

LIBRARY & COMMUNITY SERVICES COMMISSION

District 5 Recreation Center

March 11, 2026, 6 pm

Feasibility Study



- 01 Introduction
- 02 Confirmation of Needs
- 03 Translating Needs to Space
- 04 Feasibility Design Options

- 05 Feedback on Design Options
- 06 Recommended Design Option
- 07 Conclusions & Next Steps

1.0 Agenda



CONTEXT

- The City and consultant team have conducted community outreach and corresponding design coordination to develop a feasibility study for the District 5 Recreation Center at Northgate Park.
- The team is here to share the final recommended feasibility design option and corresponding potential phasing and costs to align to the construction cost budget of \$8.1 million dollars.

GOALS FOR TONIGHT

- / Share the purpose of the feasibility study
- / Share recommended feasibility design option and corresponding phasing and costs
- / Obtain LCS feedback and prepare for upcoming City Council meeting on February 28th

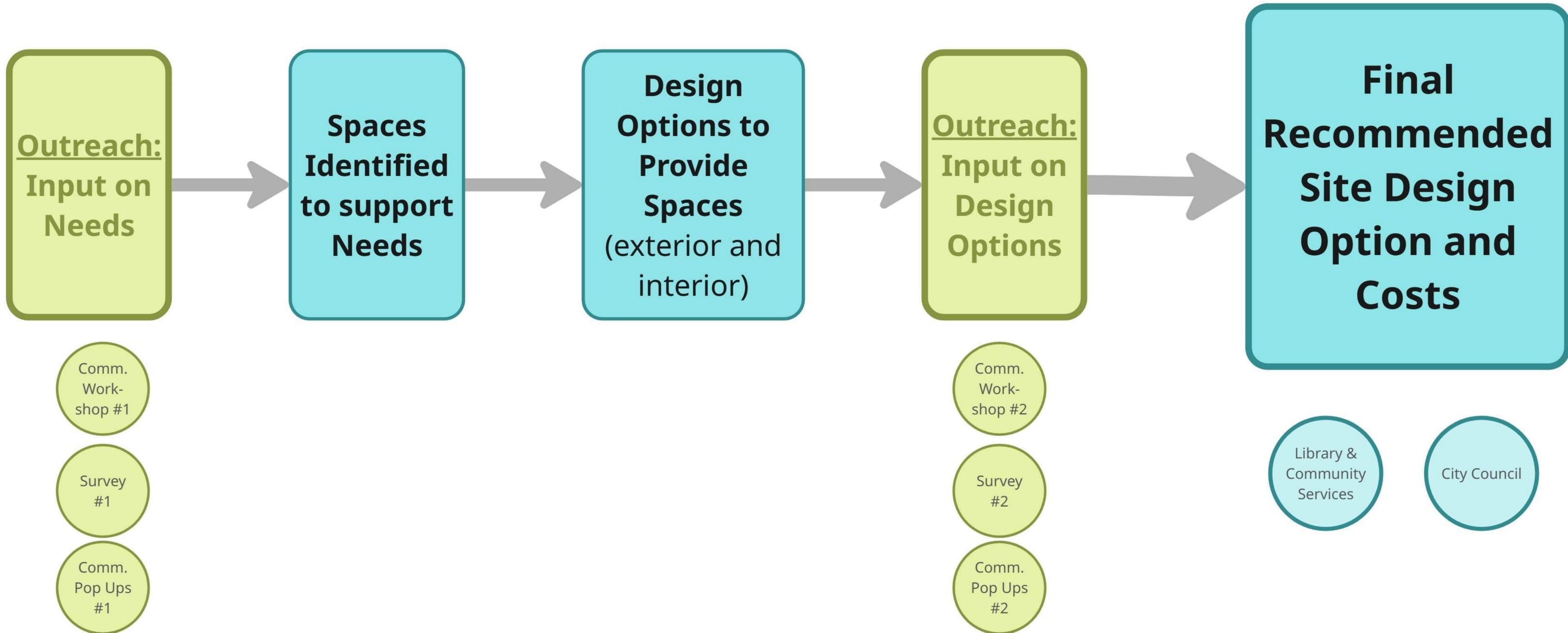
1.1 Context, Purpose, & Intended Results



May - Oct 2025

Nov - Dec 2025

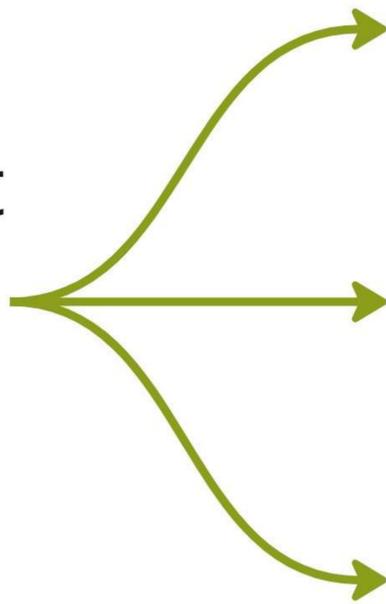
Jan - Mar 2026



1.2 Outreach and Design Process



3 different outreach modes



May 28th Community Workshop

15+ at the workshop

Pop-Up Events

223+ at the pop-up

Survey

391 through the survey

627+ people total answered

Questions

To help us understand the needs, please **prioritize the following uses / activities / programs.**

