Administrative Staff Report

Mathias Mitchell Public Square
Downtown Stevens Point
March 3, 2011

Department of Community Development

Applicant(s):

- City of Stevens Point

Staff:

- Michael Ostrowski, Director
  Community Development
  Ph: (715) 346-1567
  Fax: (715) 346-1498
  mostrowski@stevenspoint.com

Parcel Number(s):

- N/A

Zone(s):

- B-3 Central Business

Master Plan:

- Downtown District

Council District:

- District 1 – Tom Mallison

Lot Information:

- Approximately 200 feet x 350 feet
- Approximately 1.5 acres
- Original Plat 1847

Structure Information:

- N/A

Current Use:

- Public Square

Applicable Regulations:

- Chapter 22

Request

Review of Public Square redevelopment.

Attachment(s)

- Site Layout and Renderings
- Project Plans
- Product Specification Sheets

City Official Design Review / Historic District

- Design Review District
- Main Street Historic District
- Local Landmark

Register of Historic Places

- Wisconsin National Register of Historic Places
- National Register of Historic Places

Staff Introduction

The City of Stevens Point is proposing to redevelop the Mathias Mitchell Public Square. Both the demolition and redevelopment will be done in separate phases. Phase 1 of the demolition consists of the south side of the Square and phase 2 consists of the north side of the Square (see pages C3.0 and C3.1 of the project plans). The redevelopment will also occur in two phases. Phase 1 consists of the north side of the Square, along with the fountain, and phase two consists of the south side of the Square (see pages C5.0 and C5.1 of the project plans). The construction is scheduled to commence in April of this year and be completed this summer.

The Square Redevelopment has been previously approved by the Square Revitalization Committee.

- ***Street Layout***

  The square will be redesigned to route traffic around the center portion of the Square, as opposed to having Main Street go directly through the Square and intersect with Second Street.

- ***Parking***

  There will be perpendicular parking around the center portion of the Square (50 spaces), and parallel parking around the outside of the

Square area (17 spaces).

- ***Sidewalk and Crosswalk Areas***

  There will be four crosswalk areas throughout the Square. These areas will be distinguished with a colored/stamped concrete.

- ***Landscaping***

  There will be several landscape areas throughout the Square. The center portion will include four raised planting areas. There will also be four corner planting areas around the center section. Two planters will be installed in the center section where Main Street currently exists. Along the outside of the Square, there will be eight smaller planting areas in the center area and four large planting areas on the corners. The two south corner planting areas will also house trash enclosures. Please see page C10.0 of the project plans for the layout of the landscaping and a detailed list of species.

- ***Lighting***

  Lighting will consist of acorn style lighting, similar to those on Main Street. The lighting component will be an LED module assembly compared to those on Main Street, which are metal halide. The LED modules allow for greater control over the direction of the illumination. In addition, there is the possibility to dim the lights when needed. However, lighting standards will still need to be met. The poles will be approximately 16 feet in height and will be black in color, which will match the other proposed items such as benches, bike racks, etc. Please see the attached specification sheet for lighting details, and the attached project plans (page E1-E3) for pole locations.

- ***Fountain***

  An interactive fountain is proposed to be located in the center section of the Square. Please see the attached product specification sheets.

- ***Benches/Trash Enclosures/Bollards/Etc.***

  Items such as benches, bike racks, trash containers, bollards, etc. will consist of matching black metal materials. Please see the attached product specification sheets. There will be 50 removable bollards that will surround the center portion of the Square. These bollards will serve the function of designating the center square space. In addition, the bollards can be relocated to the edge of the parking spaces to define an even larger center space for larger events.

Staff Recommendation

With regards to the standards of review, the City's current design guidelines do not make any mention to the Public Square. Previous design guidelines touched on new development in and around the square, but nothing

	specifically on the Square itself. The proposed layout of the Square changes the existing traffic pattern of intersecting streets in the middle to having a street along the perimeter of the Square. It has been mentioned that there were other renditions from the original plat of 1847 that provided a more traditional central park or commons, similar to the proposed plan. With the current Square, over half of the square is used as a parking lot. Only the southwest portion of the Square represents an area for a public market type use. The proposed plan breaks up the parking area and injects a true public square or common area in the center portion. The Secretary of the Interior's Standards for Rehabilitation do provide guidelines for district or neighborhood settings. One of the guidelines touches on the design for missing historic features. The creation of this central commons area provides for the restoring of this important feature. The proposed commons area is compatible with the historic character of the setting and does not create a false historical appearance. In addition, the design for parking in the proposed place is done so that it is unobtrusive. The proposed plan provides parking throughout the Square, without creating a mass parking area. Also, the parking areas are not located directly adjacent to historic buildings, which could cause damage to historic building or landscape features. The proposed streetscape and landscape elements throughout the Square provide for a traditional and classic look, without trying to create a false historical appearance. The addition of a fountain adds a new feature into the space. The fountain provides for interaction by individuals and complements the existing use of the area (public gathering space). In addition, the feature is not out of scale with the surrounding setting. Staff would recommend approval.

Vicinity Map

Existing Images

View Looking Northwest

View Looking North

View Looking Southwest

View Looking South

View Looking Southeast

View Looking West