

Planning Process

Citizen Comments and Public Input

Summary of Public Comment from City Hall Lobby and Website through May 2016

- A disc **golf course** to the park.
- Hard surface and **handicap park** equipment for handicap, autism
- Small **playground**
- **Nature** playground
- Fenced in **dog park**
- Trail around the lake, restaurant with **outdoor seating, and equipment rental.** (Lake Calhoun)
- **Restaurant and patio space** located near the water; with screened in porch (UW-Madison Memorial Union)
- A **public garden** (Lurie Garden in Chicago's Millennium Park)
- Trail with **obstacle or challenge** every couple hundred feet.
- **Workout** equipment
- A **playground for kids in wheelchairs**, on the autism spectrum, or who have another disability.
- Outdoor **fitness equipment** (Fritse Park)
- Trees – native, non-native, shade
- Big grassy area
- **Deck not above the water**, so kids can fish with less risk of falling into deep water.
- **Picnic area** with grills.
- **Splash pad** (Sherwood), zero entry pool
- Leave the **natural area** west of the power plant natural.
- **Sculpture** garden
- **Docks** to reduce congestion on the bridges
- **Green lawn, benches and picnic tables.**
- **Small shelter**
- **Farm market** and concerts
- An open air **theater/ amphitheatre / bandshell**
- **Large Public Rock** (Oshkosh) / Theater / Community Pavilion Stage with facilities
- **Brew pub.**
- **Piers** for boaters to come off the lake.
- Community **garden**
- **Sledding** in winter and climbing in summer
- Quite **mediation** or reading spots
- **Baseball Diamond**, Outdoor Basketball Court, Soccer Field
- **Frisbee** golf course
- **Skate** park
- **Marina or boat docks** would allow for aquatic recreation & rentals of kayaks and canoes for those without boats.
- A building with **restrooms, shops and a restaurant** would be nice also.



- **Nesting structures** for birds (Osprey, Mallards, Wood Ducks, Bluebirds, Purple Martin, Bats)
- Logs and emergent vegetation along shoreline for **fish, reptiles, amphibians**
- **Islands or wave barriers** in the water to control wind fetch and create emergent"
- Large area for throwing balls, and **gathering place for guests** (benches, shade, water, wastecans.)
- Hub for the trail system in Neenah.
- **Group fitness classes.** I'd love it if it could be a casual meeting place for groups wanting to do yoga, tai chi, qigong, etc in nature, in either organized classes or a spot an individual or group could go to practice informally.
- Keep the remaining "silo" and turn it in to an **observation tower.**
- **Fishing pier** at the park.
- Stand up **paddling**
- **Wetlands**
- **Arboretum**
- An interactive **childrens garden** would be a great way to introduce children to nature.
- A **railfan area** similar to the popular railfan area near Union Station in St. Paul
- Public **swimming/wading** in this area and have picnic space as well.
- **Vendors** that could sell to the public (food, arts and crafts).
- **Community Boat Houses** (Toledo, Oregon) – learning activities, classes, school trips
- **Parcourse-** <http://www.fittrail.com/20station.html>, Fitness stations
- **Office/doc/etc. complex.** A court style with duplex or quad plex affordable rents for new small business.
- **Sculpture park** with buffalo which children could climb on and take pics
- **Children's amusement park**
- **Petting zoo!**
- **Passive nature area** with educational signs about benefits of wildlife and site history
- **Exercise,** walking, running and enjoying the view. Picnic & Fishing
- Waterpark
- **Botanical gardens,** rocket themed overlook tower, **outdoor games** like petanque or oversized checkers, bowling/chess, mini golf course, internet and power (under a pergola), **amusement rides**
- **BMX style bike course, Rube Goldberg type device** like a clock or like something interactive with buttons or motion sensors, lighted fountain shows
- **Neighborhood trail connections**
- **Urban farm,** organic vegetables, raise goats & poultry
- **Food trucks** to park at lunch.



- Bicycle park
- Ice **skating**
- Sand **volleyball** court area
- A **pavilion** with a rental space
- Wood park
- **Interpretive** trail
- **Mountain bike** oval, large bike race oval, learn to ride bike area.
- Tracks, shelter, something in water to keep algae from growing so thick.
- **Prairie restoration** for wildlife and birds.
- **Kayaking launch** similar to the one at Shattuck Park.
- A place to **relax** and take in nature.
- Old time **grand stand**.
- **Bird house** on landfill markers, fishing piers, signs for fishermen
- **Dance chimes**, lighted path
- Small **playground** lots of swings (for adults too)
- **Art** fixtures, project display
- Food **vendors**
- Bike racks, wind shelter
- A **Cultural Complex/Campus**
 - Museum and educational spaces together with active social community space like a plaza, in a park-like setting along a recreational waterway and trail system.
 - Combine the arts and cultural resources of the area, as well as innovative and historic elements the city has to offer, enlivened by the use of the recreational trail system, and integrated with downtown
 - The site could serve the community well as a destination, an aid to business and industry recruiting
- **Pickleball**
- **“Adopt a garden”** (Mariners Trail between Manitowoc and Two Rivers)



Stakeholder Listening & Visioning Meetings (9/28/16)

As part of Task 2 “Analysis, Goals & Objectives,” SEH staff Andrew Dane and Ed Freer facilitated listening & visioning sessions with the Bergstrom-Mahler Museum, City Staff, the Parks & Recreation Commission, and Common Council. Four meetings were facilitated by the consultant team on September 28th 2016 with the following individuals:

1. Meeting with representatives of the Bergstrom-Mahler museum
 - a. Jan Mirenda Smith
 - b. Mike Van Asten
 - c. Kevin Crawford
 - d. Mike Kading (Director, Parks and Recreation Department)
2. Meeting with City staff
 - a. Michael Kading
 - b. Brad Schmidt, City Planner
 - c. Chris Haese, Director, Community Development Department)
 - d. Vern Green, Fire
 - e. Laurie Olson, Park and Rec
 - f. Jim Kluge, Park and Rec
 - g. Trevor Fink, Park and Rec
 - h. Stuart Zuehls, Police
3. Meeting with Parks and Recreation Commission
 - a. Judy Zaretzke, Comm
 - b. Gary Lawell, Comm
 - c. James Vedder, Comm
 - d. Amanda Londen, Comm
 - e. Lee Hillstrom, Comm
 - f. Christopher Kunz, Com
 - g. Michael Kading, Director
 - h. Ted Galloway, Comm
 - i. Cari Lendrum, Guest, Alderperson
 - j. Kristen Nichols, Guest
 - k. Rebecca Nichols, Guest
4. Meeting with Common Council
 - a. Tamara Erickson
 - b. Jane Lang
 - c. Dean Kaufert
 - d. Cari Lendrum
 - e. Christopher Kunz
 - f. William Pollnow
 - g. Lee Hillstrom
 - h. Kathie Boyette

The SEH team reviewed prior goals and opportunities identified in the December 2008 Little Lake Butte Des Morts Park Properties Master Plan (2008 Master Plan) and facilitated a visioning discussion intended to generate programming ideas for the park if money, environmental factors, and other barriers did not exist. The purpose of the meetings was to validate the 2008 Master Plan goals and capture and discuss new ideas for Arrowhead Park. The collective input gathered from the four meetings was summarized by issue area and is presented in the table below organized by topic areas and key issues/programming ideas.

Topic Area	Key Issues & Program Ideas
Recreation	<ul style="list-style-type: none">• There is limited access to the site, especially from the neighborhoods immediately to the south

	<ul style="list-style-type: none"> • Winter activities (ice fishing, XC-ski, snowshoes sledding) • Fishing Piers • Fitness/exploring activities (par corps, fitness trail, places to climb) • Kayaking, canoeing • Bird watching • Unique, natural playground • Rentals • Single track, pump track
Quality of Life & Public Amenities	<ul style="list-style-type: none"> • There is uncertainty regarding the site's true limitations in terms of development potential • Create economic value for adjacent properties • Connect to surrounding neighborhoods • Provide food, drink, gathering places • American flag • Water feature • Open space
Educational Opportunities	<ul style="list-style-type: none"> • Bergstrom-Mahler Museum • Link to history museum • Arboretum • Renewable energy • Library cross programming
Bergstrom-Mahler Museum	<ul style="list-style-type: none"> • Strong interest in Arrowhead Park • Educational opportunities important • Engaging Indoor & outdoor spaces • Public/private plaza for performance • Integration with community • Visitors want experiences • Wedding space, event space important • What are load bearing conditions? • Serving underserved populations important • Fellowships, residencies • Temporary event space
Downtown Neenah & Surrounding Neighborhoods	<ul style="list-style-type: none"> • Visually connect park to Wisconsin Ave • Complement existing businesses • Beautify the underpass
Aesthetics & Beauty	<ul style="list-style-type: none"> • Design for enduring appeal • Places to linger, observe, relax
Railroad	<ul style="list-style-type: none"> • Make the railroad an asset • Railway viewing platform
Natural Environment	<ul style="list-style-type: none"> • Fish habitat • Challenge of stormwater management • Important bird flyway
Heritage & Culture	<ul style="list-style-type: none"> • Sculpture garden • Artist opportunities • Sturgeon fishing • Technology, innovation
Linkages & Access	<ul style="list-style-type: none"> • Destination trailhead • Neighborhood connectivity • Bike share • Stairs & Overpasses

	<ul style="list-style-type: none">• Wayfinding• Parking is important
Safety & Accessibility	<ul style="list-style-type: none">• Beyond ADA compliance• There is limited Emergency Service access to lake• Police & fire need good access to site• Greater activity, less vandalism “eyes on the street”

10.12.16 Business Leaders AM Meeting

A meeting with downtown business leaders was held on October 12 2016. Participants were asked to describe their vision for Arrowhead Park using key words. Results are shown below.

<ul style="list-style-type: none">• Fishing• Family• Leisure• Active/Passive• Touch the water• Parking• New Access• New Development• Variety• Ampitheater• Natural Elements• Hagemister• Mixed Use•	<ul style="list-style-type: none">• Gathering Space• Boardwalk• Sensory• Park• Kids• Fountain• Gardens• Common• Paddleboarding• Paddle boats• Multiple Destinations• Live on Water• Extend	<ul style="list-style-type: none">• Evening• Attraction• Economic• Ravenia• Beer Gardens• Innovation• Use of Light• Unique• Destination• Young + Old• Diverse• Christ Church• Sculpture park• Distinct Rooms
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Public Workshop No. 1 (10/12/16)

On October 12 2016 a public workshop was held at City Hall. The summary of Public Input is listed below, grouped into the following categories: Infrastructure, Park, Water, Economics, and Buildings.

Infrasturcture

Access

- Neighborhoods
- Downtown
- Loop the Lake

Parking

Safety and Accessibility

New Development

Nesting Structures

Rail Fan Observation

Interpretive Trail

Amphitheater/Grand stand

Lighting

Community Boathouse

Park

Observation & Seating Areas

- Sunset Watching
- Star gazing
- Formal & Informal
- Picnicking
- Bistro chairs and tables
- Swings/Hammocks

Wellness & Reflection

- Labyrinth/Maze
- Council ring
- Quiet places
- Kite flying
- Garden plots

Trails & Boating

- Kayaking, Canoeing Amenities
- Biking, Walking
- Fitness Trail
- BMX bike trail (pump trail)
- Swimming

Nature

- Arboretum
- Working Meadows
- Vegetative Buffer
- Trees

- Wildlife habitat
- Large Gathering Lawn
- Storybook Garden

Play Areas

- Field Soccer
- Pickleball
- Skateboarding
- Dog Park
- Small Ice Skating Area
- Sledding
- Disc Golf
- Climbing Wall
- Baseball/Basketball/Soccer
- Parkour
- Sand Volleyball

Cultural Activities

- Movies in the Park
- Sculpture park
- Children's Amusement park
- Petting Zoo
- Outdoor Games
- Wind chimes
- Geocaching

Water

Piers

- Observation
- Fishing

Boating

- Sailing
- Paddleboats
- Motor Boat docks
- Community Boathouse
- Slough Access

Environment

- Improve water quality
- Shoreline Restoration
- Wetland Habitat

Play

- Splash Pad
- Whitewater Play
- Fountains

Economics

Partnerships

- Innovation District
- Downtown Food, Forest, and Ecology Center
- Bike/Kayak/Canoe Shops
- Workforce Development

Tourism

- International Draw
- Trails as Attractions
- Music Venue

Food & Beverage

- Food Trucks
- Rooftop Restaurant
- Brewery

Yoga Studio

Weddings

Office

Buildings

Maker Space

Open Air Pavilion

Winter Shelter

Visual Connection – Gateway & Downtown

Combined Multi Use Facility

Farmers Market

Food/Concessions

Exhibit Space

Lighthouse

Huge Sundial

Coffee and Ice Cream

Art Museum

Tents, Tensile Structures

Restrooms

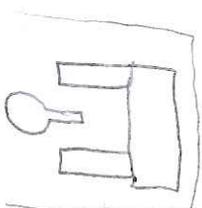
Catering Kitchens

Cultural Campus

Educational Center

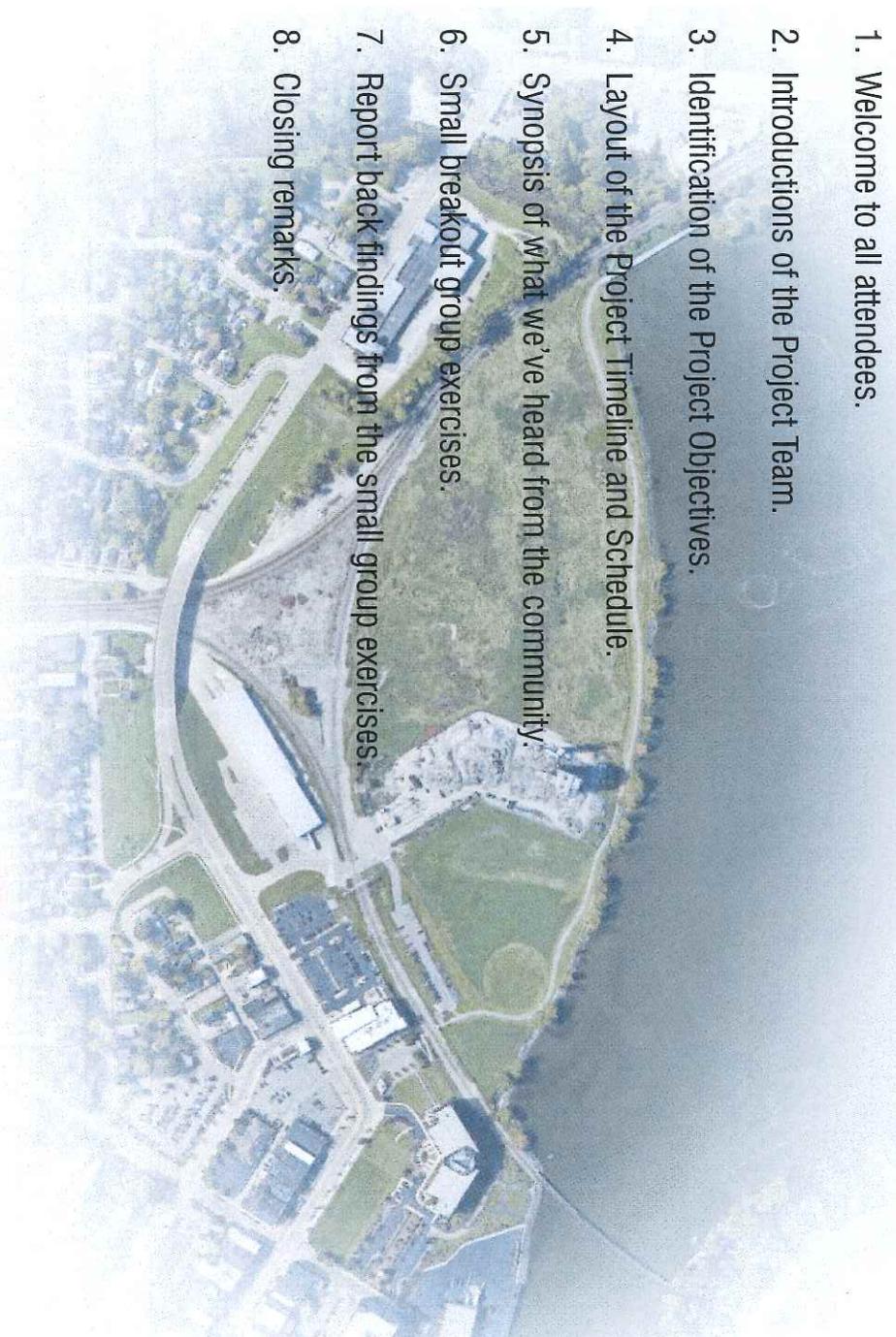
Community Visioning Workshop

October 12th, 2016 6:00-8:00pm
Neenah City Hall, Chambers Room
Neenah, WI 54956



Agenda:

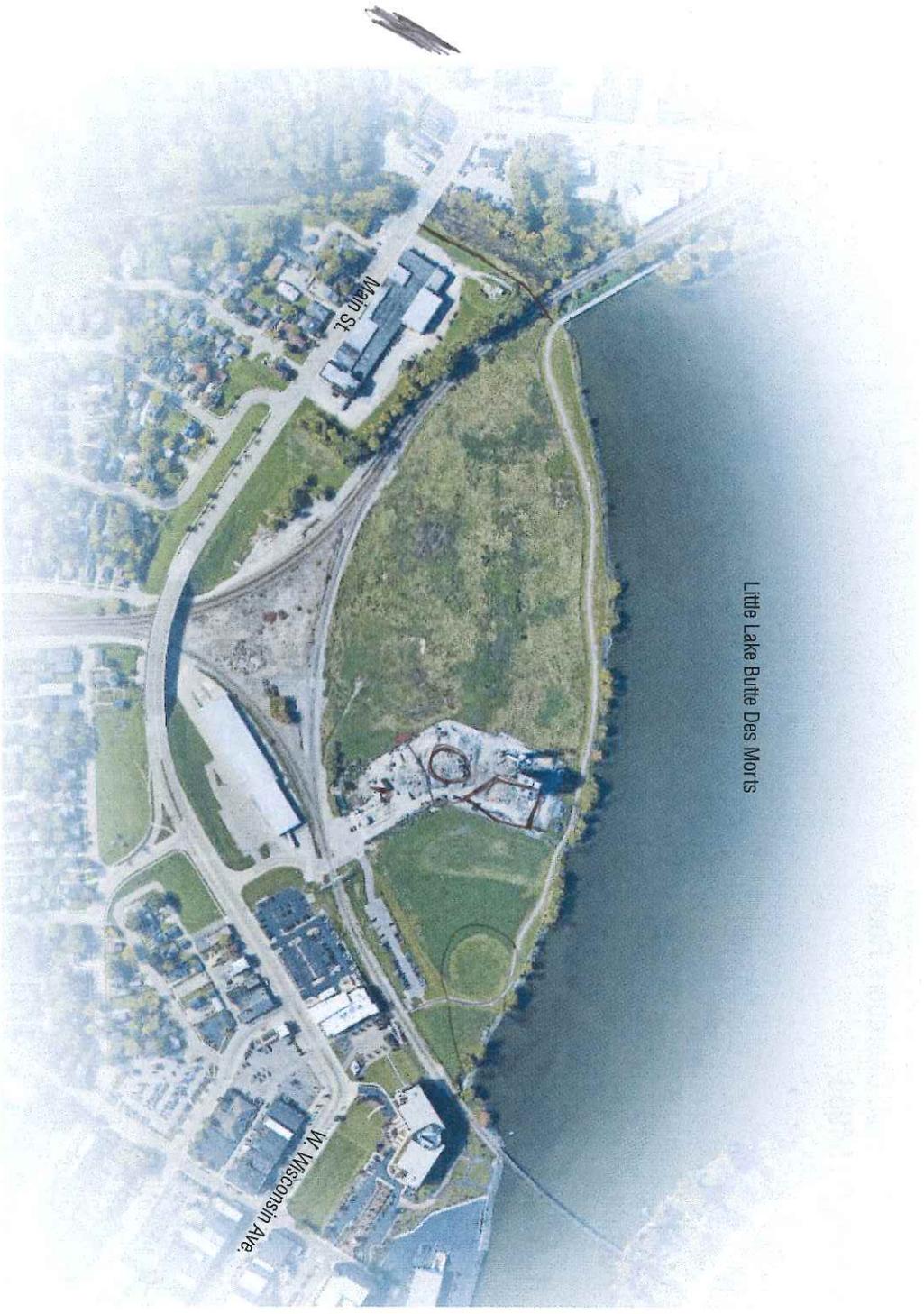
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6. Small breakout group exercises.
7. Report back findings from the small group exercises.
8. Closing remarks.



Thank you to all that attend!!

What ideas do you have for Arrowhead Park?

Feel free to sketch your ideas on the map below and share them in the comments section below.



Little Lake Butte Des Morts

Comments?

~~Building on restaurants & shops area to the west~~

Building overlooking the lake, restaurants + shops just south of there
Playground, modern art, fountains + amphitheater w/ lawn on west side
Park + Natural area on west side with art access from main st

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Little Lake Butte Des Morts

Canoe + Paddleboard + kayak launches
Comments?

I feel that we need more cold weather/winter
recreation opportunities like ~~ski~~ ^{hike} trails
or other ways to get people OUTSIDE in the
winter.

Birding but NOT bird hunting — NO GUNS — EVER
(watching)

This spot is close to the historical society &

would provide a great place to speculate + dream
about how the natives & early explorers
used the area — encampments, boat launches.

SEH

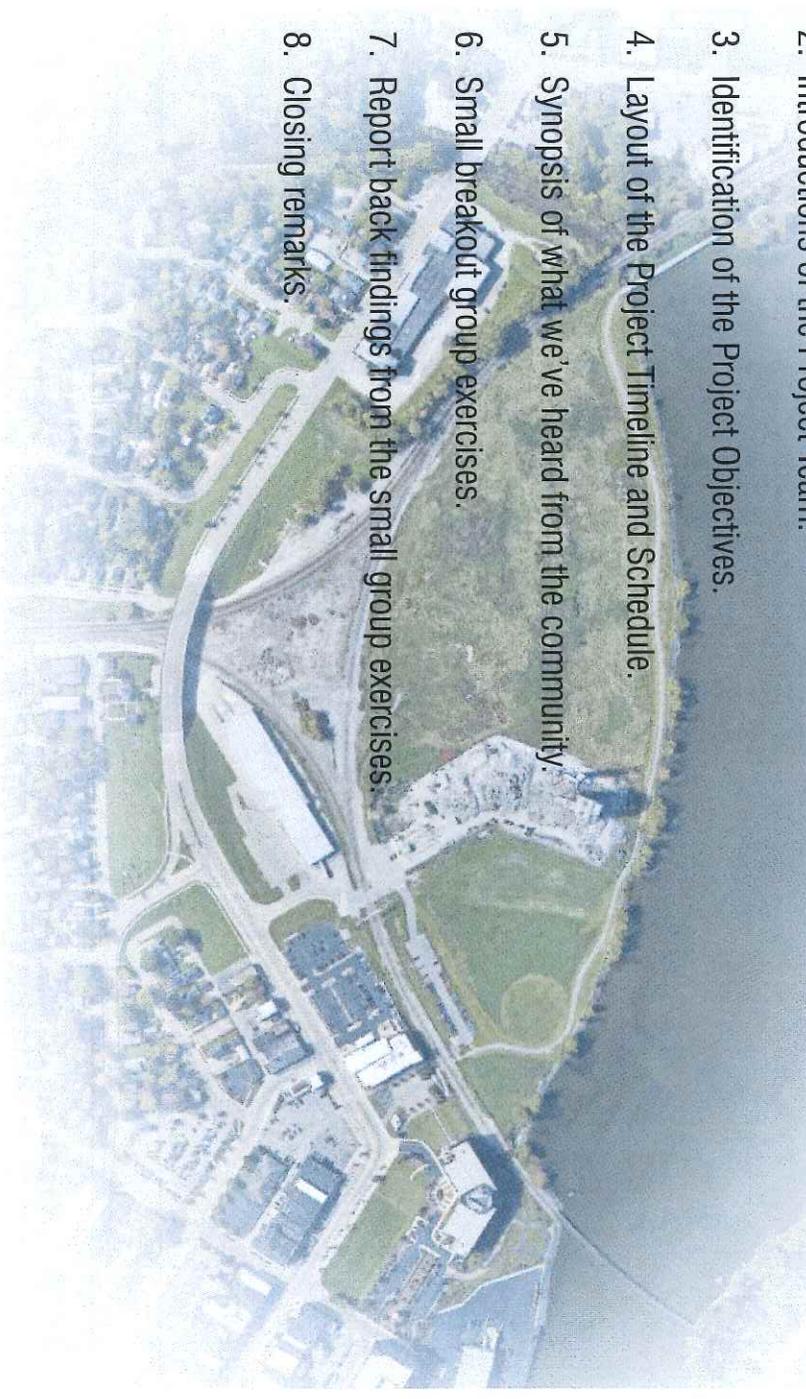


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Comments?

Parking? traffic pattern

~~parking~~, no picnic area, no pump track, no golf courses,
no pool, no skate board bank, no sprints

Yes to museum → Should be a place to relax, walk, s.t

jscribner@foothill.net

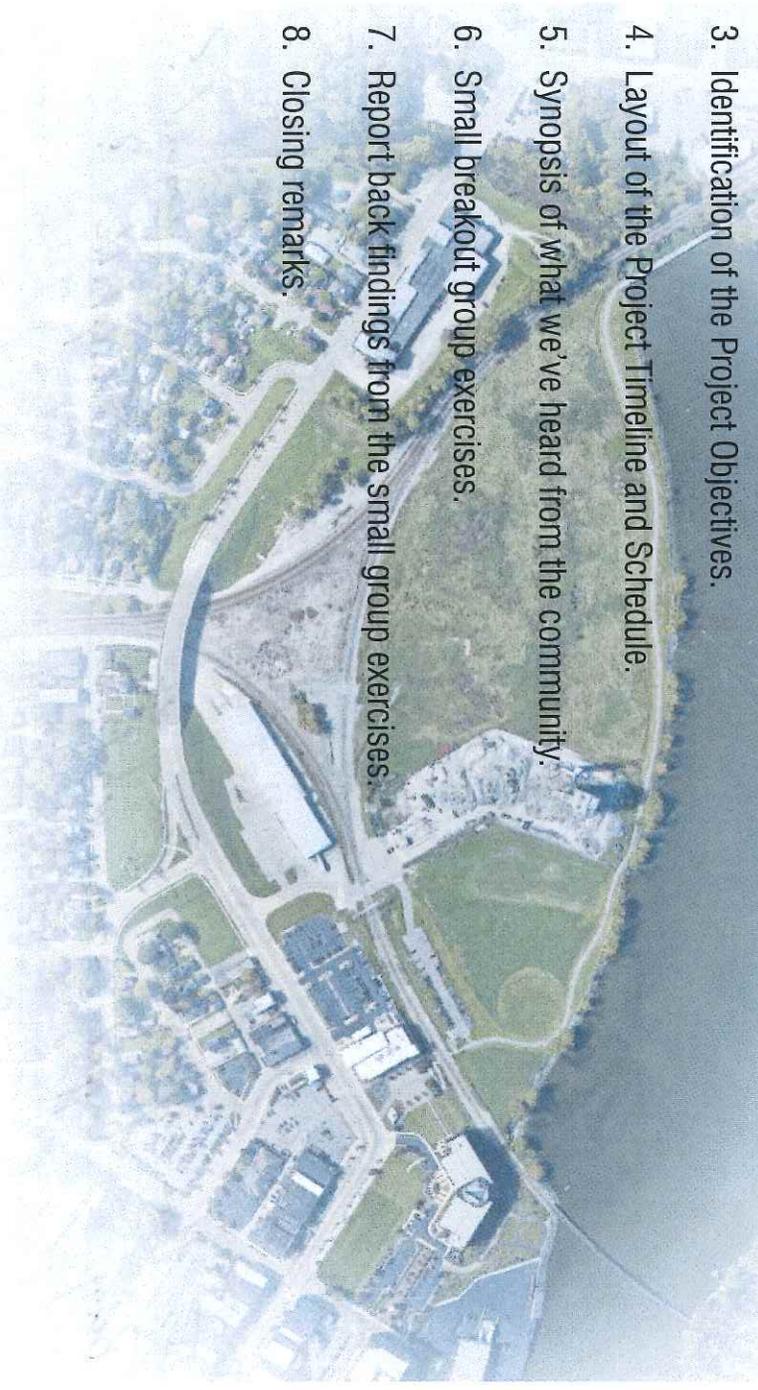
I turned in a writing/typed copy of
suggestions prior to the presentation
Rscribner
penelopescribner@gmail.com

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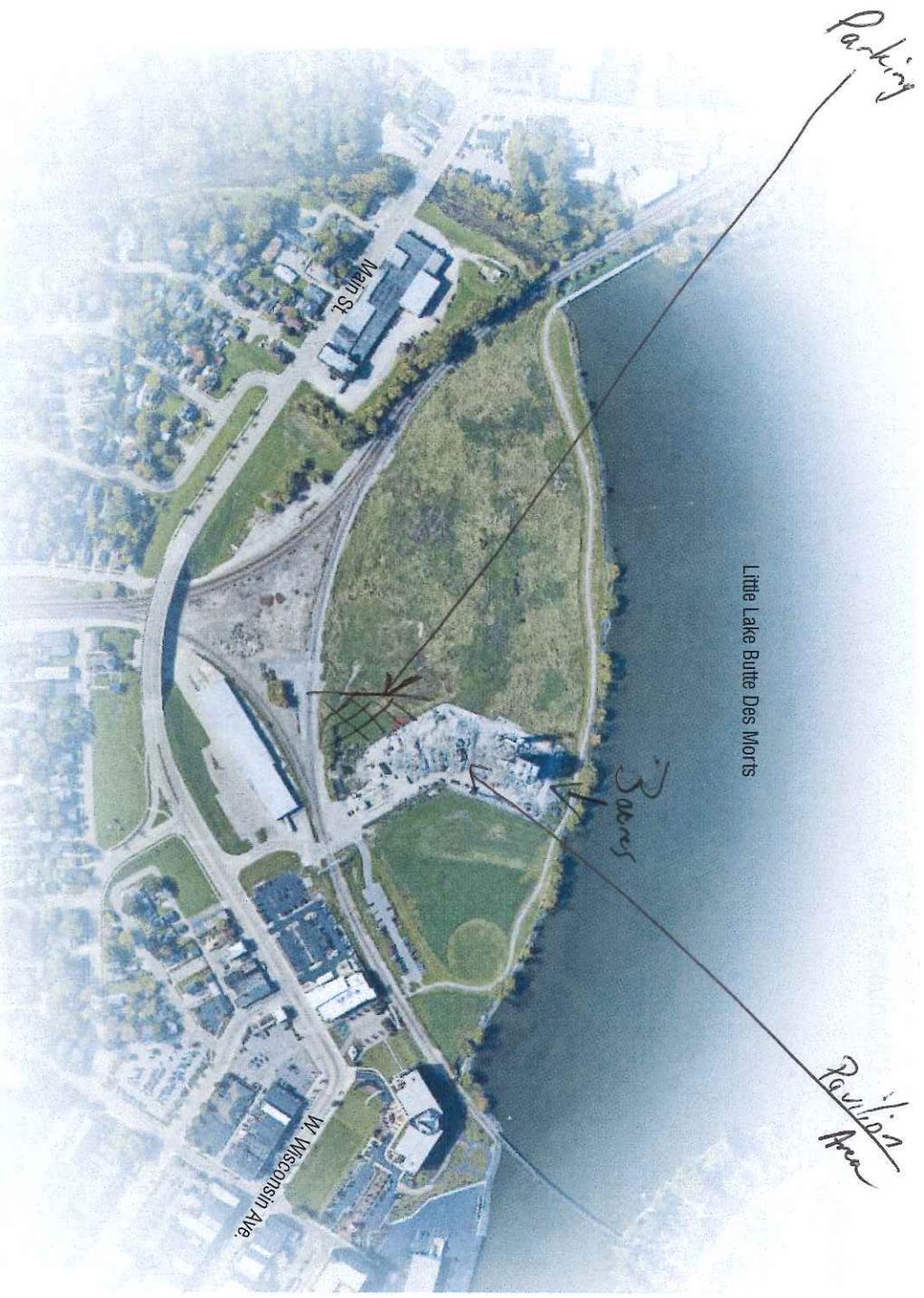
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Comments?

"Less is Better"

Is there any wetland areas we need to work around? ?

Being a rapped area what is Not acceptable ?

No: Motorboat docking this weeks fish & wildlife areas.

Stay out of the water (B^l area) ^(Vets No.) Restore the water at Park

Requird: Pavilion + parking lot

The More grass the More City Workers have to Maintain. Buildings, playground.

This does Not have to turn into Another "Money Hungry

Alike Schack Park, Proposed Washington Park Upgrade!

Park

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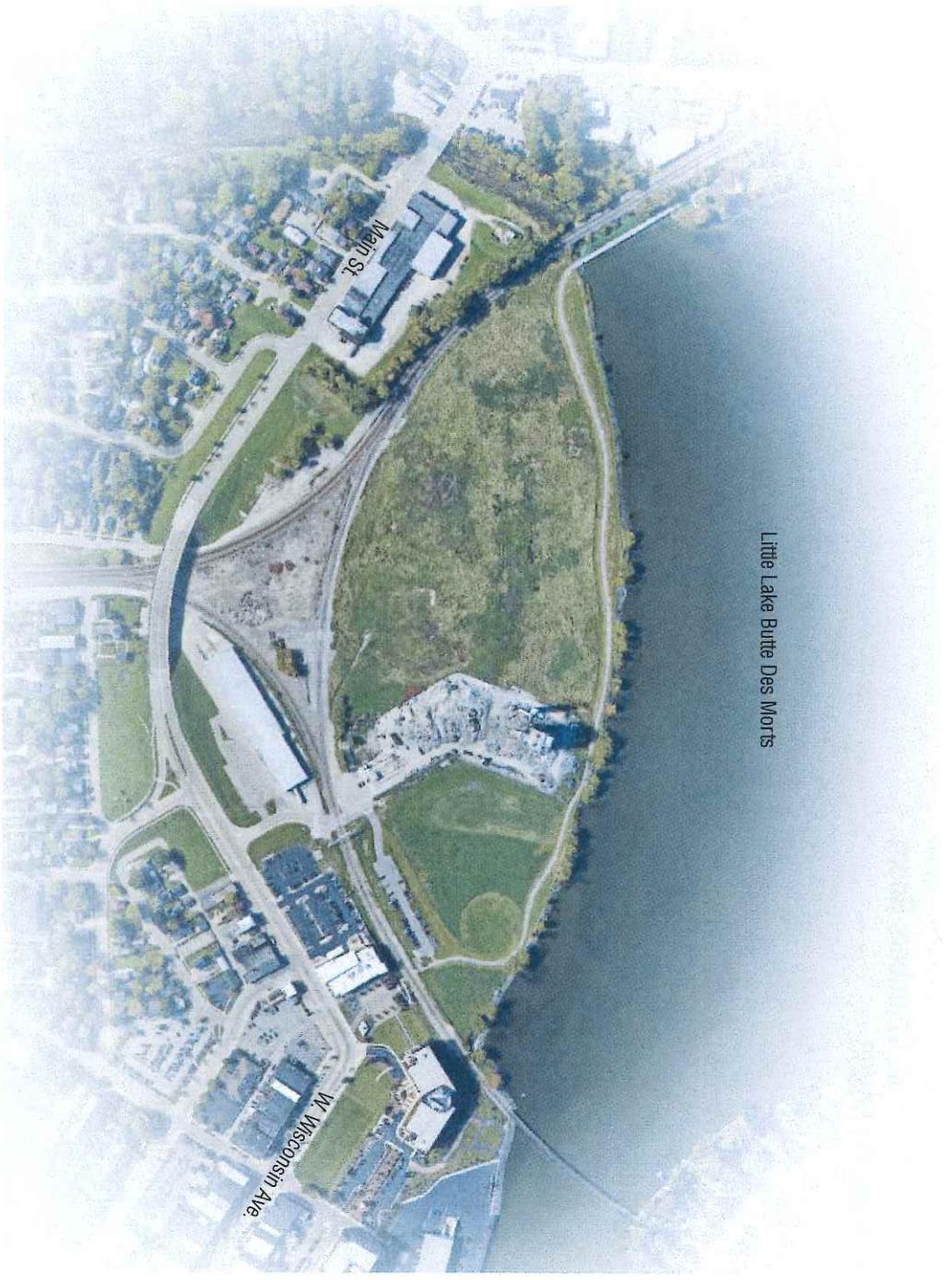
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Comments?

Parkway

~~with~~ noisy sports - picnic table - skate board ideal place shade

canoe / kayak racks (ropes) ^{parking} car in private residential
bike station (shut out as away from activity)
miniature building
protection from railroad

Am't appropriate neighborhood park. offer

unique things,

dog park to enough stone.

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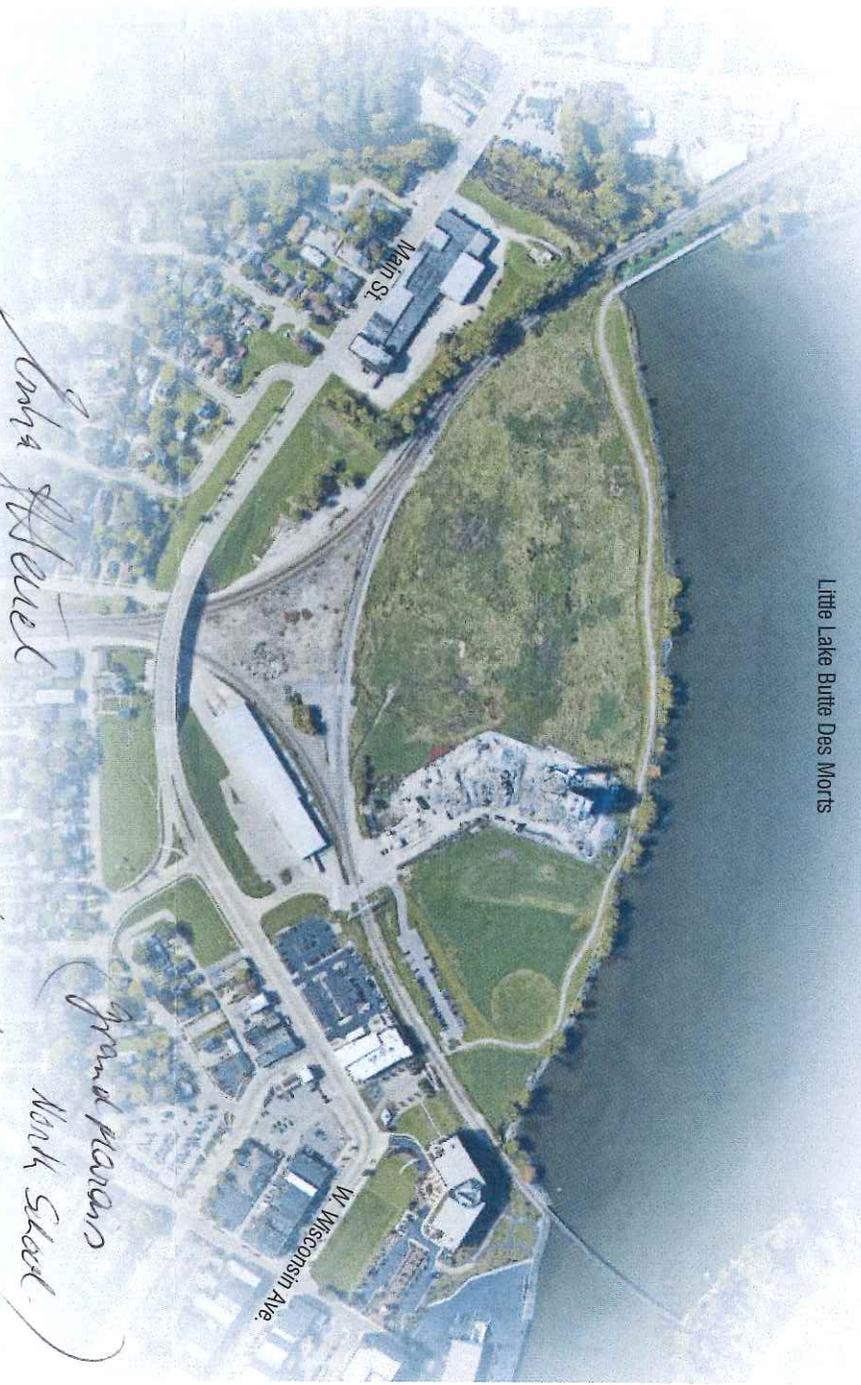


*No deep parking structures and w/asked space do minimum -
- volunteer shuttle service -*

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Comments?

