



BLOOMINGTON COMMUNITY CENTER NEEDS ASSESSMENT

CREEKSIDE COMMUNITY CENTER | BLOOMINGTON, MINNESOTA | APRIL 27, 2015

City of Bloomington

- ▶ Diann Kirby
 - ▶ Community Services Director
- ▶ Randy Quale
 - ▶ Manager of Parks & Recreation
- ▶ Greg Boatman
 - ▶ Assist. Manager of Parks & Rec.
- ▶ Lorinda Pearson
 - ▶ Manager of Human Services
- ▶ Tracy Smith
 - ▶ Administrative Coordinator for Human Services
- ▶ Jim Eiler
 - ▶ Maintenance Superintendent
- ▶ Bonnie Paulsen
 - ▶ Public Health Administration

Design/Consultants

- ▶ Nancy Blankfard, AIA
 - ▶ HGA Architects and Engineers – Principal, Project Manager
- ▶ Emilie Kopp
 - ▶ HGA Architects and Engineers - Intern
- ▶ Jeff King
 - ▶ Ballard*King - Consultant
- ▶ Victor Pechaty, AIA
 - ▶ HGA Architects and Engineers – Design Principal
- ▶ Mark McDonald
 - ▶ HGA Architects and Engineers – Cost Estimating

Community Input Stakeholders

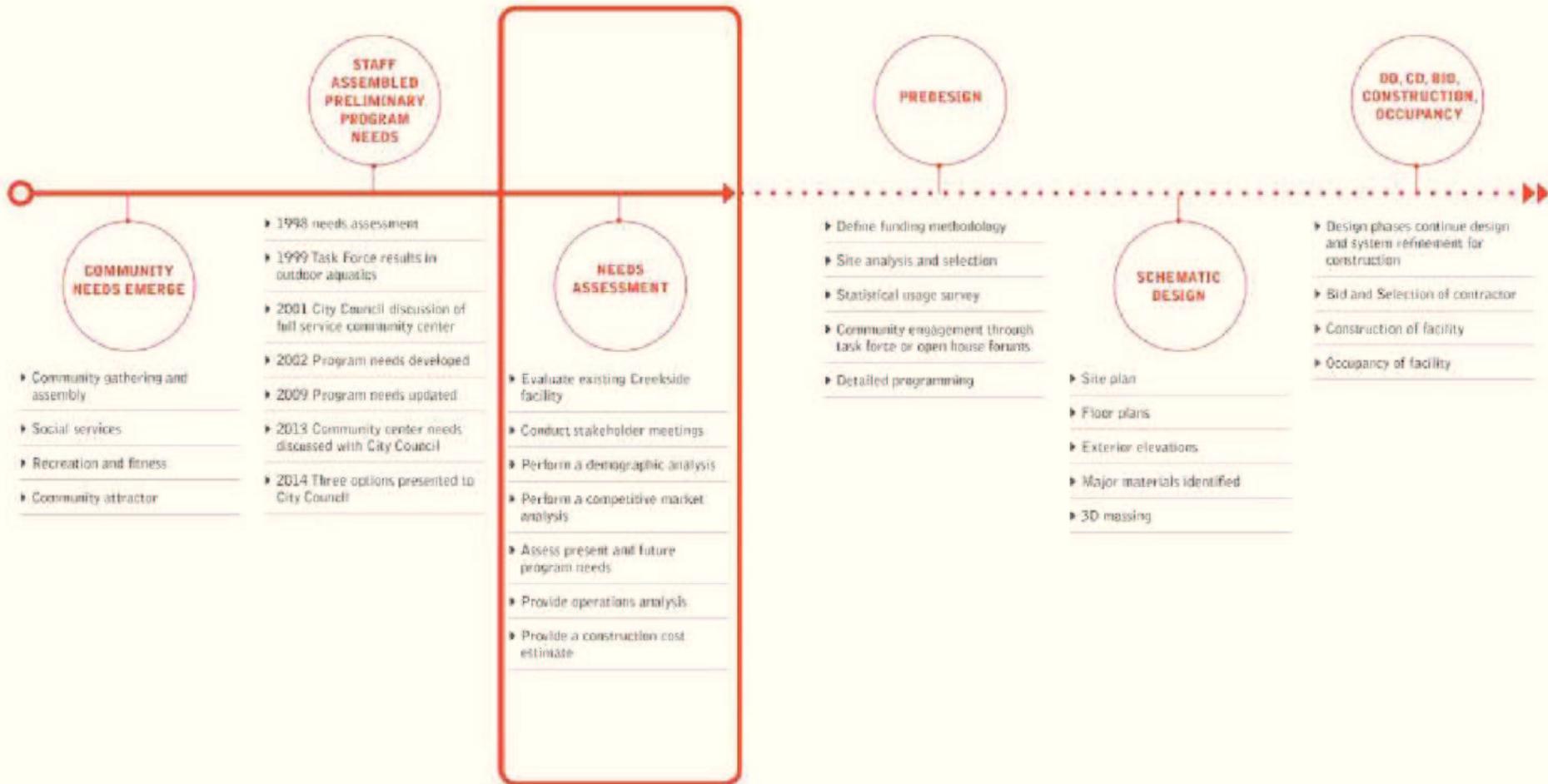
- ▶ Loaves and Fishes
- ▶ Senior Community Services
- ▶ Motor Vehicles
- ▶ Bloomington United for Youth
- ▶ Midwest Pickleball
- ▶ Fastpitch
- ▶ Bloomington Athletic Association
- ▶ Bloomington Youth Soccer
- ▶ Traveling Baseball
- ▶ Bloomington Public Schools
- ▶ Youth Lacrosse
- ▶ Creekside senior leaders

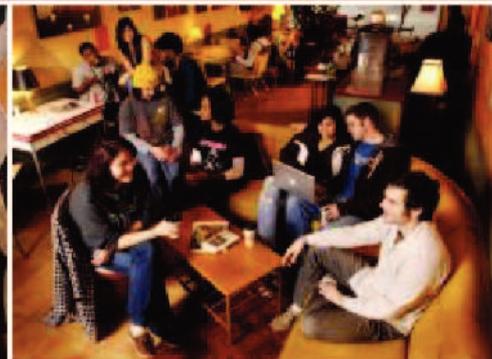
Community Input Stakeholders

- ▶ Cathy Maes, Loaves & Fishes
- ▶ Deb Hoger, Senior Community Services
- ▶ Kim Griffith, Motor Vehicles
- ▶ Janet Lewis, Motor Vehicles
- ▶ Jing Jing Zeng, Bloomington United for Youth
- ▶ Michael Reinhardt, Bloomington United for Youth
- ▶ Tom Ringdal, Bloomington United for Youth
- ▶ Richard Carter, Midwest Pickleball
- ▶ Tim Forby, Bloomington Youth Soccer
- ▶ Karen Johnson, Fastpitch
- ▶ Mark Pearson, Fastpitch
- ▶ Wayne Haeg, Bloomington Athletic Association
- ▶ John Helmer, Traveling Baseball
- ▶ Doug Langefels, Bloomington Public Schools
- ▶ Jim McCarthy, Youth Lacrosse
- ▶ Cheryl Stepney, Creekside Community Center
- ▶ Roger Koland, Creekside Community Center
- ▶ Mack Sirois, Creekside Community Center
- ▶ Lenn Lacher, Creekside Community Center
- ▶ Diane Riley, Creekside Community Center
- ▶ Alice Olson, Creekside Community Center
- ▶ Sandy Lundeen, Creekside Community Center
- ▶ Marylou Nilson, Creekside Community Center
- ▶ Michelle Kissinger, Creekside Community Center
- ▶ Arline Jakeman, Creekside Community Center
- ▶ Linda Nelson, Creekside Community Center
- ▶ Jerry Olson, Creekside Community Center
- ▶ Mary Wentz, Creekside Community Center
- ▶ Beverley Tschumper, Creekside Community Center
- ▶ Sharon Beckler, Creekside Community Center
- ▶ Glenn Nelson, Creekside Community Center
- ▶ Jack Witherby, Creekside Community Center



