



PREFERRED CONCEPT DESIGNS
SEPTEMBER 2023

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. This project will completely rebuild the now 26-year-old water park and provide a new parking lot with associated stormwater management. The enhanced community center includes the aforementioned field house with a walking track suspended above, along with new programming spaces for youth, teens and seniors, a fitness space, a maker space and a new concession space to serve both the building and water park. This project will create a visionary and prominent activity hub that can compete with major recreation facilities in the suburbs.

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 24 months. Through this project, MPRB expects to bring economic development to north Minneapolis not only through the thoughtful programming of the building but also through the contracting processes required to complete the work. The proposed building includes a concession space as an opportunities for a north Minneapolis business to find a home serving park visitors and local artists will be contracted to provide public art throughout the building and site.

With careful coordination with our adjacent organizational partners in the YMCA and Minneapolis Public Schools, MPRB expects this project to create a campus-like space for youth and families to make their own. In working with Metro Transit, MPRB expects the Blue Line Extension project to enhance access to this critical park space and provide opportunities for right-of-way improvements that will create a more park-like feel in the surrounding neighborhood.

When the new building opens and this project is complete, MPRB hopes this project will be a catalyst for transformational change in this part of the City of Minneapolis.



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



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Site

REGIONAL MAP



Project Funding - Current and Future

Current

MPRB CIP	\$1,537,506
MPRB CIP (Playground) -	\$355,000
State Bonding	\$5,125,000
Federal Community Grant (HUD)	\$2,000,000
American Rescue Plan (City)	\$3,000,000
Total Committed -	<u>\$12,017,506</u>

Future

2024 State Bonding	\$12,000,000 requested
Minneapolis Parks Foundation*	\$10,000,000 + (Pending MPRB/ MPF Fundraising Agreement)

Notes

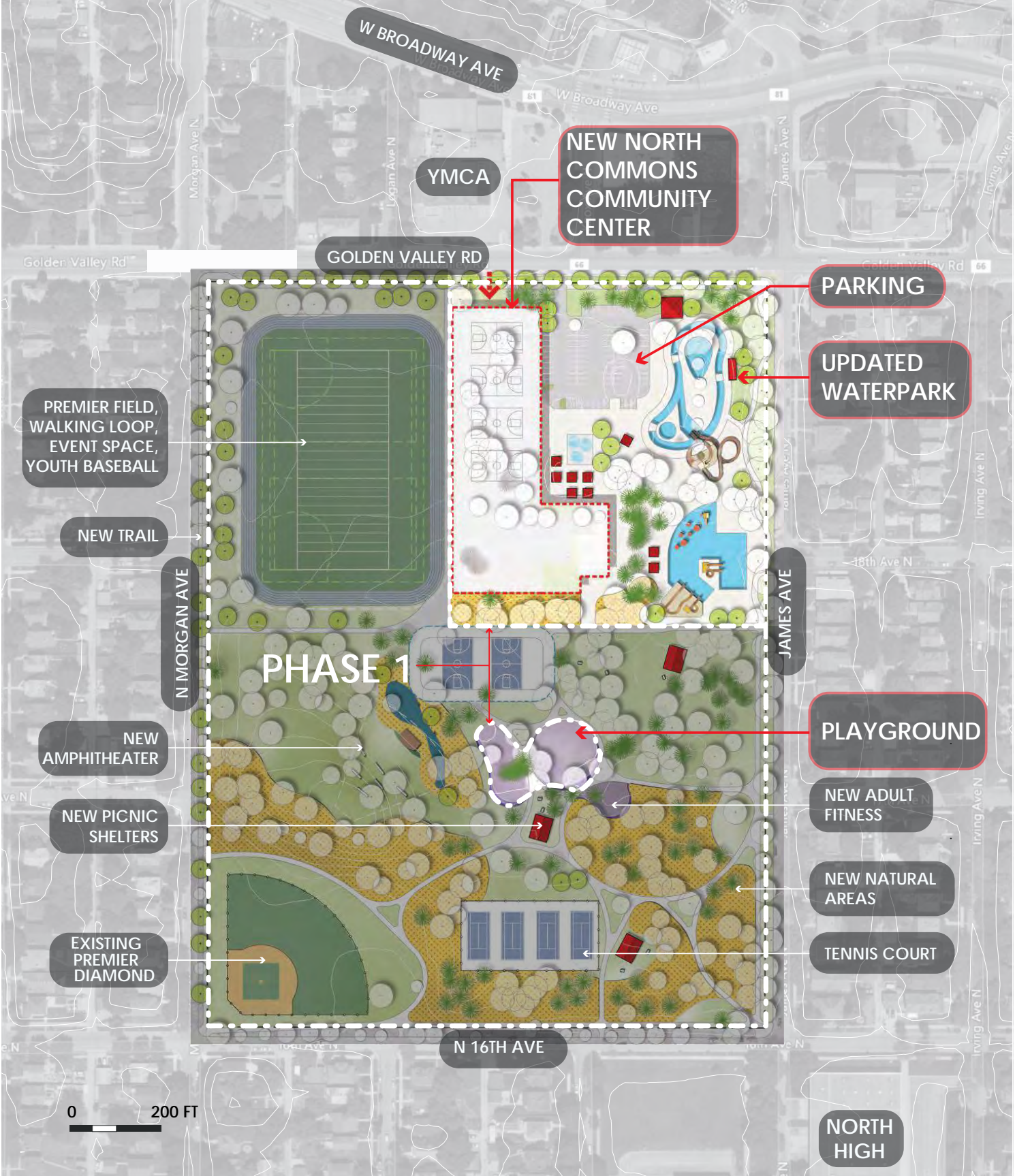
2023 State Bonding and Senate Appropriation Request were unsuccessful
*Amount could increase pending design direction

Site

EXISTING SITE PLAN



ADOPTED PARK 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 with 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. 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.

9. Seek additional parkland or private land available for public use in key locations, including:
 - 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.
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 movable 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.

North Service Area Master Plan Guiding Principles

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.
 - 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.
19. Consider parks as a 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 beginners 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.

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 that serves 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 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.

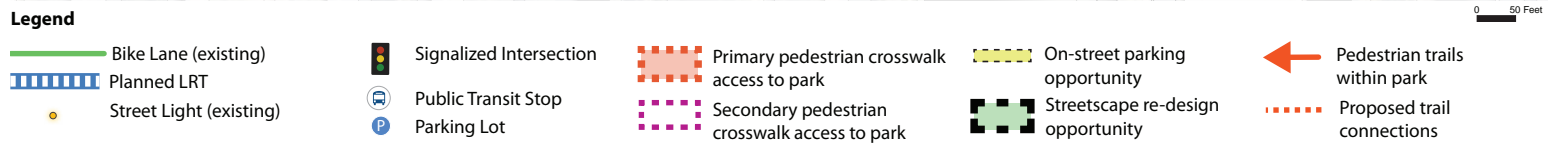
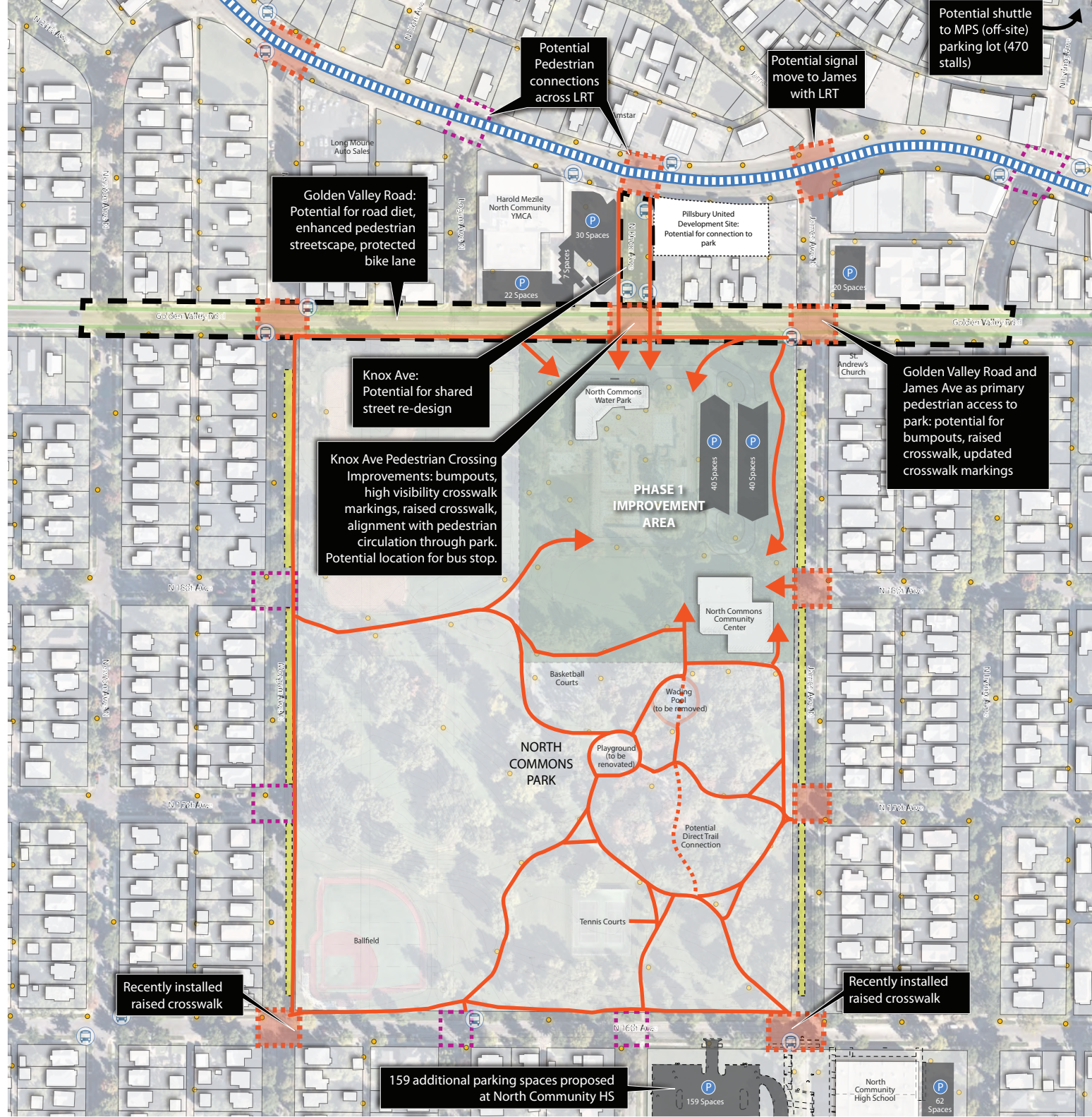
Environmental Sustainability

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 Design Framework

NEIGHBORHOOD DIAGRAM



CONTEXT

North Commons Park is located in the heart of North Minneapolis, within a tight-knit residential neighborhood and within close proximity to the Broadway Avenue corridor. The 26-acre park is designated as a Neighborhood Park, meaning that it functions to serve the surrounding residents within walking distance to provide recreational, athletic, and community-focused facilities and programming. The neighborhoods served by North Commons Park include Willard-Hay, Hawthorne, Jordan and Near North. Bounded by Golden Valley Road, James Avenue, Morgan Avenue and 16th Avenue, North Commons Park is uniquely located adjacent to both the local YMCA to the north and to North Community High School to the south. These adjacencies create opportunity for scaffolding of programs and a supportive network of recreational opportunities for people of all ages, especially young people.

In 2019, the North Service Area Master Plan was completed and approved by the Minneapolis Park and Recreation Board. A set of guiding principles specific to North Commons Park and the larger North Service Area were identified, along with a number of specific site improvements that were recommended as part of the long-term vision. These guiding principles touch on building and maintaining strong partnerships with the City of Minneapolis along with neighboring institutions such as the YMCA and Minneapolis Public Schools. In 2022, with initial funding committed, MPRB initiated a design process to implement Phase 1 Improvements at North Commons Park. The focus of these improvements is a reconstruction of the community center spaces and the aquatics facility, along with accompanying site improvements to enhance public gathering spaces and connectivity.

FRAMEWORK PURPOSE AND GOALS

In parallel to the design process for the Phase 1 improvements, which included a detailed building assessment concept design, MPRB also initiated an urban design framework process. This framework is intended to look beyond the boundaries of the park to address connectivity for multi-modal users, as well as lay the groundwork for agency collaboration to enhance the urban network surrounding North Commons and the Broadway Avenue corridor.

As part of the week-long community workshop, which was hosted on-site at North Commons Park in June of 2022, the design team, along with stakeholder groups and residents engaged in conversation, analysis, and synthesis of a number of ideas to improve pedestrian and bicycle circulation, on-street parking, off-street parking opportunities, and other facets of urban design in the area surrounding the park. The ideas were vetted alongside the site design concepts generated for the Phase 1 improvements to test dimensions, sight lines, and capacities in conjunction with new building and site program opportunities.

- Through input gathered during the workshop, the following goals were identified, which relate to North Commons and surrounding urban design:
- Identify and characterize urban infrastructure and transportation needs of the park.
 - Demonstrate supportive mobility and development patterns that would better experientially and economically engage North Commons Park with the surrounding district.
 - Leverage the urban design framework to inform park program, access, circulation and building placement / orientation.
 - Inspire agencies and organizations with jurisdiction in the surrounding district to implement aspects of the urban design framework.



Knox Avenue (View north from North Commons)



Golden Valley Road (View west from James Ave)

Urban Design Framework

RECOMMENDATIONS

In 2022 and 2023, the following urban design recommendations were created in parallel to the site design effort for the Phase 1 Improvements. Where appropriate, partners for implementation have been identified.

1. DEVELOP A PARKING FRAMEWORK THAT SERVES THE PARK AND FUNCTIONS WITHOUT OVER BURDENING THE NEIGHBORHOOD.

Based on the parking and circulation studies prepared alongside the site concepts, it has been determined that the existing on-street parking opportunities within a reasonable walking distance of North Commons Park sufficiently serve the primary functions of the community center and programs. With the additional programming anticipated with the added basketball courts and community center spaces, the existing street parking along with the planned off-street parking provided in the site concepts are still anticipated to serve the daily needs of the neighborhood park. The majority of the park users arrive to the park as pedestrians from the adjacent residential neighborhood.

