

Resolution 2023-168

# North Commons Park Phase 1 Improvements

## Concept Design(s) Approval Public Hearing Presentation

September 20, 2023

Daniel Elias, Design Project Manager



Minneapolis  
Park & Recreation Board

# Agenda

1. Project History
2. Board Action Recommendation
3. Possible Amendments
4. Project Narrative
5. Community Engagement Summary
6. Project Funding Update
7. Board Policy Guiding Project
8. Concept Designs Comparison
9. Concept Designs Presentation
  - a) New Construction Concept Design - \$49M Project Budget
  - b) Renovation/Addition Concept Design - \$35M Project Budget
10. Superintendent Remarks
11. Public Comments
12. Commissioner Q&A



# Project History

July 16, 2018: CAC members unanimously approve the park plan and guiding principles for North Commons Park as part of the North Service Area Master Plan

Feb 6, 2019: Board of Commissioners approve the North Service Area Plan on an 8 to 0 vote with one Commissioner absent, which includes the park plan and guiding principles for North Commons Park

Summer 2021: Community Engagement Initiation

Jan 10, 2023: Four Concept Options released based on 18 months of Community Engagement

April 26, 2023: Board Study Report discussion on Project Scope, Budget and Schedule

Sept 20, 2023: North Commons Park Phase 1 Improvements Concept Designs Public Hearing Presentation





# Project History

During the April 26<sup>th</sup> Study Report Presentation, staff presented three project paths of varying scale, cost and schedule.



\$22M Project Budget



\$35M Project Budget



\$49M Project Budget

Tonight's Concept Designs Presentation does not include the previously presented \$22M version for the following reasons:

1. The \$22M version does not meet the goals of the unanimously Board approved park plan
2. Feedback from Commissioners during the April 26<sup>th</sup> Study Report did not give staff indications that this project scale was acceptable at that time.
3. Minneapolis Parks Foundation funding committed to date (~\$10M) was raised on the aspirations of the \$35M and \$49M visions.



# **Board Action Recommendation**

## **STAFF RECOMMENDED BOARD ACTION LANGUAGE:**

RESOLVED, That the Board of Commissioners approves the Renovation/Addition Concept Design for North Commons Park Phase 1 Improvements;

### **Current Board Action Language is provided because:**

- Renovation/Addition Concept Design project budget of \$35M is achievable
- Renovation/Addition Concept Design can be open to public in 2026/2027



# **Possible Amendments**

## **AMENDMENT A**

Approve the New Construction Concept Design only

## **AMENDMENT B**

Approve both Concept Designs pending funds committed to the project and directs staff to return in 2024 with a funding and Concept Design update



# Project Narrative

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. The project will create recreation, community, and art-oriented spaces. Along with the planned recreation center improvements, this project will completely rebuild the now 26-year-old water park and provide a new parking lot with associated site improvements.

This project aims to build a vibrant, accessible, and multi-generational recreation center that will provide a new level of programming and services to the north Minneapolis community, while offering opportunities to improve health, economic, and social outcomes for the people we serve.

Through our continued work with partner agencies and organizations, North Commons Park aims to be the heart of a new community campus, offering safe places to gather and play, opportunities for economic development, and a bright future for today's northside.





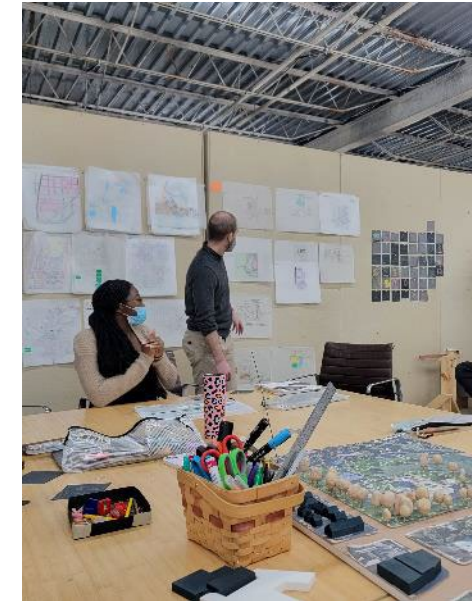
# Community Engagement Summary

## Engagement Events/Activities (Concept Options)

- Three in-person Open Houses
- Two virtual Open Houses
- Design Week – public Charrette
- Concept Design Options Release event
- Online survey
- Four pop-up engagement events through North High, JXTA, NRCC and the YMCA
- Five Community Collaborator events hosted by northside residents

Through the above events/activities, MPRB estimates that we engaged with over 400 individuals

MRPB compiled over 750 individual comments and categorized them into themes to understand comment frequency





# Community Engagement Summary



Design Week



Community Collaborators



Concept Design Options Release Event



# Project Funding Update

Sources		\$ 22,017,506.33
2020 NPP20	\$ 542,450.33	
2021 NPP20	\$ 795,056.00	
2021 Capital Levy	\$ 200,000.00	
2023 Capital Levy Playground	\$ 199,000.00	
2023 NPP20 Playground	\$ 156,000.00	
Federal Community Grant (HUD)	\$ 2,000,000.00	
American Rescue Plan	\$ 3,000,000.00	
State Bond Funding	\$ 5,125,000.00	
Preliminary Minneapolis Parks Foundation Fundraising	\$10,000,000.00	<i>pending Fundraising Agreement</i>



# Project Funding Update

- North Commons Park DID NOT receive a 2023 Senate appropriation (\$5,000,000 request)
- North Commons Park DID NOT receive State Bond funding during the 2023 cycle (\$12,000,000 request)
- **MPRB has submitted a 2024 State Bond request for \$12,000,000 and have received some positive indications from our legislative delegation that at least a portion of this request will be funded.**
- MPRB has committed \$1.9M to project, which has already leveraged an additional \$20M+ in other public and private funding. Of the additional \$20M+ in funding, it is all committed to the North Commons Park vision; none of this funding can be allocated to any other part of the MPRB park system.
- Park Board has invested or has plans to invest over \$60M into other northside parks between 2017 and 2028.



# Project Funding Update (Minneapolis Parks Foundation)

- MPF conducted a campaign feasibility study for the North Commons project in 2022 which indicated that there is strong support for the improvements outlined in the vision plan, especially if paired with increased community programming.
- It is likely that the campaign for private philanthropy would match the scale of public dollars committed to the project and future programming.
- Once a single concept is approved, MPF and MPRB would initiate a fundraising agreement to set goals and timing and launch a fundraising campaign
- **MPF has early indications and commitments of more than \$10M toward the concepts shared by MPRB in January. It is hard to gauge funding support for something that is less than those options.**
- MPF anticipates that it could lead a successful fundraising campaign to match the public commitment if the vision is widely supported by the community.
- MPF is working to bring together community stakeholders committed to supporting the vision that will include a fundraising objective to support both Capital and programming opportunities.
- **Of particular note, a portion of the philanthropic funding (at least \$1M) for this project is being directly reserved to fund enhanced programming efforts in the recreation center upon its completion.**





# Board Policy Guiding Project

## Parks for All Comprehensive Plan

Beyond the main Goals and Strategies of Parks for All, the Comprehensive Plan provides Recreation Center Facilities Level of Service guidelines which inform this project. We are working within these guidelines on topics such as air conditioning; space versatility; storage; technology; gymnasium, restroom and kitchen design; lines of sight; entry experience; teen spaces; and environmental performance.