Needs Assessment Process





COMMUNITY ATTRACTORS



- ▶ To build and renew community by providing services, promoting renewal and guiding growth
- ▶ Promote the fun and vitality of community life
- ▶ Shape future rather than reacting
- ▶ Provide our children with opportunities



▶ **A Bloomington Community Center is...**

- ▶ A place for gathering
- ▶ Comfortable and welcoming
- ▶ Human services focused
- ▶ Integrates communities
- ▶ For multi-economic users
- ▶ For multi-generational users
- ▶ For multi-cultural users



Existing Creekside Evaluation

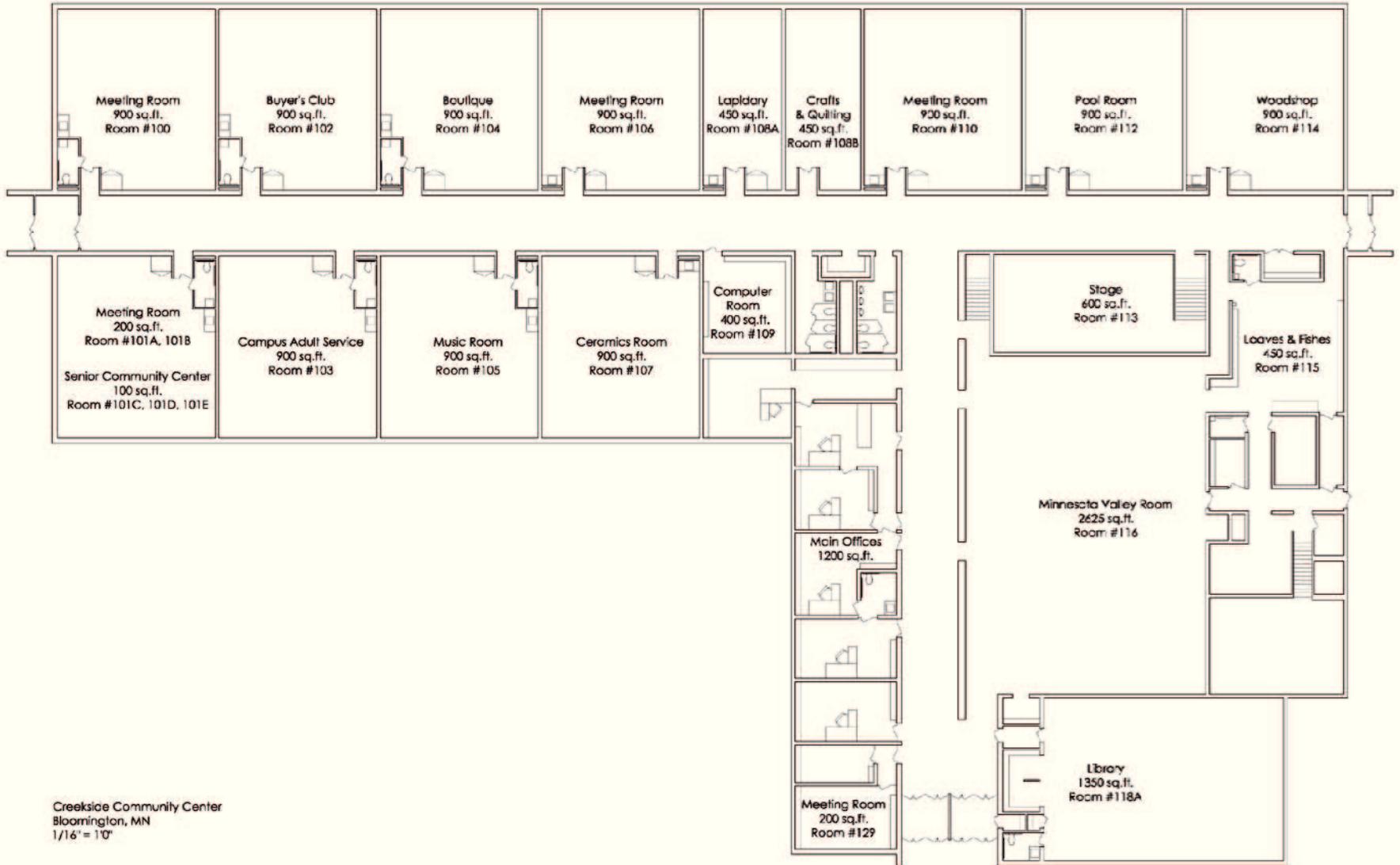
Creekside Elementary School



Photo credit: Irv Norling

Community center history

- | | |
|--------------------|--|
| 1960 | Creekside built as elementary school |
| Early 1970s | Creekside Elementary School closed |
| 1975 | City leased Creekside building |
| 1976 | City purchased Creekside building for \$500,000 |
| 1982 | New roof installed at Creekside |
| 1990 | Bond referendum on Creekside and other City facilities defeated |
| 1998 | PARC Commission conducted needs assessment on recreation and arts facility needs in community |
| 1999 | Task force on aquatics, indoor recreation and arts released recommendation for bond referendum |
| 2001 | City Council discussion of community center |
| 2008 | Park Master Plan Task Force recommended developing community gathering spots |



Creekside Community Center
 Bloomington, MN
 1/16" = 10"

EXISTING CREEKSIDE COMMUNITY CENTER





EXISTING CREEKSIDE COMMUNITY CENTER



▶ **What's working well**

- ▶ Thriving social opportunities for seniors
- ▶ Volunteer led program offers ways to give back

▶ **What needs improvement**

- ▶ Inadequate space to conduct programs
- ▶ Minimal flexibility to modify rooms
- ▶ Significant cost to meet code and still not meet needs

▶ Construction Cost to improve Creekside

\$4,295,336

▶ Key upgrades:

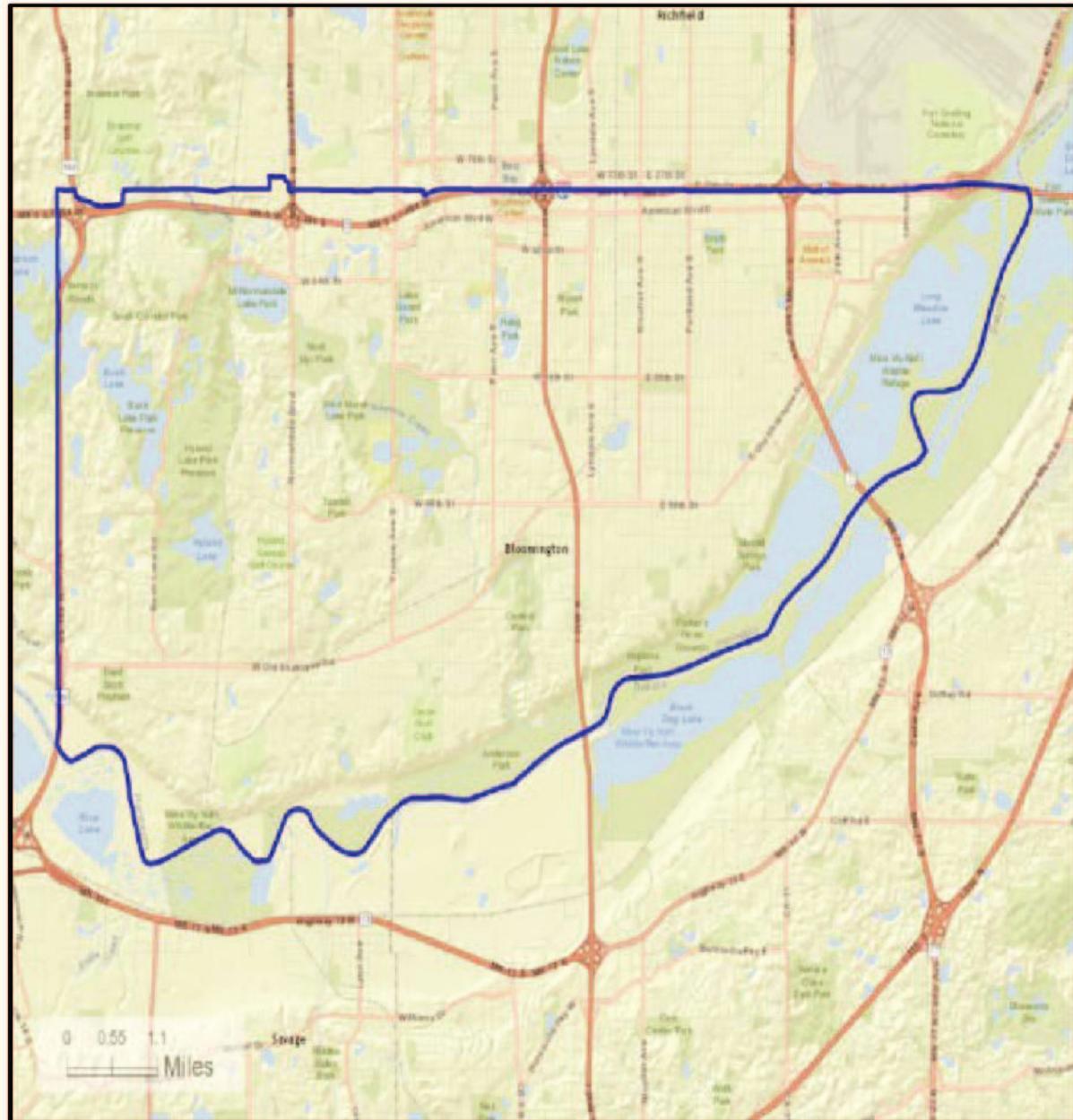
- ▶ New HVAC
- ▶ Window replacement
- ▶ Restroom addition
- ▶ New electrical distribution panel
- ▶ New parking lot and curbs

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hA.



Market Analysis

Service Area



Activity Trend

Sport/Activity	2013 Participation	2004 Participation	Percent Change
Yoga	25.9	6.3	+311.1%
Wrestling	3.1	1.3	+138.5%
Lacrosse	2.8	1.2	+133.3%
Running/Jogging	42.0	24.7	+70.0%
Aerobic Exercising	44.1	29.5	+49.5%
Hockey (ice)	3.5	2.4	+45.8%
Tennis	12.6	9.6	+31.3%
Gymnastics	5.1	3.9	+30.8%
Weightlifting	31.3	26.2	+19.5%
Exercise Walking	96.3	84.7	+13.7%
Workout @ Club	34.1	31.8	+7.2%
Exercising w/ Equipment	53.1	52.2	+1.7%
Soccer	12.8	13.3	-3.8%
Volleyball	10.1	10.8	-6.5%
Basketball	25.5	27.8	-8.3%
Football (tackle)	7.5	8.2	-8.5%
Cheerleading	3.5	4.1	-14.6%
Swimming	45.5	53.4	-14.8%
Softball	10.0	12.5	-20.0%
Baseball	11.7	15.9	-26.4%

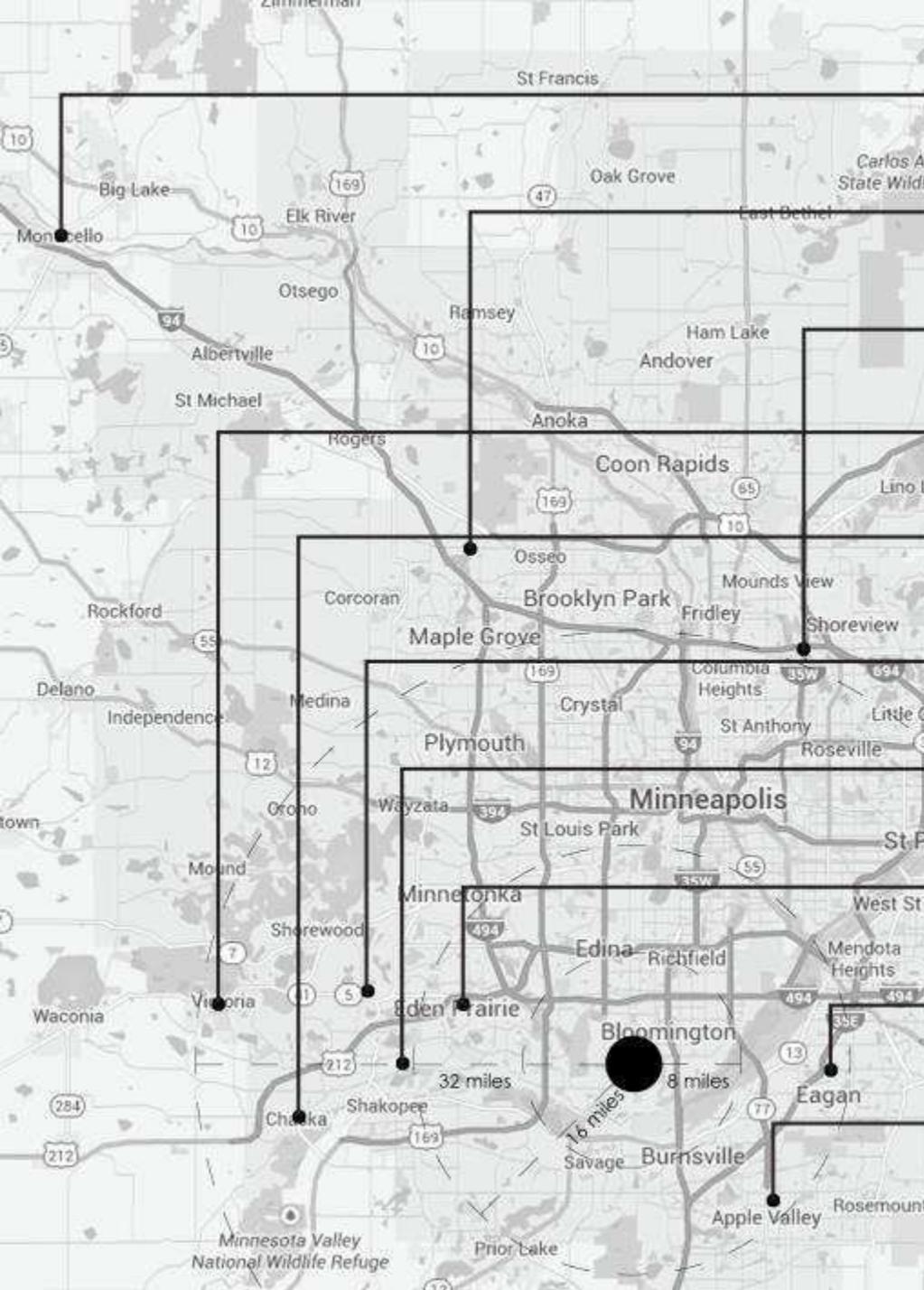
Alternative Service Providers

Fitness - Direct

- Lifetime Fitness
- LA Fitness
- Health Fitness
- Welcyon
- Anytime Fitness
- Snap Fitness
- Planet Fitness
- C M's Fitness
- Bloomington SD

Other - Indirect

- Arboretum
- Plymouth Creek
- Maple Grove
- Chaska
- Richfield (City Hall)
- Savage
- Shoreview
- Waterpark of aMERICA



