



City of Brooklyn Center

Comprehensive Community Center Master Plan — Phase 1 & 2 Recommendations

February 10, 2022

Perkins&Will

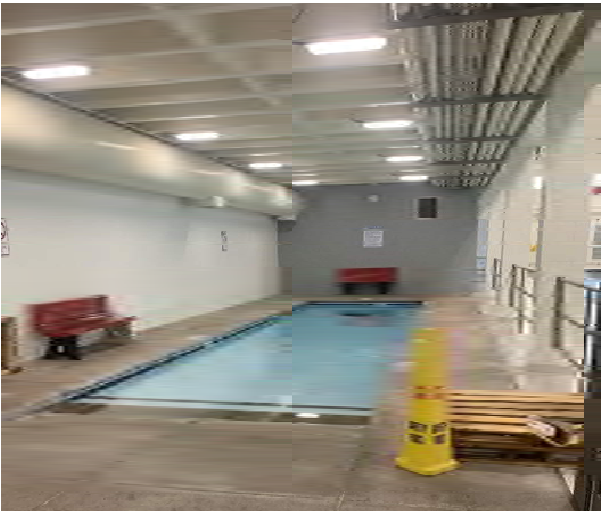
Site Capacity Study



Brooklyn Center Community Center – Existing Conditions



Brooklyn Center Community Center – Existing Conditions



PHASE 01
CONCLUSIONS &
RECOMMENDATIONS

Phase 01 Conclusions and Recommendations

Our team analyzed the local community center market to understand where any potential gaps exist for the expansion of the Brooklyn Center Community Center. The following implications were drawn:

- **Key Assets:** The 50-meter Olympic-sized pool is a major differentiating factor, but is underutilized. Centennial Park is also a key asset that should be better connected to the facility.
- **Growth Opportunity:** Multi-purpose activity spaces (gyms, courts, tracks, turf space, a larger aquatic) may induce visitation from more regional visitors. These visitors can drive impact to the community through shopping, dining, hotels and entertainment.
- **Value-Based Services:** The introduction of multi-purpose court space will significantly expand community-based rec programming, alleviate pressure from the schools, introduce club or private rental for games and tournaments. Informal lounges and multi-purpose rooms will allow cultural, enrichment, and community-based programs to flourish.



PREFERRED PLANNING STRATEGY

Preferred Planning Strategy: Renovation/Expansion

Pros:

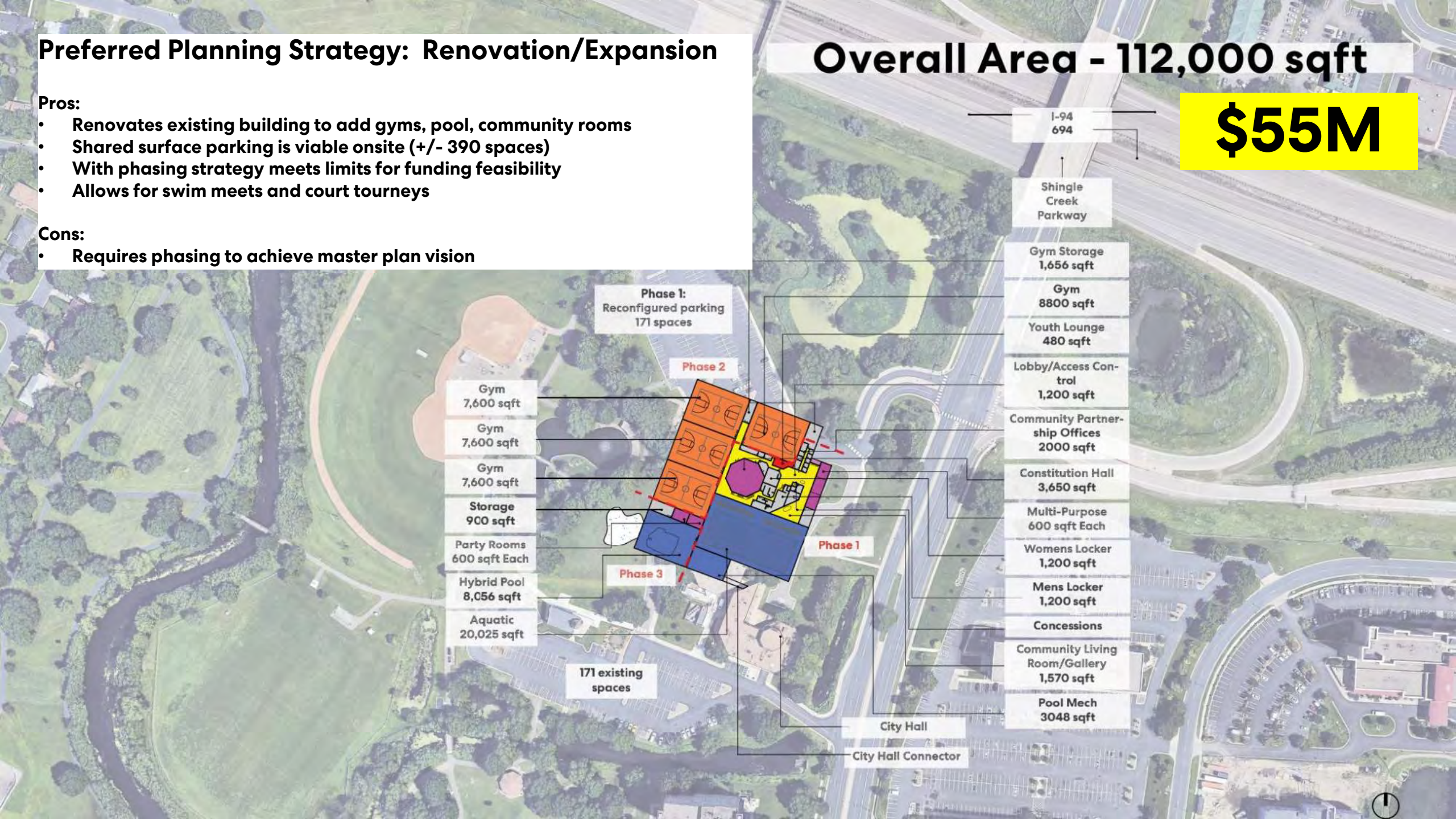
- Renovates existing building to add gyms, pool, community rooms
- Shared surface parking is viable onsite (+/- 390 spaces)
- With phasing strategy meets limits for funding feasibility
- Allows for swim meets and court tourneys