## North Service Area Plan Guiding Principles

- GP2: Work always toward safe parks for all, through lighting, sight lines, cameras where appropriate, and increased activity.
- GP7: **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.**
- GP10: 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.
- GP14: Ensure materials used in park construction are strong, durable, easy to maintain, and safe, especially when used by children and seniors.
- GP15: **Design spaces to be flexible, so they can accommodate a wide variety of uses.**



# Board Policy Guiding Project

## North Service Area Plan Guiding Principles (continued)

GP18: 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:

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.

**GP24: Increase opportunities for year-round activity. Few winter options exist in the north service area.**  
**a. Expand indoor sports venues.**

## Park Plan for North Commons Park Guiding Principles

**NCP-GP4: 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.**

NCP-GP5: Minimize tree removal, especially of significant overstory trees, through careful design and detailing.

NCP-GP7: 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.

**NCP-GP9: Seek to minimize visual impact of facilities on nearby homes through vegetation, depressing facilities down into the earth, and/or high quality façade design.**

NCP-GP15: 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.



# Concept Design Comparison



# 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
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 49,000,000</b>

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
<b>TOTAL PROJECT BUDGET</b>	<b>\$ 35,000,000</b>

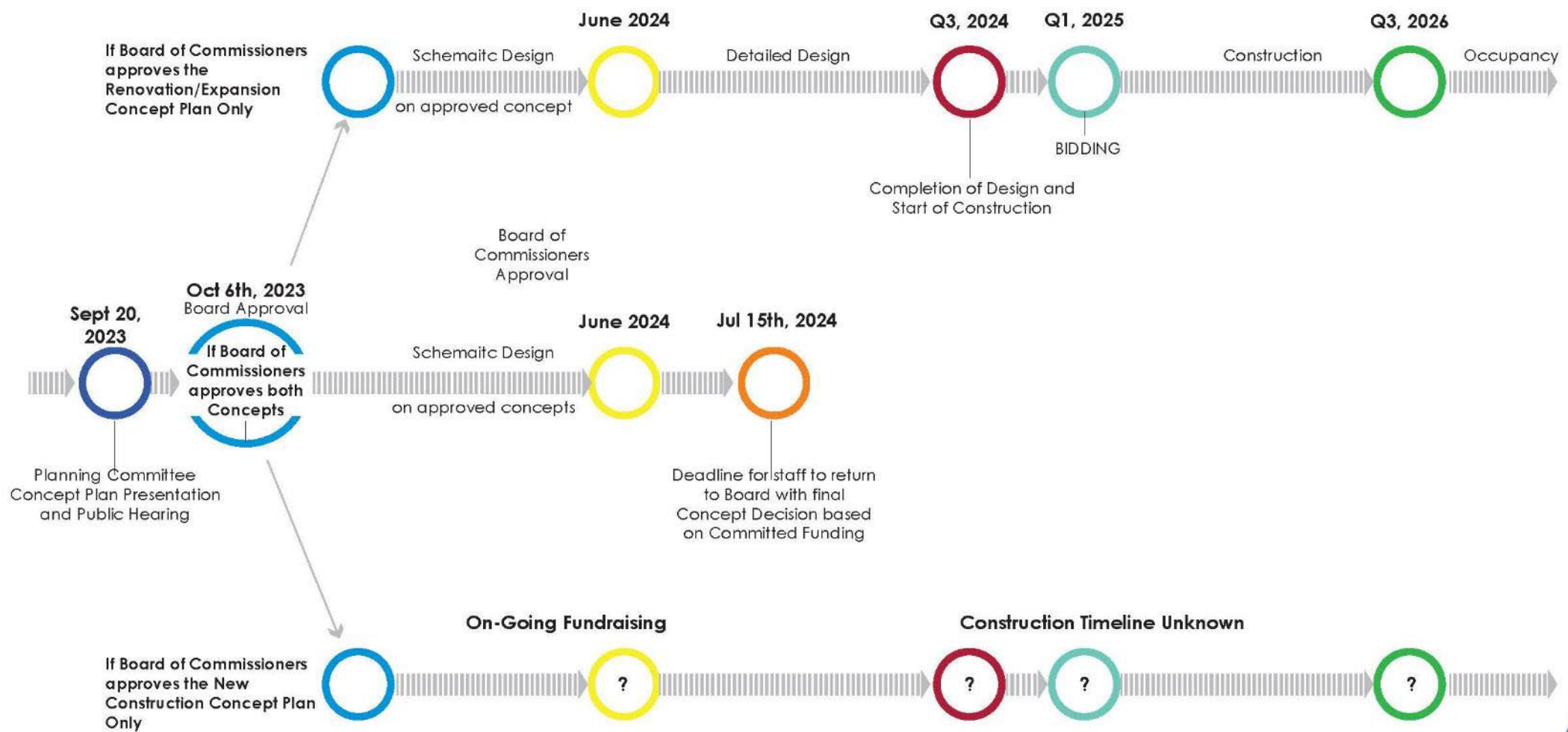




PROGRAM COMPARISON



# Project Schedule



# 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

North Commons Recreation Center	2022 (Actual)	Estimate	
		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
<b>Total Recreation Center</b>	<b>\$ 859,513</b>	<b>\$ 1,432,801</b>	<b>\$ 1,227,339</b>
North Commons Water Park	2022 (Actual)	Estimate	
		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
<b>Total Water Park</b>	<b>\$ 359,776</b>	<b>\$ 569,818</b>	<b>\$ 527,532</b>
<b>Total Recreation Center &amp; Water Park</b>	<b>\$ 1,219,289</b>	<b>\$ 2,002,619</b>	<b>\$ 1,754,871</b>
<b>Increase over 2022</b>		<b>\$ 783,330</b>	<b>\$ 535,582</b>

