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.
North Commons Park Phase 1 Improvements
Concept Design Options

Contents

• REGIONAL MAP............................................................................................................................................................................................................01
• EXISTING SITE PLAN AND MASTER PLAN.........................................................................................................................................................02
• NORTH SERVICE AREA MASTER PLAN GUIDING PRINCIPLES.........................................................................................................................03
• MASTER PLAN GUIDING PRINCIPLES..............................................................................................................................................................05
• URBAN FRAMEWORK.........................................................................................................................................................................................06
• DESIGN SUMMARY..........................................................................................................................................................................................07
• EXISTING BUILDING PROGRAM...........................................................................................................................................................................09
• EXISTING PHOTOS..........................................................................................................................................................................................10
• PROPOSED BUILDING PROGRAM.................................................................................................................................................................11
• PROPOSED DESIGN - CONCEPT OPTION 1.........................................................................................................................................................14
• PROPOSED DESIGN - CONCEPT OPTION 2.........................................................................................................................................................23
• PROPOSED DESIGN - CONCEPT OPTION 3.........................................................................................................................................................34
• PROPOSED DESIGN - CONCEPT OPTION 4.........................................................................................................................................................43
• DESIGN CONCEPTS OVERALL COMPARATIVE SUMMARY...................................................................................................................................55
• PLAYGROUND - CONCEPT OPTION A.................................................................................................................................................................56
• PLAYGROUND - CONCEPT OPTION B.................................................................................................................................................................58
• APPENDIX
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 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 (ACF30).

2. Work toward safe parks for all, though lighting, sight lines, cameras where appropriate, and increased activity.

3. Work 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 partners to minimize the possibility of displacement as parks improve. Continue to study, both locally and nationally, the effects of park development on local economic factors and the potential for displacement. Recognize that parks are a counter 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 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 Duling Avenue just west of I-94, which will be

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, etc.
    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.

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.

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 agreements, 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. Commercial restaurant/coffee shop opportunity and possible recreation center expansion at Creekview Recreation Center, to serve as a regional trail hub and gathering place, with 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 north portion of North Commons Park, to include an enlarged arts and recreation building, premier field with winter sports dome, and relocated and enhanced waterfront.
    d. An all-weather climate-controlled 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 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. **Athletic 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.
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, environmental sustainability, and value creation.

### 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.
2. Ensure that agreements with partners do not unduly limit community access to the facility.
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.
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.
5. Minimize tree removal, especially of significant overstory trees, through careful design and detailing.

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

6. Facilities should prioritize access by the north side community.
7. Facilities should prioritize access by the north side community.
8. Consult with the north side community and residents around the park on schematic and detailed design of park elements.
9. Decisions around access, hours, and fees should be made through a community-engaged process, in consultation with park users and potential park users.
10. Ensure that agreements with partners do not unduly limit community access to the facility.

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

11. Access to facilities should be affordable to north side residents.
12. Facility leadership and staff should reflect the north side community, in all its racial and cultural diversity.
13. 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.
14. Programming should be tailored to what people want to do in the park.
15. 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.
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.

17. Focused on the visualization of the design, including district parking available to park users.
18. 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.
19. Seek to minimize visual impact of facilities on nearby homes through vegetation, depressing facilities down into the earth, and/or high quality façade design.
20. Protect trees during construction, to ensure they are not negatively impacted by construction activities, in consultation with MPRB’s Forestry Department.
21. 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.
Design Summary

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)

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
- 40,000SF 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**

