

The Chaska Parks and Recreation Commission Meeting will be May 14th at **6:30 P.M.** in the City Hall Council Chambers located at 1 City Hall Plaza, Chaska, MN.



AGENDA
CHASKA PARK & RECREATION COMMISSION
CHASKA CITY HALL - COUNCIL CHAMBERS & ZOOM
Tuesday, May 14, 2024
6:30 PM

1. Call to Order
2. Roll Call
3. Adopt Agenda
4. Visitor Presentation
5. Approve Previous Meeting Minutes
 - 5.A. Meeting Minutes 02/13/2024
6. Receive Council and Planning Meeting Minutes
 - 6.A. City Council Meeting Minutes 02/05/2024, 03/04/2024, 04/01/2024, 04/15/2024
 - 6.B. Planning Meeting Minutes 12/13/2023, 02/14/2024, 03/13/2024
7. Action Items
 - 7.A. Recommend City Council Approval of the Chaska Community Center Master Plan Report and the Acceptance of the Citizen Task Force's Recommendation
8. Discussion Items
 - 8.A. Park and Trail Updates
 - 8.B. Recreation Updates
 - 8.C. Facility Naming Rights Update
9. Other Business
 - 9.A. Round Table

10. Adjourn

Chaska Parks and Recreation Commission
Meeting Minutes
February 13, 2024

1. Call to Order

The February 13, 2024 meeting of the Chaska Parks and Recreation Commission was called to order by Chair Jason Branch at 7:00 pm.

2. Roll Call

Attendance: Chair Jason Branch, Vice Chair Elizabeth Wynveen, Kevin Hill, Karli Wittner, and Samsam Hassan

Absent: Donelle Heieie, Georgiann Keyport, Zach Saueressig, Terrence Schwerm, and Michael Heuer

Staff: Parks and Recreation Director Marshall Grange, Assistant to the Director Mary Monteith, IT staff, Michelle Blasko

3. Adopt Agenda

Motion by Wittner, second by Wynveen, to adopt the February 13, 2024 meeting Agenda.

Roll Call for Approval

4. Visitor Presentation

Grange introduced Kevin Hill, the newest member of the Parks and Recreation Commission. Hill stated he is looking forward to giving back to the community and providing fun spaces for kids to get outdoors. Grange congratulated reappointed members and Branch and Wynveen on their appointments as Chair and Vice Chair, respectively.

5. Approve Previous Meeting Minutes

5A. Motion by Hill, second by Hassan, to approve the Chaska Parks & Recreation meeting minutes of December 12, 2023.

Roll Call for Approval

6. Staffing Update

Grange recognized Community Center Manager, Kelsi McNutt, for her work and accomplishments over the last five years. McNutt will be leaving Chaska for the city of Shakopee, where she will be the Parks and Recreation Director. McNutt came on board here in 2019 right before Covid hit. In her newly created role, she was able to navigate us through a very challenging time, as well as create a strong sense of team with her staff.

The Commission thanked McNutt for her work on behalf of the City of Chaska.

7. Action Items

7A. Recommendation to Council for Approval of the 2024 Pedestrian & Bicycle Master Plan

Grange brought the Pedestrian and Bicycle Master Plan forward once again. Recently there was a joint work session with the Council to preview the plan and get feedback from those in attendance. There was overwhelming support for the plan itself as well as great ideas stemming out of it. Tonight, we are bringing it back as part of the formal process, and so it is on record. We will open things up for discussion and questions at the end and ultimately looking for a motion to Council for approval of the plan.

7A.i. Master Plan

7A.ii. Survey

7A.iii. Maps with Comments

Grange offered thanks to those who helped make this happen. Starting with Carver County Public Health, who provided program funding via their Ship Grant program. Grange described the purpose and development of the plan, as well as referenced the task force committee's role. He stated there will be on-going recommendations requiring further evaluation, community engagement, funding considerations, and council approval before any implementation. Grange also discussed the goals, guiding principles, benefits, and community engagements that occurred through the process. He noted the plan has already been reviewed by multiple committees, commissions, and the general public for approximately five months.

The Commission discussed the application process to become a bicycle friendly community. The application deadline is mid-June. Grange stated the city is currently doing many of the requirements to receive a bronze level status. Wynveen inquired about the application denial and the time for reapplication. Grange stated it would be approximately two years before reapplication could occur. Grange stated upon approval tonight, this item will be placed on the March 4th City Council meeting agenda for final approval. Branch expressed his excitement to see this plan move forward and stated his appreciation to Wynveen for representing the commission during this process.

Motion by Wittner, second by Wynveen, to recommend to City Council approval of the 2024 Chaska Pedestrian and Bicycle Master Plan.

Roll Call for Approval

8. Receive Council and Planning Meeting Minutes

8A. City Council Meeting Minutes December 18, 2023, January 8, 2024, January 22, 2024

8B. Planning Meeting Minutes November 8, 2023

Hassan left the meeting at 8:09 p.m.

9. Discussion Items

9A. Community Center Master Plan Update

Grange provided an update on the Community Center Master Plan. He noted the finalized report from the consulting team, Perkins and Will, has been distributed to the Citizen Task Force and Project Management Team for review. He stated they will meet on February 21st to review and provide feedback, develop a recommendation for Council, and discuss financing options. Grange noted there will be a joint work session with City Council and the Parks and Recreation Commission on Monday, March 18th to review the plan. He noted the finalized report has not been shared with the Commission, as there still could be last-minute updates to the plan.

9B. Department Happenings

Monteith stated batting cages are open Saturdays, Sundays, and Wednesdays with the times being 2-5 p.m., 11 a.m.-1 p.m., and 6-9 p.m., respectively, through April.

Rookie sporting events have started.

The Sweetheart's Dance will be February 16th from 6:30-8 p.m. at the Event Center.

Parents Night Out will be February 23rd from 5:30 p.m.-8:30 p.m.

Adaptive golf will run Saturdays from February 24th - March 9th.

The Community Center Carnival will be held March 1st from 5:30-7:30 p.m.

The AOA theater dessert event will host Fiddler on the Roof on March 9th at the Community Center Theater from 12:45-5 p.m. with a return to the Lodge for dessert.

There will also be a curling night out on March 4th.

10. Other Business

10A. Round Table

Wynveen inquired about the open Community Center Manager position. Grange stated he will backfill for now and is exploring potential options including restructuring the position. Wynveen noted the clubhouse at the Loop is almost completed and the Taste of Chaska, Christmas in May, and National Bike Month will all be held in May.

11. Adjourn Meeting

Motion to Adjourn the February 13, 2024, meeting by Wynveen, second by Wittner.

Roll Call to Adjourn at 8:22 p.m.

Next meeting: March 12, 2024

- MINUTES -
CHASKA CITY COUNCIL
FEBRUARY 5, 2024

1. OPEN SESSION

2. CLOSED SESSION - 5:30 - 6:40 PM

A. City Administrator's Annual Review

Under Minnesota Statute Section 13D.05 Subdivision 3(a) the City Council has the authority to conduct a closed session for the review of any employee under our direct supervision. The only topic of the discussion in this closed session will be the performance review of City Administrator Matt Podhradsky. The meeting will be taped, and the recording kept for three years, as required by the Minnesota Open Meeting Law. As is required by State Statute, a summary of conclusions regarding the evaluation will be given at the next open session of the Chaska City Council.

3. OPEN SESSION

4. Commission Interview - 6:40 PM

5. Call to Order - 7:00 PM

6. Pledge of Allegiance

7. Roll Call

8. Adopt Agenda

9. Visitor Presentation

A. Recognition of Commission Members

B. Al Sherwood - Election Integrity

C. Jennifer Ray - Absentee Ballot Board

D. Police Department Drone Program - Chief Seibert

10. Approve Previous Meeting Minutes

A. City Council Meeting Minutes 1-22-2024

11. Consent Items

A. Appointment of Parks & Recreation Commission Chair and Vice-Chair

B. Adopt Resolution 2024-10 Approving the 2024 Cogeneration and Small Power
Production Tariff

C. Public Improvements - Harvest West 3rd

D. Public Improvements - Del Webb 1st Addition

E. Public Improvements - Del Webb 2nd Addition

F. Approve Union Contracts: Police Officers and Sergeants 2024-2025

G. 2024 Pay Classification Plan

H. Adopt Resolution 2024-11 Authorizing Eminent Domain for MN River Bluffs Regional
Trail-Chaska Connection

12. Action Items

A. Commission Appointments

13. Bills

A. ACCOUNTS PAYABLE CLAIMS ROSTER 2-5-2024

14. Other Business

A. City Administrator's Report

i. Biweekly 2-5-2024

15. Adjourn

- MINUTES -
CHASKA CITY COUNCIL
MARCH 4, 2024

1. Call to Order

The meeting was called to order by Mayor Pro Tem Grau at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Pro Tem Grau and Councilmembers Hatfield, Hubbard, and Huang.

Absent: Mayor Windschitl.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant Administrator; Marshall Grange, Parks and Recreation Director; Mary Monteith, Parks and Recreation; Christophe Morschen, City Attorney; and Krista Mark, Communications Coordinator.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Chaska Communities of Belonging

Councilmember Hubbard introduced the topic. Pat Stieg, representative of the Carver County Public Health Department, explained the history and purpose of Communities of Belonging. There are four cities in the County that participate in the program.

Ellie Krug, member of the Independent School District 112 School Board, reviewed the draft of the "Our Chaska" Chaska Communities of Belonging Initiative document. She pointed out the increasing diversity of the area. The goal of the Initiative is for all community members to thrive. The values of the Initiative include citizenship, environmentalism, generosity, human worth and dignity, integrity, learning, respect for others, responsibility, collaborative and transparent, inclusivity, safety, thriving, and trust. Mechanics and strategies are noted in the document.

Bob Roepke explained Communities of Belonging is an opportunity to redefine the core beliefs and values of the City. Donta' Hughes added there has been discussion of hosting a meal to build community.

Madina Abshir, Intercultural Specialist with Eastern Carver County School District, introduced herself as a long-term resident of Chaska and invited the Council to participate in Communities of Belonging.

Councilmember Hatfield asked if there are plans to promote the group. Donta' Hughes explained they hope to get the word out to everyone. They don't have plans as of yet.

Sarah Carlson pointed out the Chaska Human Rights Commission has been working with Communities of Belonging for two years, and they plan to continue the collaboration and host shared events.

City Administrator Podhradsky noted the Council typically assigns Councilmembers as representatives to local groups at the beginning of the year. He suggested they discuss Council representation at the upcoming retreat.

Councilmember Huang agreed the diversity in Chaska has grown greatly and inclusivity needs to be woven into the City's priorities.

6. Approve Previous Meeting Minutes

6.A. Approve the February 26, 2024 City Council Meeting Minutes

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the minutes of the February 26, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the Consent Agenda Items A through F:

- A. Calling for Public Hearing to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program

Motion to set a Public Hearing for March 18, 2024 to Consider a Grant Application to the Minnesota Investment Fund (MIF) Program.

- B. Adopt Resolution 2024-19 Approve Construction Documents and Authorize Solicitation for Public Bids for the 2024 Downtown Street and Utility Reconstruction Project

Motion to adopt Resolution No. 2024-19, approving the construction documents for the 2024 Street & Utility Reconstruction Project, and authorizing the solicitation of public bids.

- C. Adopt Resolution 2024-20 Approve Construction Documents and Authorize Solicitation for Public Bids for the NE Collector Savanna Way Phase II Project

Motion to adopt Resolution No. 2024-20 to approve plans and specifications and authorize City Staff to solicit bids for the NE Collector in SW Area AKA Savanna Way Phase II.

- D. Adopt Resolution 2024-21 Relating to No Parking on Savanna Way between Farm Hill Boulevard and Creek Road

Motion to Adopt Resolution No. 2024-21 Prohibiting Parking on Savanna Way, beginning at Farm Hill Boulevard and ending at Creek Road.

- E. Temporary Liquor Licenses for the SouthWest Metro Chamber of Commerce - Taste of Chaska

Motion to approve Temporary On-Sale Intoxicating License TW.24-1 for the SouthWest Metro Chamber of Commerce at Taste of Chaska.

- F. Adopt Resolution No. 2024-22 Identifying the Need for Carver County Community Development Agency Community Growth Partnership Initiative and Authorizing Application for Grant Funds

Motion to adopt Resolution No. 2024-22 Identifying the Need for Carver County Community Development Agency Community Growth Partnership Initiative Account Funding and Authorizing Application for Grant Funds.

Motion carried.

8. Action Items

8.A. Recommendation to Council for Approval of the 2040 Pedestrian & Bicycle Master Plan

City Administrator Podhradsky introduced the item to the Council and Director of Parks and Recreation Marshall Grange provided a presentation on it.

Councilmember Hubbard noted she sat on the project's Steering Committee. They did a majority of planning remotely. The digital efforts for outreach and information sharing were extremely helpful in the process. There are a lot of opportunities for partnerships and community-building. Trails and connections are a top amenity in Chaska.

Councilmember Huang added it creates great opportunities for connecting with other communities.