\*All figures in current dollars

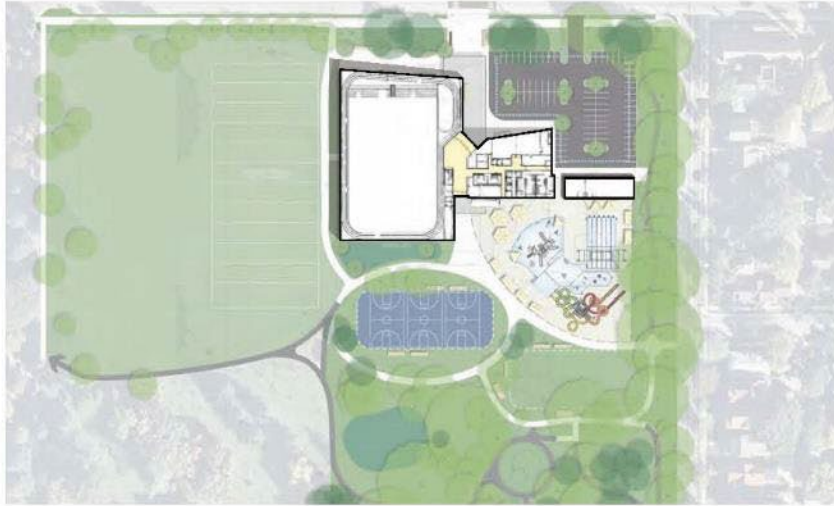
## PRELIMINARY REVENUE ESTIMATES NORTH COMMONS RECREATION CENTER & WATER PARK RENOVATION

North Commons Water Park	2022 Revenue	Estimated Potential	
		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
<b>Park Board run Tournaments in the Field House</b>		<b>\$ 40,000</b>	<b>\$ 40,000</b>
*if tournaments are successful potential for additional revenue			
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
<b>Total Water Park and Recreation Center Revenue with Youth Free</b>	<b>\$ 21,000</b>	<b>\$ 73,100</b>	<b>\$ 71,500</b>
<b>Total Water Park and Recreation Center Revenue if Fees are Reinstated for All</b>		<b>\$ 133,000</b>	<b>\$ 129,000</b>





## 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 CONNECTION 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 PARTNERSHIP, MOBILE OFFICE TRAILERS ON-SITE AND RENTING SPACE. RECREATION IS COMMITTED TO SERVING THE COMMUNITY DURING CONSTRUCTION REGARDLESS OF PROJECT DIRECTION

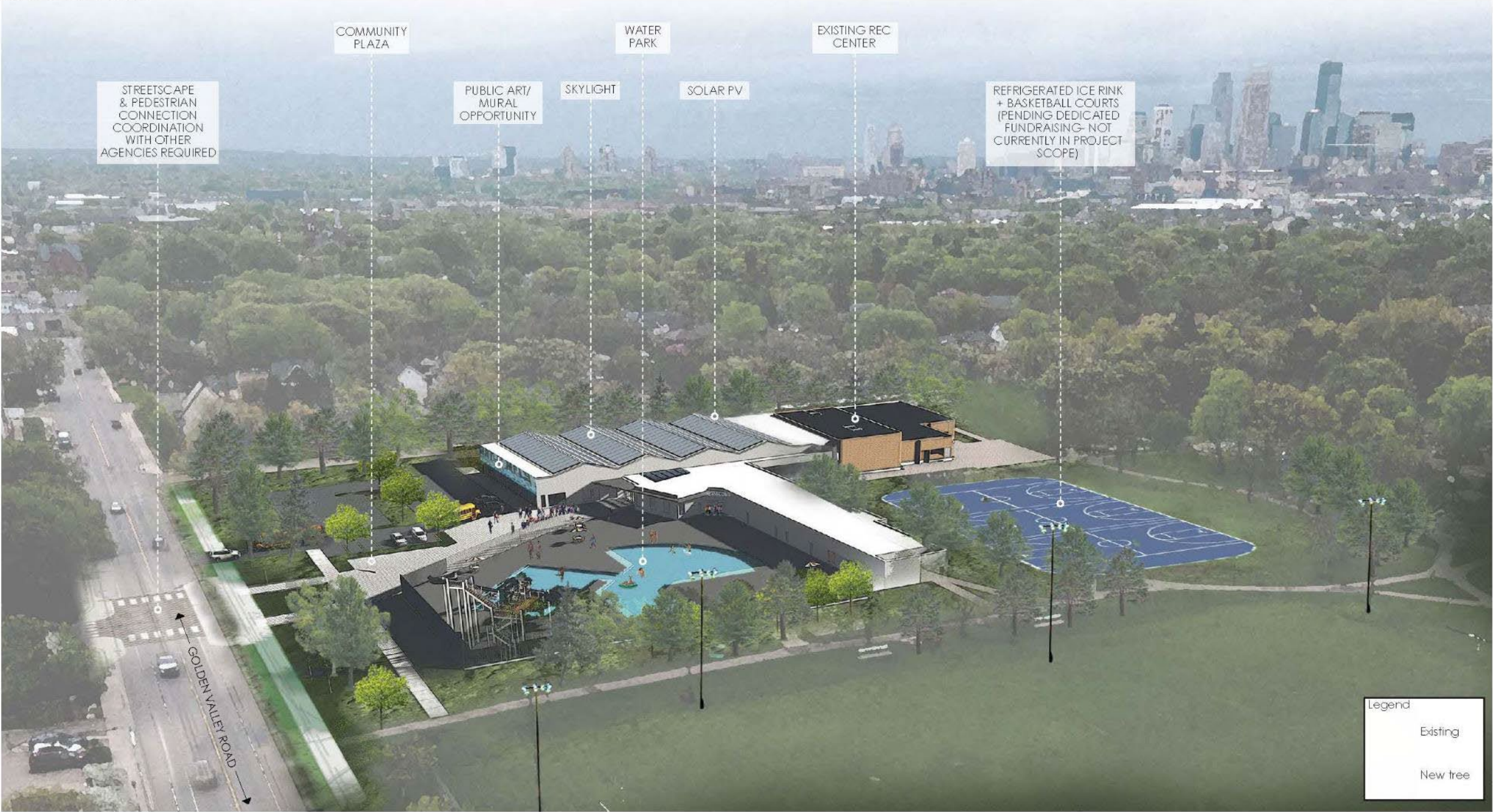




# Renovation/Addition Draft Concept Design (\$35M Project Budget)



BIRD'S EYE VIEW



STREETSCAPE  
& PEDESTRIAN  
CONNECTION  
COORDINATION  
WITH OTHER  
AGENCIES REQUIRED

COMMUNITY  
PLAZA

PUBLIC ART/  
MURAL  
OPPORTUNITY

SKYLIGHT

WATER  
PARK

SOLAR PV

EXISTING REC  
CENTER

REFRIGERATED ICE RINK  
+ BASKETBALL COURTS  
(PENDING DEDICATED  
FUNDRAISING- NOT  
CURRENTLY IN PROJECT  
SCOPE)