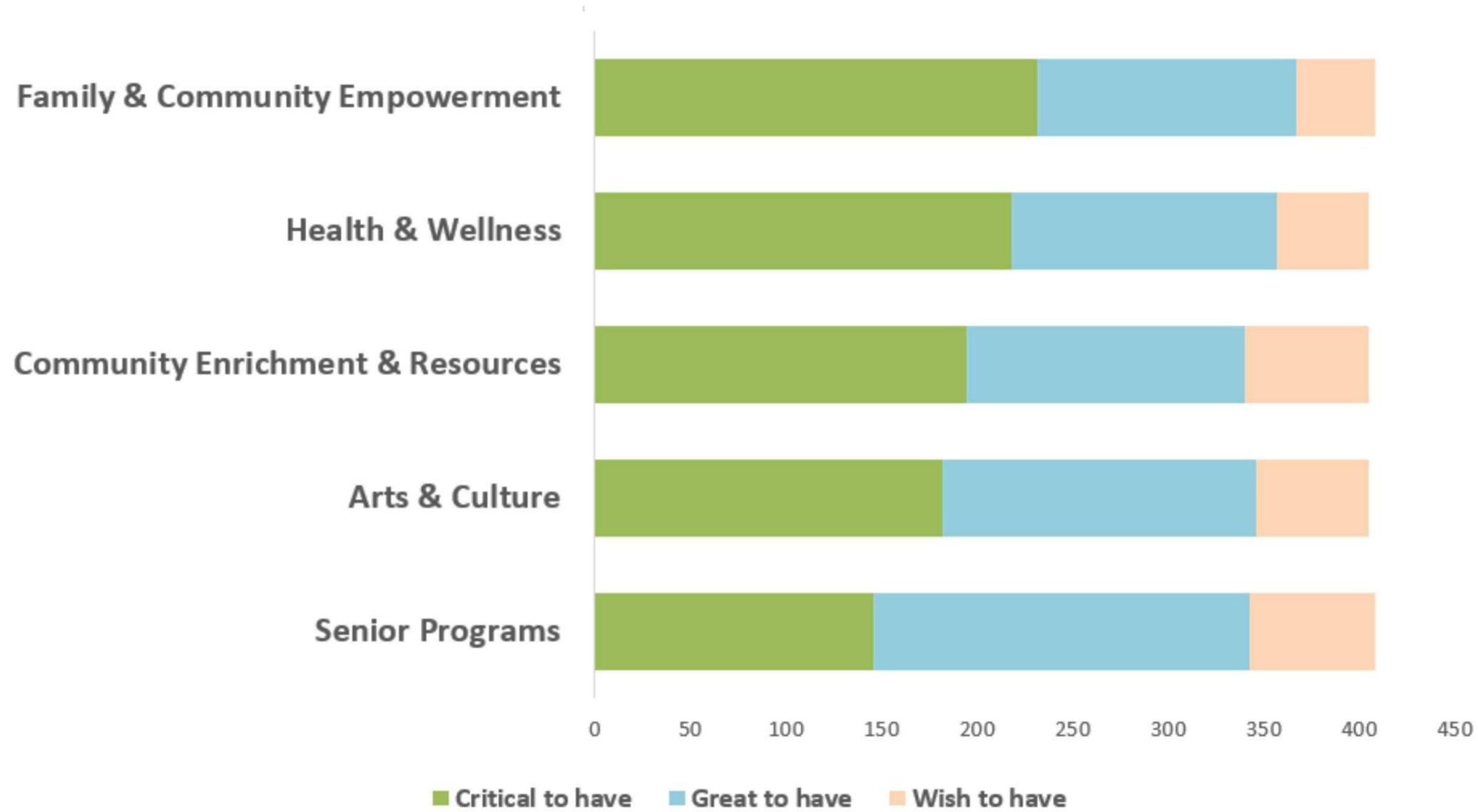


2.1

Key Findings - What was asked



Overall - Uses



Arts & Culture
higher relative
priority for D5

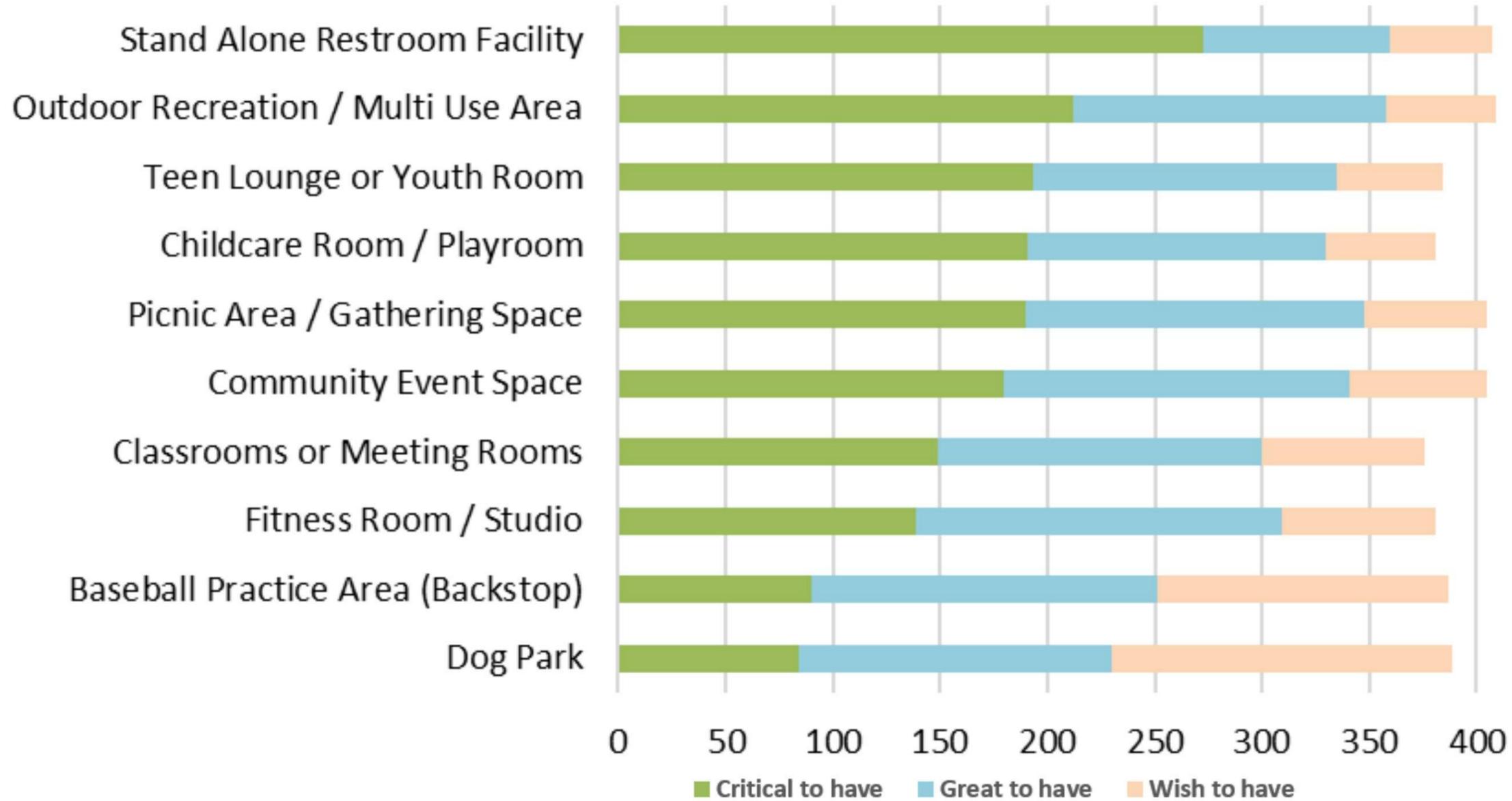
2.2

Key Findings - What we heard



Overall - Spaces

Picnic Area & Fitness are a higher relative priorities for D5



2.3 Key Findings - What we heard



TOTAL PROJECT BUDGET

Building Costs + Site Costs + Contingencies + Escalation + Soft Costs
\$8.1 Million