Motion by Councilmember Hubbard, second by Councilmember Huang to approve the 2040 Chaska Pedestrian and Bicycle Master Plan.

Motion carried.

8.B. Awarding of Contracts for the Chaska Public Safety Facility

City Administrator Podhradsky introduced the item to the Council and Assistant City Administrator Elise Durbin provided a presentation on it.

Councilmember Hubbard asked how community members could ask more questions about the project. Assistant City Administrator Durbin stated residents are welcome to call the City, and Staff can get them connected with RJM Construction Management.

Councilmember Hatfield asked when the project will be completed. City Administrator Podhradsky stated they hope to have everything completed by Fall 2025. Also, there are not likely to be any procurement issues because RJM has done an immense amount of work in advance.

Councilmember Huang asked if there are any high-risk items to procure. Drew Suggs, RJM representative, stated there are some specialized items, but there should be no issue obtaining those items.

Councilmember Hubbard thanked Staff and RJM for the effort they put into the project and bidding process.

Councilmember Huang noted his appreciation of the final bid number.

Motion by Councilmember Hatfield, second by Councilmember Huang to approve the awarding of the contracts and authorize the Mayor and City Administrator to execute the contracts.

Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 4-3-2024

The Council requested further information about bills on page 1.

City Administrator Podhradsky provided further information regarding the bill.

Motion by Councilmember Huang, second by Councilmember Hubbard to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, and Mayor Pro Tem Grau. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 4-3-2024

Councilmember Hatfield:

- Received an email from a resident regarding road construction timing. City Administrator Podhradsky explained the timing of construction plans and the thought process behind the projects.

Councilmember Hubbard:

- Met with City Administrator Podhradsky regarding lodging tax and tourism.
- Pointed out a food drive is March 21, 2024.
- Noted March is Women's Month. International Women's Day is March 8, 2024.

Councilmember Huang:

- Shared Chaska Bash is Friday, May 12, 2024. Tickets are available.
- Pointed out May 4, 2024 is Christmas in May.
- Stated the opening of the revitalized park The Loop will be May 5, 2024.
- Noted Taste of Chaska is May 8, 2024.
- Added River City Days is July 26, 2024.
- Attended Suburban Transit Association's Legislative Breakfast. He provided updates on two legislative efforts.

Assistant City Administrator Durbin:

- Noted the utility billing drop box has been fixed.
- Provided an update on Chaska Tech Center and its leases.
- Added the previous KFC site was purchased in October 2023.

Officer Julie Janke:

- Stated Coffee with a Cop is March 20, 2024 at Caribou.
- Noted Zootopia will be shown on the Thursday of Spring Break in the afternoon.

Mayor Pro Tem Grau:

- Noted his appreciation of the videos posted on the City's social media.
- Congratulated his son's fifth grade basketball team on their championship win.

11. Adjourn

Motion by Councilmember Huang, second by Councilmember Hubbard to adjourn the meeting at 8:49 p.m.

Motion carried.

- MINUTES -
CHASKA CITY COUNCIL
APRIL 1, 2024

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Adopt Agenda

5. Visitor Presentation

6. Approve Previous Meeting Minutes

A. City Council Meeting Minutes 3-18-2024

7. Consent Items

A. Adopt Resolution 2024-32 Prohibiting Parking on Bavaria Road

B. Approve On & Off Sale Intoxicating and Sunday Sale Liquor Licenses for Red Bench Bakery LLC, DBA Rouge 41

8. Action Items

A. Public Hearing - Approve Chaska Police Department Drone Policy

B. Public Improvement Hearing - Adopt Resolution 2024-33 Ordering Improvements for 2024 Downtown Project

9. Bills

A. ACCOUNTS PAYABLE CLAIMS ROSTER 4-1-2024

10. Other Business

A. City Administrator's Report

i. Biweekly 4-1-2024

11. Adjourn

- MINUTES -
CHASKA CITY COUNCIL
APRIL 15, 2024

1. Call to Order

The meeting was called to order by Mayor Windschitl at 7 p.m.

2. Pledge of Allegiance

3. Roll Call

Roll call was taken. Present: Mayor Windschitl and Councilmembers Grau, Hatfield, Hubbard, and Huang.

Absent: None.

Also Present: Matt Podhradsky, City Administrator; Elise Durbin, Assistant City Administrator; Nate Kabat, Community Development Director; Christophe Morschen, City Attorney; and Matt Clark, City Engineer.

4. Adopt the Agenda

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adopt the agenda as presented. Motion carried.

5. Visitor Presentation

5.A. Michelle Arnett - Concerns regarding Highway 10 Development impacting Skyview Dr.
Michelle Arnett, 1549 Skyview Drive, explained she attended the Highway 10 public meeting recently. It seemed to be a proposed project at the meeting, but the County representatives have said otherwise. After speaking with the County, they directed her to speak with the City. Safety is only addressed at the main intersection. However, there isn't any information about the impact on Skyview Drive. She has concerns regarding the roundabouts, particularly with the speed, snow implications, and impacts on property values. Ms. Arnett proposed an alternative solution of speed bumps on Skyview Drive. It enhances safety, decreases speed, and decreases noise.

Mayor Windschitl asked if Ms. Arnett thought there would be increased traffic on Skyview Drive. Ms. Arnett explained the speed limit is 30 miles per hour on the residential street, and there isn't an option to reduce the speed. Skyview Drive is on a downward slope, and the speed limit is often broken. Speed bumps would be a way to keep the children of the neighborhood safe.

Mayor Windschitl asked where the cars are going. Ms. Arnett stated Skyview Drive is used as a shortcut for other areas. Regardless, the downward slope and speed limit are unsafe.

City Administrator Podhradsky agreed Ms. Arnett's neighborhood is used as a shortcut because people want to avoid the intersection at 41 and Engler. Councilmembers Hatfield and Grau agreed it is a shortcut area.

Ms. Arnett stated the downward slope and speed limit are unsafe, even if the roundabouts were to redirect traffic. Councilmember Grau stated if the shortcuts were eliminated, then any people speeding would be neighbors. Also, speed bumps are an issue with snow removal.

Councilmember Hubbard stated the people that live in front of the speed bump may benefit from the slower traffic, but drivers make up for that speed between the bumps. Also, drivers may drive on the sidewalk to avoid the bumps.

City Administrator Podhradsky stated the cut-through traffic could be reduced with improvements to the lights on 41.

Ms. Arnett stated if speed bumps are not a viable option, she suggested there be stop signs added to the two streets that intersect Skyview Drive and children's warning signs.

Councilmember Hatfield agreed people drive too quickly on residential streets. A possible solution could be through additional enforcement.

Councilmember Grau thanked Ms. Arnett for bringing her concerns to the Council, and her feedback is important. He agreed with City Administrator Podhradsky that getting the cars to the proper roads would be helpful.

Ms. Arnett stated the construction project won't be complete for a number of years. She requested stop signs in the interim. City Administrator Podhradsky stated the City would have to do an analysis to warrant stop signs. He obtained Ms. Arnett's phone number to follow up with her.

Ms. Arnett thanked the Council for their time.

Mayor Windschitl asked if there are additional visitors looking to speak.

Christian Luken, 30 River Bend Place, explained he is in attendance at the Council meeting to complete a school assignment.

6. Approve Previous Meeting Minutes

6.A. Approve the April 1, 2024 City Council Meeting Minutes

Motion by Councilmember Hubbard, second by Councilmember Grau to approve the minutes of the April 1, 2024 City Council meeting.

Motion carried.

7. Consent Agenda

Councilmember Huang pointed out the value in the McKnight Wetland Bank Conservation Easement is extremely impactful and unique to Chaska.

(22:00) Mayor Windschitl asked where the Seminary Fen is located. City Engineer Clark stated there is a trail near the Xcel transmission line.

Motion by Councilmember Hatfield, second by Councilmember Hubbard to approve the Consent Agenda Items A through E:

A. Approve Temporary On-Sale Liquor License - Chaska Lions Club

Motion to approve Temporary On-Sale Intoxicating License TW 24.02 for the Chaska Lions Club, that allows them to serve intoxicating beverages at Chaska Lions Wood Bat Tournament, on June 14th-16th, 2024.

B. On-Sale Liquor at Community Event - Oak 19 Fare and Refreshment

Motion to approve On-Sale Intoxicating License at a Community Event, Lic# OSCF24.01, for Oak 19 Fare and Refreshment, 3000 Town Course Drive, Chaska MN for The Loop at Chaska Grand Opening, effective May 5th, 2024.

C. Approve Lieutenants Contract for 2024-2025

Motion to approve the Labor Agreement between The City of Chaska and the Law Enforcement Labor Services Local #447 (Lieutenants) for January 1, 2024 through December 31, 2025.

D. Approve McKnight Wetland Bank Conservation Easement

Motion to Approve the Conservation Easement Agreement for the McKnight Wetland Bank and Authorizing the Mayor and City Administrator to fully execute.

E. Accept Seminary Fen C-2 Ravine Stabilization Grant

Motion to execute grant agreement and associated work plan with the Board of Soil and Water Resources to accept \$615,000 in grant funds for the stabilization of Seminary Fen Ravine C-2.
Motion carried.

8. Action Items

8.A. Designation of Official Newspaper

City Administrator Podhradsky introduced the item to the Council and provided a presentation on it.

Councilmember Hubbard noted the School Board was able to post notifications online. City Administrator Podhradsky explained the School Board obtained special legislation, and there is potential for cities to have similar rules in the future.

Mayor Windschitl stated the system is antiquated. The *Chaska Herald* has been around for a number of years and has preserved the history of Chaska. It is sad to see the newspaper go, and it is a big loss for the City. He thanked the newspaper and its staff for its service to Chaska over the years.

Motion by Councilmember Huang, second by Councilmember Hatfield to appoint the *Patriot* as the City's new official newspaper for the remainder of 2024.

Councilmember Huang pointed out many newspapers have closed all over the country and are a challenge for smaller communities. Several newspapers in the surrounding area are also closing. The *Herald* is one of the longest-operating newspapers in the State. It was founded when Abraham Lincoln was President during the Civil War while Minnesota was still grappling

with the Dakota War of 1862. Also, milk pasteurization had just been invented and Congress had recently approved the printing of dollar bills. It was 14 years before the invention of the telephone, 17 years before the lightbulb, 24 years before the car as it is known today, and 41 years before a successful plane.

Motion carried.

8.B. Adopting Resolution 2024-34 voting against the installation of proposed noise walls along County State Aid Highway (CSAH) 10 and Trunk Highway 41 as part of the Highway 41/CSAH 10 project

City Administrator Podhradsky introduced the item to the Council and Luke Schwarz, Carver County representative, provided a presentation on it.

Councilmember Grau noted the estimated cost for the Noise Wall #9 has not been updated to current costs. City Administrator Podhradsky pointed out it is a federal process which requires using federal numbers.

Mayor Windschitl stated the true cost could be double of the estimate. Councilmember Hubbard stated more accurate data should be provided.

Councilmember Huang stated the noise wall would not allow the trail to access the road. The trail would still be visible to homeowners.

Councilmember Hubbard explained Noise Wall #7 would be very expensive because it would require relocation of power lines.

Councilmember Grau stated the road would basically feel like a tunnel. Even if someone wasn't directly impacted by the wall, the atmosphere would be extremely different.

Councilmember Hubbard added the walls didn't take into account the reflection of the sun and impacts on the opposite side of the wall.

Councilmember Grau noted the noise walls don't consider the future of cars. For example, electric cars are becoming more common, and they are much quieter than gas cars. Councilmember Huang agreed there are flaws in the methodology.

Councilmember Hatfield asked if any community members expressed concerns with sound. Mr. Schwarz stated he didn't personally hear any remarks about concerns with the sound.

Ms. Arnette stated she doesn't support the walls, based on the look and cost, and she has heard desire for landscaping to be a more natural noise barrier. Mr. Schwarz stated the landscaping plans are still in progress, and there is a desire to enhance the area's aesthetic.

City Administrator Podhradsky explained there has been interest in landscaping as a means for noise reduction. Unfortunately, landscaping doesn't buffer any noise. Mr. Schwarz pointed out there needs to be about 100 feet of dense foliage for any noise impact.

Councilmember Huang stated another option to reduce noise is berming, but that requires a lot of ground area as well to prevent erosion.

Mayor Windschitl added he previously expressed concern about the responsibility for maintenance. Upkeep isn't part of the budgeting either.

Councilmember Huang asked what the total cost was based on the analysis. Mr. Schwarz stated he would have to double check, but it would be over \$3 million.

Councilmember Hatfield asked about the next steps for communication with residents. Mr. Schwarz stated there will be one more public meeting. Due to some design challenges and issues with approval, the projects won't begin until 2025.

Councilmember Hubbard asked what the consensus from the comment cards showed. Mr. Schwarz stated he hasn't seen those results.

Councilmember Hubbard asked who is following up with commenters regarding their concerns. Mr. Schwarz stated someone from the County follows up with commenters if requested on the comment cards.