Today, on-street parking is prohibited on Morgan Ave, Golden Valley Rd, James Ave, and 16th Ave adjacent to the park edge. Relaxing these restrictions during high volume weekend days would relieve parking pressure on the surrounding neighborhood.

For high-volume planned events, such as future basketball tournaments to be hosted on-site, off-street parking is recommended to be supplemented by weekend use of the new parking facility at North High School (which provides an additional 159 parking spaces today). If needed, a shuttle service to the MPS parking lot at Girard Ave and 22nd Ave could be employed. This lot has the capacity for 470 parking stalls and is a 10-minute walk (about a half mile) from North Commons Park. Additional off-street parking could be negotiated with the YMCA, which has a 52-stall parking lot just north of North Commons Park.

Implementation Partners: *City of Minneapolis, Minneapolis Public Schools(MPS) and the YMCA*



James Avenue (View north from North Commons Park)

2. ADDRESS VEHICLE, PEDESTRIAN, AND BICYCLE CIRCULATION WITH THE FUTURE LRT ON WEST BROADWAY AND ANTICIPATED SIGNAL/ROADWAY CHANGES.

Today, the signalized crossing at Knox Avenue serves as the primary corridor for pedestrians to access North Commons Park from the north side of West Broadway. However, future plans for the Blue Line LRT Extension (design pending) would place the platform and tracks along the centerline of West Broadway, and likely cause a shift of the traffic-controlled intersection at Knox Ave to move to James Avenue where North/South vehicle traffic could cross. Limited turning movements for vehicle traffic will impact the bus routes that currently serve West Broadway and Golden Valley Road. The anticipated roadway circulation changes can open up an opportunity to re-think how Knox Avenue between Golden Valley Road and West Broadway serves the neighborhood.

Both site concepts for North Commons Park recognize that there is an opportunity for Knox Avenue to become a pedestrian-oriented street, with an enhanced crossing of Golden Valley Road, leading to the primary entrance to the future community center.

Urban design improvements could include:

- Limiting or prohibiting vehicle traffic on Knox Avenue.
- Widening of the existing sidewalk with a direct connection between LRT platform and Golden Valley Road
- Raised crosswalk with curb extensions (bump outs) and artistic high visibility crosswalk markings at Knox Ave and James Ave at Golden Valley Road

Implementation Partners: *City of Minneapolis, Hennepin County, MetroTransit, YMCA, Pillsbury United Communities*



Example of artistic crosswalk markings (Santa Monica, CA)

3. CREATE SAFE, WELCOMING, AND WELL-DESIGNED STREETS SURROUNDING NORTH COMMONS PARK THAT PROVIDE AMENITY AND OPPORTUNITY FOR GATHERING AND EVENT SPACES FOR FUTURE PROGRAMMING.

Today, Golden Valley Road serves as the ‘front door’ to North Commons Park. This corridor serves as the primary pedestrian connection, as well as provides public transit service and today has marked bike lanes. The sidewalk along the north side of Golden Valley Road is designed as a residential neighborhood-style sidewalk (approximately 5’ in width, adjacent to single-family home lots). On the south side of Golden Valley Road, the sidewalk is adjacent to the roadway (back of curb). Today, Golden Valley Road has wide vehicle travel lanes.

With anticipated changes along West Broadway for the future LRT line, Knox Avenue will also serve the neighborhood and park differently than today, with a potential as a future shared street or festival location.

Urban design improvements along these corridors could include:

- Implementation of a road diet along Golden Valley Road to create more of a separation between pedestrians and the roadway.
- Install a protected bikeway with a raised curb, bollards, or barriers to separate bicyclists from vehicle traffic.
- With park improvements, push the sidewalk away from the curb along the south side of Golden Valley Road (this is shown in both site concepts for the park improvements).
- Installation of pavers or specialty / artistic pavement on Knox Ave
- Installation of light poles, electric receptacles, and overhead lighting to serve as additional space for festivals, block parties, a night market, or other community programming on Knox Ave (to coincide with limiting or prohibiting vehicle traffic on Knox Ave).
- Recognize that Morgan Ave, 16th Ave and 17th Ave are also primary entry points to North Commons Park by pedestrians. Raised crosswalks have recently been installed at the intersections of Morgan and James Avenues along 16th Street at main park entry points from the south. Continued evaluation of pedestrian movements in the neighborhood could result in similar upgrades at the east-west entry points as part of future roadway improvements.

Implementation Partners: *City of Minneapolis, Hennepin County, MetroTransit, YMCA, Pillsbury United Communities, Minneapolis Public Schools (MPS)*



Shared Street Example (Bell Street in Seattle, WA)

Design Summary

NEW CONSTRUCTION CONCEPT PLAN

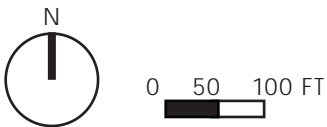


- PROJECT COST: \$49,000,000
- CONSTRUCTION SCHEDULE: UNKNOWN DUE TO INSUFFICIENT PROJECT FUNDING
- BUILDING AREA: 68,547 SF
- TWO LEVEL BUILDING WITH SUNKEN GYM
- SUSPENDED WALKING TRACK
- 38,800 SF WATERPARK AREA (776 BATHERS)
- 78 PARKING STALLS
- SITE CONNECTION TO KNOX AVE
- IMPROVED CONNECTION TO NORTH COMMUNITY HIGH SCHOOL AND HAROLD MEZILE NORTH COMMUNITY YMCA
- 47 TREES TO BE REMOVED (606 CAL.IN)
- TREES WILL BE REPLANTED THROUGHOUT THE PARK EQUAL TO THE CALIPER INCHES OF THOSE REMOVED THROUGH THE PROJECT
- RECREATIONAL PROGRAMMING DURING CONSTRUCTION: CONTINUOUS AS PROJECT WOULD BE PHASED TO KEEP EXISTING CENTER OPEN DURING CONSTRUCTION

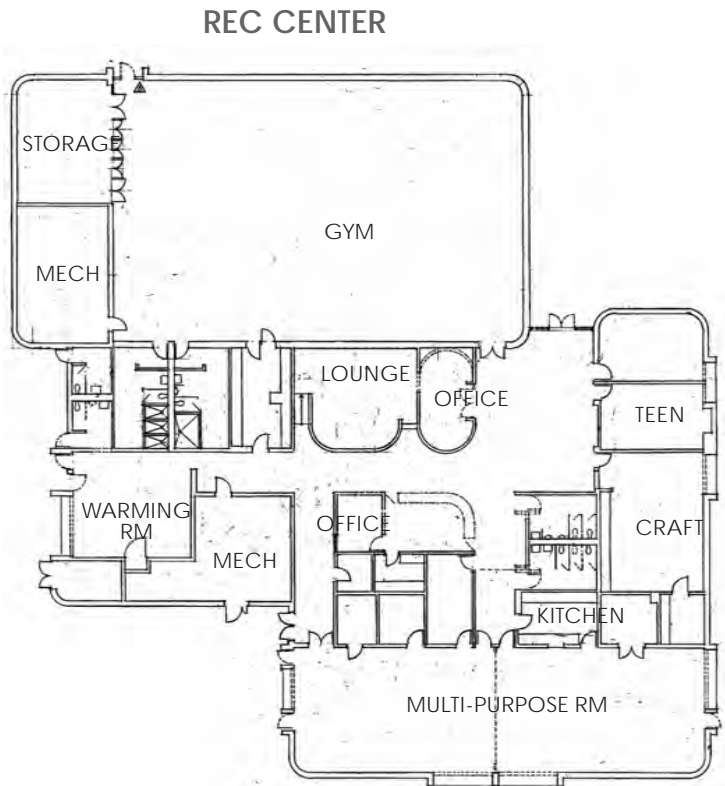
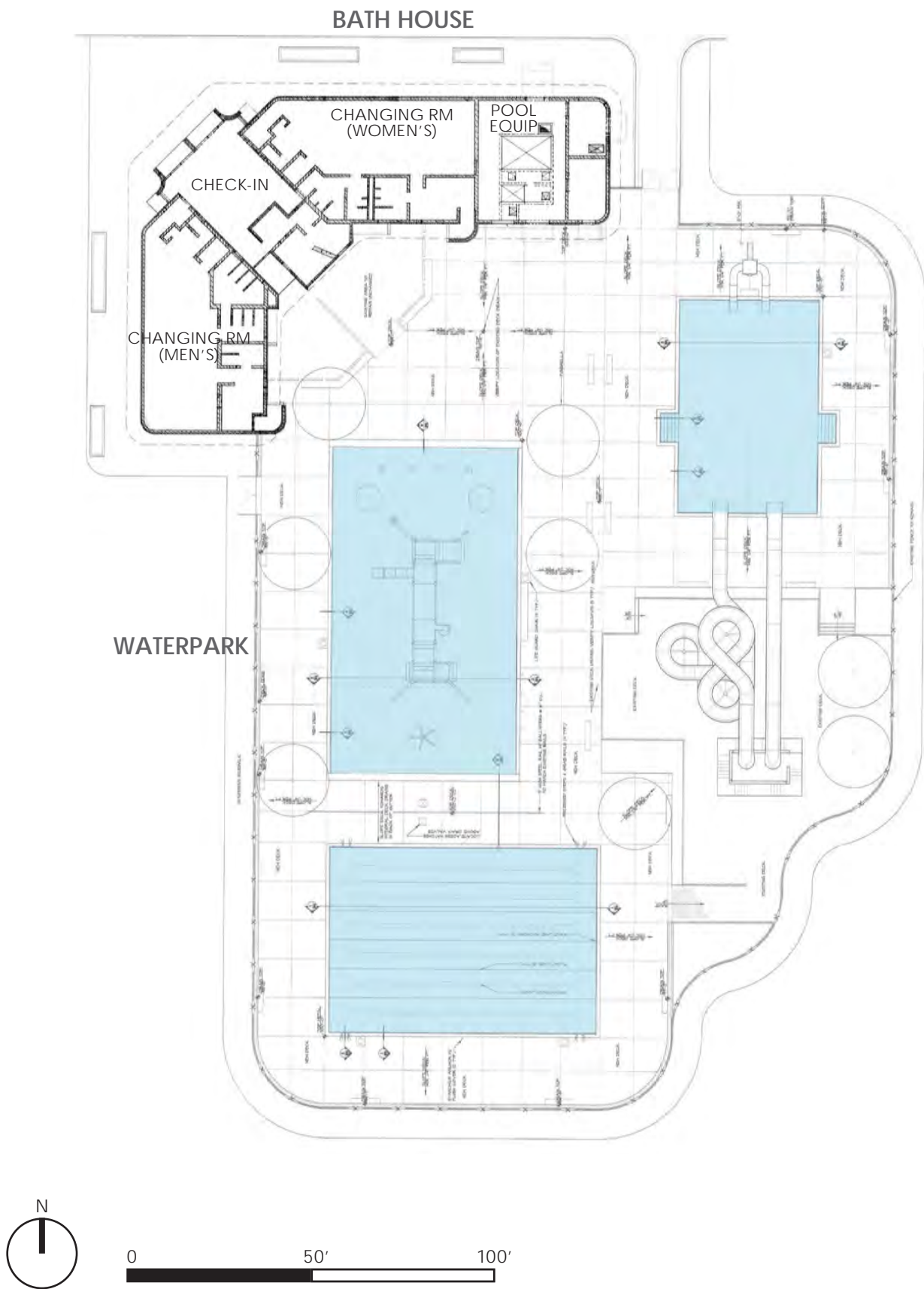
RENOVATION/EXPANSION CONCEPT PLAN



- PROJECT COST: \$35,000,000
- CONSTRUCTION SCHEDULE: DESIGN IN 2024, CONSTRUCTION 2025/2026, OCCUPATION 2027
- BUILDING AREA: 58,563 SF
- SINGLE LEVEL BUILDING WITH SUNKEN GYM
- SUSPENDED WALKING TRACK
- 40,000 SF WATERPARK AREA (633 BATHERS)
- 50 PARKING STALLS
- SITE CONECTION TO KNOX AVENUE
- IMPROVED CONNECTION TO NORTH COMMUNITY HIGH SCHOOL AND HAROLD MEZILE NORTH COMMUNITY YMCA
- 22 TREES TO BE REMOVED (314 CALIPER INCHES)
- TREES WILL BE REPLANTED THROUGHOUT THE PARK EQUAL TO THE CALIPER INCHES OF THOSE REMOVED THROUGH THE PROJECT
- RECREATIONAL PROGRAMMING DURING CONSTRUCTION: MPRB STAFF HAVE BEGUN DISCUSSIONS AROUND CONTINUOUS PROGRAMMING DURING CONSTRUCTION THROUGH PATNERSHIP, MOBILE OFFICE TRAILERS ON-SITE AND RENTING SPACE. RECEATION IS COMMITTED TO SERVING THE COMMUNITY DURING CONSTRUCTION REGARDLESS OF PROJECT DIRECTION



Existing Buildings/Program



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
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	386 sf
Lobby/General Circulation	2,375 sf
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	632 sf
Pool Mech/Equipment	1,253 sf
Circulation	334 sf
	52 sf
WATER PARK BUILDING TOTAL	6,152 sf
COMBINED TOTAL	21,537 sf

