



**BOARD OF COMMISSIONERS APPROVED CONCEPT DESIGN  
NORTH COMMONS PARK PHASE 1 IMPROVEMENTS**  
OCTOBER 4, 2023

# Project Description

The North Commons Park Phase One Improvements project is a once in a generation investment focused on the Minneapolis Park and Recreation Board's first field house, along with other community center improvements to create community and art-oriented spaces. This project will completely rebuild the now 26-year-old water park and provide a new parking lot with associated stormwater management. The enhanced community center includes the aforementioned field house with a walking track suspended above, along with new programming spaces for youth, teens and seniors, a fitness space, a maker space and a new concession space to serve both the building and water park. This project will create a visionary and prominent activity hub that can compete with major recreation facilities in the suburbs.

This project is grounded in the 2019 approved North Service Area Master Plan and the North Commons guiding principles, along with extensive community engagement over the past 24 months. Through this project, MPRB expects to bring economic development to north Minneapolis not only through the thoughtful programming of the building but also through the contracting processes required to complete the work. The proposed building includes a concession space as an opportunities for a north Minneapolis business to find a home serving park visitors and local artists will be contracted to provide public art throughout the building and site.

With careful coordination with our adjacent organizational partners in the YMCA and Minneapolis Public Schools, MPRB expects this project to create a campus-like space for youth and families to make their own. In working with Metro Transit, MPRB expects the Blue Line Extension project to enhance access to this critical park space and provide opportunities for right-of-way improvements that will create a more park-like feel in the surrounding neighborhood.

When the new building opens and this project is complete, MPRB hopes this project will be a catalyst for transformational change in this part of the City of Minneapolis.



Prepared for Minneapolis Park and Recreation Board (MPRB) by  
FIHÂN Design+Architecture and Locus Architecture



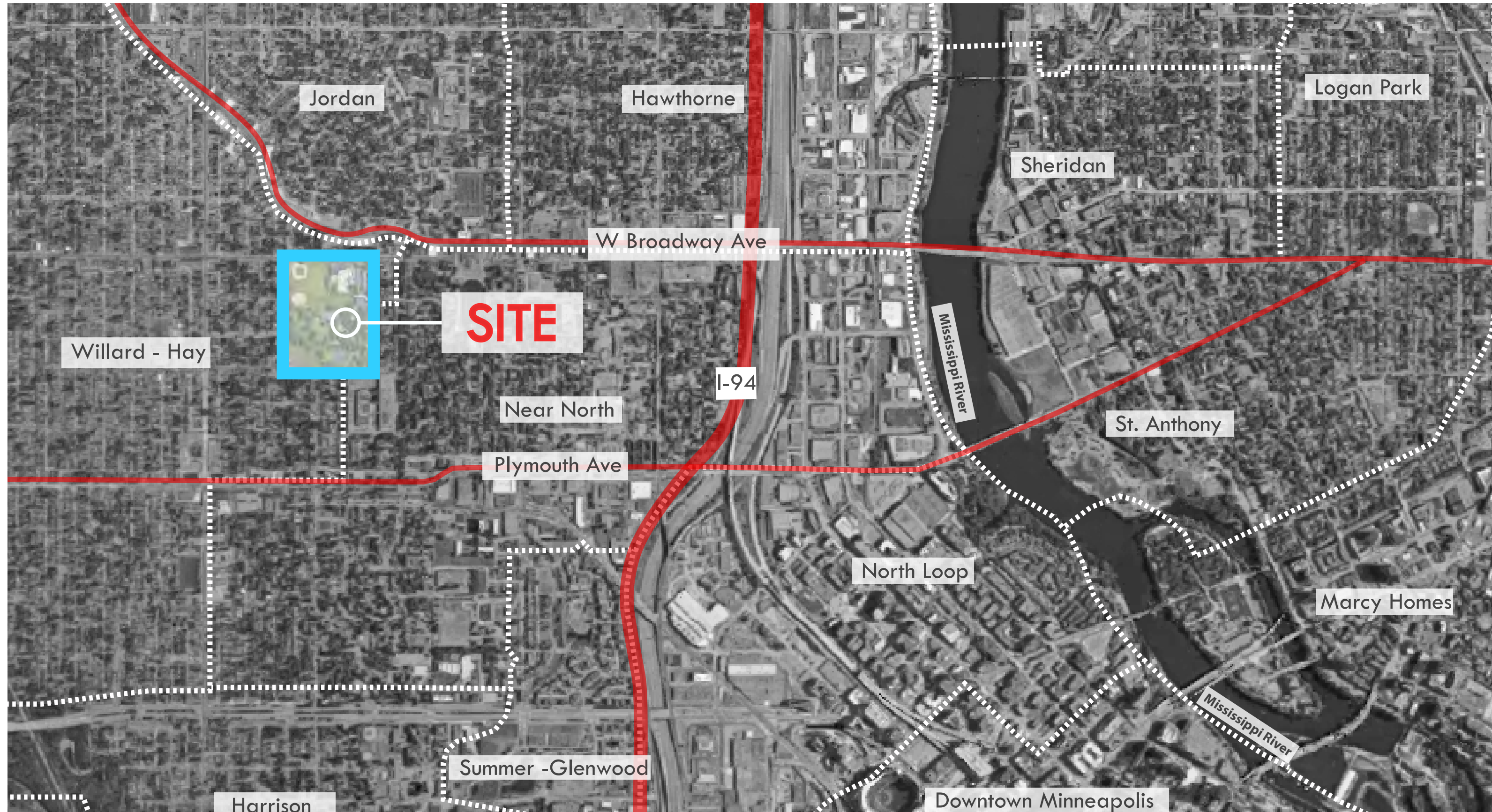
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# Site

## REGIONAL MAP



# Project Funding - Current and Future

## Current

MPRB CIP .....	\$1,537,506
MPRB CIP (Playground) - .....	\$355,000
State Bonding .....	\$5,125,000
Federal Community Grant (HUD) .....	\$2,000,000
American Rescue Plan (City) .....	\$3,000,000
<b>Total Committed - .....</b>	<b><u>\$12,017,506</u></b>

## Future

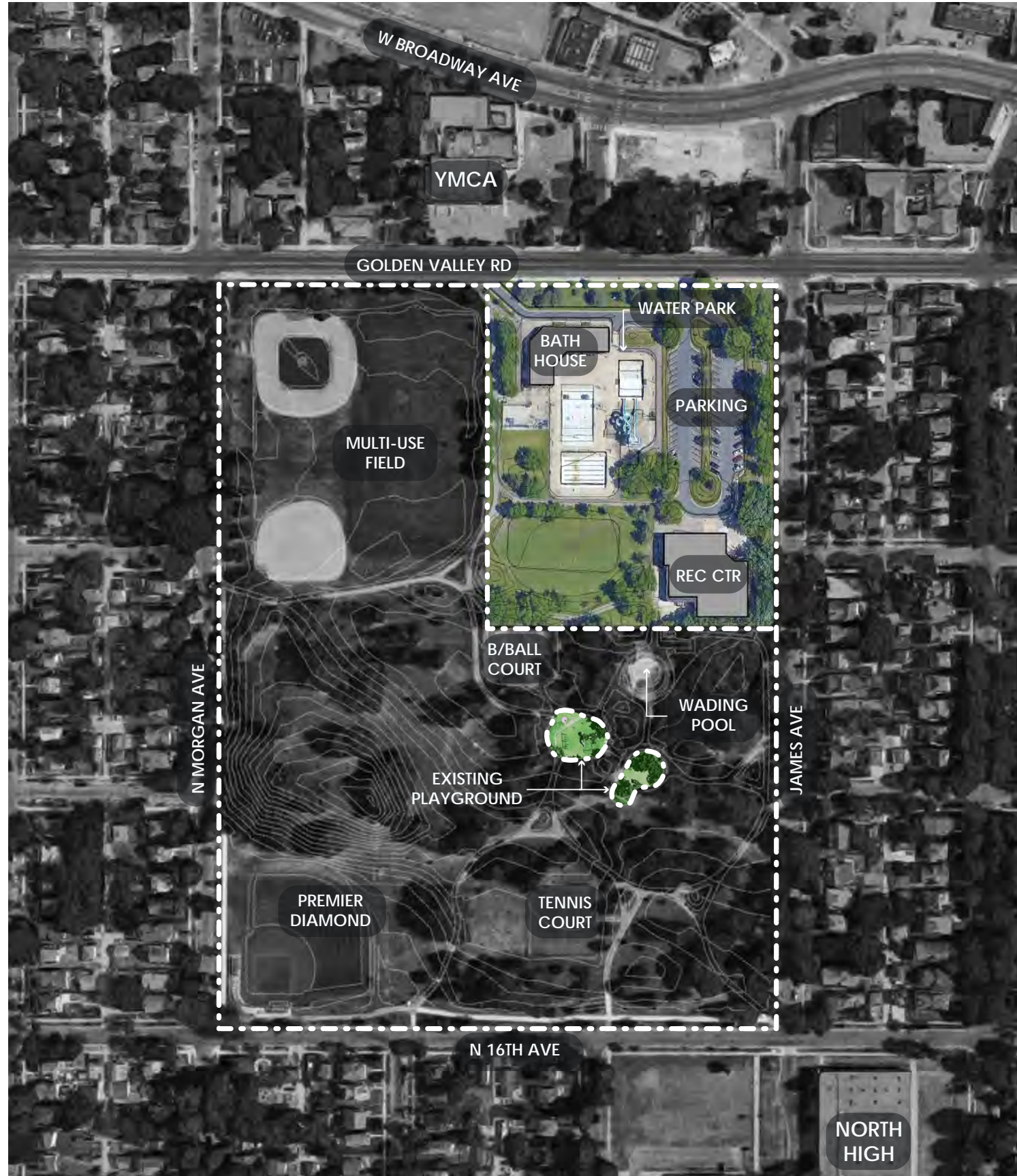
2024 State Bonding .....	\$12,000,000 requested
Minneapolis Parks Foundation* .....	\$10,000,000 + (Pending MPRB/ MPF Fundraising Agreement)

## Notes

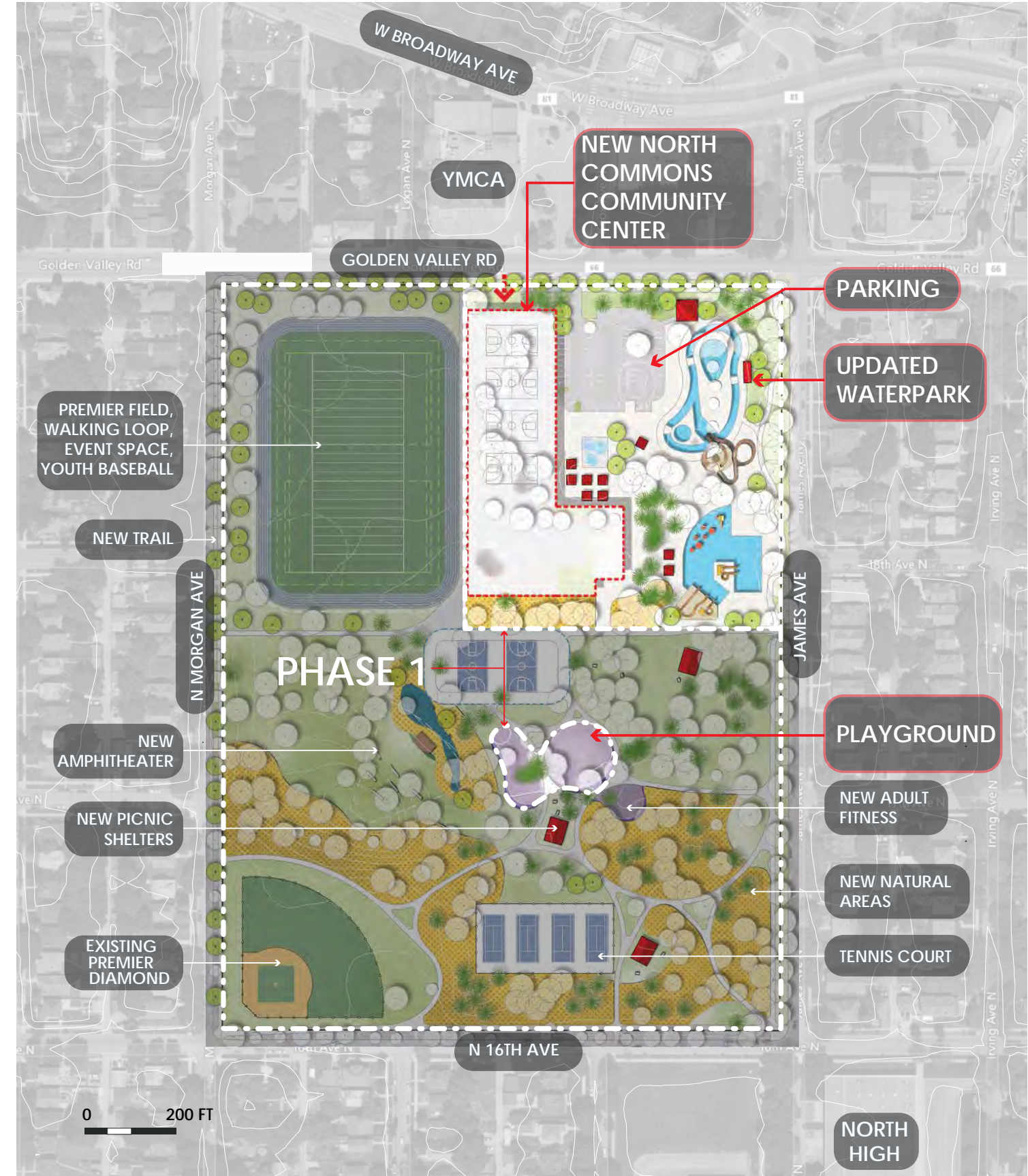
2023 State Bonding and Senate Appropriation Request were unsuccessful  
\*Amount could increase pending design direction

# Site

## EXISTING SITE PLAN



## ADOPTED PARK PLAN



Source: Minneapolis Park and Recreation Board

# North Service Area Master Plan Guiding Principles

## THE FOUNDATION

1. **Further the sense of pride in the north side with high quality parks. Ensure excellence and innovation in design, implementation, and maintenance. Recognize that doing so is a question of racial equity, because North Minneapolis is home to the most people of color by sector in the city and has the most land area covered by areas of concentrated poverty where more than 50% of the population are people of color (ACP50s).**
2. **Work always toward safe parks for all, through lighting, sight lines, cameras where appropriate, and increased activity.**
3. **Work always toward parks that are welcoming for all. Ensure that park designs, included facilities, and overall character invite people in, give them what they want, and are culturally engaging and appropriate.**
4. **Explore partnerships for funding, programming, and stewardship. MPRB can't and shouldn't do everything on its own.**
5. **Work with partner agencies to minimize the possibility of displacement as parks improve. Continue to study, both locally and nationally, the effect of park development on local economic factors and the potential for displacement. Recognize that parks are a contributor to higher property values, which can be beneficial if current residents are able to stay in place. Strive to make improvements that make people want to stay.**
6. **Embrace the principles of the City of Minneapolis's Green Zone as they apply to parks.**

## PLANNING AND DESIGN

7. **Consider all age ranges in the design and development of parks, with particular focus on:**
  - a. **Youth voice in the process; youth focus in facility development.**
  - b. **More activities and spaces for teens/young adults, with clear intent that teens/young adults are welcome in the parks for both programmed and unprogrammed activities.**
  - c. **Design for seniors: accessibility, active low-impact activities, and passive activities.**
8. **Create more opportunities for arts, music, and performance that reflect the north side community—both programmed and spontaneous:**
  - a. **Youth voice in the process; youth focus in facility development.**
  - b. **More activities and spaces for teens/young adults, with clear intent that teens/young adults are welcome in the parks for both programmed and unprogrammed activities.**
  - c. **Design for seniors: accessibility, active low-impact activities, and passive activities.**

9. **Seek additional parkland or private land available for public use in key locations, including:**
  - a. **The northwestern area of the service area, west of the cemetery, where no active recreation parks currently exist.**
  - b. **The triangle bounded by Broadway Avenue, Golden Valley Road, and Wirth Parkway, which lacks any play areas.**
  - c. **The area north of Dowling Avenue just west of I-94, which will be served by the development of parks at the Upper Harbor Terminal and a high quality connection along Dowling.**
  - d. **The park connection area north of Anwatin School, to create a connection between Wirth Park and the Bassett's Creek Valley.**
  - e. **The Bassett's Creek Valley corridor east of Cedar Lake Road, as the city-owned land in the area redevelops.**
  - f. **The Lincoln School site, owned by Minneapolis Public Schools, which could provide programming opportunities but not likely ownership or management by MPRB.**
  - g. **The large open space bounded by 61st Ave, 62nd Avenue, 5th Street, and Lyndale Avenue, also known as Alice Rainville Park, which is owned by the City of Minneapolis and on which there should be improved coordination between MPRB and the City.**
  - h. **Locations not identified in this plan, but which may come to light in the future as demographics and density change in the service area, with such new system additions being justified through demonstrated need and requiring amendment of this master plan.**
10. **Recognize the importance of connections to and between parks:**
  - a. **Work with partners to implement safe street crossings at all parks.**
  - b. **Work with the City of Minneapolis to complete and enhance the street network as a connecting web between parks, including consideration of green streets, complete streets, trails and greenways, bicycle and pedestrian infrastructure, and wayfinding.**
  - c. **Support the implementation of the North Side Greenway, including robust community engagement and education.**
  - d. **Install system maps at neighborhood parks to direct users to nearby amenities.**
  - e. **Connect to the Mississippi River and the RiverFirst vision, especially at Hall's Island, the Upper Harbor Terminal, and 26th Avenue North.**
  - f. **Work with partners to improve transit connections to and between parks.**
11. **Recognize the importance of the basics: water, restrooms, benches, trails, art, etc.**
12. **Create more opportunities for gathering—in small groups of friends and family, as extended families, and in large community groups (reunions, family events, weddings).**
  - a. **Include flexible gathering plazas and courtyards in park designs.**
  - b. **Consider movable seating and tables.**

13. **Improve the parks' environments and reduce environmental impact through:**
  - a. **Inclusion of natural areas in most parks to both reduce acreage of mown turf and increase habitat.**
  - b. **Implementation of an ornamental garden in the service area.**
  - c. **Exploration of the use of sustainable construction techniques and materials, even if initial cost may be higher, in order to improve environmental performance in the long run.**
  - d. **Exploration of alternative energy production, such as solar electric or heating, or geothermal heating/cooling.**
  - e. **Construction of sustainable parking lots: those that manage their own stormwater.**
14. **Ensure materials used in park construction are strong, durable, easy to maintain, and safe, especially when used by children and seniors.**
15. **Design spaces to be flexible, so they can accommodate a wide variety of uses.**
16. **Manage and resolve land use, land ownership, lease agreement, and other site control issues, if applicable, prior to implementation of capital improvements.**
17. **Wherever parkland is adjacent to a Minneapolis Public School, make efforts to align with that school on the utilization of shared land.**

# North Service Area Master Plan Guiding Principles

## FACILITIES

18. Implement significant park enhancements—with the programmatic, financial, and leadership support of community and agency partners—at four key parks, recognizing MPRB cannot act alone in these projects as they are beyond the scale of the organization’s budget:
  - a. A commercial restaurant/coffee shop opportunity and possible recreation center expansion at Creekview Recreation Center, to serve as a regional trail hub and gathering space, with a possible interim strategy to create a food truck plaza.
  - b. An expansion of Cleveland Park in collaboration with the City of Minneapolis and Hennepin County to achieve Penn Avenue frontage and re-envision the Penn and Lowry intersection, along with significant reorganization of the park.
  - c. **A major multi-purpose indoor sports and recreation venue occupying the northern portion of North Commons Park, to include an enlarged arts and recreation building, premier field with winter sports dome, and relocated and enhanced waterpark.**
  - d. An all-weather conservatory-like building in Bryn Mawr Meadows that would include indoor play areas, basketball court, winter warming room functions, and gathering spaces amongst gardens.
19. Consider parks as a vehicle for equitable food access in Minneapolis.
  - a. Expand fruit tree planting throughout service area.
  - b. Designate community garden sites and other urban agriculture opportunities as an aspect of implementation of the MPRB-adopted Urban Agriculture Plan.
  - c. Implement food truck parking areas and space for pop-up restaurants.
20. **Aquatics:**
  - a. Transition from a wading pool dominated system to a mix of wading pools, splash pads, and hybrid facilities, in order to provide facilities for a broader range of youth.
  - b. **Limit large-scale swimming opportunities in the service area to the Wirth Beach, Webber Natural Swimming Pool, and North Commons Waterpark due to high cost of implementation and operation of additional large-scale facilities.**
  - c. Work with partners to improve public access to non-MPRB aquatic facilities, such as at Olson Middle School and the Broadway YMCA.
  - d. With community and agency partners, re-envision the North Commons Waterpark as a year round facility (open air in summer, enclosed in winter) that provides a wider variety of aquatic options for everyone from beginners to competitive swimmers, and consider appropriate fee structure during implementation of this new facility (See North Commons Guiding Principles).
21. **Athletics Fields:**
  - a. Improve overall quality of multi-use fields and diamonds, through soil conditioning, irrigation, proper grading, and other methods.
  - b. Increase the number of premier fields (for soccer, football, lacrosse, etc.) in the service area.
  - c. With community and agency partners, implement an indoor sports facility at North Commons Park.
  - d. Ensure that safe, non-toxic materials are used in the construction of any premier fields in the parks.
22. **Courts:**
  - a. Continue and expand commitment to basketball, especially full-court, throughout the service area.
  - b. Implement new types of use-specific courts where appropriate, such as for pickleball and sepak takraw.
  - c. Focus tennis investment in targeted areas with larger banks of courts.
23. **Play and Other Facilities:**
  - a. Increase diversity of play opportunities to include adventure and nature play.
  - b. Implement skate/BMX parks within the service area, following the guidance of the adopted Skate Park Activity Plan.
  - c. Implement bike playgrounds and mountain bike trails throughout the service area.
  - d. Provide a walking loop with seating in most parks.
  - e. Implement a universally designed playground in the service area.
24. Increase opportunities for year-round activity. Few winter options exist in the north service area.

# Master Plan Guiding Principles

## AND REIMAGINING THE CIVIC COMMONS

The master plan for North Commons Park envisions a significant new community, cultural, recreation, and arts center that serves as the hub of the north side. Reimagining the Civic Commons which works to counter the trends of increasing economic segregation, social isolation and distrust, is a collaboration of national foundations and local civic leaders reimagining civic assets as a solution. Reimagining the Civic Commons works to build a sense of community that brings people of all backgrounds back into public life as stewards and advocates, shaping their city's future. Reimagining the Civic Commons is centered on four outcomes- civic engagement, socio economic mixing, value creation, and environmental sustainability. Alignment between North Commons Park Master Plan Guiding Principles and Reimagining the Civic Commons outcomes is described here.

### Civic Engagement

Building a sense of community that brings people of all backgrounds back into public life as stewards and advocates, shaping their city's future.

- 1 Seek partnerships in all aspects of implementation, including funding, operations, and programming.
- 4 Design of all facilities should be welcoming to the north side community and create the feeling that local neighbors are welcome in these spaces. Local artists, designers, and craftspeople could contribute to making the design welcoming.
- 8 Consult with the north side community and residents around the park on schematic and detailed design of park elements.
- 13 Decisions around access, hours, and fees should be made through a community-engaged process, in consultation with park users and potential park users.
- 14 Programming should be tailored to what people want to do in the park.

### Socioeconomic Mixing

Creating places where everyone belongs, and that generate opportunities for shared experience among people of all incomes and backgrounds.

- 2 Ensure that agreements with partners do not unduly limit community access to the facility.
- 11 Facilities should prioritize access by the north side community.
- 12 Access to facilities should be affordable to north side residents.
- 17 Facility leadership and staff should reflect the north side community, in all its racial and cultural diversity.

### Value Creation

Encouraging additional investments in neighborhoods so that they are better places to thrive.

- 3 Coordinate with City of Minneapolis on redevelopment of the block east of the YMCA as a mixed-use development that could include district parking available to park users.
- 10 Reduce or eliminate community impact by constructing replacement facilities prior to decommissioning older facilities, or by creating partnerships to provide space for these activities. This is especially true for baseball and for the recreation center itself.
- 15 Maintenance and program staffing should be adequate to operate this larger facility and the site around it, and should be determined through careful analysis of real staffing needs.
- 16 Repairs should be undertaken quickly, to ensure the park does not enter the "vicious cycle" of neglect, which can then invite further damage and vandalism.

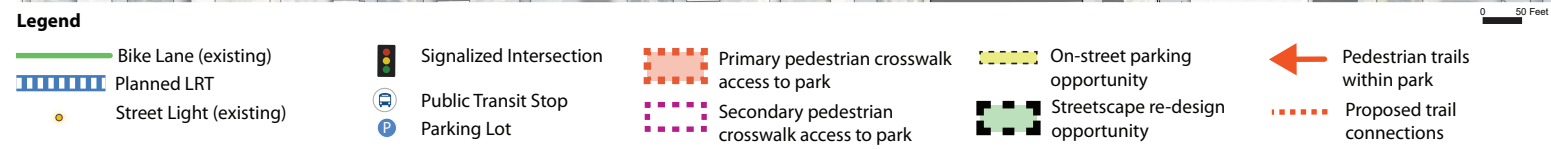
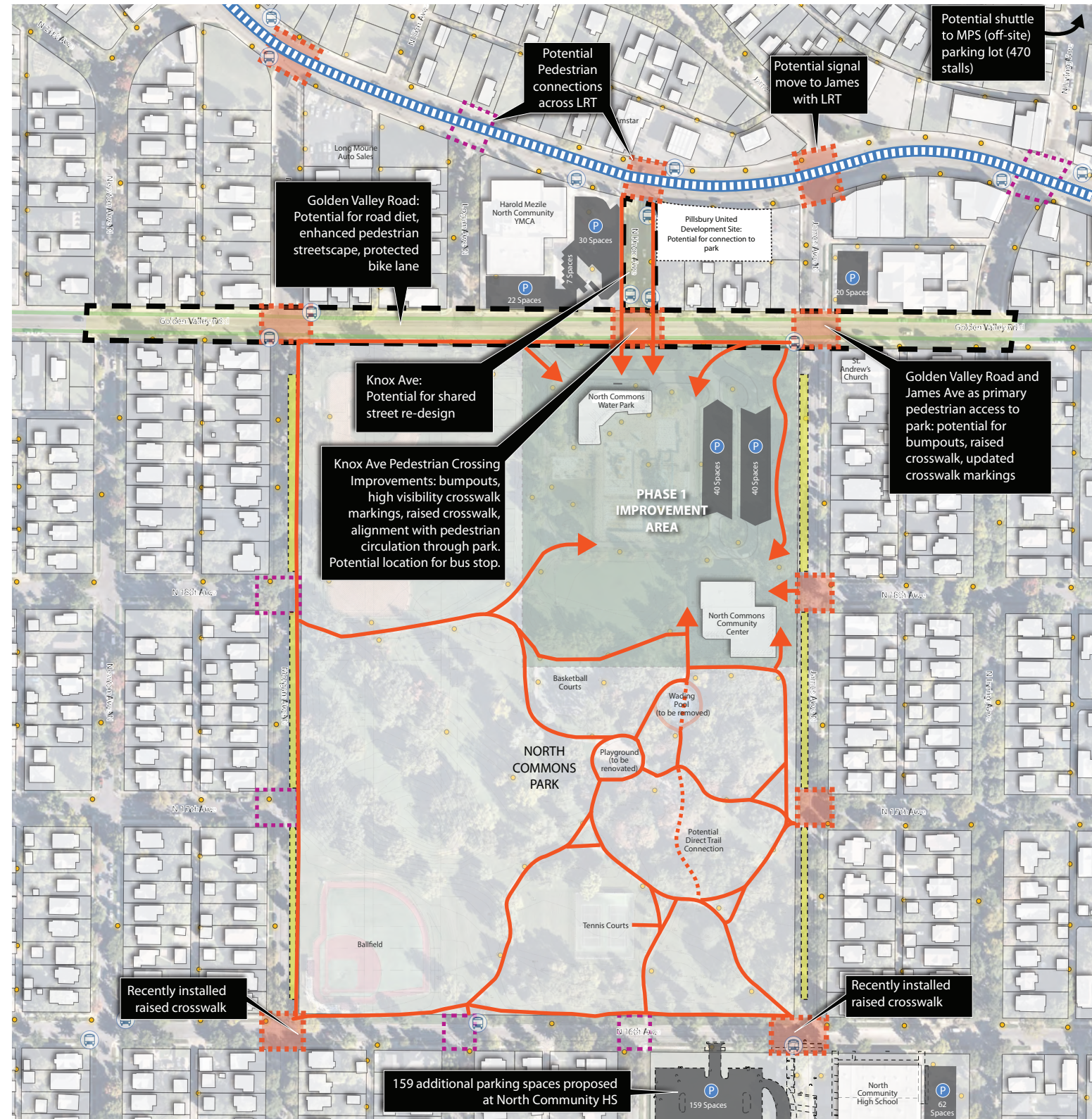
### Environmental Sustainability

Increasing access to nature and creating environmentally friendly places, easily reached by walking, biking or transit.

- 5 Minimize tree removal, especially of significant overstory trees, through careful design and detailing.
- 6 Protect trees during construction, to ensure they are not negatively impacted by construction activities, in consultation with MPRB's Forestry Department.
- 7 Replace any trees removed as a result of construction with an equivalent or greater caliper inch total of trees, in coordination with MPRB's Forestry Department.
- 9 Seek to minimize visual impact of facilities on nearby homes through vegetation, depressing facilities down into the earth, and/or high quality façade design.

# Urban Design Framework

## NEIGHBORHOOD DIAGRAM



## CONTEXT

North Commons Park is located in the heart of North Minneapolis, within a tight-knit residential neighborhood and within close proximity to the Broadway Avenue corridor. The 26-acre park is designated as a Neighborhood Park, meaning that it functions to serve the surrounding residents within walking distance to provide recreational, athletic, and community-focused facilities and programming. The neighborhoods served by North Commons Park include Willard-Hay, Hawthorne, Jordan and Near North. Bounded by Golden Valley Road, James Avenue, Morgan Avenue and 16th Avenue, North Commons Park is uniquely located adjacent to both the local YMCA to the north and to North Community High School to the south. These adjacencies create opportunity for scaffolding of programs and a supportive network of recreational opportunities for people of all ages, especially young people.

In 2019, the North Service Area Master Plan was completed and approved by the Minneapolis Park and Recreation Board. A set of guiding principles specific to North Commons Park and the larger North Service Area were identified, along with a number of specific site improvements that were recommended as part of the long-term vision. These guiding principles touch on building and maintaining strong partnerships with the City of Minneapolis along with neighboring institutions such as the YMCA and Minneapolis Public Schools. In 2022, with initial funding committed, MPRB initiated a design process to implement Phase 1 Improvements at North Commons Park. The focus of these improvements is a reconstruction of the community center spaces and the aquatics facility, along with accompanying site improvements to enhance public gathering spaces and connectivity.

## FRAMEWORK PURPOSE AND GOALS

In parallel to the design process for the Phase 1 improvements, which included a detailed building assessment concept design, MPRB also initiated an urban design framework process. This framework is intended to look beyond the boundaries of the park to address connectivity for multi-modal users, as well as lay the groundwork for agency collaboration to enhance the urban network surrounding North Commons and the Broadway Avenue corridor.

As part of the week-long community workshop, which was hosted on-site at North Commons Park in June of 2022, the design team, along with stakeholder groups and residents engaged in conversation, analysis, and synthesis of a number of ideas to improve pedestrian and bicycle circulation, on-street parking, off-street parking opportunities, and other facets of urban design in the area surrounding the park. The ideas were vetted alongside the site design concepts generated for the Phase 1 improvements to test dimensions, sight lines, and capacities in conjunction with new building and site program opportunities.

Through input gathered during the workshop, the following goals were identified, which relate to North Commons and surrounding urban design:

- Identify and characterize urban infrastructure and transportation needs of the park.
- Demonstrate supportive mobility and development patterns that would better experientially and economically engage North Commons Park with the surrounding district.
- Leverage the urban design framework to inform park program, access, circulation and building placement / orientation.
- Inspire agencies and organizations with jurisdiction in the surrounding district to implement aspects of the urban design framework.



Knox Avenue (View north from North Commons)



Golden Valley Road (View west from James Ave)

# Urban Design Framework

## RECOMMENDATIONS

In 2022 and 2023, the following urban design recommendations were created in parallel to the site design effort for the Phase 1 Improvements. Where appropriate, partners for implementation have been identified.

