



**DRAFT - STREETScape STEERING COMMITTEE
MEETING MINUTES
Thursday October 22, 2015
6:30 PM City Hall – Lower Civic Center**

Present:

SSC Members: Paulette Enders (Chair), Mayor Kathy Ehley, Ald. Jason Wilke, Ald. Dennis McBride, Bill Wehrley, Chris Leffler, Bill Pennoyer, Bill Robison, Carolyn Esswein, Matt Kamenick, Tom Olejniczak, Tom Schuler

Staff: David Jaeckels, Mike Steiner, Bill Porter

Project Team: Mike Payant, Jennifer O'Leary, Ken Saiki, Ken Voigt, Kris Martinsek

1. **Meeting called to order 6:33 PM.**
2. Approval of SSC meeting minutes from July 16, 2015.
3. Mike Payant introduced himself as the GAI Project Manager for the design development and construction documentation phases of the project.
4. A brief project summary to date was provided.
5. Ken Saiki presented the preliminary designs for the Phase I area within the Village center including the State Street plaza/shared street area and Root Common and Pocket Park. Mr. Saiki briefly summarized his analysis that supports the concept of the curb-less condition on the south side of the roadway on State Street from approximately Underwood Avenue extending east to The Little Read Bookstore and discussed the potential surface treatment in the areas of the hollow sidewalks. Mr. Saiki provided several options for paving treatments in some areas of the plaza including vehicular concrete pavers set on a concrete base; vehicular concrete pavers set on a permeable base with an underdrain system; granite pavers set on a concrete base; and integrally colored concrete. Additionally, Mr. Saiki presented photographs of the proposed light features, benches and other site furniture, a sample of the collapsible bollard, and examples of water features for the plaza area and parks.

Mr. Saiki described that the designs shown are preliminary and many of the details still need to be worked through, but that the team is seeking approval to move forward with the design in its general form. The proposed preliminary designs are attached with this document.

Summary of the proposed preliminary designs include:

- a. State Street Plaza/Shared Street Area – As the building architecture in this area ranges from historic “old world” design to a more modern sensibility, a modern design style was explored in this area to help marry the different visual elements, evolving building designs, and the modern

wayfinding features that were previously approved by the Village BID and the city.

The preliminary aesthetic design includes integrally colored concrete in alternating gray and dark gray wide striping extending just west of Underwood Avenue to the central area by the pedestrian bridge, and picking up again just east of Café Hollander and ending at Wauwatosa Avenue. The street and sidewalk areas within the central area by the pedestrian bridge will have gray pavers. Three bands of beige concrete pavers angle across the street and sidewalks from the north to the central area by the pedestrian bridge. Additionally, designated crosswalks will be paved in a very dark gray paver. Underwood and Harwood Avenue and State Street west of Underwood Avenue are to be paved in asphalt.

The sidewalk area at the pedestrian bridge will have a combined planter and water feature focal point shaped to help funnel pedestrians to the adjacent crosswalks.

Ald. Jason Wilke – Has the modern aesthetic direction been approved or should the design go for more of an “old world” theme? Ken Saiki response – We are seeking direction from the Committee on this matter.

Ald. Jason Wilke – With permeable concrete paver systems the base needs to be installed correctly and maintenance of the aggregate pore spaces needs to be performed on a regular basis.

Carolyn Esswein – The paving pattern appears too busy, especially the keyboard-like striping of alternating gray and dark gray colored concrete east and west of the central paver area by the pedestrian bridge. Pavers can be noisy when driven over. Ken Saiki response – We went with a more modern theme and also wanted to cause drivers to drive more slowly on this segment of State Street.

Ald. Jason Wilke – What about using all earth tones rather than grays in the paving? Ken Saiki response – The pavement design is to complement the different earth toned colored buildings rather than blend in.

Ald. Jason Wilke – Will the gray colored paving be extended across the pedestrian bridge? Ken Saiki response – Yes, eventually in a later project phase.

- b. Root Common and Pocket Park – Root Common is envisioned as a flexible urban open space while Pocket Park is a ceremonial green space. The preliminary Root Common design features a central open lawn space surrounded by terraced walls along Wauwatosa Avenue, separation between the sidewalk and alley/fire truck access area on the west side, and a paved plaza in the southwest corner by Harwood Avenue. The paved plaza could include a performance space with stage area with tall rock columns framing the back of the stage and a wayfinding system kiosk. Pocket Park would include a land-sculptural knoll feature that

overlooks the corner of Harwood Ave. and Wauwatosa Ave. The knoll is accessed by a central grand stairway and an accessible walkway that extends from the church entrance to Wauwatosa Avenue. The top of the knoll would feature a council ring gathering space.

Ald. Dennis McBride – Would prefer that the Christmas tree be located in Pocket Park rather than Root Common. Ken Saiki response – Tree could be in either location as both will have power. Committee members that expressed an opinion preferred that the tree be located in Pocket Park.

Ald. Jason Wilke – Is the fire truck and alley access still in the design? Ken Saiki response – Both are still accommodated in this design.

Ald. Jason Wilke – Likes the design for both park spaces and thinks that there is a lot of potential for different uses at the parks

Bill Porter – What is the proposed design for the new triangular space created between the two driveways for Village Faire Shopping Center? Ken Saiki response – The proposed design will be explored prior to the next meeting and could include a location for a bike station facility or other use. Design will have to take into account all the underground utilities that run beneath that space.

Chris Leffler – Likes the design for Root Common as a flexible space. Observes that there are currently no activity sponsors at either park and would like Pocket Park's design to be simple enough to allow uses to evolve over time.

- c. Modern aesthetic versus "old world" style - Committee members discussed the pros and cons of using modern style versus "old world" style sensibilities. The discussion is summarized below:

Ald. Jason Wilke – Should we go with the proposed modern style light fixtures or stay with the acorn lights? Will the new proposed light features look outdated in 20 years? Prefer black metal components on the light fixtures and site furniture rather than gray. Ken Saiki response – Acorn lights could be reused elsewhere in the city. The approved wayfinding system features are modern in style. The proposed benches, bike racks, and lights are very similar to what was recently installed in the new pavilion and playground area in Hart Park.

Carolyn Esswein – Does not like the modern looking lights.

Mayor Ehley – Prefers the light features in the Village to be more modern and forward looking in design.

Bill Wehrley – Does not like the design of the approved wayfinding system but thinks that the proposed park and streetscape design works with these features. Would like to see the Village design as a more edgy and modern space rather than using an "old world" aesthetic. The new proposed light features may look outdated in 20 years, but the city is likely to keep on renewing the space with new designs periodically to

keep up with the times. From the City's experience, black metal components on the lights and street furniture fade to gray after about two years.

Ald. Jason Wilke – Commenting on the State Street plaza he expressed that he likes the three bands of light colored pavers coming into the central plaza area and that he prefers that the area of striping should be minimized. He did not like the proposed design of the planters and water feature.

The decision to pursue the modern design concept rather than the "old world" design concept was put to a vote and approved unanimously by the Streetscape Steering Committee. The project team is to continue refining the modern design based on this direction.

6. Meeting adjourned at 8:50 PM