### Existing Rec Center

<table>
<thead>
<tr>
<th>Space Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium</td>
<td>4,552 sf</td>
</tr>
<tr>
<td>Gym Shower/Toilets</td>
<td>695 sf</td>
</tr>
<tr>
<td>Gym Storage</td>
<td>523 sf</td>
</tr>
<tr>
<td>Gym Mechanical Rm</td>
<td>567 sf</td>
</tr>
<tr>
<td>Check-In/Reception</td>
<td>160 sf</td>
</tr>
<tr>
<td>Front Office</td>
<td>228 sf</td>
</tr>
<tr>
<td>Offices</td>
<td>480 sf</td>
</tr>
<tr>
<td>Multi-Purpose Rm</td>
<td>2,207 sf</td>
</tr>
<tr>
<td>Kitchen (by MP Rm)</td>
<td>181 sf</td>
</tr>
<tr>
<td>Lounge/Meeting Rm</td>
<td>487 sf</td>
</tr>
<tr>
<td>Warming Rm</td>
<td>553 sf</td>
</tr>
<tr>
<td>Kitchen (by Gym)</td>
<td>267 sf</td>
</tr>
<tr>
<td>Teen Room</td>
<td>281 sf</td>
</tr>
<tr>
<td>Computer Lab</td>
<td>275 sf</td>
</tr>
<tr>
<td>Craft Rm</td>
<td>576 sf</td>
</tr>
<tr>
<td>Building Mechanical Rm</td>
<td>571 sf</td>
</tr>
<tr>
<td>Toilets</td>
<td>300 sf</td>
</tr>
<tr>
<td>Storage Rm-1</td>
<td>235 sf</td>
</tr>
<tr>
<td>Storage Rm-2</td>
<td>151 sf</td>
</tr>
</tbody>
</table>

**Rec Ctr General Circulation** 1,883 sf

### Rec Ctr Building Total

15,385 sf

### Bath House

<table>
<thead>
<tr>
<th>Space Name</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check-in/Ticketing</td>
<td>378 sf</td>
</tr>
<tr>
<td>Office</td>
<td>167 sf</td>
</tr>
<tr>
<td>Staff Lockers/Break Rm</td>
<td>221 sf</td>
</tr>
<tr>
<td>Staff Toilet</td>
<td>32 sf</td>
</tr>
<tr>
<td>Women's Changing/Locker Rm</td>
<td>1,602 sf</td>
</tr>
<tr>
<td>Men's Changing/Locker Rm</td>
<td>1,521 sf</td>
</tr>
<tr>
<td>Storage Rm-1</td>
<td>297 sf</td>
</tr>
<tr>
<td>Storage Rm-2</td>
<td>283 sf</td>
</tr>
<tr>
<td>Storage Rm-3</td>
<td>52 sf</td>
</tr>
<tr>
<td>Pool Mech/Equipment</td>
<td>1,253 sf</td>
</tr>
<tr>
<td>Circulation</td>
<td>334 sf</td>
</tr>
</tbody>
</table>

**Bath House Total** 6,152 sf

### Water Park Building Total

6,152 sf

**Combined Total** 21,537 sf
Proposed Program

PROGRAM COMPARISON

<table>
<thead>
<tr>
<th>Concept Design Options</th>
<th>Proposed Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>CONCEPT 1: Renovation/Addition to the West</td>
<td>52,285sf</td>
</tr>
<tr>
<td>Gymnasium (4 Multi-Court)</td>
<td>28,052</td>
</tr>
<tr>
<td>Fitness</td>
<td>1140</td>
</tr>
<tr>
<td>Gym Storage</td>
<td>520</td>
</tr>
<tr>
<td>Changing Rooms</td>
<td>1,205</td>
</tr>
<tr>
<td>Check in / Registration</td>
<td>344</td>
</tr>
<tr>
<td>Aquatic Manager’s Office</td>
<td>200</td>
</tr>
<tr>
<td>Concessions</td>
<td>305</td>
</tr>
<tr>
<td>Warming Room</td>
<td>574</td>
</tr>
<tr>
<td>Lobby /Lounge</td>
<td>2,330</td>
</tr>
<tr>
<td>Multipurpose Room/Event Space</td>
<td>2,200</td>
</tr>
<tr>
<td>Community Kitchen</td>
<td>500sf</td>
</tr>
<tr>
<td>Flexible Classroom</td>
<td>-</td>
</tr>
<tr>
<td>Dedicated Senior Space</td>
<td>287</td>
</tr>
<tr>
<td>Maker's space/Craft/Art Studios</td>
<td>900</td>
</tr>
<tr>
<td>Dedicated Teen Room</td>
<td>485</td>
</tr>
<tr>
<td>Dedicated Preschool Room</td>
<td>-</td>
</tr>
<tr>
<td>Wellness Suite</td>
<td>200</td>
</tr>
<tr>
<td>Offices</td>
<td>500</td>
</tr>
<tr>
<td>General Circulation / Mechanical</td>
<td>-</td>
</tr>
</tbody>
</table>

