

# Mitchell Park Horticultural Conservatory & Domes: Public Meeting June 26, 2018





# Mitchell Park Horticultural Conservatory & Domes: Public Meeting

## Agenda

- Introductions of Consultant Team
- Presentation (20- 25 minutes)
- Public Question & Comment (2 minutes per Person maximum)
- Open Format Discussion with Comment Cards

# Introduction

The Mitchell Park Horticultural Conservatory building complex includes three 50+ year old display domes, a greenhouse and annex complex added in 2015, as well as support and educational structures.



# Introduction

The display Domes are in need of extensive rehabilitation along with repairs and updates needed for many support spaces. Planning is underway for this long-time Milwaukee attraction.



# Introduction

Here at a crossroad, there is an opportunity to review the services the Conservatory provides to the community, as well as provide for a sustainable facility and operating model. Through community engagement and expert analysis of conditions, constraints, and opportunities, The Milwaukee County Task Force on the Mitchell Park Conservatory Domes (Domes Task Force) is evaluating long-term options for the future of the Conservatory and its associated activities, costs, and benefits. The Task Force will recommend a course of action to the Milwaukee County Executive and County Board.

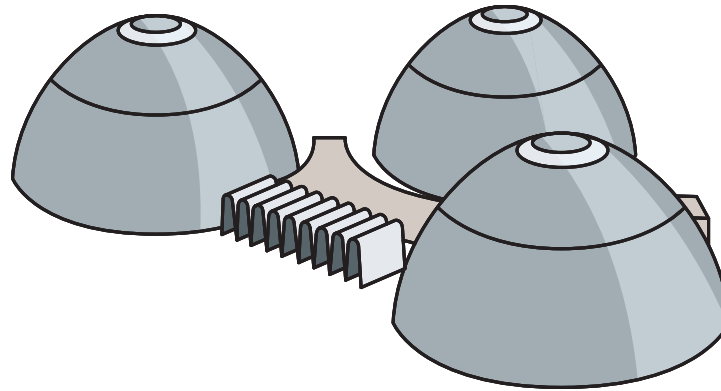


# Options for the Future of the Domes

- Option 1:** Do Nothing
- Option 2:** Demolish Domes, Retain Greenhouses
- Option 3:** Only Address Deferred Maintenance
- Option 4:** Targeted Investments
- Option 5A:** EcoDome Destination Attraction
- Option 5B:** Adventure Dome Destination Attraction
- Option 6A:** Hybrid Redevelopment EcoDome Destination Attraction
- Option 6B:** Hybrid Redevelopment Adventure Dome Destination Attraction

# Option 1: Do Nothing

- No Action taken on remediating deferred maintenance.
- Deterioration continues. Likely to shorten the useful life of Domes support structure through continued water infiltration.
- Requires continued reinvestment in mesh screens and intermittent closures for inspections.
- Sub-optimum conditions for plant collection continues.
- Excessive utility costs continue which divert County funding support from other positive expenditures in Domes operating budget.
- This Option is assumed to lead to demolition of the Domes at some point in upcoming years.