- MONTICELLO:**
90,000 sq.ft.
gymnasium, fitness center, walking track, climbing wall, exercise room, banquet facilities, indoor playground, aquatics, lap pool, meeting rooms
- MAPLE GROVE**
162,000 sq.ft.
gymnasium, basketball courts, two ice rinks, banquet facilities, indoor playground, teen center, concessions, senior center, lap pool, leisure pool
- NEW BRIGHTON**
70,000 sq.ft.
gymnasium, fitness center, walking track, banquet facilities, indoor playground, meeting rooms, senior room, library
- VICTORIA**
112,000 sq.ft.
gymnasium, fitness center, walking track, multipurpose room, meeting rooms, two ice rinks
- CHASKA**
200,000 sq.ft.
gymnasium, fitness center, lap pool, leisure pool, senior center, two ice rinks, artificial turf, auditorium, art gallery
- CHANHASSEN**
23,000 sq.ft.
gymnasium, meeting rooms, fitness center, aerobic studio
- SHAKOPEE**
76,500 sq.ft.
gymnasiums, walking track, fitness center, teen center, aerobic studio, meeting rooms, ice arena
- EDEN PRAIRIE**
175,000 sq.ft.
gymnasium, fitness center, walking/running track, indoor playground, meeting rooms, three ice rinks, lap pool, diving pool
- EAGAN**
70,000 sq.ft.
gymnasium, fitness center, walking/running track, banquet facilities, indoor playground, meeting rooms, senior center, coffee shop
- APPLE VALLEY**
45,000 sq.ft.
gymnasium, badminton court, basketball court, playground, banquet/event center, pickleball court, meeting rooms

AMENITIES IN METRO AREA

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hA.



Recommended Program

- ▶ **Priorities remain true to goals**
 - ▶ Maintain social/recreational opportunities and expand fitness

- ▶ Large Multipurpose Room

- ▶ Gymnasiums

- ▶ Run/Jog/Walk Track

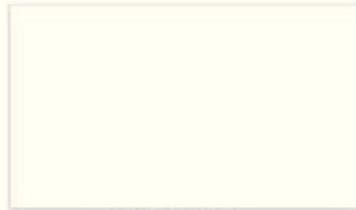
- ▶ Multiuse classrooms

Bloomington Community Center Needs Assessment

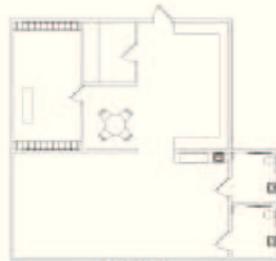
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Common Spaces					12,945	21%
Commons Gathering	1		1,000	1,000		informal community gathering; comfort seating, fireplace, display space
Front Desk	1		250	250		information, cashier, card scanning
Coffee Shop	1		700	700		cold food cases, servery
Child Watch	1		1,640	1,640		includes two restrooms
Indoor Playground	1		2,000	2,000		
Multipurpose Space	1		3,835	3,835		225 seats at rounds, 400 seats lecture style; hard fir, AV, music, dance, cards
Multipurpose Stage	1		1,000	1,000		
Multipurpose Storage	1		800	800		table, chair, linen storage, emergency cots
Full Service Kitchen	1		1,200	1,200		
Catering Kitchen	1		400	400		warming and serving area
Personal Needs Room	1		120	120		include a sink and counter

COMMON SPACES

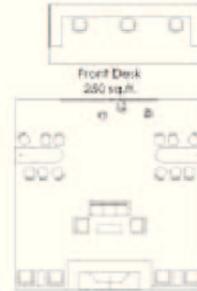




Indoor Playground
2000 sq.ft.

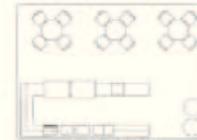


Child Watch
1640 sq.ft.



Front Desk
260 sq.ft.

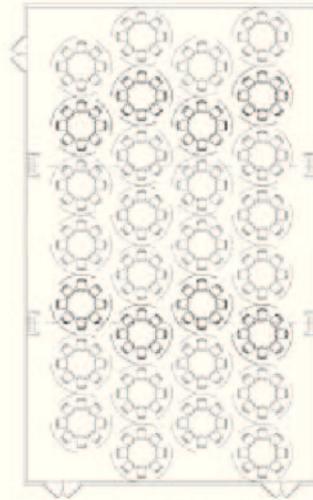
Commons
1800 sq.ft.



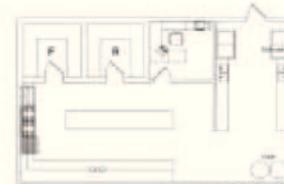
Coffee Shop
700 sq.ft.



Parents Needs Room
120 sq.ft.



Multipurpose Space
3635 sq.ft.
240 SEATS SHOWN



Full Service Kitchen
1200 sq.ft.



Catering Kitchen
400 sq.ft.



Multipurpose Storage
800 sq.ft.



Multipurpose Stage
1000 sq.ft.

COMMON SPACES

Bloomington Community Center Needs Assessment

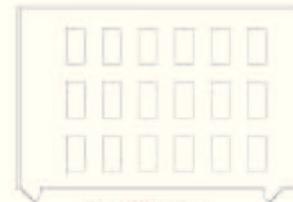
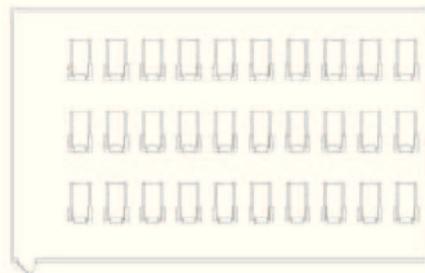
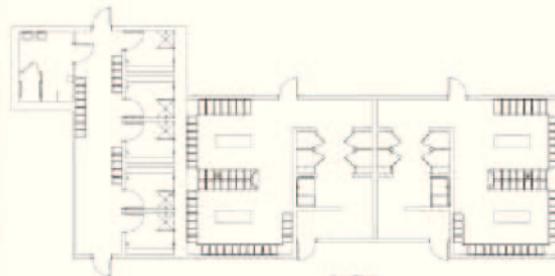
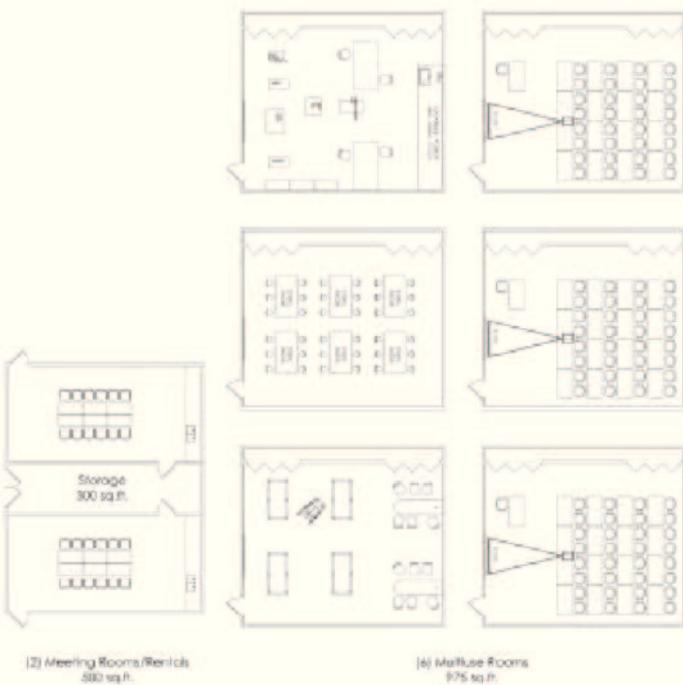
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Recreation					7,150	12%
Multiuse rooms	6	30	975	5,850		flexible for a variety of programs. (specific use to be determined)
Meeting Rooms/Rental	2	12	500	1,000		adjacent to gymnasium or indoor playground; movable partitions; casework; sink
Meeting Rooms/Rental Storage	1		300	300		