Existing Conditions Photos



VIEW SOUTH FROM JAMES AVE



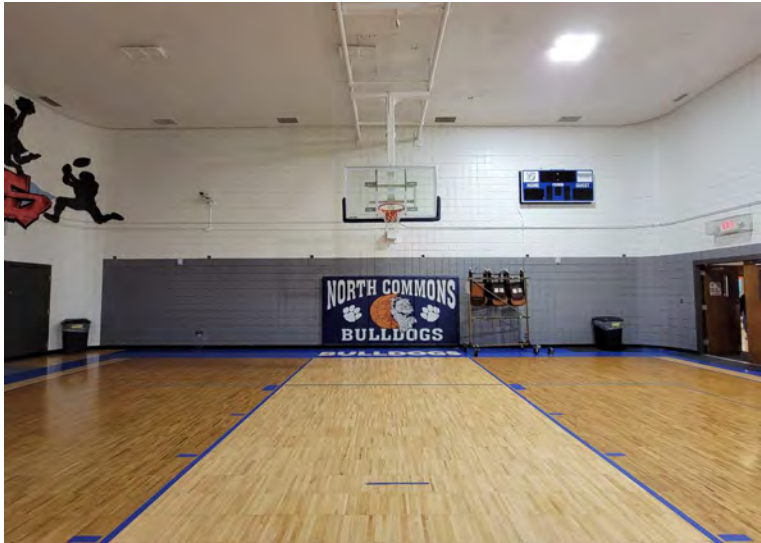
VIEW WEST FROM JAMES AVE



VIEW TO NORTH FROM WITHIN THE PARK



VIEW TO SOUTH FROM WITHIN THE PARK



EXISTING GYM



EXISTING GYM



BIRD'S EYE VIEW



VIEW TO SOUTH APPROACHING REC CENTER



EXISTING LOBBY



EXISTING ENTRY



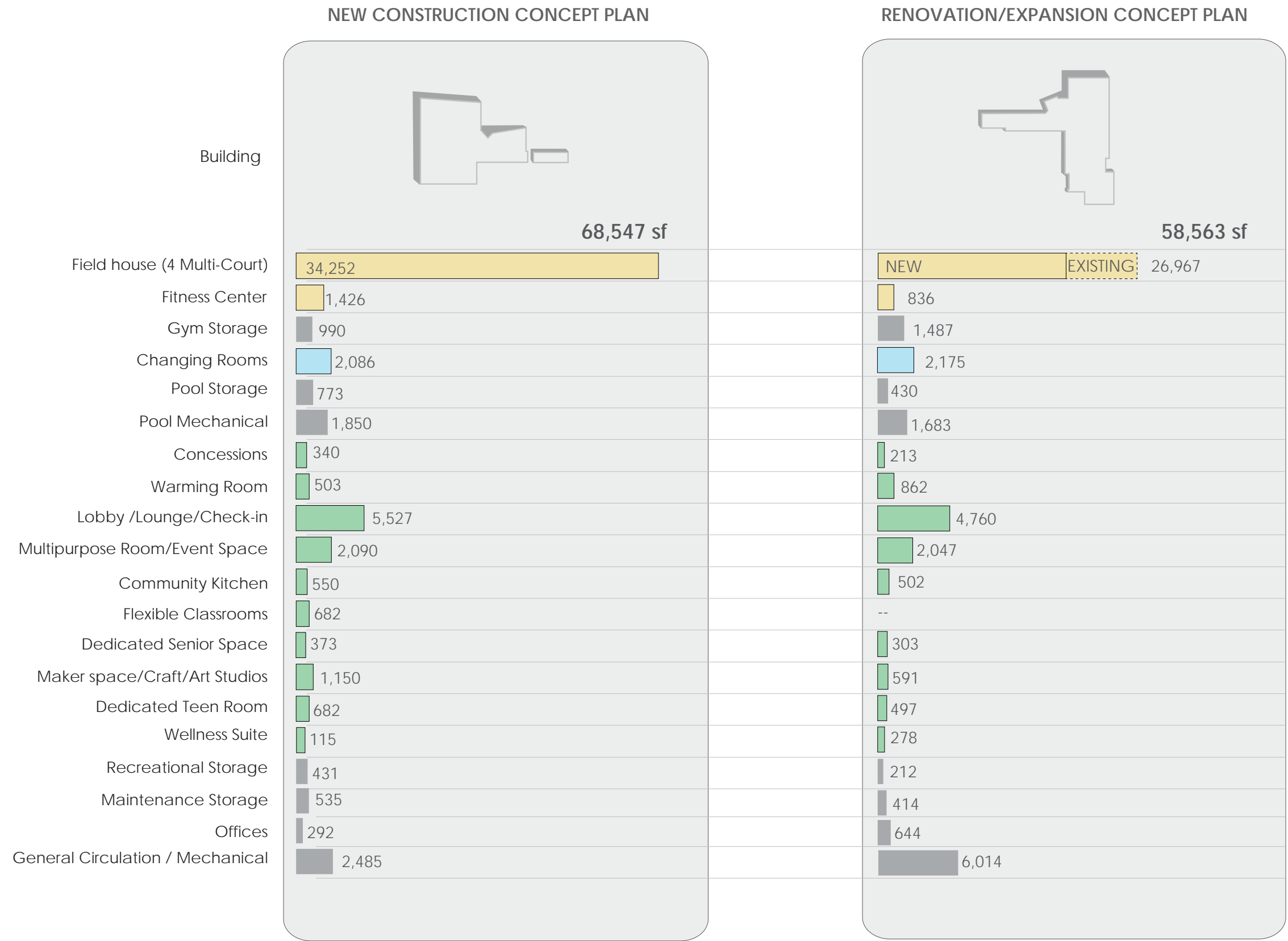
EXISTING MULTIPURPOSE ROOM



EXISTING KITCHEN

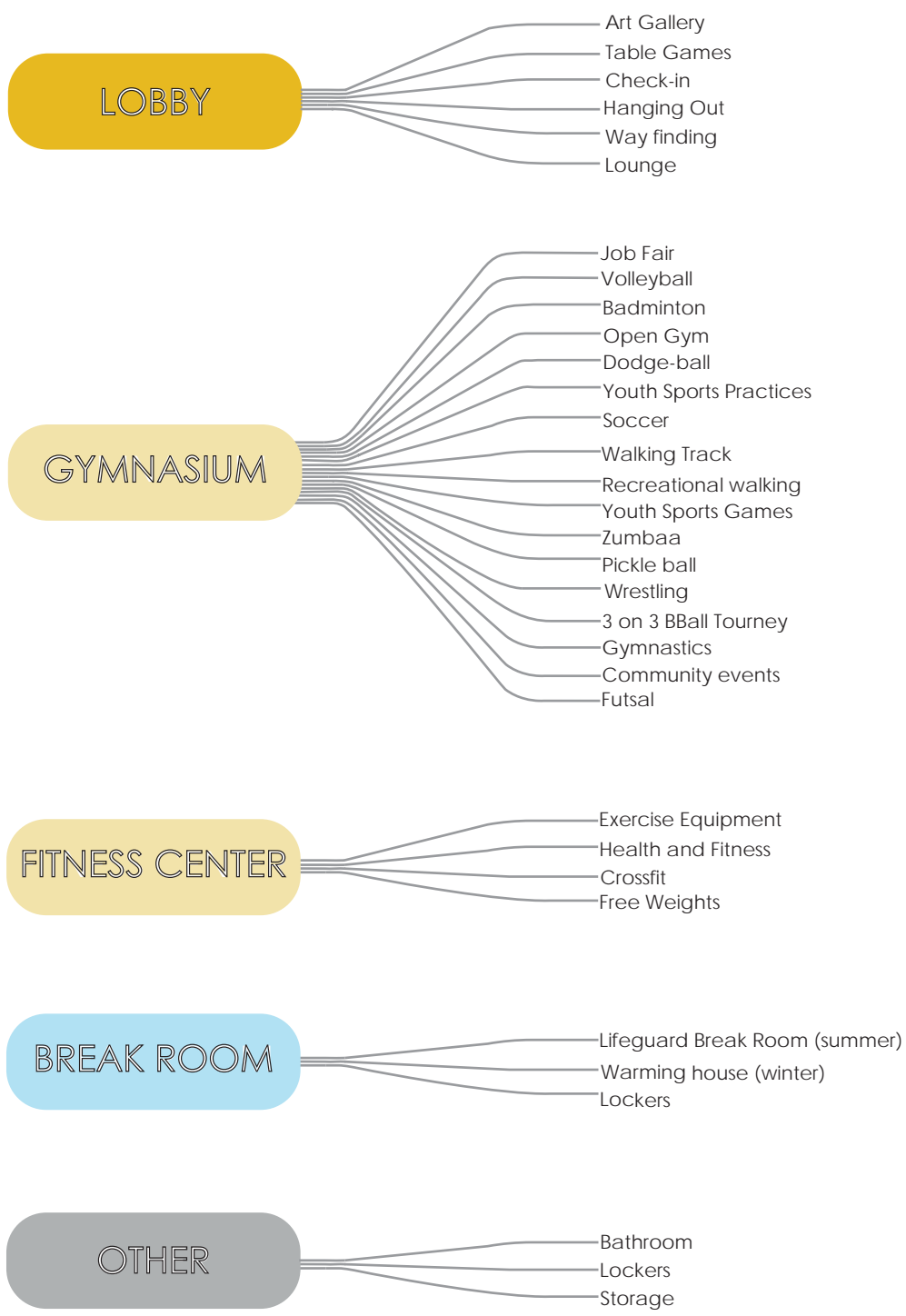
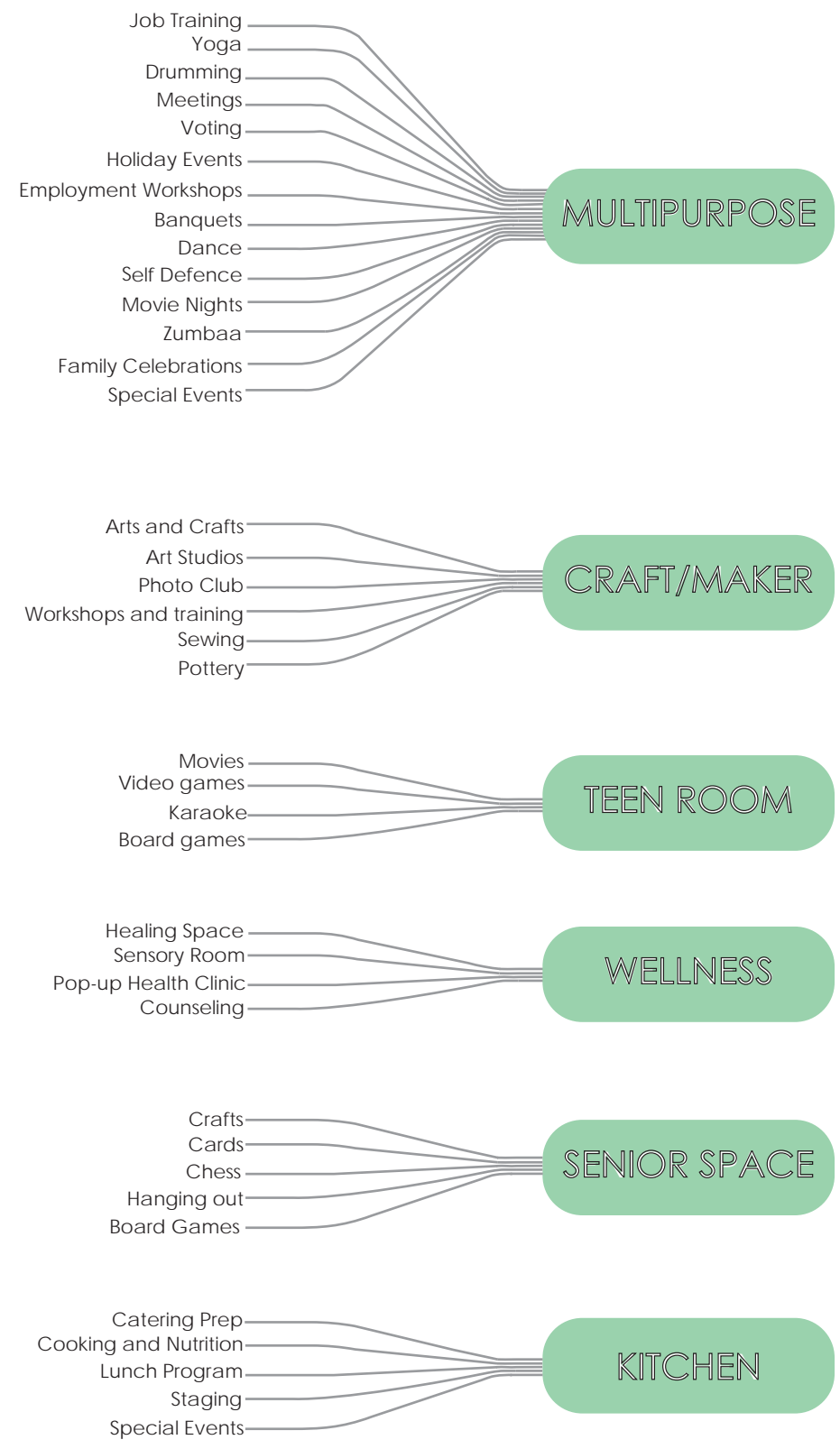
Proposed Program

