NORTH SIDE COMMUNITY RECREATION CENTER AND PARK PLANNING

CITY OF DES MOINES

CITY OF DES MOINES
CITY COUNCIL WORK SESSION

18 APRIL, 2022

INTRODUCTION

VISION, GOALS, AND GUIDING PRINCIPLES

PROCESS

OUTCOMES

WRAP-UP & QUESTIONS

COMMUNITY ENGAGEMENT + URBAN DESIGN

KATHERINE DARNSTADT
COMMUNITY ENGAGEMENT
LEADER & FACILITATOR

Architect and educator Katherine Darnstadt is the founder and principal of Latent Design, a collaborative of individuals whose projects focus on social, economic and environmental impact beyond the building.

Latent Design is a progressive Chicago based architecture firm working at the intersection of design and community development to create social, economic and environmental impact. We define the context surrounding a project before we design the content of architecture. Our collaborations range from small-scale tactical interventions, new construction community buildings, adaptive reuse, neighborhood master plans and design speculations.

For more information:
http://www.latentdesign.net/

PROJECT MANAGEMENT + ARCHITECTURE

MINDY AUST
PROJECT MANAGER
POINT OF CONTACT

Mindy Aust is the founder of MA Architecture, a Midwest design studio that creates meaningful environments inspired by people and places. Mindy has devoted her career to thoughtful design of public spaces.

MA Architecture is a planning, interior design, and architecture studio that creates meaningful environments inspired by people and places. Our work, influenced by our Midwestern roots, balances beauty and practicality with social, economic, and environmental issues. We are a diverse and collaborative studio-based design firm that strives for design excellence no matter the type or scale of project.

For more information:
https://www.architectureMA.com/

SITE PROGRAMMING + DESIGN

BRETT DOUGLAS
LANDSCAPE ARCHITECT
SITE IMPLEMENTATION
COMMUNITY ENGAGEMENT

As founder of Genus, Brett has invested over twenty years of passion toward the planning and design of vibrant spaces for people across the Midwest.

A planning and landscape architecture studio based in Des Moines, Genus is focused on enhancing the quality of people's lives and the condition of the built environment through the discipline of landscape architecture. The foundation of our practice lies in the pursuit of creating artful landscapes that function: places which inspire lasting memories while meeting the needs of clients, user groups, and harmonizing with the larger ecological systems in which they exist.

For more information:
https://www.genus-la.com/

VISION, GOALS, AND GUIDING PRINCIPLES

VISION

To serve community needs and provide opportunities for recreation through a vibrant design.

GOALS

Planning process will be engaging, inclusive, equitable and just.
Design will reflect the collective vision of the community.
Project will be sustainable environmentally and economically.

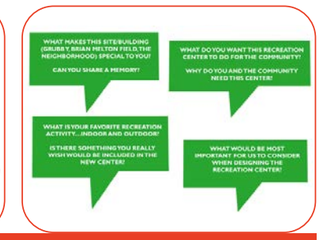
GUIDING PRINCIPLES

Do not shy away from frank discussions, while being courteous and respectful of others.
Collectively strive for racial equity in planning and design for all communities.
Create opportunities for lasting involvement in planning decisions by all members of the community.
Be clear, specific and direct so that outcomes can be measurable.
Incorporate accountability into the implementation plans.

PROCESS- SCHEDULE

PHASES | **TASKS AND DELIVERABLES**

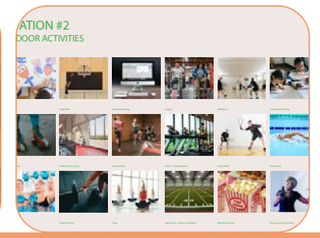
DESIGN CRITERIA



GOAL SETTING & VISIONING

OBSERVE EXISTING

DATA SYNTHESIS

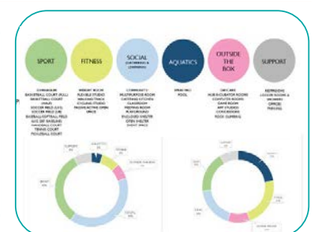


COMMUNITY ENGAGEMENT

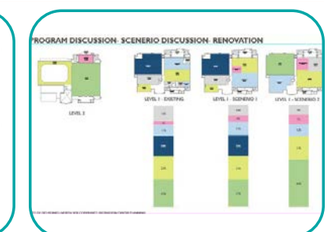
BENCHMARKING

PROGRAM STRATEGY & CONCEPT VISIONING

Category	10 minutes	15 minutes	30 minutes
Population	124,506	285,528	606,976
Growth Projections – Next 5 Years	+6.45%	+5.7%	+8.85%
Median Age (U.S. Median: 38.5)	35.6	36.5	36.6
Median HH Income (U.S. Median: $67,521)	$52,105	$56,093	$70,951
Median HH Income % Above/Below Adjusted Cost of Living (Index: 81.3)	-5%	+2%	+29%
Spending Rec. Lessons (U.S Avg.: $143)	$94.34	$105.04	$141.46

