

Facilities & Recreation Master Plan

Initial Project Findings

July 17, 2019



opsis architecture

Project Goals

- Physical Assessment of Existing Indoor Facilities
- Development of a Recreation Program Plan
 - § Public Engagement Driven
 - § Program & Facilities Implications
- Funding Analysis
- Partnership Assessment
- Operations and Staffing Requirements of the Plan
- Implementation



Project Tasks Completed

- Recreation Facilities Physical Assessment
- Recreation Programs Analysis
 - § Current Assessment
- Public Engagement
 - § Online Survey Questionnaire
 - § Focus Groups
 - § Key Leader Interviews



Recreation Facilities Physical Assessment

Community Center

- § Numerous physical issues as noted in Facility Conditions Assessment in 2018.
- § ADA access throughout the facility.
- § Circuitous circulation that is disorienting, compromises supervision and is unsafe.
- § Downstairs restroom/locker room that is shared with other youth programs.
- § Lack of controlled access and security.
- § Small and dispersed administrative suite with lack of controlled public access.
- § Inadequate and dispersed fitness spaces.

Recreation Facilities Physical Assessment

Community Center (Continued)

- § Childcare location is remote from supervision.
- § Gymnasium is compromised by part-time theatrical performance scheduling.
- § Multi-purpose community and recreation spaces have low ceiling heights and columns that compromise the functionality of the spaces.
- § Parking adjacent to the building is very limited but does exist from the parking structure kitty corner to the center.
- § Non-compatible uses in proximity to the Community Center (jail, and social service agencies).

Recommendation - Replace

	Cost Range	Construction Cost Range	Total Project Cost Range
Renovation Cost	\$450-\$500/SF	\$24,750,000-\$27,500,000	\$32,175,000-\$35,750,000
New Construction	\$500-\$550/SF	\$27,500,000-\$30,250,000	\$35,750,000-\$39,325,000

Recreation Facilities Physical Assessment

Aquatic Center

- § Numerous physical issues as noted in Facility Conditions Assessment in 2018.
- § Lack of ADA access to the second level administrative offices and spectator seating balcony.
- § The public lobby and public gathering space are significantly undersized.
- § Inadequate changing rooms with lockers and lack of individual showers stalls. No family change rooms.
- § Undersized and remote weight/fitness space.

Recreation Facilities Physical Assessment

Aquatic Center (Continued)

- § Inadequate and dispersed space for staff (breakroom and private changing areas).
- § Poor building security systems.
- § Need to improve public toilets, security and lighting to assist with the increased negative behaviors in the Park.

Recommendation - Replace

	Cost Range	Construction Cost Range	Total Project Cost Range
Renovation Cost	\$550-\$660/SF	\$15,400,000-\$16,800,000	\$20,020,000-\$21,840,000
New Construction	\$700-\$750/SF	\$19,600,000-\$21,000,000	\$25,480,000-\$27,300,000

Recreation Facilities Physical Assessment

Senior Center

§ A few physical issues as noted in Facility Conditions Assessment in 2018.

§ No place to work-out with specialized fitness equipment.

§ The facility has a few large activity spaces, but the rooms are undersized to accommodate the program offerings.

§ Isolation in park presents perceived vulnerability at night. Windows facing Park create a “fishbowl” effect at night.

§ Dining Commons is the main general activity space, but it is also used for circulation to other spaces (back multi-purpose rooms).

§ Inadequate and dispersed space for staff.

Recreation Facilities Physical Assessment

Senior Center (Continued)

- § Location of the 4 outer activity rooms is challenging to supervise and monitor.
- § Kitchen is adequately sized to serve future expansion of dining commons. Desire to enlarge dining room to 80 people (currently holds 60).
- § Main entry door is not visible from the front desk.
- § Exterior lighting requires improvement for general safety.
- § The Center has poor street presence due to its location at the edge of Wortman Park.

