

Community Recreation
Facility Task Force
Final Report • City Council Workshop
November 13, 2012



Information and Background

Survey and Key Results

As part of Vision St. Louis Park and the adopted four strategic directions, an appointed task force is examining the creation of a multi-use civic center. Results from a community survey have helped set priorities for long-term planning of community parks, recreation, and civic facilities.

How important is it to add a particular facility among a list of 16 facilities:

1. Trails for walking, biking, rollerblading, etc.
- 2. Indoor recreation space/gyms for multiple uses**
3. Natural open space
4. Lighted athletic fields (existing fields)
- 5. Indoor playground (play area, play equipment, etc.)**

Select exactly three facilities that are most important to add:

1. Trails for walking, biking, rollerblading, etc.
- 2. Swimming pool - indoor**
- 3. Indoor recreation space/gyms for multiple uses**
- 4. Indoor playground (play area, play equipment, etc.)**
5. Natural open space¹

In a City Council meeting, Dr. Ellen O’Sullivan, a consultant and former Park and Recreation Director, “noted a recurring theme of a multi-generational use facility and unstructured gathering places to keep folks active year-round.” O’Sullivan also emphasized that “the participants felt that any facility should feel welcoming and comfortable, which is critical to anything that is considered a gathering spot.”²

Task Force Charge

- Think about what is right for St. Louis Park instead of replicating what other cities have.
- Ask what outcomes people want in a recreation facility to make sure it will meet specific community needs.

Task Force Members

Sam Abelson	John Herbert	Karoline Pierson
John Basill	Laurie Hynes	Melanie Schumacher
Rick Beane	Claudia Johnston-Madison	Erin Slattengren
Jim Beneke	Manuel Jordan	Chuck Souvignier
Andy Ewald	Gregg Lindberg	Mary Walters
Sophia Flumerfelt	Joel Odens	Tom Worthington
Lisa Greene	Sandy Olevitch	Shirley Zimmerman

City Staff

Cindy Walsh	Sean Walther
Rick Birno	Marney Olson
Meg McMonigal	

Consultant Team

Cunningham Group Architecture, Inc.

¹ Schoenbauer Consulting, LLC. *Executive Summary, Report of Findings, City of St. Louis Park Community Survey of Future Civic and/or Recreational Facilities Needs and Interest.*

² *Council Meeting Minutes, January 17, 2012.*

Summary of Meetings

Task Force Meeting #1 (with Ellen O'Sullivan) January 23, 2012

- Identify the most common qualities related to ambience and feeling: welcoming, inviting, engaging, energetic, place for youth, inclusive, community pride and connected with nature.
- General purpose: community gathering place.
- Specific amenities: indoor water park/pool, focus on arts, space for older adults, technology and tech-free zones, play space, walking track, cafe, outdoor gathering.

Task Force Meeting #2 (with Kathy Schoenbauer) February 8, 2012

- Review survey community recreation results.

Task Force Facilities Tour Meeting #3 February 28, 2012

- Look at sample community centers in the metro area.
- Establish a common baseline of knowledge and information among task force members.

Task Force Meeting #4 March 5, 2012

- Discuss and record impressions from facilities tours.
- Determine priorities for a St. Louis Park facility.

Task Force Meeting #5 April 9, 2012

- Understand what is offered by existing facilities in St. Louis Park.
- Review priorities for a St. Louis Park facility.
- Review the process leading to priorities.
- Create an initial program wish list for a St. Louis Park facility.
- Imagine an ideal gathering space and bring a photo of it to the next meeting.

Task Force Meeting #6 May 7, 2012

- Quantify and refine the program.
- Review related project examples.

Task Force Meeting #7 June 4, 2012

- Review refined program.
- Review report to SLP City Council.

Task Force Mid-Process Presentation to Council June 25, 2012

- Present summary of process.
- Confirm plans for continuing the process.

Task Force Meeting #8 July 9, 2012

- Review June 25 presentation to St. Louis Park City Council.
- Discuss turf dome as part of this process or as a separate future process.
- Revise and rank criteria for site selection.

