

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 traffic is on the left, and the Chicago skyline is visible in the background under a cloudy sky.

NORTH COMMONS PARK

PHASE 1 IMPROVEMENTS

CONCEPT DESIGN OPTIONS

JANUARY 10, 2023

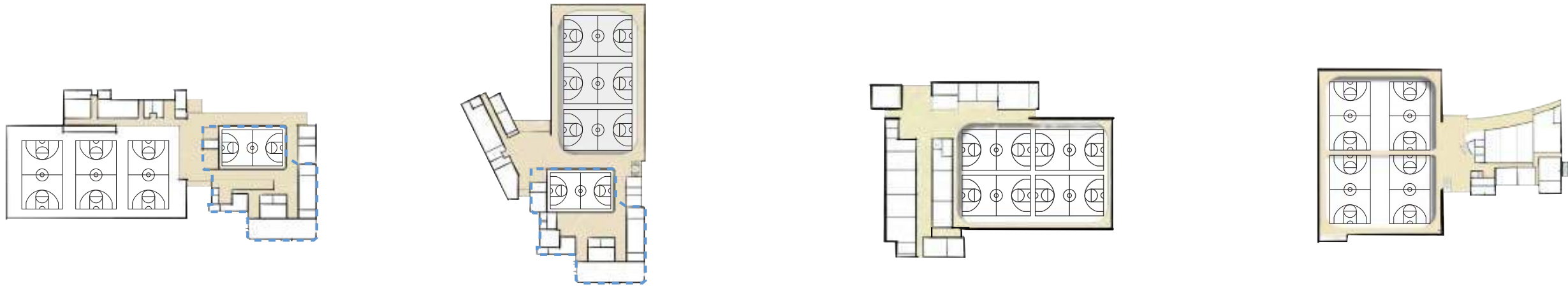
CONDENSED DOCUMENT

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.



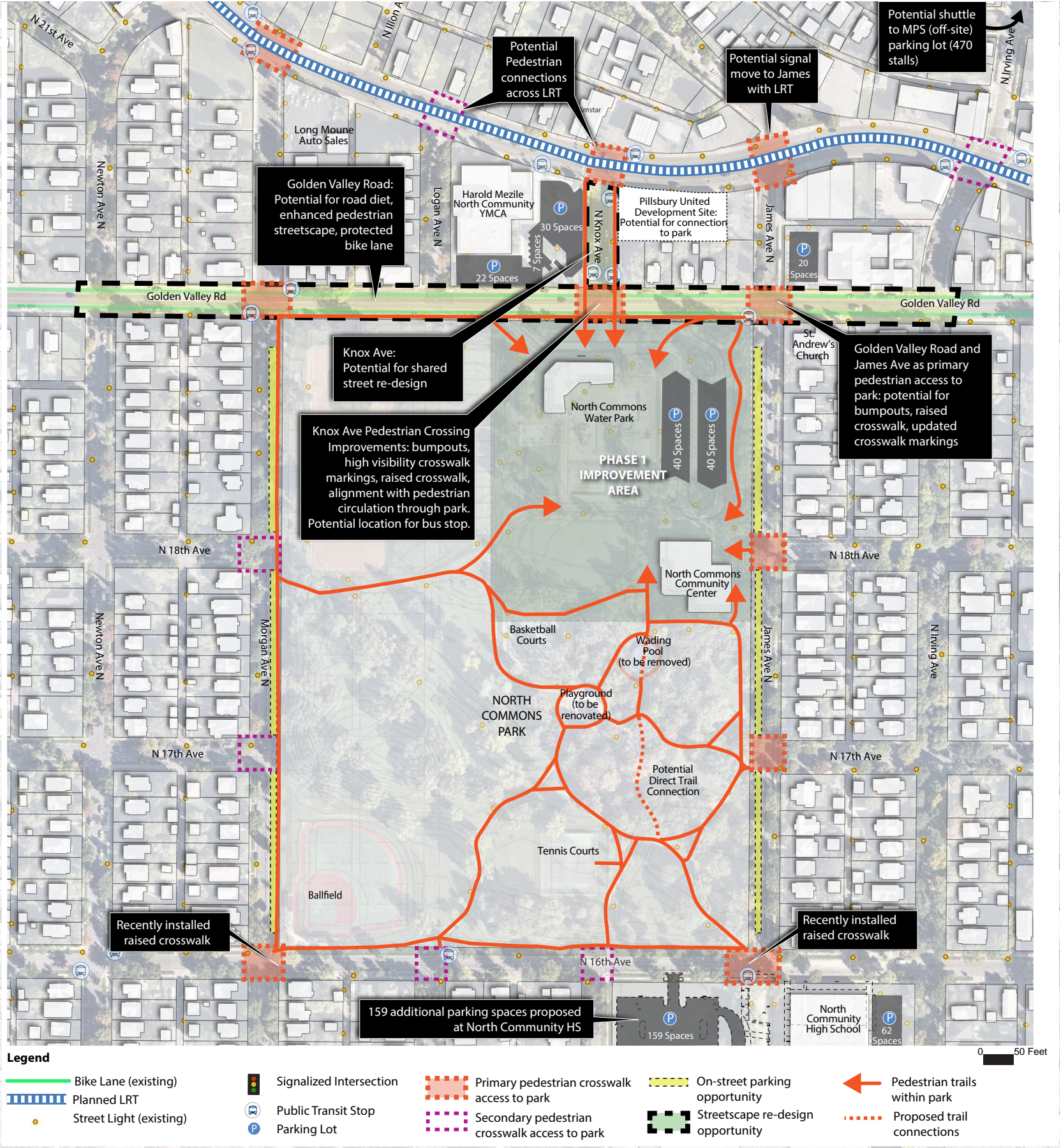
Prepared for Minneapolis Park and Recreation Board (MPRB)
by FIHAN Design+Architecture and Locus Architecture



Contributors



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

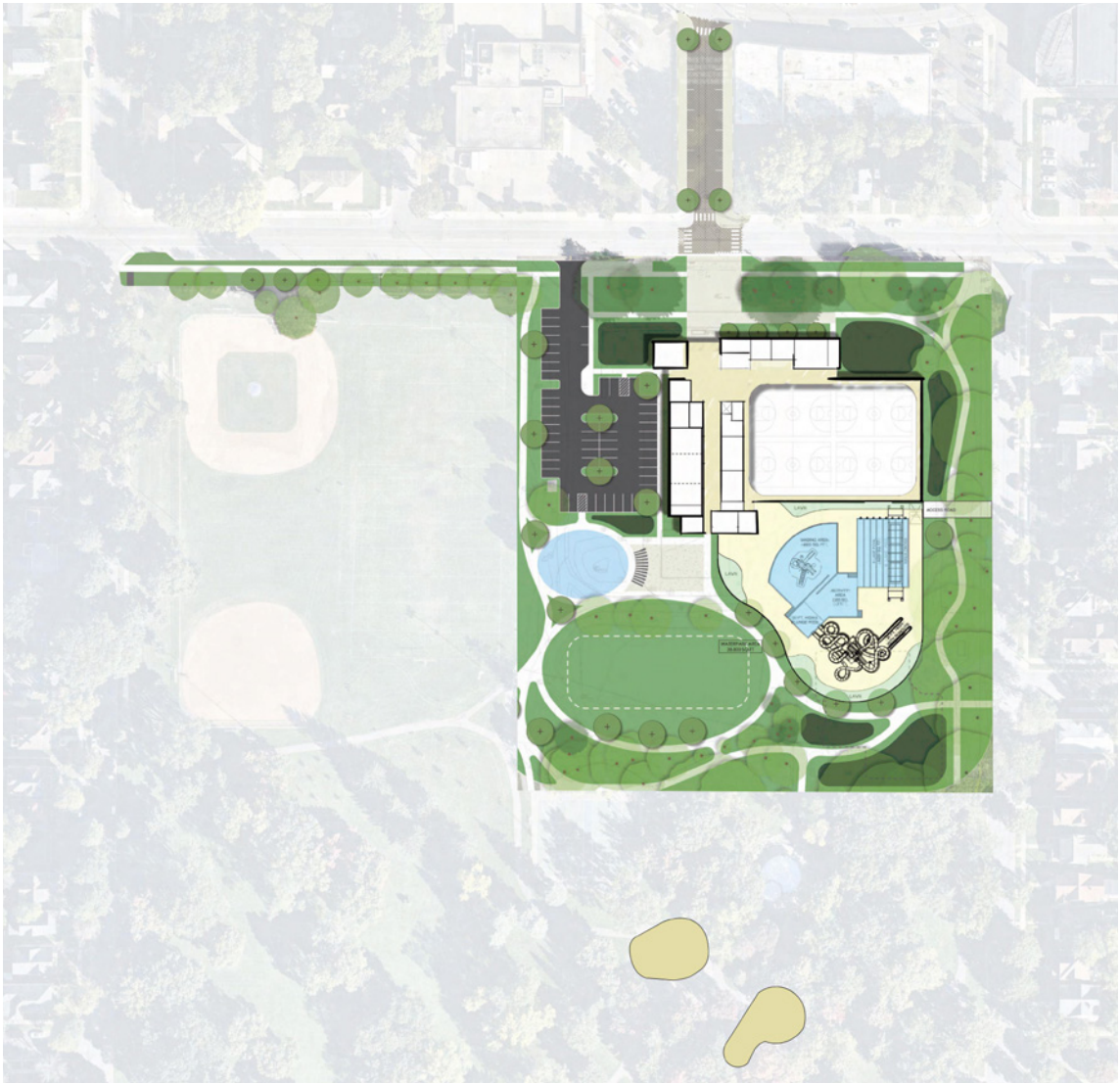


- TOTAL PROJECT AREA: 336,000 SF (167,000SF OF IMPERMEABLE SURFACE)
- 346 CALIPER INCH BEING REMOVED (18 CONIFEROUS TREES AND 12 DECIDUOUS TREES)
- 125-150 NEW TREES OF VARIOUS SIZES TO BE PLANTED WITH TOTAL CALIPER INCHES EQUAL TO REMOVED CALIPER INCHES.
- 54,935 TWO LEVEL BUILDING (15,385 EXISTING 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