## No Initial Cost, Eventual Demolition Costs

**Funding Commitment:** Milwaukee County

**Expected Lifespan:** 5 Years

**Expected Attendance:** Continuous Decline

# Option 1: Do Nothing



Water Damage



Water Damage



Netting for Structural Debris



Structural Damage



Entrance



Commons with Water Damage



Help Desk and Water Damage



Water Damage



Annex Event Setup

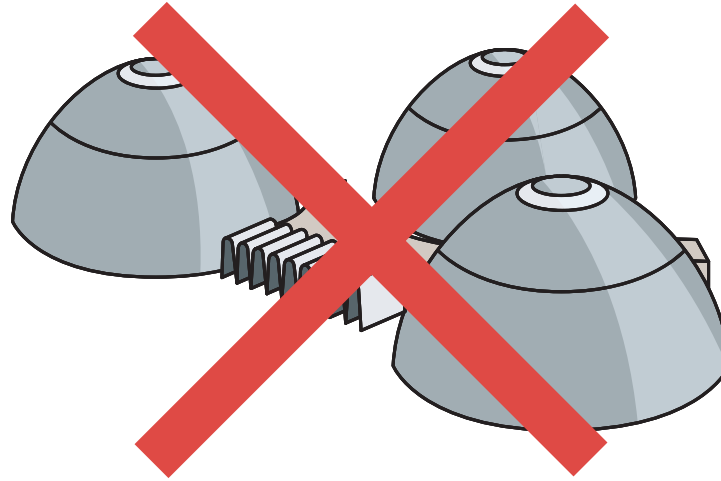


Entrance



## Option 2: Demolish the Domes, Retain Greenhouses

- Provision for transferring portions of the collections to a suitable location; or loss of valuable and important botanical collections.
- May require constructing a new facility to house portions of the collection; or shipping out-of-state. New uses would have to be found for the Greenhouses and Annex.
- Capital costs include: Demolition of Domes; re-landscape parking lots and roads, transferring plants to a new home, building a new facility, and investment in Greenhouses and Annex for new use.



**\$10 - \$15 Million**

**Funding Commitment:** Milwaukee County

**Expected Lifespan:** None

**Expected Attendance:** Lose Current 200,000+

# Option 2: Demolish the Domes, Retain Greenhouses



Annex Greenhouse Remains



Play Dome



Open Park Space



Annex Greenhouse Remains



Transition House Potentially Remains



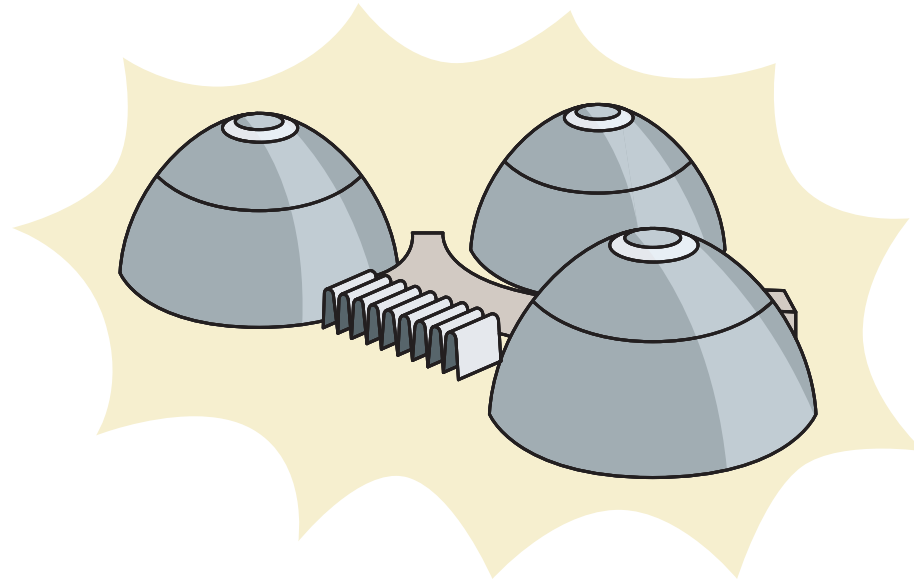
Trans. House Potentially Remains



Playground

## Option 3: Address Deferred Maintenance

- Repair building envelope (glass, seals, concrete coating, etc.).
- Address deficiencies in code compliance and accessibility access
- Operations continue as current.