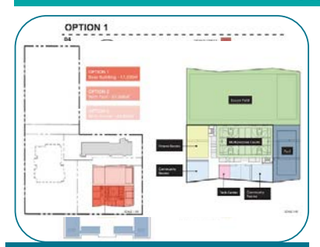


PROGRAM & COST & MARKET ANALYSIS

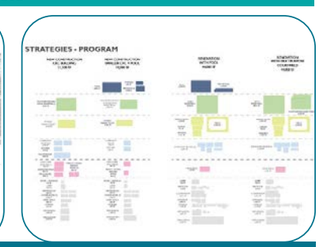


PROGRAM & CONCEPT SCENARIOS

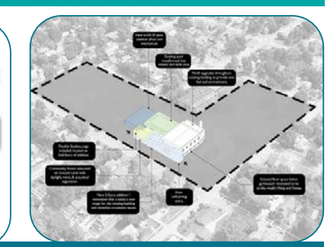
CONCEPT REFINEMENT & COSTING



PROGRAM TEST FIT

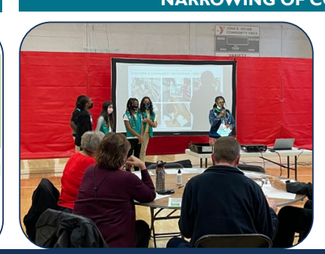


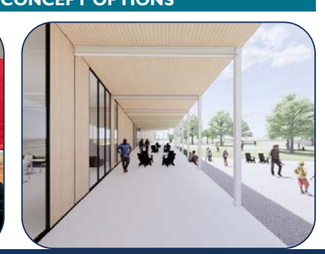
NARROWING OF CONCEPT OPTIONS



REVISED PROGRAM & CONCEPTUAL DESIGN

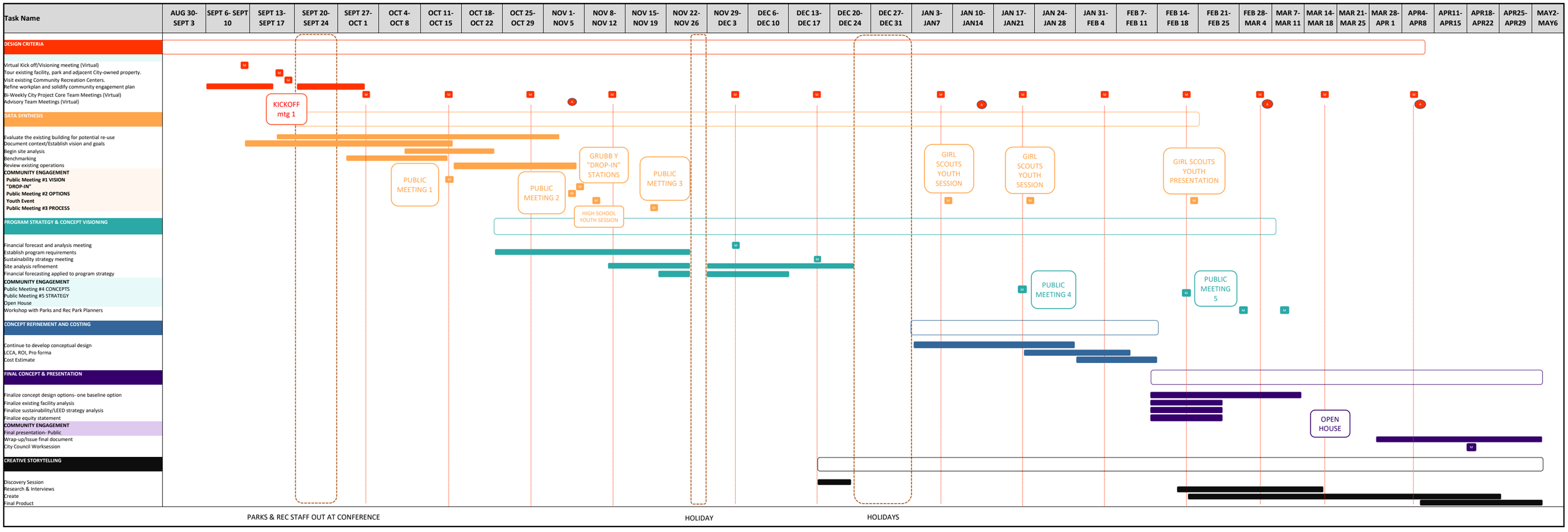
FINAL CONCEPT & PRESENTATION





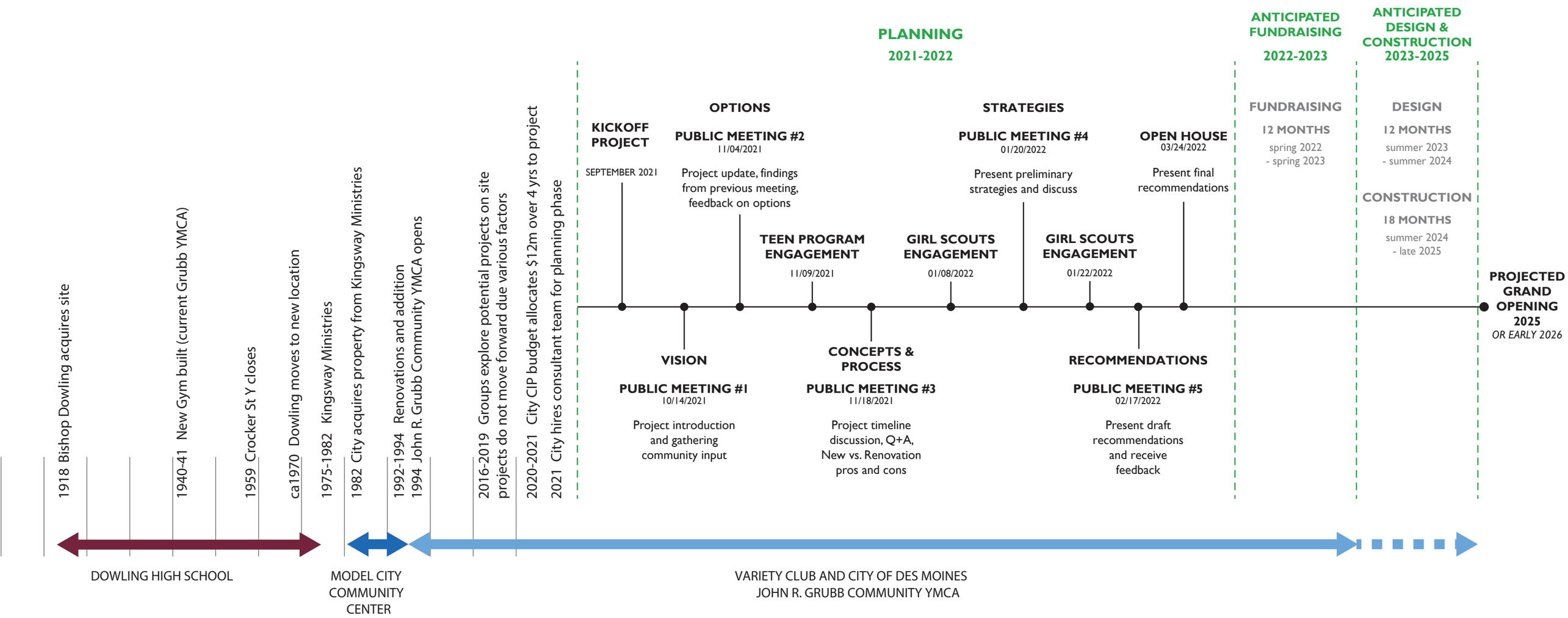
FINAL PROGRAM DOCUMENTS, CONCEPTUAL DESIGNS, COST ESTIMATE, FUNDRAISING GRAPHICS