Recommendation- Renovate

	Cost Range	Construction Cost Range	Total Project Cost Range
Reno/Addition Cost	\$100-125/SF	\$1,300,000-\$1,625,000	\$1,690,000-\$2,112,500
New Construction	\$300-\$350/SF	\$3,900,000-\$4,550,000	\$5,070,000-\$5,915,000

Recreation Programs Analysis

Assessment of Existing Programs



Program Area	Focus	General Programs
Sports	Youth	Gymnastics, Cheerleading, Soccer, Basketball, Baseball, Softball, Tennis, Parent-Child Sports Classes, T-Ball, Camps, Clinics
	Adult	Pickleball, Basketball, Volleyball, Softball, Ultimate Disc
Fitness/Wellness	Youth	N/A
	Adult	PIYO, Innergistics, Zumba, Senior Fitness
Cultural Arts	Youth	Art Classes, Dance
	Adult	Ukulele, Dance
Aquatics	Youth	Swim Lessons, Parent-Child, Survival Swimming, Swim Parties
	Adult	Water Fitness Classes
Youth		After School, Specialty Camps, Stars Day Camp
Education	Youth	Coding, Science,
	Adult	N/A
General Interest	Youth	lego
	Adult	N/A
Special Needs	Youth	N/A
	Adult	N/A
Special Events		Family Events, 5K's, Summer Concerts,
Outdoor Recreation	Youth	Planting Day
	Adult	Birding
Seniors		Fitness Classes, Computer, Personal Growth, Arts & Crafts, Day Trips, Games, Personal Support, Social Networks, Cafe
Teens		N/A
Self-Directed	Youth	Swimming, Basketball, Walk/Jog, Basketball
	Adult	Walk/Jog, Basketball, Racquetball, Weight/Cardio, Swimming
Social Services		Senior based programs, CC Shower Program,

Recreation Programs Analysis

Assessment of Existing Programs

- § The Parks and Recreation Department provides a wide variety of programs from traditional recreation services to a significant number of drop-in activities, rental opportunities and social service programs.
- § It is nearly impossible in this day and age to provide all of the services that are desired by the public.
- § Programming strengths are directly related to the facilities that are available for use.
- § Some activities (gymnastics, fitness, etc.) do not have adequate facilities to support their needs.
- § McMinnville is a regional provider of recreation services with approximately 30% of participants coming from outside the City.

Recreation Programs Analysis

Assessment of Existing Programs

§ General areas of recreation program **strengths** include:

- Youth
- Youth sports (primarily outdoor)
- Aquatics
- Seniors
- Self-directed

§ General areas of recreation program **weaknesses** include:

- Cultural arts
- Education
- Special needs
- Outdoor recreation
- Adult
- Family
- Teens

Public Engagement



Strategic Engagement Effort

- § Community leaders
- § Diverse recreation interests
- § Potential partners
- § Underrepresented groups (low income, Hispanic/Latino)
- § Facility users (residents and non-residents)
- § People who do not currently use facilities, but may in future
- § As many people as possible

Public Engagement

- Online Questionnaire

- § Available 7 weeks (May 6 to June 21, 2019)

- § Completed by 1,456 people

- § Advertised through traditional and social media

- § Distributed online, in print and in-person to 25 organizations

- Key Leader Interviews

- § Conducted in May and June 2019

- § 15 participants (City Council, City staff, partners and community leaders)

