

“Architecture is not simply the stage set in which we live our lives. It is also a reflection of how we live our lives and who we are.”



*CityLab, July 22, 2019



Engberg
Anderson
ARCHITECTS



DURKIN
ASSOCIATES

1. The Path Forward

The Team recommends adoption of this “Plan for the Next 50 Years” that retains, rehabilitates, and re-envisions the Domes and Mitchell Park as Milwaukee’s Urban Botanical Garden.



Iconic Architecture Retained and Rehabilitated

2. The Project Team's specialists, Preserve LLC, recommend that The Task Force and Milwaukee County submit the Domes for Listing on the National Historic Register. The team found they qualify both for architecture and engineering.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Areas of Significance

(Enter categories from instructions)

Architecture

Engineering

Period of Significance

1964-1967

Significant Dates

1965 (Dedication by Lady Bird Johnson)

2008 (Lobby Remodel)

2013 (Significant Addition)

United States Department of the Interior
National Park Service

National Register of Historic Places

APPLICATION NARRATIVE

Summary

The Mitchell Park Domes are significant under Criteria C, for Architecture and Engineering. They are believed to be the first conoidal domes in the world and the only conoidal domes used to span a conservatory to this day. They are an engineering feat, a local architectural landmark, and represent a significant method of construction that was conceived as part of their design and engineering. Their height, signature beehive shape, and position overlooking the Menomonee Valley have made them one of Milwaukee's iconic structures.

The Domes Can be Rehabilitated and Renewed within a Viable Budget for the Domes of \$30 Million

- This project's architectural team at Engberg Anderson Architects brought together the companies and experts that have studied the Domes' condition.

- The finding: Rehabilitation can be done within a budget range of \$22-\$24 million, leaving an additional \$6 to \$8 million in our Domes budget to address ADA and other elements, making the Domes truly better than ever.

3. The team recommends moving forward toward this outcome.

4. Team recommendation: Rehabilitate the Domes, program all three of them with changing exhibits

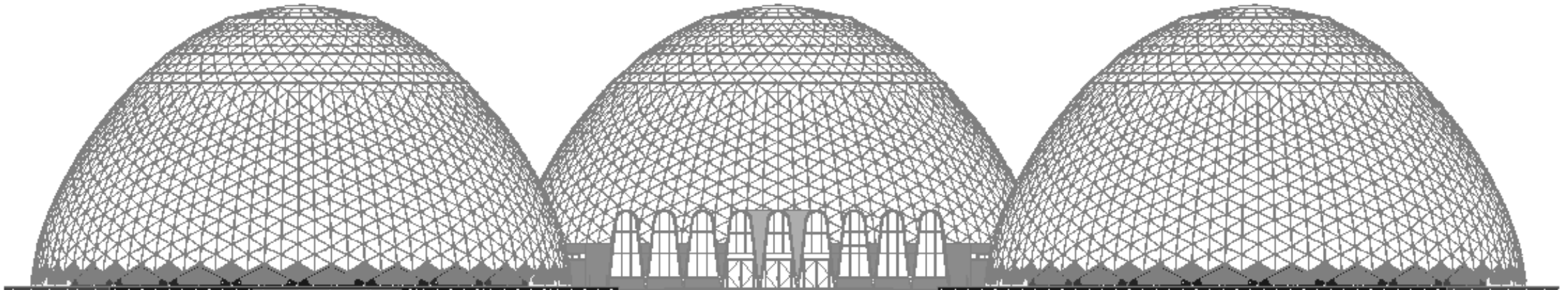


CONCRETE STRUCTURE

- Structure is fundamentally sound
- Minimal corrosion at connections
- Some spalling at bearing plates
- Joints improperly grouted since construction
- Repair methods exist
- Testing and inspections currently being conducted at Domes

GLAZING SYSTEM

- Original system is still viable after cleaning and repair
- Need alternative to current gaskets to increase tolerance for movement
- Examination of leaks and broken glass underway
- Existing condition report and preliminary solutions due September 18
- Recommendation of solutions by mid-December



