

Presentation of the Draft Predesign: Cedar-Riverside Recreation Center Predesign

July 07, 2021



Perkins&Will



PROJECT SCOPE

An exploration of a new Recreation Center to supplement a renovation/expansion/relocation of the Brian Coyle Community Center in the Cedar-Riverside neighborhood.



CEDARRIVERSIDE RECREATION CENTER PREDESIGN

PROJECT FUNDING

This predesign is funded by \$330,000 of State General Obligation Bond funds dating back to 2014.

There are currently no funds available for the design and construction of this project.



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CEDARRIVERSIDE RECREATION CENTER PREDESIGN

PROJECT PARTNERS

- Project partners met monthly throughout the entire duration of the project
- MPRB Board of Commissioners authorized a Memorandum of Understanding with a four project partners to further "an exploration of providing independent and/or jointly delivered programs and activities through one or more shared facilities in the Cedar - Riverside neighborhood."



WHAT IS A PREDESIGN?

- A Predesign identifies and documents the project's purpose, scope, cost and schedule of a capital project before large sums of money are invested.
 - In many ways, this is a master plan for a building project.
- A typical capital building project funded by the State of Minnesota through Bond funds is required to complete a Predesign in strict alignment with the State of Minnesota Predesign Checklist.



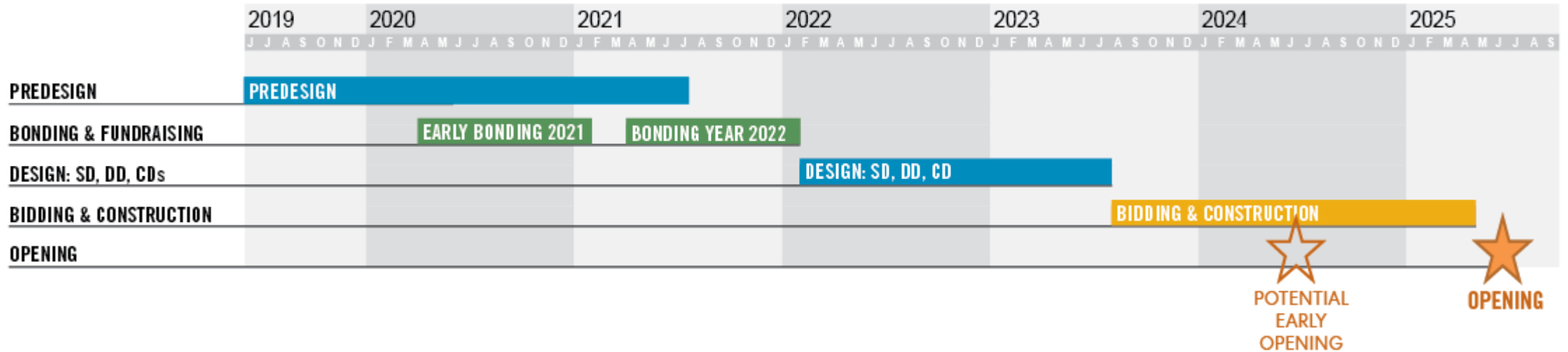
PROJECT CONTEXT

- The Brian Coyle Community Center opened in 1992 adjacent to Currie Park. The Coyle Center is owned by MPRB, however, the building was leased to Pillsbury United Communities for a total of a 99 -Year Lease, with 71 years remaining.
 - Because of the duration of the lease, the Coyle Center is not considered a public asset and these Pre-design funds cannot be (and were not) spent on exploring a renovation/expansion of the Coyle Center itself.



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CEDARRIVERSIDE RECREATION CENTER PREDESIGN

PROJECT SCHEDULE



- The project has been delayed due to the COVID pandemic.

Community Advisory Committee (CAC) Meetings

CAC Mtg.	1	July 16, 2019	Orientation / Kickoff
CAC Mtg.	2	September 17, 2019	Partners, Service Providers, and Users/Demographics
CAC Mtg.	3	November 19, 2019	Programs, Activities, and Services
CAC Mtg.	4	January 21, 2020	Program & Site Planning Scenarios
CAC Mtg.	5	September 22, 2020	Draft PreDesign
CAC Mtg.	6	October 27, 2020	CAC PreDesign Recommendation

COMMUNITY DEMOGRAPHICS

- West of Cedar Avenue, People of Color make up 84% of the population
- East of Cedar Avenue, People of Color make up 46% of the population

- West of Cedar Avenue, there is a very high proportion of **young children (18%)**.

This rate is nearly three times the city -wide proportion (6.7%). This proportion is due to a rapid increase in young children since 2010.

- East of Cedar Avenue is primarily dominated by **college -age people (61%)**.

- The 2017 **Cedar-Riverside neighborhood** median income was \$20,126
- The 2017 **City of Minneapolis** median income was \$55,720



COMMUNITY ENGAGEMENT SUMMARY

This Predesign was a multi-phase iterative process, with community engagement at every step along the way:

- Community Advisory Committee (6)
 - Including meals and language interpretation
 - Meetings were scheduled every other month on the same day and time to complement existing community meetings in Cedar-Riverside
 - First 4 meetings were in person in the Coyle Center
 - The 5th meeting was held virtually.
 - Due to lack of participation in the virtual CAC #5, MPRB staff and consultants hosted CAC Meeting No. 6 as an outdoor, COVID safe, 5-hour open house outside the Coyle Center
 - 16 of the 17 CAC members attended or called in to make their recommendation of the Predesign report