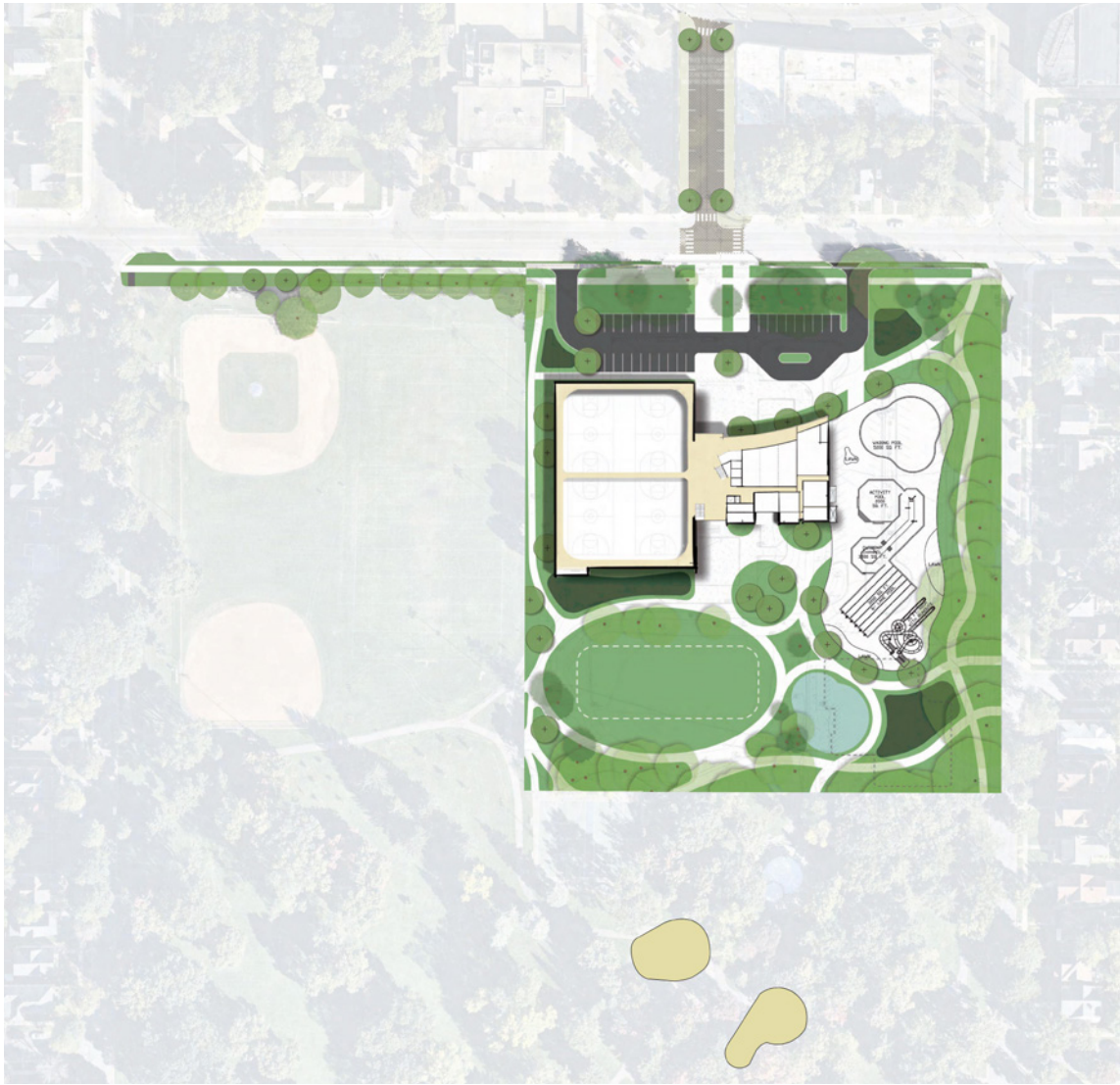


- TOTAL PROJECT AREA: 332,800 SF (174,000SF OF IMPERMEABLE SURFACES)
- 460 CALIPER INCH BEING REMOVED (15 CONIFEROUS TREES AND 21 DECIDUOUS TREES)
- 150-200 NEW TREES OF VARIOUS SIZES TO BE PLANTED WITH TOTAL CALIPER INCHES EQUAL TO REMOVED CALIPER INCHES.
- 55,630 SF 2 LEVEL BUILDING (MAIN LEVEL AND 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



0 50 100 FT

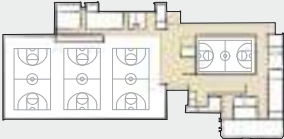
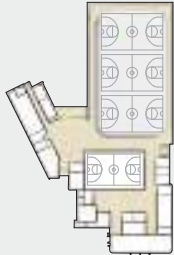
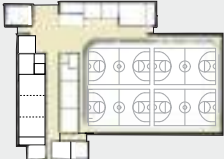
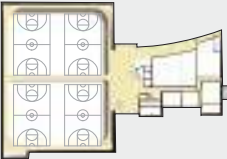
CONCEPT 4



