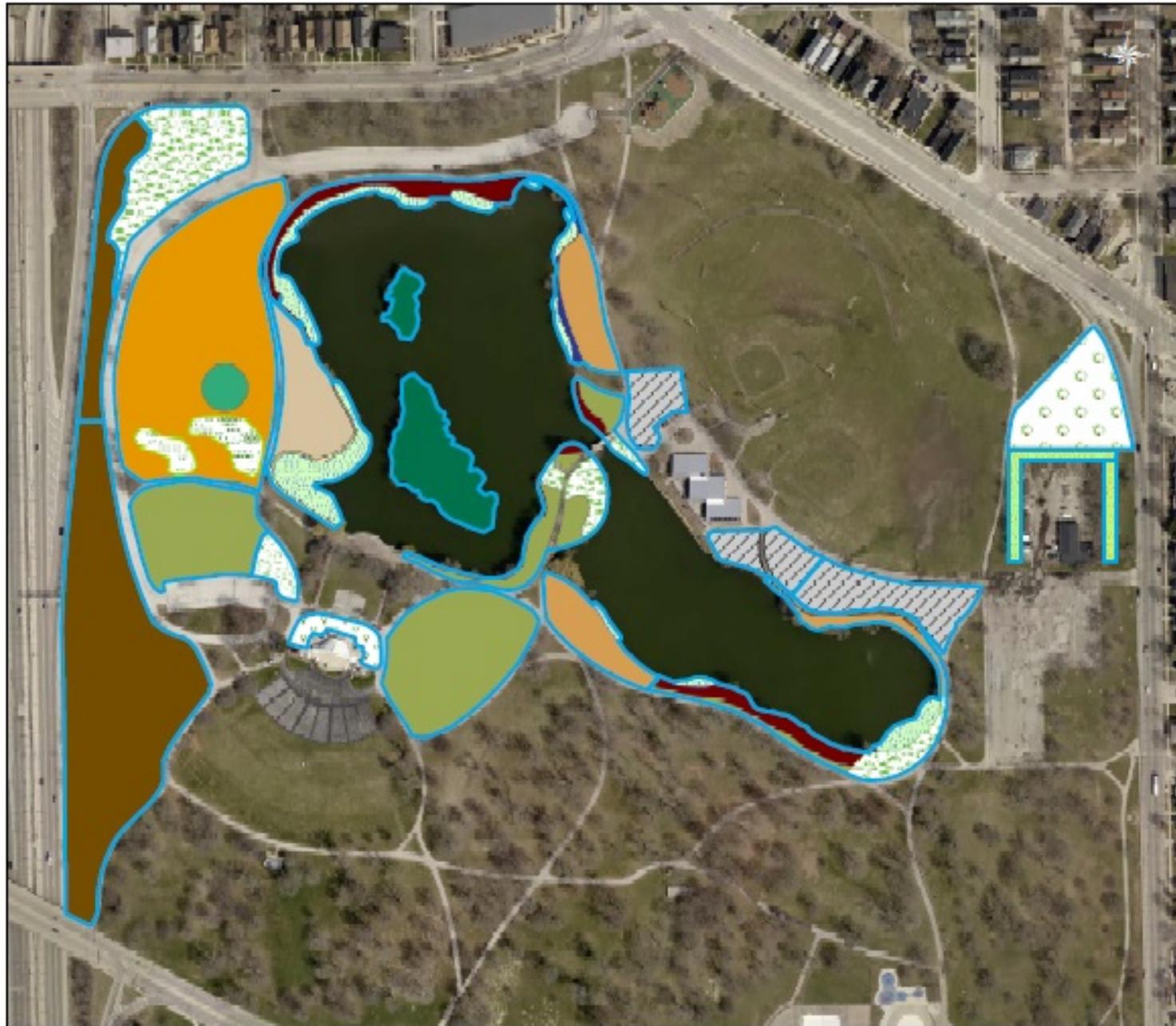
# Washington Park Restoration Plan

- UEC's presence in Washington Park extends beyond building.
- UEC has been piloting habitat restoration work in defined areas of the park and would like to expand this restoration work
- Habitat restoration is a key aspect of UEC's mission and in meeting its educational and community goals
- Goal - increase the acreage in the restoration plan from 8 to 20 acres which includes the conversion of mowed turf grass to natural areas and shifts the maintenance responsibility from County Parks staff to UEC staff