PROCESS- SCHEDULE



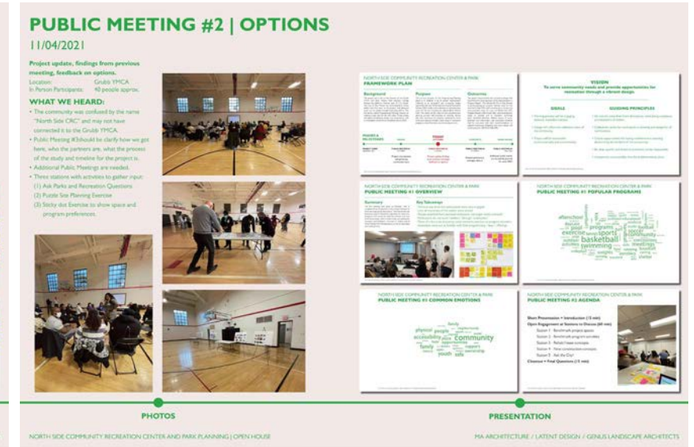
- EIGHT MONTH PROCESS
- TOURS OF EXISTING CRCS AND GRUBB YMCA
- 16 CITY CORE GROUP MEETINGS
- 4 ADVISORY COMMITTEE MEETINGS (includes City staff from CMO, Civil&Human Rights, Neighborhood Services, Development Services, Economic Development, Real Estate, Finance, and others)
- 3 ADDITIONAL SITE-FOCUSED WORKSHOPS WITH CITY PARKS AND RECREATION PLANNING STAFF
- 5 PUBLIC MEETINGS + OPEN HOUSE
- YOUTH ENGAGEMENT WITH BASKETBALL PROGRAM AND GIRL SCOUTS