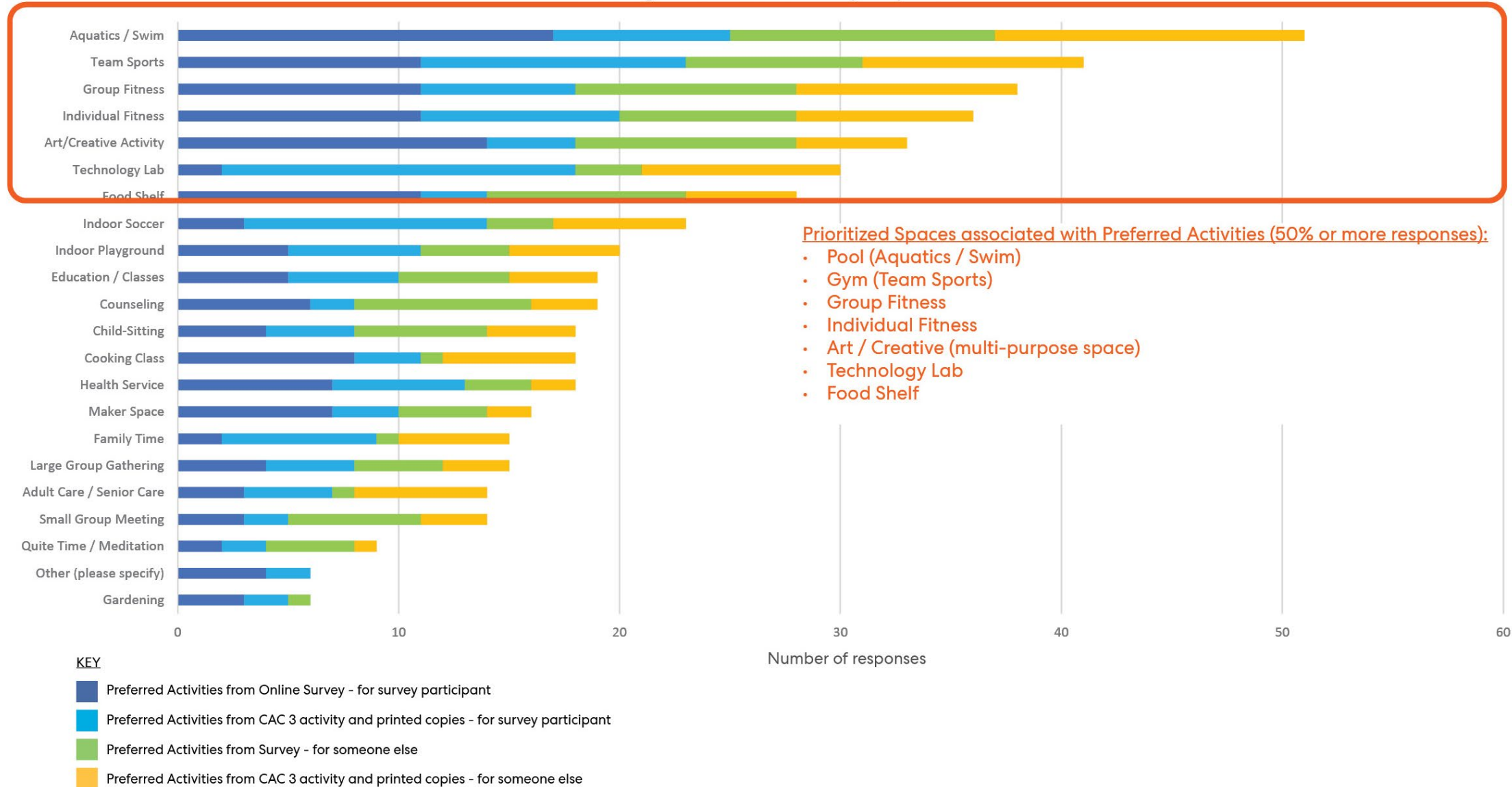
COMMUNITY ENGAGEMENT SUMMARY

- Project website, email notices, collaboration with neighborhood organizations
- MPRB staff and consultant Office Hours for one-on-one conversations with CAC members and the public that wanted to discuss the project in more detail
- CAC/public tour of Cedar -Riverside as well as other MPRB recreation centers
- Community stakeholder meetings
 1. Somali elders group
 2. Korean elders group
 3. Cedar-Riverside Leadership Forum
 4. Cedar-Riverside Partnership
 5. West Bank Business Association
- Hosted two Youth Focus Groups
- On-line survey
- Community Meeting -in-a-Box
- Project Info and FAQ sheets in 5 languages
- Hosted by the CAC Chair on KFAI radio
- 45-Day public comment period followed by a public hearing



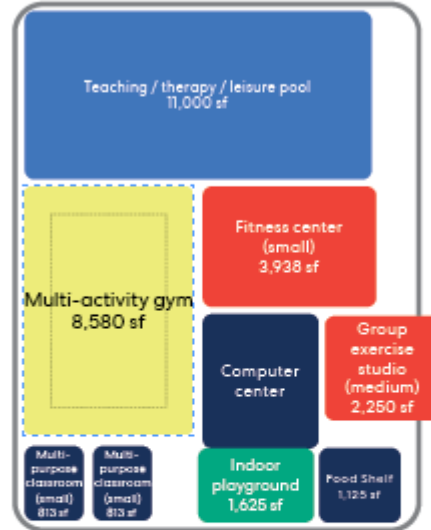
COMMUNITY FEEDBACK

Meeting-in-a-Box - Preliminary Responses



COMMUNITY FEEDBACK

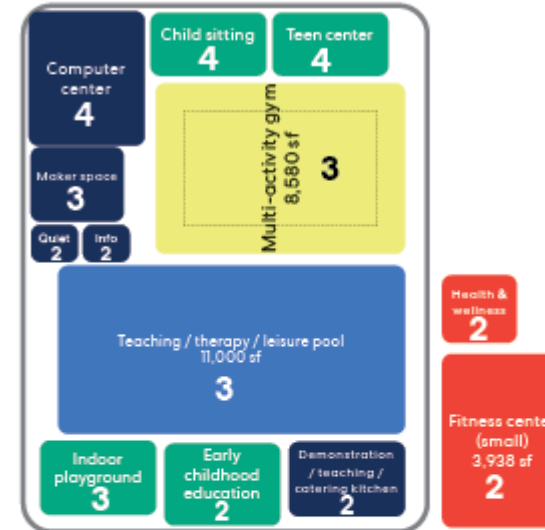
Prioritized Spaces - Survey
[Meeting-in-a-Box]



Prioritization:

- Pool**
- Gym**
- Group Fitness**
- Individual Fitness**
- Art / Creative (Multi-Purpose)**
- Computer Center**
- Food Shelf
- Indoor Soccer / Futsal
- Indoor Playground**
- Education / Classes (Multi-Purpose)**

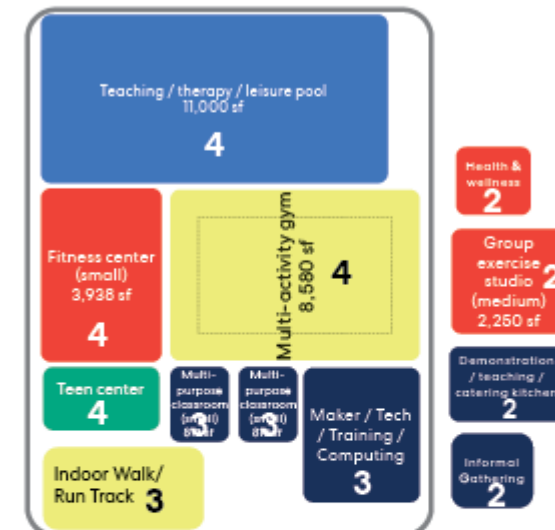
Prioritized Spaces - CAC 3 Small Groups



Prioritization:

- Computer Center**
- Child Sitting
- Teen Center**
- Maker Space**
- Gym**
- Pool**
- Indoor Playground**
- Quiet Space
- Info Hub
- Early Childhood Ed.
- Kitchen (teach/cater)**
- Individual Fitness**
- Health & Wellness**

Prioritized Spaces - CAC 4 Small Groups



Prioritization:

- Pool**
- Gym**
- Individual Fitness**
- Teen Center**
- Maker / Tech / Training / Computing**
- Indoor Walking / Running Track
- Multi-purpose spaces**
- Health & Wellness**
- Group Exercise Studio**
- Kitchen (teach/cater)**
- Informal Gathering

Key
Orange = Highest Priority
Bold = High Priority
 Standard = Priority

PROJECT VARIABLES IMPACTING THE PREDESIGN

- Pillsbury United Communities Lease Negotiations
- Site Selection
- State Bond Funding Limitations