**\$20 - \$30 Million**

**Funding Commitment:** Milwaukee County, Private Partnerships, Community Investment

**Expected Lifespan:** 25+ Years for the Domes, 50 Years for other structures

**Expected Attendance:** Minimal Change

# Option 3: Address Deferred Maintenance



2014 Building Greenhouse Annex



Maintain Domes



Night Events



Dome Construction



Students Visiting



Event Setup



Sunny Day at the Domes



Ceiling Improvement



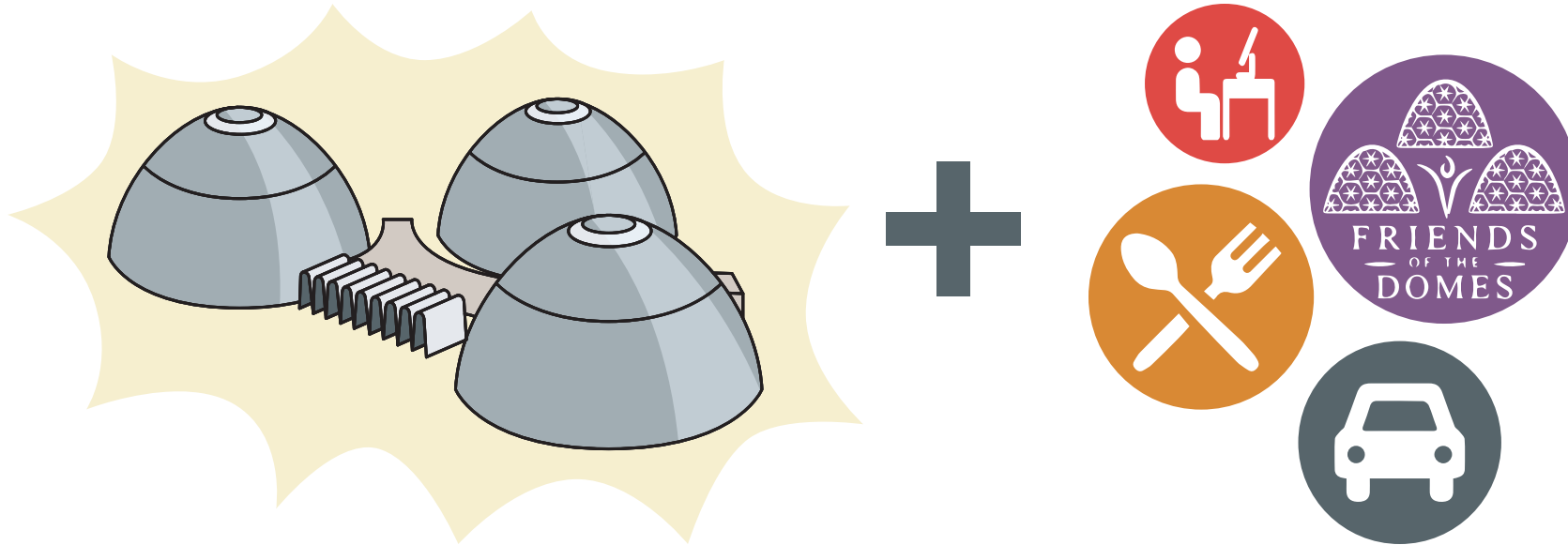
Lobby Repairs



Showdome

# Option 4: Targeted Investments

- Address Deferred Maintenance
- Add key additions and new construction to increase functionality of Domes complex. Includes, classrooms, offices, meeting space, storage.
- Improve / expand guest entrance, ticketing sequence and group arrival areas.
- Add improved retail space, and food service with small seating area.
- Improve connections to greenhouses and Annex; Enhance Annex as a venue for farmers market and facility rentals, add catering kitchen.
- Increase parking capacity and site wayfinding; Improved connections to park and trail.
- Operating enhancements: staff, operations, programs, education, partnerships .
- Increased role for Friends of the Domes.



