

CITY COUNCIL MEETING

District 5 Recreation Center

March 24, 2026, 6 pm

Feasibility Study



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

- 05** Recommended Design Option
- 06** Conclusions & Next Steps

1.0 Agenda



Northgate Park was selected as the best site for a new recreation center through the study and outreach completed by the City in the fall of 2022.

The feasibility study being shared tonight is specifically **targeted on how the Northgate park site can best accommodate a recreation center and associated site amenities** that can meet the needs of the neighborhood and fit within the allocated budget (\$8.1M total project costs).

This **study is to illustrate feasibility, not develop a final project design**. Future design phases and corresponding outreach would commence based on approval of this study.

1.1 Context, Purpose, & Intended Results



2019

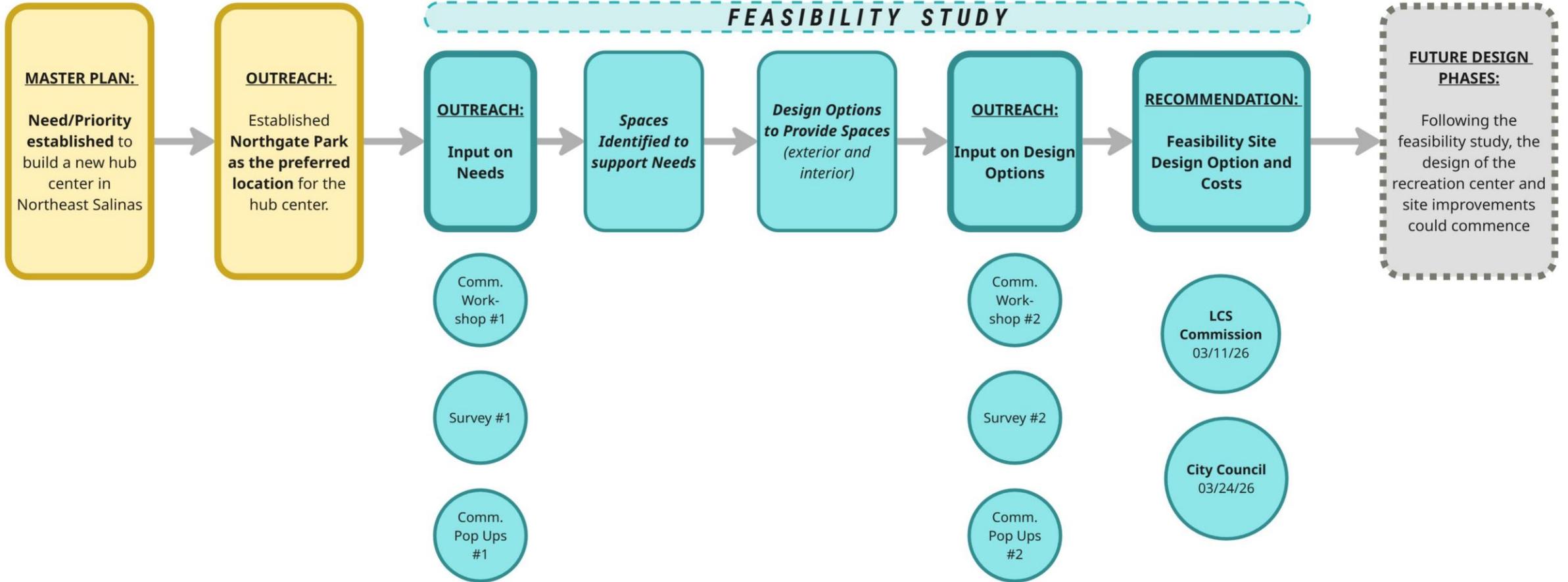
2022

May - Oct 2025

Nov - Dec 2025

Jan - Mar 2026

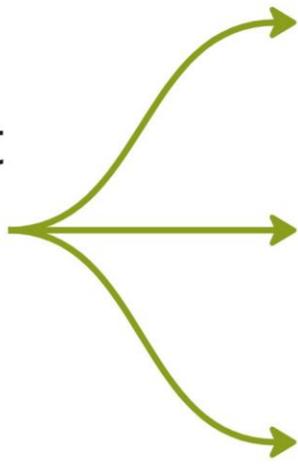
April 2026 & Beyond



1.2 The 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

2.0

Outreach Modes & Participation



Questions

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

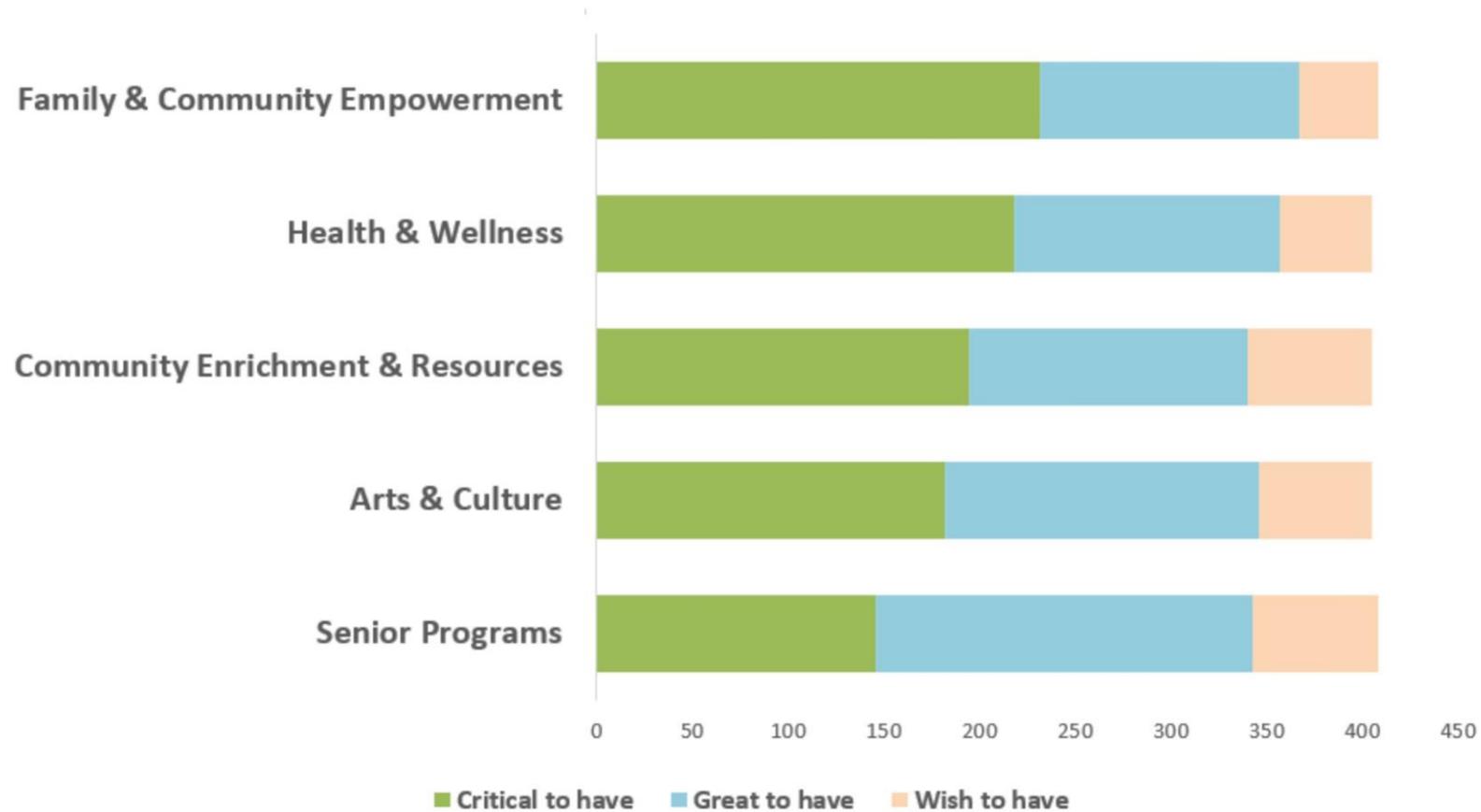


2.1

Key Findings - What was asked



Overall - Uses



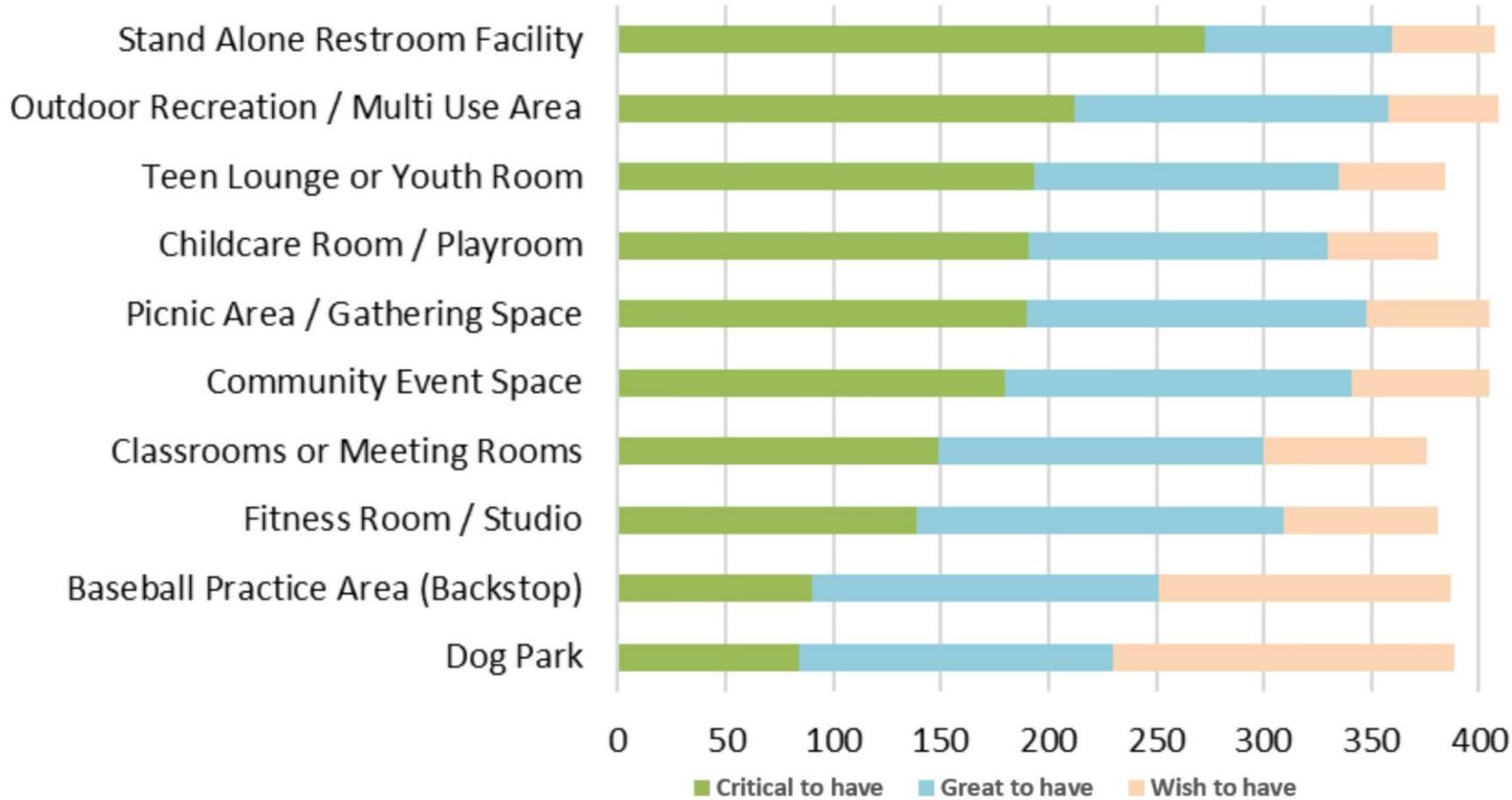
Arts & Culture
higher relative
priority for D5