Meet **ALL** Needs

\$\$\$

Meet **MOST** Needs

\$\$

Meet **SOME** Needs

\$

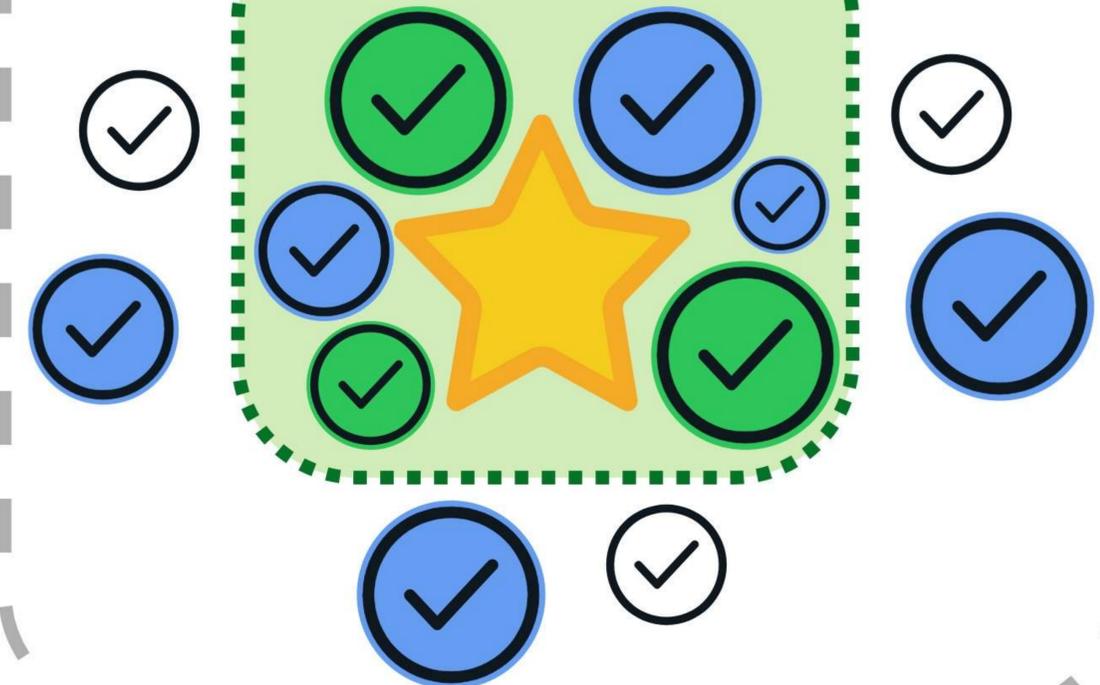
Hit the Sweet Spot
Design to Budget

Balancing Priorities / Needs

- ★ Critical to have
- ✔ Great to have
- ✔ Good to have
- ✔ Wish to have

FUTURE PHASE 2 AS FUNDING IS AVAILABLE

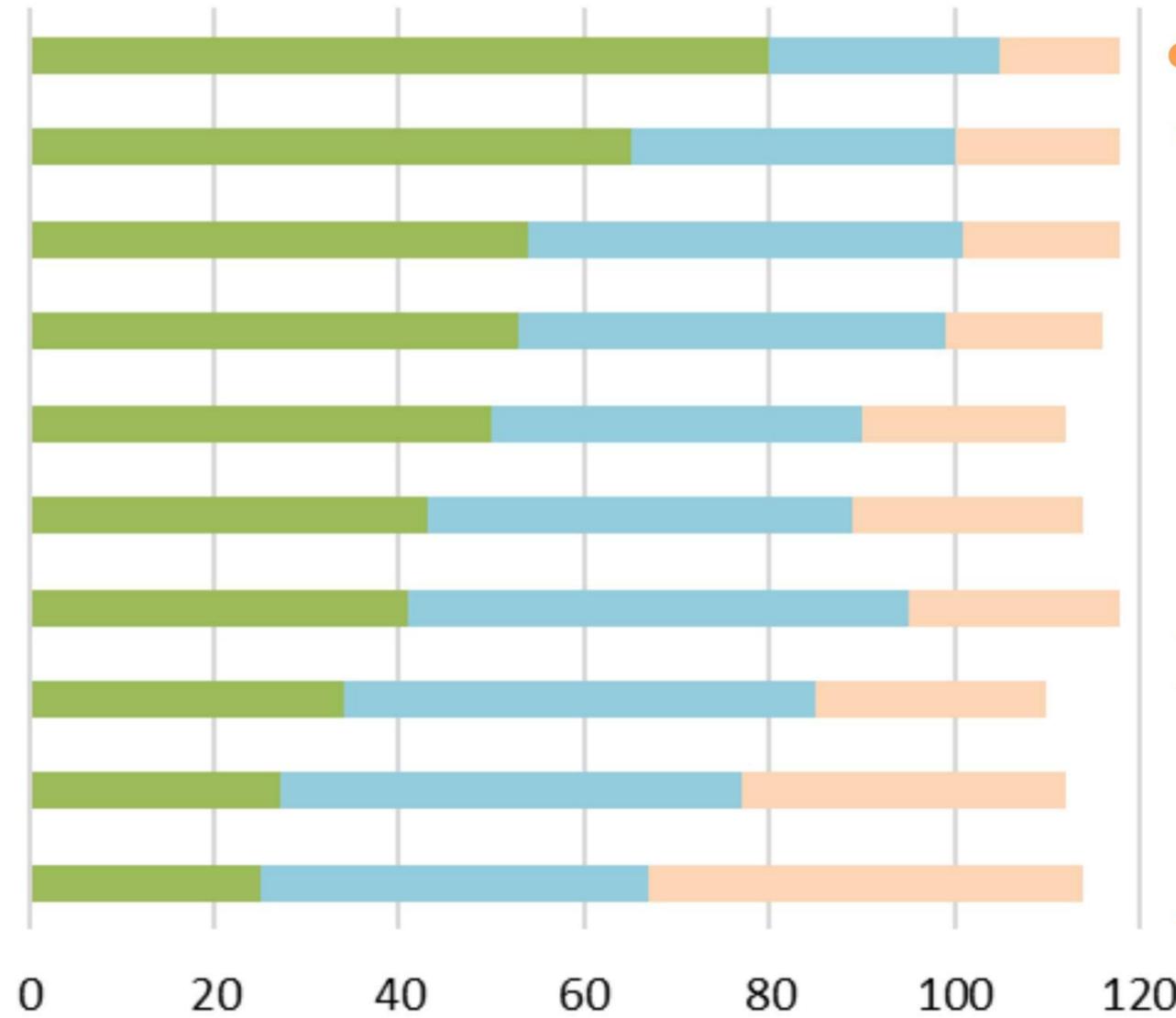
PHASE 1 BUDGET



3.0 Balancing Needs - Budget as a Driver

What are the priorities?

