

An aerial photograph of North Commons Park in Chicago. The park features a large green field, a baseball field in the foreground, and a playground with blue slides in the middle ground. A multi-lane road with cars and a bus runs along the left side of the park. The Chicago skyline is visible in the background under a cloudy sky.

NORTH COMMONS PARK

PHASE 1 IMPROVEMENTS

CONCEPT DESIGN OPTIONS

JANUARY 10, 2023

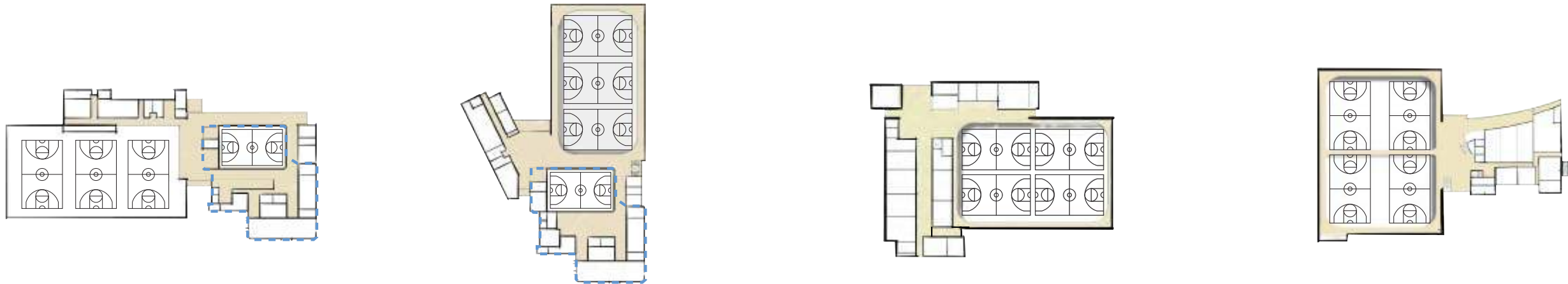
FULL DOCUMENT

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. The design team has developed four concepts for community discussion:

- Two of these concepts feature a wholly new building and waterpark to replace the existing community center and waterpark.
- Two of these concepts add new facilities onto the existing community center, while also extensively renovating the existing center and waterpark.

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 18 months. Community perspectives on these four concepts will lead to the development of a new concept that could draw ideas from any of the current four. That revised concept will be brought before the Board of Commissioners for approval. Construction could begin in 2024.



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



Contributors



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Site

REGIONAL MAP

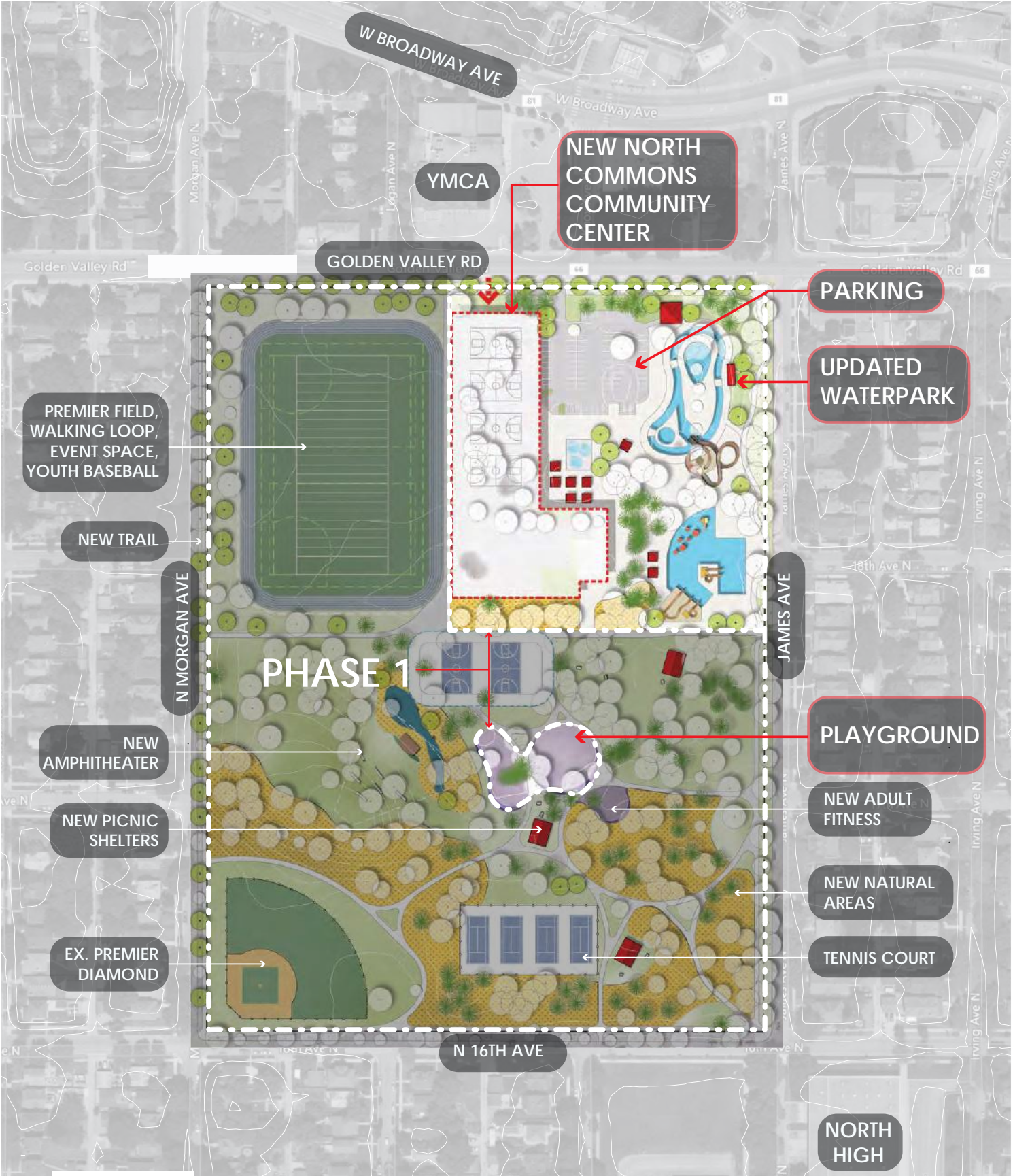


Site

EXISTING



MASTER 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 through 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. Include performances spaces in parks throughout the north side.
 - b. Incorporate visual art (sculpture, painting, mosaic, etc.) wherever possible
9. Seek additional parkland or private land available for public use in key locations.
 - 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.
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 - c. Support the implementation of the North Side Greenway, including robust community engagement and education.
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 - f. Work with partners to improve transit connections to and between parks.
 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 moveable 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.

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, 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.

North Service Area Master Plan Guiding Principles

19.

Consider parks as one 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 beginning 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.

a.

Expand indoor sports venues.

b.

Expand opportunities for skating and sledding.

c.

Implement one refrigerated hockey rink in the 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 serving 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 four 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.

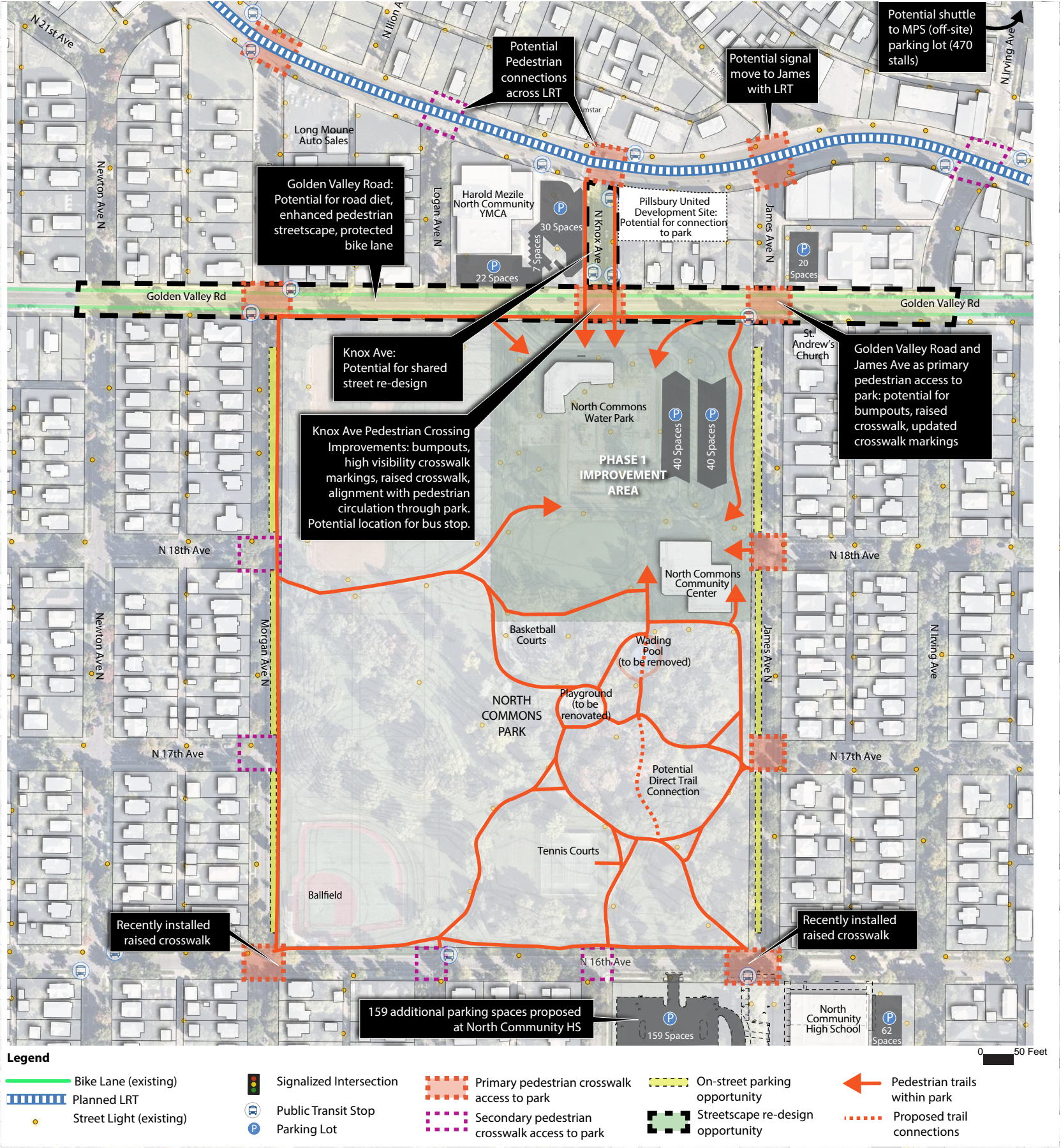
- 3 Coordinate with City of Minneapolis on redevelopment of the block east of the YMCA as a mixed-use development that could include district parking available to park users.
- 10 Reduce or eliminate community impact by constructing replacement facilities prior to decommissioning older facilities, or 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 Framework



Design Summary

SITE PLANS

CONCEPT 1



- TOTAL PROJECT AREA: 336,000 SF (173,000SF OF IMPERMEABLE SURFACE)
- 314 CALIPER INCH BEING REMOVED (12 CONIFEROUS TREES AND 18 DECIDUOUS TREES)
- 100-125 NEW TREES OF VARIOUS SIZES TO BE PLANTED WITH TOTAL CALIPER INCHES EQUAL TO REMOVED CALIPER INCHES.
- 52,285 SF SINGLE STORY BUILDING (15,385 EXISTING REC CENTER + 36,900 ADDITION)
- LEISURE WALKING LOOP AROUND EXISTING GYM
- 40,000SF WATER PARK (2 NEW BASINS + 1 EXISTING POOL BASIN)
- OPEN LAWN/SKATING AREA RELOCATED TO EXISTING BASEBALL FIELD
- CONNECTION TO GOLDEN VALLEY ROAD WITH ENTRY PROMENADE
- MOST OF EXISTING PARKING RETAINED
- 80 PARKING SPACES (80 CURRENT)



0 50 100 FT

CONCEPT 2

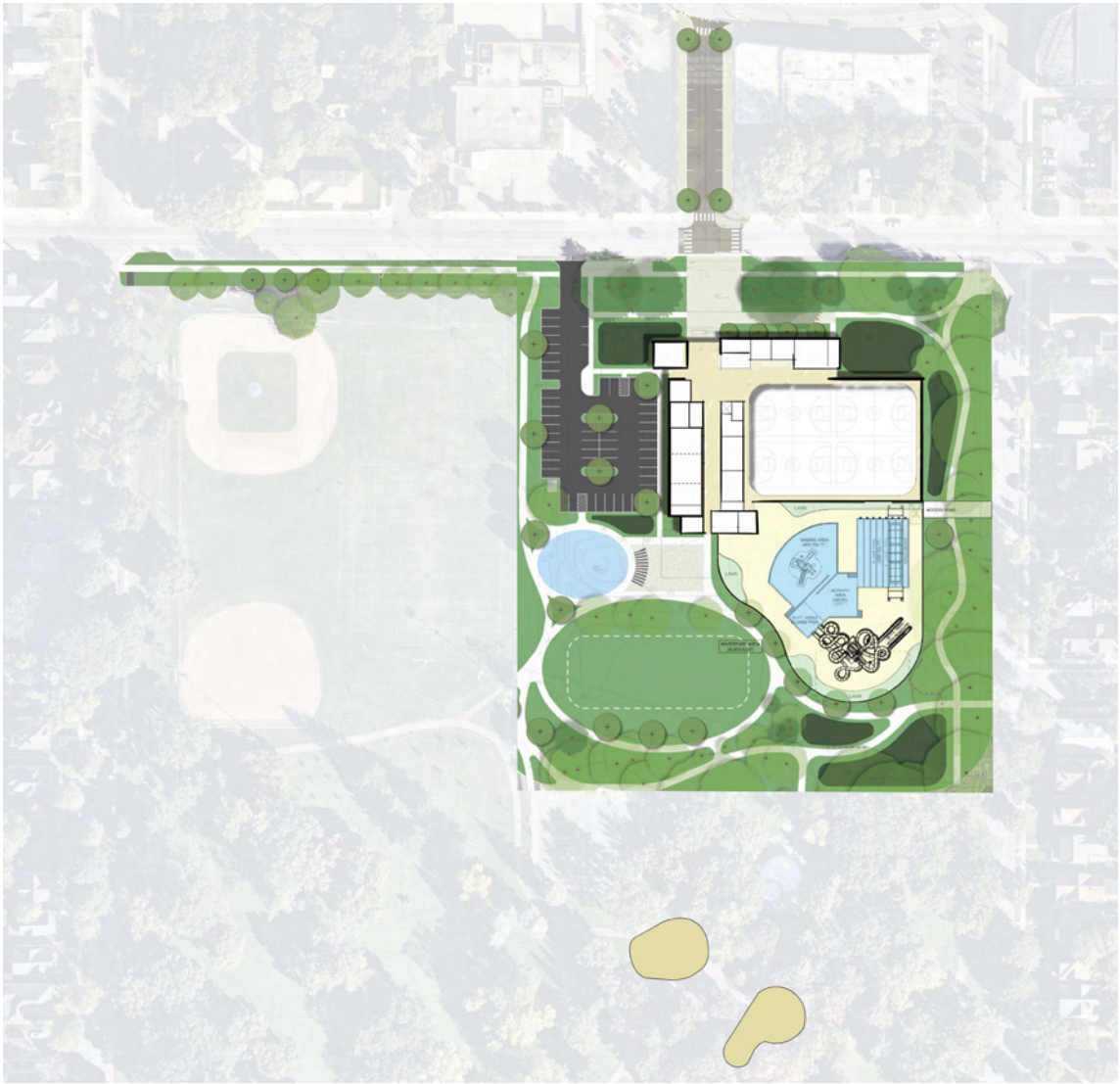


- TOTAL PROJECT AREA: 336,000 SF (167,000SF OF IMPERMEABLE SURFACE)
- 346 CALIPER INCH BEING REMOVED (18 CONIFEROUS TREES AND 12 DECIDUOUS TREES)
- 125-150 NEW TREES OF VARIOUS SIZES TO BE PLANTED WITH TOTAL CALIPER INCHES EQUAL TO REMOVED CALIPER INCHES.
- 54,935 TWO LEVEL BUILDING (15,385 EXISTING REC CENTER + 39,550 ADDITION)
- SUSPENDED RUNNING TRACK OVER SUNKEN NEW GYM
- 35,000SF WATER PARK (3 NEW BASINS)
- OPEN LAWN/SKATING AREA RETAINED
- CONNECTION TO KNOX AVENUE AND GOLDEN VALLEY ROAD WITH URBAN PLAZA AND WATER FEATURE
- SLIGHT REDUCTION IN RECONFIGURED PARKING AREA
- 54 PARKING SPACES (80 CURRENT)

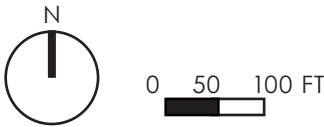
Design Summary

SITE PLANS

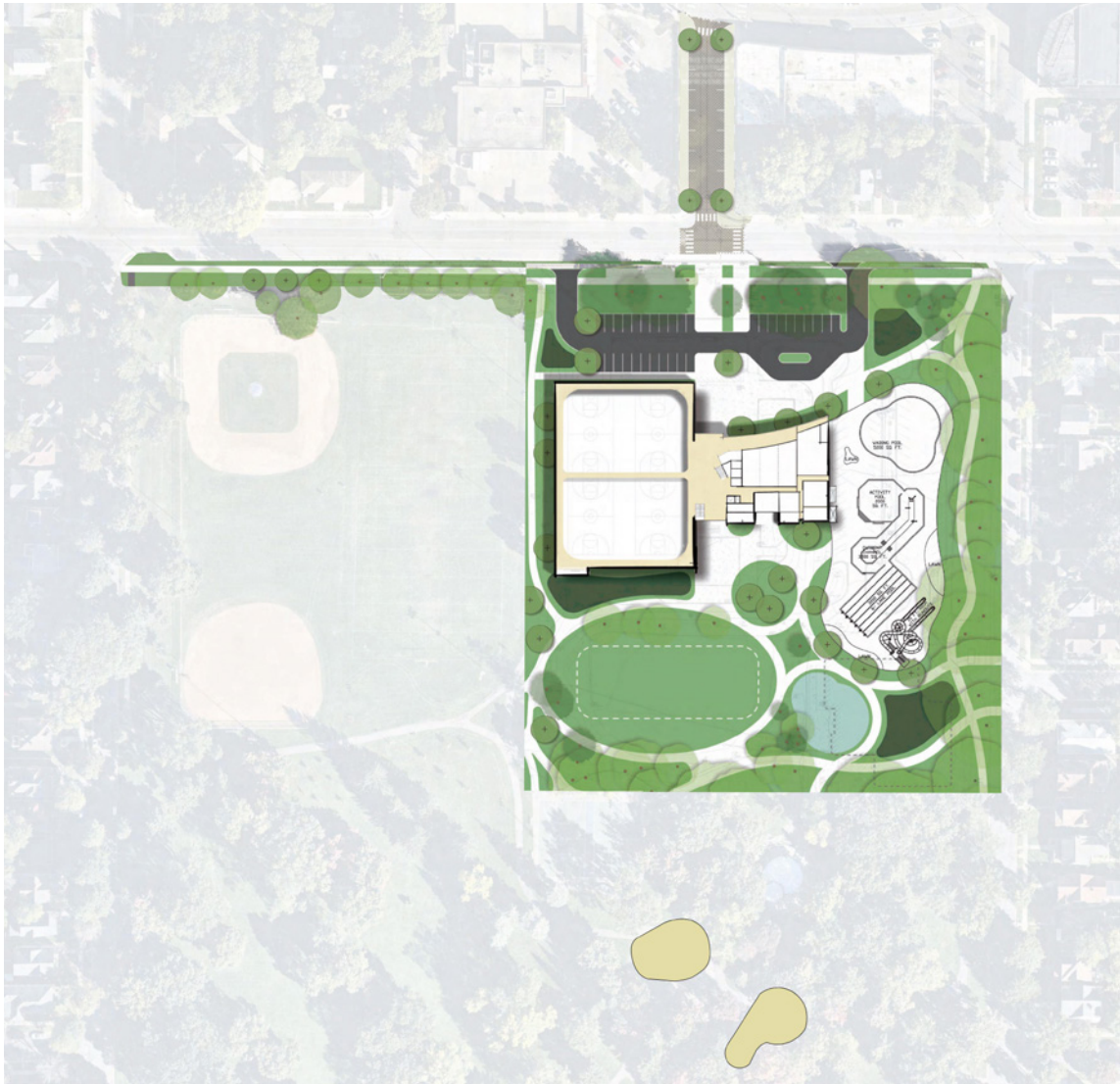
CONCEPT 3



- TOTAL PROJECT AREA: 332,800 SF (174,000SF OF IMPERMEABLE SURFACES)
- 460 CALIPER INCH BEING REMOVED (15 CONIFEROUS TREES AND 21 DECIDUOUS TREES)
- 150-200 NEW TREES OF VARIOUS SIZES TO BE PLANTED WITH TOTAL CALIPER INCHES EQUAL TO REMOVED CALIPER INCHES.
- 55,630 SF 2 LEVEL BUILDING (MAIN LEVEL AND LOWER LEVEL)
- WALKING TRACK AROUND GYM
- 38,000SF WATER PARK
- OPEN LAWN/SKATING AREA TO REMAIN
- CONNECTION TO KNOX AVENUE WITH A SMALL ENTRY PLAZA
- 52 PARKING SPACES