- 1) Fees for use - multiple - Volunteers supported -
- 2) degrade - memberships -
- 3) - boats for rent - NO motorized boat up to Trestle bridge -
- 4) paths leading through landscape
- 5) financial commitment by Fox Cities or also state finances
- 6) safety considerations for using use of park
- 7) large areas reserved for kite flying
- 8) NO fireworks on special holidays -
- 8.1) TENTS - according to needs - does not need permanent buildings -

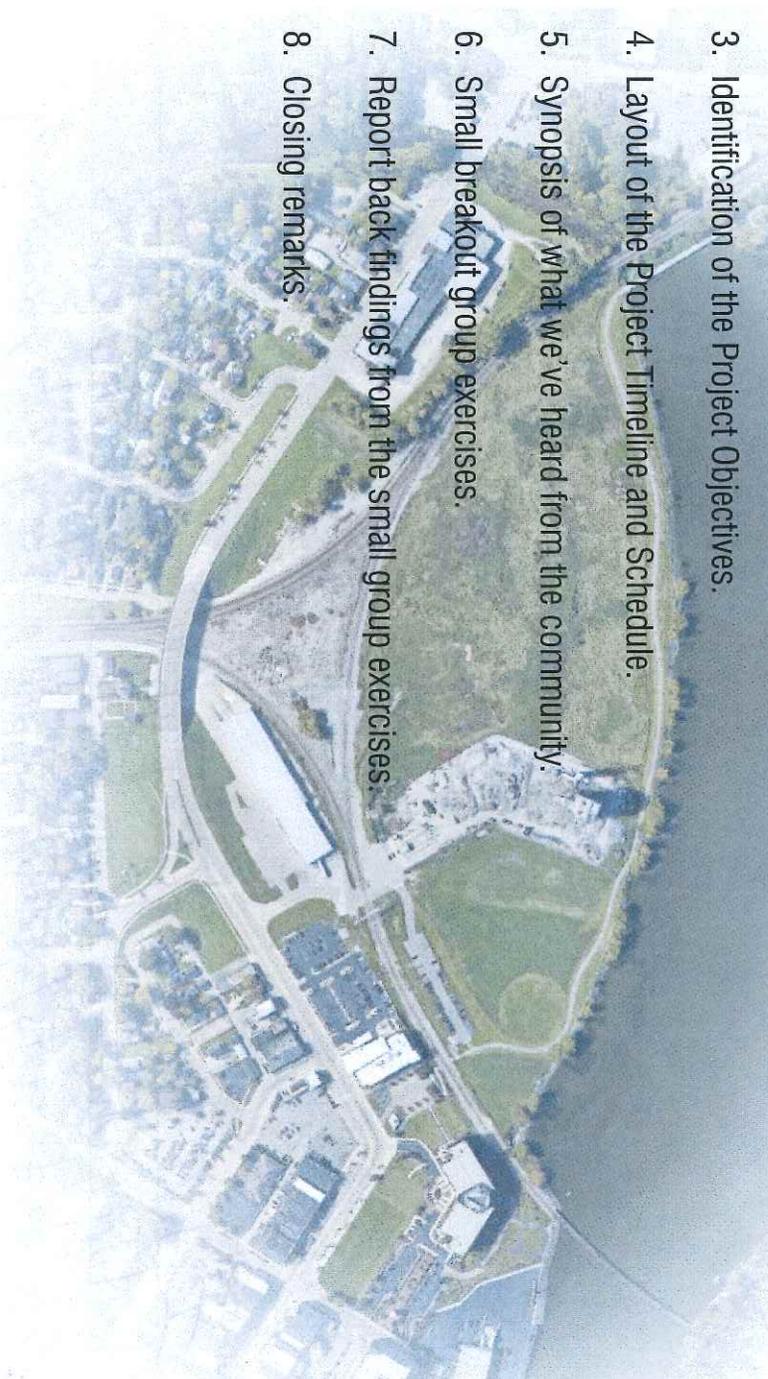
QWR

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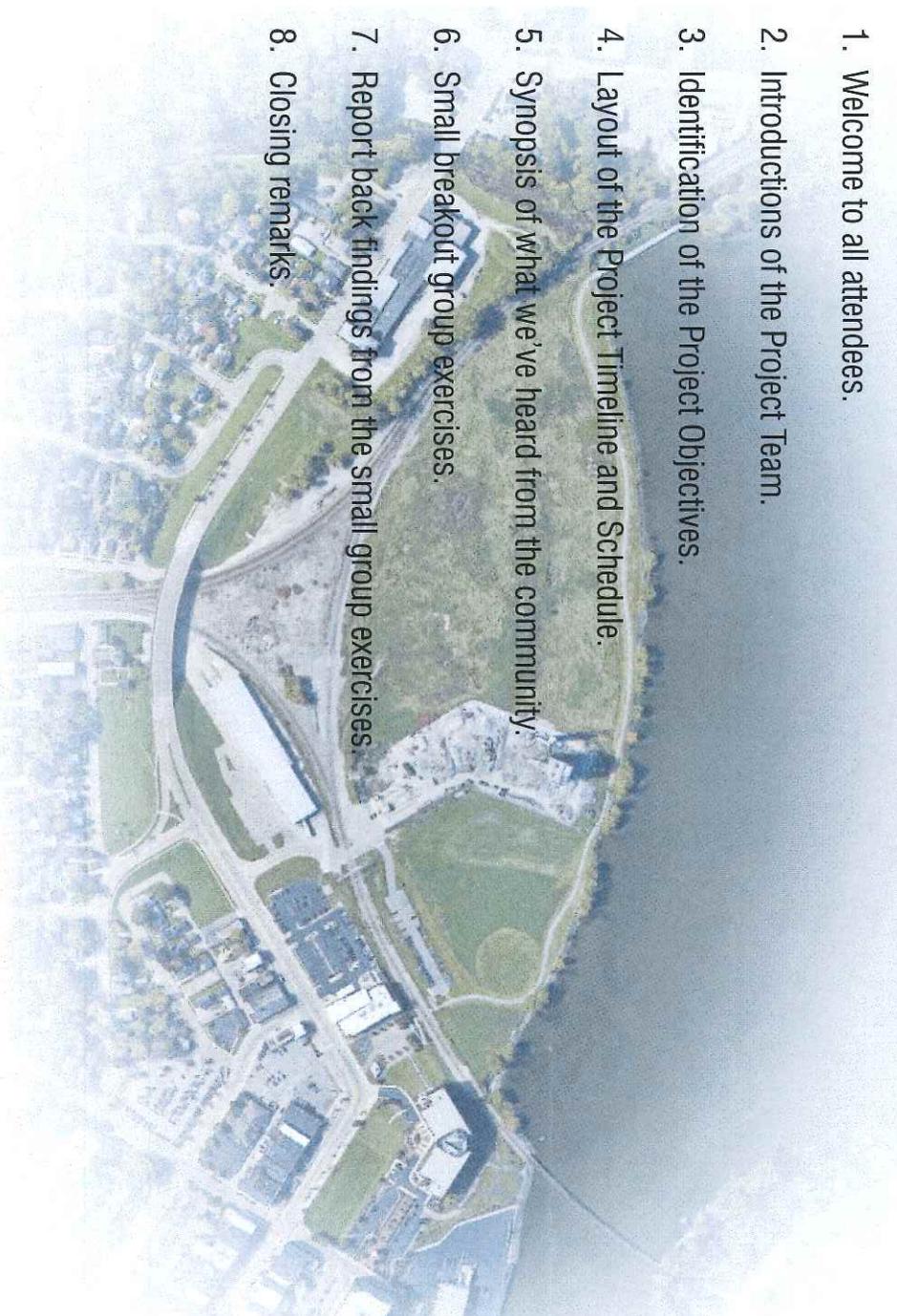
I like the idea of the park having a signature
feature, whatever it turns out to be, where residents
say to friends/guests - "I gotta take you to Arrowhead
Park - you gotta see...." (Observation tower, pier into water,
beachball garden, boardwalk, etc.)

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Comments?

Multi-use. As much nature variety as possible. Temporary dockage and boat access

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**Training*

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- Andrew Bohm → SEH
Errol Frank
El Friser
- Connectivity to Octagonhouse
 - Fishing access
 - Land and water lab, that improves
 - Historical interpretation
 - parking on west side
 - Canoe access
 - * - Branding
 - Guiding lights to be seen from 441
 - Shoreline softening

Thank you to all that attend!!

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Little Lake Butte Des Morts

Comments?

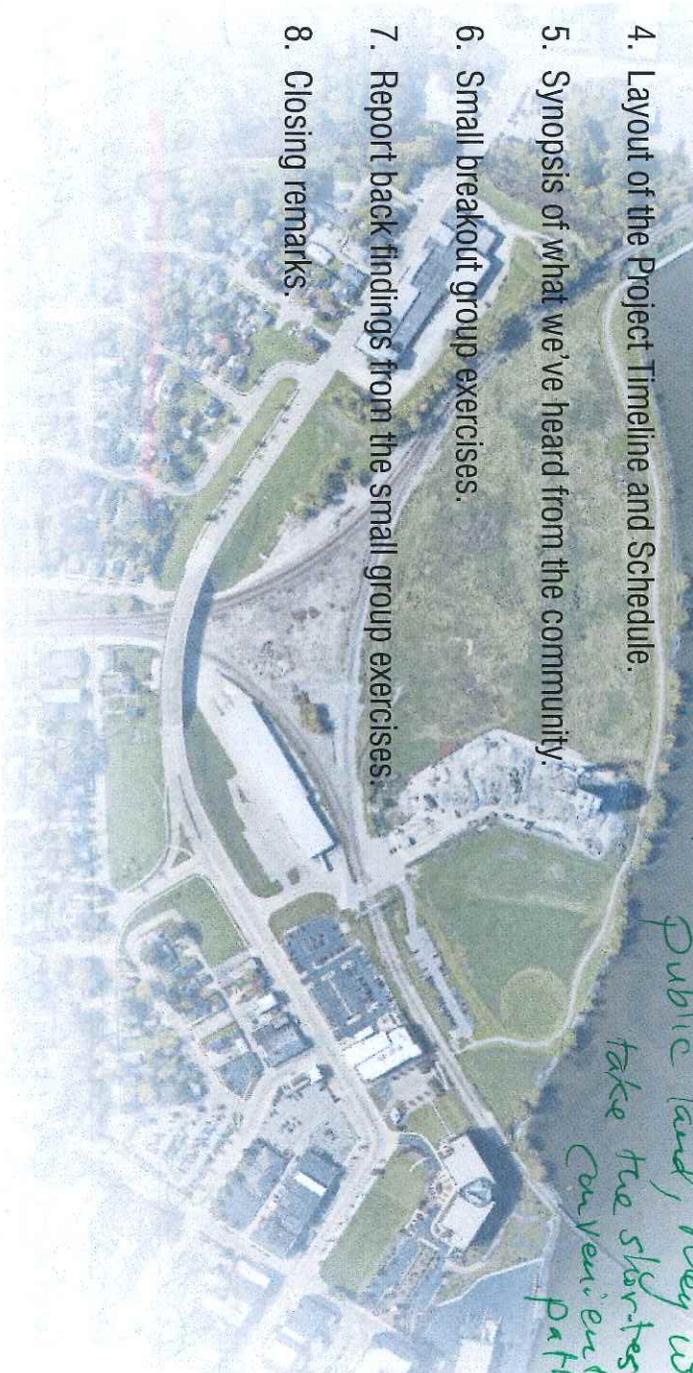
- 1) Fishing access / Pier in right place
- 2) connectivity to Octagon House
- 3) Land and water habitat Improvements
- 4) Historical Interpretation
- 5) canoe access
- 6) Shoreline softening & access improvements
- 7) creative buildings w/ lights to be seaward
- 8) parking on west side ~~attracted~~ people
- 9) Branding and logo **SEH**
- 10) Timing with other grants
- 11) Educational Center w/ Historic interpretation
Common to Fox Valley (Paper, PCBs, Rene)
- 12) Elevated areas w/ resting areas / lookouts
- 13) Isolated Park from RR tracks
- 14) bird nesting structures (Osprey, bluebirds)
- 15) Conservation easement to protect habitats

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Millenials paddle, Whitewater in a
"Park and play" style. This means
they aren't looking for a river
trip. They are looking for a
quality play feature that they
can park near. They typically
change clothes where they park.
This is problematic with the
trail use in immediate proximity
to the outflows unless a
space is provided. Being a
Public land, they will
take the shortest
convenient
path to
the
water
when
access
the
feature

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Little Lake Butte Des Morts

Comments?

At the East corner of the park, a whitewater play wave forms during low water. This high value feature has deep water eddies on each side of the outflow. Mike Kading has video of a site analysis for this location's promising instructional and play kayaking potential. It is located near the new trestle and existing Railroad Trestle, and in plain view of Plexus & Affinity Offices.

Access from the existing parking area is ideal, but changing in such a public location is challenging. ① Access steps/landing ② Changing Rooms

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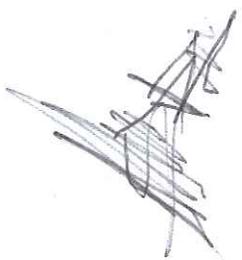
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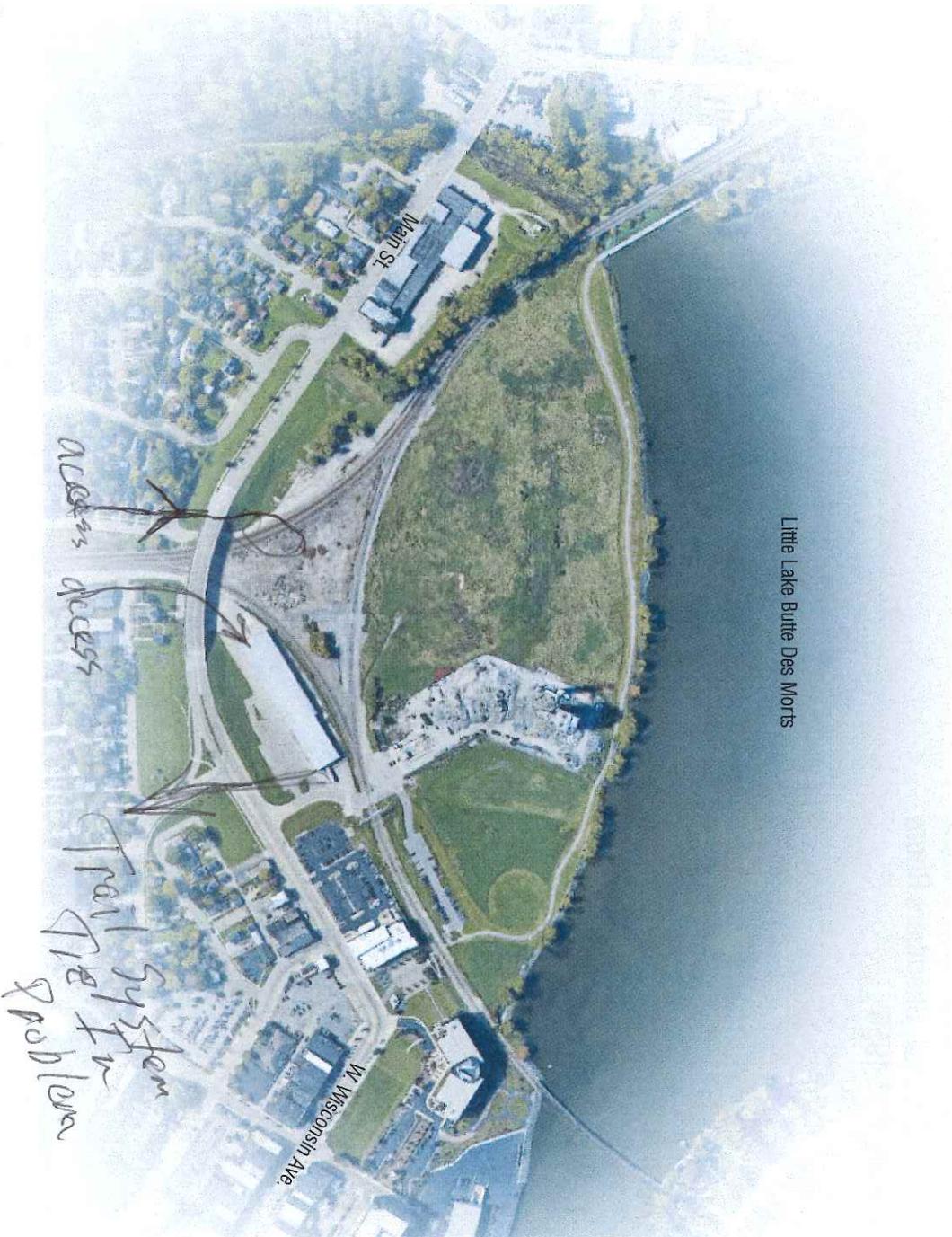


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Comments?

Bike Hub - tie in with other trails

Prairie Trail - Natural plantings

Kayak - Fishing

Spot for sports for Pums & walks & hikes + Bike Tours

Partnership with Bike Shops - Kayak/Canoes

More opportunities for Shoreline - docks

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Neanah, WI 54956

Agenda:

1. Welcome to all attendees.
2. Introductions of the Project Team.
3. Identification of the Project Objectives.
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6. Small breakout group exercises.
7. Report back findings from the small group exercises.
8. Closing remarks.



Thank you to all that attend!!

What ideas do you have for Arrowhead Park?

Feel free to sketch your ideas on the map below and share them in the comments section below.



Comments?

less is better

small shelter - open

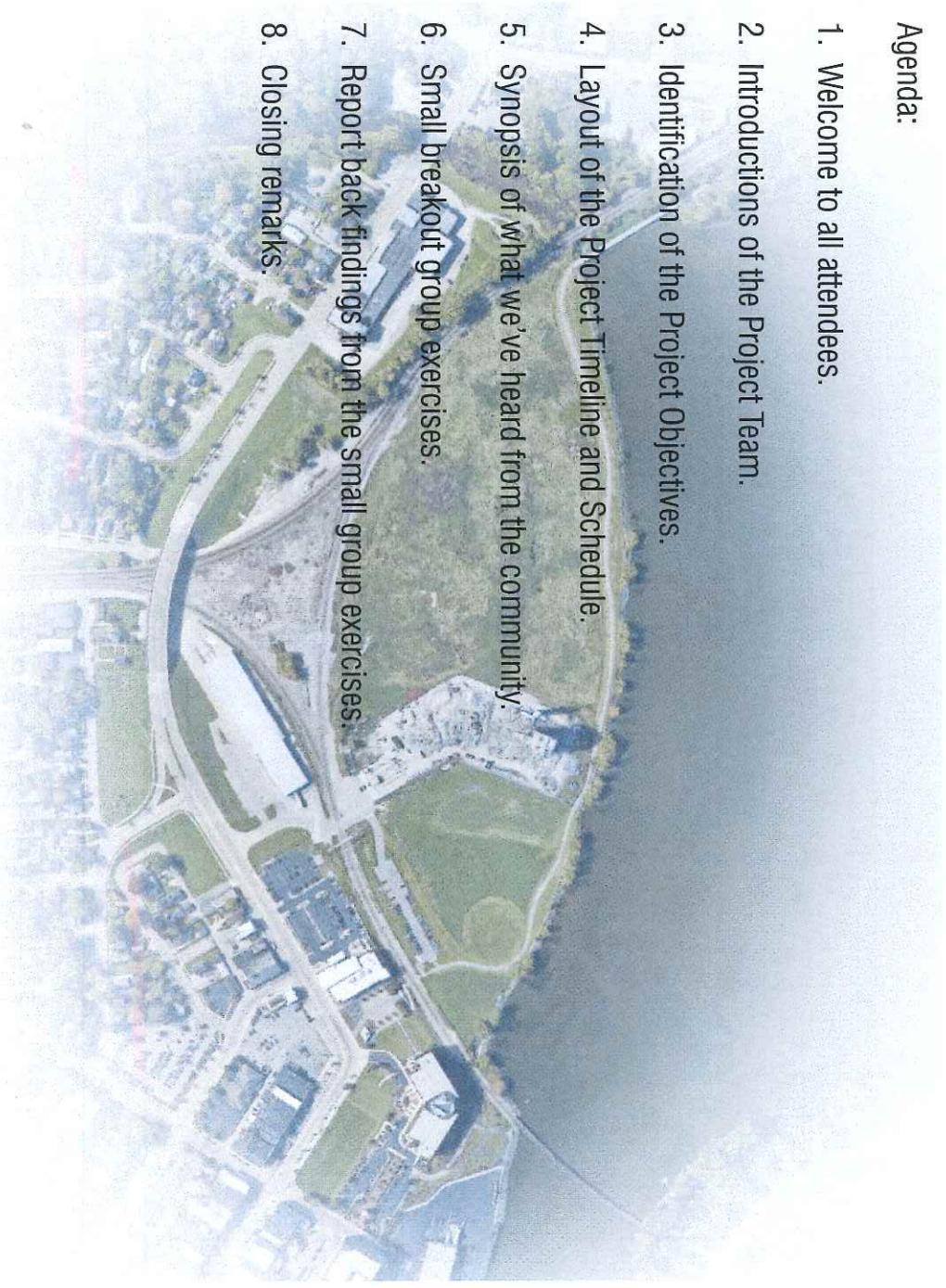
No Dog Park!

Community Visioning Workshop

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Neenah, WI 54956

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Little Lake Butte Des Morts

Comments?

Definitely Biking trails in a forest would be good. Also at edges of the bike trails you can geocaching spots hidden. Geocaching is a world-wide scavenger hunt basically.

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Little Lake Butte Des Morts

Comments?

- Really like the dirt bike trail idea. - Not sure how fitness equipment would work. Would it be placed in a shed to be taken out, or placed into the ground?
- Also, if the park was fit for it, could you 4th best possibility be held there when the park is complete?
- In my ~~opinion~~ opinion, trees should be a high priority.
- A kiosk for the Pavilion like in Driver Side would be cool.
- Use for Public gatherings + Church services.

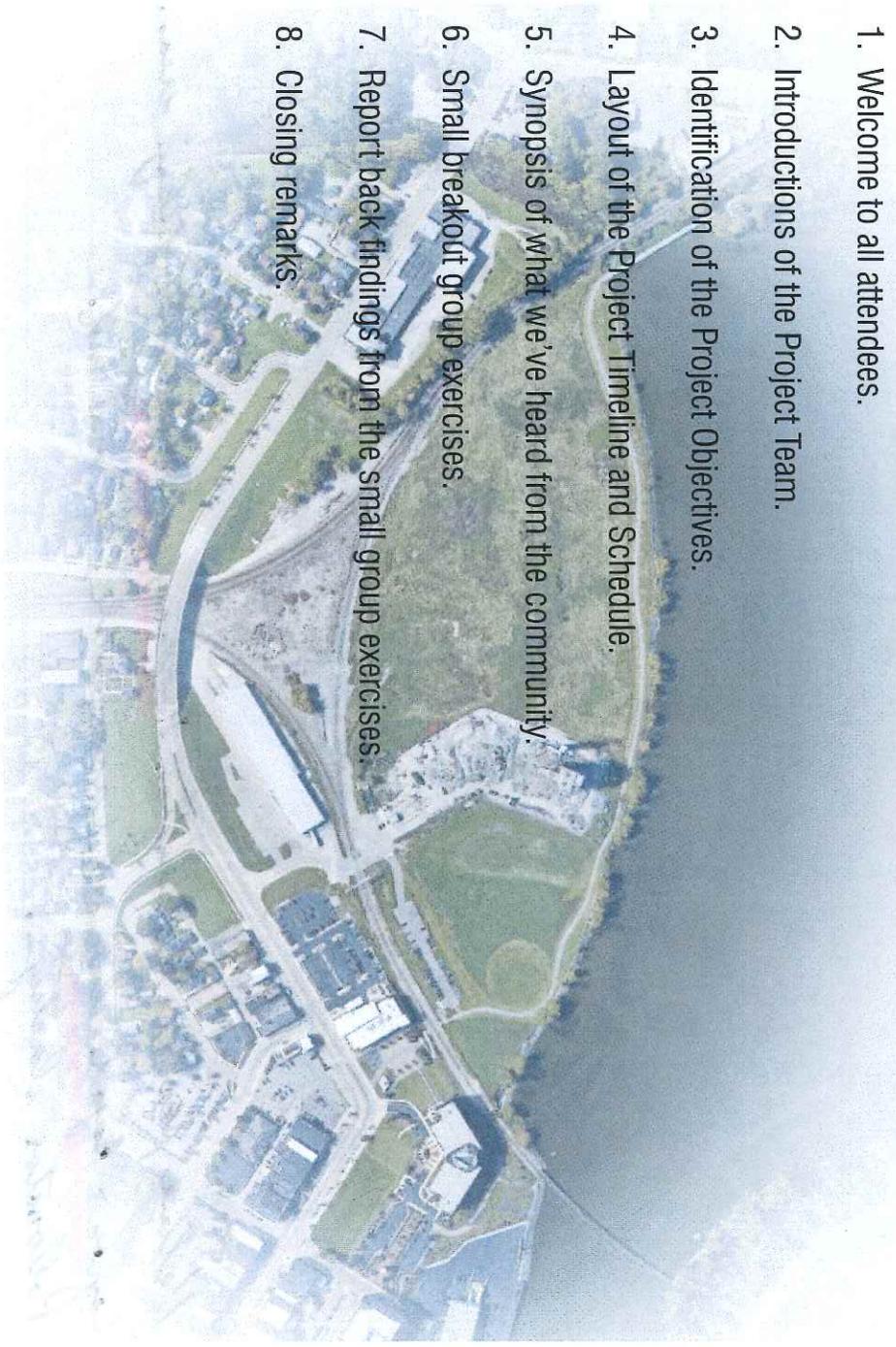
SEH

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Comments?

No time picnic or restrooms, **Handicapped** accessible **filling** area.
Canoe & **kayak** launch (accessible) on one end.
Pollinator plantings.

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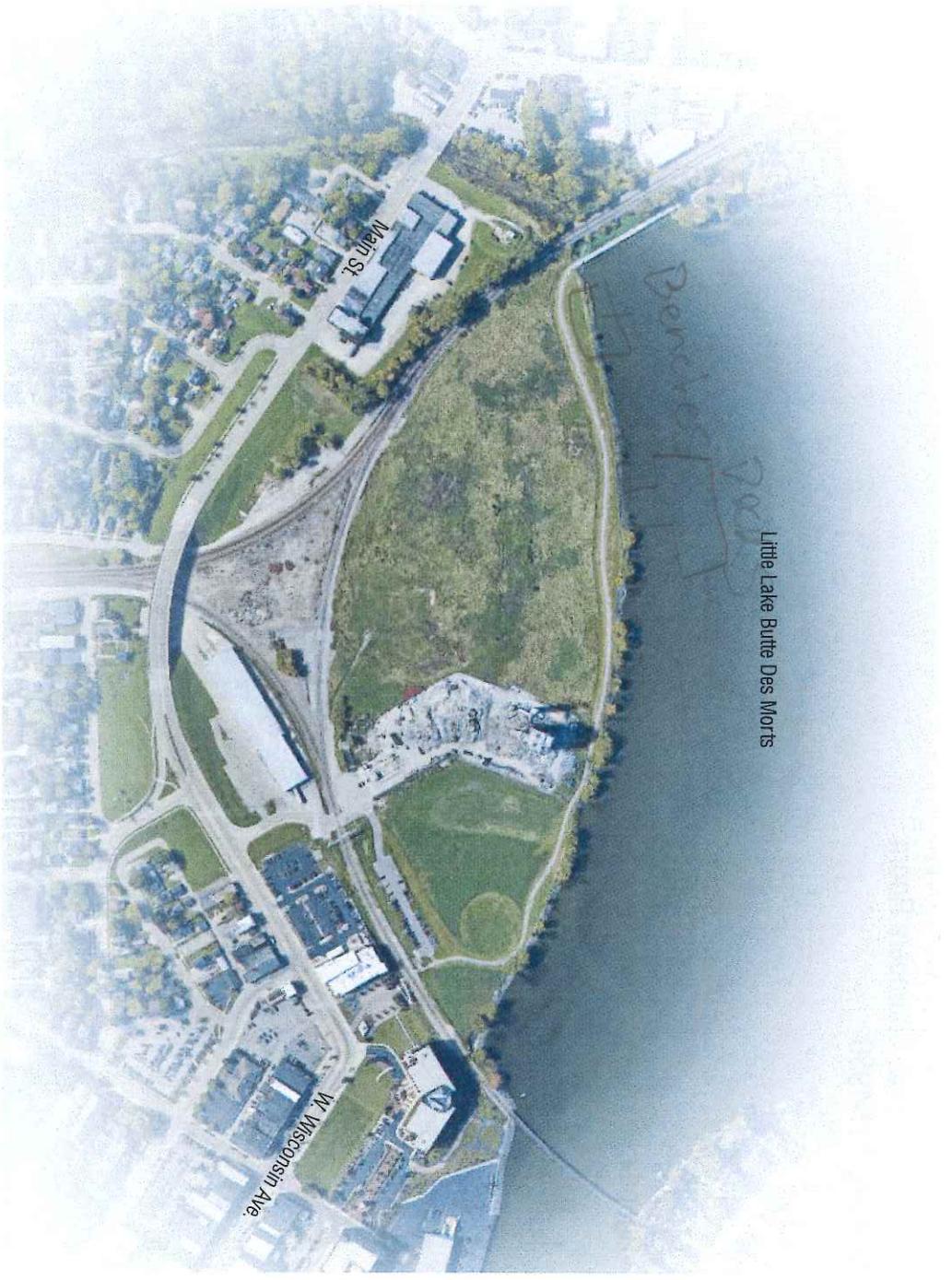
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Comments?

Maybe abit more Road or a path for cars
to park? I strongly agree with the
fishing part and docks, Benches to look
at the ocean, I would like to see
alot of trails or pathways.

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Comments?

Sitting areas along trail.

Pier into lake, with seating; for viewing, ^{seniors &} handup accessible friendly spot for tennis (Pavement)

Shade areas, protected walkways for enjoying during colder times.

Good parking

Cut / Sculptural / Light garden / Bee Cottes

May, ^{with} summer = plants / winter = ice walls

Winter shelter with views to lake.

"Quiet" tower

Pavilion boat area



Picture spot - weddings

— security photos along trail
— main golf



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Little Lake Butte Des Morts

Comments?

I look forward to Neenah being my retirement community and Arrowhead Park playing a major role in my pursuits of wellness and silent sports, though I favor a cultural campus - BMW (Museum), Historical Society, public yoga studio, rooftop restaurant, brewery, bike shop & silent sports rentals - to create a destination for citizens and visitors. I also favor outdoor wellness opportunities: a walking labyrinth (Hemlock Pix to park+road), loop the lake trailhead, 5K run/walk (race equipment readily available), a chipped trail (another 5K loop?) in the park, bird watching platform, parking, outdoor loungeing areas (hammocks),

Thank you.

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Comments?

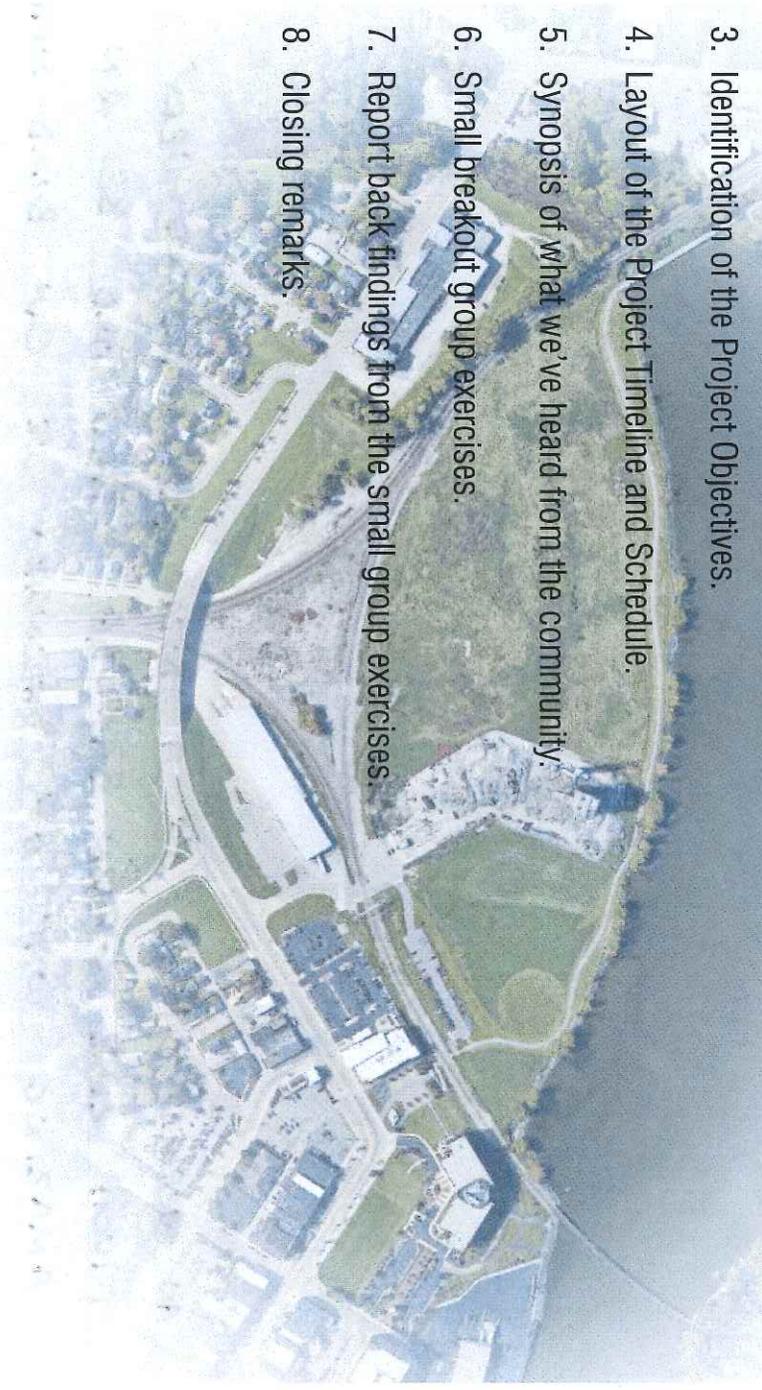
- Fishing pier, lounge, with benches, swings for watching sunset
- New space for Farmer's Market
- Loose chairs for lunching, maybe a restaurant
- Don't overdesign - use simple materials and lines that blend and last - over overbuild
- No concert space - leave to Shuttrock.
- Paddle sports OK - already a launch @ to west, north? New park

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Little Lake Butte Des Morts

Comments?

AN OVERALL SCORE OF A BOTANICAL GARDENS VERY
MUCH LIKE GREEN BAR BG. THIS COULD BE AN
AMAZING WAY OF SHOWING US WE CAN BUILD SOME-
THING BEAUTIFUL ON A PCB DUMP. YOU
COULD DO SO MUCH WITH THE LAKE. THIS
COULD ENHANCE DOWNSTOWN SO MUCH, FOR
WEDDINGS, EVENTS ETC. AND JUST ADD TO THE
BEAUTY WE CURRENTLY HAVE

Community Visioning Workshop

October 12th, 2016 6:00-8:00pm
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Team
Trevor Frank
Andrew Dine
Ed Frier
Mark Ernst

Agenda:

1. Welcome to all attendees.
2. Introductions of the Project Team.
3. Identification of the Project Objectives.
4. Layout of the Project Timeline and Schedule. - *Leadership Team Tomorrow*
5. Synopsis of what we've heard from the community. - *Shoreline, Fish, Wildlife Habitat, Access, Seepage*
6. Small breakout group exercises.
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Word cloud shows
• Fishing, children water access
Playground safety, "
7- Guiding Principles

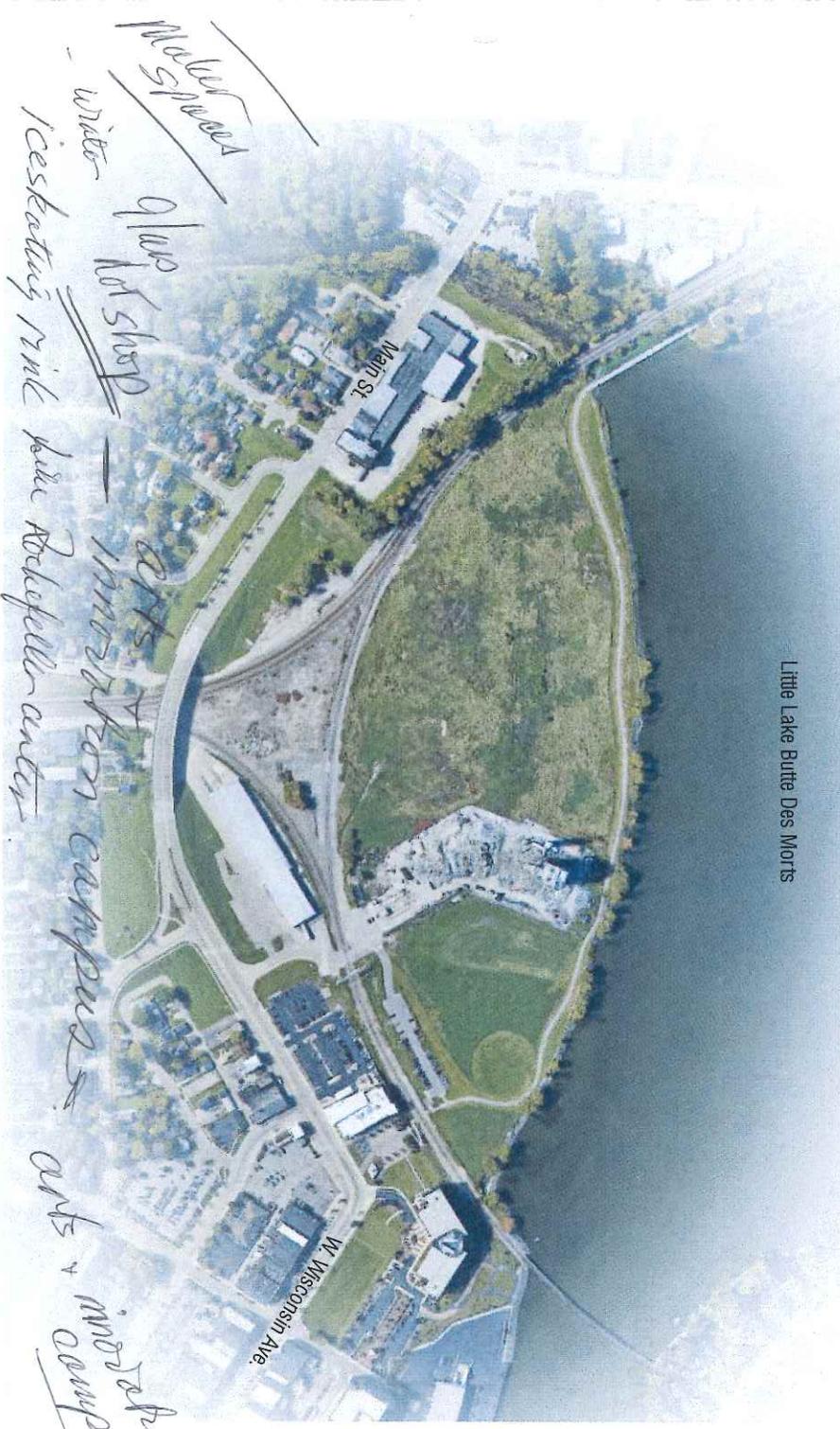
Nov. 9th - 2nd Public Workshop - 3 each results +
Dec. 5th - Final Report.

Thank you to all that attend!!

What ideas do you have for Arrowhead Park?

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Little Lake Butte Des Morts



Comments?

boating for non-motorized or strolling waters: - kayaking, canoe,

integrated recreational, ecological natural space that brings
a welcoming blend of ^{MUSEUM spaces} arts, outdoor structures & sculpture,
innovation, performance space and opportunities for
collaboration in/on the water beside the waterfront &

year round indoor/outdoor. ^{restoration} ^{restaurant, retail} ^{dynamic art space year round with food areas + family centers} ^{recreation + ecological learning as a destination.} ^{the Olympic would}

engage & attract a wide audience. ^{unique beauty will bring people}

as a tourist destination. ^{Incorporation of innovative industry at the above would}
be another dynamic nod to the community heritage and history.