**\$40 - \$50 Million**

**Funding Commitment:** Milwaukee County, Private Partnerships, Community Investment

**Expected Lifespan:** 25+ Years for the Domes, 50 Years for other structures

**Expected Attendance:** 250,000+

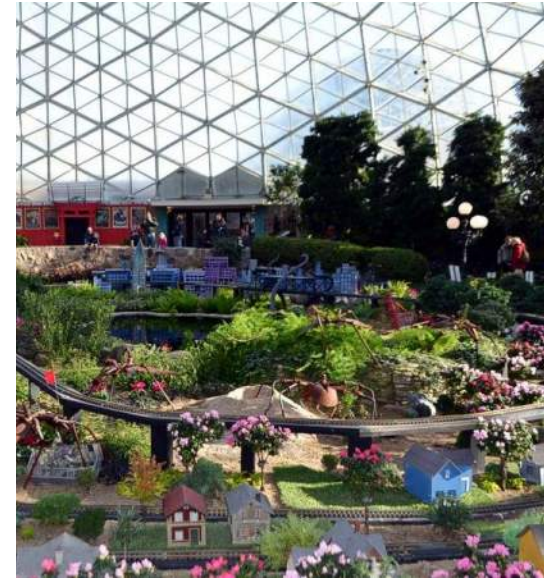
# Option 4: Targeted Investments



Improved Plantings



Domes Renovated



Show Dome



Nature Themed Restaurant



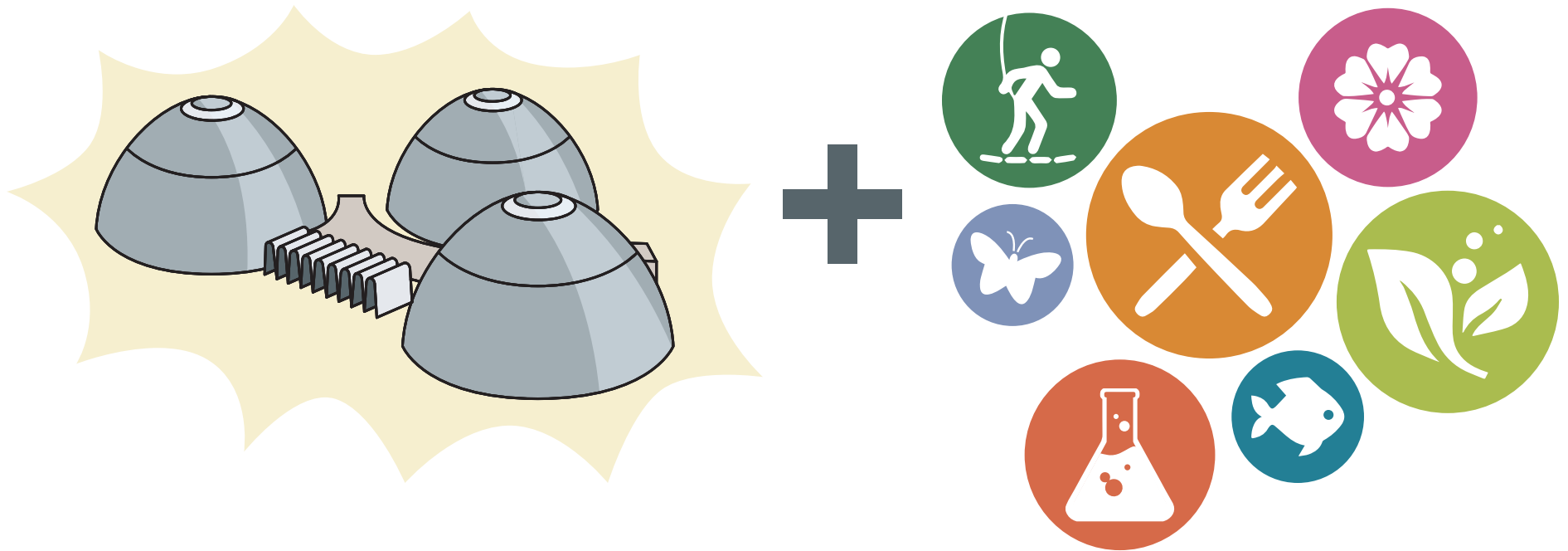
Greenhouse Event Space



Green Parking Lot

# Option 5A: EcoDome Destination Attraction

- Address deferred maintenance and make targeted investments
- Show Dome: New immersive Ecological Habitat Zone; canopy walks, aquariums, live animals
- Create Changing Exhibit area and new facility for themed flower shows and other public events.
- Add butterfly and other animal exhibit elements to Botanical Domes.
- Add outdoor Children's Garden in ticketed zone.
- Expand outdoor gardens -- meditation, therapeutic, ethnic, rose, herb, heritage etc. and add Community Gardens.
- Add conservation and ecological elements in new exhibits and in Domes.
- Destination restaurant.
- Operating enhancements: staff, operations, programs, education, partnerships, Governance.



