

Master Plan



Who Helped Create This Plan

CITIZEN TASK FORCE



City Council

Jon Grau
Taylor Hubbard

Parks & Recreation Commission

Roda Hassan (YOUTH)
Donelle Heieie
Zach Saueressig

Planning Commission

Todd Urbanski

Human Rights Commission

Martin Hubbard

School District

Sue Harberts
Jeff Ross

Community Center Members

Rachel Hernandez
Rounak Jaggi
Ellie Kramer
Dave Roan
Jacquelyn Vranicar

General Community

Madina Abshir
Angie Bolstad
Grecia Lozano
Mac Willemsen



PROJECT MANAGEMENT TEAM



Name	Position
Chris Lindahl	Marketing Manager
Elise Durbin	Assistant City Administrator
Erin Link	Recreation Program Manager
John Schmidt	Building Official
Julie Janke	Police-Community Partnerships
Kelsi McNutt	Community Center Manager
Kevin Wright	Communications Manager
Marshall Grange	Parks and Recreation Director
Mary Monteith	Assistant to P&R Director
Matt Burt	Finance
Matt Podhradsky	City Administrator
Nate Kabat	Community Development Director
Nicholas Hartwig	Buildings Maintenance Foreman



PERKINS & WILL



Chris Kastellec, AIA, LEED AP®

Principal in Charge



John Slack, PLA, OALA, ASLA, LEED AP® ND, RELI AP

Program Lead / Community Engagement Facilitator



Kathryn Watson, AIA, LEED AP®

Project Architect



SUBCONSULTANTS

Michaud Cooley Erickson

Role: Mechanical, Electrical, Plumbing Engineer

BKBM Engineers

Role: Structural & Civil Engineer

Walker Consultants

Role: Traffic / Parking / Transportation Consultant

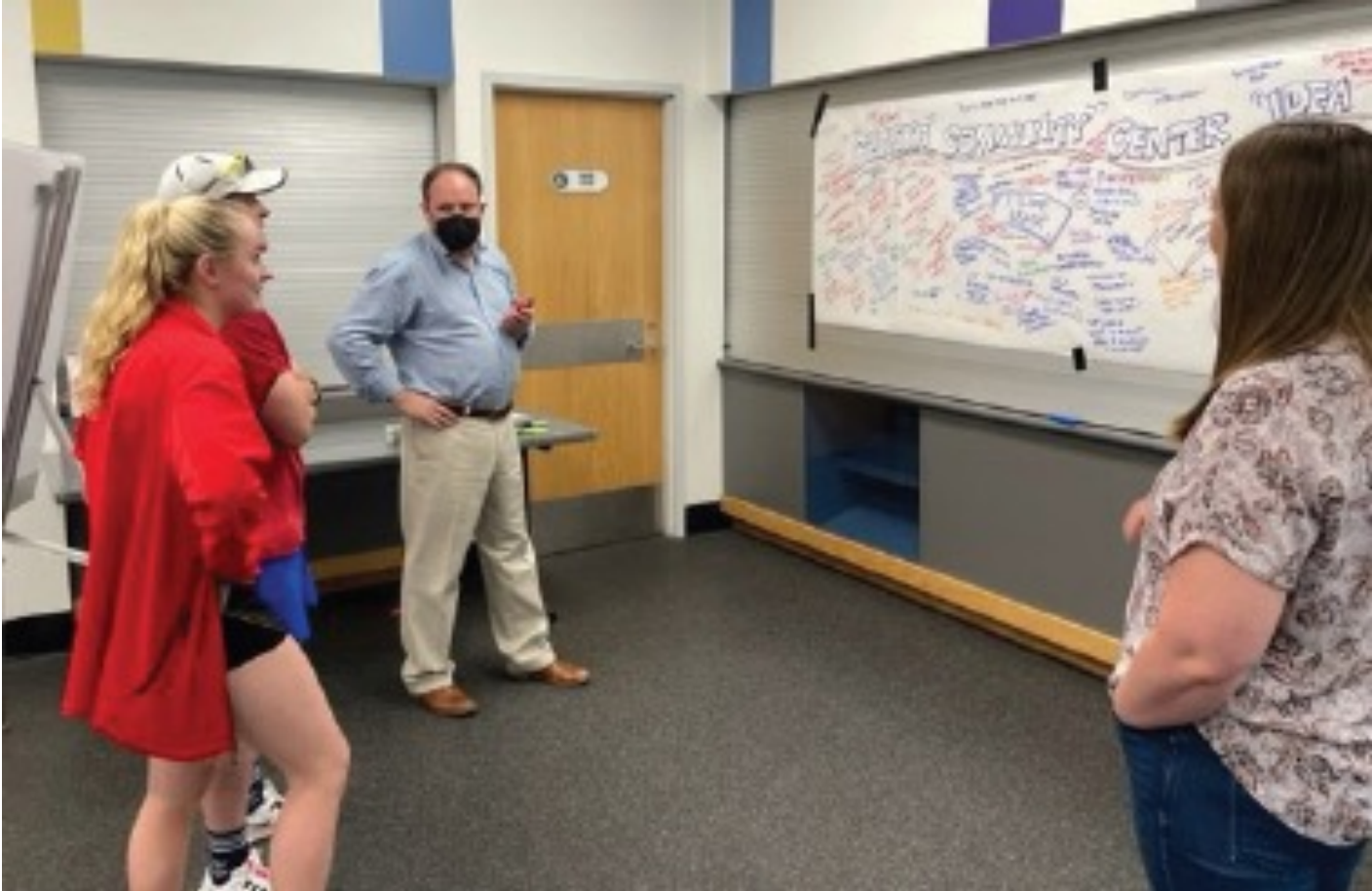
Ballard*King

Role: Operations and Market Analyst

RJM Construction

Role: Cost Estimation

THE COMMUNITY





Why We Created a Master Plan

- Community Center had turned 30 years old
- There hasn't been a funding source for depreciation and deferred maintenance items adding up
- Parking lot challenges
- Recreation trends have changed
- Community demographics have changed
- Engage the residents in a conversations about future community center needs



Service to the Community...over 1 Million Visits/Year!

567 Workshops	Chaska Juniors Volleyball	Greater Twin Cities Youth Symphonies	Points West Carriage
Alphabet Junction/Orchard Hill	Chaska Middle School East	Haverhill HOA	Ravoux Ridge
Anniversary Parties	Chaska Music Studios	La Academia	Ridge At Chaska
Arts Consortium of Carver County	Chaska Rotary club	Legacy Health Insurance	River Bend Townhomews
Baby Showers	Chaska Valley Family Theater	Lenzen Parkview Terrace	River Valley Health Services
Belle Plaine High School	Children of Tomorrow	Midwest United Volleyball Club	River Woods HOA
Birthday Parties	CHOICE Inc.	Minnesota Hockey	Southwest Christian
BlueCross BlueShield Minnesota	City staff meetings & events	Minnestoa All Star Hockey (MASH)	Spire Community Management
Breakaway Academy	Clover Ridge Village Condos	New Prague Middle School	St. Francis Capable Kids
Carver County Health & Human Services	Cross of Grace Church	Next Steps Learning Center	St. Johns Lutheran Church
Chan/Chaska Hockey Association (CCHA)	Crystal Village Townhome Association	Notary Services	The Breitenfeldt Group
Chaska Dance Center	Cultural Celebrations	Paradigm Pipeline Safety Training	The World Learner School
Chaska Figure Skating Club	E & M Consulting Inc.	Pioneer Point Community	The Lodge-AOAs
Chaska High School	Entegris	Pioneer Ridge Middle School	Treks & Trails Pre-School
Chaska HS Girls & Boys Hockey Booster Club	Family Celebrations	Pioneer Vista Townhome HOA	Weddings



The Planning Process

PLANNING PROCESS



- Existing building conditional assessment and improvement recommendations
- Site analysis and improvement recommendations
- Demographic market and gap analysis
- Existing program evaluation
- Community engagement
- Master plan concept
- Cost evaluation
- Enterprise evaluation

