NORTHEAST PARK RECREATION CENTER
COMMUNITY ADVISORY COMMITTEE MEETING #1

Minneapolis, MN  November 6, 2014
PROJECT OVERVIEW

1. Project history / Master Plan / Project Scope
2. Proposed schedule
3. Project Advisory Committee (PAC) comments
NORTHEAST PARK MASTER PLAN
### Phase 1: Community Engagement / Schematic Design

- **Project Initiation Meeting**
- **Public Open Houses**
- **Community Advisory Committee Meetings**
- **Public Hearing**
- **Schematic Design**

In **Community Engagement**, the Project Team reaches out to the Northeast Park community to listen and learn about their needs, ideas, and hopes for the new Recreation Center. In addition to an online survey, we conduct five open forums for residents to share their thoughts with us.

**Schematic Design** is the process in which the Project Team matches the identified program needs with available resources to identify the best value for the community. Diagrammatic drawings of the building are developed, together with preliminary thoughts on interior and exterior materials. By the end of this phase, major design decisions are complete.

### Phase 2: Design Development / Construction Documents

- **Design Development**
- **Construction Documents**

**Design Development** is the first step toward the development of documents used for construction. Drawings are developed in more detail, and the various systems in the building - mechanical, electrical, structural, fire protection - are coordinated with each other. Basic technical details are developed, and final adjustments to the interior and exterior design are agreed upon.

The documents needed for selection of a contractor and construction of the project included technically detailed drawings as well as a book of written specifications which describe the properties and qualities of all materials used in the project, from the window glaze to the hardware used on cabinets to the adhesive use for room signage. These are collectively referred to as the **Construction Documents**. This is not a design phase, but a documentation phase.

### Phase 3: Bidding and Construction Administration

- **Bidding Services**
- **Construction**

In the **Bidding Phase**, the Construction Documents are issued to interested general contractors, who are invited to participate in a competitive bid to build the new Recreation Centre. Evaluation of bids includes a careful weighing not only of each contractor's price, but of the quality of their bids - which includes the level of detail of their cost estimation and demonstrated understanding of the scope of the project. At the end of this phase, the Park Board will award the project to the selected contractor.
INTRODUCTION TO PERKINS AND WILL
INTRODUCTIONS
PROJECT TEAM

DAVID SHEPPARD
project manager

SUSAN NELSON
architect

ANA NELSON
landscape architect

KATHRYN WATSON
designer
P+W EXPERIENCE
Park and Recreation Projects

CAMP SOUTHERN GROUND
FAYETTEVILLE, GEORGIA

VANDUSEN BOTANICAL GARDEN VISITOR CENTRE,
BRITISH COLUMBIA, CANADA

ANGUS GLEN COMMUNITY CENTRE AND LIBRARY
TOWN OF MARKHAM, ONTARIO

PEGGY NOTEBAERT NATURE MUSEUM
CHICAGO, ILLINOIS

UNIVERSITY OF NORTHWESTERN SPORTS COMPLEX
ROSEVILLE, MINNESOTA

BE THE MATCH PLAZA
MINNEAPOLIS, MINNESOTA

ANDOVER COMMUNITY CENTER/YMCA
ANDOVER, MINNESOTA

COON RAPIDS COMMUNITY CENTER
COON RAPIDS, MINNESOTA

NEW ULM COMMUNITY CENTER
NEW ULM, MINNESOTA

ST. JOHNS UNIVERSITY SPORTS COMPLEX
COLLEGEVILLE, MINNESOTA

SPRINGBROOK NATURE CENTER
FRIDLEY, MINNESOTA

LONGMONT RECREATION CENTER
LONGMONT, COLORADO*

INGLEWOOD RECREATION CENTER
INGLEWOOD, COLORADO*

PAUL DERDA RECREATION CENTER
WESTMINSTER, COLORADO*

TAMARACK NATURE CENTER MASTER PLAN
RAMSEY COUNTY, MINNESOTA*

MINNEAPOLIS PARK AND RECREATION BOARD
Park Siding Park
Levin Triangle Park
Andrews Park Recreation and Athletic Complex
MINNEAPOLIS, MINNESOTA*