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Fitness					18,400	30%
Cardio Equipment Room	1		3,000	3,000		
Free Weights	1		1,000	1,000		
Circuit Weights	1		1,600	1,600		
Run/Jog/Walk Track	1		6,000	6,000		sq ft indicated is an allowance
Yoga/Stretch Studio	1		1,500	1,500		
Dance/Aerobics Studio	1		2,000	2,000		
Fitness Storage	1		300	300		
Locker Rooms	3		900	2,700		family, men & women's locker rooms (about 100 lockers in each men and women)
Laundry	1		300	300		



RECREATION & FITNESS



RECREATION & FITNESS

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Gymnasium					18,800	31%
Gymnasium		3	6,000	18,000		three basketball courts with fixed seating at ends
Gym Storage		1	800	800		

Bloomington Community Center Needs Assessment

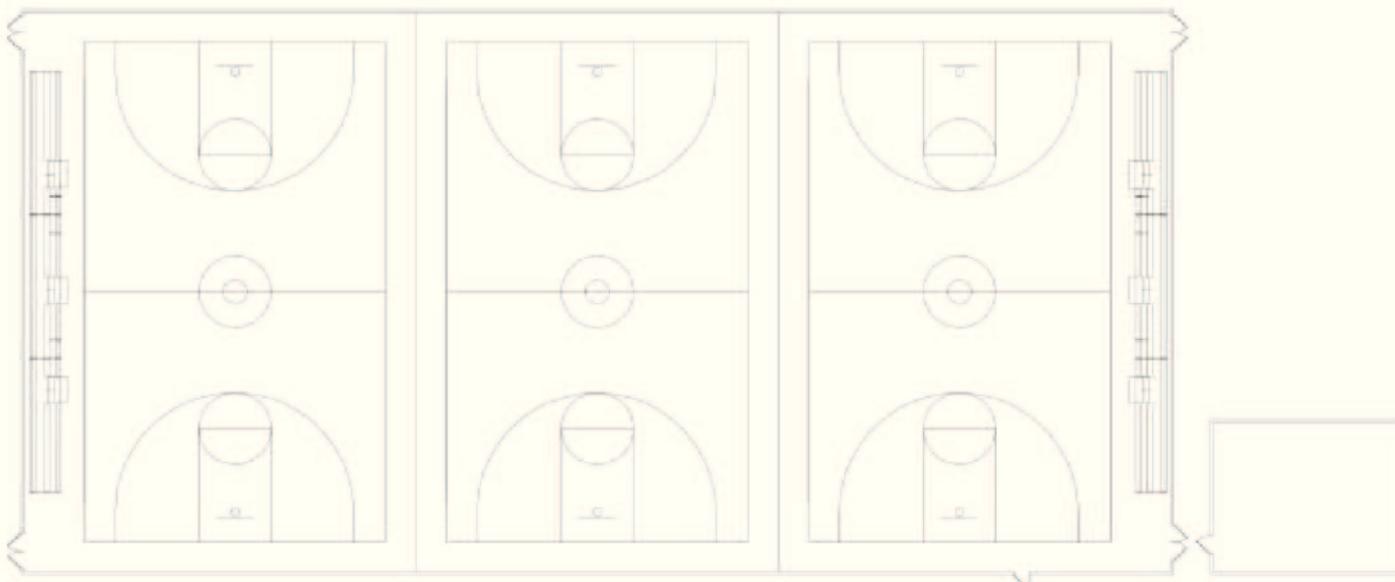
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Community Center Offices & Program Support					2,750	4%
Office Suite				1,500		
Conference Room		1	20	500	500	
Workroom/Kitchenette		1		350	350	copy, mail, refrigerator, sink
File Room		1		400	400	

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Building Support					1,520	2%
Loading Dock		1		800	800	
Vending Area		1		120	120	
Large Item General Storage		1		600	600	



GYMNASIUM, OFFICES, SUPPORT



Gymnasium
18000 sq.ft.

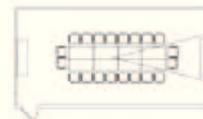
Gym Storage
800 sq.ft.



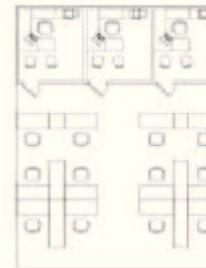
Workroom/Kitchenette
350 sq.ft.



File Room
400 sq.ft.



Conference Room
800 sq.ft.



Office Suite
1500 sq.ft.



Vending Area
120 sq.ft.



Loading Dock
800 sq.ft.



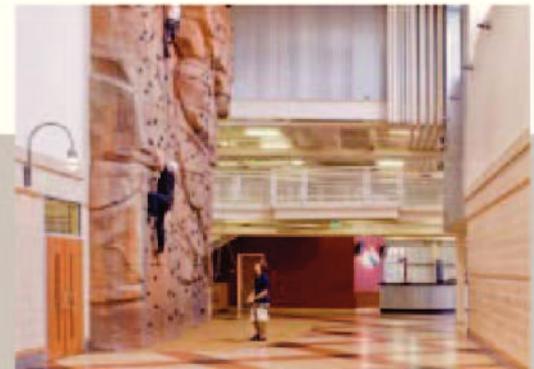
Large Item General Storage
800 sq.ft.