PROGRAM COMPARISON



Proposed Program

SPACE UTILIZATION



KEY

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

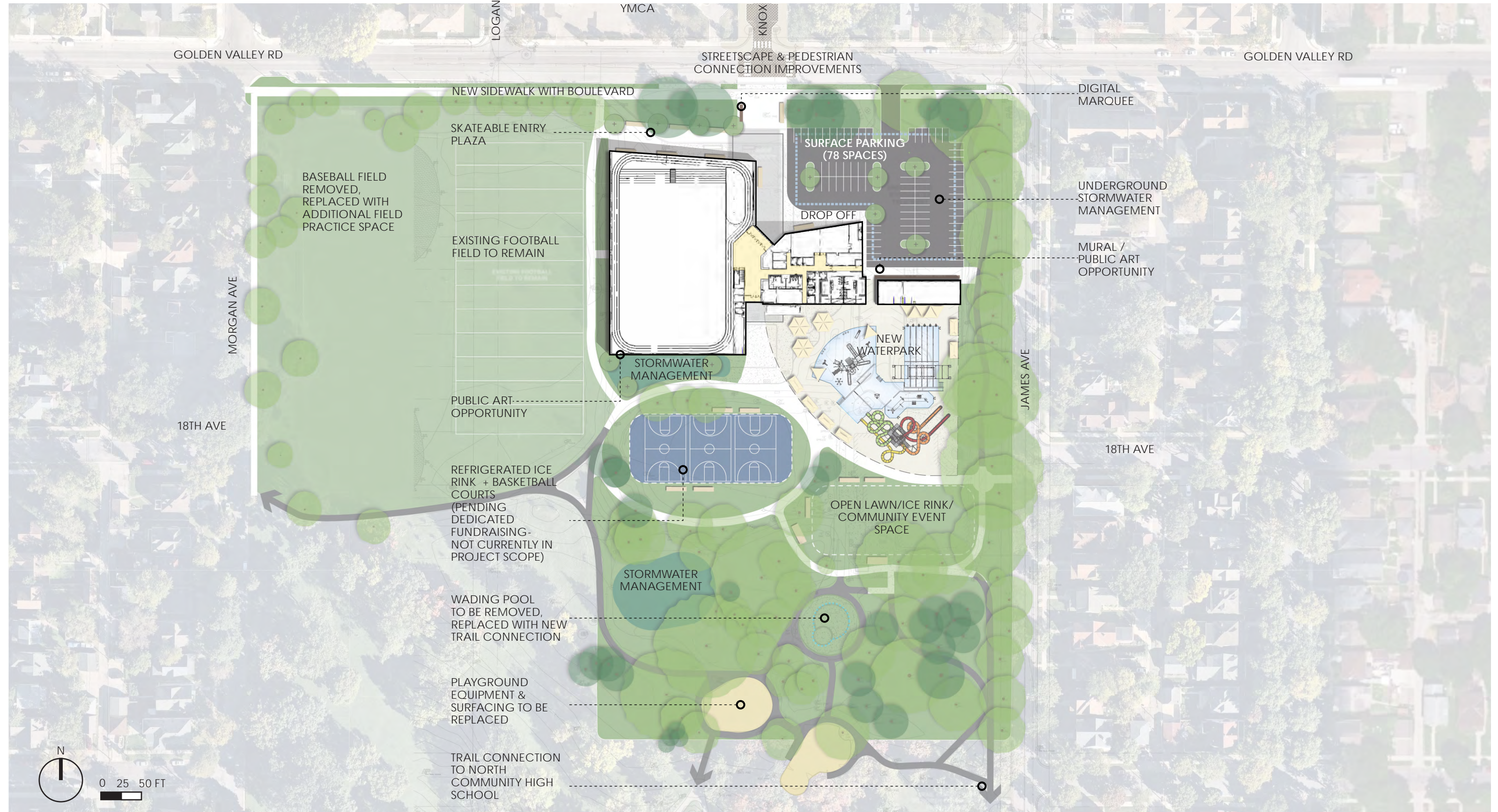
New Construction Concept Plan

BIRD'S EYE VIEW



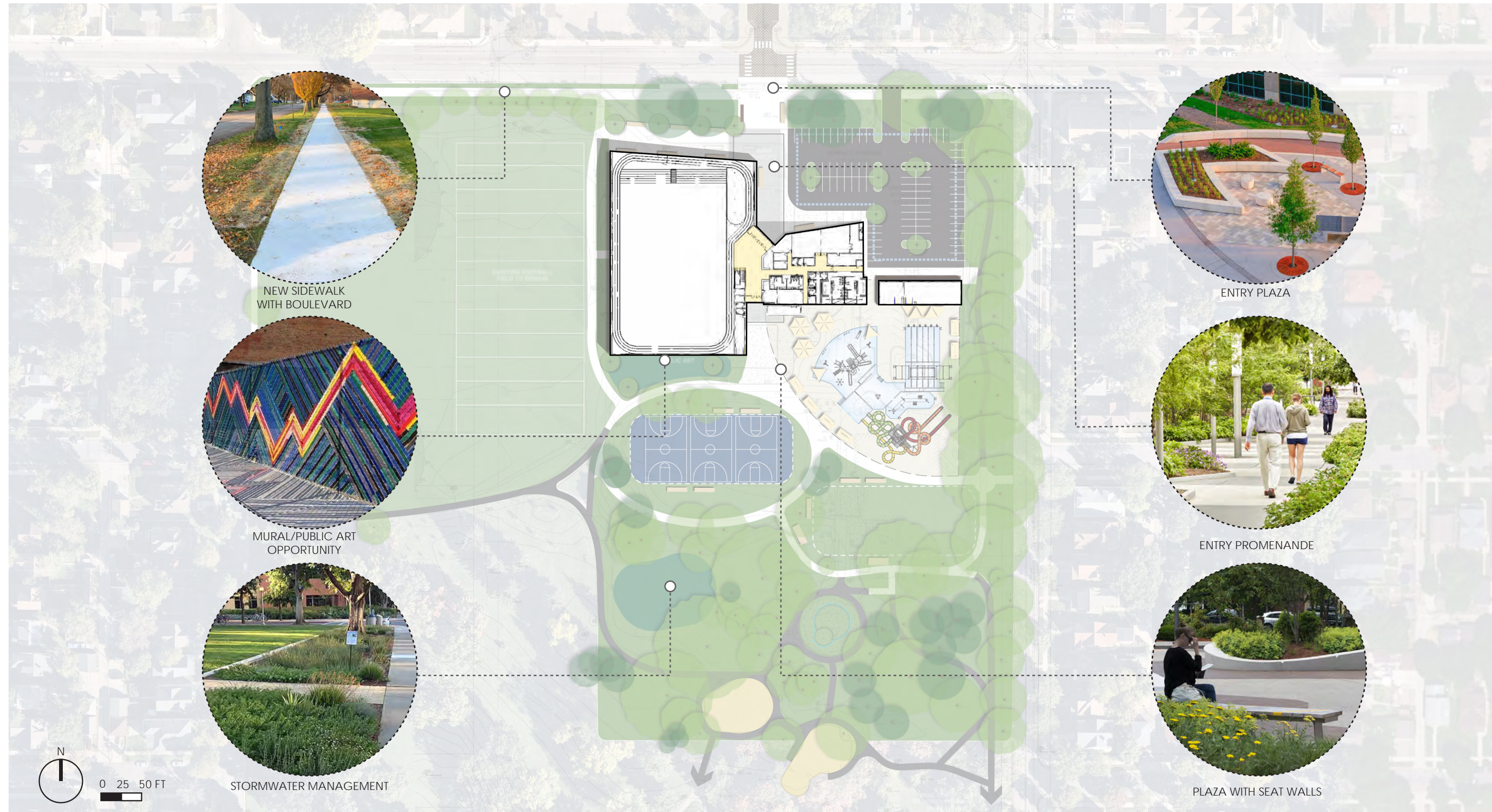
New Construction Concept Plan

SITE PLAN



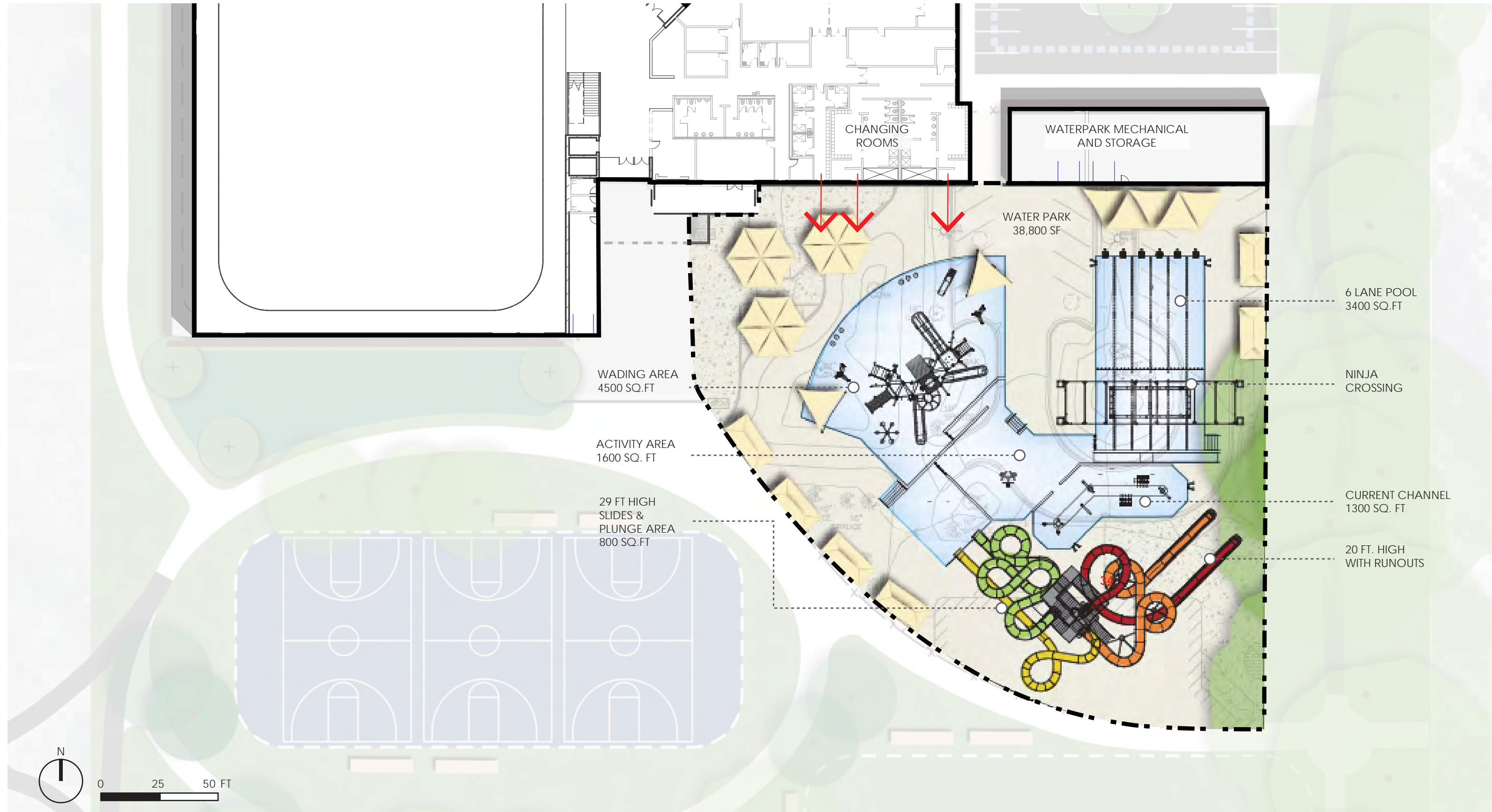
New Construction Concept Plan

SITE USER EXPERIENCE



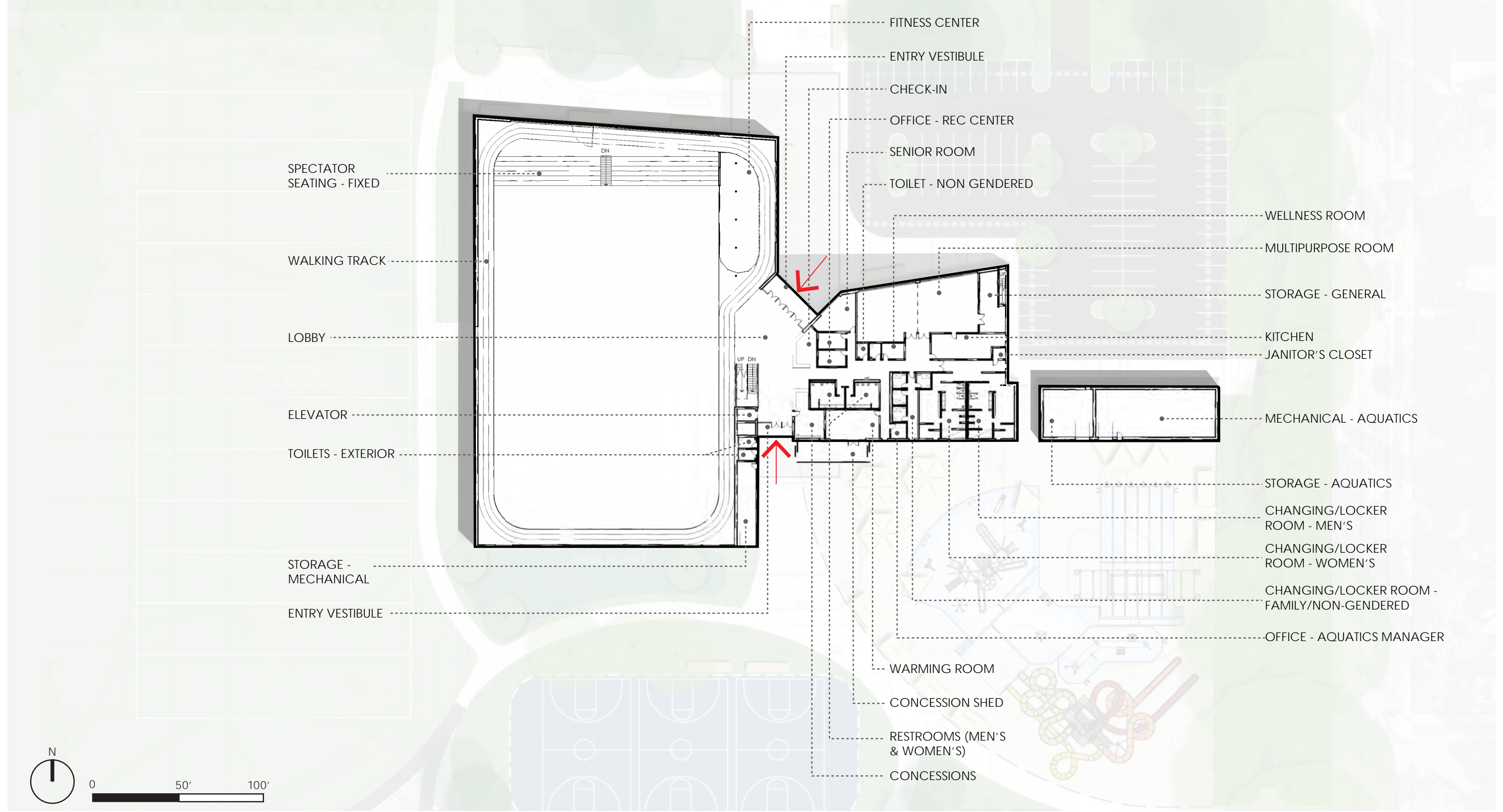
New Construction Concept Plan

WATER PARK PLAN



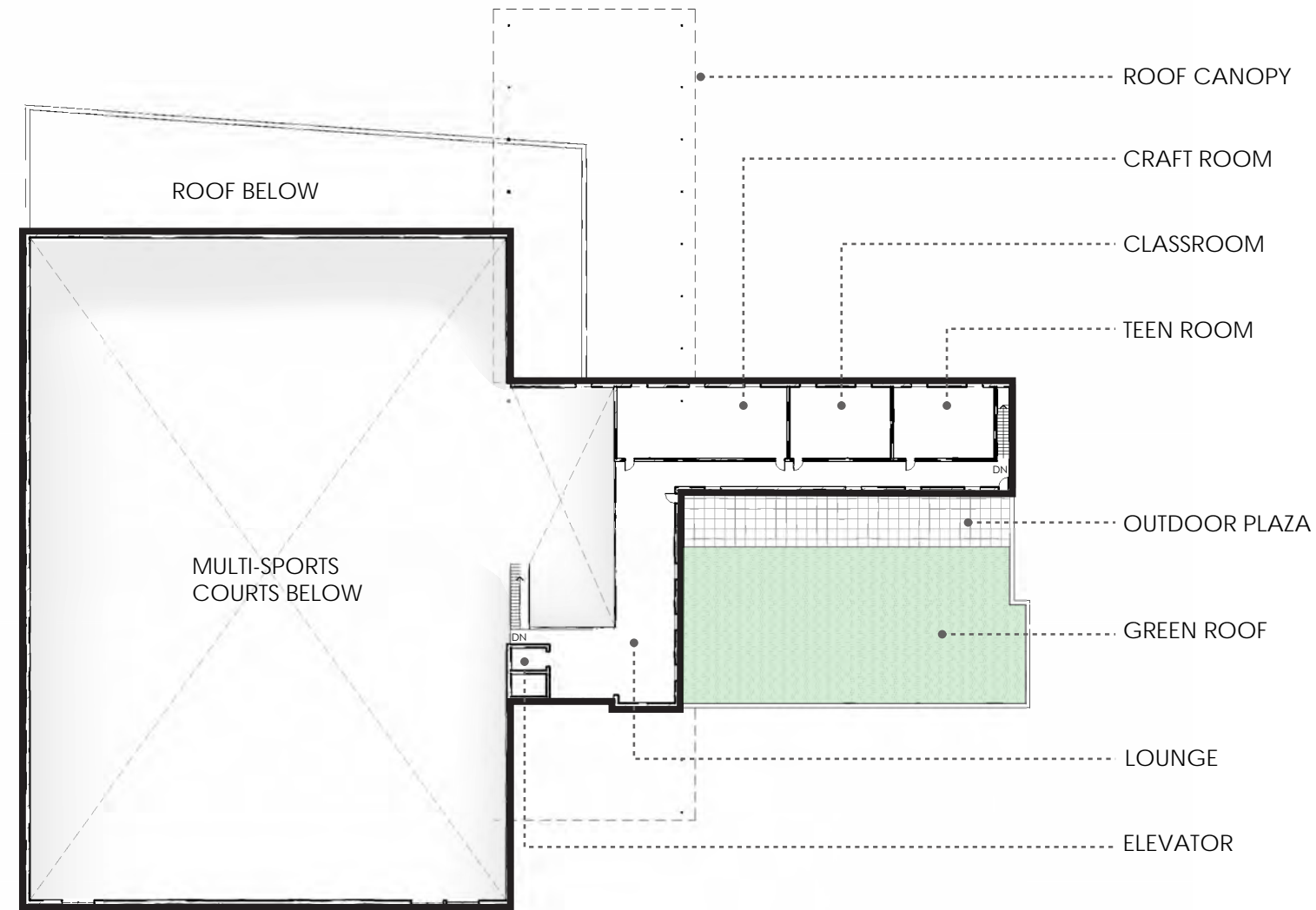
New Construction Concept Plan