| CONCEPT 2: Renovation/Addition to the North | 54,935sf |
| Gymnasium (4 Multi-Court) | 26,552 |
| Fitness | 870 |
| Gym Storage | 930 |
| Changing Rooms | 1,400 |
| Check in / Registration | 344 |
| Aquatic Manager’s Office | 188 |
| Concessions | 300 |
| Warming Room | 552 |
| Lobby /Lounge | 5000 |
| Multipurpose Room/Event Space | 2,200 |
| Community Kitchen | 500 |
| Flexible Classroom | 287 |
| Dedicated Senior Space | 287 |
| Maker's space/Craft/Art Studios | 900 |
| Dedicated Teen Room | 485 |
| Dedicated Preschool Room | - |
| Wellness Suite | 200 |
| Offices | 500 |
| General Circulation / Mechanical | 500 |

| CONCEPT 3: New Concept-Fieldhouse to the East | 55,630sf |
| Gymnasium (4 Multi-Court) | 27,800 |
| Fitness | - |
| Gym Storage | 736 |
| Changing Rooms | 1,500 |
| Check in / Registration | 500 |
| Aquatic Manager’s Office | 125 |
| Concessions | 580 |
| Warming Room | 500 |
| Lobby /Lounge | 370 |
| Multipurpose Room/Event Space | 1,142 |
| Community Kitchen | 480 |
| Flexible Classroom | 450 |
| Dedicated Senior Space | 450 |
| Maker's space/Craft/Art Studios | 1,000 |
| Dedicated Teen Room | 344 |
| Dedicated Preschool Room | 188 |
| Wellness Suite | 350 |
| Offices | 220 |
| General Circulation / Mechanical | 300 |

| CONCEPT 4: New Concept-Fieldhouse to the West | 58,410sf |
| Gymnasium (4 Multi-Court) | 32,000 |
| Fitness | 1,142 |
| Gym Storage | 1,000 |
| Changing Rooms | 1,500 |
| Check in / Registration | 500 |
| Aquatic Manager’s Office | 125 |
| Concessions | 370 |
| Warming Room | 370 |
| Lobby /Lounge | 2,185 |
| Multipurpose Room/Event Space | 2,235 |
| Community Kitchen | 480 |
| Flexible Classroom | 410 |
| Dedicated Senior Space | - |
| Maker's space/Craft/Art Studios | - |
| Dedicated Teen Room | 350 |
| Dedicated Preschool Room | - |
| Wellness Suite | 220 |
| Offices | 300 |
| General Circulation / Mechanical | 125 |
Proposed Program

CONCEPT 1, 2, 3 & 4

CONCEPT 1
- Walking Loop
- Walking/Running Track
- GYMNASIUM
- Spectator Seating
- Fitness Center
- Concession
- Break RM
- Lobby
- Wellness
- Community Kitchen
- Multipurpose RM
- Dedicated Senior RM
- Craft/Maker Space
- Nursing RM
- Small Lounge
- Large Lounge

CONCEPT 2
- GYMNASIUM
- Spectator Seating
- Concession
- Break RM
- Lobby
- Wellness
- Community Kitchen
- Multipurpose RM
- Dedicated Teen RM
- Dedicated Senior RM
- Nursing RM
- Craft/Maker Space

CONCEPT 3
- GYMNASIUM
- Spectator Seating
- Concession
- Break RM
- Lobby
- Wellness
- Community Kitchen
- Multipurpose RM
- Nursing RM
- Flexible Classroom
- Dedicated Teen RM
- Dedicated Senior RM
- Craft/Maker Space

CONCEPT 4
- GYMNASIUM
- Spectator Seating
- Concession
- Break RM
- Lobby
- Wellness
- Community Kitchen
- Multipurpose RM
- Nursing RM
- Flexible Classroom
- Dedicated Teen RM
- Dedicated Senior RM
- Craft/Maker Space
Proposed Program

