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.
Design Summary

Total Project Area: 336,000 SF (173,000 SF 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)

Total Project Area: 336,000 SF (167,000 SF 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
North Commons Park Phase 1 Improvements
Concept Design Options

PROGRAM COMPARISON

CONCEPT 1
Renovation/Addition to the West

- Gymnasium (4 Multi-Court): 52,285sf
- Fitness: 28,052sf
- Gym Storage: 1,205sf
- Changing Rooms: 344sf
- Check in / Registration: 200sf
- Aquatic Manager's Office: 305sf
- Concessions: 574sf
- Warming Room: 2,330sf
- Lobby / Lounge: 2,200sf
- Multipurpose Room/Event Space: 287sf
- Community Kitchen: 900sf
- Flexible Classroom: 485sf
- Dedicated Senior Space: 500sf
- Maker's space/Craft/Art Studios: 200sf
- Dedicated Teen Room: 500sf
- Dedicated Preschool Room: 500sf
- Wellness Suite: 370sf
- Offices: 1,142sf
- General Circulation / Mechanical: 1,000sf

CONCEPT 2
Renovation/Addition to the North

- Gymnasium (4 Multi-Court): 54,935sf
- Fitness: 26,552sf
- Gym Storage: 1,205sf
- Changing Rooms: 344sf
- Check in / Registration: 200sf
- Aquatic Manager's Office: 305sf
- Concessions: 574sf
- Warming Room: 2,330sf
- Lobby / Lounge: 2,200sf
- Multipurpose Room/Event Space: 287sf
- Community Kitchen: 900sf
- Flexible Classroom: 485sf
- Dedicated Senior Space: 500sf
- Maker's space/Craft/Art Studios: 200sf
- Dedicated Teen Room: 500sf
- Dedicated Preschool Room: 500sf
- Wellness Suite: 370sf
- Offices: 1,142sf
- General Circulation / Mechanical: 1,000sf

CONCEPT 3
New Concept-Fieldhouse to the East

- Gymnasium (4 Multi-Court): 55,630sf
- Fitness: 27,800sf
- Gym Storage: 1,205sf
- Changing Rooms: 344sf
- Check in / Registration: 200sf
- Aquatic Manager's Office: 305sf
- Concessions: 574sf
- Warming Room: 2,330sf
- Lobby / Lounge: 2,200sf
- Multipurpose Room/Event Space: 287sf
- Community Kitchen: 900sf
- Flexible Classroom: 485sf
- Dedicated Senior Space: 500sf
- Maker's space/Craft/Art Studios: 200sf
- Dedicated Teen Room: 500sf
- Dedicated Preschool Room: 500sf
- Wellness Suite: 370sf
- Offices: 1,142sf
- General Circulation / Mechanical: 1,000sf

CONCEPT 4
New Concept-Fieldhouse to the West

- Gymnasium (4 Multi-Court): 58,410sf
- Fitness: 32,000sf
- Gym Storage: 1,205sf
- Changing Rooms: 344sf
- Check in / Registration: 200sf
- Aquatic Manager's Office: 305sf
- Concessions: 574sf
- Warming Room: 2,330sf
- Lobby / Lounge: 2,200sf
- Multipurpose Room/Event Space: 287sf
- Community Kitchen: 900sf
- Flexible Classroom: 485sf
- Dedicated Senior Space: 500sf
- Maker's space/Craft/Art Studios: 200sf
- Dedicated Teen Room: 500sf
- Dedicated Preschool Room: 500sf
- Wellness Suite: 370sf
- Offices: 1,142sf
- General Circulation / Mechanical: 1,000sf
Concept 1
SITE PLAN

EXISTING BASEBALL FIELD
EXISTING FOOTBALL FIELD TO BE REPLACED WITH NEW SPACE

GOLDEN VALLEY RD

18TH AVE

17TH AVE

SCHOOL FIELD
EXISTING FOOTBALL FIELD TO REMAIN

AMENITY ACTIVITY AREA

PLAYGROUND/SPORTS EQUIPMENT & SURFACING TO BE REPLACED

VIDEO MONITOR WITH SECURITY CAMERAS

MINNEAPOLIS EXISTING POOL

MINNEAPOLIS EXISTING PLAZA

EXISTING SNOW MELT SYSTEM

STORMWATER

ALLEY PUBLIC ART MURAL

ACCESS TO NORTH COMMUNITY HIGH SCHOOL

EXISTING POOL TOWER

EXISTING PLAYGROUND EQUIPMENT

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EXISTING COMMUNIT
Concept 1
WATER PARK PLAN