It will take more than the \$30 Million for rehabilitation to make the Domes and Park sustainable as a destination and a financially viable civic asset. Estimate: \$66 Million

5. The team recommends this approximate capital budget based on the high economic ROI it makes possible over ten years.

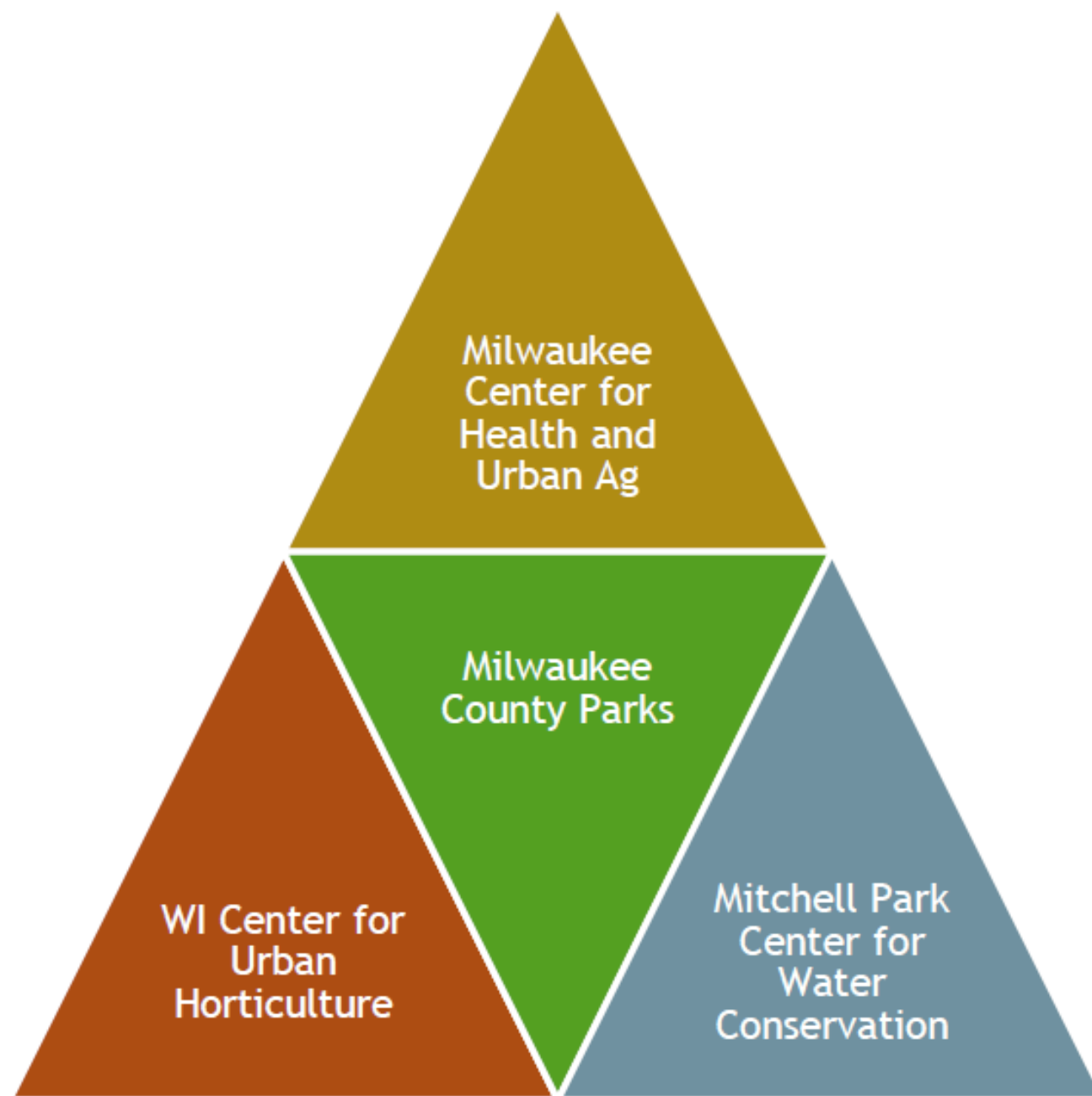
- The project makes possible a significant economic contribution to the vitality of Clarke Square, Menomonee River Valley, and Muskego Way.
- When completed, the team estimates that this plan will stimulate an annual economic impact of just under \$16 million a year in combined on-site and off-site jobs and spending.
- Within ten years of re-launch for the Domes and Park, the economic impact of the plan totals \$160 million based on \$66 million capital reinvestment:
a 2.4 x ROI.