Councilmember Huang pointed out the County is looking into walls because it is a requirement of the process. Mr. Schwarz confirmed since the road is expanding from two lanes to four lanes, there are federal requirements to look into noise walls. Councilmember Huang thanked Mr. Schwarz and other County workers for their work on the project.

Mayor Windschitl asked if all construction plans will be pushed back a year. Mr. Schwarz stated three projects' timelines have been impacted.

Motion by Councilmember Huang, second by Councilmember Grau to adopt resolution 2024-34 voting on the installation of proposed noise walls along County State Aid Highway (CSAH) 10 and Highway 41 as part of the Highway 41/CSAH 10 project.
Motion carried.

9. Bills

9.A. Accounts Payable Claims Roster 15-4-2024

The Council requested further information about bills on pages 3 and 13.

City Administrator Podhradsky provided further information regarding those bills.

Motion by Councilmember Huang, second by Councilmember Hatfield to approve the bills as presented. Roll call was taken. Voting aye: Councilmembers Hatfield, Hubbard, Huang, Grau and Mayor Windschitl. Voting nay: None
Motion carried.

10. Other Business

10.A. City Administrator's Report

10.A.i. Bi-Weekly Report 15-4-2024

10.B. Hawk Pride Recap

10.C. Financial Reports as of 02/29/2024

Councilmember Grau:

- Noted a number of baseball fields and parks are receiving AEDs.

Councilmember Huang:

- Stated there will be a tree planting on Saturday, April 20, 2024 at Lion's Park.
- Noted April 29, 2024 will be the last day the Fire Department is in its current building.
- Pointed out May 4, 2024 is Christmas in May.
- Stated the opening of the revitalized park The Loop will be May 5, 2024.
- Noted Taste of Chaska is May 8, 2024.
- Added River City Days is July 26, 2024.
- Stated the Chaska History Society is hosting tours and reenactment performances.
- Pointed out 16 teachers from Chaska High School were nominated for Teacher of the Year and four others were nominated for Support Staff of the Year.
- Explained Orchestra Director, Kate Kowalkoski has been selected to perform with the Minnesota Orchestra as part of the first educator side-by-side performance; only 34 string educators in Minnesota and Wisconsin were selected.
- Congratulated the Knowledge Bowl Team for placing third at the regional tournament.
- Shared two students qualified for the DECA International Conference and Halle Browning qualified for the 2024 National Speech & Debate Association National Tournament.
- Noted three students were selected for the MMEA All-State Choir, two for the ACDA 9/10 Honor Choir, and two for the MMEA All-State Band.
- Added six Chaska High School theater students received Hennepin Theatre Trust Spotlight Honors and another six received awards at West Conference Visual Arts Festival.
- Stated the Chaska Hawks Concert Choir, Symphonic Band and Wind Symphony competed at the Region 2AA Contest and received the highest ratings of "Superior".
- Pointed out 2024 Scholastic Award Winners included two Gold Key winners, eight Silver Key winners, and five honorable mentions.
- Shared two Chaska High wrestlers competed at state and the Boys Swim and Dive Team finished 11th overall.
- Explained Aubrey Heyer was selected as the 2024 Athena Award Winner.
- Added four students were selected for Minnesota Association of Dance Teams All State Teams.

Councilmember Hubbard:

- Pointed out Spring Clean-Up is May 4, 2024.
- Noted she attended the Chaska Bash fundraiser, and it was well-attended.

Councilmember Hatfield:

- Asked for details on making tee times for The Loop. City Administrator Podhradsky stated he would look into it.
- Pointed out Squad Car Story Time is April 16, 2024.
- Stated food distribution is April 18, 2024.
- Noted Coffee with a Cop is April 24, 2024.
- Added Earth Day in May is May 4, 2024.
- Explained the summer music series will be returning.
- Stated a constituent expressed concerns about being neighborly. She encouraged residents to be considerate of one another.

Assistant City Administrator Durbin:

- Stated Moratta Controls is applying for the MIF funds, and they are having a ribbon cutting on April 22, 2024. She invited Councilmembers to attend with her.

City Administrator Podhradsky:

- Pointed out the legislation regarding missing middle housing is not moving forward.

(1:22:00) Graham Johnson:

- Explained the final edition of the *Herald* is coming out on April 25, 2024.

Mayor Windschitl:

- Thanked Staff and other cities for their work on the missing middle housing legislation.

11. Adjourn

Motion by Councilmember Hatfield, second by Councilmember Hubbard to adjourn the meeting at 8:24 p.m.

Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
DECEMBER 13, 2023**

1. Call to Order

Vice-Chair Urbanski called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners, Gaare, Aasen, Urbanski, Baswa, Purdy, Kerber, and Campbell.

Members absent: Commissioners Brass and Olson.

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Purdy, second by Commissioner Aasen, to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the November 8, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Baswa, second by Commissioner Purdy, to approve the minutes of the November 8, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Aasen, second by Commissioner Purdy, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Site & Building Plan for the Public Safety Facility/City of Chaska/PC #2023-26

Motion carried.

7. Action Items

8. Other Business

9. Receive Other Meeting Minutes

- a. Receive the October 16th, November 6th, and 20th City Council Meeting Minutes

- b. Receive the October 16th Draft EDA Minutes

10. Adjourn

Motion by Commissioner Purdy, second by Commissioner Baswa, to adjourn the meeting at 7:05 pm.
Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
FEBRUARY 14, 2024**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Gaare, Aasen, Urbanski, Purdy, Kerber, and Chairperson Brass.

Members absent: Commissioners Baswa and Campbell

Also present: Nate Kabat, Community Development Director; Liz Hanson, City Planner; and Ashley Cauley, City Planner.

3. Adopt the Agenda

Motion by Commissioner Urbanski, second by Commissioner Olson to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the December 13, 2023 Planning Commission Meeting Minutes

Motion by Commissioner Aasen, second by Commissioner Olson, to approve the minutes of the December 13, 2023 Planning Commission meeting.

Motion carried.

6. Consent Agenda

None.

7. Action Items

- a. Recommend Approval of the Concept Plan for Ensconced Woods 2nd Addition/Matthew Reiland/PC #2024-01

City Planner Cauley presented the item to the Commission.

Commissioner Olson asked about the continuity of these neighborhoods and why the City wasn't trying to keep things consistent. He stated that he understood that this is a different developer but still questioned why they wouldn't want to keep things consistent.

City Planner Cauley stated that continuity, in terms of naming conventions, was not something that was really within the staff's role to even provide feedback on how a developer chooses names, but noted that they could provide that feedback if the Commission would like that to be done. She stated that the Commission could also share their opinion on continuity in setbacks with the applicant. She explained that staff felt their request was reasonable because, visually, 2.5 feet will not be significant and helps the applicant achieve a buildable pad that allows for greater preservation and protection from the steep slope.

Chairperson Brass asked about the ghost plat and whether it was just a place holder that did not have setbacks or anything officially established and simply shows how the lots could potentially be delivered when it is no longer landlocked.

City Planner Cauley stated that a good way to think about this in terms of level of details is that a ghost plat would be at the bottom which means it will be extremely general. She stated that level above the ghost plat would be the concept plan which would include a bit more detail.

Chairperson Brass stated that per Commissioner Olson's question regarding setbacks, he noted that they are slightly different than Rivertown Heights and the first Ensconced Woods and asked if they were within the required setbacks and just different from the surrounding neighborhood.

City Planner Cauley explained that those were the setbacks proposed by the developer and noted that there are other developments in the City that have a similar setback.

Commissioner Olson asked what the City's requirement was for setbacks.

Chairperson Brass stated that he thought the City had requirements for front, back and side yard setbacks.

City Planner Cauley stated that it was dependent on the particular zoning so this, as a PRD, they are establishing their own setbacks.

Chairperson Brass noted that he knows the City has done other neighborhoods with basically detached townhomes and he is sure that they have sold out.

City Planner Hanson noted that related to the question of what is required, the City has seen a mix of setbacks throughout different developments, including side setbacks all the way down to 5 feet so this request is not atypical of what they have seen in other developments.

Chairperson Brass stated that he wanted to know if the City had any established setbacks for this specific zoning because he wanted to know if they fell in line with that even though they were different than Rivertown Heights.

Commissioner Urbanski asked if he was trying to determine if they would be back to seek a variance at a later date.

City Planner Hanson stated that they would not require a variance for the setbacks.

Chairperson Brass stated that the market will dictate what people want to buy and explained that he would be more concerned about the slope and being able to move things 2 feet further away from that may be more important.

Commissioner Olson stated that he believes that there would only be 1 or 2 lots that would have that closer restriction. He stated that he would propose that the applicant follow the same setbacks as Rivertown Heights. He explained that he didn't feel there was any reason why they would have 23 feet versus 25 feet or 5 feet versus 7.5 feet other than they want to build a larger home on the lot.

Commissioner Gaare stated that her understanding was so they could have more behind.

Commissioner Olson stated that understands but it is 2 feet and reiterated that he felt there was no reason why this cannot be consistent because it is finishing up the loop for Rivertown Heights even though it is a different developer and land owner. He explained that he felt it was the Commission's responsibility to be the check and balance and be able to say what is the right thing for this specific development and reiterated that it is only a matter of 2 feet.

Dave Nash, Alliant Engineering, pointed out that Ensconced Woods had setbacks of 5 feet for both and believes there was a typo on the information presented by City Planner Cauley. He explained that they were matching what Ensconced Woods was approved for and noted that one of the reasons they were asking for the smaller setbacks is that D.R. Horton is a mass builder, not a custom builder, and they were planning to build custom homes on these lots. He noted that he felt that Ensconced Woods has proven that they can work with the smaller setbacks because it allowed them to get wider homes on the lots and not go as deep. He stated that even if it is only a few lots, they will still be fighting slope on the east side so they more they can make things wider and more narrow the better it will be kept off the slope.

Chairperson Brass asked Commissioner Olson if his concern was about the rear setback or others.

Commissioner Olson stated that it was that the front and side setbacks because they would be going from 7.5 to 5 feet and the rear would be going from 25 to 23 feet. He explained that the Commission was going by the table that had been presented to them and he had not gone back to look at Ensconced Woods or Rivertown Heights because he had expected the correct information to be provided by staff. He noted that if Ensconced Woods did have 5 foot setbacks that is fine, but it is not connected to Rivertown Heights and reiterated that this would finish up the loop.

Mr. Nash noted that the intent of this development, even though it is connected to Rivertown Heights they plan to do everything they can to segregate this and identify it as a different development than Rivertown Heights, with something like a monument sign, which is important to Johnson Ryland, the builder.

Chairperson Brass asked for clarification and whether they were really trying to make it separate somehow.

Mr. Nash stated that it will be separate because it will be a separate plat that has separate ownership.

Chairperson Brass stated that when you drive into a neighborhood it is essentially one loop.

Mr. Nash stated that they proposed plans show a monument sign coming into it in order to identify it as a new neighborhood.

Commissioner Olson asked if this would be done for both ways.

Mr. Nash stated that they can do both, but were only proposing one right now with the anticipation of where most of the traffic would come from.

Commissioner Olson explained that this was why this was difficult because of the piece meal of how this is getting developed and how it has been sold. He stated that the question becomes what the City can do in order to make it look like it is supposed to be one rather than piece meal with two different neighborhoods with two different names.

Commissioner Gaare stated that this will be a completely different style of home and everything else, so she can understand why they would want to have some difference.

Mr. Nash stated that once the houses are built and the product difference, they will understand that it is truly different.

Commissioner Gaare stated that the product style difference is deliberate.

Commissioner Olson asked how the City can make it so that it is still cohesive.

Chairperson Brass stated that he believes the point being made by the applicant is that they don't want it to be cohesive. He noted that this is a unique circumstance where it basically a continuation of a road where they are proposing different neighborhoods.

Commissioner Olson stated that the Commission did not know that when the ghost plat came through with Rivertown Heights and just knew that it was going to be developed. He stated that he believed he saw something in the write-ups about sport courts in the backyards and asked how many homes in Ensonced Woods have sport courts.

A gentleman from the audience stated that there were no sport courts in Ensonced Woods.

Commissioner Olson stated that if there are no sport courts in Ensonced Woods, using that as a reason for the variation in the setbacks, does not really hold up for him.

Paul Reiland, Johnson Reiland Builders, stated that they had a different layout where they were going to loop the road differently and come into the future phases, but that did not work from an engineering perspective with the steep slopes. He explained that they have worked really hard at trying to create a separate identify for the neighborhood even though it is one City street. He noted that one of the unique things about Chaska that is driving buyers here is that they can

develop more of the available land on their lots when other communities have very restrictive rules on things like impervious surface. He stated that being able to have the 20 foot setback will be important for some of the lots that are right up against the steep slopes. He noted that everything he has seen from D.R. Horton are very similar 2-story homes and they are building more rambler/1-story homes, which is what 50% of the buyers in the current Ensconced Woods have done. He explained that this style of home tends to take up more width and an extra 5 feet really helps quite a bit. He noted that this is the same product as what has been built in the current phase, so the Commission can see what those look like.