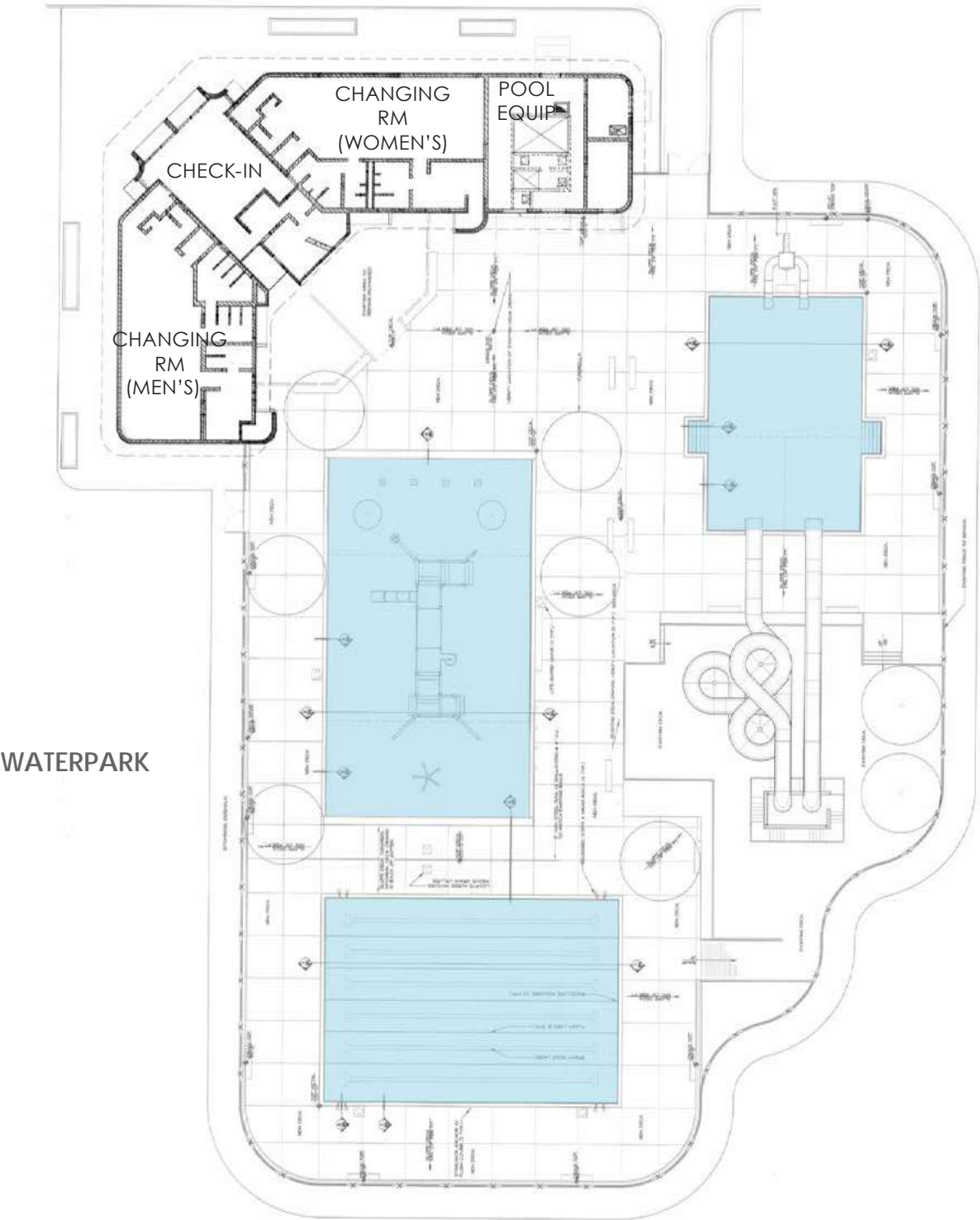
CONCEPT 4



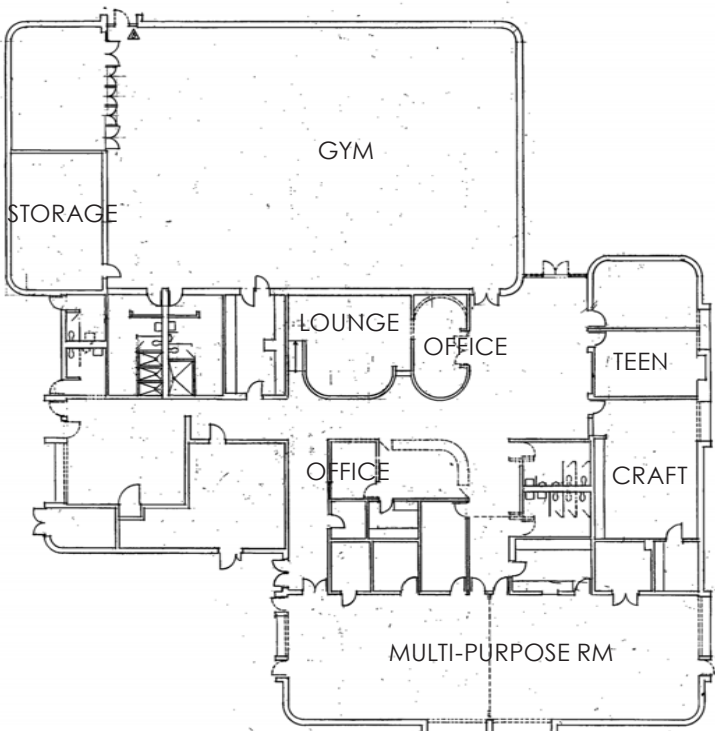
- TOTAL PROJECT AREA: 332,800 SF (168,300SF OF IMPERMEABLE SURFACES)
- 460 CALIPER INCH BEING REMOVED (15 CONIFEROUS TREES AND 21 DECIDUOUS TREES)
- 150-200 NEW TREES OF VARIOUS SIZES TO BE PLANTED WITH TOTAL CALIPER INCHES EQUAL TO REMOVED CALIPER INCHES.
- 58,410 SF 3 LEVEL BUILDING (MAIN LEVEL, UPPER LEVEL, AND LOWER LEVEL)
- WALKING TRACK AROUND GYM
- 38,000SF WATER PARK
- OPEN LAWN/SKATING AREA TO REMAIN
- CONNECTION TO KNOX AVENUE WITH A LARGE COMMUNITY PLAZA
- 32 PARKING SPACES

Existing Buildings/Program

BATHHOUSE



REC CENTER



Space Name	Area
EXISTING REC CENTER	
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
Lounge/Meeting Rm	487 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 Rm-1	235 sf
Storage Rm-2	151 sf
Lobby/General Circulation	1885
REC CTR BUILDING TOTAL	15,385 sf
BATH HOUSE	
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-1	297 sf
Storage Rm-2	283 sf
Storage Rm-3	52 sf
Pool Mech/Equipment	1,253 sf
Circulation	334
	52 sf
WATER PARK BUILDING TOTAL	6,152 sf
COMBINED TOTAL	21,537 sf

Existing Photos



VIEW SOUTH FROM JAMES AVE



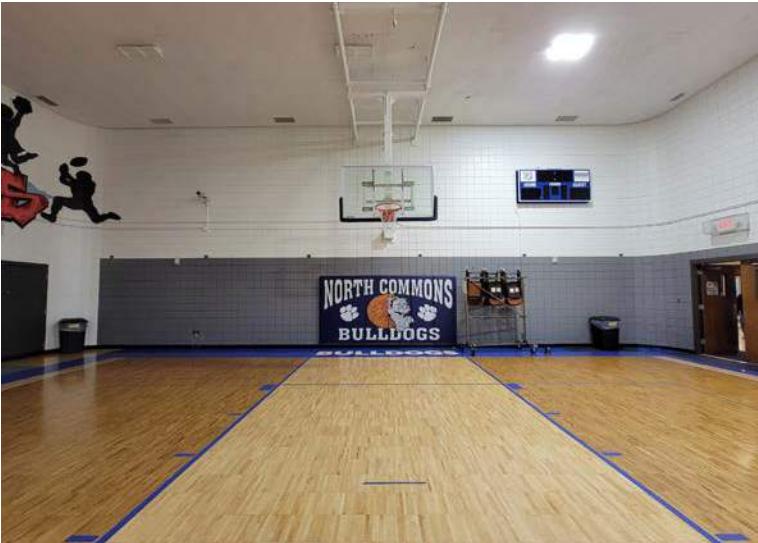
VIEW WEST FROM JAMES AVE



VIEW TO NORTH FROM WITHIN THE PARK



VIEW TO SOUTH FROM WITHIN THE PARK



EXISTING GYM



EXISTING GYM



BIRDS EYE VIEW



VIEW TO SOUTH APPROACHING REC CENTER



EXISTING LOBBY



EXISTING ENTRY



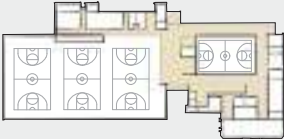
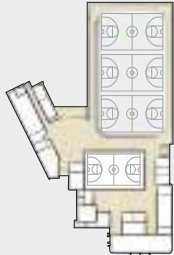
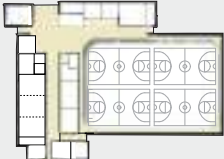
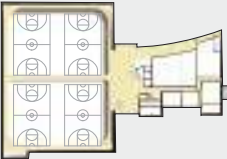
EXISTING MULTIPURPOSE ROOM



EXISTING KITCHEN

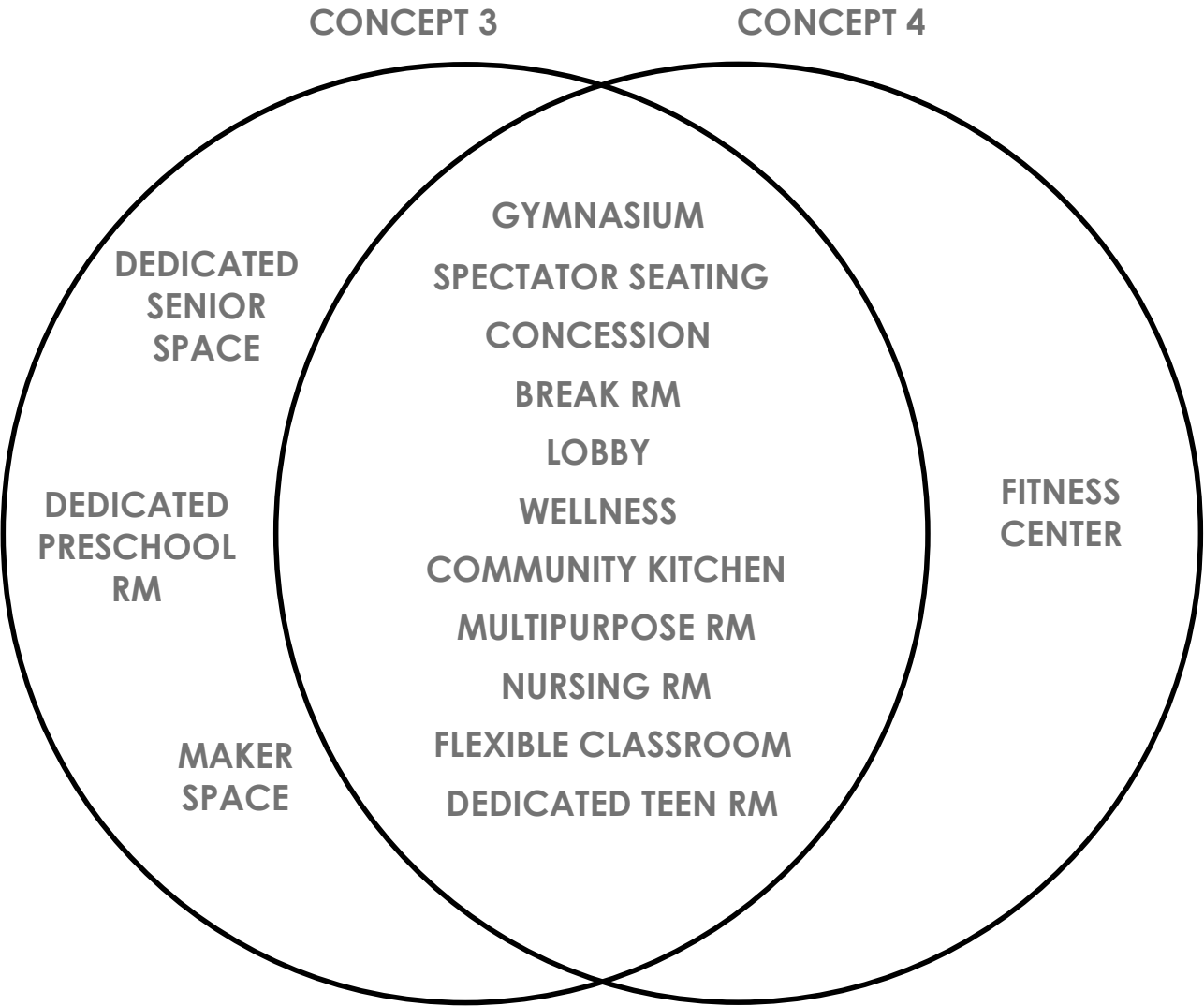
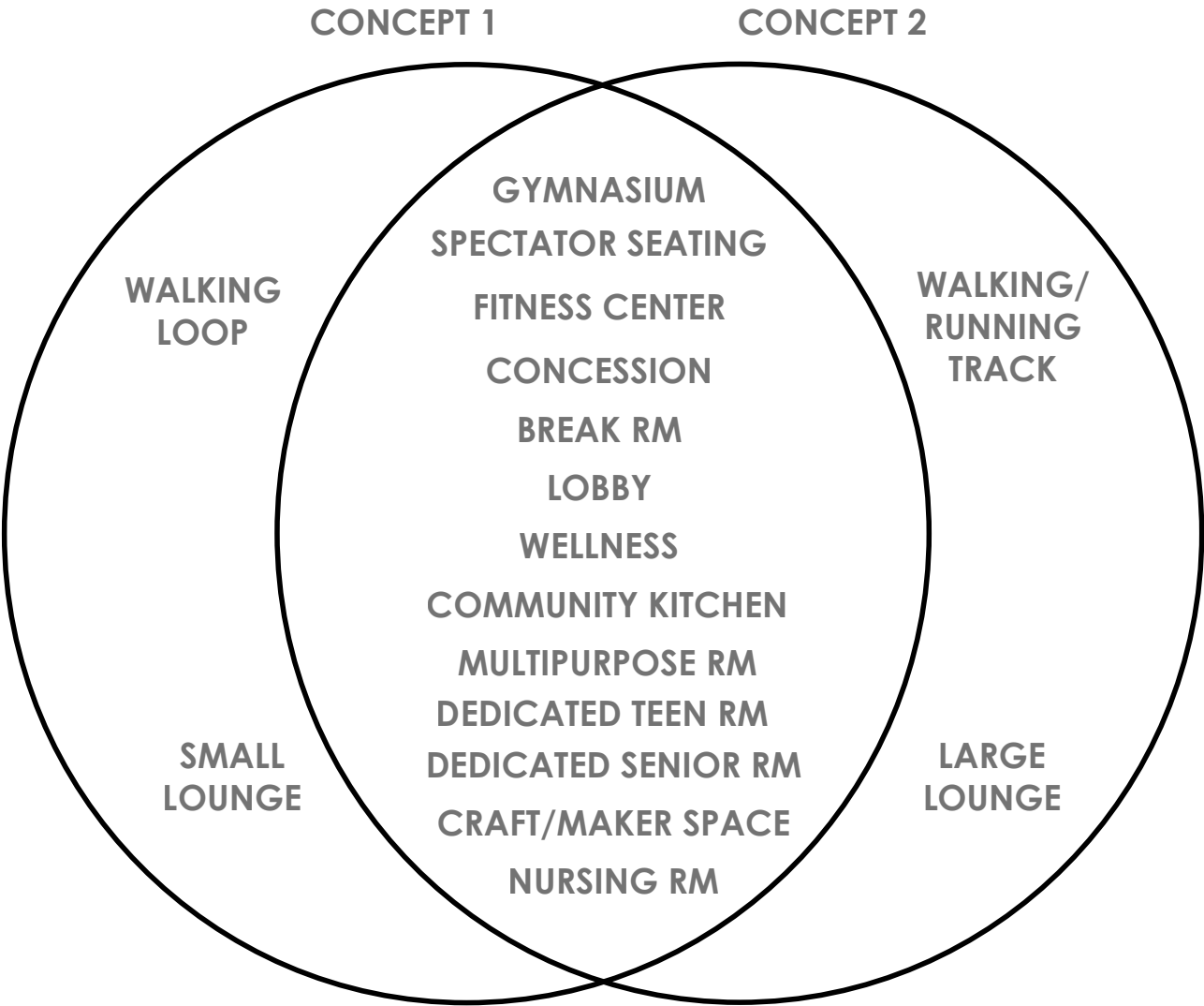
Proposed Program

PROGRAM COMPARISON

	CONCEPT 1 Renovation/Addition to the West	CONCEPT 2 Renovation/Addition to the North	CONCEPT 3 New Concept-Fieldhouse to the East	CONCEPT 4 New Concept-Fieldhouse to the West
Building	 52,285sf	 54,935sf	 55,630sf	 58,410sf
Gymnasium (4 Multi-Court)	28,052	26,552	27,800	32,000
Fitness	1140	870	-	1,142
Gym Storage	520	930	736	1,000
Changing Rooms	1,205	1400	1500	1500
Check in / Registration	344	344	500	500
Aquatic Manager's Office	200	188	125	125
Concessions	305	300	580	370
Warming Room	574	552	500	370
Lobby /Lounge	2,330	5000	2,185	2,170
Multipurpose Room/Event Space	2,200	2,200	1142	2,335
Community Kitchen	500sf	500	480	450
Flexible Classroom	-	-	500	410
Dedicated Senior Space	287	287	500	-
Maker's space/Craft/Art Studios	900	900	1000	-
Dedicated Teen Room	485	485sf	500	350
Dedicated Preschool Room	-	-	400	-
Wellness Suite	200	200	200	220
Offices	500	500	300	300
General Circulation / Mechanical				