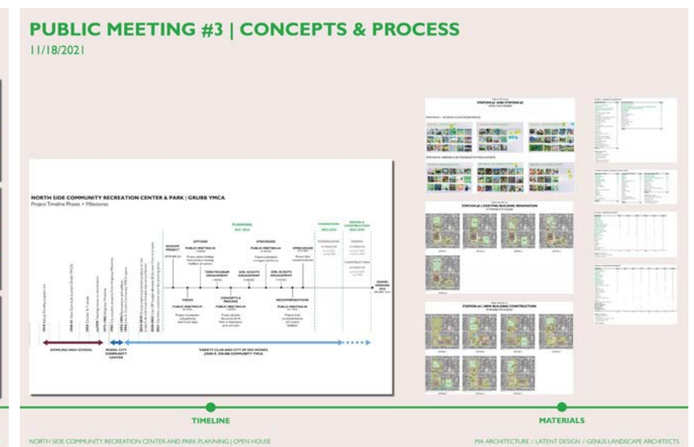
PROCESS- TIMELINE

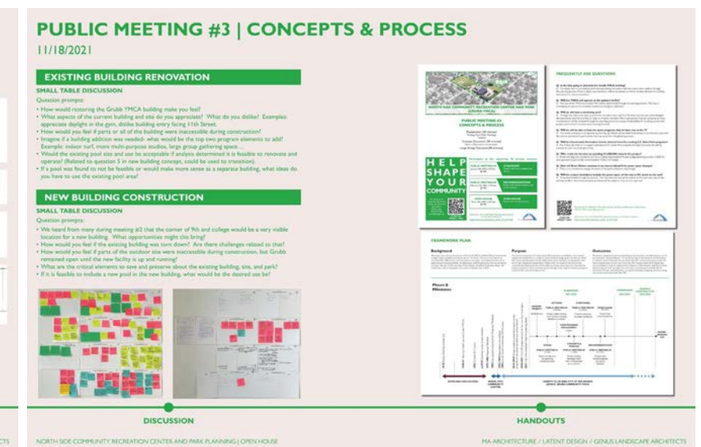


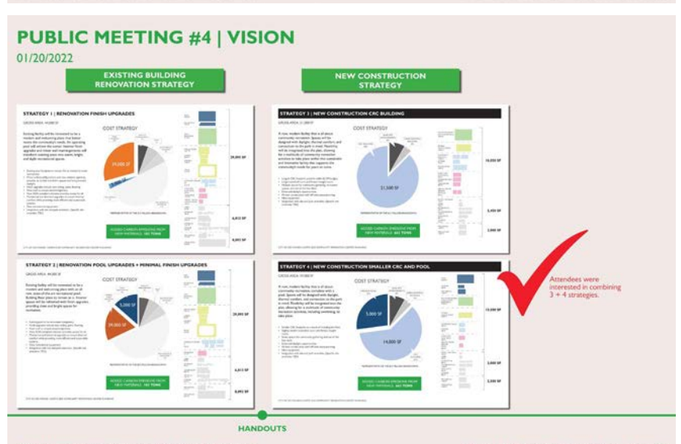
PROCESS- PUBLIC MEETINGS

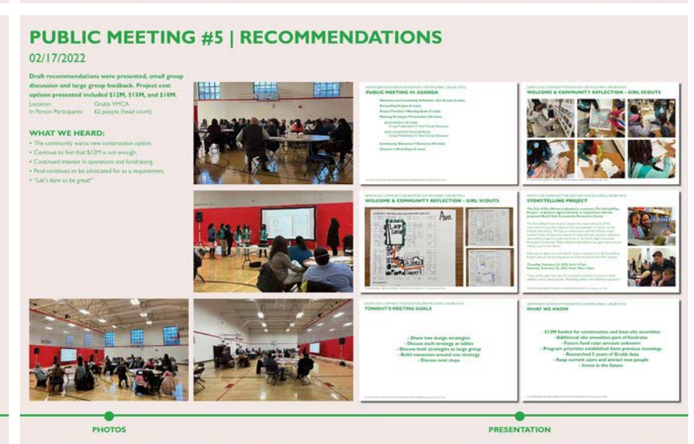
- **6 PUBLIC MEETINGS** supported by over 200COMMUNITY CONVERSATIONS averaging 39 people per meeting
- **50+YOUTH** engaged through additional basketball and Girl Scouts events
- **9 COMMUNITY MEMBERS INTERVIEWED** for storytelling project
- Equivalent to more than **500 HOURS** dedicated by community members to these activities
- Additional project interactions:
  meeting material posted to project website
  5 online input opportunities
  1,100+ postcards mailed
  110 homes visited
  70+ people on email update list
  30+ community organizations contacted

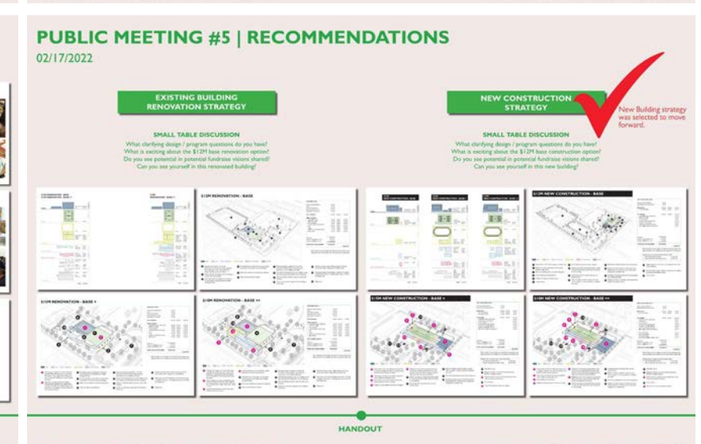












PROCESS- PUBLIC MEETINGS

PM #1

- COMMUNITY SHARED MANY MEMORIES
- MANY COMMUNITY EVENTS ARE ASSOCIATED WITH AND INTEGRAL TO THE SITE/FACILITY
- DO NOT WANT ADDITION THROUGH SUBTRACTION

PM #2

- MORE OUTREACH NEEDED- CONFUSION OVER PROJECT NAME
- MORE MEETING INFORMATION AND ADDITIONAL PUBLIC MEETINGS
- GATHERED INPUT ABOUT PROGRAMS DESIRED
- POOL IDENTIFIED AS PRIORITY
- IF NEW-BUILDING LOCATION PREFERENCE FOR 9TH AND COLLEGE

PM #3

- EXISTING BUILDING FEELS LIKE A "HAND ME DOWN"
- NEW BUILDING COULD PROVIDE MORE EFFICIENCY, FLEXIBILITY, NICER SPACES AND MORE POSSIBILITIES
- RENOVATION REMAINS AN OPTION
- EVALUATED EMBODIED CARBON
- COMMUNITY WANTS THIS TO BE A RESOURCE TO ATTRACT NEW PEOPLE
- COMMUNITY WANTS THE SAME FACILITIES AS OTHER NEIGHBORHOODS