- ★ Stand Alone Restroom Facility
- ✔ Outdoor Recreation / Multi Use Area
- ✔ Picnic Area / Gathering Space
- ✔ Childcare Room / Playroom
- ✔ Teen Lounge or Youth Room
- ✔ Fitness Room / Studio
- ✔ Community Event Space
- ✔ Classrooms or Meeting Rooms
- ✔ Baseball Practice Area (Backstop)
- ✔ Dog Park



Must Have!

Important -
How can we include as much as possible?

Wish list

3.1 Top Needs and Priorities



INDOOR SPACE

Space Name	NSF /Unit	Total Needs		
		Qty	NSF	GSF
Lobby / Counter				
<i>Lobby</i>	100	1	100	130
Primary Program Room, Flexible				
<i>Main Space</i>	1,800	1	1,800	2,340
<i>Storage</i>	180	1	180	234
Secondary Program Room, Flexible				
<i>Main Space</i>	1,200	1	1,200	1,560
<i>Storage</i>	120	1	120	156
Main Storage	300	1	300	390
Janitorial Room	60	1	60	78
Hydration Station	10	2	20	26
Unisex Restroom	60	6	360	468
			<i>Grossing Factor</i>	<i>1.3</i>
Total Indoor			4,140	5,382



Facilities for Fitness & Events



Facilities suited for Children's & Teen Programs



Restroom Facilities that serve the whole site



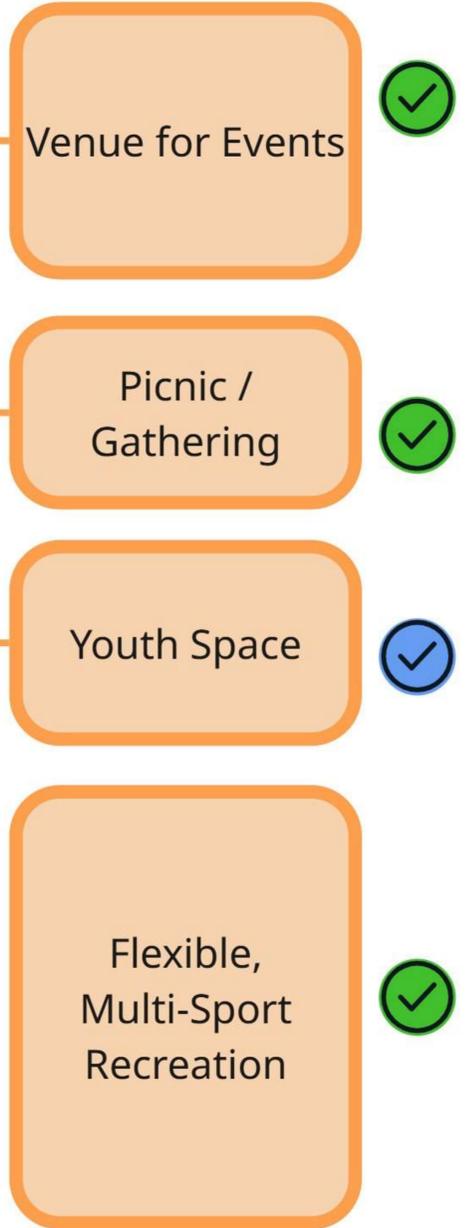
Flexible facilities that can host a variety of programs



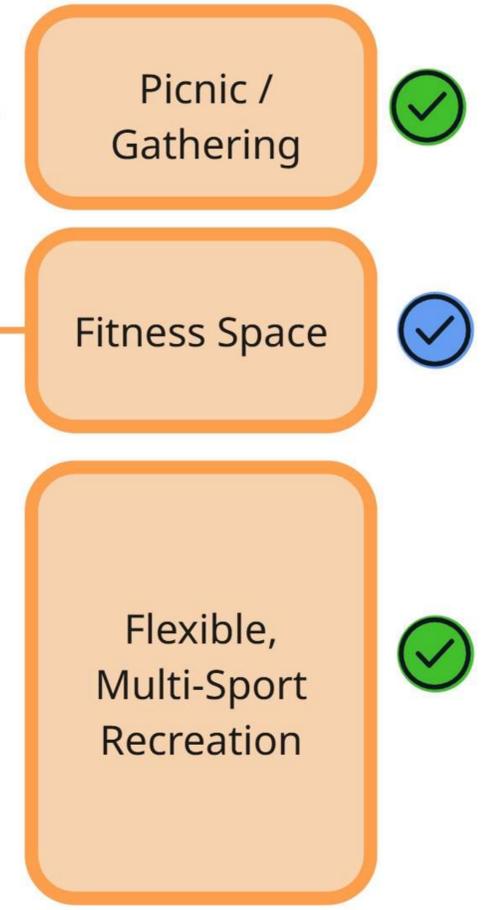
3.2 Draft Program - Interior



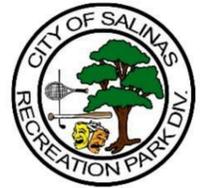
Design Option 1	
Restroom Facilities (see interior program)	★
Phase 1	
Site Improvements	
<i>Pedestrian Paving, Furnishings, Planting, & Irrigation</i>	
Site Electrical	
<i>Site Lighting & Security Fixtures at Building</i>	
Community Event Venue \$\$	
<i>Bandshell, Grading, Paving, Planting & Irrigation</i>	
Phase 2	
Group Picnic Area \$\$	
<i>Shade Structure, Furnishings, Paving, Planting & Irrigation</i>	
Youth Plaza \$\$\$	
<i>Shade Structure, Furnishings, Paving, Planting, & Irrigation</i>	
Multi-Sport Court \$\$\$	
<i>Fencing, Paving, Furnishings, Equipment & Striping</i>	
Informal Sports Field (Teen Soccer Size) \$\$\$\$	
<i>Spectator Space, Grading, Hydroseeding, & Irrigation Improvements</i>	
Site Accessibility Pathway Improvements	
<i>Replacement of Existing Pedestrian Pathways</i>	