Task Force Meeting #9 September 10, 2012

- Review list of candidate sites from City staff.
- Rank candidate sites using site selection criteria generated at Task Force Meeting #8.

Task Force Meeting #10 October 1, 2012

- Review final six candidate sites as each relates to agreed-upon building program and parking needs.
- Identify advantages and disadvantages of each candidate site.
- Determine which candidate sites are suitable for further study.

Task Force Final Presentation to Council November 13, 2012

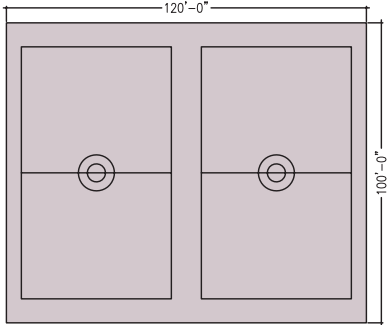
- Report on Community Recreation Facility Task Force process.
- Recommend sites for further study.

Working Program

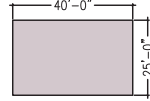
Community Recreation Facility Task Force		
Working Program		
Area	Sq Ft	Notes
Gym	12,000	120 x 100; lockers and storage elsewhere; climbing wall in gym? Future uses?
Pool/water play area	10,500	25yd 6-lane + pool deck+ 2000 SF, more casual, family-oriented atmosphere
Pool mechanical	1,000	Pumps, chemicals, etc. Locate on outside wall (delivery of chemicals, etc.)
Locker rooms	3,200	Include M, W, family lockers, showers, toilets for pool, gym
Drop-in child care	1,000	Ideally with direct outdoor exit
Community room	2200	Programmable for different ages? Meeting rooms on second floor? Catering kitchen?
Commons/gathering	3600	Central area where all rooms connect, flexible seating for 100, could connect to community room, fireplace?
Coffee shop/snack bar	1000	Dedicated within the commons
Kids' play/flex area	4500	Soft floor/large motor room
Track-around/over gym	--	10' lanes (2 walkers, 2 joggers) 8-10 laps/mile, 1 mile=5280 feet
Fitness/equipment	2200	How many users? What activities? More like the size of a hotel work-out room, reference MCTC
Flex activity/workout/class	2200	Exercise area - located adjacent to kids play area? Three rooms/spaces
Back of house	2100	General storage, restrooms, building services/loading
Subtotal	45,500	
Non-assignable SF @ .3	13,650	Building mechanical/electrical, walls, corridors/stairs/elevator
Total	59,150	

Outdoor space		To be determined
Parking		227 spaces (per city staff), approx.. 68,100 SF