BUILDING PLAN - MAIN LEVEL



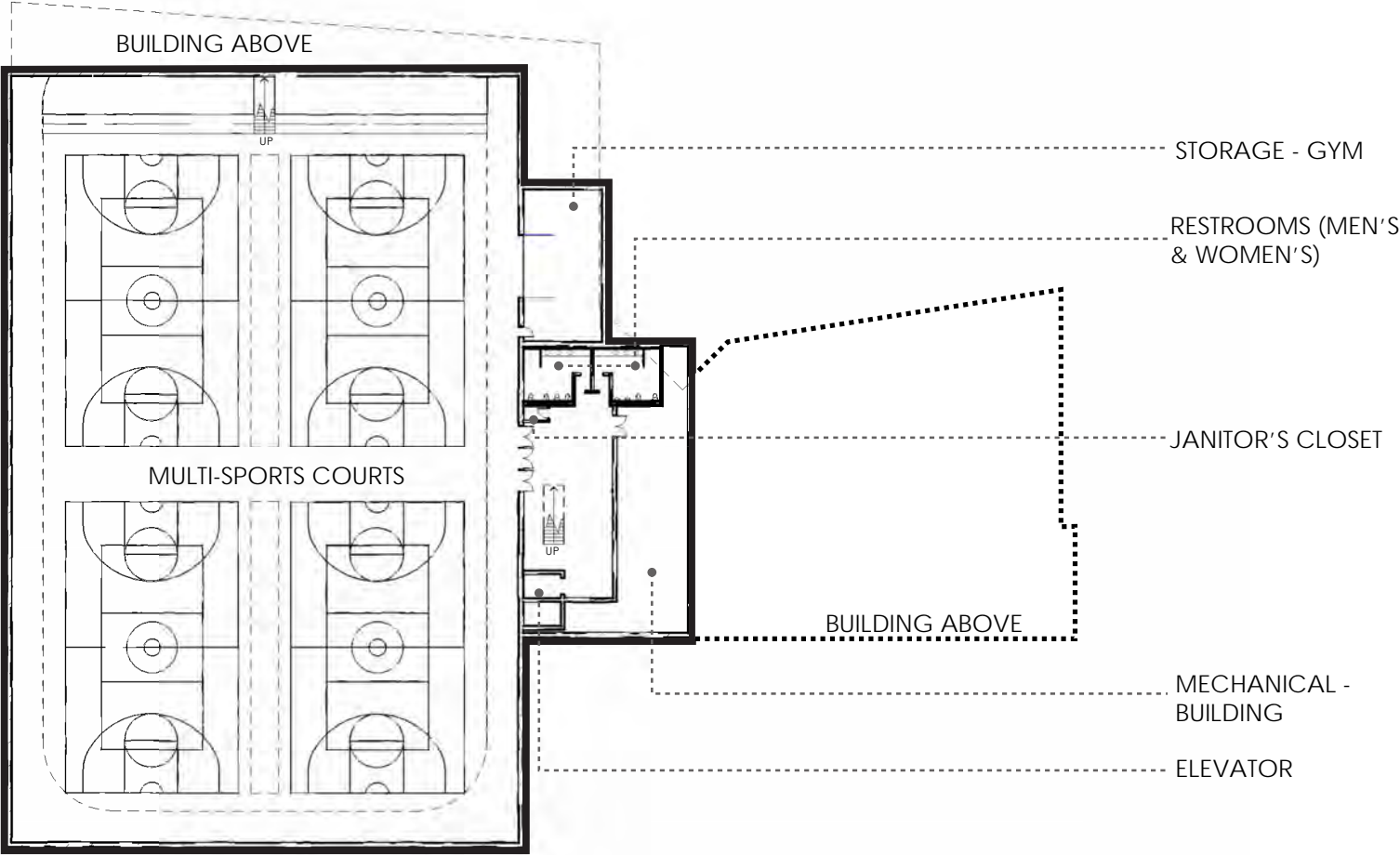
New Construction Concept Plan

BUILDING PLAN - UPPER LEVEL PLAN



New Construction Concept Plan

LOWER LEVEL PLAN



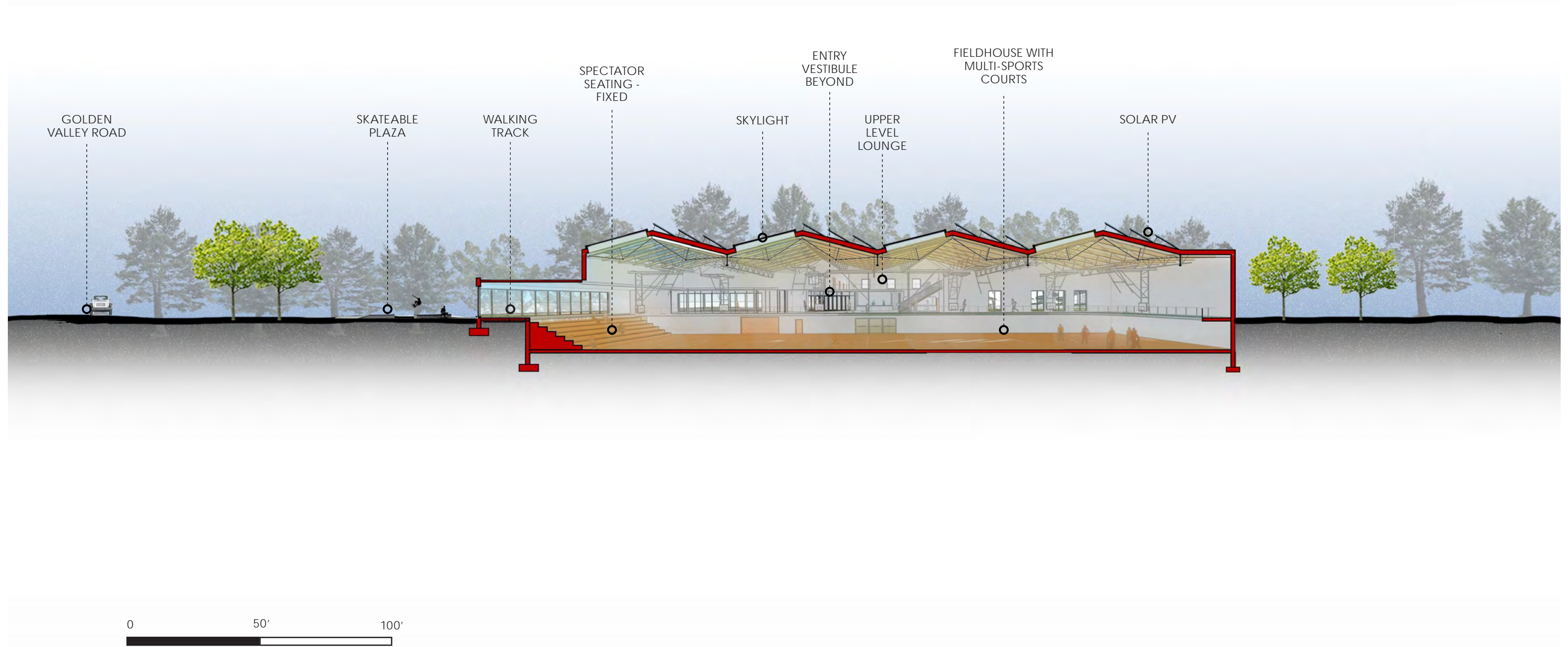
New Construction Concept Plan

BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE



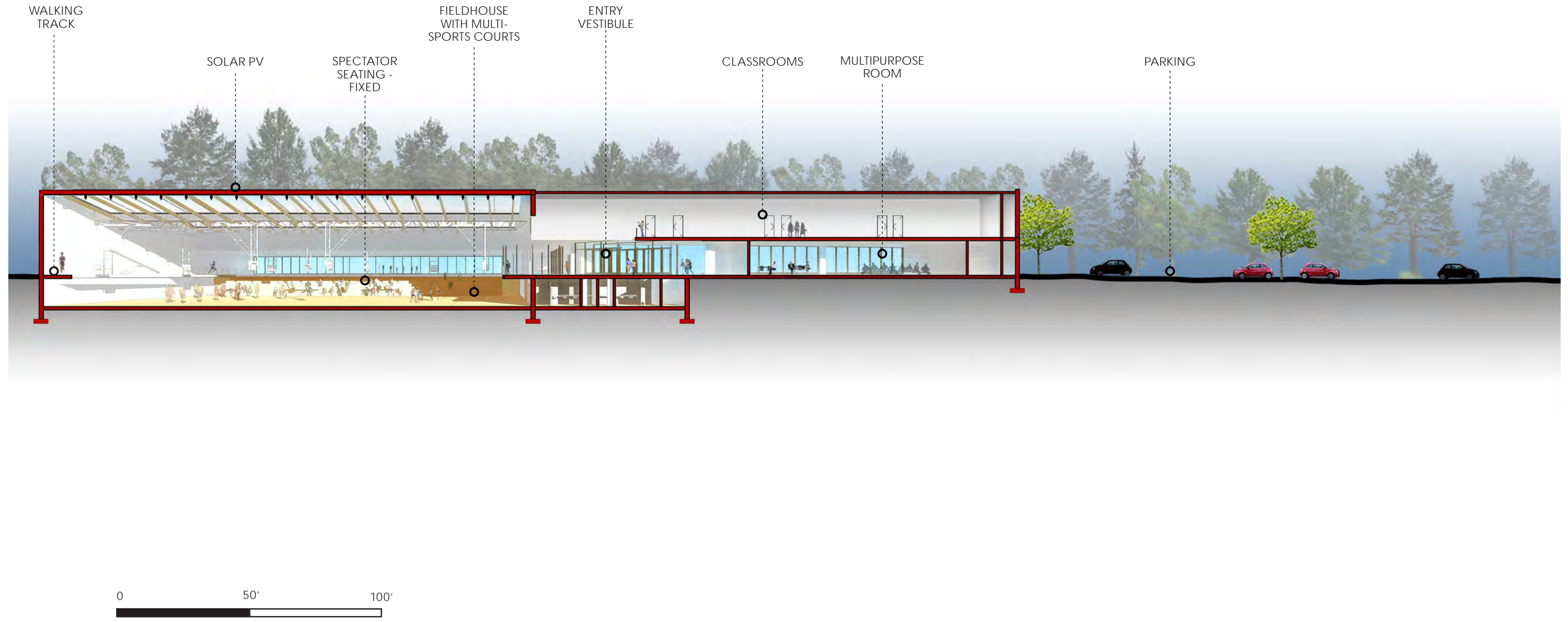
New Construction Concept Plan

N/S SECTION PERSPECTIVE LOOKING EAST



New Construction Concept Plan

E/W SECTION PERSPECTIVE LOOKING NORTH



New Construction Concept Plan

FRONT ENTRY VIEW (FROM THE NORTH)