Design Option 2	
Restroom Facilities (see interior program)	★
Phase 1	
Site Improvements	
<i>Pedestrian Paving, Furnishings, Planting, & Irrigation</i>	
Site Electrical	
<i>Site Lighting & Security Fixtures at Building</i>	
Group Picnic Area \$\$	
<i>Shade Structure, Furnishings, Paving, Planting, & Irrigation</i>	
Phase 2	
Small Picnic Area \$	
<i>Furnishings, Paving, Planting, & Irrigation</i>	
Outdoor Fitness Circuit \$\$\$	
<i>Fitness Equipment & Resilient Surfacing</i>	
Multi-Sport Court \$\$\$	
<i>Fencing, Paving, Furnishings, Equipment & Striping</i>	
Informal Sports Field (Mens Soccer Size) \$\$\$\$	
<i>Spectator Space, Grading, Hydroseeding, & Irrigation Improvements</i>	
Site Accessibility Pathway Improvements	
<i>Replacement of Existing Pedestrian Pathways</i>	



3.3 Draft Program - Exterior





The design of the District 5 Recreation Center should create/have:

- **Address Neighborhood Top Priorities and Needs**
- **Maximum Flexibility** (existing & future programs)
- **Neighborhood Hub** and Gathering Space
- **Energy Efficiency** and Sustainability
- **Community Presence** and Interest
- **Visual Transparency** that Invites People In
- **Clear Entry** for all Who Arrive
- Feeling of **Warmth, Openness, and Safety**
- Strong **Indoor/Outdoor Connection**
- **Preservation of exterior open space** to greatest extent possible

From Feasibility Studies to Informed Option

Exploration - Studied many options.

Informed Option - One best location for building & parking for cost effectiveness & preservation of open space.

Phasing - Create an initial phase 1 that is within budget while establishing a "master" plan for future improvements.



PROTOTYPE 1



PROTOTYPE 2



PROTOTYPE 3



PROTOTYPE 4



PROTOTYPE 5

4.1 Feasibility Explorations





Community Event Venue



Group Picnic Area



Youth Plaza



Multi-Sport Court



**DISTRICT 5 RECREATION CENTER
DESIGN OPTION 1
NOVEMBER 2025**

ABA STUDIOS
BFS LANDSCAPE ARCHITECTS

PHASE 1

- 1. Recreation Center
- 2. 10-Car Parking Lot (Dashing shows extents of 20-car capacity)
- 3. Community Event Venue/Amphitheater
- 4. Bioswale
- 5. Stormwater Detention Basin
- 6. Existing Playground

- 1. Centro de recreación
- 2. Estacionamiento con capacidad para 10 autos (La línea discontinua muestra los límites de la capacidad para 20 autos)
- 3. Lugar de eventos comunitarios/Anfiteatro
- 4. Zanja de retención
- 5. Embalse de detención
- 6. Área de juegos existente

PHASE 2

- 7. Group Picnic Area
- 8. Multi-Sport Court
- 9. Youth Plaza
- 10. Informal Sports Field (High School Soccer Dimensions Shown)
- 11. Renovated Pathway

- 7. Área de picnic para grupos
- 8. Cancha de multiuso
- 9. Plaza de recreación de jóvenes
- 10. Campo deportivo informal (se muestran las dimensiones del campo de fútbol de secundaria)
- 11. Sendero renovado

4.2 Feasibility Design Study Option 1





Multi-Sport Court



Outdoor Fitness Circuit



Informal Sports Field



Small Picnic Area



DISTRICT 5 RECREATION CENTER
DESIGN OPTION 2
NOVEMBER 2025

ABA STUDIOS
BFS LANDSCAPE ARCHITECTS

PHASE 1

1. Recreation Center
2. 10-Car Parking Lot (Dashing shows extents of 20-car capacity)
3. Group Picnic Area
4. Bioswale
5. Stormwater Detention Basin
6. Existing Playground

1. Centro de recreación
2. Estacionamiento con capacidad para 10 autos (La línea discontinua muestra los límites de la capacidad para 20 autos)
3. Área de picnic para grupos
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6. Área de juegos existente

PHASE 2

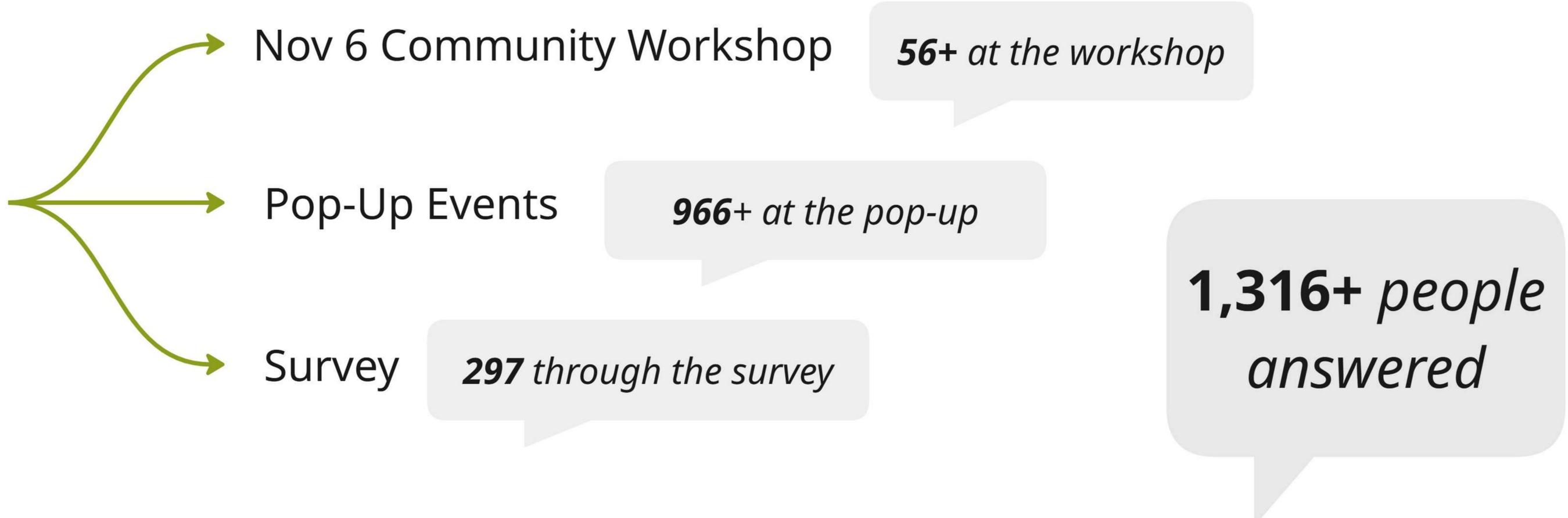
7. Small Picnic Area
8. Multi-Sport Court
9. Outdoor Fitness Equipment
10. Informal Sports Field (Soccer Dimensions Shown)
11. Renovated Pathway