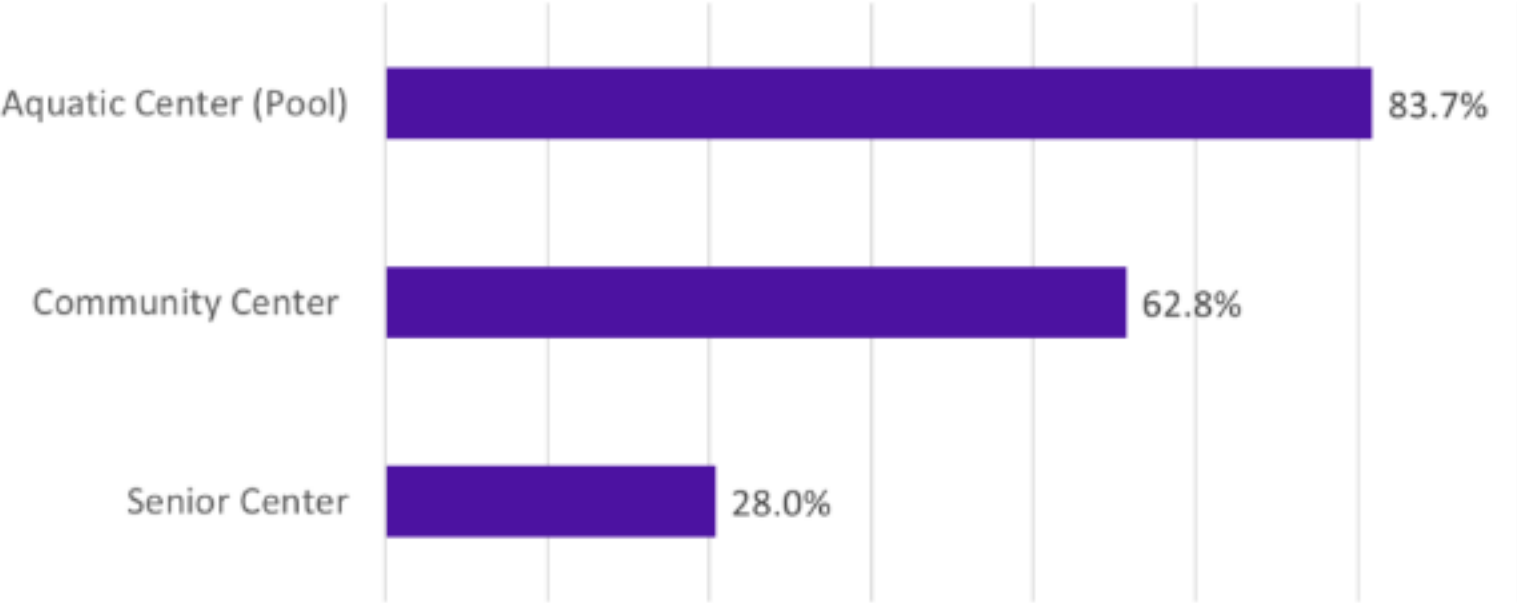
- Focus Groups

- § Meeting #1 on May 1 (9 people)

- § Meeting #2 on May 2 (8 people)

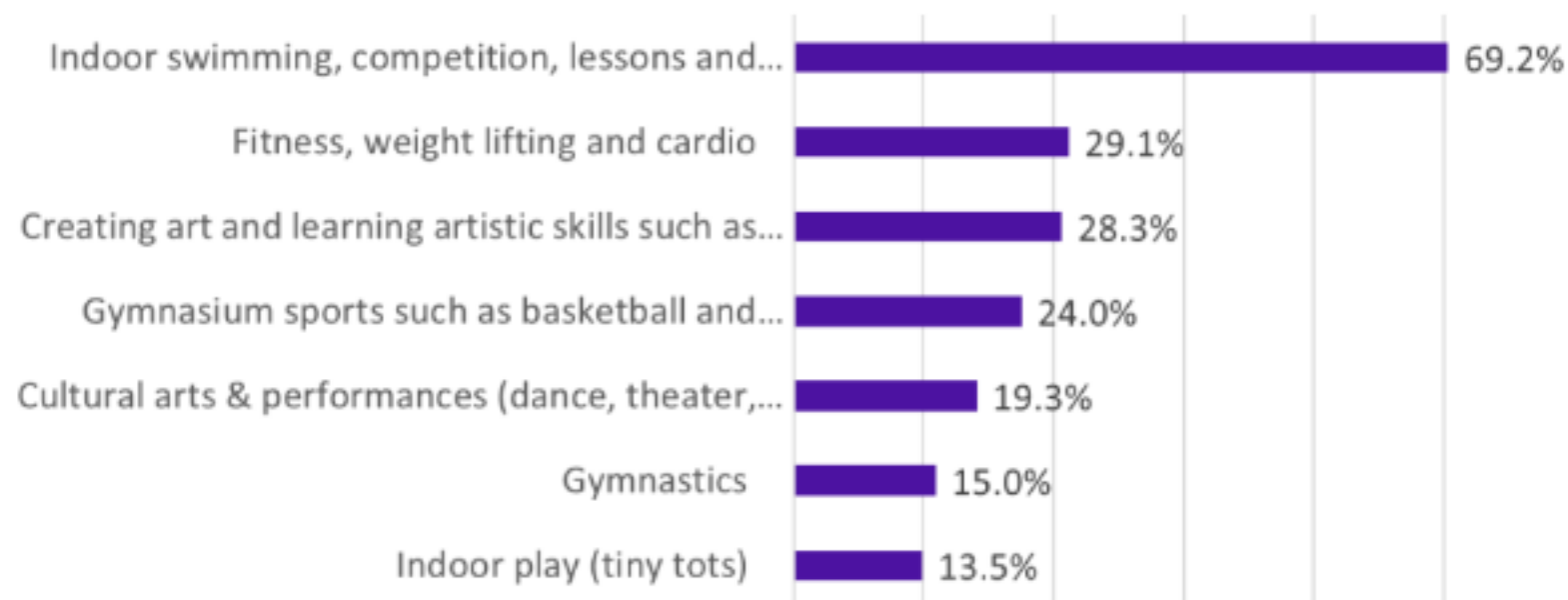
Strong Interest in Aquatics and Recreation