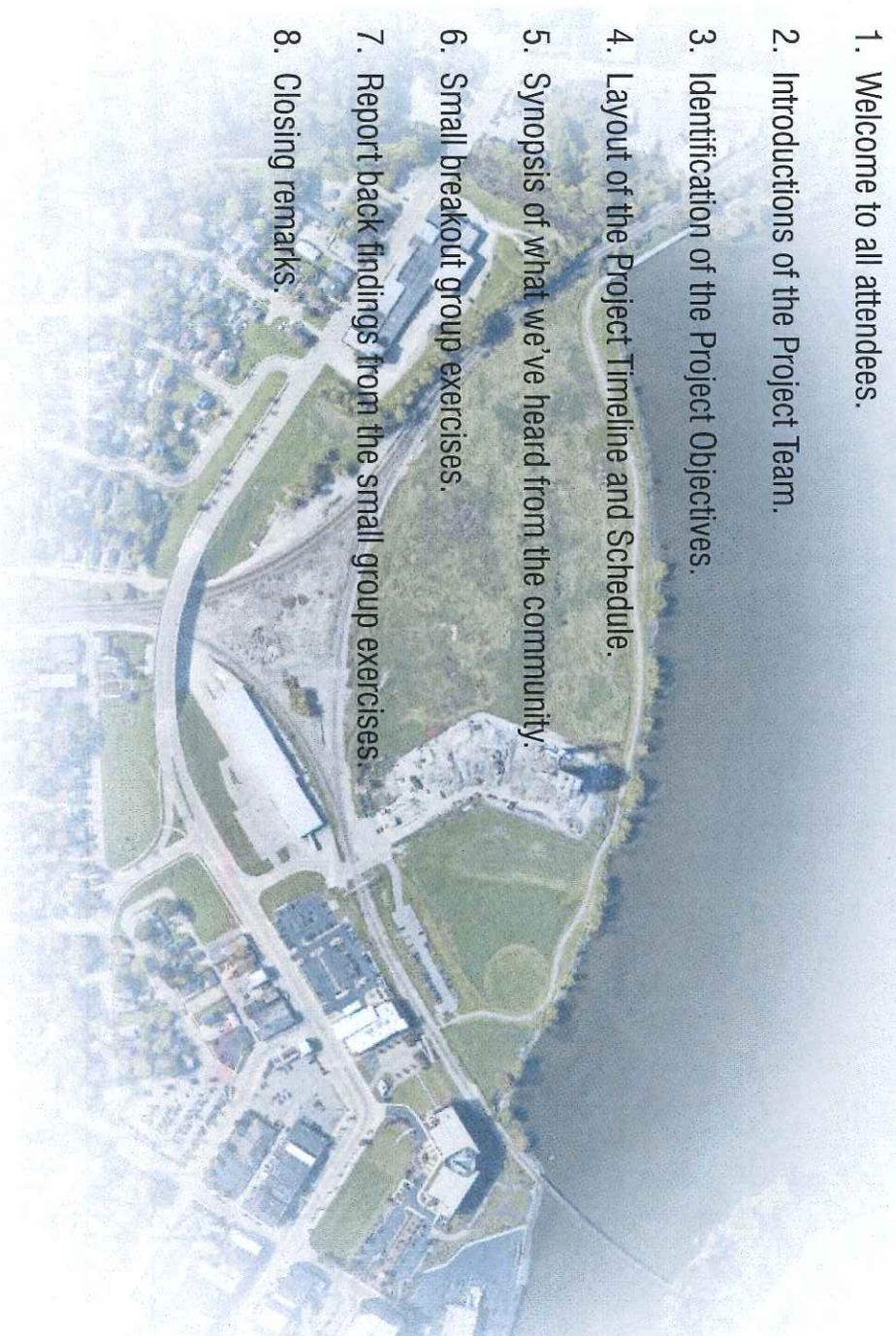


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Little Lake Butte Des Morts

Comments?

- Shelter w/ meeting areas for weddings / reunions / parties
- path circling whole park area
- exercise stations
- coffee shop / ice cream shop
- relaxation area w/ circulating water - bubbling or waterfall - like ^{west side}
- trees for shaded areas
- stage / concert area
- bench savings or hammocks

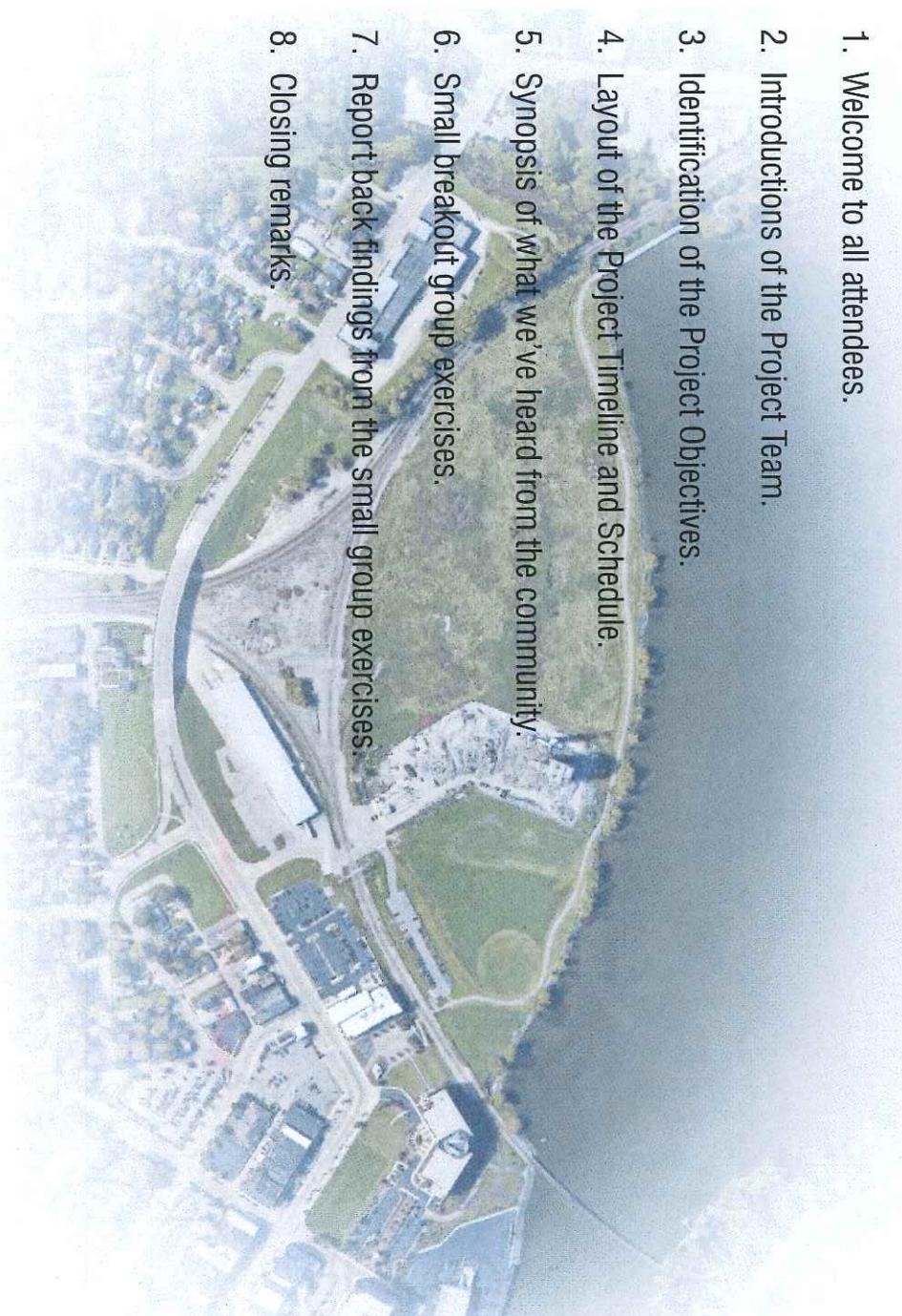


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Little Lake Butte Des Morts

Comments? Benfire area

Relaxation area Fishing area

Modern shelter -- not traditional pavilion

Bike Trail - Bike Racks ← unique ones!

Kid friendly but not like the Rocket Park

Flower beds Attractive to adults as a priority

An area to stroll from downtown & back

Bathrooms NO DOG PARK!

Paddleboard & kayak rentals

Long Pier - Seating area

No Restaurants - Downtown is close enough

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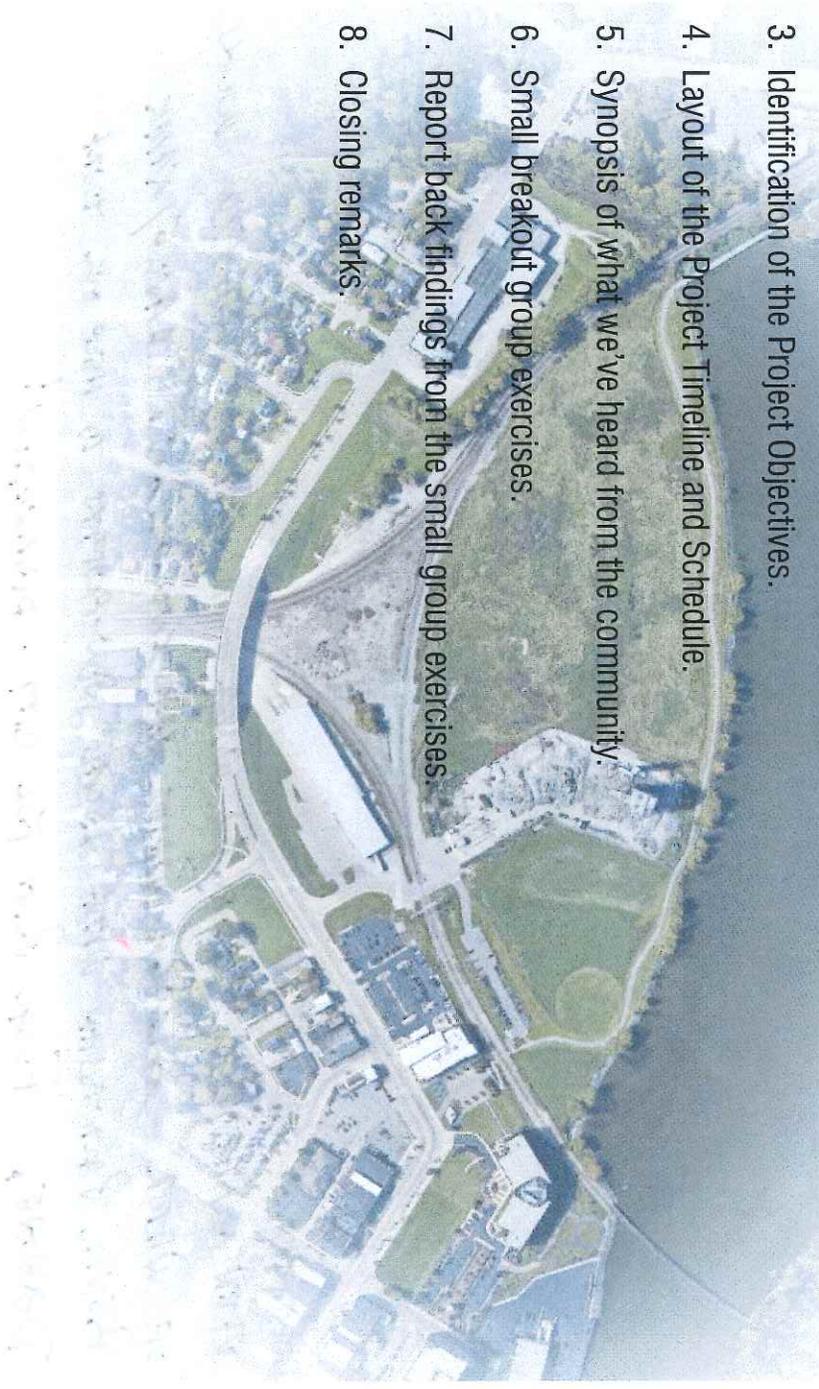
A place to connect people to the water.
Partnership betw Tenasha, Normal, & Fox Crossing
to address things like rental opportunities. (Great Spots)
Utilizing local nonprofits in creating work/life dev.
opportunities for youth's. "The Learning Harbor
History of area"

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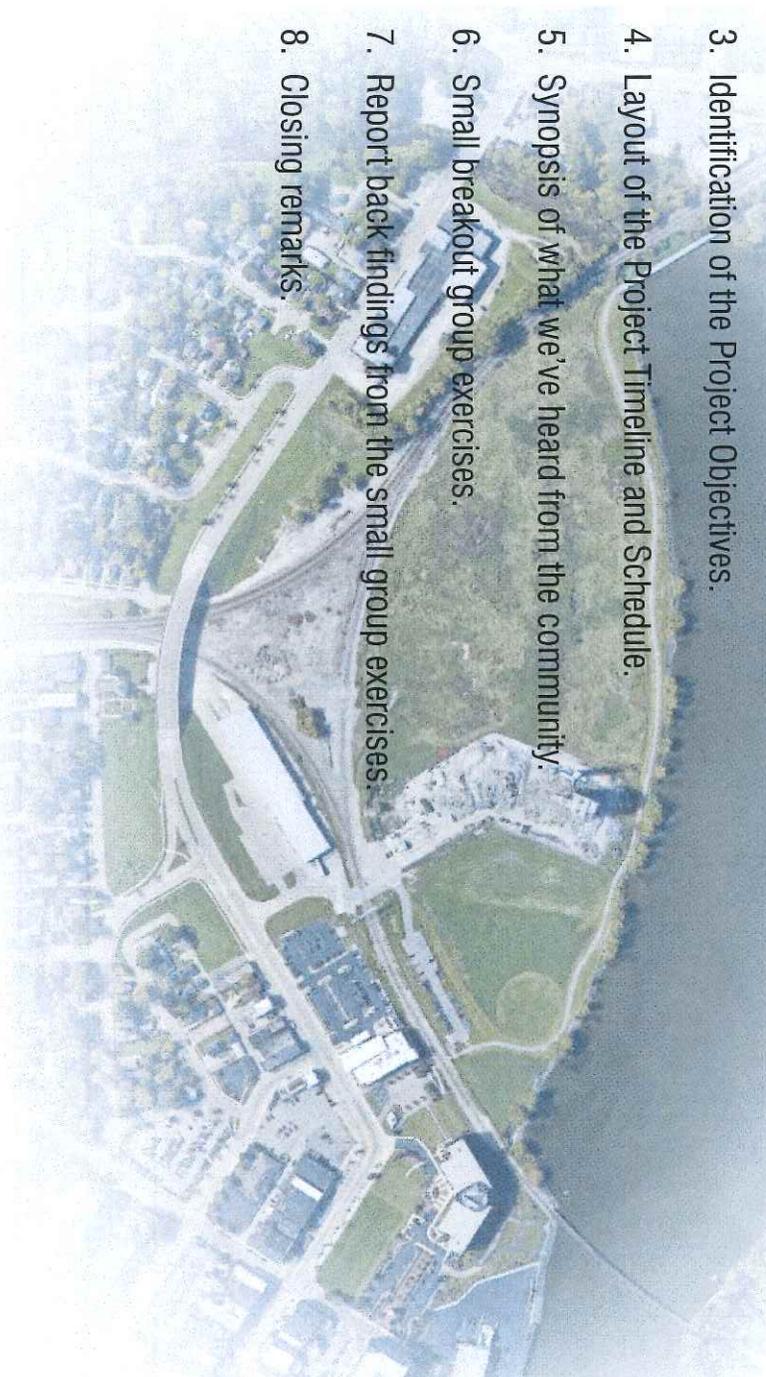
OPEN a MARKET, FOOD or WATER or ABILITY TO INTERPRET, ACCESS
OF WATER. SEARCH WITHIN MY ENVIRONMENT. 20005/5000K
BONNA PARTNERSHIP WITH LOCAL NON-PROFITS TO HELP OUR YOUTH
PARKS, Focus Point For CITY - DESTINATION!

Community Visioning Workshop

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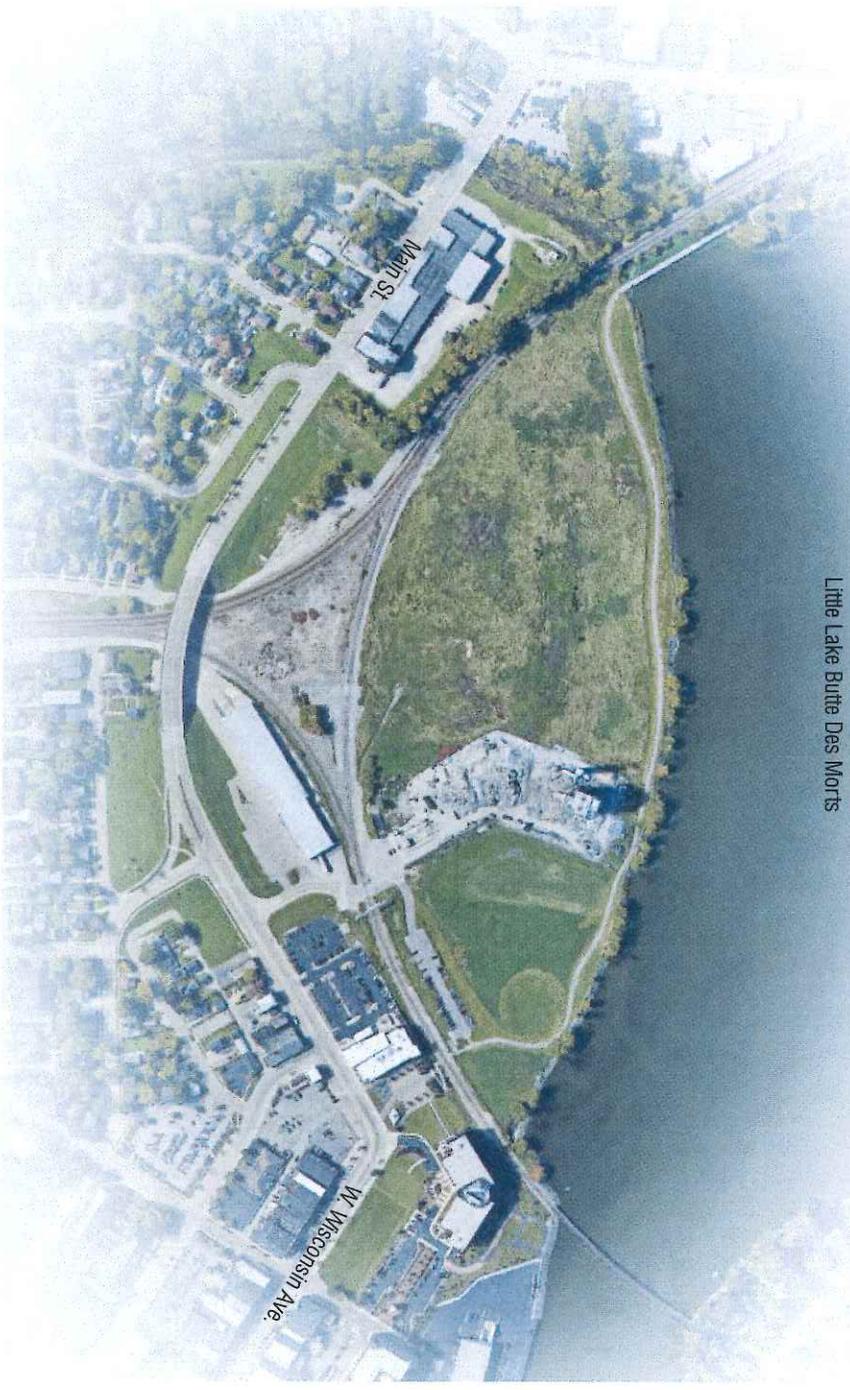
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Little Lake Butte Des Morts

Comments?

- Multi-use Entertainment / gathering space - Perm. Structure / shelter
- Relaxation Areas, fountains, lighting
- Trees (shade area)
- Pier - Enhance water recreation activities; Subleased vendor areas
- Community bon fire area - benches, tables; winter-use (Holidays)

Business Leader Meeting

October 12th, 2016 7:30-9:00am
Zacatecas Mexican Grill and Tequila Lounge
Neenah, WI 54956

Agenda:

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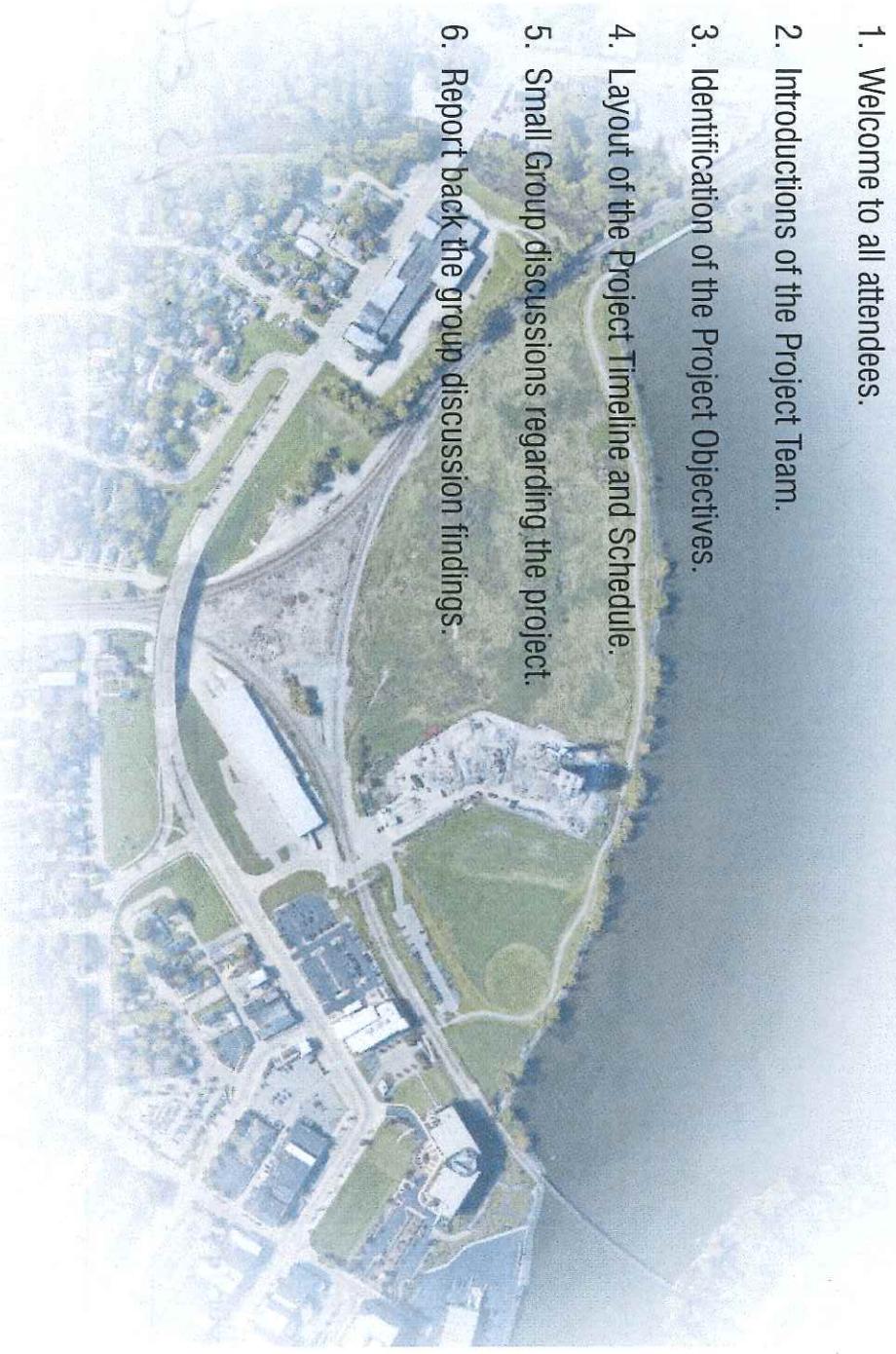
— Interactive music opportunities

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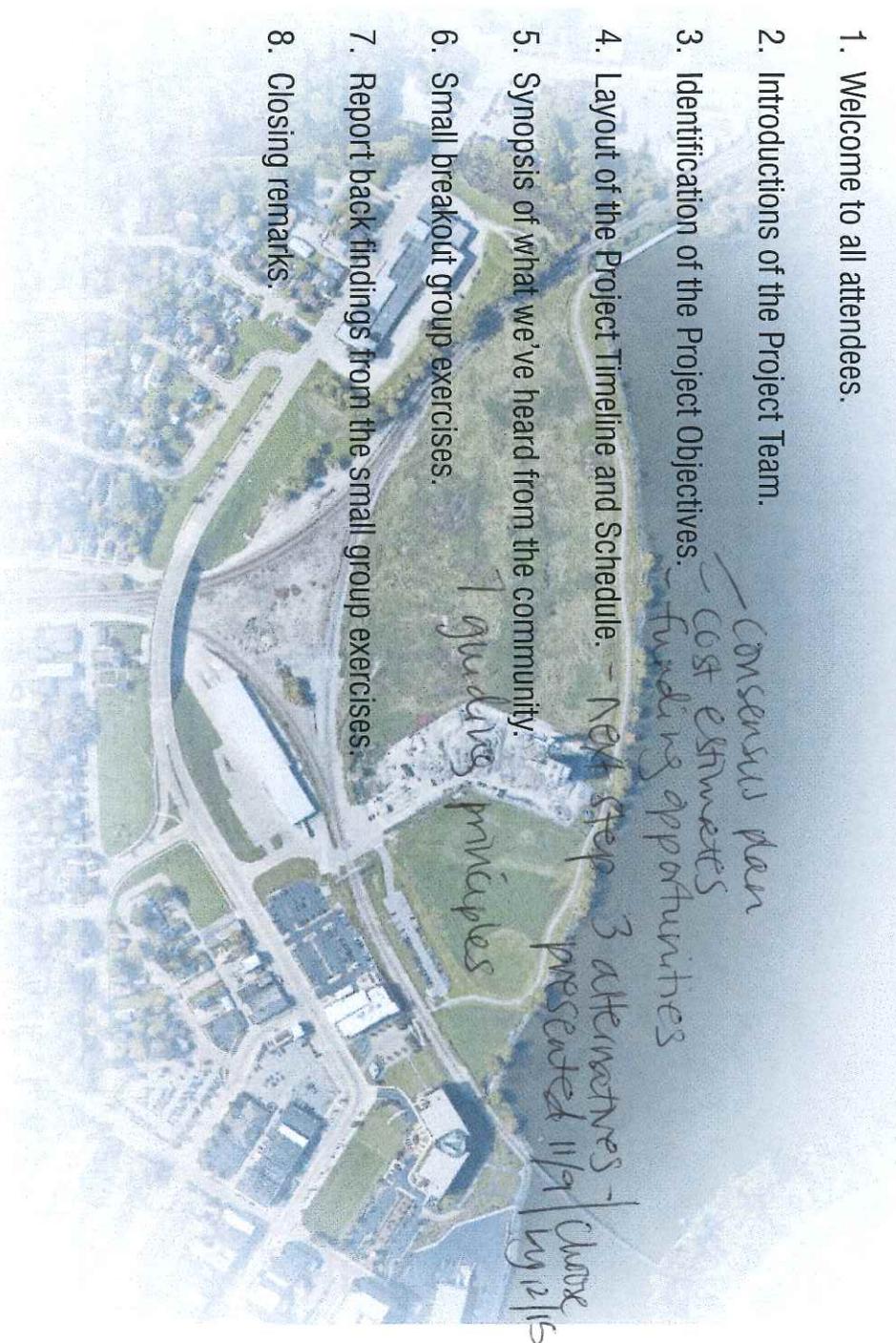
Stags - some sort of music, plays etc.

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Comments?

Love the idea of gathering space for community members and also visitors. This could be achieved through cultural amenities and programming in addition to the natural features of the site. The park should include the arts via a museum or other cultural facility, in order to serve residents but also attract visitors from the region and beyond. I don't feel that a playground is really necessary, given other park offerings in the city.

Bistro-Style Chairs and Tables, Bryant Park, New York

This lunch-friendly park provides bistro-style chairs and tables, allowing park visitors to sit alone or in groups, in the sun or in the shade.



Carol Holden-Zwisch



Farmer's Market, Grand Haven, MI

Seasonal green awning marks central aisle; vendors under tents on both sides of aisle



Cand Heller-Zwick



Charleston, Cooper River Pier

Arrowhead Park is one of the best places to see the sunset in Neenah. Little Lake Butte Des Mort reflects the colors and gives and gives and unobstructed view of the setting sun. A pier built into the lake would make a great spot for people to gather and watch the sunset. The pier into the Cooper River in Charleston, SC is a similar gathering place. It is partially covered and has a large number of benches and swings to sit in.

Another great sunset spot is in Fish Creek, WI. There they have a small park with a wall and a few benches to sit on, and access to the water where kids play and through rocks into the water.



Neenah Arrowhead Park
Conceptual Master Plan
Sign In Sheet

38



Group Name: PUBLIC Mtg. No. 2
Date: 11.9.16

Name:

Email:

1. Mike Custer Mike.Custer@outlook.com
2. Scott Powley scottgpowley@gmail.com
3. Mike Schmidt dr.wood.e.sbcglobal.net
4. Dawn Gohlke dawn@bestfriendsum.org
5. Jenn-Lu Stevenson FLATH30@UWALUMNI.COM
6. Mike Van Arman MIKEVAN@CENTURYTEL.NET
7. Olivia Wilkum trees4love@hotmail.com
8. Ellen Kuntz ellen@33acres.com
9. Kathy Ziminski ziminski3@sbcglobal.net
10. Robaks drobak@new.rr.com
11. BEN FAUSKE FAUSKE@bunnings.com
12. Manny Hjerstedt mhjerstedt@twc.com
13. Ted Gallaway tedgallaway@gallawaycompany.com

14. Amy Barker amy@nashville.org

15. Peter Kelly peter.kelly@nashville.org

16. EZRA SCHOONOVER EZRA.SCHOONOVER@GMAIL.COM

17. _____

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Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.

Little Lake Butte Des Morts



Comments?

ASSESS THE TRAFFIC FLOW &
ENTRY/EGRESS HAZARDS/OPPORTUNITIES



Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.



Comments?

a pleasure drive with car traffic is not relaxing - you need to think about kids' safety + the potential for driving off the road

a floating boardwalk is a good idea

the earth form wave garden is cool too

a whimsical structure goes along with a more artsy/modern theme

the skywalk over the railroad tracks adds safety and an element of "coolness"

Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.



Comments?

LOOK AT CHARLOTTESVILLE VA — CHARLOTTESVILLE PAVILLION
CHARLOTTESVILLE DOWN-TOWN MALL OUTDOOR MALL

Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.

Little Lake Butte Des Morts



Comments?

THIS IS A GREAT LOCATION FOR A
BICYCLE "PUMP TRACK" AND SOME
MOUNTAIN BIKE / FAT BIKE "SINGLE TRACK"





Neenah Arrowhead Park
Conceptual Master Plan
Sign In Sheet



Group Name: PUBLIC Mtg. No. 2
Date: 11.9.16

Name:	Email:
1. John Dobbins	jasdobbins@sbcglobal.net
2. JOSH PREISSNER	joshp@mbm360.com
3. David Popp	david.popp@tds.net
4. Catherine Holeccko	cholecko@yahoo.com
5. Barbara Van Gorp	barbaravan1017@gmail.com
6. Kelly Ston	Kaverfish88@hotmail.com
7. KENT POWLEY	k2powley@gmail.com
8. Jan Smith	smith@bmmglass.com
9. Phil and Mary Florek	msflorek@new.rr.com
10. Wally Bergstrom	dawmmberg@quail.com
11. JOHN SIGNORETTI	JSIGNORETTI@YAHOO.COM
12. David Faria	Kayakplayer@gmail.com
13. _____	_____

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Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.

Little Lake Butte Des Morts



(I couldn't pick one lay out over another but these ideas would be my main inputs.)

Comments?

Columbus OH has a park w/ a climbing wall feature that attracts a wide segment of the population. I have pictures I could email or set up in a drop box account. They, Ohio, have a no fault law, it's free, so the self belay systems they provide are the envy of Seattle etc. bec. they don't have such a law.

Aging pop. / my mom & ~~my~~ I pulled up to watch from the car. That's huge for elderly not yet in a wheel chair but unable to walk

The park security said by far, most accidents happen on the bike trail. A road to the water could be wide enough for parking along it and allow another way bikes to safely avoid pedestrians.

The number of people white water boating those waves is very small - (and I own two play boats) There's 2 kayak put-ins already one at Trestle Trail Entry & 1/2 way there - where handicap access exists as well.

The view from the Trestle trail should suffice over the costs of maintaining a floating winding path, just to get a view back. The fixed pier makes more sense.

A parking garage off site, w/ overhead access to the park helps w/ the downtown parking problem and the safety issue; people speed down the hill into town. Thanks for all your work.

(if want pics of multi-generational use of climbing wall!)

→ pack 54956@gmail.com
920 378-5246

Pete
Jones

Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.



Comments?

I am not in favor of an automobile drive in the park

Comments on Alternatives

Please share any additional input regarding the Park Alternatives Below. Feel free to draw.



Comments?

Naturalistic alternative is Best of the Three

④ Floating boardwalk is a Big Maintenance Item

③⑤ walkways - There may be too many
More Prairie grass should be utilized.

Alternative 1+3 Cost too Much

Note: Gardens Need Lots of Maintenance (More Employees)

Touch water

Expand parking

Perminant bldg.

Kajak launch

Boat house

Programmable Meadow

RR Crossing

Community Gathering

Sculpture garden

Active Recreation

Botanical garden

Elevated Viewing

Water feature

Pleasure drive

Low

Med

High

Arrowhead
Park
only

Prioritized

1 least, 10 best

PROGRAM SUMMARY – November 9th 2016

(Program components and bullets below are not prioritized)

<p><u>Observation & Seating Areas</u></p> <ul style="list-style-type: none">10 • Sunset watching10 • Star gazing5 • Formal & Informal7 • Picnicking7 • Bistro chairs and tables1 • Swings/Hammocks<ul style="list-style-type: none">• Birding• Fall Fan Area3 • Observation Tower	<p><u>Exercise & Play Areas</u></p> <ul style="list-style-type: none">0 • Field Soccer0 • Pickleball0 • Skateboarding2 • Dog Park2 • Small Ice Skating Area0 • Sledding2 • Disc Golf2 • Climbing Wall0 • Baseball/Basketball/Soccer<ul style="list-style-type: none">• Parkour0 • Sand Volleyball0 • Splash Pad0 • Whitewater Play2 • Fountains8 • Kite Flying
<p><u>Gathering Areas & Wellness</u></p> <ul style="list-style-type: none">4 • Sculpture park2 • Lighting0 • Labyrinth/Maze2 • Council ring10 • Quiet places8 • Garden plots3 • Botanical gardens<ul style="list-style-type: none">• Bosques0 • Outdoor rooms0 • Storybook Garden	<p><u>Winter Activities</u></p> <ul style="list-style-type: none">0 • Sledding2 • XC skiing0 • Skating7 • Winter sculptures4 • Snowshoeing
<p><u>Trails & Boating</u></p> <ul style="list-style-type: none">7 • Kayaking, canoeing amenities10 • Biking, walking amenities10 • Fitness trail1 • BMX bike trail (pump trail)0 • Swimming0 • Sailing0 • Paddleboats0 • Community Boathouse<ul style="list-style-type: none">• Slough Access	<p><u>Piers & Boardwalks</u></p> <ul style="list-style-type: none">5 • Observation7 • Fishing0 • Motor boat dockage4 • Silent Sports dockage

Restoration & Education

- Arboretum
- Working meadows
- Vegetative Buffer
- Trees
- Fish and wildlife habitat
- Improved water quality
- Shoreline restoration
- Wetlands & water education
- Renewable energy

Buildings

- Art Museum
- Community Boathouse
- Peripheral Mixed Use Development
- Amphitheater
- Maker Space
- Open Air Pavilion
- Winter Shelter
- Farmers Market
- Food/Concessions/Beer Garden
- Exhibit Space
- Lighthouse
- Huge Sundial
- Tents, Tensile Structures
- Restrooms
- Catering Kitchens
- Cultural Campus
- Educational Center
- **Combined Multi Use Facility**
 - Museum
 - Wedding Space
 - Temporary Exhibits
 - Educational Partnerships
 - Rooftop Restaurant
 - Outdoor Equipment Rentals
 - *Other Uses Bulled Above*



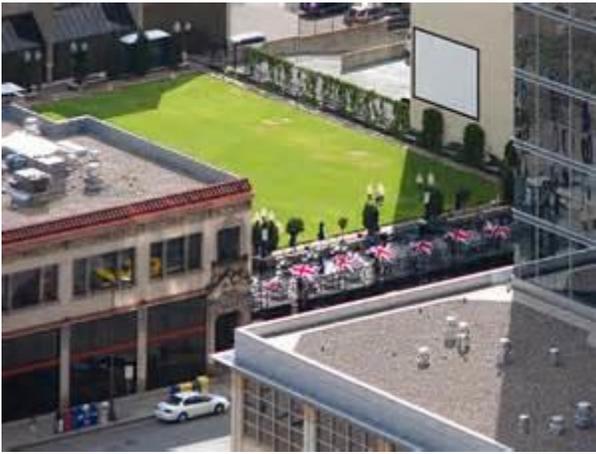
A wider section of hard surface (promenade) in front of the building site on Arrowhead Park in which the existing trail runs through.



Fountain and lighting options to be used in the Little Lake Butte de Mort



Include a cool train like at Marathon Park in Wausau, WI or others



Brit's rooftop in Minneapolis as an example of innovative approaches to creating a unique rooftop experience n Arrowhead Park



A Ferris Wheel run by the city or private venture as a way to add another recreational opportunity.



A large and simple labyrinth made from a standard 10 foot path that looped through the large west field and lead to the goal (destination, feature), but also (unlike most labyrinths) had an alternate exit that came out near the start off of the Loop the Lake trail.



Concave campus design to create greater exposure to the lake and allow for more intimate programming space in the middle.



Large outdoor artwork that can also be viewed entering the city on the overpass to give a sense of place and importance.



Simple wide open prairie with trails through it.



A 5K park with a 5 K trail system that ran through the park, under the overpass, and back. An entire enclosed 5K race route with all the equipment needed (chips, clocks, bathrooms) to hold a 5K race and can be rented out like any other park pavilion.



Outdoor gyms.



A cool way to transport people from arrowhead park to downtown.



A convenient and fun way to get over the main road into downtown and/or over the railroad tracks.



Additional fishing piers.



Cool bike rental



Observation sites for stargazing and train watching.



The popular PHS Pop Up Garden sites, like this one at 15th and South Streets in Philadelphia, have used landscaping, seating, spirits, and craft beer—including a custom brew from the local Victory Brewing Company—to transform once-vacant lots into vibrant social gathering places that are attracting nearby development.

CRAFT BREWS SPUR DEVELOPMENT

AFTER DECADES of economic struggle, Buffalo, New York, is making a comeback. While New York Governor Andrew Cuomo's 2013 "Buffalo Billion" initiative to invest in the region's economic resurgence is no doubt a significant contributor, some say craft beer deserves some of the credit.

Ten local breweries have opened in Buffalo since 2012; five more are under construction or awaiting approval. The trend is occurring nationwide (see "Welcome to Beer Country," February 2015: planning.org/planning/2015/feb/welcometobeer.htm). According to the Brewers Association, the number of small and independent craft brewers more than doubled between 2010 and 2015—from 1,754 to 4,225.

"I call it BOD for beer-oriented development," says Chris Hawley, a planner for the Buffalo Office of Strategic Planning. "Craft breweries and distilleries are proving to have a unique ability to attract development," particularly in fringe neighborhoods with former warehouses.

The movement in Buffalo kicked off in 2012 with Community Beer Works in the

city's underdeveloped West Side. More recent development on the neighborhood's main drag, Niagara Street, includes another brewery, a sports pub (serving local craft beer), art galleries, and a loft project. The buzz prompted the city to rebrand the street as a gateway to the city and invest \$5 million in street improvements.

Elsewhere, two forthcoming micro-breweries promise to locate near the city's celebrated grain elevators, long a postindustrial wasteland. One will be at RiverWorks, a waterfront complex that already hosts a brew pub and roller rink and the other at Silo City, an assemblage of granaries where art events, flea markets, and concerts draw thousands. East of downtown, another BOD cluster enlivens the warehouse district of Larkintown.

Philadelphia's (literal) beer gardens

In Philadelphia, PHS Pop Up, an ambitious vision by the Pennsylvania Horticultural Society, has come to accept that "people love to eat and drink outdoors in the summer," says Jeff Barg, the organization's associate director of planning.

The initiative started in 2011 as a demonstration to show what could be

done cheaply with vacant land. PHS planted lavish raised beds, tossed a few picnic tables and Adirondack chairs onto an empty downtown lot, and then invited office workers to BYO lunch. About 5,000 took up the offer the first summer.

That number jumped to 35,000 in 2013, when PHS added evening hours, food trucks—and notably, local craft beer—into the mix. Last year, with two sites open, the number rose again to 75,000. This year, one site—a derelict lot under an abandoned train trestle—even offered its own PHS beer from Victory Brewing Company, as well as five others on tap, canned beers, and cocktails. It is the farthest-flung from downtown yet.

Barg notes that development has come to the earliest pop-up sites, including a 28-story luxury apartment building, a proposed 50-story mixed-use tower, and a planned luxury hotel.

This comes as no surprise to Buffalo's Chris Hawley, who says, "If really cool things are happening from an investment or public life standpoint, it's almost universal that beer is involved."

—JoAnn Greco

Greco is a Philadelphia-based freelance writer.

Hi Mike,

Thanks for the call this afternoon.

As we discussed, I want to throw in the list of ideas for the Arrowhead park development some level of Frisbee Golf. While Neenah has O'hauser, this could provide another opportunity on "this" side of the highway, and I also would hope we would offer it as a free option like Ohauser used to be. Personally, believe there is enough of a community interest to warrant additional holes in our area.