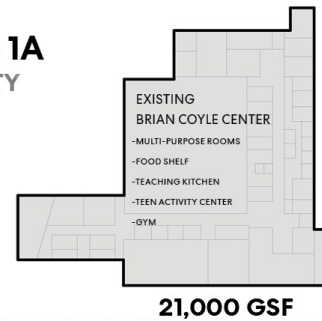
CEDARRIVERSIDE RECREATION CENTER PREDESIGN

CAC PROGRAM OPTIONS DURING CAC PROCESS

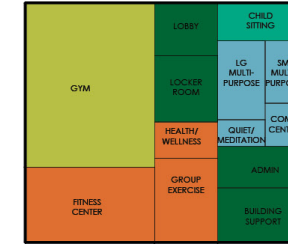
Program Spaces by Scenario

	1A	1B	2
Community Spaces			
Multi-purpose - Small			
Multi-purpose - Small	at B.C.	at B.C.	
Multi-purpose - Small	at B.C.	at B.C.	
Multi-purpose - Large			
Multi-purpose - Large	at B.C.	at B.C.	
Information Hub			
Quiet/Meditation Space			
Food Shelf	at B.C.	at B.C.	
Teaching Kitchen	at B.C.	at B.C.	
Maker Space - small			
Computer Center - Small			
Youth Spaces			
Child Sitting			
Teen Activity Center	at B.C.	at B.C.	
Indoor Playground			
Gymnasium + Indoor Sports Spaces			
Multi-Activity Gymnasium (1-court)			
Multi-Activity Gymnasium (1-court)	at B.C.	at B.C.	
Elevated Running Track			
Aquatics Spaces			
Teaching Pool			
Fitness Spaces			
Fitness Center - Small			
Group Exercise Studio - Medium			
Plyometric / Cross Training Fitness Area			
Health & Wellness Spaces			
Health and Wellness Suite			
Support Spaces			
Lobby Spaces - Small/Large	S	S	L
Locker Rooms - Small/Large	S	L	S
Administrative Staff Areas - Small/Large	S	S	L
Building Support - Small/Large	S	S	L
Potential to Expand Outdoor Park / Rec.			
Per Currie Park Master Plan			
Average People Served Per Day	550-600	350-375	575-625

Scenario 1A COMMUNITY SERVICES



21,000 GSF



26,000 GSF

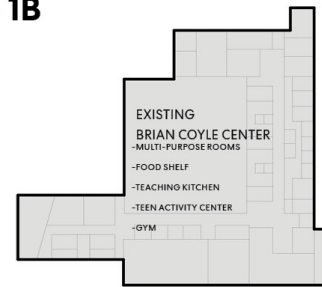


SHUTTLE TO PHILLIPS AQUATIC CENTER

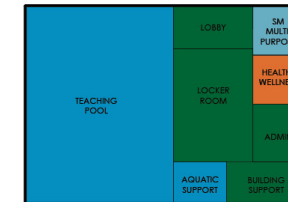
TOTAL PEOPLE SERVED PER DAY
550-600
TOTAL RECREATION SPACE
47,000 GSF

COST OF OPERATION
\$2.64
COST PER PERSON/PER DAY
\$20.36
COST PER SQ. FT./PER YEAR

Scenario 1B TEACHING POOL



21,000 GSF

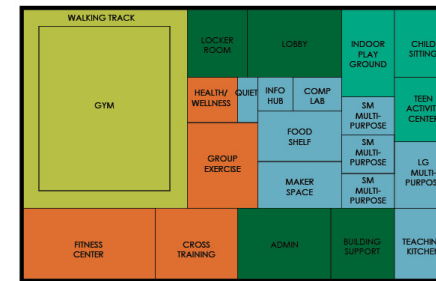


22,000 GSF

TOTAL PEOPLE SERVED PER DAY
350-375
TOTAL RECREATION SPACE
43,000 GSF

COST OF OPERATION
\$3.24
COST PER PERSON/PER DAY
\$18.83
COST PER SQ. FT./PER YEAR

Scenario 2 FULL SERVICE



46,000 GSF



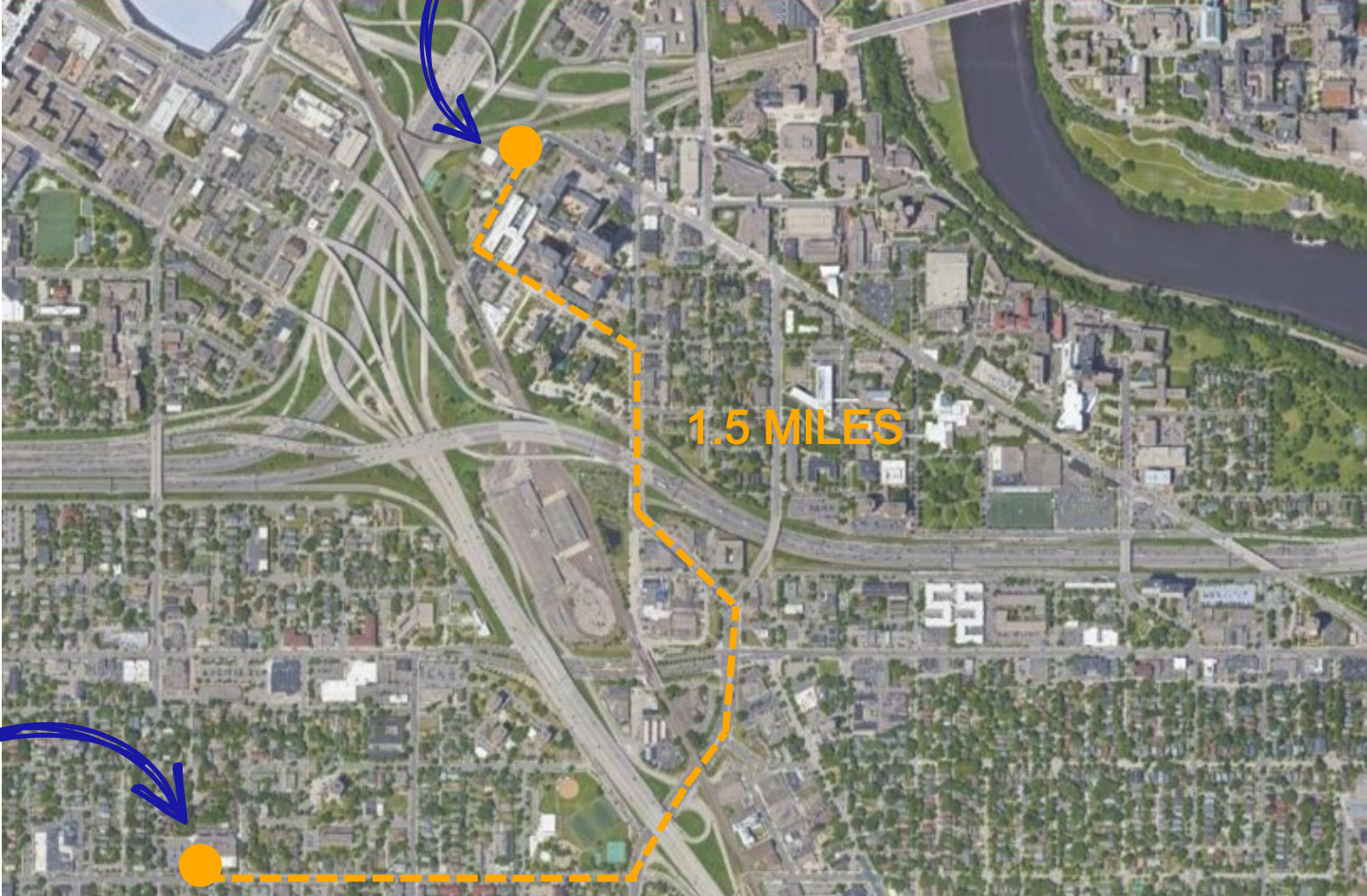
SHUTTLE TO PHILLIPS AQUATIC CENTER

TOTAL PEOPLE SERVED PER DAY
575-625
TOTAL RECREATION SPACE
46,000 GSF

COST OF OPERATION
\$2.92
COST PER PERSON/PER DAY
\$13.64
COST PER SQ. FT./PER YEAR

PROXIMITY TO EXISTING AQUATIC PROGRAMMING

NEW C-R
RECREATION CENTER



PHILLIPS AQUATIC CENTER

DECISION ON AQUATIC INCLUSION IN PREDESIGN

- MPRB Executive Leadership Team does not support the inclusion of aquatics in a proposed new recreation center.
- Partner Organization Team does not support the inclusion of aquatics in a proposed new recreation center.
- Community Advisory Committee does not support the inclusion of aquatics in a proposed new recreation center.
- Rationale:
 - Cost of operation
 - Number of people served
 - Loss of other, more versatile programming space
 - Proximity to existing Phillips Aquatic Center