By revitalizing and connecting public places such as parks, plazas, trails and libraries—and transforming what we expect from them and how we manage them, we can demonstrate how strategic investments in our civic assets can connect people of all backgrounds, cultivate trust and counter the trends of social and economic fragmentation in cities and neighborhoods. – Kresge Foundation

6. The team recommends a plan for Mitchell Park and the Domes that models a new mix of investment streams that together support and sustain the Domes and Park.



The Mitchell Park Model





7. The team recommends integrating the Domes and a re-imagined Mitchell Park into a civic commons and center of enjoyment, wellness, learning, workforce development, and community



**Changing
Climate**



**Water
Stewardship**



**Urban Agriculture
and Health**



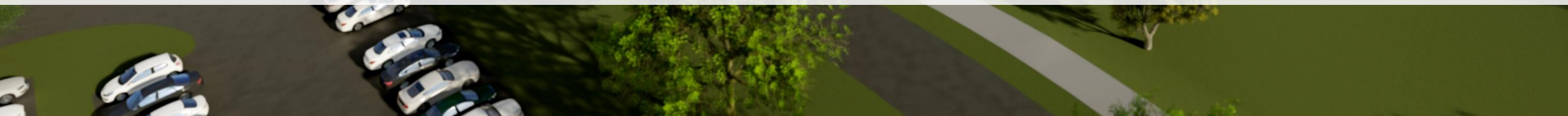
Food and Cooking



**Economic
Impact**

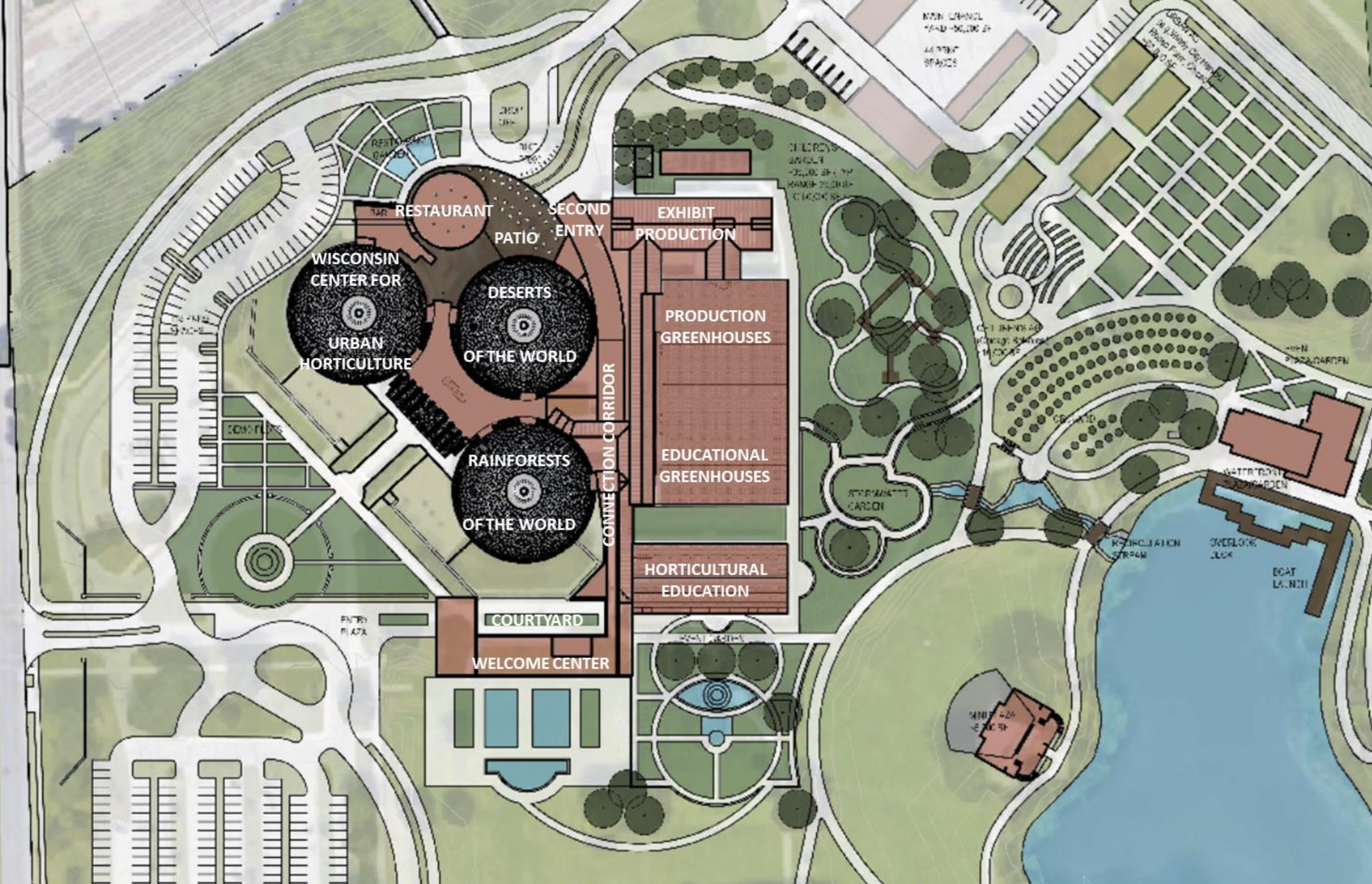


What the Plan Includes:





SLAYTON BLVD





Urban Ag Gardens and
Orchards easily accessible
to the public

Food trucks, enhanced green areas
for relaxation





Welcome Center with classrooms, labs,
exhibition space, retail, food service

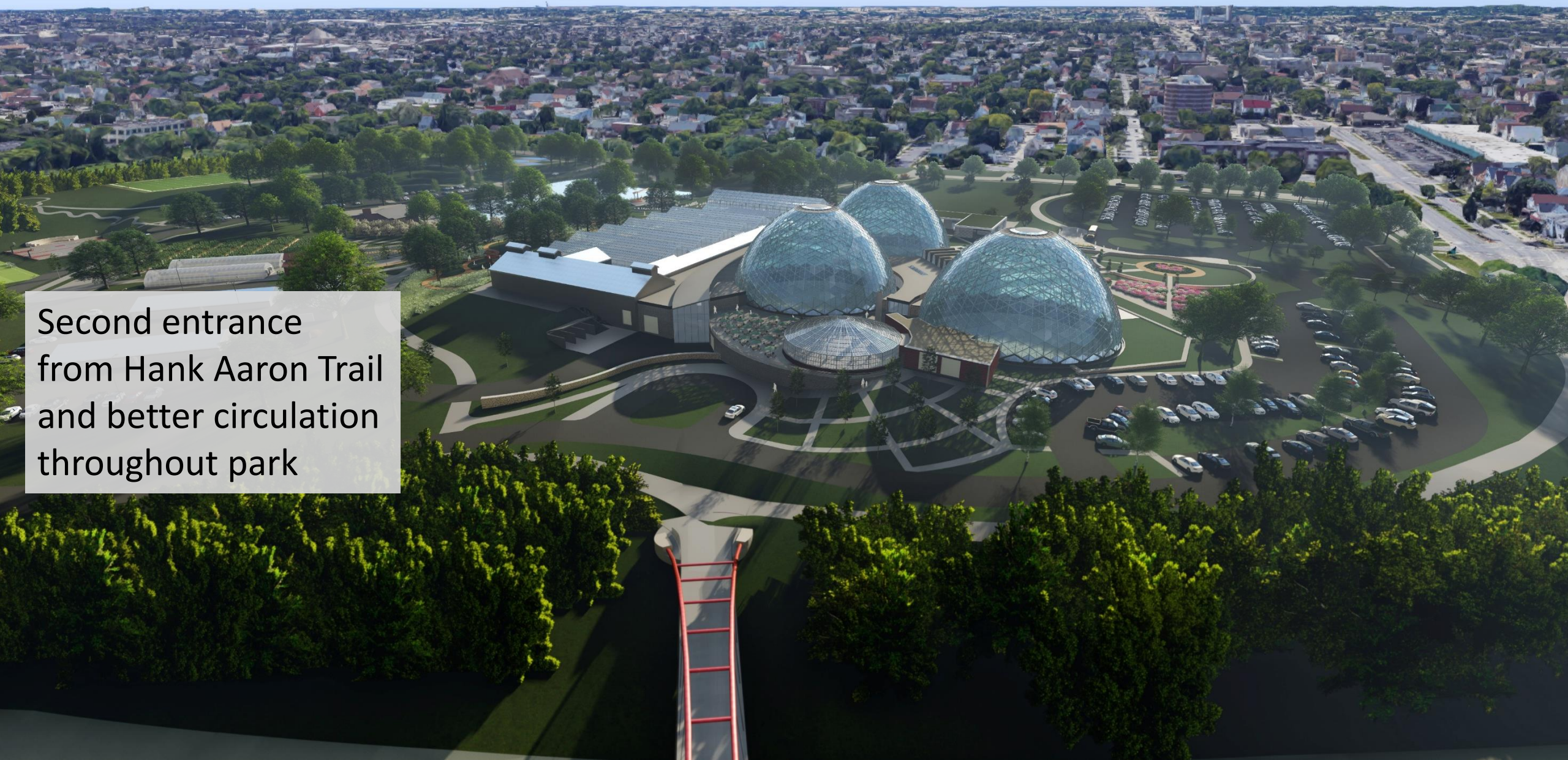
Reclaimed lagoon for
recreation and as scenic
Amphitheater and Pavilion
backdrop





Wedding Garden

Second entrance
from Hank Aaron Trail
and better circulation
throughout park





Children's discovery garden and agriculture exploration



Domes
Enterprise Hub

The Dome Restaurant,
Terrace and Farm to Table
Gardens






Stormwater garden and
re-circulation stream





Amphitheater

An aerial photograph of a park. In the upper right, there is a green baseball field with a dirt infield. To the left of the field is a paved area with a circular design, possibly a playground or a small pond. Below this, on the left, is a basketball court with a red and white surface. To the right of the basketball court is a parking lot filled with several cars. The park is surrounded by dense green trees. The text "Replacing the lost Historical Marker" is overlaid in the upper right, and "Basketball area" is overlaid on the left side.

Replacing the lost
Historical Marker

Basketball area



A place for education and workforce development



“Major gift donors will expect to be able to anticipate the impact a re-envisioned Mitchell Park will have on the immediate neighborhood as well as the community as a whole.”

- Bill Durkin, Durkin Associates



Replacing the urban food desert with year-round access to produce, providing health services, researching diet and wellness.

The team recommends fully incorporating these “elements for success” as they directly benefit the community and at the same time make possible the range of financing and funding needed to recapitalize the Park. These include Historic Tax Credits, New Market Tax Credits, PACE, and Opportunity Zone Investment.