**\$70 - \$95 Million**

**Funding Commitment:** Milwaukee County, Significant Private Partnerships, Substantial Community Investment

**Expected Lifespan:** 25+ Years for the Domes, 50 Years for other structures

**Expected Attendance:** 400,000+

# Option 5A: EcoDome Destination Attraction



Indoor Canopy Walk



Domes Renovated



Butterfly Vivarium



Plant Research Lab



Children's Plant Lab



Freshwater Aquarium



Botanical Gardens



Children's Garden



Educational Greenhouse

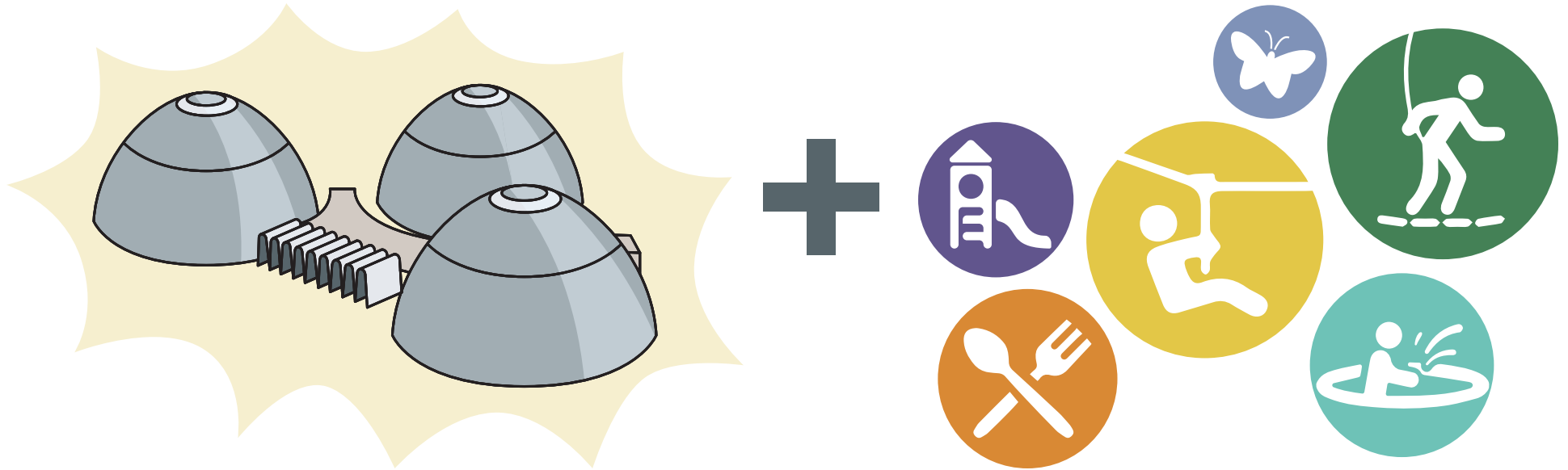


Classroom



# Option 5B: Adventure Dome Destination Attraction

- Address deferred maintenance and make targeted investments
- Show Dome: New Themed Adventure Experience s: canopy walks, zip lines, climbing structures, water play features, playground. All with a botanical setting.
- Create Changing Exhibit area.
- Create new facility for themed flower shows and other public events.
- Add butterfly and other animal exhibit elements to Botanical Domes.
- Add outdoor Children’s Garden in ticketed zone.
- Destination restaurant.
- Operating enhancements: staff, operations, programs, education, partnerships, Governance.