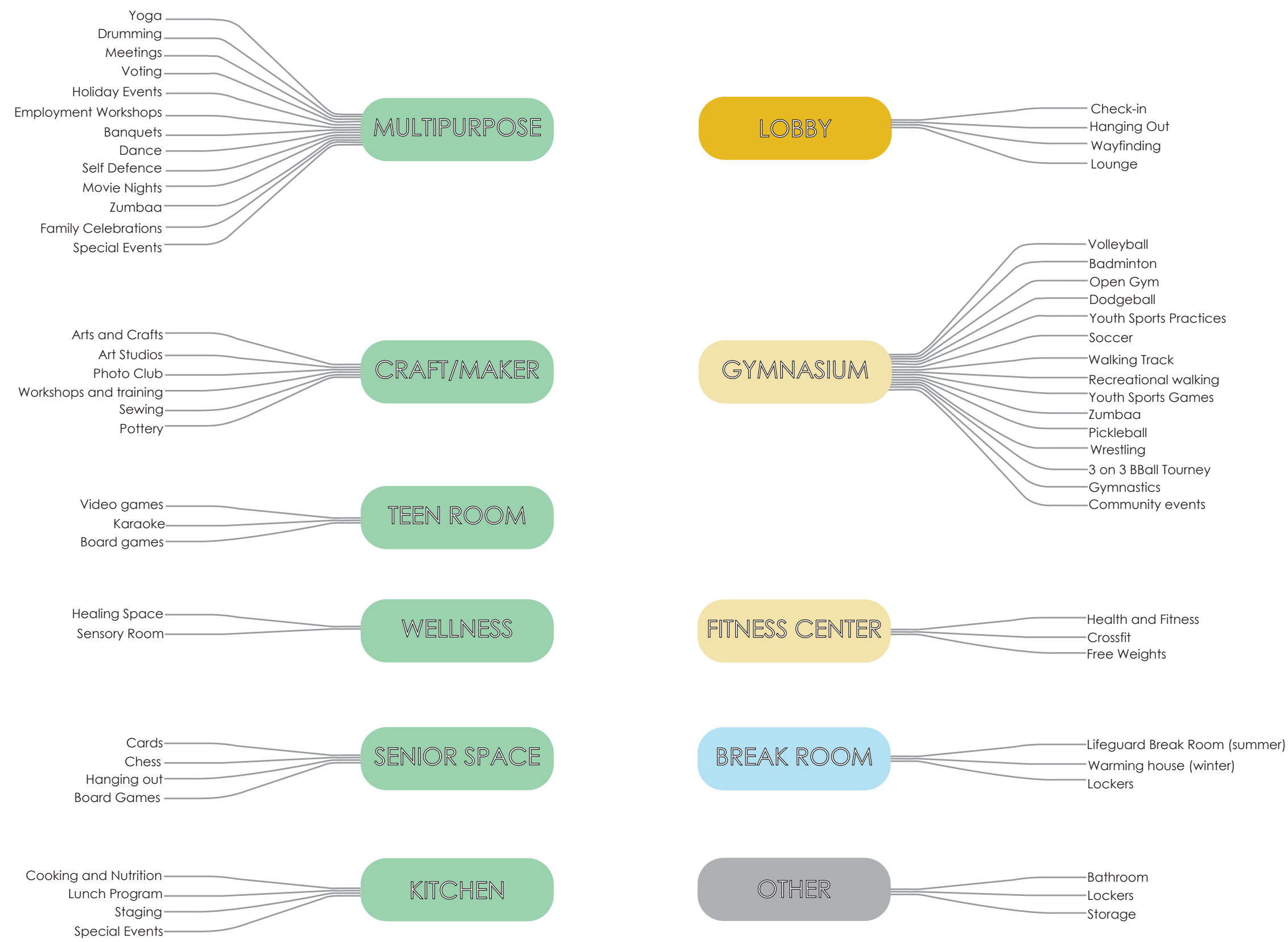
Proposed Program

CONCEPT 1, 2, 3 & 4



Proposed Program

SPACE UTILIZATION



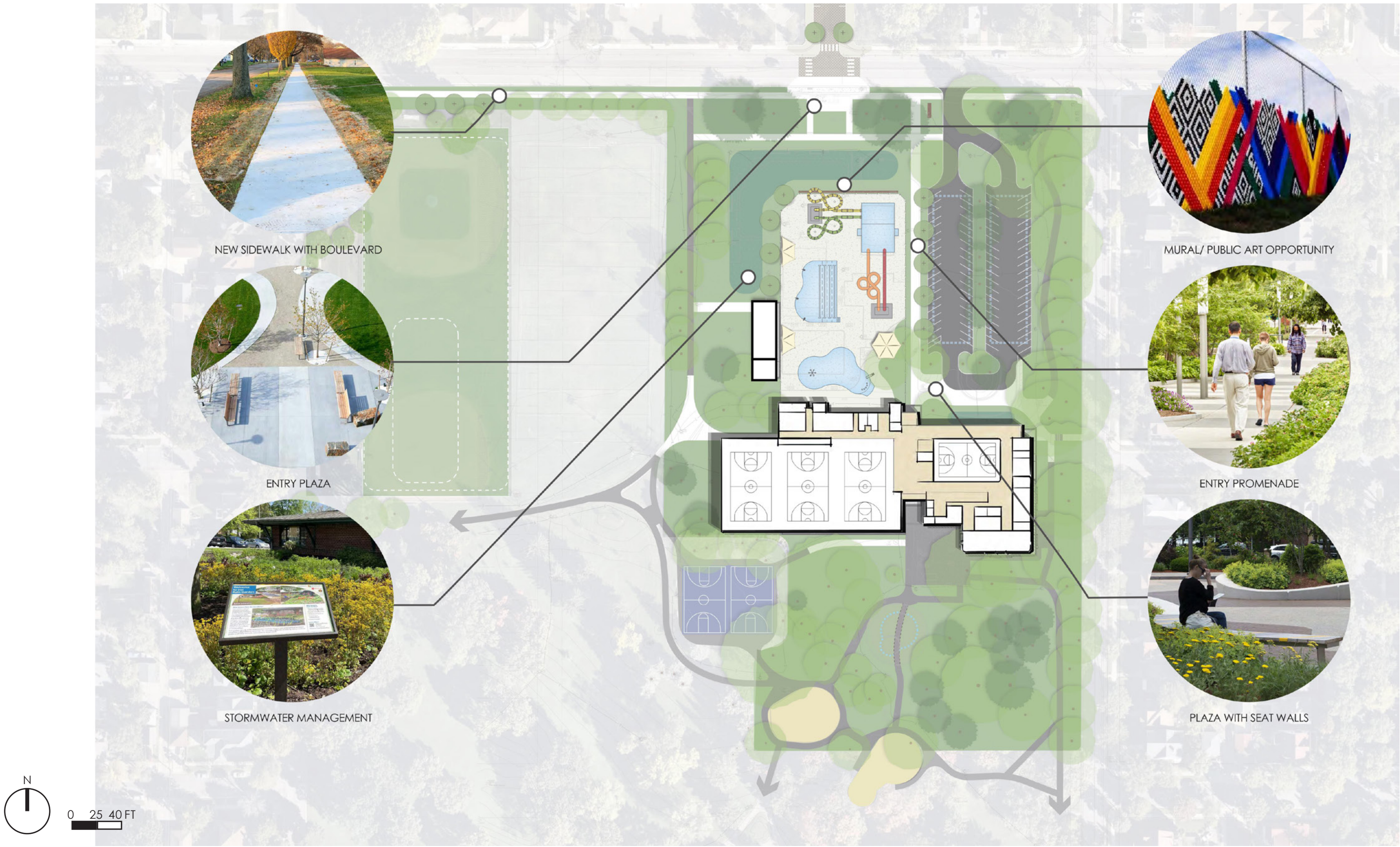
Concept 1

SITE PLAN



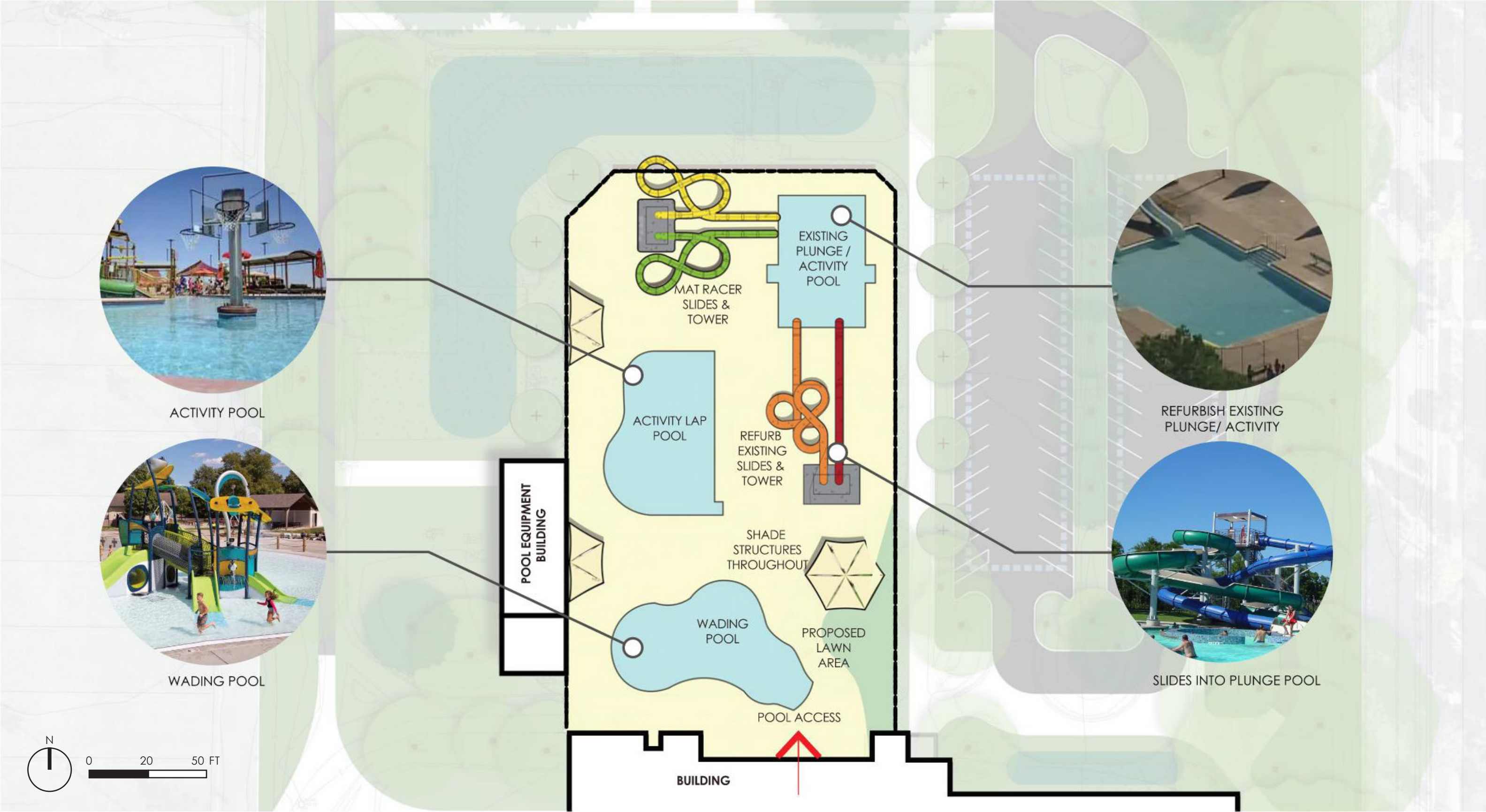
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SITE USER EXPERIENCE