- Most popular facilities were the Aquatic and Community Centers.



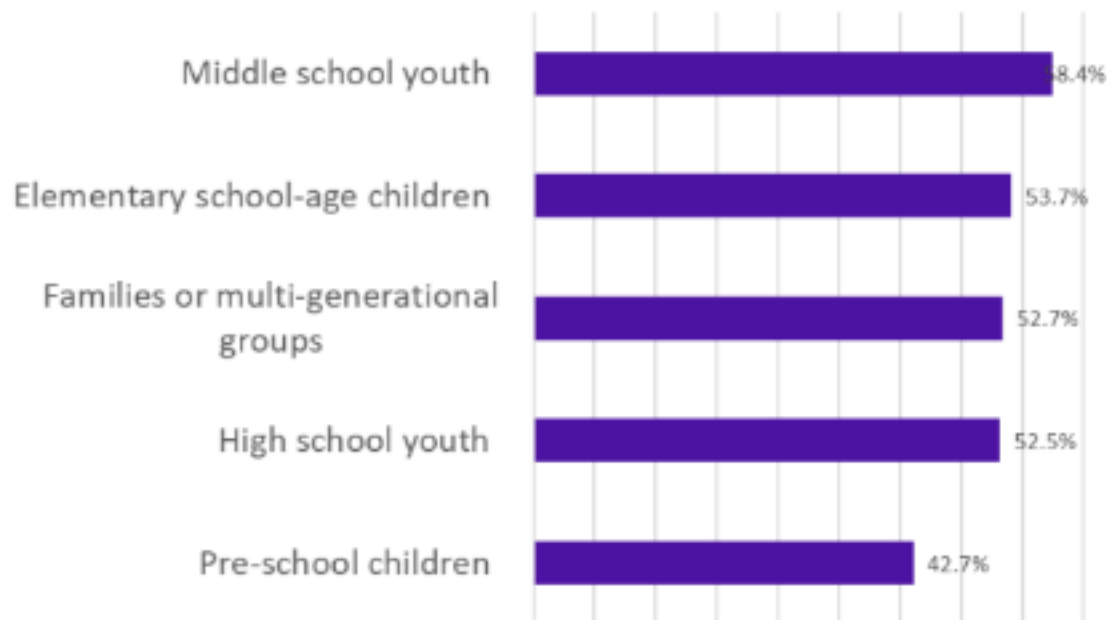
Needs for Indoor Active Recreation & Arts

- Indoor swimming, sports/fitness **and** cultural, performing, and fine arts are top priorities.