Commissioner Urbanski asked if the plan was to try to keep a lot of the trees in there to kind of separate this neighborhood from Rivertown Heights in a visual way.

Mr. Reiland stated that he understands that looking at this from an aerial view it all looks like the same thing but this piece of ground is actually very different in terms of trees, slopes, and vistas because most of the lots on the outer edge will have view of the river valley and Rivertown Heights does not. He stated that the trees in the wooded steep slope areas are protected by Code but noted that they will do everything they can to protect more trees like they did in the first phase. He noted that he believes they were able to provide with the original Ensconced Woods development how 5 foot setbacks can be successful with the customization of homes and dropping garage elevations along with landscaping.

Chairperson Brass stated that this is a unique situation because it will be a separate neighborhood within one horseshoe roadway. He stated that he does understand where the developer is coming from with the argument that there are other neighborhoods in the City that have 5 foot setbacks and they also look like detached townhomes. He noted that he did understand Commissioner Olson's concerns about continuity, but thinks that ultimately that is not what the landowner is going for which is what makes this unique.

Commissioner Urbanski stated that they are also working with a really unique contour of land in this location as well.

Chairperson Brass agreed and noted that he did not personally have an issue with the 5 foot setbacks because it has been done before. He stated that he also would be fine with the 23 foot setback rather than 25 feet and believes it comes down to whether the Commission is okay with it not being visually a bit different, which is what the applicant's goal is.

Commissioner Kerber asked if they would be dealing with any type of associations.

Chairperson Brass stated that he did not think so and noted that if there was he thinks it would be for something minor like the mailboxes.

Commissioner Olson stated that the houses they will be building will be what sets it apart. He stated that he had already voiced his opinion when it comes to the naming and consistency side of things. He explained that he lives in a neighborhood that is very disjointed because of how things came together. He noted that when it comes to the requirements of what the City will hold them to, he questions whether the City would have said yes to D.R. Horton if they had come in and asked for a 23 foot setback rather than 25 feet. He stated that they approved the

Rivertown Heights development and 7.5 and 15 feet is more the norm, not 5 feet. He noted that the Del Webb development was referenced but does not believe that would be a fair comparison because it is a retirement community.

Chairperson Brass noted that there were other developments besides Del Webb.

City Planner Hanson agreed and explained that there are other developments that have implemented a 5 foot setback.

Commissioner Olson stated that he would still like to see the setbacks be at 25 and 7.5 feet like Rivertown Heights.

Motion by Commissioner Purdy, second by Commissioner Gaare, to recommend to the City Council approval of the Concept Plan of Ensconced Woods Second Addition, subject to the following conditions:

1. Approvals shall be based on the following graphic exhibits unless modified by the conditions below:
 - a. Narrative, revision dated Jan. 30, 2024
 - b. Location and adjacent property map, submitted Jan. 30, 2024
 - c. Site features map dated Dec. 28, 2023
 - d. Existing conditions dated Jan. 18, 2024
 - e. Concept plan dated Aug. 1, 2023
 - f. Sanitary sewer and grading concept dated Nov. 15, 2023
 - g. Ghost plat dated Jan. 18, 2024
 - h. Monument and house exhibits submitted Jan. 2, 2024
2. In addition to the items required by City Code Sec. 15.36.050, the following must be submitted for a preliminary plat application to be complete:
 - a. Tree inventory and preservation plan;
 - b. Grading plans; and
 - c. Landscaping plans in conformance with City Code Sec. 15.28.070.
3. Coordination with:
 - a. City Engineer regarding utilities, grading, access, and drainage.
 - b. Electrical department on service locations.
4. Compliance with City Ordinances, including:
 - a. Sec. 15.28.290, Anti-monotony and Design requirements: including LP Smartside on front elevations and 4-inch window trim on all windows.
 - b. Sec. 15.28.100, Setback from Steep Slopes: including 50 feet from the edge of the 18-percent slope and 30-foot "no-grade/ mow" zone adjacent to the 18-percent slope for purposes of erosion control.
 - c. Sec. 15.36.080, Subdivision Design Standards: including streets and sidewalk
5. Setbacks are follows:
 - a. Front yard setback: 23 - feet

- b. Side yard setback: 5 – feet
 - c. Rear yard setback: 20 – feet
 - d. Steep Slope: 30-foot buffer and 50-foot setback from the wooded steep slope
6. The entrance sign must comply with City Code Sec. 15.32.030. As shown, the sign is located in a drainage and utility easement which may contain utilities, landscaping, and pedestrian improvements.
7. Adjust the rear lots lines on Lots 1-5 and Lots 7-11 to the 30-foot no-grade/ no-mow setback line.

Motion carried 6-1 (Commissioner Olson opposed).

- b. PUBLIC HEARING: Recommend Approval of the Zoning Ordinance Amendments to Non-Conforming Structures & Uses, Non-Conforming Lots of Record, and Variances/City of Chaska/PC #2024-03

City Planner Hanson presented the item to the Commission and noted that if this moves forward it will come before the City Council on February 26, 2024.

Chairperson Brass opened the public hearing at 8:14 p.m., being there was no one who wished to comment, he closed the public hearing.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval of the ZOAs to Section 15.04.050 (Non-Conforming Structures and Uses) and Section 15.04.060 (Non-Conforming Lots of Record) based on the draft ordinance.

Motion carried.

Motion by Commissioner Brass, second by Commissioner Aasen, to recommend approval of the ZOA to Section 15.08.080 (Variances) based on the draft ordinance.

Motion carried.

Community Development Director Kabat outlined the way staff was planning to continue to move through the upcoming Zoning Ordinance Amendments.

Chairperson Brass noted that tonight's amendments were pretty straight forward because they were things copied from State statute. He asked that when they are further along with the more complicated or in-depth amendments, he would suggest that the City Attorney be present for those discussions.

8. Other Business

- a. Recommend Appointment of Planning Commission Chair and Vice-Chair to City Council

Motion by Commissioner Brass, second by Commissioner Purdy to recommend to the City Council the appointment of Commissioner Urbanski to serve as Vice-Chair of the Planning Commission.

Motion carried.

Motion by Commissioner Purdy, second by Commissioner Urbanski to recommend to the City Council the appointment of Commissioner Brass to serve as Chair of the Planning Commission.

Motion carried.

9. Receive Other Meeting Minutes

- a. Receive the December 4, 18, 2023 and January 8, and 22, 2024 City Council Meeting Minutes

Commissioner Purdy

- Noted that there was a lot of beautification work being done in the City and asked what would happen with the KFC building because it has been sitting empty for 16 years.

Community Development Director Kabat stated that would be at the discretion of the owner and explained that his understanding is that it had recently been purchased by somebody who owns and operates a number of Mexican restaurants. He noted that he did not believe that anyone had staff had spoken to the new owners yet to find out their proposed plans for the site or the building.

- Explained that he had heard that Red Bench is opening a Speak Easy behind them.

City Planner Hanson confirmed that this is what they were planning.

Chairperson Brass

- Noted that Coopers would be closing sometime in March and asked if staff had heard about any inquiries into the property.

Community Development Director Kabat stated that he was sad to see Coopers go but noted that staff would continue to work with the owners to see what opportunities may be. He noted that, from the City's perspective, getting a grocer in there would be the ideal outcome.

10. Adjourn

Motion by Commissioner Urbanski, second by Commissioner Olson to adjourn the meeting at 8:29 pm.

Motion carried.

**CHASKA PLANNING COMMISSION
MINUTES
MARCH 13, 2024**

1. Call to Order

Chairperson Brass called the meeting to order at 7 pm.

2. Roll Call

Roll call was taken. Members present: Commissioners Olson, Aasen, Purdy, Kerber, Campbell, and Chairperson Brass.

Members absent: Commissioners Baswa, Gaare, and Urbanski.

Also present: Nate Kabat, Community Development Director; and, Liz Hanson, City Planner.

3. Adopt the Agenda

Motion by Commissioner Olson, second by Commissioner Kerber to adopt the agenda as presented.

Motion carried.

4. Visitor Presentation

No one appeared under Visitor Presentation.

5. Approve Previous Meeting Minutes

- a. Approve the February 14, 2024 Planning Commission Meeting Minutes

Motion by Commissioner Kerber, second by Commissioner Purdy, to approve the minutes of the February 14, 2024 Planning Commission meeting.

Motion carried.

6. Consent Agenda

Motion by Commissioner Aasen, second by Commissioner Purdy, to approve the Consent Agenda as follows:

- a. Recommend Approval of the Final Site & Building Plan and Final Plat for 3740 Chestnut Street/Audrius Asakenas/PC #2024-05

Motion carried.

7. Action Items

- A. Recommend Approval of the Concept Plan for Hazeltine National Golf Club/Hazeltine National Golf Club/PC #2024-04

City Planner Hanson presented the item to the Commission and noted that, if approved, this is slated to come before the City Council on March 18, 2024.

Commissioner Kerber asked how this area was utilized during the Ryder Cup.

Phil Anderson, PGA General Manager, Hazeltine National Golf Club, explained that during the Ryder Cup this area was all used for parking. He noted that one of the considerations was how they will handle that for large events in the future and explained that they are looking at using the pumpkin patch on the back side. He stated that they are also working with PGA America on how they are doing their build outs and because of some design changes to build upward so their build-out is anticipated to be smaller.

Chair Brass asked if they may have other off-site parking options that would utilize shuttles.

Mr. Anderson stated that they would and gave examples of using the high school and the busing system. He noted that one of the big reasons they are coming back was because of the ease of use and how the whole system was set up.

Commissioner Campbell stated that he was glad to see the sidewalks were getting looked at around that area. He noted that even if people cannot play Hazeltine, they want to see it and suggested that they may also want to consider a bike path.

Mr. Anderson noted that one of the largest things that came from the community meeting was ease of use for the neighborhood and how it flows in the area. He explained that he believes this is definitely an opportunity considering the ways that they are redoing the entrance and how the neighborhood will flow moving forward.

Commissioner Olson stated that he has an opposing view on the issue of sidewalks on the east side of Hundertmark and why they are being considered now. He stated that they are making an improvement on their property which is a private golf club and are not adding resources. He noted that if they were going to consider adding bike paths, he thinks they should look at doing it along the west side and keep the east in its current form. He asked Mr. Anderson to elaborate a bit on the constraints of the parking for normal events that happen at Hazeltine and not just the Ryder Cup.

Mr. Anderson explained that generally speaking, on a day-to-day basis, they have ample parking. He noted they do a bit tight when there is a Saturday wedding when the golf course is full and a major event happening at the banquet facility.

Chair Brass asked if the new concept would add more parking.

Mr. Anderson explained that the new concept would not add or take away parking and would essentially be a wash.

Chair Brass asked if the vision was for the villas to be filled during events and then randomly filled at times when a client comes to town.

Mr. Anderson stated that it would just be members and guests and would not be open to anything beyond that. He noted that the bigger component would be during golf season or perhaps when a member is throwing a wedding and may want to use those units all weekend.

Chair Brass noted that the renderings that have been submitted remind him a bit of Deacon's Lodge. He asked if there were any designs in the works for the short course.

Mr. Anderson explained that they are in the final stages for the design work for the short course and should be able to share those with the City by the next step. He stated that Love Golf Designs, with Davis Love, leading up the architectural designs. He noted that they are planning to share this with the membership on April 11, 2024.

Chair Brass noted that on a private course, you like to believe that people are a bit better golfers, but shared that he was a bit concerned about the possibility of golf balls hitting vehicles.

Mr. Anderson explained that from a design standpoint, he believes that there would really only be 2 shots that would be parallel to the road, in the initial design. He stated that the berm and landscaping, including trees, will help protect from that. He explained that from a beginning golfer standpoint, one of the beautiful parts of the design is that it is tightly mowed grass everywhere, which means if they don't feel comfortable hitting those longer shots, they can putt instead.

Chair Brass asked if illumination had come up at the neighborhood meeting and noted that 'low level lighting' is pretty ambiguous. He stated that the picture included in the packet material made it look like it was pretty lit up.

Mr. Anderson stated that there had not been any questions about that raised at the meeting. He stated that they were pretty up front with what the lighting would look like and explained that they are looking at tree height or below, which is low level lighting and would not be stadium style.

Commissioner Olson asked about the service road on Hundertmark and asked why it was important for it to be lined up with a secondary access that would also be minimally used.

City Planner Hanson answered that because they use the service road access for their large events for parking, there is a slew of vehicles that will be coming in and out of the site in that location, so they want to understand how that will operate and how it will interact with the Kohl's site.

Commissioner Olson stated that he did not see those two things as related. He explained that similar to his thoughts on the sidewalk issue, he was less concerned with the alignment of these things because the large events only happen every 2 years or so.

Chair Brass asked if, related to the service road if it would be possible for employees to just use the gated access and asked if the staff concern was that this service road would only have high amounts of use every few years.

Community Development Director Kabat stated that the Ryder Cup is a very large event and staff thinks it is prudent to work with Hazeltine when they have events like that to make sure that they are thinking ahead and setting the facility up to do what it is intended to do. He stated that staff just wanted to be thorough and did not think, at this point, that they were saying anything about

requiring this access at a given location but wants to make sure it is being reviewed and looked at as they go through this process.