Cons:

- Requires phasing to achieve master plan vision

Overall Area - 112,000 sqft

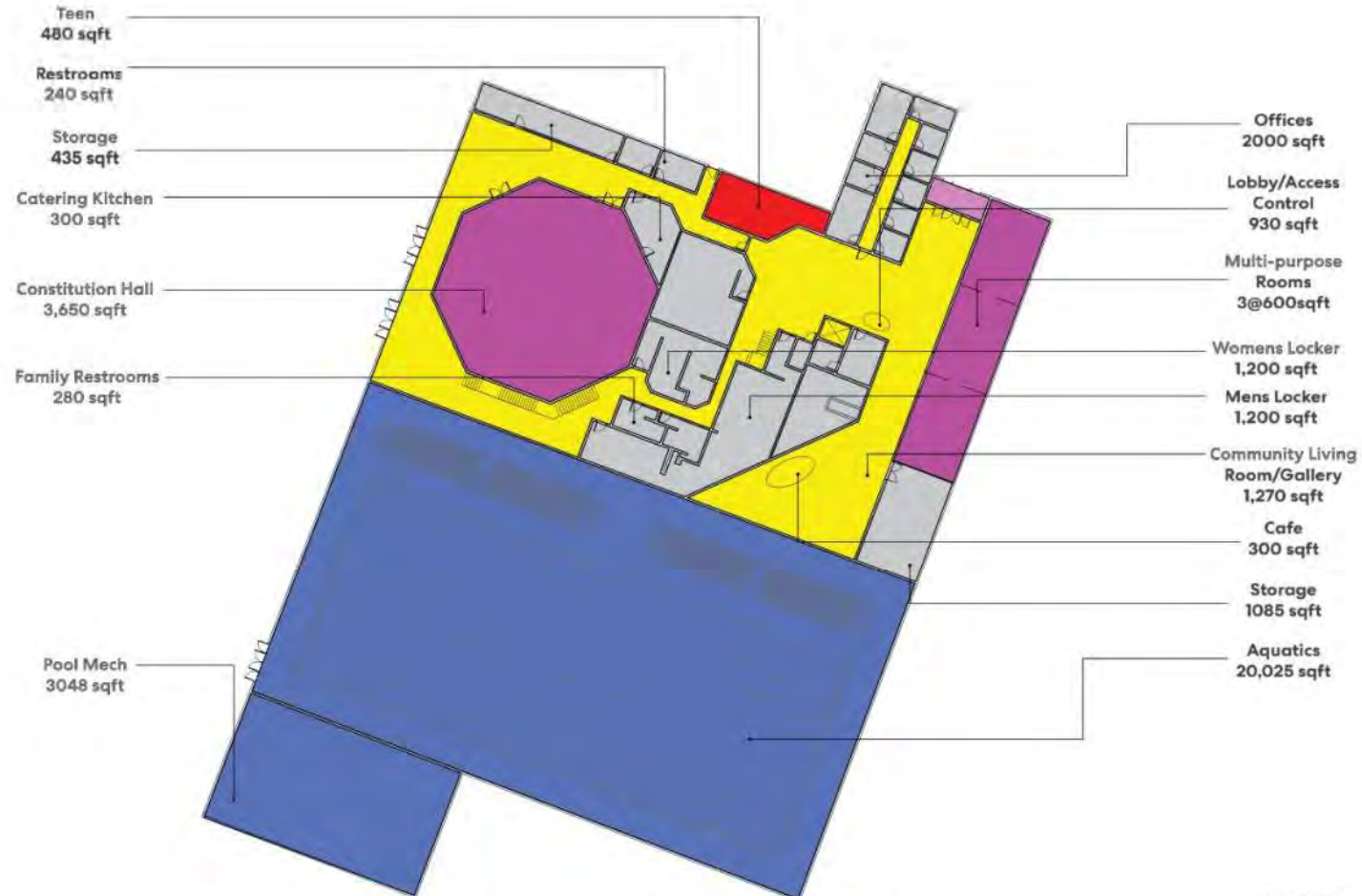
\$55M



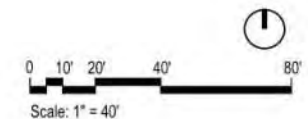
Phase 1

- Target for 2023 Construction
- Renovation of Existing Building
- Addition of Meeting rooms
- New 50m 8 Lane Pool
- Addition of Partner Offices
- Addition of Gallery/Cafe
- Connector to City Hall

Renovated Area - 15,000 sqft
Expanded Area - 30,500 sqft



Option 5: Phase 1 - Level 1



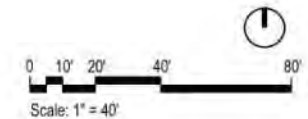
Phase 1

- Target for 2023 Construction
- Renovation of Existing Building
- Demolition of Existing Fitness Area
- Outdoor Roof Deck