### 1. DEVELOP A PARKING FRAMEWORK THAT SERVES THE PARK AND FUNCTIONS WITHOUT OVER BURDENING THE NEIGHBORHOOD.

Based on the parking and circulation studies prepared alongside the site concepts, it has been determined that the existing on-street parking opportunities within a reasonable walking distance of North Commons Park sufficiently serve the primary functions of the community center and programs. With the additional programming anticipated with the added basketball courts and community center spaces, the existing street parking along with the planned off-street parking provided in the site concepts are still anticipated to serve the daily needs of the neighborhood park. The majority of the park users arrive to the park as pedestrians from the adjacent residential neighborhood.

Today, on-street parking is prohibited on Morgan Ave, Golden Valley Rd, James Ave, and 16th Ave adjacent to the park edge. Relaxing these restrictions during high volume weekend days would relieve parking pressure on the surrounding neighborhood.

For high-volume planned events, such as future basketball tournaments to be hosted on-site, off-street parking is recommended to be supplemented by weekend use of the new parking facility at North High School (which provides an additional 159 parking spaces today). If needed, a shuttle service to the MPS parking lot at Girard Ave and 22nd Ave could be employed. This lot has the capacity for 470 parking stalls and is a 10-minute walk (about a half mile) from North Commons Park. Additional off-street parking could be negotiated with the YMCA, which has a 52-stall parking lot just north of North Commons Park.

**Implementation Partners:** *City of Minneapolis, Minneapolis Public Schools(MPS) and the YMCA*



James Avenue (View north from North Commons Park)

### 2. ADDRESS VEHICLE, PEDESTRIAN, AND BICYCLE CIRCULATION WITH THE FUTURE LRT ON WEST BROADWAY AND ANTICIPATED SIGNAL/ROADWAY CHANGES.

Today, the signalized crossing at Knox Avenue serves as the primary corridor for pedestrians to access North Commons Park from the north side of West Broadway. However, future plans for the Blue Line LRT Extension (design pending) would place the platform and tracks along the centerline of West Broadway, and likely cause a shift of the traffic-controlled intersection at Knox Ave to move to James Avenue where North/South vehicle traffic could cross. Limited turning movements for vehicle traffic will impact the bus routes that currently serve West Broadway and Golden Valley Road. The anticipated roadway circulation changes can open up an opportunity to re-think how Knox Avenue between Golden Valley Road and West Broadway serves the neighborhood.

Both site concepts for North Commons Park recognize that there is an opportunity for Knox Avenue to become a pedestrian-oriented street, with an enhanced crossing of Golden Valley Road, leading to the primary entrance to the future community center.

Urban design improvements could include:

- Limiting or prohibiting vehicle traffic on Knox Avenue.
- Widening of the existing sidewalk with a direct connection between LRT platform and Golden Valley Road
- Raised crosswalk with curb extensions (bump outs) and artistic high visibility crosswalk markings at Knox Ave and James Ave at Golden Valley Road

**Implementation Partners:** *City of Minneapolis, Hennepin County, MetroTransit, YMCA, Pillsbury United Communities*



Example of artistic crosswalk markings (Santa Monica, CA)

### 3. CREATE SAFE, WELCOMING, AND WELL-DESIGNED STREETS SURROUNDING NORTH COMMONS PARK THAT PROVIDE AMENITY AND OPPORTUNITY FOR GATHERING AND EVENT SPACES FOR FUTURE PROGRAMMING.

Today, Golden Valley Road serves as the 'front door' to North Commons Park. This corridor serves as the primary pedestrian connection, as well as provides public transit service and today has marked bike lanes. The sidewalk along the north side of Golden Valley Road is designed as a residential neighborhood-style sidewalk (approximately 5' in width, adjacent to single-family home lots). On the south side of Golden Valley Road, the sidewalk is adjacent to the roadway (back of curb). Today, Golden Valley Road has wide vehicle travel lanes.

With anticipated changes along West Broadway for the future LRT line, Knox Avenue will also serve the neighborhood and park differently than today, with a potential as a future shared street or festival location.

Urban design improvements along these corridors could include:

- Implementation of a road diet along Golden Valley Road to create more of a separation between pedestrians and the roadway.
- Install a protected bikeway with a raised curb, bollards, or barriers to separate bicyclists from vehicle traffic.
- With park improvements, push the sidewalk away from the curb along the south side of Golden Valley Road (this is shown in both site concepts for the park improvements).
- Installation of pavers or specialty / artistic pavement on Knox Ave
- Installation of light poles, electric receptacles, and overhead lighting to serve as additional space for festivals, block parties, a night market, or other community programming on Knox Ave (to coincide with limiting or prohibiting vehicle traffic on Knox Ave).
- Recognize that Morgan Ave, 16th Ave and 17th Ave are also primary entry points to North Commons Park by pedestrians. Raised crosswalks have recently been installed at the intersections of Morgan and James Avenues along 16th Street at main park entry points from the south. Continued evaluation of pedestrian movements in the neighborhood could result in similar upgrades at the east-west entry points as part of future roadway improvements.

**Implementation Partners:** *City of Minneapolis, Hennepin County, MetroTransit, YMCA, Pillsbury United Communities, Minneapolis Public Schools (MPS)*



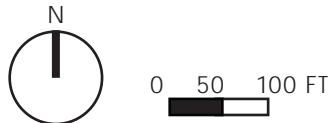
Shared Street Example (Bell Street in Seattle, WA)

# Design Summary

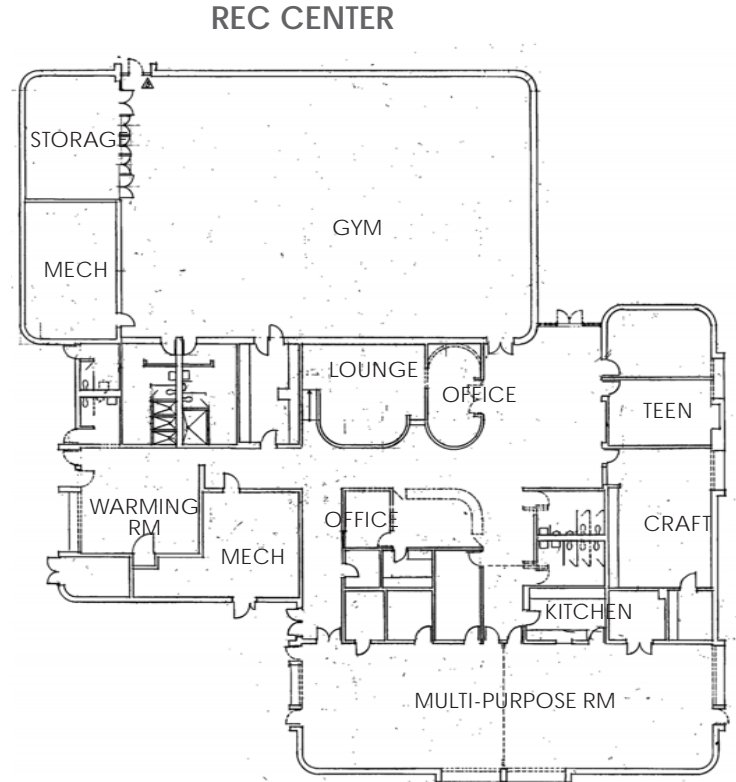
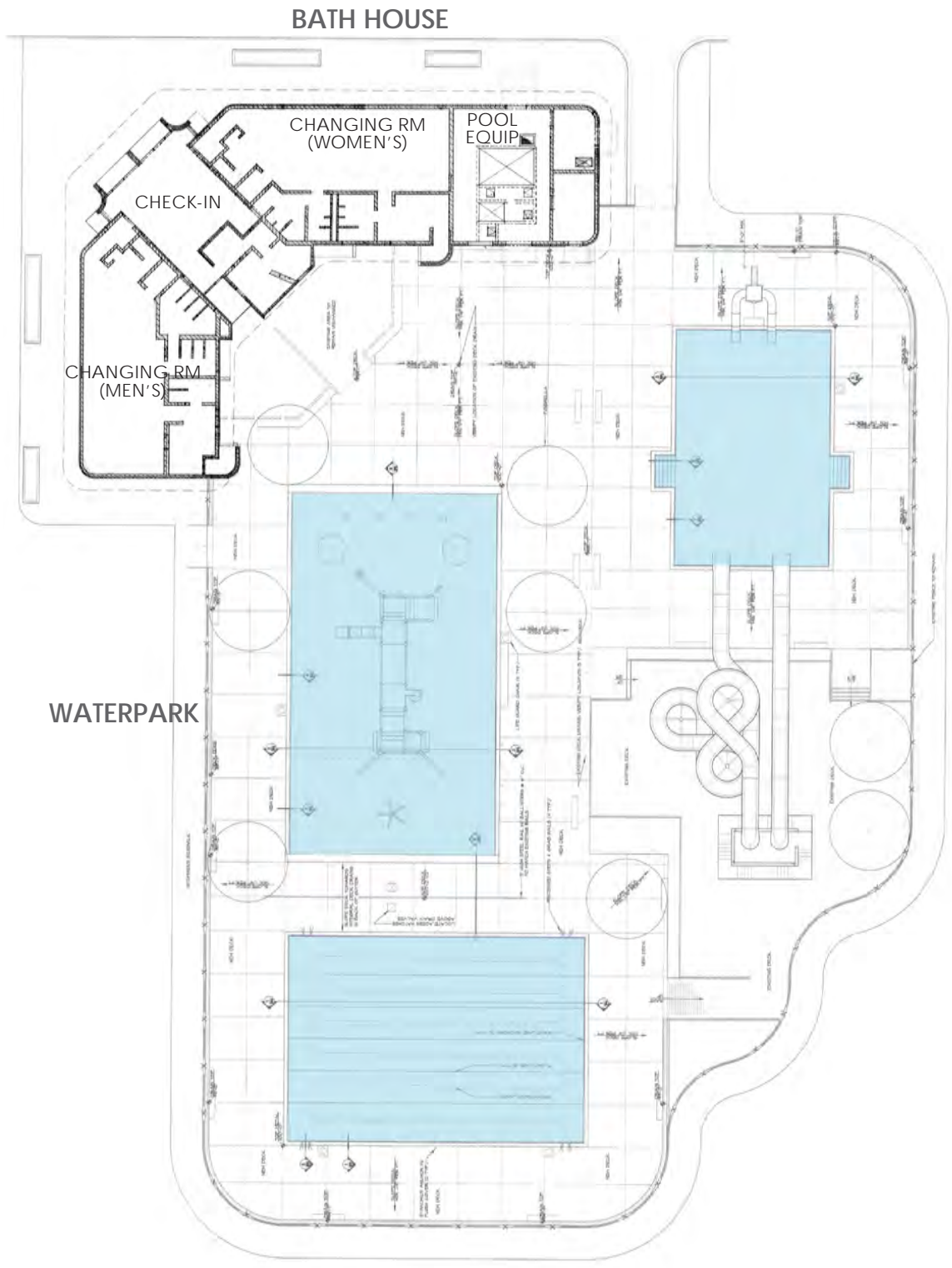
## BOARD APPROVED CONCEPT DESIGN



- PROJECT COST: \$35,000,000
- CONSTRUCTION SCHEDULE: DESIGN IN 2024, CONSTRUCTION 2025/2026, OCCUPATION 2027
- BUILDING AREA: 58,563 SF
- SINGLE LEVEL BUILDING WITH SUNKEN GYM
- SUSPENDED WALKING TRACK
- 40,000 SF WATERPARK AREA (633 BATHERS)
- 50 PARKING STALLS
- SITE CONECTION TO KNOX AVENUE
- IMPROVED CONNECTION TO NORTH COMMUNITY HIGH SCHOOL AND HAROLD MEZILE NORTH COMMUNITY YMCA
- 22 TREES TO BE REMOVED (314 CALIPER INCHES)
- TREES WILL BE REPLANTED THROUGHOUT THE PARK EQUAL TO THE CALIPER INCHES OF THOSE REMOVED THROUGH THE PROJECT
- RECREATIONAL PROGRAMMING DURING CONSTRUCTION: MPRB STAFF HAVE BEGUN DISCUSSIONS AROUND CONTINUOUS PROGRAMMING DURING CONSTRUCTION THROUGH PATNERSHIP, MOBILE OFFICE TRAILERS ON-SITE AND RENTING SPACE. RECEATION IS COMMITTED TO SERVING THE COMMUNITY DURING CONSTRUCTION REGARDLESS OF PROJECT DIRECTION



# Existing Buildings/Program



Space Name	Area
<b>EXISTING REC CENTER</b>	
Gymnasium	4,552 sf
Gym Shower/Toilets	695 sf
Gym Storage	522 sf
Gym Mechanical Rm	567 sf
Check-In/Reception	160 sf
Front Office	228 sf
Offices	480 sf
Multi-Purpose Rm	2,207 sf
Kitchen (by MP Rm)	181 sf
Games Area	213 sf
Warming Rm	552 sf
Kitchen (by Gym)	267 sf
Teen Room	281 sf
Computer Lab	275 sf
Craft Rm	576 sf
Building Mechanical Rm	571 sf
Toilets	300 sf
Storage	386 sf
<b>Lobby/General Circulation</b>	<b>2,375 sf</b>
<b>REC CTR BUILDING TOTAL</b>	<b>15,385 sf</b>
<b>BATH HOUSE</b>	
Check-in/Ticketing	378 sf
Office	107 sf
Staff Lockers/Break Rm	221 sf
Staff Toilet	52 sf
Women's Changing/Locker Rm	1,602 sf
Men's Changing/Locker Rm	1,521 sf
Storage Rm	632 sf
Pool Mech/Equipment	1,253 sf
<b>Circulation</b>	<b>334 sf</b>
	52 sf
<b>WATER PARK BUILDING TOTAL</b>	<b>6,152 sf</b>
<b>COMBINED TOTAL</b>	<b>21,537 sf</b>

# Existing Conditions Photos



VIEW SOUTH FROM JAMES AVE



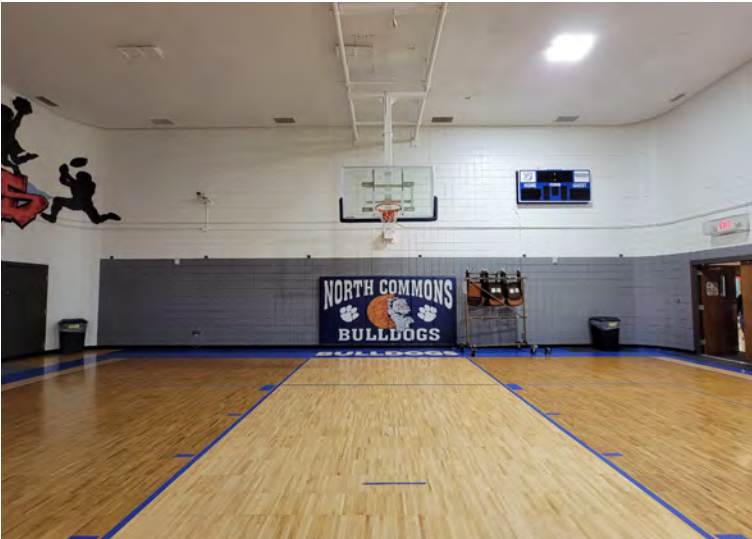
VIEW WEST FROM JAMES AVE



VIEW TO NORTH FROM WITHIN THE PARK



VIEW TO SOUTH FROM WITHIN THE PARK



EXISTING GYM



EXISTING GYM



BIRD'S EYE VIEW



VIEW TO SOUTH APPROACHING REC CENTER



EXISTING LOBBY



EXISTING ENTRY



EXISTING MULTIPURPOSE ROOM



EXISTING KITCHEN

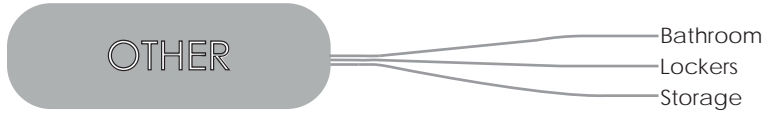
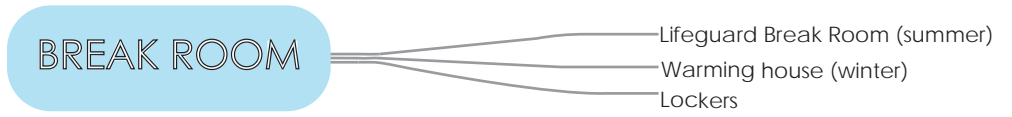
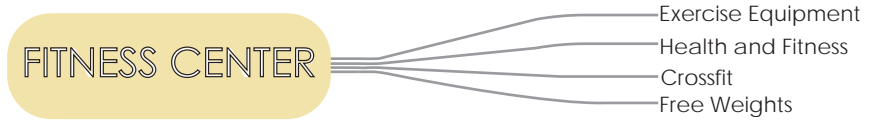
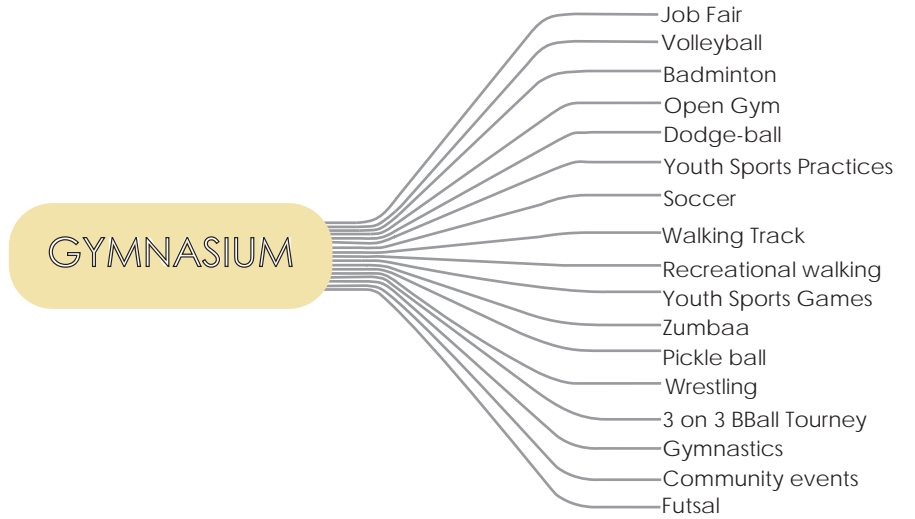
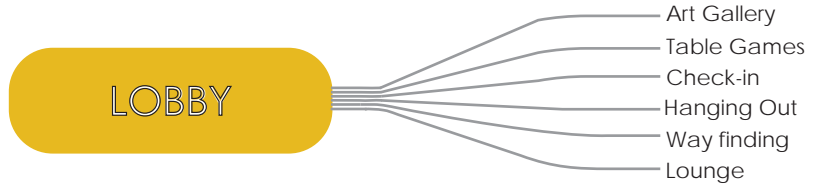
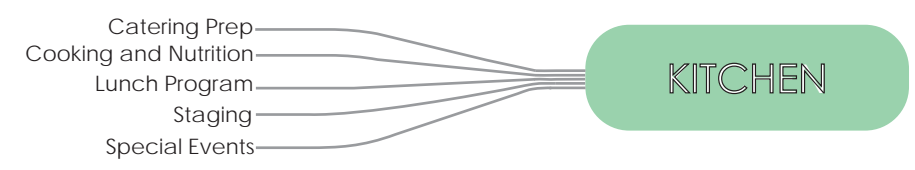
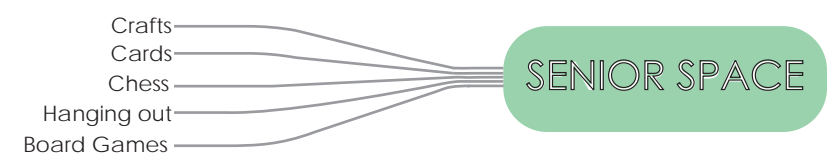
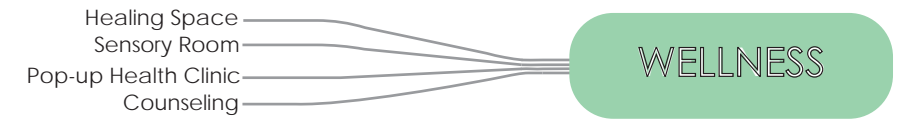
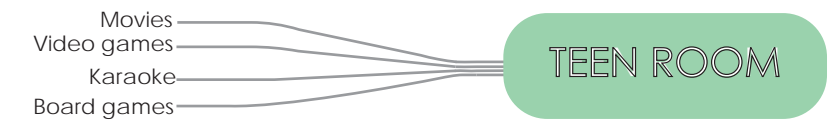
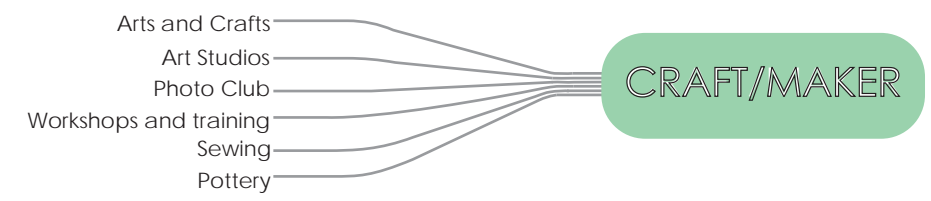
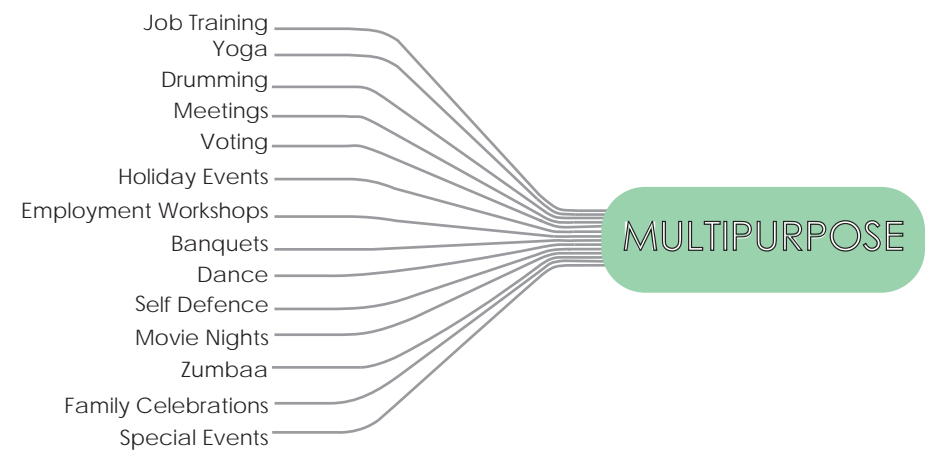
# Proposed Program