SPACE UTILIZATION

MULTIPURPOSE
- Yoga
- Drumming
- Meetings
- Voting
- Holiday Events
- Employment Workshops
- Banquets
- Dance
- Self Defence
- Movie Nights
- Zumba
- Family Celebrations
- Special Events

LOBBY
- Check-in
- Hanging Out
- Wayfinding
- Lounge

GYMNASIUM
- Volleyball
- Badminton
- Open Gym
- Dodgeball
- Youth Sports Practices
- Soccer
- Walking Track
- Recreational walking
- Youth Sports Games
- Zumba
- Pickleball
- Wrestling
- 3 on 3 Basketball Tourney
- Gymnastics
- Community events

TEEN ROOM
- Arts and Crafts
- Art Studios
- Photo Club
- Workshops and Training
- Sewing
- Pottery
- Video games
- Karaoke
- Board games
- Board Games
- Hanging out
- Hanging Out
- Wayfinding
- Lounge

WELLNESS
- Health and Fitness
- Crossfit
- Free Weights

SENIOR SPACE
- Cords
- Chess
- Hanging out
- Board Games
- Cooking and Nutrition
- Lunch Program
- Staging
- Special Events

KITCHEN
- Lifeguard Break Room (summer)
- Warming house (winter)
- Lockers

FITNESS CENTER
- Health and Fitness
- Crossfit
- Free Weights

CRAFT/MAKER
- Arts and Crafts
- Art Studios
- Photo Club
- Workshops and Training
- Sewing
- Pottery

BREAK ROOM
- Bathrooms
- Lockers
- Storage

OTHER
- Key
- Community Spaces
- Health/Wellness/Athletics Spaces
- Aquatic Spaces
- Open Circulation

North Commons Park Phase 1 Improvements
Concept Design Options
PG 13
Concept 1

SITE USER EXPERIENCE

NEW SIDEWALK WITH BOULEVARD

ENTRY PLAZA

STORMWATER MANAGEMENT

MURAL/ PUBLIC ART OPPORTUNITY

ENTRY PROMENADE

PLAZA WITH SEAT WALLS
Concept 1
WATER PARK PLAN

- Activity Pool
- Activity Lap Pool
- Mat Racer Slides & Tower
- Existing Plunge/Activity Pool
- Refurbish Existing Slides & Tower
- Shade Structures Throughout
- Proposed Lawn Area
- Wading Pool
- Pool Access
- Pool Equipment Building
- Slides into Plunge Pool

North Commons Park Phase 1 Improvements
Concept Design Options
PG 16
Concept 1
BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE

LEGEND
CIRCULATION
- COMMUNITY SPACES
- FITNESS SPACES
- WATER PARK
- GENERAL

SPACES
1. CHECK-IN
2. CONCESSION
3. CHANGING RM
4. WARMING RM
5. NEW GYM
6. EXISTING GYM
7. FITNESS
8. MULTIPURPOSE RM
9. CRAFT/MAKER

WALKING TRACK AROUND GYM
MULTISPORT GYM
LOBBY WITH VIEW TO THE GYM
VIEW OF PARK
PARK ENTRY
NORTH COMMONS PARK
VIEW OF PARK
WATER PARK ENTRY
MAIN BUILDING ENTRY
PARKING
N. JAMES AVE
BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE

North Commons Park Phase 1 Improvements
Concept Design Options
Concept 1
PG 18
Concept 1

FRONT ENTRY VIEW

- WALKING TRACK LOOP AROUND EXISTING GYM
- EXISTING GYM BEYOND
- COMMUNITY PLAZA
- ENTRY
- OPPORTUNITY OF ART
- NEW FIELDHOUSE BEYOND (3 GYMS)
- WATERPARK BEHIND FENCING

PG 20
Concept 1
VIEW FROM JAMES AVENUE

- Existing Gym
- Waterpark behind fencing
- Community Plaza
- New Fieldhouse beyond
- Parking
- James Ave
- Walking track loop around existing gym
- Drop Off
- Entry
- Parking
Concept 1

BIRD’S EYE VIEW

- Enhanced Crosswalk
- Entry Plaza
- Storm Water Management
- Parking Lot
- Plaza Opportunity for Art
- Existing Rec Center
- Proposed Addition (Opportunity for Daylighting & Solar Energy)

