

WIRTH PARK ADVENTURE AND WELCOME CENTER

PAC MEETING #4
Offices of HGA, Inc.
June 25, 2015

PAC Attendees: Robert Dwyer, Steve Weeks, Alissa Luepke Pier, Dave Bryan

Consultant Attendees: Steven Dwyer, Nissa Tupper, Dan Yudchitz

MPRB Attendees: Adam Arvidson

Meeting Notes

HGA presented three site options still under consideration and noted PMT preference for option “A-revised.” HGA then presented two building options—a one-story building and a two-story scheme with a basement—along with a variant of the one-story scheme with a smaller square footage. Then, the floor was opened for discussion.

Q: When will the new parking lot be built? It would make sense to build it before demolishing the old parking lot

A (Arvidson): Final construction timeline is still being determined, but we will take this idea into consideration

Q: Why is there no two-story scheme with a mezzanine, as previously presented?

A (Arvidson): This option did not meet current project cost parameters. Also, there was some concern about such separation of uses between “public” facilities and offices and locker rooms.

- Lots of activities are being added to a small area of the park, so the building footprint should be kept as small as possible. Consider making building so 2nd story can be built later.
- One-story preferred, from a use perspective (party room in the basement as a bad idea; offices in the basement is a “bummer”)
- How does this building fit with the “village” concept as described in the master Plan for Wirth Park?
- Think about concession access, especially to the outdoor window, and the crowding
- Building doesn’t seem to connect to the rest of the park
- One-story scheme could be more flexible in the long run
- I hope the building doesn’t end up looking like an elongated pole barn
- Consider trees, plants, and other separation between the parkway and the drop-off area
- Parking near building seems cramped; maybe soften the turn-around and create more space, so the foreground to the building doesn’t feel jammed with cars
- Larger parking lot should be broken up with vegetation or curved
- Can we open an entire wall to the outside, to have full indoor/outdoor connections?
- The “shared” bathrooms with the locker rooms are unusual but an effective way to economize space



- One-story entry space feels more generous than 2-story
- Concern about cubby use in entry hallway. Do these need to be lockable? Will the public respect property?
- Can the exercise room also be the party room?
- The service access on the back-side looks like a good solution
- More variety of spaces along entry corridor. Maybe more articulation in the façade to provide nooks and seating areas
- Need to be able to divide the building when events happen
- Like the skew of the deck, but would be nice if actually a raised deck, as originally envisioned, instead of an at-grade patio
- Large gathering space on northern corner preferred
- Ticket counter will need to accommodate the total needs of this area, such as the rental of golf clubs and pull carts
- Perhaps ticketing could move toward the gathering area, to alleviate congestion at entry, but this may create a sight line problem for the par-3 course
- Shouldn't shrink the 1-floor option; the basement option is only viable from a use standpoint if there is a bigger main floor and a smaller basement
- No need to specifically reference the Chalet design; make this building uniquely attractive.