There may not be enough room in the 30 acres for a full 18 hole course, and the course may share space with other activities, but I recently golfed at Rollin Ridge in Reedsville, and saw a very interesting and unique way to add variety and differing levels of complexity to a course with minimal real estate addition. At Rollin Ridge, each of the 18 holes has 3 tee pads and 3 baskets. For 18 holes, this effectively gives you 162 combinations of tee to hole in only an incremental increase in area. This concept could certainly be applied to maximize the experience.

When I was younger, Frisbee golf was a great way for my friends and I to keep entertained and get outdoors. I can also envision some of the adult workforce in downtown using this on their lunch hour. Even if a full course is not deemed appropriate for the space, I may suggest a "small" area for golf that may not be a full course, such as a "putt and approach" practice area with a few baskets and various trees or other obstacles could give a unique way to add diversity to what our city parks currently have to offer, while maintaining space for multiple activities.

Thanks for taking this idea to the meeting tonight.

Greg

October 12, 2016

To: Neenah Parks and Recreation ~ Kim Vander Wyst

Re: Uses for Arrowhead Park

Dog Park ~ In past I have 'lobbied' for a dog park as part of the development. After living a bit longer in Neenah and becoming more familiar with Doty Island and Neenah, I no longer believe that we need a full scale dog park at Arrowhead. I think a more appropriate place for large, full scale dog park is near the dump at the end of Tuller. However, I do think there is a need for a dog friendly area (much like one might find at a highway rest stop) near the Tressle Trail and parking. So that people who walk their dogs have a place which has water and access to doggy-bags and garbage cans. I am thrilled that we are allowed to walk our dogs – along with walkers and bicycles, along the Tressle Trail. I want to keep the Tressle Trail friendly for all users.

Walk Ways ~ Walk ways, benches and perhaps placards (a kiosk?) with the history of Neenah and Arrowhead Park, including handicap access, along the water front. Please, do not block the incredible view of the water!

Glass Museum ~ At first I was against moving the Glass Museum to the Arrowhead location. But the more I thought about it the more I thought, this could be really impressive. I can picture a dynamite museum (like the one in Milwaukie) made of glass shooting out into the sky. Wow! Use local architects (competition?) and local artists for art-in-the-park sculpture. Along with the appropriate landscaping (mounds and native plants – work with the Historical Society/Wisconsin Master Gardeners etc.), that would put Neenah on the map.

Parking and Traffic Patterns ~ Traffic up and down Wisconsin can be quite the traffic jam. When Arrowhead Park is established, there needs to be some changes in the traffic patterns, stop signs and stop lights on alternative streets. Also any parking should be away from the water on the city side of the Park and/or museum.

Thirty acres is a large enough piece to have some open space without over-crowding. And, it is close enough to downtown, the businesses and restaurants that walking can be encouraged as well as just a place "to be".

Respectively submitted,

Penny Scribner - penelopescribner@gmail.com

318 Twelfth Street - Neenah

I read an article in the Appleton Post-Crescent about possible plans for Arrowhead Park. Seattle WA had a similar situation years ago with their old gas works plot of ground--great location overlooking Lake Union and downtown, polluted soil, beautiful views. They capped the land (clay, I presume) then installed old gas works machinery on a concrete slab. Gas Works Park became a very popular attraction for families, kite flyers and out-of-towners like me. Of course in our area an old paper making machine or press would be more appropriate as a centerpiece. The internet and Wikipedia have information and photos if you are interested.

Chuck Scheihing
2416 Marathon Av
Neenah WI 54956

Hello Neenah City and Library Leaders,

In the recent newsletter, Mayor Dean Kaufert mentioned that you will be exploring potential uses of Arrowhead Park. So, I was wondering, what is our family filled, city of Neenah missing? I began to think... Green Bay has a Botanical Garden; Appleton has a Children's Museum. Neenah has...???Nothing???

I came up with a colorful idea that would fit in perfectly to our Playful, Park, Family Oriented City. A Storybook Garden. It is a beautiful mix between Botanical Garden, Library and Children's Museum. Milwaukee has one and they describe it as this...

Bookworm Gardens is a vibrant, playful garden that enhances children's literature, the natural world, and the imagination.

The two acre garden offers the young and young at heart the opportunity for free, unstructured play in a beautiful and secure environment.

See the website for images and more details. Once on the home page, click on the "about us" then, "Our Gardens" and it will take you to descriptions and photos of all the different types of gardens within the Garden.

<http://www.bookwormgardens.org/>

The Milwaukee Bookworm Garden is only 2 acres, so we can either build bigger, or leave the rest of the park to other possibilities. Either way, what a perfect fit to our city!

Thank you for taking the time to hear my suggestion and checking out the website!

Feel free to contact me.

Thank You,
Heather Fuller
(920) 720-6141
hfuller@new.rr.com

Good Morning Michael,

I had a couple of ideas for the old Minergy site as compliments to residents and downtown as well.

- Band stage – could be used year round
- Toboggan slide – we use to have one at the old Neenah pool and it was great fun
- Ice rink – to work in concert with band stage
- Outdoor screen for movies – nonprofits could use it as fund raiser and caveat is all movies need to be family friendly

These are just the ramblings of an old man (LOL)....

Mark Ellis
Gifts In Kind Program Manager, Greater Fox Cities Area Habitat for Humanity
3000 East College Avenue
Appleton, WI 54915
Office: (920) 967-8903 | Cell: (920) 268-8786
MarkE@fcReStore.org | www.AppletonReStore.org | *What will you build?*

Per phone call/message from Denny Brucks on 10.6.2016 he indicated that a nice restaurant that folks on LLBM could boat to and enjoy!

Hi ParkRec,

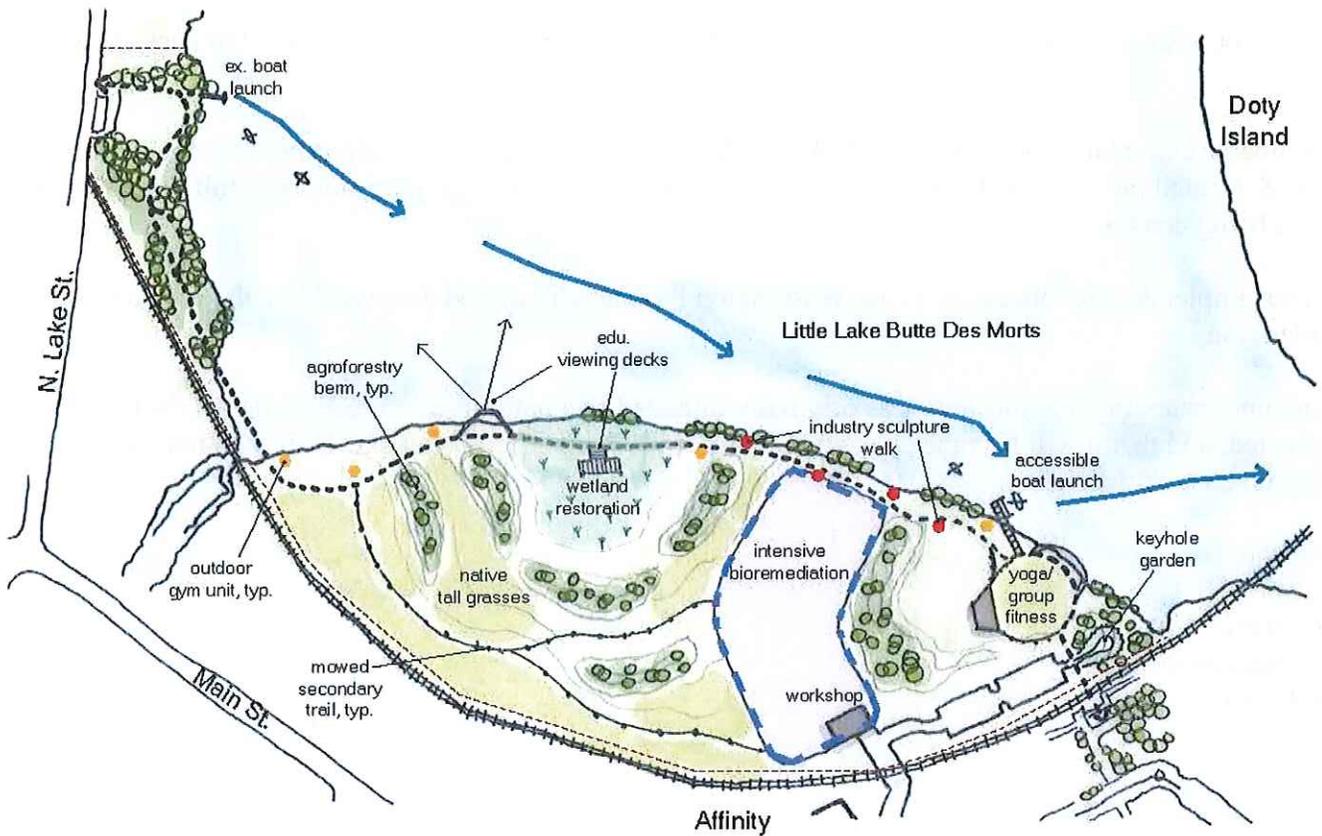
Here's an idea to include in the Arrowhead Park Master Plan.

The community would benefit from a labyrinth path created at Arrowhead Park. Labyrinths are walking paths designed for meditation. Compact or large scale, these paths offer users a quiet moment to walk, reflect, and enjoy outdoor space, supporting wellness in our community. I've attached pics of 3 labyrinths I've explored, 2 in Wisconsin and one in Minnesota.

Please let me know if you have any questions. I hope to come to this week's planning session, but can only stay the first half hour, so wanted to send these in advance.

Thanks,
Ellen

Ellen Kunz
ellen@33acres.com



Arrowhead Park

Neenah, Wisconsin
November 2015



0' 100' 200' 400'

Michael,

Unfortunately, I am unable to attend the meeting this evening regarding the future of Arrowhead Park. I think it is a great opportunity to showcase Neenah's waterfront and I have a couple of ideas that me and a few others have put some thought into.

Downtown Food Forest and Ecology Center - This park would utilize edible landscaping to showcase the transition from Neenah's industrial past to today. It would serve as a learning center and regional focal point. Cities like [Seattle](#) and Portland have created parks similar to this resulting in worldwide recognition. The beauty of a food forest is that it offers the ability to bioremediate while serving a beautification and education role. Fruit and nut trees and other perennials will store toxins and keep them out of their fruits. Additionally, this plan would allow for future commercial or high-density residential development. Attached is a simple mock plan created by Emily Lauderdale, a landscape designer from the area.

Downtown Amphitheater - This is a less developed idea, but offers great opportunity for a growing downtown while showcasing the waterfront. The theater would attract top music talent, solidify the arts, keep younger generations in the city and potentially fill hotels and restaurants throughout Neenah.

Please feel free to call me to discuss any of these ideas at [262 510 6164](tel:2625106164). I'd love to be helpful!

Alex Fehrenbach
Founder of Grow Local

Mr. Kading,

As I will not be able to attend tonight's meeting on the issue of Arrowhead Park, I wanted to pass along some thoughts.

I remember seeing plans for Arrowhead Park which included restored prairie, additional trails, at least one small shelter, & limited public waterfront access. It was my expectation that this plan would be fulfilled. Why are changes being considered?

I believe simpler & safer access from the Washington Park neighborhood area would be the only additional consideration.

It is my understanding that this area was originally intended as a natural site to redeem the landfill upon which it was created, and that it will become an essential part of the Loop The Little Lake Trail. I do not support any commercial use of the sight.

Thank you,

Susan Buche
630 Winneconne Avenue
Neenah, WI

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Alex Fehrenbach
Founder of Grow Local



Plymouth MN



Sister Bay Library, WI



Eau Claire WI

MILLENNIUM LABYRINTH

Labyrinths are walking paths designed for meditation. Used by people of all faiths and cultures as a tool for well-being, labyrinths date back at least 4,000 years. They have been used to quiet the mind, find balance, and to encourage meditation, inner guidance, and celebration.

If you stay on the path, you will arrive at the center and exit just as easily. This is not a maze where you have confusing choices. Here you can release any cares and simply focus on your next step. Some ask a question as they enter and receive the answer as they walk. Some pause at the center to give thanks to each cardinal direction. The entrance is east of the center. Relax and try it, there is no right or wrong way to walk a labyrinth.



10-12-16 Meeting

Submitted by Scott Powley
scottspowley@gmail.com

Community Boat Houses exist in many waterfront cities and towns across America. They are often the focal point of a vibrant waterfront that gets citizens and visitors involved in actual activities and interactive educational experiences.

In 2011 the city of Toledo, Oregon <http://toledocommunityboathouse.com> established their community boathouse with these goals listed on their website:

"At the Toledo Community Boathouse, people can:

- Learn how to row and paddle watercraft in a safe and competent manner
- Learn to sail
- Learn how to build wooden boats
- Learn how to maintain classic wooden boats
- Attend classes on boating safety
- Explore the waterfront culture and history of the Toledo area"

There are many other examples including programs in Seattle, Bellingham, Louisville and many east coast cities.

The range of activities in Neenah could include the above list as well as dovetail with existing efforts by The Fox Wisconsin Heritage Parkway Organization to promote tourism to our area.

Over time the Neenah Boathouse will become the ideal location for:

- Destination for school field trips.
- Location for adult and family hands-on learning.
- A place to learn about water safety, navigation, dams, locks, buoys, fishing and wildlife stewardship and the importance of the waterways in the development of the Neenah area and its industries.
- Active endeavors could include, boat building, kayak and canoe trips, development of a rowing club and expansion of the existing sailing school.

Making this happen will require several "ingredients"

1. Organized volunteers to run the programs with oversight from the Parks and Recreation Department
2. Water access such as a dock
3. Building
4. A program including education and fun activities
5. Funding

1. Volunteers

Volunteers that are organized and will stay that way, may be the greatest hurdle. In our community, we have a great resource in active volunteerism such as the Neenah Nodaway Yacht Club, which has been in existence since 1864 and currently has over

150 dues paying members. The board is all volunteer and very well organized with regular meetings and a constantly updated website. My family has been involved for many years and my wife Jeanne is currently the secretary. Our group includes those near retirement and post retirement age who are looking for a nautical way to give back to the community. Our membership includes prominent citizens, John Bergstrom being a lifetime member, but also many young families looking for an affordable and fun way to experience our waterways. I would anticipate an enthusiastic response from this group and even the possibility of utilizing the infrastructure already in place to keep things organized.

2. Water Access

Ideally a dock as well as an accessible kayak launch such as the one at Shattuck Park that was placed by Fox Wisconsin Heritage Parkway. This is also a safe way for everyone to launch their kayak especially kids and the elderly.

3. Building

One idea for a building is the Stimson Boathouse. This is a classic gothic arch design that is generally used as a boat shed or greenhouse and features shipbuilding techniques to fit with the nautical theme. Highlights include the extremely low construction expense and it is the quintessential "green" building utilizing minimal resources to build.

3. Program

The building would house the volunteer run program, which could include the activities listed above. Look at the Toledo Community Boathouse web site under "family build" to get an idea how simple and hands on a boatbuilding experience can be. Kayaks and canoes could be rental or bring your own.

4. Funding

I believe all this can be accomplished for a relatively minimal investment. If presented with a well thought out plan, individuals and organizations perhaps including Future Neenah, may contribute substantially to the project and fundraising efforts. I know of several interested parties including myself who would be very motivated to see this go forward.

The first part is a preface. The second is all references and very well organized with
typical numbering and generally grouped well. The third part has been the object for
many years and will be in an early form. Our point is to look at the
new structure and post treatment again in a building for a special way to give
back to the community. Our research is in the form of a review - with
groups and being a historic record but also many young people look for an
idea that and the way to support to our waterways. I could not get in
collaboration reports from the group and was an opportunity of offering the
information that the place to have things organized.

2. Water Access

Finally a book as well as an accessible book looks such as the one at Shantou Park
that was placed by Fox Watson in the same Parkway. This is also a story for
everyone to learn their book especially kids and the elderly.

3. Building

One of the buildings in the Shantou Parkway. This is a classic public building
that is generally used as a park about or government and history building
designed to fit with the natural theme. It highlights the extremely low
construction expense and is the "essential" green building although minimal
resources to build.

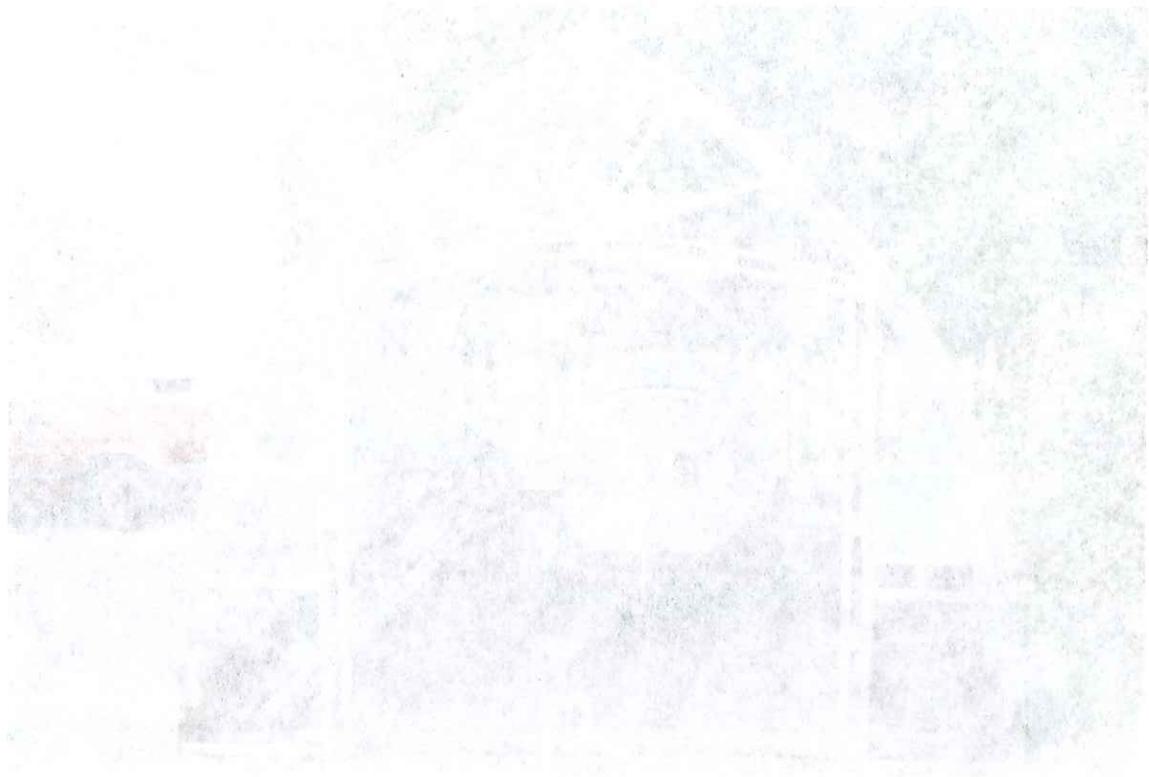
4. Program

The building would have the volunteer run program which could include the
activities listed above. Look at the Toledo Community Resource web site under
"Daily" to get an idea how simple and hands on a building experience can
be. Kids and spaces could be used or bring your own.

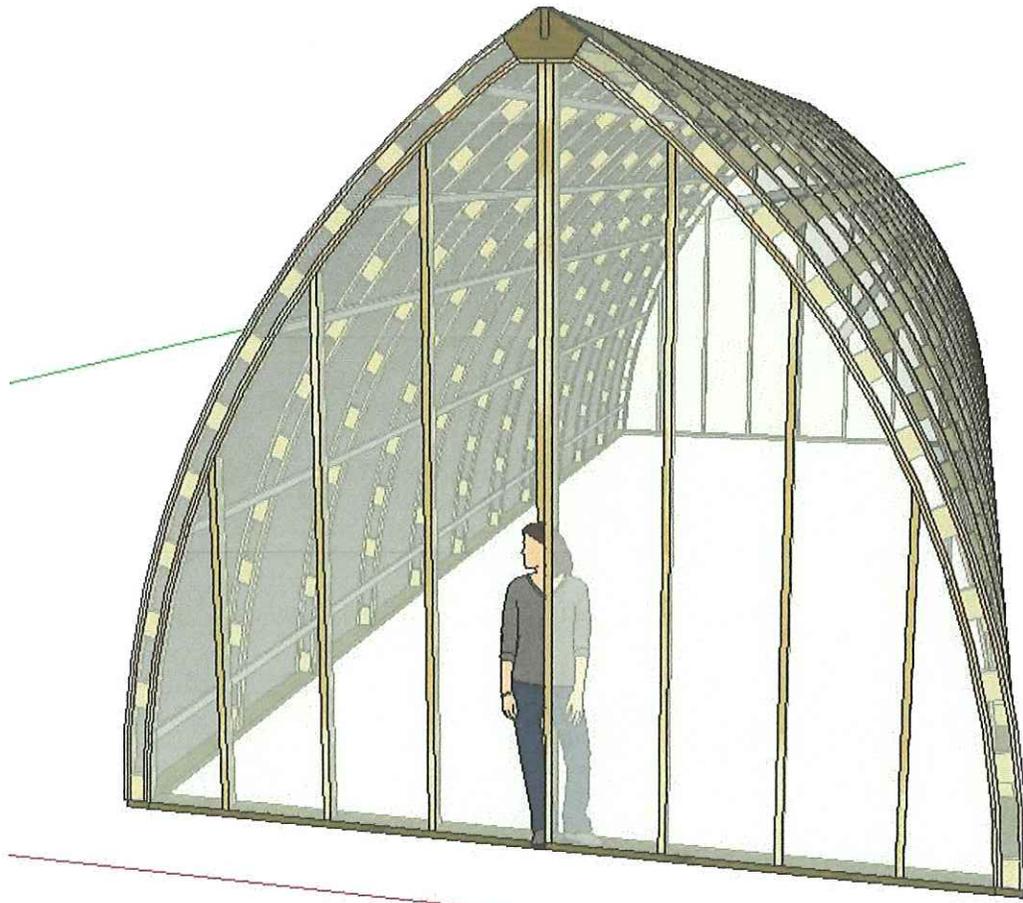
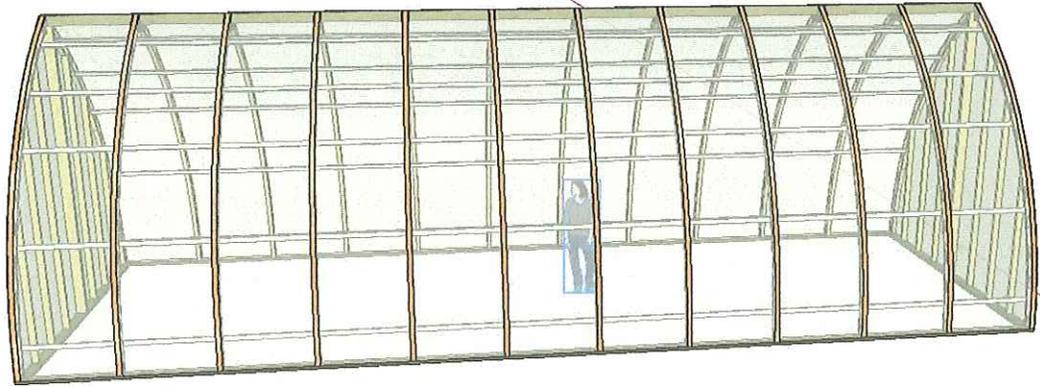
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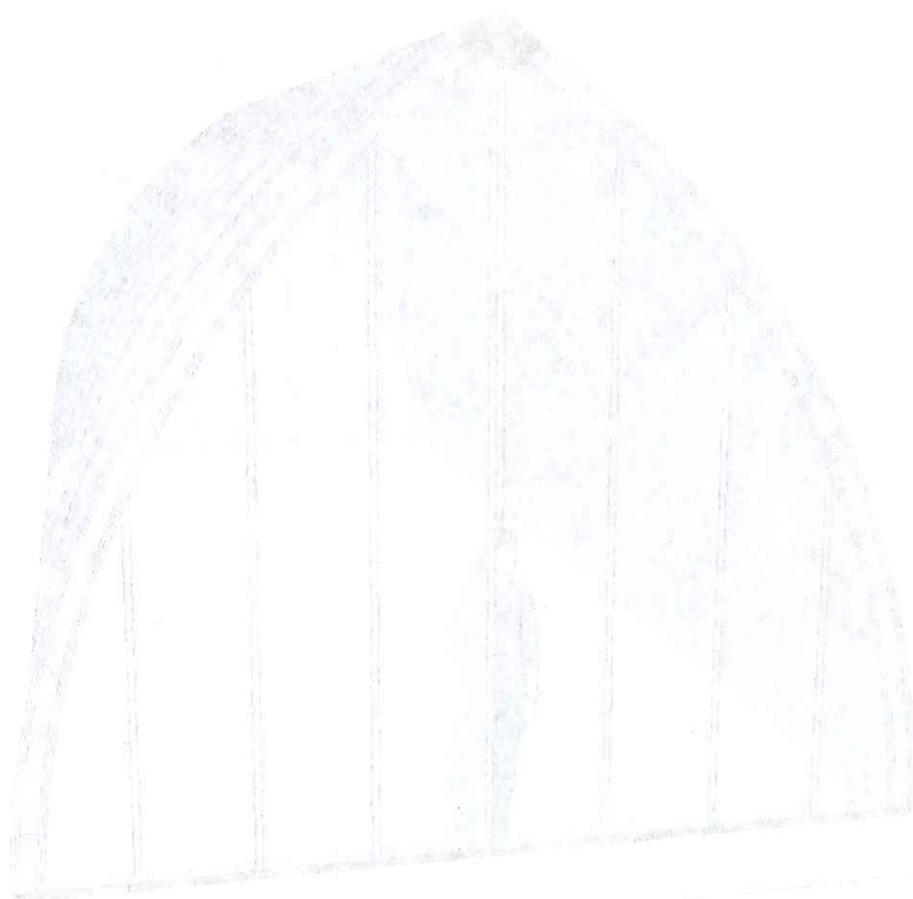


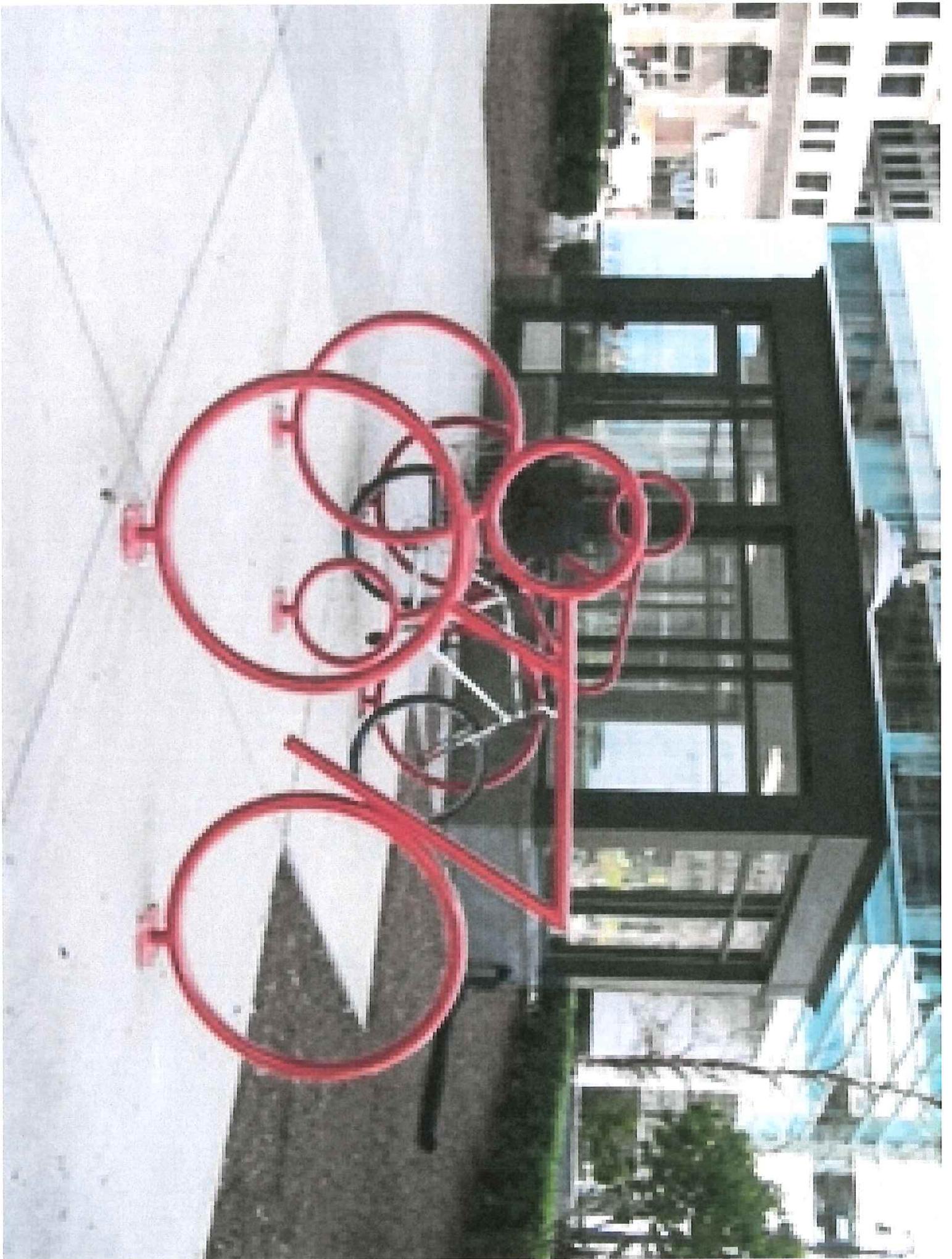


Stimson boathouse

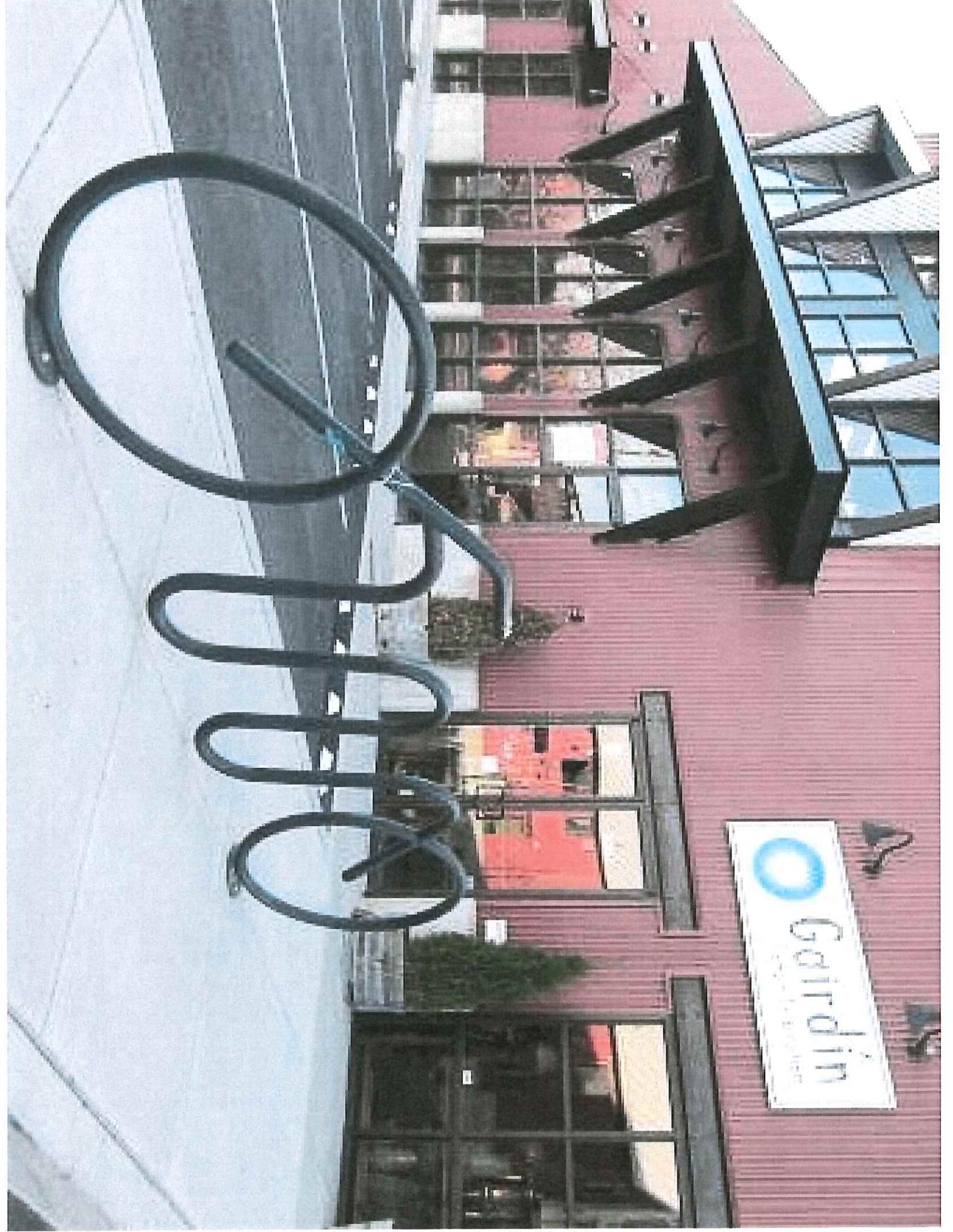


Vertical sections





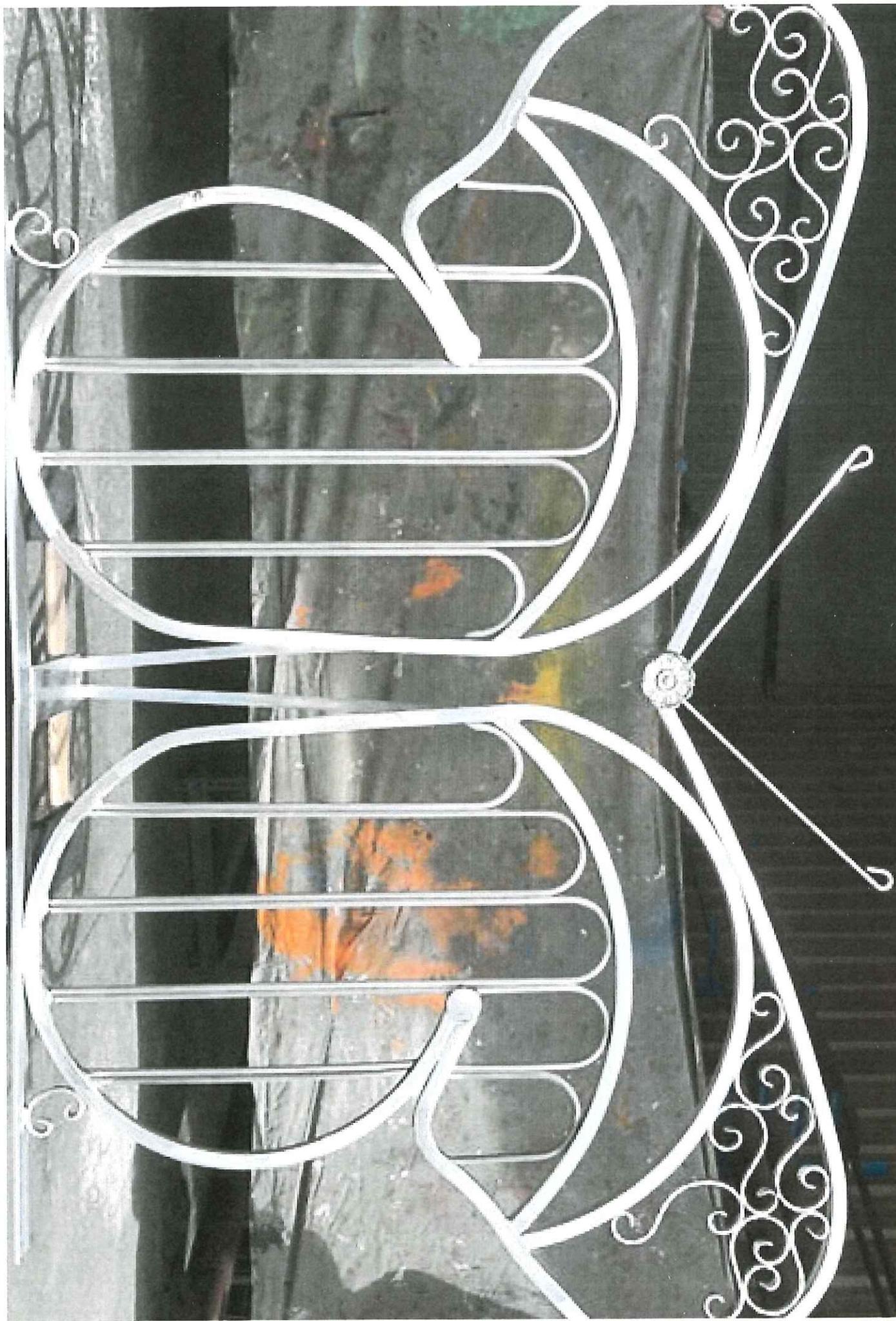




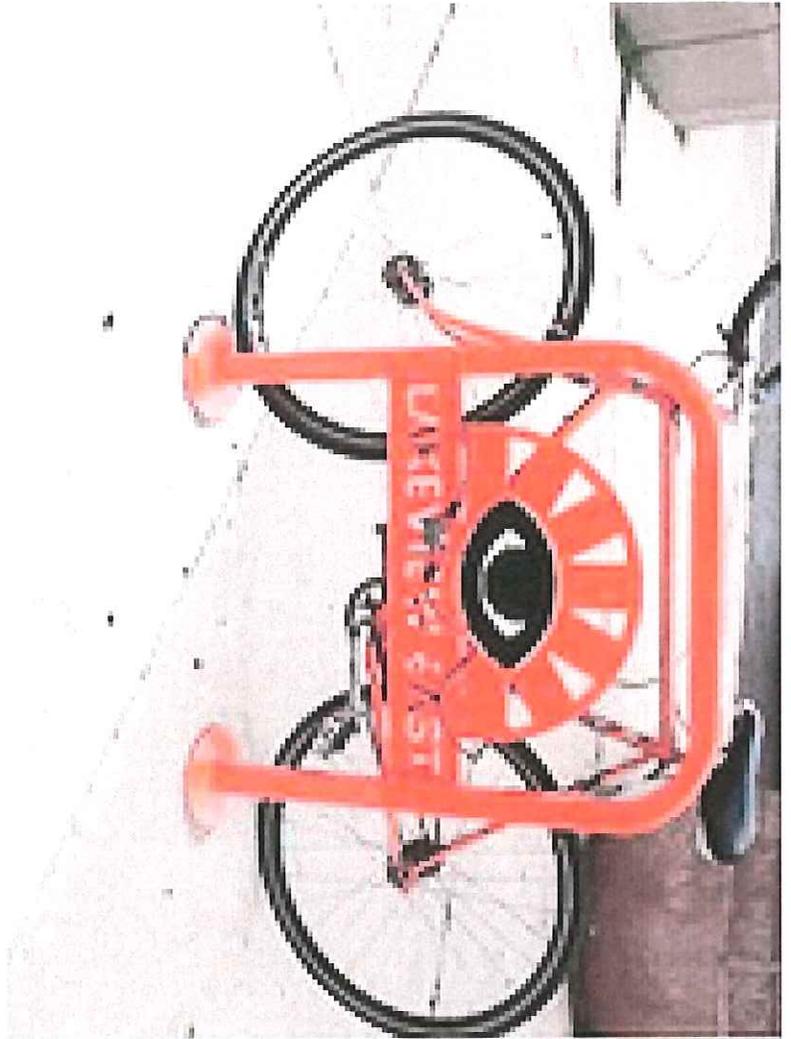
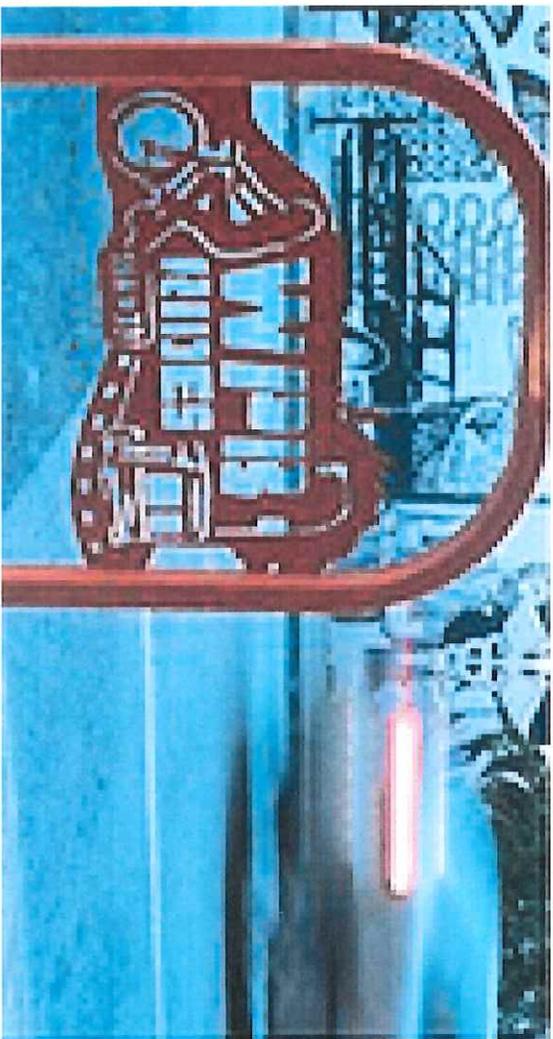