300 jobs

300,000 visitors per year

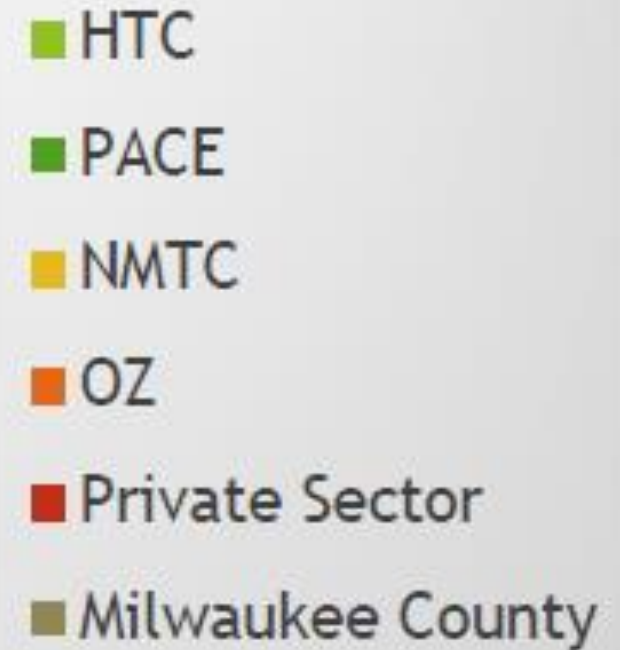
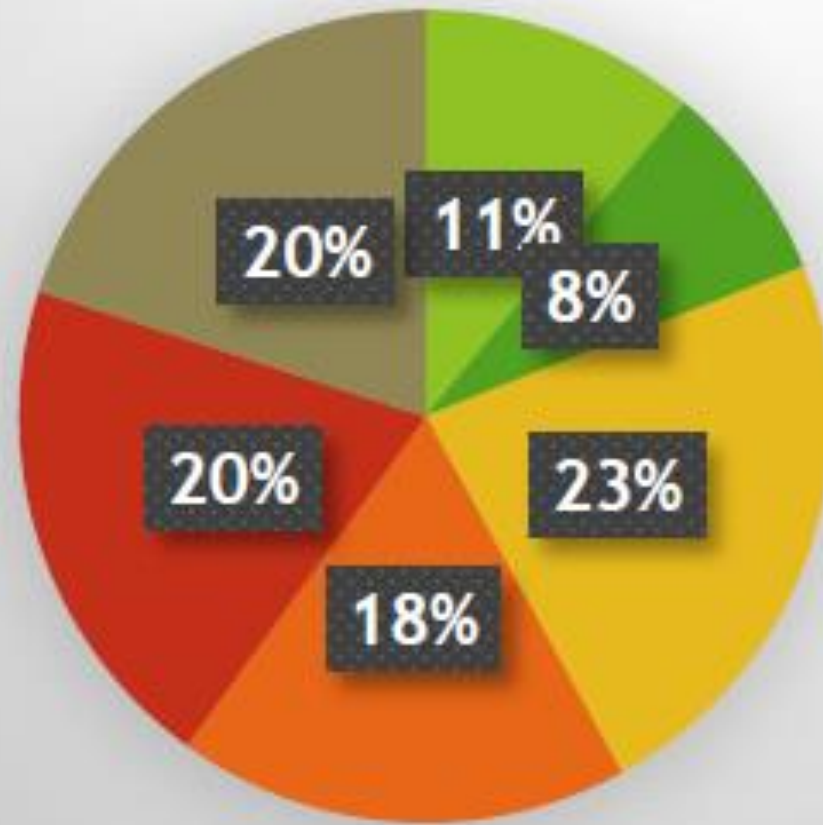
Capital Expense Pro Forma

Expense Item	Pro Forma Estimate Included in this Plan
Domes rehabilitation	\$30,000,000
Other buildings, additions, spaces	\$14,800,000
Landscape/gardens and installation	\$10,600,000
Professional fees	\$ 6,300,000
Temporary facilities and moving costs	\$ 700,000
Exhibits build out/indoors	\$ 1,000,000
FF&E	\$ 600,000
Soft costs	\$ 1,000,000
Ramp up Operations, Domes and Park	\$ 1,000,000
TOTAL	\$66,000,000*