- Activity Pool
- Wading Pool
- Refurbish existing plunge/activity
- Slides into plunge pool
- Pool entrance and exit
- Existing plunge/activity pool
- Activity lap pool
- Shade structures throughout
- Mat racer slides & tower
- Proposed lawn area

Scale: 0 - 50 FT
Concept 1
VIEW FROM JAMES AVENUE

EXISTING GYM
WALKING TRACK LOOP AROUND EXISTING GYM
DROP OFF
ENTRY
COMMUNITY PLAZA
NEW FIELDHOUSE BEYOND
WATERPARK BEHIND FENCING
PARKING
JAMES AVE
PG 21
Concept 2
WATER PARK PLAN

SLIDES INTO PLUNGE POOL

ACTIVITY POOL

WADING POOL

POOL EQUIPMENT BUILDING

PLUNGE POOL

ACTIVITY POOL

WADING AREA

POOL ACCESS

SHADE STRUCTURE THROUGHOUT

BUILDING

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

VIEW FROM JAMES AVENUE

EXISTING REC CENTER
JAMES AVE

NEW FIELDHOUSE
PUBLIC ART OPPORTUNITY
WATERPARK
PARKING
Concept 2

BIRD’S EYE VIEW

- ENHANCED CROSSWALK
- PARKING LOT
- OPPORTUNITY FOR ART
- ENTRY PLAZA (OPPORTUNITY FOR SCULPTURE ART)
- PROPOSED ADDITION (OPPORTUNITY FOR DAYLIGHTING & SOLAR ENERGY)
- EXISTING REC CENTER
- EXISTING FOOTBALL FIELD
- ENHANCED CROSSWALK
- SIDEWALK WITH BOULEVARD
- STORM WATER MANAGEMENT
- WATERPARK
- POOL EQUIPMENT BUILDING
- FOOTBALL STORAGE
- OPEN LAWN/ SKATING

Legend

Existing

New
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/Shade Structure
- Playground Equipment & Surfacing to Be Replaced
- Shift Existing Football Field West
- Maintain Existing Field Lighting
- Morgan Ave

Scale: 0 - 25.45 FT

North Commons Park Phase 1 Improvements
Concept Design Options
PG 34
Concept 3
BUILDING PLAN - MAIN LEVEL

North Commons Park Phase 1 Improvements
Concept Design Options
PG 36
Concept 3
VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD

VIEW OF WALKING TRACK

FIELDHOUSE

OPPORTUNITIES FOR ART

ENTRY

YMCA

GOLDEN VALLEY ROAD

N. JAMES AVE

Legend

Existing

New
Concept 3
BIRD'S EYE VIEW

Legend

Existing

New

Caption: Northeast view from Golden Valley Road

DAYLIGHTING OPPORTUNITIES
ART OPPORTUNITIES
SOLAR HARVESTING OPPORTUNITIES

NORTH COMMONS PARK PHASE 1 IMPROVEMENTS

EXISTING HOCKEY/SKATING AREA

WATERPARK

PLAZA

BUS STOP

PARKING DROP OFF

WALKING TRACK WITH VIEW OF PARKS

MECH ROOM GYM

EXISTING FOOTBALL FIELD

YMCA

GOLDEN VALLEY RD

CHANGING ROOM

EXISTING FOOTBALL FIELD

MULTI-PURPOSE ROOM

LOYE

LEGEND

New

Existing

North Commons Park Phase 1 Improvements

Concept Design Options

PG 42

Minneapolis
Park & Recreation Board
Concept 4

SITE PLAN

North Commons Park Phase 1 Improvements
Concept Design Options
PG 43
Concept 4
WATERPARK PLAN