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

\$

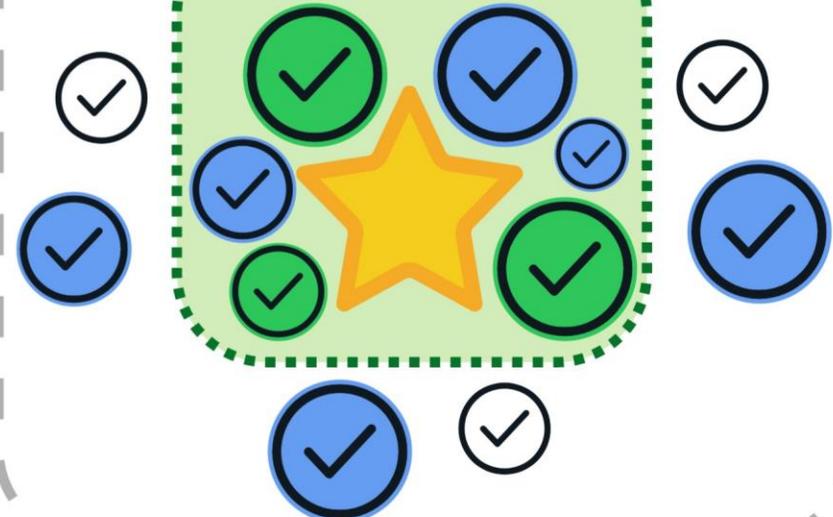
Hit the Sweet Spot
Design to Budget

Balancing Priorities / Needs

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

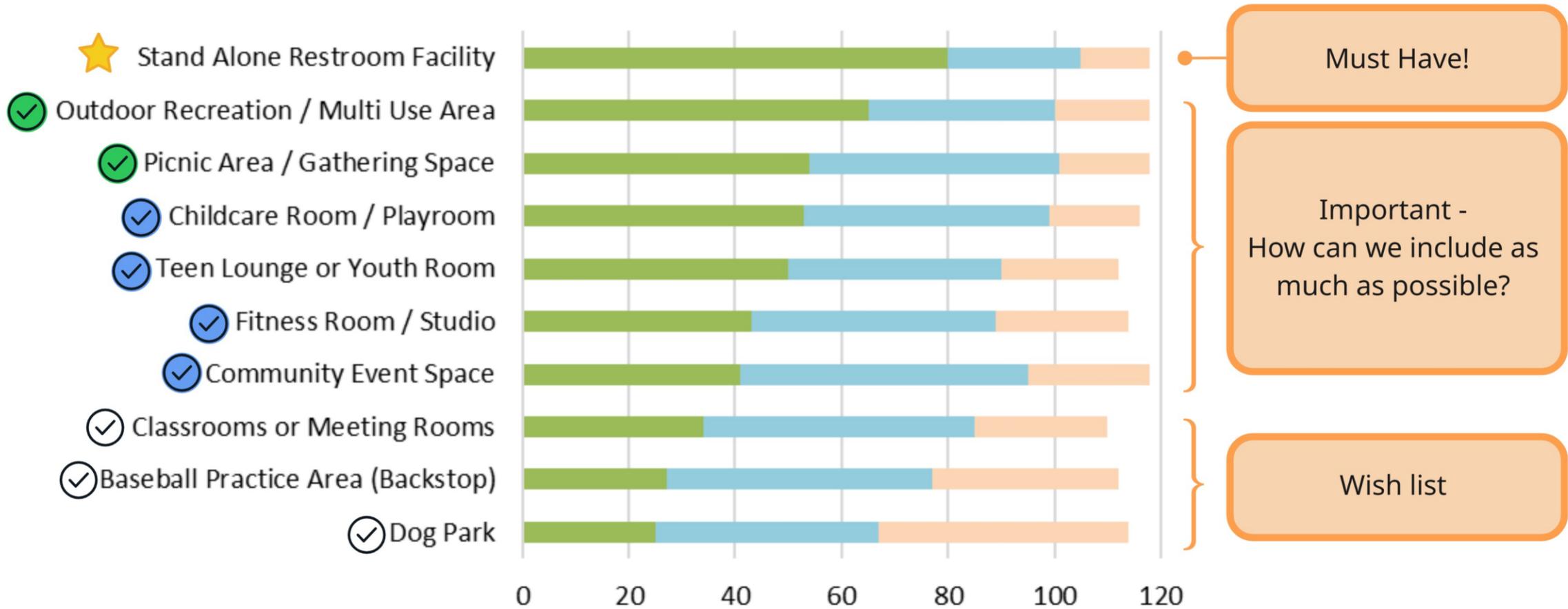
FUTURE PHASE 2 AS FUNDING IS AVAILABLE

PHASE 1 BUDGET



3.0 Balancing Needs - Budget as a Driver

What are the priorities?



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>	1.3
Total Indoor			4,140	5,382



Facilities for Fitness & Events



Facilities suited for Children's & Teen Programs