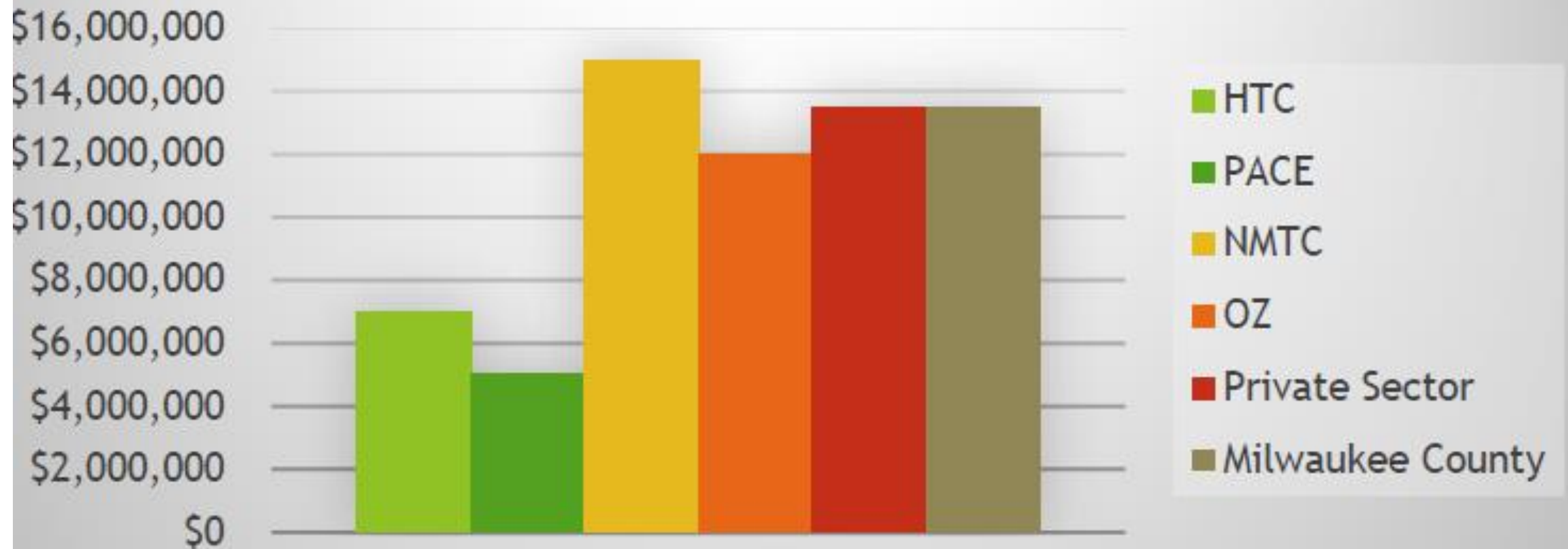
Other Buildings, Additions, Spaces	Cost/SF	Area(SF)	Building Cost
New Welcome Center	\$250.00	15,000	\$3,750,000
New Secondary Entrance	\$250.00	6,400	\$1,600,000
Deck Addition	\$200.00	6,500	\$1,300,000
Exhibit Staging Building Rehab	\$200.00	9,000	\$1,800,000
Greenhouse Educational Rehab	\$150.00	16,000	\$2,400,000
Annex Greenhouse Rehab	\$200.00	12,000	\$2,400,000
Boathouse Pavilion Rehab	\$175.00	8,800	\$1,540,000
Total:			\$14,790,000

Amphitheater Stage	\$200.00	1,360	\$272,000	not in current budget
Restaurant Renovation	\$200.00	12,000	\$2,400,000	part of Domes cost