## PROGRAM COMPARISON



# Proposed Program

## SPACE UTILIZATION



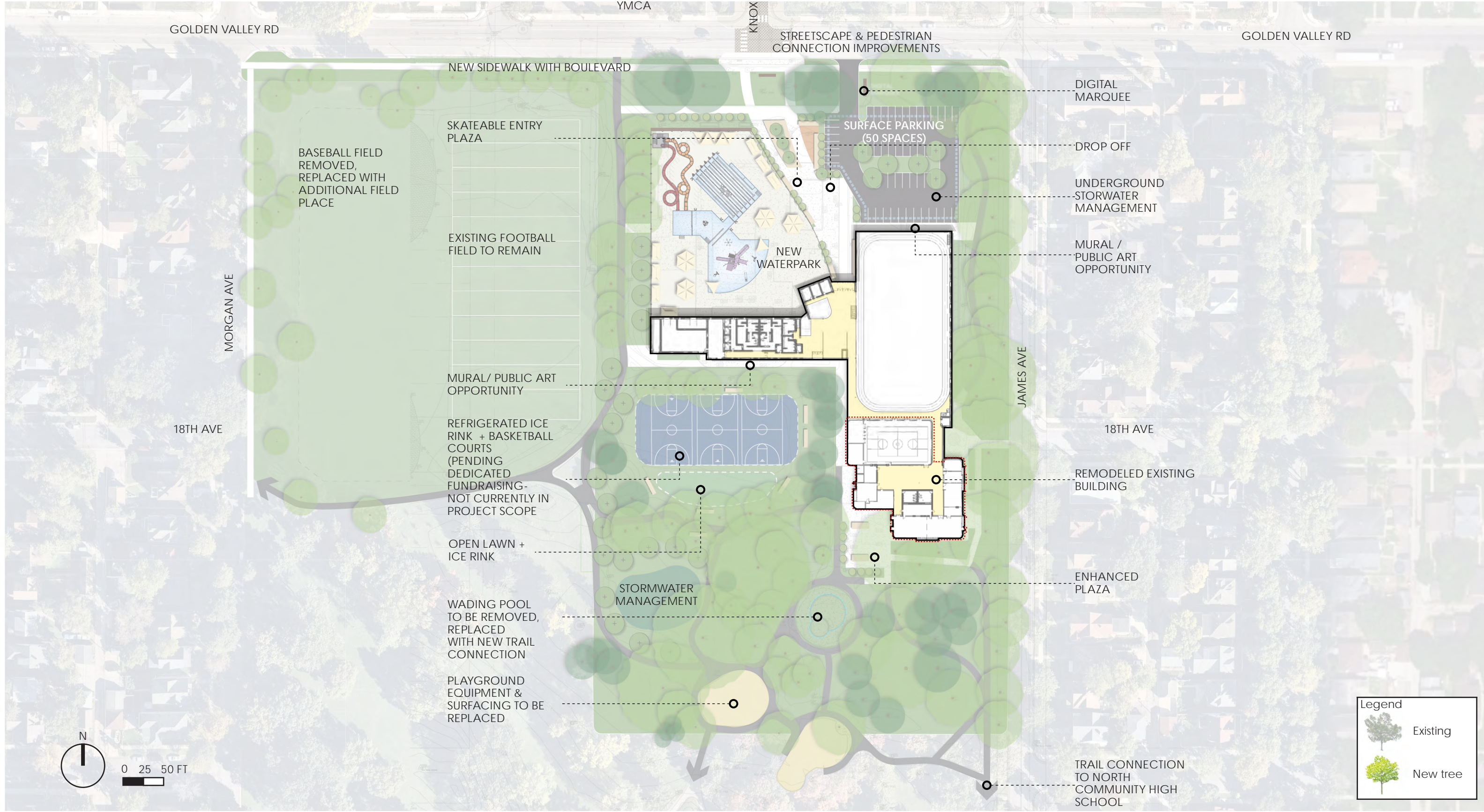
# BOARD APPROVED CONCEPT DESIGN

BIRD'S EYE VIEW



# BOARD APPROVED CONCEPT DESIGN

## SITE PLAN



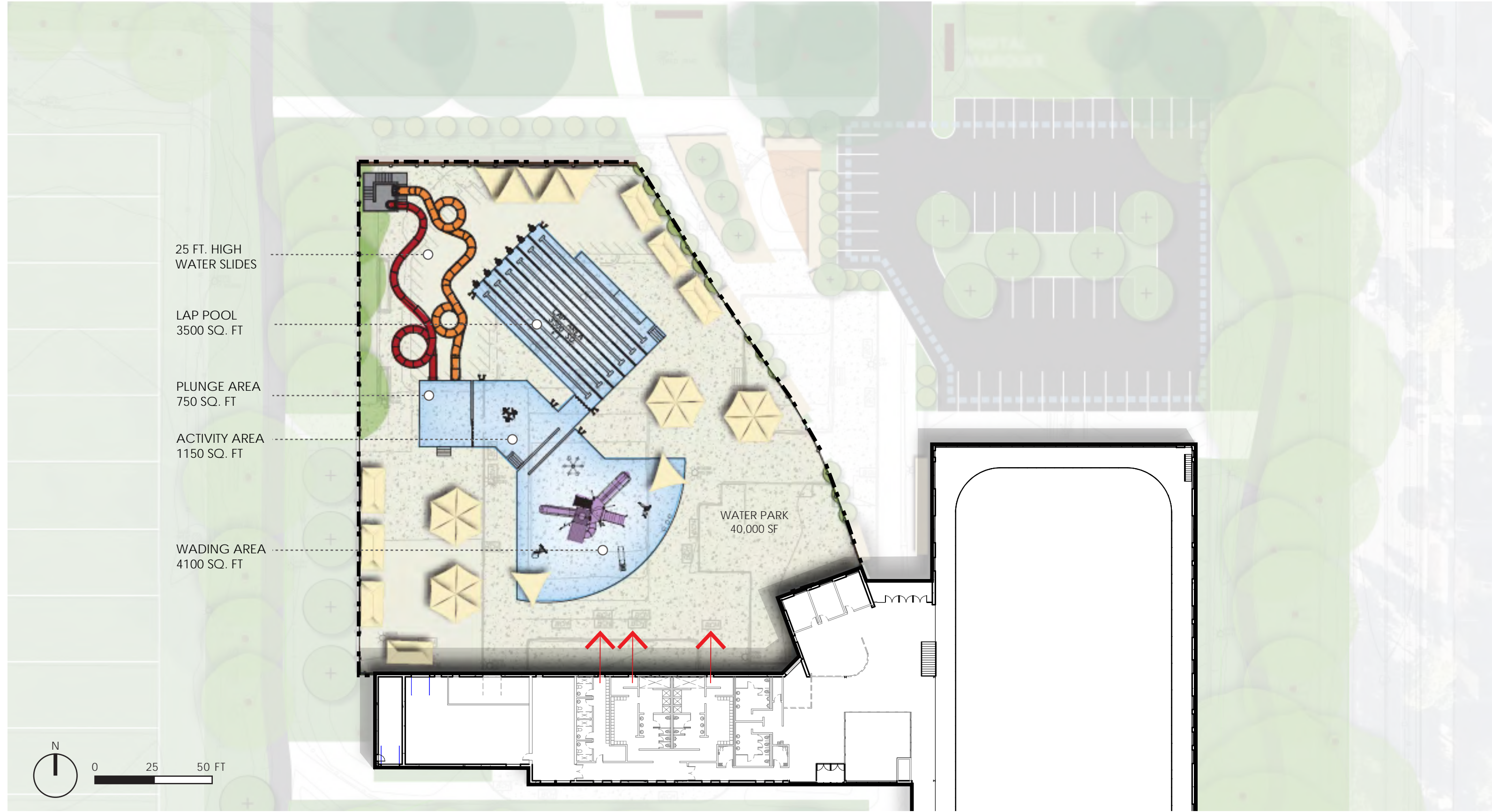
# BOARD APPROVED CONCEPT DESIGN

## SITE USER EXPERIENCE



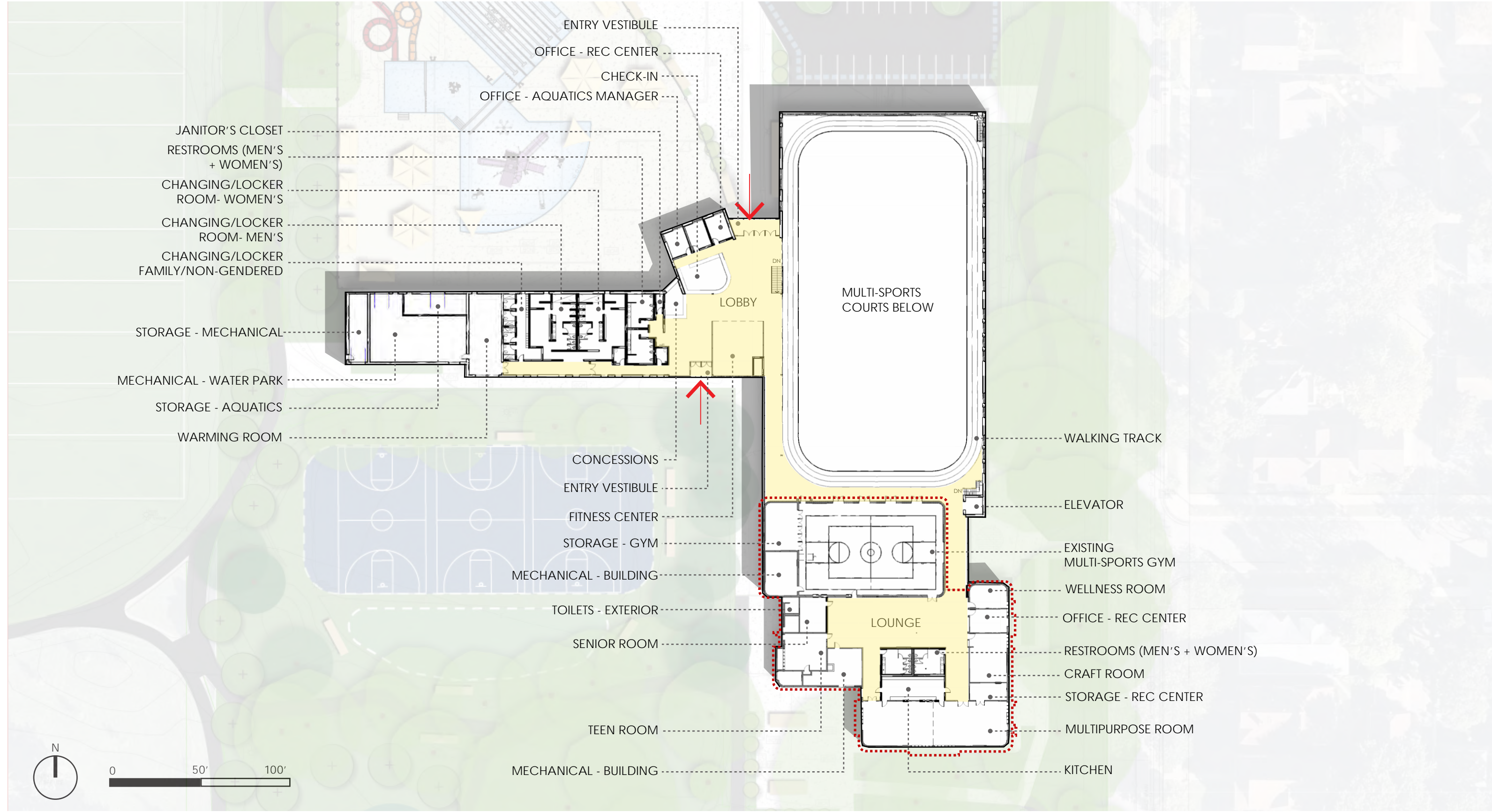
# BOARD APPROVED CONCEPT DESIGN

## WATER PARK



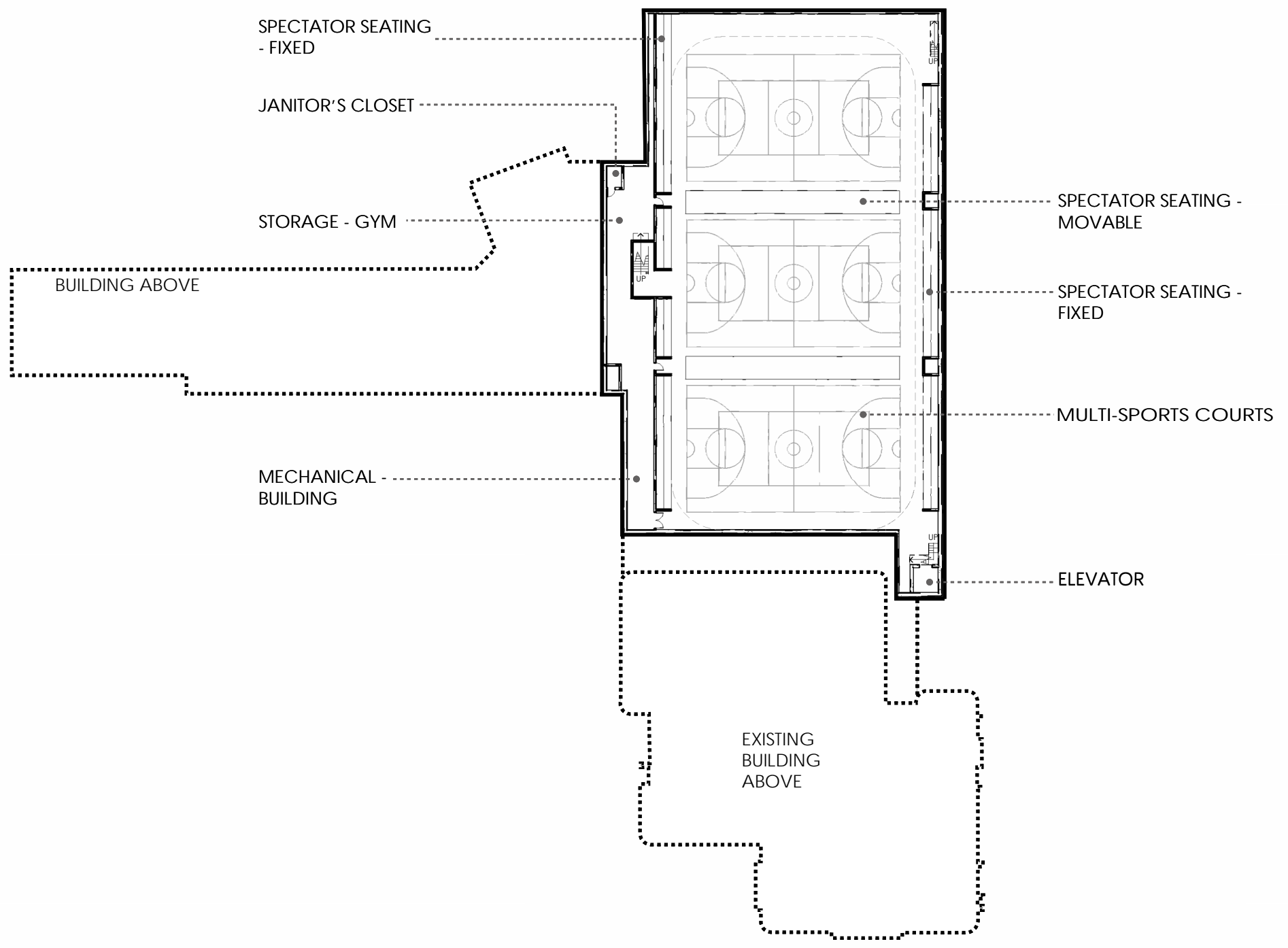
# BOARD APPROVED CONCEPT DESIGN

## BUILDING PLAN - MAIN LEVEL



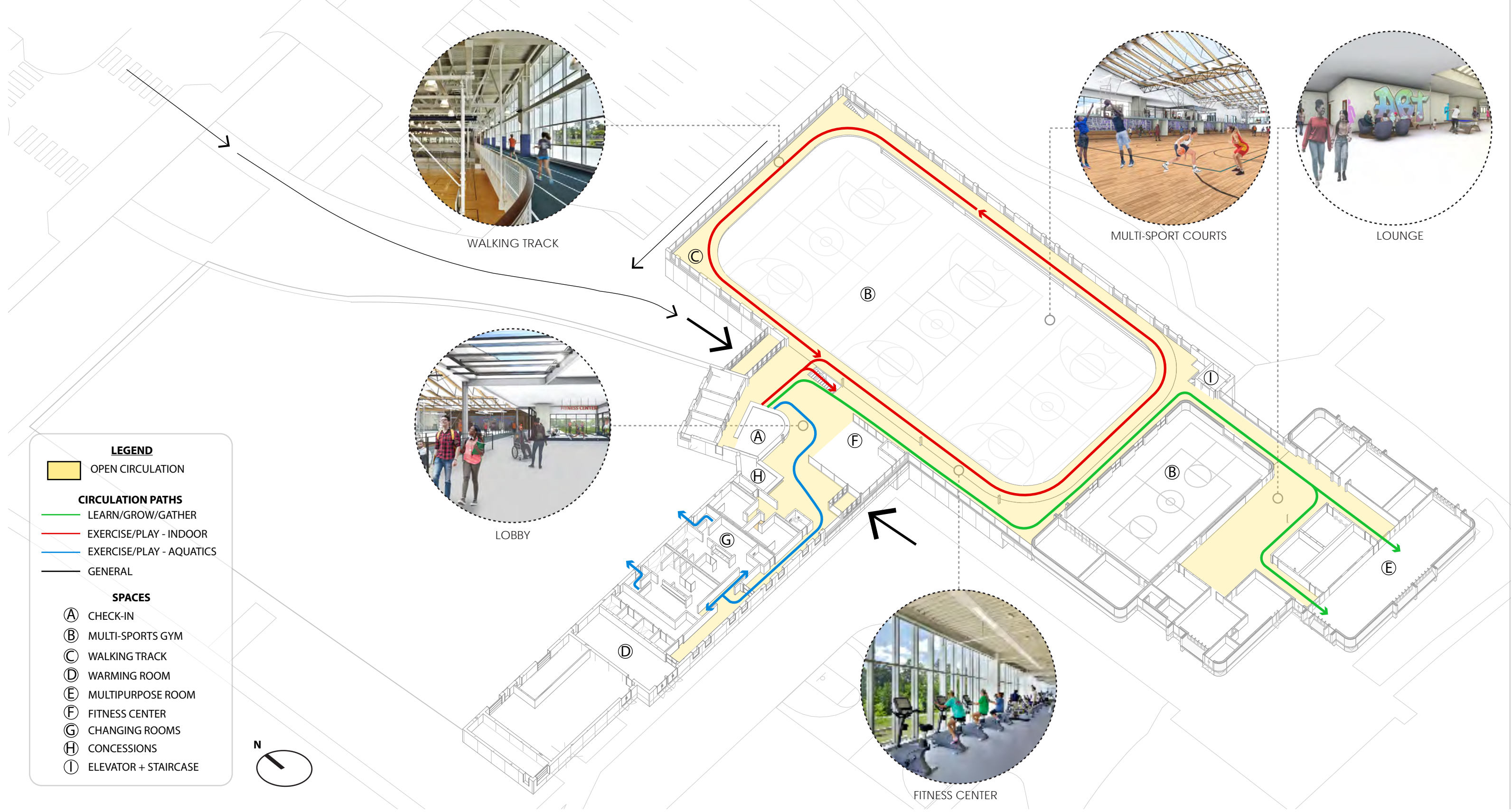
# BOARD APPROVED CONCEPT DESIGN

## BUILDING PLAN - LOWER LEVEL

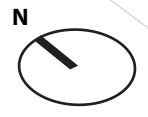


# BOARD APPROVED CONCEPT DESIGN

## BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE

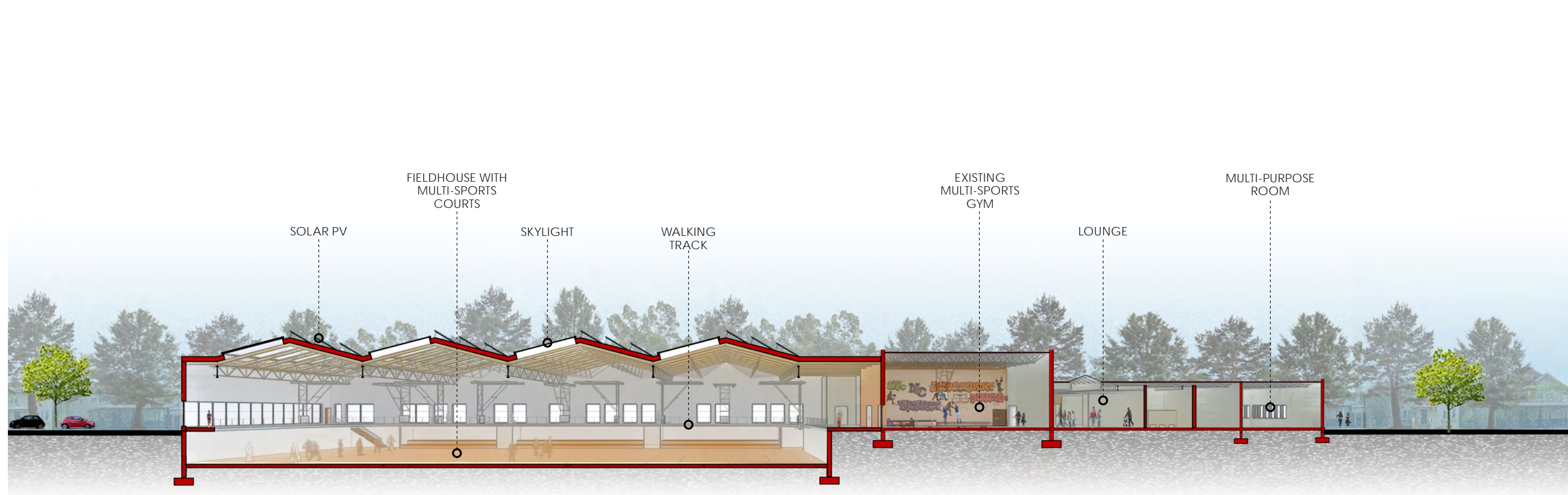


- LEGEND**
- OPEN CIRCULATION
- CIRCULATION PATHS**
- LEARN/GROW/GATHER
  - EXERCISE/PLAY - INDOOR
  - EXERCISE/PLAY - AQUATICS
  - GENERAL
- SPACES**
- (A) CHECK-IN
  - (B) MULTI-SPORTS GYM
  - (C) WALKING TRACK
  - (D) WARMING ROOM
  - (E) MULTIPURPOSE ROOM
  - (F) FITNESS CENTER
  - (G) CHANGING ROOMS
  - (H) CONCESSIONS
  - (I) ELEVATOR + STAIRCASE



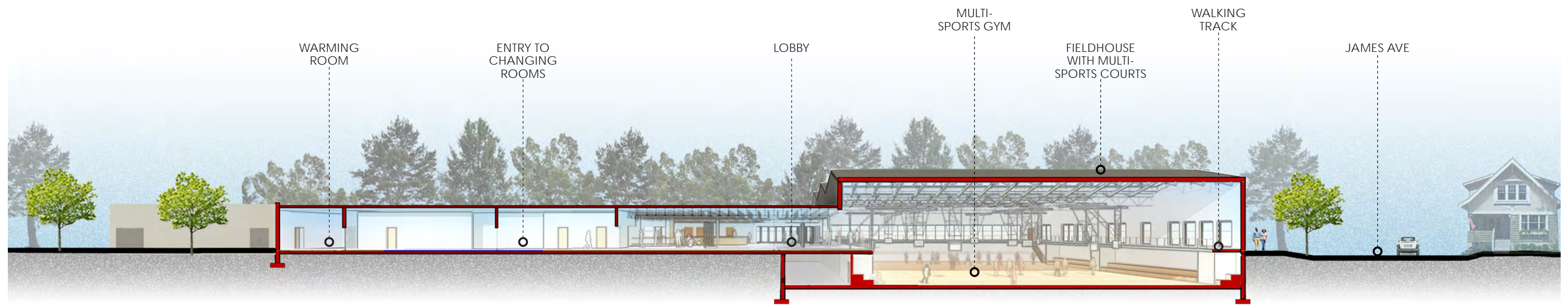
# BOARD APPROVED CONCEPT DESIGN

N/S SECTION PERSPECTIVE LOOKING EAST



# BOARD APPROVED CONCEPT DESIGN

E/W SECTION PERSPECTIVE LOOKING NORTH



# BOARD APPROVED CONCEPT DESIGN

## FRONT ENTRY VIEW



# BOARD APPROVED CONCEPT DESIGN

REAR VIEW



# BOARD APPROVED CONCEPT DESIGN

## LOBBY VIEW



# BOARD APPROVED CONCEPT DESIGN

## VIEW OF MULTI-SPORTS FIELDHOUSE



# BOARD APPROVED CONCEPT DESIGN

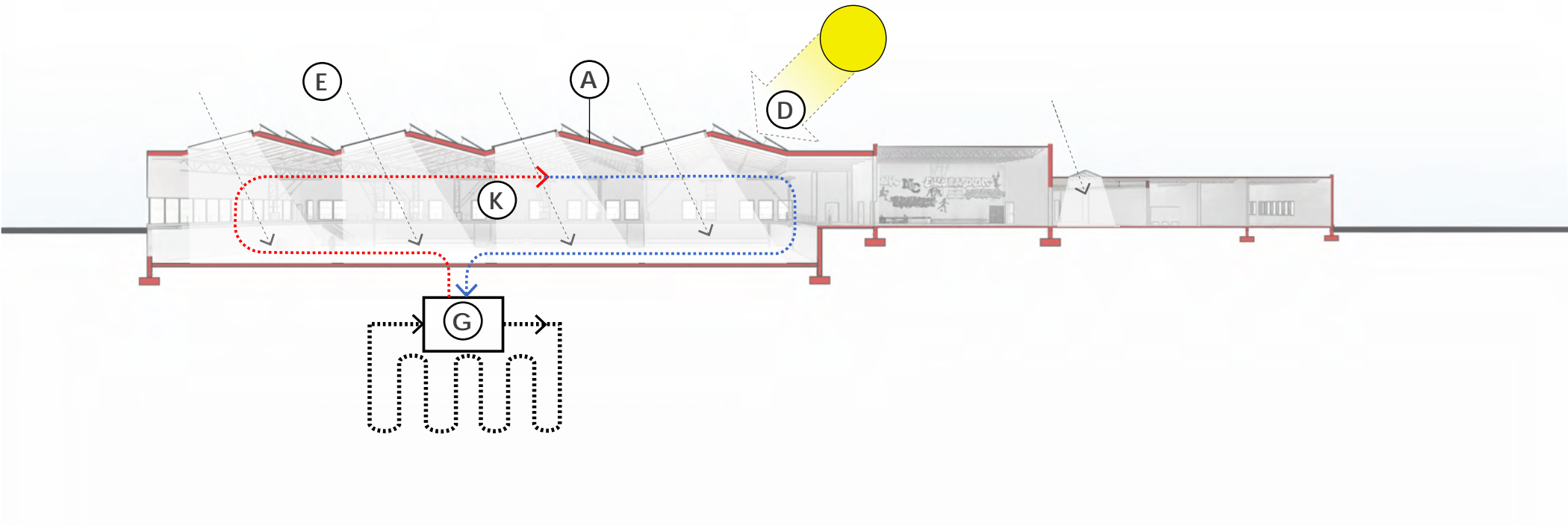
## VIEW OF MULTI-SPORTS GYM



# Project Construction Cost

BOARD APPROVED CONCEPT DESIGN	
Demolition	\$ 829,100
New Fieldhouse	\$ 7,803,348
Rest of Building Addition	\$ 6,078,425
Renovation (Existing Rec Center)	\$ 1,000,000
Water Park	\$ 6,000,000
Site Work	\$ 2,136,000
<b>Sub Total</b>	<b>\$ 23,846,873</b>
Inflation Contingency - 7%	\$ 1,669,281
Design/Estimating Contingency-15%	\$ 3,577,031
Soft Cost (including design)	\$ 5,906,815
	<b>\$ 35,000,000</b>

# Design Energy Use/Sustainability Strategy



Built in the 1970's the existing Rec Center has uninsulated exterior walls and HVAC units that are more than 20 years old. The building likely has an EUI (Energy Use Intensity) in excess of 280 KBtu/Sf/yr.

The project will be receiving funding from the State of Minnesota and will need to comply with the B3 (Building, Benchmark, and Beyond) Guidelines. An efficiently designed building of this size and type could run about 65 KBtu/Sf/yr, but this project will strive for a greatly reduced carbon footprint and aim for a low EUI as close to zero as possible.

Some possible strategies include:

- A. Use of highly insulated wall and roof assemblies
- B. Use of operable windows where appropriate
- C. Shading of glazed facades
- D. Deploying solar PV on roof
- E. Utilizing daylight harvesting strategies and sensors to reduce use of electric lighting
- F. Evaluating feasibility of radiant floor heating for large volumes
- G. Use of geothermal heating/cooling and/or air-source heat pump
- H. Considering demand control ventilation based on CO2 sensors to reduce ventilation rates when not needed
- I. Considering heat capture from compressors or concessions for DHW (Domestic Hot Water).
- J. Deploying energy recovery ventilators
- K. Use of ceiling fans to minimize stack effect of air in tall spaces
- L. Use of Energy Star and/or high efficiency equipment and appliances
- M. Utilizing high efficiency (LED) lighting
- N. Evaluating feasibility of solar hot-water heating systems for water-park
- O. Providing electric charging stations for EVs and Electric Bikes
- P. Evaluating scheduling and building zoning strategies to minimize overall energy use
- Q. Use of low VOC materials
- R. Use of materials with high recycled content
- S. Use of FSC (Forest Stewardship Council) certified wood and local wood species
- T. Utilizing Green Roof to reduce stormwater runoff and solar heat gain
- U. Utilizing high SRI (Solar Reflectivity Index) roofing materials to reduce heat gain and urban heat island effect.

# Stormwater Management (BMP) Strategies

## MANAGING STORMWATER

All site designs must meet the City of Minneapolis' current stormwater requirements (Municipal Code Chapter 52) which is triggered for projects with land-disturbance in excess of 0.5 acres.. The new construction and renovation site concepts show approximately 4.42 acres of impervious surface area within the total project area, which amounts to approximately 52% of the 8.45-acre study area. Site improvements will require up to approximately 50,000 SF of area to manage stormwater, depending on the combination of infiltration and filtration best management practices (BMPs) implemented after further stages of design and engineering. Many of these BMPs will provide other benefits, such as support for pollinator and wildlife habitat, reduction of urban heat island effect, site beautification, and opportunities for interpretation and education about urban ecological systems. The following BMPs are being considered as part of the site design:

### FILTRATION BMPs

Filtration BMPs can be either wet ponds (retention) or dry basins (detention) facilities, and they are used to control peak discharge rates.

- Wet ponds control runoff through permanent pools of water. This method is typically not used in an urban area because of space constraints and health concerns.
- Dry basins can be above ground or below ground (subsurface), and also function to hold stormwater temporarily, releasing over time to alleviate pressure on the system during large rain events. Because North Commons Park is space constrained, subsurface techniques are being explored.

**Relevant Examples of Filtration BMPs are Underground Storage Systems.**

### INFILTRATION BMPs

Infiltration BMPs require less area than filtration BMPs, However, they also require well-draining soils. The existing site soils vary and are generally not well-draining. Potentially high water table depths in areas of the site will make infiltration strategies challenging.

**Relevant Examples of Infiltration BMPs are Infiltration Basins, Rain Gardens, and Permeable Pavers.**

### BUILDING OR STRUCTURAL BMPs

Other BMPs may need to be integrated into the building design to reduce stormwater volumes and meet requirements.

**Relevant Examples are Rainwater Harvesting and Green Roofs.**

### CHALLENGES

Five primary issues will be a challenge as the site is further designed for stormwater management:

- Based on available soil data, the current soils are not well-draining; infiltration BMPs will likely require soil amendments.
- The latest geotechnical borings show varying water table depths, which could pose an obstacle to systems that require significant excavation depth (filtration basin with a subsurface pipe gallery).
- Preservation of the existing tree canopy is a priority at North Commons Park. Many of the BMPs require significant space and areas of excavation, which will need to be designed around critical root zones of the existing mature trees.
- There are limited places to tie into the City's stormwater network near the site, which may result in longer connections, and more construction impacts beyond the study area.
- All of the aforementioned BMPs require significant up-front costs to construct, potentially up to \$500K of the project budget. Trade-offs may need to occur in other areas of design to provide budget for required stormwater infrastructure.

### EXAMPLES



#### 1 Underground Storage Systems

Pipe galleries installed beneath parking areas and/or field areas can hold stormwater and slow the rate at which it is discharged into the City's stormwater network.

#### 2 Infiltration Basin

Depressed lawn areas that allow water to infiltrate the surface.



#### 3 Rain Gardens

Depressed areas planted with drought- and flood-tolerant hardy, native species that absorb water through deep root systems.



#### 4 Permeable Pavers

Special pavements used throughout the site that allow water to seep between the joints, or pavement that allows water to pass directly through it.



### STORMWATER BMP OPPORTUNITIES



BOARD APPROVED CONCEPT DESIGN

Diagram above are keyed to the examples shown to the left and above

#### 5 Rainwater Harvesting

Rainwater can be collected from building rooftops into a catchment area, filtered, and re-used for irrigation purposes on-site.



#### 5 Green Roofs

Roof areas can be designed with a shallow or deep planting area that absorbs rainwater and stores it within a planting medium.



# Safety and Violence Prevention

During the community engagement process and through discussions with site staff and Park Police, public safety and violence prevention were repeatedly raised as concerns from the public and from staff relating to the future of North Commons Park. These Concept Plans work to improve safety and mitigate violence through multiple

### Technology

Consistent with projects throughout the city, technological safety strategies will be employed throughout the project area. New cameras will be installed and building entry points will be controlled with new technology.

### Crime Prevention Through Environmental Design (CPTED)

CPTED is a multi-disciplinary approach of crime prevention through urban and architectural design. Key strategies to be employed through this project include vegetative plantings that maintain clear site lines throughout the park, vehicle entry mitigation, appropriate lighting, natural surveillance through an active and programmed park, and good property maintenance.

### Park Activation

A busy park is a safe park. With these new concepts and the additional programming that will follow, MPRB intends to program and activate the park to new levels.

### Partnership

In working with other agencies and organizations, MPRB hopes to create a campus environment from North High, through North Commons Park and to the YMCA of the North. This area should be a safe place for youth, families, adults and seniors to gather and recreate.

While no project can completely reduce crime and eliminate violence, the North Commons Park Phase 1 Improvements project works to make this park in the heart of North Minneapolis a safe place for years to come.



# Community Health

Health disparities exist in North Minneapolis and in the African American community. According to the CDC, heart disease is the number one killer among Black men. African American women have the highest rates of obesity compared to other groups in the United States. In 2018, African Americans were 20% less likely to engage in physical activities.

This project aims to bring spaces and services to North Commons Park that will provide opportunities for physical fitness, **mental health and passive recreation**. Of the program spaces that were prioritized during the community engagement process, a **fitness space** received the most votes. This proposed space along with the inclusion of an **indoor walking/running track** will bring **physical fitness** into North Commons Park. **Wellness/Healing/Meditative spaces** are also planned to provide areas for formal or informal uses of those spaces



# Access/Fees/Informal Gathering

The North Service Area Master Plan and North Commons Park Guiding Principles make multiple references to ensuring **access to new facilities is prioritized to north side residents**, fees do not create a barrier to access, and that new facilities **provide opportunities for informal gathering** through the park. MPRB staff have begun conversations about how these principles will be put into action upon the completion of the improvements at North Commons Park. Staff are considering ways to better engage the local community about the types of programming that they will desire in the new space. There is a belief that the standard Park Board seasonal hours of operation will not be tenable for North Commons Park when the new facilities open. And you will see in both concepts that spaces have been designed for informal gathering on both the north and south sides of the new improvements.

These conversations will continue through the design process and we will work to engage community as this project comes into focus. One thing is clear, the new North Commons Park will work to ensure that **this is a north Minneapolis park**, serving north Minneapolis residents with limited or no barriers to their access.



# Technology

The days of formalized spaces for a row of computers is over. At the current recreation center, the computer lab is used for uniform storage. In the **new center**, technology will be integrated throughout the program spaces including the **Teen Room, Maker Space, and Multi-purpose spaces**. Tablets will be available to check out behind the customer service desk with **public Wi-Fi** provided throughout the building. While no one space is the **Technology hub** for the building, its integration throughout will improve technological literacy and provide opportunities for those who join us in the new center.

This new facility, and the programming within, will look to leverage technology as a means to **provide economic opportunities to the north Minneapolis community**. Through **homework help** and **mentorship**, youth will leverage technology to develop skills and relationships that will form their futures. Through resume assistance and job fairs, community members can leverage technology to find their next opportunity and build their careers. The goal within this facility is to integrate technology into all spaces as appropriate and create economic development through the integration of technology and the building programming.



# Community Economic Benefit

Several features of the enhanced community center are intended to provide opportunities for economic development for people in north Minneapolis. While the programming of the space is not yet fixed, space for **job training, job fairs and skill development** is included in the design. Local artists will be commissioned to create **public art** that will give the new improvements a deeper **sense of place**. The building includes space for a new **concessionaire** to serve both the water park and building. This concessionaire should be an emerging north Minneapolis business looking for a bricks and mortar space to call home.

Another opportunity for economic development lies within the **contracting for the construction** of the improvements themselves. While red tape and bureaucracy often make the selection of local business and tradespeople difficult on a public project, the Park Board is committed to doing everything in our power to spend as much of this project budget on **businesses owned by people of color, residents of north Minneapolis** and businesses that employ local residents on their staffs.

Our goal is to ensure that the community doesn't just benefit from the completed project, but from the building of the project as well.



# Operations/Staffing/Revenue

MPRB Departments and Divisions have reviewed the proposed Concept Designs and have provided estimated increases in staffing and operations expenses. Staff have also analyzed opportunities for additional revenue which is included below. Generally, each concept will lead to an **increase in expenses at North Commons Park between 44% and 64%** depending on the concept. While revenue does increase as well, this is limited by current policy of providing free youth programming at North Commons Park. We have analyzed the revenue scenarios under this current policy and under a future scenario where youth programming is no longer free.