BENSON PARK MASTER PLAN
NORTH MANKATO, MINNESOTA*

CASCADE LAKE MASTER PLAN
ROCHESTER, MINNESOTA*

CROSS CITY TRAIL AND WAYFINDING PLAN
DULUTH, MINNESOTA*

GATEWAY TO INDIANA DUNES BEACH TRAIL AND
WAYFINDING PLAN
PORTER, INDIANA*

MISSISSIPPI RIVER REGIONAL TRAIL, SPRING LAKE PARK
RESERVE
DAKOTA COUNTY, MINNESOTA

MORNINGSIDE PARK MASTER PLAN AND IMPLEMENTATION
CHAMPLIN, MINNESOTA*

NORTH CREEK GREENWAY AND MINNESOTA RIVER
GREENWAY MASTER PLANS
DAKOTA COUNTY, MINNESOTA*

PARKS, TRAILS AND OPEN SPACE MASTER PLAN
BENTON COUNTY, MINNESOTA*

RIVERSIDE PARK IMPROVEMENTS
SAINT CLOUD, MINNESOTA*

SAINT ANTHONY FALLS INTERPRETIVE PLAN
MINNEAPOLIS, MINNESOTA*

VALENTINE PARK MASTER PLAN
ARDEN HILLS, MINNESOTA*

WOLF LAKE REGIONAL PARK
HAMMOND, INDIANA*

CITY OF GOLDEN VALLEY PUBLIC REALM AND
INFRASTRUCTURE MANAGEMENT PLAN
GOLDEN VALLEY, MINNESOTA*

*RELEVANT PROJECTS PERFORMED BY ONE OR MORE OF OUR
PERSONNEL PRIOR TO JOINING PERKINS+WILL
Trends in Recreation
TRENDS IN RECREATION
Athletic Center/ Gymnasiums

• Multipurpose/ Flexible use
  • Adjustable lighting/ Natural lighting
  • Acoustic control
  • Retractable seating
  • Flooring choices
  • Convenient adjacent Storage
  • Multipurpose sound systems
TRENDS IN RECREATION
Athletic Center/ Gymnasiums

• Specific activity use
  • Gymnastics/ Wrestling
    • Equipment intensive
  • Basketball
    • Floor material sensitive
    • Spectator vs. No spectator
  • Running/ Walking track
    • Raised vs. Ground level
TRENDS IN RECREATION
Programming for Children

- Indoor playgrounds
  - Climbing structures
  - Soft flooring
  - Bouncy houses
- Drop off care/ Afterschool programs
  - Active spaces
  - Quiet spaces
  - Learning spaces
- Organized sports teams
- Organized class activities
- Community organized events
  - Brownies/ Girl Scouts
  - Boy Scouts
  - Other
TRENDS IN RECREATION
Programming for Teens + Young Adults

- Active spaces/ quiet spaces/ learning spaces
- Game rooms
  - Wii/ Xbox zones
  - Pool tables/ Ping Pong
  - Table games
- Hang out spaces
- Computer Access
TRENDS IN RECREATION
Programming for Teens + Young Adults

- Organized classes
  - Art
  - Music/Theater
  - Dance
- Afterschool programs
TRENDS IN RECREATION
Meeting and Formal Classroom Space

- Dividable Meeting rooms
- Rentable Meeting/ Gathering rooms
- Catering Kitchens
TRENDS IN RECREATION
Meeting and Formal Classroom Space

• Flexible Classrooms
  • Provides materials storage
  • Provides sinks/ water for art/ cooking
  • Provides technology access
    • Projection
    • Access to internet
    • Access to sound systems
TRENDS IN RECREATION
Fitness/Classroom Space

- Fitness/ Dance Classrooms
  - Appropriate flooring
  - Mirrors
  - Sound-system
  - Adjustable lighting
TRENDS IN RECREATION
Informal and Enrichment Space

• Visual Connections to Activities in Building
  • Views to gymnasium/ athletic spaces
  • Views to fitness
  • Views to classrooms
• Gathering/ Waiting Spaces/ Hang out spaces
  • Soft Seating
  • Fireplaces
  • Natural Materials
• Internet connections
  • Wireless
  • Drop-in Stations
• Coffee Shop Space
• Game Rooms
TRENDS IN RECREATION

Exterior Character

- Visual Connections from inside to outside
- Outdoor programmable areas
TRENDS IN RECREATION

Exterior Character

- Physical connections to exterior recreation spaces
TRENDS IN RECREATION
Exterior Character

• Neighborhood beacons.
TRENDS IN RECREATION
Exterior Character

• Natural Materials
• Windows as connection and invitation to enter
• Landscape as ‘place-maker’ and amenity
TRENDS IN RECREATION
Interior Character

- Natural light
- Durable Materials
- Combination of hard and soft surfaces
- ‘Warm’ colors and materials
EXISTING CONDITIONS

Site Analysis
SITE ANALYSIS

Existing Park Facilities

- Jackson Square
- Windom Park (0.7 miles)
  Gym with basketball court
  Craft Room
  Kitchen
  Meeting Rooms
- Northeast Park
- Logan Park (1.1 miles)
  Gym with basketball court
  Craft Room
  Kitchen
  Meeting Rooms
  Computer Lab
- Beltrami Park
SITE ANALYSIS
Existing Park Facilities

- Sand volleyball courts
- Area for new building
- Existing splashpad
- Existing building:
  Changing Rooms/storage
  Pool equipment
- Water Park
- Mini-golf course
SITE ANALYSIS
Zoning and Land Use

- District R1: Single family residence, low density
- District R5: Multiple family residence, high density
- District R2B: 2 family residence, low density
- District D: Medium Industrial
- District L1: Light Industrial
- Area for new building
SITE ANALYSIS
Transportation

Bus routes
4 New Brighton
Johnson Street
Downtown Minneapolis
Bryant Avenue
Southtown Shopping Center