# Washington Park Management

## Washington Park Proposed Plant Communities 2018



-  2018 Proposed Management Units
- Plant Community**
-  Alder Thicket
-  Development/Managed/Play
-  Edible Forest
-  Edible Meadow
-  Emergent Aquatic
-  Ephemeral Pond
-  Mesic Cedar, White Pine
-  Mesic Prairie
-  Mesic Prairie Swale
-  Native Screen
-  Nature Play Forest
-  Northern Mesic Forest
-  Oak Opening
-  Oak Woodland
-  Orchard
-  Savanna
-  Shrub Carr
-  Southern Dry Mesic Forest
-  Southern Lowland Forest
-  Southern Mesic Forest
-  Woodland Garden

0 125 250 500  
ft

# Washington Park Management



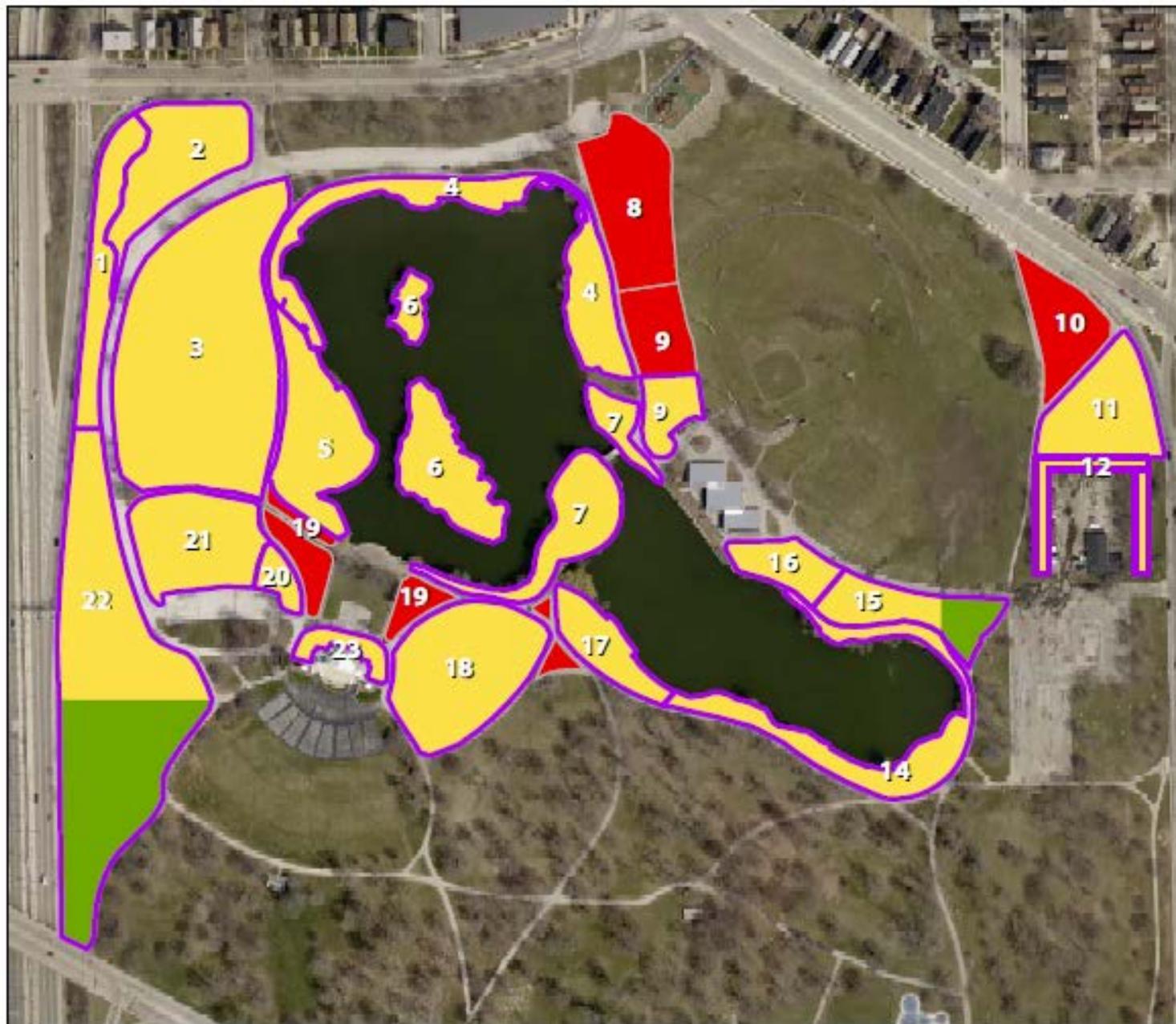
## Washington Park Proposed Vegetation Management Units 2018