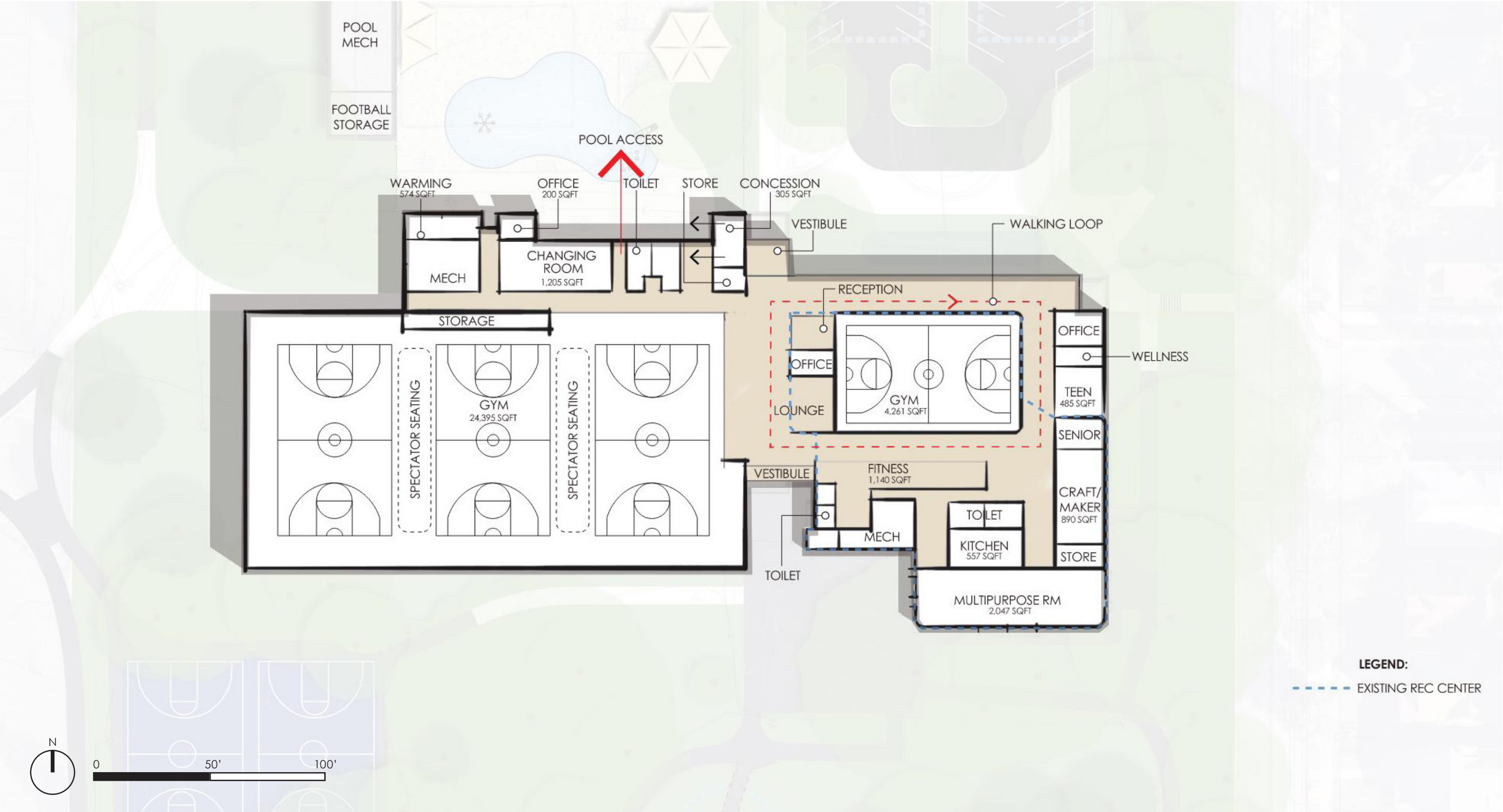
Concept 1

WATER PARK PLAN



Concept 1

BUILDING PLAN



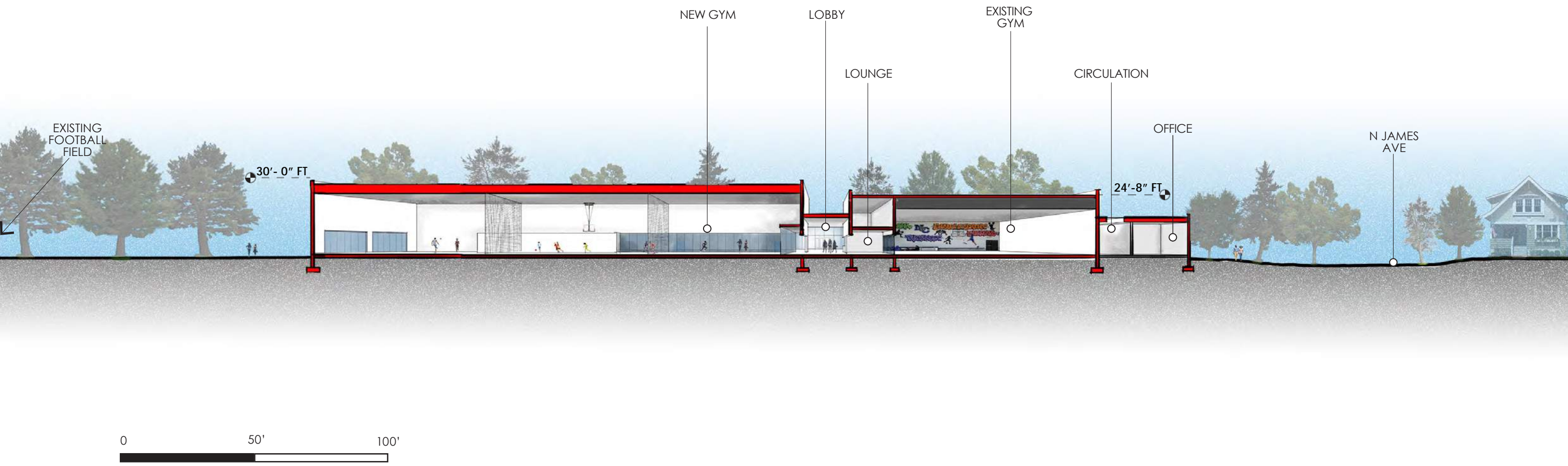
Concept 1

BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE



Concept 1

SECTION PERSPECTIVE



Concept 1

FRONT ENTRY VIEW



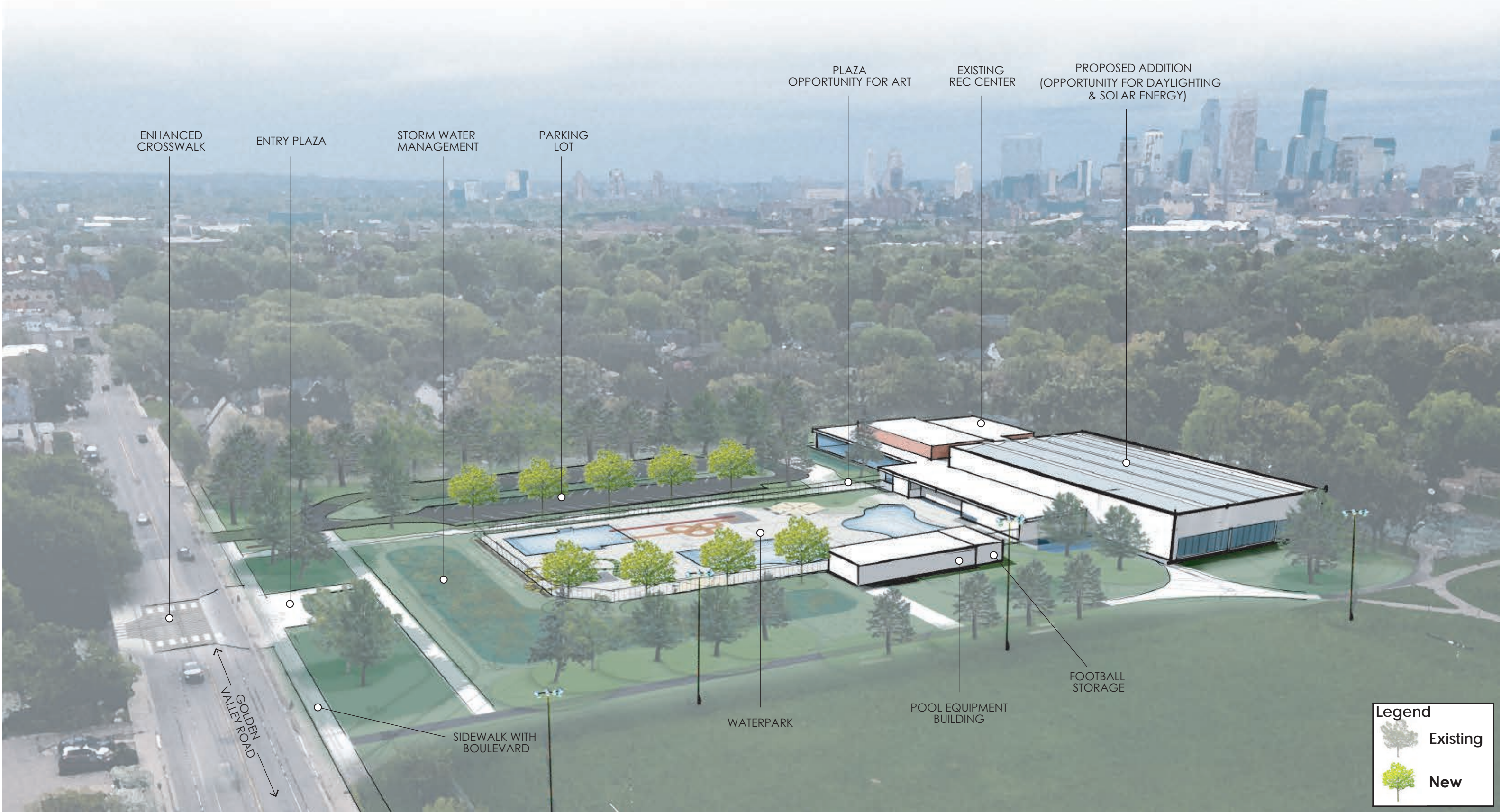
Concept 1

VIEW FROM JAMES AVENUE



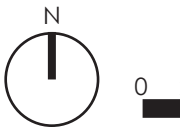
Concept 1

BIRD'S EYE VIEW



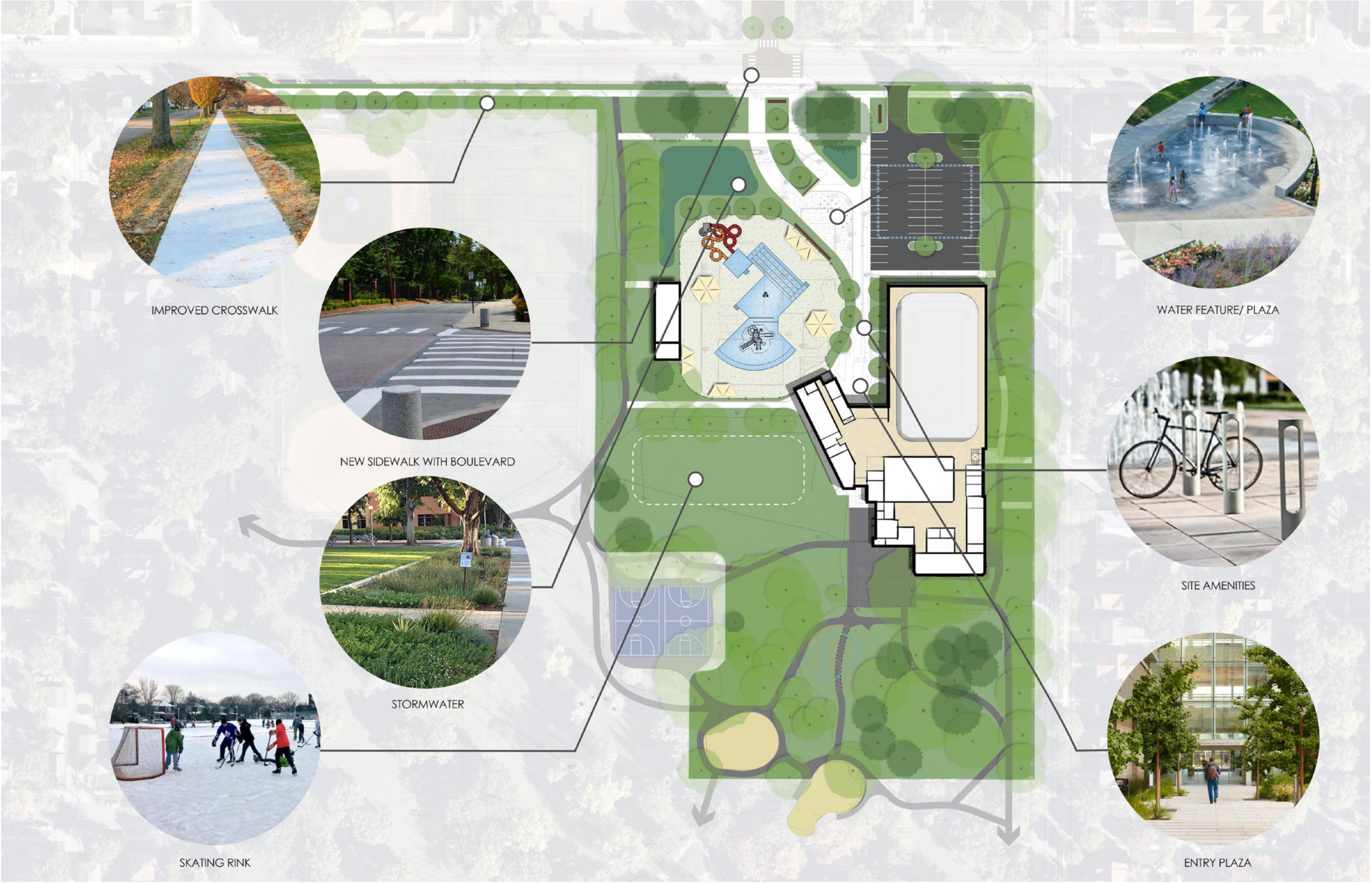
Concept 2

SITE PLAN



Concept 2

SITE USER EXPERIENCE



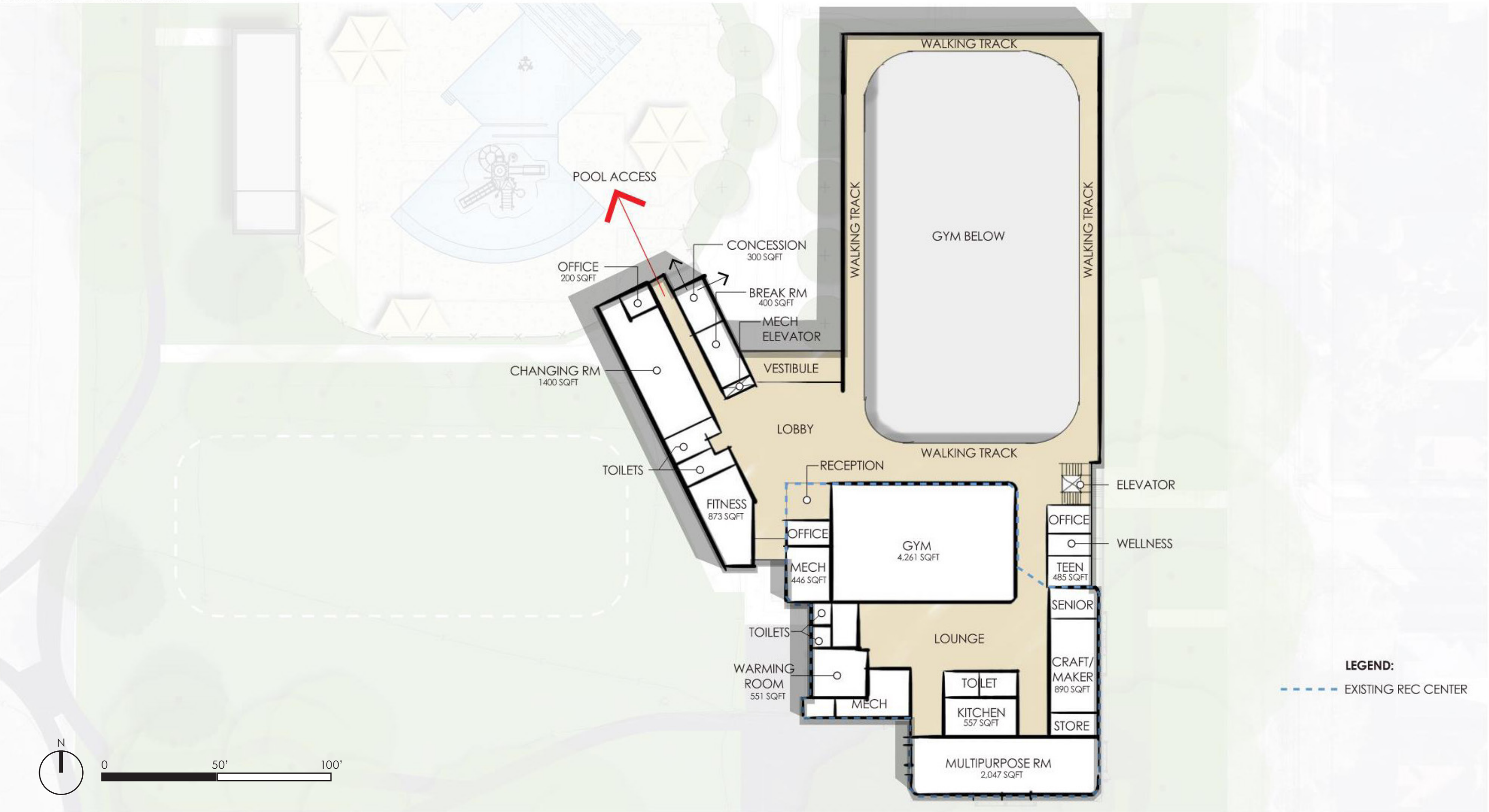
Concept 2

WATER PARK PLAN



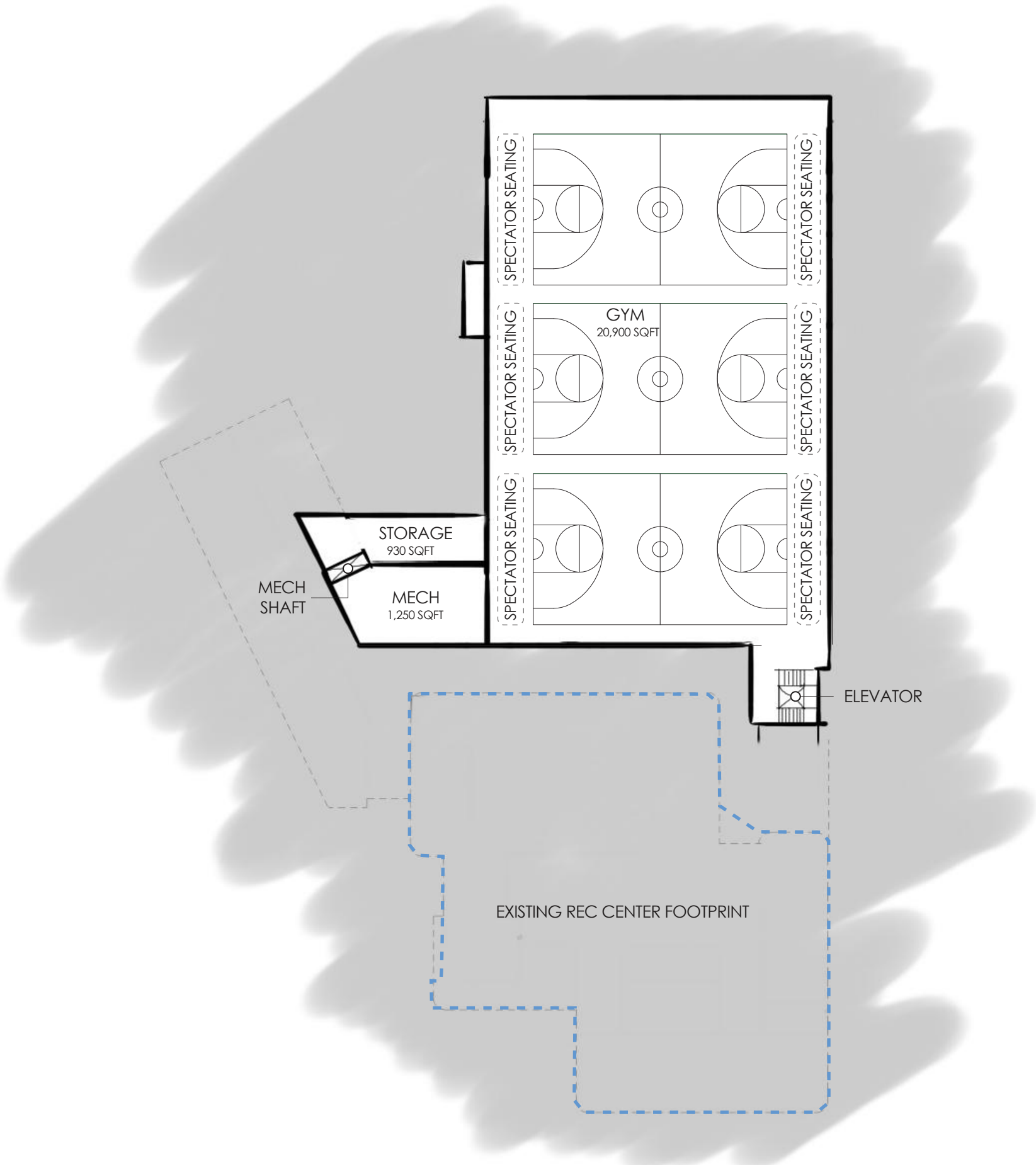
Concept 2

BUILDING PLAN - MAIN LEVEL

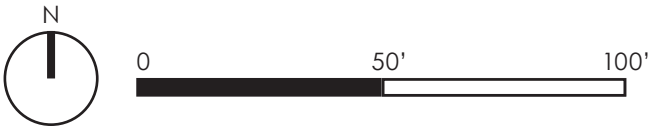


Concept 2

BUILDING PLAN - LOWER LEVEL



LEGEND:
- - - - - EXISTING REC CENTER



Concept 2

BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE



LOUNGE



FITNESS CENTER WITH VIEW OF PARK



LARGE CENTRALIZED LOBBY/ENTRY



SUSPEND WALKING/RUNNING TRACK OVER GYM

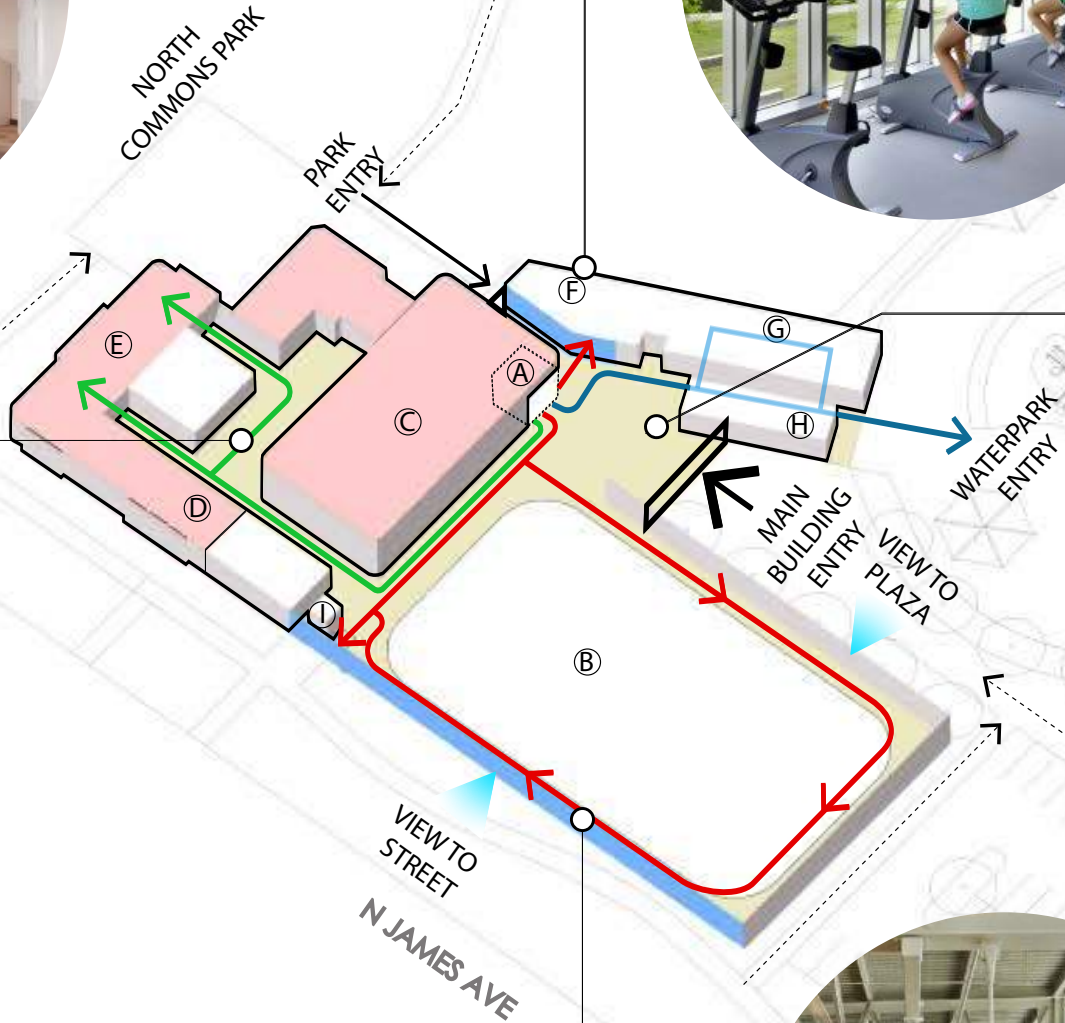
LEGEND

CIRCULATION

- COMMUNITY SPACES
- FITNESS SPACES
- WATER PARK
- GENERAL

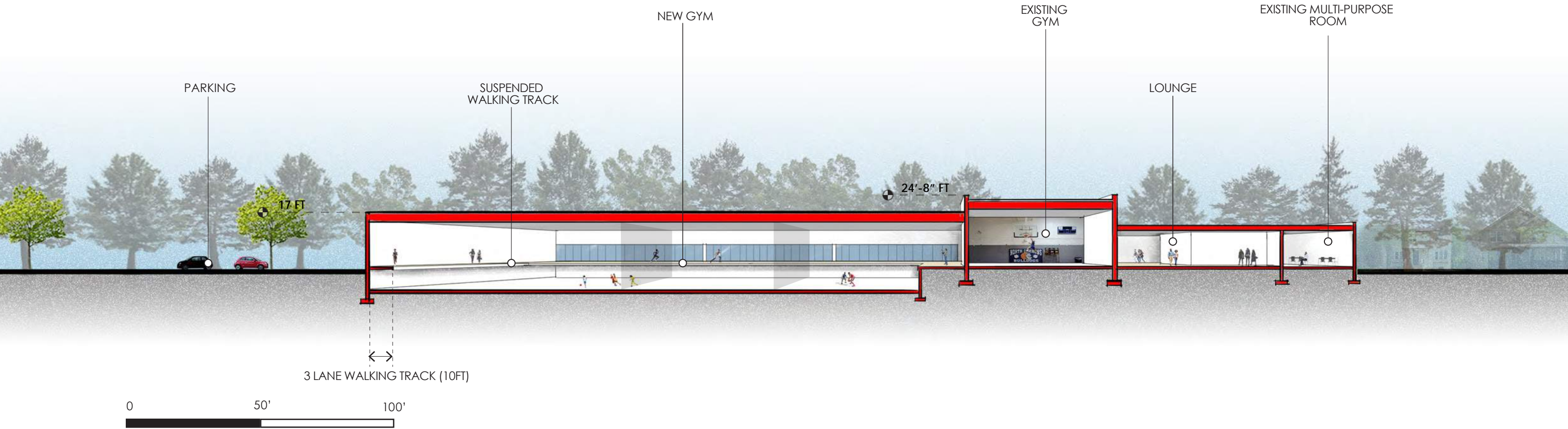
SPACES

- A CHECK-IN
- B NEW GYM BELOW
- C EXISTING GYM
- D CRAFT/MAKER
- E MULTIPURPOSE RM
- F FITNESS
- G CHANGING RM
- H CONCESSION
- I ELEVATOR + STAIRCASE