WADING AREA
ACTIVITY POOL
CURRENT CHANNEL
LAWN
LAP POOL
PLAY STRUCTURE
SAMPLE POOL AERIAL
SLIDES WITH RUNOUTS

WATERPARK AREA
36,200 SQ.FT
WADING POOL
5200 SQ.FT.
ACTIVITY POOL
2000 SQ.FT.
CURRENT CHANNEL
3200 SQ.FT.
Concept 4
BUILDING PLAN- MAIN LEVEL
Concept 4

BUILDING PLAN- UPPER LEVEL

AQUATICS

FITNESS CENTER
1000 SQFT

STAIRS

TEEN RM
300 SQFT

CLASS RM
410 SQFT

FITNESS CENTER
1000 SQFT

AQUATICS
MGR OFFICE
303 SQFT

ACTIVITY PATIO

LOBBY BELOW

PG 46

North Commons Park Phase 1 Improvements
Concept Design Options
Concept 4
BUILDING PLAN- LOWER LEVEL

- SPECTATOR SEATING
- GYM
- STORAGE
- MECH RM
- POOL EQUIPMENT
- STAIR

North Commons Park Phase 1 Improvements
Concept Design Options
PG 47
Concept 4
VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD

Northeast view from N James Ave and Golden Valley Road

North Commons Park Phase 1 Improvements
Concept Design Options
PG 5I
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>Existing Construction</th>
<th>Concepts 1 &amp; 2 Addition/Renovation Concepts</th>
<th>Concepts 3 &amp; 4 New Construction Concepts</th>
<th>Notes/Key Difference</th>
</tr>
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<tbody>
<tr>
<td><strong>Building</strong></td>
<td><strong>21,537sf</strong></td>
<td><strong>56,310sf</strong></td>
<td><strong>58,800sf</strong></td>
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<td>15,385sf Rec Center, 6,152sf bathhouse</td>
<td>Rec Center and Aquatics Facilities</td>
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<td></td>
<td></td>
<td>include 38,225 sf addition + 7,500sf</td>
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<td>renovated section of existing Rec</td>
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<td>Center</td>
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<tr>
<td><strong>Total Area</strong></td>
<td><strong>38,356sf</strong></td>
<td><strong>37,500sf</strong></td>
<td><strong>37,500sf</strong></td>
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<tr>
<td><strong>Water Park</strong></td>
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<td></td>
<td><strong>10,636sf</strong></td>
<td><strong>8,250 sf</strong></td>
<td><strong>13,000sf</strong></td>
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<tr>
<td></td>
<td><strong>27,200 sf</strong></td>
<td><strong>29,250 sf</strong></td>
<td><strong>24,500 sf</strong></td>
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<td><strong>Bather Load</strong></td>
<td><strong>730</strong></td>
<td><strong>550</strong></td>
<td><strong>867</strong></td>
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<td><strong>Project Cost</strong></td>
<td><strong>$35M</strong></td>
<td><strong>$49M</strong></td>
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<td></td>
<td>$27M hard cost, $8M soft cost</td>
<td>$38M Hard cost, $11M soft cost</td>
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<td><strong>Key Program/Spaces</strong></td>
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<td></td>
<td>Gym (1 court)</td>
<td>Gym with spectator seating (4 new courts + 1 existing)</td>
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<tr>
<td></td>
<td>Multipurpose Rm</td>
<td>Walking Track</td>
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<td>Craft Room</td>
<td>Multipurpose Rm</td>
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<td>Lounge</td>
<td>Dedicated Teen Rm</td>
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<td>Small Kitchen</td>
<td>Dedicated Senior Rm</td>
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<td>Craft/Maker Space</td>
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<td>Fitness Center</td>
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<td>Large Community Kitchen</td>
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<td></td>
<td>Centralized Large Lobby</td>
<td></td>
</tr>
<tr>
<td><strong>Project Schedule</strong></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>

*Data is averaged between concepts 1 & 2
*Data is averaged between concepts 3 & 4

- 2,490 sf difference between New Construction Concept and Addition/Renovation Concept

- No difference in total Water Park Area between the two concepts

- 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 Water Park.

- Addition/Renovation Concept will be $14M less expensive than New Construction

- 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.
Playground

CONCEPT OPTION A
CONCEPT OPTION A

Playground
CONCEPT OPTION B

Playground
CONCEPT OPTION B

Playground