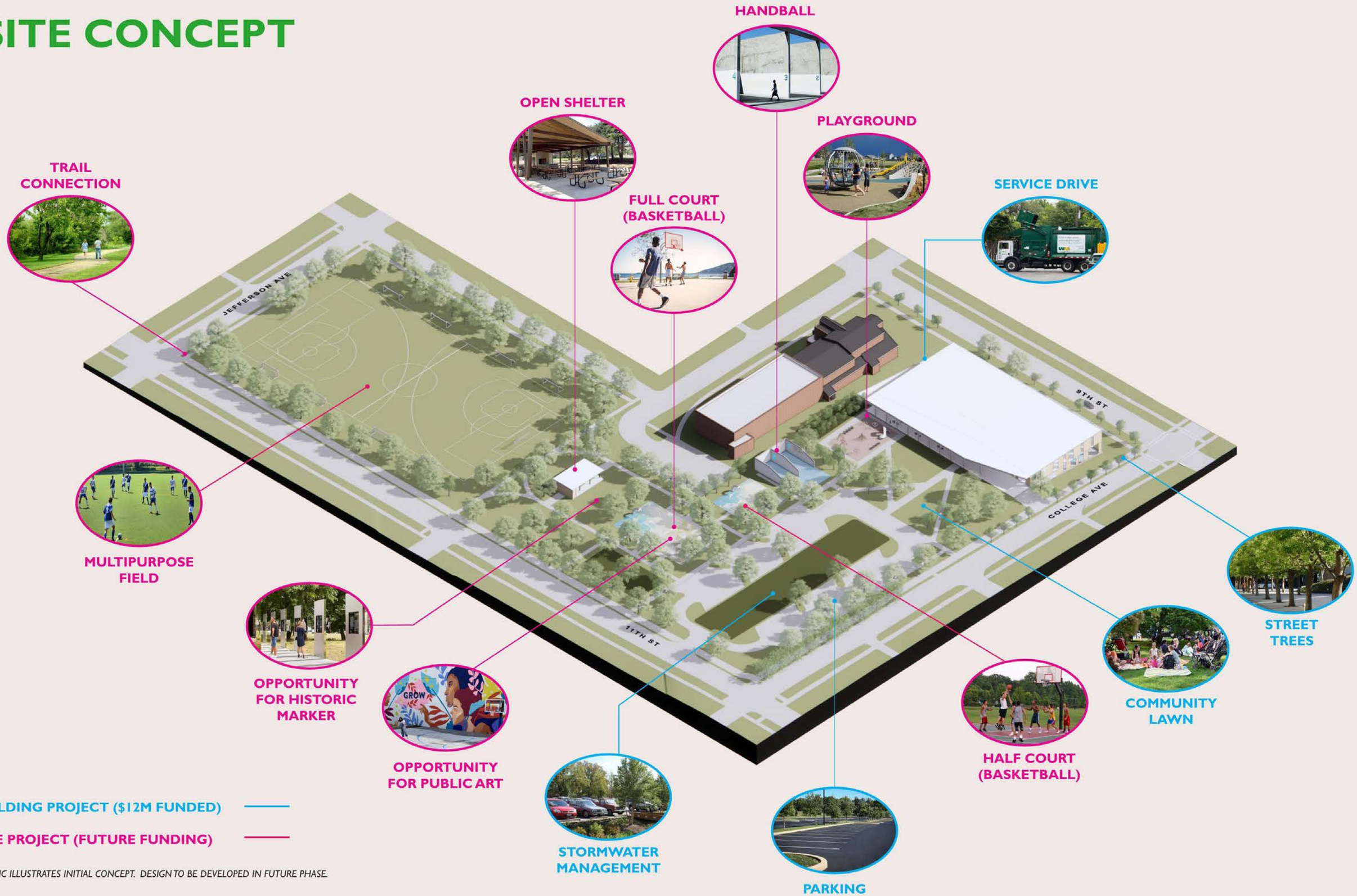
PM #4

- WANT MORE PROGRAM/SPACE THAN THE $12M ALLOCATED CAN PROVIDE
- WANT NEW CONSTRUCTION WITH MORE SQUARE FOOTAGE
- RENOVATION REMAINS AN OPTION
- TRACK IDENTIFIED AS PRIORITY
- GYM NEEDS TO BE AT LEAST AS BIG AS CURRENT ONE

PM #5

- OVERWHELMING DESIRE FOR NEW CONSTRUCTION
- VERY ASPIRATIONAL
- WANT GOAL TO BE MORE THAN $12M ALREADY ALLOCATED
- COMMUNITY WANTS TO CONTINUE TO BE INVOLVED

SITE CONCEPT



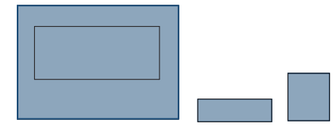
GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

OUTCOMES- BUILDING

POOL

Pool (28'x66')	5,100 SF
Pool Mechanical	600 SF

5,700 SF



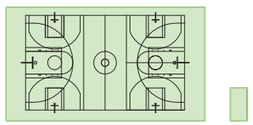
Pool (35' x 66')	5,100 SF
Training/Comm. Wet Room	500 SF
Pool Mechanical	600 SF