7. Área de picnic pequeña
8. Cancha de multiuso
9. Equipo de ejercicio al aire libre
10. Campo deportivo informal (se muestran las dimensiones del campo de fútbol de hombres)
11. Sendero renovado

4.3 Feasibility Design Study Option 2



3 different outreach modes



627 Round 1 - Outreach
1,316 Round 2 - Outreach
1,943 + total people responded through outreach

5.0 Feedback on Design Options - Outreach Modes



Questions

Overall

Considering everything, how would you rate this concept overall?

Flexibility and Functionality

Does the concept allow for a variety of uses now and in the future?

Does the layout help each use work well?

Preservation of Open Space

How well does the concept balance new amenities and preserving open space?

Success Criteria	Grading Criteria		
	Flexibility & Functionality	Open Space	Overall
Top Priorities			✓
Maximize Flexibility	✓		✓
Hub and Gathering	✓		✓
Sustainability			✓
Community Presence			✓
Transparency, Inviting		✓	✓
Clear Entry			✓
Warmth, Openness, and Safety		✓	✓
Indoor/Outdoor Connection	✓		✓
Preserve Open Space	✓	✓	✓

5.1 Key Findings - What was asked

PHASE 1 will include:

1. Recreation Center
 - ~ Two flexible program rooms (children's and teens programs, fitness, events, etc.)
 - ~ Restrooms for building and site use
 2. Ten-Car Parking Lot (Dashing shows extents of 20-car capacity)
 3. Community Event Venue/Amphitheater*
 4. Bioswale
 5. Stormwater Detention Basin
 6. Existing Playground
- And** General Site Improvements including: pedestrian paving, furnishing, planting, irrigation, site lighting, and security fixtures at building.

PHASE 2 may add:

7. Group Picnic Area*
8. Multi-Sport Court
9. Youth Plaza*
10. Informal Sports Field (High School Soccer Dimensions Shown)*
11. Renovated Pathway

**(Numbers 3, 7, 9 and 10 are different between Design Options 1 and 2)*



5.2 Feasibility Design Study Option 1

Phase 1 will include:

1. Recreation Center
 - ~ Two flexible program rooms (children's and teens programs, fitness, events, etc.)
 - ~ Restrooms for building and site use
 2. Ten-Car Parking Lot (Dashing shows extents of 20-car capacity)
 3. Group Picnic Area*
 4. Bioswale
 5. Stormwater Detention Basin
 6. Existing Playground
- And** General Site Improvements including: pedestrian paving, furnishing, planting, irrigation, site lighting, and security fixtures at building.

Phase 2 may add:

7. Small Picnic Area*
8. Multi-Sport Court
9. Outdoor Fitness Equipment*
10. Informal Sports Field (Soccer Dimensions Shown)*
11. Renovated Pathway

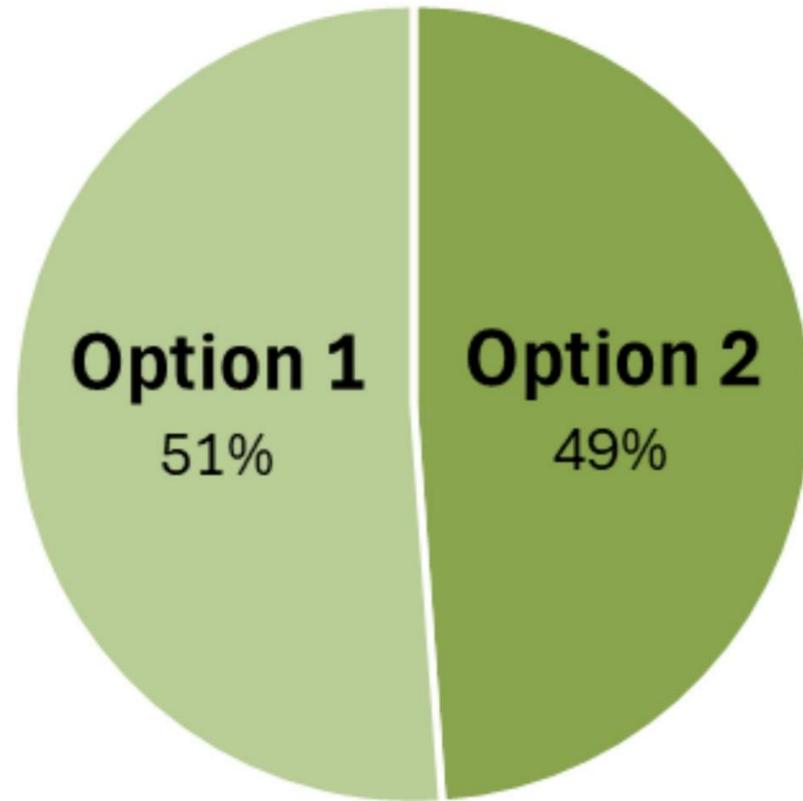
**(Numbers 3, 7, 9 and 10 are different between Design Options 1 and 2)*