Through this Concept Plan, staff are not making a recommendation on the renewal or termination of the existing Youth Free Programming policy. However, as guided by the North Commons Park Master Plan, future policies around revenue generation should consider Guiding Principle #11, **“Facilities should prioritize access by the north side community,”** and Guiding Principle #12, **“Access to facilities should be affordable to north side residents.”**

## PRELIMINARY EXPENSE ESTIMATES NORTH COMMONS RECREATION CEENOVATION

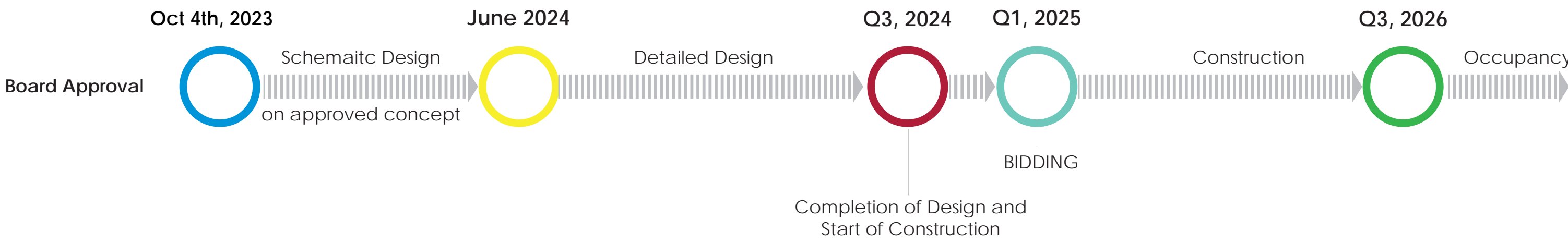
		Estimate
<b>North Commons Recreation Center</b>	<b>2022 (Actual)</b>	Board Approved Concept Design
Asset Mgmt Staff	\$ 162,696	\$ 329,352
Asset Mgmt Other	\$ 58,454	\$ 82,584
Asset Mgmt Staff & Other Expenses	\$ 221,150	\$ 411,936
Police	\$ 20,000	\$ 45,000
Rec Center Staffing	\$ 305,452	\$ 410,466
Rec Center Other	\$ 91,761	\$ 138,787
Recreation Staff & Other Expenses	\$ 397,213	\$ 549,253
<b>Total Recreation Center</b>	<b>\$ 859,513</b>	<b>\$ 1,227,339</b>
<b>North Commons Water Park</b>	<b>2022 (Actual)</b>	Board Approved Concept Design
Asset Mgmt Staff	\$ 36,892	\$ 43,822
Asset Mgmt Other	\$ 83,190	\$ 91,509
Asset Mgmt Staff & Other Expenses	\$ 120,082	\$ 135,331
Aquatics staff	\$ 144,507	\$ 289,014
Aquatics Other	\$ 95,187	\$ 103,187
Aquatics Staff & Other Expenses	\$ 239,694	\$ 392,201
<b>Total Water Park</b>	<b>\$ 359,776</b>	<b>\$ 527,532</b>
<b>Total Recreation Center &amp; Water Park</b>	<b>\$ 1,219,289</b>	<b>\$ 1,754,871</b>
<b>Increase over 2022</b>		<b>\$ 535,582</b>

\*All figures in current dollars

## PRELIMINARY REVENUE ESTIMATES NORTH COMMONS RECREATION CEENOVATION

		Potential
<b>North Commons Water Park</b>	<b>2022 Revenue</b>	Board Approved Concept Design
Revenue with Youth Free (current status)	\$ 16,000	\$ 24,000
Revenue if Fees Reinstated for All	\$ 40,000	\$ 60,000
<b>Park Board run Tournaments in the Field House</b>		<b>\$ 40,000</b>
<i>*if tournaments are successful potential for additional revenue</i>		
<b>Recreation Center Programs and Rentals</b>		
Revenue with Youth Free (current status)	\$ 5,000	\$ 7,500
Revenue if Fees are Reinstated for All	\$ 19,000	\$ 29,000
<b>Total Water Park and Recreation Center Revenue with Youth Free</b>	<b>\$ 21,000</b>	<b>\$ 71,500</b>
<b>Total Water Park and Recreation Center Revenue if Fees are Reinstated for All</b>		<b>\$ 129,000</b>

# Project Schedule



# Appendix

# North Commons Park

## Phase 1 Improvements

**Parking Analysis**

Board Approved Concept Design

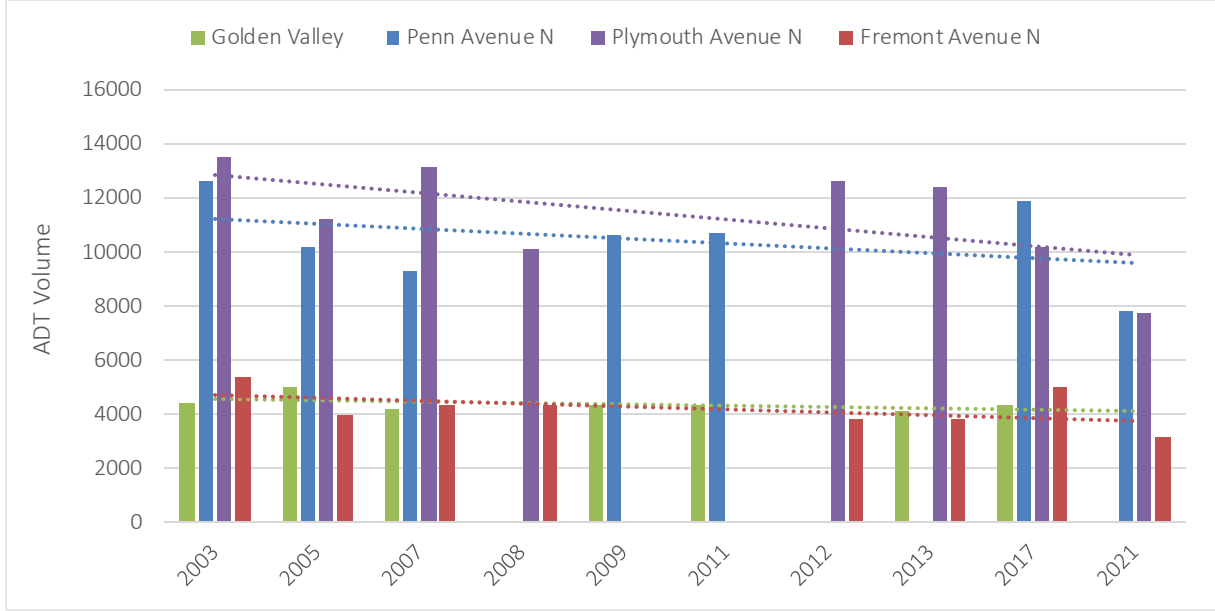
September 2023

# Parking Demand Assumptions

Summer Hours : 12 - 9 p.m.	
Travel Mode	Distribution
Vehicle	75.0%
Walking, Rolling, Biking, Transit, Carpool, Drop-offs	25.0%

### Proposed Parking Supply

Concept No.	<b>BOARD APPROVED CONCEPT DESIGN</b>
Proposed Spaces	50



**Decline in vehicular traffic in the past 15+ years**

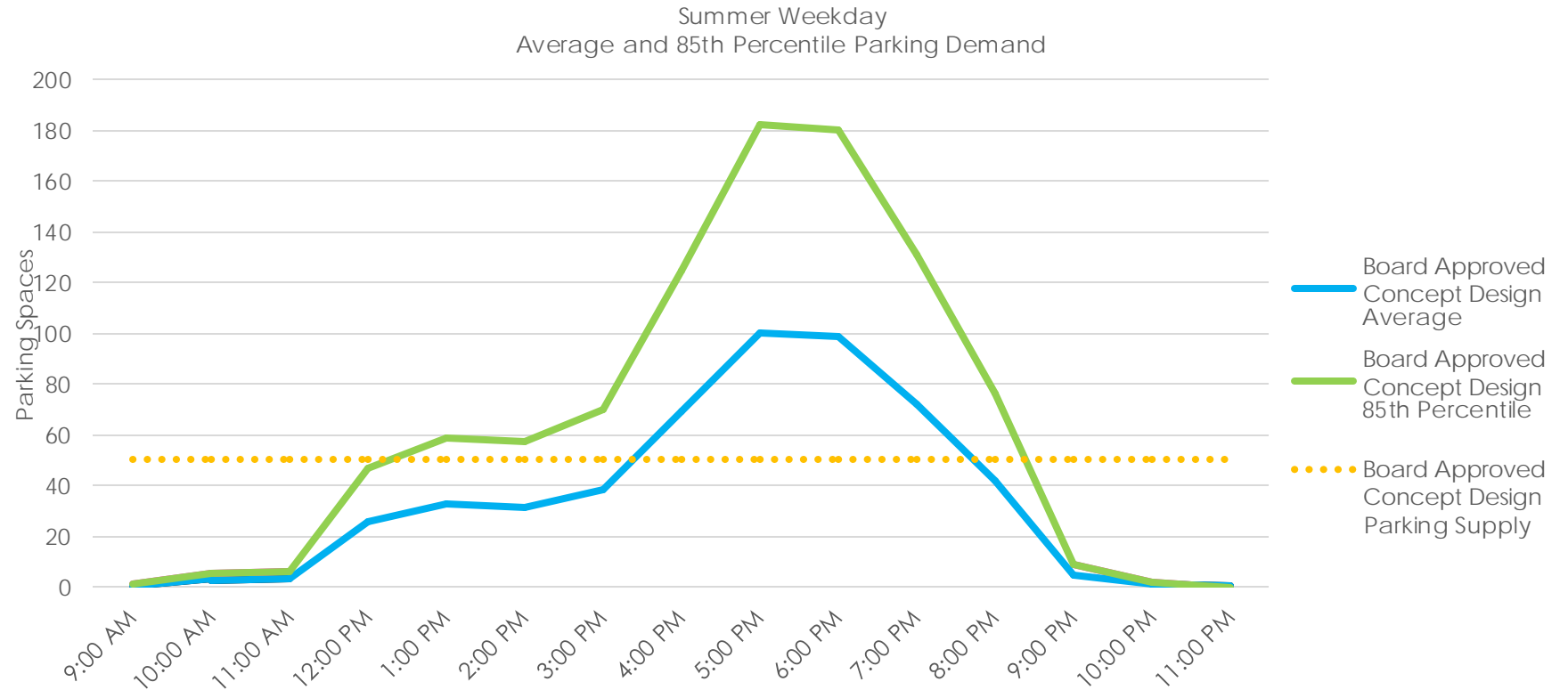
Mode shift, away from vehicles, is expected to occur with the Blue Line light rail extension.

This site could result in an increase of bike and pedestrian activity related to the inviting public realm.

# Parking Demand

It is best practice to design a site's parking supply to align with the 85<sup>th</sup> percentile rate.

If space is limited, designing for the average rate should be used to ensure adequate parking for typical conditions.



## Peak Weekday Parking Hours

5:00 p.m. – 7:00 p.m.

Saturday peak parking demand is expected to be similar or less than the weekday peak parking demand, although the peak times may be different

Parking Demand (Spaces)	
Parking Rate	Board Approved Concept Design 58,563 SF
Average	75 - 100
85th Percentile	140 - 180

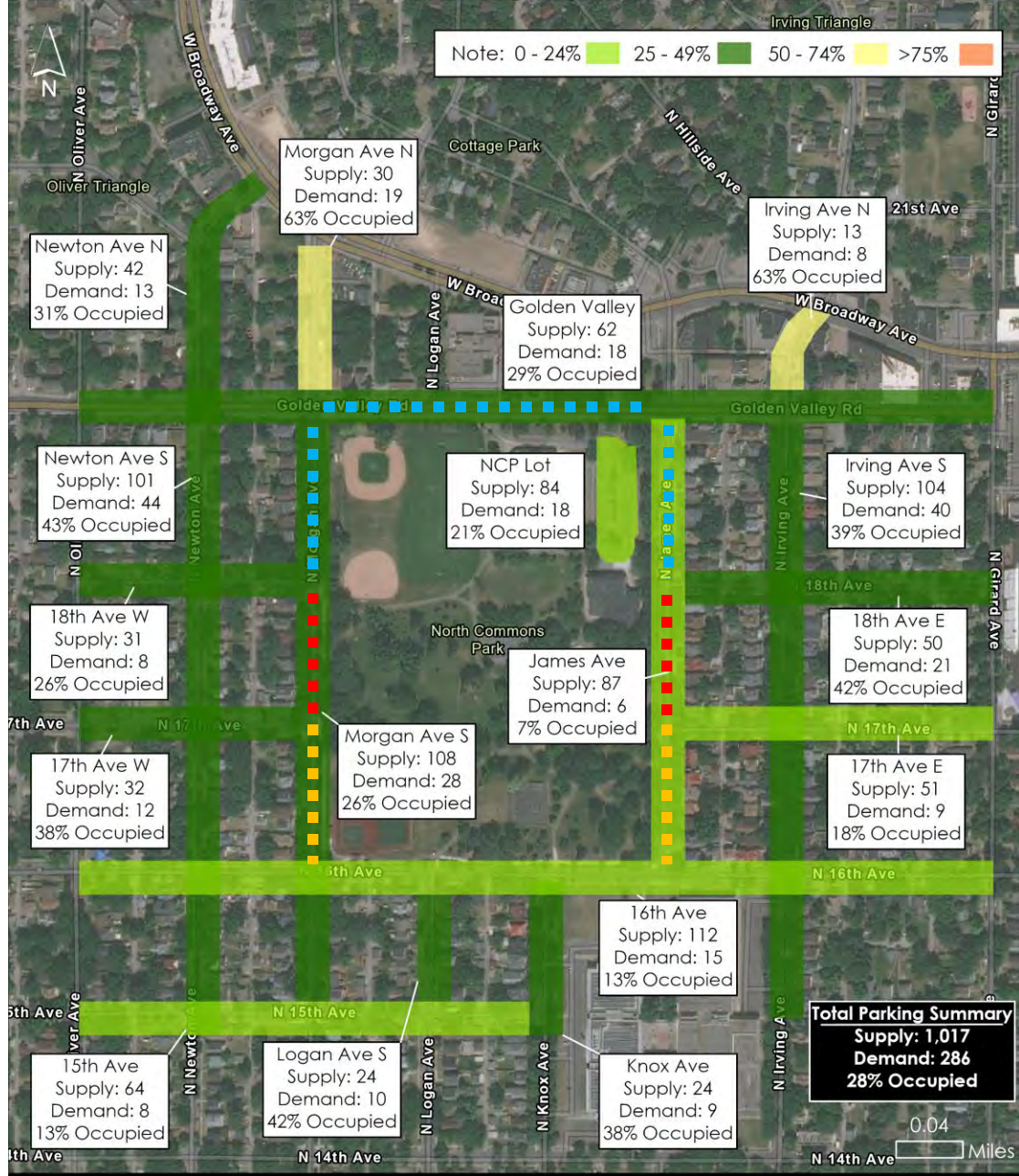
There is sufficient on-street parking immediately adjacent to site to accommodate higher demand days and events without significantly impacting parking in the adjacent neighborhood

~100 on-street parking spaces available

~ 60 on-street parking spaces available

~60 on-street parking spaces available

~1,017 on-street parking spaces within 2 blocks of site



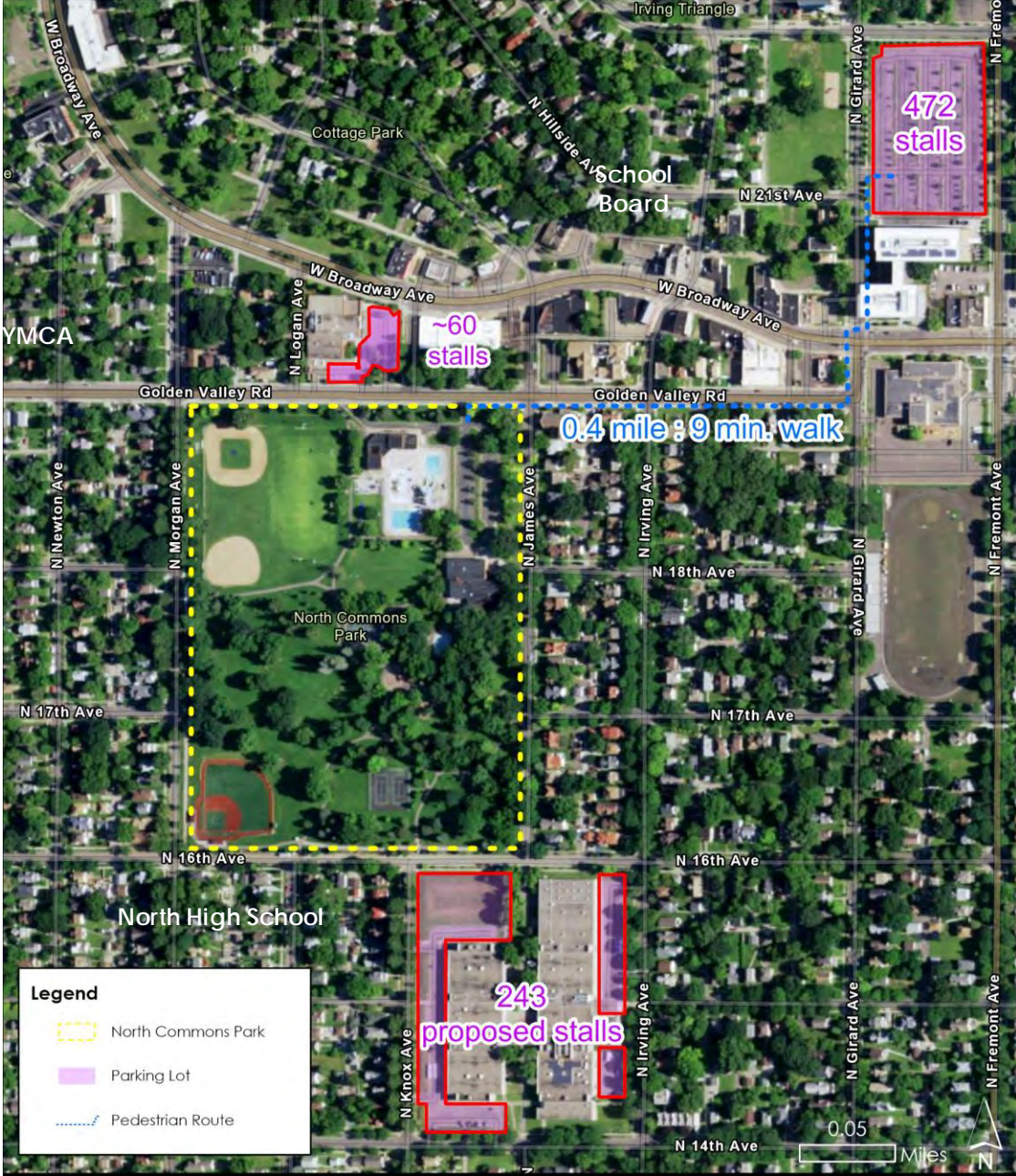
**North Commons Park: Phase I Improvements**  
 Parking Supply and Demand : Saturday 3:30 P.M.



# Alternative Parking Opportunities

775

off-site parking spaces are available at nearby facilities for tournaments, events and higher demand days



**North Commons Park: Phase I Improvements**  
Overflow Parking Lot Opportunities

# Board Approved Concept Design



Advantages	Disadvantages
Efficient vehicular circulation	Provides Less parking (50 on-site spaces)
Improved bus maneuverability	Limited drop off stacking area and conflicts with circulation
Opportunity to provide additional parking on the east side of the lot	
Potential one-way circulation candidate	

# Parking Summary



- Board Approved Concept Design offers a simplified circulation for users and has enough parking for it's use
- There is sufficient on-street parking nearby to accommodate any overflow parking without any major impacts to neighborhood.

Parking Demand (Spaces)		
Supply		Board Approved Concept Design
Average		75-100
Proposed		50

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

This document comprises all the data that was collected over the course of several engagement events and survey listed below.

- Festival Of Fathers (Summer 2021)
- Summer Olympics (Summer 2021)
- Broadway Open Streets (Summer 2021)
- Online Survey 1 (2021)
- Online Survey 2 (2022)
- Community Collaborators Program (Ongoing)
- Design week (2022)
- Open Streets (2022)
- Community Collaborators specific events(2022)
- Roller Skating Event (Summer 2022)
- Ymca Youth Engagement (Summer 2022)
- Juneteenth Engagement (2022)
- Festival Of Fathers (Summer 2022)
- Flow Engagement (Summer 2022)
- Urban League Family Day (2022)
- Community Open House (Spring 2022)
- Minneapolis Connectors Conference (Spring 2022)

*These activities and events add up to 8182 responses (data points) - in many instances, there are multiple responses per individual.*

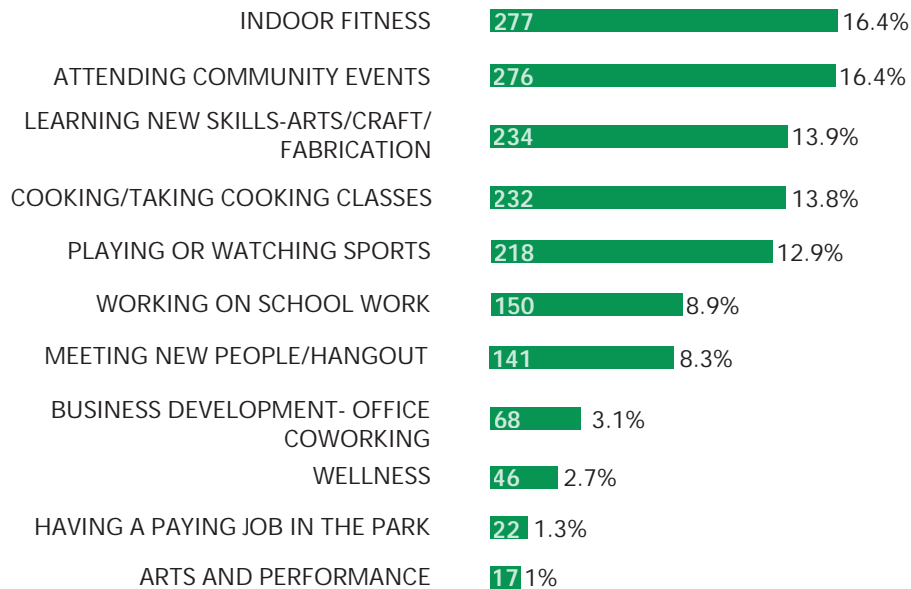
Prepared for Minneapolis Park and Recreation Board (MPRB) by FIHAN  
Design+Architecture, Locus Architecture and NEOO PARTNERS INC.



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

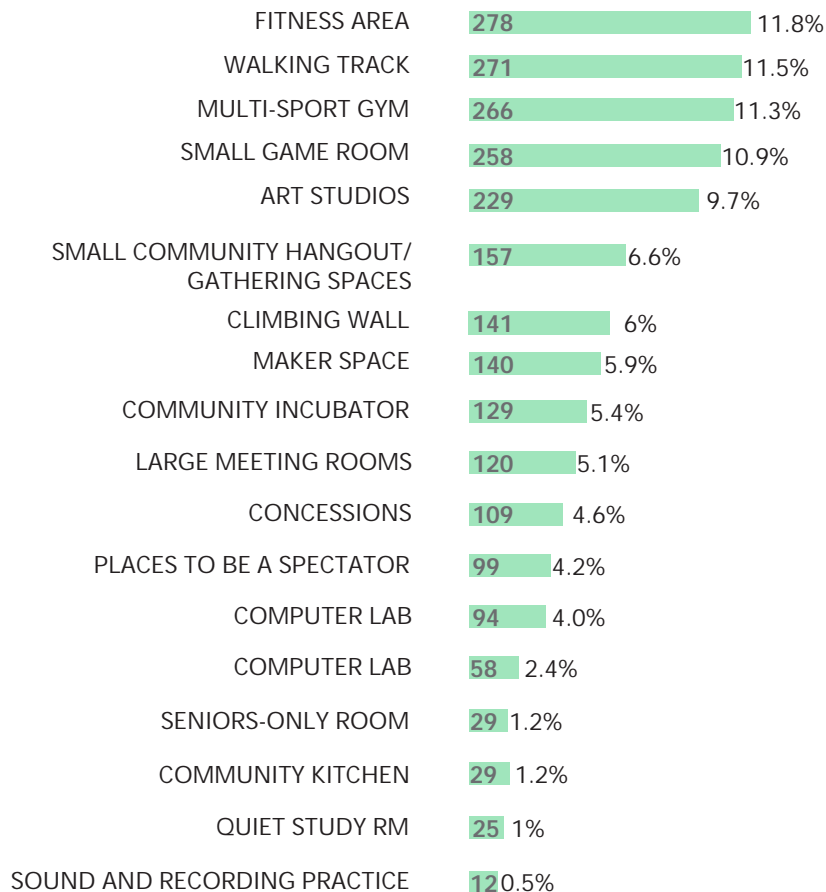
## COMMUNITY CENTER ACTIVITIES

RESPONDENTS WERE ASKED WHAT KIND OF ACTIVITIES THEY WOULD LIKE TO ENGAGE WITH THE MOST AT THE FUTURE NORTH COMMONS COMMUNITY CENTER



## COMMUNITY CENTER BUILDING

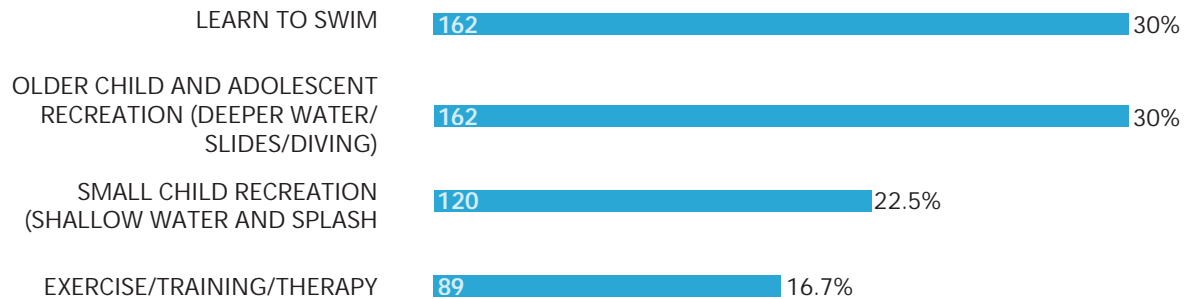
RESPONDENTS WERE ASKED WHAT KIND OF SPACES THEY WOULD LIKE TO SEE AT THE FUTURE NORTH COMMONS COMMUNITY CENTER



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

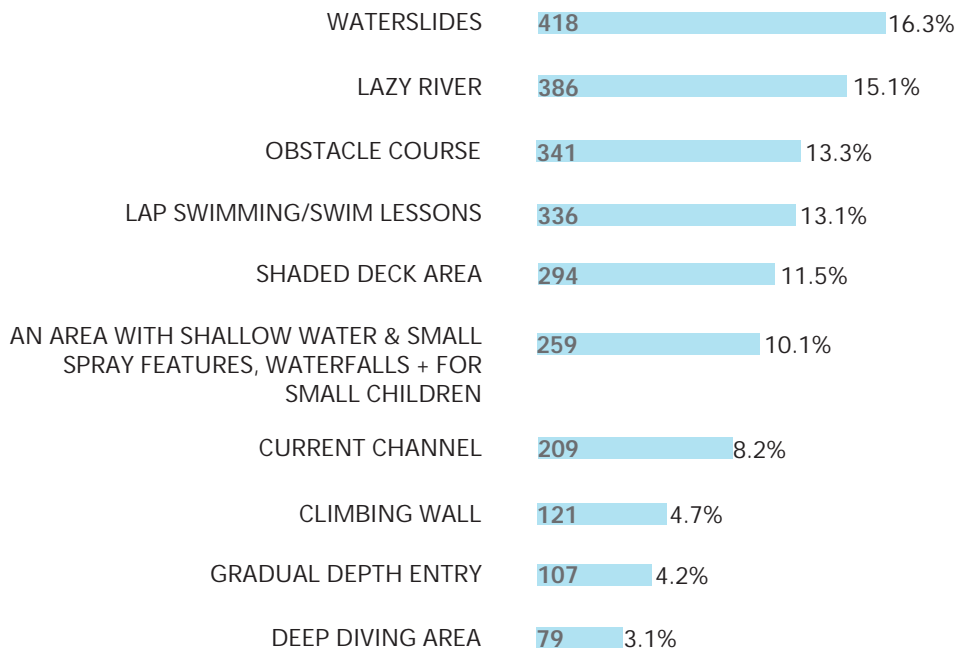
## WATERPARK ACTIVITIES

RESPONDENTS WERE ASKED WHAT KIND OF ACTIVITIES ARE MOST IMPORTANT AT THE FUTURE NORTH COMMONS WATERPARK



## WATERPARK FEATURES

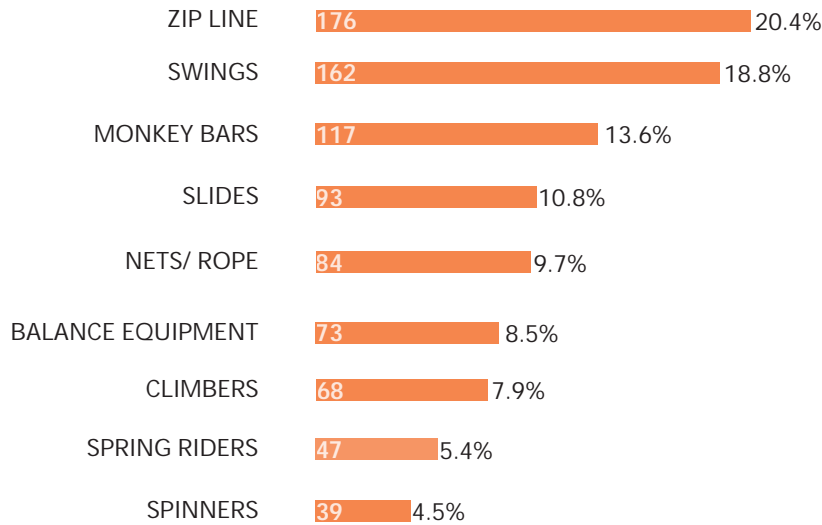
RESPONDENTS WERE ASKED WHAT KIND OF WATER FEATURES THEY WOULD LIKE TO SEE AT THE FUTURE NORTH COMMONS WATERPARK



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

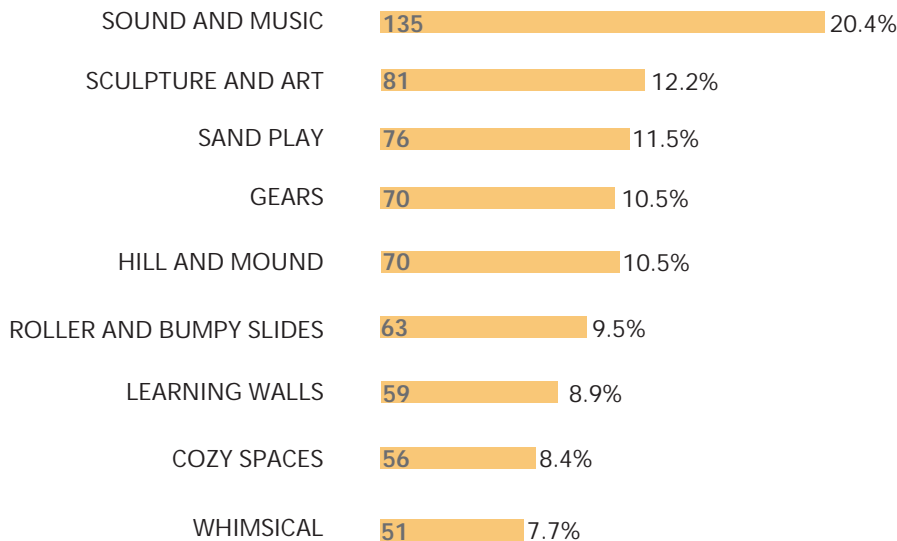
## PLAYGROUND EQUIPMENT

RESPONDENTS WERE ASKED WHAT KIND OF PLAYGROUND EQUIPMENT THEY WOULD LIKE TO SEE AT THE FUTURE NORTH COMMONS PLAYGROUND AREA



## PLAYGROUND FEATURES

RESPONDENTS WERE ASKED WHAT KIND OF PLAYGROUND FEATURES THEY WOULD LIKE TO SEE AT THE FUTURE NORTH COMMONS PLAYGROUND AREA



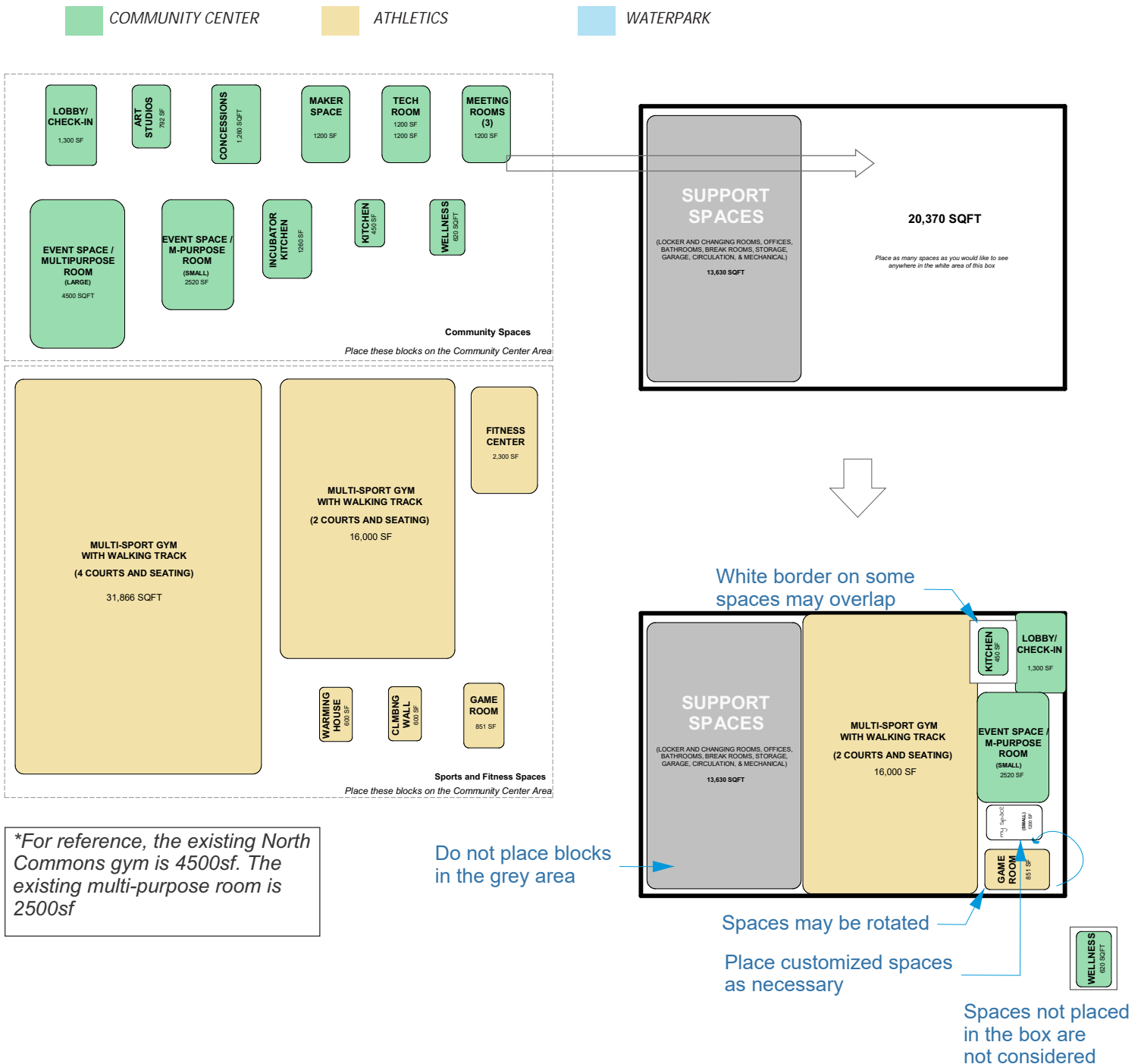
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS

## ENGAGEMENT SUMMARY (AS OF Oct 2022)

### PROGRAMMING EXERCISE

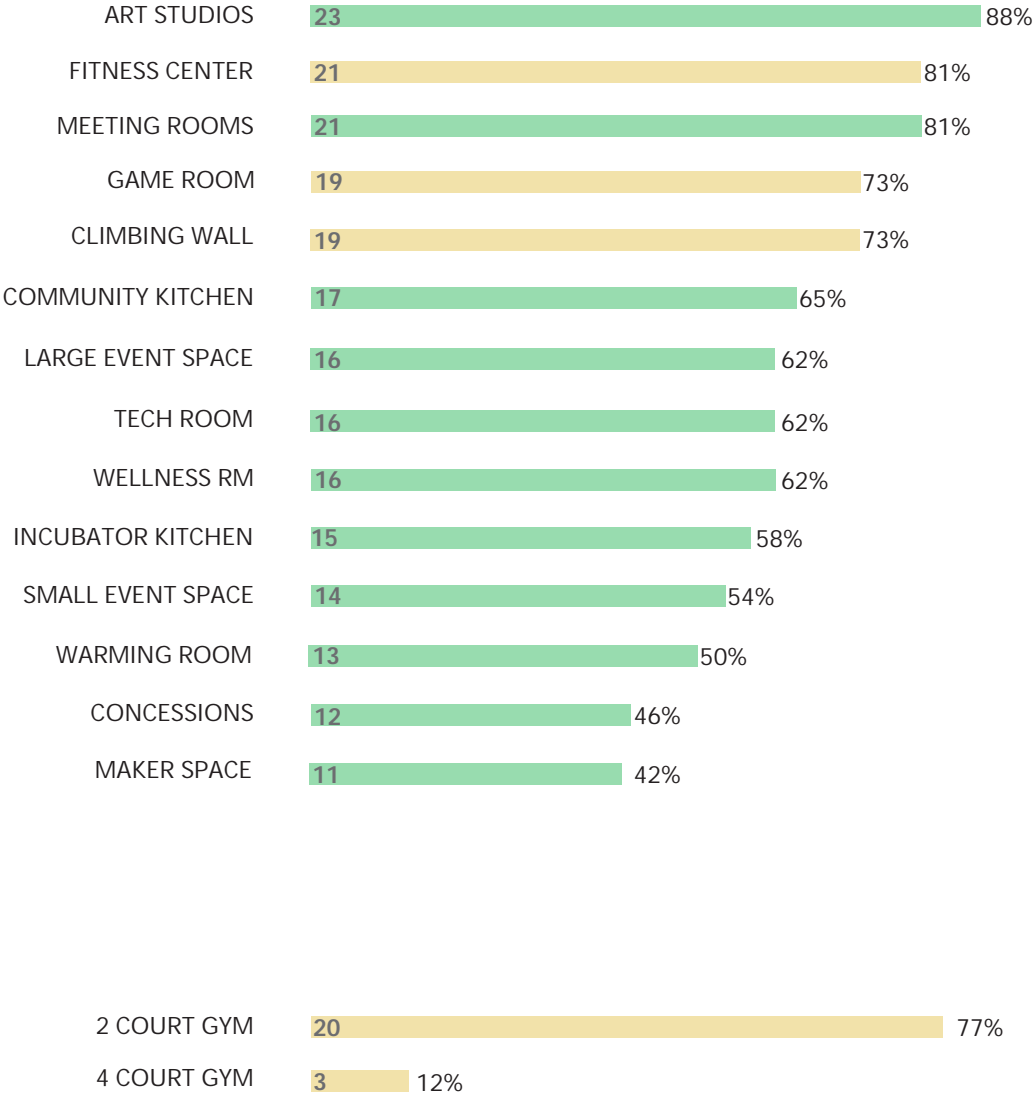
DURING DESIGN WEEK, PARTICIPANTS WERE ENGAGED IN A SPACE DESIGN AND PRIORITIZATION EXERCISE. THEY WERE GIVEN VARIOUS SPACE TYPES AND SIZES AND ASKED TO FIT THEM INTO A DEFINED BUILDING SIZE AREA - SMALL, MEDIUM, AND LARGE. THE SAME EXERCISE WAS REPEATED FOR THE WATER PARK.