Legend

- Existing
- New

North Commons Park Phase 1 Improvements
Concept Design Options
Page 22
Concept 2

SITE PLAN

North Commons Park Phase 1 Improvements
Concept Design Options

PG 23
Concept 2
SITE USER EXPERIENCE

- IMPROVED CROSSWALK
- NEW SIDEWALK WITH BOULEVARD
- STORMWATER
- SKATING RINK
- WATER FEATURE/ PLAZA
- SITE AMENITIES
- ENTRY PLAZA
Concept 2
WATER PARK PLAN

SLIDES INTO PLUNGE POOL

ACTIVITY POOL

WADING POOL

PLUNGE POOL

ACTIVITY POOL

WADING AREA

POOL ACCESS

SHADE STRUCTURE THROUGHOUT

POOL EQUIPMENT BUILDING

BUILDING

N 0 20 50 FT
Concept 2
BUILDING PLAN - MAIN LEVEL
Concept 2
BUILDING PLAN - LOWER LEVEL

Legend:

EXISTING REC CENTER

Existing Rec Center Footprint

Elevator

Mech Shaft

Storage 930 SQFT

Mech 1,250 SQFT

Gym 2,900 SQFT

Spectator Seating

BUILDING PLAN - LOWER LEVEL

Concept 2

North Commons Park Phase 1 Improvements
Concept Design Options

PG 27
**Concept 2**

**BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE**

- **Main Building Entry**
- **Golden Valley Rd**
- **North Commons Parking**
- **N James Ave**
- **PARKING ENTRY**
- **WATERPARK ENTRY**

**Legend**
- **Circulation**
  - Community Spaces
  - FITNESS SPACES
  - Water Park
  - General

- **Spaces**
  - Check-in
  - New Gym Below
  - Existing Gym
  - Craft/Maker
  - Multipurpose RM
  - Fitness
  - Changing RM
  - Concession
  - Elevator + Staircase

- **Large Centralized Lobby/Entry**
- **Fitness Center with View of Park**
- **Suspend Walking/Running Track Over Gym**

**View to Street**

North Commons Park Phase 1 Improvements
Concept Design Options
PG 28
Concept 2
SECTION PERSPECTIVE LOOKING EAST

NEW GYM
EXISTING GYM
EXISTING MULTI-PURPOSE ROOM
LOUNGE

PARKING
SUSPENDED WALKING TRACK
3 LANE WALKING TRACK (10FT)

24'-8" FT
Concept 2
SECTION PERSPECTIVE LOOKING NORTH

EXISTING FOOTBALL FIELD
POOL EQUIPMENT BUILDING
WATERPARK
NEW GYM
SUSPENDED WALKING TRACK
N JAMES AVE
3 LANE WALKING TRACK (10FT)
Concept 2
FRONT ENTRY VIEW

FIELDHOUSE
EXISTING REC CENTER BEYOND
ENTRY
COMMUNITY PLAZA
OPPORTUNITY OF ART
WATERPARK BEHIND FENCING

North Commons Park Phase 1 Improvements
Concept Design Options
PG 31
Concept 2
BIRD’S EYE VIEW

EXISTING
OPEN LAWN/SKATING
POOL EQUIPMENT
BUILDING
WATERPARK
POOL EQUIPMENT
BUILDING
EXISTING
FOOTBALL
STORAGE
ENHANCED
CROSSWALK
PARKING
LOT
OPPORTUNITY
FOR ART
ENTRY PLAZA
(OPPORTUNITY
FOR SCULPTURE ART)
PROPOSED ADDITION
(OPPORTUNITY FOR
DAYLIGHTING & SOLAR
ENERGY)
EXISTING
REC CENTER
GOLDEN VALLEY ROAD
FOOTBALL
STORAGE
EXISTING
FOOTBALL
FIELD
PARKING N JAMES
AVE
85 FT
CL OF ROAD
20 FT ±
MULTI-PURPOSE
ROOM
COMMUNITY CENTER
STORM WATER
MANAGEMENT
SIDEWALK WITH
BOULEVARD
ENHANCED
CROSSWALK
WALKING TRACK
WITH VIEW OF PARKS
CHANGING
ROOM
MECH ROOM GYM
EXISTING
LEGEND
Existing
New