SPRING 2022	SUMMER 2022	FALL 2022/ WINTER 2023	SPRING 2023	SUMMER 2023	FALL 2023/ WINTER 2024
<ul style="list-style-type: none"> • BUILDING CONDITION ASSESSMENT • DEMOGRAPHIC RESEARCH • PUBLIC ENGAGEMENT • FOCUS GROUPS • CTF AND PMT MEETINGS 	<ul style="list-style-type: none"> • PUBLIC OPEN HOUSE • PROJECT WEBSITE • PUBLIC SURVEY • FOCUS GROUPS • PROGRAM OPTIONS • BUILDING CONCEPTS • CTF/PMT MEETINGS 	<ul style="list-style-type: none"> • PROGRAM OPTIONS • BUILDING CONCEPTS • PARKING CONCEPTS • OPERATIONAL ANALYSIS • COST ESTIMATE • CTF/PMT MEETINGS 	<ul style="list-style-type: none"> • FINAL CONCEPT PLANS • FINAL COST ESTIMATE • CTF/PMT MEETINGS 	<ul style="list-style-type: none"> • PUBLIC OPEN HOUSE • FINAL OPERATIONAL COST AND REVENUE ANALYSIS 	<ul style="list-style-type: none"> • FINAL CTF MEETING • COMPILATION OF DOCUMENTATION AND PRODUCTION OF FINAL REPORT

COMMUNITY ENGAGEMENT



- 2 open house events (June & August 2023).
- 2 rounds of on-line surveys. (over 900 responses)
- 12 user group meetings (building lease tenants, school district, library, active older adults, hockey association, church, staff, etc)
- Meetings with City Managers from Chanhassen, Victoria, and Carver.
- Information booths at City events such as, Fire & Ice Festival, Touch-a-Truck event, Chaska River City Days.
- Project website and social media



The city of Chaska is planning future improvements at the **Chaska Community Center** and would like your feedback.

Use the QR code below to complete a survey and help us create a new vision for the Community Center.

share your
ideas
with us



TOP THEMES



Improve the safety of the parking lot and increase parking capacity.



Expand the fitness center and add more workout variety.



Improve the pool area with new features, more lap swimming, and fix the hot tub.



Improve the locker rooms.



Larger and more exciting indoor playground.



Improve the ice arena with more lobby area, seating, locker rooms, and better support services.



Add more gym space.



Improve the main entrance lobby.



Make more use of the theater.



More programming and areas for teens and young adults.



Take care of deferred maintenance, replace the roof.



Guiding Principles and Objectives

Guiding Principles

- **Reinvest** in the multi-purpose facility to continue serving as a **community recreation and gathering** place into the future.
- Welcome people of all **cultural/economic backgrounds, ages, abilities, and interests** to access a facility that improves the **health and wellness** of both individuals and the community.
- **Create experiences** that build community, foster a sense of pride, and develop **lifelong memories**.

Master Plan Objectives

- **Plan for deferred maintenance items**, including the replacement of the roof.
- Address current parking lot challenges by looking at the entire campus and opportunities that may exist with the adjacent school district properties to **increase the amount of parking, improve circulation, and provide safe pedestrian and bicycle access**.
- Repurpose and/or redesign **under utilized areas of the building** to maximize the space that exists.
- Design multi-use spaces that can **meet the changing needs** of the community into the future.
- **Respond to extensive community input/feedback** by improving and/or expanding the amenities/programs valued the most.
- Continue to have an **arts presence** at the Community Center.
- **Improve circulation** throughout the building while also reducing the number of entry points into the building.

Master Plan Objectives Continued

- **Connect to nature** by capturing the views of the Minnesota River Valley and designing outdoor spaces around the Community Center.
- Add **storage in strategic locations** to improve efficiency and flexibility.
- Determine the **operating expenses** and cost allocations for each of the major components of the building.
- Evaluate **current programming performance** metrics and trends to help guide future operations and building design.
- Determine the **proper mix of revenue sources** so the facility can be financially sustainable into the future.
- **Define financing strategies** to fund the building improvements recommended in the plan

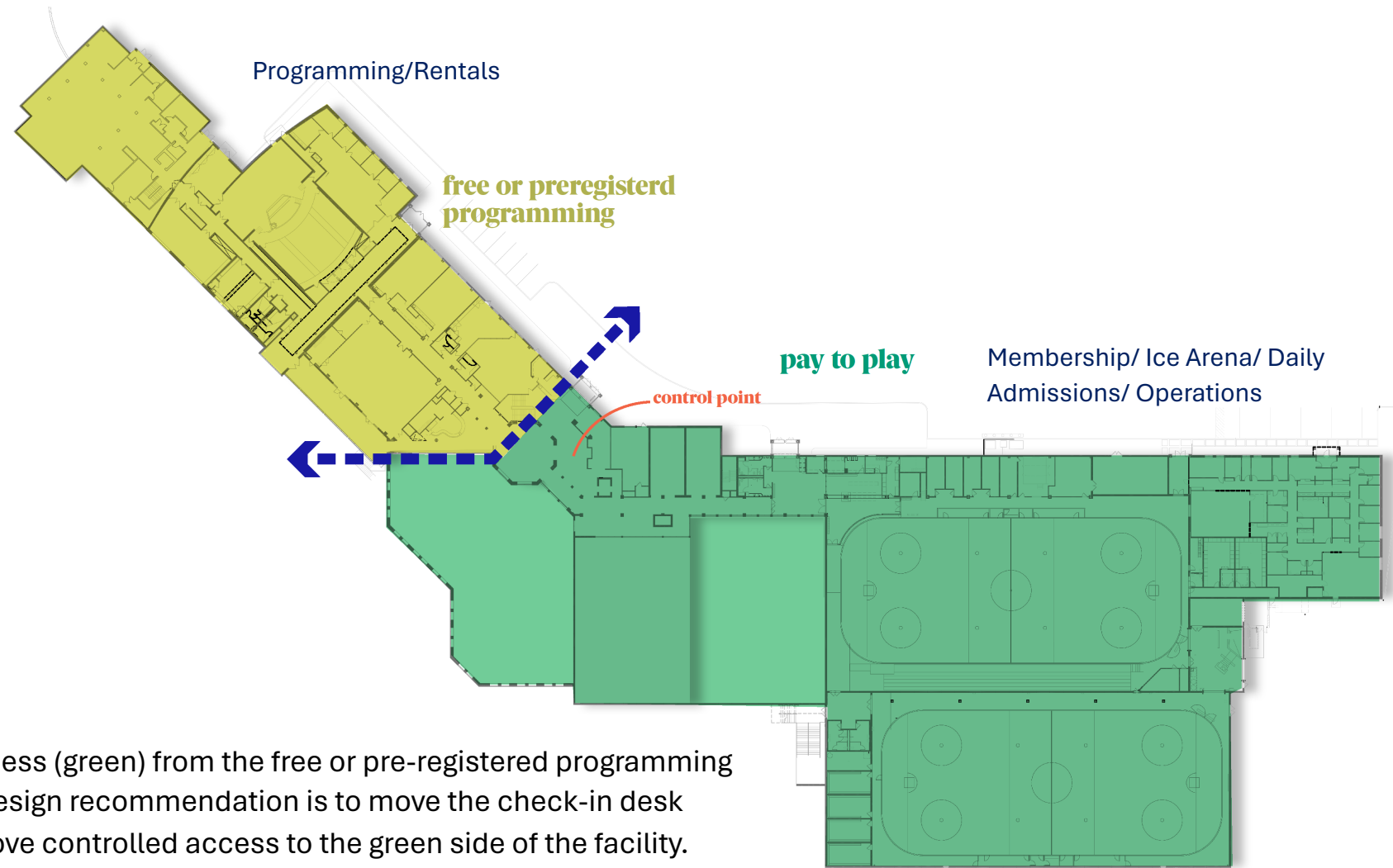


Design Recommendations

Development of Recommendations

- Analysis of current building programs and layout, public input, market analysis, recreation trends, and guidance by the PMT and CTF, **led to the development** of initial master plan options.
- The plan was optimized through **several rounds of refinement** factoring cost of improvements and projected impacts on operational expenses and revenues.
- Consensus master plan concept primarily expands opportunities through **renovation and repurposing of existing space**.
- Plan responds to community feedback and touches the entire building