Timeline of  
Management Unit  
Development Dates:  
(high priority – low priority)

- Unit 23 – (spring 2015 – fall 2017)
- Unit 11 – (spring 2015 – fall 2017)
- Unit 2 – (spring 2015 – fall 2018)
- Unit 3 – (spring 2016 – fall 2019)
- Unit 16 – (spring 2018 – fall 2019)
- Unit 6 – (spring 2018 – fall 2020)
- Unit 15 – (spring 2019 – fall 2021)
- Unit 5 – (spring 2020 – fall 2022)
- Unit 1 – (spring 2020 – fall 2021)
- Unit 7 – (spring 2022 – fall 2024)
- Unit 4 – (spring 2022 – fall 2025)
- Unit 17 – (spring 2024 – fall 2025)
- Unit 14 – (spring 2024 – fall 2026)
- Unit 9 – (spring 2026 – fall 2028)
- Unit 8 – (spring 2027 – fall 2030)
- Unit 12 – (spring 2028 – fall 2029)
- Unit 18 – (spring 2029 – fall 2031)
- Unit 19 – (spring 2030 – fall 2032)
- Unit 20 – (spring 2031 – fall 2032)
- Unit 21 – (spring 2032 – fall 2034)
- Unit 22 – (spring 2034 – fall 2036)
- Unit 10 – (spring 2035 – fall 2038)

- 2018 Proposed Management Units
- 2014 Management Units
- 2014 Management Units-Removed
- 2014 Management Units-Expanded

0 125 250 500  
ft



# Washington Park Management



## Washington Park Proposed Vegetation Management Units 2018

Timeline of  
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Development Dates:

(high priority – low priority)

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- Unit 22 – (spring 2034 – fall 2036)



2018 Proposed Management Units

0 125 250 500  
ft

# UEC – Washington Park Project Benefits

- Enhancement of public space
- Serve as an anchor for the UEC on Milwaukee's west side to further the progress of the last 10 years –
  - reduction in crime
  - ecological improvements
  - advancements in science education
  - advancements in recreation within the park
- Example: UEC currently provides environmental education to 14 schools located within 2 miles of Washington Park but would be able to serve an additional 19 schools in the same 2-mile radius if the facility was expanded and improved. UEC projects that youth and adult visits to the facility will increase from **30,000** to **65,000** per year once the new building is operational.





S1701

POVERTY STATUS IN THE PAST 12 MONTHS  
2012-2016 American Community Survey 5-Year Estimates

Thematic Map of Percent below poverty level; Estimate; EDUCATIONAL ATTAINMENT - Population 25 years and over - Less than high school graduate  
Geography by: Census Tract