Renovation Area - 8,400 sqft



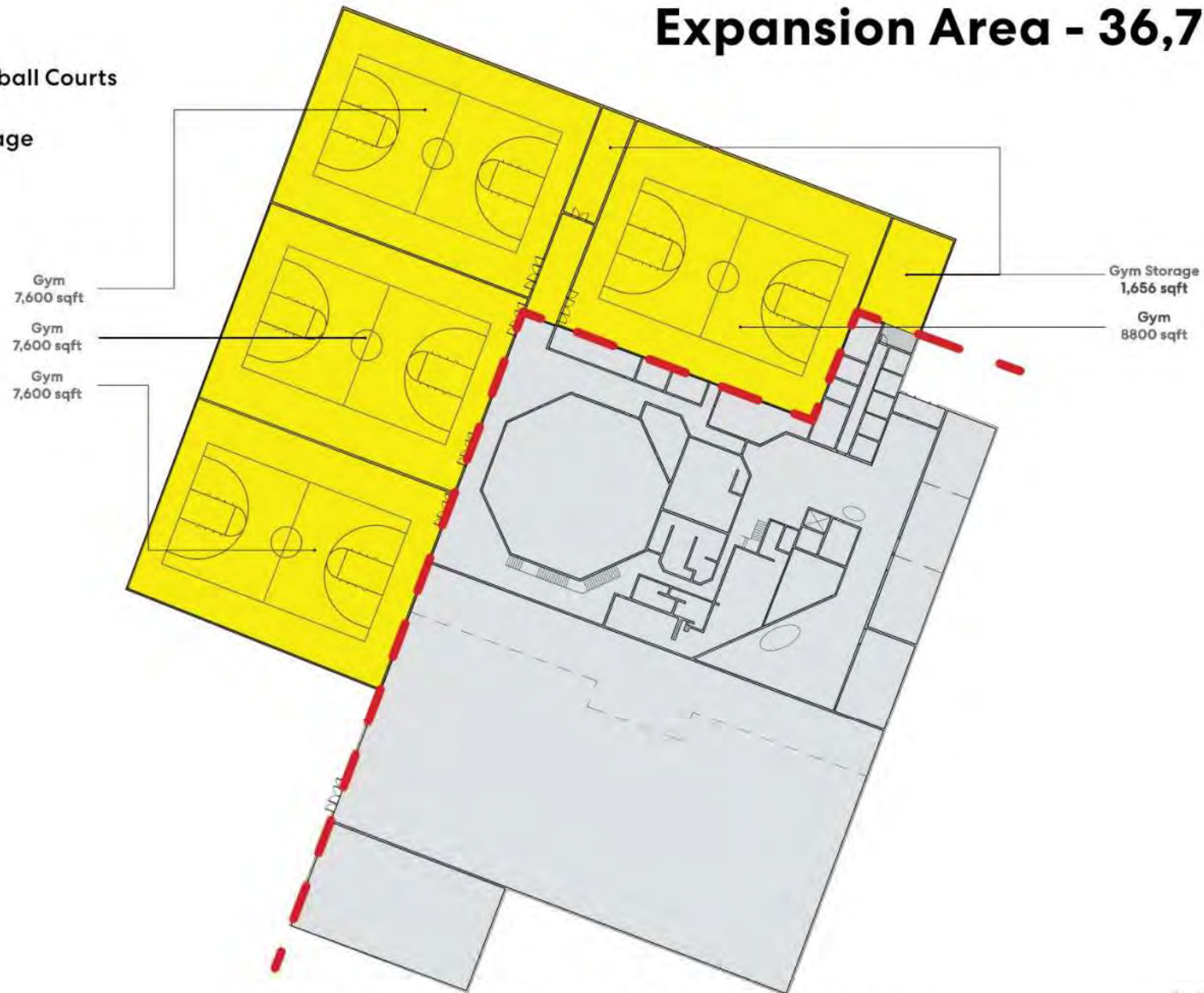
Option 5: Phase 1 - Level 2



Phase 2: June 2025

- Addition of (4) Basketball Courts
- Addition of Gym Storage