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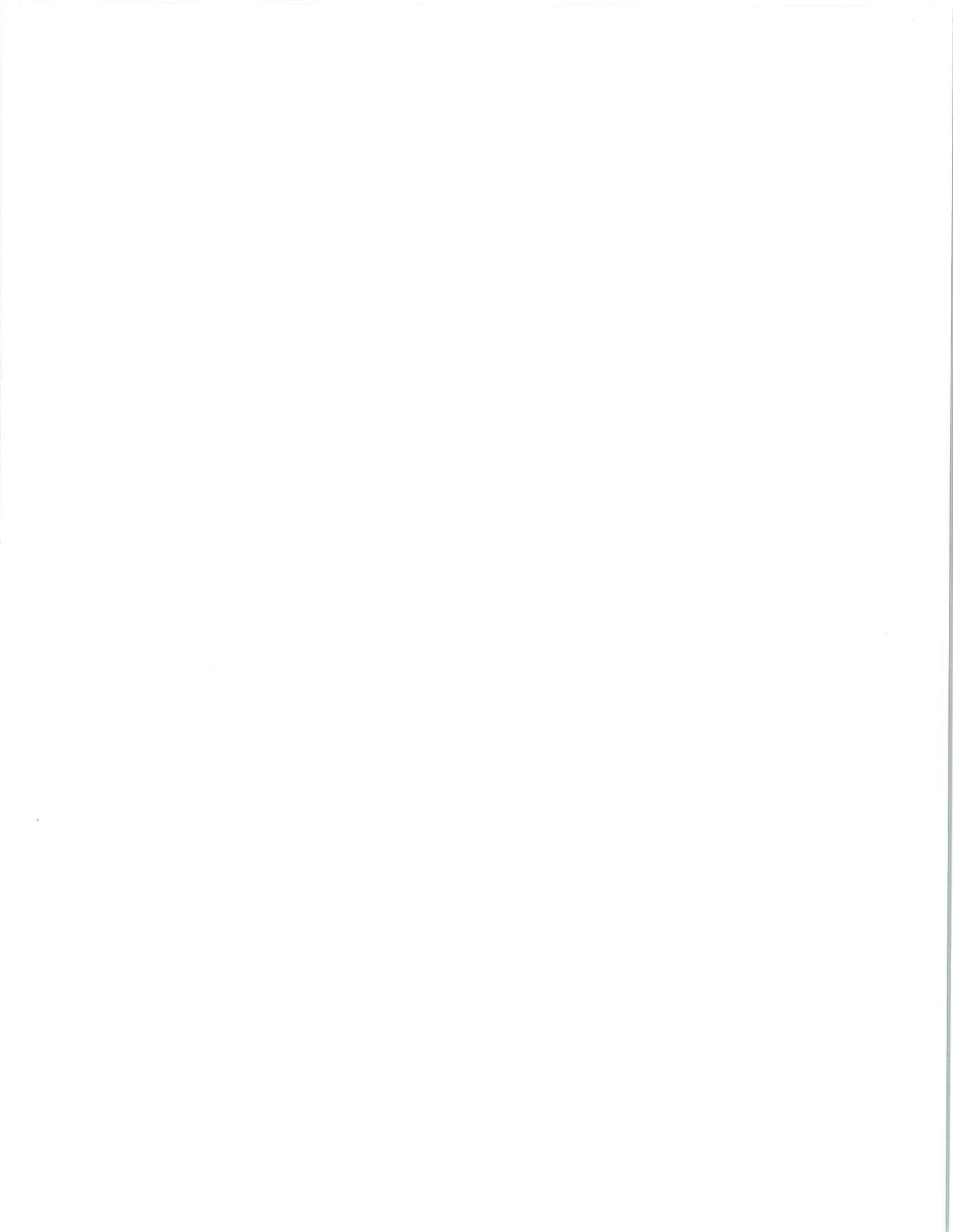


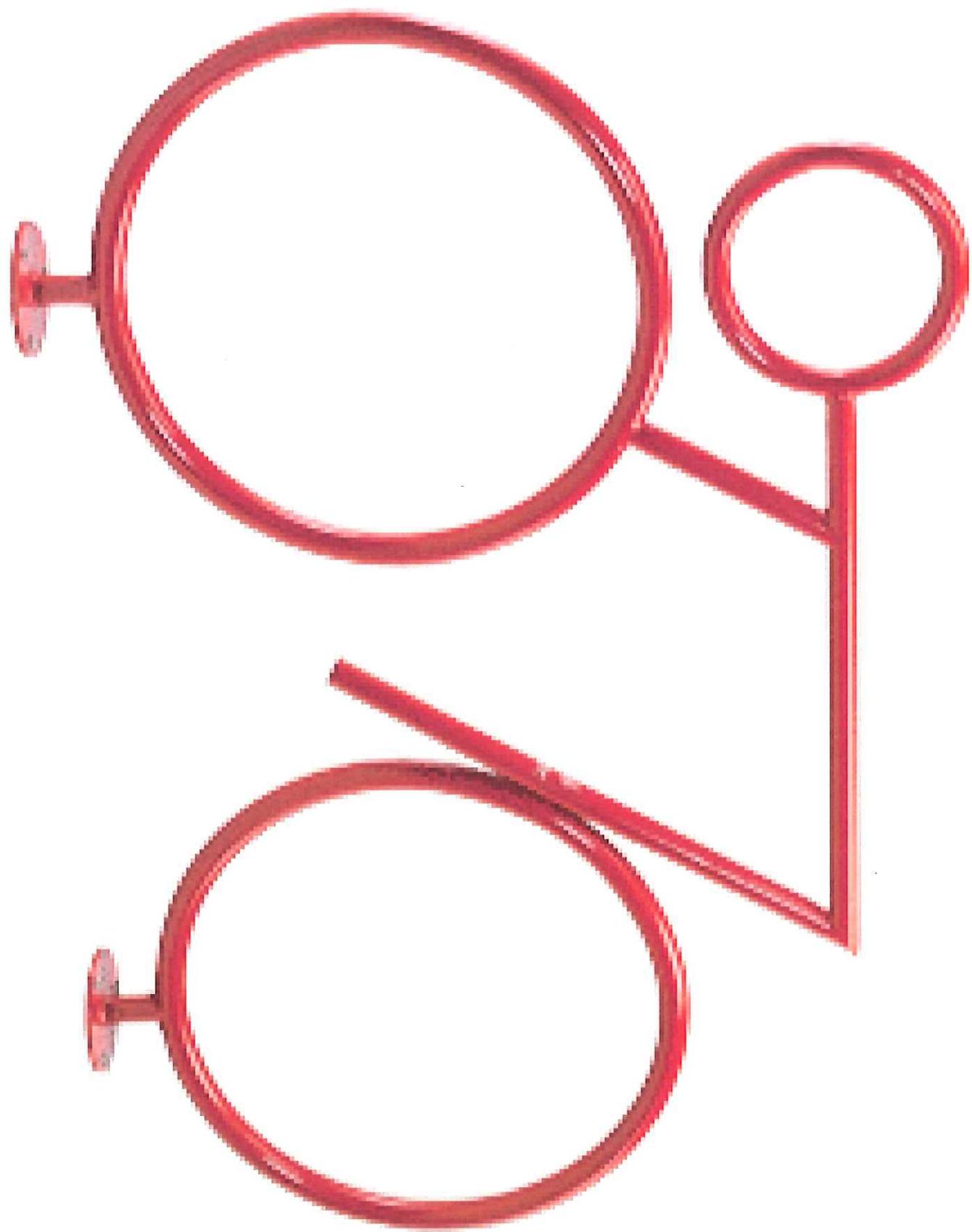
Ornate Bike Rack (SAMPLE)