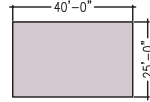
Graphic Working Program



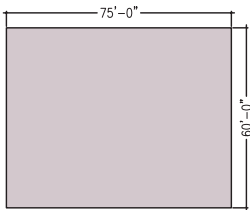
Gym
12,000 SF



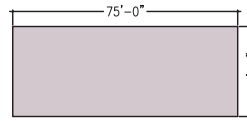
Coffee Shop & Support
1,000 SF



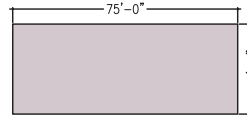
Drop-in Day Care
1,000 SF



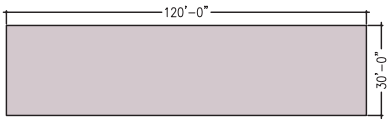
Kids' Play Area
4,500 SF



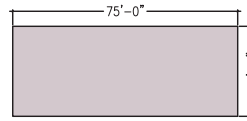
Community Room & Office
2,200 SF



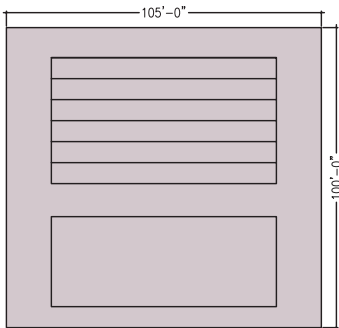
Flex Activity/Workout/Class
2,200 SF



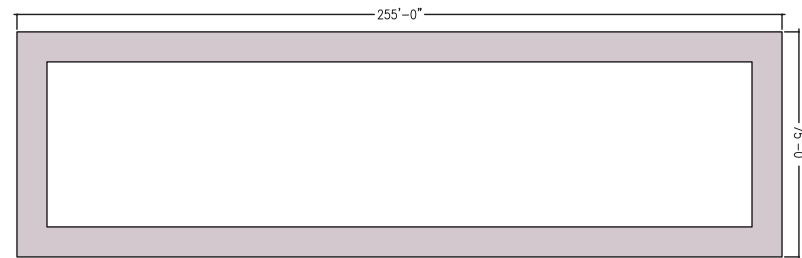
Commons/Gathering Space
3,600 SF



Fitness/Equipment Room
2,200 SF



Swimming Pool & Water Play Area
10,500 SF



Running/Walking Track
8 laps/mile

Restrooms
500 SF

Building Services
500 SF

Pool Mechanical
1,000 SF

General Storage
1,000 SF

Locker Rooms
3,200 SF

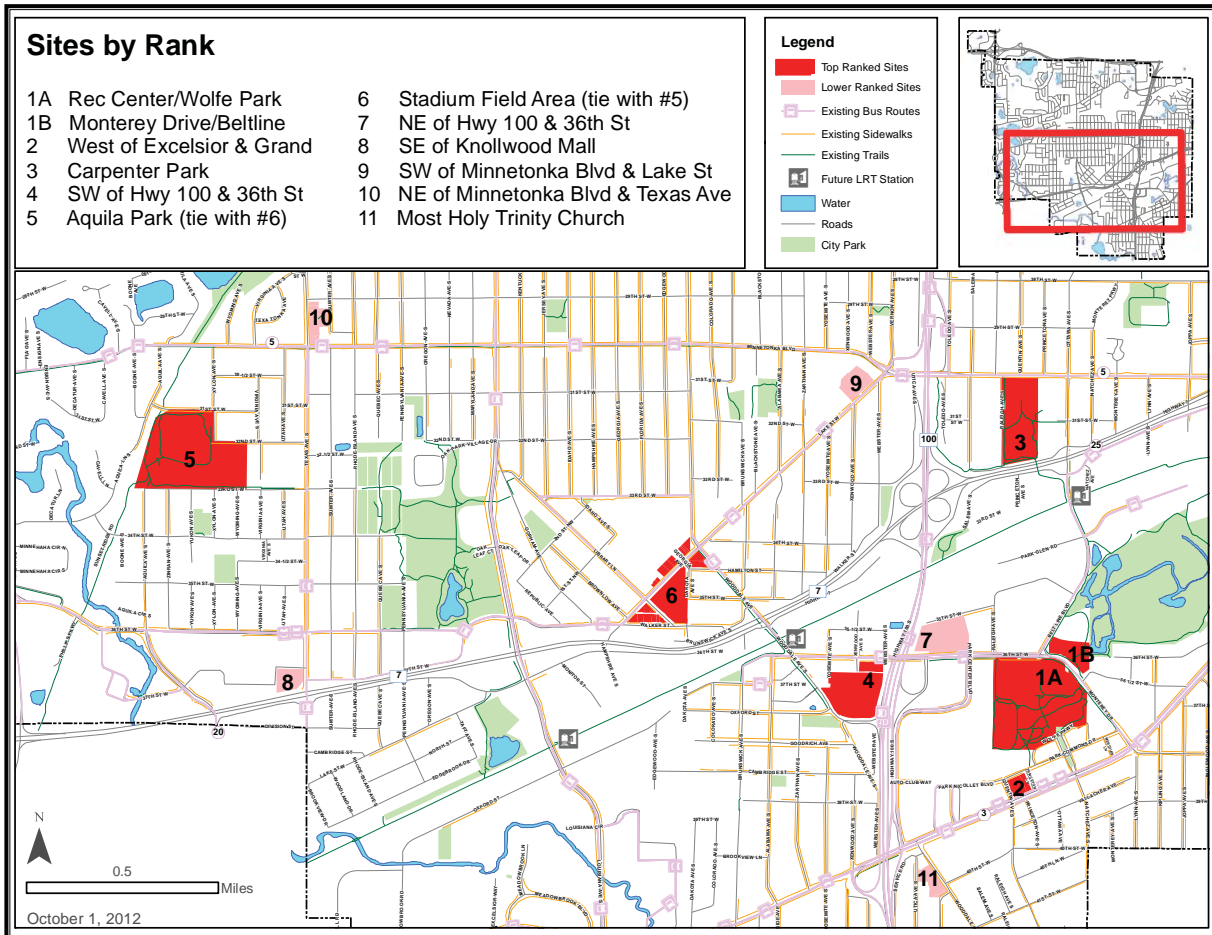