6,200 SF

Pool (35'x82')	7,000 SF
Pool Mechanical	600 SF

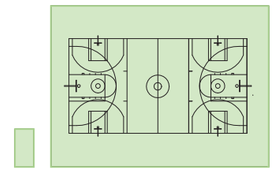
7,600 SF

GYM



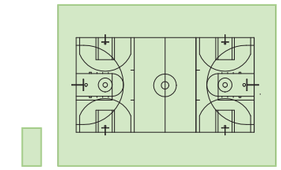
84' x 50' High School Court Size Gym	6,300 SF
Storage	150 SF

6,450 SF



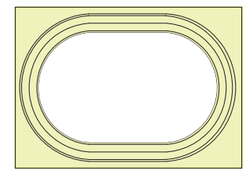
94' x 50' NBA School Court Size Gym	8,600 SF
Storage	200 SF

8,800 SF

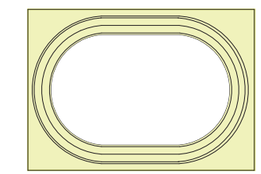


94' x 50' NBA School Court Size Gym	8,600 SF
Storage	200 SF

8,800 SF



Track	3,500 SF



Track	3,500 SF

FITNESS

Weights + Cardio	1,900 SF

1,900 SF

Weights	800 SF
Cardio	800 SF
Fitness Studio	600 SF
Wellness Studio	600 SF

6,300 SF

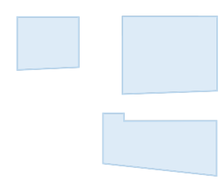
Weights	1,500 SF
Cardio	1,500 SF
Fitness Studio	750 SF
Wellness Studio	750 SF

8,000 SF

COMMUNITY

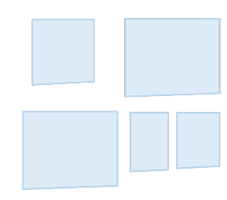
Community Room w/Kitchen	1,350 SF

1,350 SF



Comm. Room w/Kitchen	1,600 SF
Classroom	800 SF
Flex Room	1,000 SF

3,400 SF



Comm. Room w/Kitchen	1,800 SF
Classroom SF	1,000
Flex Classroom	650 SF
Flex Classroom	650 SF
Large Classroom	1,600 SF

5,700 SF

OUT OF THE BOX

Idea Lab	300 SF

300 SF

Daycare	300 SF
Social Services	180 SF
Ideas Lab	300 SF

780 SF

Ideas Lab	650 SF
Daycare	600 SF
Social Services	650 SF
Out of the Box	650 SF

2,550 SF

SUPPORT

Entry	180 SF
Offices/Storage	480 SF
Locker Rooms	1,200 SF
Mechanical	400 SF
Circulation	1,840 SF
Restooms	500 SF

4,600 SF

Entry	115 SF
Lobby	265 SF
Offices/Storage	480 SF
Locker Rooms	1,200 SF
Mechanical	450 SF
Circulation	3,660 SF
Restroom	500 SF

6,670 SF

Entry	120 SF
Lobby	200 SF
Offices/Storage	780 SF
Locker Rooms	1,550 SF
Mechanical	600 SF
Circulation	4,800 SF
Restrooms	1,000 SF