North Commons Park Phase 1 Improvements
Concept Design Options
PG 33
Concept 3

SITE PLAN

- Golden Valley Rd
- Bus Stop
- Entry
- Stormwater
- Surface Parking (52 spaces)
- Skating Rink
- Water Park
- 38,000 SF Splash Pad/Wading Pool
- Plaza/W/Wading Pool
- Playpark
- Equipment & Surfacing to Be Replaced
- Shift existing football field west
- Maintain existing field lighting
- Morgan Ave

North Commons Park Phase 1 Improvements
Concept Design Options
PG 34
Concept 3
WATER PARK PLAN

WADING AREA
20 FT. HIGH & SNORKLE POOL
ACTIVITY AREA
2200 SQ. FT.
WADING AREA
4000 SQ. FT.
8 LANE POOL
ACTIVITY POOL
SLIDES WITH RUNOUTS
NINJA CROSSING
LAP POOL
SAMPLE POOL AERIAL
SAMPLE POOL AERIAL
WATERPARK AREA
38,600 SQ. FT.
Concept 3
BUILDING PLAN - LOWER LEVEL

BUILDING PLAN - LOWER LEVEL

GYM
SPECTATOR SEATING
SPECTATOR SEATING
SPECTATOR SEATING
POOL
STORAGE
MECH
LOBBY

27800 SQFT

0 50' 100'

Concept 3
SECTIONAL PERSPECTIVE LOOKING NORTH

- Existing Football Field
- Parking
- Multi-Purpose Room
- Changing Room
- Mech Room
- Gym
- Walking Track with View of Parks
- Lobby

Legend:
Existing
New

North Commons Park Phase 1 Improvements
Concept Design Options
PG 39
Concept 3

VIEW FROM GOLDEN VALLEY ROAD
Concept 3
VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD

Title

Caption: Northeast view from Golden Valley Road

Legend
Existing
New

Legend

EXISTING
NEW

VIEW OF WALKING TRACK
FIELDHOUSE
OPPORTUNITIES FOR ART
ENTRY
YMCA
GOLDEN VALLEY ROAD
N. JAMES AVE

EXISTING FOOTBALL FIELD
PARKING N JAMES AVE
85 FT CLR OF ROAD
20 FT ±

MULTI-PURPOSE ROOM
LOBBY
CHANGING ROOM

EXISTING

NEW

Concept Design Options

North Commons Park Phase 1 Improvements

Page 41

Minneapolis Park & Recreation Board

PG 41
Concept 4

North Commons Park Phase 1 Improvements
Concept Design Options

GOLDEN VALLEY RD

BUS STOP

FOOD COURTYARD

SHIFT EXISTING FOOTBALL FIELD WEST

ENTRY PLAZA MURAL OPPORTUNITY

WATER PARK 31,000 SF SURFACING TO BE REPLACED

STORMWATER ENTRY PLAZA

FOOD COURTYARD

HOCKEY RINK

WATER PARK SPLASH PAD/ WADING POOL

PLAYGROUND EQUIPMENT & SURFACING TO BE REPLACED

0 25 50 FT

MORGAN AVE

JAMES AVE

18TH AVE

MURRAY HILL RD

DROP-OFF (32 SPACES)

SURFACE PARKING

STORMWATER
Concept 4
WATERPARK PLAN

WADING AREA
PLAY STRUCTURE
BUILDING
WATERPARK AREA
36,200 SQ.FT
ACTIVITY POOL
2000 SQ.FT.
LAWN
LAP POOL
CURRENT CHANNEL
SAMPLE POOL AERIAL
SLIDES WITH RUNOUTS
Concept 4
BUILDING PLAN- MAIN LEVEL
Concept 4
BUILDING CIRCULATION DIAGRAM

LEGEND
CIRCULATION
- COMMUNITY SPACES
- FITNESS SPACES
- WATER PARK
- GENERAL

SPACES
A CHECK-IN
B MAKER SPACE
C ART STUDIO
D CHANGING ROOM
E STAIRCASE TO GYM BELOW

Circulation diagram showing movement to different spaces
Concept 4
SECTION PERSPECTIVE LOOKING NORTH
Concept 4
VIEW FROM GOLDEN VALLEY ROAD