GOLDEN VALLEY ROAD

Legend

Existing

New tree



SITE PLAN





WATER PARK

25 FT. HIGH  
WATER SLIDES

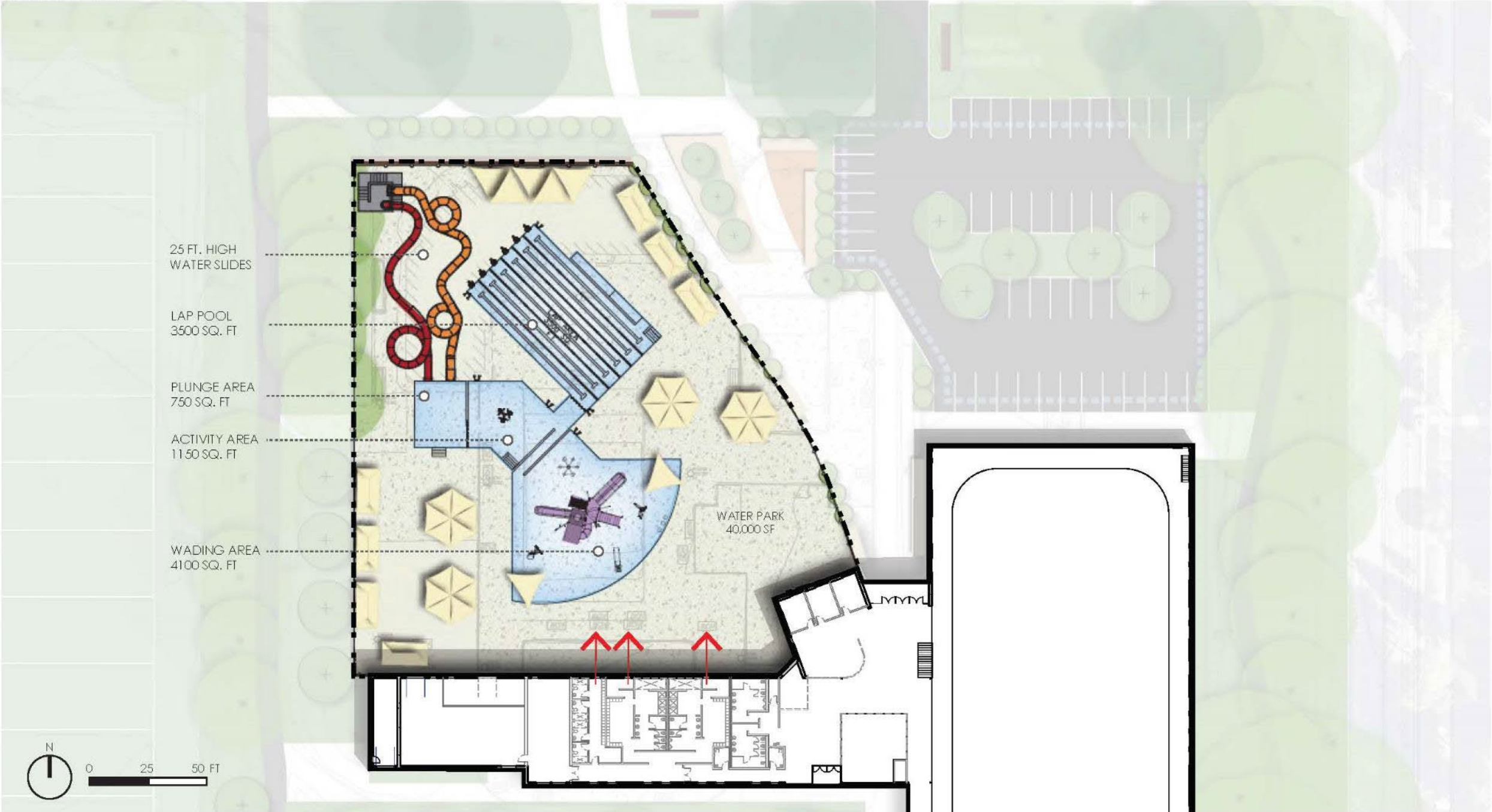
LAP POOL  
3500 SQ. FT

PLUNGE AREA  
750 SQ. FT

ACTIVITY AREA  
1150 SQ. FT

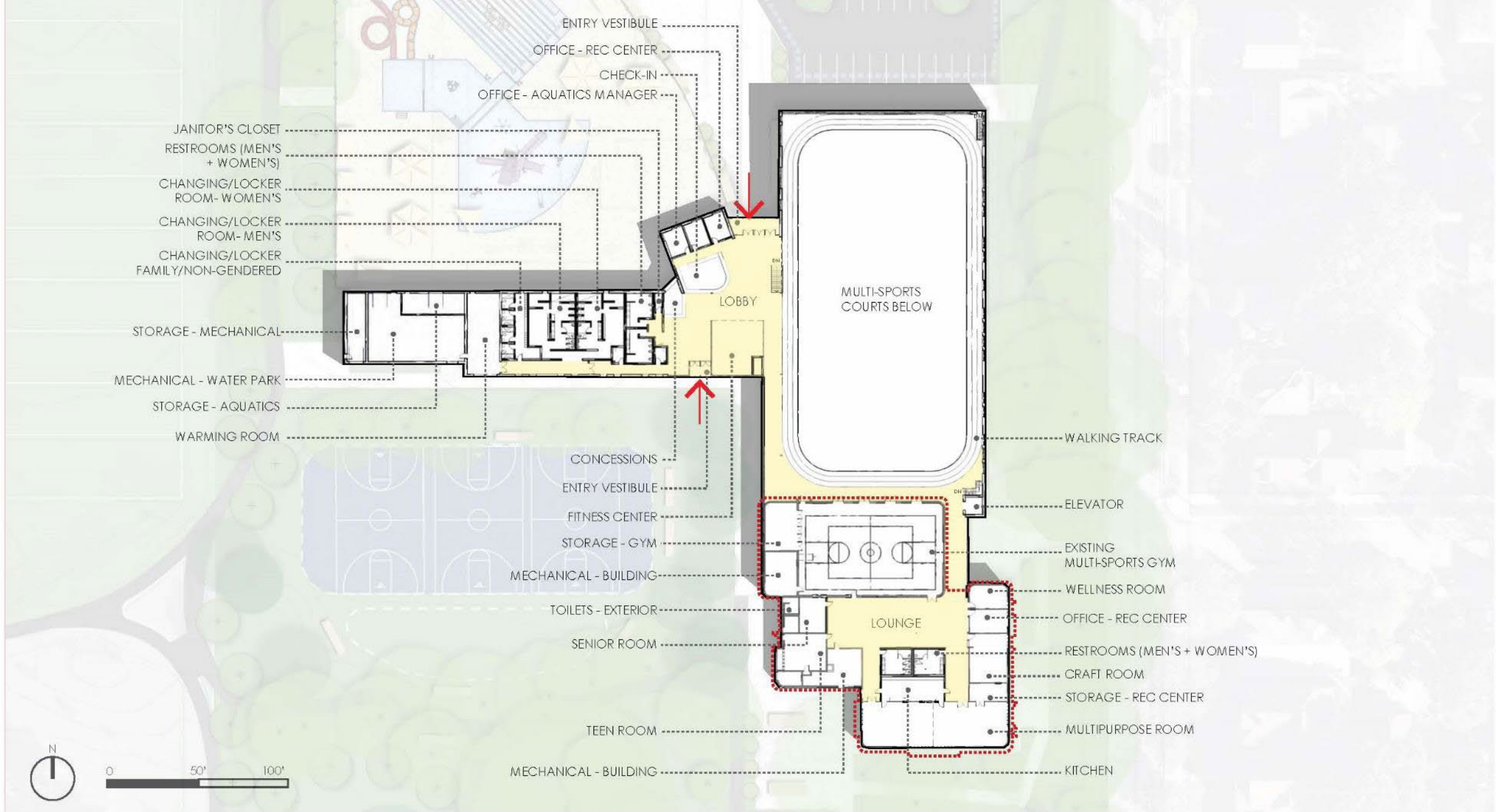
WADING AREA  
4100 SQ. FT

WATER PARK  
40,000 SF

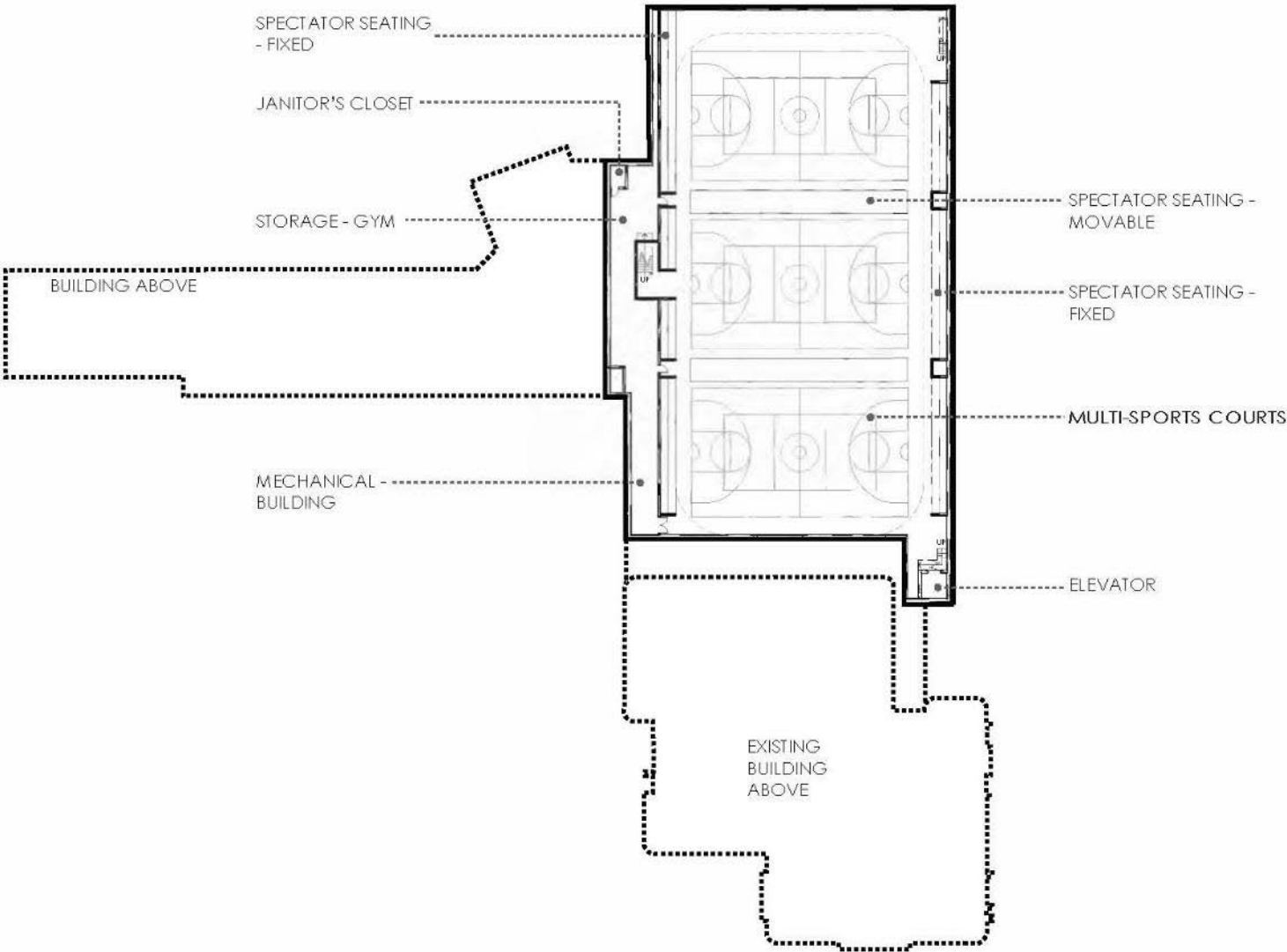