More Youth Programs Needed

- Responses favored more programs for all ages, but especially youth, families and more intergenerational opportunities.



Priority Activities for Entire Community

- Needs were noted for afterschool programs and camps, sports and performing and cultural arts.

What activities are most important to provide for the entire community? (check top 3)	
Answer	Percentage
After school programming	22.5%
Sports	20.2%
Music, concerts and cultural or historical events (attending)	19.1%
Youth summer camps	18.8%
Classes to learn new skills (e.g. cooking, computers)	17.1%
Fitness classes	15.9%
Community fairs and festivals	15.0%
Dance, theater or other performing arts (performing in)	10.6%
Social & support programs	9.5%
Adaptive recreation for people with disabilities	8.5%

Senior Needs

- Many priority future senior needs (senior aquatics, fitness) will not be met in a traditional senior center.

What activities are most important to provide for seniors & older adults?

Top 3 Answers

Social & support programs

Aquatics, swimming or water fitness

Fitness classes



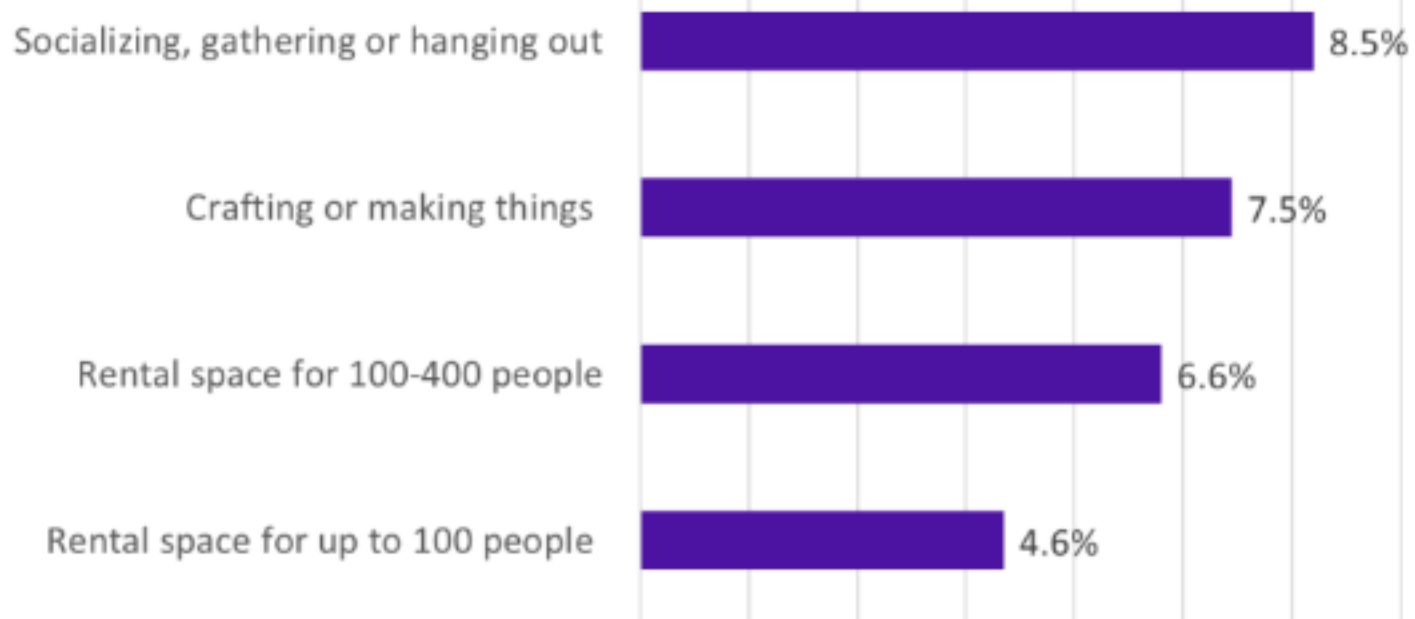
New Uses and Desired Spaces

- More gymnasiums and indoor active recreation space is needed (which conflicts with existing use as reservable event space):
 - § Sports
 - § Fitness/exercise for all ages
 - § Youth camps and afterschool programs.
- More indoor/outdoor recreation space is needed.