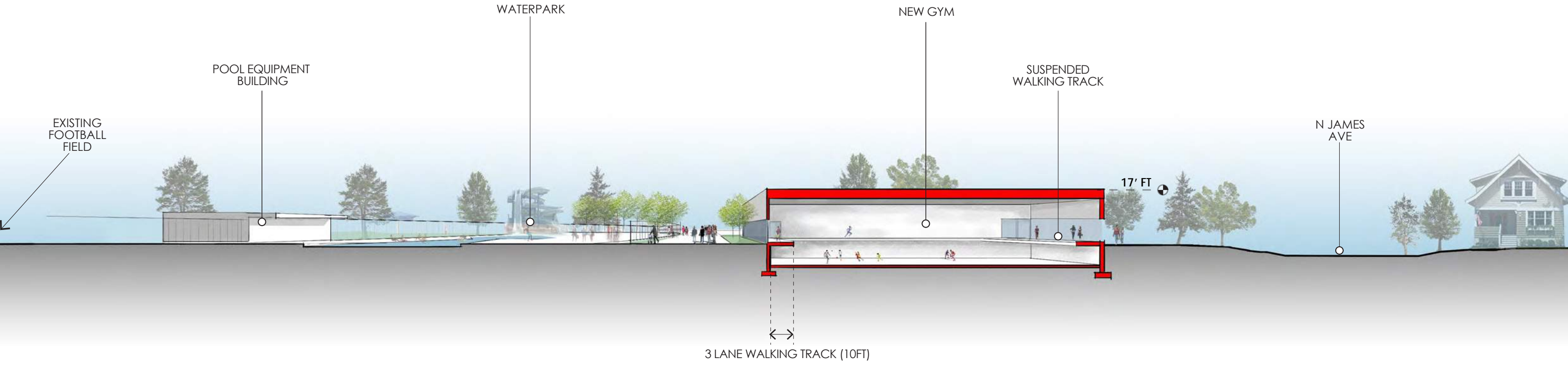
Concept 2

SECTION PERSPECTIVE LOOKING EAST



Concept 2

SECTION PERSPECTIVE LOOKING NORTH



Concept 2

FRONT ENTRY VIEW



Concept 2

VIEW FROM JAMES AVENUE



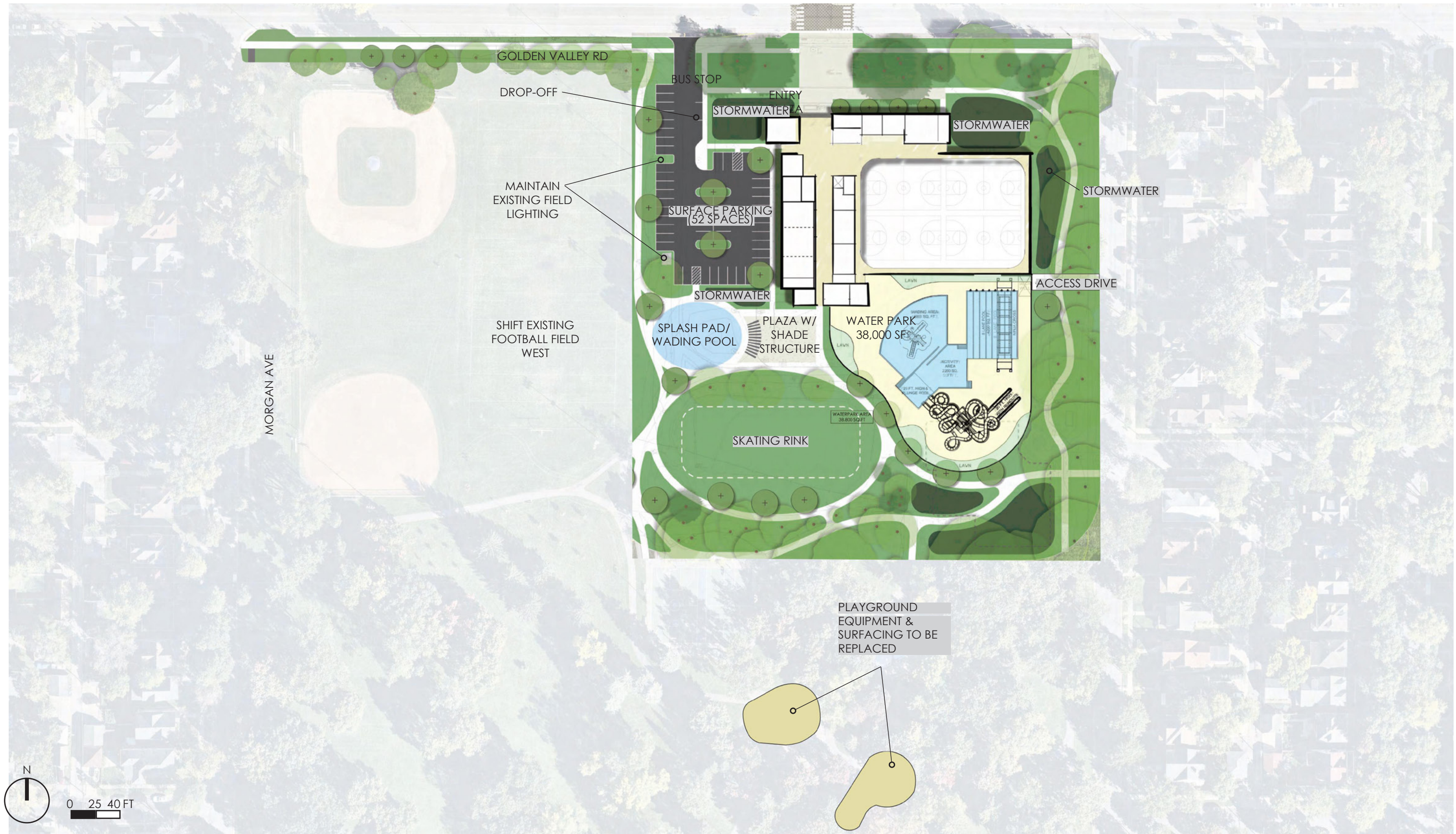
Concept 2

BIRD'S EYE VIEW



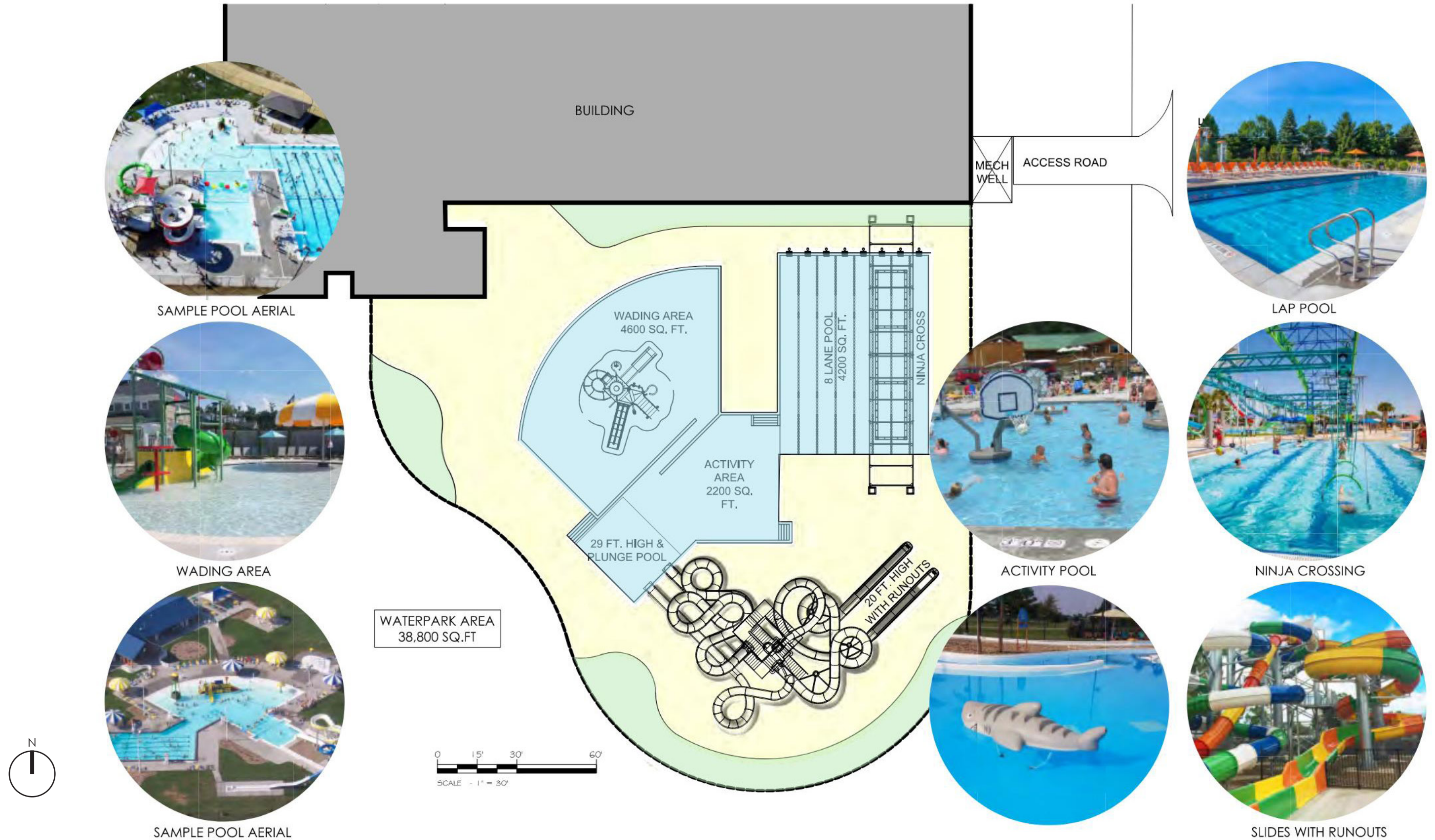
Concept 3

SITE PLAN



Concept 3

WATER PARK PLAN



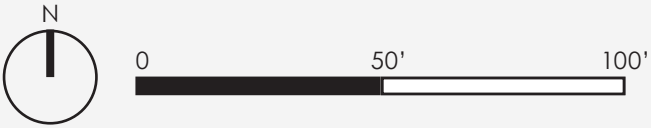
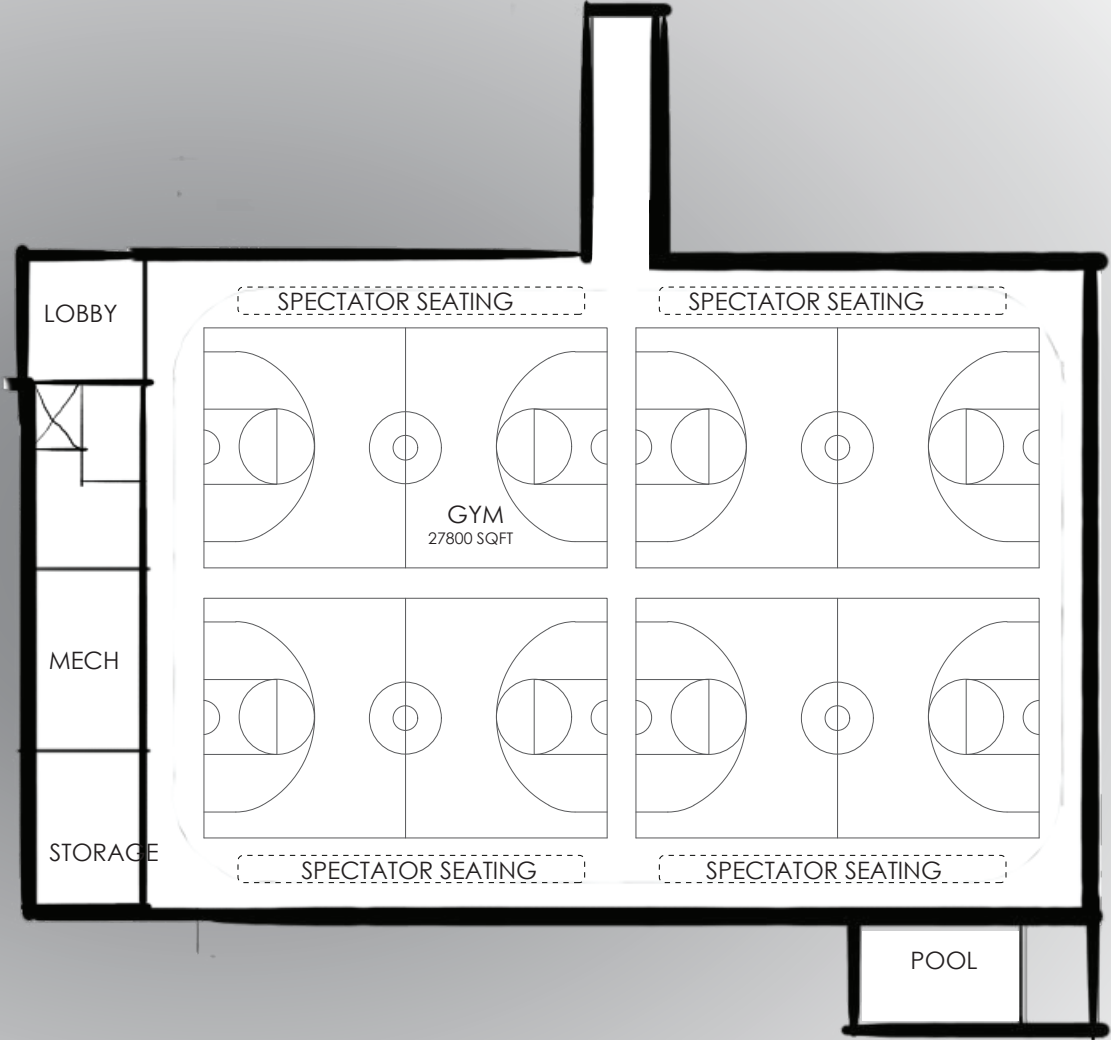
Concept 3