New Construction Concept Plan

REAR VIEW



New Construction Concept Plan

LOBBY VIEW



New Construction Concept Plan

VIEW OF MULTI-SPORTS FIELDHOUSE



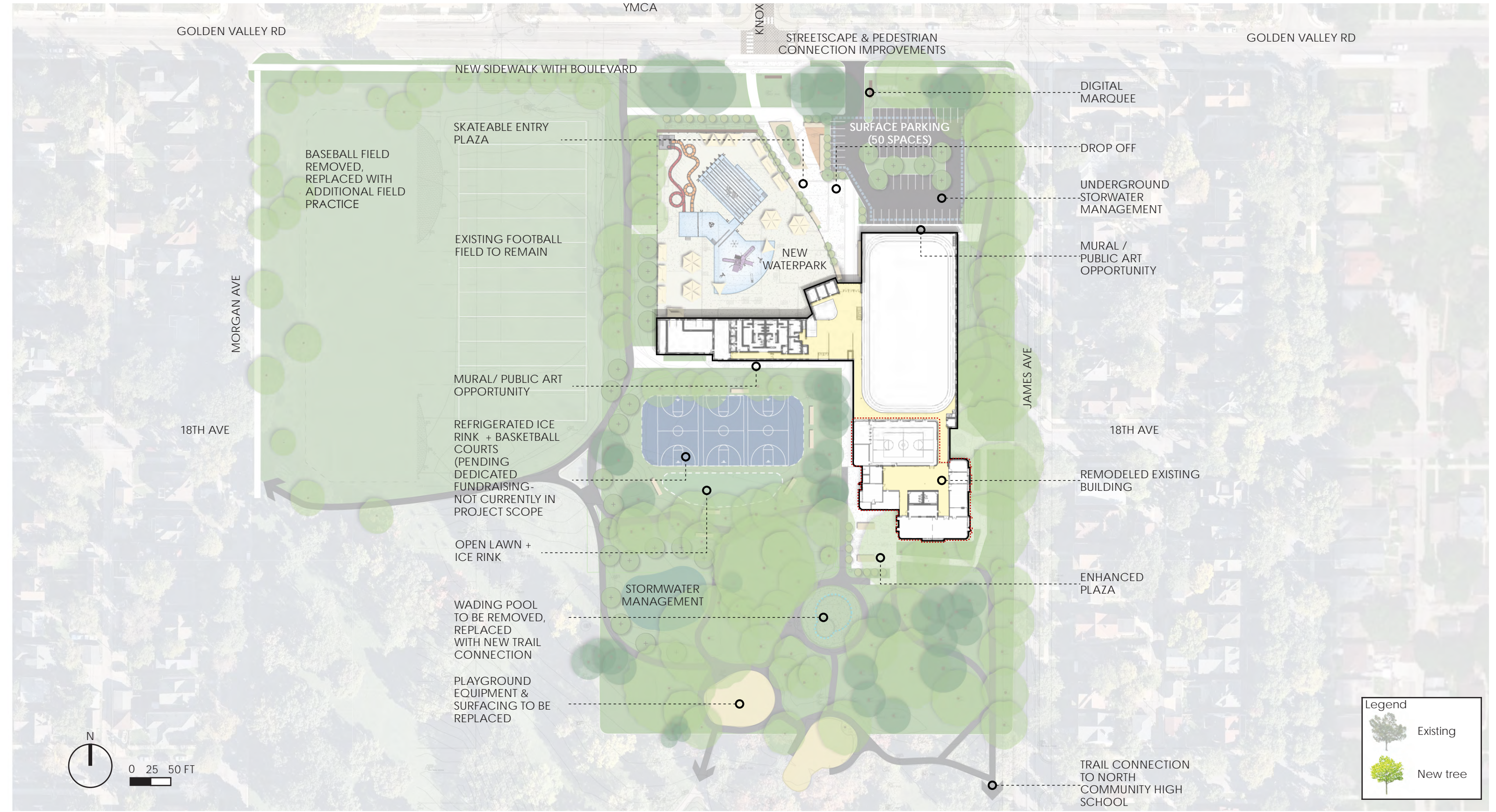
Renovation/Expansion Concept Plan

BIRD'S EYE VIEW



Renovation/Expansion Concept Plan

SITE PLAN



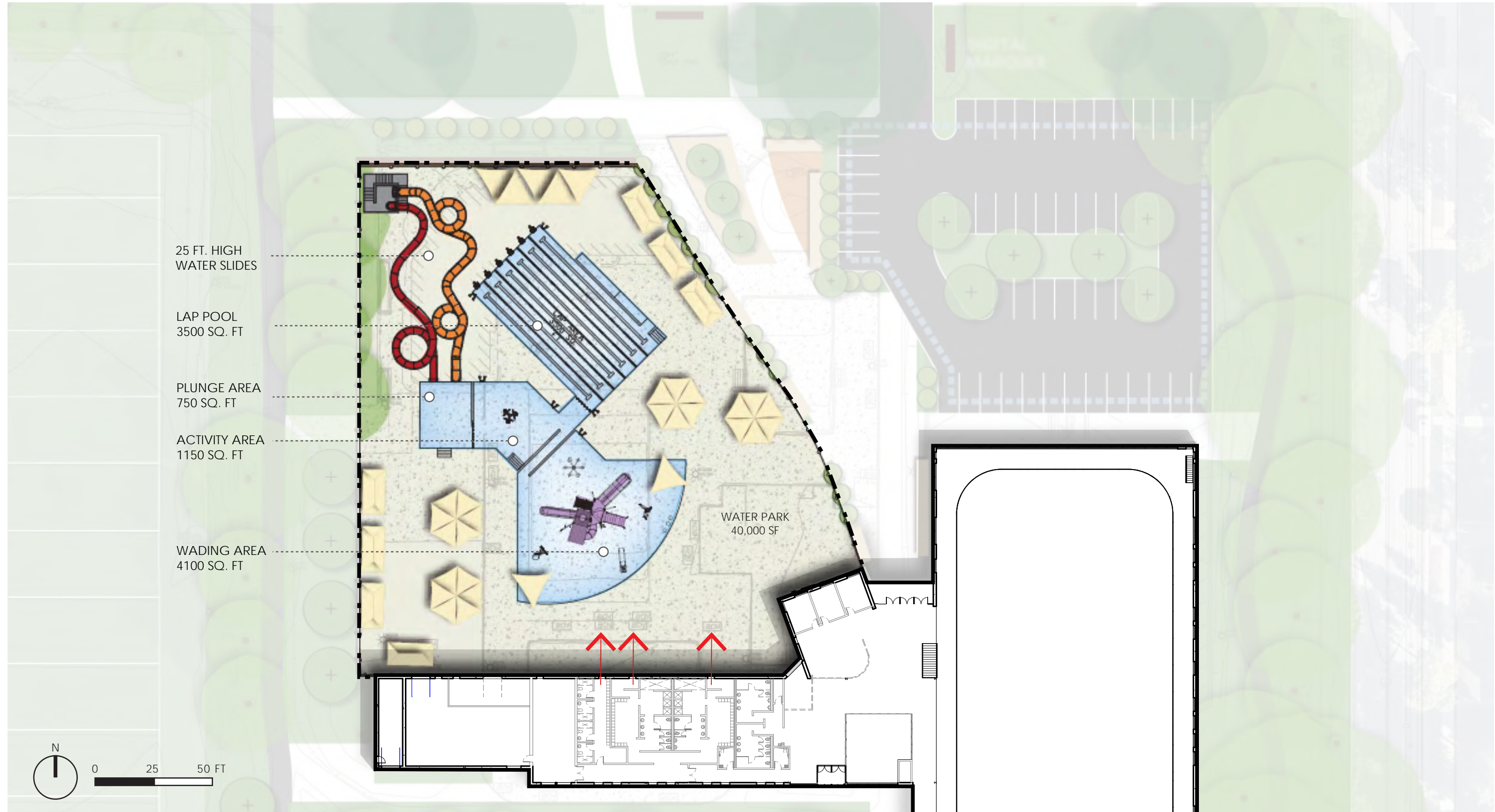
Renovation/Expansion Concept Plan

SITE USER EXPERIENCE



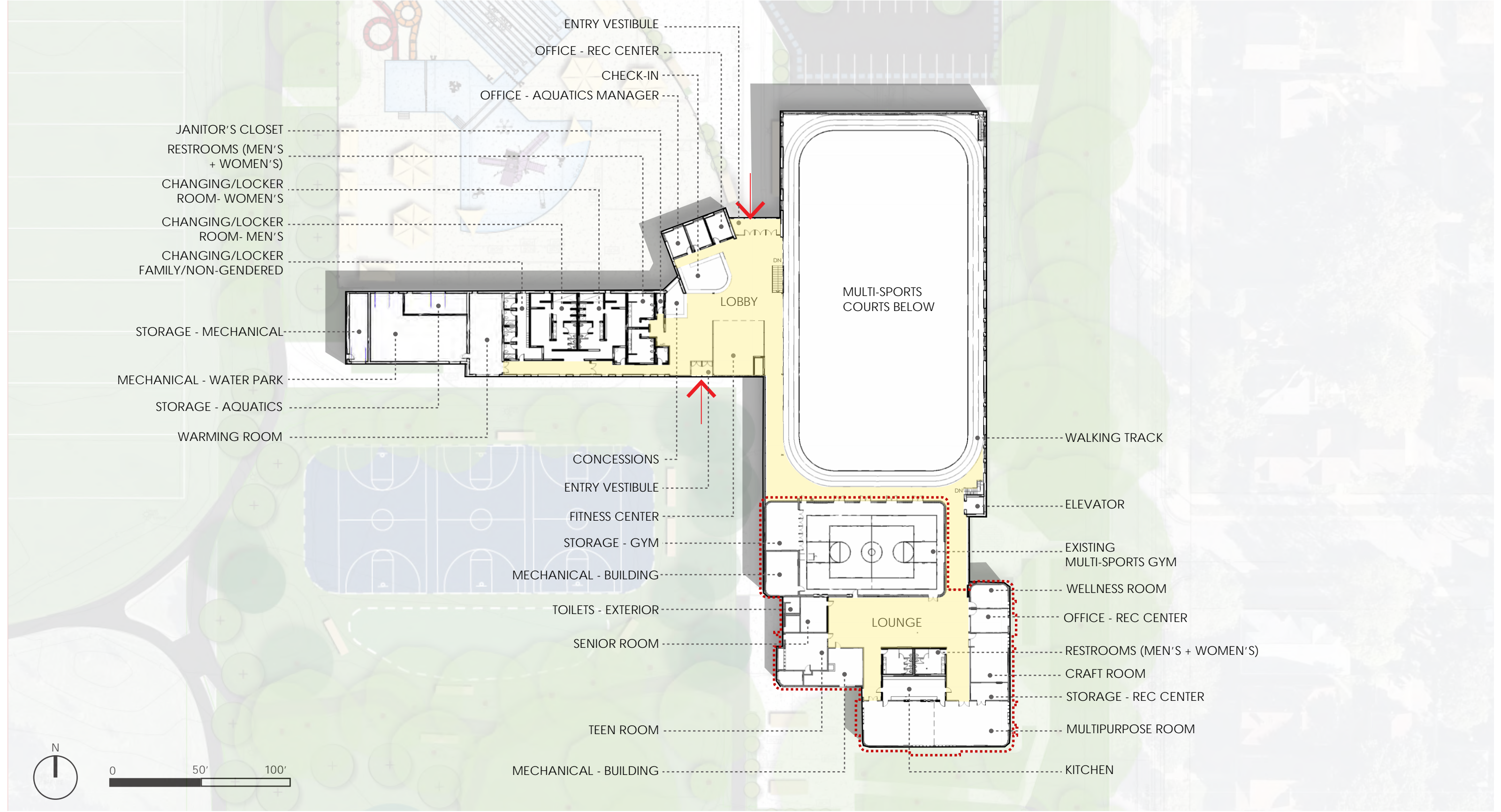
Renovation/Expansion Concept Plan

WATER PARK



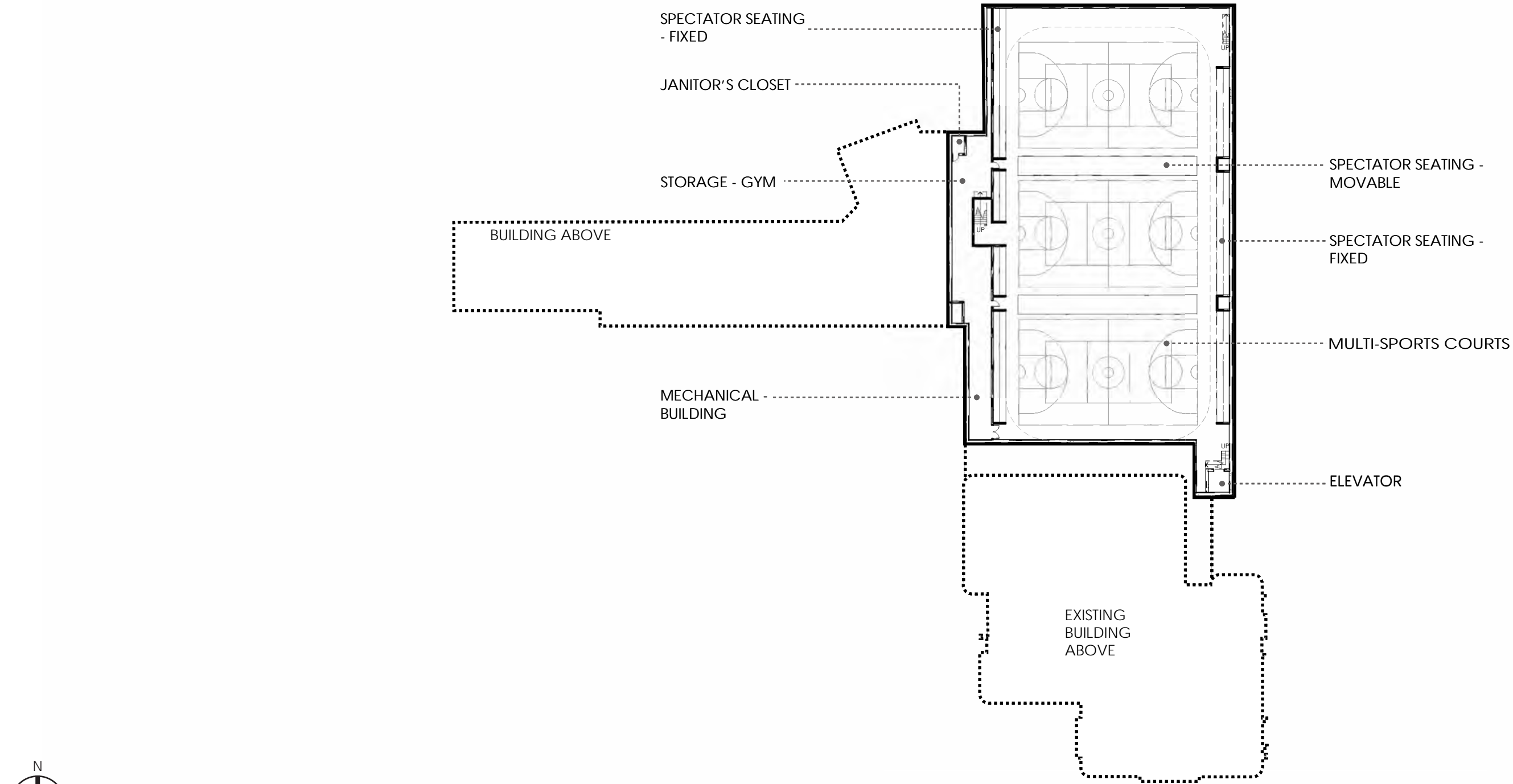
Renovation/Expansion Concept Plan

BUILDING PLAN - MAIN LEVEL



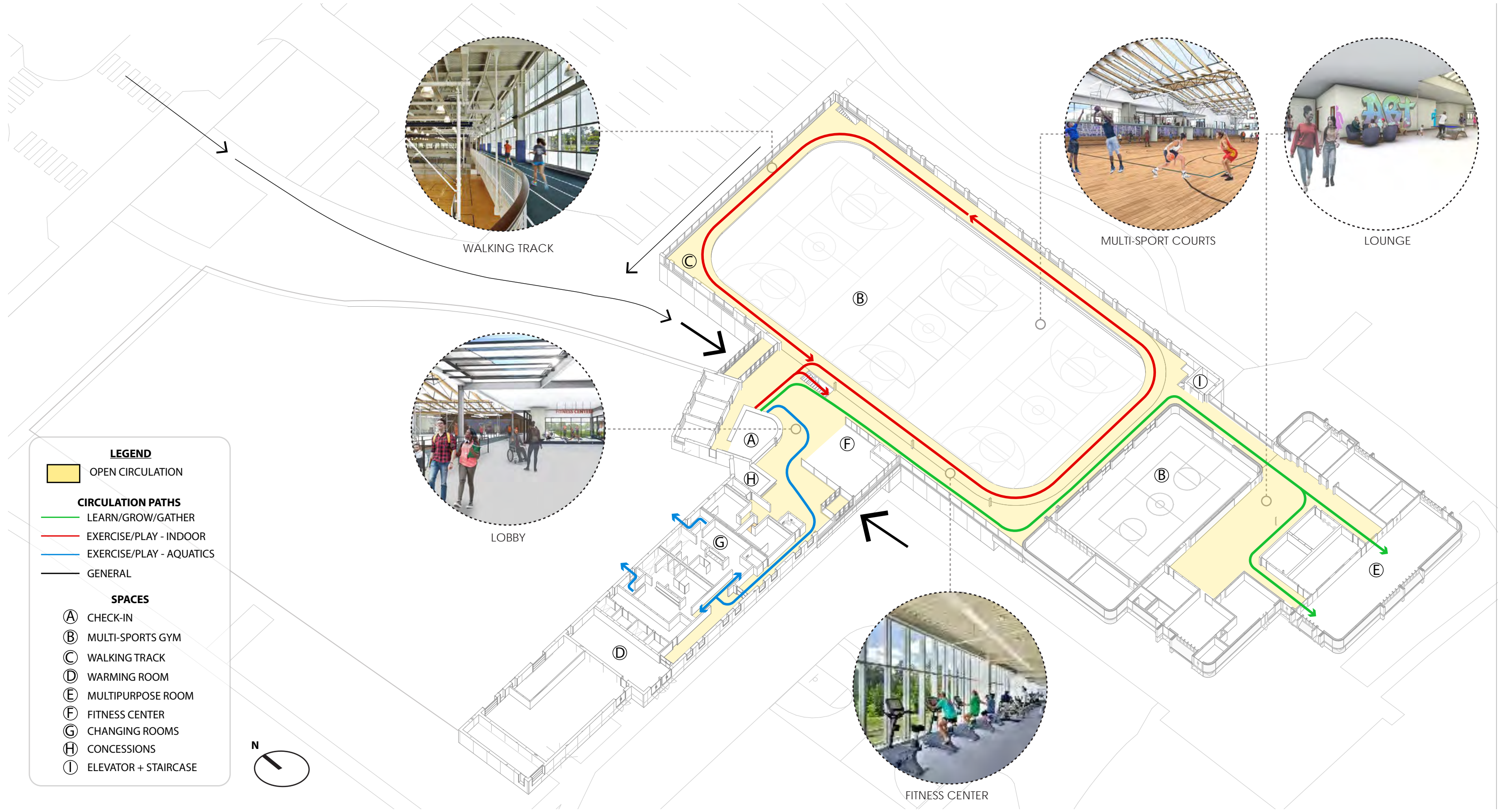
Renovation/Expansion Concept Plan

BUILDING PLAN - LOWER LEVEL



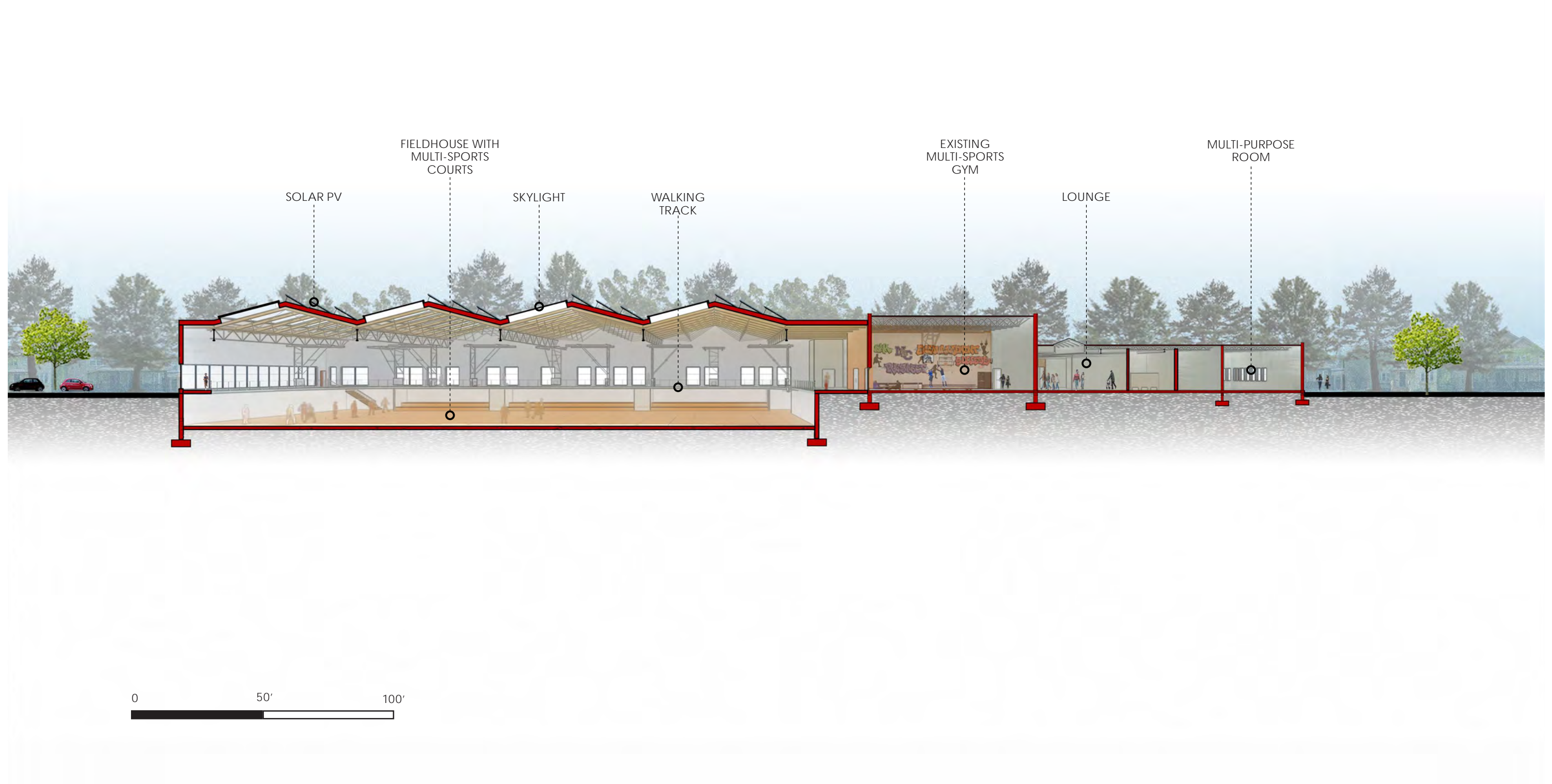
Renovation/Expansion Concept Plan

BUILDING CIRCULATION DIAGRAM / USER EXPERIENCE



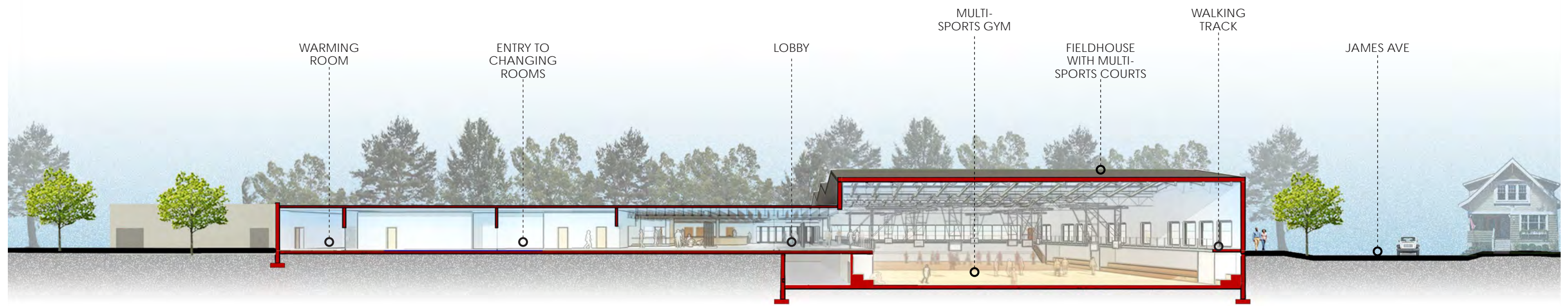
Renovation/Expansion Concept Plan

N/S SECTION PERSPECTIVE LOOKING EAST



Renovation/Expansion Concept Plan

E/W SECTION PERSPECTIVE LOOKING NORTH



Renovation/Expansion Concept Plan

FRONT ENTRY VIEW



Renovation/Expansion Concept Plan

REAR VIEW



Renovation/Expansion Concept Plan

LOBBY VIEW



Renovation/Expansion Concept Plan

VIEW OF MULTI-SPORTS FIELDHOUSE