Restroom Facilities that serve the whole site



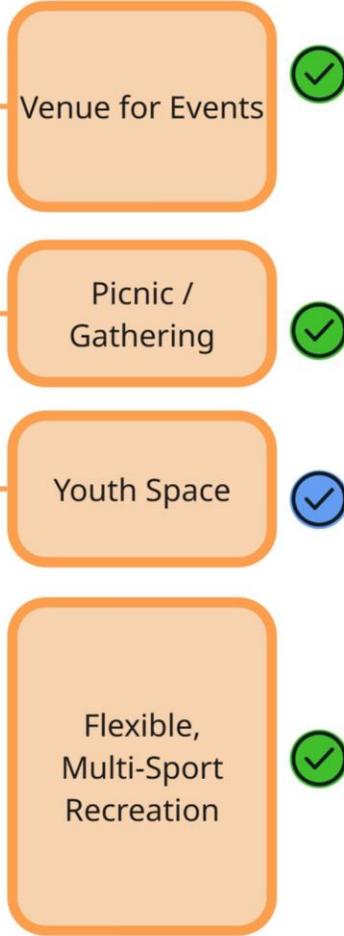
Flexible facilities that can host a variety of programs



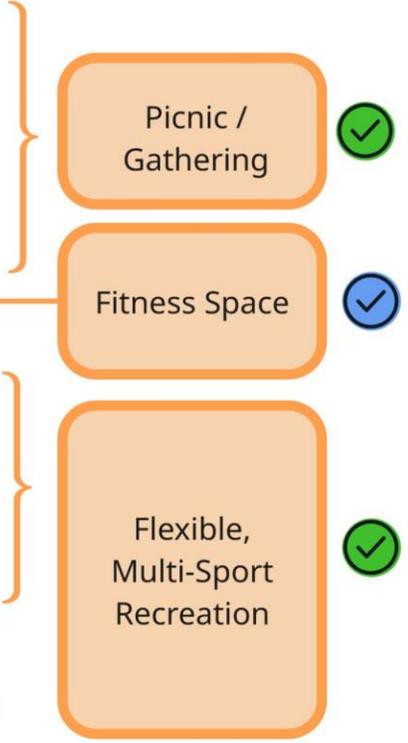
3.2 Draft Program - Interior



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 Prototype Studies to Informed Feasibility Site Option

Key Considerations

- Synergy and relationship to existing site amenities
- Cost effective siting and utilities
- Relationship to neighborhood
- Initial phase 1 that is within budget while establishing a "master" plan for future improvements.