**Legend:**

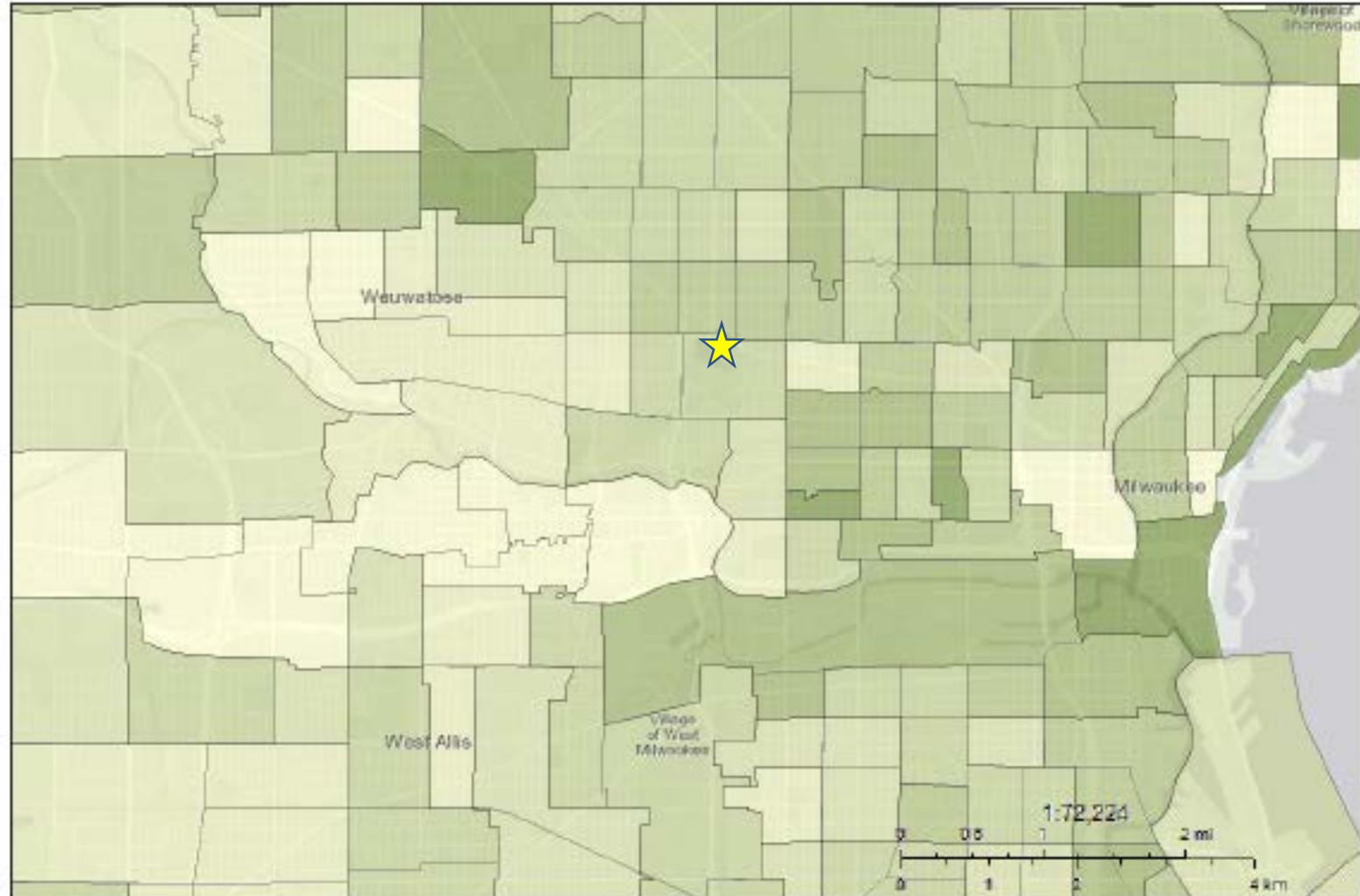
**Data Classes**

**Percent**

- 0.0 - 8.0
- 9.5 - 20.5
- 21.2 - 31.5
- 31.8 - 42.3
- 42.5 - 53.4
- 54.3 - 71.8
- 77.1 - 100.0

**Boundaries**

No Legend



Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology



S1701

POVERTY STATUS IN THE PAST 12 MONTHS  
2012-2016 American Community Survey 5-Year Estimates

Thematic Map of Percent below poverty level; Estimate; Population for whom poverty status is determined  
Geography by: Census Tract