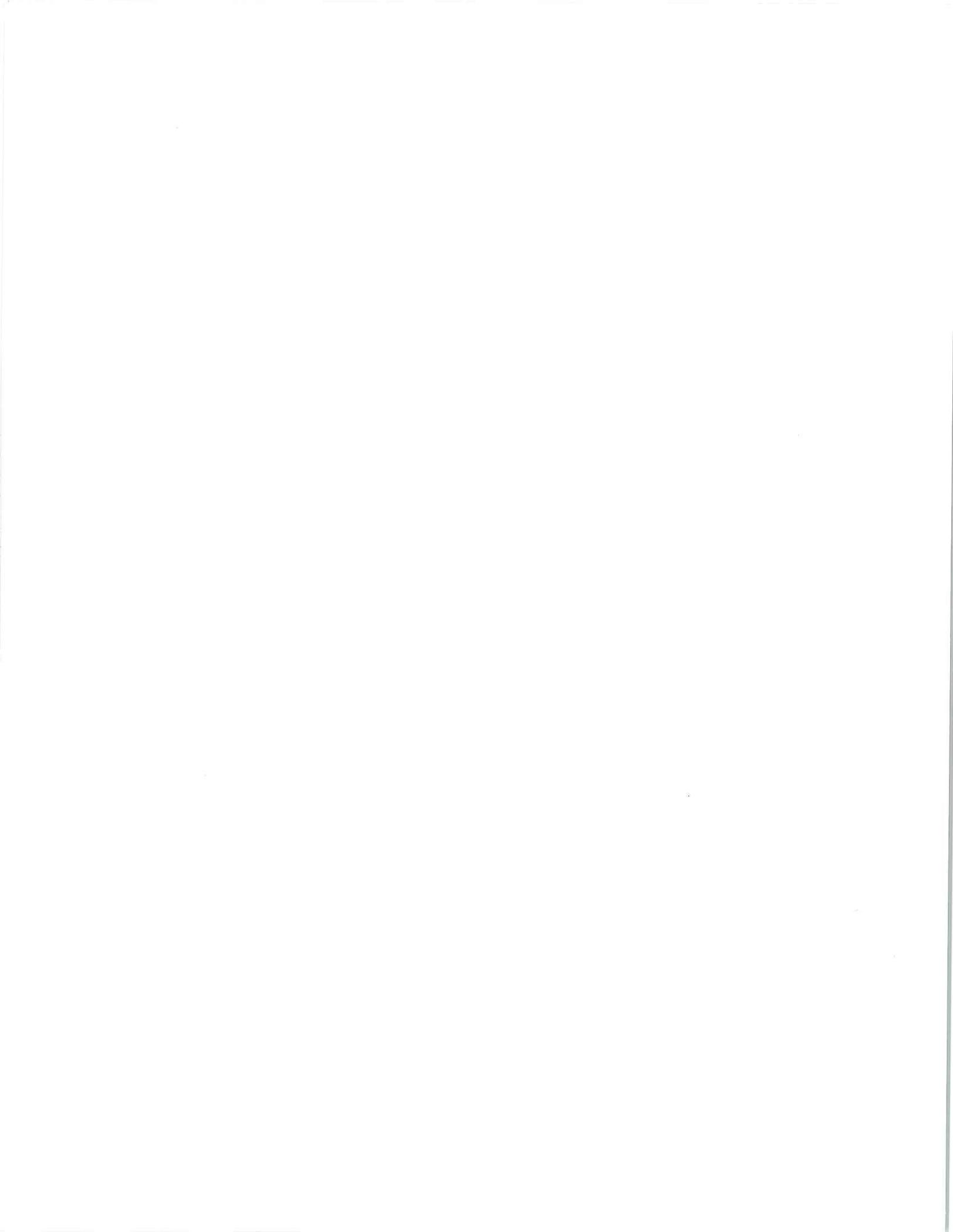




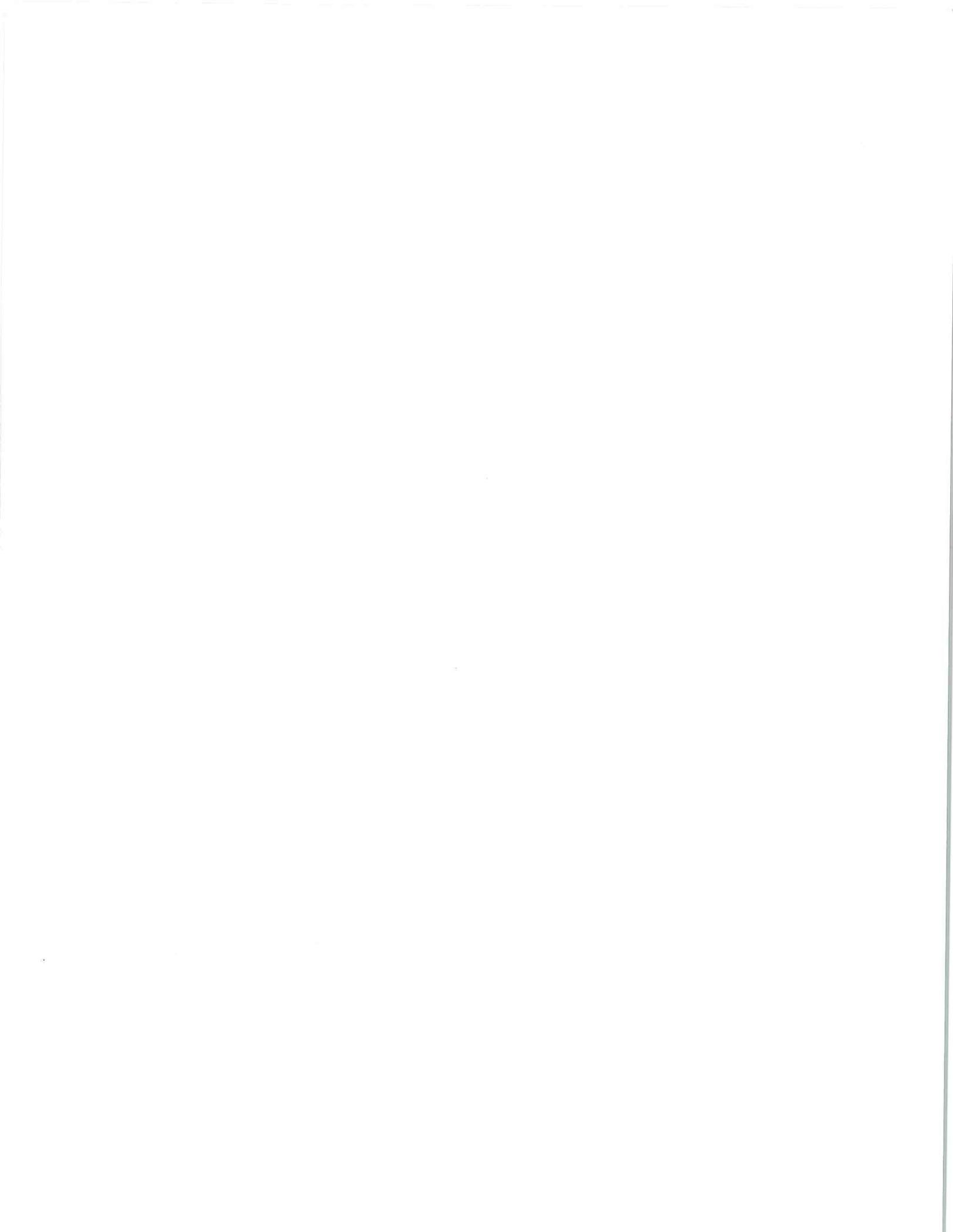




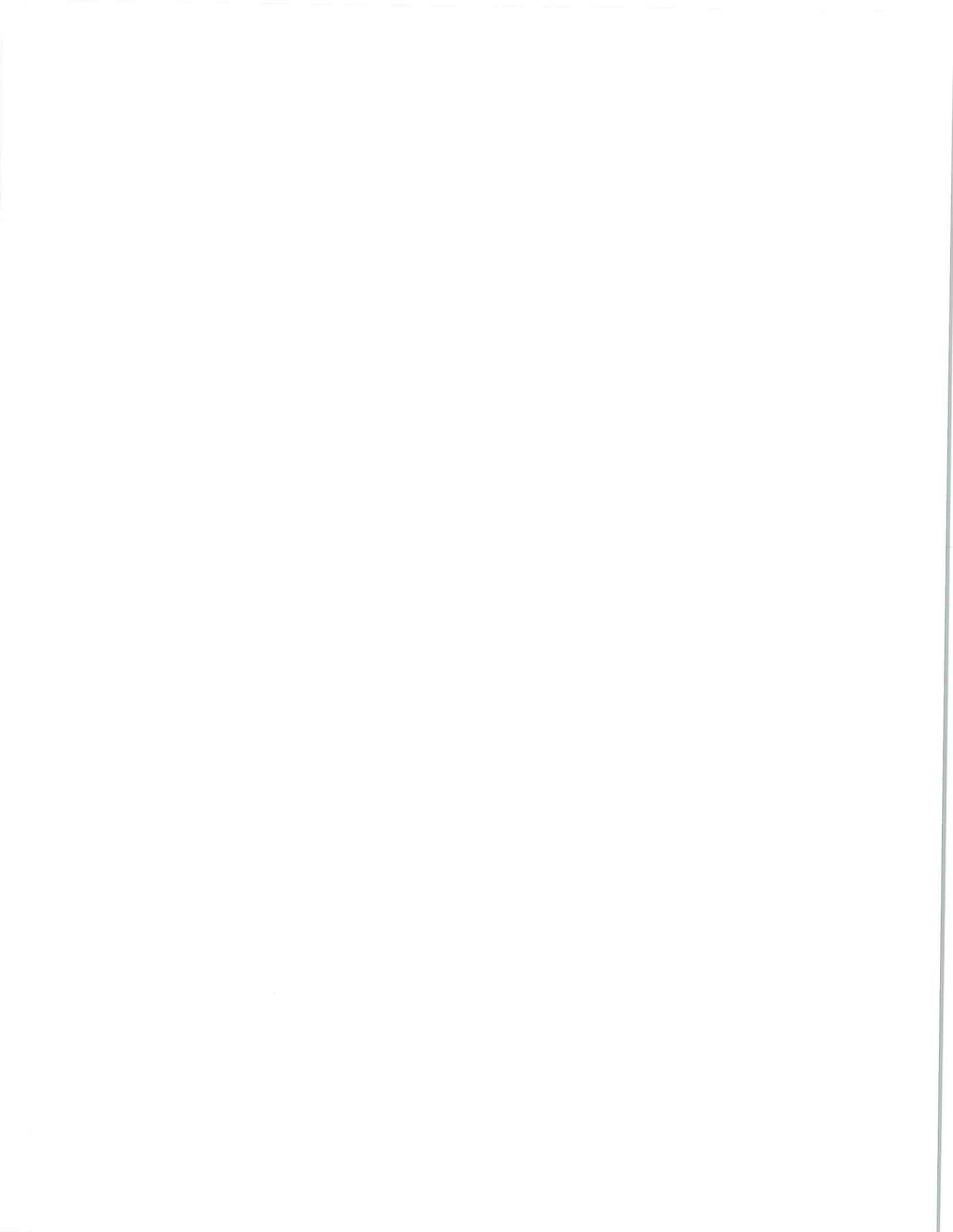




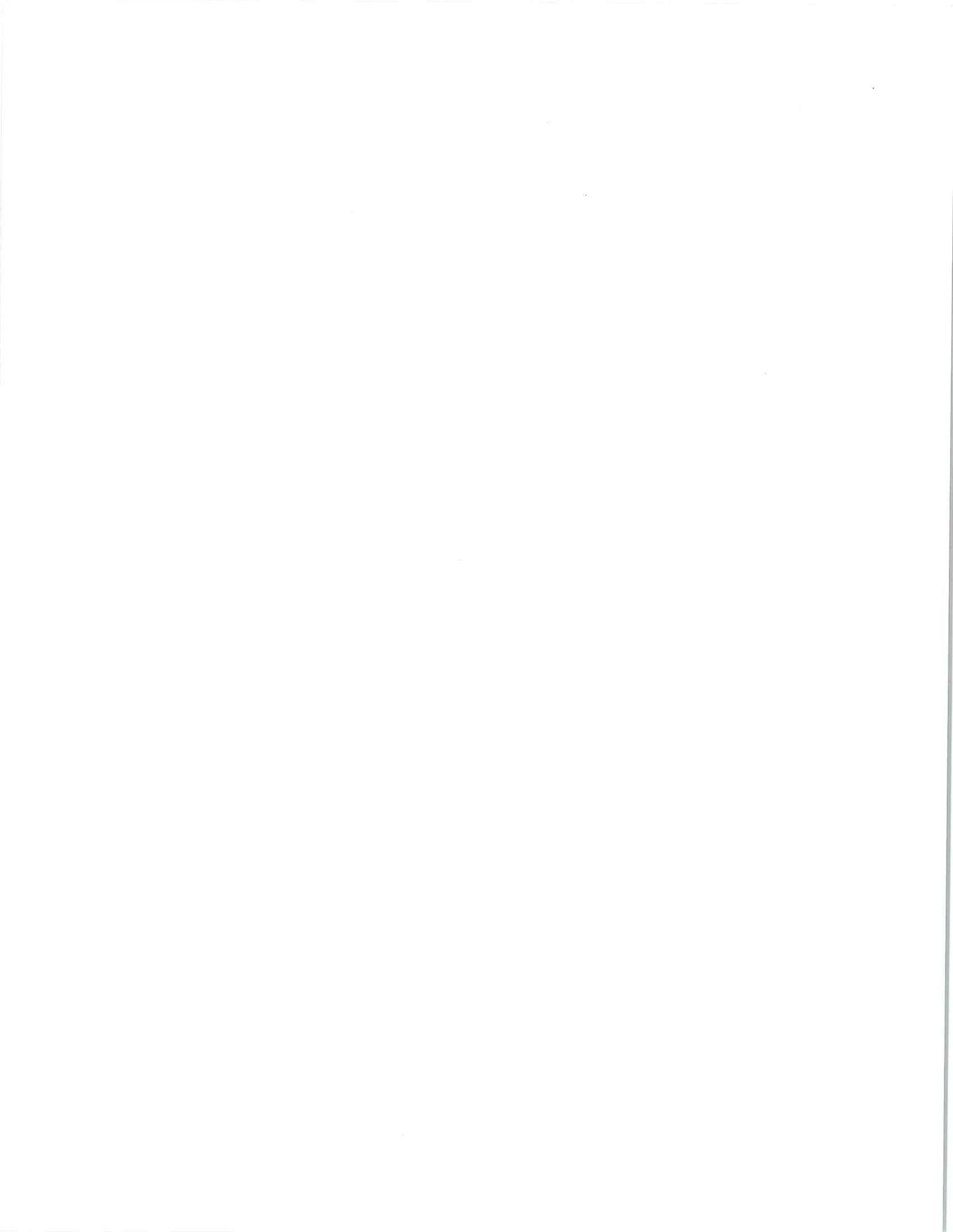




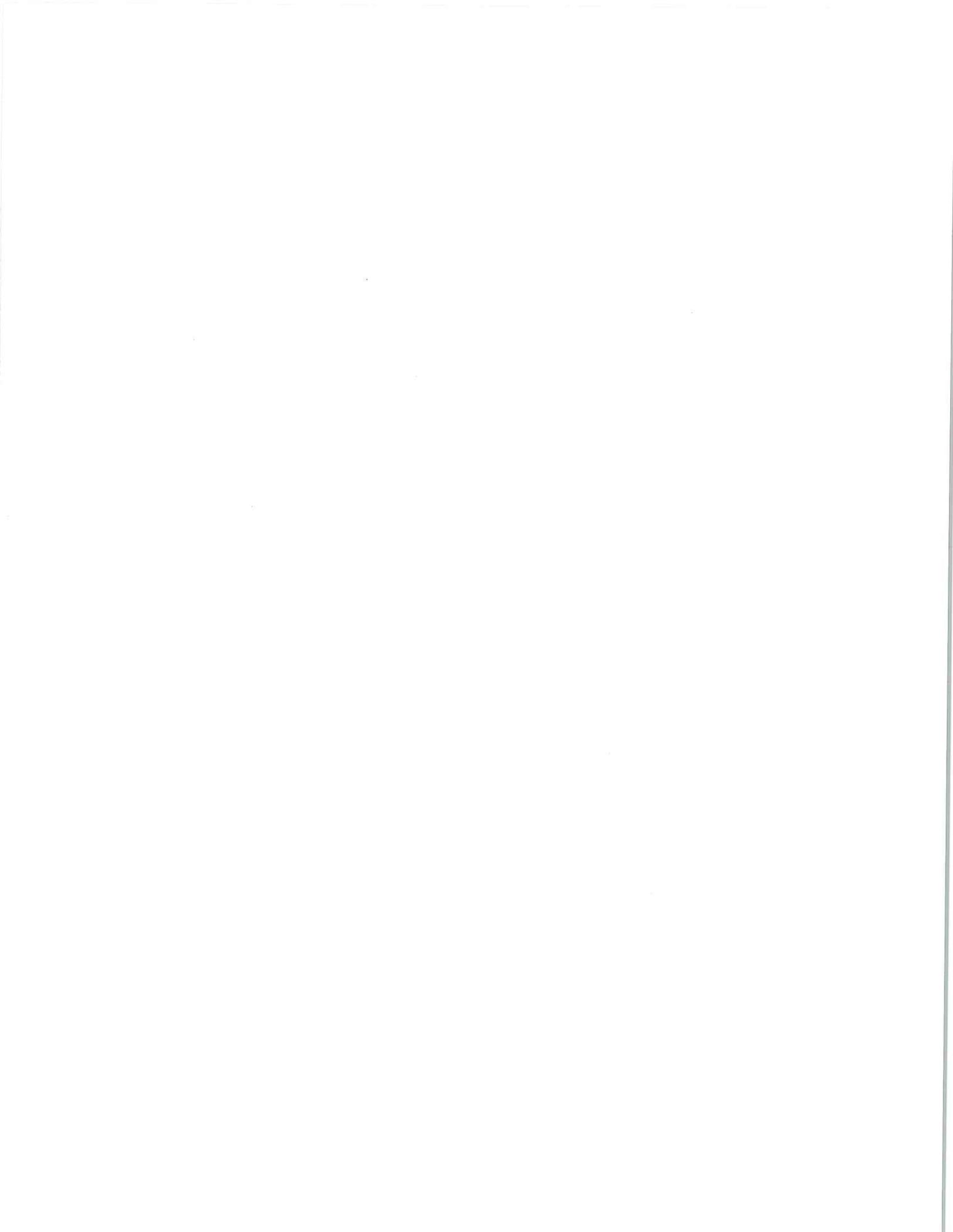


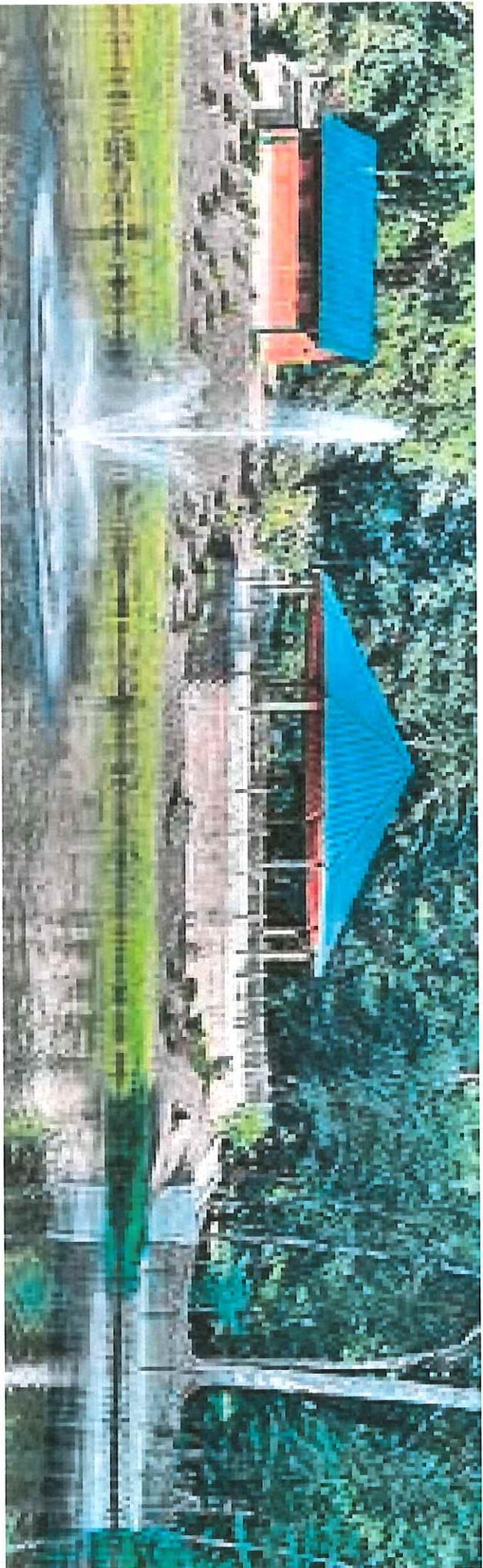


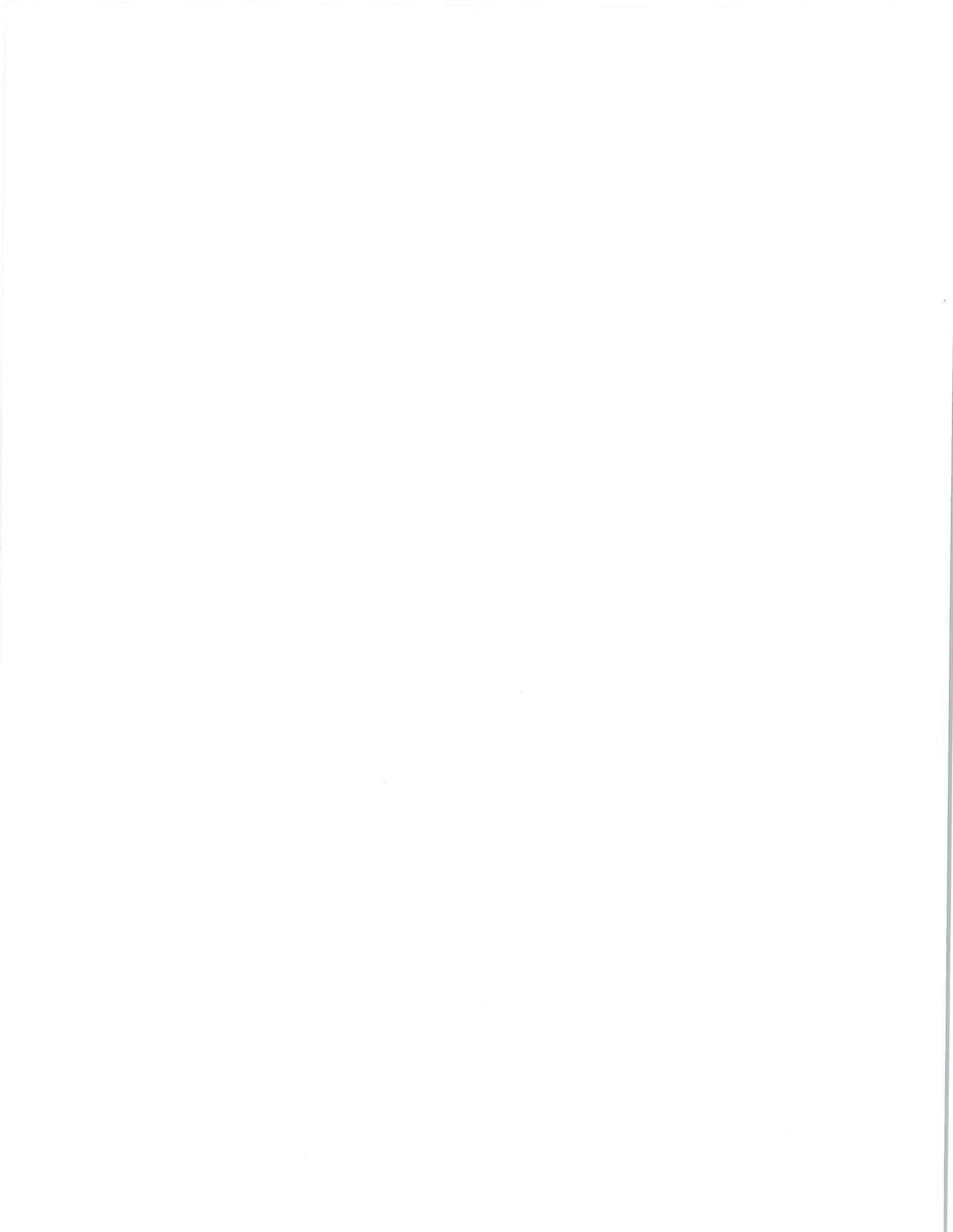


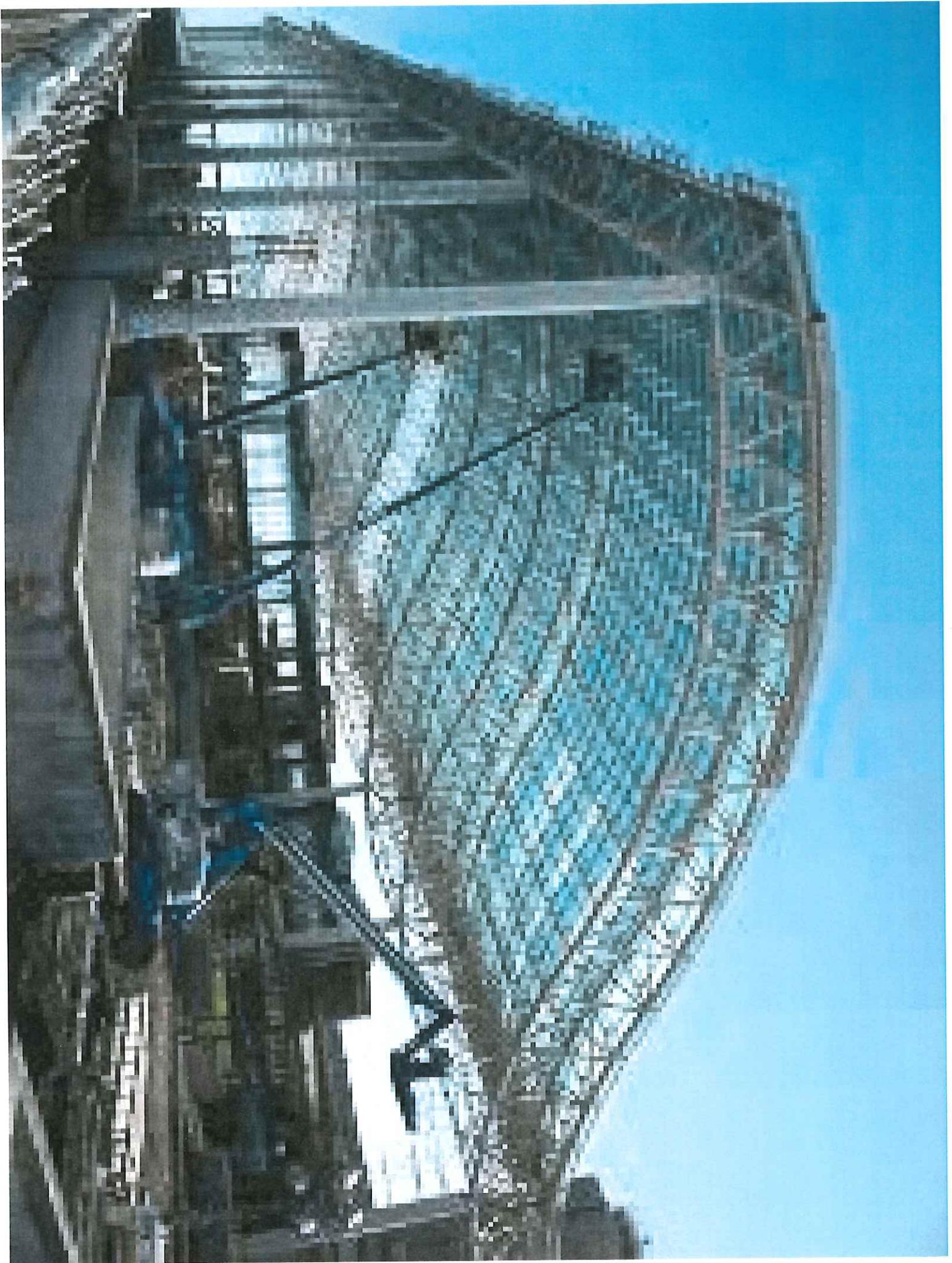


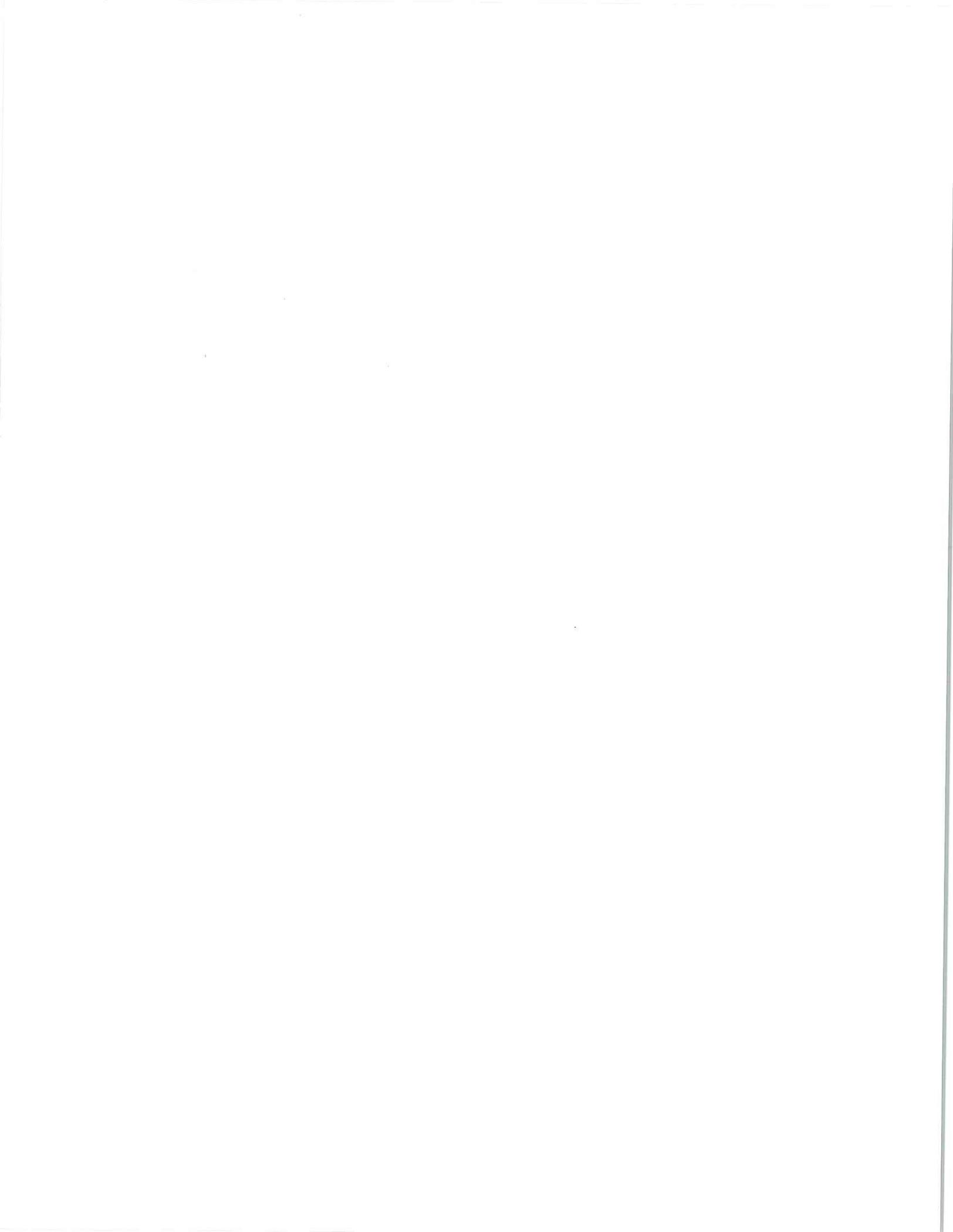




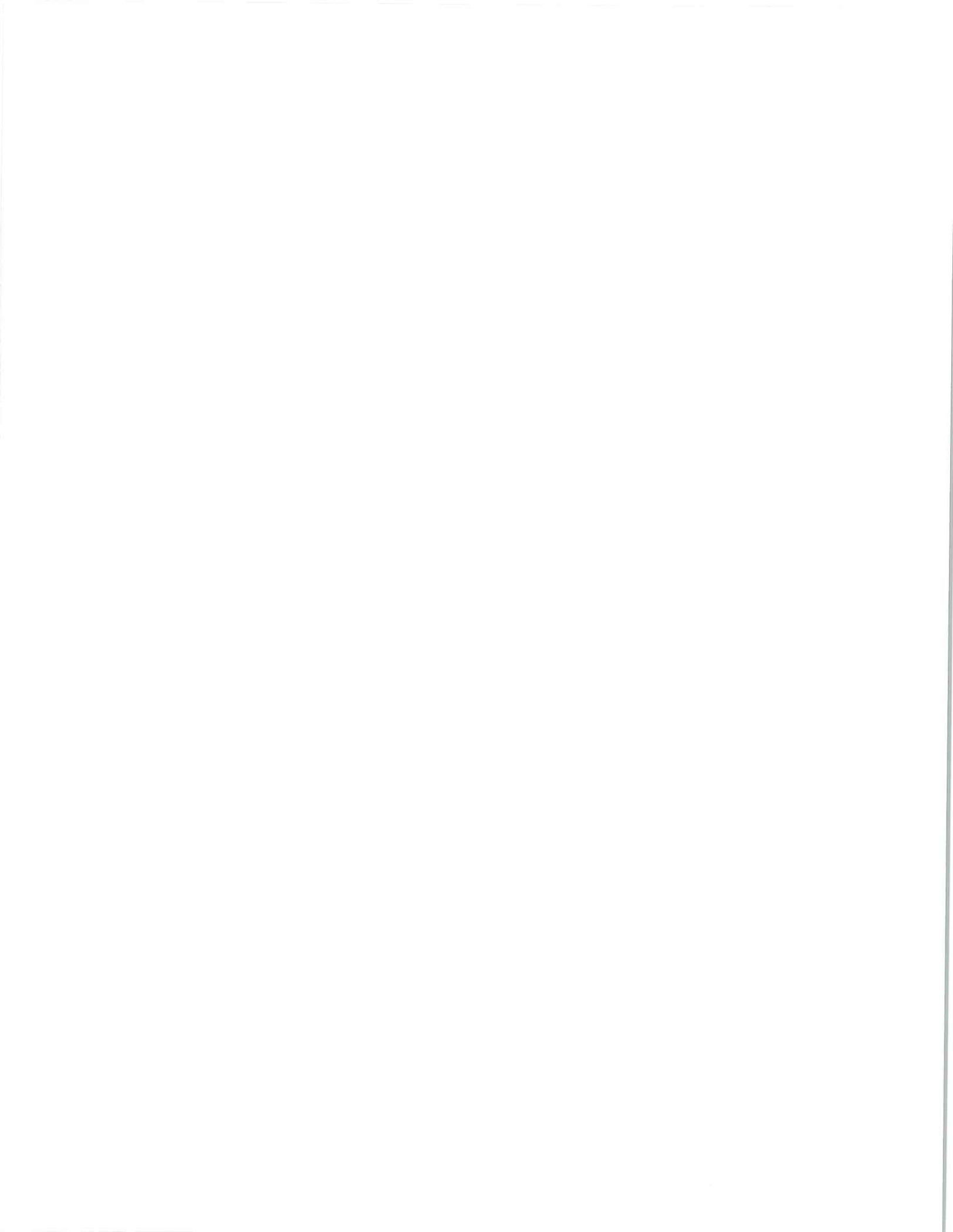








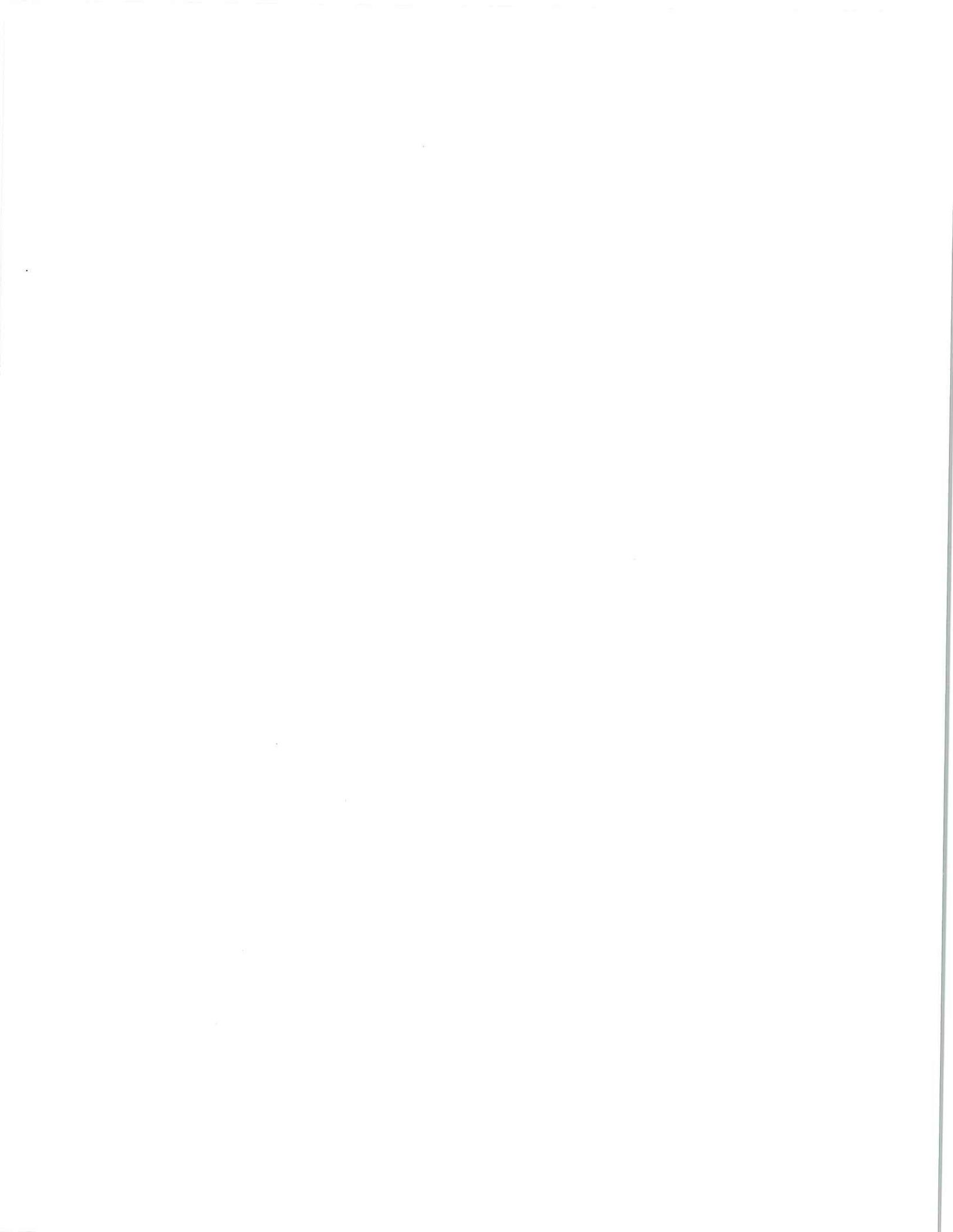




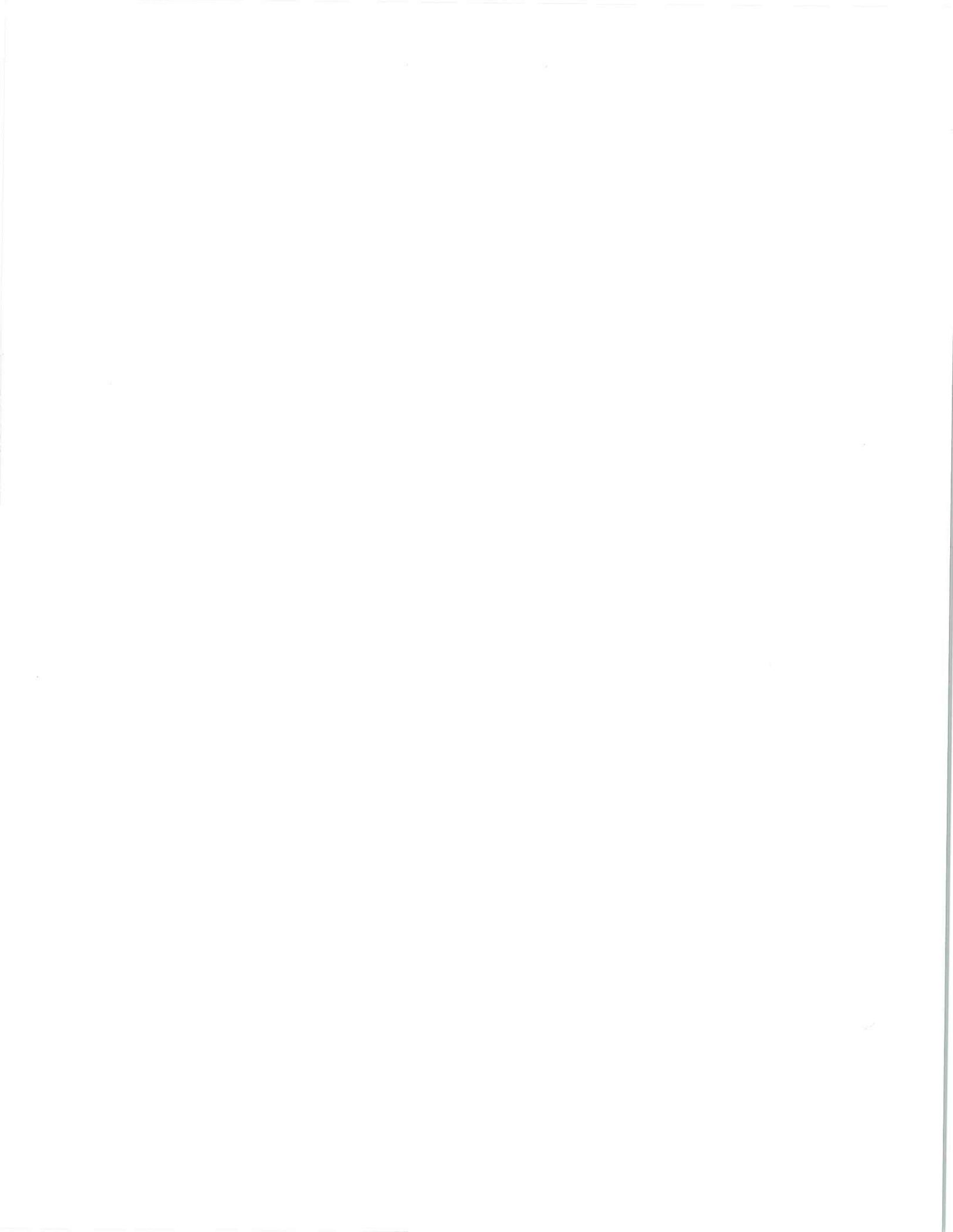


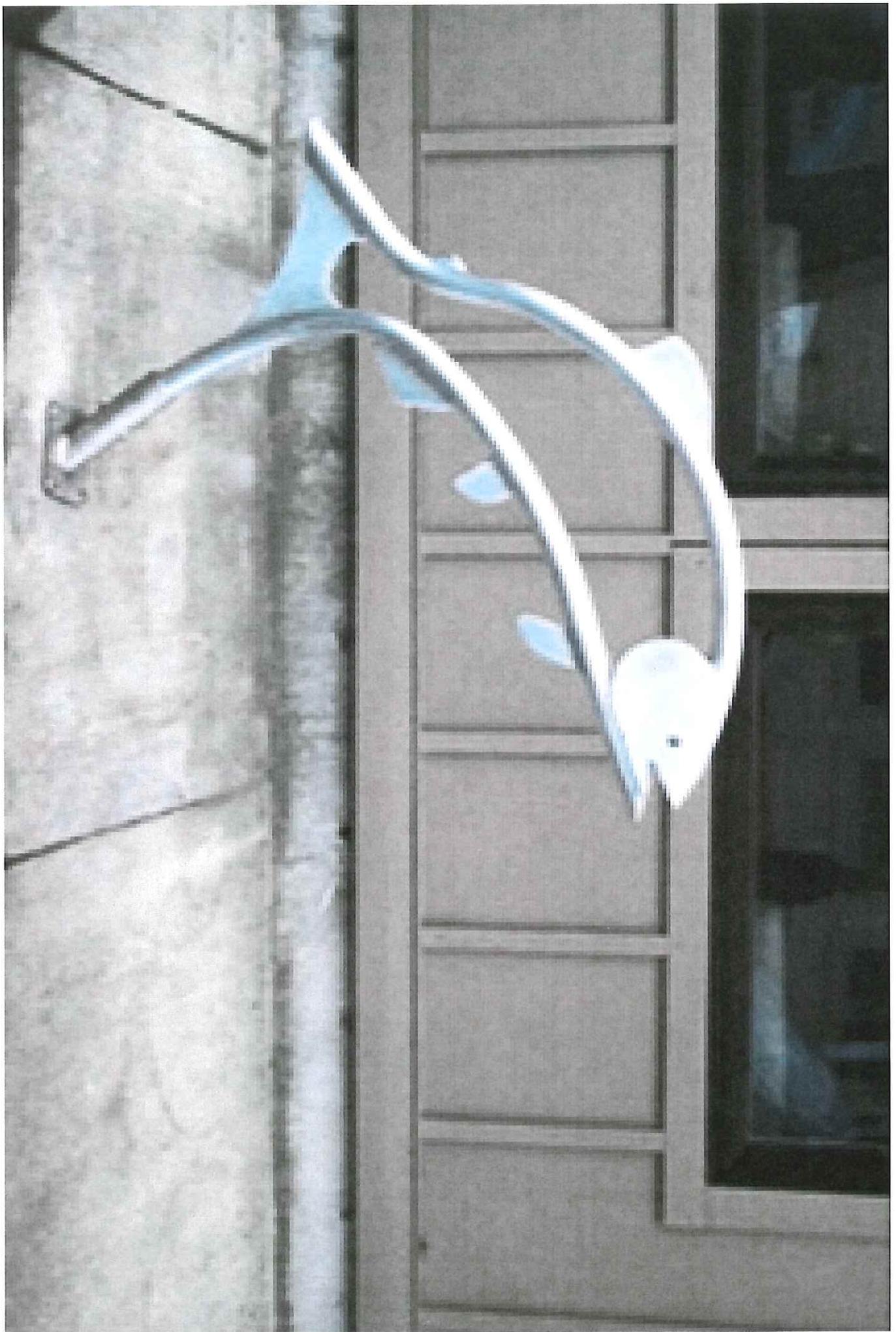






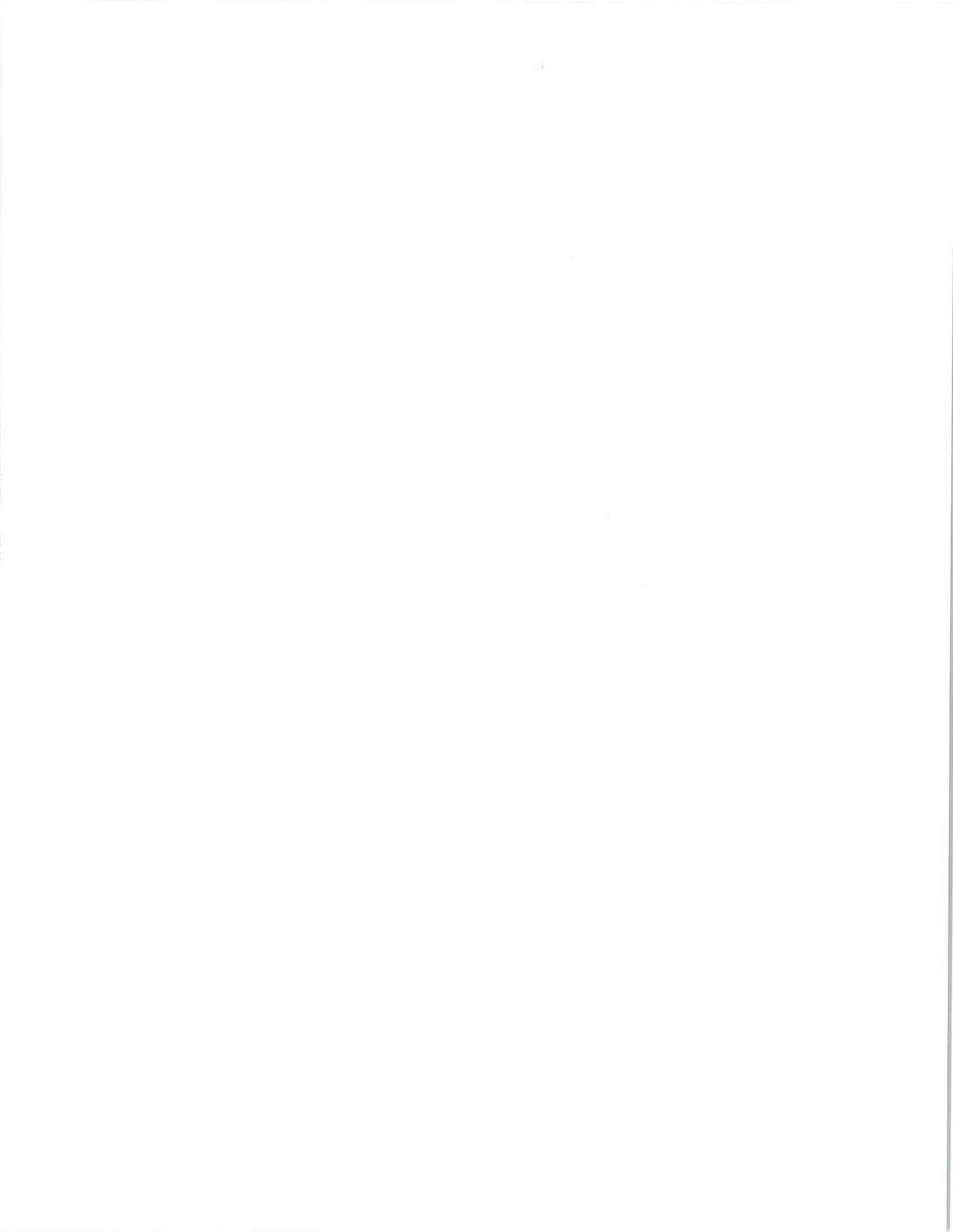


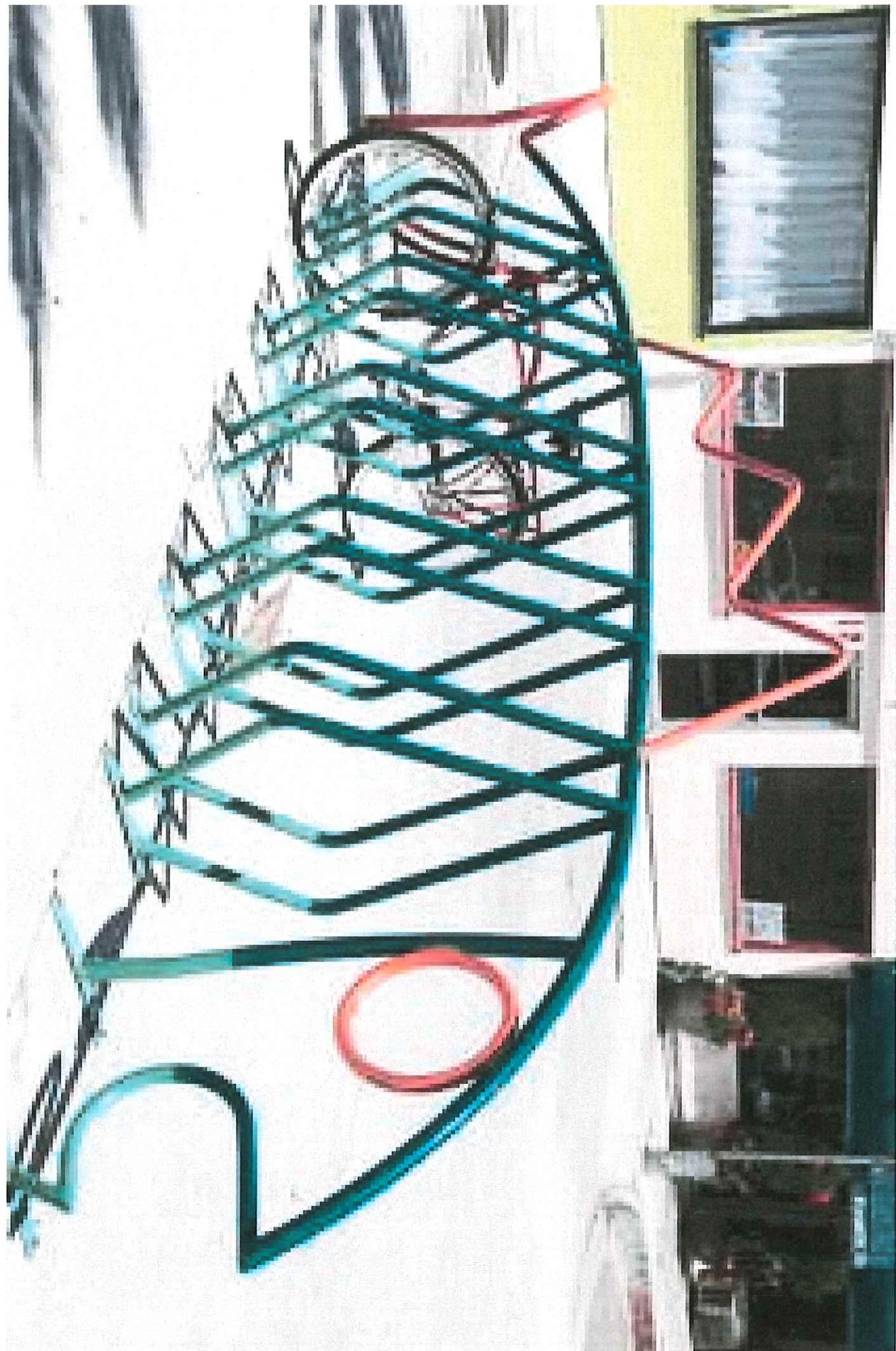












Innovation district

From Wikipedia, the free encyclopedia

*Business
Leader Hts. Factory 63*

The creation of **innovation districts** is a recent trend in urban planning that has emerged as a new model to stimulate economic growth in cities across the globe.^[1] Since the 1950s, entrepreneurial clustering has been led by the spatial geographic model of Silicon Valley – suburban corridors with sprawling research centers and campuses. However, in the early 2000s mayors in European and American cities began dedicating zones in cities exclusively for the purpose of clustering entrepreneurs, startups, business accelerators and incubators.^[1] These spaces are easily accessible via public transportation, wired for public Wi-Fi, support mixed-use development, and nurture collaboration / knowledge-sharing.^[1]

The first official innovation districts were in Barcelona, Spain with 22@ and in Boston, Massachusetts with the Seaport Innovation District.^[2] Following these two initiatives, mayors across the globe have replicated variations of this model in their own cities. Today, there are over **80 official innovation districts worldwide.**^[2]

Innovation Districts have proven to be effective solutions for cities to modernize their economies and pivot from traditional industrial-based production to technology-driven services. A wave of academic research is also emerging analyzing innovation districts' positive effects on job creation and economic development.^[3]

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*- I love the Factory 63
live/work space!*

Origins in Europe - Barcelona

The Rise and Fall of Poblenou

Barcelona, Spain is credited with creating the first innovation district with its 22@Barcelona Project that began in 2000.^[4] 22@ is an initiative that redeveloped the real estate of the industrial El Poblenou neighborhood in the Sant Martí district of the city. For centuries Poblenou was the leading manufacturing center of Barcelona. It housed companies that engaged in mass production of textiles, food / wines, construction products and metal structures.^[4]

However, between 1963 and 1990, Barcelona's manufacturing center began to collapse and 1,300 factories were abandoned.^[4] In the once-thriving region of the city, there now was a mass-exodus of companies and residents. The Poblenou neighborhood was effectively abandoned and suffered from mass degradation of its real estate.^[4]

Redevelopment of Poblenou

The 1992 Summer Olympics in Barcelona gathered thought-leaders in the city to begin crafting a plan potentially to develop the El Poblenou neighborhood.^[4] Over the next 7 years, transportation initiatives were created to connect the then-isolated space to more vibrant parts of Barcelona. In 1999, this project was completed with the opening of the Avinguda Diagonal (Diagonal Avenue), which connected El Poblenou to the downtown area's business district.^[4]

In July 2000, a unanimous vote by the Barcelona City Council approved the Amended Metropolitan Master Plan for the redevelopment of the El Poblenou area.^[4] The project was named the 22@ Project, representing a play on the previous urban classification name, "22a", that designated the exclusive use of an area for industrial production. According to the City Council, "Thus, 22@ Project is a permit to recover the productive vocation of the old economic hub of the city of Barcelona in order to create a new model of urban space according to the needs of the current knowledge-based society."^[4]

The 22@ Project

The approved project called for the redevelopment of 200 hectares (0.8 square miles) of abandoned industrial land in the El Poblenou neighborhood into an innovation district, with the goal of concentrating and building knowledge-intensive activities and companies.^[5]

The project has 3 goals:

1. **Urban refurbishment:** Restore the vibrancy of the El Poblenou area of Barcelona through economic and social development. The renewed territory will create a diverse, balanced environment with production centers, social housing, facilities and urban open space aimed at improving the quality of life and of the workplace.^[5]
- 2.
3. **Economic revitalization:** Transform the neighborhood into a thriving area that attracts companies building technologically relevant and knowledge-intensive solutions for the Information Age.^[5]
- 4.
5. **Social revitalization:** Create an urban space that encourages networking and collaboration among companies, institutions and residents of the area.^[5]
- 6.

Leaders of Barcelona recognized that this would be a multi-decade project and defined the scope of 22@ in their initial plans as follows:^[5]

- **Potential total GFS:** 4,000,000 square meters
 - Production Activity: 3,200,000 square meters

- Facilities, housing, other uses: 800,000 square meters
- **Existing Housing:** Regularization of 4,614 existing homes
- **Social Housing:** Creation of 4,000 new social housing units (minimum 25% rented)
- **New green space:** 114,000 square meters of land
- **New facilities:** 145,000 square meters of land
- **New jobs:** estimated 150,000
- **Infrastructure Budget:** €180 million
-

22@ Today

22@ is perceived as a success and has become the pioneering model for other innovation districts, including Boston's Innovation District.^[6] Today, 70% of the industrial land in El Poblenou has been refurbished, led by 141 individual plans for this redevelopment. 85 of the 141 plans approved are led by the private sector, which has built 700,000 square meters of renewed facilities and 1,886 new housing units in the area.^[5]

Since 2000, 4,500 companies employing 56,000 workers have started in or relocated to 22@.^[7] Approximately 72% of the total employees in 22@ are university-educated. The 22@ Project also calls for continual community education in information-driven activities such as coding, product design and IT service training. Many universities have also established a presence in 22@ such as Pompeu Fabra University, University of Barcelona, Polytechnic University of Catalonia and the Open University of Catalonia.^[5] Several incubators and accelerators have been created such as Biomedical Park, the MediaTic building and Barcelona Activa.^[5] The population of the zone has grown by 130,000 since 2000. Furthermore, the city's economic activity attributable to the El Poblenou territory has increased from 4% to over 15%.^[5]

Origins in the United States – Boston

Mayor Menino's Vision

Boston's Innovation District is the first officially labeled innovation district to be created in the United States. In May 2010, long-time Boston Mayor Thomas Menino announced plans for the city to develop 1,000 acres on the South Boston Waterfront into an "Innovation District."^[8] Inspired by the success of the 22@ model, the Mayor's vision was to redevelop the mostly abandoned Seaport District into a hub for Information Age jobs and a new frontier for cutting-edge industries such as clean tech, health care information technology and mobile media.^[6]

The restoration of the South Boston Waterfront began with the completion of the Big Dig in Boston.^[1] This \$14.6 billion project buried the formerly elevated Central Artery I-93 Interstate which previously cut off the waterfront from the rest of the city. Similar to the Diagonal Avenue in Barcelona, public transportation efforts were built to connect the Seaport to Boston's vibrant downtown and allowed mass commuting to this once-inaccessible part of the city.^[1]

Mayor Menino's vision for the Innovation District revolved around three core principles and three key strategies.^[9]

Core Principles:

1. **Urban Lab:** Experimentation is central to the ethos of the Innovation District. Its creators want to use the space to experiment clean energy, citizen participation, transportation, and social infrastructure. Successes will be scaled and translated to benefit all neighborhoods.

2. **Sustainable Leadership:** The redevelopment should maximize the 1,000 acres of waterfront land in the present while ensuring sufficient resources and enjoyment for future generations.
3. **Shared Innovation:** All Bostonians should benefit from the shared idea economy and the products that emerge from the Innovation District.
- 4.

Key Strategies:

1. **Promote collaboration:** create a close-knit ecosystem and clustering to foster creative growth
2. **Provide public space + programming:** establish an abundance of collaborative open spaces and organizations. Create District Hall, the world's first free-standing public innovation center.
3. **Develop a 24-hour neighborhood:** build innovation housing, provide live-work spaces, attract an innovative nightlife, build cultural institutions, protect local parks and green spaces.
- 4.

New Models of Spatial Innovation

Boston's Innovation District has pioneered new models of use for housing, company headquarters, shared work space and collaboration.

MassChallenge is the world's largest startup company accelerator and is located in the Boston Design Center, a massive 20th century warehouse in the Seaport. Successful startup applicants to its competition are provided free shared office space, expert mentors, marketing / media resources, funding opportunities and the opportunity to receive a portion of the \$1 million in grants MassChallenge gives to the best companies. MassChallenge is a non-profit organization and is primarily funded via partners such as Fidelity Investments, Verizon, Oracle, AmericanAirlines and Microsoft.^[10]

District Hall, located in the heart of the Innovation District, is the world's first public innovation building. The location provides civic gathering space where the innovation community gathers to exchange ideas. District Hall is a building that houses open workspace, classrooms, assembly space and flexible use 'pods'. Most services and amenities at District Hall are provided at little to no cost.^[10]

Hamster? Move them to industrial park

Factory 63 is a converted shoe factory in the Seaport that has been redesigned to accommodate micro-housing units for Innovation District residents. The units are less than 600 square feet in size and are designed to encourage density and entrepreneurial collaboration. The building also provides low-priced office space for startups and entrepreneurs to build their companies. This live-work space model has proved a successful and popular real estate model in the Innovation District. Other real estate companies are remodeling once-abandoned buildings into similar Factory 63 models.^[10]

The Innovation District Today

The Innovation District is the fastest growing part of Boston today and has stimulated significant economic growth in the city. Since the District's launch, 5,000 new jobs have been created and over 200 new companies have formed. 40% of the companies located in the Innovation District share space in co-working spaces and incubators. Over 1,100 housing units have been constructed, including 300 innovation micro-units.^[10]

Soaring rent prices in the Innovation District have raised concerns that the rapid real estate development in the area is pricing out entrepreneurs and startup companies – the organizations and people the District is designed to attract. In just a few years, rents have increased 43% in the Seaport, with the average rent at \$52.92 per square foot, approximately at the same level of Boston's affluent Back Bay neighborhood.^[11]

Other Notable Innovation Districts

Cambridge (Kendall Square)

The **Kendall Square** innovation district is anchored by surrounding Massachusetts Institute of Technology in Cambridge, Massachusetts and in close proximity to Harvard University, Massachusetts General Hospital and other world-leading research institutions. In the 1950s, MIT began deploying university-owned land to innovative private sector companies and developing partnerships with local organizations to support the commercialization of ideas stemming from the university.^[1] In the ensuing decades, life sciences and pharmaceutical companies began to cluster in the area. Today, Kendall Square houses over 150 biotech, IT, technology and clean energy companies.^[12] Firms such as Google, Microsoft, Amgen, Biogen and Novartis have large offices in Kendall Square.^[12] Hundreds of startups have been formed and are headquartered in the Kendall Square area as well. Significant real estate development has occurred recently, with approximately 1,000 new housing units built in the area since 2005.^[1]

Kendall Square is also home to the Cambridge Innovation Center (CIC), an organization headquartered in an MIT-owned building that rents office space to startups. CIC has pioneered the model of co-working space for entrepreneurs and knowledge-sharing in a high-quality environment. Founded in 1999, CIC has housed over 1,400 companies and attracted more than \$1.8 billion in venture capital investment to its startups.^[13] Today, over 600 startups are located in CIC.^[13]

Philadelphia (University City)

University City in Philadelphia, Pennsylvania is a partnership of leading educational institutions, private sectors companies and local residents that aims to revitalize West Philadelphia through innovation and entrepreneurship. Members of the partnership include The University of Pennsylvania, Drexel University and The Children's Hospital of Philadelphia. The area has become a hub for life sciences, nanotechnology and IT companies in the past decade.^[1]

The University City Science Center (UCSC) is the oldest and largest urban research park in the United States and acts as an anchor institution for University City. Founded in 1963, the Science Center is a collaboration of 31 nonprofits throughout Pennsylvania, New Jersey and Delaware.^[14] The UCSC has a 17-acre campus in West Philadelphia and houses over 2.5 million square feet of office space to startup companies and laboratory experiments. The campus also offers incubation, support services and programming assistance for entrepreneurs.^[14] The co-working space also dedicates resources to migrate technology from the laboratory into the marketplace.

Seattle (South Lake Union)

Seattle's South Lake Union neighborhood transformed in the late 2000s from a degraded low-rise industrial complex into one of the most thriving innovation hubs in the United States. In the early to mid-20th century, South Lake Union was a prosperous manufacturing center for Washington's biggest industrial companies.^[15] Wood making, ship building and airplane manufacturing companies all were located in the area. However, South Lake Union experienced a significant decline in businesses and residents in the 1980s and 1990s.^[15] However, as a result of major development plans by Paul Allen's Vulcan Real Estate, the neighborhood has persuaded the area's leading companies and research centers to relocate to South Lake Union.^[1] In 2000, the University of Washington relocated its medical and bioscience campus to South Lake Union. Subsequently, the area has become a hub for

some of the West Coast's leading science organizations including Fred Hutchinson Cancer Research Center, Battelle, Seattle Biomedical Research Institute, Seattle Children's Hospital and PATH. In 2007, Amazon.com announced it would relocate its global headquarters to South Lake Union. Amazon's relocation has accelerated residential housing growth and entrepreneurial activity in the neighborhood.^[1]

Detroit (Detroit Innovation District)

The Detroit Innovation District is a cross-sector initiative dedicated to curbing the city's economic decline and population loss through the attraction of technology companies to Detroit's downtown and midtown area. In 2014, Mayor Mike Duggan established the Detroit Innovation District Advisory Committee with Nancy Schlichting, CEO of Henry Ford Health Systems, at the helm of the organization. The initiative dedicated 4.3 square miles of greater downtown Detroit to house small business incubators, train local aspiring entrepreneurs, and attract anchor institutions to the area. The area comprises only 3.1% of the city's land area, but already hosts 55% of the city's jobs and 11% of all companies in Detroit.^[1]

Dan Gilbert, chairman and founder of Rock Ventures and Quicken Loans, has served as an anchor-individual in Detroit who has assembled leaders from all types of Detroit organizations to revitalize the city. In 2009, Gilbert relocated Quicken Loans to the present-day Detroit Innovation District.^[16] In 2012, he did the same and relocated Rock Ventures to the area. The success of Gilbert's companies and civic leadership has catalyzed the resurgence of technology companies and entrepreneurs in the city.^[16]

Raleigh-Durham (Research Triangle Park)

The Raleigh-Durham area is home to one of the largest research parks in the world, Research Triangle Park. The park was a pioneering model in the 20th century for the sprawling research centers based in suburban corridors. It presently covers 7,000 acres of land and 22.5 million square feet.^[17] Over 190 companies and 50,000 employees work in the Research Triangle Park and it hosts some of the largest biotech and pharmaceutical companies in the world, including GlaxoSmithKline and Cisco Systems.

Leaders of the Research Triangle Park in 2012 unveiled a master plan to reinvent the physical location of the park. Believing that the current layout was not conducive to collaboration, competition and knowledge-sharing, they recognized the need to redevelop office into an innovation district-like layout.^[18] The 50-year master plan will be centered on a 100-acre site in the middle of the present-day Research Triangle Park in order to promote high-density workspace and living.^[1] A new commuter rail system will also be developed in order to connect the Park to downtown Durham and Raleigh.^[1]

Recent Research

Many academic institutions and think tanks are analyzing the various models of innovation districts and their effects on economic growth and job creation.

Ed Glaeser, an urban economist at Harvard University, is pioneering research on the benefits of entrepreneurial clustering in urban settings. His work has concluded that "employment growth is strongly predicted by smaller average establishment size, both across cities and across industries within cities."^[3] Specifically, Glaeser studied the effect of a 10% increase in the number of firms per worker in a given city and concluded this was associated with a 9% increase in employment growth in the ensuing two decades.^[3] Many civic leaders are leveraging the conclusions of Glaeser's work to demonstrate the importance of building startup accelerators, creating co-working spaces and encouraging density / collaboration in cities – all characteristics of innovation districts.

Bruce Katz of the Brookings Institution has published a significant amount of research on innovation districts. He dedicated a section to innovation districts in his book *The Metropolitan Revolution: How Cities and Metros Are Fixing Our Broken Politics and Fragile Economy*.^[1] He and Julie Wagner also published an in-depth report in 2014 entitled "The Rise of Innovation Districts: A New Geography of Innovation in America." In their research, Katz and Wagner discuss the components of successful innovation districts and the various models that have emerged in the past several years.^[1]

A book on innovation districts written by Arnault Morisson titled "Innovation Districts: a Toolkit for Urban Leaders" was published on August 15, 2015.

Proven Models

Bruce Katz and Julie Wagner identify in their 2014 report three primary models in how innovation districts are created:^[1]

1. **Anchor plus:** This model is characterized by the revitalization efforts / redevelopment centering on a leading institution in a city. The institution itself plays a vital role in redeveloping the surrounding real estate into innovation-friendly locations and attracting entrepreneurs, startups and talent to the area. The most frequently cited examples of this model include Cambridge, Massachusetts' Kendall Square and St. Louis' Cortex district. MIT has significantly shaped the development of Kendall Square and Washington University has led the redevelopment of the Cortex district in St. Louis.^[1]
- 2.
3. **Re-imagined urban areas:** Followers of this model focus the efforts of building an innovation district around degraded real estate, most likely in the outskirts of the city. Re-imagined urban area innovation districts are typically located along historic waterfronts that once served as thriving manufacturing hubs in the 20th century. It is common for significant investments in public transportation to accompany this model in order to reconnect this once-thriving part of a city to downtown residents. Examples of this model include Boston's Innovation District (redeveloped South Boston Waterfront), Barcelona's 22@Project (redeveloped Poblenou neighborhood) and Seattle's South Lake Union.^[1]
- 4.
5. **Urbanized science park:** This model is characterized by re-imagining suburban or exurban areas into less sprawling, isolated geographies. Examples of this model include Raleigh-Durham's Research Triangle Park, which was one of the preeminent research corridors in the 1980s and 1990s. However, in November 2012, leaders of Research Triangle Park unveiled a master plan to reinvent the area to attract more nearby living and working, and promote physical spaces that encourage "random collisions" and open innovation.^[1]
- 6.

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Categories: Planned municipal developments | Urban design

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GENERAL

Encourage Entrepreneurship

How Boston's Innovation District is Redefining Startup Ecosystems

□ April 12 by Paul Konz

Boston's Innovation District has brought more than 5,000 new jobs to the area since 2010. But how sustainable is the clustering concept when the public sector takes a hands-off approach and the rent skyrockets?



Entrepreneurial Leadership

Volume 28

Startup Ecosystems & Innovation Districts: Rebalancing the Ecosystem

David Foray

Abstract: This article discusses the role of government in the development of startup ecosystems and innovation districts. It argues that government should focus on creating a supportive environment for entrepreneurs and startups, rather than trying to directly control the market. This involves providing access to capital, talent, and information, as well as reducing regulatory barriers. The article also discusses the importance of building a strong network of stakeholders, including universities, industry associations, and local government. Finally, it offers some practical suggestions for how government can best support the development of startup ecosystems and innovation districts.



Boston's Innovation District provides an outstanding example of a government-led economic development approach that leveraged partnerships in the business and non-profit sectors. (Wikimedia Commons)

This is a guest post by The Intersector Project.

In January 2010, during his fifth inaugural address, then Boston Mayor Thomas M. Menino declared his vision (http://www.cityofboston.gov/TridionImages/2010%20Thomas%20M%20%20Menino%20Inaugural%20final_tcm1-4838.pdf) to redevelop the city's Seaport District into a new "Innovation District." "A new approach is called for on the waterfront," he said, "one that is both more deliberate and more experimental. Together, we should develop these thousand acres into a hub for knowledge workers and creative jobs."