PROTOTYPE 1



PROTOTYPE 2



PROTOTYPE 3



PROTOTYPE 4

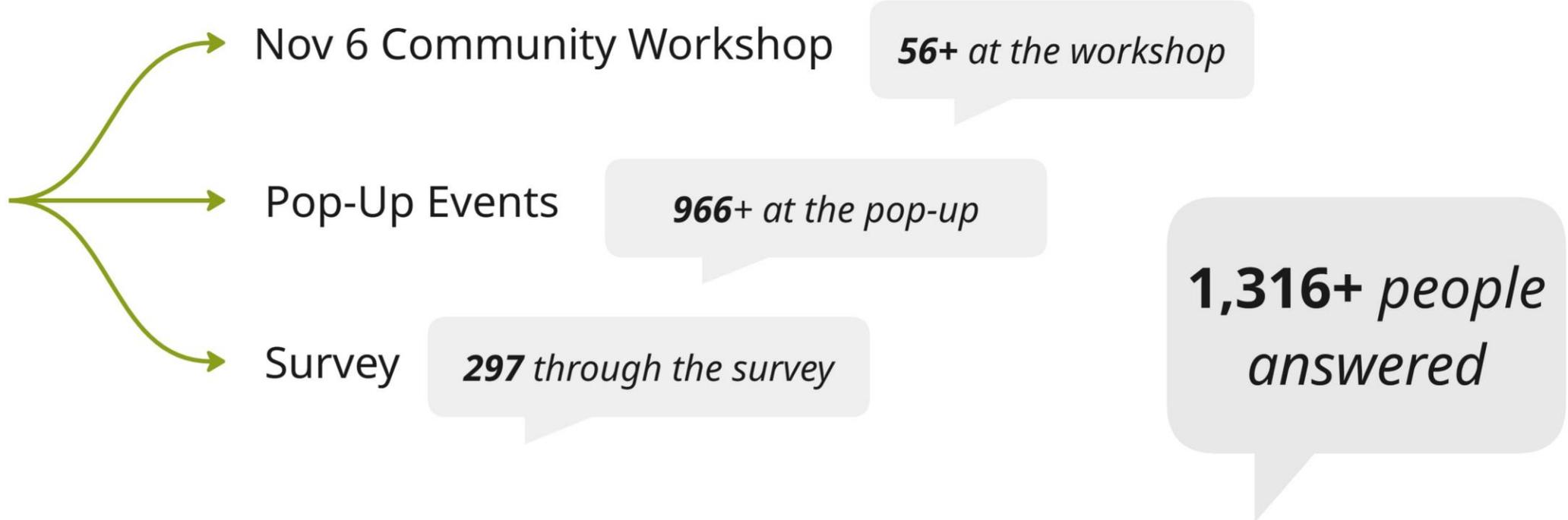


PROTOTYPE 5

4.1 Feasibility Explorations



3 different outreach modes



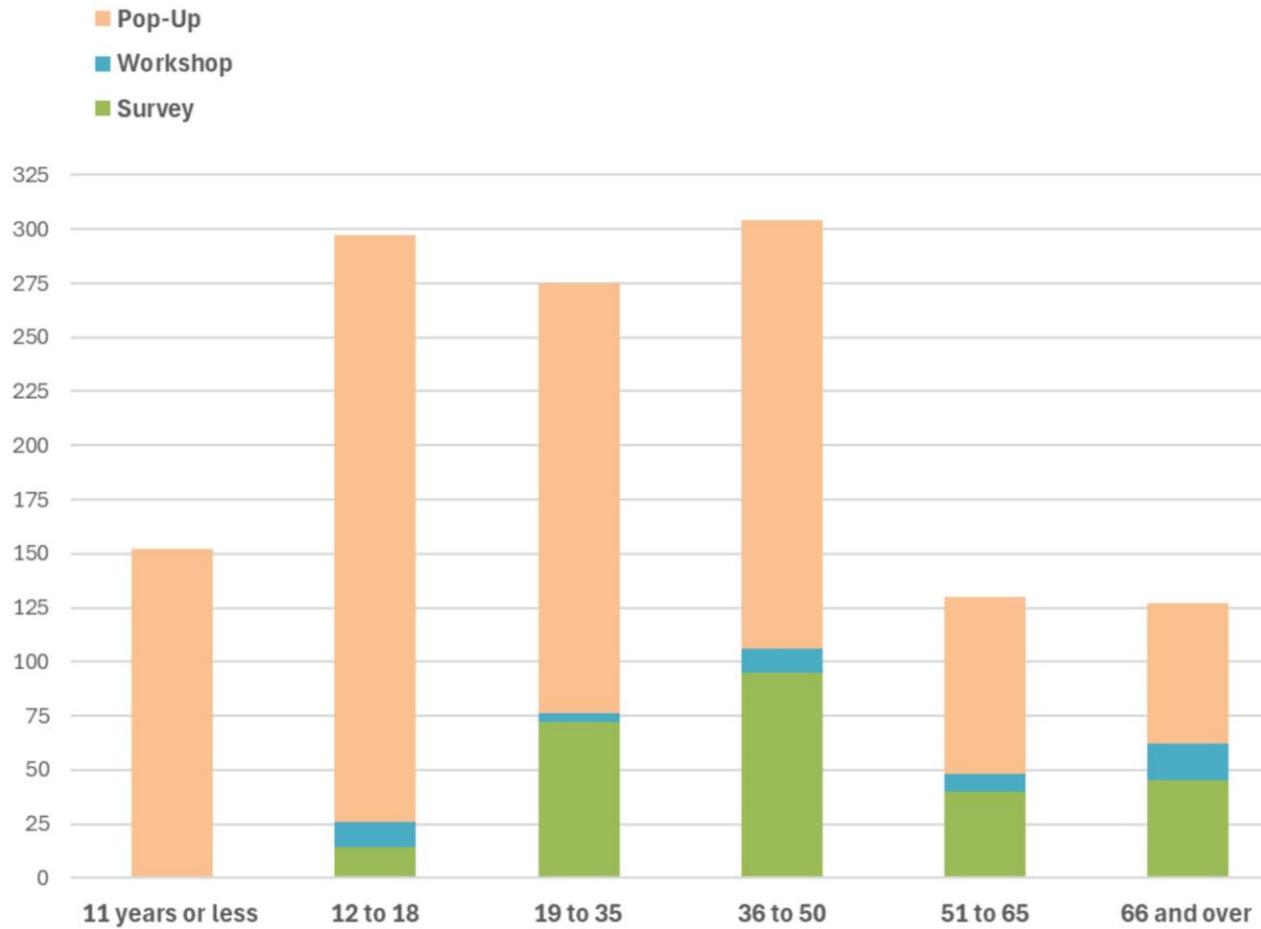
627 Round 1 - Outreach
1,316 Round 2 - Outreach
1,943 + total people responded through outreach