PROJECT VARIABLES REVISITED

- Pillsbury United Communities Lease Negotiations
- Site Selection
- State Bond Funding Limitations

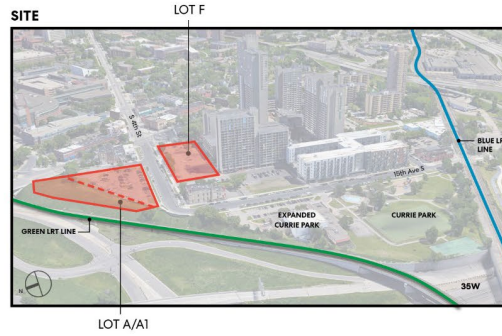
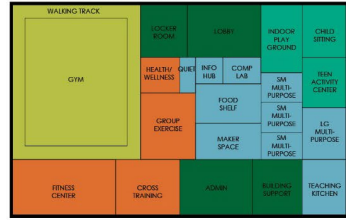


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CEDARRIVERSIDE RECREATION CENTER REDESIGN

01 Community Advisory Committee and Partner Team Approved

- 46,198 GSF new recreation center
- Site: Lot A/A1 or Lot F
- 575-625 people served per day

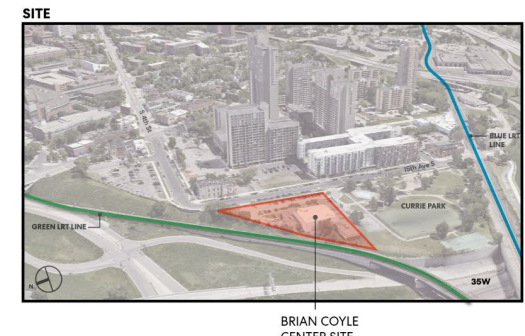
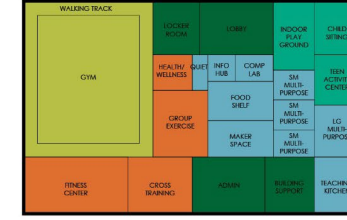
NEW RECREATION CENTER



02

- 46,198 GSF new recreation center
- Site: Brian Coyle Center
- 575-625 people served per day

NEW RECREATION CENTER

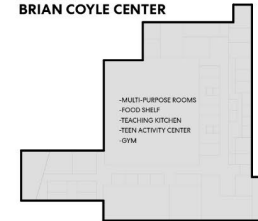


BRIAN COYLE CENTER SITE

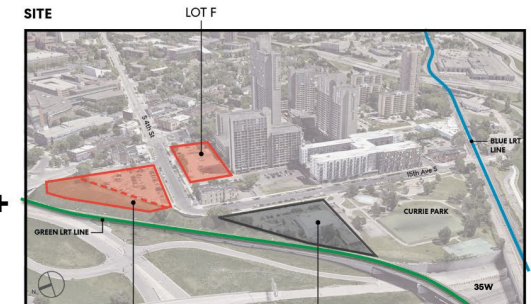
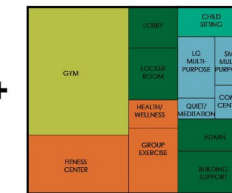
03

- 25,740 GSF new recreation center in addition to existing Brian Coyle Center
- Site: Brian Coyle Center, Lot A/A1 or Lot F
- 550-600 people served per day

EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



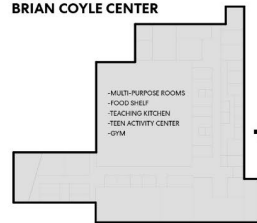
LOT A/A1

EXISTING BRIAN COYLE CENTER

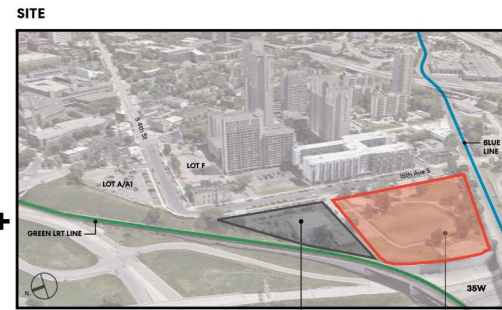
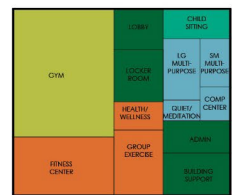
05 Currently Viable

- 25,740 GSF new recreation center in addition to existing Brian Coyle Center
- Site: Currie Park
- 550-600 people served per day

EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



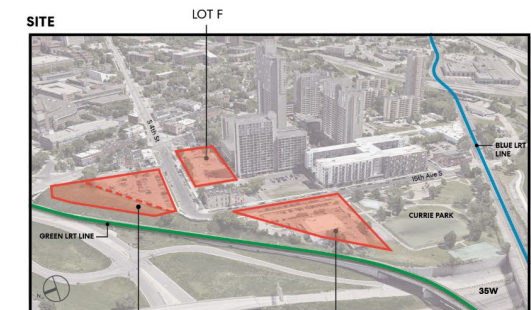
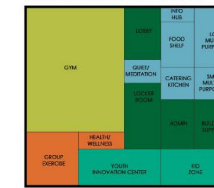
EXISTING BRIAN COYLE CENTER

CURRIE PARK

04

- 24,538 GSF new recreation center
- Site: Brian Coyle Center, Lot A/A1 or Lot F
- 400 people served per day

NEW RECREATION CENTER



LOT A/A1

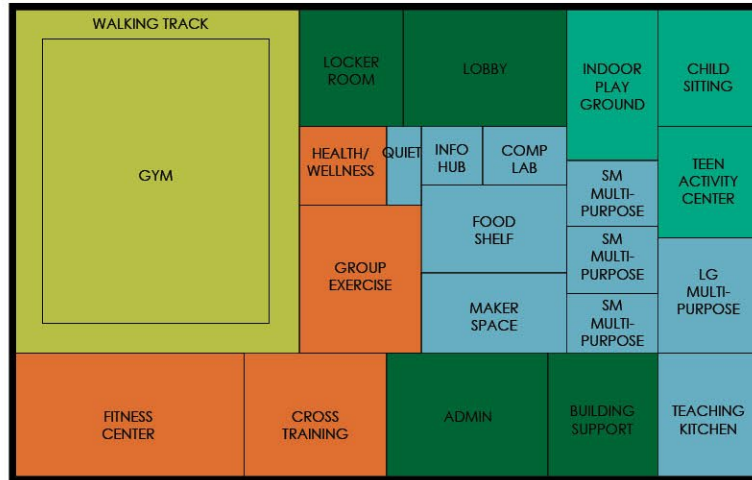
BRIAN COYLE CENTER SITE

This Pre-design report identifies Scenario 5 as the only Currently Viable program and site due to State of Minnesota site control requirements. If funded, MPRB will work to advance the CAC and Partner Team Approved Scenario 1.