- Opportunity for Art
- Community Plaza
- Entry
- View of Running Track
- Fieldhouse
- Parking

Legend:
- Existing
- New

North Commons Park Phase 1 Improvements
Concept Design Options
Minneapolis Park & Recreation Board
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

- Food Trucks
- Drop Off
- Entry Plaza
- Parking
- YMCA
- Golden Valley Rd
- Bus Stop
- Parking
- Daylighting Opportunities
- Solar Harvesting Opportunities
- Art Opportunities
- Concept 4
- Bird’s Eye View

Title

SUBTITLE

Caption: Northeast view from Golden Valley Road

Daylighting Opportunities

Solar Harvesting Opportunities

Entry Plaza

Water Park

Existing Hockey/Skating Area

North High School

Concept Design Options

North Commons Park Phase 1 Improvements

Minneapolis Park & Recreation Board
Birds Eye View Comparison

CONCEPT 1

CONCEPT 2
Birds Eye View Comparison

CONCEPT 3

CONCEPT 4
### DESIGN CONCEPTS OVERALL COMPARATIVE SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>EXISTING CONSTRUCTION</th>
<th>CONCEPTS 1 &amp; 2 ADDITION/RENOVATION CONCEPT OPTIONS</th>
<th>CONCEPTS 3 &amp; 4 NEW CONSTRUCTION CONCEPT OPTIONS</th>
<th>NOTES/KEY DIFFERENCE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building</strong></td>
<td>21,537sf</td>
<td>56,310sf</td>
<td>58,800sf</td>
<td>2,490 sf difference between New Construction Concept and Addition/Renovation Concept</td>
</tr>
<tr>
<td></td>
<td>15,385sf Rec Center, 6,152sf bathhouse</td>
<td>Rec Center and Aquatics Facilities include 38,225 sf addition + 7,500sf renovated section of existing Rec Center</td>
<td>All new Rec Center and Aquatics Facilities</td>
<td>*Data is averaged between concepts 1 &amp; 2 *Data is averaged between concepts 3 &amp; 4</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td>38,356sf</td>
<td>37,500sf</td>
<td>37,500sf</td>
<td>No difference in total Water Park Area between the two concepts</td>
</tr>
<tr>
<td><strong>Water Park</strong></td>
<td></td>
<td></td>
<td></td>
<td>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</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Pool Area</strong></td>
<td>10,636sf</td>
<td>8,250 sf</td>
<td>13,000sf</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Deck Area</strong></td>
<td>27,200 sf</td>
<td>29,250 sf</td>
<td>24,500 sf</td>
<td></td>
</tr>
<tr>
<td><strong>Bather Load</strong></td>
<td>730</td>
<td>550</td>
<td>867</td>
<td></td>
</tr>
<tr>
<td><strong>Project Cost</strong></td>
<td></td>
<td>$35M</td>
<td>$49M</td>
<td>Addition/Renovation Concept will be $14M less expensive than New Construction</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$27M hard cost, $8M soft cost</td>
<td>$38M Hard cost, $11M soft cost</td>
<td></td>
</tr>
<tr>
<td><strong>Key Program/Spaces</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Gym (1 court)</td>
<td>Gym with spectator seating (3 new courts + 1 existing)</td>
<td>Gym with spectator seating (4 new courts)</td>
<td>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.</td>
</tr>
<tr>
<td></td>
<td>Multipurpose Rm</td>
<td>Walking Track</td>
<td>Walking Track</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Craft Room</td>
<td>Multipurpose Rm</td>
<td>Multipurpose Rm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lounge</td>
<td>Dedicated Teen Rm</td>
<td>Dedicated Teen Rm</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Small Kitchen</td>
<td>Craft/Maker Space</td>
<td>Craft/Maker Space</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fitness Center</td>
<td>Fitness Center</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Large Community Kitchen</td>
<td>Large Community Kitchen</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Centralized Large Lobby</td>
<td>Centralized Large Lobby</td>
<td></td>
</tr>
<tr>
<td><strong>Project Schedule</strong></td>
<td></td>
<td>1-2 years; 2025 approximate date for project delivery date.</td>
<td>Unknown project schedule; Project budget deficit may delay project significantly</td>
<td></td>
</tr>
</tbody>
</table>
Playground