4.2

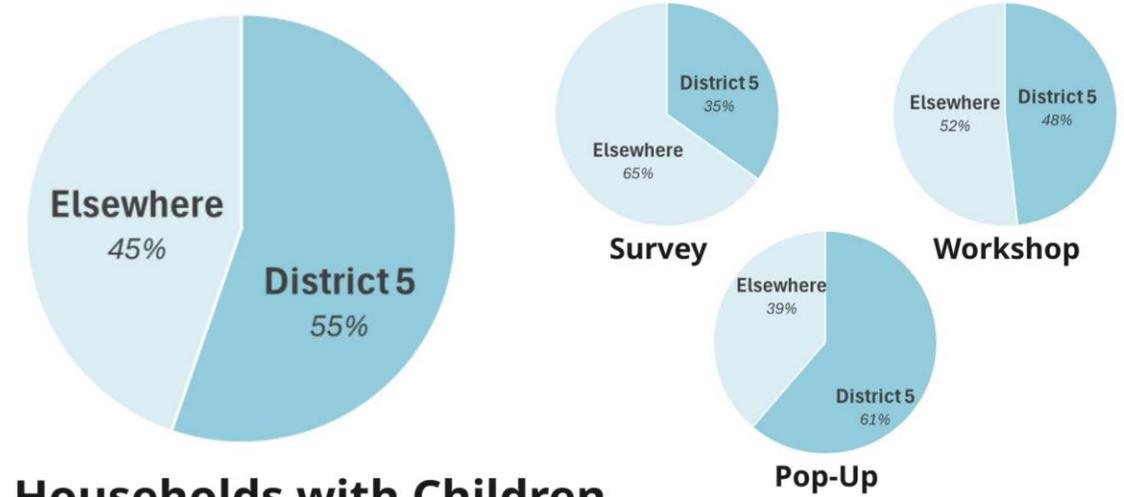
Feedback on Design Options - Outreach Modes



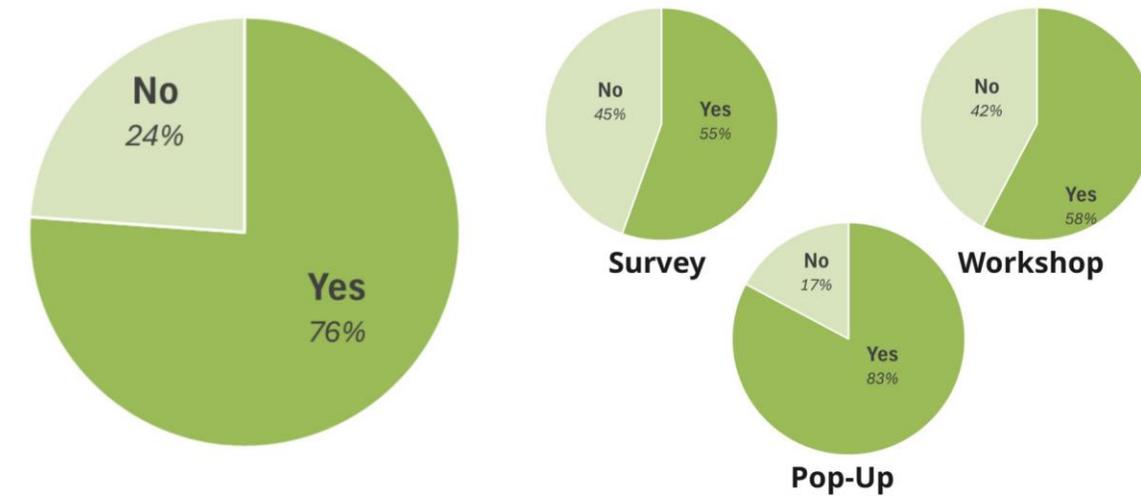
Age Distribution



Household Location



Households with Children



4.3 Who We Heard From

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	✓	✓	✓

4.4 Key Findings - What was asked



PHASE 1 will include:

- 1. Recreation Center
 - ~ 2 flexible program rooms
 - ~ Restrooms, building & site use

- 2. Parking Lot (10 cars)

- 3. Community Event Venue*

- 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

- 11. Renovated Pathway

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



4.5 Feasibility Design Study Option 1



PHASE 1 will include:

1. Recreation Center
 - ~ Two flexible program rooms
 - ~ Restrooms, building & site use
 2. Parking Lot (10 cars)
 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
11. Renovated Pathway