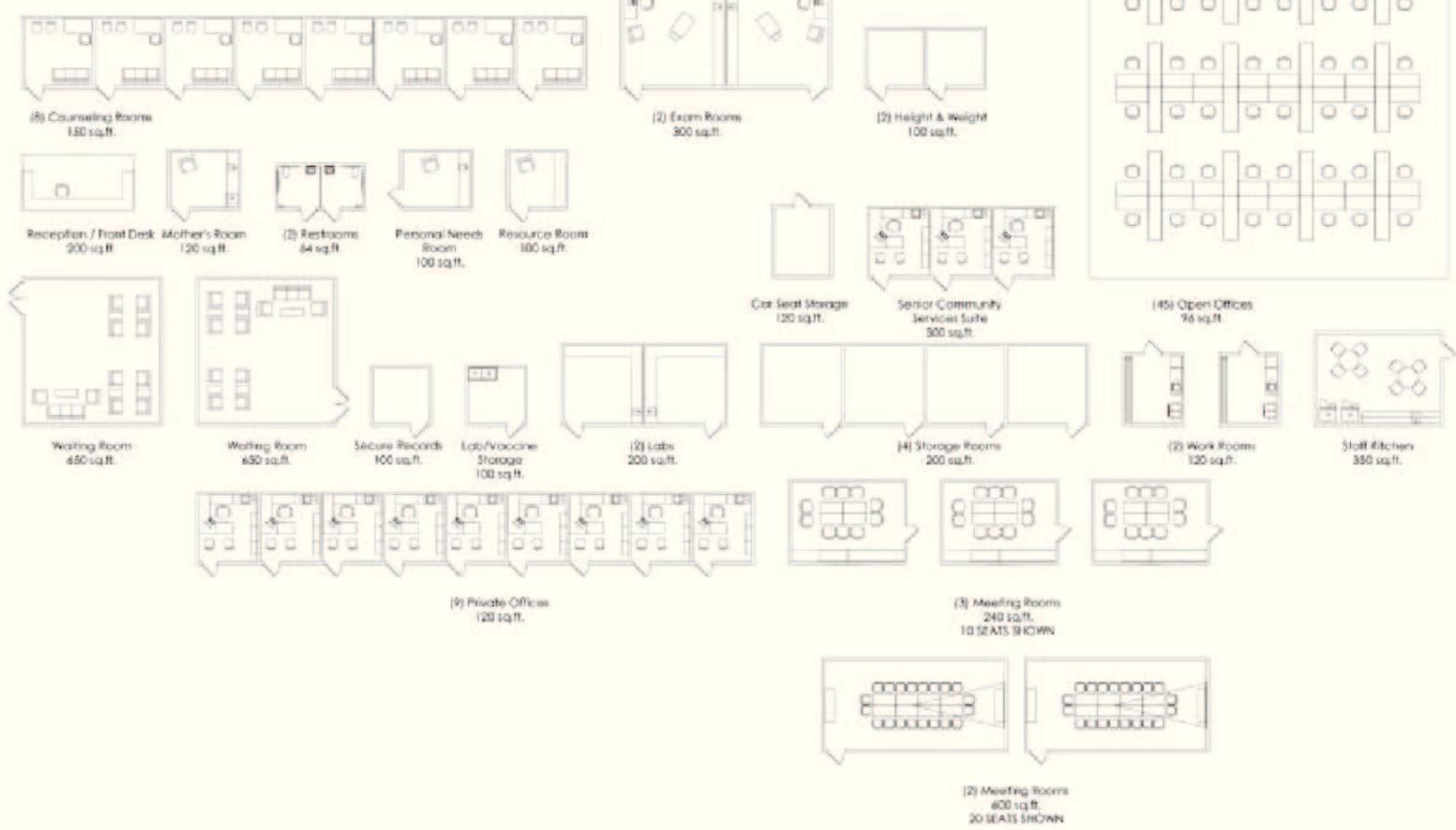
GYMNASIUM, OFFICES, SUPPORT

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Public Health (currently 9,403 sf)					13,878	
Reception/Cashier	1		200	200		
Waiting Room	2		650	1,300		
Counseling Room	8		150	1,200		
Exam Room	2		300	600		
Height & Weight Room	2		100	200		
Mother's Room	1		120	120		
Restrooms	2		64	128		
Lab/Vaccine Storage	1		100	100		refrigerator and freezer
Lab	2		200	400		
Personal Needs Room	1		100	100		
Resource Room	1		100	100		
Secure Records	1		100	100		
Storage	4		200	800		dedicated storage rooms
Offices	9	1	120	1,080		
Cubicles	45	1	96	4,320		
Conference Room-small	3	10	240	720		
Conference Room-large	2	20	600	1,200		
Workroom	2		120	240		mail, copiers, paper supplies
Staff Kitchen	1		350	350		kitchenette including seating
Car seat storage	1		120	120		room for 2 pallets
Senior Community Services Suite	1		500	500		three offices, waiting room

OPTION ONE: PUBLIC HEALTH





OPTION ONE: PUBLIC HEALTH

Bloomington Community Center Needs Assessment

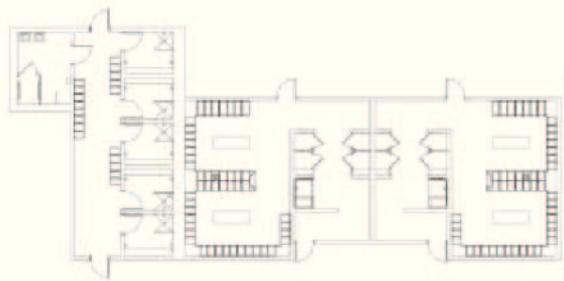
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Aquatics					20,500	
Indoor Pools	1		15,000	15,000		flexible for water aerobics, assisted exercise, family recreation, lap pool
Pool Mechanical Room	1		800	800		
Pool Chemical Room	1		200	200		
Aquatics Program Office	1		200	200		
Aquatics Viewing Area / Concessions	1		800	800		
Aquatics Storage	1		800	800		
Aquatic Locker Rooms	3		900	2,700		family, men & women's locker rooms (about 100 lockers per room)

Bloomington Community Center Needs Assessment

AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Motor Vehicle (currently about 2,700 sf)					2,120	
Offices	4		150	600		
Meeting Room	1		200	200		
Secure Storage	1		120	120		
Waiting Room	1		1,000	1,000		
Front Desk	1		200	200		

OPTION TWO & THREE: AQUATICS & MOTOR VEHICLE





Aquatic Locker Room (3)
900 sq.ft.



Pool Mechanical
800 sq.ft.



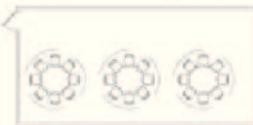
Aquatic Storage
800 sq.ft.



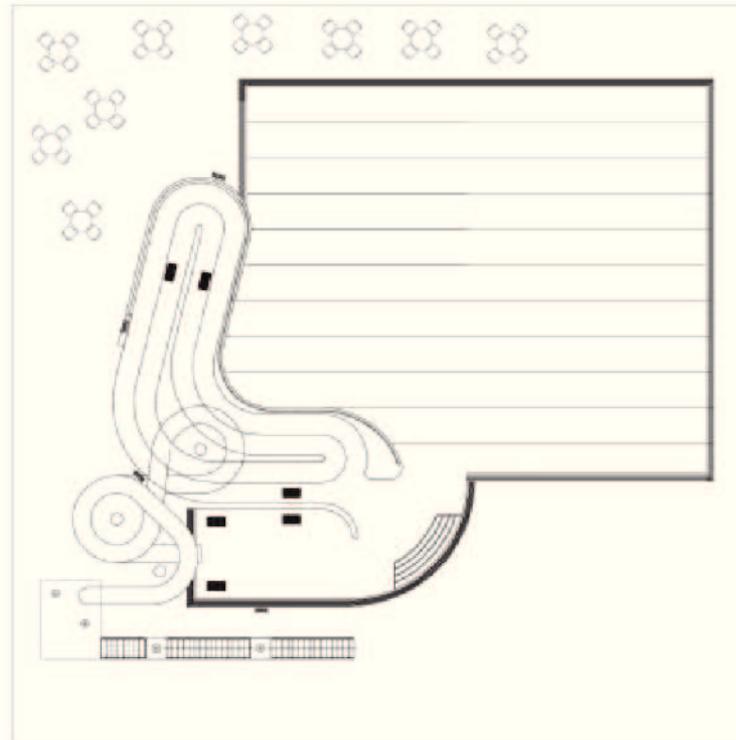
Chemical Storage
200 sq.ft.



Aquatic Office
200 sq.ft.



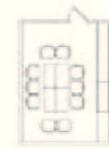
Aquatic Viewing/Concessions
800 sq.ft.



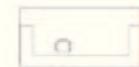
Aquatic Center
15000 sq.ft.



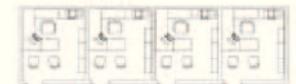
Secure Storage
120 sq.ft.



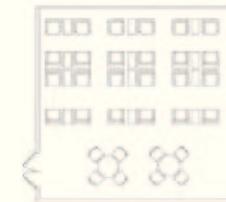
Meeting Room
200 sq.ft.
10 SEATS SHOWY



Front Desk
200 sq.ft.



4 Offices
190 sq.ft.



Waiting Room
1000 sq.ft.

