

Trailmark Community Center

Metro Recreation District Board Presentation August 18, 2009

Project Workplan

Meeting 1	Project Orientation/Planning Meeting: conduct a kick-off meeting with the steering committee and Project Manager to: <ul style="list-style-type: none">• Define the process and review the workplan.• Outline the proposed schedule and establish meeting dates as needed.• Identify constraints and parameters• Review the various approval agency processes and roles and responsibilities of each team member
Meeting 2	Programming and Design Work Session: <ul style="list-style-type: none">• Discuss the needs, goals and expectations of the community for the proposed facility with the Steering Committee.• Review previous study documents, survey and any other information that would inform the team of the background behind various decisions• General discussion of programs, activities and users. Discuss the various options for the proposed program and associated costs.• Review guidelines for space allocation and basic cost parameters for the proposed building• Outline the process for incorporating input from the stakeholders in the next series of focus group and public meetings.
Meeting 3	Pool Planning and Design Workshop <ul style="list-style-type: none">• Discuss vision for pool amenities with Steering Committee and potentially community members interested in pools• Present pictures and relative costs of various aquatic amenity options.• Discuss outdoor spaces related to the outdoor pool• Discuss mechanical and filtration options for pools
Meeting 4	Initial User interviews (schedule in conjunction with public workshop): We will conduct one half-day session in which the various stakeholders can give input onto the program and discuss their needs including <ul style="list-style-type: none">• Users such as community groups, service organizations, fitness users, youth and seniors.• Summary meeting with the Steering Committee to review results and make recommendations. Public Workshop: We will conduct a workshop inviting input from all community residents and stakeholders to seek additional information to help determine a final target program and budget for the building. Components of the workshop might include <ul style="list-style-type: none">• Introductory slide show of recent trends in community center design.• Open discussion/brainstorming session.• Exercise in prioritizing the resident's desires.• Comment cards or voting exercise to summarize preferences.• Important: make it clear to residents that this is not a decision making forum,

[Redacted] and that all ideas will be *considered* by the Board

<p>Meeting 5</p>	<p>Initial Needs Compilation: We will consolidate the needs discussed during the user interviews into an outline program of activities/spaces.</p> <ul style="list-style-type: none"> • We will then present and distribute the information for review and discussion. • Develop consensus on potential options • Develop consensus on pool activities <p>Review/Prioritization: Present Program Options from the previous meeting. As a group, we will</p> <ul style="list-style-type: none"> • Review each proposed activity and space. • Each activity and its requirements will be evaluated relative to each of the other activities' requirements. • Review options for pool programming, mechanics and design • Present preliminary cost/budget estimates for each option presented <p>Based on this discussion the design team will jointly develop a balanced, prioritized program of activity and spaces</p>
<p>Meeting 6</p>	<p>Site Analysis and Site Utilization Studies</p> <p>Based on the selected program option, we will begin to test the areas within conceptual building layouts and site appropriateness</p> <ul style="list-style-type: none"> • Present Building/Site analysis, site utilization options, and discuss pros and cons to each • Reach consensus on preferred design concept.
<p>Meeting 7</p>	<p>Concept Design Development</p> <ul style="list-style-type: none"> • Present community center and pool plan concepts • Present site plan concepts • Discuss functional, cost and design impacts of each • Present exterior design concepts and material options with costs
<p>Meeting 8</p>	<p>Building Schematic Design Presentation to Board</p> <ul style="list-style-type: none"> • Present final schematic design of building and site design including plans, elevations, exterior renderings, site plan with plantings, and material selections. • Present Detailed cost estimate of proposed design • Deliver schematic design submittal including design narratives, preliminary specifications, code analysis, and the preliminary fixtures, furnishings and equipment schedule.
<p>Meeting 9</p>	<p>Building Schematic Design Presentation in Public Meeting</p> <ul style="list-style-type: none"> • Present final schematic design of building and site design including plans, elevations, exterior renderings, site plan

Approvals Process

The City's review process includes a PD Amendment (the Trailmark Community is PD zone and this proposal changes the land use for the area which is designated for a school), and a Site Development Plan (SDP) process which is your normal nonresidential entitlement process.

The Planned Development Process

- Pre-application meeting with the City's planner
- A conceptual plan submittal, referral review then DRC (4-6 weeks)
- DRC may recommend a public meeting
- Comments incorporated into Final PD plan submittal
- Referral review and 2nd presentation to DRC (4-6 weeks)
- Recommendation and presentation to Planning Commission (must have staff support that has addressed all comments at this point)
- If approved, Presentation to City Council. (Posting of public hearing required for both PC and CC)

The SDP (required for building permit) process

- Pre-application meeting with the City's planner
- A conceptual SD plan submittal, referral review then DRC (4-7 weeks)
- Comments incorporated into Final SDP plan submittal
- Referral review and 2nd presentation to DRC (4-7 weeks)
- Final Mylars

The PD Amendment is a rezoning and thus requires Planning Commission and Council approval. If we cannot combine these two processes there will obviously be more meetings than we now anticipate. Also the land ownership/management issues need to be understood as to how they impact this process. The land is now owned by the City and management by South Suburban. Should it change to ownership and management by the metro district?