BUILDING PLAN - MAIN LEVEL



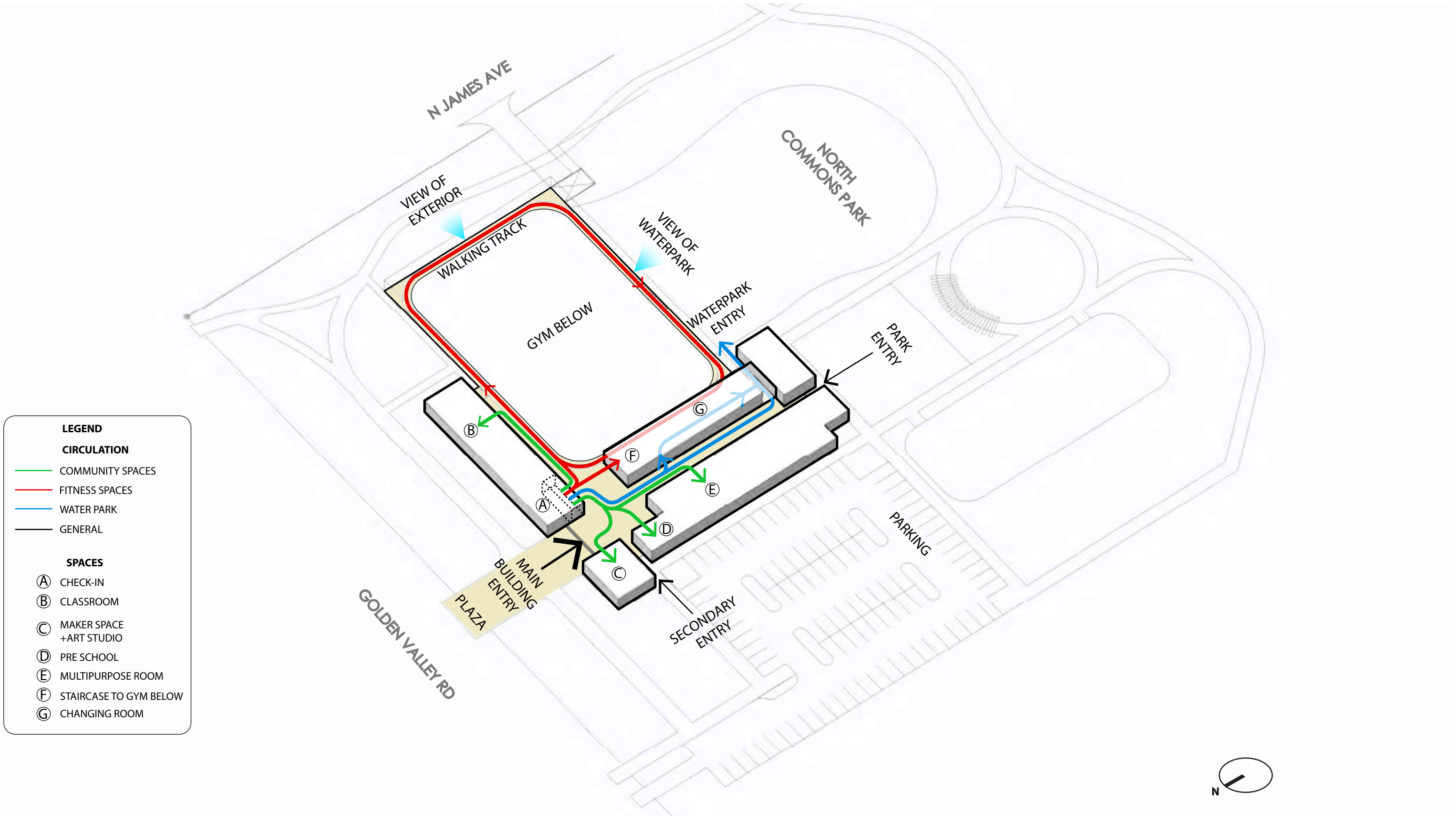
Concept 3

BUILDING PLAN - LOWER LEVEL



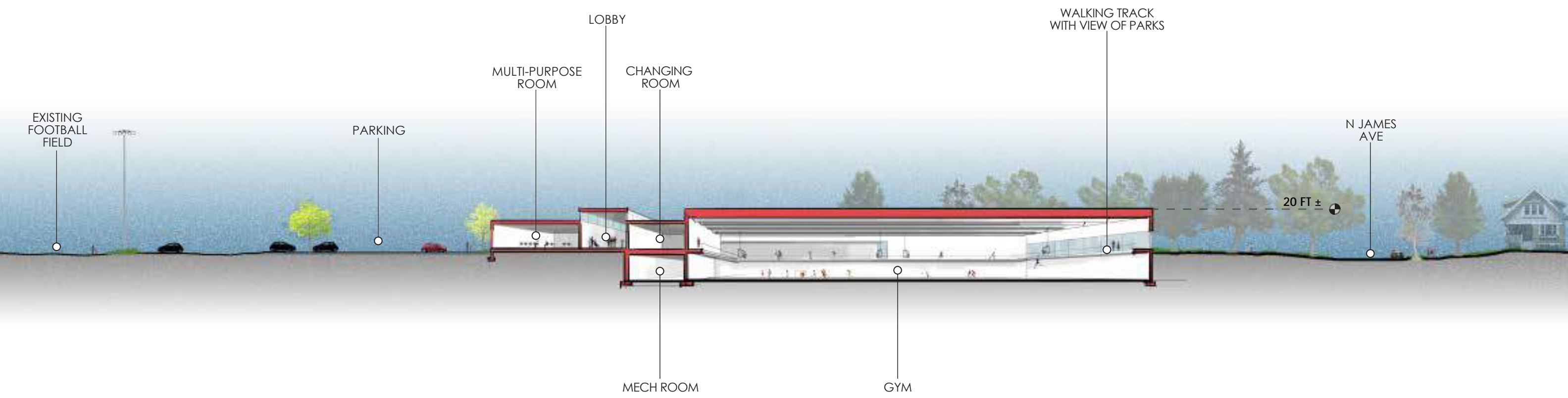
Concept 3

CIRCULATION DIAGRAM





Concept 3

SECTIONAL PERSPECTIVE LOOKING NORTH



Legend

	Existing
	New

Concept 3

VIEW FROM GOLDEN VALLEY ROAD



Concept 3

VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD



Concept 3

BIRD'S EYE VIEW



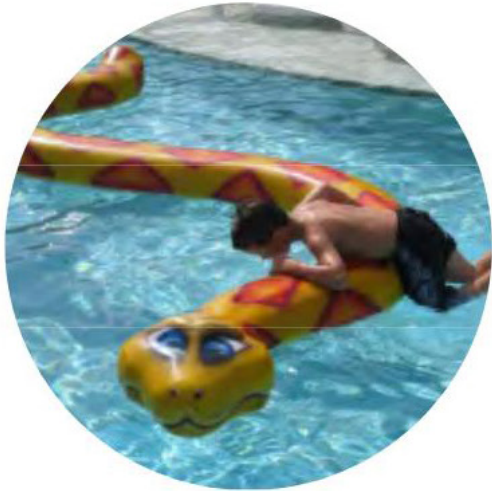
Concept 4

SITE PLAN



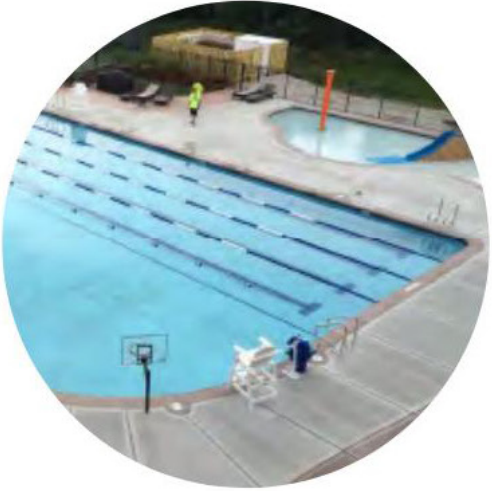
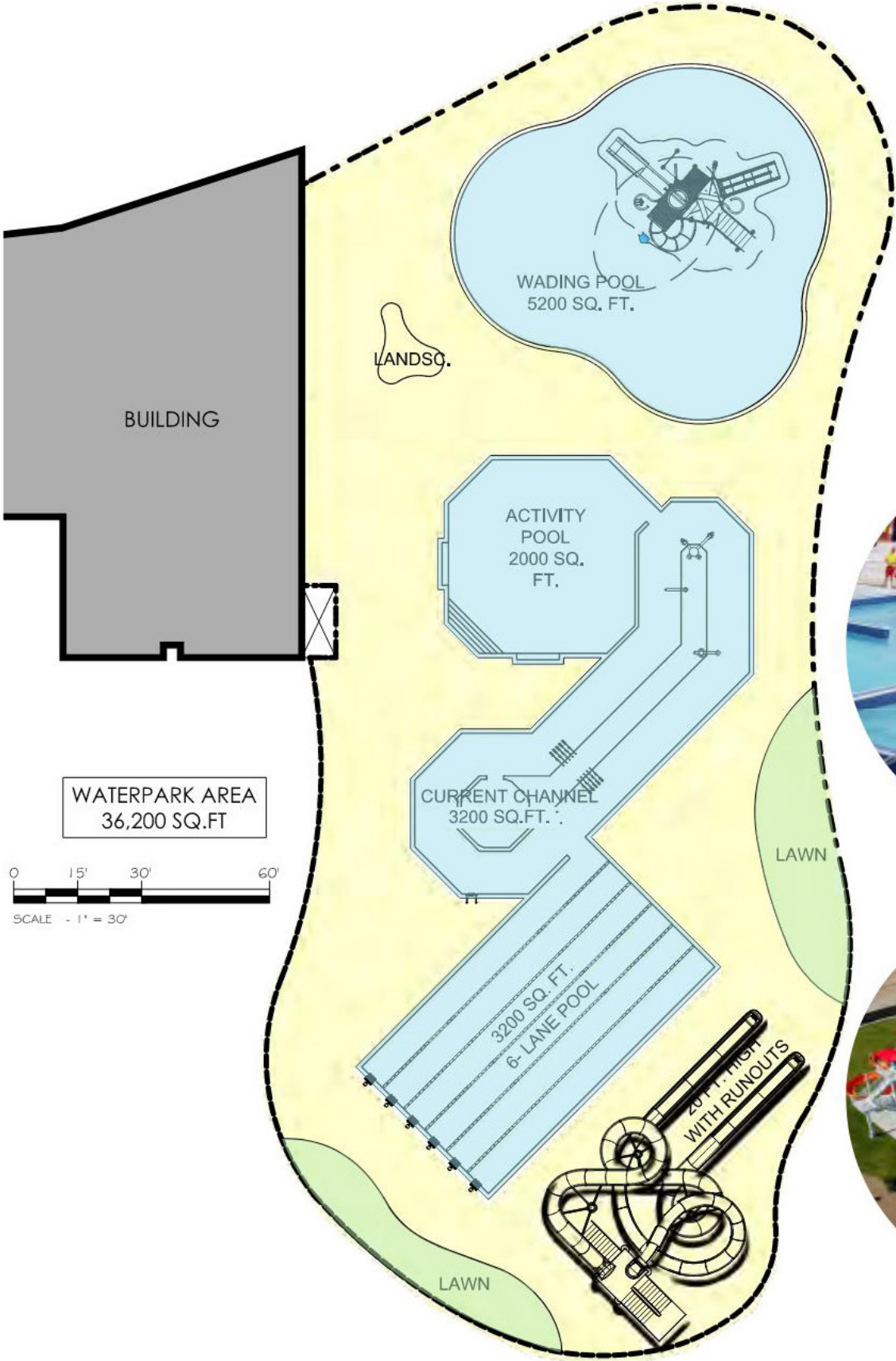
Concept 4

WATERPARK PLAN



WADING AREA

PLAY STRUCTURE



LAP POOL



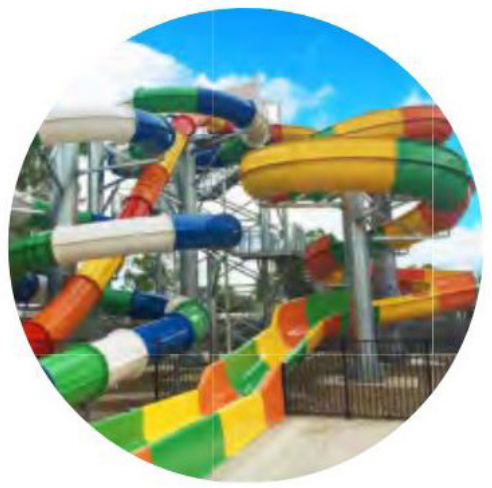
CURRENT CHANNEL



ACTIVITY POOL



SAMPLE POOL AERIAL

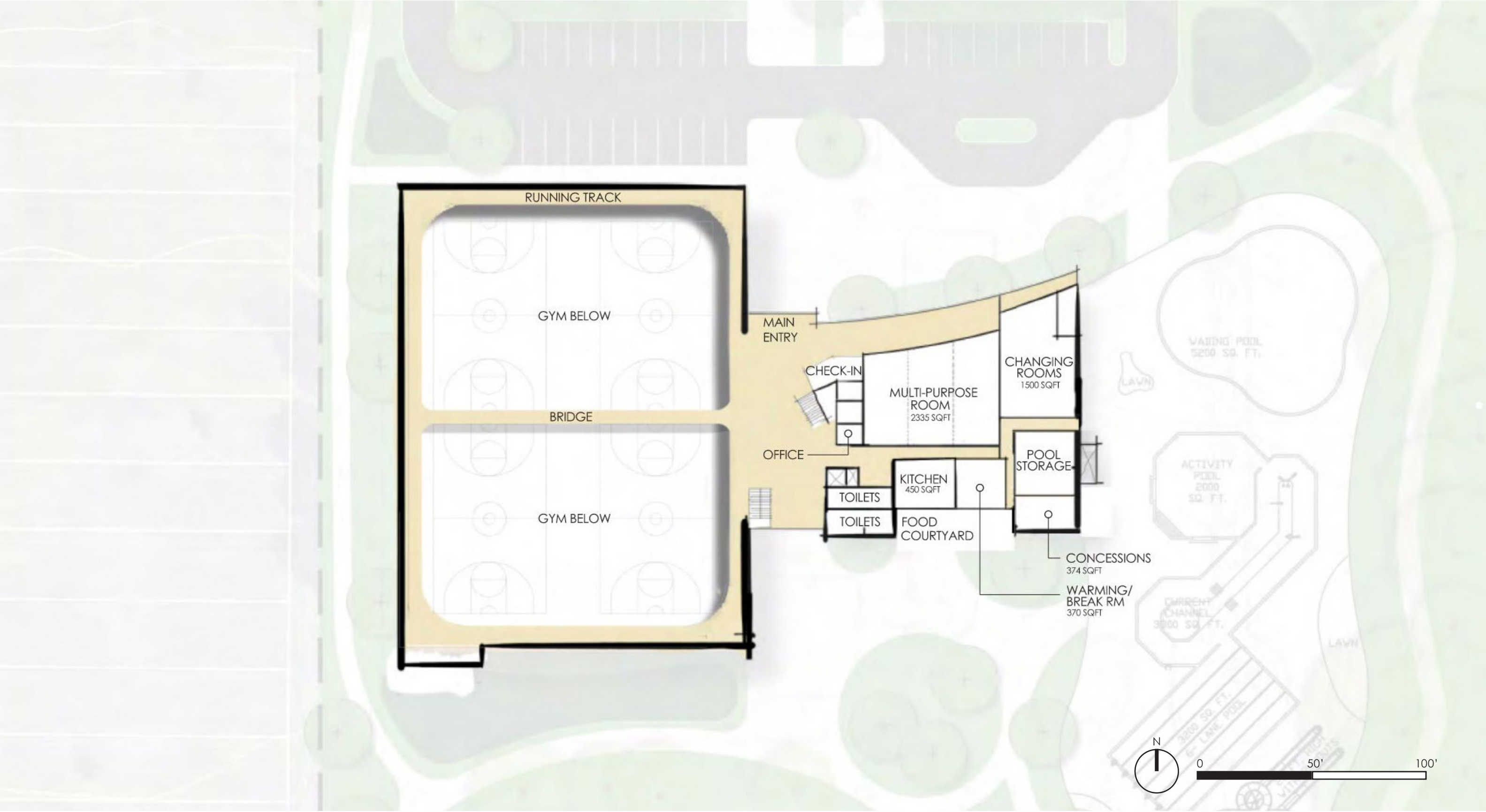


SLIDES WITH RUNOUTS



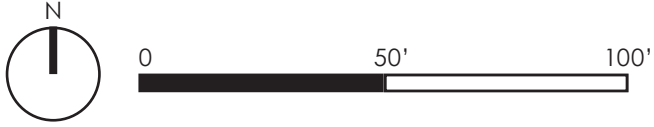
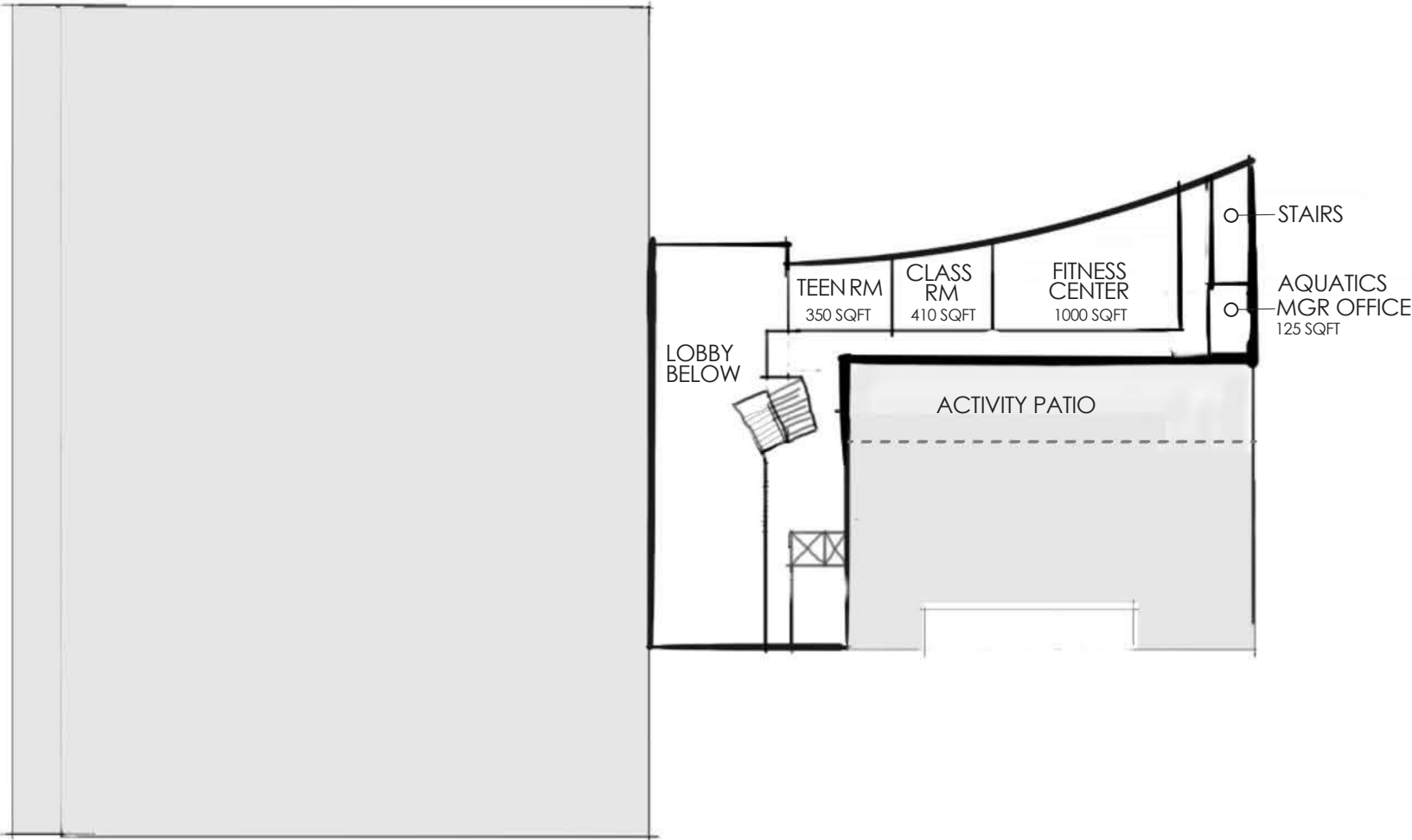
Concept 4

BUILDING PLAN- MAIN LEVEL



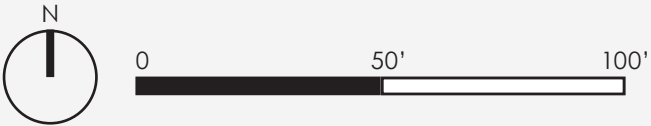
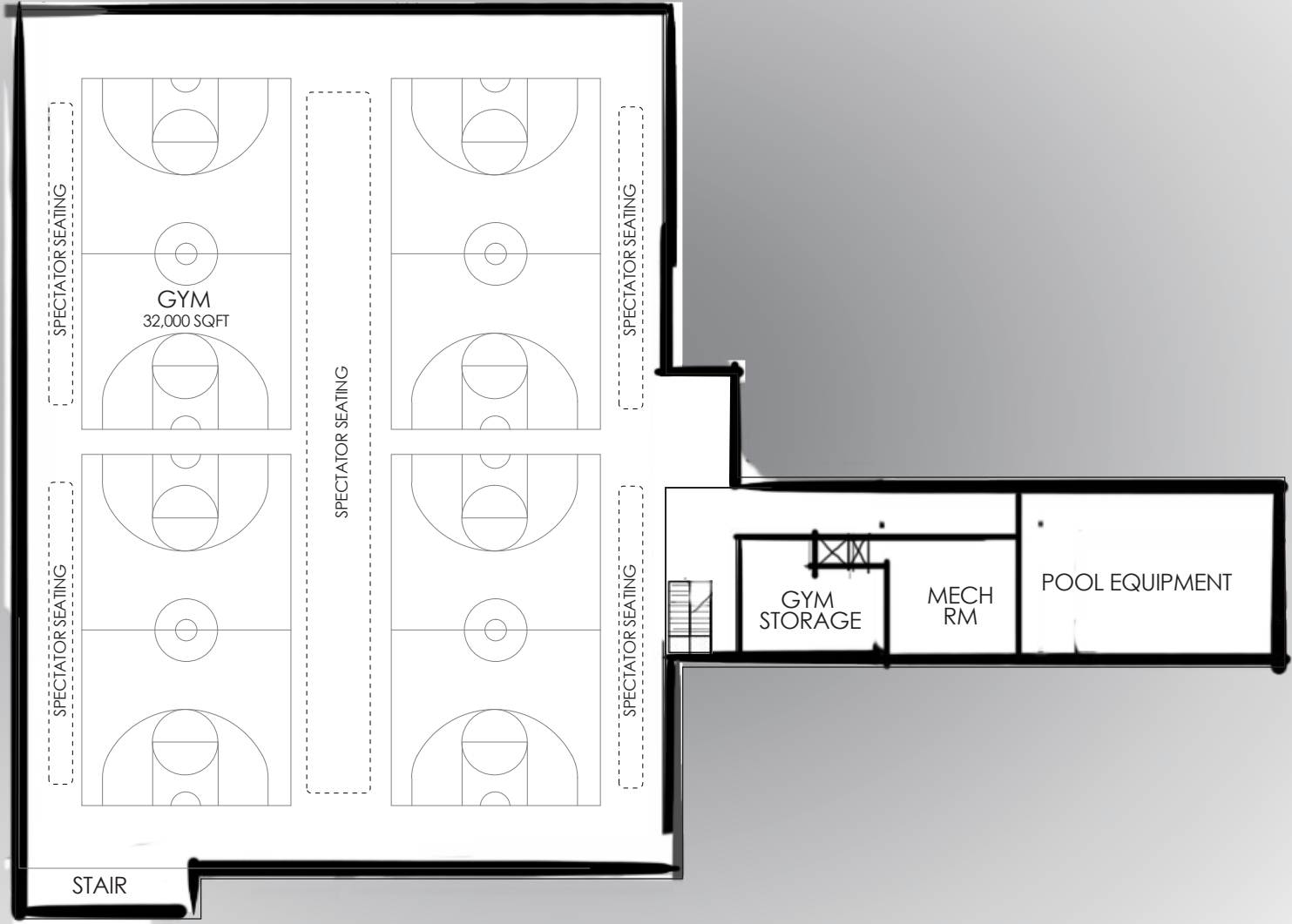
Concept 4