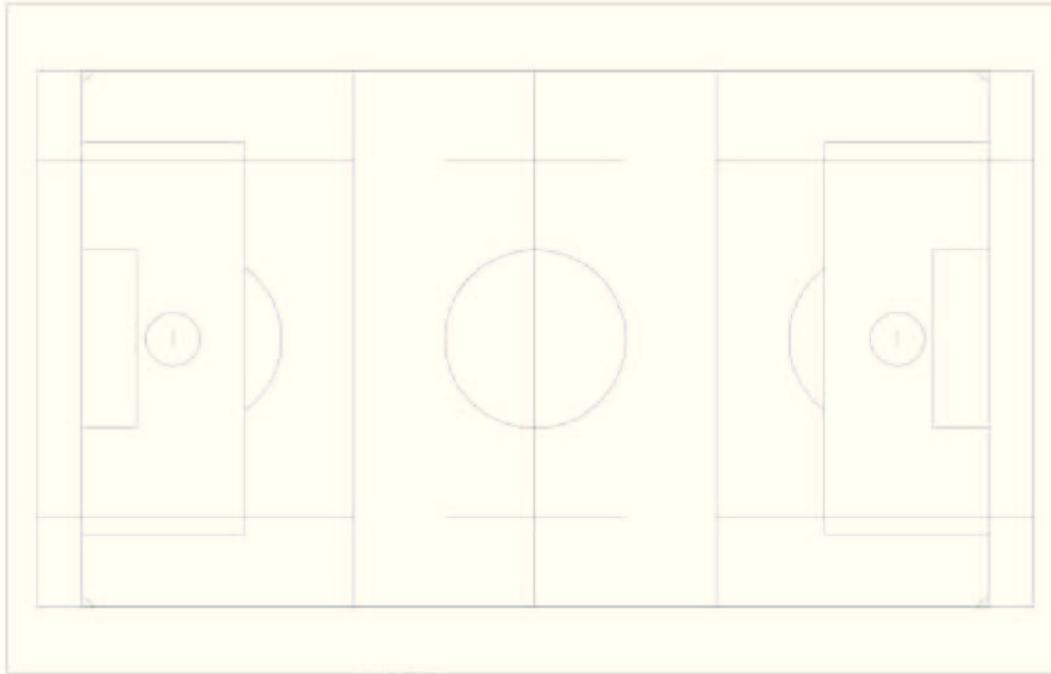
OPTION TWO & THREE: AQUATICS & MOTOR VEHICLE

Bloomington Community Center Needs Assessment

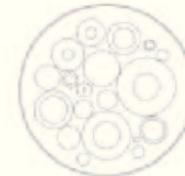
AREA DESCRIPTION	2015 PROGRAM				SUBTOTAL	NOTES
	NO. OF SPACES	NO. OF USERS	ASF/ ROOM	ASF TOTAL		
Future Exterior Spaces						
Future estimated parking spots						225 sq ft/stall to estimate parking spots required
Splash Pad	1		2,500	2,500		
Bocce Ball	4		855	3,420		
Community Garden Plots	50		400	20,000		
Picnic Space	1		900	900		
Domed Field House	1		80,000	80,000		co-locate with school district facilities

FUTURE EXTERIOR SPACES

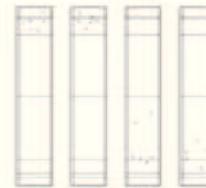




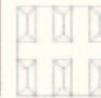
Indoor Dome
8000 sq.ft.



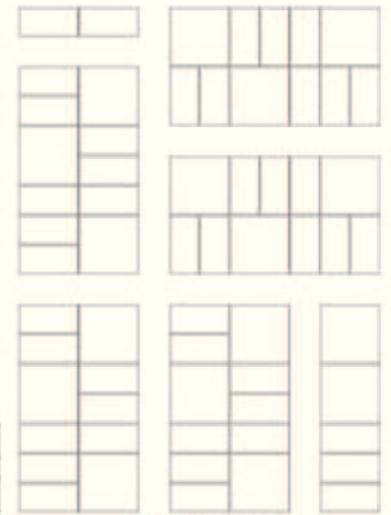
Splash Pad
250 sq.ft.



Bocce Ball
3420 sq.ft.



Picnic Shelters
900 sq.ft.



Community Garden Plots
2000 sq.ft.