BELOW IS THE INSTRUCTION GIVEN TO ATTENDEES. SUMMARY OF RECORDED RESULTS IS SHOWN IN THE NEXT FEW SHEETS. PERCENTAGE SHOWN ON EACH SPACE IS ASSIGNED RELATIVE TO THE NUMBER OF SUBMITTALS. FOR EXAMPLE, IF "THE EVENT SPACE" IS PLACED IN THE ASSIGNED RECTANGLE IN ALL SUBMITTALS, IT IS ASSIGNED 100% - AS A HIGH PRIORITY SPACE PARTICIPANTS WISH TO SEE IN THE FUTURE BUILDING.



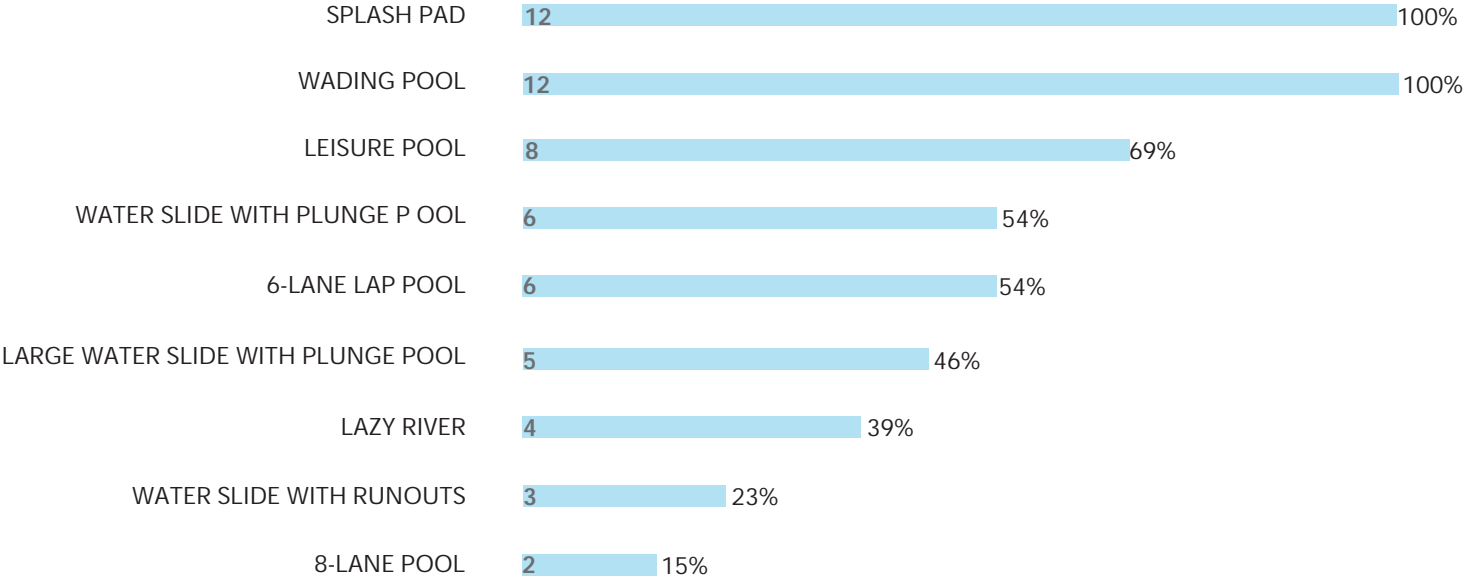
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## SPACE PRIORITIZATION EXERCISE- COMMUNITY SPACES AND ATHLETICS



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## SPACE PRIORITIZATION EXERCISE- WATERPARK



## APPENDIX

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# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

COMMUNITY COLLABORATORS PROGRAM- ONE FAMILY ONE COMMUNITY (AUG, 2022)

**August 20<sup>th</sup>, 2022**

## **Introduction**

One Family One Community (1F1C) is a grassroots organization that has been in existence since 2009. Founded by Maleta 'Queen' Kimmons, the organization works to combat and reduce chronic homelessness and remedy the root causes of housing instability. Ms. Kimmons also works with residents of the northside community on other issues, including violence prevention, and various community initiatives.

In conjunction with the Minneapolis Park and Recreation Board, Minneapolis Park Foundation, and NEOO Partners, One Family One Community recently held an event at North Commons Park, located at 1801 James Avenue North in Minneapolis, Minnesota. The event was a cooperative effort to bring members of the northside community together to discuss their thoughts, feelings, and ideas on the new park design project for North Commons Park. First, attendees participated in a discussion about the park and then completed a survey containing further questions about the park's renovation. The event also included a 'Healing Trauma Through Art' experience for attendees following the discussion and completion of the survey.

## **Approach**

Flyers were distributed to various community outlets, including North Commons Park, the Phyllis Wheatley Center, and Plymouth Townhomes by One Family One Community. Additionally, the Minneapolis Park and Recreation Board distributed the flyer to their park board affiliates and partners. Lastly, some attendees heard through a word-of-mouth referral about the event.

Approximately 75 individuals confirmed that they were going to attend. However, on the day of the event, 20 individuals ended up attending. Nine individuals were adults, 6 were teens, and five were children under the age of 12 years of age. All but one attendee were African American, and the remaining one was Asian American.

## **Location and Incentives**

The event was held at North Commons Park at 1801 James Avenue North in Minneapolis, MN. Attendees were provided lunch (catered by Subway). Attendees who stayed for the entire event were

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COMMUNITY COLLABORATORS PROGRAM- ONE FAMILY ONE COMMUNITY (AUG, 2022)

also given a Walmart gift card for their participation. Those needing transportation to the event or back to their home were transported via the One Family One Community company van.

### **Discussion**

The discussion with the group was led by Jerome Benner of NEOO Partners Inc., a local urban planning firm working with the Minneapolis Park Foundation on this initiative. Mr. Benner introduced himself to the attendees and started the discussion by asking the group how many were aware of the North Commons redesign. One person raised their hand. The remaining attendees were not aware of the redesign. Mr. Benner then asked how many people in the room lived less than a mile from North Commons Park. Two people raised their hands. The remaining group answered they lived two miles or more away from the park. Jerome explained to the group that his group along with the Minneapolis Park and Recreation Board were in Phase 1 development of the project. He also explained that an important part of Phase 1 was obtaining the thoughts and feelings of community residents on what they would like to see as part of the redesign. The conversation with the group transitioned into a series of questions from the attendees.

### **Questions and Discussions Provided By Attendees**

The following are questions and subsequent discussions that arose during the discussion of the redesign of North Commons Park.

### ***Jobs and Training***

- A male attendee asked what type of jobs this endeavor would create within the community. Would there be opportunities for jobs or apprenticeships?
- Another male asked, “What kind of support will be dedicated toward youth to build other skill sets besides basketball?”
- A female attendee added to this question, by asking “What kinds of skills or trade or schooling could be implemented in North Commons?” (i.e., GED classes, Driver’s Ed) – barriers to being successful in the community.
- An attendee of the event suggested having a business development/teen tech center that provides financial literacy classes and coding (programming) classes.

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

COMMUNITY COLLABORATORS PROGRAM- ONE FAMILY ONE COMMUNITY (AUG, 2022)

## ***Safety***

Several attendees expressed their concern over the issue of safety

- A gentleman mentioned that it does not make sense to spend millions of dollars on a redesign and not make the space safe for the children who frequent the park.
- When asked, “what does safety mean to you?” A participant answered “Security cameras. Safety should mean that any kids can walk through the park and not have to worry about anything.”
- An attendee also stated: “It would be nice to have park IDs for everyone coming to the park and hanging out.”
- A participant said “I think it’s going to take the younger generation to help both other younger people and older people. Something like the Ambassador program – and have them patrol the grounds in more of a friendly setting, not like policing. Not having too many police present. The community is already on edge, and we need to heal from that. We need to start with the young people.”

## ***Facilities and Use of Space***

Regarding allotted space for classes, attendees had this to say:

- “A lot of kids do not know how to cook past a pack of ramen noodles. It would be nice to have facilities that allowed kids to learn how to cook.”
- “The gym amenities have not been updated.”
- “Provide art classes to youth.”
- “Have a storefront connected to a skill. If they’re (the youth) selling goods, there will be a storefront. Taking the skillset that they learn from the community center, and making it into a community marketplace.”
- Adding on to the comment about a community marketplace, an attendee said the following: “Even have kids/youth design the packaging of the item they are selling. Teach them to work together...packaging, presentation, and marketing.”
- “There needs to be community space for outdoor events.
- “Have a Legoland for the kids. Teach them robotics – teach them how to take things apart and put them back together.”

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COMMUNITY COLLABORATORS PROGRAM- ONE FAMILY ONE COMMUNITY (AUG, 2022)

- “There’s nothing over here for health and wellness other than NorthPoint. I would like to see some therapists in this building. I think there should be a health and wellness center in this building. “

### **Redesign Survey**

Attendees also completed the survey developed by NEOO Partners, Inc. 14 of the 20 participants filled out a survey. The following are summaries of questions answered on the survey.

### ***Mode of Transportation to the Park***

- 35 percent of respondents said they walked or rolled
- 28 percent of respondents said they drive to the park
- 21 percent of respondents said they took public transportation

### ***North Commons Community Center Activities***

- Respondents said they saw a multitude of different activities at a redesigned park. These included arts and crafts, learning new skills, swimming lessons, cooking classes, driver’s ed classes, playing basketball, and hanging out with friends.

### ***North Commons Community Center Building Program***

- Respondents said building new trades/entrepreneurial programs/college prep/sustainable living skills were important. Others answered learning new skills, fitness/cooking, and sports were important. Others answered having a spot for doing schoolwork, meeting new people, GED, counseling, and therapy classes were important.

### ***What is the most used feature of the future park***

- A fitness area was the most popular answer from respondents, followed by existing shallow and lap pools. A Kitchen and art studio also were selected by participants.

### ***What is your most used enjoyed feature of the existing pool***

- People noted that the existing shallow and lap pools were the most enjoyed feature of the current pool.

### ***What age group most interested in for water features of the park***

- 6-12 years of age was the most popular answer, followed by 12 years and older for this question answered respondents.

### ***What activities of the future water park?***

- Swim lessons were the most popular answer by respondents on this question. Exercise training, obstacle course, and lazy river were also popular answers.

### ***Water Park Features***

- Roller and bumpy slides were the most popular answer for this question.

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COMMUNITY COLLABORATORS PROGRAM- ONE FAMILY ONE COMMUNITY (AUG, 2022)

### ***Playground Features***

- The slides and swings were the most popular answer to this question. Sculpture art also received a few selections, followed by sound and music.

### ***Playground Features***

- Merry-go-rounds, slides and climbers and zipline features were popular answers for this category.

### ***Most Important Aspect***

- Safety was the most important aspect for this question answered by participants.

### ***Ethnicity***

- African Americans were the respondents for this survey

### ***Gender***

- Six females and four males answered this question, with 4 individuals leaving this question blank.

### ***Age***

- Four individuals selected the 25-34 category, two selected the 45-54 category, and one selected the 17 or younger category.

### **Challenges**

It was challenging to keep everyone's attention for two combined events. It would be suggested that if the MPRB wants to have further conversations with community residents, they should simply host an event for the discussion itself, and not try to combine it with endeavors put together by nonprofit organizations.

The biggest challenge observed is related to the survey that was distributed to attendees. As a person who has some experience with survey development, the survey used was confusing at best. The questions were not numbered. Pictures related to the questions also appeared on the next page apart from the question and made the questions even more confusing. It appears these questions were originally on a series of poster boards where people could place a dot, to show their interest. However, that language appeared on the actual document (i.e., "tap your answer here, then move your answer", or "you have not yet responded.")

Some people did not take the survey at all. All respondents did not answer question number one (What part of the neighborhood do you typically travel from to North Commons Park?), because they missed seeing the question entirely. Additionally, most answered some questions, while skipping several within the survey. Considering only one person knew about the redesign from this event, 14 questions bordered on too many questions to ask participants. It also does not consider people's knowledge about the subject matter or learning styles.

### **Summary**

The event provided good discussion among participants about the North Commons Redesign Project. Many attendees were not aware of the redesign and were happy to be notified of the project as well as included in gauging their thoughts and feelings about the endeavor. There was some tension from some attendees that this was just another expensive project that would not include community members, so it will be important to continue to invite community residents to these discussions as the project progresses. About administering surveys, a suggestion might be to use an interactive survey tool. This would allow people to become more engaged in the conversation and make it more fun overall.

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COMMUNITY COLLABORATORS - PIZZA PARTY IN THE PARK (AUG, 2022)

### North Commons Community Collaborator Final Report

Collaborator: Latora Powers  
Event: Pizza Party in the Park  
When: August 20<sup>th</sup>, 2022  
Time: 1pm-4pm

#### Overview:

On Saturday, August 20<sup>th</sup> we held a pizza party at North Commons Park where we gave out free slices of pizza to passerby's and attendees. Pizza was prepared by hand by myself and cooked in a pizza oven that was powered by a generator. A total of 22 individuals were surveyed. Approximately 35 people were invited and 10 showed, with an additional 12 participants that were passing by or already present at the park. We were made aware by some participants that they did not attend because of the weather and others who chose to attend the Urban League Family Day instead.

#### Results:

Participants were asked to prioritize the following categories using a set number of marbles (10 per container) in small plastic containers which they used to distribute among four jars: Arts & Crafts (76), Science and Computer Technology (75), Entrepreneurship and Small Business (22), and Sports and Athletics (47) . Of the categories provided **Arts & Crafts and Science and Computer Technology was the most popular categories for future programming at the park.**

#### Additional comments and questions heard:

- Is there an opportunity for Rugby at the park?
- Will we have to pay for the pool when it is done?
- We don't care what is at the park if it is consistent.
- Will the YMCA still be here when the park is done, because I don't think it is needed if the park has a better gym.
- We need more options for older kids, teenagers that need after school options

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

What part of the neighborhood do you typically travel from to North Commons Park?  
Click on the general vicinity

♥ You can respond once



LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# How do you typically get to North Commons Park?

You can respond once

Walk or roller skate 13 ppl

Bicycle 6 ppl

Public Transit 3 ppl

Drive 28 ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# North Commons Park Community Center - Activities

You can respond 4 times

## NORTH COMMONS PARK COMMUNITY CENTER- ACTIVITIES



When you think about transforming North Commons Park into a community, athletics, arts, and recreation hub for the northside, what activities do you see yourself, family, and friends doing there?

Place up to 4 dots on this box

PLAYING OR WATCHING  
SPORTS AND SPORTS TOURNAMENT



Place a dot on this image

30ppl

INDOOR FITNESS



Place a dot on this image

50ppl

ATTENDING COMMUNITY EVENTS



Place a dot on this image

37ppl

WORKING ON SCHOOL WORK



Place a dot on this image

28ppl

LEARNING NEW SKILLS -  
ARTS/CRAFT/FABRICATION



Place a dot on this image

50ppl

COOKING/TAKING COOKING CLASSES



Place a dot on this image

47ppl

MEETING NEW PEOPLE / HANGING OUT



Place a dot on this image

24ppl

BUSINESS DEVELOPMENT-  
OFFICE COWORKING



Place a dot on this image

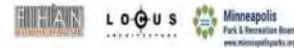
10ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# Community Center - Program

You can respond 5 times

## NORTH COMMONS PARK COMMUNITY CENTER- BUILDING PROGRAM



What spaces are most important that the future North Commons Park Community Center provide?

Place up to 5 dots on this board

**MULTI-SPORT GYM**



Place a dot on this image

20 ppl

**PLACES TO BE A SPECTATOR**



Place a dot on this image

10ppl

**WALKING TRACK**



Place a dot on this image

34ppl

**FITNESS AREA**



Place a dot on this image

50ppl

**MAKER SPACE**



Place a dot on this image

43ppl

**LARGE MEETING ROOMS**



Place a dot on this image

20ppl

**SMALL HANGOUT SPACES**



Place a dot on this image

2ppl

**COMMUNITY/INCUBATOR KITCHEN**



Place a dot on this image

35ppl

**ART STUDIOS**



Place a dot on this image

27ppl

**CONCESSIONS**



Place a dot on this image

2ppl

**SMALL GAME ROOM**



Place a dot on this image

33ppl

**CLIMBING WALL**



Place a dot on this image

20ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

What is your most  
used/enjoyed feature of  
the existing pools at  
North Commons Water  
Park? ***Rank in order of  
use***

Tap an answer you want to move, then submit your response

Existing drop slide pool. 30ppl

Existing shallow pool and play structure. 10ppl

Existing lap pool. 10ppl

Confirm ranking

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

What age group are you most interested in providing water features for at the future North Commons Park Water Park?

You can respond once

0-5.	4ppl
6-12.	21ppl
12 years and older	25ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

## **NORTH COMMONS PARK WATER PARK- ACTIVITIES**

What activities are most important to you at the future North Commons Park Water Park?

*Place up to 2 dots on the images*

### **EXERCISE/TRAINING/THERAPY**



Place a dot on this image

15 ppl

### **LEARN TO SWIM ACTIVITIES**



Place a dot on this image

30 ppl

### **SMALL CHILD RECREATION (SHALLOW WATER AND SPLASH FEATURES)**



### **OLDER CHILD AND ADOLESCENT RECREATION (DEEPER WATER, SLIDES, DIVING)**



LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# Water Park - Features

You can respond once

## NORTH COMMONS PARK WATER PARK- FEATURES



What features are most important that the future North Commons Park Water Park provide?

Place up to 5 dots on this board

**WATERSLIDES**



Place a dot on this image

45ppl

**LAP SWIMMING/SWIM LESSONS**



Place a dot on this image

40ppl

**AN AREA WITH SHALLOW WATER & SMALL  
SPRAY FEATURES- FOR SMALL CHILDREN**



Place a dot on this image

25ppl

**SHADED DECK AREA**



Place a dot on this image

37 ppl

**CLIMBING WALL**



Place a dot on this image

10 ppl

**LAZY RIVER**



Place a dot on this image

40ppl

**CURRENT CHANNEL**



Place a dot on this image

50ppl

**OBSTACLE COURSE**



Place a dot on this image

50ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# Playground - Features

You can respond once

## NORTH COMMONS PARK PLAYGROUND- FEATURES



What kind of features do you want to see in the renovated playground area?

Place up to 4 dots on this board

### SOUND & MUSIC



Place a dot on this image

50ppl

### ROLLER & BUMPY SLIDES



Place a dot on this image

2ppl

### GEARS



Place a dot on this image

25ppl

### SCULPTURE & ART



Place a dot on this image

10ppl

### SAND PLAY



Place a dot on this image

20ppl

### LEARNING WALLS



Place a dot on this image

15ppl

### HILLS & MOUNDS



Place a dot on this image

11ppl

### COZY SPACES



Place a dot on this image

10ppl

### WHIMSICAL



Place a dot on this image

10ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# Playground - Equipment

You can respond once

## NORTH COMMONS PARK PLAYGROUND- EQUIPMENT



What kind of equipment do you want to see in the renovated playground area?

Place up to 4 dots on this board

**NETS / ROPE**



Place a dot on this image

10ppl

**SLIDES**



Place a dot on this image

23ppl

**SPINNERS**



Place a dot on this image

5ppl

**MONKEY BARS**



Place a dot on this image

36ppl

**ZIP LINE**



Place a dot on this image

40ppl

**BALANCE EQUIPMENT**



Place a dot on this image

15ppl

**SPRING RIDERS**



Place a dot on this image

11ppl

**CLIMBERS**



Place a dot on this image

10ppl

**SWINGS**



Place a dot on this image

43ppl

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

What is the most  
important issue/aspect  
of the project to you?

- \* Giving the inner city all the things, they deserve and need
- \* Educational environment
- \* Family centered activities
- \* Artistic spaces
- \* Basic home economic skills for all youth
- \* Tech space so kids and programming can stay up to date
- \* Exercise equipment to stay healthy
- \* Interactive VR spaces
- \* Safety
- \* Safe outside spaces to gather as a community
- \* Inviting outside greenery

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# How do you identify your ethnicity? (select all that apply)

You can respond once

Hispanic, Lantinx, or Spanish

East Asian

Black or African American. 42

South Asian

Native American or Alaska Native

White 7

Native Hawaiian or Other Pacific Islander

Others

Prefer not to say 1

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# How do you self-identify your gender?

You can respond once

Female. 27

Non-Binary

Male 22

Prefer not to say. 1

LOVELY'S SEWING & ARTS COLLECTIVE YOUTH FASHION SHOW - (2022)

# What is your age

You can respond once

17 or younger 30 kids

18-24 5 ppl

25-34 4 ppl

35-44. 5 ppl

45-54. 1

55-64. 4 ppl

65 – older. 1

Submit survey

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## PHOTOS OF EVENTS (2022)



OPEN HOUSE 1 (MAY 2022)



OPEN HOUSE 1 (MAY 2022)



OPEN HOUSE 2 (MAY 2022)



DESIGN WEEK (JUNE 2022)



DESIGN WEEK (JUNE 2022)



DESIGN WEEK (JUNE 2022)

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## PHOTOS OF EVENTS (2022)



DESIGN WEEK (JUNE 2022)



DESIGN WEEK (JUNE 2022)



DESIGN WEEK (JUNE 2022)



DESIGN WEEK (JUNE 2022)







DESIGN WEEK (JUNE 2022)



DESIGN WEEK (JUNE 2022)







# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE (2022) - COMMENTS

NORTH COMMONS PARK COMMUNITY CENTER - ACTIVITIES	
<p>Playing or watching sports and sports tournament</p> 	<p>Make sure this is a <b>safe</b> space for everyone</p> <p>Warming room needs to be larger than in old rec center or better yet, two of them. Dont forget the warming room(s) and equipment storage rooms for hockey and other sports.</p>
<p>Indoor fitness</p> 	<p>Need later/extended hours (10pm on weekdays + weekends)</p> <p>Bench, squat rack, free weights</p>
<p>Attending community events</p> 	<p>Learning about native/wilderness/climate/camping</p> <p>Grill spaces/ Pavillions for summer</p>
<p>Working on school work</p> 	<p>Special space for youth</p> <p>Obvious external restrooms with signage</p>





# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE (2022) - COMMENTS

<b>NORTH COMMONS PARK COMMUNITY CENTER - BUILDING PROGRAM</b>	
<p><b>What spaces are most important that the future North Commons Park Community Center provide?</b> Multi-sport gym</p> 	<p><b>Misc Comments</b></p>
<p>Places to be a spectator</p> 	<p>Dedicated Teenspace</p>
<p>Walking track</p> 	<p>Warming room(s) &amp; equipment storage rooms for hockey and other sports. 2 warming rooms are best - use the space off-season for summer needs</p>
<p>Fitness Area</p> 	<p>No walking track because there is one in V3 project</p>
<p>Maker space</p> 	<p>Rooftop patio for events Indoor Amphitheatre; Large performance space; Small concert Hall; Adaptable Multipurpose Space</p>
<p>Concessions</p> 	<p>Community garden with free produce This has been a long standing tradition at N.Commons! :)</p>
	<p>Not open outdoor</p>




# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE (2022) - COMMENTS

NORTH COMMONS PARK WATER PARK - ACTIVITIES	
What features are most important that the future North Commons Park Water Park provide?	Misc Comments
<p>Lap swimming/swim lessons</p> 	<p>Changing surface at the wading pool + refuse container</p>
<p>An area with shallow water &amp; small spray features + for small children</p> 	<p>Double check parking. Alleviate some ramp? Neighbour parking issues</p>
<p>Shaded deck area</p> 	<p>Basketball in pool Learn to swim</p>
<p>Climbing wall</p> 	<p>Swimming lessons important too + marketing them Maintain a free wading pool Climbing wall in deeper water</p>





# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE (2022) - COMMENTS

NORTH COMMONS PARK WATER PARK - ACTIVITIES 2		
What activities are most important to you at the future North Commons Park Water Park?	Misc Comments	
<p>Exercise/Training/Therapy</p>  <p>Learn to swim activities</p>	<p>Lap swim</p>	
 <p>Older child and adolescent recreation (Deeper water, slides, diving)</p>	<p>Designated adult swim times</p> <p>Are you taking into account other pool facilities in the area?</p>	
	<p>Incorporate programming for seniors. Therapy, Relaxation sauna??- Rec Center Whirlpool. Programatically training the next lifeguard generation.</p>	

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

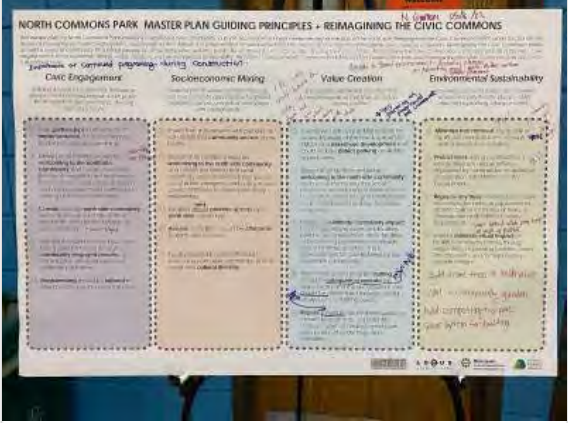
## OPEN HOUSE (MAY 2022) - COMMENTS

<b>NORTH COMMONS PARK PLAYGROUND - FEATURES</b>	
<p><b>What kind of features do you want to see in the renovated playground area?</b></p> <p>Sound &amp; Music</p>  <p>Gears</p>  <p>Sand Play</p>  <p>Whimsical</p> 	<p><b>Misc Comments</b></p> <p>DB levels regulated (Too noisy currently)</p> <p>Movies in the park all the time</p> <p>Sandbox and diggers; tools</p> <p>Musical interaction</p>

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE (MAY 2022) - COMMENTS

### NORTH COMMONS PARK MASTER PLAN GUIDING PRINCIPLES + RCC

	<b>Misc Comments</b>	
North Commons Park Master Plan Guiding Principles + Reimagining the civic	More than one entrance	
	Lawn signs	
	Facilities 'will' instead of should prioritize access by the north side community	
	parking on plan could be inadequate	
	adequate to operate should be a priority. 'will' instead of should	
	'will' instead of should	
	comments are YES! HOORAY!	
	Save dark & white pine trees as much as possible	
	Add more trees & pollinators have a community garden. Add composting to park. Solar system for building.	
	This note got a star for its importance	
	comments got a star for their importance	
	Maybe work with UMN master gardener or metro blooms or wild ones to plant native plants?. :)	
<b>General comments</b>		
Importance of continued programming during construction		
Consider to sound environment-Acoustics planning. i.e.-Absorbing sound with rubber surf		
Rec center staff knows the kids, let them tell you what works with them.		

**NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS  
 ENGAGEMENT SUMMARY (AS OF Oct 2022)**

OPEN HOUSE (MAY 2022) - COMMENTS

**NORTH COMMONS PARK EXISTING SITE/APPROVED MASTERPLAN**

Existing site/Approved masterplan



**Misc Comments**

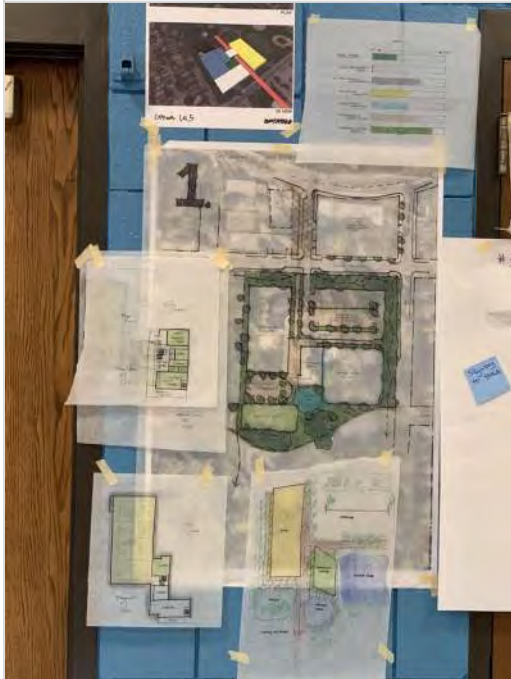
- Ornamental fountain
- Hangout after dark
- Lighting in Park
- Dont forget crafty things for the ladies
- Parking concerns
- Add speed bumps on James Ave - So important
- Enhanced intersection safety
- Please keep the nice big trees
- Dog Park?
- Still need parking on the north side plot (plot is located on north side after golden valley road and right side of YMCA)
- Bigger football field
- Yes to track dome
- Places for school work and hangout

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## DESIGN WEEK (JUNE 2022) - COMMENTS

### NORTH COMMONS PARK DESIGN WEEK CONCEPTS

#### OPTION 1



#### Responses

- Skyway to YMCA. Helpful for winter
- Early childhood spaces family. Child bathroom counter-sink, storage for entry childhood large muscle for gym
- Love the balcony
- Can we put local art in plaza
- Yes to 2 story community center
- 2 story yes. More parking no!
- Does ice rink have warming house adjacent?
- Could you fit a lazy river if it was around the perimeter?
- Cover buildings in Art
- Add existing elements of current building into walkway
- Great neighbourhood park scale! not too big
- Large parking- very accessible multi-weather
- Why is the community center so small?-Is it bigger or th same as the current building

#### OPTION 2





#### Responses

- Bigger pool is good bonus
- Like that its one building
- I like the fact that the field house is connected to community center
- Where are the tournament folks going to Park?
- Spectators?
- Community center connected to field house bonus
- Building cover in art (think ? in Minnesota)
- Tree preservation!!!
- Parking lot tucked between pool + fieldhouse bonus
- Trail to Golden valley road
- Forest
- Soil Remediation

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)


## DESIGN WEEK (JUNE 2022) - COMMENTS


OPTION 3	Responses
	
	Permeable Parking
	Too little parking
	I like the circular & more naturalistic shape of water feature
	Skating green space hockey combo which is most attractive to commons
	Too close to neighbors for I.H
	Where should shuttle parking be? Parking should be accessible?
	Community center is small compared to field house <b>BALANCE!</b>
	Dont like only off site parking
	Building covered in Art
	Permeable surfaces off site parking MPS!
	Wish fieldhouse was set back further from the street
	Parking a bit small. Like the outdoor patio feel

OPTION 4	Responses
	Love the parking but not if it replaces the football field
	Gradual entry with spray
	love making knox a pedestrian mall
	Too high tree impact
	Raise crossings @ Golden road and all park/road intersections with signage
	Permeable surface (All concept plans)
	Open splash or wading pool separate from big pool
	Most realistic plan for parking for such a sports oriented development
	No on site parking. Robust access at MSP
	Dont take away the football field for parking.
	Like the parking size but recommend bigger field space for field athletics
	1-10 Tree Replacement -Double water remediation- Capacity of existing canopy (All concept plans)
	Keep the two baseball fields. We dont need a dome but more water fountains, better basketball courts, hoops.
Cover the building in art	

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

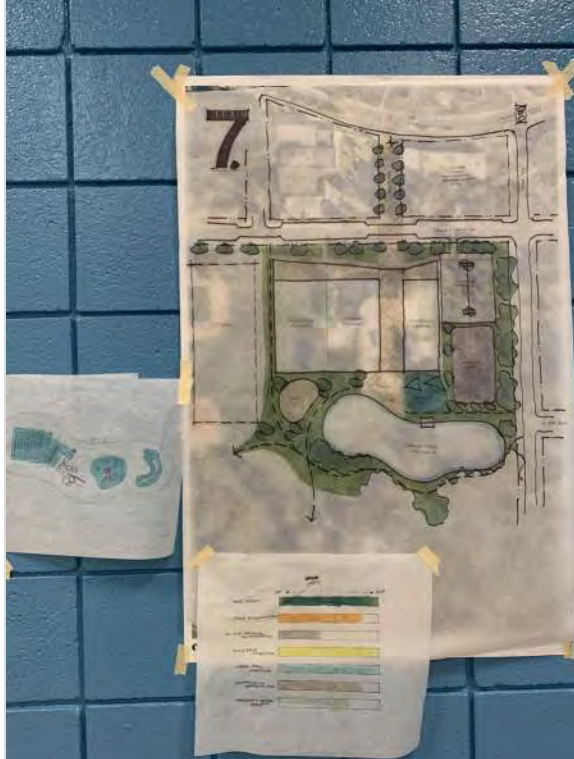
## DESIGN WEEK (JUNE 2022) - COMMENTS

OPTION 5	Responses
	Turf grass remediated to deep rooted pollinators and late succession forest soil for all surrounding lands (apply to all concepts)
	Would love to see protected outdoor gathering spaces. Fresh air covered patio
	Like access from NE; 2 access walks
	Robust water remediation (all concepts)
	No parking lot on Golden valley road or dont take up entire front or less frontage committed to parking
	Reduced parking ok if parking solved somewhere else
	I like 2 pedestrian walks from knox & Golden valley road & James
	Green roofs passive solar (all plans)
	Cover the buildings in art
	Balanced & good placement, connecting buildings would be great
Buildings need to be connected	
Appreciate the walk paths that allow access to all locations. Keep the football field	
Realistic placement of section balanced	

OPTION 6	Responses
	
	Is it realistic, large size fieldhouse good for tournaments
	Like 8 courts -Necessity
	8 courts seems like a lot for a northside focused facility
	Whats the why in these designs?
	Big idea?
	Benefit to the people?
	Cover the buildings in art
	Event lawn bonus
	Eight courts? Lets have some balance between field house and community center
I like the event lawn for informal gatherings, small events	
Wish the Community Center was bigger	
I like event lawn	
Love the picnic space and event lawn space	
Too much tree impact	

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## DESIGN WEEK (JUNE 2022) - COMMENTS

OPTION 7	Responses
	Double field house bonus use for tournaments
	- Feels like alot of gym capacity
	- Can we keep them occupied often
	- Need parking options if this becomes a facility for tournaments (main focus)
	Consider energy conservation for all concepts
	Need to plan for shuttles, parking to maximize rec space
	Cover the buildings in art
	Keep trees! Green space is important!
	Too many gyms
	Love the axis formed by knox Ave
	Prefer roller skate rink, would be better fit in this demographics
	Tree impact way too high
	What is the big idea for each one?
	Consider:How will this impact cost of living in the area?
	Connection to Broadway
	All under one roof!
Ensure skate rink has access to warming house adjacent	
Nice atrium: Be good for markets/vendors	
Roller skate rink vs ice rink considering demographics	

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COLLECTED DATA- COMMUNITY CENTER

Community Center - Building Activities														
	Total Open House	PreDesign Engagement	Lovely Sewing & Arts Collective community collaborators	Broadway open street	Online survey 1	Online survey 2	Roller skating events	YMCA Youth Engagement	Juneteenth Engagement	Festival of Fathers	Flow Engagement	Urban league Family Day	Lovely's Sewing & Art Collective	Total
Total	151		276		420	62		199	149	97	51		276	1681
Playing or watching sports and sports	19		30		48	2		47	17	14	11		30	218
Indoor fitness	26		50		47	9		53	24	15	3		50	277
Attending community events	26		37		95	14		37	18	6	6		37	276
Working on school work	20		28		18	6		5	23	17	5		28	150
Learning new skills-arts/craft/fabrication	19		50		64	10		11	16	7	7		50	234
Cooking/Taking cooking classes	14		47		32	8		28	18	26	12		47	232
Meeting new people/hangout	17		24		34	9		12	12	5	4		24	141
Having a paying job in the park					19						3			22
Wellness					46									46
Arts and performance					17									17
Business development- office coworking	10		10			4		6	21	7			10	68

Community Center - Building Program														
	Total Open House	PreDesign Engagement	Lovely Sewing & Arts Collective community collaborators	Broadway open street	Online survey 1	Online survey 2	Roller skating events	YMCA Youth Engagement	Juneteenth Engagement	Festival of Fathers	Flow Engagement	Urban league Family Day	Lovely's Sewing & Art Collective	Total
Total	166	467	296	96	401	63	50	126	174	156	26	33	296	2350
Multi-sport gym	15	105	20	9	33	8	5	17	12	17	0	5	20	266
Places to be a spectator	10		10	4	21	3	14	6	6	11	2	2	10	99
Walking track	16	68	34	9	48	6	3	10	23	15	3	2	34	271
Fitness Area	15	34	50	10	45	6	8	11	19	25	3	2	50	278
Maker space	12		43	7	7	5	1	7	16	5	0	1	43	140
Large meeting	15		20	5	39	4	2	3	6	3	2	1	20	120
Small community hangout/ gathering spaces	13	39	2	3	75	6	0	2	6	6	1	2	2	157
Community incubator	11		35	7		4	0	5	19	7	6	0	35	129
Art Studios	15	55	27	11	31	7	5	7	18	14	6	6	27	229
Concessions	15		2	8	22	6	3	25	7	16	1	2	2	109
Small game room	15	82	33	7	18	2	6	18	17	22	0	5	33	258
Climbing wall	14		20	16		6	3	15	25	15	2	5	20	141
Community Kitchen		29												29
Quiet Study Rm		25												25
Computer lab		30			28									58
Sound and recording practise					12									12
Seniors-only room					29									29

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COLLECTED DATA- WATERPARK

Water Park - Features														
	Total Open House	PreDesign Engagement	Lovely Sewing & Arts Collective community	Broadway open street	Online survey 1	Online survey 2	Roller skating events	YMCA Youth Engagement	Juneteenth Engagement	Festival of Fathers	Flow Engagement	Urban league Family Day	Lovely's Sewing & Art Collective	Total
Total	171	504	297	91	490	16	84	213	158	183	11	35	297	2550
Waterslides	26	92	45	10	64	6	10	53	34	25	2	6	45	418
Lap swimming/swim lessons	23	18	40	14	135	4	12	11	22	14	0	3	40	336
An area with shallow water & small spray	23	67	25	9	53	0	6	12	18	16	0	5	25	259
Shaded deck area	26	52	37	9	71	0	7	9	19	20	1	6	37	294
Climbing wall	15	26	10	6		1	5	13	9	18	3	5	10	121
Lazy river	22	96	40	25	47	3	14	34	24	33	3	5	40	386
Current channel	16		50	8		2	5	43	13	20	1	1	50	209
Obstacle course	20	87	50	10		0	25	38	19	37	1	4	50	341
Deep diving area		26			53									79
Gradual depth entry		40			67									107

Waterpark - Activities														
	Total Open House	PreDesign Engagement	Lovely Sewing & Arts Collective	Broadway open street	Online survey 1	Online survey 2	Roller skating events	YMCA Youth Engagement	Juneteenth Engagement	Festival of Fathers	Flow Engagement	Urban league Family Day	Lovely's Sewing & Art Collective	Total
Total	67		110			31		34	64	86	8	23	110	533
Exercise/Training/Therapy	14		15			5		9	12	14	2	3	15	89
Learn to swim	26		30			9		9	26	21	3	8	30	162
Small child recreation (shallow water)	14		25			6		6	10	25	1	8	25	120
Older child and adolescent recreation	13		40			11		10	16	26	2	4	40	162

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## COLLECTED DATA- PLAYGROUND

### Playground - Features

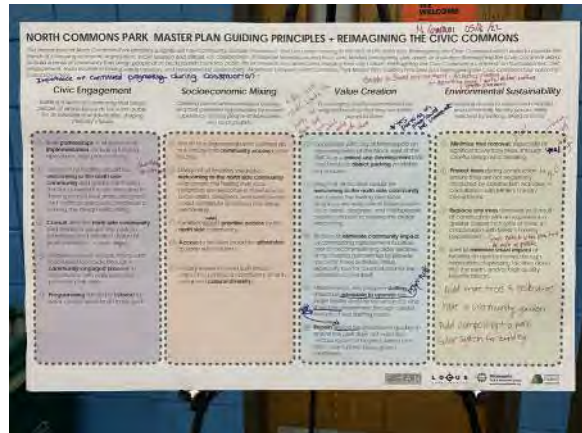
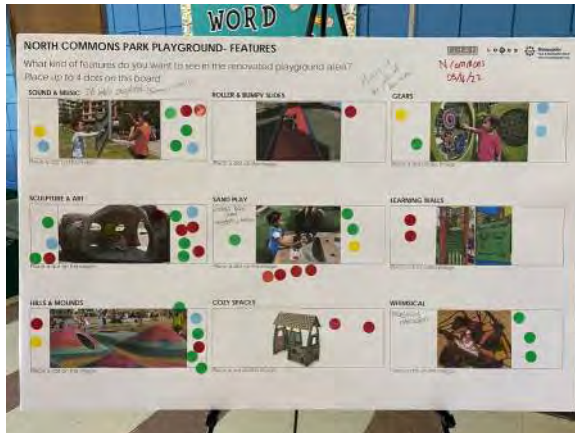
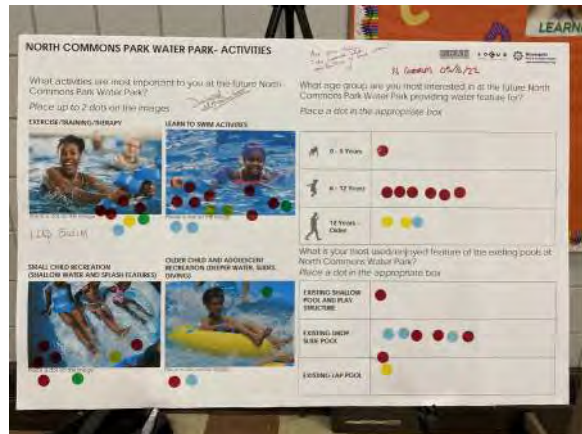
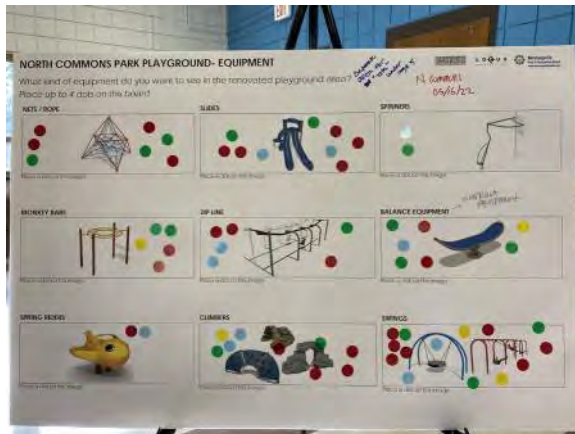
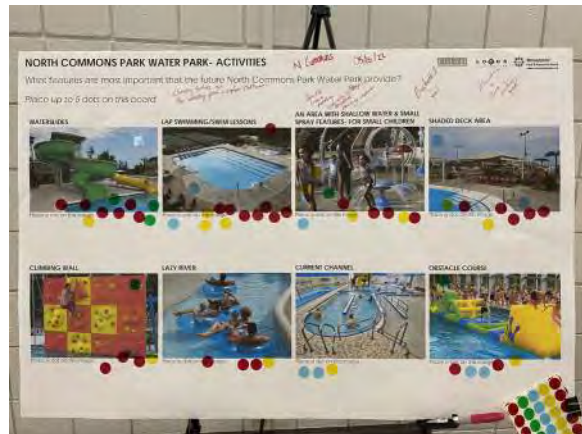
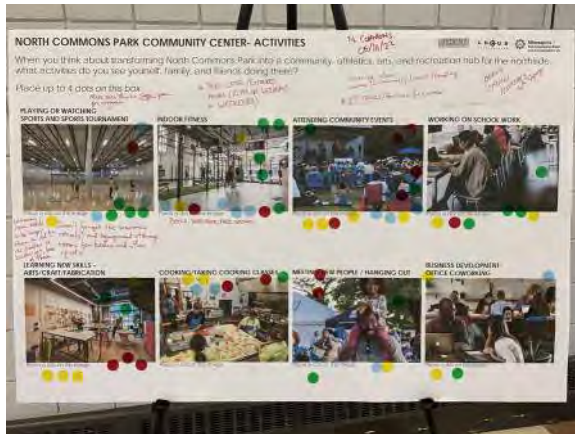
	Total Open House	PreDesign Engagement	Lovely Sewing & Arts Collective community	Online survey 1	Online survey 2	Roller skating events	YMCA Youth Engagement	Juneteenth Engagement	Festival of Fathers	Flow Engagement	Urban league Family Day	Lovely's Sewing & Art Collective	Total
Total	43	0	153		15	24	76	74	89	7	27	153	661
Sound & Music	5		50		1	2	7	10	7	1	2	50	135
Roller & Bumpy slides	6		2		1	2	17	9	19	1	4	2	63
Gears	3		25		1	0	5	6	3	0	2	25	70
Sculpture & Art	9		10		3	7	12	10	15	2	3	10	81
Sand Play	2		20		2	0	5	7	17	1	2	20	76
Learning walls	5		15		1	2	6	8	3	1	3	15	59
Hills & Mounds	2		11		4	6	9	9	13	0	5	11	70
Cozy spaces	5		10		0	3	7	7	7	1	6	10	56
Whimsical	6		10		2	2	8	8	5	0	0	10	51

### Playground - Equipment

	Total Open House	PreDesign Engagement	Lovely Sewing & Arts	Online survey 1	Online survey 2	Roller skating events	YMCA Youth Engagement	Juneteenth Engagement	Festival of Fathers	Flow Engagement	Urban league Family Day	Lovely's Sewing & Art Collective	Total
Total	69		193		16	38	127	84	108	8	23	193	859
Nets/ Rope	8		10		4	8	17	7	18	2	0	10	84
Slides	9		23		1	4	9	8	14	0	2	23	93
Spinners	7		5		0	3	7	7	3	1	1	5	39
Monkey bars	5		36		0	3	15	9	10	2	1	36	117
Zip line	12		40		4	3	36	16	23	0	2	40	176
Balance equipment	8		15		0	3	9	7	8	2	6	15	73
Spring riders	3		11		0	2	7	5	6	0	2	11	47
Climbers	7		10		5	6	9	10	7	0	4	10	68
Swings	10		43		2	6	18	15	19	1	5	43	162

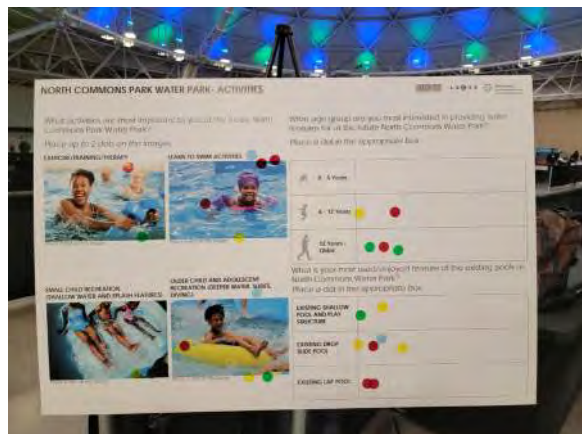
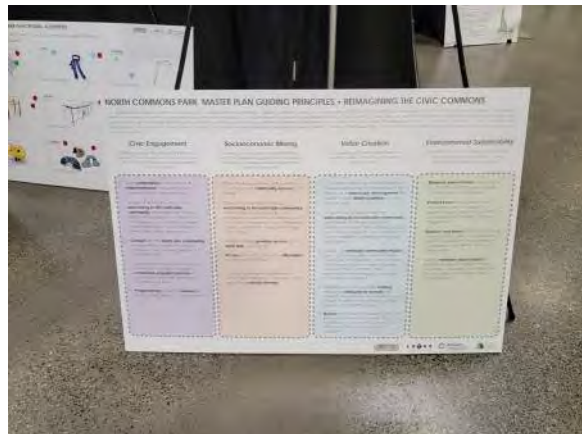
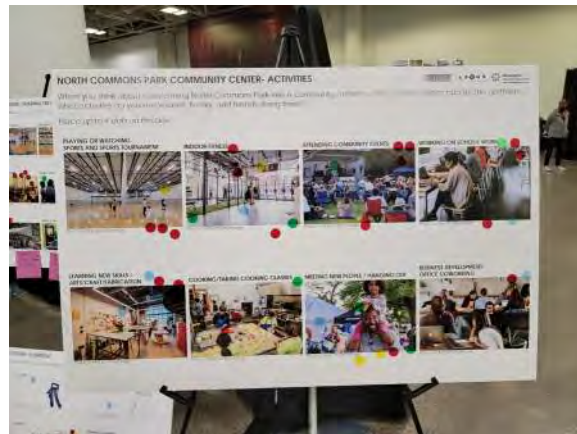
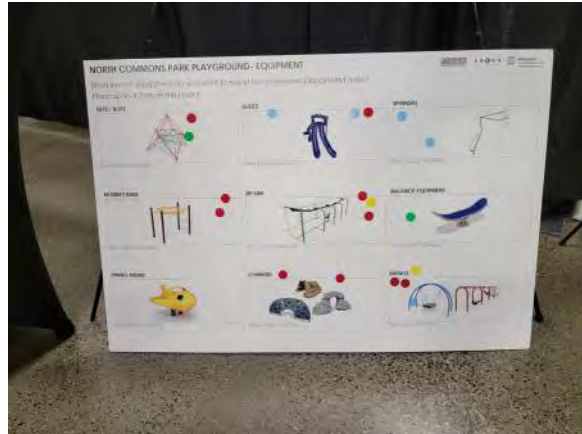
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE 1 (MAY 2022)- DOT POINTS



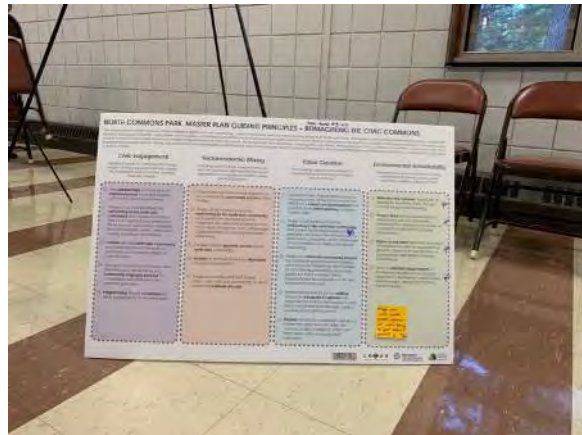
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE 2 (MAY 2022)- DOT POINTS



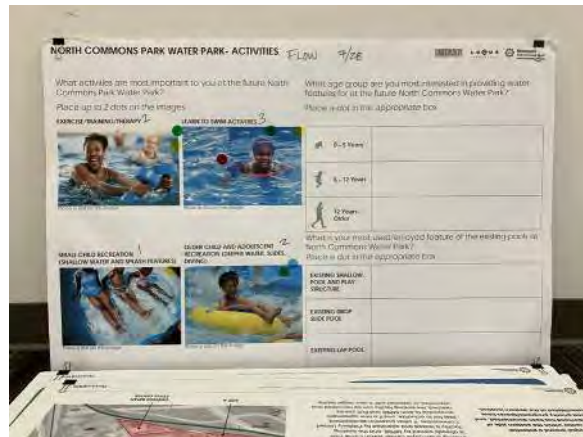
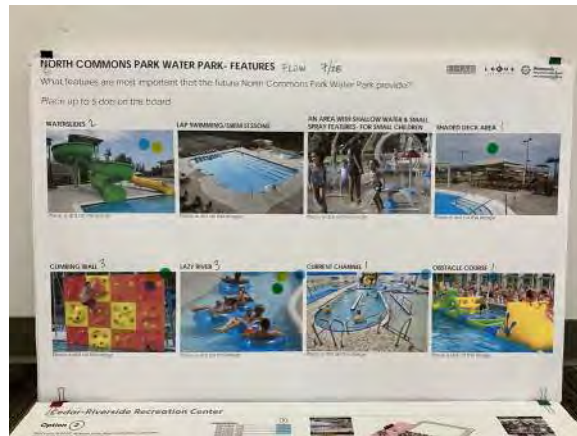
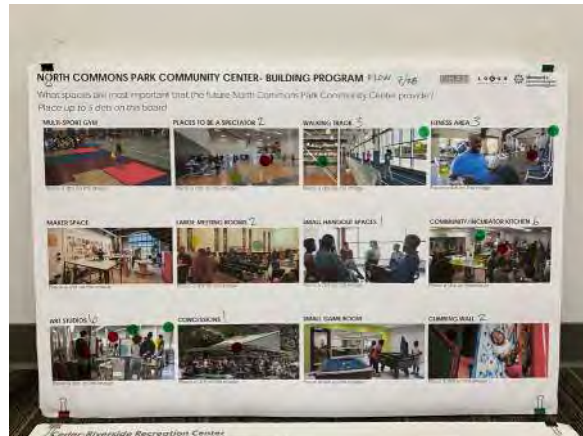
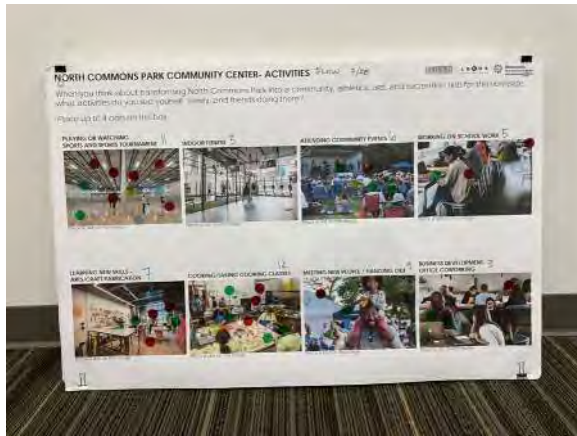
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## OPEN HOUSE 3 (JUNE 2022)- DOT POINTS



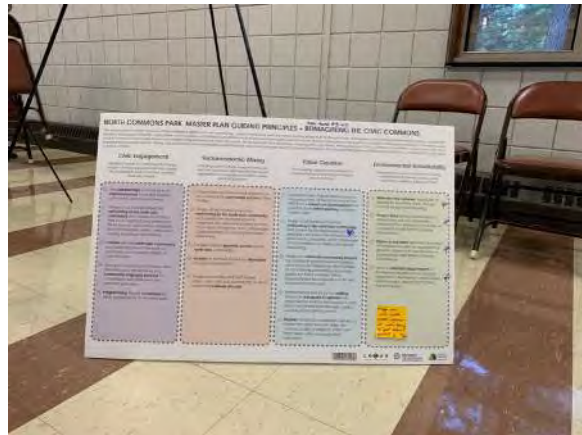
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## FLOW ENGAGEMENT (JULY 2022)- DOT POINTS



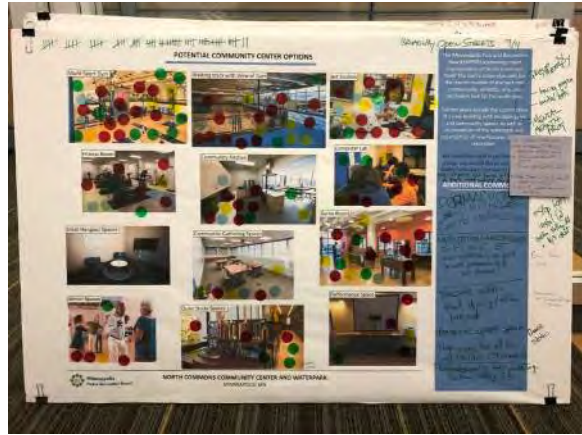
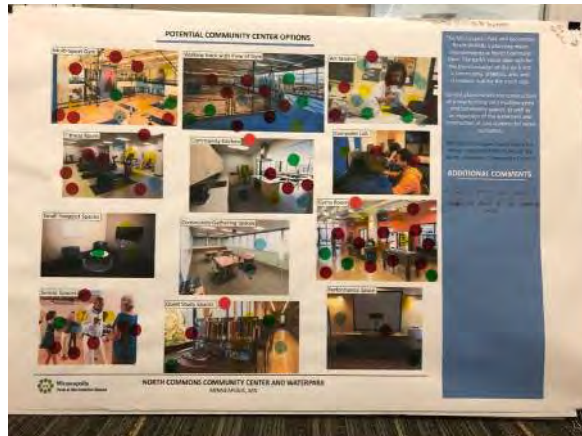
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## FESTIVAL OF FATHERS (JUNE 2022)- DOT POINTS



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## FESTIVAL OF FATHERS (AUG 2021)- DOT POINTS



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## FESTIVAL OF FATHERS (AUG 2021)- DOT POINTS





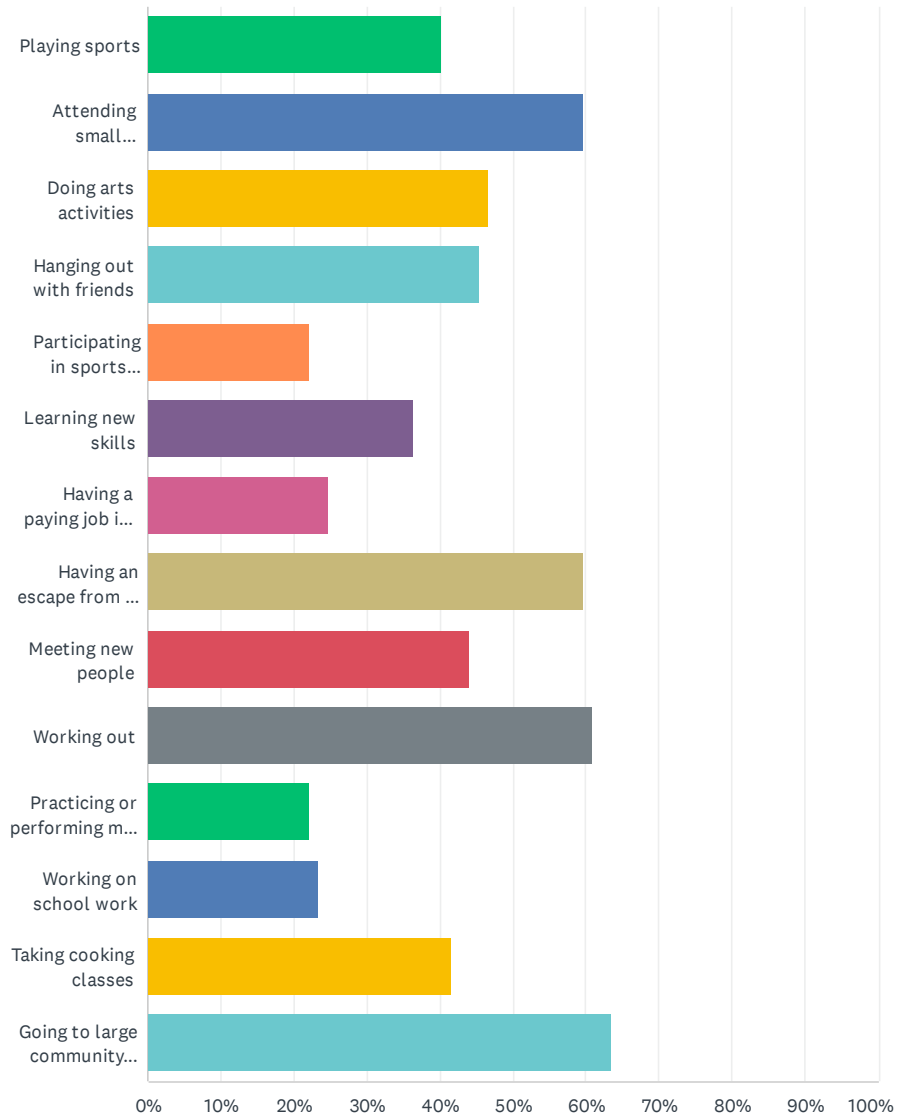
# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

North Commons Community Center, Waterpark & Playground

Q1 When you think about a new community and recreation center, what types of activities do you see yourself and your family and friends doing there? Please check as many as you want.

Answered: 77 Skipped: 5



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## ONLINE SURVEY 1 (2021 SURVEY MONKEY)

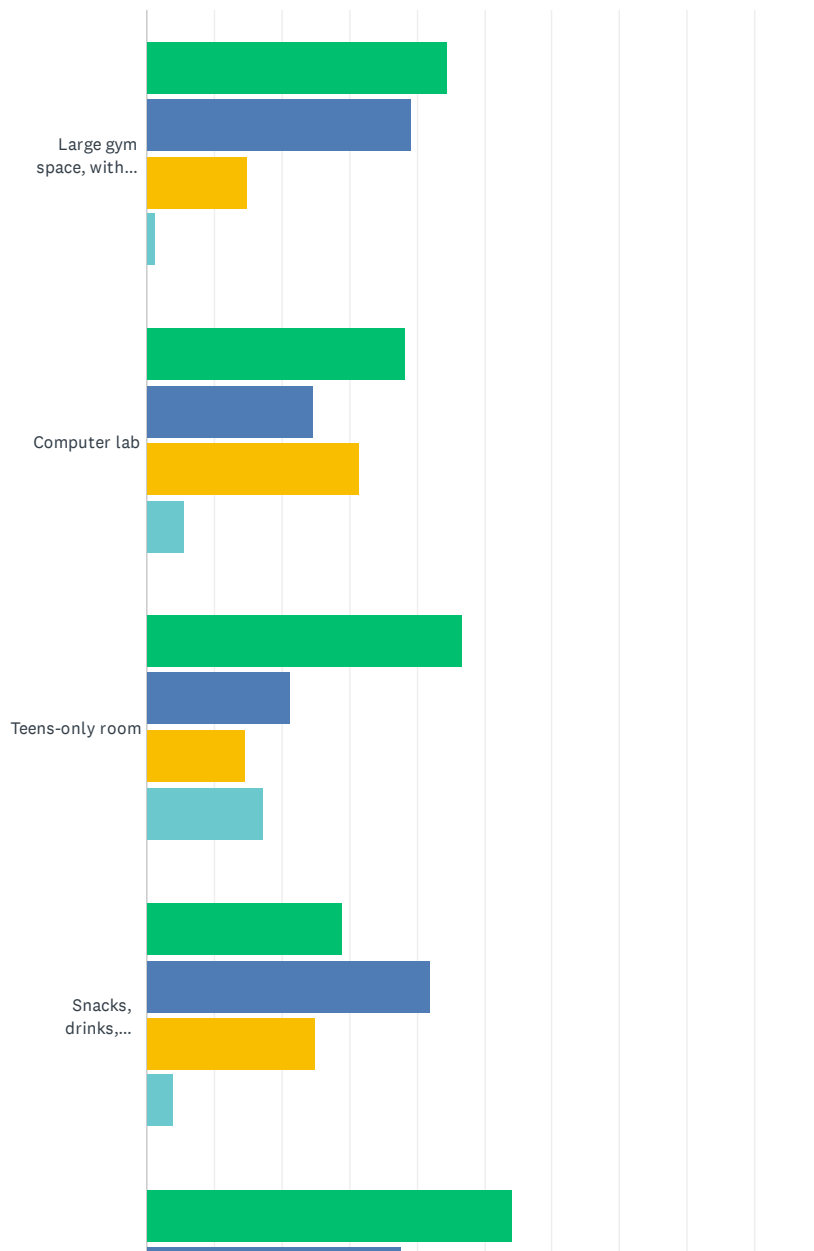
ANSWER CHOICES	RESPONSES	
Playing sports	40.26%	31
Attending small gatherings	59.74%	46
Doing arts activities	46.75%	36
Hanging out with friends	45.45%	35
Participating in sports tournaments	22.08%	17
Learning new skills	36.36%	28
Having a paying job in the park	24.68%	19
Having an escape from the stress of life	59.74%	46
Meeting new people	44.16%	34
Working out	61.04%	47
Practicing or performing my spoken word, rap, poetry, or music	22.08%	17
Working on school work	23.38%	18
Taking cooking classes	41.56%	32
Going to large community events	63.64%	49
Total Respondents: 77		

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

Q2 When you think about a new community and recreation center, what types of spaces are most important to you? Please choose the importance of each item.