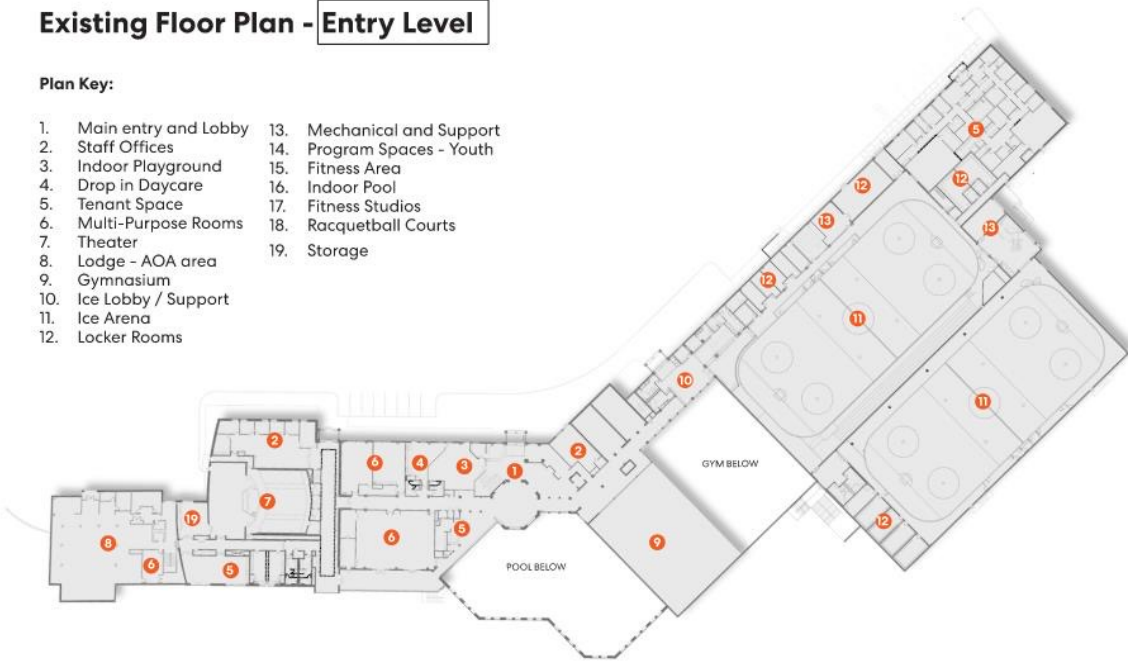
- The blue line demarcates the pay to play access (green) from the free or pre-registered programming access (yellow) ends of the building. A key design recommendation is to move the check-in desk and stairs to the lower level that would improve controlled access to the green side of the facility. This also provides a visual representation that many visitors are not members but are coming to the center for events/programming or other reasons.



Existing Floor Plan - Entry Level

Plan Key:

- | | |
|-------------------------|----------------------------|
| 1. Main entry and Lobby | 13. Mechanical and Support |
| 2. Staff Offices | 14. Program Spaces - Youth |
| 3. Indoor Playground | 15. Fitness Area |
| 4. Drop in Daycare | 16. Indoor Pool |
| 5. Tenant Space | 17. Fitness Studios |
| 6. Multi-Purpose Rooms | 18. Racquetball Courts |
| 7. Theater | 19. Storage |
| 8. Lodge - AOA area | |
| 9. Gymnasium | |
| 10. Ice Lobby / Support | |
| 11. Ice Arena | |
| 12. Locker Rooms | |



Master Plan Floor Plan - Entry Level

Phase 1-3 and Future Phase

Plan Key:

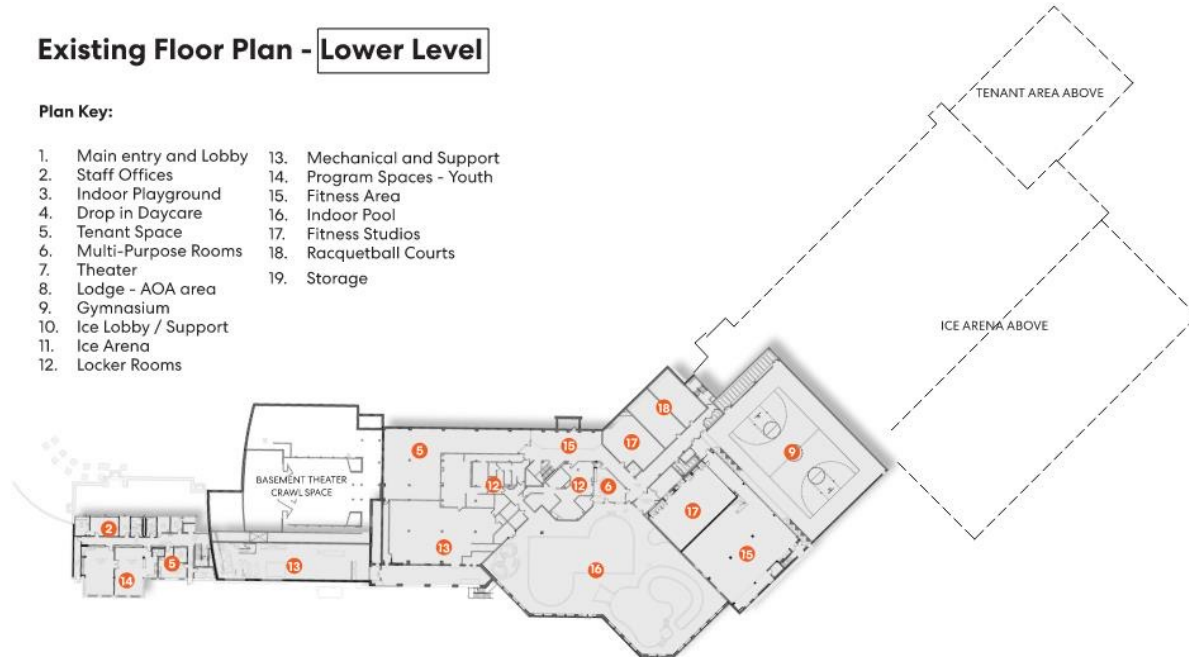
- | | |
|--|---|
| 1. New Entry Canopy | 12. Existing Gymnasium |
| 2. Renovated Main Entry and Lounge | 13. New Gymnasium Addition |
| 3. Remodel Existing Staff Office Space | 14. Raise Lower Level Gymnasium |
| 4. Expanded/Renovated Indoor Playground | 15. New Storage Space with Racquetball Court conversion |
| 5. New Sensory Friendly Room | 16. New Ice Arena Entrance and Lobby |
| 6. Convert Offices to Art, Innovation and Technology Space | 17. Existing Ice Rink |
| 7. Existing Tenant Space | 18. New Tenant Space |
| 8. Remodel Meeting Rooms | 19. Existing High School Boys Locker Room |
| 9. New Restrooms | 20. New Access to Rink 2 |
| 10. Remodel Theater | |
| 11. The Lodge, Active Older Adult Area | |



Existing Floor Plan - Lower Level

Plan Key:

- | | |
|-------------------------|----------------------------|
| 1. Main entry and Lobby | 13. Mechanical and Support |
| 2. Staff Offices | 14. Program Spaces - Youth |
| 3. Indoor Playground | 15. Fitness Area |
| 4. Drop in Daycare | 16. Indoor Pool |
| 5. Tenant Space | 17. Fitness Studios |
| 6. Multi-Purpose Rooms | 18. Racquetball Courts |
| 7. Theater | 19. Storage |
| 8. Lodge - AOA area | |
| 9. Gymnasium | |
| 10. Ice Lobby / Support | |
| 11. Ice Arena | |
| 12. Locker Rooms | |