BUILDING PLAN- UPPER LEVEL



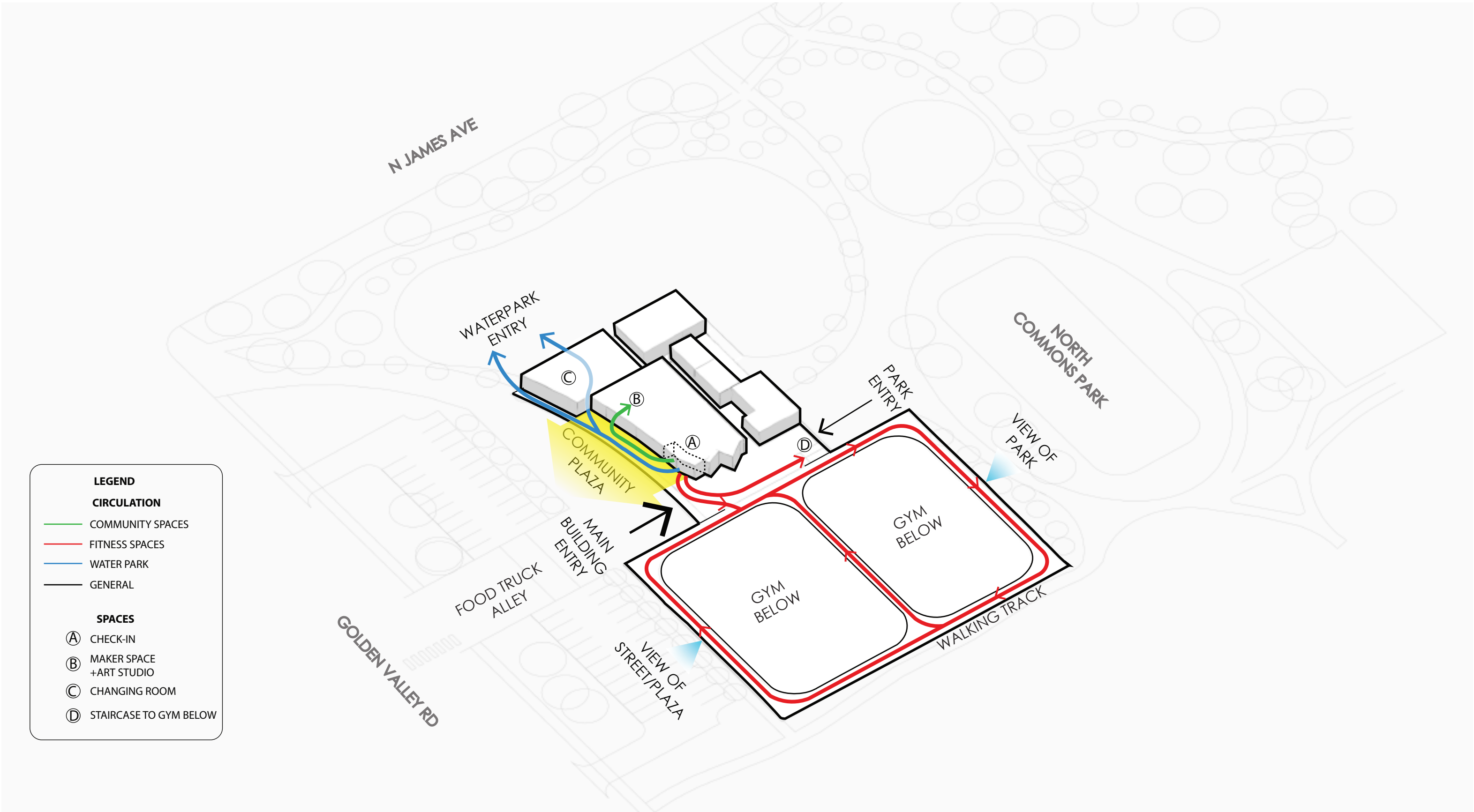
Concept 4

BUILDING PLAN- LOWER LEVEL



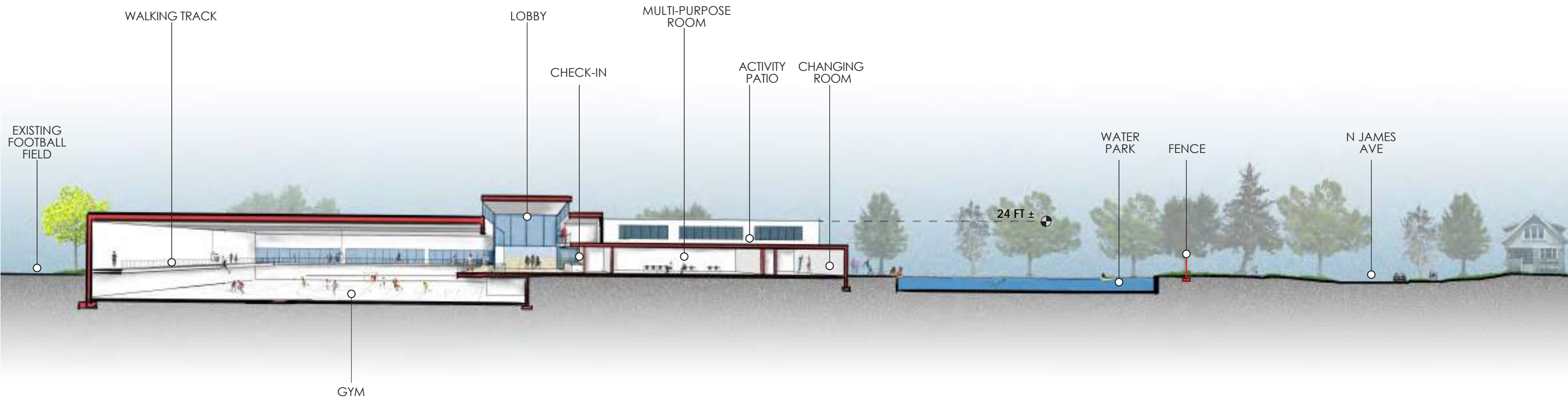
Concept 4

BUILDING CIRCULATION DIAGRAM





Concept 4

SECTION PERSPECTIVE LOOKING NORTH



Legend

	Existing
	New

Concept 4

VIEW FROM GOLDEN VALLEY ROAD



Concept 4

VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD



Northeast view from N James Ave and Golden Valley Road

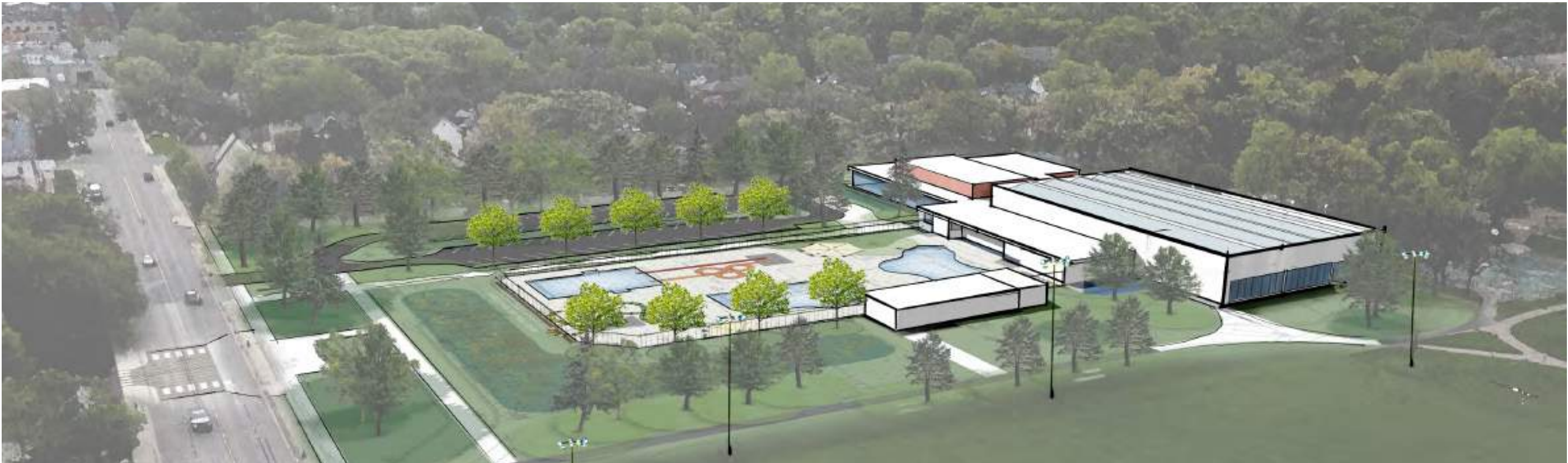
Concept 4

BIRD'S EYE VIEW



Birds Eye View Comparison

CONCEPT 1



CONCEPT 2



Birds Eye View Comparison

CONCEPT 3



CONCEPT 4



DESIGN CONCEPTS OVERALL COMPARATIVE SUMMARY

		EXISTING CONSTRUCTION	CONCEPTS 1 & 2 ADDITION/RENOVATION CONCEPT OPTIONS	CONCEPTS 3 & 4 NEW CONSTRUCTION CONCEPT OPTIONS	NOTES/KEY DIFFERENCE
Building		21,537sf 15,385sf Rec Center, 6,152sf bathhouse	<small>*Data is averaged between concepts 1 & 2</small> 56,310sf Rec Center and Aquatics Facilities include 38,225 sf addition + 7,500sf renovated section of existing Rec Center	<small>*Data is averaged between concepts 3 & 4</small> 58,800sf All new Rec Center and Aquatics Facilities	2,490 sf difference between New Construction Concept and Addition/Renovation Concept
Water Park	Total Area	38,356sf	37,500sf	37,500sf	No difference in total Water Park Area between the two concepts
	Pool Area	10,636sf	8,250 sf	13,000sf	Renovation/Addition Concept has 4,750 sf less pool area compared to New Construction - this results in 317 fewer bathers. The deck area in the Renovation/Addition is however 4,750 sf larger than the Addition/Renovation Concept compared to New Construction Concept. The Addition/Renovation Concept would also have 180 bathers less than the Existing
	Deck Area	27,200 sf	29,250 sf	24,500 sf	
	Bather Load	730	550	867	
Project Cost			\$35M \$27M hard cost, \$8M soft cost	\$49M \$38M Hard cost, \$11M soft cost	Addition/Renovation Concept will be \$14M less expensive than New Construction
Key Program/Spaces		<ul style="list-style-type: none">Gym (1 court)Multipurpose RmCraft RoomLoungeSmall Kitchen	<ul style="list-style-type: none">Gym with spectator seating (3 new courts + 1 existing)Walking TrackMultipurpose RmDedicated Teen RmDedicated Senior RmCraft/Maker SpaceFitness CenterLarge Community KitchenCentralized Large Lobby	<ul style="list-style-type: none">Gym with spectator seating (4 new courts)Walking TrackMultipurpose RmDedicated Teen RmDedicated Senior RmCraft/Maker SpaceFitness CenterPreschool RmCommunity KitchenCentralized Large Lobby	All spaces in existing building are replicated or retained in both concepts. The Addition/Renovation Concept will not have a dedicated Preschool Rm. As a result of the Existing Gym being small, the total Gym area in Addition/Renovation Concept is 3,000sf smaller than the New Construction Concept. The Maker/Craft Space is also smaller - about 100sf.
Project Schedule			1-2 years; 2025 approximate date for project delivery date.	Unknown project schedule; Project budget deficit may delay project significantly	

Playground

CONCEPT OPTION A



Playground

CONCEPT OPTION A



Playground

CONCEPT OPTION B



Playground

CONCEPT OPTION B



Appendix

North Commons Park

Phase 1 Improvements

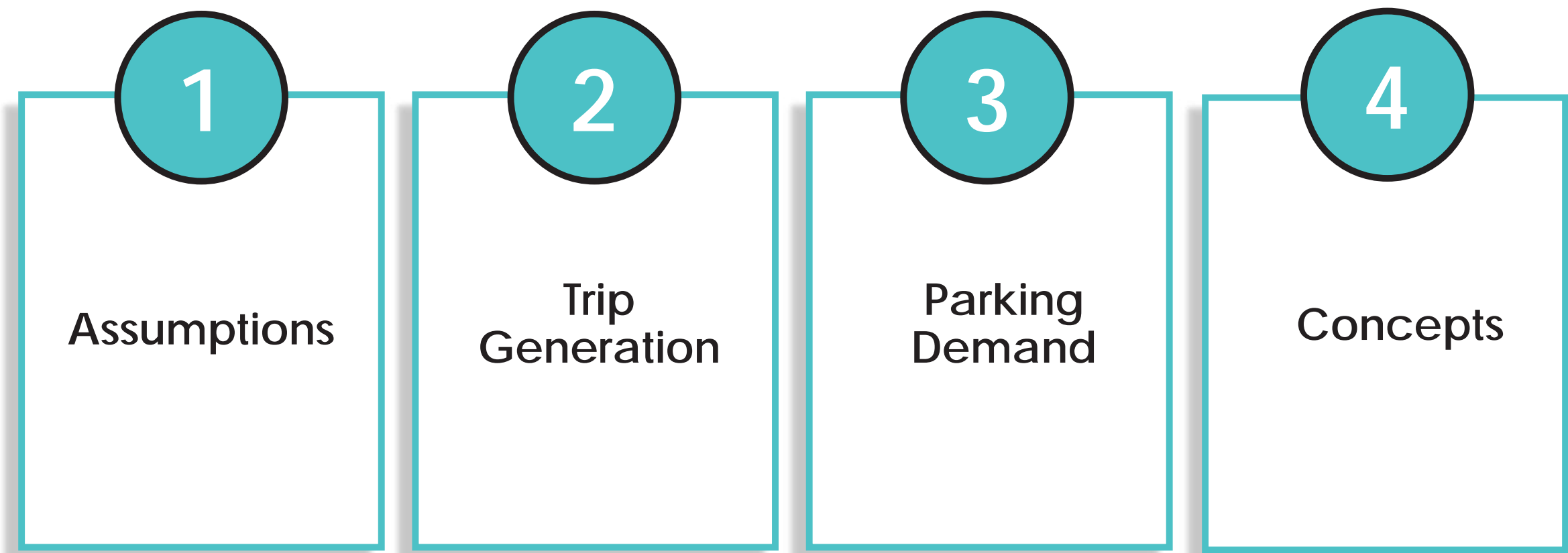
Parking Analysis

Concepts 1 - 4

January 2023



Overview

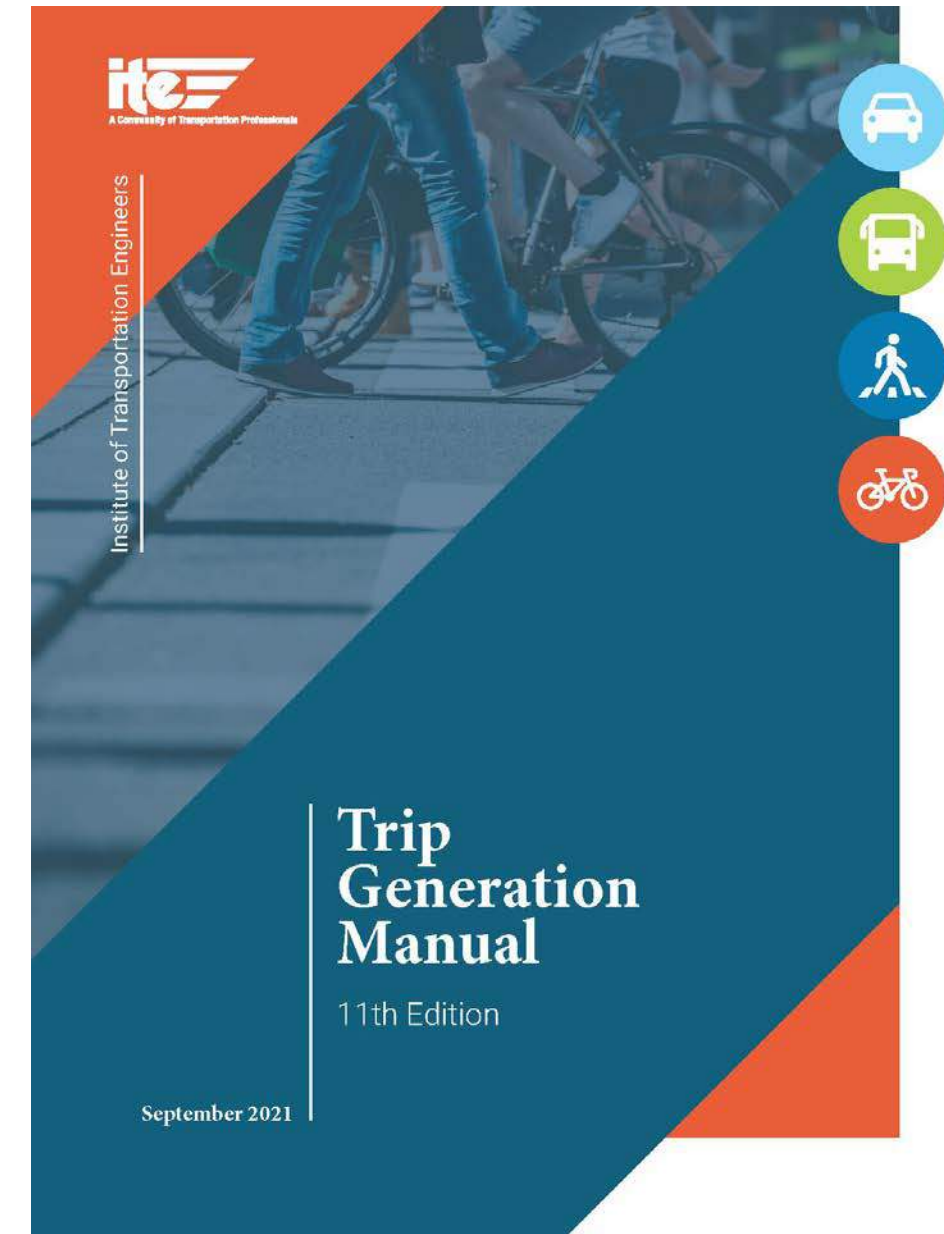


Land use Assumptions

ITE Trip Generation / Parking Code (495) Recreational Community Center

A recreational community center is a stand-alone public facility similar to and including YMCAs. These facilities often include classes and clubs for adults and children, a day care or nursery school, meeting rooms and other social facilities, swimming pools and whirlpools, saunas, tennis, racquetball, handball, pickle ball, basketball and volleyball courts; outdoor athletic fields/courts, exercise classes, weightlifting and gymnastics equipment, locker rooms, and a restaurant or snack bar. Public access is typically allowed, and a membership fee may be charged. Racquet/tennis club (Land Use 491), health/fitness club (Land Use 492), and athletic club (Land Use 493) are related land uses.

Trip Generation and Parking Analysis is based on Recreational Community Center for total building square footage



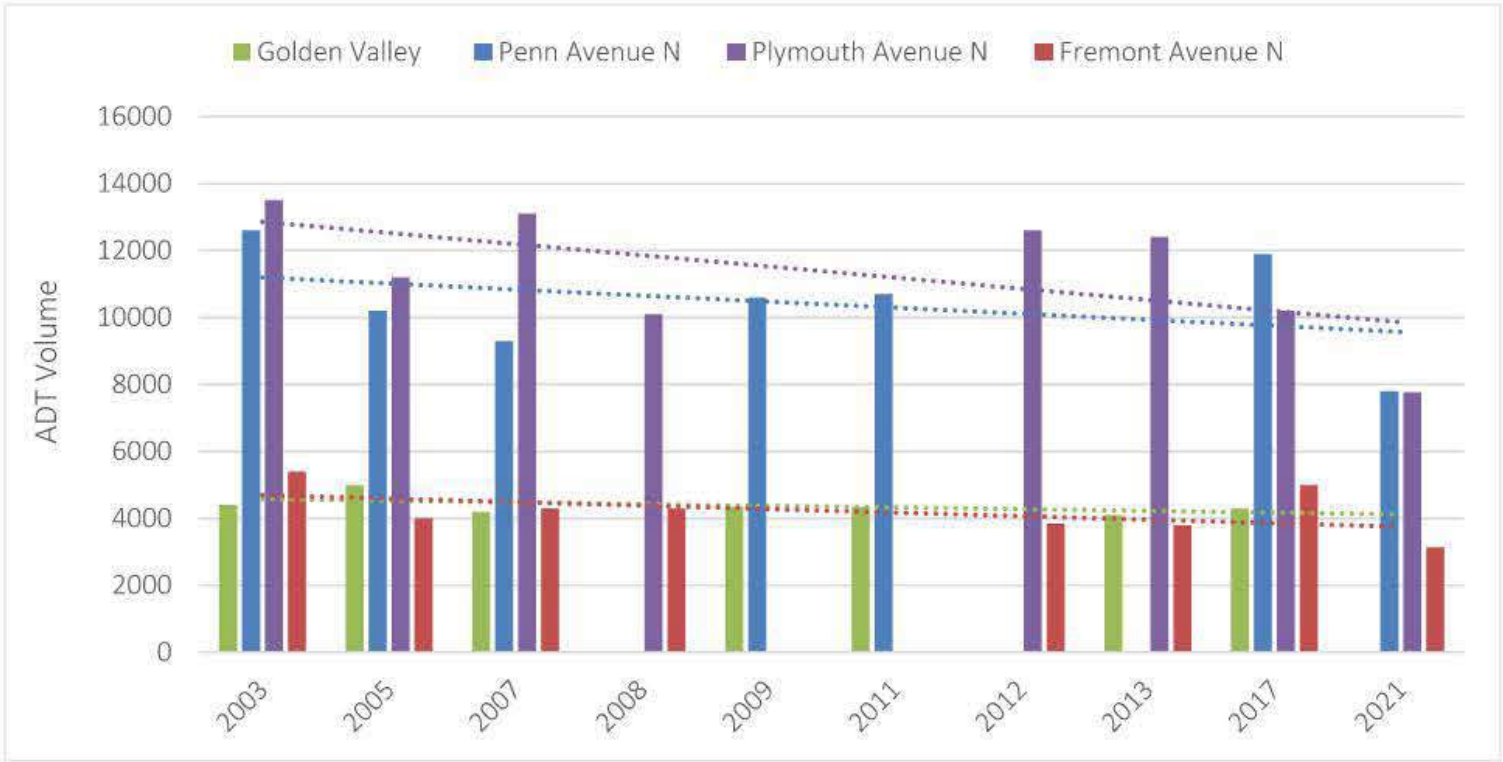
Parking Demand Assumptions

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.	1	2	3	4
Proposed Spaces	80	54	52	32

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



Decline in vehicular traffic in the past 15+ years

Parking Demand

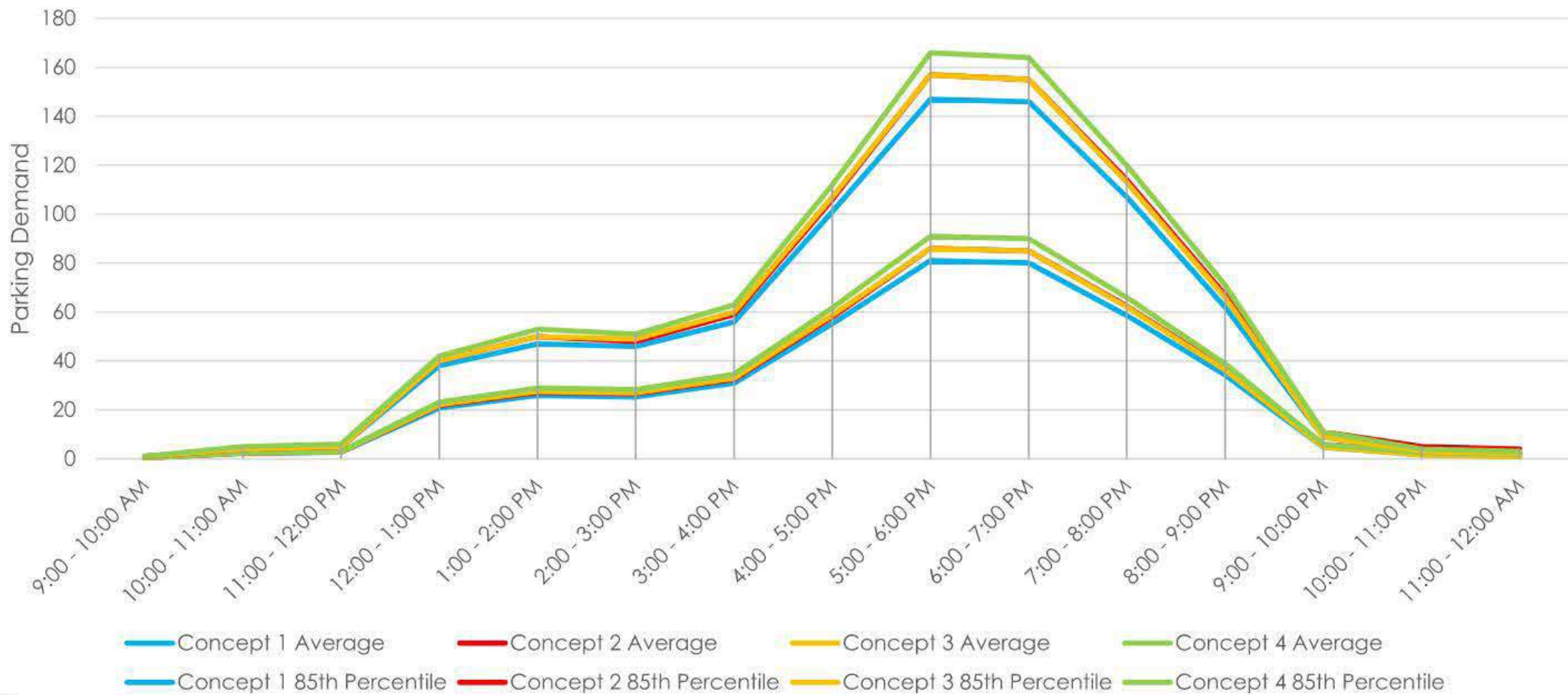
It is best practice to design a site's parking supply to align with the 85th percentile rate.