**Legend:**

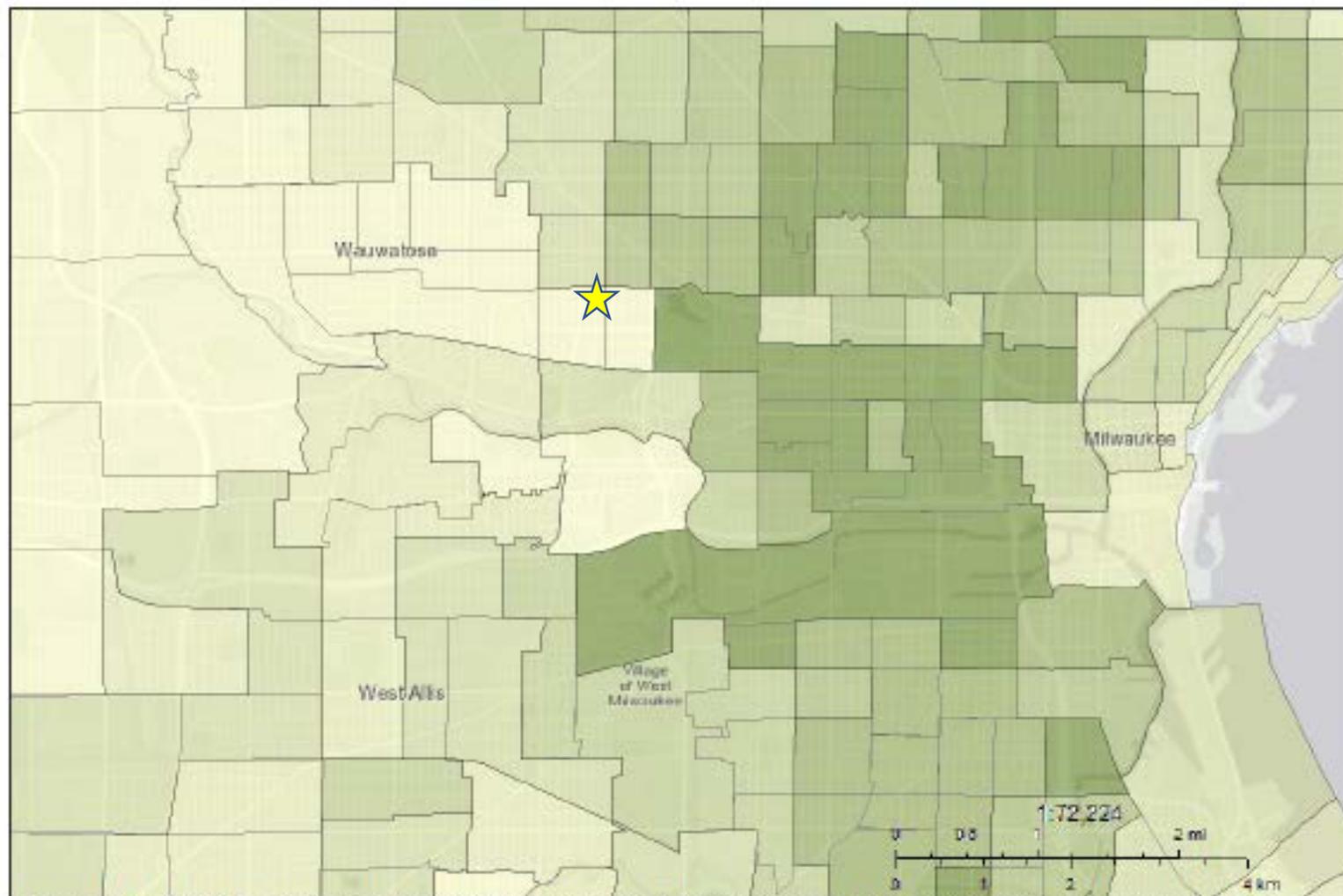
**Data Classes**

Percent

- 1.9 - 7.6
- 7.9 - 13.5
- 13.7 - 20.3
- 20.7 - 28.5
- 29.2 - 37.6
- 38.1 - 48.4
- 49.5 - 81.5

**Boundaries**

No Legend



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# Project Financial Summary

- This project requires a fundraising campaign that is led by the UEC and supported by the County
- Approximately \$14 million improvement (\$12 million for the facility and \$2 million for the surrounding park)
- County would avoid \$1.8 million in deferred maintenance
- County would avoid \$450,000 in operating expenses over 25 years

















# New Public Improvements

- N 40th St Parking Lot - \$600,000
- Sidewalks - \$150,000
- Lighting - \$150,000
- Public restrooms - \$400,000
- Pedestrian Bridges over Lagoon - \$400,000
- Lagoon renewal plan - \$300,000
- **Total Value - \$2,000,000**



# Deferred Maintenance – Boat house

- Air distribution system renewal \$29,000
- Plumbing renewal \$34,000
- Heat system renewal \$60,000
- Electrical system renewal \$239,000
- Lighting \$85,000
- Communication system \$49,000
- HVAC Air handling units \$383,000
- Interior doors \$100,000
- ADA accessible bathrooms \$24,000
- Exterior structural \$22,000
- Roof \$120,000
- Exterior windows and doors \$82,000
- All other deferred capital \$430,000
- **Total Deferred Maintenance - \$1,836,433**

# Deferred Operating Expense (Annual/25 years)

- Roads \$2,000 - \$50,000
- Supplies \$1,500 - \$37,500
- Electrical \$3,500 - \$87,500
- Paint \$1,000 - \$25,000
- Grounds \$4,000 - \$100,000
- Restoration Area – Turf Maintenance \$1,000 - \$25,000
- Other maintenance \$5,000 - \$125,000
- **Total Operating Expense \$450,000**



# Next Steps

- Collect feedback on proposal
- On-site tour with Supervisors and key stakeholders – Dates TBD
- Present an Action item to the Board – July
- Action item will be contingent on further approvals of Comptroller and Corporation Counsel