Expansion Area - 36,700 sqft

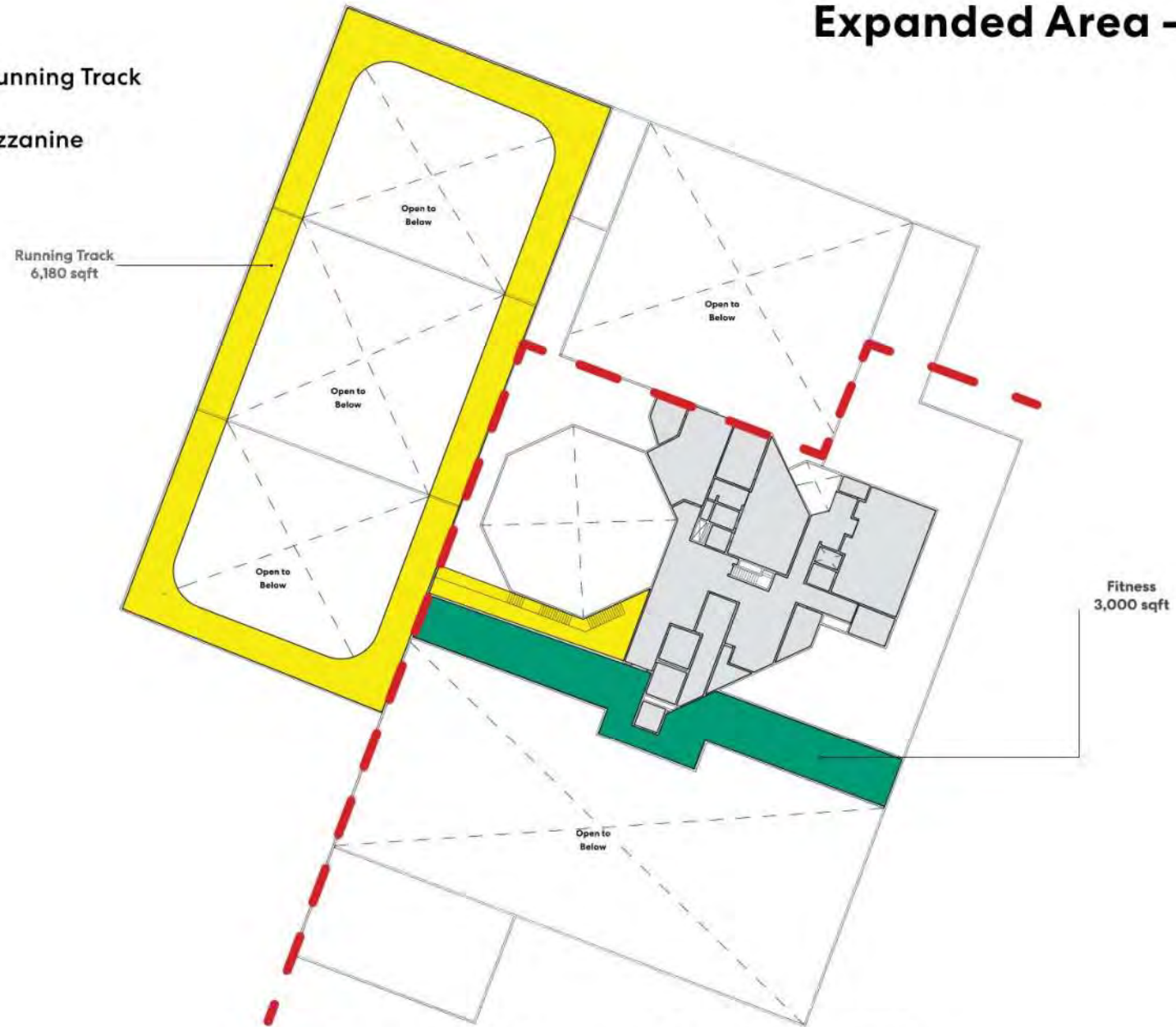


Option 5: Phase 2 - Level 1

Phase 2: June 2025

- Addition of Elevated Running Track
- Addition of Fitness Mezzanine

Expanded Area - 10,900 sqft