30 Golden Valley Rd & Xerxes
Broadway Avenue
Northeast Park
The Quarry Shopping Center
Broadway & Stinson
Como Ave & 280
University Ave & Raymond

West Parking Lot
100 cars

East Parking Lot
140 cars
COMMUNITY INPUT

1. Open House #1 Review
2. Public Comment
3. Survey Response Analysis
OPEN HOUSE #1 RESPONSE

Athletic Spaces

Daylight, Open, Observation, All Ages, Unique in MPRB, Vital

Warm, Wood, Daylight, Open, Rich, Movement, Simple, Acoustics, Materials, Spirit of NE, Multi-purpose, Flexible, New + Old, Useful Big
OPEN HOUSE #1 RESPONSE
Athletic Spaces

Open, Big, Light, Modern, Glass
Flexible, Scale, Multipurpose
New + Old, Warm, Open, Daylight
OPEN HOUSE #1 RESPONSE
Social/Meeting/Classroom Spaces

Cozy, Fireplace, Stone, Lounge, Open, New + Old
Daylight, Open, Connection to Outdoors, Flexibility
OPEN HOUSE #1 RESPONSE
Social/Meeting/Classroom Spaces

Daylight, Collegial, High Ceiling, Overhang, Flexible, Relaxing, Landscape, Hang-out, Coffee shop
Daylight, Multi-purpose
Cozy, Community, Living room
OPEN HOUSE #1 RESPONSE
Spaces for Youth

Open, Modern, Flexible
Acoustically separate, Large space for relaxing
OPEN HOUSE #1 RESPONSE
Spaces for Youth

Fun indoor play
Open, Flexible, Honest expression of materials, Modern with Traditional form
Nice for little kids, modern
**SURVEY RESPONSES**

How the survey reflects Northeast neighborhood

**The survey is still open.** These results are current as of October 31. As of that date, we had about 169 respondents to the survey.

In this series of bar charts, data is reflected over a central axis to compare one set of data to another.

Data in YELLOW indicates the demographic composition of the Northeast Park neighborhood from census data.

Data in ORANGE reflects the demographic composition of people who responded to the survey.
SURVEY RESPONSES
How the survey reflects Northeast neighborhood

Data in YELLOW indicates the demographic composition of the Northeast Park neighborhood from census data.

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SURVEY RESPONSES
How the survey reflects Northeast neighborhood

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**SURVEY RESPONSES**

What people want: summary of responses

These are the overall results from Question 4:

What types of activities and/or programs would you most like to see in the new building? Please choose and/or list your top five priorities.
SURVEY RESPONSES
What people want: summary of responses

Given the gender disparity of response noted earlier, here is how program preferences break down by gender:

What types of activities and/or programs would you most like to see in the new building? Please choose and/or list your top five priorities.
BUILDING PROGRAM EXERCISE

1. Budget review
2. Programming Exercise
PROJECT BUDGET
Matching program to budget: an overview

- **Project Budget:** $4,000,000
  - This number is fixed
- **Construction budget:** a percentage of this
  - Probably about 80%, or $3,200,000
- **Construction cost/sf is unknown**
  - We have assumed about $200/sf as an educated guess
  - The construction market in the Twin Cities is very active – which is not conducive to low bids
  - As construction cost increases, the cost of program elements with fixed areas (e.g., regulation basketball courts) increases
  - At the same time, the amount of gross building area we can afford on a fixed budget decreases
- **Programming:** a few basics
  - Net area: ‘inside the walls’
  - Gross area: everything – including building services
  - Typical ‘grossing factors’ for planning range from 1.25 to 1.35
  - For our purposes tonight, we will be working with program elements that are priced on gross square feet multiplied by project cost based on a 1.25 grossing factor
Northeast Recreation Center Menu

- Two-court gym with 10’ perimeter: $4,175,000 (Consists of a 16,000 GSF gym)
- Two-court gym with 5’ perimeter: $3,450,000 (Consists of a 13,400 GSF gym)
- One-court gym with 10’ perimeter: $2,425,000 (Consists of a 9,400 GSF gym)
- 12’ Running track (around two courts): $1,600,000 (Consists of a 6,240 GSF Space)
- 12’ Running track (around one court): $900,000 (Consists of a 3,475 GSF Space)
- Gymnastics/ Wrestling Room: $325,000 (Consists of a 1,300 GSF space)
- Classroom/ Program Room: $275,000 (Consists of a 1,105 GSF Space)
- Fitness Room: $250,000 (Consists of a 975 GSF Space)
- Meeting Rm (20 people): $125,000 (Consists of a 500 GSF Space)
- Preschool Room: $325,000 (Consists of a 1,200 GSF Space)
- Offices & Front Desk: $75,000 (Consists of a 260 GSF Space)
- Demo of existing building: $275,000 (Consists of a 5,600 GSF Space)
- Renovation of existing building: $725,000 (5,600 GSF Space: Partial work on existing building leaves pool equipment and pool office areas untouched.)
NEXT STEPS:
Program summary
Sustainability
Survey closes: November 12
Next CAC meeting: November 24, Pillsbury School, 2250 Garfield Avenue NE

THANK YOU