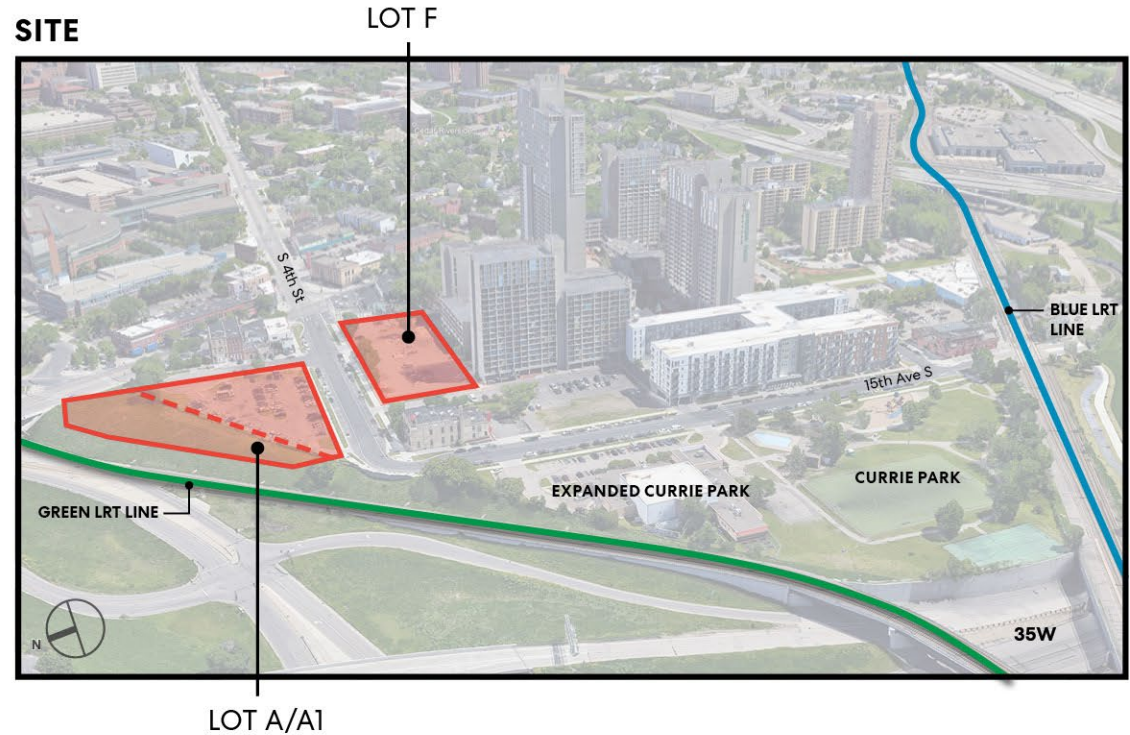
Scenario 01 - Community Advisory Committee and Partner Team Approved Project Program and Site Location

Scenario 01 offers a recreation center with a diverse range of uses and programming to accommodate the growing Cedar-Riverside community. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and the new recreation center is built on Lot A/A1 or Lot F.

NEW RECREATION CENTER



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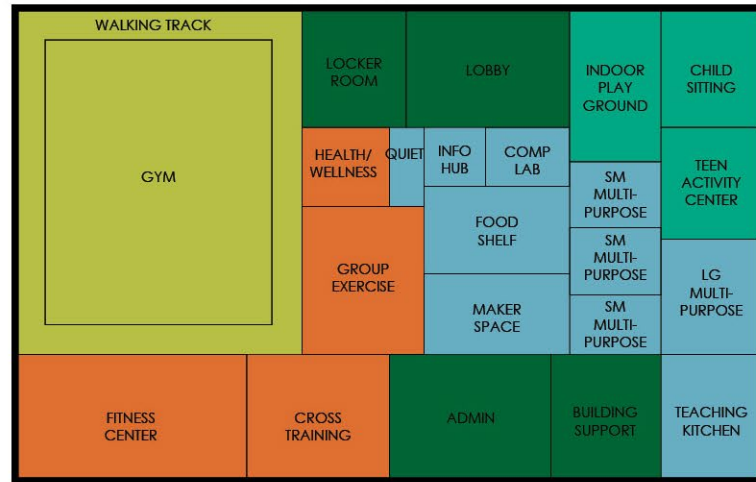
- Existing lease with Pillsbury United Communities is renegotiated
- Brian Coyle Center is demolished, Currie Park is expanded
- 46,198 GSF new recreation Center on Lot A/A1 or Lot F
- Structured parking as part of mixed-use development on site
- 575-625 people served per day

Scenario 02

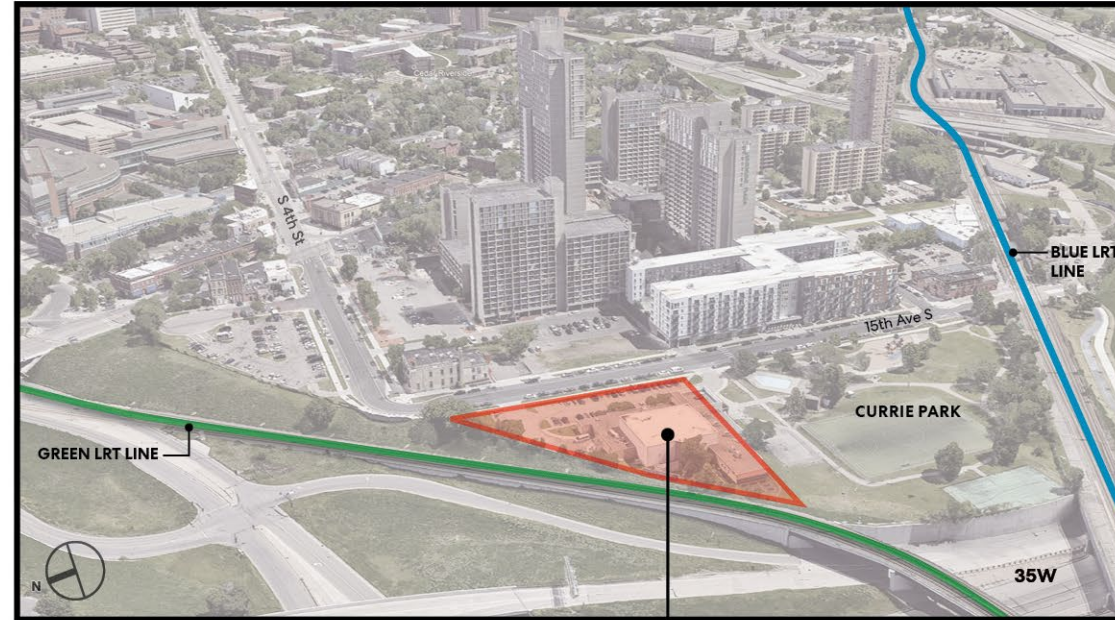
Project Program and Site Location

Scenario 02 offers the same programming illustrated in Scenario 01. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and includes their office/programming space in the new recreation center. The Brian Coyle Center would be demolished and the new building built on the existing site.