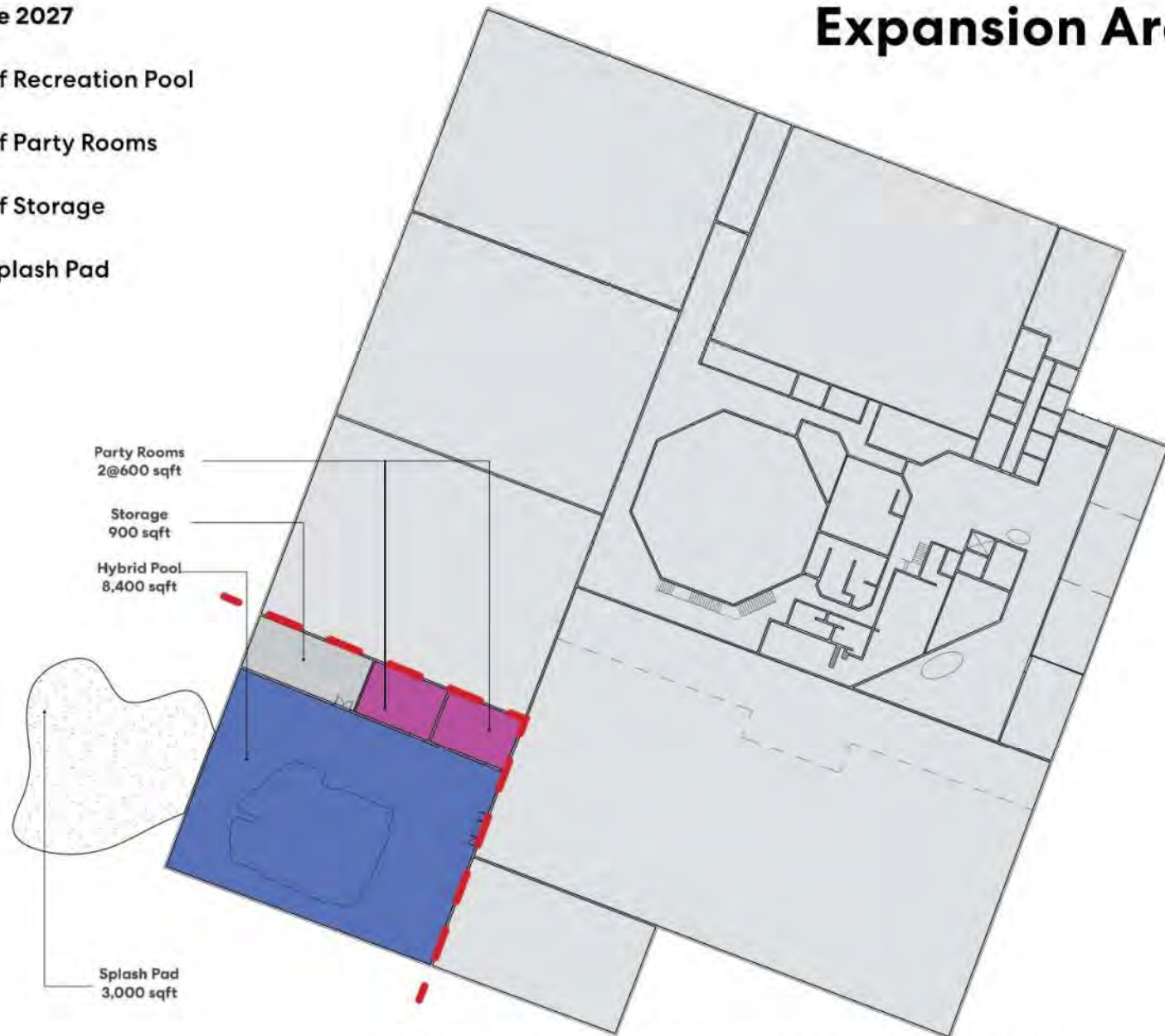


Option 5: Phase 2 - Level 2

Phase 3: June 2027

- Addition of Recreation Pool
- Addition of Party Rooms
- Addition of Storage
- Outdoor Splash Pad