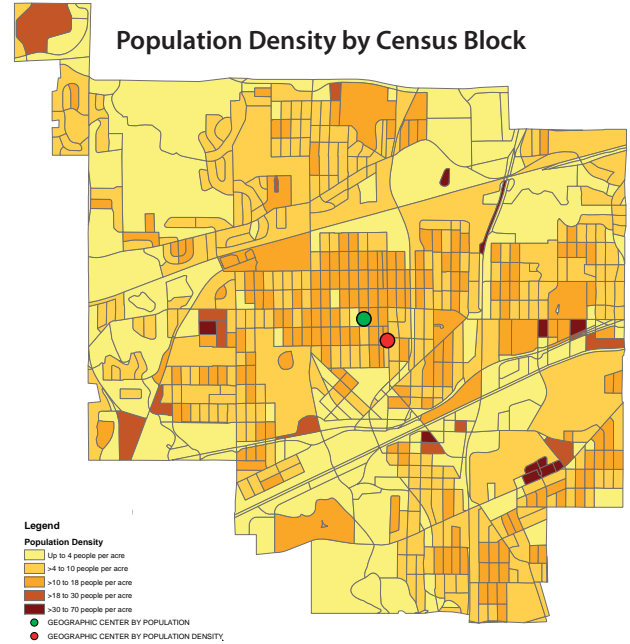
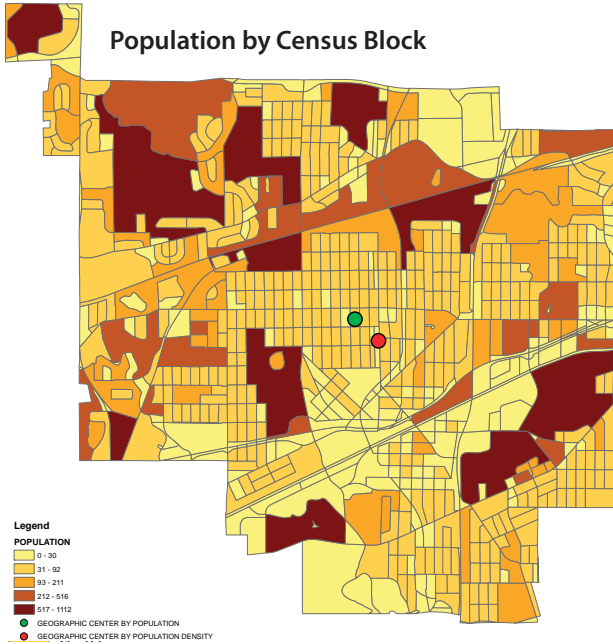
Site Selection Criteria

1	Convenient/easy to get to
2	Central to population
3	Adjacent to civic gathering spaces
4	Safe to walk or bike to (paths, walks)
5	Aesthetics/landscapes
6	Existing/excess public land
7	Connects to other destinations
8	Close to transit (bus, LRT)
9	Redev./blighted site
10	Parking
11	Partnerships

Candidate Sites

Community Recreation Facility Task Force		
Sites and Ranking Results		
RANK	SITE	TOTAL
1	Rec Center/Wolfe Park	168
2	West of Excelsior & Grand	121
3	SW of Hwy 100 & 36th St	99
4	Aquila Park	94
4	Stadium Field Area	94
	Carpenter Park	105
	NE of Hwy 100 & 36th St	83
	SW of Minnetonka Blvd & Lake St	62
	SE of Knollwood Mall	77
	NE of Minnetonka Blvd & Texas Ave	60
	Most Holy Trinity Church	57