NEW RECREATION CENTER



SITE



BRIAN COYLE CENTER SITE

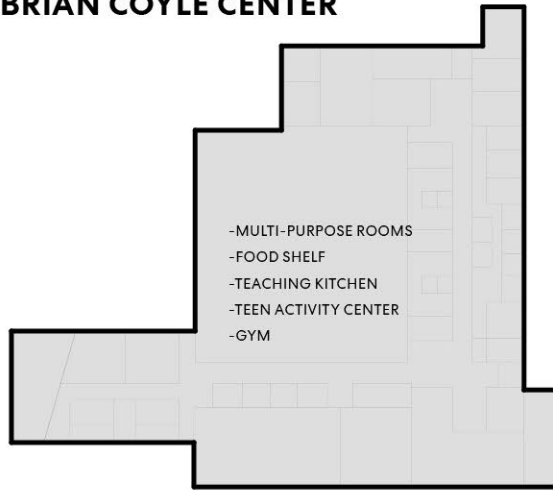
- Existing lease with Pillsbury United Communities is renegotiated
- Brian Coyle Center demolished
- 46,198 GSF new recreation Center on Brian Coyle Site
- Structured parking (80 stalls below grade)
- 575-625 people served per day

Scenario 03

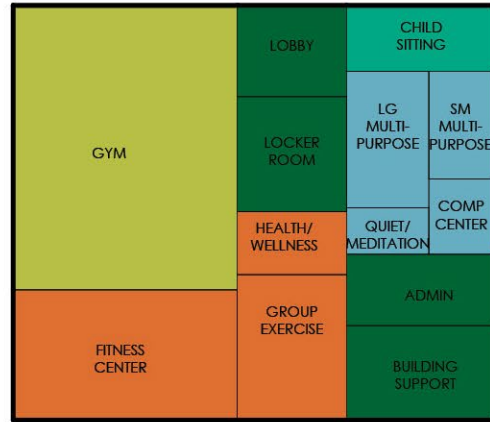
Project Program and Site Location

Scenario 04 offers a similar program to Scenario 03 and assumes the existing lease agreement between MPRB and PUC remains in place. The Brian Coyle Center would remain and an addition could be added to accommodate the new recreation program or a new recreation facility that is part of a mixed-use development could be built on Lot A or Lot F.

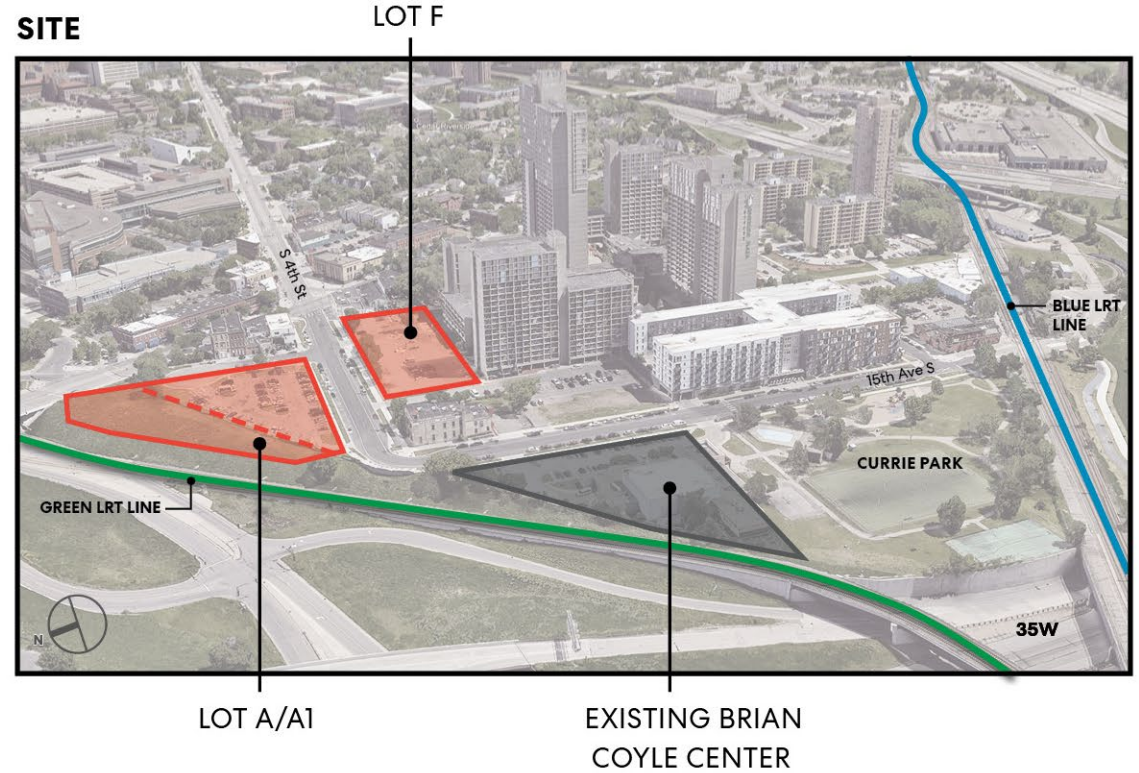
EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



SITE



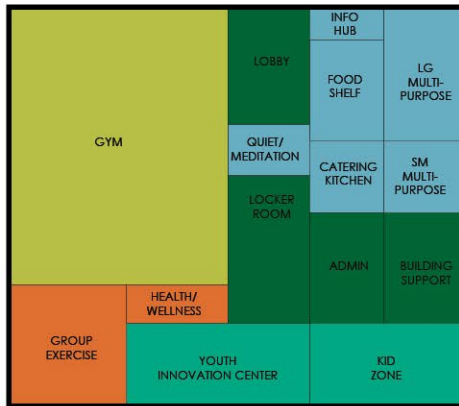
- Existing lease with Pillsbury United Communities remains
- Brian Coyle Center remains
- 25,740 GSF new recreation center on Lot A/A1 or Lot F
- Parking dependent on site
- 550-600 people served per day