Expansion Area - 10,500 sqft



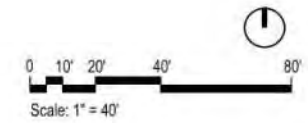
Party Rooms
2@600 sqft

Storage
900 sqft

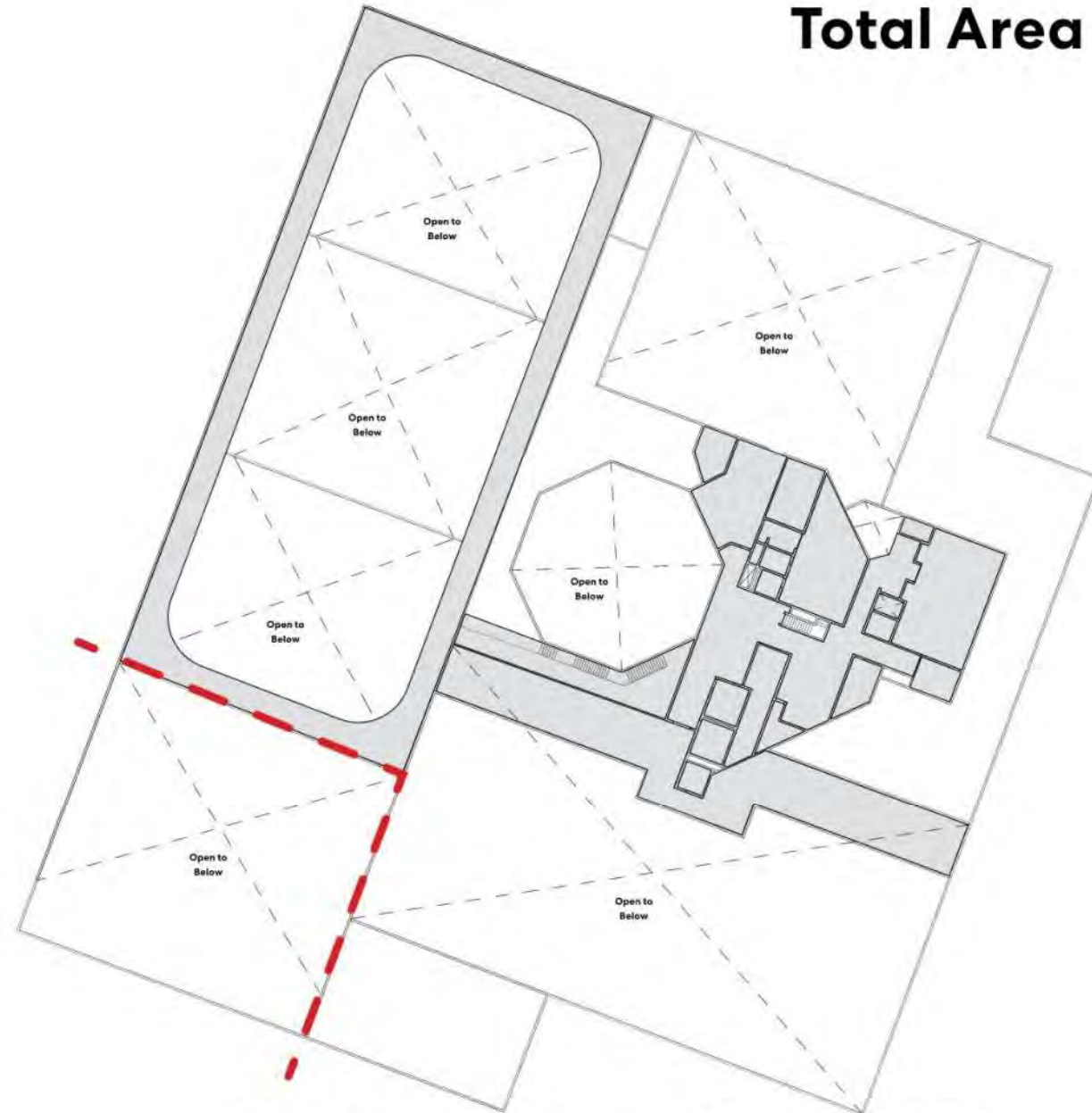
Hybrid Pool
8,400 sqft

Splash Pad
3,000 sqft

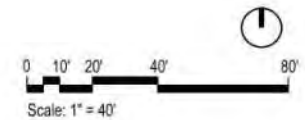
Option 5: Phase 3 - Level 1



Total Area - 10,500 sqft



Option 5: Phase 3 - Level 2



Preferred Planning Strategy

Expansion/Renovation of Existing Building over 3 Phases

Total Project

112,000 sqft

\$55 million

Phase 1

53,900 sqft

\$28-29 million

Target Construction Date 2023:

Phase 1: Renovate existing building, expand to provide new (8) Lane 50M pool with seating, Community Meeting/Multi-purpose rooms, Partnership Offices, Community Gathering/Gallery/and Cafe

Phase 2

47,600 sqft

\$18-19 million

Target 2025

Phase 2: Addition of (4) Basketball Courts, Gym Storage, Elevated Running Track, and Fitness Mezzanine.

Phase 3

10,500 sqft

\$6-7 million

Target 2027

Phase 3: Addition of Recreation Pool, Party Rooms, Storage, and exterior splash pad

Architecture Precedent Imagery

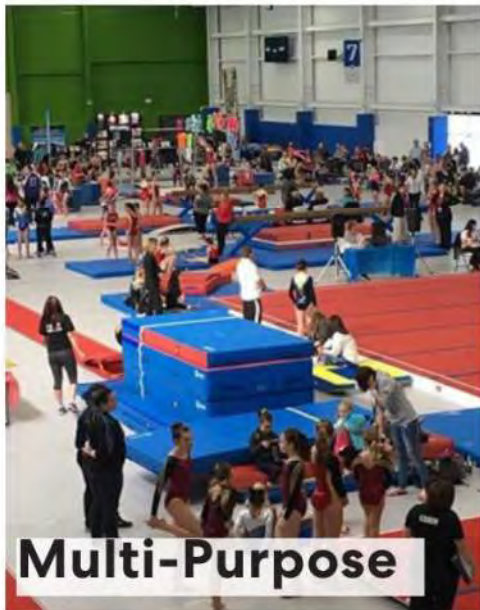




Flexible Spaces



All Season Use



Multi-Purpose



Places for Creation



Vibrant



Communal



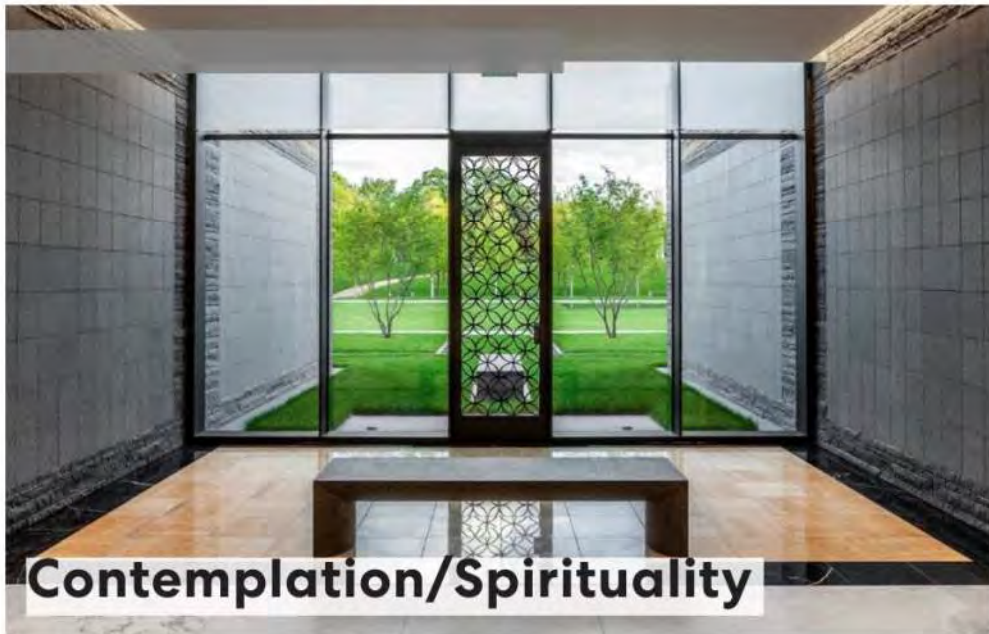
Peer-To-Peer Support



Cultural



Multi-Use Facility



Contemplation/Spirituality



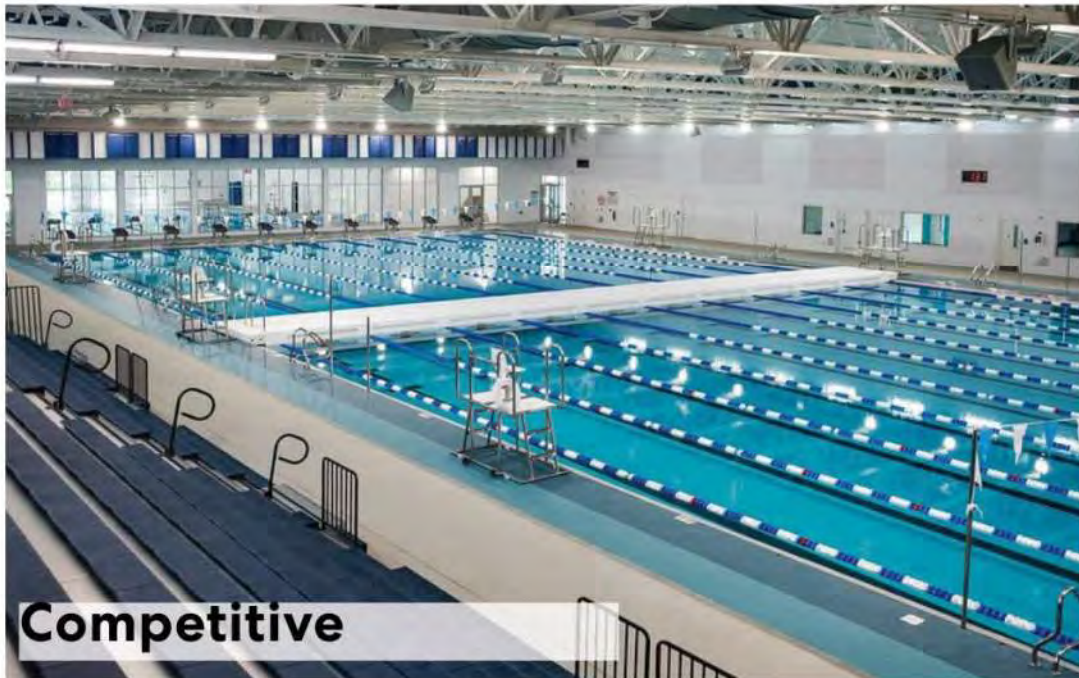
Universal & Inclusive



Technology Enabled



Playful



Competitive



Indoor/Outdoor



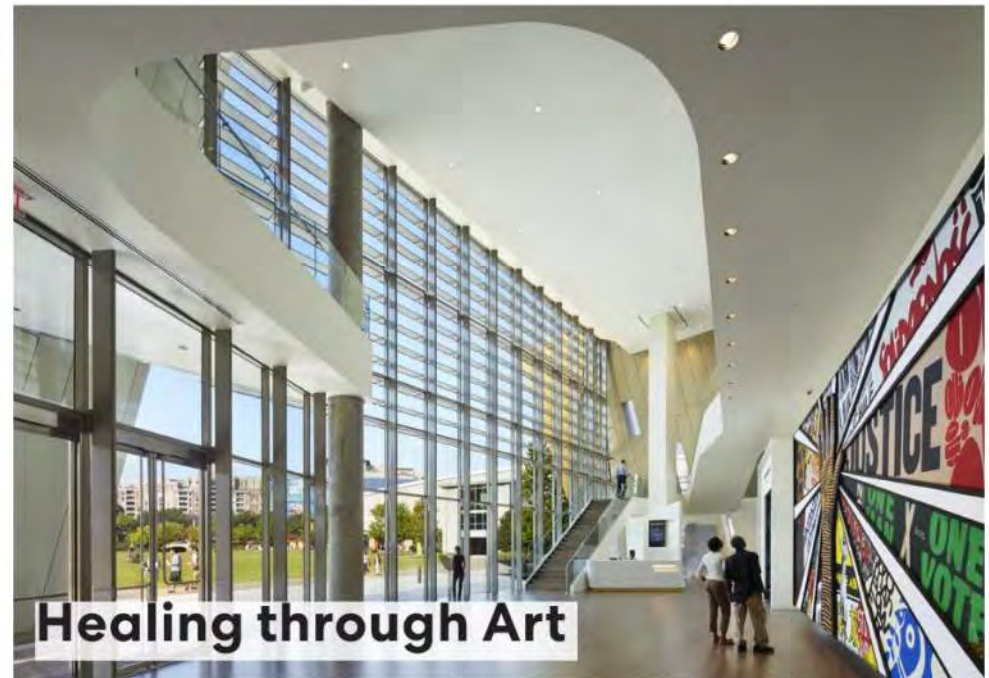
Interconnected Programming



Representing All



Community Character



Healing through Art