- 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

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				

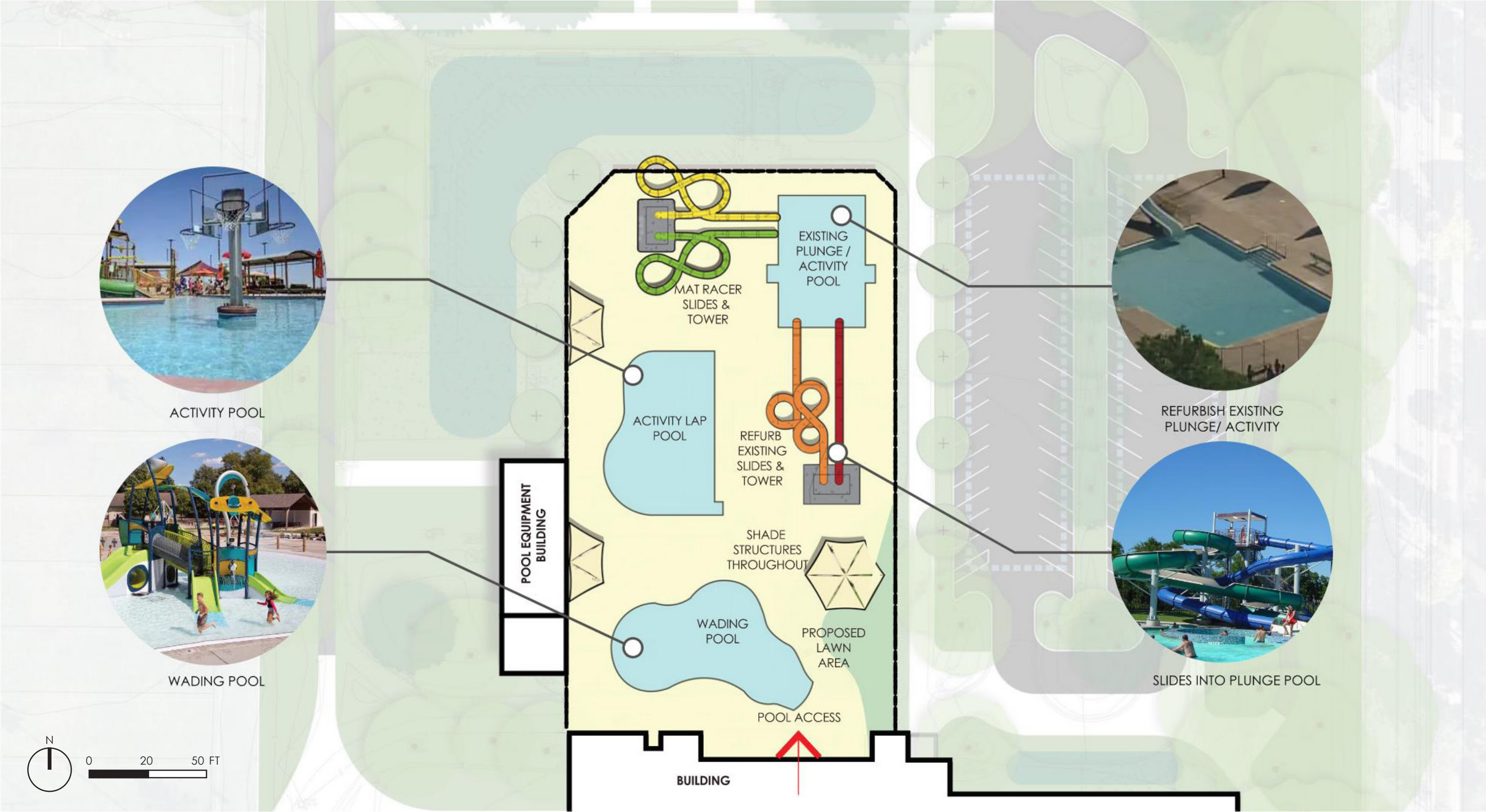
Concept 1

SITE PLAN



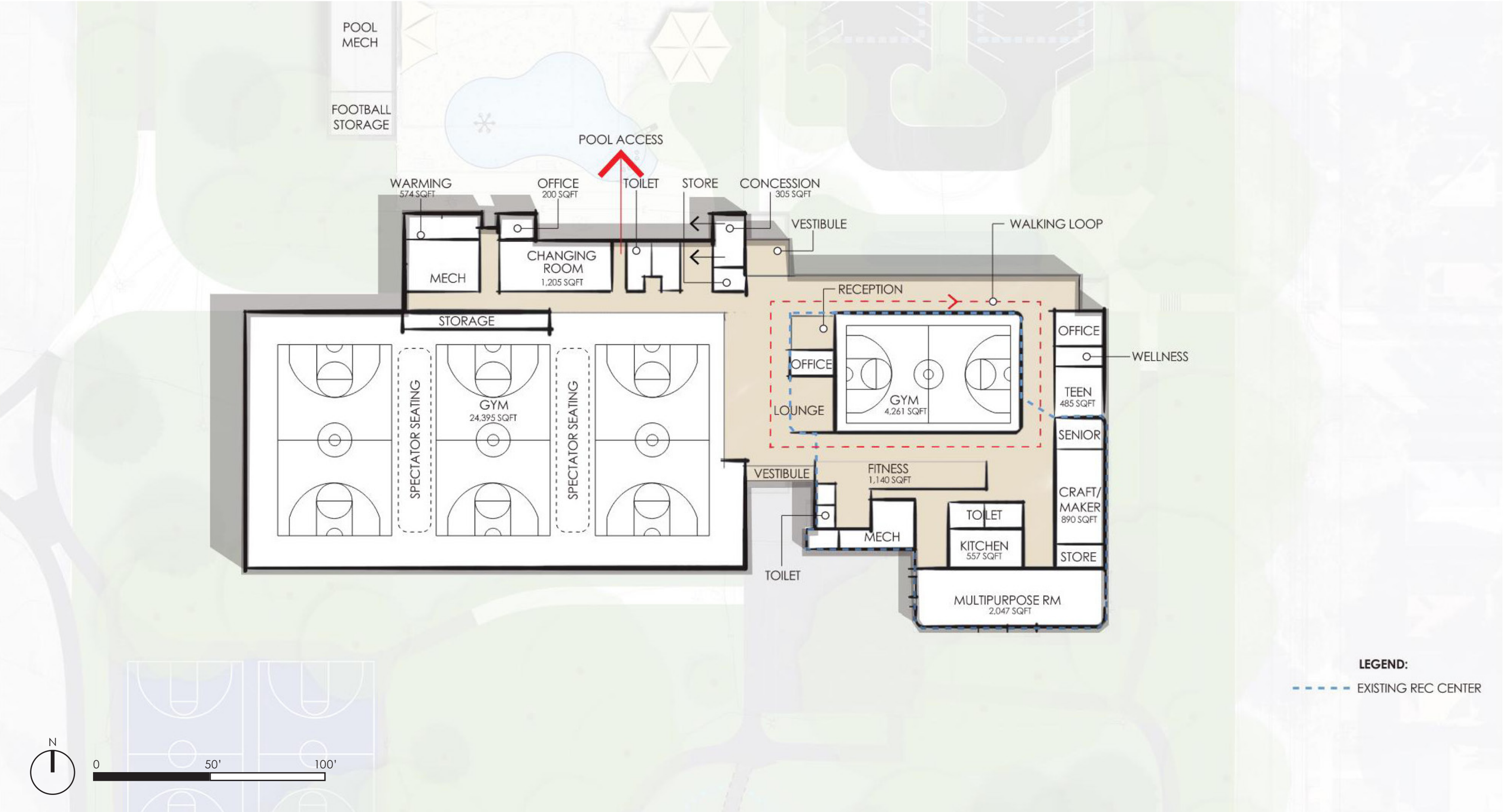
Concept 1

WATER PARK PLAN



Concept 1

BUILDING PLAN



Concept 1

VIEW FROM JAMES AVENUE



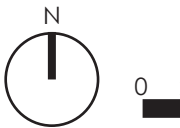