Renovation/Expansion Concept Plan

VIEW OF MULTI-SPORTS GYM



Bird's eye view comparison



NEW CONSTRUCTION CONCEPT PLAN



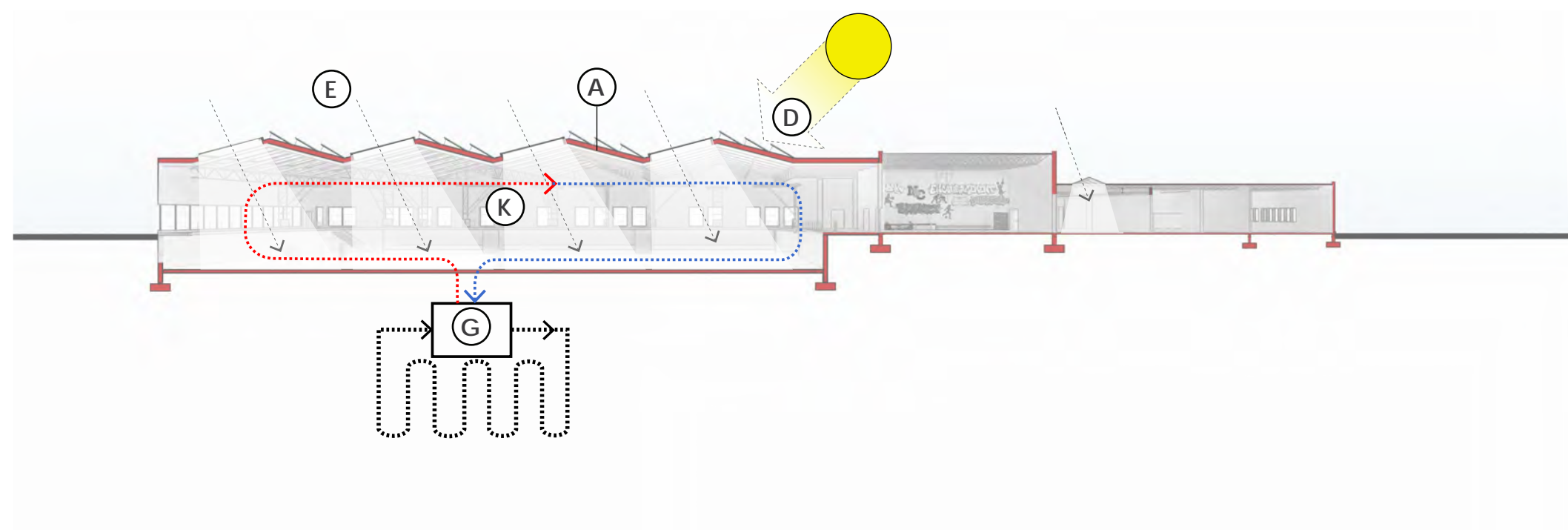
RENOVATION/EXPANSION CONCEPT PLAN

Project Construction Cost

NEW CONSTRUCTION CONCEPT	
Demolition	\$ 1,105,800
New Fieldhouse	\$ 9,519,703
Rest of Building	\$ 11,500,855
Exterior Canopy	\$ 1,100,000
Water Park	\$ 8,000,000
Site Work	\$ 2,291,000
Sub Total	\$ 33,517,358
Inflation Contingency - 7%	\$ 2,346,215
Design/Estimating Contingency-15%	\$ 5,027,604
Soft Cost (including design)	\$ 8,108,823
TOTAL PROJECT BUDGET	\$ 49,000,000

RENOVATION/EXPANSION CONCEPT	
Demolition	\$ 829,100
New Fieldhouse	\$ 7,803,348
Rest of Building Addition	\$ 6,078,425
Renovation (Existing Rec Center)	\$ 1,000,000
Water Park	\$ 6,000,000
Site Work	\$ 2,136,000
Sub Total	\$ 23,846,873
Inflation Contingency - 7%	\$ 1,669,281
Design/Estimating Contingency-15%	\$ 3,577,031
Soft Cost (including design)	\$ 5,906,815
TOTAL PROJECT BUDGET	\$ 35,000,000

Design Energy Use/Sustainability Strategy



Built in the 1970's the existing Rec Center has uninsulated exterior walls and HVAC units that are more than 20 years old. The building likely has an EUI (Energy Use Intensity) in excess of 280 KBtu/Sf/yr.