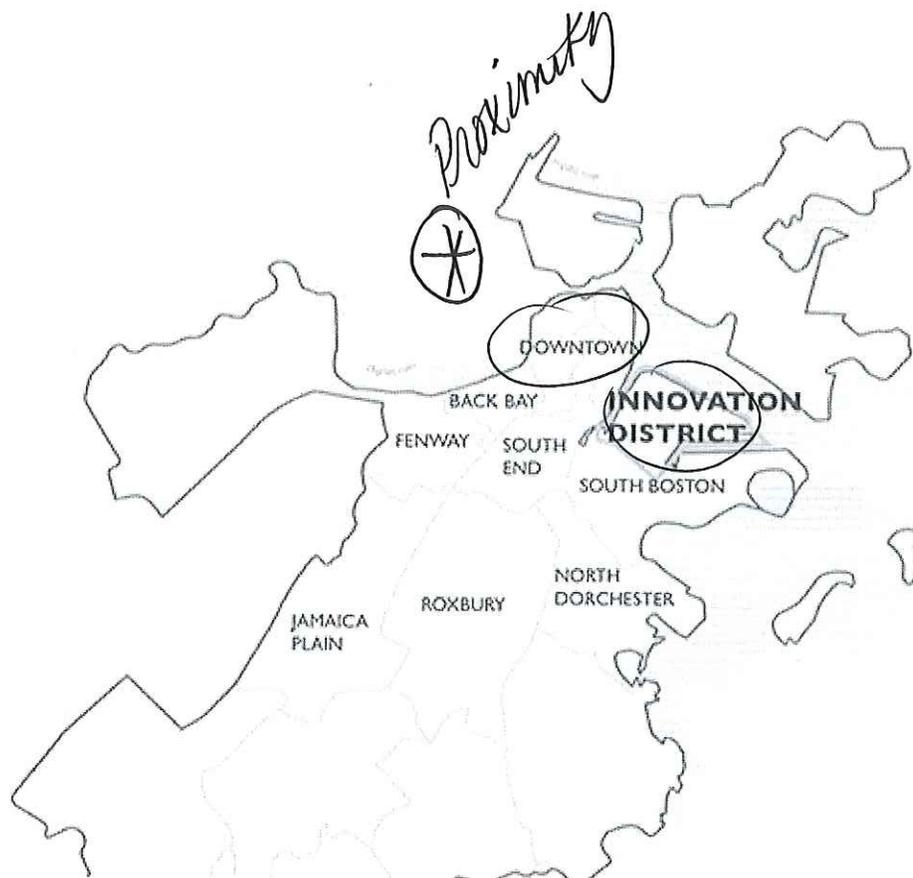
Emerging in urban centers across the country

(<http://www.brookings.edu/about/programs/metro/innovation-districts>), city-level innovation districts are geographically distinct areas intended to attract cutting-edge companies, research institutions, startups, accelerators, and other related entities, creating a dense community of innovators and entrepreneurs. Understanding how city-level innovation districts can harness the strengths of each sector – business, government, and nonprofit – is particularly important in an era of urbanization, limited public resources, and increased public expectations of public sector innovation.

At The Intersector Project (intersector.com), where we seek to empower practitioners across sectors to collaborate to solve problems that cannot be solved by one sector alone, we've recently completed a study of the Boston Innovation District (<http://intersector.com/the-development-of-bostons-innovation-district/>), the development of which provides an outstanding example of a government-led economic development approach involving collaboration across sectors.

□

□



The Boston Innovation District spans approximately 1,000 acres and includes five sub-districts: Fort Point, Seaport, Port, Convention Center, and 100-Acres. It is most commonly known as the South Boston Waterfront or Seaport District and has a rich history that dates back to the 19th century. (Courtesy Boston Redevelopment Authority)

A Mayor's Vision

Mayor Menino's vision for the District had four main features, which set the tone for how development took shape.

Industry-Agnostic. One of the main features of the District was to be open to industries of every kind, allowing for broad inclusivity and enabling the District to be less dependent on the growth of a single industry. The philosophy was "if you identify as innovative, you are more than welcome," notes Samantha Hammar, former Communications Strategist for the District.

Clusters. The second feature of the District was the clustering of innovative entrepreneurs to increase proximity and density, reflecting the notion that "people in clusters innovate at a quicker rate, sharing technologies and knowledge easier (http://www.brookings.edu/~media/research/files/papers/2010/9/21-clusters-muro-katz/0921_clusters_muro_katz.pdf)." Captured in the District's "Work, Live, Play" motto, this also created a drive to retain talent through a work-life environment favorable to creativity and exchange.

Experimental. The third feature was the public sector's adoption of an experimental framework characterized by expedited decision making and planning flexibility. Mitch Weiss, former Chief of Staff to Boston Mayor Thomas Menino and now a lecturer at Harvard Business School, recalls: "[The Mayor] expressed a vision, but there was no plan *per se*." There was a sense of urgency, however, and a willingness to experiment by seizing opportunities for stakeholder engagement and recruitment that left no time for extensive studies or complex assessment plans. "We had the bare bones of a strategy and a slight vision for what we wanted to do. Then, we built it along the way," remembers a Boston Redevelopment Authority (<http://www.bostonredevelopmentauthority.org/>) (BRA) staff member.

The City as Host. A fourth feature was to position the city as the host institution instead of the host being a university or research firm. The identification of the District with the city meant that the neighborhood would be free to develop organically, create momentum, and allow innovation to disperse across the city.

Developing the District: Successes and Challenges

Over the course of the next five years, The Mayor's Office and the BRA led development of the District, catalyzing investments and stakeholder engagement that brought the District to life, and breeding additional cross-sector activity and partnerships along the way. They successfully worked to secure anchor tenants like MassChallenge (<http://masschallenge.org/>) and Babson College (<http://www.babson.edu/admission/visiting-babson/boston/Pages/default.aspx>), develop public meetup spaces like District Hall (<mailto:http://districthallboston.org/>), encourage affordable housing and a variety of dining and entertainment options, and more.

By the summer of 2015, Boston's Seaport was in a state of transformation. More than 5,000 new jobs have been created in the Innovation District since 2010, as over 200 startups have set up shop in the area. About a quarter of these firms have fewer than 10 employees, and approximately 40 percent are housed in shared workspaces or incubators.

From software and digital marketing to manufacturing and design, the Innovation District's young firms span a wide array of industries and business models. Zipcar (<http://www.zipcar.com/press/releases/zipcar-relocates-corporate-hq-to-innovation-district>), LogMeIn (<http://globenewswire.com/news-release/2013/04/10/537232/10027991/en/LogMeIn-Opens-New-Worldwide-Headquarters-in-Boston-s-Innovation-District.html>), and Rethink Robotics (<http://www.rethinkrobotics.com/news-item/heartland-robotics-expands-and-moves-to-bostons-innovation-district/>) are just a few of the more prominent startups to call the Innovation District home. The support infrastructure that these young companies need to grow, including incubators and accelerators, as well as law, design, advertising, and other professional services firms, has also moved to the District, providing a healthy ecosystem for innovative companies to thrive. □

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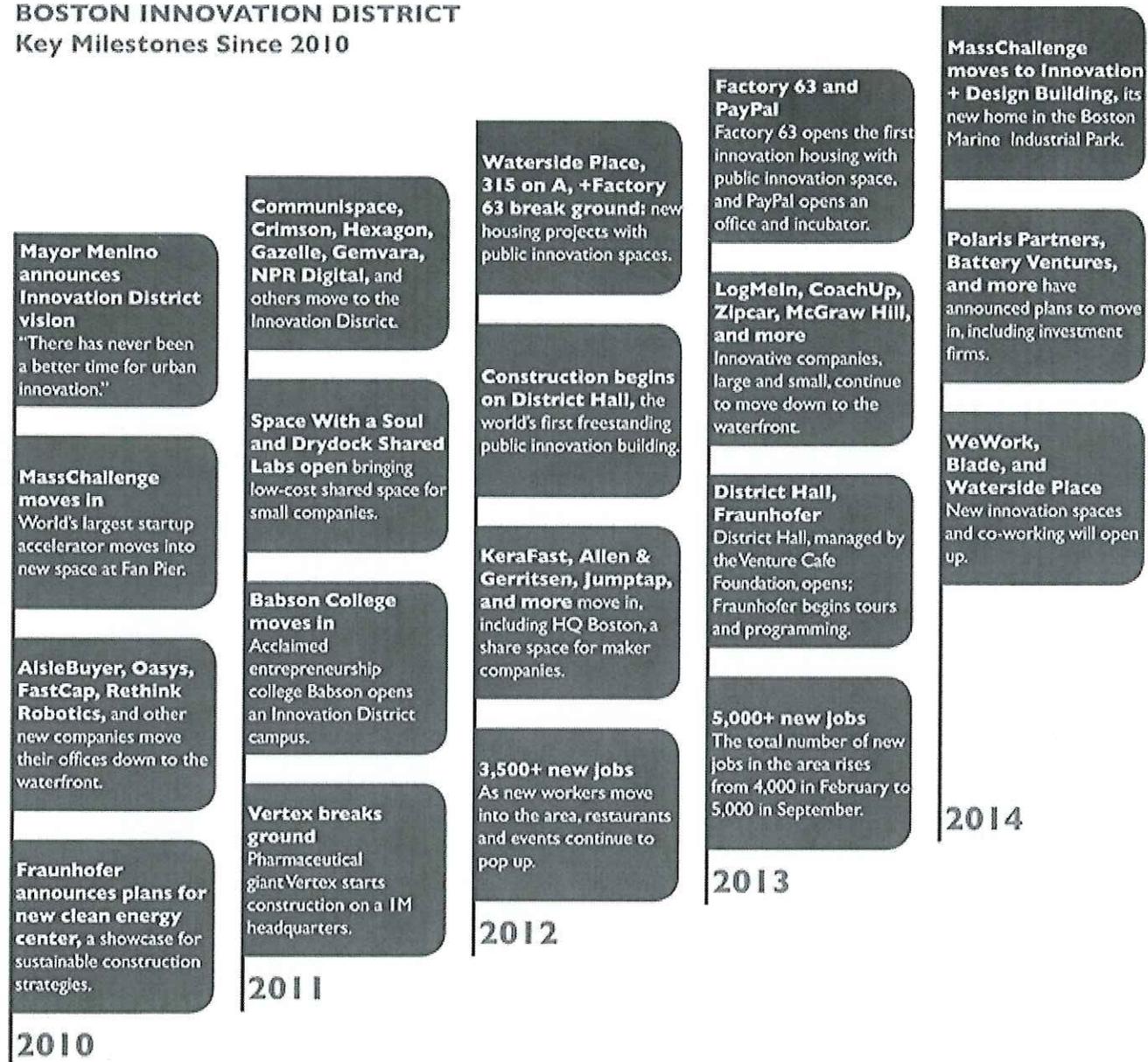
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BOSTON INNOVATION DISTRICT Key Milestones Since 2010



The Mayor's Office and the Boston Redevelopment Authority successfully worked to secure anchor tenants like MassChallenge and Babson College, develop public meetup spaces like District Hall, encourage affordable housing and a variety of dining and entertainment options, and more. (Courtesy Boston Redevelopment Authority)

While the Innovation District project supports several key takeaways for cross-sector collaboration (more on those can be found in the full text of the report), it also illuminates the tension between clustering on one hand and the public sector's relatively experimental, hands-off approach on the other.

Weiss argued in 2010 that "proximity matters perhaps more than ever for invention and innovation." Yet the sustainability of the District as a geographic hub of innovation as it was initially conceived remains in question as high-end new developments crowd out early stage entrepreneurial activities. Rising rents and capacity constraints have compelled a number of local startups to head to other parts of the city, including Downtown Crossing and the Financial District. While residential buildings slated for construction in the District will include a portion of micro/innovation units, rents even for these units are

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The following is a list of the names of the persons who have been elected to the office of Mayor of the City of New York for the year 1912. The names are listed in alphabetical order of their surnames.

1. John A. B. Smith
2. James C. Jones
3. William D. Brown
4. Charles E. White
5. Robert F. Black
6. Thomas G. Green
7. Henry H. Gray
8. George I. White
9. Frank J. Black
10. Edward K. Green
11. Joseph L. White
12. Albert M. Black
13. Charles N. Green
14. William O. White
15. James P. Black
16. John Q. Green
17. Robert R. White
18. Thomas S. Black
19. Charles T. Green
20. William U. White
21. James V. Black
22. John W. Green
23. Robert X. White
24. Thomas Y. Black
25. Charles Z. Green
26. William AA. White
27. James BB. Black
28. John CC. Green
29. Robert DD. White
30. Thomas EE. Black
31. Charles FF. Green
32. William GG. White
33. James HH. Black
34. John II. Green
35. Robert JJ. White
36. Thomas KK. Black
37. Charles LL. Green
38. William MM. White
39. James NN. Black
40. John OO. Green
41. Robert PP. White
42. Thomas QQ. Black
43. Charles RR. Green
44. William SS. White
45. James TT. Black
46. John UU. Green
47. Robert VV. White
48. Thomas WW. Black
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52. John AAA. Green
53. Robert BBB. White
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soaring as demand to live in the area rises. In the commercial market, average rents in the Innovation District reached Back Bay levels (about \$53 per square foot) by early 2014, putting pressure on cash-strapped early stage ventures.

“Looking back, I wonder whether we could have made some contingent arrangement” such that, if certain financial conditions were met, developers would be required to “do more for innovation... like set aside more space or commit to an [innovation investment] fund,” notes Weiss.

A more dynamic, regional startup ecosystem might instead involve early stage startups moving from district to district in search of cheap rent, or relocating to different parts of the city as they grow and mature. In this model, the “cluster” is defined more broadly and regionally, and density of innovation activities is somewhat less important. From an employment and tax revenue perspective, it may in fact be very positive for the city. Kairos Shen, former Director of Planning at the Boston Redevelopment Authority, shares this perspective: “So long as the city continues to have different locales that can actually... grow and change... that’s all we want. The goal is to have a city that continually can transform and accommodate.”

For more on these questions, as well as on the traditional and nontraditional roles of the public sector in driving the District forward, [see our full study of the Boston Innovation District](http://intersector.com/the-development-of-bostons-innovation-district/) (<http://intersector.com/the-development-of-bostons-innovation-district/>).

THE INTERSECTOR PROJECT

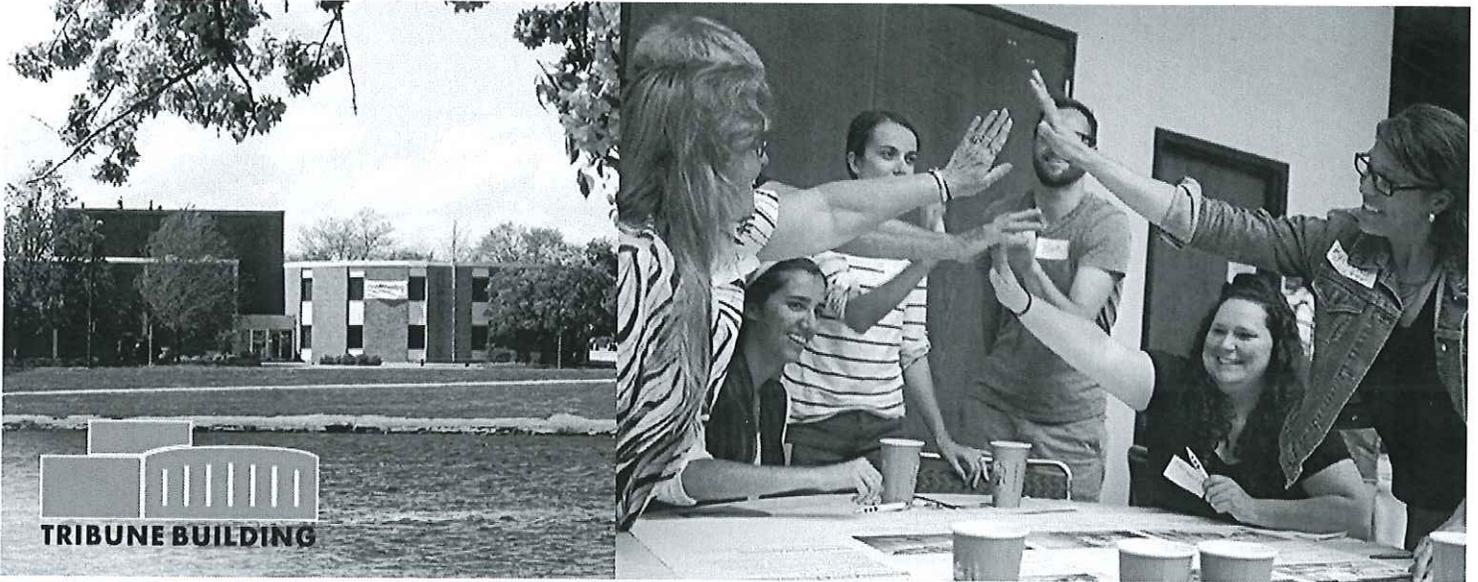
About the Authors: The Intersector Project is a non-profit organization that seeks to empower practitioners in the business, government, and non-profit sectors to collaborate to solve problems that cannot be solved by one sector alone. We present real examples of collaborations in many places, across many issues and illuminate the tools that make them successful. Visit us at intersector.com (intersector.com), and follow us on Twitter

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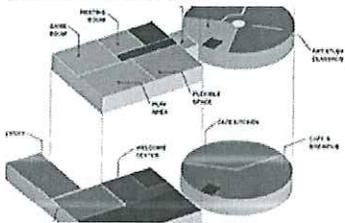
Home » Lead » Tribune



Tribune: community accelerator

The Tribune Building Project began in December 2012 when Incourage purchased a historic property along the Wisconsin River with the intent that residents would decide its future use. From the beginning, this was about more than the building. It is a demonstration of a resident-centered process toward realizing Incourage's vision of a community that works well for all people. To date, over 2,000 residents have participated in this process. The Tribune will serve as a "community accelerator" - accelerating economic growth and opportunity, environmental sustainability, learning, creativity, and connections for community benefit. Learn more by exploring the links below.

INSIDE THE BUILDING



See it here! Residents have chosen an exciting variety of new uses >

WHAT'S NEW



Updates | Announcements >

- ♥ the amount of public involvement in this process & the multi-interactive use
- INNOVATION & unique draws to excite ideas

FREQUENTLY ASKED QUESTIONS



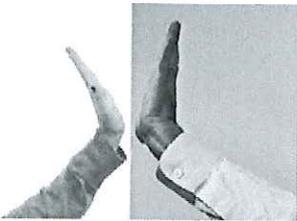
FAQs | Brief history of the building and general info >

GET INVOLVED



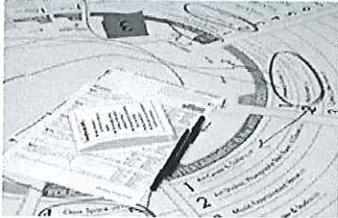
Public meetings | Building tours | Interest groups >

PARTNERS



Organizations and businesses that are helping to move resident decisions forward >

FUNDING



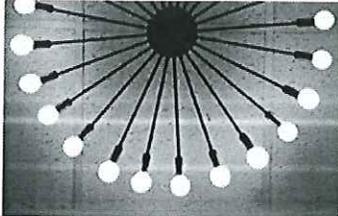
How is the Tribune being funded? >

RESOURCES



Programming documents | Meeting summaries | Other important docs >

PHOTOS & VIDEOS



Take a visual tour of the building | View resident stories >

FOR ADDITIONAL INFORMATION: Call 715.423.3863 or email tribunebuilding@incouragecf.org

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715.423.3863 tel

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ACT

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BELIEVE



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FORT POINT LIVING

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ref=hl

INFRASTRUCTURE & ENVIRONMENT

How Milwaukee Became a Center for Water Innovation

The world needs water. Milwaukee not only has lots of it, but it also has transformed itself into a hub for water research and technology.

BY ELIZABETH DAIGNEAU | MAY 2013



This 18-acre brownfield, Reed Street Yards, will soon be home to a water research park. (Photo: Flickr/Jeramey Jannene)

→ encouraging research & improvement
in our community

Milwaukee doesn't have a water problem. It never has; the Milwaukee area has access to lots of water. It sits along the shores and bluffs of Lake Michigan, at the confluence of three rivers -- the Menomonee, the Kinnickinnic and the Milwaukee.

The rest of the world, on the other hand, has a very real water problem: More than a billion people across the globe lack access to safe drinking water.

The world needs water, and Milwaukee has it. More specifically, Milwaukee has water innovation. So the city is transforming itself from an old industrial center into a center for water research and technology.

Read the May issue of *Governing* magazine.

The idea was the brainchild of two local CEOs. During a meeting in 2006, it occurred to them that Milwaukee was home to more than 130 water-related companies, including their own companies: A.O. Smith, which produces water heaters, and Badger Meter, which makes water meters. The two executives convened a meeting of local companies and civic leaders; the group quickly coalesced around making Milwaukee into a "water hub."

To oversee the effort, they created the Water Council, a nonprofit organization that brings together the region's water industries and universities. From there, the University of Wisconsin-Milwaukee (UWM), with \$50 million in state backing, created the School of Freshwater Sciences in 2011, the only graduate program of its kind in the country. "There is nothing else like this in the United States at all," says Dean Amhaus, president and CEO of the Water Council. "The goal is create a world hub that grows companies and entrepreneurs [focused on] developing ways to use water more efficiently and return it at a high quantity and quality."

Want more infrastructure and environment news? Click here.

The whole effort will be headquartered in an old industrial area in southeast Milwaukee, adjacent to downtown. Ultimately, the water campus will consist of a business accelerator and water research and technology park, as well as commercial and residential developments. The Water Council will move in first -- as early as this July -- taking up residence in a newly renovated seven-

story, 100-year-old building. It will share the space with water-related companies, UWM and six startups that are part of a six-month state-funded program. Each startup gets \$50,000 for initial costs; after six months, they'll be replaced by another group of new startups. The idea is to churn out one new company after another.

The real standout in the effort is Reed Street Yards, an 18-acre brownfield site adjacent to the Water Council building. It will be home to the water research and tech park, where companies and the School of Freshwater Sciences will tackle projects that include the development of sensors to monitor water safety, the piloting of technologies to remove radium from groundwater and research into how to disinfect stormwater runoff.

The plan is to make Reed Street Yards self-sustaining and replicable. In other words, the entire development will one day be "off the grid," or water-neutral. It will also be capable of producing energy in excess of what it needs to run. "What we want to be able to do is create an area -- a water showcase -- that shows places where there are water shortages what they can do," says Amhaus.

From the start, the initiative has been driven by the private sector. Everyone involved agrees it works best that way, and should stay that way. Milwaukee Mayor Tom Barrett even admitted to *Forbes* that, "If it had started at the public end, we would be hustling to get private-sector involvement." Still, the city has been a supportive partner, says Amhaus. "It's allowed for much more flexibility."



[Elizabeth Daigneau](#) | managing editor

edaigneau@governing.com

0 comments

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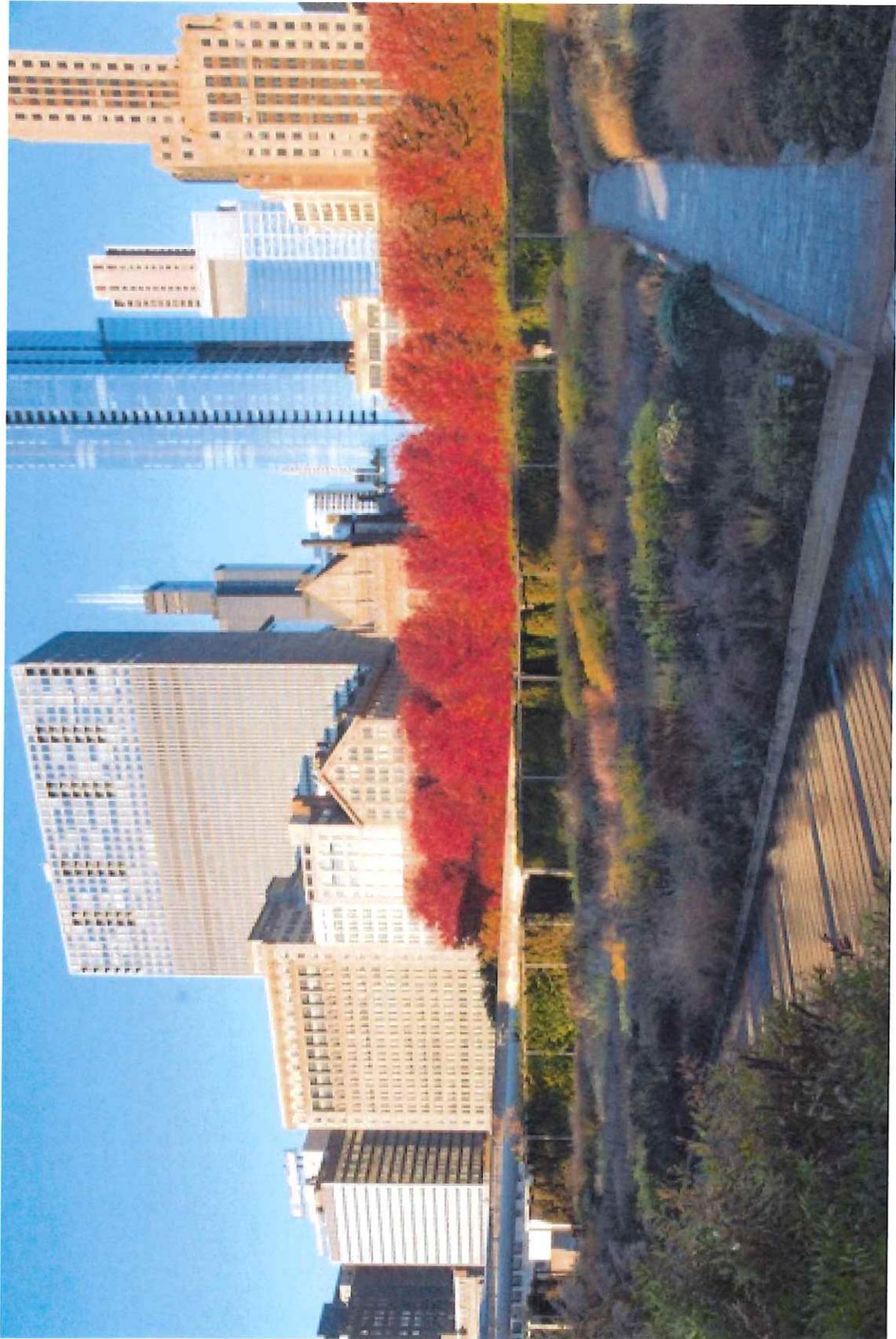


Lurie Garden

Lurie Garden in Millennium Park is an urban oasis emerging from a harmonious blend of symbolism, landscape design and ecological sensitivity.

Lurie Garden is made possible by a \$10 million endowment gift made by the Ann and Robert H. Lurie Foundation and [generous support of garden by private citizens](#), garden clubs, industry supporters, among many others. [The Millennium Park Foundation](#) manages and oversees the endowment, as well as the garden's annual budget and operations.

*ckasimov@ci.veevah.
wi.us*



ckasimar@ci.nccnch.wi.us



Lurie Garden – Fact Sheet

Quick Facts

Size	5-acres
Lead Landscape Architect	Gustafson Guthrie Nichol Ltd. (Seattle, WA)
Perennial Planting Design	Piet Oudolf (Hummelo, The Netherlands)
Civil Engineer	McDonough Associates (Chicago, IL)
Contractor	Walsh Construction (Chicago, IL)
Local Landscape Architect	Terry Guen Design Associates, Inc. (Chicago, IL)
Plant Diversity	222 total species, cultivars, and selections (40.5% native to North America, 26.1% native to Illinois)

History

- International Design Competition held from August to October 2000
- Commissioned in October 2000
- Completed in June 2004
- Dedicated on July 24, 2004
- Created by the founders of Millennium Park, owned by the City of Chicago, managed by Millennium Park Foundation, and sustained by a generous endowment from Ann Lurie, in memory of her husband, Bob Lurie
- Colleen Lockovitch hired as head horticulturist, 2005-2009; promoted to director and horticulturist in 2008
- Nichols Bridgeway to the Art Institute opened in May 2009
- Jennifer Davit hired as director, 2010-2015
- Celebrated its 10th anniversary in 2014
- Dr. Scott Stewart serving as current director, 2015-

Design Highlights

Light Plate	Features perennial plants that thrive in full sun. Refers to Chicago's modern and artistic impact on nature.
Dark Plate	Features plants that thrive in the shade of flowering trees. References the site's early landscape history of a wild shoreline and river delta.
Seam	Boundary between the two planting plates. Wooden boardwalk floats over a shallow water feature. Recalls Chicago's first step to building itself out of the marsh by raising wooden boardwalks over muddy streets and sidewalks.
Shoulder Hedge	15-foot-high, dramatically lit hedge that encloses the Lurie Garden on two sides. References the "City of Big Shoulders."

*ckasimov @ uic.edu
wius*



Ecology Highlights

- Urban rooftop garden – Built over the Lakefront Millennium Parking Garage; located in the 24.5 acre Millennium Park, one of the world's largest green roofs.
- No synthetic pesticides are used on perennial planting beds – Example of sustainable garden management in an ultra-urban setting.
- Haven for numerous animal species, including birds, butterflies and bees. In the last five years, more than 60 bird species have been spotted in the garden and park.
- One beehive installed in 2011, second beehive installed in 2012. In 2016, approximately 60 pounds of honey was harvested from both hives.

Plantings

- One of first examples in the United States of New Wave Planting Style – a relaxed and natural style that aims to make plant design less controlled and geometric than traditional gardens.
- Emphasizes form, texture and the natural harmony of plants that constantly change through all four seasons.
- More than 35,000 perennial plants representing over 200 species and varieties
- Approximately 5,200 woody plants representing 14 species and varieties
- 40 percent of plants are native to North America, some to Illinois
- 500 bulbs planted by hand in fall of 2015
- 10,000 bulbs planted by hand in fall of 2014
- 9,500 bulbs planted by hand in fall of 2013
- 5,000 bulbs planted by hand in fall of 2012
- 12,000 bulbs planted by hand in fall of 2011
- 42,000 bulbs planted by hand in fall of 2008
- 60,000 bulbs planted by hand in fall of 2006
- 1,300 perennials planted by hand in 2015
- 1,200 perennials planted by hand in 2014
- 2,100 perennials planted by hand in 2013

Visitor Programming

- Four million visitors from 38 countries and 48 states in 2015.
- 2,700 visitors participated in “Ask Me” events, Sunday tours, and private tours in 2015.
- More than 4,200 people participated in adult and family workshops, lectures, and special events in 2015.
- 1,281 total volunteer hours were given in 2015.
- Open daily from 6 a.m. to 11 p.m., Monday through Friday.

Awards

- Award of Excellence in General Design, American Society of Landscape Architects, Oct. 6, 2008
- Institute Honor Awards for Regional & Urban Design, American Institute of Architects, 2006
- Best Public Space Award, Travel & Leisure magazine, 2005
- Intensive Industrial Award, Green Roofs for Healthy Cities, 2005
- Award of Honor, WASLA Professional Awards, 2005



Aerial view of the park, with the ice ribbon featured.

Maggie Daley Park

- 337 E. Randolph St. Chicago, Illinois 60601 [\[View Map\]](#)
- Fieldhouse Hours: Su: 10:00 AM-10:00 PM, Mo-Sa: 8:00 AM-10:00 PM
- Park Hours: 6:00 AM-11:00 PM
- Notes: Hours for programs at the fieldhouse vary from the actual fieldhouse hours. Programming hours are Mo-Fr: 8am - 8pm, and Sa: 8am - 12pm
- Park Supervisor: Jackie Guthrie
- Park Phone: (312) 552-3000 (Park)
- Park Phone: (312) 742-3918 (Fieldhouse)

[Description](#) [Facilities](#) [Map](#) [News & Events](#) [Programs](#) [Multimedia](#)

Federal Building Columns (1)

Location Notes: Cancer Survivor's Garden, south of E. Randolph Street on axis with N. Field Boulevard

eKasimov@ci.woonsh.wi.us

Descriptors: Outdoor, Object

Maggie Daley Climbing Wall (1)

Hours: 11:00 AM-8:00 PM

Notes:

Open spring - fall. Visit maggiedaleypark.com for pricing and more information.

Maggie Daley Fieldhouse (1)

Hours: Su: 10:00 AM-10:00 PM, Mo-Sa: 8:00 AM-10:00 PM

Cancer Survivors' Garden (1)

Maggie Daley Skating Ribbon (1)

Hours: Sa-Su: 10:00 AM-9:00 PM, Mo-Th: 12:00 PM-8:00 PM, Fr: 12:00 PM-10:00 PM

Notes:

Skate rental stops 30 minutes before close.

Maggie Daley Club Room

Hours: Su: Closed, Mo-Fr: 9:00 AM-8:00 PM, Sa: 9:00 AM-3:00 PM

Maggie Daley Picnic Groves (4)

Maggie Daley Play Garden (1)

Descriptors: Rubberized Surface

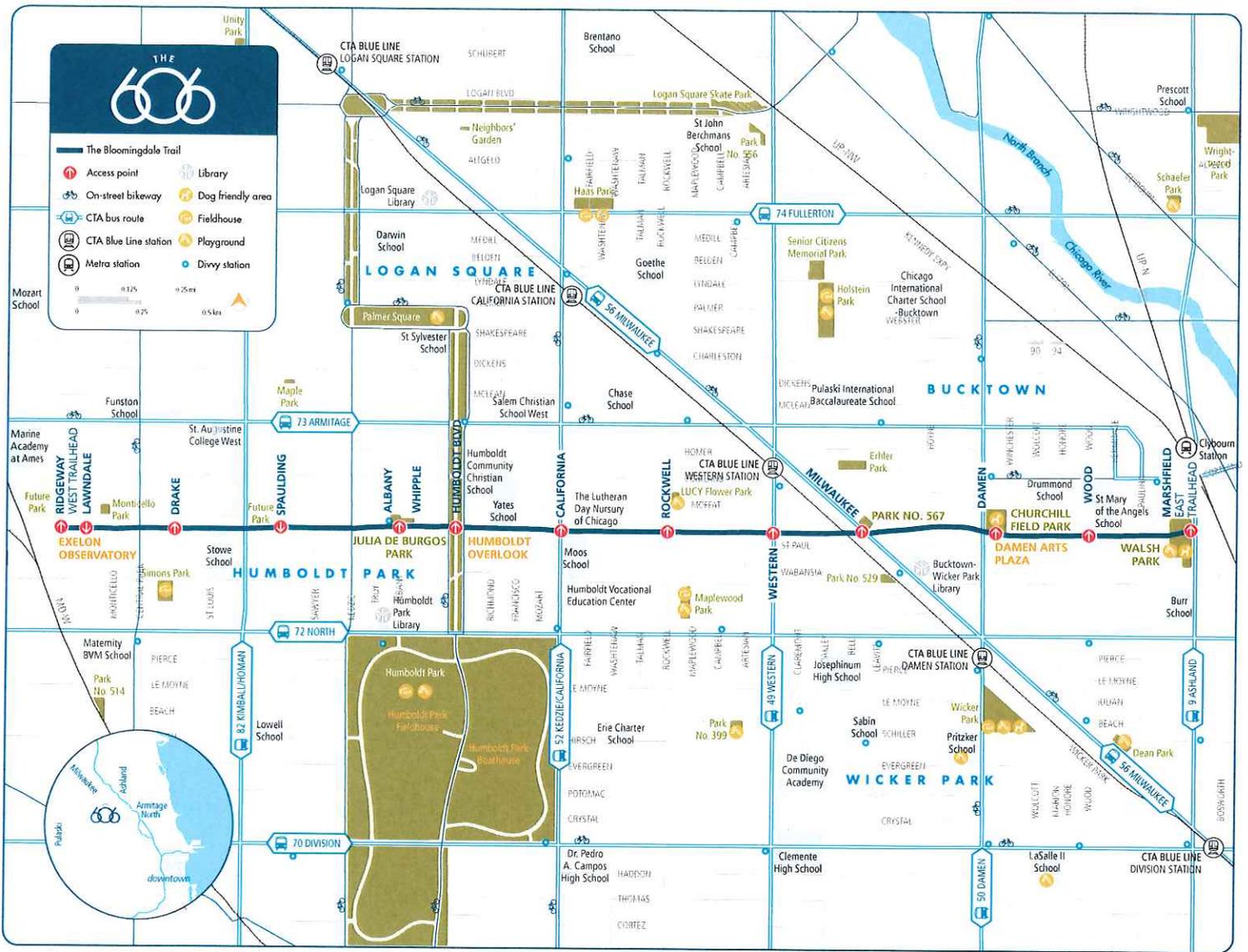
Maggie Daley Tennis Courts (1)

Notes:

[Learn about reserving a court.](#)

For more information call (312) 742-7651.





klasimor@ci.wcnah.
wi.us

The 606 Arts Program: an Overview

The 606 is a living work of art. More than a park, a trail and a community connector, it is a unique urban green space uniting nature, science, and culture.

Installations both temporary and permanent, from the full range of visual and performing genres define the visitor experience and make it a dynamic destination for all.



Artist Pedro Adorno Irizarry creating a mask of Puerto Rican poet, Julia de Burgos, at the Segundo Ruiz Belvis Cultural Center mask-making workshop for one of the Opening Day processions.

Building on ideas generated through ongoing input from the local community and arts leaders, The 606 team considers art in four categories:

Embedded artworks and event facilities:
Work includes such integrated features as

ckasimor@cincinnati.wi.us

10/12/2016 11:21 AM

Environmental Sentinel

, trail-wide planting of special flowering trees that bring attention to place and change over time, and the Exelon Observatory for spectacular views of the sunset over our city.

Temporary artworks:

Selected through an invitational process guided by a partnership between The Trust for Public Land, Chicago Park District and the Chicago Department of Cultural Affairs and Special Events. The first installation in this category was timed to the opening of The 606. Future selections will be led by these partners and a curator, with the participation of an arts committee.

RFP-selected works

. As opportunities arise, an open call selection process will identify additional trail-wide or site-specific works including temporary and revolving installations and performances and participatory pieces.

Programming and partnerships

. These include both youth and multi-generational art and learning, stewardship activities that connect nature and culture, residencies and internships, and connections to schools, cultural institutions and other partners.

Art and artists have been involved throughout the development of this iconic Chicago project, and the result set a new standard for the art of place-making. The continued involvement of artists will ensure the arts are incorporated into The 606 in ways that are beautiful, innovative, and seamless – creating a living work of art that is uniquely Chicago.

Learn more about The 606 Arts Program

Statement from Frances Whitehead, Lead Artist Temporary Artworks for Opening Season of the 606

Ongoing:

At the southwest corner of Bloomingdale Avenue and Humboldt Boulevard, visitors can enjoy an as-yet untitled mural created by student artists at **Marwen** (an arts education non-profit working with Chicago youth in grades 6-12) in collaboration with lead artist Marta Garcia and with support from the Exelon Corporation. Working out of the Humboldt Park boat house, the artists spent a week photographing the neighborhood (people, architecture, plants, and animals) then assembled the images into an abstract collage.

Ongoing:

Check out

Chakaia Booker's Brick House 2015

Fred - it was good to meet you too. I wish that I had had more time to visit and hang out. Given my circumstances I don't like to miss any opportunities to be with the kids.

It would be interesting to at the very least incorporate the solar/reflective technology into the on road/trail signs. I did just a little research yesterday...really neat stuff. I suspect we'll have it here w/in the next 10 yrs.

Michael Kading
Director of Parks and Recreation
City of Neenah Parks & Recreation Dept
920.886.6062
www.neenahgov.org
Creating Community through People, Parks & Programs.

Check out our Facebook page!

From: Fred Young <fredyoung@altaplanning.com>
To: Andrew Dane <adane@sehinc.com>
Cc: MKading@ci.neenah.wi.us
Date: 10/19/2016 04:36 PM
Subject: Re: this is just cool

Ha! Yeah, isn't that one cool. I haven't heard much about it yet other than some other similar blog posts. I am curious about that as well as some of the other solar trail projects in the Netherlands. The Europeans are way ahead of us on these types of projects:
<http://www.triplepundit.com/2016/01/looking-at-the-dutch-solar-bike-path-after-one-year/>

A little tamer and easier to implement, but equally interesting is one of our recent projects in Seattle:
<http://bikeportland.org/2016/10/03/seattles-new-traffic-garden-is-the-perfect-place-to-learn-the-rules-of-the-road-192710>

Mike: Nice to meet you a couple of weeks ago outside the bike shop!

Fred

Mike Kading asked me to forward you a couple of thoughts I had on the Arrowhead Park development. In addition to serving as an alderman, I'm the exec. director of the Neenah Historical Society which is very near Arrowhead (just on the other side of Main St.) Here are a couple of links to a great park in Philadelphia that our son and his wife really enjoy - it has a very nice dog park as part of it.

Tons of great images when you google "Schuylkill River Park"

Good reviews of this park: <https://www.yelp.com/biz/schuylkill-river-park-philadelphia>

Here's a planning report their parks and rec dept. did:
<http://www.phila.gov/ParksandRecreation/aboutus/Documents/SRT%20Gap%20Analysis%20Study%20Jan%202013.pdf>

Another idea that is interesting to me is what was done in Wisconsin Rapids: <https://incouragecf.org/>

Sorry I'm passing this info on so late - I'll be at the council meeting presentation tonight at 6, and I look forward to hearing what others are proposing for this unique space. What a great opportunity for Neenah!