Concept 1

BIRD'S EYE VIEW



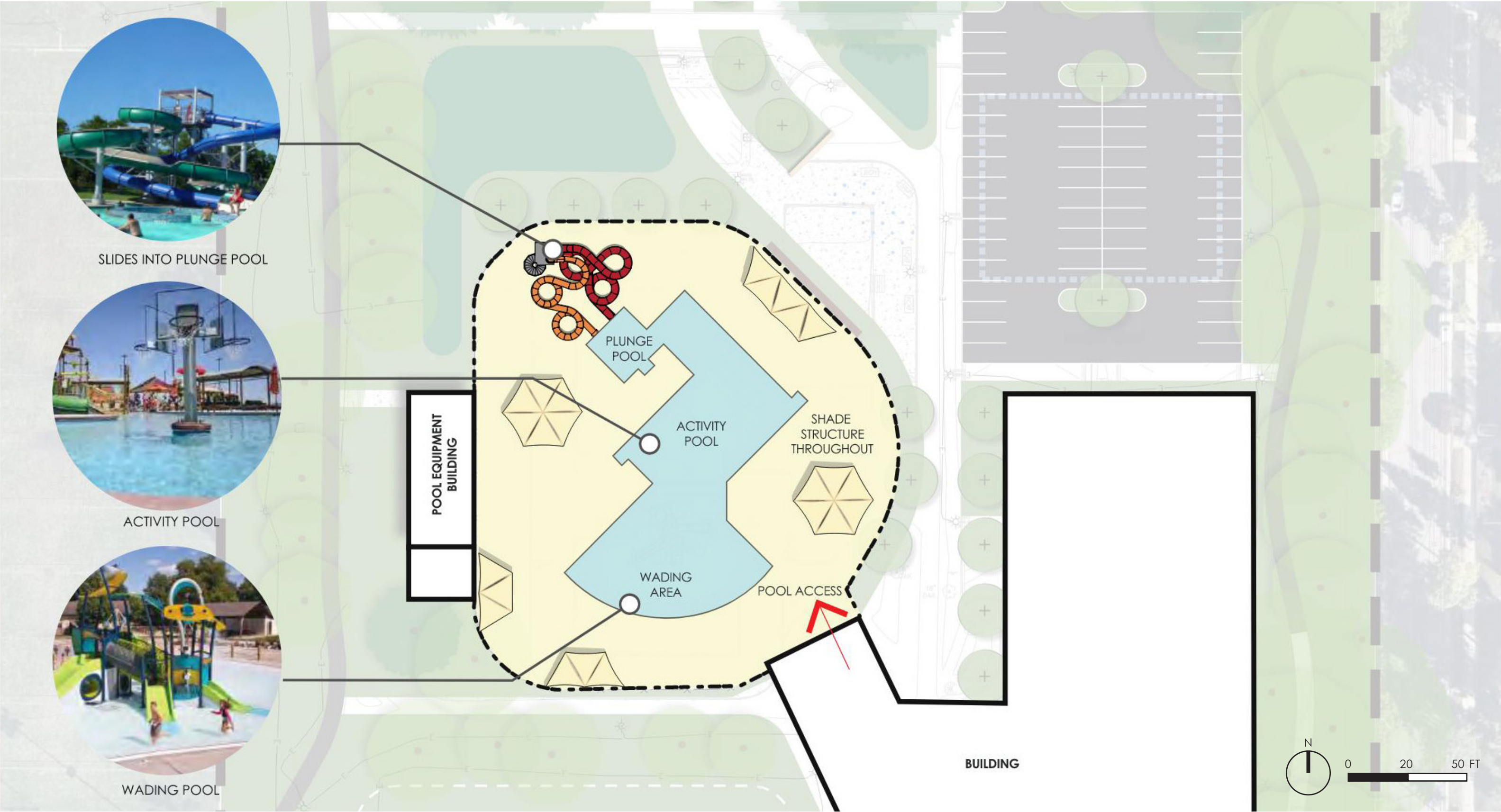
Concept 2

SITE PLAN



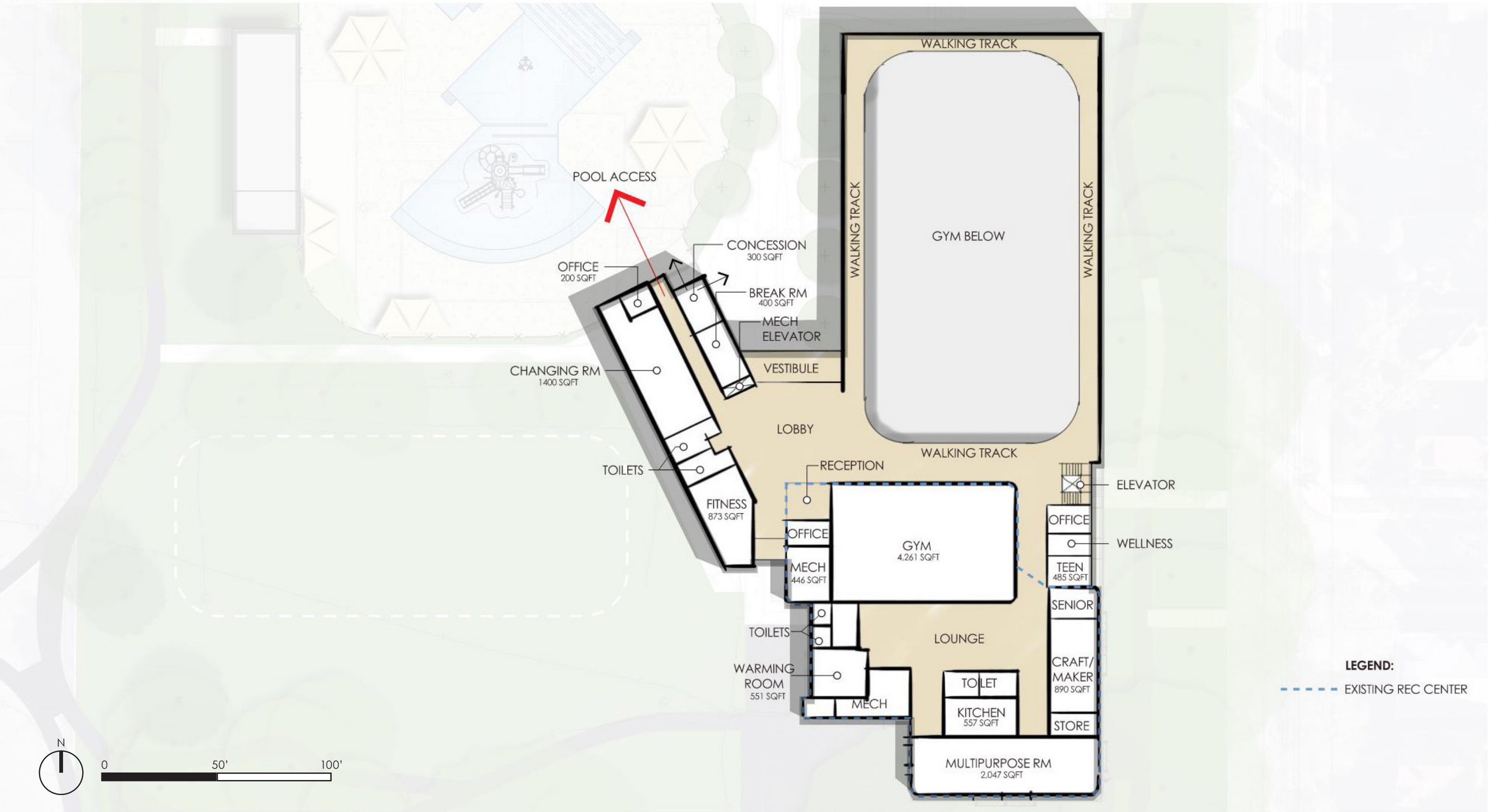
Concept 2

WATER PARK PLAN



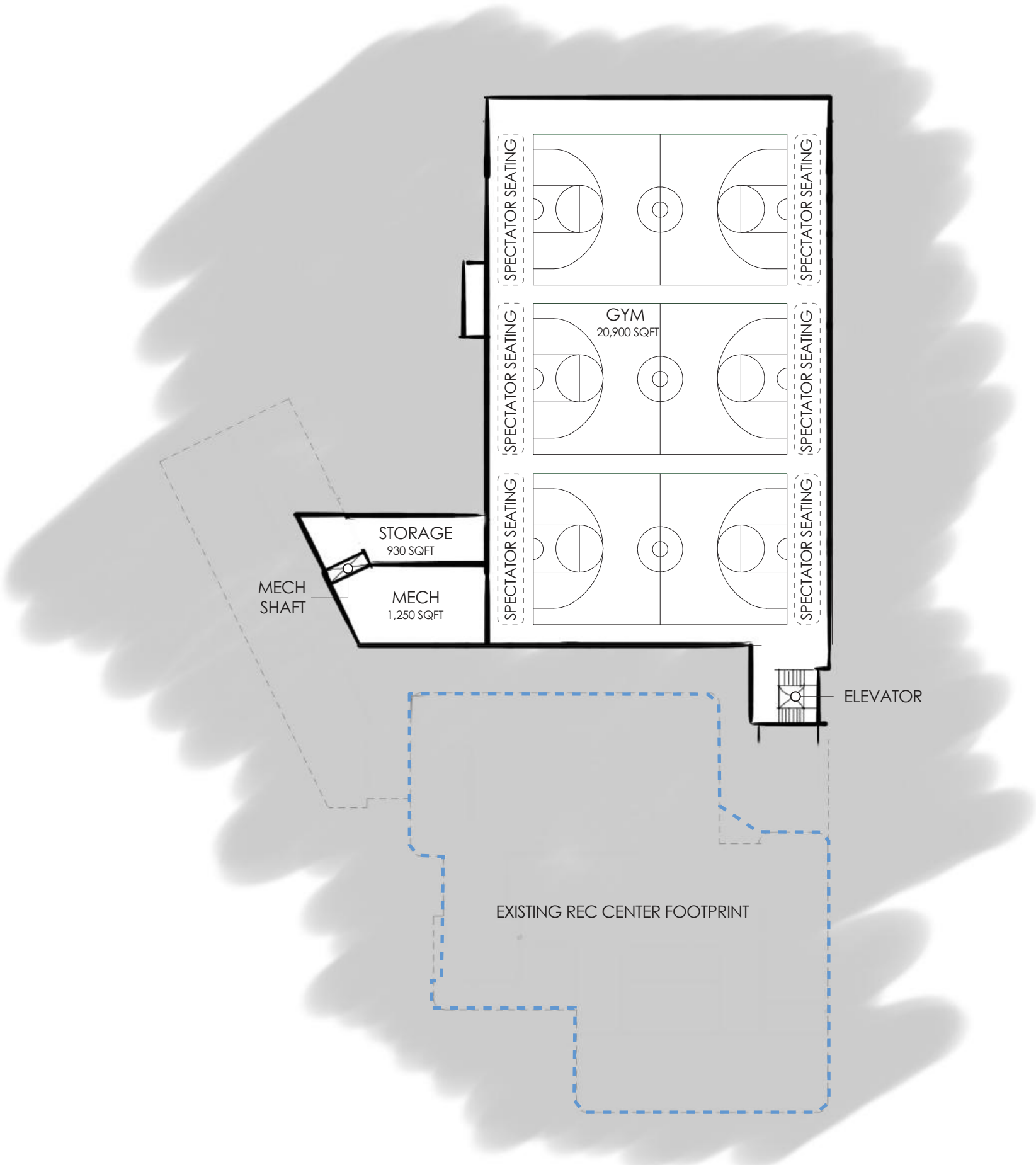
Concept 2

BUILDING PLAN - MAIN LEVEL

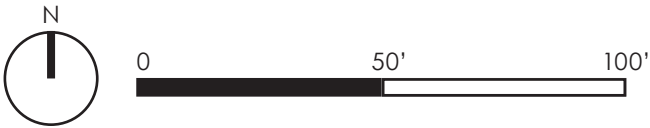


Concept 2

BUILDING PLAN - LOWER LEVEL