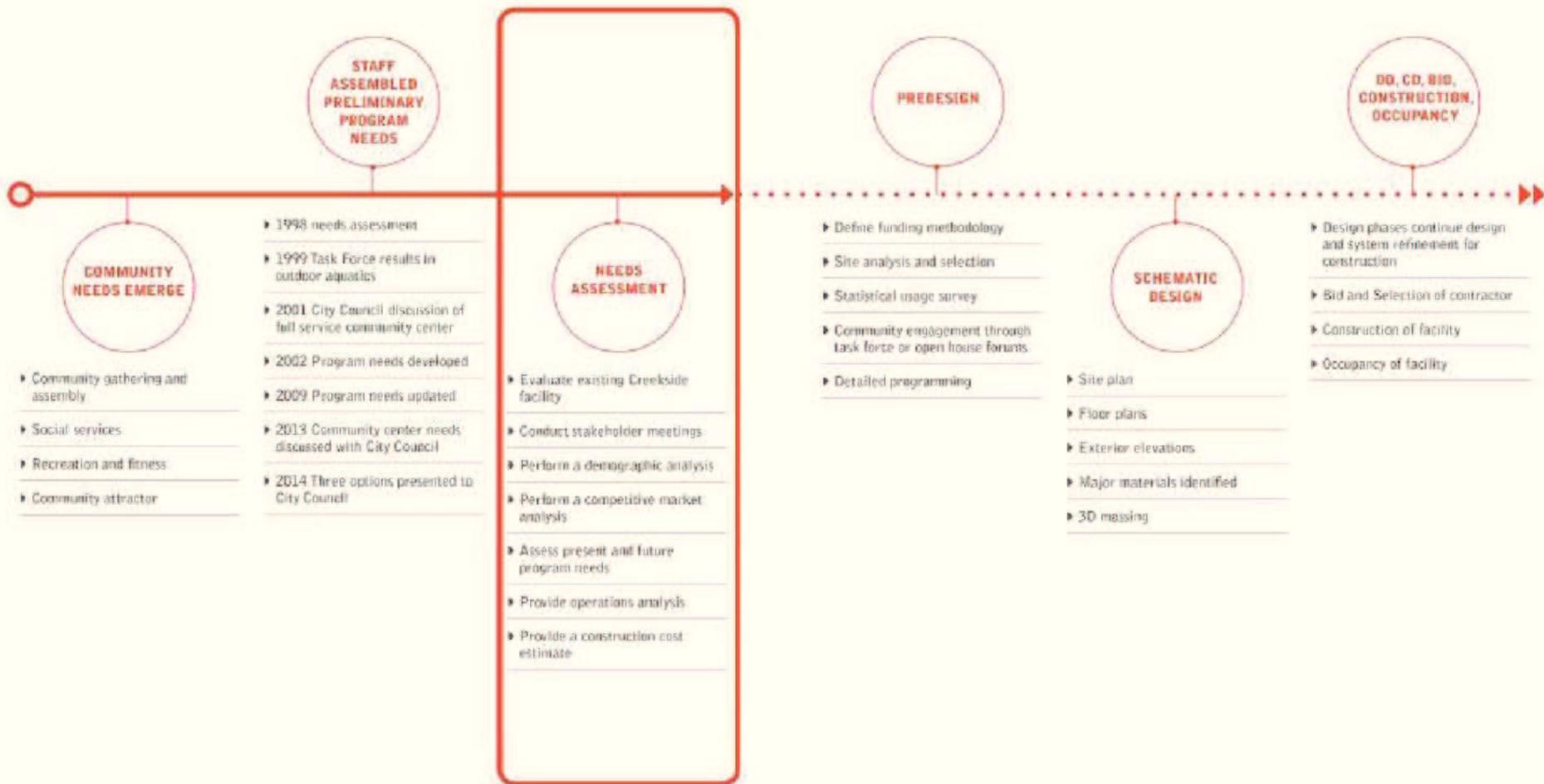
FUTURE EXTERIOR SPACES

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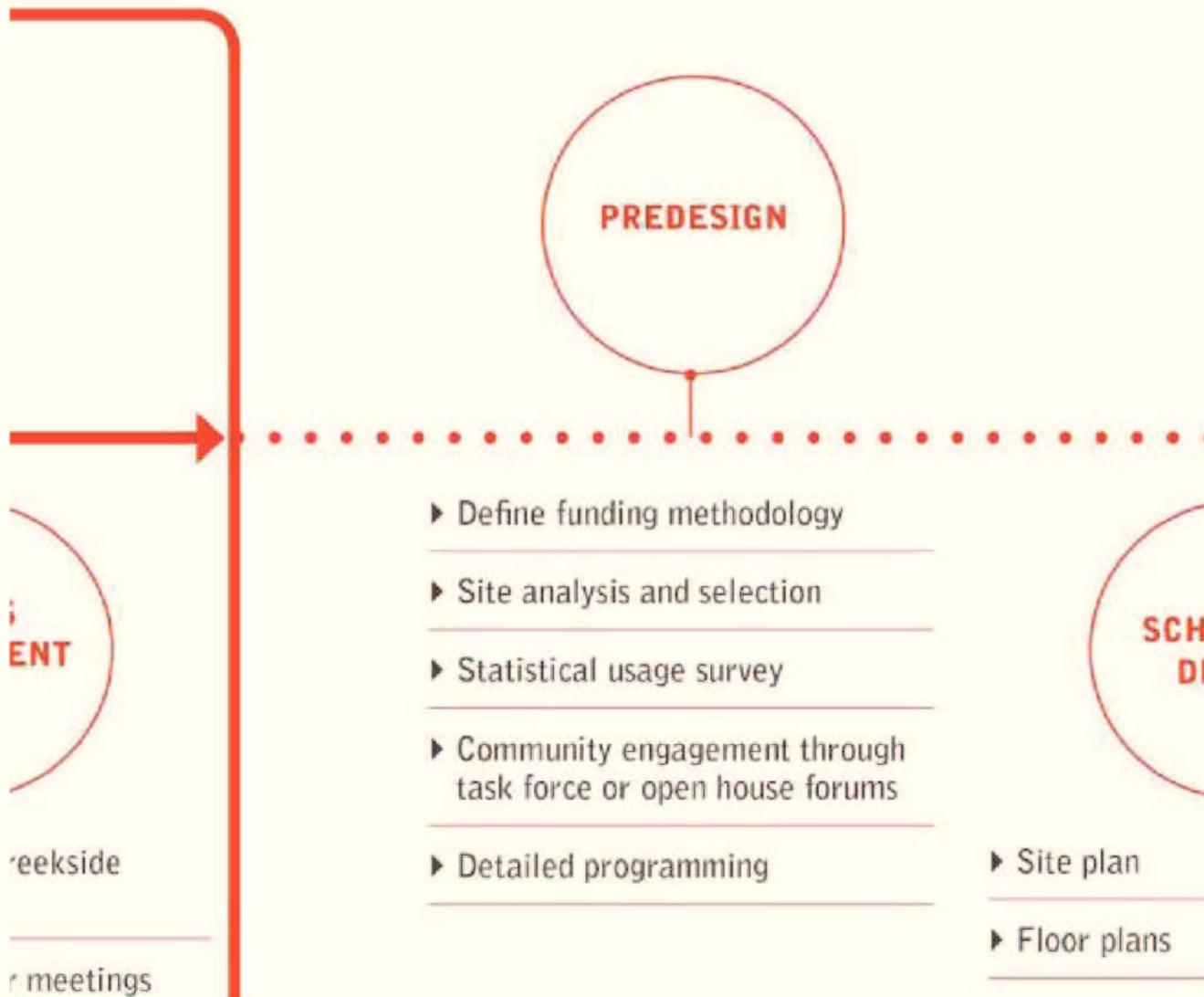


Cost Estimating

- ▶ 94,715 gross square feet
- ▶ Construction Costs \$31,888,251
 - ▶ Includes escalation to 2016
 - ▶ \$337/sq ft
- ▶ Soft Costs \$9,566,475
 - ▶ 30% allowance
- ▶ Total Project Costs \$41,454,726



NEXT STEPS



NEXT STEPS

Community Center Study



Community Center Study Goal

To provide the City Council with the information, public input and recommendations necessary to determine the potential future of a new community center.



Community Center Objectives

1. Make an investment in Bloomington's future
2. Meet the anticipated needs and desires of residents now and into future generations.
3. Serve as a community attractor
4. Be fiscally responsible.
5. Serve a broad group of users in a variety of program areas
6. Keep people healthy and active all year long.



Task Force Membership

Community Center

Members:

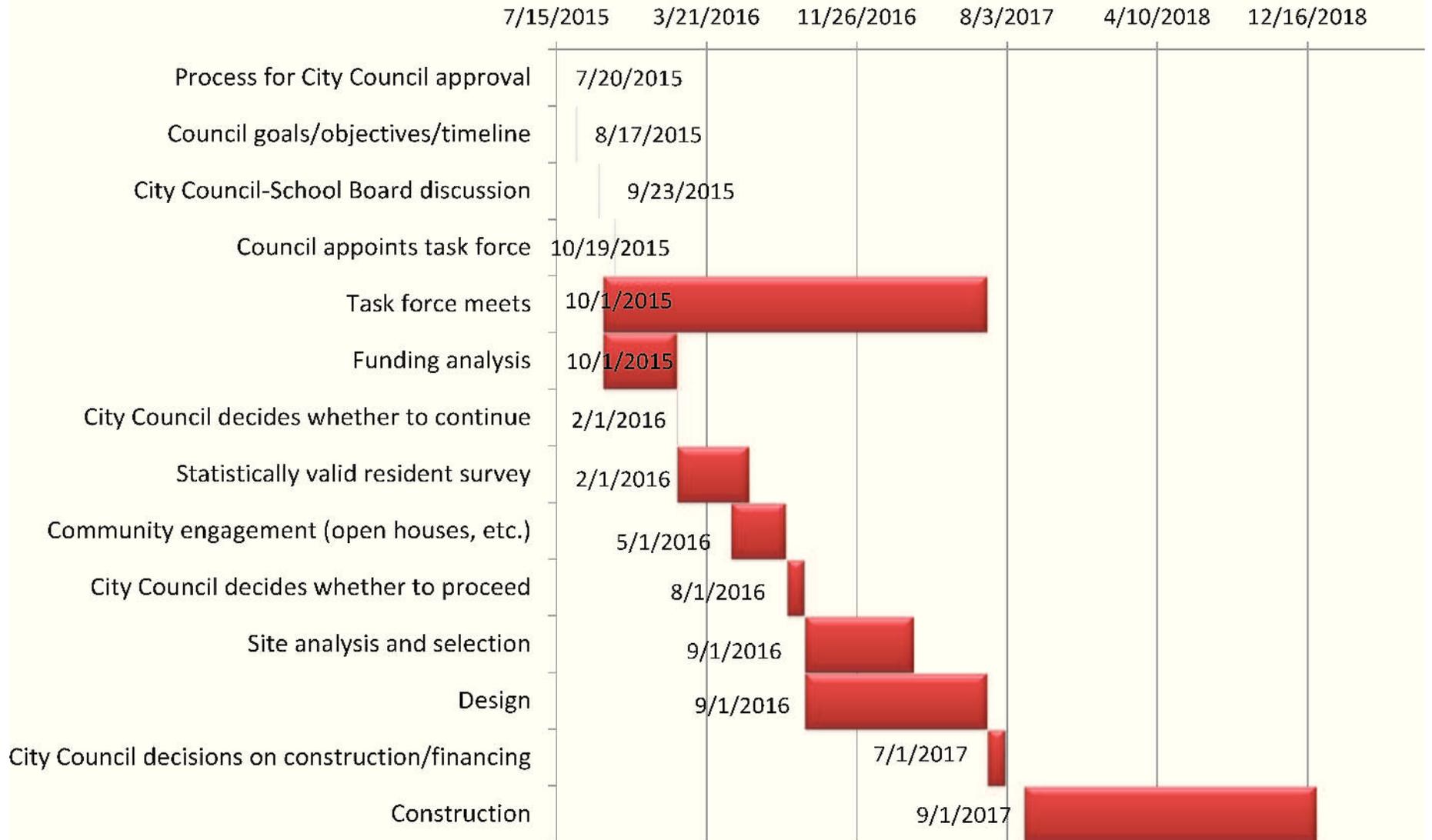
- City Council (1-2)
- Parks, Arts and Recreation Commission representative
- Advisory Board of Health representative
- Human Rights Commission representative
- School District representative
- General community representative (1-2)
- Business community representative
- Senior Program leader (2 - male and female)
- Multicultural representative
- Youth representative (1-2)
- Youth athletic organization representative

Staff:

- Community Services Director
- Parks and Recreation staff
- Human Services staff



Timeline



Questions?