CONCEPT OPTION A

North Commons Park Phase 1 Improvements
Concept Design Options

CONCEPT OPTION A

Playground
CONCEPT OPTION A

Playground
Playground

CONCEPT OPTION B

North Commons Park Phase 1 Improvements
Concept Design Options

Minneapolis
Park & Recreation Board
Appendix
North Commons Park
Phase 1 Improvements

Parking Analysis
Concepts 1 - 4

January 2023
Overview

1. Assumptions
2. Trip Generation
3. Parking Demand
4. Concepts
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

<table>
<thead>
<tr>
<th>Summer Hours: 12 - 9 p.m.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Travel Mode</strong></td>
</tr>
<tr>
<td>Vehicle</td>
</tr>
<tr>
<td>Walking, Rolling,</td>
</tr>
<tr>
<td>Biking, Transit,</td>
</tr>
<tr>
<td>Carpool, Drop-offs</td>
</tr>
</tbody>
</table>

**Proposed Parking Supply**

<table>
<thead>
<tr>
<th>Concept No.</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>80</td>
<td>54</td>
<td>52</td>
<td>32</td>
</tr>
<tr>
<td>Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
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.
Trip Generation

Addition to West

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

1,507 trips 42 trips 84 trips 42 trips

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.

Addition to North

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

1,583 trips 44 trips 88 trips 44 trips
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

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides 80 on-site spaces (adequate)</td>
<td>Confirm bus maneuverability</td>
</tr>
<tr>
<td>Parking better supports the public realm</td>
<td>Consider back-in angled parking for increased safety</td>
</tr>
<tr>
<td>Minimal pedestrian conflict points</td>
<td></td>
</tr>
<tr>
<td>Multiple pedestrian access points</td>
<td></td>
</tr>
<tr>
<td>Efficient vehicular circulation</td>
<td></td>
</tr>
<tr>
<td>Drop off is conveniently located</td>
<td></td>
</tr>
</tbody>
</table>
Concept 2

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimal pedestrian conflict points</td>
<td>Provides 54 on-site spaces (11 to 31 space deficit)</td>
</tr>
<tr>
<td>Two-way vehicular circulation</td>
<td>Least defined pick-up / drop-off area</td>
</tr>
<tr>
<td>Parking better supports the public realm</td>
<td>Confirm bus maneuverability</td>
</tr>
</tbody>
</table>
### Concept 3

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimal pedestrian conflict points</td>
<td>Small drop-off zone (65’ = 3 vehicles)</td>
</tr>
<tr>
<td>Multiple pedestrian access points</td>
<td>Provides 52 on-site spaces (13 - 33 spaces deficit)</td>
</tr>
<tr>
<td>Parking better supports the public realm</td>
<td></td>
</tr>
<tr>
<td>Potential opportunity for an additional drop-off zone along Golden Valley Road</td>
<td></td>
</tr>
<tr>
<td>Potential opportunity for 1-way drive aisle; reduces impervious area</td>
<td></td>
</tr>
</tbody>
</table>
# Concept 4

## Advantages

<table>
<thead>
<tr>
<th>Advantage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Larger drop-off zone (130’ = 5-6 vehicles)</td>
</tr>
<tr>
<td>Multiple pedestrian access points</td>
</tr>
</tbody>
</table>

## Disadvantages

<table>
<thead>
<tr>
<th>Disadvantage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provides 32 on-site spaces (38 - 58 spaces deficit)</td>
</tr>
<tr>
<td>Increased pedestrian conflict points</td>
</tr>
<tr>
<td>Minimal circulation</td>
</tr>
<tr>
<td>Linear design adds increased walk/connectivity to remainder of park</td>
</tr>
<tr>
<td>Parking along Golden Valley Road reduces street presence / public realm</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Parking Demand (Spaces)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supply</td>
</tr>
<tr>
<td>Average</td>
</tr>
<tr>
<td>Proposed</td>
</tr>
<tr>
<td>Surplus / Deficit</td>
</tr>
</tbody>
</table>