LEGEND:
- - - - - EXISTING REC CENTER



Concept 2

VIEW FROM JAMES AVENUE



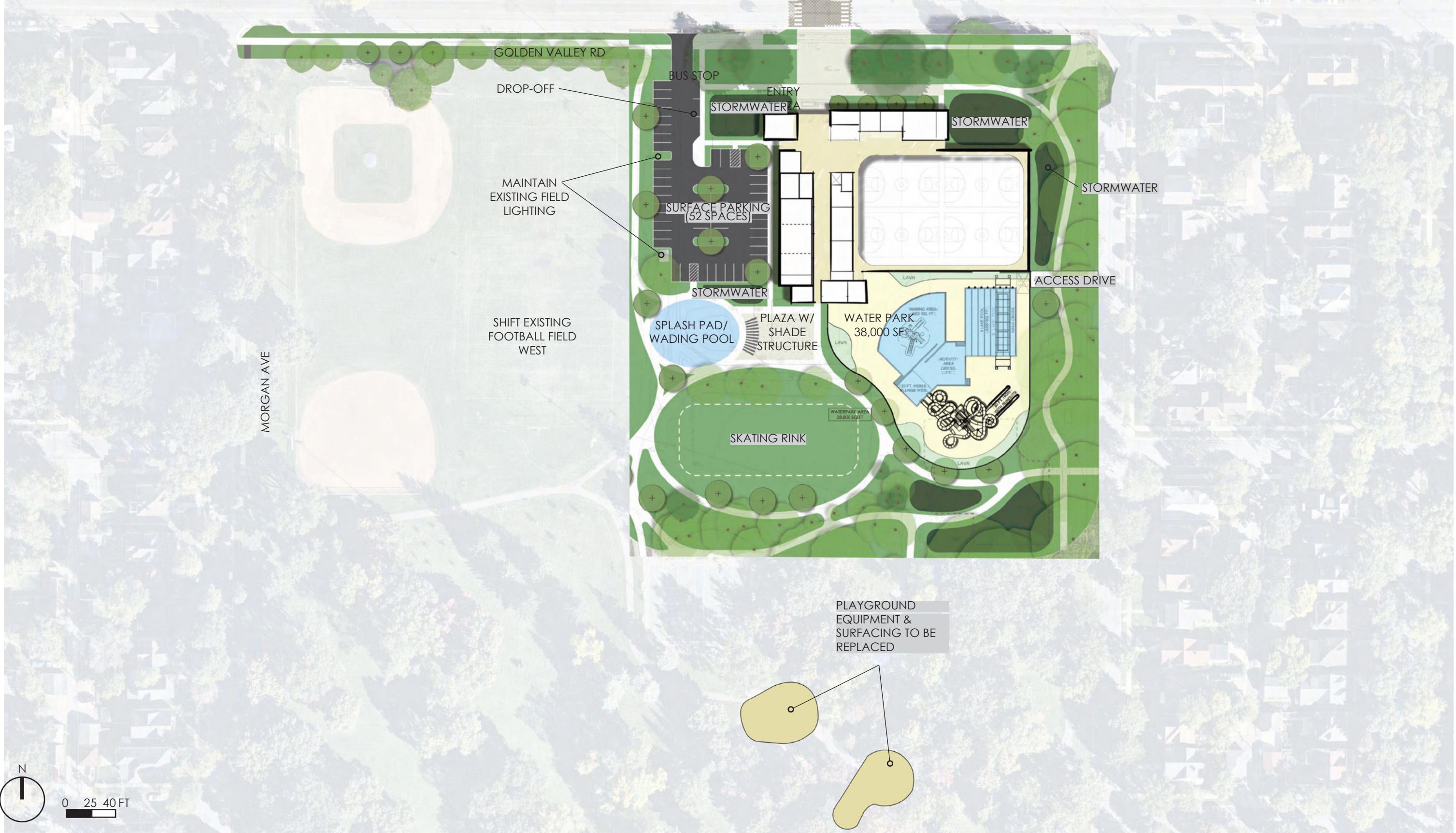
Concept 2

BIRD'S EYE VIEW



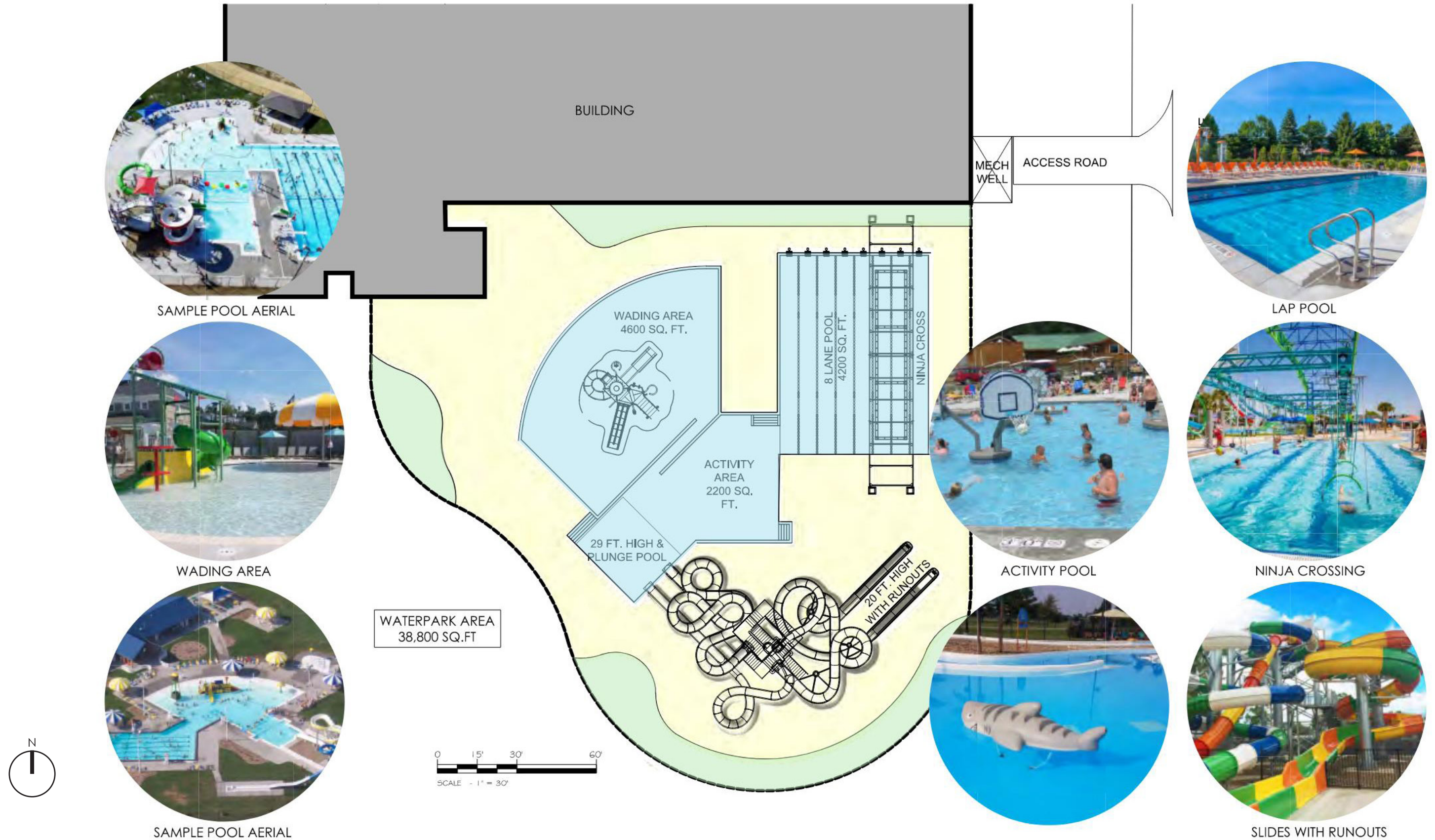
Concept 3

SITE PLAN



Concept 3

WATER PARK PLAN



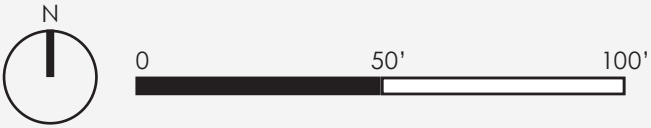
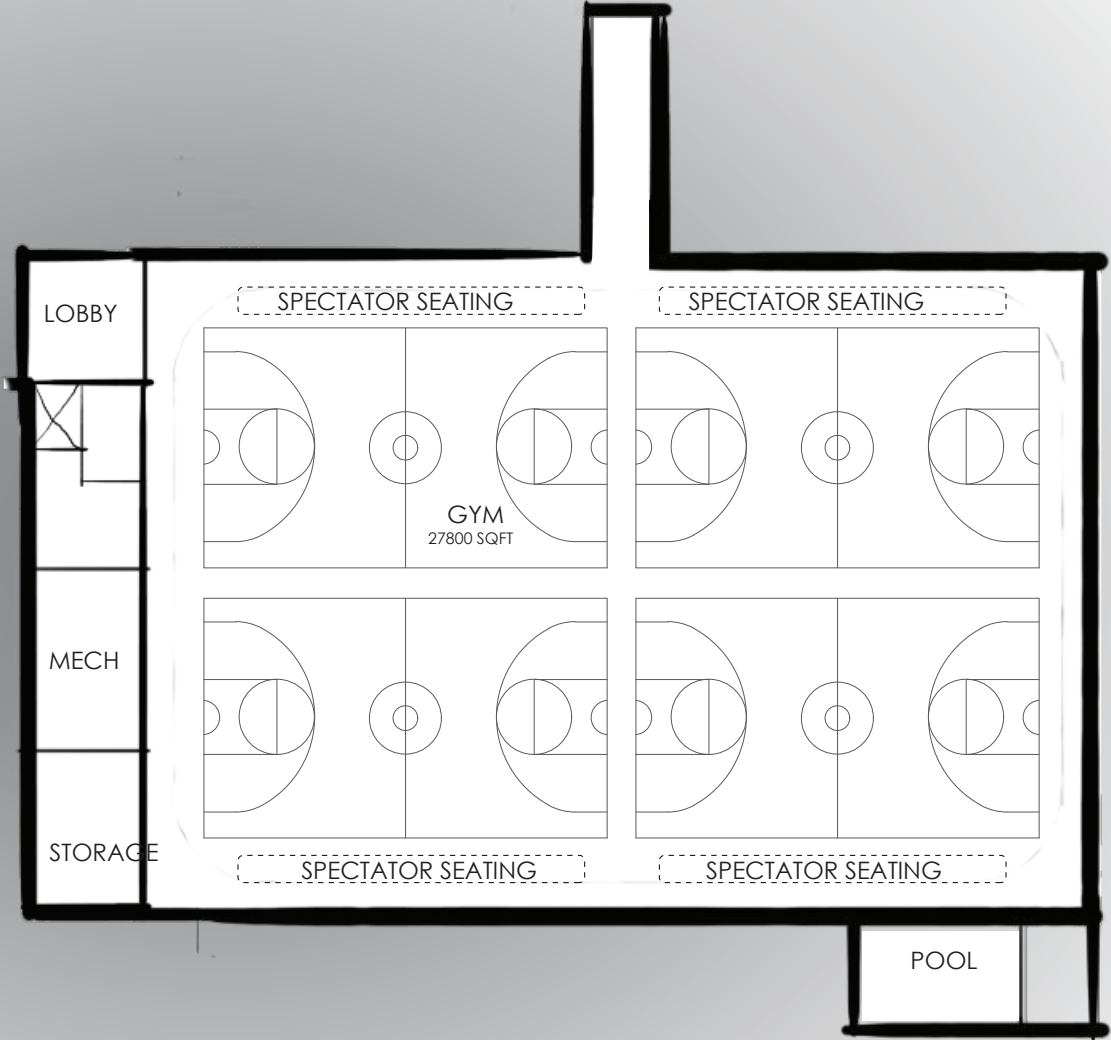
Concept 3