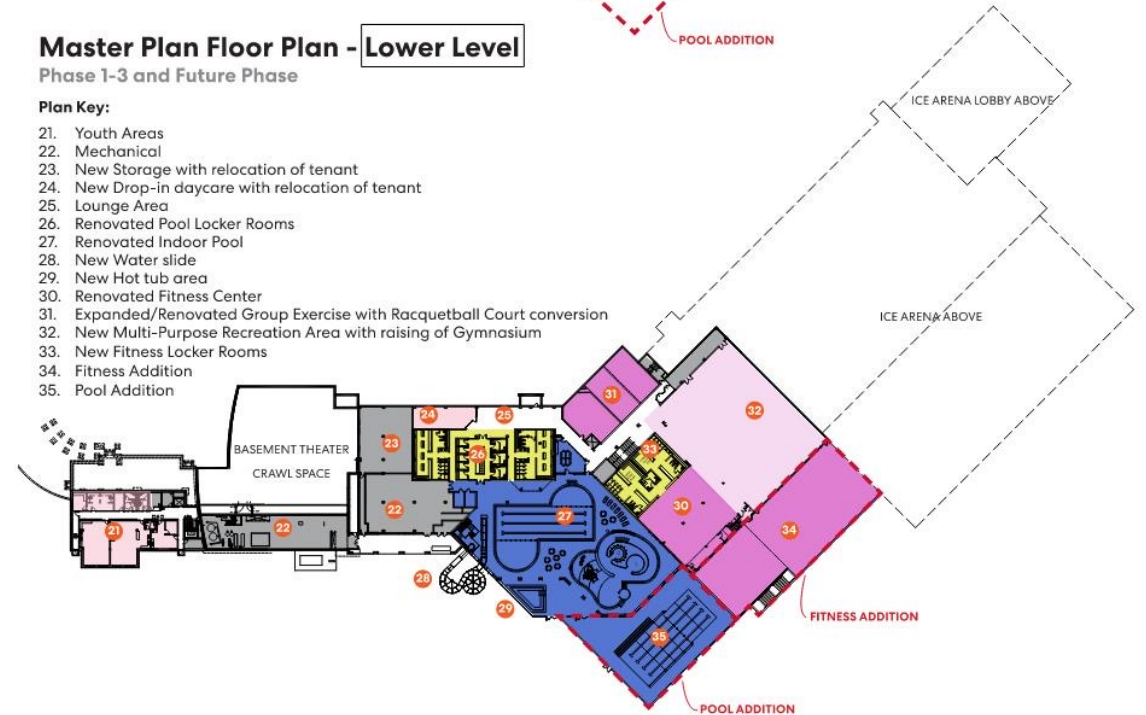


Master Plan Floor Plan - Lower Level

Phase 1-3 and Future Phase

Plan Key:

- | |
|---|
| 21. Youth Areas |
| 22. Mechanical |
| 23. New Storage with relocation of tenant |
| 24. New Drop-in daycare with relocation of tenant |
| 25. Lounge Area |
| 26. Renovated Pool Locker Rooms |
| 27. Renovated Indoor Pool |
| 28. New Water slide |
| 29. New Hot tub area |
| 30. Renovated Fitness Center |
| 31. Expanded/Renovated Group Exercise with Racquetball Court conversion |
| 32. New Multi-Purpose Recreation Area with raising of Gymnasium |
| 33. New Fitness Locker Rooms |
| 34. Fitness Addition |
| 35. Pool Addition |