Population Demographics



Candidate Site 1A: Rec Center/Wolfe Park



of Parcels **1**
 Site Size **31.7 acres**
 Current Owners **City**
 Current Use **Park, Rec Center, parking**



Advantages

- City owns property
- Wolfe Park is major open space; Bass Lake is natural preserve
- Good central location - connected to Park Commons
- Some overflow capacity in Melrose Institute parking structure
- Co-located with Rec Center, pool, and office/operations
- Near bike trail
- Synergy with existing uses of rinks, pool, and meeting rooms
- Opportunity to co-locate pools, adjacency of indoor-outdoor

Disadvantages

- Environmental issues with site next to Wolfe Park (a potential issue on every site)
- Major utility trunk line runs through Rec Center site
- Would need to invest in structured parking
- Displaces existing surface parking

Candidate Site 1B: Rec Center/Wolfe Park + Monterey Dr & Beltline Blvd



of Parcels **1**
 Site Size **3.75 acres**
 Current Owners **City**
 Current Use **Parking, recreation**



Advantages

- City owns property
- Wolfe Park is major open space; Bass Lake is natural preserve
- Good central location
- Some overflow capacity in Melrose Institute parking structure
- Keeps Rec Center parking intact

Disadvantages

- Lose synergy with Rec Center
- Dangerous pedestrian crossing
- Visitor confusion: am I at the Rec Center, Community Center, or Melrose?

Candidate Site 2: West of Excelsior & Grand



of Parcels **2**
 Site Size **1.6 acres**
 Current Owners **Private owner, SLP EDA**
 Current Use **Vacant fitness building, vacant lot**



Advantages

- Within Park Commons center
- Existing bus line - well-connected pedestrian environment
- Near additional parking supply at Excelsior & Grand
- Program could be part of a public-private development

Disadvantages

- Private site would need to be purchased
- Very tight urban site - may have to build some parking underground
- Would require a public/private partnership to provide necessary parking.

Candidate Site 3: SW of Hwy 100 & 36th St



of Parcels **1 or 2**
 Site Size **10.7 acres**
 Current Owners **Private owners**
 Current Use **Big box retail, parking, office, restaurant**



Advantages

- Near bus line and future LRT stop at Wooddale
- Central location - near Excelsior and Grand
- Potential to share parking with Burlington Coat/ME site
- High quality pedestrian environment along 36th St
- Emerging new residential development including new senior buildings
- Offers TLC to area in need of it
- Closest candidate site to the regional trail system

Disadvantages

- Private sites/businesses would need to be negotiated/purchased/relocated
- Could require investment in parking
- 36th St is very busy - pedestrian crossing at Wooddale needs work
- Unattractive location
- Very little green space

Candidate Site 4: Aquila Park



of Parcels **1**
 Site Size **30.1 acres**
 Current Owners **City**
 Current Use **Park & Rec**



Advantages

- Good trail and pedestrian connections
- Good density of residential, including senior-oriented multi-family
- City owns land
- In different part of town from other candidate sites
- Near park and trail system

Disadvantages

- Steep slopes on south side of park - may need access improvements
- Building sited over 8 tennis courts
- Would need to move tennis courts and find site suitable to relocate them; courts are in partnership with Benilde-St. Margaret's
- Not much synergy with other uses
- Increased traffic would have big impact on residential area
- Fireworks and other events would need to move elsewhere

Candidate Site 5: Stadium Field Area



of Parcels **Up to 21**
 Site Size **10 acres***
 Current Owners **Private owners, school district, City**
 Current Use **Businesses, recreation, parking**