The project will be receiving funding from the State of Minnesota and will need to comply with the B3 (Building, Benchmark, and Beyond) Guidelines. An efficiently designed building of this size and type could run about 65 KBtu/Sf/yr, but this project will strive for a greatly reduced carbon footprint and aim for a low EUI as close to zero as possible.

Some possible strategies include:

- A. Use of highly insulated wall and roof assemblies
- B. Use of operable windows where appropriate
- C. Shading of glazed facades
- D. Deploying solar PV on roof
- E. Utilizing daylight harvesting strategies and sensors to reduce use of electric lighting
- F. Evaluating feasibility of radiant floor heating for large volumes
- G. Use of geothermal heating/cooling and/or air-source heat pump
- H. Considering demand control ventilation based on CO2 sensors to reduce ventilation rates when not needed
- I. Considering heat capture from compressors or concessions for DHW (Domestic Hot Water).
- J. Deploying energy recovery ventilators
- K. Use of ceiling fans to minimize stack effect of air in tall spaces
- L. Use of Energy Star and/or high efficiency equipment and appliances
- M. Utilizing high efficiency (LED) lighting
- N. Evaluating feasibility of solar hot-water heating systems for water-park
- O. Providing electric charging stations for EVs and Electric Bikes
- P. Evaluating scheduling and building zoning strategies to minimize overall energy use
- Q. Use of low VOC materials
- R. Use of materials with high recycled content
- S. Use of FSC (Forest Stewardship Council) certified wood and local wood species
- T. Utilizing Green Roof to reduce stormwater runoff and solar heat gain
- U. Utilizing high SRI (Solar Reflectivity Index) roofing materials to reduce heat gain and urban heat island effect.

Stormwater Management (BMP) Strategies

MANAGING STORMWATER

All site designs must meet the City of Minneapolis' current stormwater requirements (Municipal Code Chapter 52) which is triggered for projects with land-disturbance in excess of 0.5 acres.. The new construction and renovation site concepts show approximately 4.42 acres of impervious surface area within the total project area, which amounts to approximately 52% of the 8.45-acre study area. Site improvements will require up to approximately 50,000 SF of area to manage stormwater, depending on the combination of infiltration and filtration best management practices (BMPs) implemented after further stages of design and engineering. Many of these BMPs will provide other benefits, such as support for pollinator and wildlife habitat, reduction of urban heat island effect, site beautification, and opportunities for interpretation and education about urban ecological systems. The following BMPs are being considered as part of the site design:

FILTRATION BMPs

- Filtration BMPs can be either wet ponds (retention) or dry basins (detention) facilities, and they are used to control peak discharge rates.
- Wet ponds control runoff through permanent pools of water. This method is typically not used in an urban area because of space constraints and health concerns.
 - Dry basins can be above ground or below ground (subsurface), and also function to hold stormwater temporarily, releasing over time to alleviate pressure on the system during large rain events. Because North Commons Park is space constrained, subsurface techniques are being explored.

Relevant Examples of Filtration BMPs are Underground Storage Systems.

INFILTRATION BMPs

- Infiltration BMPs require less area than filtration BMPs, However, they also require well-draining soils. The existing site soils vary and are generally not well-draining. Potentially high water table depths in areas of the site will make infiltration strategies challenging.
- Relevant Examples of Infiltration BMPs are Infiltration Basins, Rain Gardens, and Permeable Pavers.

BUILDING OR STRUCTURAL BMPs

- Other BMPs may need to be integrated into the building design to reduce stormwater volumes and meet requirements.
- Relevant Examples are Rainwater Harvesting and Green Roofs.

CHALLENGES

- Five primary issues will be a challenge as the site is further designed for stormwater management:
- Based on available soil data, the current soils are not well-draining; infiltration BMPs will likely require soil amendments.
 - The latest geotechnical borings show varying water table depths, which could pose an obstacle to systems that require significant excavation depth (filtration basin with a subsurface pipe gallery).
 - Preservation of the existing tree canopy is a priority at North Commons Park. Many of the BMPs require significant space and areas of excavation, which will need to be designed around critical root zones of the existing mature trees.
 - There are limited places to tie into the City's stormwater network near the site, which may result in longer connections, and more construction impacts beyond the study area.
 - All of the aforementioned BMPs require significant up-front costs to construct, potentially up to \$500K of the project budget. Trade-offs may need to occur in other areas of design to provide budget for required stormwater infrastructure.

EXAMPLES



1 Underground Storage Systems

Pipe galleries installed beneath parking areas and/or field areas can hold stormwater and slow the rate at which it is discharged into the City's stormwater network.



2 Infiltration Basin

Depressed lawn areas that allow water to infiltrate the surface.



3 Rain Gardens

Depressed areas planted with drought- and flood-tolerant hardy, native species that absorb water through deep root systems.



4 Permeable Pavers

Special pavements used throughout the site that allow water to seep between the joints, or pavement that allows water to pass directly through it.

STORMWATER BMP OPPORTUNITIES BY CONCEPT



New Construction Site Concept

Diagrams above are keyed to the examples shown to the left and below



Renovation Site Concept



5 Rainwater Harvesting

Rainwater can be collected from building rooftops into a catchment area, filtered, and re-used for irrigation purposes on-site.



5 Green Roofs

Roof areas can be designed with a shallow or deep planting area that absorbs rainwater and stores it within a planting medium.

Safety and Violence Prevention

During the community engagement process and through discussions with site staff and Park Police, public safety and violence prevention were repeatedly raised as concerns from the public and from staff relating to the future of North Commons Park. These Concept Plans work to improve safety and mitigate violence through multiple

Technology

Consistent with projects throughout the city, technological safety strategies will be employed throughout the project area. New cameras will be installed and building entry points will be controlled with new technology.

Crime Prevention Through Environmental Design (CPTED)

CPTED is a multi-disciplinary approach of crime prevention through urban and architectural design. Key strategies to be employed through this project include vegetative plantings that maintain clear site lines throughout the park, vehicle entry mitigation, appropriate lighting, natural surveillance through an active and programmed park, and good property maintenance.

Park Activation

A busy park is a safe park. With these new concepts and the additional programming that will follow, MPRB intends to program and activate the park to new levels.

Partnership

In working with other agencies and organizations, MPRB hopes to create a campus environment from North High, through North Commons Park and to the YMCA of the North. This area should be a safe place for youth, families, adults and seniors to gather and recreate.

While no project can completely reduce crime and eliminate violence, the North Commons Park Phase 1 Improvements project works to make this park in the heart of North Minneapolis a safe place for years to come.



Community Health

Health disparities exist in North Minneapolis and in the African American community. According to the CDC, heart disease is the number one killer among Black men. African American women have the highest rates of obesity compared to other groups in the United States. In 2018, African Americans were 20% less likely to engage in physical activities.

This project aims to bring spaces and services to North Commons Park that will provide opportunities for physical fitness, **mental health and passive recreation**. Of the program spaces that were prioritized during the community engagement process, a **fitness space** received the most votes. This proposed space along with the inclusion of an **indoor walking/running track** will bring **physical fitness** into North Commons Park. **Wellness/Healing/Meditative spaces** are also planned to provide areas for formal or informal uses of those spaces



Access/Fees/Informal Gathering

The North Service Area Master Plan and North Commons Park Guiding Principles make multiple references to ensuring **access to new facilities is prioritized to north side residents**, fees do not create a barrier to access, and that new facilities **provide opportunities for informal gathering** through the park. MPRB staff have begun conversations about how these principles will be put into action upon the completion of the improvements at North Commons Park. Staff are considering ways to better engage the local community about the types of programming that they will desire in the new space. There is a belief that the standard Park Board seasonal hours of operation will not be tenable for North Commons Park when the new facilities open. And you will see in both concepts that spaces have been designed for informal gathering on both the north and south sides of the new improvements.

These conversations will continue through the design process and we will work to engage community as this project comes into focus. One thing is clear, the new North Commons Park will work to ensure that **this is a north Minneapolis park**, serving north Minneapolis residents with limited or no barriers to their access.



Technology

The days of formalized spaces for a row of computers is over. At the current recreation center, the computer lab is used for uniform storage. In the **new center**, technology will be integrated throughout the program spaces including the **Teen Room, Maker Space, and Multi-purpose spaces**. Tablets will be available to check out behind the customer service desk with **public Wi-Fi** provided throughout the building. While no one space is the **Technology hub** for the building, its integration throughout will improve technological literacy and provide opportunities for those who join us in the new center.

This new facility, and the programming within, will look to leverage technology as a means to **provide economic opportunities to the north Minneapolis community**. Through **homework help** and **mentorship**, youth will leverage technology to develop skills and relationships that will form their futures. Through resume assistance and job fairs, community members can leverage technology to find their next opportunity and build their careers. The goal within this facility is to integrate technology into all spaces as appropriate and create economic development through the integration of technology and the building programming.



Community Economic Benefit

Several features of the enhanced community center are intended to provide opportunities for economic development for people in north Minneapolis. While the programming of the space is not yet fixed, space for **job training, job fairs and skill development** is included in the design. Local artists will be commissioned to create **public art** that will give the new improvements a deeper **sense of place**. The building includes space for a new **concessionaire** to serve both the water park and building. This concessionaire should be an emerging north Minneapolis business looking for a bricks and mortar space to call home.

Another opportunity for economic development lies within the **contracting for the construction** of the improvements themselves. While red tape and bureaucracy often make the selection of local business and tradespeople difficult on a public project, the Park Board is committed to doing everything in our power to spend as much of this project budget on **businesses owned by people of color, residents of north Minneapolis** and businesses that employ local residents on their staffs.

Our goal is to ensure that the community doesn't just benefit from the completed project, but from the building of the project as well.



Operations/Staffing/Revenue

MPRB Departments and Divisions have reviewed the proposed Concept Designs and have provided estimated increases in staffing and operations expenses. Staff have also analyzed opportunities for additional revenue which is included below. Generally, each concept will lead to an **increase in expenses at North Commons Park between 44% and 64%** depending on the concept. While revenue does increase as well, this is limited by current policy of providing free youth programming at North Commons Park. We have analyzed the revenue scenarios under this current policy and under a future scenario where youth programming is no longer free.

Through this Concept Plan, staff are not making a recommendation on the renewal or termination of the existing Youth Free Programming policy. However, as guided by the North Commons Park Master Plan, future policies around revenue generation should consider Guiding Principle #11, **“Facilities should prioritize access by the north side community,”** and Guiding Principle #12, **“Access to facilities should be affordable to north side residents.”**

PRELIMINARY EXPENSE ESTIMATES NORTH COMMONS RECREATION CENTER & WATER PARK RENOVATION

		Estimate	
North Commons Recreation Center	2022 (Actual)	New Construction	Renovation/Expansion
Asset Mgmt Staff	\$ 162,696	\$ 480,975	\$ 329,352
Asset Mgmt Other	\$ 58,454	\$ 88,983	\$ 82,584
Asset Mgmt Staff & Other Expenses	\$ 221,150	\$ 569,958	\$ 411,936
Police	\$ 20,000	\$ 45,000	\$ 45,000
Rec Center Staffing	\$ 305,452	\$ 449,859	\$ 410,466
Rec Center Other	\$ 91,761	\$ 146,834	\$ 138,787
Recreation Staff & Other Expenses	\$ 397,213	\$ 596,693	\$ 549,253
Total Recreation Center	\$ 859,513	\$ 1,432,801	\$ 1,227,339
North Commons Water Park	2022 (Actual)	New Construction	Renovation/Addition
Asset Mgmt Staff	\$ 36,892	\$ 43,822	\$ 43,822
Asset Mgmt Other	\$ 83,190	\$ 95,669	\$ 91,509
Asset Mgmt Staff & Other Expenses	\$ 120,082	\$ 139,491	\$ 135,331
Aquatics staff	\$ 144,507	\$ 325,141	\$ 289,014
Aquatics Other	\$ 95,187	\$ 105,187	\$ 103,187
Aquatics Staff & Other Expenses	\$ 239,694	\$ 430,328	\$ 392,201
Total Water Park	\$ 359,776	\$ 569,818	\$ 527,532
Total Recreation Center & Water Park	\$ 1,219,289	\$ 2,002,619	\$ 1,754,871
Increase over 2022		\$ 783,330	\$ 535,582

**All figures in current dollars*

PRELIMINARY REVENUE ESTIMATES NORTH COMMONS RECREATION CENTER & WATER PARK RENOVATION

		Estimated Potential	
North Commons Water Park	2022 Revenue	New Construction	Renovation/Expansion
Revenue with Youth Free (current status)	\$ 16,000	\$ 25,600	\$ 24,000
Revenue if Fees Reinstated for All	\$ 40,000	\$ 64,000	\$ 60,000
Park Board run Tournaments in the Field House		\$ 40,000	\$ 40,000
<i>*if tournaments are successful potential for additional revenue</i>			
Recreation Center Programs and Rentals			
Revenue with Youth Free (current status)	\$ 5,000	\$ 7,500	\$ 7,500
Revenue if Fees are Reinstated for All	\$ 19,000	\$ 29,000	\$ 29,000
Total Water Park and Recreation Center Revenue with Youth Free	\$ 21,000	\$ 73,100	\$ 71,500
Total Water Park and Recreation Center Revenue if Fees are Reinstated for All		\$ 133,000	\$ 129,000

Project Schedule