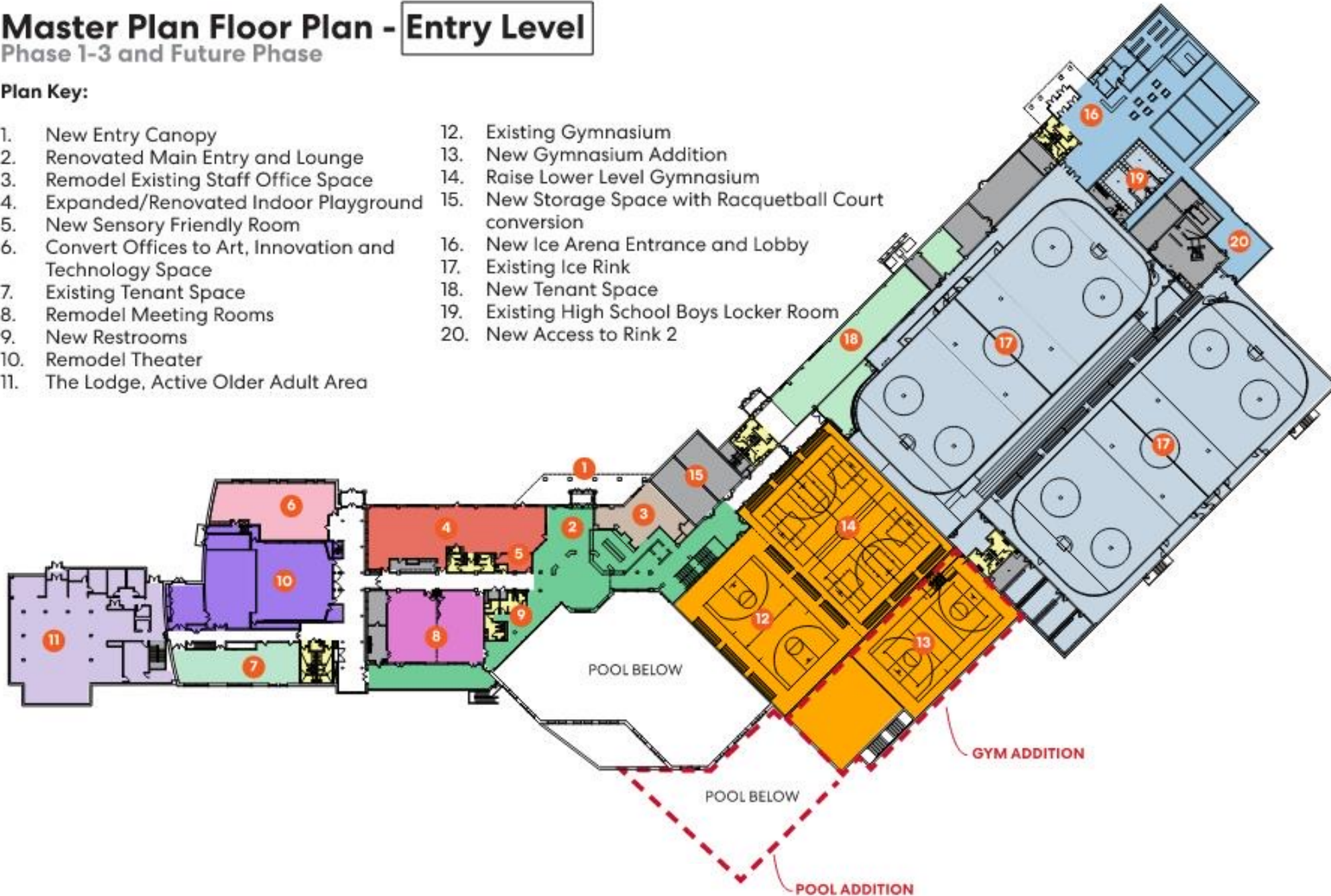


Master Plan Floor Plan - Entry Level

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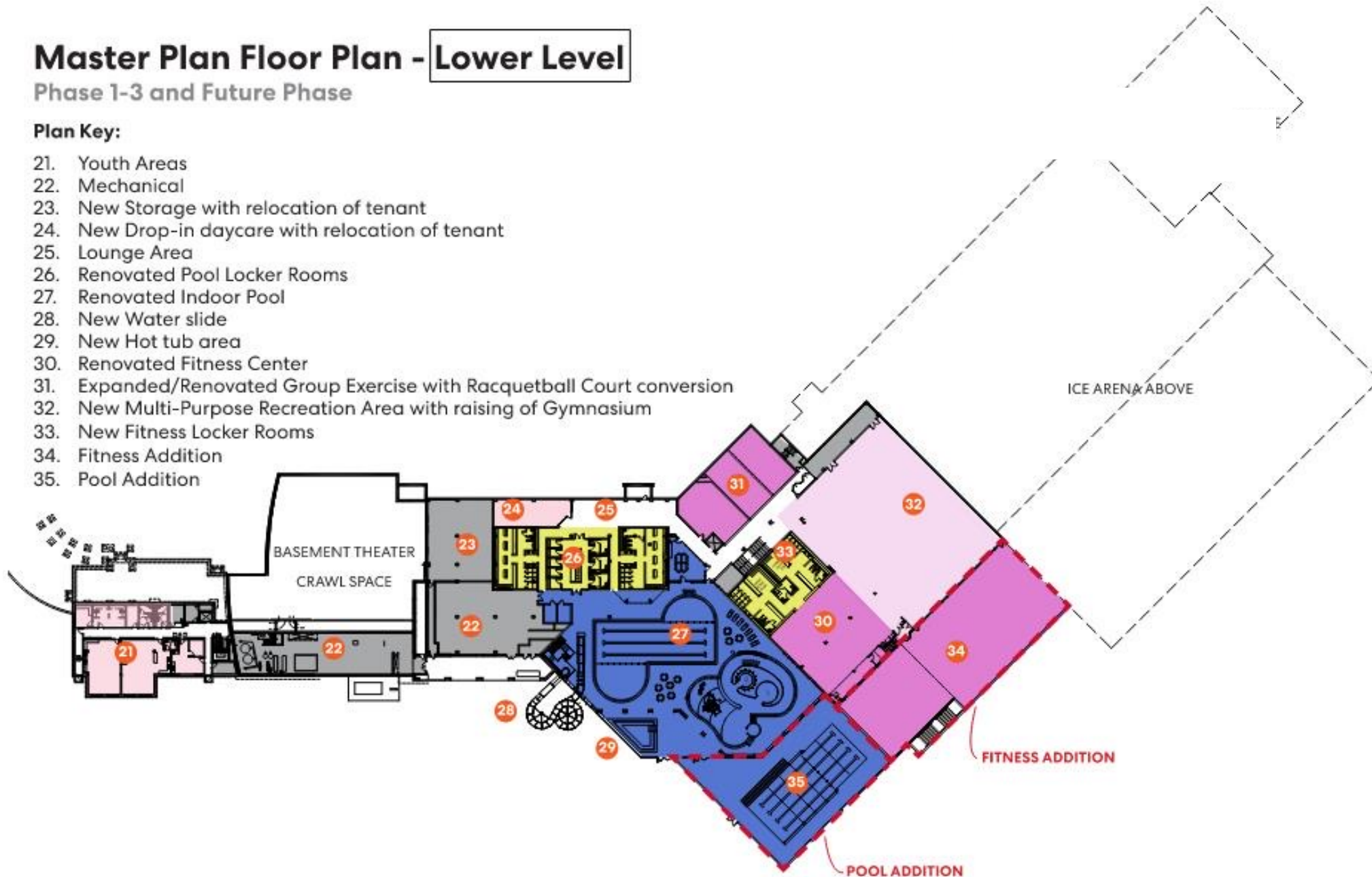
- Relocate check-in desk
- Relocate stairs
- Move ice arena lobby to St. Francis area
- Raise lower-level gym
- Expand indoor playground
- New restrooms and sensory room
- Renovate theater to flat floor
- Convert P&R office space to arts & innovation lab
- More storage
- Gym addition to the building

Master Plan Floor Plan - Lower Level

Phase 1-3 and Future Phase

Plan Key:

- 21. Youth Areas
- 22. Mechanical
- 23. New Storage with relocation of tenant
- 24. New Drop-in daycare with relocation of tenant
- 25. Lounge Area
- 26. Renovated Pool Locker Rooms
- 27. Renovated Indoor Pool
- 28. New Water slide
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- 30. Renovated Fitness Center
- 31. Expanded/Renovated Group Exercise with Racquetball Court conversion
- 32. New Multi-Purpose Recreation Area with raising of Gymnasium
- 33. New Fitness Locker Rooms
- 34. Fitness Addition
- 35. Pool Addition



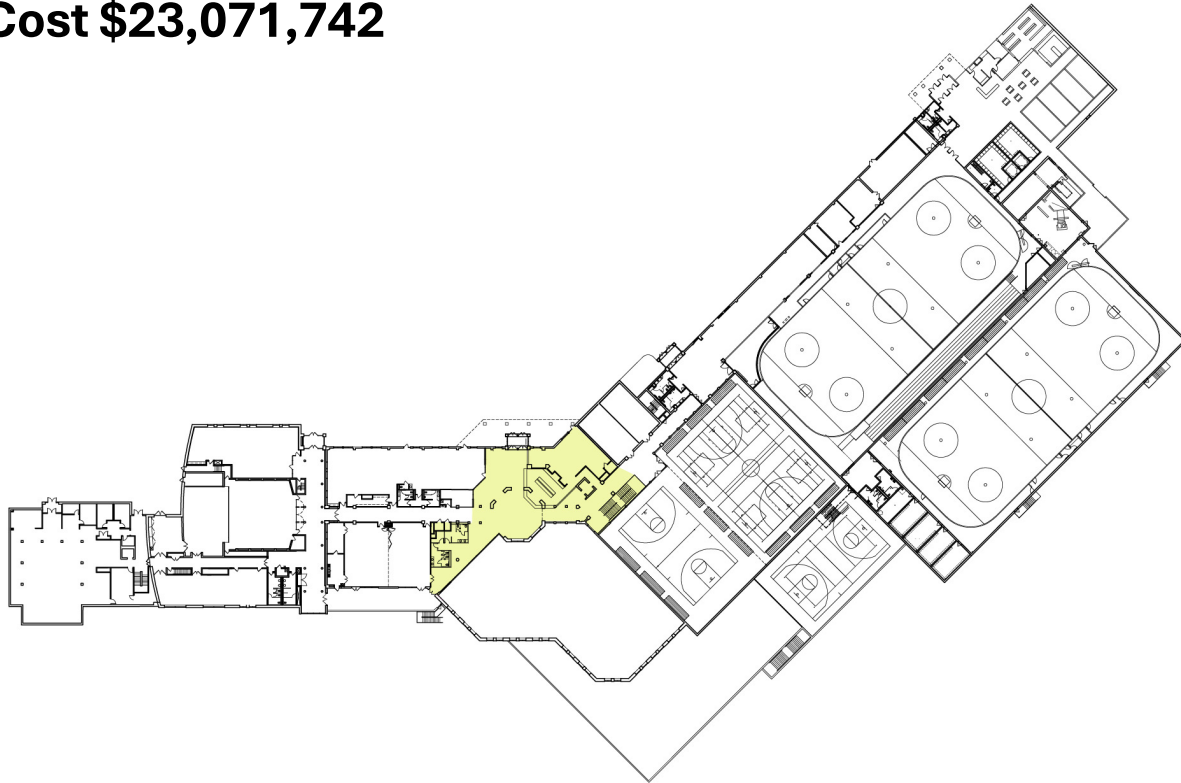
- New multi-purpose recreation area w/ raising of gym
- Convert racquetball courts into expanded group fitness studio
- Renovate locker room w/ larger family area
- New fitness purposed locker rooms
- Relocate member childcare area
- Move water slide
- Move hot tub
- Fitness area addition to the building

DESIGN RECOMMENDATIONS-PHASE 1



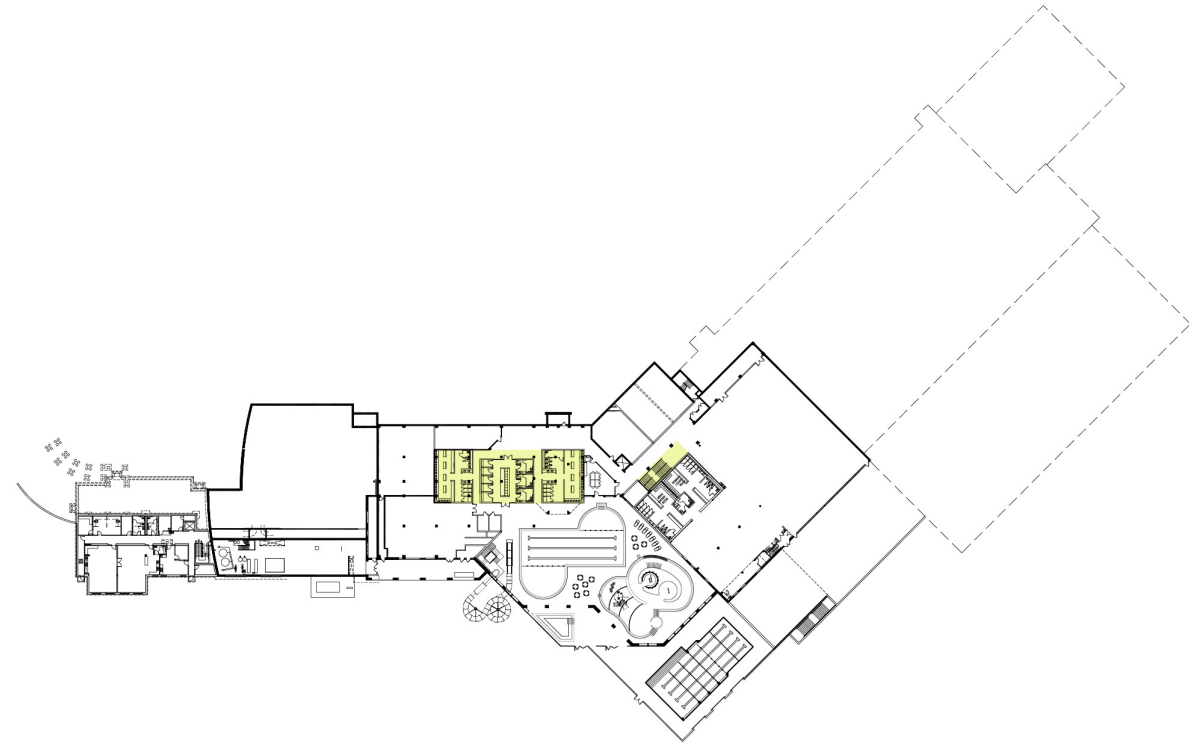
Functional improvements and deferred maintenance including parking lot improvements.