9,050 SF

NEW BUILDING CONCEPT PLAN

PROGRAM

POOL

POOL AREA	5000 - 5300 SF
POOL MECHANICAL	400 - 650 SF

GYM

GYM	8800 - 9000 SF

FITNESS

WEIGHTS	800 - 1500 SF
TRACK	3500 - 3600 SF
CARDIO	800 - 1500 SF
FITNESS STUDIO	600 - 750 SF
WELLNESS	600 - 750 SF

OUT OF THE BOX

IDEA LAB	300 - 1800 SF
DAYCARE	300 - 1800 SF
HEALTH	100 - 500 SF

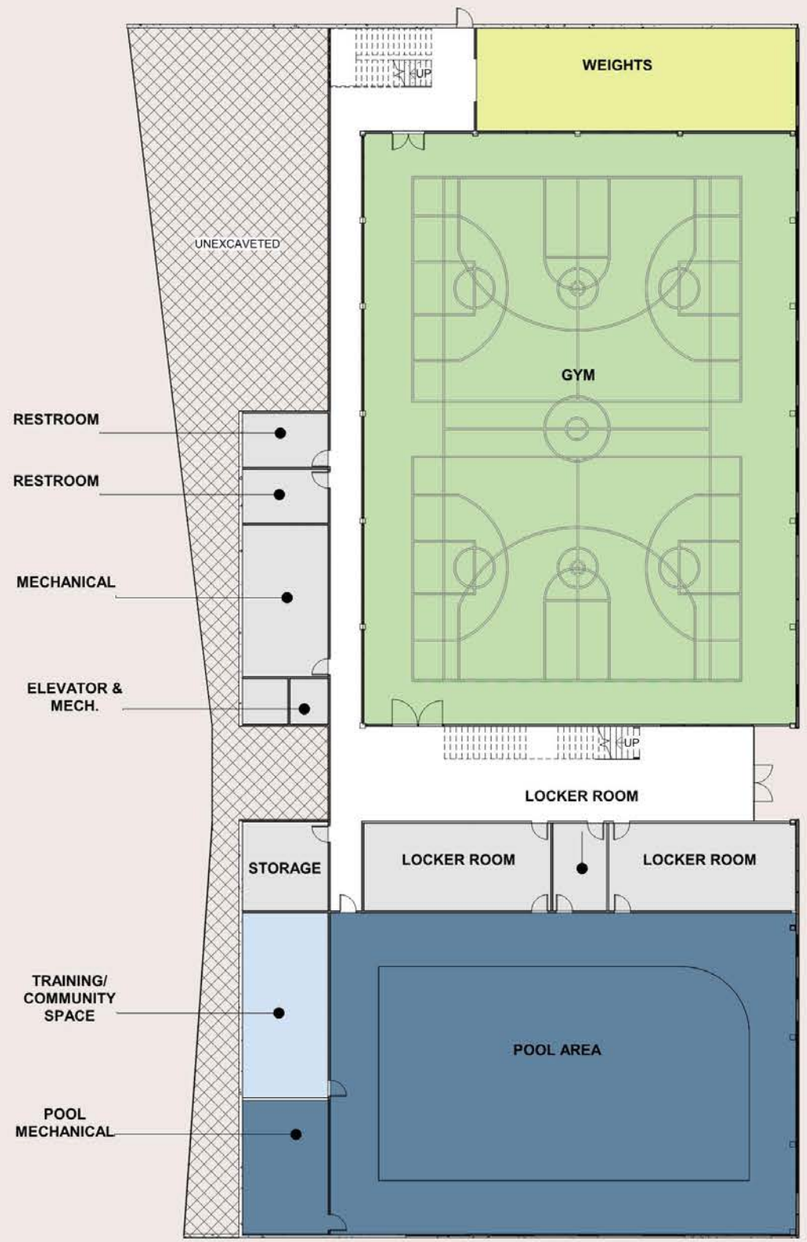
COMMUNITY

TRAINING/COMMUNITY ROOM	400 - 500 SF
COMMUNITY ROOM	1600 - 1800 SF
FLEX ROOM / CLASSROOM	750 - 1800 SF

SUPPORT

LOCKER ROOMS	1320 - 1550 SF
RESTROOMS	100 - 320 SF
ELEVATOR	140 - 150 SF
STORAGE	200 - 500 SF
MECHANICAL	400 - 500 SF
OFFICE	280 - 350 SF
RESTROOMS	400 - 1000 SF
ELEVATOR	60 - 80 SF
ENTRY	150 - 200 SF
FRONT DESK	100 - 120 SF
CIRCULATION - LEVEL 1	1800 - 2700 SF
CIRCULATION - LEVEL 2	1900 - 2100 SF