BUILDING PLAN - MAIN LEVEL



Concept 3

BUILDING PLAN - LOWER LEVEL



Concept 3

VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD



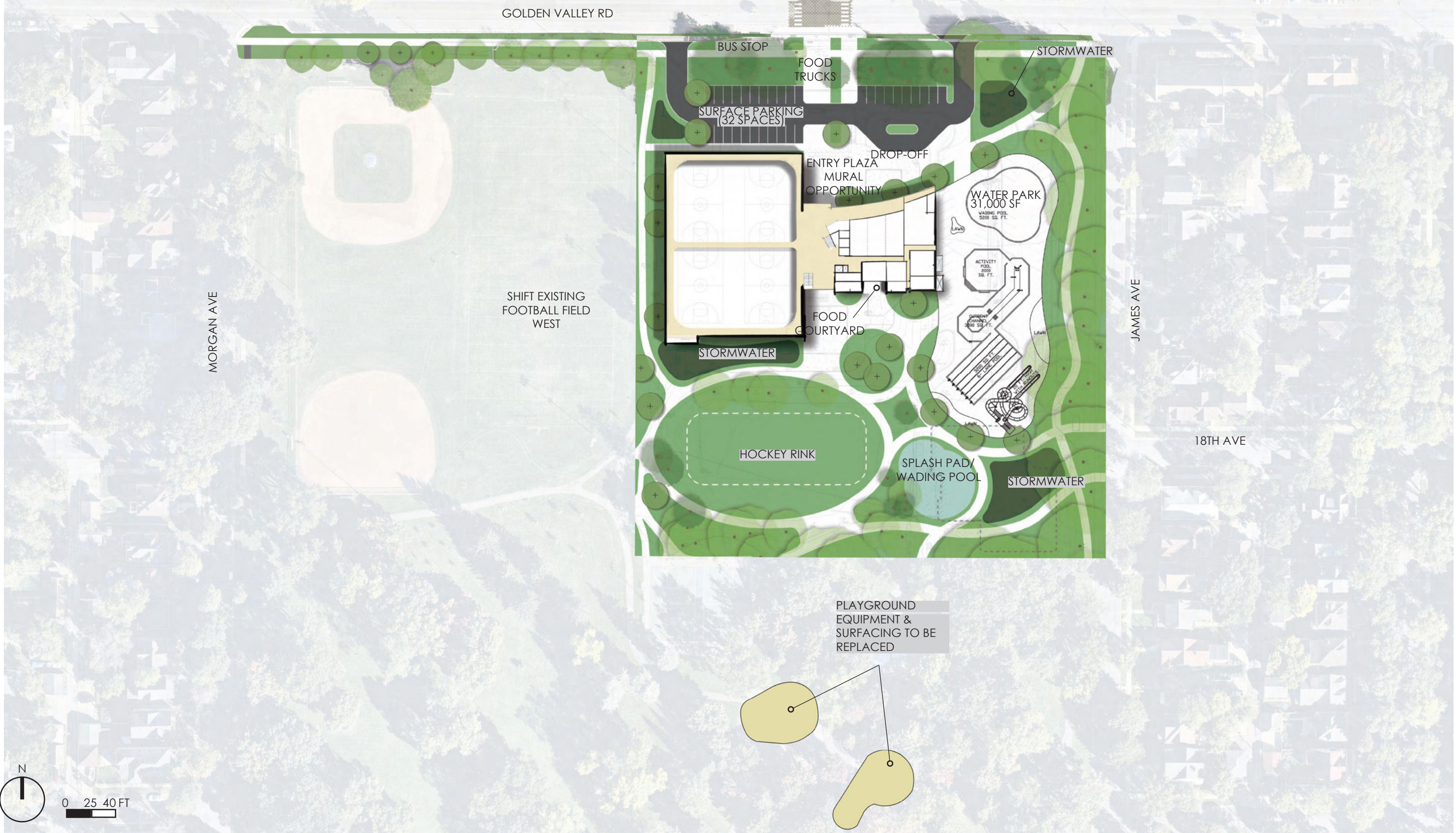
Concept 3

BIRD'S EYE VIEW



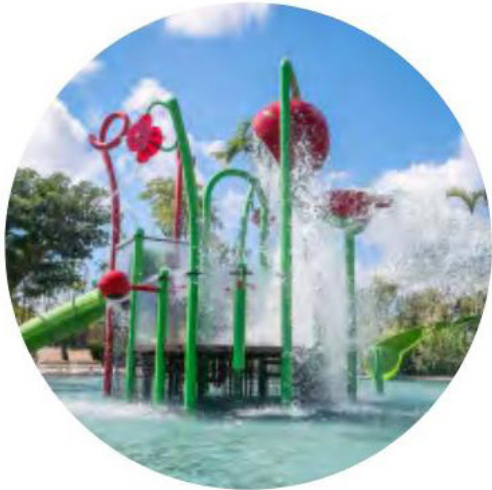
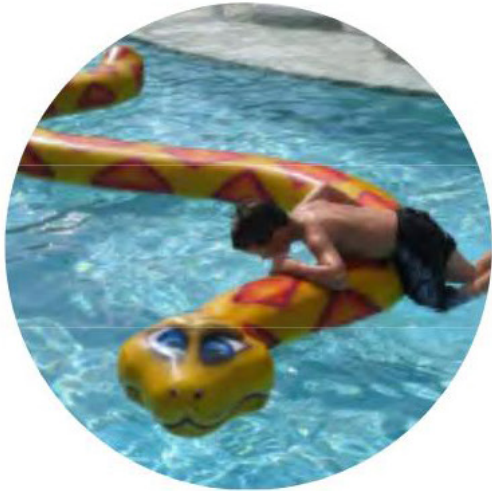
Concept 4