Cost \$23,071,742



Phase 1 – Entry Level Functional Improvements

- Relocate guest service desk and stairwell
- Create welcoming and inviting lobby area



Phase 1 – Lower Level Functional Improvements

- Remodel locker rooms & bring up to code
- Create larger family locker room

DEFERRED MAINTENANCE ITEMS



- Replace Roof.
- Replace deteriorating exterior egress stair.
- Replace end-of-life mechanical equipment .
- Address plumbing in restrooms.
- Address hot tub infrastructure and equipment.
- Address corrosion of steel decking in main ice arena.
- Address splash pad/outdoor plaza deterioration (w/o splash pad replacement).
- Update interior finishes including paint, carpet & base, tile and ceilings.
- Update technology, wayfinding, and access to rooms
- Address congestion and circulation in parking lot



Parking Lot and Access Improvements



Proposed Programming

- New proposed programming, including 4,365 SF in new ice arena space and 13,472 SF in new Community Center space
- Projected parking demand of ~30-35 additional parking stalls

Total Projected Parking

- Total projected demand at CC is 235 – 260 parking stalls
- Total projected parking demand for hockey is likely ~500-550 spaces (assuming 1,500 attendee cap)

TOTAL PARKING 592 stalls

LEGEND

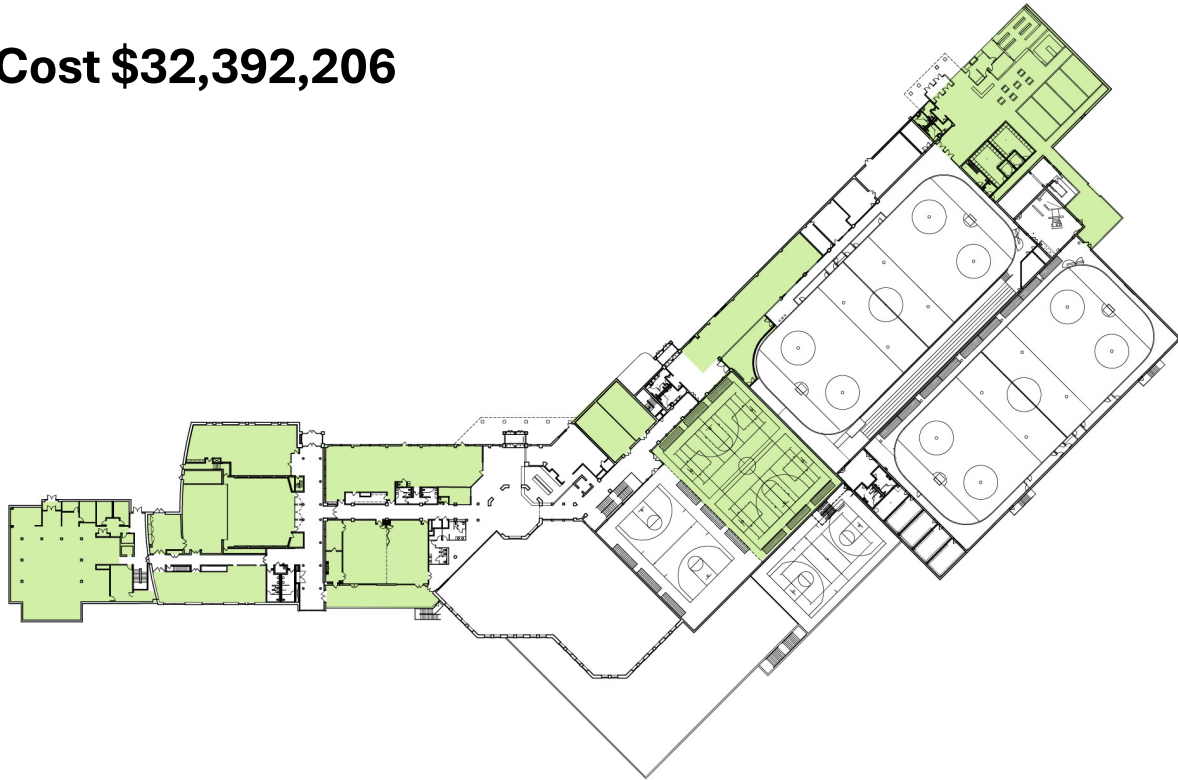
- Proposed Sidewalks
- Proposed Parking Additions
- Proposed Site Improvements
- Proposed Drop-Offs
- Proposed Roadway Improvements
- Proposed Crosswalks
- Proposed Roadway Lighting
- Proposed Pedestrian Lighting
- Proposed Wayfinding
- Proposed Trees

- Reconfigure Park Ridge Drive to create T intersection and improve safety
- Create two separate parking lots accessed by two small traffic circles
- Create new drop-off areas for each parking lot
- Work with school district to expand parking at Chaska Middle School East
- New sidewalks, lighting and crossings to improve pedestrian access and safety