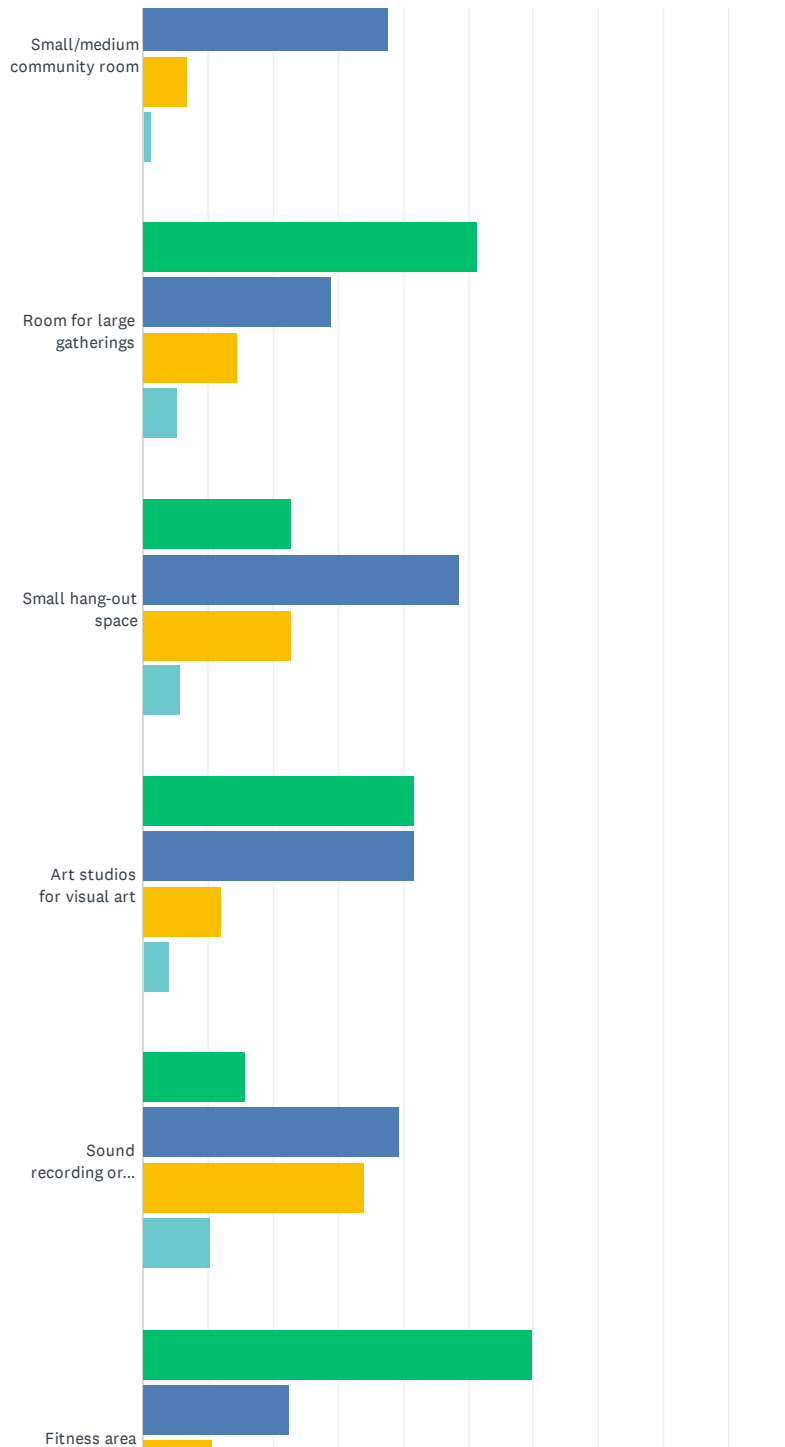
Answered: 79 Skipped: 3



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

Q2 When you think about a new community and recreation center, what types of spaces are most important to you? Please choose the importance of each item.



**NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS  
ENGAGEMENT SUMMARY (AS OF Oct 2022)**

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

Q2 When you think about a new community and recreation center, what types of spaces are most important to you? Please choose the importance of each item.

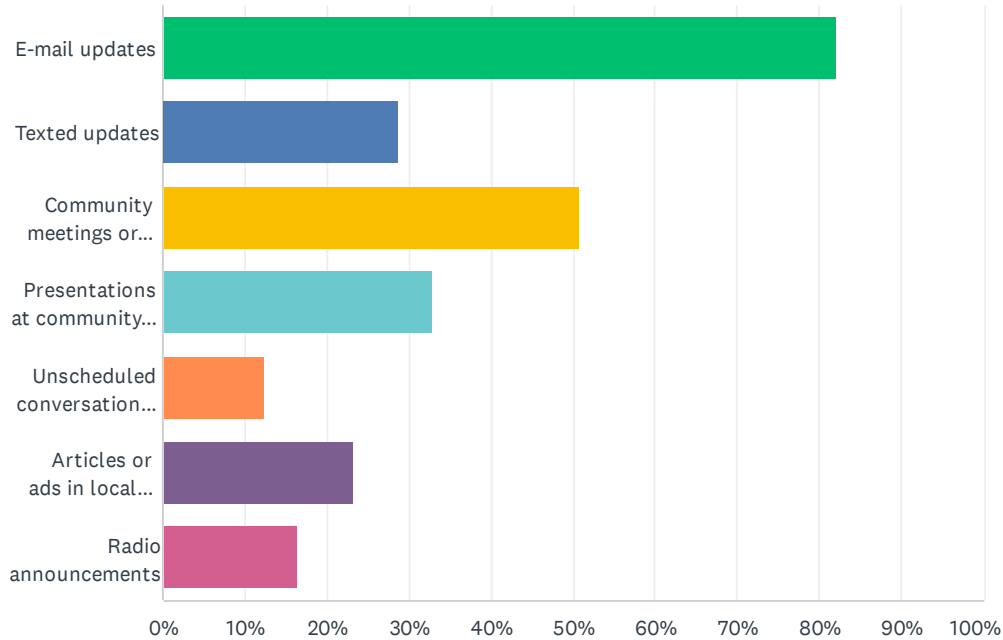
	VERY IMPORTANT	KIND OF IMPORTANT	NOT IMPORTANT	I'M NOT SURE	TOTAL
Swimming pool with lanes	54.55% 42	24.68% 19	16.88% 13	3.90% 3	77
Deep area for diving	44.00% 33	26.67% 20	22.67% 17	6.67% 5	75
Waterslides	59.21% 45	25.00% 19	13.16% 10	2.63% 2	76
Lazy river (slow river for floating on tubes)	37.33% 28	25.33% 19	33.33% 25	4.00% 3	75
Spray jets and waterfalls	36.49% 27	35.14% 26	22.97% 17	5.41% 4	74
Tables and umbrellas for hanging out	80.26% 61	13.16% 10	5.26% 4	1.32% 1	76
Changing rooms	85.71% 66	9.09% 7	3.90% 3	1.30% 1	77
Shallow pool with gradual water entry	75.00% 57	13.16% 10	9.21% 7	2.63% 2	76
Places to learn to swim	88.31% 68	7.79% 6	2.60% 2	1.30% 1	77

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

Q9 Which of the following are the best ways to connect with you about this project? Please select as many as you want.

Answered: 73 Skipped: 9



ANSWER CHOICES	RESPONSES	
E-mail updates	82.19%	60
Texted updates	28.77%	21
Community meetings or open houses specifically about this project	50.68%	37
Presentations at community meetings you already attend	32.88%	24
Unscheduled conversations in the park or at the waterpark	12.33%	9
Articles or ads in local newspapers	23.29%	17
Radio announcements	16.44%	12
Total Respondents: 73		

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

Q10 Do you know of specific events or happenings where it would be good for us to engage with community? Please include as many as you wish, on separate lines, with as much information as you can share, including contact information.

Answered: 21 Skipped: 61

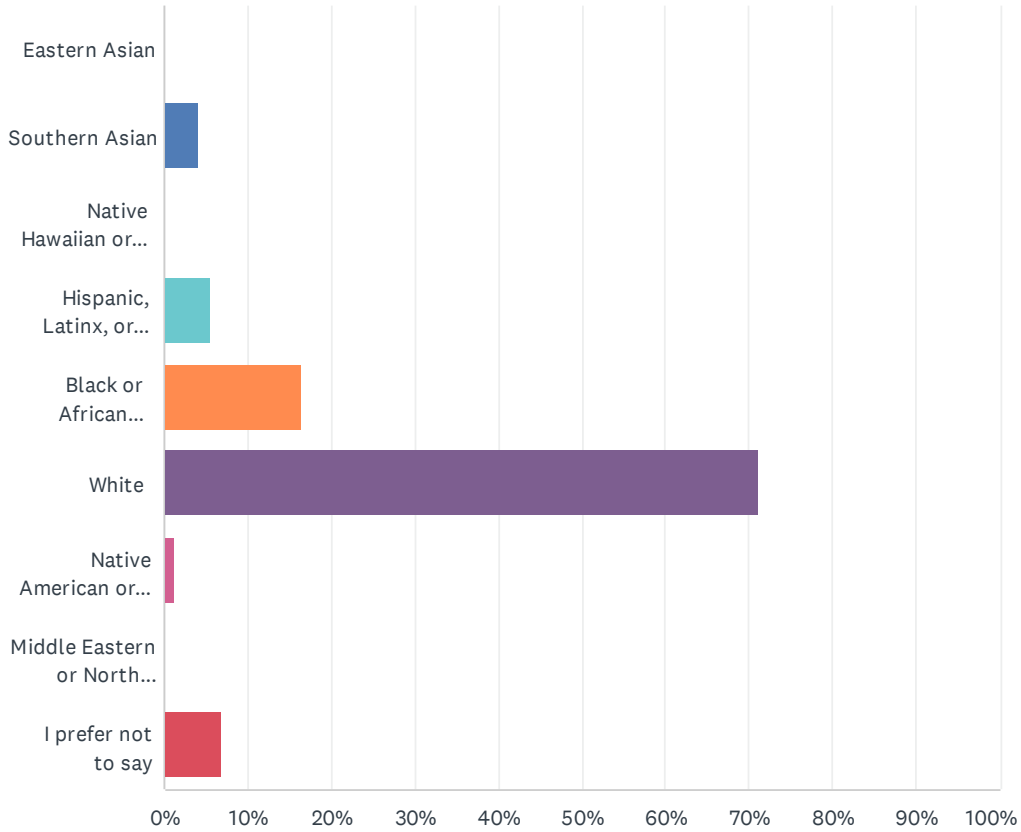
ANSWER CHOICES	RESPONSES	
Event 1	100.00%	21
Event 2	52.38%	11
Event 3	28.57%	6
Event 4	9.52%	2
Event 5	9.52%	2

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

## Q12 How do you identify your ethnicity? (select all that apply)

Answered: 73 Skipped: 9



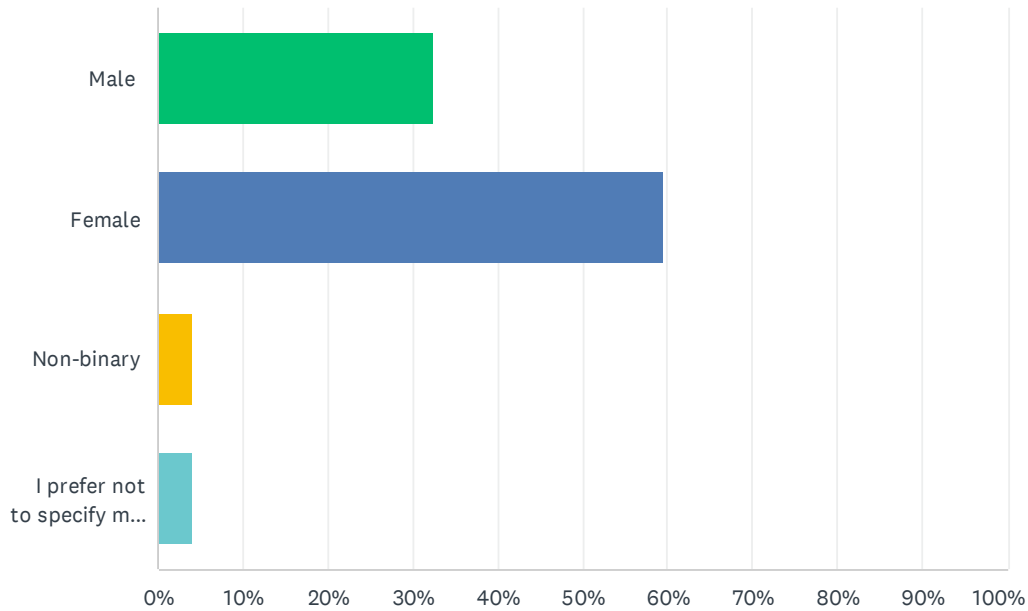
ANSWER CHOICES	RESPONSES	
Eastern Asian	0.00%	0
Southern Asian	4.11%	3
Native Hawaiian or Other Pacific Islander	0.00%	0
Hispanic, Latinx, or Spanish	5.48%	4
Black or African American	16.44%	12
White	71.23%	52
Native American or Alaska Native	1.37%	1
Middle Eastern or North African	0.00%	0
I prefer not to say	6.85%	5
Total Respondents: 73		

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

## Q13 How do self identify your gender?

Answered: 74 Skipped: 8



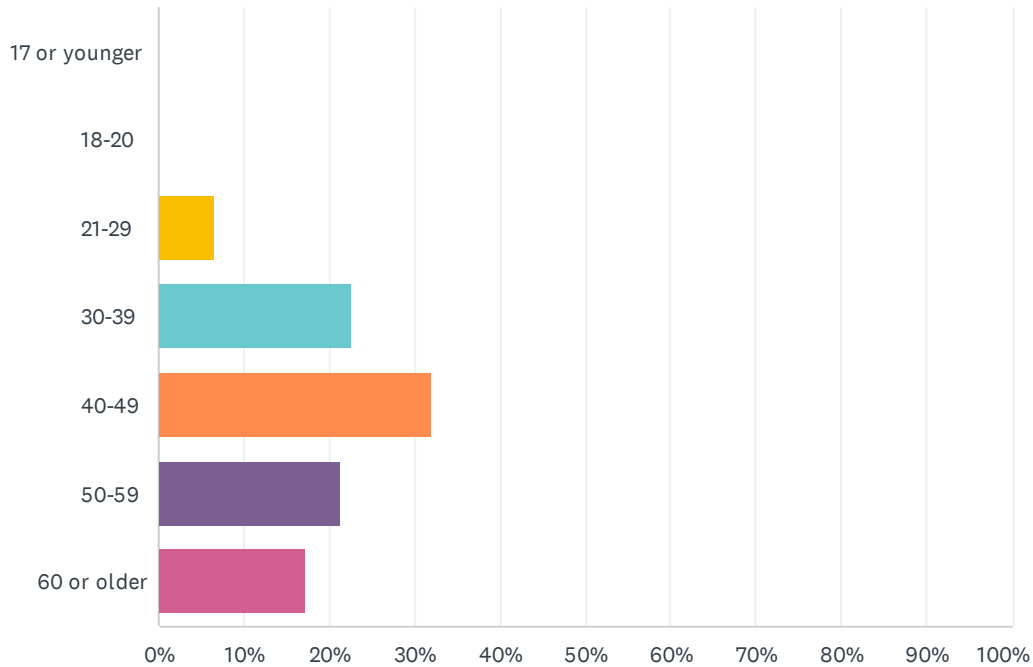
ANSWER CHOICES	RESPONSES	
Male	32.43%	24
Female	59.46%	44
Non-binary	4.05%	3
I prefer not to specify my gender	4.05%	3
<b>TOTAL</b>		<b>74</b>

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

## Q14 What is your age?

Answered: 75 Skipped: 7



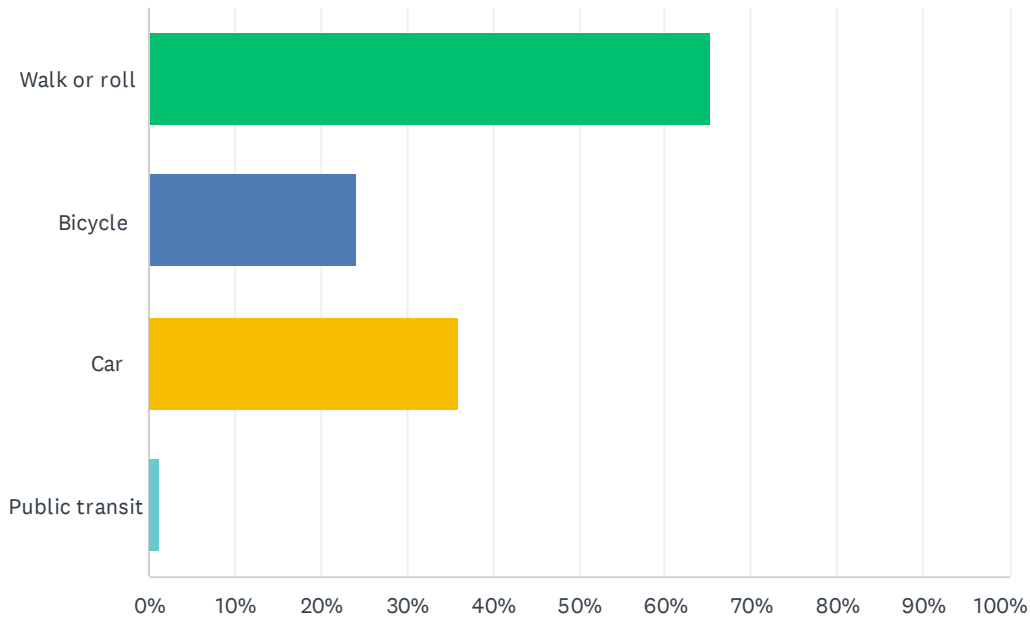
ANSWER CHOICES	RESPONSES	
17 or younger	0.00%	0
18-20	0.00%	0
21-29	6.67%	5
30-39	22.67%	17
40-49	32.00%	24
50-59	21.33%	16
60 or older	17.33%	13
<b>TOTAL</b>		<b>75</b>

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

## Q16 How do you typically get to North Commons park? Please check all that apply.

Answered: 75 Skipped: 7



ANSWER CHOICES	RESPONSES
Walk or roll	65.33% 49
Bicycle	24.00% 18
Car	36.00% 27
Public transit	1.33% 1
Total Respondents: 75	

# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

ONLINE SURVEY 1 (2021 SURVEY MONKEY)

Q17 You can opt-in to receive email notifications about this project by providing your contact information below. You may also visit the project page to subscribe to email updates.

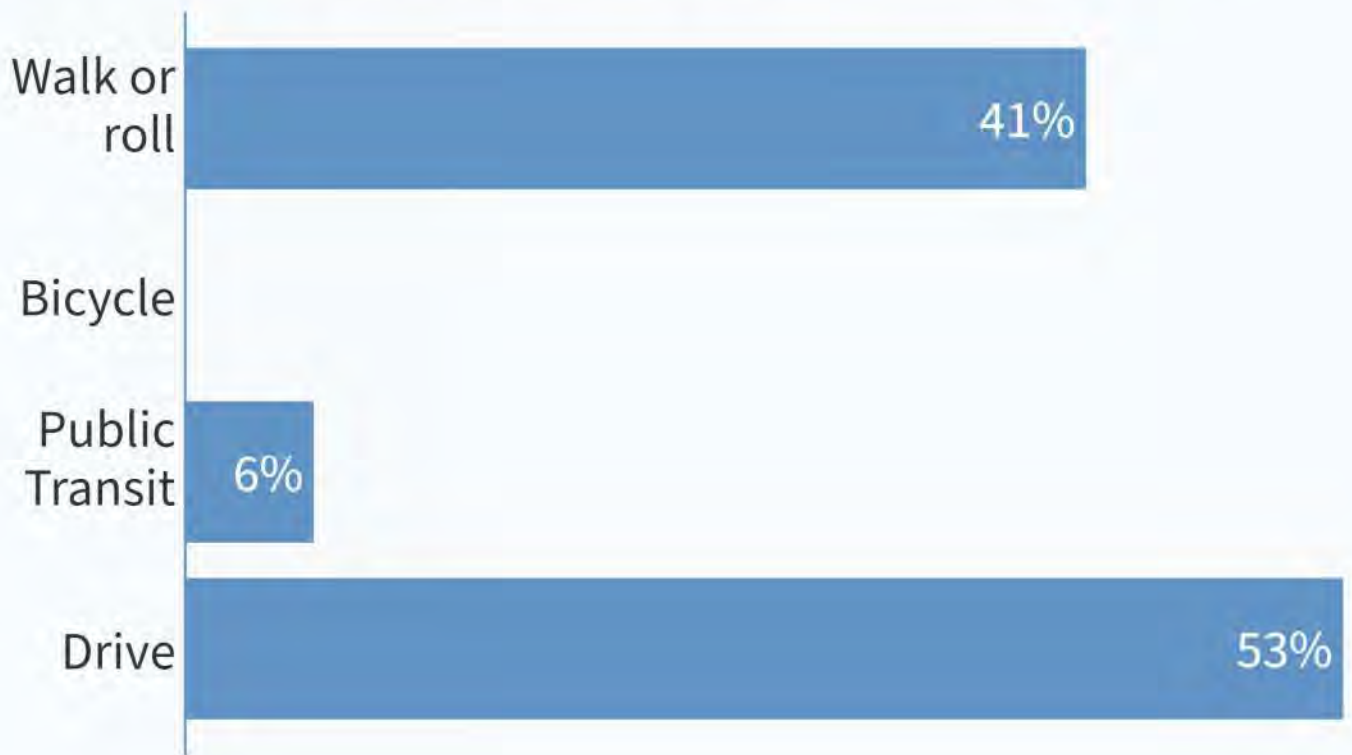
Answered: 44 Skipped: 38

ANSWER CHOICES	RESPONSES	
Name	93.18%	41
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	93.18%	41
Phone Number	70.45%	31

ONLINE SURVEY 2- EV POLL (OCT 2022)

When poll is active, respond at [PollEv.com/northcommons](https://PollEv.com/northcommons)

### How do you typically get to North Commons Park?



ONLINE SURVEY 2- EV POLL (OCT 2022)

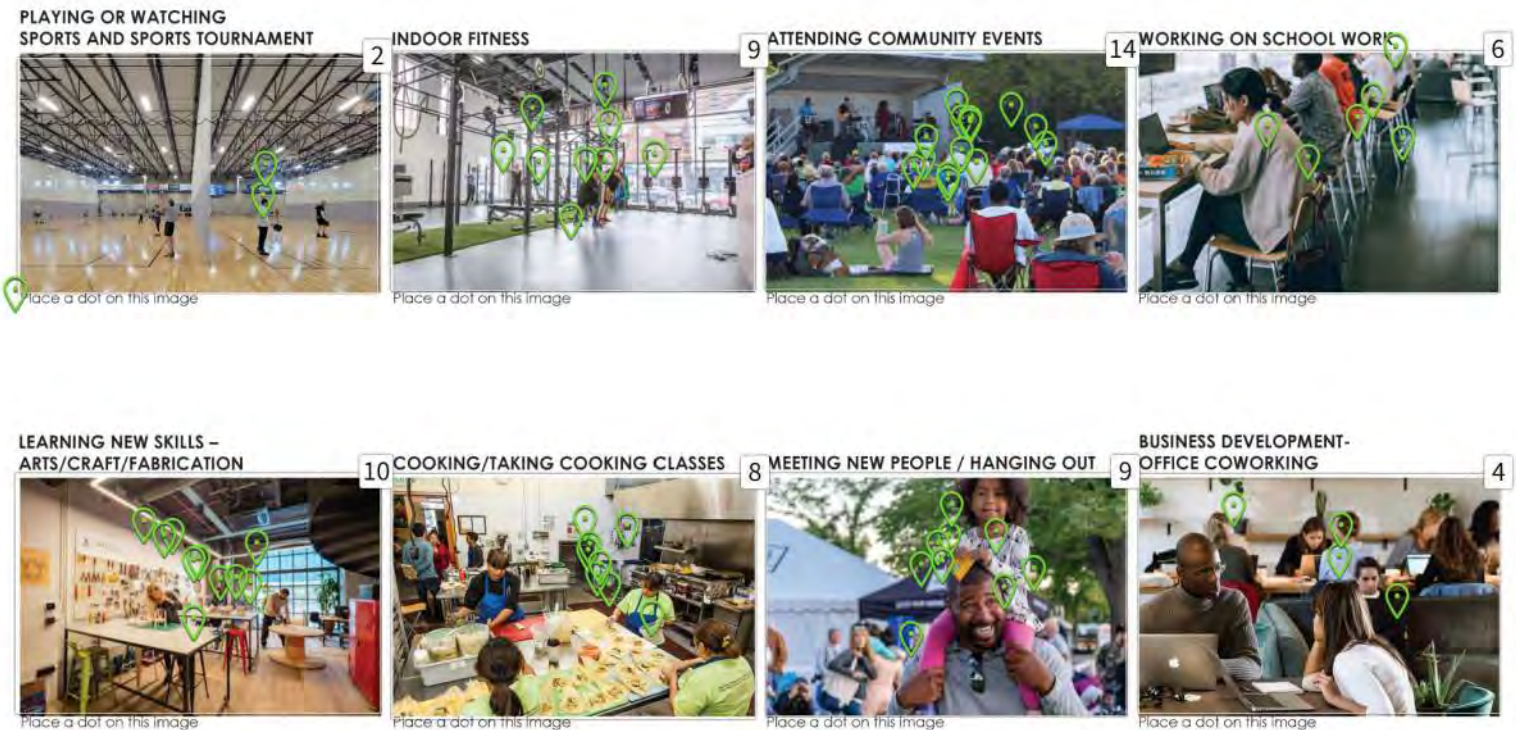
# North Commons Park Community Center - Activities

## NORTH COMMONS PARK COMMUNITY CENTER- ACTIVITIES



When you think about transforming North Commons Park into a community, athletics, arts, and recreation hub for the northside, what activities do you see yourself, family, and friends doing there?

Place up to 4 dots on this box



# NORTH COMMONS PARK - PHASE 1 IMPROVEMENTS ENGAGEMENT SUMMARY (AS OF Oct 2022)

## ONLINE SURVEY 2- EV POLL (OCT 2022)

### Community Center - Program

#### NORTH COMMONS PARK COMMUNITY CENTER- BUILDING PROGRAM



What spaces are most important that the future North Commons Park Community Center provide?

Place up to 5 dots on this board

MULTI-SPORT GYM



Place a dot on this image

8 PLACES TO BE A SPECTATOR



Place a dot on this image

3 WALKING TRACK



Place a dot on this image

6 FITNESS AREA



Place a dot on this image

MAKER SPACE



Place a dot on this image

5 LARGE MEETING ROOMS



Place a dot on this image

4 SMALL HANGOUT SPACES



Place a dot on this image

6 COMMUNITY/INCUBATOR KITCHEN



Place a dot on this image

ART STUDIOS



Place a dot on this image

7 CONCESSIONS



Place a dot on this image

6 SMALL GAME ROOM



Place a dot on this image

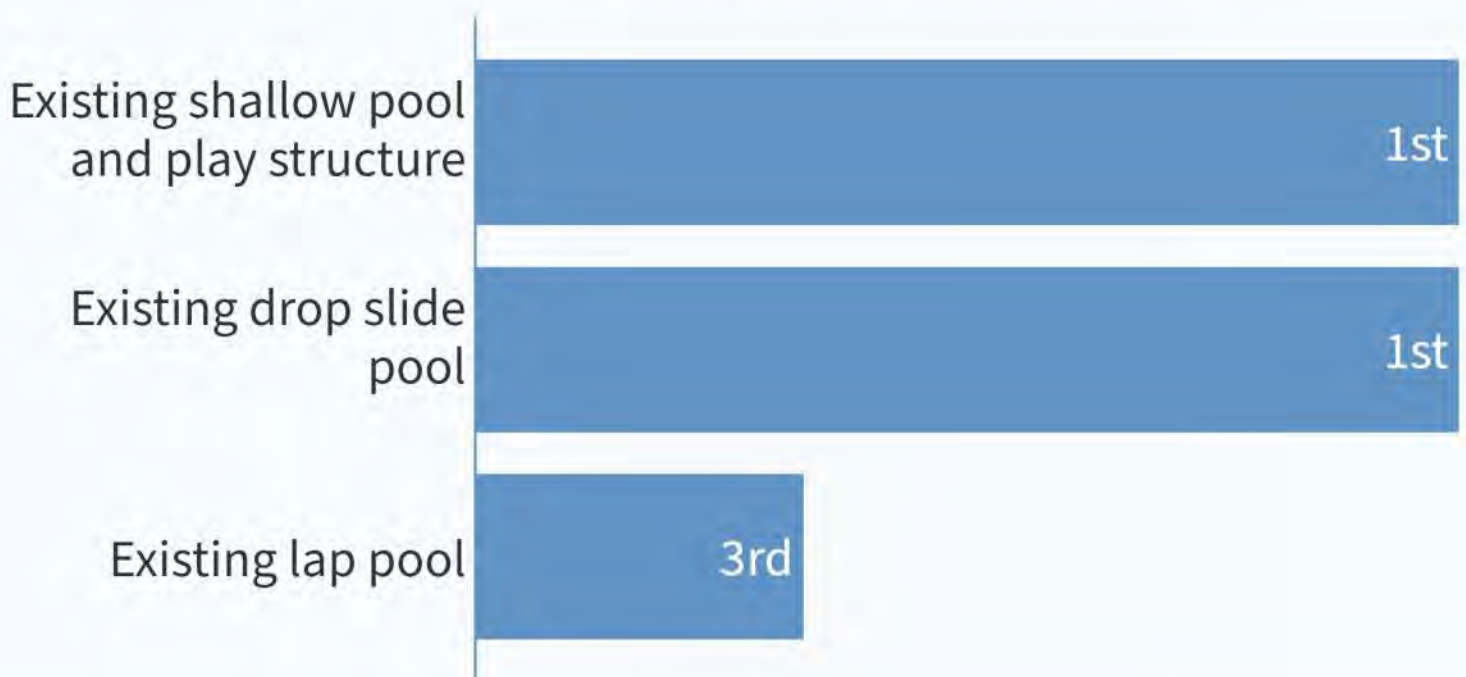
2 CLIMBING WALL



Place a dot on this image

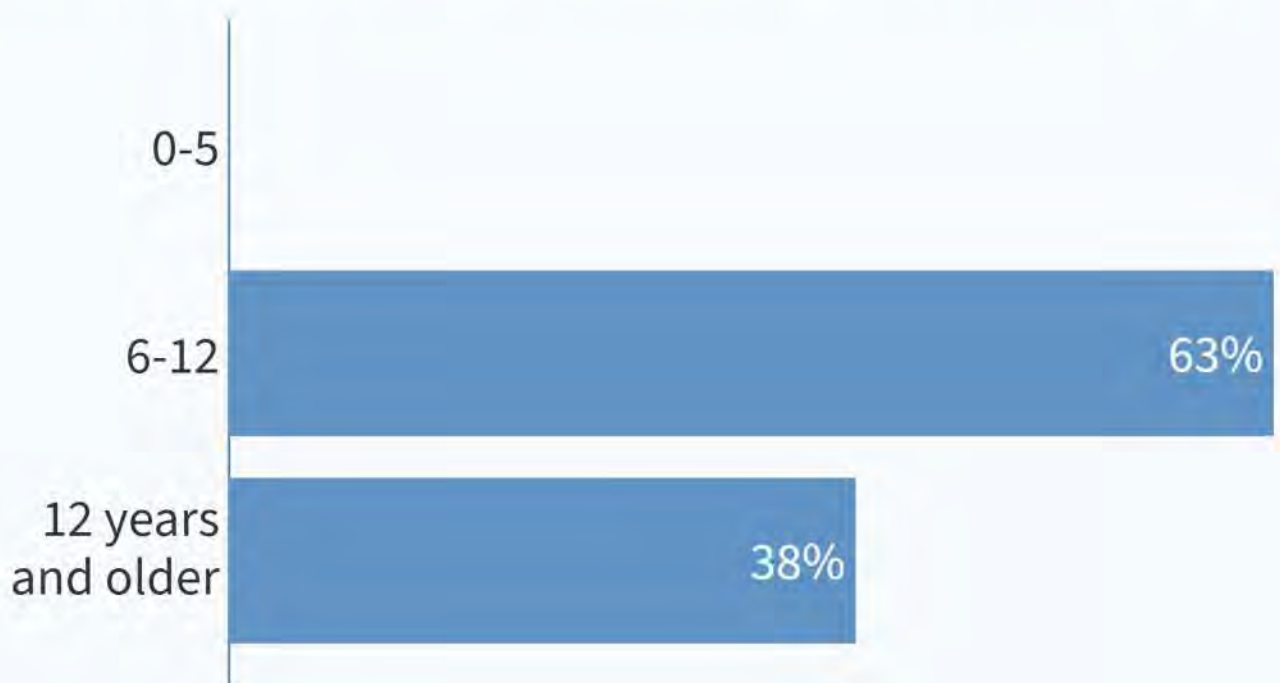
ONLINE SURVEY 2- EV POLL (OCT 2022)

**What is your most used/enjoyed feature of the existing pools at  
North Commons Water Park? *Rank in order of use***



ONLINE SURVEY 2- EV POLL (OCT 2022)

**What age group are you most interested in providing water features for at the future North Commons Park Water Park?**



ONLINE SURVEY 2- EV POLL (OCT 2022)

# Water Park - Activities

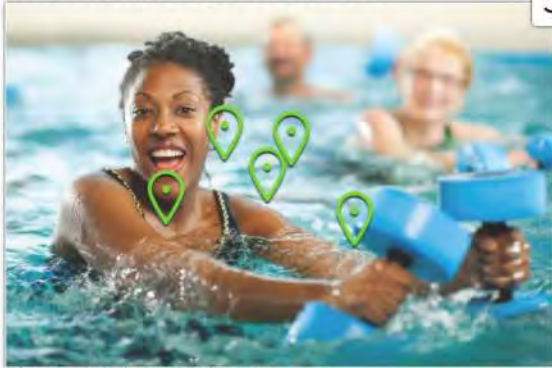
## NORTH COMMONS PARK WATER PARK- ACTIVITIES

What activities are most important to you at the future North Commons Park Water Park?