LEVEL 1



WEIGHTS

GYM & ELEVATED TRACK

OPEN ENTRY

POOL

NEW BUILDING CONCEPT PLAN

PROGRAM

POOL

POOL AREA	5000 - 5300 SF
POOL MECHANICAL	400 - 650 SF

GYM

GYM	8800 - 9000 SF

FITNESS

WEIGHTS	1000 - 1500 SF
TRACK	3500 - 3600 SF
CARDIO	800 - 1500 SF
FITNESS STUDIO	600 - 750 SF
WELLNESS	600 - 750 SF

OUT OF THE BOX

IDEA LAB	300 - 1800 SF
DAYCARE	300 - 1800 SF
HEALTH	100 - 500 SF

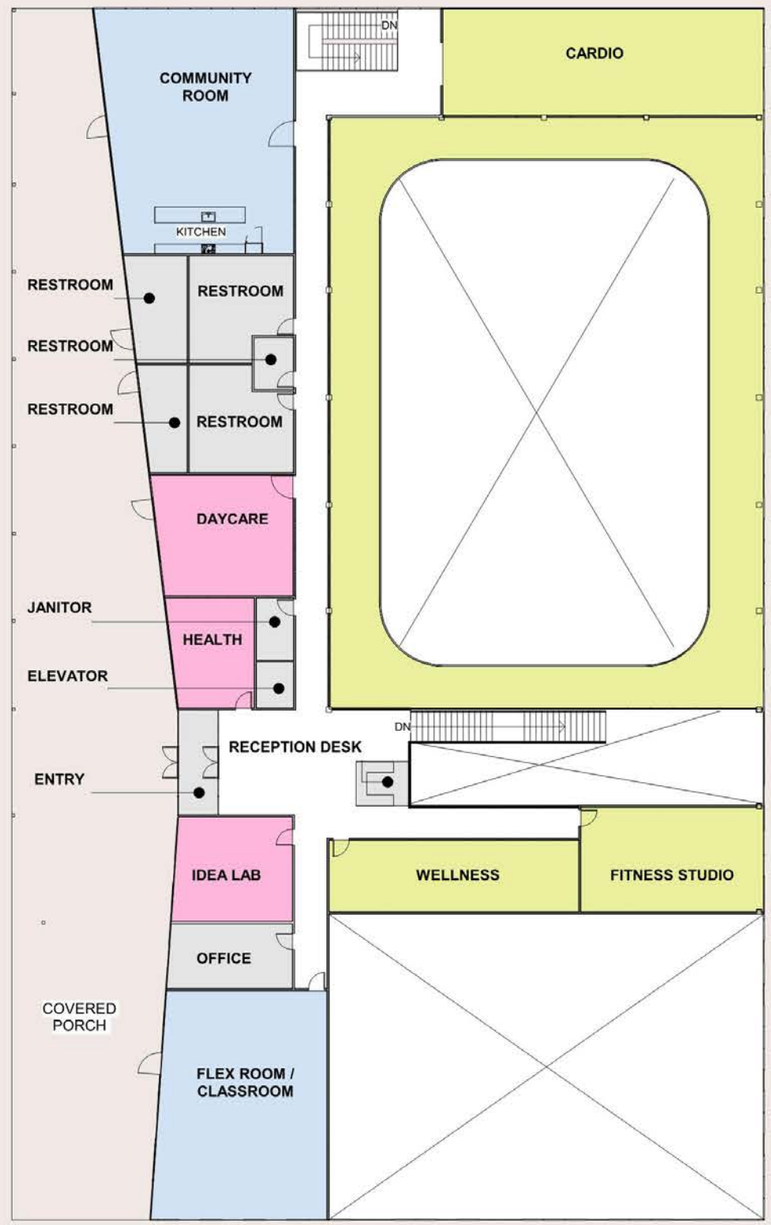
COMMUNITY

TRAINING/COMMUNITY ROOM	400 - 500 SF
COMMUNITY ROOM	1600 - 1800 SF
FLEX ROOM / CLASSROOM	750 - 1800 SF

SUPPORT

LOCKER ROOMS	1320 - 1550 SF
RESTROOMS	100 - 320 SF
ELEVATOR	140 - 150 SF
STORAGE	200 - 500 SF
MECHANICAL	400 - 500 SF
OFFICE	280 - 350 SF
RESTROOMS	400 - 1000 SF
ELEVATOR	60 - 80 SF
ENTRY	150 - 200 SF
FRONT DESK	100 - 120 SF
CIRCULATION - LEVEL 1	1800 - 2700 SF
CIRCULATION - LEVEL 2	1900 - 2100 SF

LEVEL 2



IDEA LAB

FITNESS STUDIO

COMMUNITY ROOM

WELLNESS

CARDIO

FLEX SPACE / CLASSROOM

EXTERIOR CONCEPT VIEW

WEST BUILDING ENTRY

GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

EXTERIOR CONCEPT VIEW

VIEW FROM COLLEGE AVE & 9TH ST

GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

EXTERIOR CONCEPT VIEW

PORCH VIEW

GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

INTERIOR CONCEPT VIEWS

LOBBY LOWER LEVEL

GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

COMMUNITY ROOM

GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

GYM & TRACK

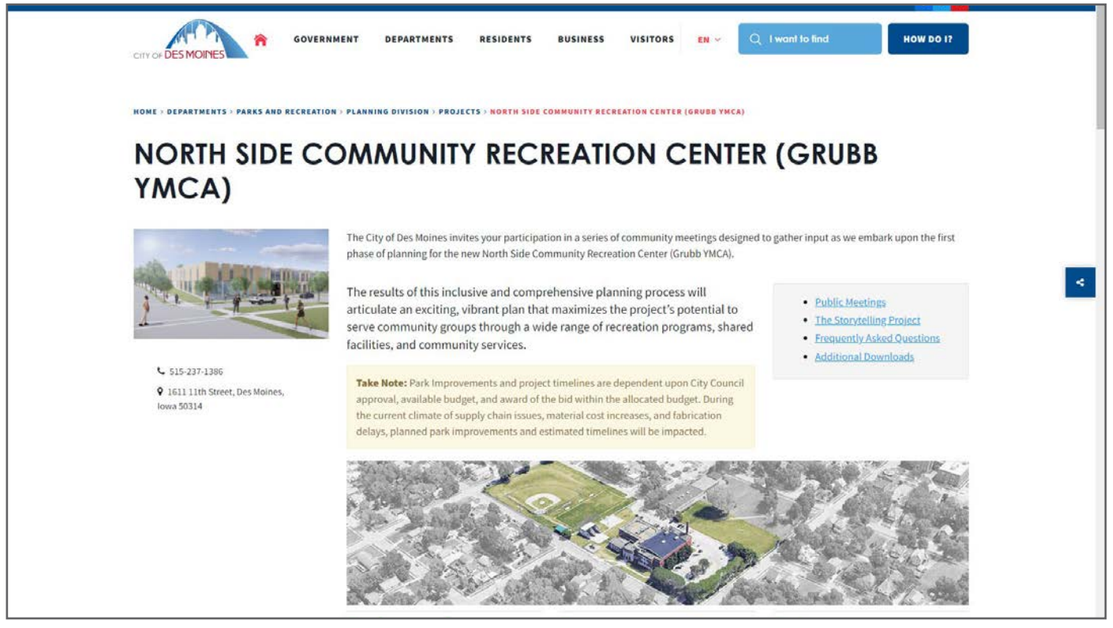
GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

PARK CONCEPT VIEW

BASKETBALL COURT, SHELTER, & MULTIPURPOSE FIELD

GRAPHIC ILLUSTRATES INITIAL CONCEPT. DESIGN TO BE DEVELOPED IN FUTURE PHASE.

OPEN HOUSE

WRAP-UP & QUESTIONS

- CONSULTANT TEAM WILL HAVE FINAL REPORT COMPLETED IN EARLY MAY
- NEXT PHASE IS FUNDRAISING- ANTICIPATED 12 MONTHS
- DESIGN PROFESSIONAL ANTICIPATED TO BE HIRED IN SPRING OF 2023
- WEBSITE: https://www.dsm.city/business_detail_T6_R277.php