Chair Brass asked if the City would be concerned about the day-to-day usage by employees or if it was more about the large events.

Mr. Anderson explained that employees don't use it and noted that golf course maintenance may come in every one in a while if there is a large truck but clarified that this is not an employee entrance.

John Getsch, 5 Hazeltine Estates, stated that this access road is only used for construction purposes but noted that during the Ryder Cup it was heavily used to bring in all the buildings that were built for the event. He stated that beyond that the road has a cable across it so it is roped off. He explained that his concern for the sidewalks is that once they get off of Birdie Lane, if you want to walk somewhere you have to walk in the roadway down to Hundertmark. He stated that the neighborhood is very interested in having a sidewalk that would service that area, but understands that is probably not the responsibility of the Club. He stated that there also wasn't anything for Carver's Green or Hazeltine Shores either and noted that people are frequently walking in the street. He stated that his thought was that while they are doing major realignment of the roadway that they also try to find a solution for pedestrian traffic. He noted that he also wants to make sure that when it is done people don't think Birdie Lane continues on even though it already says 'No Outlet'. He gave an example of an event that was held last week were within a time span of 30 minutes there were over 30 cars that drove down there and had to turn around and come right back out.

City Planner Hanson noted that there was one person on line that has indicated a desire to address the Commission.

Laurie Kelly, 26 Carver's Green, explained that her biggest concern was safety on Hazeltine Boulevard which she has not heard anybody mention yet. She stated that she had attended the neighborhood meeting but she has watched Hazeltine guests drive down Hazeltine Boulevard extremely fast. She noted that she has also seen people coming of the existing access come down the 'up' Hazeltine Boulevard which is super scary to see. She stated that she sees many of her neighbors walk up Hazeltine Boulevard with family members and dogs and noted that there is not a speed limit sign on Hazeltine Boulevard. She explained that she has lived here since 1980 and has seen many large events happen and has even volunteered for many of them, but wanted to express her concern about safety on Hazeltine Boulevard.

Chair Brass stated that he felt as though Ms. Kelly's concern is genuine and noted that it may make sense to consider a contribution from the City for a sidewalk in that area.

Community Development Director Kabat explained that it would not be typical to have a speed limit sign posted within a neighborhood, but they could evaluate whether it would make sense, in this instance.

Commissioner Olson stated that he feels that this is highlighting something that is more of a City concern rather than a Hazeltine concern. He stated that he would like the City to take a look at this prior to the Hazeltine project getting started because it will also bring construction traffic.

Chair Brass asked that Public Works take a look at this situation and look into speed limit signs and possible sidewalk installations. He stated that he thinks the new proposed access point makes sense and will be an improvement.

Commissioner Purdy stated that he would like to be able to keep the gawkers off the road with something like the sidewalk or bike path on either side of the road.

Commissioner Olson referenced condition #13 that has a provision for a future sidewalk on the east side of Hundertmark be shown in preliminary plans. He asked if that was something that the Commission felt this was a 'requirement' or a 'request'.

Chair Brass asked how far they envision extending the sidewalk.

City Planner Hanson clarified that how they have stated that condition in the staff report is the City wants to the site to contemplate a future connection. She explained that they were not saying that it is a part of the overall site plan, but at least showing the potential of pedestrian facility on the east side of Hundertmark but reiterated that it was not something that the City was saying needed to be installed as part of their overall site plan, but noted that sidewalk improvements are a requirement of development. She explained that this meant that it would be at the expense of an applicant or developer to put in sidewalks.

Chair Brass stated that he would be find with that condition being left as is because it can always be addressed in the future.

Commissioner Olson expressed concern that because Hazeltine wants to add 8 rentable villas to their private golf course they now have to show provisions of a sidewalk on the south side of Hazeltine and the east side of Hundertmark. He stated that he was all for safety, but their plans will not add any additional traffic and the unsafe conditions have already been there.

City Planner Hanson explained that the way the City has looked at development in the past is that if there is a new development going in, they are looking at the opportunity to add to the pedestrian facilities to make connections with that area. She shared examples of other developments who had trails and sidewalks included in the requirements on sides that abutted other pedestrian facilities.

Chair Brass stated that it does seem like a sidewalk is needed and this would be the appropriate time to address that need. He asked if the idea would be to have a crosswalk for the neighborhoods.

City Planner Hanson stated that the City would have to take a closer look at that to ensure that there are opportunities for safe crossings.

Commissioner Olson stated it will be interesting to see if Hazeltine and the City can come to an agreement about where that future sidewalk should land. He explained that he did think they should specifically say that it needed to be on the south side and should just say, 'provision for a sidewalk'.

Commissioner Purdy suggested that it may be also 'a safe pedestrian passage'.

Chair Brass noted that he was in favor of the sidewalk and did not care if it was on the north or south side.

Commissioner Campbell noted that like Commissioner Olson had stated earlier, he also did not think that Hazeltine, as a private golf course, should be responsible for the sidewalk.

Commissioner Olson agreed and noted that he did not think Hazeltine should be responsible for the sidewalk just because they are putting in a private development.

Chair Brass noted that the same argument could be made when a private business is putting a building in an industrial park, they would still have the requirement for a sidewalk.

Commissioner Olson stated that the City did not require sidewalks when those residences were built. He noted that the Hazeltine members would not be walking to the gatehouse and would, instead, be driving.

Commissioner Kerber agreed, but noted that Hazeltine was the reason that there would be traffic.

Chair Brass stated that he would be fine changing to the wording of that condition to just say 'sidewalk'.

City Planner Hanson stated that the City's policy requires sidewalks to be adjacent to new developments or proposals, which in this case, would be the south side.

Chair Brass noted that does bring up the idea of how they would go about getting the necessary land on the north side. He stated that this plan is in concept form right now and feels the wording of the condition is appropriate.

Motion by Commissioner Brass, second by Commissioner Kerber, to recommend approval of the Concept Plan for the Hazeltine National Golf Course – Northwest, subject to the following conditions:

1. Approvals shall be based on the following exhibits:
 - a. Project Narrative (pgs 1-3)
 - b. Neighborhood Meeting Summary (pgs 1-2)
 - c. Hazeltine Nation Golf Club – Master Plan and Lodging (pgs 1-11), prepared by Shea Design, dated February 6, 2024.
 - d. Alta/NSPS Land Title Survey, prepared by Sambatek, dated January 31, 2024
 - e. Existing Conditions, prepared by Sambatek, dated January 31, 2024
 - f. Concept Site Plan with Existing Conditions
 - g. Concept Grading & Utility Analysis

2. Coordination with the City Engineer for the provision of public utilities to the site.
3. Provision of a storm water management plan meeting City and Carver County WMO standards.
4. Provision of a wetland delineation report to be submitted at preliminary submittal.
5. Provision that any wetland impacts are reviewed and approved by the TEP.
6. Any and all new signage shall be submitted separately, comply with zoning ordinance Section 15.32, and shall require approval of a sign permit by staff prior to installation.
7. Compliance with applicable zoning requirements, in particular zoning section 15.28 (Special Regulations).
8. Provision of a parking analysis that includes a summary and site plan of existing operations, proposed operations and parking for larger events, to be submitted at preliminary submittal.
9. Provision of a traffic analysis submitted at preliminary that summarizes the following:
 - a. Traffic generation and routes of the existing, proposed, and large-event operations;
 - b. How the new main vehicle entrance on Hazeltine Boulevard will operate; and
 - c. How the Hundertmark Road service access will operate being offset to Hazeltine Plaza's access
10. Provision of a fire truck turning exhibit to be submitted at preliminary.
11. Provision of a landscape plan that meets Section 15.28.070.E.4 Planting Islands, and to be shown on the preliminary plans.
12. Provision of a sidewalk on the south side of Hazeltine Boulevard between Hundertmark Road and the Golf Course main entrance, and to be shown on the preliminary plans.
13. Provision of a future sidewalk on the east side of Hundertmark Road and to be shown on the preliminary plans.
14. Provision of a photometric plan and lighting fixture specs for all new lighting and to be provided at preliminary submittal.
15. Provision that the new site plan does not obstruct existing utilities and utility easements, and to be shown on the preliminary plans.
16. Provision of a site plan that shows the new service road location in relation to the existing electric line, and to be submitted at preliminary

Motion carried.

8. Other Business

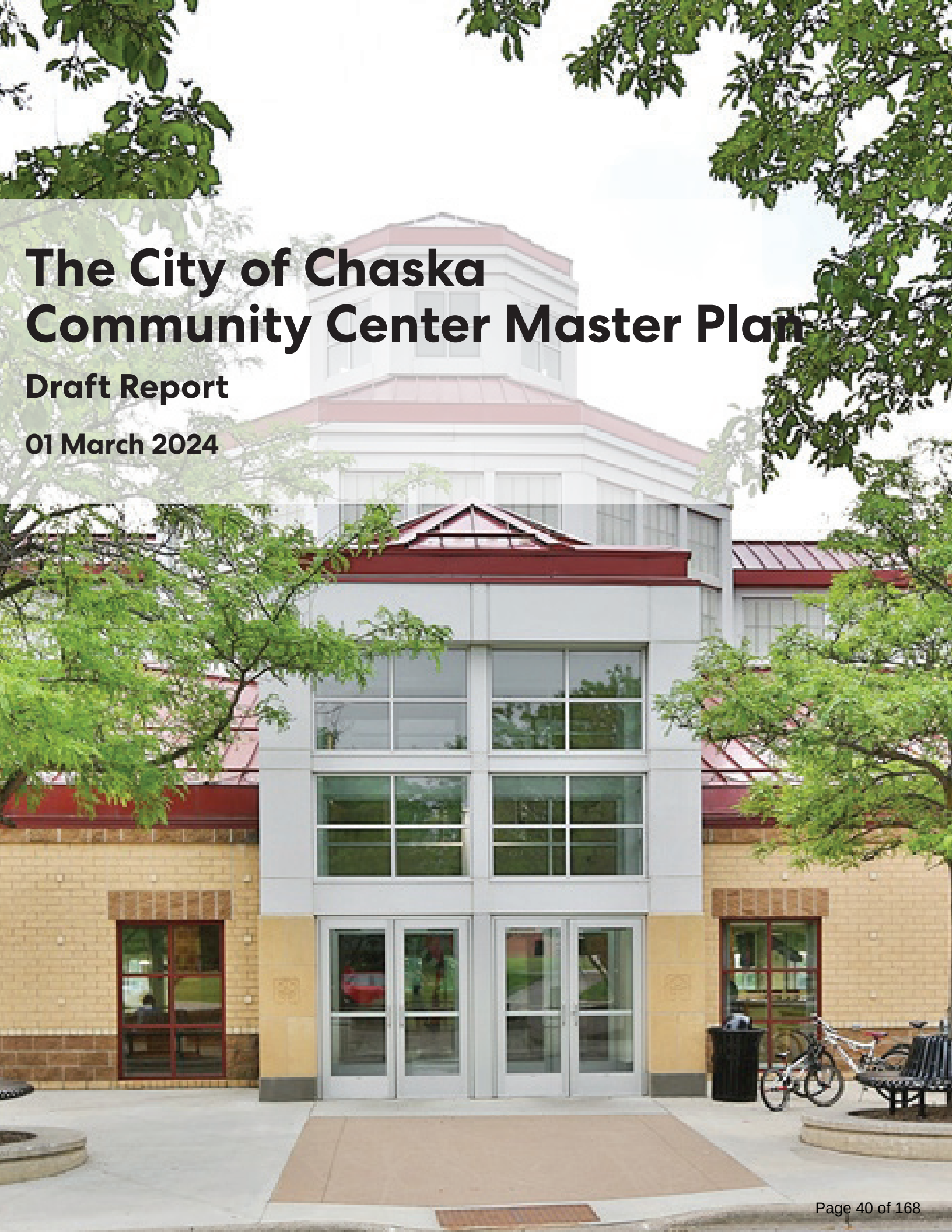
9. Receive Other Meeting Minutes

- a. Receive the February 5, 2024 City Council Meeting Minutes
- b. Receive the December 12, 2023 Park Board Meeting Minutes

10. Adjourn

Motion by Commissioner Kerber, second by Commissioner Aasen to adjourn the meeting at 8:04 pm.

Motion carried.

The background image shows the exterior of the Chaska Community Center. It is a multi-story building with a prominent red-tiled roof and a central section with large glass windows and doors. The building is surrounded by green trees, and a paved area with a bench and a bicycle is visible in the foreground.