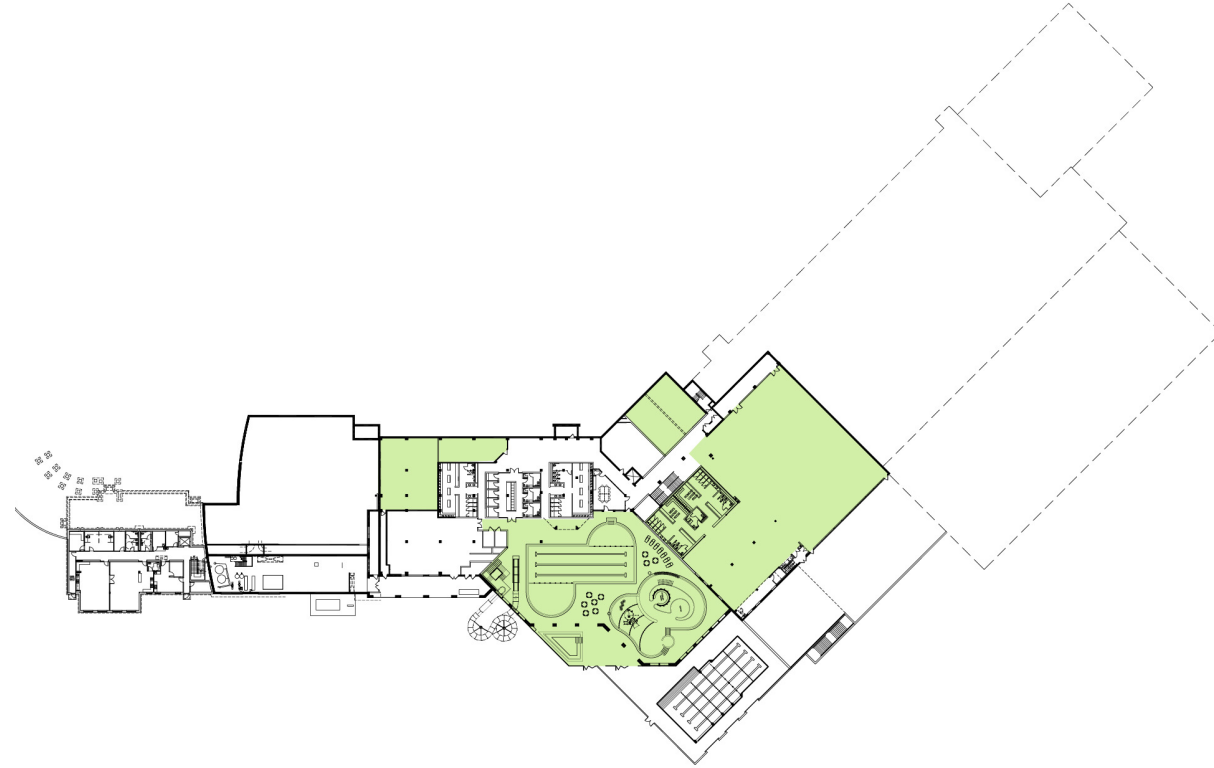
DESIGN RECOMMENDATIONS-PHASE 2



Cost \$32,392,206



Phase 2 – Entry Level



Phase 2 – Lower Level

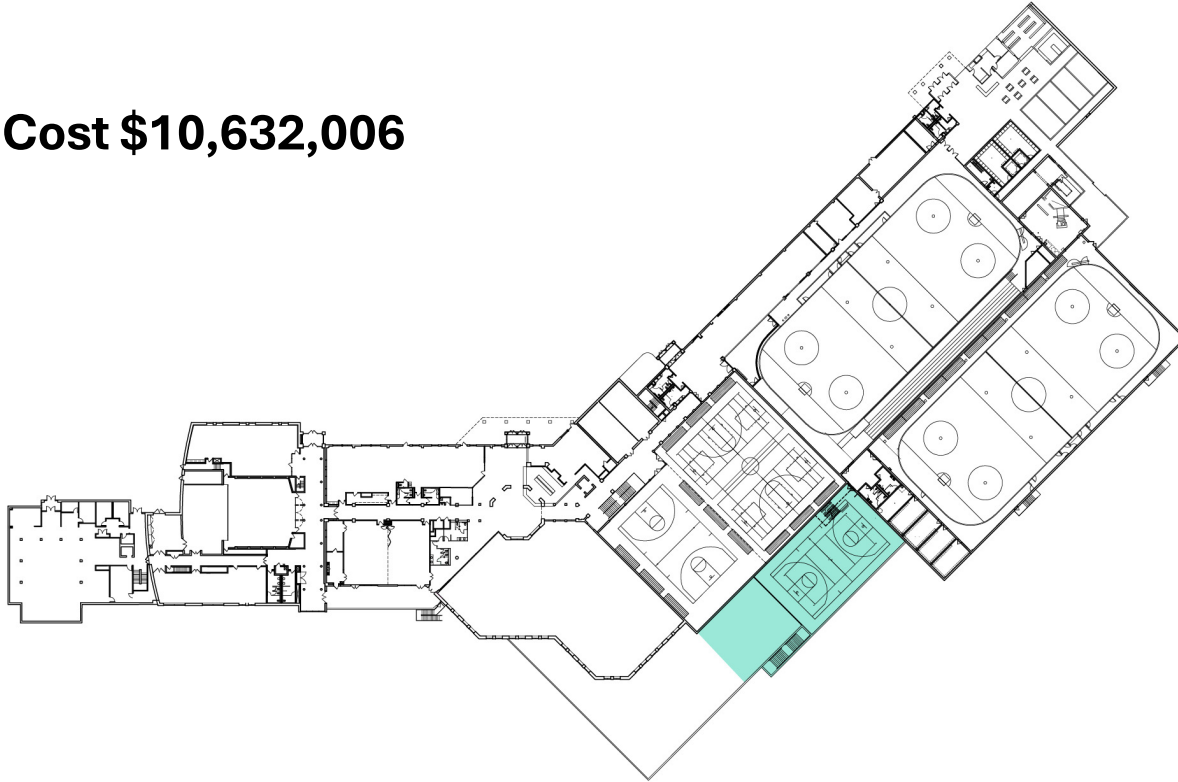
Phase 2: Facility Improvements

- Raise lower-level gym to entry level
 - Create flexibility.
 - Expand programming.
 - Increase revenue.
- Fitness area remodel
 - Capture more space from raising lower gym
 - Expand equipment offerings.
 - Provide access to daylight.
 - Increase revenue.
- Aquatic area expansion and remodel
 - Relocate water slide
 - Increase deck space and sight lines.
 - Improve water features.
 - Increase revenue.
- Expand Indoor Playground
 - Increase use.
 - Generate revenue.
- Convert racquetball courts to group exercise rooms
 - Expand classes.
 - Increase space utilization.
- Ice Arena Lobby expansion
 - Expand Ice Arena lobby and provide new entrance
 - Capture space currently occupied by St. Francis
 - Improve user experience.
 - Increased functionality.
 - Alleviate traffic near main entry.
- Update Meeting Rooms
 - Improve user experience.
- Multi-purpose recreation
 - Provide specialized fitness.
- Convert current Parks & Recreation offices to art, technology and innovation center
 - Offices would be relocated
 - Provide new programming.
 - Target youth/teen audience.
- Remodel Theater
 - Increase flexibility and utilization.
 - Large community space for all ages.
 - Rental opportunities.
- Create Fitness Locker Rooms
 - Separate wet and dry program.

DESIGN RECOMMENDATIONS-PHASE 3

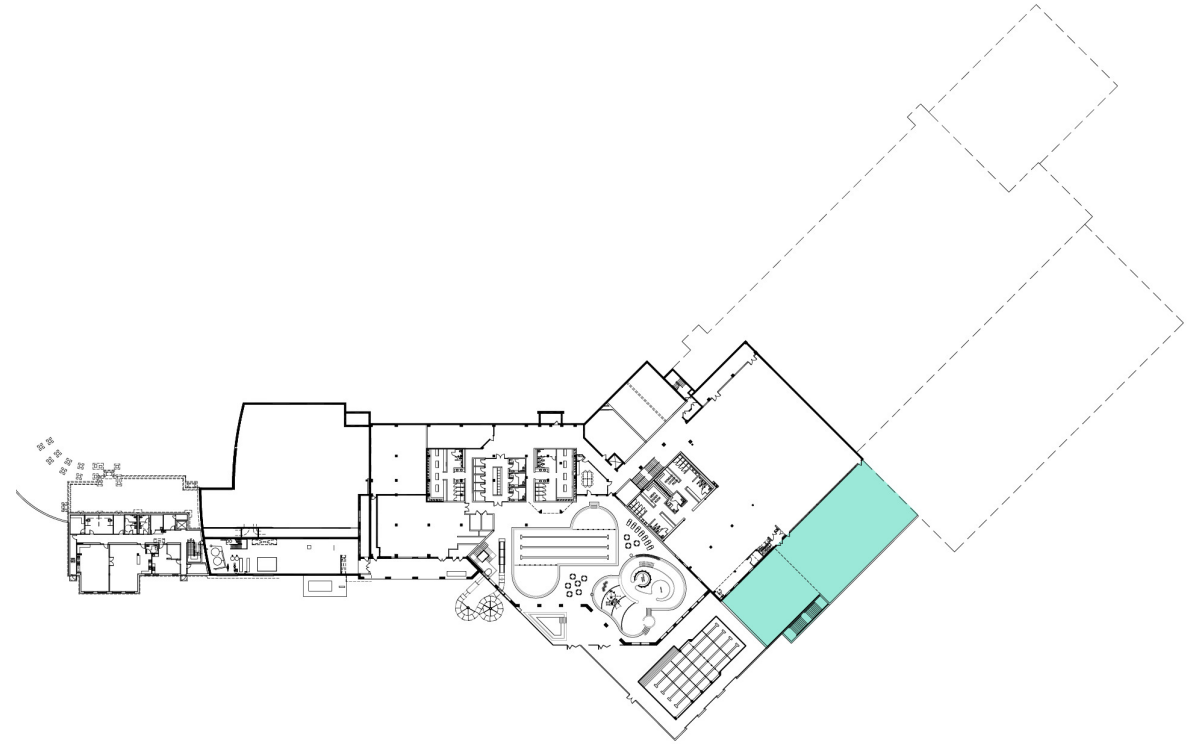


Cost \$10,632,006



Phase 3 – Entry Level

- Addition of 3rd Gymnasium



Phase 3 – Lower Level

- Addition of fitness area

Phase 3 Building Addition (Fitness And Gymnasium)