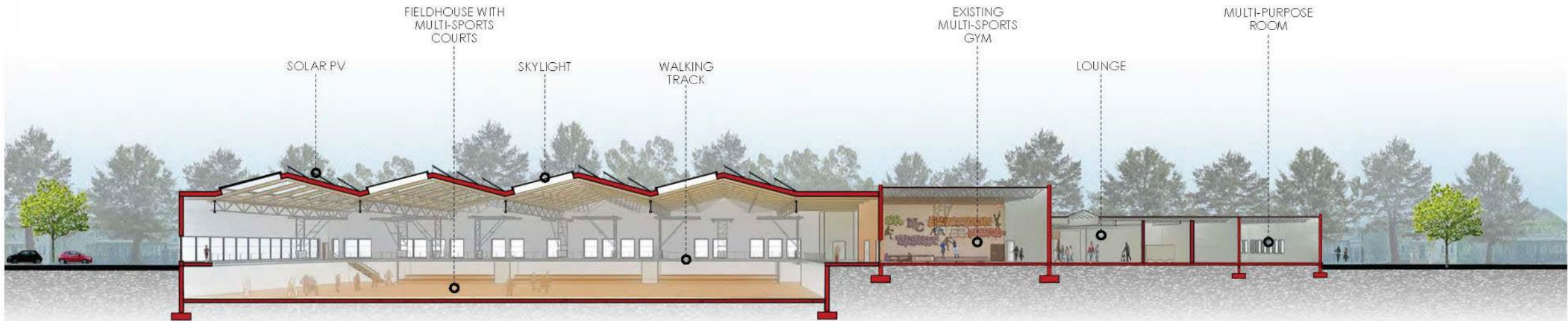
**BUILDING PLAN - MAIN LEVEL**



BUILDING PLAN - LOWER LEVEL



N/S SECTION PERSPECTIVE LOOKING EAST





FRONT ENTRY VIEW





LOBBY VIEW





VIEW OF MULTI-SPORTS GYM





# New Construction Draft Concept Design (\$49M Project Budget)





BIRD'S EYE VIEW



STREETScape  
& PEDESTRIAN  