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



Group Picnic Area



Small Picnic Area



Outdoor Fitness Circuit



Multi-Sport Court

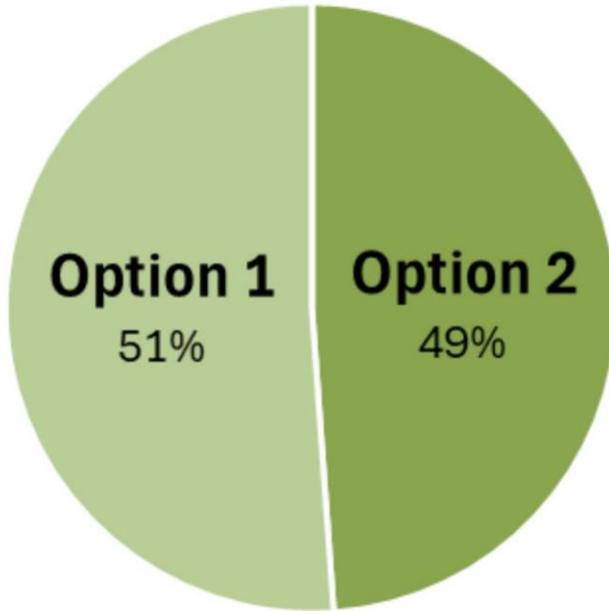


Informal Sports Field

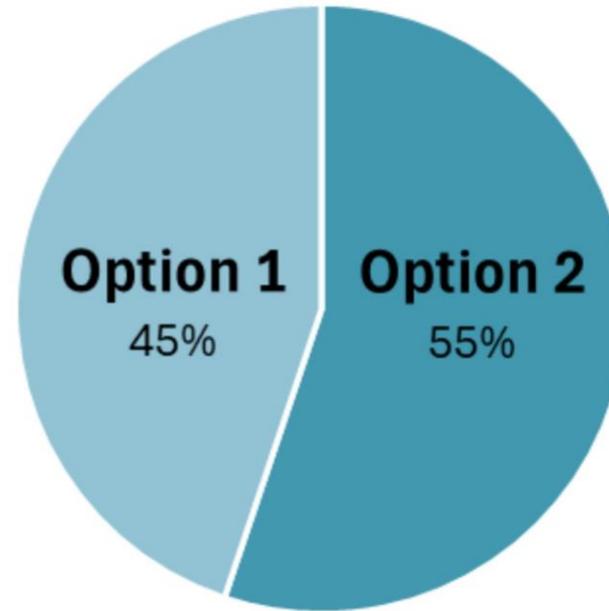
4.6 Feasibility Design Study Option 2

Pop-up - Preferred Option

Overall



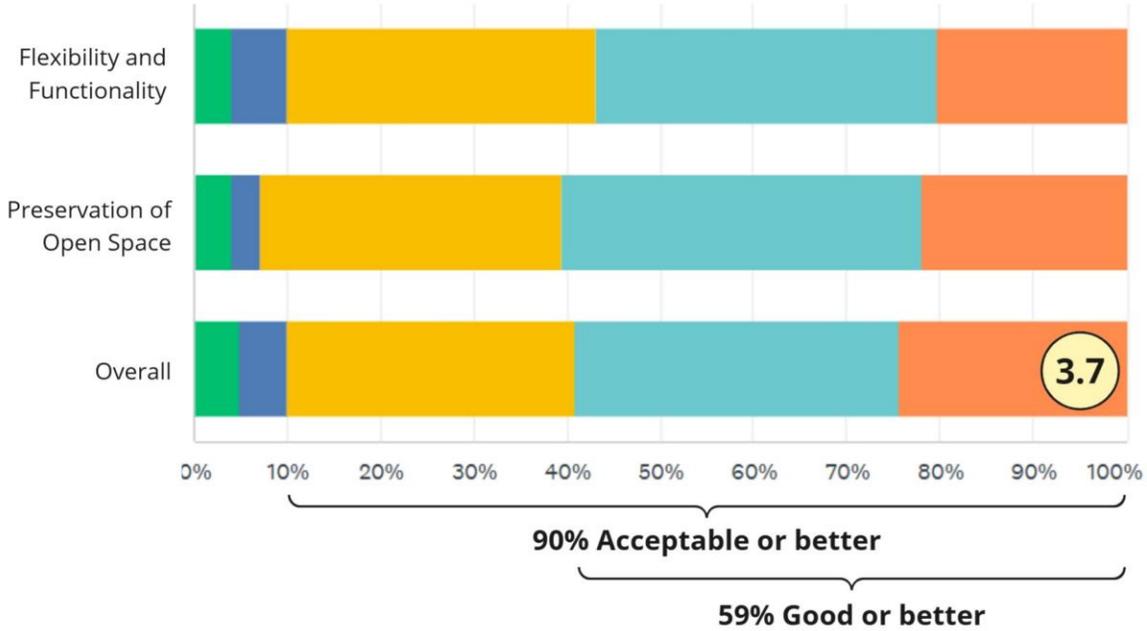
District 5 Only (approx.)