The City of Chaska Community Center Master Plan

Draft Report

01 March 2024

Acknowledgments

The Citizen's Task Force

Jon Grau, Chaska City Council
Taylor Hubbard, Chaska City Council
Donelle Heieie, Chaska Parks and Recreation Commission
Zach Saueressig, Chaska Parks and Recreation Commission
Todd Urbanski, Chaska Planning Commission
Martin Hubbard, Chaska Human Rights Commission
Sue Harberts, ISD 112 Community Education Director
Jeff Ross, ISD School Board
Rounak Jaggi, Chaska Community Center Member
Ellie Kramer, Chaska Community Center Member
Dave Roan, Chaska Community Center Member
Jacquelyn Vranicar, Chaska Community Center Member
Rachel Hernandez, Chaska Community Center Member
Madina Abshir, Chaska Resident
Angie Bolstad, Chaska Resident
Grecia Lozano, Chaska Resident
Mac Willemssen, Chaska Resident
Roda Hassan, Youth Resident

City of Chaska Staff (Project Management Team)

Matthew Burt, Accounting Supervisor
Elise Durbin, Assistant City Administrator
Marshall Grange, Parks and Recreation Director

Nick Hartwig, Facility Maintenance Foreman
Julie Janke, Police Officer
Nate Kabat, Community Development Director
Chris Lindahl, Parks and Recreation Marketing Manager
Erin Link, Parks and Recreation Program Manager
Kelsi McNutt, Parks and Recreation Community Center Manager
Mary Montieth, Parks and Recreation Administrative Assistant
Matt Podhradsky, City Administrator
John Schmidt, Chief Building Official
Kevin Wright, Community Engagement Manager

Consultants

John Slack, Perkins & Will
Kathryn Watson, Perkins & Will
Chris Kastelic, formerly at Perkins & Will
Jeff King, formerly at Ballard*King
Scott Caron, Ballard*King
Brad Barickman, RJM Construction
Justin Johnson, RJM Construction



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Executive Summary

History and Background

The City of Chaska, the best small town in Minnesota, is a third-ring suburb located southwest of the twin cities that has a current estimated population of 28,170 with expectations to grow to 37,000 over the next 10-15 years. Chaska is the seat of Carver County which is the fastest growing county in Minnesota. According to U.S. News and World Report in 2022, Carver County is ranked #5 as the healthiest county and in the same year the Minneapolis/St. Paul Business Journal reported Carver County as the most affluent in Minnesota.

The Chaska Community Center (Community Center) was built in 1990 for \$22.5 million and financed through tax increment bonds, which was a permitted use up until the year 2000. It is estimated that the cost to construct the same community center that exists today would be approximately \$145 million. The original objectives of the Community Center that were established by past leadership along with residents on the planning committee include the following:

- Promote community gathering and interaction.
- Provide family and individual recreation with emphasis on fun and providing a variety of program opportunities.
- Enhance Chaska's community pride and identity.
- Be financially self-supporting with no property tax support.
- Reinvest back into the facility to keep it good for future generations.
- Build a cash-balance in Community Center fund to be able to accommodate future maintenance and improvements that will be needed as the facility ages.

The Community Center was set up as an enterprise fund when it opened in 1991. As an enterprise fund, the expectation is that the fees collected at the Community Center are to pay for the debt service owed for the construction of the facility, the year-to-year staffing and operating expenses, and to generate a cash balance in the Community Center fund to account for capital equipment replacement over time. It is important to note the following pertaining to Community Center operations:

- Parks and Recreation programs (pre-school, teen, and senior programs, arts and theater classes, community events, etc.), were all funded through the annual operations of the enterprise fund up until 2022
 - These services are typically all supported through a city's General Fund and partially subsidized by tax revenues.
 - As a result, the enterprise fund has had to subsidize these programs which only further strained the fund's ability to generate an adequate cash balance.
- The Community Center Fund has never been able to generate adequate reserves to fund deferred maintenance and facility improvements.
- Since 2016, the City has chosen to transfer funds from

other sources, provide interfund loans, and other short term temporary arrangements as large capital replacement needs have surfaced that the Community Center Fund has not had sufficient reserves set aside.

- The COVID-19 pandemic had a significant negative impact on the Community Center budget during 2020 and 2021. The Community Center continues to see the impacts in the number of members which is still down roughly 25% compared to pre-COVID.

The Community Center is a more than 210,000 square foot multi-purpose facility that sees approximately 1 million visitors each year. While the Community Center has met and exceeded the top three objectives over the past 30 years, it has needed financial support from other City Funds to:

- Account for deferred maintenance items impacting service delivery.
- Reinvest back into the facility to improve safety, function, and programming.
- Provide a sustainable operating budget into the future.
- Be an affordable and accessible facility for the community to gather and recreate.

Purpose

The need for a master plan for the Community Center was determined by the fact that the facility is over 30 years old and is experiencing significant deferred maintenance issues as large capital equipment items have reached or exceeded their useful life. A building condition assessment was conducted to better understand the extent of the deferred maintenance items that need to be addressed and the estimated cost to repair or replace those items. In addition to evaluating the physical building, this process creates an opportunity to thoroughly reevaluate the program offerings, amenities, and function of the building based on community feedback. As the Chaska community has changed over the past 30 years, so have recreation trends. Therefore, this master plan is intended to establish a new vision for how to reinvest back into the facility and to determine the estimated costs of the improvements.

Project Management Team

A project management team (PMT) was established to work with the citizen task force and the consultants throughout the planning process. This team was comprised of 13 City staff members from multiple departments to provide subject matter expertise and a variety of input into the plans. The PMT operated on a detailed level to review all the feedback, provide input on the existing building and programs, analyze costs and financial operations data, and guide the course of the planning process

Citizen Task Force

A Citizen Task Force (CTF) was appointed by the City Council to work with staff and the consultants as representatives of the community throughout the planning process and to make a recommendation back to the council. The CTF included: 2 City Council members, 2 Parks and Recreation Commissioners, 1 Planning Commissioner, 1 Human Rights

Commissioner, 2 School District representatives, 5 Community Center members, 4 non-member residents, and 1 youth resident. The goal was to establish a CTF to include a variety of backgrounds, experiences, and ages to represent the community as best as possible. The City Council and Commissioners respectively decided their CTF representatives and the other opportunities to serve on the CTF were shared with the community. Thirty-five applications were received, and interviews were then conducted to bring forth recommended individuals for the City Council to appoint to the CTF.

The CTF was presented with a summarized version of all the decision points throughout the process to weigh-in on and provide feedback. They helped to determine the highest priority elements of the master plan based on community engagement feedback, staff feedback, demographic and market analysis, national recreation trends, and the enterprise model. The CTF was ultimately charged with making decisions on the overall improvements in the master plan and to make their recommendation to City Council.

Perkins&Will, Ballard King and Associates Subconsultants

Perkins&Will believes that design has the power to make the world a better, more beautiful place. They are passionate about human-centered design, and committed to creating a positive impact in people's lives through sustainability, resilience, well-being, diversity, inclusion, and research. In fact, Fast Company named them one of the World's Most Innovative Companies in Architecture.

The Sports and Recreation Practice, a core group of approximately 100 architects, interior designers, and planners, has built upon Perkins&Will's strengths to develop an interdisciplinary approach that encompasses the big picture of community sports and recreation planning and design.

Chris Kastelic (formerly with Perkins&Will) was involved in community recreation projects of all size and shape for the past 25 years. He is an expert in immersing himself into the DNA of a community to understand the wants, needs and opportunities that each building will serve. He has spent his career designing community assets that become the heart of community activity. Chris' outstanding programming, planning and design skills were a valuable asset to the project team. Chris has been the recipient of numerous design awards for sport, recreation and community center projects.

Public engagement is critical to successful outcomes of all projects. At Perkins&Will, John Slack leads the large-scaled public engagement processes to ensure all community voices are heard and documented, and to ensure our projects are transparent and informed by the needs of community stakeholders. He believes that engagement should not only build consensus for projects, but also build advocates for future implementation. Throughout his 28 years of professional practice, John has developed over 400+ public engagement strategies that have led to project outcomes that are more equitable, socially and culturally responsive, and are receptive to the needs of community stakeholders.

Ballard*King & Associates (B*K) has completed over 600 feasibility studies across the United States for a variety of

recreation facilities. Of these over 125 recreation facilities are up and operating around the country. In addition, B*K has completed studies for over 25 different projects in the Twin Cities with 8 recreations facilities opened.

Guiding Principles and Objectives

Guiding principles and objectives were established with the citizen task force early in the planning process to create alignment, provide direction, and help inform decisions.

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.

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.
- 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.

Community Engagement

There were a variety of methods used to seek community feedback to help inform this plan which included:

- 2 open house events (June 2022 & August 2023).
- 2 rounds of on-line surveys.
- 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

Top Themes Derived from Community Feedback

- 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.

Findings from Demographic and Market Analysis

The demographic and market analysis show Chaska is a community willing and able to pay for programs, activities and services. The population is growing, but there is still a need to utilize the secondary service area for additional participation and revenue generation. The community center is a large building footprint and has larger spaces such as the Lodge and Theater that are limited in their ability to produce revenue.

Chaska has a younger median age and therefore, the building renovation and expansion should focus on

programming for families. This is also true of the neighboring communities that use the community center.

The pool, gymnasium and fitness spaces are areas that will positively impact the financial performance and generate revenue.

Master Plan Concept

The master plan concept was developed with multiple phases in order to prioritize the immediate needs of the community center as well as provide options for renovation and expansion plans based on availability of budget funds moving forward. The following phases are outlined below and reflected in greater detail throughout the document.

Phase 1: Deferred Maintenance and Functional Improvements

- 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

- Locker Room Remodel.
- Lobby Remodel.
- Relocate Reception desk and the stairs to the lower level.

Phase 2: Facility Renovation 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.
- Convert racquetball courts to group exercise rooms
 - Expand classes.
 - Increase space utilization.

- Ice Arena Lobby expansion
 - Capture space currently occupied by St. Francis
 - Improve user experience.
 - Increased functionality.
 - Alleviate traffic near main entry.
- Update Meeting Rooms
 - Improve user experience.
- Expand Indoor Playground
 - Increase use.
 - Generate revenue.
- 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.

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 the area and offer a full-service fitness center. It also allows fitness to have access to natural daylight and eastern views. Creating a welcoming, open and daylit space will be a great asset to the community center and will generate admissions and membership.

Future Phase: Building Addition (Pool)

The updates to the pool area in Phase 2 will greatly enhance the recreational experience. The potential future phase of a larger pool area addition would include a larger lap pool that could allow for increased program opportunities. The cost to build this addition as well the increased operational costs for additional pool space were the key factors in pushing the pool addition to be

considered for a future phase. Plans and estimated costs for this future phase are included later in the document.

Implementation

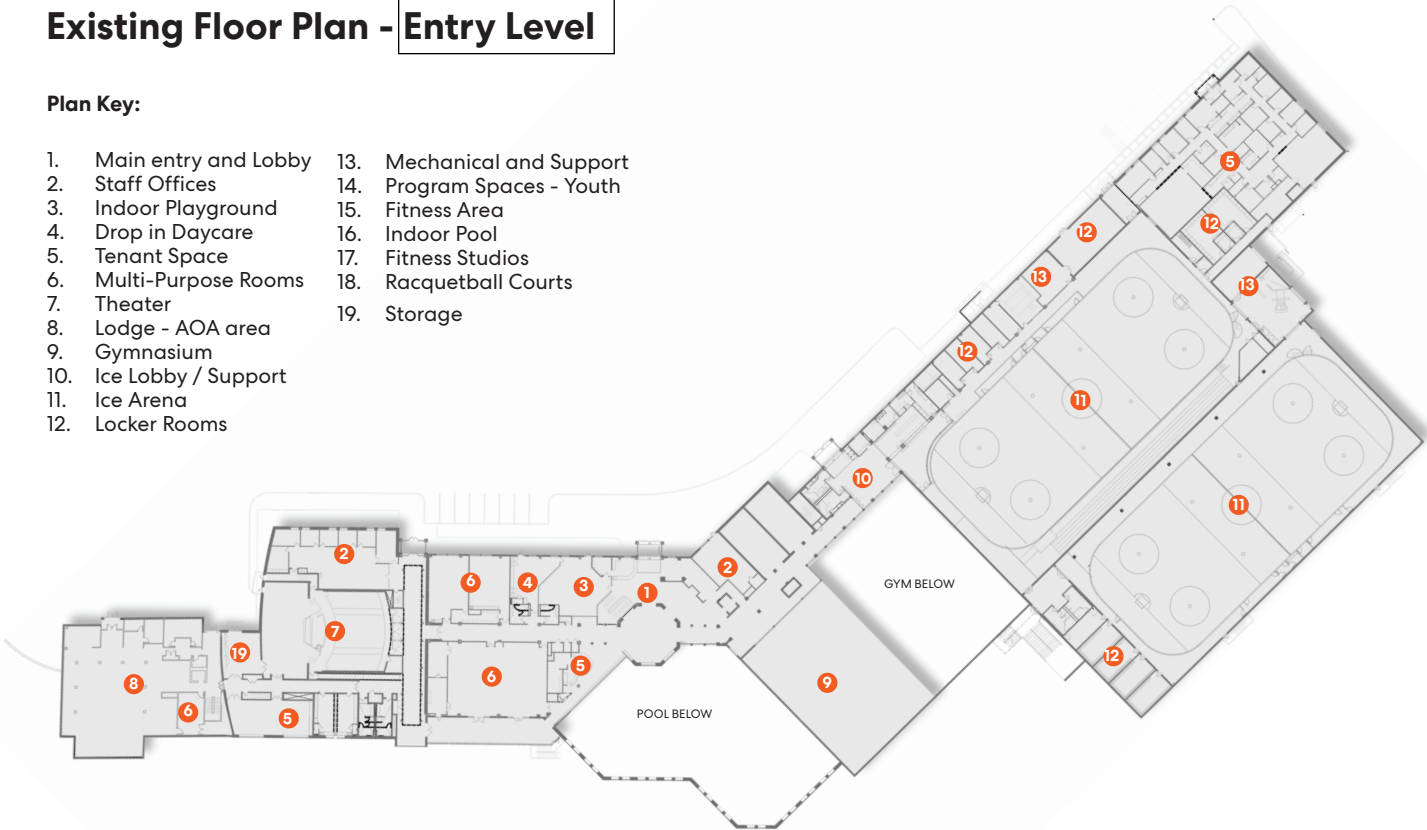
Upon approval of the Community Center Master Plan, it is recommended that staff perform the following:

- Have further discussions with the City Council regarding the financing strategies recommended to fund the deferred maintenance and building improvements in the Community Center Master Plan.
- Have further discussions with the City Council regarding the Community Center operating fundamentals to redefine what the current enterprise fund operations are intended to cover going forward and determine what other potential funding sources could be allocated to establish a sustainable operating budget into the future while ensuring the facility remains affordable to residents.
- Perform an in-depth operational analysis to evaluate the proposed changes to the building and the positive impact the changes would have on usage of the building and expanded opportunities for additional revenue.
- Conduct a statistically valid survey of the Chaska community to understand the level of interest and support residents have for future improvements of the Community Center and the associated costs.