Thanks-
Jane Lang
3rd District Alderman

From: John <jspeech@aol.com>
To: bschmidt@ci.neenah.wi.us
Date: 10/17/2016 08:15 PM
Subject: Thoughts about use of Arrowhead park

Before there was a Neenah, there was Winnebago Rapids, a government mission to "civilize" the Native Americans. The mission extended from Fritze (sp?) park to Kimberly Point. Arrowhead Park would be a perfect place to do something to display this important point in our history. It could be a plaque or as extensive as a few typical buildings; i.e. A block house built for the Indians to live in, sawmill, blacksmith shop etc. This could be a tourist stop if done right.

Jack Speech
213 E Bell St
725 6939
jspeech@aol.com

Hi Andrew,

A few thoughts regarding Arrowhead Park planning -

The development of the park is a great opportunity to connect natural and public spaces to our central city residential neighborhoods (particularly the Sherry and Main Street neighborhoods), which are often under-resourced. We have park spaces currently in these areas but the network of places afforded through this "necklace" extending from Herb and Dolly Smith Park through Arrowhead and across the trestle to Doty Island makes it a real resource for residents of those neighborhoods, just as access to the Shattuck Park/Doty Park/Harbor/Riverside/Rec Park network makes a difference in the lives of residents in east side neighborhoods. I hope we keep this in mind and make those connections as the area is developed.

Also, when I drive over the Main Street overpass and catch a glimpse of the lake, I think about how that vista has been afforded to few people prior to this time in Neenah's history. Any buildings on the site should be constructed without obstructing that view.

Enhancing the parking on the site with solar powered electric car charging would further promote Neenah as a sustainable community.

Thanks - Carol

Carol M. Kasimor
Assistant Planner
Department of Community Development, City of Neenah
Phone: 920-886-6128
Fax: 920-886-6129

I am joking on this idea but just think, we could be the surfing capital of Wisconsin!
<http://www.waveloch.com/surf-pool/>

I like the idea of a dog park, and the area needs one, just not sure with this sight being an old landfill and dogs digging if that is a problem if there is anything toxic.

Could be the center for quite sports promoting the heck out of it being a safe and wonderful place to kayak and canoe.

Kayak launch
Fishing bump outs

I do not know what the water depth is along the space...is it deep enough for meaningful fishing?

We also have to keep in mind algae with nasty smells during the dog days of summer.....

Frisbee golf course (guess with no trees could be boring)

If I think of better things I will reach out

Pat Galloway
Galloway Company / Classic Mix Partners
1.800.722.8903 ext. 2331 office
1.920.886.2331 direct line

patgalloway@gallowaycompany.com

www.gallowaycompany.com

From: "Gumtow, Jon" <Jon.Gumtow@stantec.com>
To: "parkrec@ci.neenah.wi.us" <parkrec@ci.neenah.wi.us>
Cc: "Gumtow, Jon" <Jon.Gumtow@stantec.com>
Date: 11/10/2016 07:21 AM
Subject: Arrowhead Park Planning Session #2

I attended the first planning session but had a school conflict with my children last evening and wasn't able to attend the second planning session. Please consider these comments along with other Planning Session #2 comments. Please reply to this email to acknowledge receipt. Thank you. Jon Gumtow

Comments:

1. Link this area to downtown and promote it as a destination for passive recreation along with designated active/community gathering areas.
2. Propose to have both active and passive uses on the park, active more to the east and passive to the central and west portions to connect the park with downtown.
3. Any buildings in the active section should be attractive and interesting to draw people to the area, for example, view from Main St. bridge of the area and building would attract visitors. Lighting on the building or interesting architectural features would draw people.
4. Incorporate restored native habitats into the park including uplands, shoreline, and aquatic habitats.
5. Incorporate access points for the public to the water, fishing pier, improved shoreline access, canoe launch.
6. Create interpretive areas to learn about the history (native American, river navigation/recreation, and industrial) of the site and its connection to the river and community. Also interpret the history of the natural environments of this area pre-settlement and newly restored areas.
7. Should develop a slogan or tag line that can be used to market the parks future, for example, Restore and Explore Arrowhead Park has been proposed in the past.
8. Be careful not to plan for too many uses in this area, keeping the plan simple would have the best result. For example, 1/3 of the park active/community gathering and 2/3 of the park passive recreation.

Good evening Mr. Kading,

Some of my classmates and I decided to take a vote on each design, then state the "pros" and "cons". I wrote down the most repeated responses. This was the result:

The formal and classical design received 4 votes.

"This park is simple, but in a good way. The programmable meadow is perfect for large events- especially festivals. The dog park and playground are a decent size. I think dog parks shouldn't take up too much space. By the number (3), a therapeutic garden or "engaging structure" could encourage participants to walk through the park to see or use it. The boathouse and pier would possibly enhance aquatic sports and participation at this lake."
"

The naturalistic design received 0 votes.

"It's dull in my opinion. The dog park is too large, and not a fan of the two separated meadow areas. The only well-attended areas would be the playground and building structures. I don't think the whole park would be used."

The contemporary and modern design received 7 votes.

"This is new, creative, and unique. I think this is an artistic side of parks, and I enjoy the potential of those buildings. Will those building become recreation (sports) facilities? or even restaurants? I think this appeals to everyone- especially young adults. This would be a new hangout area. Will parking be an issue?"

" To have the boating house, pier, and structure that touches the water... would it be over crowded in that location? safety problems? But, having the kayak and canoe livery included on the other side of the bridge is better than the other two designs."

Every student chose the contemporary and modern pictures, but a several (the same students) enjoyed the "ice rink" and "water-s designs embedded in the grass" in the formal and classical pictures.

If we were to design our own park we would want:

+Engaging structures along the trails

+Multi-use structures---art, seating, structures you can move.

+Therapeutic garden (different smells, textures)

+Dog park with hurdles

+ A Playground that is accessible for individuals with disabilities.

+An outdoor theater

+ A Memorial (brick pathway possibly leading around several trees)

+ A small local restaurant for people to grab lunch.

+A large area for sports and special events.

+ several park shelters (bathrooms, seating area- have people rent them out for events)

Possibly facing the park...



Facing the water...the dock.



I realize this is an old school and not modern look but there is something warm and charming about it. Changing it to the "sponsor name" Neenah Boat Works

12.20.16 Staff Comments

Alcohol in the parks is a concern. Currently by park and recreation commission policy alcohol is not permitted in any park. This is backed up by ordinance which states person shall comply with park and recreation commission rules.

Water – quality and depth was a concern

Enterprise / private / public entities – profit centers

Concerned that given our current level of staffing what is the expected level of service, care to be given to the park and building

Need to develop a marketing plan – boat works and main building

Where is the “wow”??

Concerned that the contemporary design is more like Shattuck Park

PROGRAM IDEAS SUMMARY – Prepared for November 9th 2016

(Program components and bullets below are not prioritized)

<p><u>Observation & Seating Areas</u></p> <ul style="list-style-type: none">• Sunset watching• Star gazing• Formal & Informal• Picnicking• Bistro chairs and tables• Swings/Hammocks• Birding• Fall Fan Area• Observation Tower <p><u>Gathering Areas & Wellness</u></p> <ul style="list-style-type: none">• Sculpture park• Lighting• Labyrinth/Maze• Council ring• Quiet places• Garden plots• Botanical gardens• Bosques• Outdoor rooms• Storybook Garden <p><u>Trails & Boating</u></p> <ul style="list-style-type: none">• Kayaking, canoeing amenities• Biking, walking amenities• Fitness trail• BMX bike trail (pump trail)• Swimming• Sailing• Paddleboats• Community Boathouse• Slough Access	<p><u>Exercise & Play Areas</u></p> <ul style="list-style-type: none">• Field Soccer• Pickleball• Skateboarding• Dog Park• Small Ice Skating Area• Sledding• Disc Golf• Climbing Wall• Baseball/Basketball/Soccer• Parkour• Sand Volleyball• Splash Pad• Whitewater Play• Fountains• Kite Flying <p><u>Winter Activities</u></p> <ul style="list-style-type: none">• Sledding• XC skiing• Skating• Winter sculptures• Snowshoeing <p><u>Piers & Boardwalks</u></p> <ul style="list-style-type: none">• Observation• Fishing• Motor boat dockage• Silent Sports dockage
--	---

Restoration & Education

- Arboretum
- Working meadows
- Vegetative Buffer
- Trees
- Fish and wildlife habitat
- Improved water quality
- Shoreline restoration
- Wetlands & water education
- Renewable energy

Buildings

- Art Museum
- Community Boathouse
- Peripheral Mixed Use Development
- Ampitheater
- Maker Space
- Open Air Pavilion
- Winter Shelter
- Farmers Market
- Food/Concessions/Beer Garden
- Exhibit Space
- Lighthouse
- Huge Sundial
- Tents, Tensile Structures
- Restrooms
- Catering Kitchens
- Cultural Campus
- Educational Center
- **Combined Multi Use Facility**
 - Museum
 - Wedding Space
 - Temporary Exhibits
 - Educational Partnerships
 - Rooftop Restaurant
 - Outdoor Equipment Rentals
 - *Other Uses Bulled Above*

ARROWHEAD PARK MASTER PLAN CONCEPT ALTERNATIVE #1

FORMAL/CLASSICAL DESIGN

NOVEMBER 9, 2016

1. ENTRANCE
2. PARKING
3. TRAILS AND WALKWAYS
4. PIER
5. COMMUNITY BOAT HOUSE AND PIER
6. TOUCH THE WATER
7. NEW MULTI-USE BRIDGE
8. COMMUNITY GATHERING
9. PROGRAMMABLE MEADOW
10. SMALLER PARK ROOMS
11. REDEVELOPMENT OPPORTUNITIES
12. COMMUNITY BUILDINGS
13. OUTDOOR PLAZA FEATURES
14. KAYAK AND CANOE LIVERY
15. PLAYGROUND
16. FORMAL BOSQUE

-  LOOP THE LAKE TRAIL
-  EXTENDED PEDESTRIAN ROUTES



ARROWHEAD PARK MASTER PLAN CONCEPT ALTERNATIVE #2

NATURALISTIC DESIGN

NOVEMBER 9, 2016

1. ENTRANCE
2. PARKING
3. TRAILS AND WALKWAYS
4. FLOATING BOARDWALK
5. TREE CANOPY PLANTINGS
6. TOUCH THE WATER
7. NEW MULTI-USE BRIDGE
8. COMMUNITY GATHERING
9. PROGRAMMABLE MEADOW
10. ART/SCULPTURE MEADOW
11. REDEVELOPMENT OPPORTUNITIES
12. BUILDING & OPEN ARCADE STRUCTURES
(EDUCATION & ENVIRONMENTAL CENTER)
13. OUTDOOR PLAZA FEATURES
14. FISHING AND KAYAK PIER
15. PLAYGROUND

— LOOP THE LAKE TRAIL

- - - EXTENDED PEDESTRIAN
ROUTES



ARROWHEAD PARK MASTER PLAN CONCEPT ALTERNATIVE #3

CONTEMPORARY/MODERN DESIGN

NOVEMBER 9, 2016



1. ENTRANCE
2. PARKING
3. TRAILS AND WALKWAYS
4. SCULPTURE GARDEN
5. EARTHWORK SCULPTURES
6. TOUCH THE WATER
7. NEW MULTI-USE BRIDGE
8. COMMUNITY GATHERING
9. PROGRAMMABLE MEADOW
10. EARTH FORMS
11. REDEVELOPMENT OPPORTUNITIES
12. CONTEMPORARY/MODERN MUSEUM
13. OUTDOOR PLAZA FEATURES
14. FISHING AND KAYAK PIER
15. PLAYGROUND
16. ELEVATED BRIDGE CROSSING
17. COMMUNITY BOAT HOUSE AND PIER

— LOOP THE LAKE TRAIL

- - - EXTENDED PEDESTRIAN
ROUTES



Zone Descriptions and Questions for WDNR
Arrowhead Park Draft Conceptual Master Plan
Neenah, Wisconsin

Zone Descriptions



Zone 1

The highlight of the zone is the Boat Works building whose primary purpose is to provide boat and equipment rentals to the public, as well as a variety of programming, including educational classes. Ancillary uses include a small concessions where people can get drinks and food while enjoying lunch on the water, as well as bathrooms and a changing area. The surrounding plaza provides areas where people can meet up or relax after a long day at work. The pier allows for public recreational access for paddle craft sports and fishing. The area south of the shoreline development connects with the greater park, its programmatic offerings, enhanced viewing and integration of the Loop Trail promoting regional access to these amenities. Across from the Boat Works building a welcome plaza extends back into the site from the Loop the Lake Trail. It provides seating for users to rest, watch the trail users pass by, eat and drink.

Zone 2

Zone 2 is an important gateway to the park for visitors arriving from Doty Island. It also provides a connection to downtown Neenah via a pedestrianized railroad crossing and Gateway Plaza. The circular shape maintains design continuity from the 2008 Master Plan. Its primary function is to serve as a public

gathering space, including for recreational gatherings. The area is intended to be flexible enough to accommodate a variety of users and evolve to meet user demand over time. The space will include shade structures to accommodate picnicking, relaxing, reading, as well as gatherings such as birthdays, corporate luncheons, and other functions. The elongated lawn helps to funnel visitors towards the proposed Community Building and plazas at the center of the site. Arbors help to frame the view of the lawn as well as act as gateways to the paths.

Zone 3

Zone 3 is a viewing area. This program element is a raised mound that will provide topographic relief to the flat site, sloping from higher ground nearer the railroad track to lower ground nearer the lake. This elevated area will allow visitors to gain a height advantage over the lawn allowing for views down to the lake and the community building. Looking to the north is where a proposed playground would be located. This area could also be used as an entertainment venue or for outdoor weddings. Bands could set up in the lawn, while spectators use the hill to view concerts and performances.

Zone 4

Zone 4 contains some of the largest infrastructure improvements on the site. The primary intended use is a proposed Community Building, set within a public plaza. The building could house several different uses including but not limited to a museum, educational facilities, artist studio spaces, or rentable venue. Secondary uses may include food service, as well as a rooftop viewing area which would contribute to Arrowhead Park's appeal as a regional destination for visitors. In addition to the building, there is a vehicle turn around and drop off into the site. This drop off contains 10 parallel parking spaces. An additional 60 parking stalls can be found on the proposed carriage road. The building will have a loading dock facility.

Zone 5

Zone 5 is a large mound or earth form created to provide topographical sculpture to the site and to allow for a sledding hill, which would slope toward the new parking area. The surrounding edges of the hill would be a native prairie focusing sledding activity and providing visual appeal from the new community building. 60 parking stalls are provided to the south along the carriage road adjacent the railroad tracks.

Zone 6

Zone 6 is a majority of natural spaces using earth mounds and native plantings. The creation of a variety of large and smaller spaces within this area could be used for picnicking, sun bathing, playing recreational sports such as Frisbee, football, or soccer. Bisected by an integrate network of trails, this area could be used as an educational platform for local school children and clubs to learn about pollinators, small mammal habitat, and native prairies. Outdoor rooms, a labyrinth/maze, and winter activities provide additional draws to this zone.

Zone 7

Zone 7 is located at the end of the proposed internal carriage road. There is an additional 15 parking spaces for users to utilize seeking activities near this end of the park. Zone 7 acts as an entrance to the park from the Loop Trail and Herb and Dolly Smith Park to the west. This area also includes the confluence of the Neenah Slough and Little Lake Butte Des Morts, and is a prime fishing area during higher water levels. A long boardwalk will provide greater access to the fishery while also supporting ecological restoration efforts, walking, biking, bird watching, and other activities.

Zone 8

Zone 8 provides multiple opportunities for visitors to touch the water. Enhancements include a 500 foot long, sinuous boardwalk with multiple fishing piers at the western edge of the park, several observation and fishing areas, as well as a kayak/canoe launch near the eastern edge of the park. Shoreline and aquatic restoration opportunities include native plantings, fish habitat improvements, bird nesting areas, and wetland restoration.

Questions for WDNR

1. What is the agency's overall impression of the draft conceptual Master Plan from an environmental standpoint? **The Department has reviewed the proposed Master Plan and believes that the potential uses listed for the Arrowhead Park project will meet all of the criteria under Lakebed Grant approval. The following are the criteria that need to be met, with #2 being the key criteria. All areas and buildings will need to be open to the public:**
 1. A public body must control the use of the building;
 2. The building must be devoted to public purposes and must be open to the public;
 3. The reduction in the area of the lake resulting from the construction of the building must be very small
 4. No public use of the lake can be either destroyed or greatly impaired by construction of the building;
 5. The loss of the public's ability to use the area of the building for "traditional" public rights in navigable waters (the rights to navigate, fish, swim, etc.) must be substantially outweighed by the benefits that would accrue to the public using the building.
2. Do you have any concerns regarding the Boat Works building and associated uses described in Zone 1? If so, please describe what those concerns are and how the City may be able to address those concerns. **No concerns**
3. Do you have any concerns regarding the Community building and associated uses described in Zone 4? If so, please describe what those concerns are and how the City may be able to address those concerns. **No concerns**
4. During the planning process the community was asked what ideas they had for the future of Arrowhead Park. These comments included the following uses bulleted below. Please review this list of potential uses and respond with any concerns or limitations you see regarding their application at Arrowhead Park. **No concerns, other than noted below:**
 - a. Public Museum
 - b. Environmental center
 - c. Restaurant
 - d. Wedding space **This building/area would need to be open to the public when not being used for weddings.**
 - e. Temporary exhibits
 - f. Artist studio spaces
 - g. Concessions
 - h. Beer garden
 - i. Brewery
 - j. Farmer's market
 - k. Yoga studio
 - l. Maker space
 - m. Paddle craft rentals
 - n. Recreational Equipment rentals (bicycles, games, etc....)
5. The Ecological Opportunities Framework identifies environmental restoration opportunities for Arrowhead Park and adjacent Little Lake Butte Morts. Please share any concerns you have with the framework, as well as any suggestions you may have for improving it. **No concerns**

6. The Green Infrastructure and Sustainable Design Opportunities Framework identifies stormwater management and building design opportunities for Arrowhead Park and adjacent Little Lake Butte Morts. Please share any concerns you have with the framework, as well as any suggestions you may have for improving it, **Sue Larson is the contact for stormwater related questions. She can be reached at Susan.Larson@wi.gov or 920-303-5449.**
7. The City has expressed a desire to incorporate sustainable design principles into Arrowhead Park, possibly making it a showcase or demonstration site. Given the existing constraints associate with the landfill cap, has the WDNR seen/know of any innovatively stormwater techniques that we should consider? **Val Joosten is the contact for solid waste/hazardous waste questions and she can be reached at Valerie.Joosten@wi.gov or 920-662-5486.**
8. In addition to developing a Lake Management Plan, does the WDNR have any suggestions for improving water quality in Little Lake Butte des Morts? **Ted Johnson is the contact for water quality questions and he can be reached at tedm.johnson@wi.gov or 920-424-2104.**
9. The city understands that to accomplish this size/type of project it will take many partners, who should the city further engage? **The Army Corps of Engineers should be contacted if they haven't already. Nick Domer is the project manager at the Army Corps. and he can be reached at 651-290-5855. Also, if over an acre of land will be disturbed, be sure to contact Sue Larson, her info is listed above in #6. A land disturbance permit is required from the DNR's stormwater program when over an acre is disturbed. (If under an acre is disturbed, but over 10,000 square feet along the banks, then a Chapter 30 grading permit will be needed from my program).**

Site Analysis

Environmental Challenges and Opportunities

Public Trust Doctrine

A. What is it and applicability to Arrowhead Park

Emanating from Article IX, Section 1 of the Wisconsin Constitution, the public trust doctrine declares all rivers, lakes and navigable waterways as "common highways and forever free". Held in trust by the Department of Natural Resources (DNR), lakes and rivers are public resources, owned in common by all Wisconsin citizens. The doctrine has been further defined by case law and statutes to protect the public's rights in commercial and recreational uses in navigable waters and in 1914 the Supreme Court of Wisconsin ruled that the state owns title to the bed of lakes.

In 1951 the State Legislature granted the City of Neenah, through legislative act, permission to fill in the bed of Little Lake Butte des Morts for a "public purpose". Subsequent to the granting of the act, the bed was filled and the subject land, now known as Arrowhead Park, was created. A depiction of Neenah from 1870 and an aerial from 1939 show the boundaries of the lake prior to filling.

No. 141, S.]

[Published April 7, 1951.

CHAPTER 52.

AN ACT to grant to the city of Neenah, state of Wisconsin, certain submerged land near the south shore of Little Lake Butte des Morts, in the county of Winnebago, state of Wisconsin, from the westerly outlet of the Neenah channel of the Fox River, for a public purpose.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. All of the right, title and interest in and to the following described land in the county of Winnebago, state of Wisconsin, is hereby ceded, granted, quitclaimed and conveyed to the city of Neenah, state of Wisconsin, in fee, to wit:

Commencing on the northwesterly line of Main Street, at the southwesterly corner of lot 3, block 1, Plat of North Neenah; thence northwesterly along the southwesterly line of lot 3, 233 feet to the center line of the Minneapolis, St. Paul & Sault Ste. Marie-Manitowoc branch of the main line; thence north 60° 15' east a distance of 337 feet along the Minneapolis, St. Paul & Sault Ste. Marie main switch track to the point of beginning, which is approximately in line with the north wall of the finishing room of the Bergstrom Paper Company as it exists today; thence north 60° 29' west 400 feet; thence north 67° 5' west 400 feet; thence north 74° 34' west 400 feet; thence north 80° 2' west 400 feet; thence north 86° 55' west 400 feet; thence south 85° 54' west 400 feet; thence south 79° 15' west 125 feet, more or less, to the center line of the main track of the Minneapolis, St. Paul & Sault Ste. Marie Railway at the southeasterly end of the bridge over the slough which discharges into Little Lake Butte des Morts; thence easterly along the southerly line of Little Lake Butte des Morts to place of beginning, subject to the right-of-way of the Minneapolis, St. Paul, & Sault Ste. Marie Railroad.

SECTION 2. The commissioners of public lands are hereby authorized, empowered and directed to and shall execute and deliver to the city of Neenah, state of Wisconsin, a patent for the land described herein.

Approved April 5, 1951.

Figure 1 Wisconsin State Legislative Act granting City of Neenah submerged land near the south shore of Little Lake Butte des Morts (Arrowhead Park)

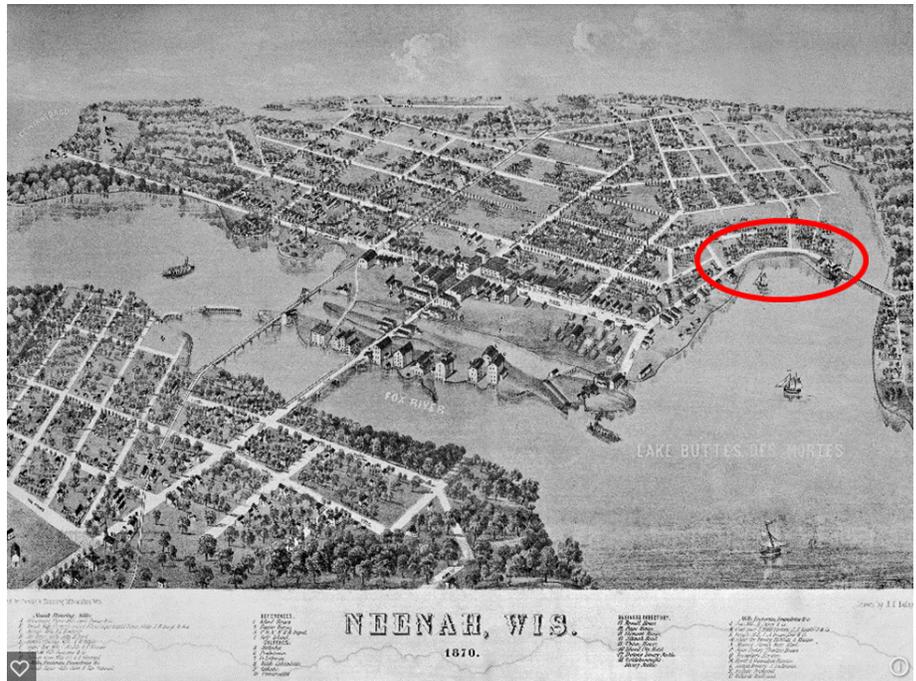


Figure 2 depiction of Neenah from 1870 (Top) and an aerial from 1939 (Bottom) show the boundaries of the lake prior to filling.

¹ <http://www.focol.org/neenahhistorical/Pictures/1870%20aerial%20b&w.jpg>

² <http://maps.sco.wisc.edu/WHAIFinder/>

Despite the passage of time and subsequent filling of the land, the 1951 Wisconsin Act 52 would continue to apply and use the filled lakebed must be used for a “public purpose and as the trustee of public waters, the DNR is obligated to review plans for any use of public lakebed to verify that the use conforms to the public trust doctrine

B. What is a public purpose?

A public purpose generally includes any facility or use that is open to the general public and can include public museums, trails, playgrounds, bandstands, recreation centers, athletic fields etc... Private uses such as commercial buildings for restaurants, hotels offices or other private uses are generally prohibited. However, it is permissible to enter into a sublease with a private company that provides services to the public, such as private canoe or kayak rentals, marina operations, or small concessions.

Potential Habitat Improvements

The Lower Fox River support popular recreational activities such as boating and fishing. Wetlands lining the banks of the River provide critical fish spawning habitat for perch, northern walleye, and the elusive spotted musky. More than 35 species of native fish have been documented in the Lower Fox River since 1980³ and the Neenah Slough is one of two primary spawning locations for northern pike on Little Lake Butte Des Mort. However, water clarity, reduced aquatic vegetation and degraded habitat have impaired the waterway for Total Suspended Solids and Total Phosphorus.

The City of Neenah has an opportunity to enhance the existing aquatic and nearshore habitat with Arrowhead Park. The current shoreline is mowed along an existing trail and riprap. A shoreland buffer and nearshore aquatic habitat would improve the nearshore aesthetics, promote improved water quality, and provide habitat for aquatic and terrestrial species. These restoration efforts can support public use of the park and provide educational opportunities for residents and visitors. Financial assistance may be available through the DNR through lake planning grants.

<http://dnr.wi.gov/search/index.asp?#gsc.tab=0&gsc.q=Healthy%20lakes&gsc.sort>

This historical aerial photo below shows the filling of the area now known as Arrowhead park and the nearshore habitat that existed at the time of construction.

³ TMDL and Watershed Management Plan for Total Phosphorus & Total Suspended Solids in the Lower Fox River Basin and Lower Green Bay, pg. 6 <http://dnr.wi.gov/topic/TMDLs/documents/lowerfox/LowerFoxRiverTMDLReport2012.pdf>



In contrast this recent aerial photo below shows the general lack of emergent nearshore vegetation and overall loss of nearshore habitat. The City has the opportunity with the northern portion of the park to create natural



landscapes, such as a native prairie or wet meadows and restore native nearshore habitat. Chapter 30 permits will likely be necessary for grading, shoreline repair and any structures in the water. Any filling of the land is not regulated.

Planting of vegetation on landfill surfaces must be undertaken with care to ensure the integrity of the landfill cap. In selecting species, there will need to be some consideration of the potential for roots to penetrate and physically damage the cap, thereby creating entry points for water, or to open fissures in the protective barrier by excessive moisture reduction. Typically, this limits the ability to plant trees and shrubs, but may be allowed under certain circumstances. Nearshore or emergent species would improve habitat that has been lost over time with urbanization, improve water quality and aesthetics. Treatment and removal of existing non-native vegetation, will also be necessary but overtime could be minimized with sufficient growth and cover by native species.



Finally, as a regulated municipality the City of Neenah has obtained a permit from the DNR's municipal stormwater management program for its nonpoint source runoff associated with its Municipal Separate Storm Sewer System (MS4). In March of 2012, the Lower Fox River Basin and Lower Green Bay Total Maximum Daily Load (TMDL) and Watershed Management Plan was approved by DNR and EPA. This plan allocates and establishes limits for the City of Neenah to reduce its discharge of Total Phosphorus (TP) and Total Suspended Solids (TSS), which is incorporated into the City's MS4 permit from the DNR.

There may be opportunities at Arrowhead Park for the City of Neenah to install practices at the park that could help the City meet its required TP and TSS reductions under its MS4 permit. In addition to perhaps engineering limitations the ability to install practices on this property could be limited due to restrictions identified in by the DNR Waste and Materials Management Program in its exemption to build at the site⁽⁴⁾, which require positive drainage across the site. Further investigation will be required to determine if stormwater practices can be incorporated into the site plan.

⁴ <http://dnr.wi.gov/botw/GetActivityDetail.do?detailSeqNo=550537>

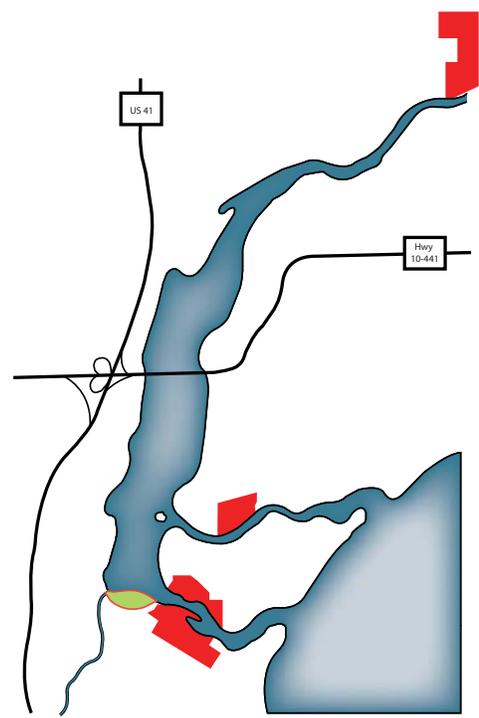
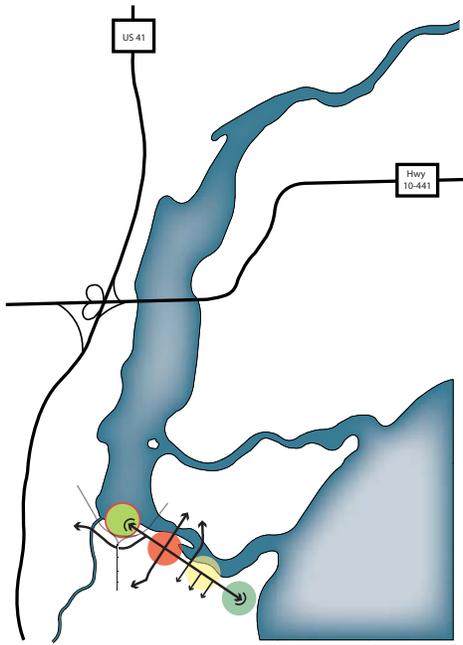
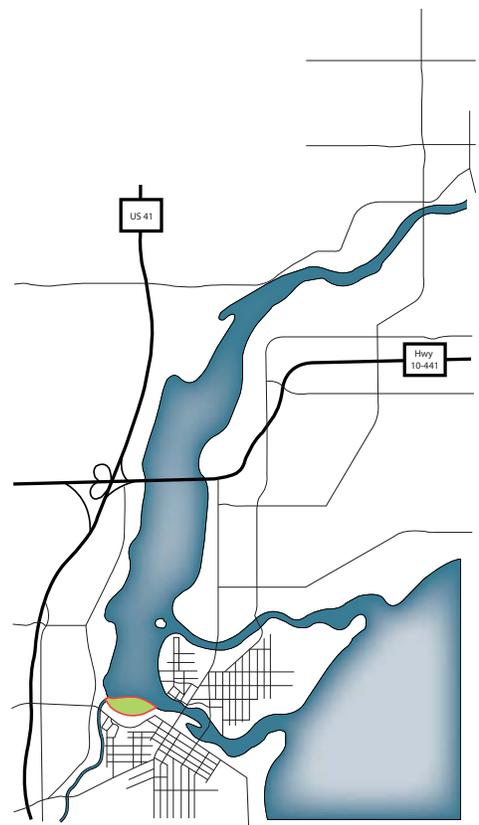
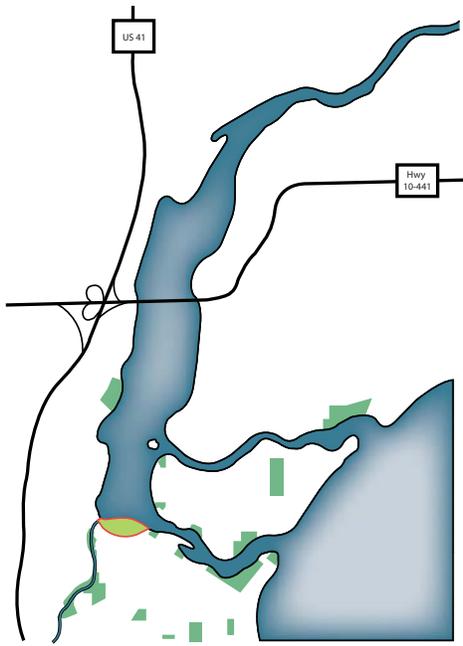


Existing Land Use

Arrowhead Park, Neenah, Wisconsin

Building a Better World for All of Us







Opportunities & Challenges

ARROWHEAD PARK, NEENAH, WISCONSIN





Date: 3/13/2017
SEH: NEENAH - 130691

ARROWHEAD PARK CONCEPTUAL MASTER PLAN
NEENAH, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
TOTAL PROBABLE CONSTRUCTION COST				
CONTRACTOR MOBILIZATION	LS	1	\$1,358,502	\$1,358,502
DEMO & EROSION CONTROL	LS	1	\$100,000	\$100,000
EARTHWORK	CY	15433	\$15	\$231,500
SLEDDING HILL	LS	1	\$105,000	\$105,000
UTILITIES	LS	1	\$357,395	\$357,395
MAIN ENTRANCE & DROP OFF ZONE	SFT	12720	\$9	\$108,120
RAILROAD CROSSING SYSTEM (CN LABOR)	LS	1	\$150,000	\$150,000
BITUMINOUS PARKING & DRIVE	SFT	58000	\$4	\$203,000
MULTI-USE TRAILS WITHIN PARK	LFT	2835	\$58	\$164,714
MULTI-USE SOFT TRAILS WITHIN PARK (AGGREGATE)	SFT	31500	\$3	\$94,500
CONCRETE WALK	SFT	8000	\$7	\$56,000
SEAT WALL	LFT	600	\$100	\$60,000
COMMUNITY GATHERING AREA	LS	1	\$20,000	\$20,000
COMMUNITY GATHERING OVERHEAD STRUCTURE	LF	180	\$350	\$63,000
NATURAL PLAYGROUND	LS	2	\$100,000	\$200,000
FLOATING BOARDWALK (FISHING & HABITAT)	SFT	6000	\$100	\$600,000
TERRACED LIMESTONE WATER ACCESS	LS	2	\$20,000	\$40,000
PADDLE CRAFT PIER (MAIN)	SFT	3000	\$100	\$300,000
PADDLE CRAFT PIER (EAST)	SFT	1560	\$60	\$93,600
CABLE PEDESTRIAN GUARDRAIL	LFT	80	\$120	\$9,600
PADDLE CRAFT AND KAYAK LIVERY	LS	1	\$25,000	\$25,000
BOAT WORKS BUILDING WITH RESTROOM	SFT	3,500	\$250	\$875,000
MULTI-PURPOSE COMMUNITY BUILDING	SFT	45,000	\$250	\$11,250,000
PILE SUPPORTED TERRACE DECK	SFT	10,000	\$50	\$500,000
HARDSCAPE PAVING	SFT	40,000	\$10	\$400,000
ELEVATED RAIL CROSSINGS & BUILDING CONNECTIONS	SFT	0	\$0	\$0
GRASS AND NATURAL AREAS	SY	96800	\$2	\$193,600
TREE PLANTINGS	LS	150	\$375	\$56,250
LIGHTING	LF	1	\$525,000	\$525,000
WAYFINDING & INTERPRETIVE SIGNAGE	LS	1	\$100,000	\$100,000
SITE FURNITURE	LS	1	\$100,000	\$100,000
SUBTOTAL				\$18,339,781
<i>Contingency (25%)</i>				<i>\$4,584,945</i>
<i>Design and Permitting (10%)</i>				<i>\$2,292,473</i>
TOTAL				\$25,217,199



Date: 3/13/2017
SEH: NEENAH - 130691

ARROWHEAD PARK CONCEPTURAL MASTER PLAN
NEENAH, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
PHASE 1A: ACCESS, FISHING, SHORELINE				
CONTRACTOR MOBILIZATION	LS	1	\$195,456	\$195,456
FLOATING BOARDWALK (FISHING & HABITAT)	SFT	6000	\$100	\$600,000
TERRACED LIMESTONE WATER ACCESS	LS	2	\$20,000	\$40,000
PADDLE CRAFT PIER (MAIN)	SFT	3000	\$100	\$300,000
PADDLE CRAFT PIER (EAST)	SFT	1560	\$60	\$93,600
CABLE PEDESTRIAN GUARDRAIL	LFT	80	\$120	\$9,600
PADDLE CRAFT AND KAYAK LIVERY	LS	1	\$25,000	\$25,000
BOAT WORKS BUILDING	SFT	0	\$150	\$875,000
PILE SUPPORTED TERRACE DECK	SFT	10,000	\$50	\$500,000
SUBTOTAL				\$2,638,656
<i>Contingency (25%)</i>				<i>\$659,664</i>
<i>Design and Permitting (10%)</i>				<i>\$329,832</i>
TOTAL				\$3,628,152



Date: 3/13/2017
SEH: NEENAH - 130691

ARROWHEAD PARK CONCEPTUAL MASTER PLAN
NEENAH, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
PHASE 1B: INFRASTRUCTURE & CIRCULATION				
CONTRACTOR MOBILIZATION	LS	1	\$107,352	\$107,352
DEMO & EROSION CONTROL	LS	1	\$100,000	\$100,000
EARTHWORK	CY	15433	\$15	\$231,500
UTILITIES	LS	1	\$357,395	\$357,395
RAILROAD CROSSING SYSTEM (CN LABOR)	LS	1	\$150,000	\$150,000
BITUMINOUS PARKING & DRIVE	SFT	58000	\$4	\$203,000
LIGHTING	LS	1	\$300,000	\$300,000
SUBTOTAL				\$1,449,247
Contingency (25%)				\$362,312
Design and Permitting (10%)				\$181,156
TOTAL				\$1,992,714



Date: 3/13/2017
SEH: NEENAH - 130691

ARROWHEAD PARK CONCEPTUAL MASTER PLAN
NEENAH, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
PHASE 2: INTERIOR PARKLAND				
CONTRACTOR MOBILIZATION	LS	1	\$110,565	\$110,565
SLEDDING HILL	LS	1	\$105,000	\$105,000
MULTI-USE TRAILS WITHIN PARK	LFT	2835	\$58	\$164,714
MULTI-USE SOFT TRAILS WITHIN PARK (AGGREGATE)	SFT	31500	\$3	\$94,500
CONCRETE WALK	SFT	0	\$7	\$0
SEAT WALL	LFT	600	\$100	\$60,000
COMMUNITY GATHERING AREA	LS	1	\$20,000	\$20,000
COMMUNITY GATHERING OVERHEAD STRUCTURE	LF	180	\$350	\$63,000
NATURAL PLAYGROUND	LS	2	\$100,000	\$200,000
GRASS AND NATURAL AREAS	SY	96800	\$2	\$193,600
TREE PLANTINGS	LS	150	\$375	\$56,250
LIGHTING	LF	1	\$225,000	\$225,000
WAYFINDING & INTERPRETIVE SIGNAGE	LS	1	\$100,000	\$100,000
SITE FURNITURE	LS	1	\$100,000	\$100,000
SUBTOTAL				\$1,492,629
<i>Contingency (25%)</i>				<i>\$373,157</i>
<i>Design and Permitting (10%)</i>				<i>\$186,579</i>
TOTAL				\$2,052,364



Date: 3/13/2017
SEH: NEENAH - 130691

ARROWHEAD PARK CONCEPTUAL MASTER PLAN
NEENAH, WISCONSIN
PRELIMINARY ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Item	Unit	Total Quantity	Unit Cost	Total Cost
PHASE 3: DESTINATION BUILDINGS				
CONTRACTOR MOBILIZATION	LS	1	\$945,130	\$945,130
MAIN ENTRANCE & DROP OFF ZONE	SFT	12720	\$9	\$108,120
CONCRETE WALK	SFT	8000	\$7	\$56,000
MULTI-PURPOSE COMMUNITY BUILDING	SFT	45,000	\$250	\$11,250,000
HARDSCAPE PAVING	SFT	40,000	\$10	\$400,000
SUBTOTAL				\$12,759,250
Contingency (25%)				\$3,189,812
Design and Permitting (10%)				\$1,594,906
TOTAL				\$17,543,968