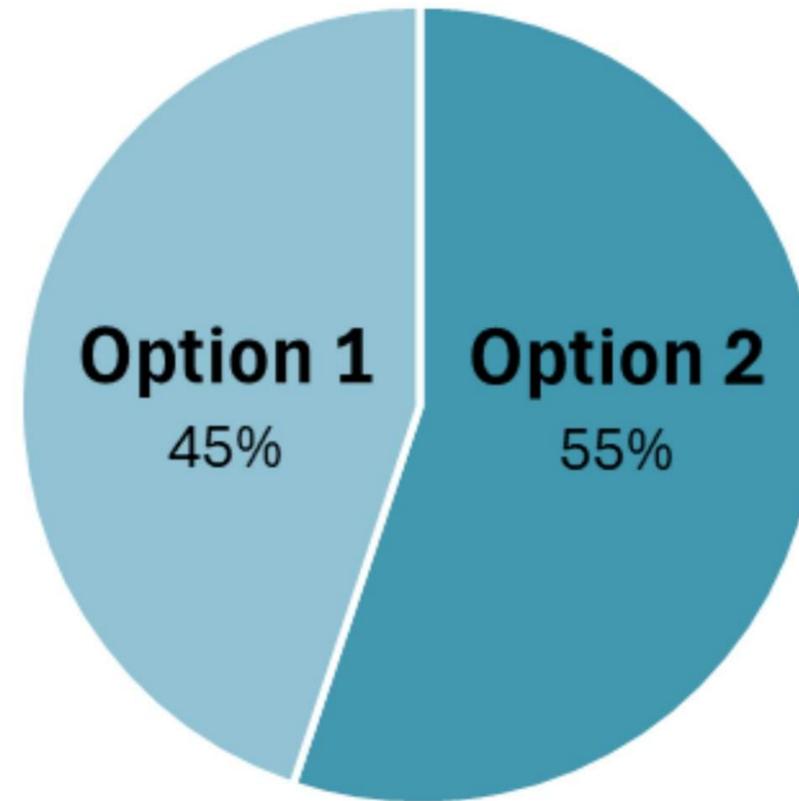
5.3 Feasibility Design Study Option 2

Pop-up - Preferred Option

Overall



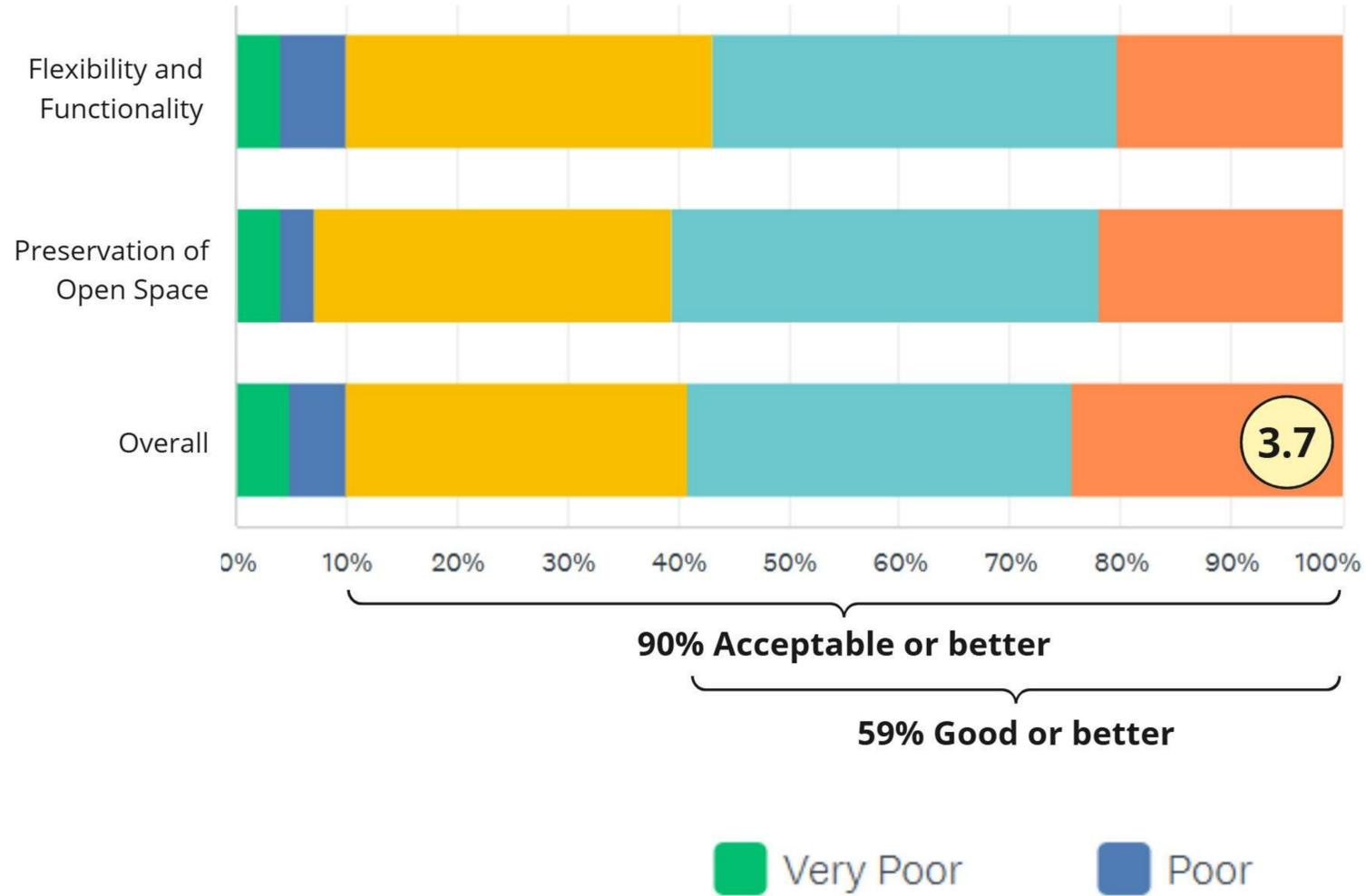
District 5 Only (approx.)