SITE PLAN



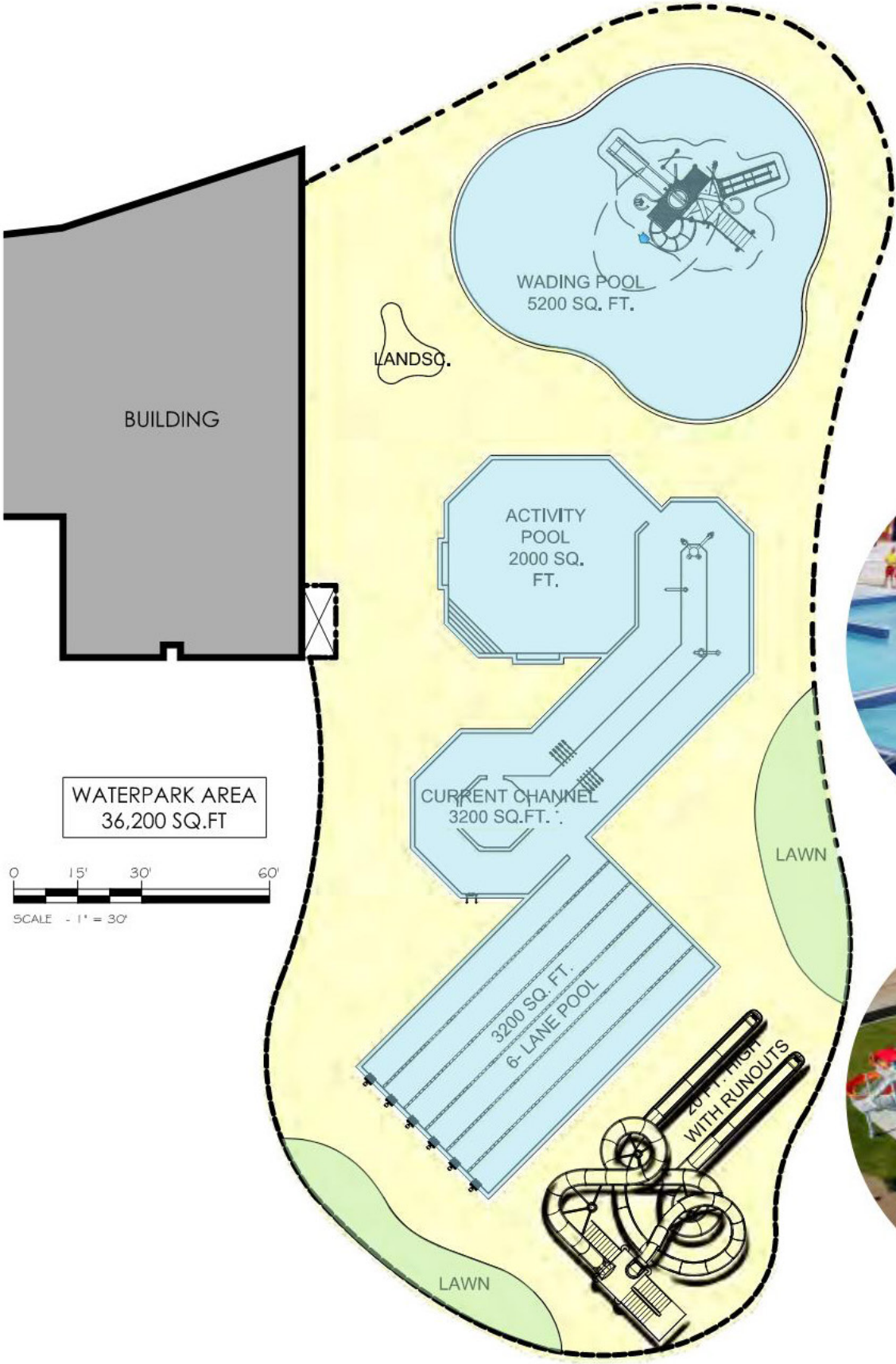
Concept 4

WATERPARK PLAN



WADING AREA

PLAY STRUCTURE



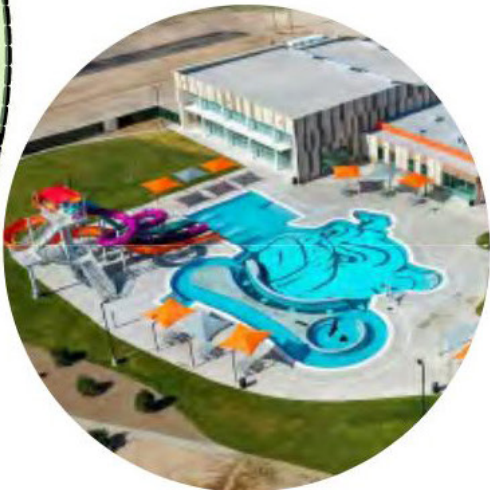
LAP POOL



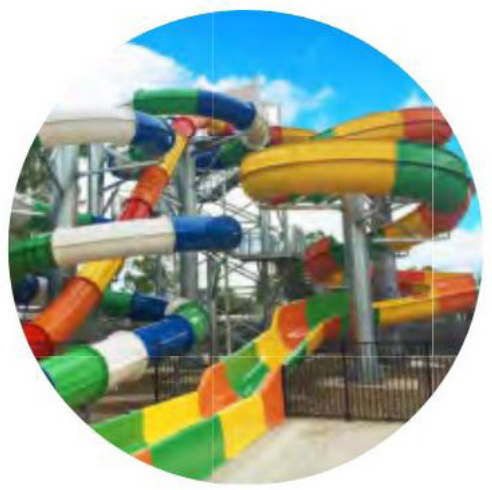
ACTIVITY POOL



CURRENT CHANNEL



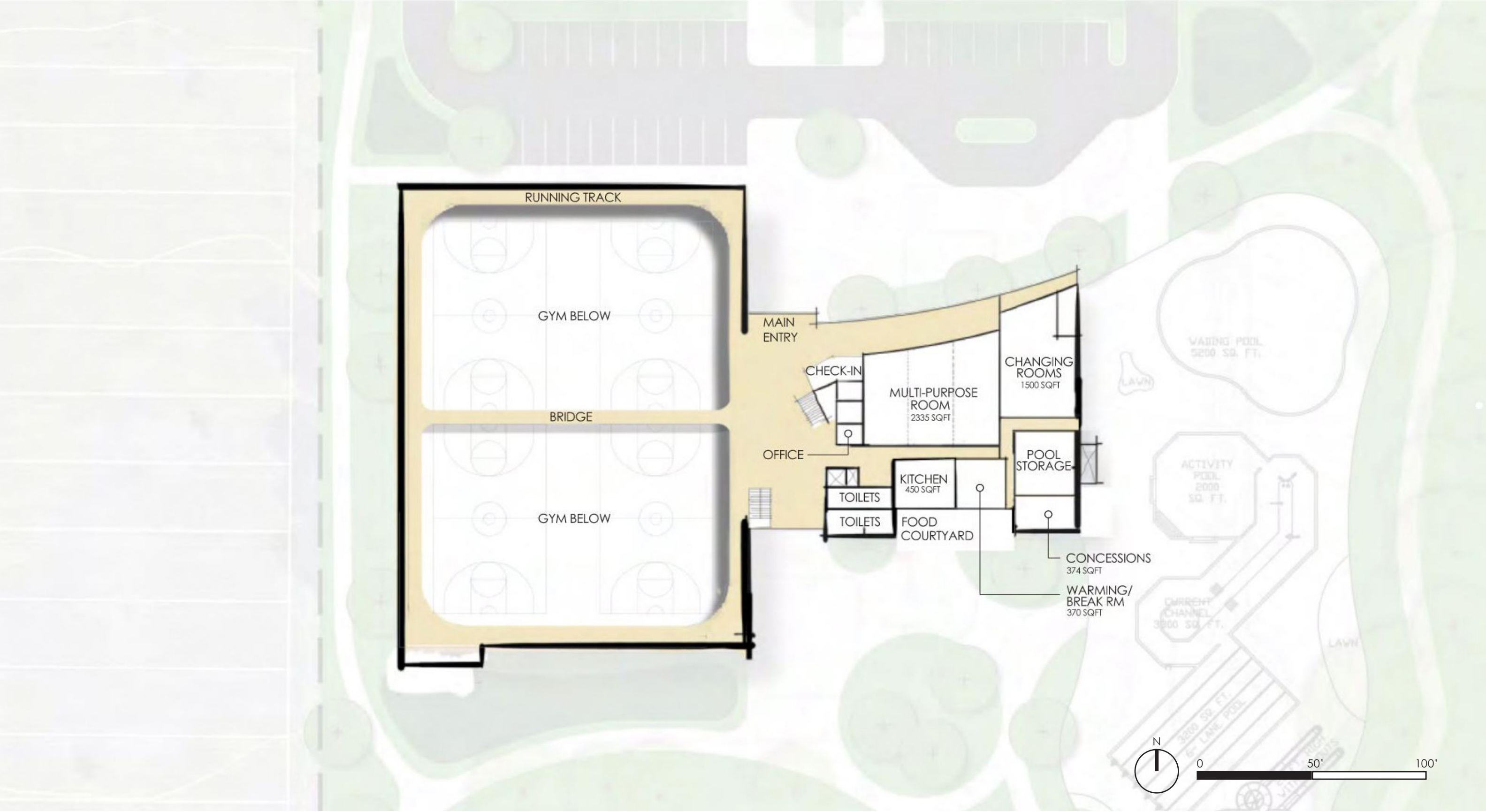
SAMPLE POOL AERIAL



SLIDES WITH RUNOUTS

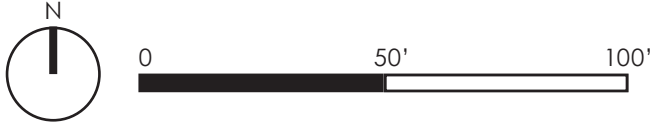
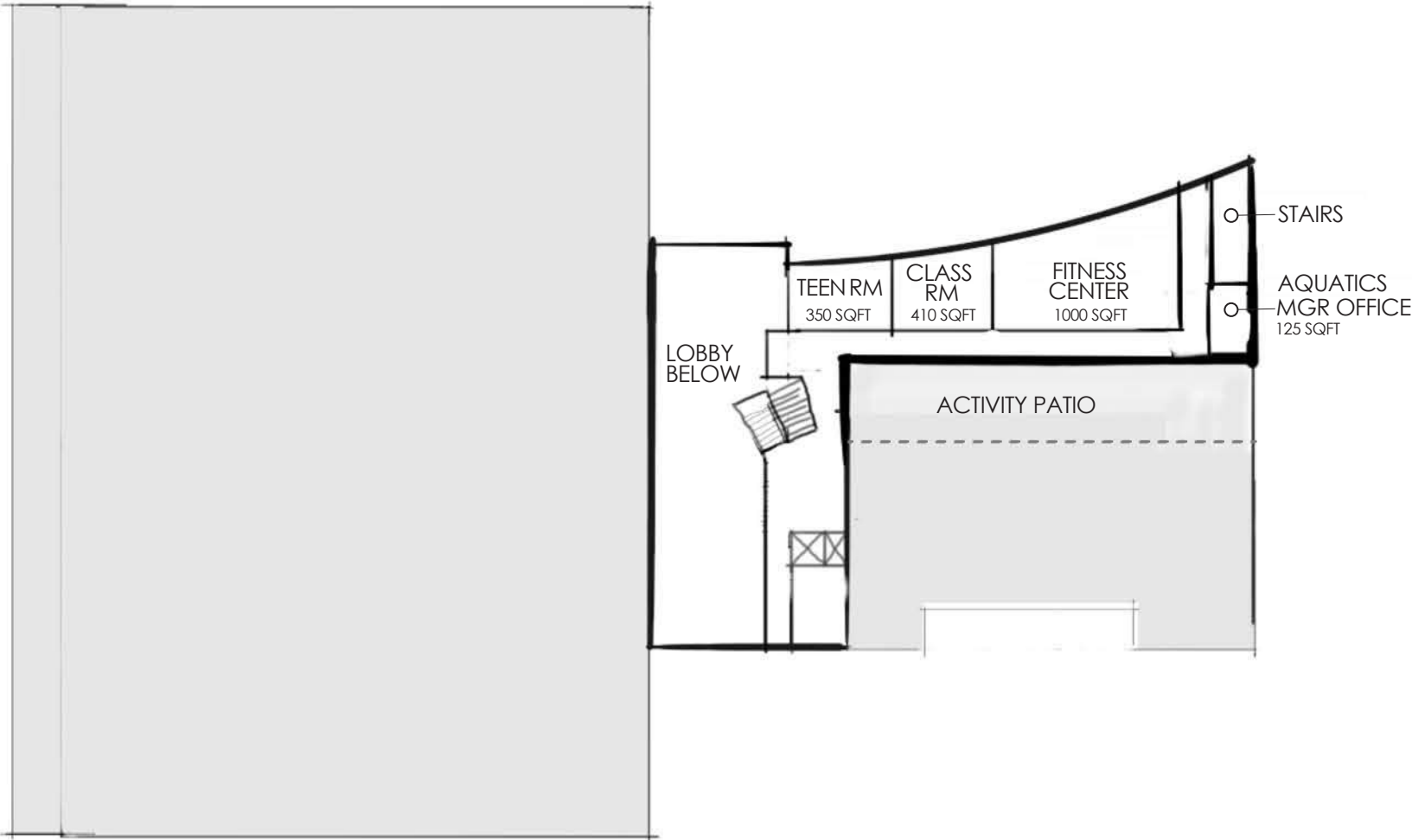