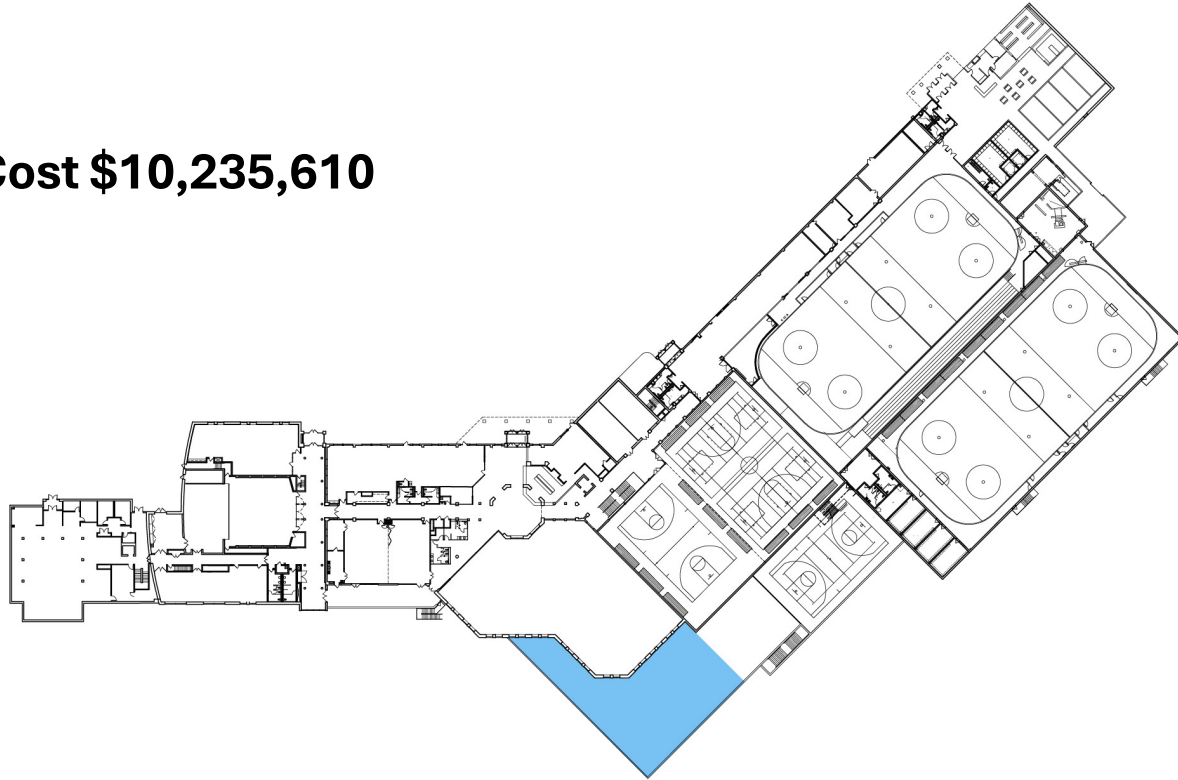
The fitness and gym building addition expand the program offerings at the community center as well as increase revenue opportunities.

- With three contiguous gyms, there is **opportunity for a broader program** of this space.
 - It will increase league play, rentals for practice, tournaments, and drop-in play.
- It will also allow for **multiple activities to take place simultaneously** rather than at limited times throughout the day or week.
- Increasing the fitness area provides an **opportunity to expand equipment and programming**.
 - It also allows fitness to have access to natural daylight and eastern views.
 - Creates a welcoming, open and daylit space will be a great asset to the community center and will generate admissions and membership.

DESIGN RECOMMENDATIONS- FUTURE

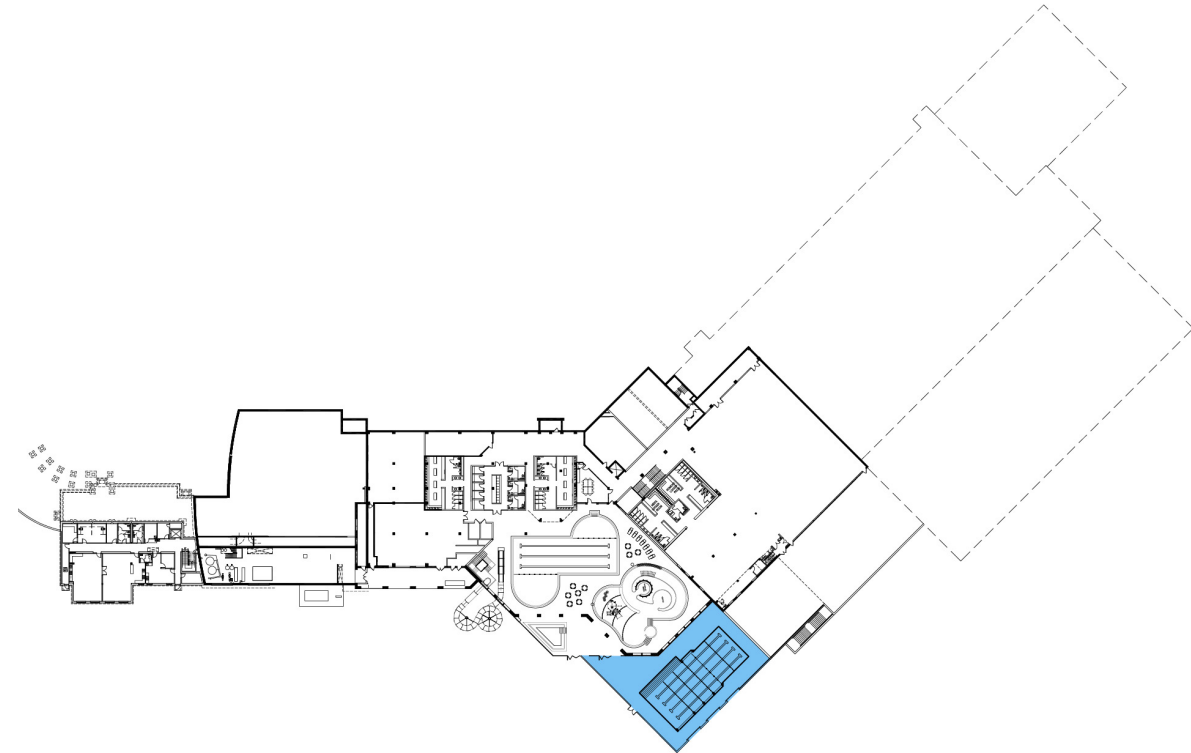


Cost \$10,235,610



Future Phase – Entry Level

- View of pool addition from above



Future Phase- Lower Level

- Addition of pool and expanded deck area



Citizen Task Force Recommendation

Phase 1:	
Existing Deferred Maintenance	\$23,072,742
<ul style="list-style-type: none"> Replace Roof Replace deteriorating exterior egress stair Replace end-of-life mechanical equipment Address plumbing in restrooms Address hot tub infrastructure and equipment Address corrosion of steel decking in main ice arena Address splash pad/outdoor plaza deterioration (w/o splash pad replacement) Update interior finishes including paint, carpet & base, tile and ceilings Address congestion and circulation in parking lot 	
Functional Improvements	\$4,131,666
<ul style="list-style-type: none"> Lobby Remodel Relocate Reception desk and the stairs to the lower level Locker Room Remodel 	
Phase 2:	
Facility Renovation Improvements	\$32,392,206
<ul style="list-style-type: none"> Ice Arena Lobby expansion. Raise lower level gym to entry level. Aquatic area expansion and remodel. Fitness area remodel. Fitness Locker Rooms. Convert racquetball courts to group exercise rooms. Meeting and Indoor playground. Theater remodel. Convert offices to art, technology and innovation center. 	
Phase 3:	
Building Addition	\$10,632,006
<ul style="list-style-type: none"> Gymnasium addition Fitness addition 	
Future Phase:	
Building Addition	\$10,235,610
<ul style="list-style-type: none"> Pool addition 	
Total Cost Estimate*	\$80,464,230

Phases and Costs

- Citizen Task Force **recommended Phases 1-3** to be included in a future building project
- Phases 1-3 = \$70.2 million (*2027 dollars*)



Next Steps

NEXT STEPS





Thank You!
Questions?