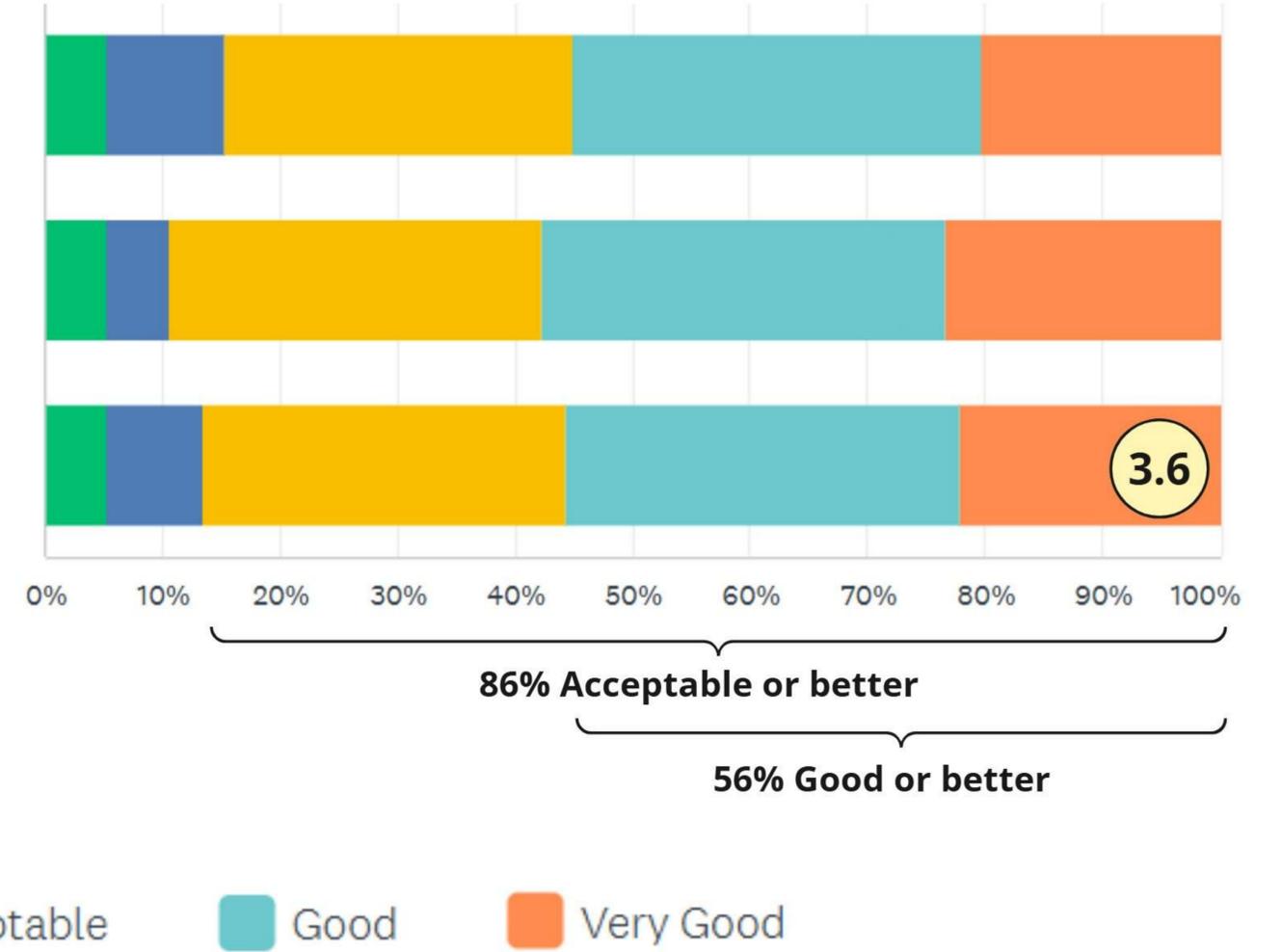
5.4 Key Findings - What we heard

Overall

Option 1



Option 2



5.5 Key Findings - What we heard



TOTAL PROJECT BUDGET
 Building Costs + Site Costs + Contingencies
 + Escalation + Soft Costs
\$8.1 Million

Meet **ALL**
Needs

\$\$\$

Meet **MOST**
Needs

\$\$

Meet **SOME**
Needs

\$

Hit Sweet Spot
Design to Budget

Budget is driving approach to initial Phase 1

New grid

PHASE 1 COSTS		
Construction Costs*		
• Recreation Center Building	4,250 sf	\$4,541,870
• Recreation Center Site Improvements	55,000 sf	\$2,186,077
Total Estimated Construction Costs (escalated) :		\$6,727,947
Soft Costs** :	20%	\$1,345,589
Estimated Project Costs (Phase 1) :		\$8,073,537
Allocated Budget :		\$8,100,000
Delta (Under) / Over:		(\$26,463)
<p><i>*Includes jobsite management, insurance / bonding, contractor fee, general conditions / requirements, design contingency, and escalation</i></p> <p><i>**Intended to include design and engineering costs, furniture, permitting fees, and owner contingency. May vary.</i></p>		

6.0 Budget and Feasibility Design Cost Alignment



Space Name	Gross Square Feet	Notes
<u>Interior Building Program Elements (PHASE 1)</u>		
• Lobby / Entrance / Service Counter	109 sf	Welcome area with reception station and event information
• Primary Program Room	1,811 sf	Large, flexible multi-purpose room for various program offerings
• Primary Program Room Storage	181 sf	Supports Primary Program Room flexibility for storage of supplies and furniture
• Secondary Program Room	1,208 sf	Medium, flexible multi-purpose room for various program offerings
• Secondary Program Room Storage	121 sf	Supports Secondary Program Room flexibility for storage of supplies and furniture
• Main General Storage	302 sf	Additional storage for building and program needs
• Janitorial Room	60 sf	Space for supporting janitorial staff
• Hydration Station	24 sf	Bottle filling station and drinking fountain
• Restrooms (all gender)	435 sf	Six all gender, fully enclosed restrooms with shared sink area, access from inside and outside
Total Building:	4,250 sf	
<u>Exterior Site Program Elements (PHASE 1)*</u>		
• Picnic Area	2,000 sf	Group picnic area with tables and seating
• Parking Area	17,000 sf	Parking area for approximately 10 cars including accessible parking and provision for EV charging
• Stormwater Management and Basin	7,400 sf	Management of on site water for successful drainage and environmental requirements
• Playground (existing)	9,200 sf	Maintain existing playground in phase 1
• Multi-Sport Court (existing)	5,500 sf	Maintain existing sport court in phase 1
<i>*Note that the site includes other amenities / improvements to support program elements: trees, planting, irrigation, upgraded underground utilities, site furniture, bike racks, & new pedestrian pathways.</i>		

6.1 Recommended Feasibility Building and Site Spaces





PHASE 1

- 1 Recreation Center Building
- 2 Parking (10 cars)
- 3 Group Picnic Area
- 4 Stormwater Bioswale
- 5 Stormwater Detention Basin

6.2 Recommended Feasibility Design Option - Phase 1





PHASE 1

- 1 Recreation Center Building
- 2 Parking (10 cars)
- 3 Group Picnic Area
- 4 Stormwater Bioswale
- 5 Stormwater Detention Basin

PHASE 2

- 6 Small Picnic Area
- 7 Multi-Sports Court
- 8 Outdoor Fitness Equipment
- 9 Informal Sports Field
- 10 Renovated Pathway
- 11 Community Event Venue
- 12 Parking (build out to 20 cars)

6.2 Recommended Feasibility Design Option - Phase 2 Potential



CONCLUSION

Comments:

Questions:

Action:

- *Recommendation to City Council to accept the feasibility study and site plan design.*

NEXT STEPS

City Council Presentation - March 24, 2026