CONNECTION  
COORDINATION  
WITH OTHER  
AGENCIES REQUIRED

COMMUNITY  
PLAZA

ROOF  
CANOPY

SKYLIGHT

PUBLIC ART/  
MURAL  
OPPORTUNITY

WATER  
PARK

SOLAR PV

REFRIGERATED ICE RINK  
+ BASKETBALL COURTS  
(PENDING DEDICATED  
FUNDRAISING- NOT  
CURRENTLY IN PROJECT  
SCOPE

GOLDEN VALLEY ROAD

BASEBALL FIELD REMOVED, REPLACED  
WITH ADDITIONAL FIELD AND PRACTICE SPACE

Legend



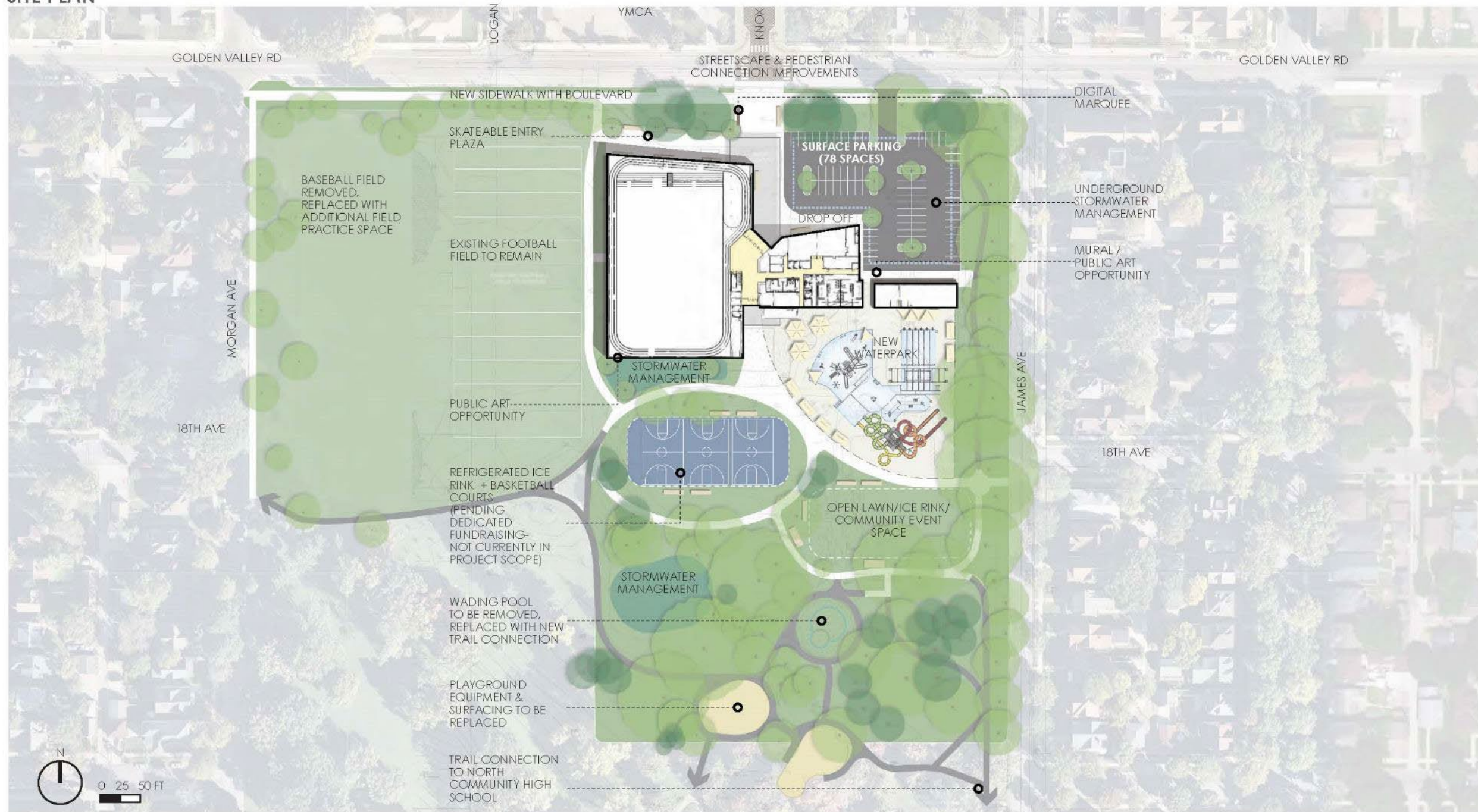
Existing



New tree

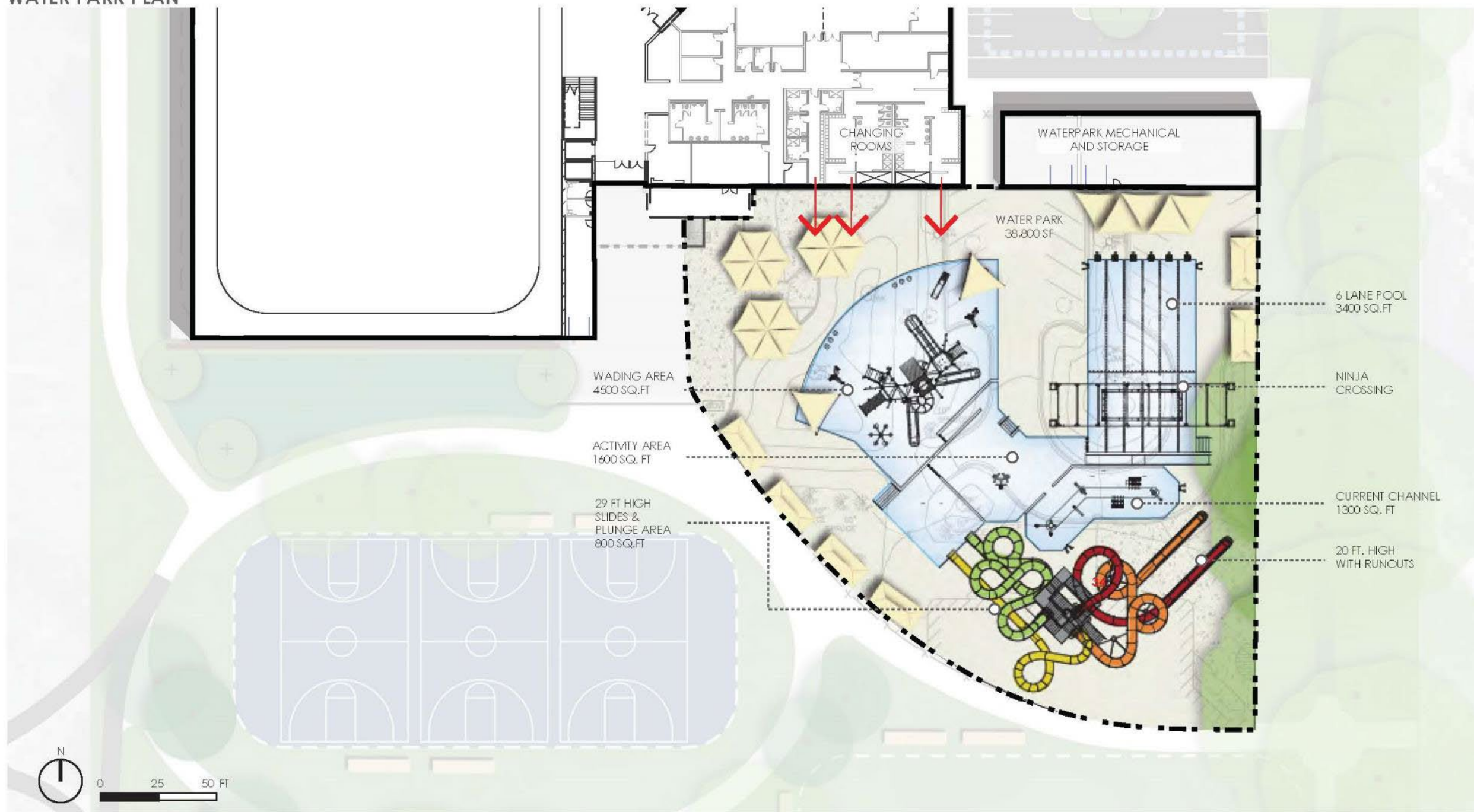


# SITE PLAN

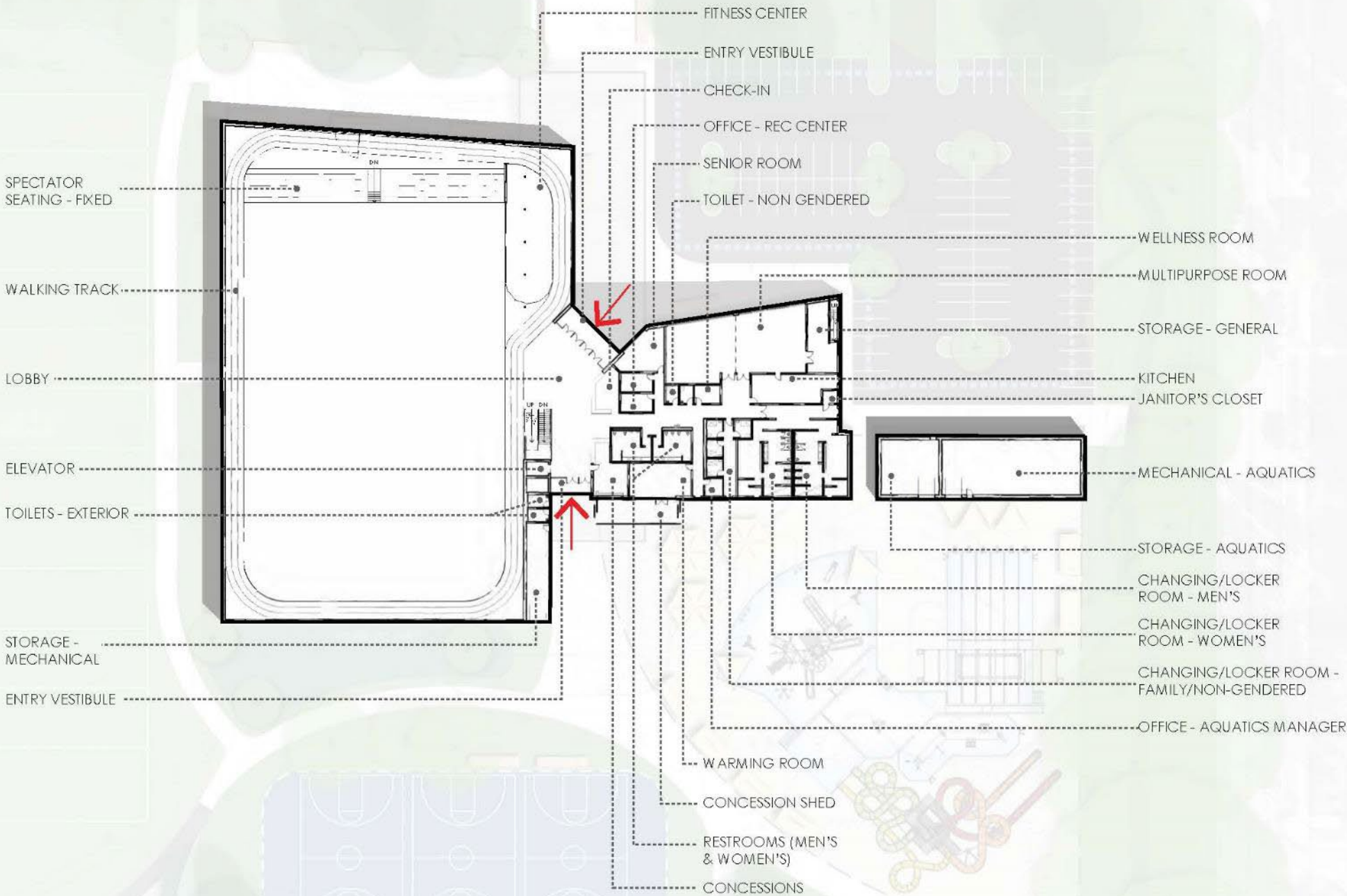




# WATER PARK PLAN

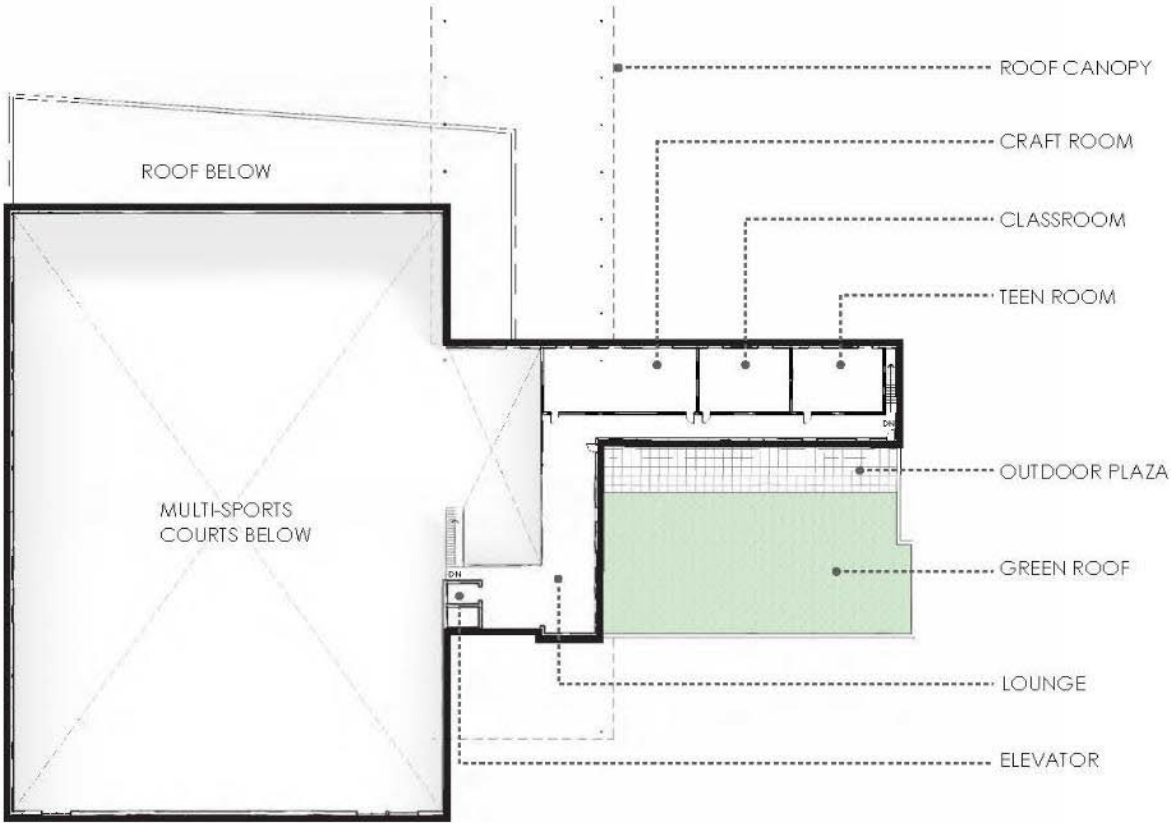


BUILDING PLAN - MAIN LEVEL



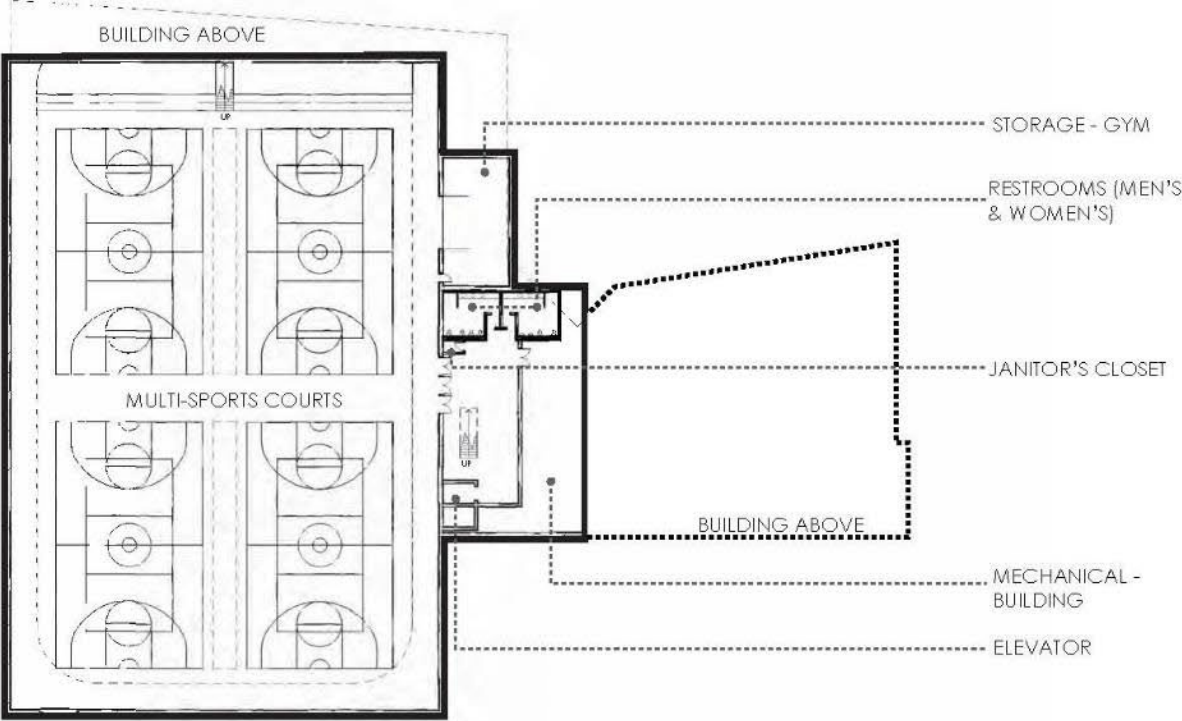