Lowest Priorities for Indoor Recreation

- Respondents not interested in general reservable community space
- Space needed for new or different activities, not passive uses.



Split on Renovations or New Facility

- A new multi-use building was only slightly more popular than renovating existing facilities—but residents do not appear to be aware of current facility condition and renovation costs.



Mixed Opinions on Location

- New locations should be explored. City center is least accessible for many residents but supports economic vitality.



Facilities Are Key to MAC Identity / Future

- Strong opinions about facilities
- Community “hub” needed
- Key to serving future growth
- Shifting demographics = changing needs (new MAC)
- Potential economic impacts by attracting tourists / non-residents
- Key to attracting employees and new businesses
- Partnership coalition for MAC’s future



Facility Implications for MAC Community

- Social implications for people who are low income, racially diverse, or unhoused.
- Implications for youth wellbeing, development, safety, childcare, and school readiness.
- Opportunity for emphasis on community health, therapeutic recreation, student health training.



Favorable/Unfavorable Partnerships

- School District
- Willamette Valley Medical Center
- Linfield College
- Chemeketa Community College
- See Ya Later Foundation
- [Convention Center]
- [Evergreen Aviation & Space Museum]



Facility Vision and Values

- Recreation for all
- Collaboration
- Multipurpose/multiuse
- Heart of community
- Health, wellness, fitness
- Cost efficiency/wise investment
- Indoor/outdoor enrichment
- Community livability
- Spirit of McMinnville
- Safe
- Active
- Accessible
- Affordable
- Diverse
- High quality
- Inclusive / inviting
- Multigenerational
- Year-round

General Directions

Questions

§ Who is your market?

- McMinnville
- Region
- Tourists

§ What programs and services will facilities provide?

- Passive programs/reservable space only
- Expanded recreation programs (sports to arts)
- Indoor events, performances, large group gatherings
- Social services (homeless, low income residents, childcare)

§ How important is site?

- One vs. multiple locations
- Indoor and outdoor space for programs
- Downtown
- Accessible by foot, bike, car, transit



General Directions

Questions

§ What should the City's role(s) be?

- Facility owner
- Facility operator
- Partner in community-wide project

§ What is City's level of financial commitment?

- Lowest cost solution to meet current needs
- Best / wisest investment to address future needs
- Need for equity partners for capital costs
- Need for programming collaboration/partner operational support
- Dependent on voter-approved funding measure



Possible Scenarios

Option 1 - Status Quo

- § Existing facilities are improved but still remain
- § Recreation programs and services are mostly the same

Pros:

- § Less financial impact but still significant
- § Current recreation services remain

Cons:

- § Lack of a long term solution for facilities
- § Little growth in recreation programs
- § Still operate out of three facilities
- § No key partners
- § Safety/security issues remain



Possible Scenarios

Option 2 – New/Old

- § Community Center and Aquatic Center are replaced with one facility
- § Recreation programs and services are expanded/improved

Pros:

- § New facilities
- § Operational efficiency
- § New recreation programs and services
- § Possible partners

Cons:

- § Higher capital cost
- § Senior Center remains a separate facility
- § Site is an issue

Possible Scenarios

Option 3 – All New

- § Community Center, Aquatic Center, Senior Center are replaced in one facility
- § Recreation programs and services are expanded/improved

Pros:

- § All new facilities
- § Maximum operational efficiency
- § New recreation programs and services
- § Increased opportunity for partners

Cons:

- § Highest capital cost
- § Facilities are all at the same location
- § Site is an issue

Next Steps

- Confirmation of General Directions
- Determination of Preferred Scenario
 - § Program & Facilities Implications
 - § Funding Analysis
 - § Partnership Assessment
 - § Operations and Staffing Requirements of the Plan
- Implementation Plan