Scenario 04

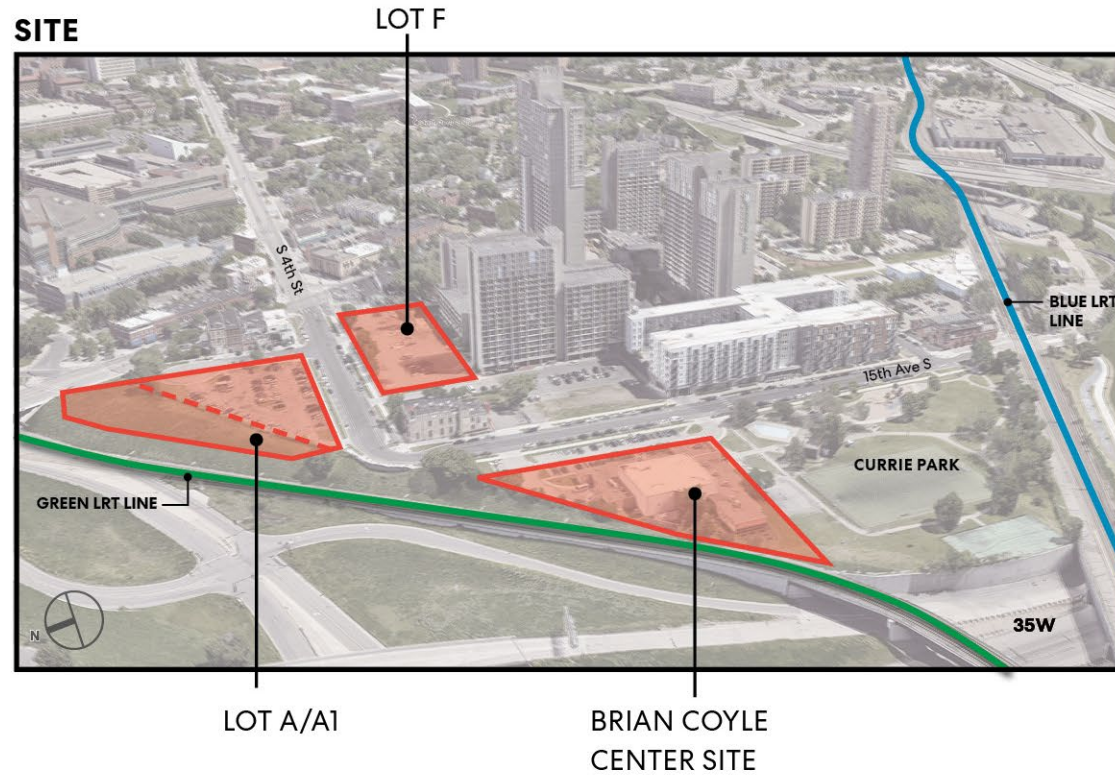
Project Program and Site Location

Scenario 03 offers a scaled back program of Scenario 01 and 02. This scenario assumes the lease agreement between MPRB and PUC is renegotiated and includes their office/programming space in the new recreation center. The Brian Coyle Center would be demolished and the new building could be built on the Brian Coyle Center site, Lot A/A1 or Lot F.

NEW RECREATION CENTER



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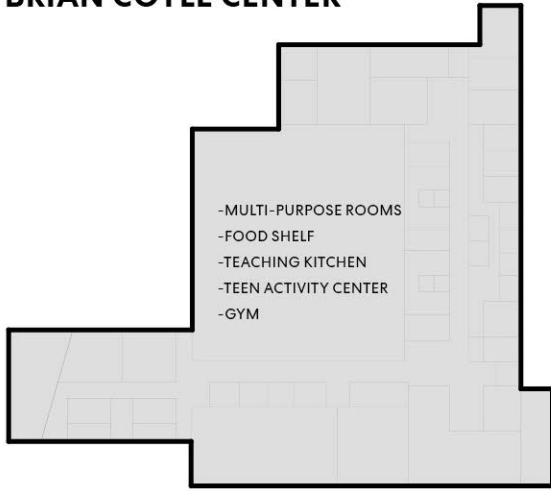
- Existing lease with Pillsbury United Communities is renegotiated
- Brian Coyle Center is demolished
- 24,538 GSF Recreation Center on Brian Coyle site, Lot A/A1 or Lot F
- Surface Parking (40 stalls)
- 400 people served per day

Scenario 05 - Currently Viable

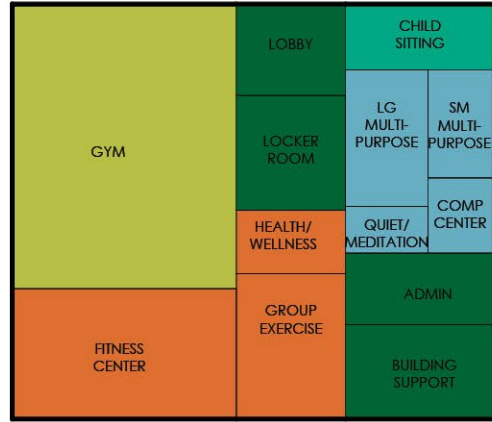
Project Program and Site Location

Scenario 05 offers the same programming illustrated in Scenario 04. Based on the uncertainties and barriers associated with Lot A/A1, Lot F and the Brian Coyle Center site, this scenario proposes the new recreation center inside Currie Park. Currently, this location is the most viable site for a new recreation center in the Cedar Riverside neighborhood. Discussions around alternate site locations will continue in order to limit the impact of a recreation center on Currie Park.