Existing Floor Plan - Entry Level

Plan Key:

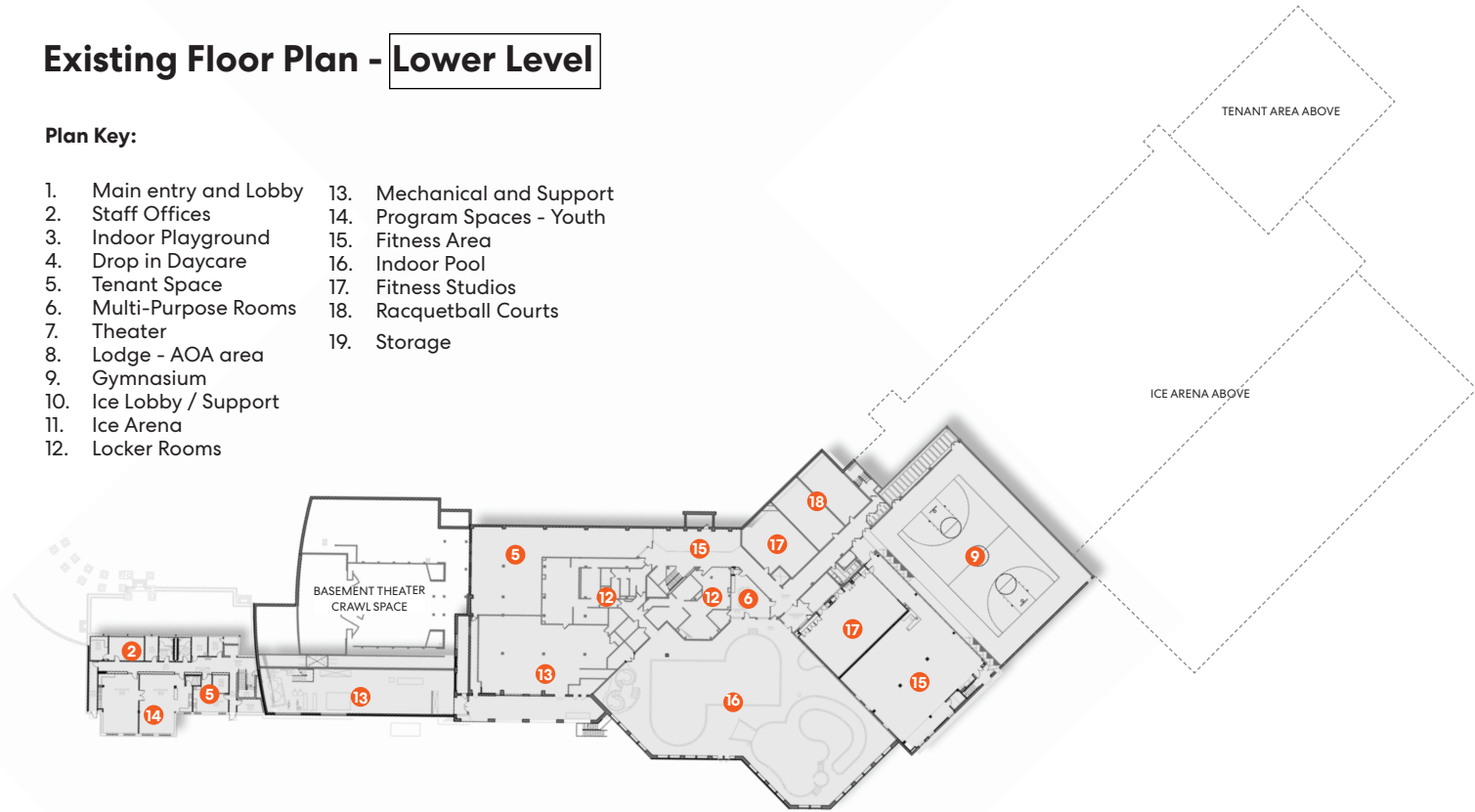
- | | |
|-------------------------|----------------------------|
| 1. Main entry and Lobby | 13. Mechanical and Support |
| 2. Staff Offices | 14. Program Spaces - Youth |
| 3. Indoor Playground | 15. Fitness Area |
| 4. Drop in Daycare | 16. Indoor Pool |
| 5. Tenant Space | 17. Fitness Studios |
| 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 | |



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 - 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 | |

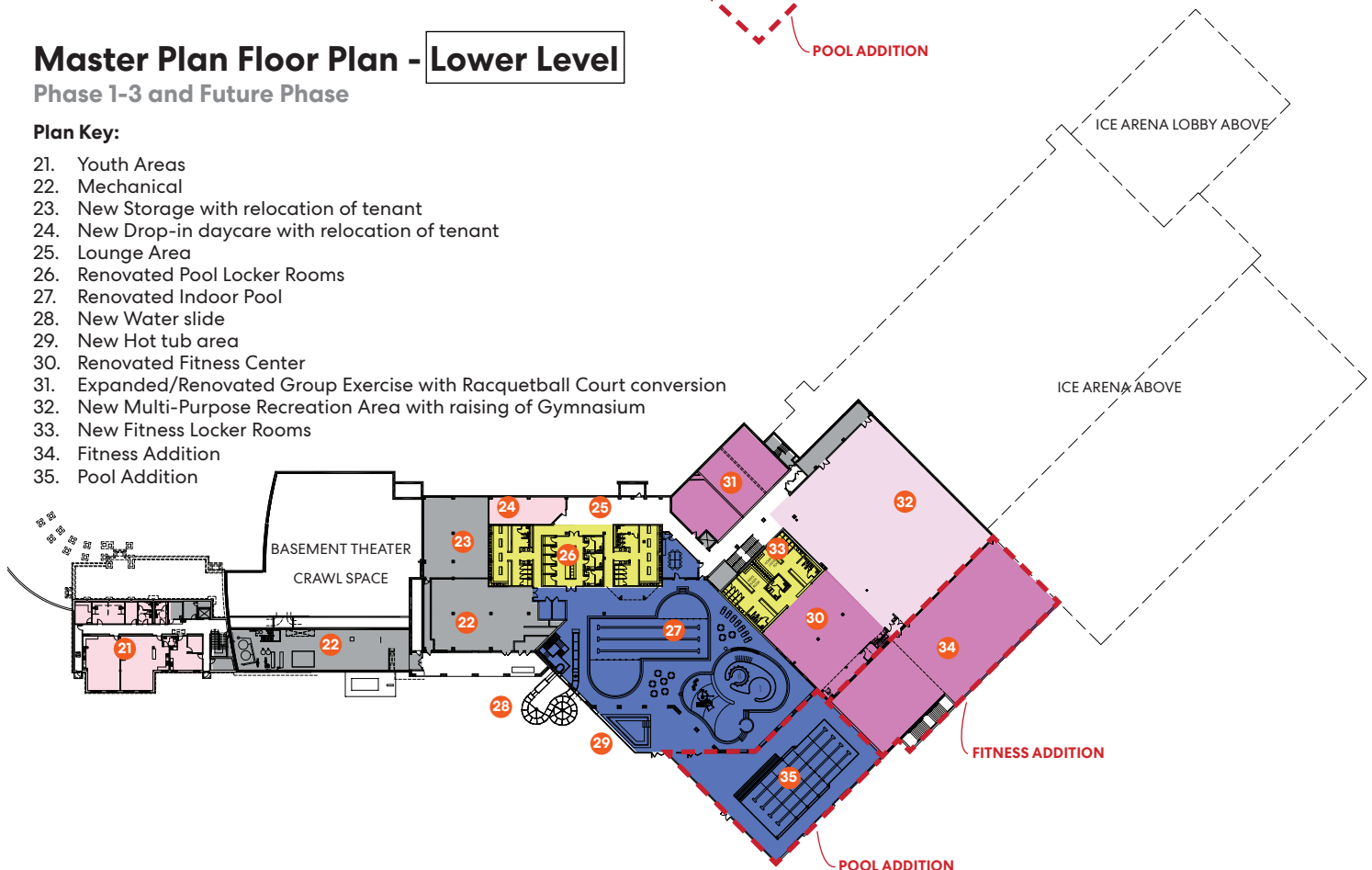


Master Plan Floor Plan - Lower Level

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 |



Estimated Costs

Phase 1-3 and Future Phase

Phase 1:

Existing Deferred Maintenance

\$23,072,742

- 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

- Lobby Remodel
- Relocate Reception desk and the stairs to the lower level
- Locker Room Remodel

Phase 2:

Facility Renovation Improvements

\$32,392,206

- 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

- Gymnasium addition
- Fitness addition

Future Phase:

Building Addition

\$10,235,610

- Pool addition

Total Cost Estimate*

\$80,464,230

*Cost estimates derived from RJM Construction, include the following assumptions:

- 2027 construction project with predicted inflation
- 10% design contingency, 10% construction contingency
- Soft costs (design fees, furniture, fixtures, equipment, security, audio visual, testing and inspections, low-voltage)





Section 1

The Study Process

This Section Includes:

- Work Plan and Schedule
- The Study Process

The Work Plan and Schedule

SPRING 2022	SUMMER 2022	FALL 2022/ WINTER 2023
• BUILDING CONDITION ASSESSMENT • DEMOGRAPHIC RESEARCH • PUBLIC ENGAGEMENT • FOCUS GROUPS • CTF AND PMT MEETINGS	• PUBLIC OPEN HOUSE • PROJECT WEBSITE • PUBLIC SURVEY • FOCUS GROUPS • PROGRAM OPTIONS • BUILDING CONCEPTS • CTF/PMT MEETINGS	• PROGRAM OPTIONS • BUILDING CONCEPTS • PARKING CONCEPTS • OPERATIONAL ANALYSIS • COST ESTIMATE • CTF/PMT MEETINGS

Work Plan

The intent of this project is to prepare a development plan for the Chaska Community Center Master Plan that will address facility assessment, community center upgrades, campus urban design, and green space/linkages to the adjacent neighborhoods. The Chaska Community Center Master Plan is a top priority for the City of Chaska. This plan is intended to provide the strategy necessary to plan for upgrades for the community center, prioritization of improvement projects, and open space decisions for the project area for the short and long term.

The plan must fit with the community's vision and be responsive to the needs and desires of the community stakeholders, business community, and overall objectives of improved health and livability. Community engagement is a critical element of

understanding existing needs and crafting plans that will deliver these outcomes for the affected communities, neighborhoods, and businesses, and creating a highly implementable plan with actionable objectives that achieve community consensus. The following activities have been identified for the project:

- Manage and facilitate PMT meetings and activities.
- Manage and facilitate CTF meetings and activities.
- Develop and implement a community and stakeholder outreach strategy.
- Articulate project vision and goals.
- Prepare an action plan with implementation methods and strategies.
- Prepare draft and final report.