**\$70 - \$95 Million**

**Funding Commitment:** Milwaukee County, Significant Private Partnerships, Substantial Community Investment

**Expected Lifespan:** 25+ Years for the Domes, 50 Years for other structures

**Expected Attendance:** 400,000+

# Option 5B: Adventure Dome Destination Attraction



Indoor Canopy Walk



Indoor Zipline



Aquarium



Domes Renovated



Play Structures



Butterfly Vivarium



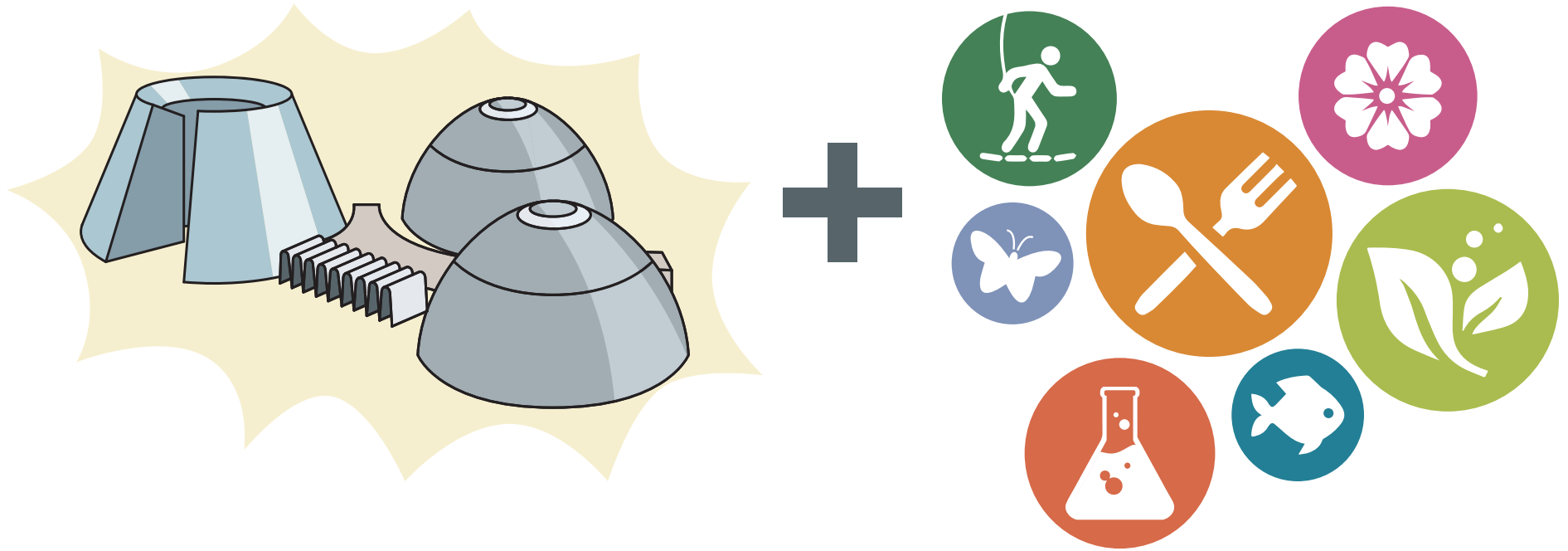
Nature Themed Restaurant



Children's Garden

# Option 6A: Hybrid Redevelopment EcoDome Destination Attraction

- This option is the same as Option 5A, with the exception of the Show Dome being replaced with a new structure.
- Create EcoDome Destination Attraction in the location of razed Show Dome.
- This building targeted at 50+ year lifespan as compared to 25+ for Show Dome.
- Facilitates development in a built to suit building.
- Accommodates investment criteria with a long term facility lifespan.