* excludes streets and alleys



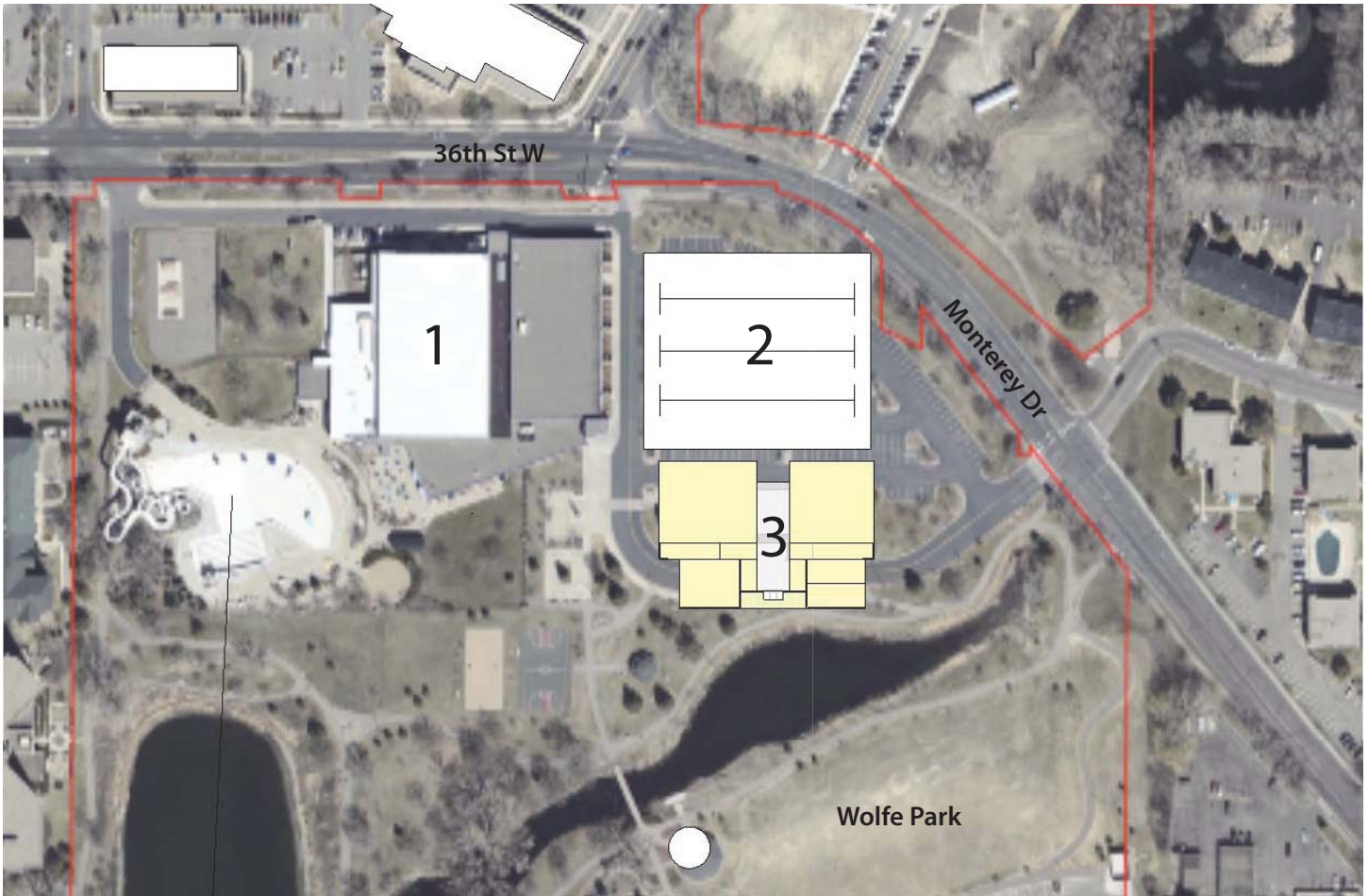
Advantages

- Located next to schools and turf field
- Area subject to redevelopment
- Near library
- Most central of all candidate sites

Disadvantages

- Several sites and businesses would need to be purchased and relocated
- Removes a street (Library Lane) - a major school bus route
- Active rail line cannot be moved
- Near possible freight rail expansion
- Requires buying a lot of property, including single family houses
- Lack of parking
- Potential impacts of Walker Street

Comparison of Rec Center & Proposed Program



1) Rec Center
• 100,000 SF

2) Parking Area
• 68,100 SF

3) Proposed Program
• 59,150 SF