Place up to 2 dots on the images

**EXERCISE/TRAINING/THERAPY**

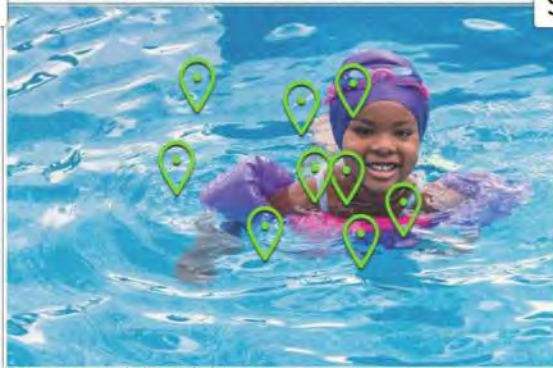
5



Place a dot on this image

**LEARN TO SWIM ACTIVITIES**

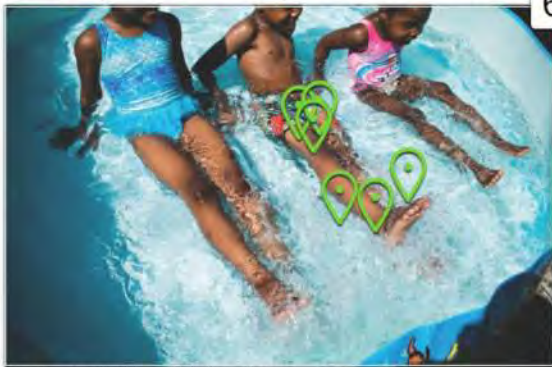
9



Place a dot on this image

**SMALL CHILD RECREATION  
(SHALLOW WATER AND SPLASH FEATURES)**

6



Place a dot on this image

**OLDER CHILD AND ADOLESCENT  
RECREATION (DEEPER WATER, SLIDES,  
DIVING)**

11



Place a dot on this image

ONLINE SURVEY 2- EV POLL (OCT 2022)

# Water Park - Features

## NORTH COMMONS PARK WATER PARK- FEATURES



What features are most important that the future North Commons Park Water Park provide?

Place up to 5 dots on this board

WATERSLIDES



6 LAP SWIMMING/SWIM LESSONS



4 AN AREA WITH SHALLOW WATER & SMALL SPRAY FEATURES- FOR SMALL CHILDREN



0 SHADED DECK AREA



CLIMBING WALL



1 LAZY RIVER



3 CURRENT CHANNEL



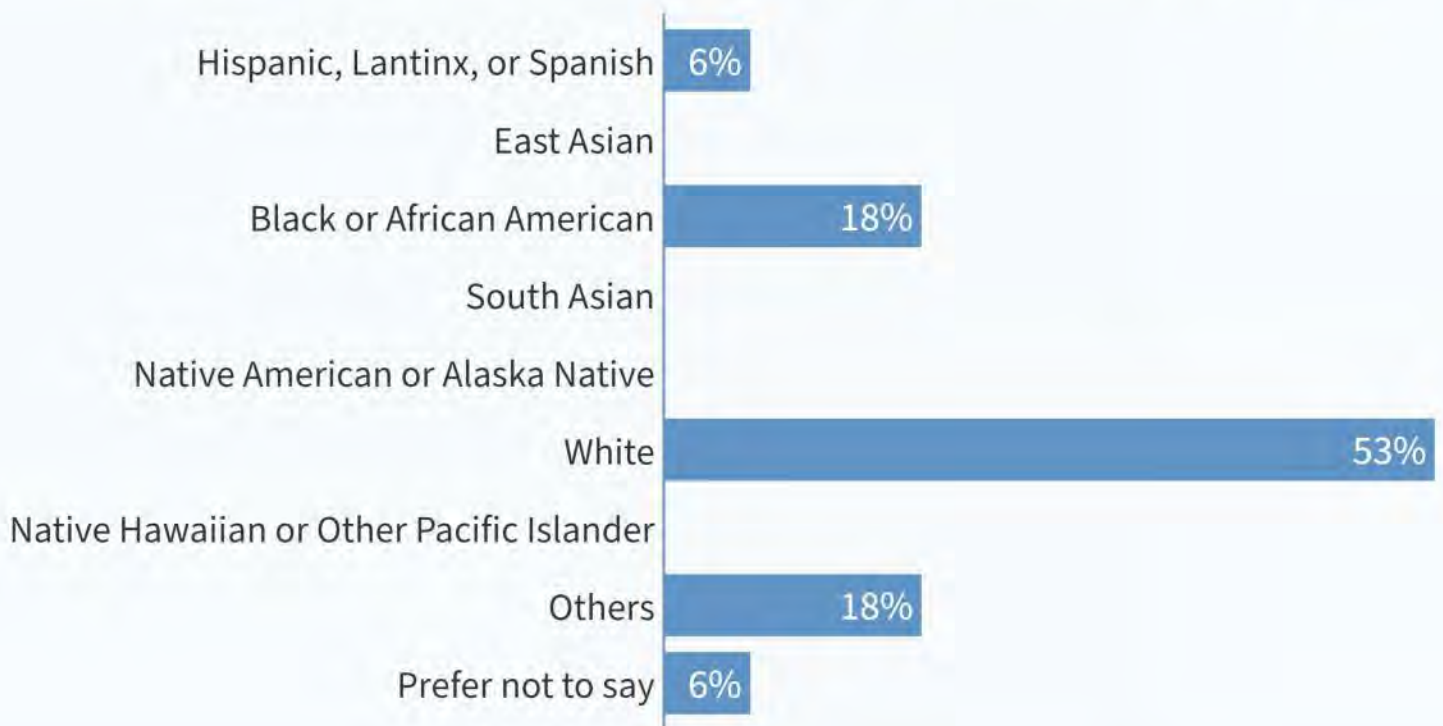
2 OBSTACLE COURSE





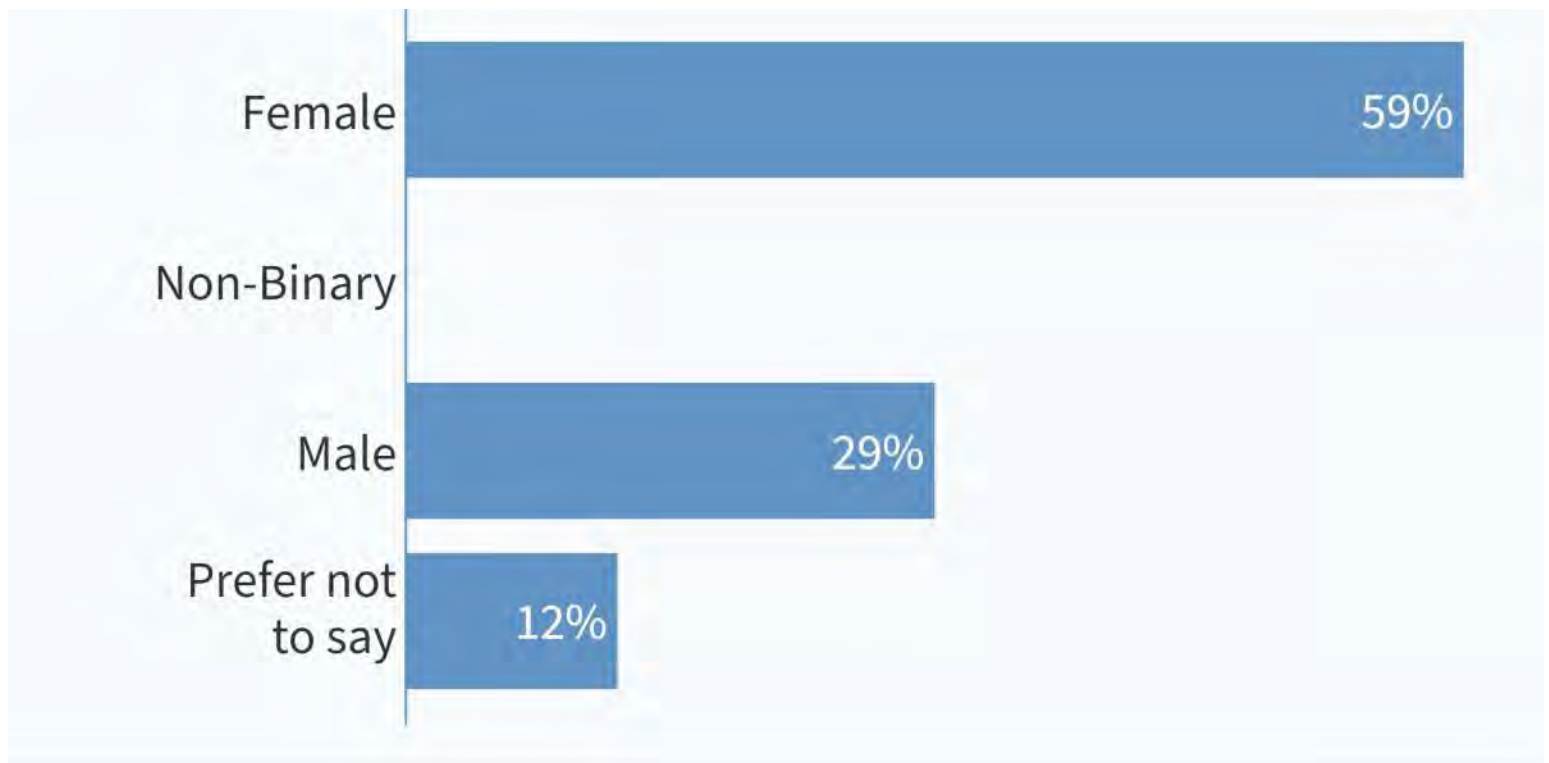
ONLINE SURVEY 2- EV POLL (OCT 2022)

### **How do you identify your ethnicity? (select all that apply)**

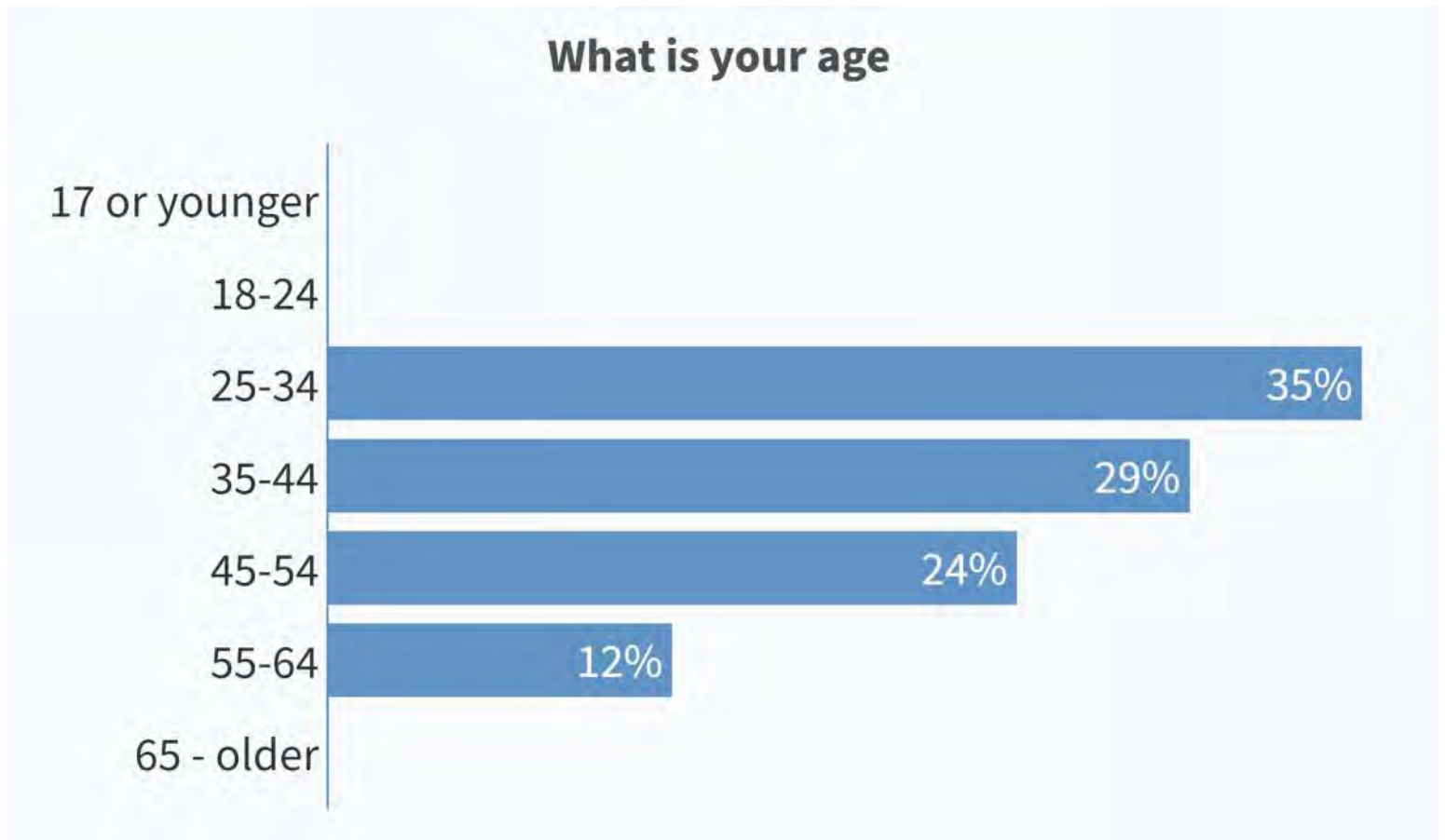


ONLINE SURVEY 2- EV POLL (OCT 2022)

### How do you self identify your gender?



ONLINE SURVEY 2- EV POLL (OCT 2022)



END OF DOCUMENT



Resolution 2023-27

# North Commons Park Phase 1 Improvements Study Report

April 26, 2023

Daniel Elias, Design Project Manager



Minneapolis  
Park & Recreation Board

# Agenda

- Why are we here tonight?
- Project Status Update
- How did we get here?
- Three Key Project Options
- Schedule Comparison
- Project Funding Update
  - MPRB Funding
  - State Funding
  - Federal Funding – ARPA & HUD
  - Pending Funding Requests
  - Minneapolis Parks Foundation Funding
  - Summary
- Project Funding & Schedule Comparison



# Agenda (continued)

- Option Comparison
  - Summary and Vision
  - Project Budget
  - Program
  - Building Size/Gym
- Community Engagement Update
  - Themes from previous engagement events
- Playground Update
- Questions for the MPRB Board of Commissioners



# Project History and Status Update

- In 2019, the North Service Area Vision Plan was approved and included a completely revised northeast corner of North Commons Park.
  - ❑ The plan included a new recreation center with a field house to hold up to four total gyms, an enhanced and relocated water park and a new and relocated parking lot.
- As staff initiated this project and hired the design consultant team, two concepts were prepared for public review that included 100% new construction of all proposed amenities.
  - ❑ However, a cost estimate during this early design phase indicated that the costs for the proposed project far exceeded the planned budget.
  - ❑ The newly estimated Project Budget was around \$49M while the anticipated Project Budget was between \$20 and \$24M.



# Project History and Status Update

- There are several reasons that the overall project costs increase so significantly after the Vision Plan was approved.
  - ❑ Inflation/supply chain issues during the pandemic led to significant construction cost increases with a 22% annual increase in 2021 alone.
  - ❑ The overall scope of the project increased as engagement and design processes better understood the community needs.
- With a cost estimate and project budget significantly misaligned, staff and the design team created two additional concepts that aimed to deliver the same general scope of amenities but with a reduced budget.
  - ❑ These new concepts centered around renovating the existing center and building an addition.
  - ❑ Other amenities were reduced in size.
  - ❑ The renovation/addition concepts were estimated at around a \$35M total project budget.



# Project History and Status Update

- Staff believed that the \$35M overall Project Budget was realistic due to the planned \$12M request for additional State bond funding in 2023.
  - ❑ \$12M project funds in hand
  - ❑ \$12M 2023 State bond request
  - ❑ Minneapolis Parks Foundation Fundraising campaign
- In 2023, MPRB again asked for \$12M from the State for the project but is expected to receive \$0.
- With just over \$12M committed to the project from State, Federal and internal Park Board sources, MPRB has been unsuccessful to-date in securing additional public funds to support this project.
- Staff need MPRB Board of Commissioner direction to determine the scope, size and schedule for this project.



# Schedule Comparison

	2023				2024				2025				2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Option A: \$22M		Board Direction During Study Report	Concept Plan Approval	Design	Design	Design	Design	Bidding and Contract Award	Bidding and Contract Award	Construction	Construction	Construction	Construction	Construction	Construction	Project Completion				
Option B: \$35M		Board Direction During Study Report					Concept Plan Approval	Design	Design	Design	Design	Bidding and Contract Award	Bidding and Contract Award	Construction	Construction	Construction	Construction	Construction	Project Completion	
Option C: \$49M		Board Direction During Study Report	UNKNOWN SCHEDULE																	

- Board Direction During Study Report
- Concept Plan Approval
- Design
- Bidding and Contract Award
- Construction
- Project Completion



# Project Funding Update

## MPRB CIP - \$1,900,000

- MPRB has project funding through our CIP for a total of \$1.9M
- This funding is for plan improvements but also has \$355K dedicated to the playground replacement only.
- There is no risk that this funding will be compromised if there is a project delay.



# Project Funding Update

## 2020 State Bond Funding - \$5,125,000

- In 2020, MPRB requested \$12M of State Bond funds for this project, we received \$5.125M
- Funding Deadlines of note:
  - Grant Agreement must be executed by December 31, 2024
  - In order to execute this grant, MPRB must be able to demonstrate Full Project Funding, meaning that all funding for the project must be secured
  - The Grant Agreement deadline on December 31, 2024 could be extended, however, it can not be extended by staff; extension would be through State legislative action only
- In 2023, MPRB requested another \$12M of State Bond funds but is expected to receive \$0



# Project Funding Update

## Federal Community Grant (HUD) - \$2,000,000

- MPRB received \$2M as a Federal Community Grant, to be administrated through the Housing and Urban Development Administration (HUD) and in partnership with Congresswoman Omar's office.
- Funding Deadlines are not applicable to this source of funding as the Grant Agreement Deadline is in 2025 and nearly complete and the Expense Reimbursement Deadline is in 2030.



# Project Funding Update

## American Rescue Plan Act (City) - \$3,000,000

- MPRB received \$3M of American Rescue Plan Act (ARPA) funds through the City of Minneapolis and the Mayor's office
- Funding Deadlines of note:
  - ❑ "Costs must be obligated by December 31, 2024, and expended by December 31, 2026."
    - MPRB will need to have approved expenses under contract by December 31, 2024
    - After entering into a contract by the above deadline, MPRB will need to expend a minimum of \$3M by December 31, 2026.
    - These contracts can be a design or construction contract
- Only Option A (\$22M project) meets these deadlines
- Board direction to pursue Option B (\$35M) would likely compromise some of this funding
- Board direction to pursue Option C (\$49M) would compromise this funding



# Project Funding Update

## Pending Public Funding Sources – Amounts Vary

- **2023 State Bond Request - \$12,000,000**
  - ❑ This is not in the current bonding bill and MPRB expects to receive \$0
- **2024 State Bond Request - \$TBD**
  - ❑ At the Board's direction, staff could request additional project funding through the State in 2024
  - ❑ The likelihood of success in 2024 is unknown
- **Senate Appropriation Request - \$5,000,000**
  - ❑ MPRB has applied for \$5,000,000 through Sen. Smith and Klobuchar for a Senate Appropriation through Congressional Directed Spending
  - ❑ MPRB will know if we were successful or not and at what funding level by late June or early July of 2023.



# Project Funding Update

## Pending Mpls Parks Foundation Contribution – \$8-10M+

- Minneapolis Parks Foundation (MPF)
  - ❑ MPF has initiated a North Commons Community Fundraising campaign
  - ❑ MPRB/MPF will bring a Fundraising Agreement to the Board of Commissioners in the coming months
  - ❑ MPF anticipates bringing \$8-10M of capital funding to the project if no additional public dollars are allocated to the project
  - ❑ MPF has indicated that the project's philanthropic capacity would increase if additional public funding is allocated to the project



# Project Funding Update Summary

Committed Fund Source	Amount	Deadline Concerns	Possibility for Extension
MPRB CIP	\$ 1,537,506.33	No	N/A
MPRB CIP (Playground)	\$ 355,000.00	No	N/A
State Bonding	\$ 5,125,000.00	Yes	Legislative Extension Possible
Federal Community Grant (HUD)	\$ 2,000,000.00	No	N/A
American Rescue Plan (City)	\$ 3,000,000.00	Yes	No
<b>TOTAL COMMITTED FUNDING</b>	<b>\$ 12,017,506.33</b>		

Pending Fund Source	Amount	Award Notificaton Date	Notes
Senate Appropriation Request	\$ 5,000,000.00	June/July-2023	MPRB Unsuccessful in 2022 for same fund source
State Bonding 2023	\$ 12,000,000.00	May 2023	Not in current Bonding Bill
State Bonding 2024	Board Directed	May 2024	Unknown likelihood of success
Minneapolis Parks Foundation	\$8-10,000,000	N/A	Pending MPRB/MPF Fundraising Agreement



# Three Key Project Options

- Option A: Move forward now with a modest renovation and expansion of the existing building at the \$22M Project Budget
  - *Does not align with the park master plan and likely does not meet community desires*
- Option B: Attempt to secure additional public funding for a large renovation and expansion at the \$35M Project Budget
  - *Partially aligns with the park master plan and with community needs/desires*
- Option C: Delay until additional public funding can be secured to implement a new building and waterpark at the \$49M Project Budget
  - *Aligns with park master plan and with community needs/desires*



# Option A Summary

- Option A is guided by an anticipated \$22M project budget
- INCLUDE ONE-SENTENCE DESCRIPTION OF THE CONCEPT
- BENEFIT: Option A fully aligns with funding deadlines
- BENEFIT: Project completion would be soonest among options: Q3 2026
- RISK: Option A potentially leaves future public money on the table
- RISK: Option A delivers a project that does not fully meet the communities needs
- If directed by the Board to proceed, Option A would move directly into the Preferred Concept phase with Board review anticipated for Q3 2023.



# Option A Concept Vision



Minneapolis  
Park & Recreation Board

# Option B Summary

- Option B is guided by an anticipated \$35M project budget, which will require additional public dollars
- INCLUDE DESCRIPTION OF CONCEPT
- BENEFIT: Project scope generally meets the North Commons Park Vision Plan while renovating the existing center and building an addition
- BENEFIT: Project leverages existing building to create cost efficiencies while still increasing space and amenities
- RISK: Does not align with all funding deadlines with an extension required for State bonding and a possibility that some ARPA funding would be returned.
- RISK: If additional funding in 2024 is not secured, the project budget/scale will equal Option A, but will be delivered on the Option B schedule (Q3 2027)
- If directed by the Board to proceed with Option B staff would put the project on a one-year hold awaiting the 2024 bonding cycle



# Option B Concept Vision



Minneapolis  
Park & Recreation Board

# Option C Summary

- Option C is guided by an anticipated \$49M project budget, which will require significant additional public dollars, most likely through State bonding and additional sources
- PROVIDE DESCRIPTION OF CONCEPT
- BENEFIT: Project scope meets the North Commons Park Vision Plan while building all new construction
- RISK: Option C does not align with funding deadlines
  - Existing ARPA funding will be returned
  - Existing State bond funding will likely be returned
- RISK: Project completion is unknown, scope is not guaranteed
- If directed by the Board to proceed with Option C staff would put the project on hold while MPRB repositions the project to apply for public funding upwards of \$30-\$35M



# Option C Concept Vision



Minneapolis  
Park & Recreation Board

# Project Budget Comparison

	Option A	Option B	Option C
New Gym Space	\$4,830,000	\$8,420,000	\$11,000,000
Building Addition	\$1,400,000	\$2,800,000	\$8,000,000
Renovation	\$800,000	\$1,300,000	N/A
Demolition	\$720,000	\$972,000	\$1,248,700
Site Work	\$1,200,000	\$2,000,000	\$3,200,000
Water Park	\$5,200,000	\$7,000,000	\$8,000,000
Soft Costs including Design	\$4,245,000	\$6,747,600	\$9,434,610
Subtotal	\$18,395,000	\$29,239,600	\$40,883,310
Total with Inflation - 14%	\$20,970,300	\$33,333,000	\$46,607,000
Estimating Contingency - 5%	\$1,029,700	\$1,667,000	\$2,393,000
<b>TOTAL PROJECT BUDGET</b>	<b>\$22,000,000</b>	<b>\$35,000,000</b>	<b>\$49,000,000</b>



# Program Comparison

	Option A	Option B	Option C
<b>Walking Track</b>	Limited	Yes	Yes
<b>Spectator Seating</b>	Small	Med	Large
<b>Fitness Space</b>	Small	Med	Large
<b>Concession</b>	No	Yes	Yes
<b>Gym #s</b>	2 new, 1 exst	3 new, 1 exst	4 new
<b>Public Art</b>	Yes	Yes	Yes
<b>Pedestrian Access Improvements</b>	Yes	Yes	Yes
<b>Refridgerated Ice Rink</b>	No	No	Maybe
<b>Water Park Size</b>	Med	Large	Large+



# Size/Gym Comparison

	Existing Buildings	Option A	Option B	Option C
Number of New Full Size Courts	0	2	3	4
Number of Existing Small Courts	1	1	1	0
Existing Rec Center Square Footage (SF)	15,385 SF	15,385 SF	15,385 SF	Demo
Existing Aquatic Bldg SF	6,152 SF	Demo	Demo	Demo
Existing Rec Center Renovation SF		5,000 SF	8,200 SF	
New Construction SF		17,000 SF	30,250 SF	49,120 SF
<b>TOTAL SQUARE FOOTAGE</b>		<b>32,385 SF</b>	<b>45,635 SF</b>	<b>49,120 SF</b>



# Project Funding & Schedule Summary

	2023				2024				2025				2026				2027				2028	2029	2030
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4			
Option A: \$22M		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■						
Option B: \$35M		■					■	■	■	■	■	■	■	■	■	■	■	■	■	■			
Option C: \$49M		■			UNKNOWN SCHEDULE																		
State Bonding: \$5.15M																							●
Fed Comm Grant (HUD): \$2M																							●
Fed ARPA (City): \$3M																							●



Grant Agreement Deadline - Understanding of Full Project Scope

Funding Obligation (Expenses Under Contract) Deadline

Project Expense Reimbursement Deadline

Board Direction During Study Report

Concept Plan Approval

Design

Bidding and Contract Award

Construction

Project Completion



# Community Engagement Update

## Concept Design Options Release to Today

### Engagement Events/Activities

- Concept Design Options Release event
- Three in-person Open Houses
- Two virtual Open Houses
- Online survey
- Four pop-up engagement events through North High, JXTA, NRCC and the YMCA
- Three Community Collaborator events
- General email correspondence

Through the above events/activities, MPRB estimates that we engaged with over 300 individuals

MRPB compiled over 750 individual comment and categorized them into themes to understand comment frequency



# Community Engagement Update

## Concept Design Options Release to Today

### Major Themes during this phase of Engagement

1. Suggestion to add a Refrigerated Ice area to the Phase 1 Improvements scope – 48 comments
2. Support for public art – 36 comments
3. Support for renovating the existing community center – 22 comments
4. Concern about a small parking lot – 14 comments
5. Support for a walking track – 13 comments
6. Evenly split support for each of the four Concept Design Options – 47 comments
7. Support for protecting trees and green space – 10 comments
8. Concern about site security – 10 comments
9. Support for lower level gyms – 8 comments



# Playground Update

Staff anticipate bringing the North Commons Park Playground Concept Design approval to the Board on May 10<sup>th</sup> without a Public Hearing

There was strong support for the 2-5 Area in Concept A and the 5-12 Area in Concept B.

The final Concept Design for the playground combines these two into a single playground design.



# Playground Update



North Commons

KOMPAN!  
Let's play



Minneapolis  
Park & Recreation Board

# Playground Update



# Questions for the Planning Committee/Board

- Which Project Option (A, B or C) do you prefer staff bring back as the Preferred Concept Approval?
- **In Option A**, staff will move directly into the Preferred Concept phase for a \$22M project. This option:
  - Keeps the project on schedule for a 2026 opening
  - Utilizes all existing project funding
  - Reduces the project scope significantly compared to the approved Vision Plan



# Questions for the Planning Committee/Board

- **In Option B**, staff put the project on hold for one year while additional public funding is requested. This option:
  - Delays the project by one year to a 2027 opening
  - Requires legislative action to extend existing State funding
  - Will compromise some amount of the existing ARPA funding
  - Keeps North Commons Park on the MPRB Legislative Agenda going into 2024
  - Does not guarantee a larger project but could lead to a project that meets the basic goals of the approved Vision Plan with renovation of the existing center and an addition



# Questions for the Planning Committee/Board

- **In Option C**, staff put the project on hold for an unknown amount of time while additional public funding is requested. This option:
  - Delays the project an unknown amount of time
  - Requires legislative action to extend existing State funding
  - Compromises the ARPA funding and possibly the HUD funding
  - Keeps North Commons Park on the MPRB Legislative Agenda going into 2024
  - Does not guarantee a larger project but could lead to a project that meets basic goals of the approved Vision Plan through 100% new construction



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