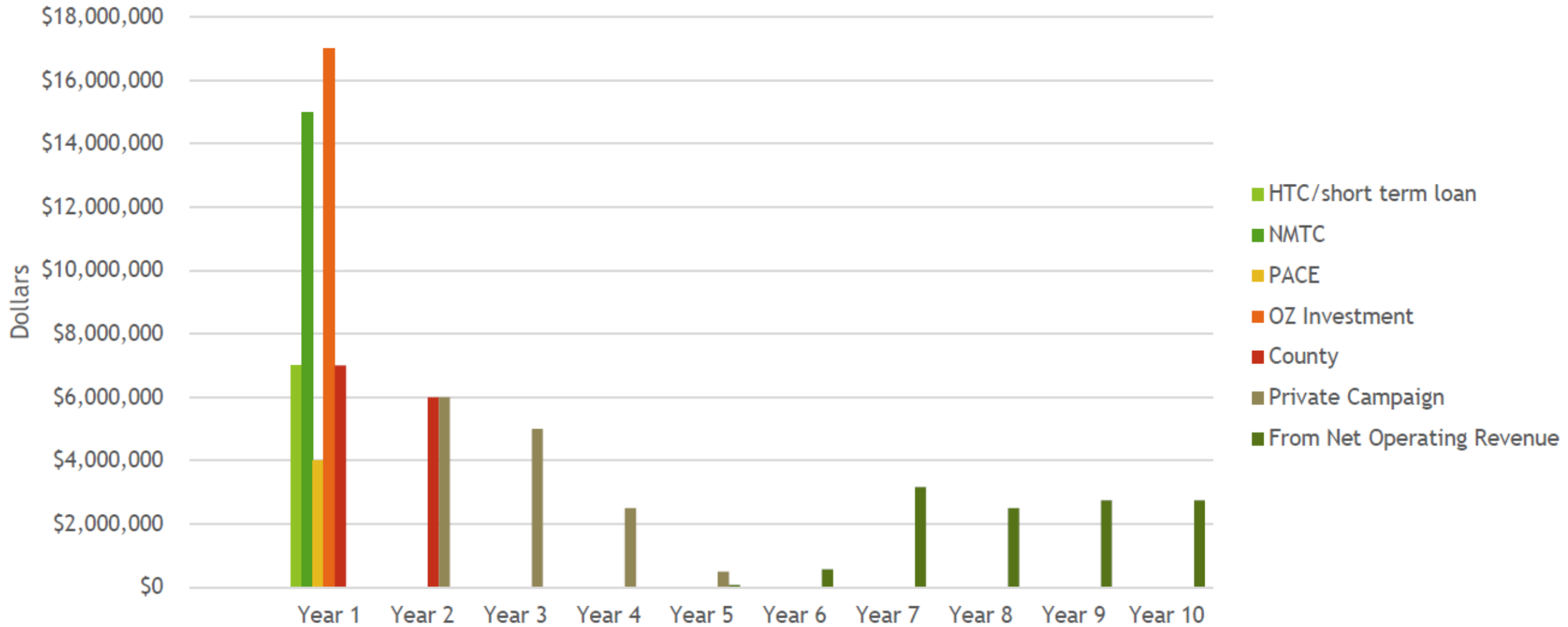
Capital Mix by Percentage



Capital Mix by Amount



Estimated Flow of Capital



	Admissions and Related Direct Revenue	Subsidiary and Partnership Revenue	Conservancy Revenue**	Milwaukee County Parks Annual Line Item Support	Total Revenues*
2022	\$1.2 M	\$615 K	\$1.27 M	\$350 K	\$3.435 M
2025	\$2 M	\$1.01 M	\$1.825 M	\$250 K	\$5.08 M
2027	\$2.1 M	\$1.02 M	\$2.6 M	\$250 K	\$5.97 M
2029	\$2.2 M	\$1.13 M	\$2.38 M	\$250 K	\$5.96 M
2031	\$2.3 M	\$1.2 M	\$2.655 M	\$225 K	\$6.38 M

“The case for support clearly meets threshold requirements for importance, relevance, and urgency. In particular, new access drives, and the Welcome and Education Center appear to provide the margin of excellence private donors will find compelling.”

- Bill Durkin, Durkin Associates

Recommendations

1. Adopt this “Plan for the Next 50 Years”
2. Submit the Domes for listing on the National Historic Register. Seek “national” and not just Wisconsin significance, opening the door for additional grants and support.
3. Rehabilitation can be done within a budget of \$30 million.
4. Assume an approximate capital budget of \$66 million.
5. Use a plan for Mitchell Park and the Domes that models a new mix of investment streams that together support and sustain the Domes and Park.
6. Program all three Domes with changing exhibits.
7. Integrate the Domes and a re-imagined Mitchell Park into a civic commons with partners.

With thanks to the Task Force
and to Milwaukee County
Parks.

A Pathway Forward.