**\$70 - \$95 Million**

**Funding Commitment:** Milwaukee County, Significant Private Partnerships, Substantial Community Investment

**Expected Lifespan:** 25+ Years for the Domes, 50 Years for new and other structures

**Expected Attendance:** 400,000+

# Option 6A: Hybrid Redevelopment EcoDome Destination Attraction



Indoor Canopy Walk



New Structure in Place of Show Dome



Butterfly Vivarium



Plant Research Lab



Children's Plant Lab



Freshwater Aquarium



Botanical Gardens



Children's Garden



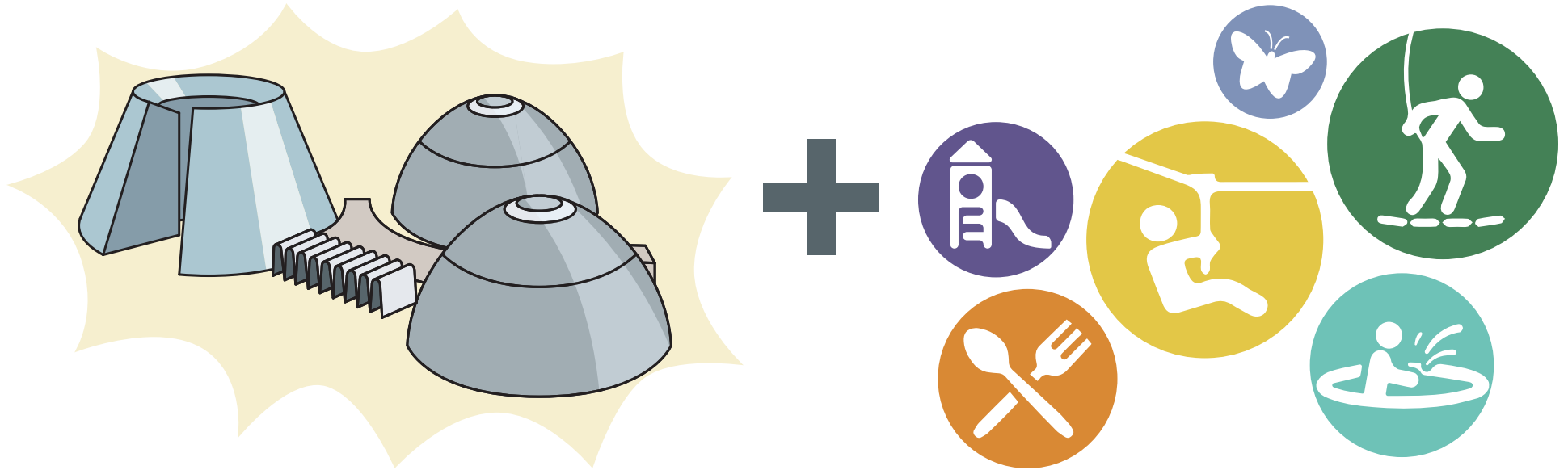
Educational Greenhouse



Classroom

# Option 6B: Hybrid Redevelopment Adventure Dome Destination Attraction

- This option is the same as Option 5B, with the exception of the Show Dome being replaced with a new structure.
- Create Adventure Dome Destination Attraction in the location of razed Show Dome (Option 5B).
- This building targeted at 50+ year lifespan as compared to 25+ for Show Dome.
- Facilitates development in a built to suit building.
- Accommodates investment criteria with a long term facility lifespan.



**\$70 - \$95 Million**

**Funding Commitment:** Milwaukee County, Significant Private Partnerships, Substantial Community Investment

**Expected Lifespan:** 25+ Years for the Domes, 50 Years for new and other structures

**Expected Attendance:** 400,000+

# Option 6B: Hybrid Redevelopment Adventure Dome Destination Attraction



Indoor Canopy Walk



New Structure in Place of Show Dome



Butterfly Vivarium



Indoor Zipline



Nature Themed Restaurant



Aquarium



Play Structures



Children's Garden



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