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

Summer Weekday
Average & 85th Percentile Parking Demand



Parking Demand (Spaces)				
Parking Rate	Concept 1 52,285 SF	Concept 2 54,935 SF	Concept 3 55,630 SF	Concept 4 58,410 SF
Average	60 - 80	65 - 85	65 - 85	70 - 90
85th Percentile	110 - 145	120 - 155	120 - 155	130 - 165

Trip Generation

Addition to West

Addition to West			AM		PM		Daily
Size / Land Use (ITE Code)	Mode Type	Mode Share	In	Out	In	Out	
52,285 SF / Recreational Center (495)	Vehicle	90.0%	66	34	61	70	1507
	Bike	2.5%	2	1	2	2	42
	Walk	5.0%	4	2	3	4	84
	Transit	2.5%	2	1	2	2	42
Total Site Trips (All Modes)		100.0%	73	38	68	78	1674



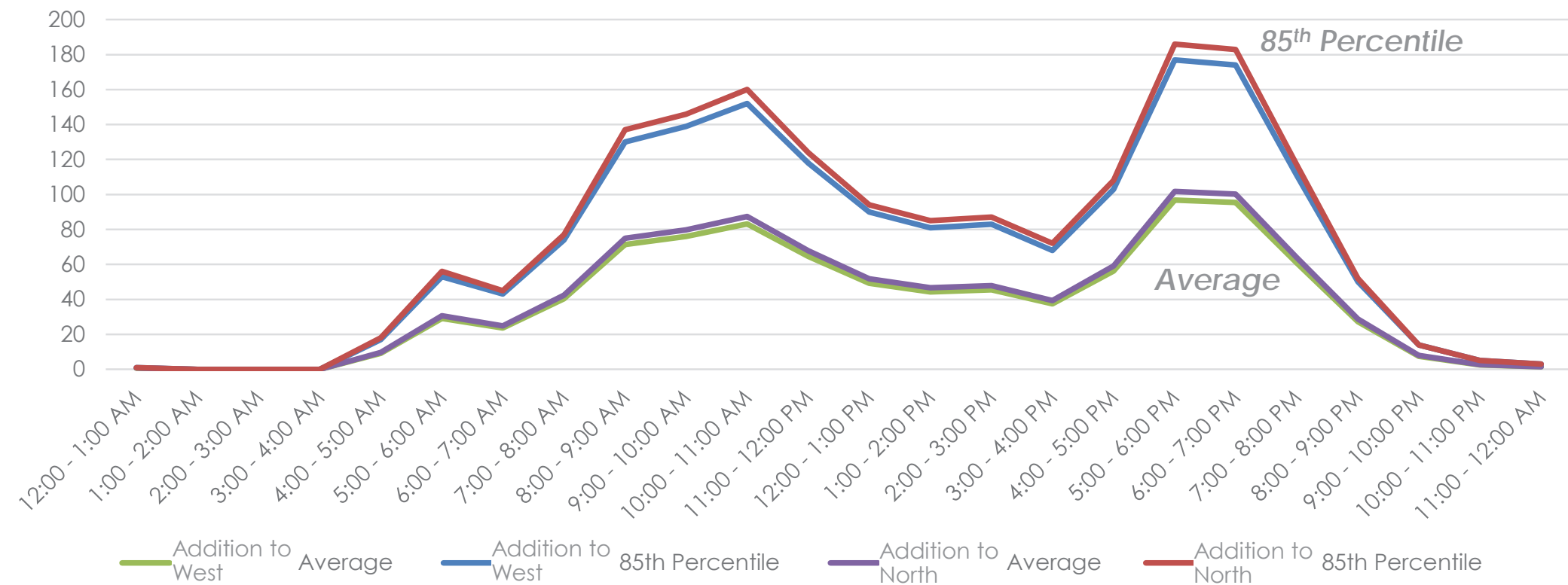
Addition to North

Addition to North			AM		PM		Daily
Size / Land Use (ITE Code)	Mode Type	Mode Share	In	Out	In	Out	
54,935 SF / Recreational Center (495)	Vehicle	90.0%	69	36	64	73	1583
	Bike	2.5%	2	1	2	2	44
	Walk	5.0%	4	2	4	4	88
	Transit	2.5%	2	1	2	2	44
Total Site Trips (All Modes)		100.0%	77	40	71	81	1759



Mode shift expected to occur with Blue Line LRT extension, increased use of bike lanes and pedestrians from the inviting public realm this site could potentially create

Average and 85th Percentile Parking Demand



Addition to West

ITE Code / Unit 495 Recreational Center / 52,285 sq. ft.	Parking Demand (Spaces)	
	Monday - Friday	Saturday
Average	108	99
85th Percentile	197	N/A
10% Average Modal Spilt	98	90

Addition to North

ITE Code / Unit 495 Recreational Center / 54,935 sq. ft.	Parking Demand (Spaces)	
	Monday - Friday	Saturday
Average	114	104
85th Percentile	208	N/A
10% Average Modal Spilt	104	94

**Peak Parking Hours 5:00 p.m. – 7:00 p.m.**

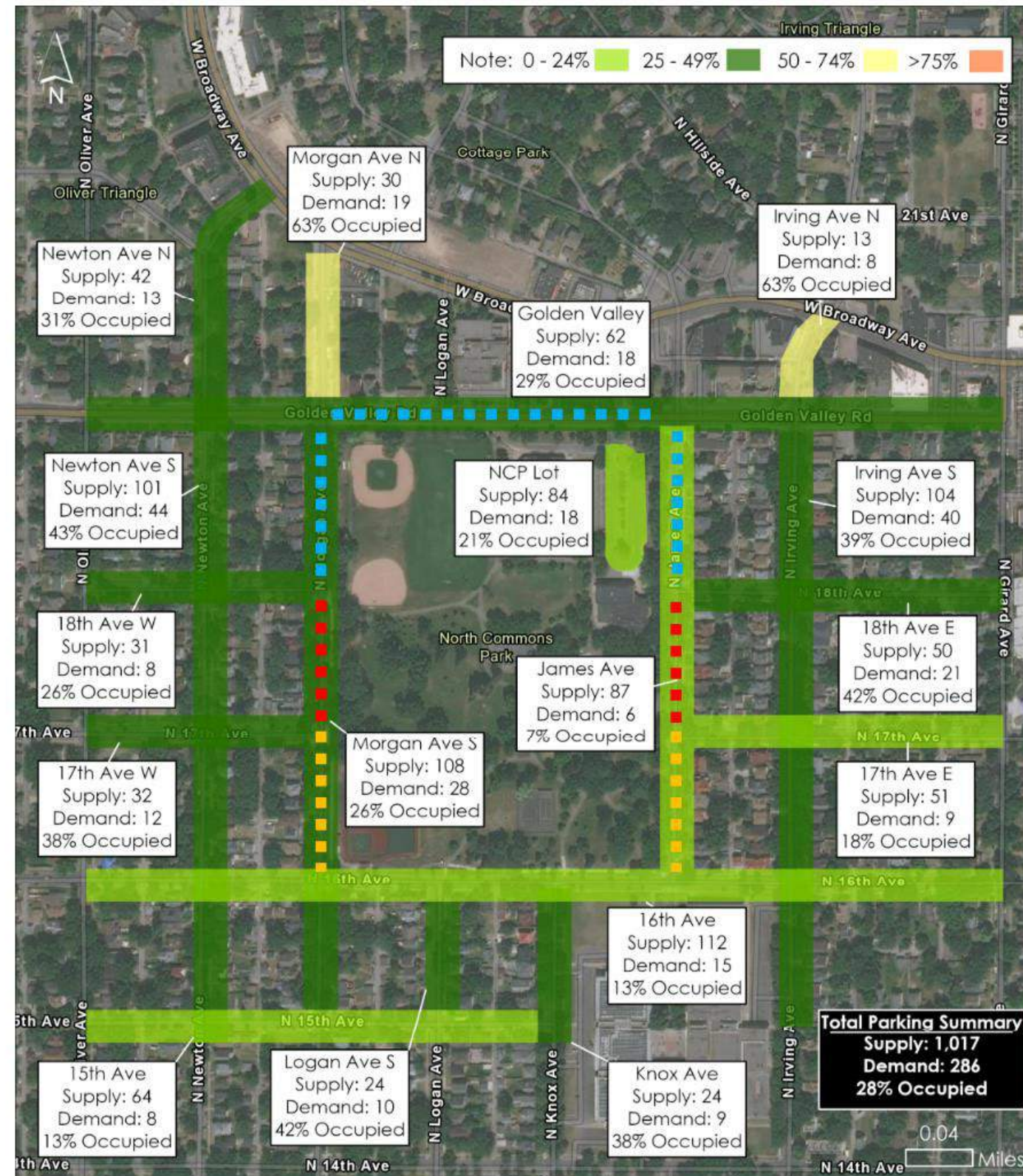
There is sufficient on-street parking immediately adjacent to site to accommodate higher demand days and events without significantly impacting parking in the adjacent neighborhood

~100 on-street parking spaces available

~ 60 on-street parking spaces available

~60 on-street parking spaces available

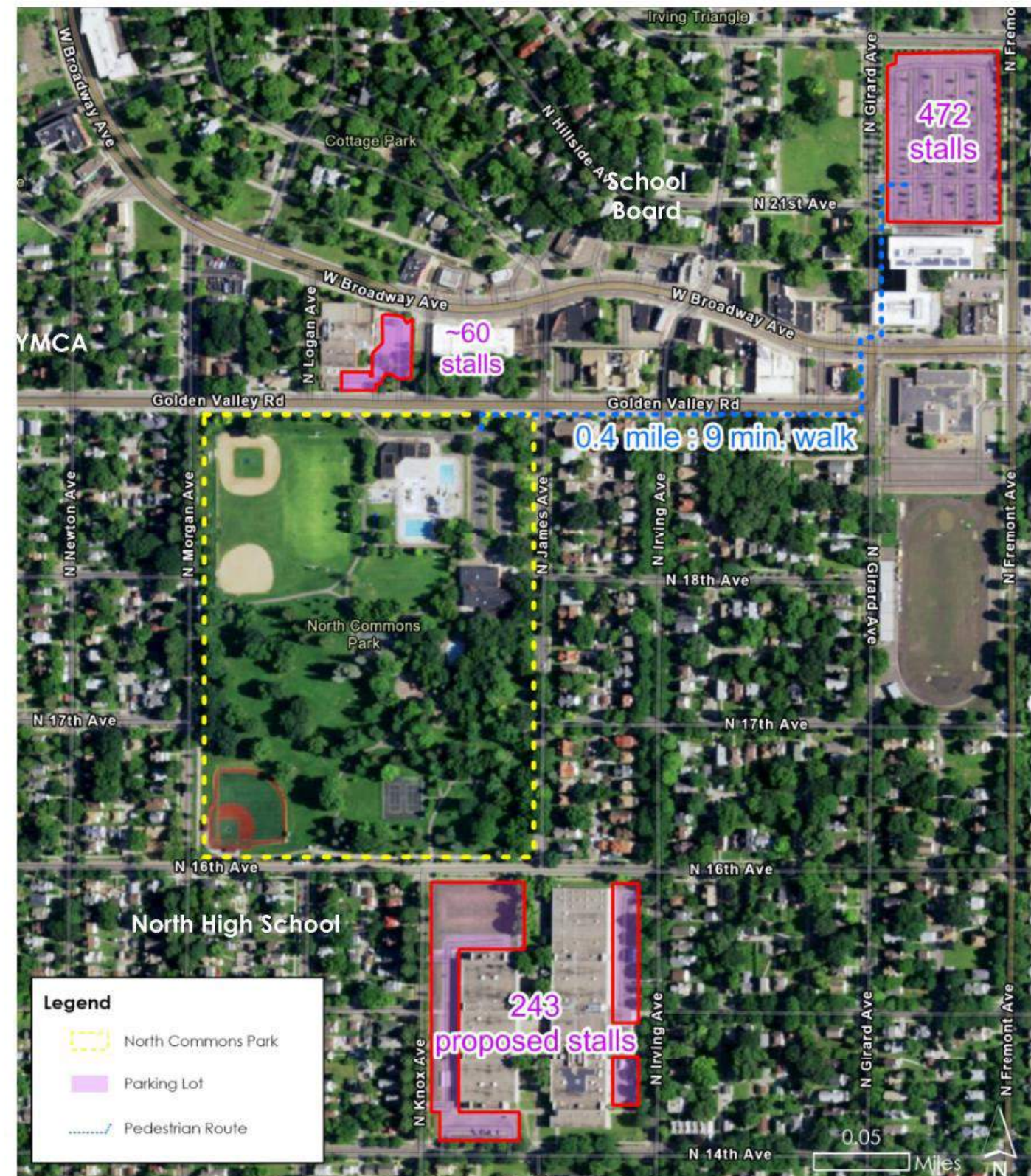
~1,017 on-street parking spaces within 2 blocks of site



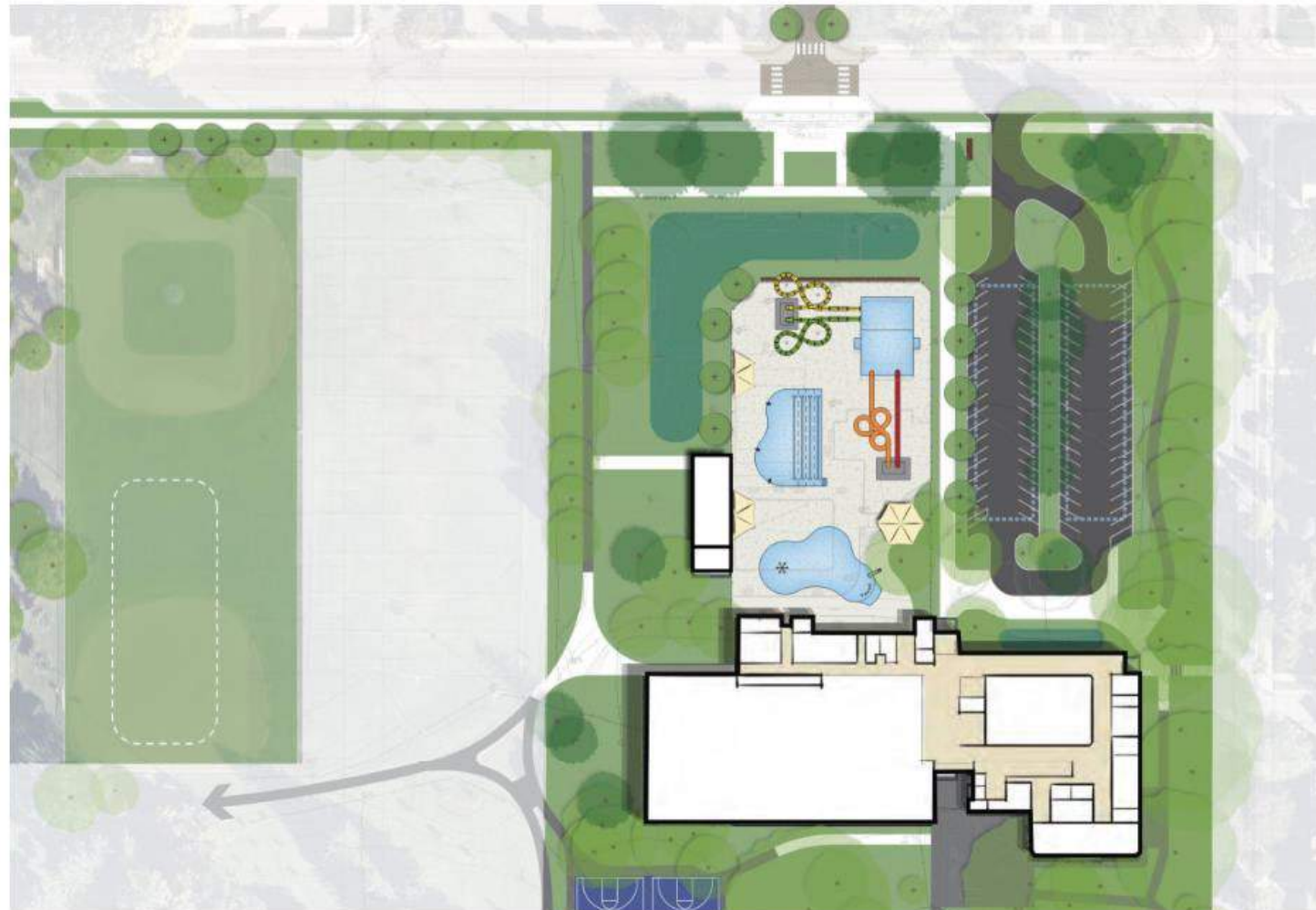
Alternative Parking Opportunities

775

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



Concept 1



Advantages	Disadvantages
Provides 80 on-site spaces (adequate)	Confirm bus maneuverability
Parking better supports the public realm	Consider back-in angled parking for increased safety
Minimal pedestrian conflict points	
Multiple pedestrian access points	
Efficient vehicular circulation	
Drop off is conveniently located	

Concept 2



Advantages	Disadvantages
Minimal pedestrian conflict points	Provides 54 on-site spaces (11 to 31 space deficit)
Two-way vehicular circulation	Least defined pick-up / drop-off area
Parking better supports the public realm	Confirm bus maneuverability

Concept 3



Advantages	Disadvantages
Minimal pedestrian conflict points	Small drop-off zone (65' = 3 vehicles)
Multiple pedestrian access points	Provides 52 on-site spaces (13 - 33 spaces deficit)
Parking better supports the public realm	
Potential opportunity for an additional drop-off zone along Golden Valley Road	
Potential opportunity for 1-way drive aisle; reduces impervious area	

Concept 4



Advantages	Disadvantages
Larger drop-off zone (130' = 5-6 vehicles)	Provides 32 on-site spaces (38 - 58 spaces deficit)
Multiple pedestrian access points	Increased pedestrian conflict points
	Minimal circulation
	Linear design adds increased walk/connectivity to remainder of park
	Parking along Golden Valley Road reduces street presence / public realm

Parking Summary



- Concept 1 accommodates the average peak parking demand on site
- Concepts 2, 3, and 4 do not fully accommodate the average peak parking demand on site
- There is sufficient on-street parking nearby to accommodate any overflow parking without any major impacts to neighborhood parking
- All parking Concepts can reasonably serve the proposed community center and pool uses without significantly impacting the adjacent neighborhood

Parking Demand (Spaces)				
Supply	Concept 1	Concept 2	Concept 3	Concept 4
Average	60 - 80	65 - 85	65 - 85	70 - 90
Proposed	80	54	52	32
Surplus / Deficit	Adequate	Deficit of 11 to 31	Deficit of 13 to 33	Deficit of 38 to 58