Concept 4

BUILDING PLAN- MAIN LEVEL



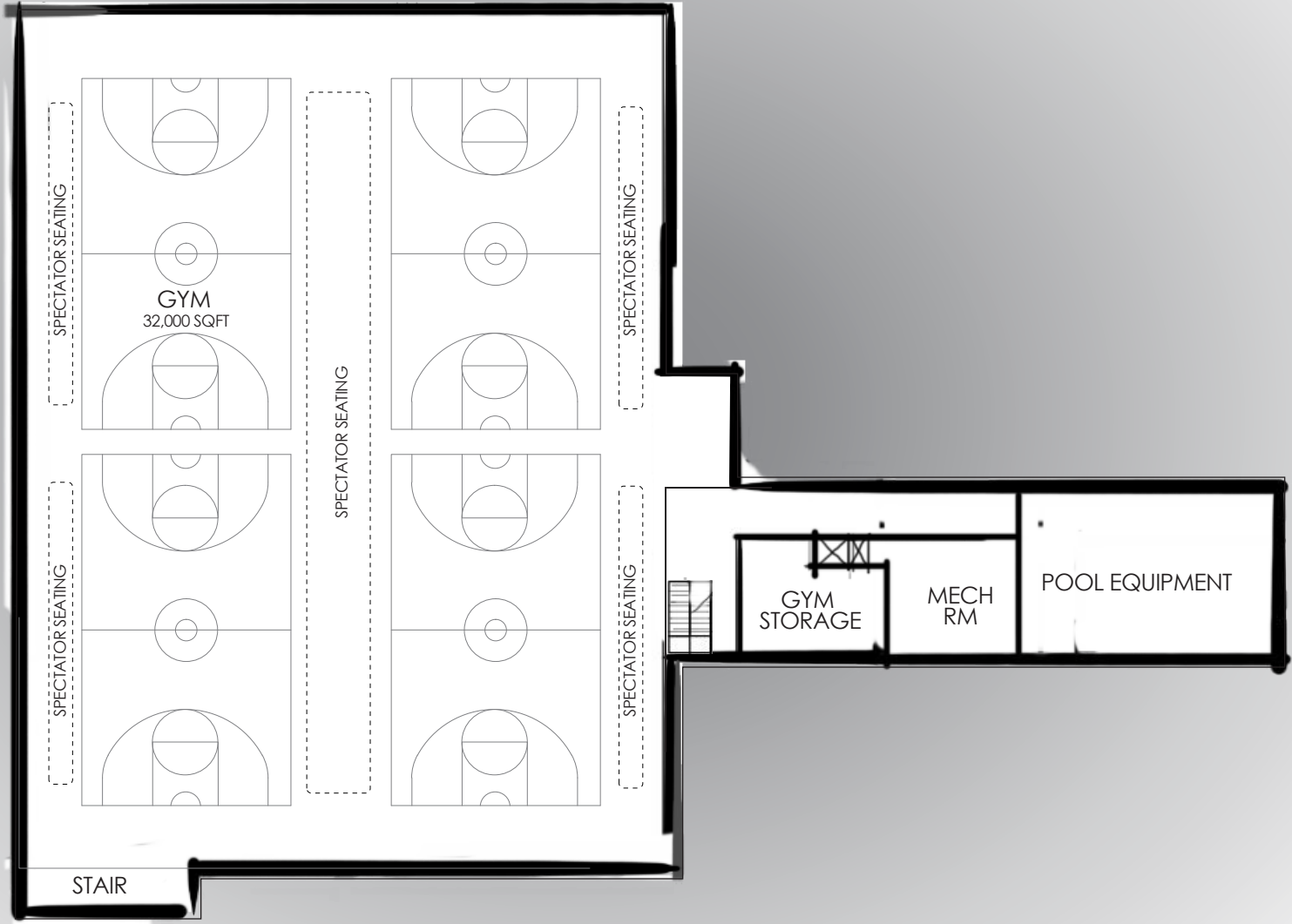
Concept 4

BUILDING PLAN- UPPER LEVEL



Concept 4

BUILDING PLAN- LOWER LEVEL



Concept 4

VIEW FROM JAMES AVE AND GOLDEN VALLEY ROAD



Northeast view from N James Ave and Golden Valley Road

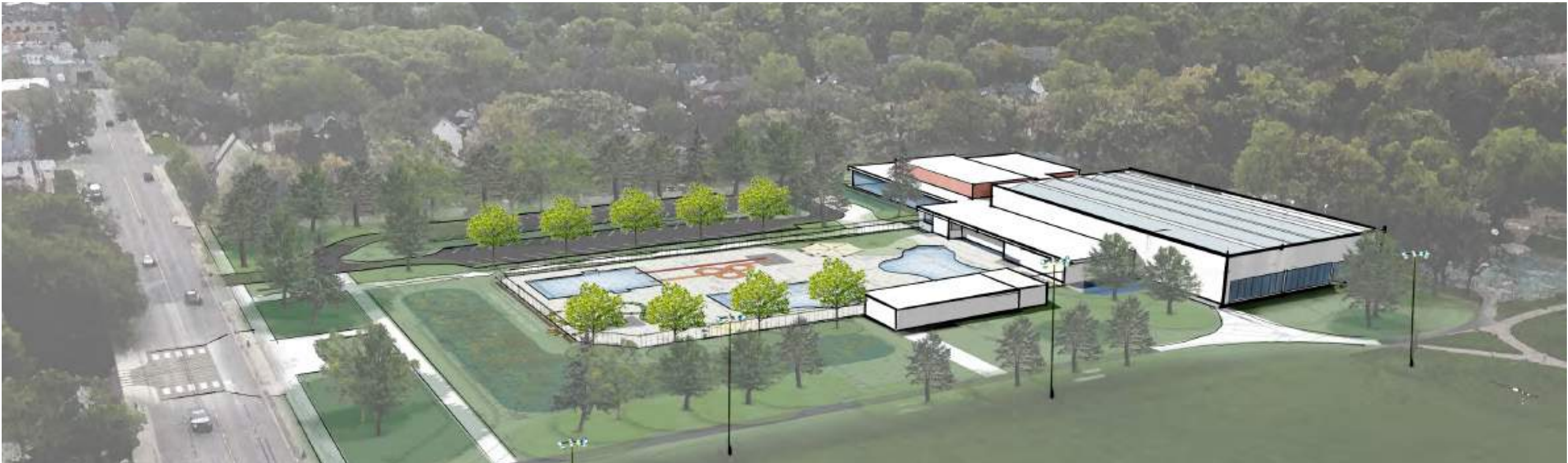
Concept 4

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