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BUILDING PLAN - UPPER LEVEL PLAN

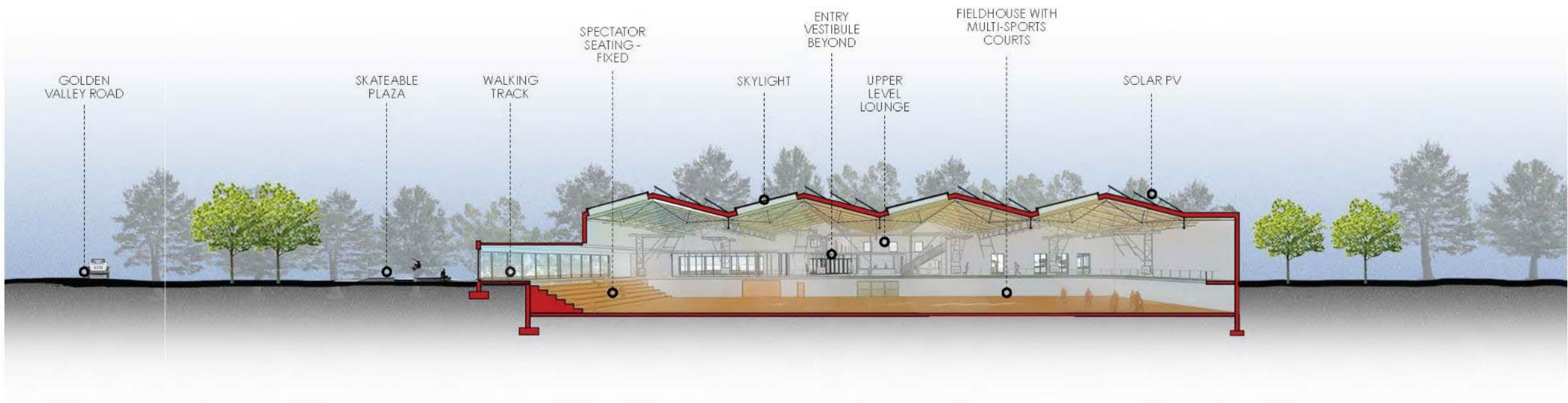




LOWER LEVEL PLAN



N/S SECTION PERSPECTIVE LOOKING EAST





FRONT ENTRY VIEW (FROM THE NORTH)









VIEW OF MULTI-SPORTS FIELDHOUSE





# Superintendent's Remarks



# Public Comments





# Commissioner Q&A