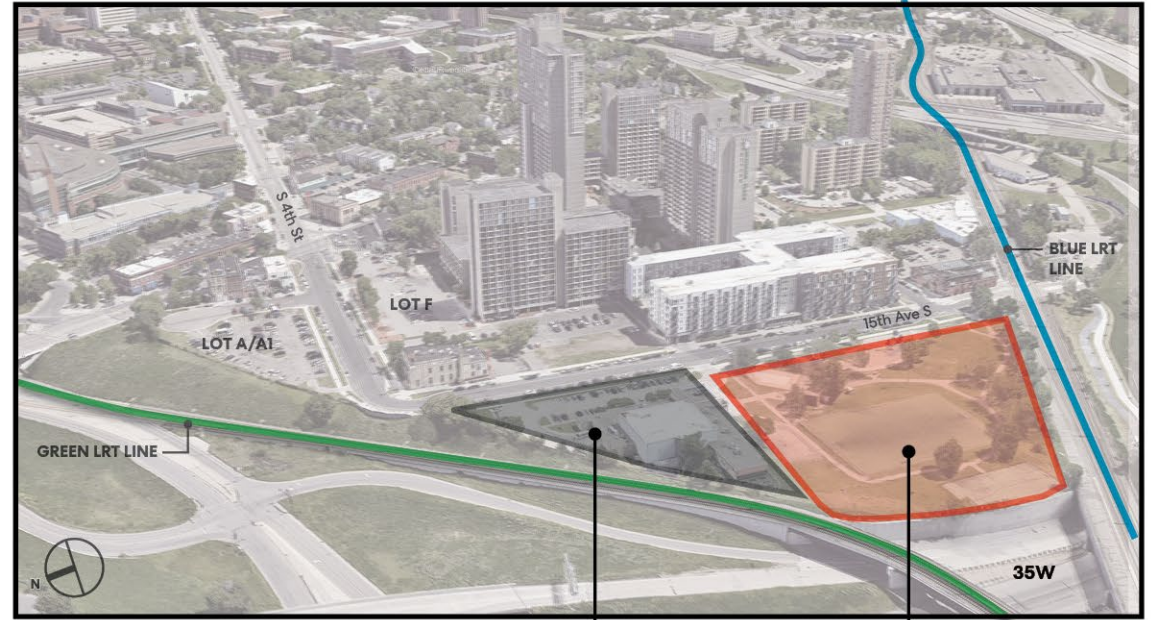
EXISTING BRIAN COYLE CENTER



NEW RECREATION CENTER



SITE

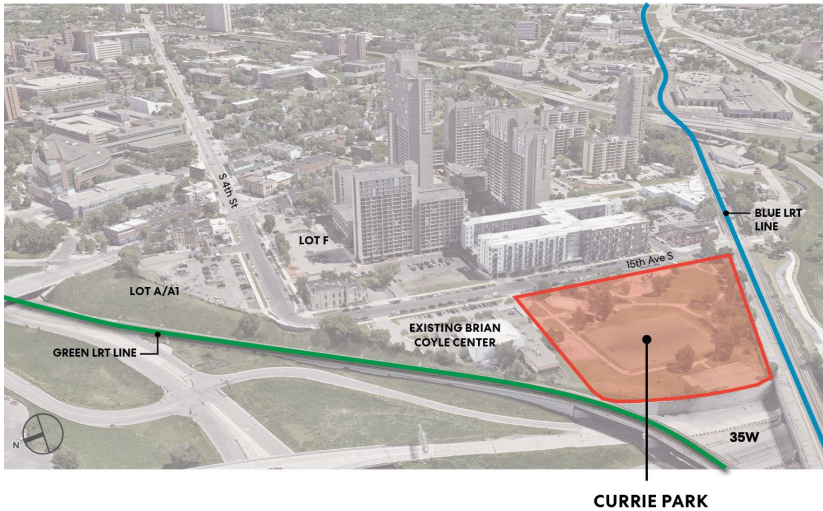


EXISTING BRIAN COYLE CENTER

CURRIE PARK

- Existing lease with Pillsbury United Communities remains
- Brian Coyle Center remains
- 25,740 GSF new recreation center on Currie Park site
- No additional parking
- 550-600 people served per day

PREDESIGN SITE SELECTION



- Lot A/A1, Lot F and the Brian Coyle site were explored as potential sites throughout the predesign process. Currently, there are ownership, development and existing lease barriers on each of these sites.
- Currie Park is currently the most viable project site for the new recreation center.

- Currie Park is owned by MPRB and can support additional recreational programming for the community.
- Lot A/A1, Lot F and Brian Coyle site remain potential site opportunities as the project moves forward.



PROJECT PARTNERS

MINNEAPOLIS PARK AND RECREATION BOARD

ROLE: OPERATOR

As the Operator, MPRB will assume primary responsibility for all activities associated with the routine, day-to-day operations and maintenance of the building; inclusive of administration, maintenance, custodial services, grounds care, trash-recycle removal, security services, service contracts, lease agreements, utilities, and insurance. This role also includes recreation programming such as camps, leagues and special interest classes.

PILLSBURY UNITED COMMUNITIES

ROLE: PRIMARY FACILITY USE AGREEMENT (KIND SERVICE PROVIDER)

A no-fee, primary facility use agreement between PUC and MPRB would guarantee PUC space for programs and services focused on community health and wellness, youth intervention, senior support services, global services, and social services. The agreement articulates specifics regarding room use, days and hours. However, the agreement does not provide dedicated space, except where appropriate. (e.g. Administrative, Food Shelf)

YMCA OF THE GREATER TWIN CITIES

ROLE: FEE FOR SERVICE AGREEMENT (FITNESS)

A fee-for-service agreement between the YMCA and MPRB could be arranged wherein the YMCA could be responsible for fitness floor management, group fitness coordination, personal training opportunities, and drop in childcare.

AUGSBURG UNIVERSITY

ROLE: PARTNERSHIP AGREEMENT

As a project Partner, Augsburg University would enter into an agreement that would define their engagement with the recreation center as a source of student interns, volunteers, course-based experiential education projects, and faculty-led research intended to support on-going programs and services.

M HEALTH FAIRVIEW

ROLE: LEASE AGREEMENT OR PARTNERSHIP AGREEMENT

As a project Partner, M Health Fairview would enter into an agreement that would define their relationship to the recreation center to operate the health and wellness suite, and as a sustained source of funding for subsidized programs services , and/or scholarships enabling equitable access for the whole community.

CEDAR RIVERSIDE RECREATION CENTER REDESIGN



PREDESIGN CONNECTION TO THE 2007-2020 COMPREHENSIVE PLAN

Vision Theme 2

Recreation that inspires personal growth, healthy lifestyles, and a sense of community

Goals

- People play, learn, and develop a greater capacity to enjoy life.
- Residents, visitors, and workers enjoy opportunities to improve health and fitness.
- People connect through parks and recreation.
- Volunteers make a vital difference to people, parks, and the community.
- Parks provide a center for community living.

Vision Theme 3

Dynamic parks that shape city character and meet diverse community needs

Goals

- Parks shape an evolving city.
- Park facility renewal and development respects history and focuses on sustainability, accessibility, flexibility, and beauty.
- Focused land management supports current and future generations.
- Financially independent and sustainable parks prosper.
- Through outreach and research, park and recreation services are relevant today and tomorrow.
- Easily accessible information supports enjoyment and use of the park and recreation system.

Vision Theme 4

A safe place to play, celebrate, contemplate, and recreate

Goals

- Positive recreation experiences and welcoming parks prevent crime.
- Residents, park visitors, and staff make safe choices in the parks.
- Intervention and communication reduces safety concerns.
- Parks are safe and welcoming by design.
- Communities, public and private partners, and staff cooperate to promote safety.

CONNECTION TO THE DRAFT PARKS FOR ALL COMPREHENSIVE PLAN

RecQuest Phase 3 is wrapped into the Parks for All Comprehensive Plan which includes Implementation Guidelines for the MPRB Recreation System.

This Predesign is responsive to these guideline as follows:

- i. Accommodate for comfort in summer heat
 1. Predesign includes costs for air conditioning of full center
- ii. All rooms shall be made as versatile as possible
 1. All scenarios within Predesign maximize multi - purpose and flexible spaces to accommodate changing community programming needs over time
- iii. Storage should be maximized
 1. Building Support spaces have been maximized to meet building demand
- iv. Recreation Centers should benefit from technology upgrades
 1. All scenarios within the Predesign include a Youth Innovation or Activity Center intended to focus on technology and innovation



CONNECTION TO THE DRAFT PARKS FOR ALL COMPREHENSIVE PLAN

- v. Gymnasiums, like the rest of the recreation center, should be designed for multiple sports
 - 1. While this is not a detailed design project, the Predesign acknowledges the desire for indoor soccer and alternate community uses of the gym space beyond basketball
- vi. The restroom directive should be carefully followed
 - 1. The restroom directive is specifically referenced in the Predesign appendix
- vii. **Kitchens are highly desired and utilized and should remain a fixture of MPRB recreation centers**
 - 1. **All scenarios within the Predesign include Teaching Kitchens**
- viii. Teen spaces should be designed in partnership with teens
 - 1. While the spaces have not been designed, teens were involved in this Predesign and each scenario includes teen specific space



PROJECT COSTS

	Scenario 01 and 02	Scenario 03 and 05	Scenario 04
New Recreation Center	46,198 GSF	25,740 GSF	24,538 GSF
Construction Cost (with escalation)	\$27,684,631	\$16,432,328	\$16,755,770
Total Capital Cost (construction costs + soft costs with escalation)	\$34,052,096	\$20,211,763	\$20,609,597
Annual Operating Cost	\$692,235	\$598,227	\$533,616
Revenue	\$73,919	\$70,296	\$70,296
Net Subsidy	\$618,316	\$527,931	\$463,320

**Escalation is calculated to midpoint of construction (spring 2024)*

NEXT STEPS

- Final predesign brought to the Board of Commissioners for consideration of approval
 - Public hearing held at this time
- If approved by the Board, this Predesign will be used as a guide for any future recreation center design and construction project within the Cedar-Riverside neighborhood
- Because the most likely funding source for this project is State Bond funds, this project could be added to the MPRB legislative agenda following Predesign approval.



QUESTIONS



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CEDARRIVERSIDE RECREATION CENTER REDESIGN