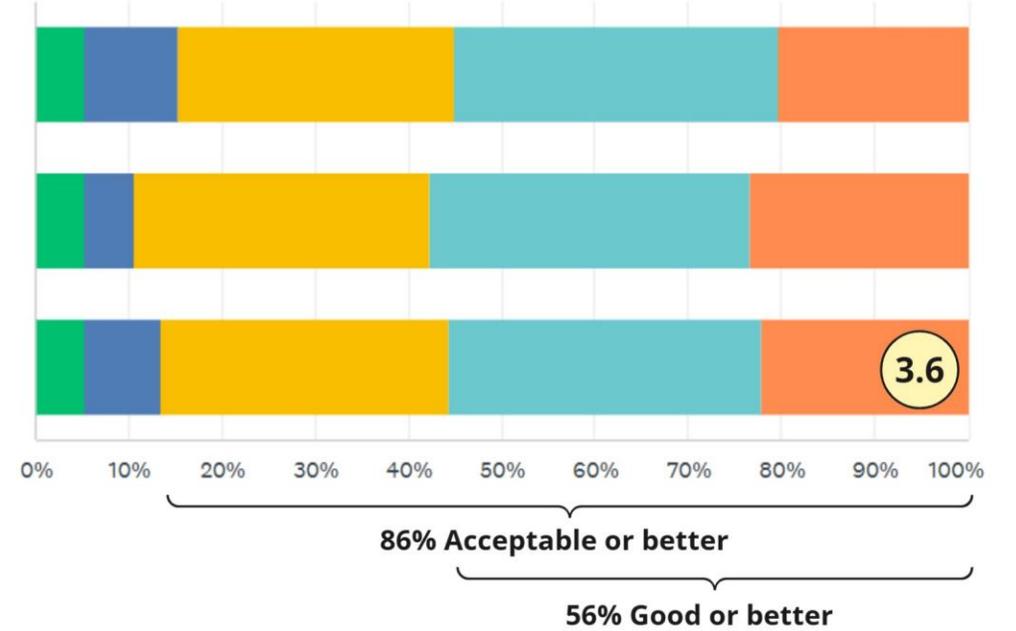
4.7 Key Findings - What we heard

Overall

Option 1



Option 2



Very Poor

Poor

Acceptable

Good

Very Good

4.8 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

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)

*Includes jobsite management, insurance / bonding, contractor fee, general conditions / requirements, design contingency, and escalation

**Intended to include design and engineering costs, furniture, permitting fees, and owner contingency. May vary.

5.0 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>		

5.1 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

5.2 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)

5.3 Recommended Feasibility Design Option - PHASE 2 (POTENTIAL)

2019

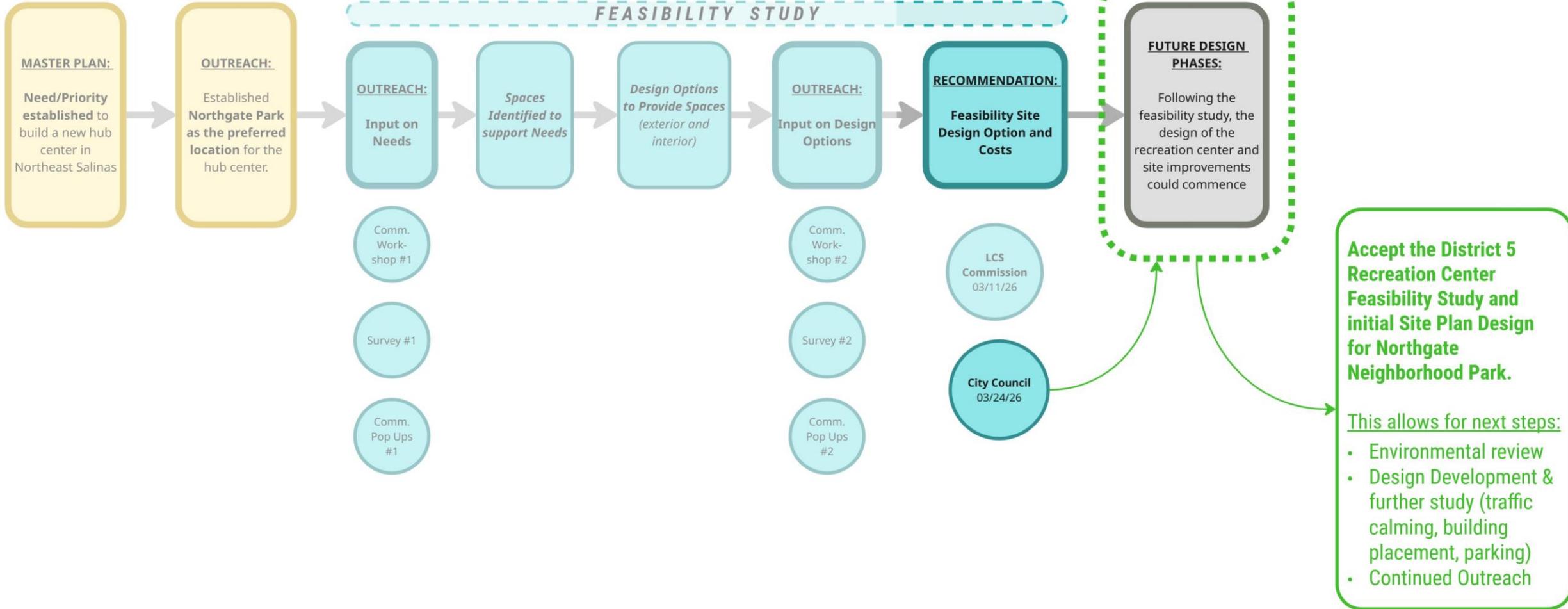
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6.0 Conclusion & Next Steps