SPRING 2023

- FINAL CONCEPT PLANS
- FINAL COST ESTIMATE
- CTF/PMT MEETINGS

SUMMER 2023

- PUBLIC OPEN HOUSE
- FINAL OPERATIONAL COST AND REVENUE ANALYSIS

FALL 2023/ WINTER 2024

- FINAL CTF MEETING
- COMPILATION OF DOCUMENTATION AND PRODUCTION OF FINAL REPORT



The Study Process

When the Chaska Community Center opened 30 years ago, it was one of the largest facilities of its kind in the region. Throughout those years of operation, many changes have occurred, leading to the need for a comprehensive analysis of the physical facility, its programs, and its operations. The purpose of the master plan study was to offer recommendations for the implementation of improvements for the future viability and success of the Community Center including:

- Existing building conditional assessment and improvement recommendations
- Site analysis and improvement recommendations
- Demographic market and gap analysis
- Existing program evaluation
- Program opportunities
- Master plan concept
- Cost evaluation
- Enterprise evaluation
- Operational cost and revenue projections

The Decision Making Process

As a part of this feasibility study, the consulting team, with the guidance of the Project Management Team (PMT) and the Citizen's Task Force (CTF), interviewed numerous community partner organizations, recreational service providers, community stakeholders, and other potential community partners to better understand the priorities and needs within the City and broader region. The process for this study kicked off with the PMT to gain a clear understanding of the facility conditions, programs and operations and financial performance. Where the PMT helped to provide the context for the study, the CTF helped to guide the study and establish priority needs, expectations, and vision statements for recreational and community service amenities and other preferences. It was the regular meetings with the PMT and the CTF that ultimately led to the recommendations in this report and the master plan concept.

Community Input

The decisions made by the CTF were guided and informed by the feedback gained through a robust public outreach process that included public open houses, focus group meetings, online surveys, website updates and comment links, and other methods of community input that helped to define the public's expectations and preferences. It was this

broader public outreach that reinforced the goals and clear recommendations of the Master Plan.

Online surveys were administered by facility staff and through community-wide advertising at multiple points during the process to poll specific questions and gain feedback. The feedback generally coincided with the feedback received through other methods and further reinforced the public goals and preferences relative to the programs and facilities.

Demographic Market Analysis

The consultant team conducted a thorough market analysis that began with identifying the primary and secondary service areas and compiling demographic data relative to age, income, race, spending levels in current and future projections. Participation in recreational activities was analyzed and compared to regional and national trends in specific activities to understand the market potential for various programs.

Other service providers in the service area were catalogued to understand gaps in service, as well as, competitive and complementary facility offerings. Several factors that are summarized in the market analysis paint a picture of a community that could benefit from increased recreational programming and greater variety of activities.

Existing Facility Evaluation

An assessment of the physical condition of the facility was performed by the consultant team. Through a combination of drawing reviews, on-site visits by architects and engineers, and interviews with facility staff, a more complete understanding of the building's current state was gained. The assessment included evaluation of the exterior envelope and roof, structure, mechanical and electrical systems, materials and finishes, and equipment. The findings of the conditional assessment are summarized herein with recommendations and cost evaluation of the improvements listed.

Site Analysis

Equally important were the improvements to the site plan, circulation, and parking. Regular comments from staff and the public included lack of adequate parking, unsafe drop-off and pedestrian circulation around parking areas, and a generally confusing and congested site during peak hours.

The process began with a site analysis including vehicular and pedestrian circulation, drop-off and entry locations, parking, signage and wayfinding, and general site organization. In conjunction with school representatives and a concurrent site master plan, the team developed options for site and parking improvements. A consensus plan was developed that improved site circulation, increased parking, and clarified the drop-off area with a safer queuing zone.

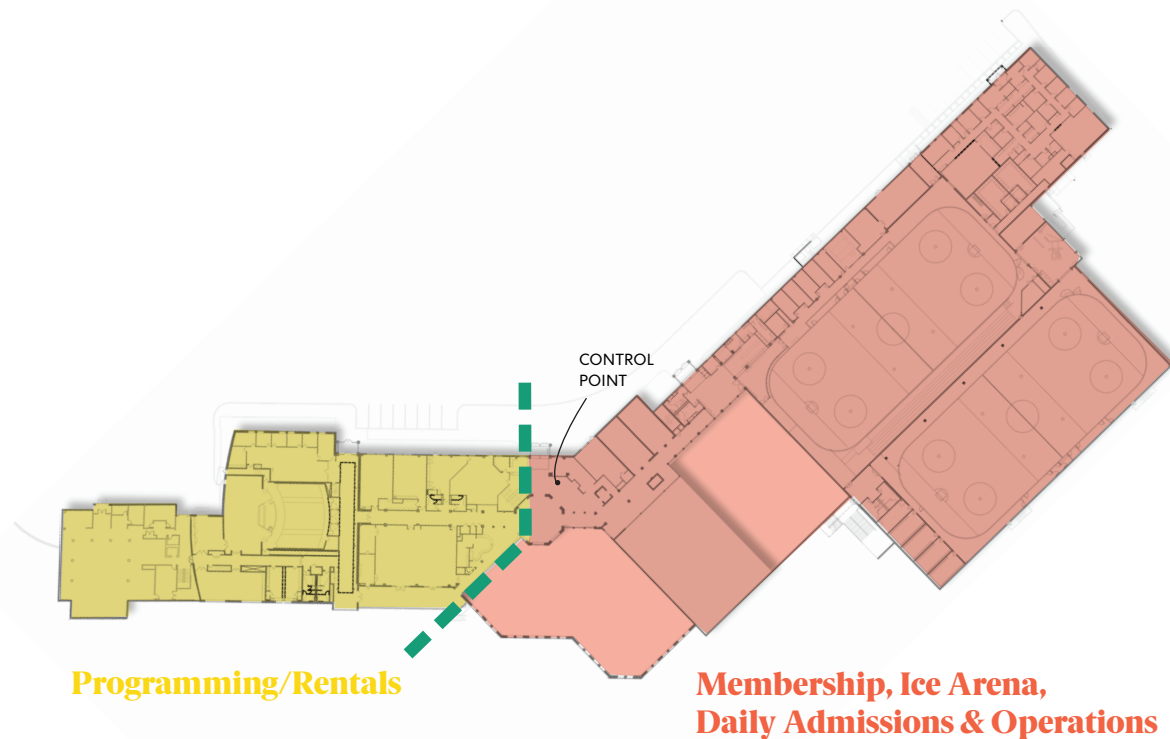
The Master Plan Program Development

The design team's analysis of the existing building programs and layout, informed by public input and guided by the PMT and CTF decisions, led to the development of several versions of the overall facility master plan concepts. This led to a consensus master plan concept that expanded recreation opportunities through renovation, reorganization, and expansion. The plan was optimized through several rounds of refinement, compounded with cost evaluation and operational cost and revenue analysis to ensure that the facility not only expanded programs, but could be financially viable moving forward.

Cost Analysis

The conceptual planning was used by RJM Construction to develop budget estimates for the various component areas of the project. While the team utilized estimating expertise and current market conditions to inform their analysis, the opinions of probable cost are still conceptual in nature based on the planning level of the concepts and meant to assist with long-range budget planning. These estimates will be confirmed through future, more detailed, and comprehensive design efforts when the project moves beyond the master plan phase.

It should be noted that the budget estimates include the total cost for construction as well as a variable multiplier for non-construction costs such as fees, equipment, development expenses, testing, reports, contingencies, and other costs necessary to deliver a complete project. Budget estimates also include contingencies for design, estimating, and escalation.



Access control conceptual diagram



Section 2

Public Outreach

This Section Includes:

- Community Outreach
- Open Houses
- Focus Groups
- Survey Feedback

Public Engagement

Engagement Process Overview

Effective community engagement is essential for good public decision making and was critical to understand the needs and building support for The Chaska Community Center Master Plan. The Community Engagement Plan served as a guide for the engagement of stakeholders, residents, and businesses during the planning process. The purpose of the engagement plan was to document the tasks related to stakeholder and public engagement that will be undertaken during the preparation of the plan. In general, the intent of the community engagement process was to be proactive rather than reactive, and to work closely with the local community to build on their successes and to empower people to engage in this as well as other future public initiatives.

Community engagement consisted of a team led by the Consultant Team with support from the City staff and specific stakeholder groups with resources to assist in community engagement. Team members were engaged in staffing and leading online events, and, were asked to assist in the following:

- assist individuals in filling out online surveys,
- provide project information for any City led public events,
- and assist in other ways to create a welcoming environment and engage people in the planning process.

Outreach activities focused around the three major stages of the planning process:

- Discovery
- Big Ideas
- Making Decisions

Specific outreach activities and the outreach tools were customized for the project. This engagement plan provided direction for outreach activities, and many of the tools described in this report were used at each of the three stages of the planning process.

Community Engagement Goals

The goal for community engagement is to ensure that the concerns and issues of those with a stake in the Chaska Community Center Master Plan project were identified and

addressed. To achieve this goal, the following needed to occur:

- Identify stakeholders, including populations not traditionally involved in neighborhood decision making.
- Engage all stakeholders, including residents and businesses, in meaningful and accessible ways.
- Solicit early and continuous involvement.
- Seek collaborative input on alternatives and evaluation criteria.
- Provide transparency during the planning process.
- Build understanding of redevelopment opportunities and build support for the plan that evolves from the planning process.

Committee Structure and Decision-Making Process

The Chaska Community Center Master Plan was led by the City of Chaska.

- Project Management Team (Comprised of staff from the City of Chaska)
- Citizen Task Force (Comprised of appointed City residents)

The roles, responsibilities and make-up of these committees are summarized here. The PMT directed day-to-day and provided guidance on the overall planning process as well as technical and non-technical input. Ultimately, approval authority for the project will rest with the City of Chaska City Council.

The Project Management Team

The PMT comprised of essential personnel from the City of Chaska. Actively engaged in the daily project management, the PMT played a crucial role in steering the study and promoting team coordination. Responsibilities of the PMT included facilitating coordination among partner agencies, and the consultant team, overseeing all technical aspects of the work, managing the project schedule, and providing City of Chaska staff recommendations for inviting other stakeholders not represented on the PMT. Throughout the study, the PMT convened with the consultant team as required.

The Citizen Task Force

The Citizen Task Force consisted of a variety of individuals from the City, and broader community. The CTF consisted of

the following: (2) City Council Members, (2) Parks & Recreation Commissioners, (1) Human Rights Commissioner, (1) Planning Commission Member, (2) School District Members, (4) Community Center Members, (1) Youth and (4) community residents. The CTF worked closely with City staff and the consultant team, to develop and evaluate Community Center alternatives, and make recommendations on a preferred plan. Members of the CTF were also asked to provide advice and assistance to the project team for broader community outreach to residents and businesses in the study area, as they were able and willing to do so. The CTF met at key milestones during the planning process, and more frequently as needed.



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



Perkins&Will



Open Houses

Community Feedback Events

Over the course of the master plan process, the public was invited to two separate events to introduce the process, answer questions and gather feedback on facility improvements, activity preferences and general feedback on the future of the Community Center. Both events were held at the Community Center and were advertised through various sources at the center, by email, and through online sources.

Open House #1

The first of the community feedback events took place on June 15th, 2022 at various locations within the Community Center, where residents could review information, ask questions of Chaska staff and the consultant team, and see the actual spaces and activities in action as they contributed their feedback.

The goal of the first open house was to receive public feedback on the existing community center - what are the spaces people use, what should be kept, what should be improved and what could be added.

Information included:

- Site analysis and parking suggestions.
- Activity preference assessment.
- A graffiti wall for expressing ideas.
- Input on project goals and concerns.
- Comment cards for feedback.

The open house was broken up into different stations all around the center to showcase the various spaces at the community center and orient newcomers to the facility.

Information from the open house was also posted on the City's website so those that could not attend could review the information and offer comments or ask questions.

All of the information gathered during this event was summarized and presented to the Citizen's Task Force to help inform the decision process.



Open House #1 Feedback

The numbers in parenthesis below indicate the quantity of people who provided the feedback.

Programs you like at the Community Center

- Swimming/pool – (13)
- Ice Arena/ ice skating – (10)
- Fitness Classes – (6)
- Walking Track – (5)
- The Lodge (5)
- Open swimming – (5)
- Lap Swimming - (4)
- Swimming Lessons – (4)
- Cardio/workout Equipment – (4)
- Various sports programming – (3)
- Ice skating lessons – (3)
- Community Picnic/Events – (3)
- All of the instructors – (3)
- Extreme Kids summer classes – (2)
- Kid Movies – (2)
- Zumba classes – (2)

New Programs you would like to be added

- Adult and kid martial arts/self-defense classes – (5)
- Longer hours for lap swimming – (3)
- Kids workout classes – (3)
- Add dance classes for adults - (2)
- More pickleball and tournaments – (2)
- Making slime classes – (2)

What should Change?

- Improved family changing rooms – (3)
- Older kid hang-out space – (3)
- Better hours (go back to pre-covid hours) – (2)
- Heat in the rink – (2)
- More open skating time – (2)
- Additional ice facility/rink - (2)

What Should Stay?

- Pool – (4)
- Ice Skating – (3)
- Hot tub – (2)

What I like Least?

- Need more parking – (11)
- No food options – (3)
- Locker rooms – (3)

What I Like Best?

- The pool – (9)
- Ice arena – (2)
- Ice skating – (2)
- The Lodge – (2)
- Swimming – (2)



Open House #2

The second community feedback event took place on August 9th, 2023. In this meeting, the concepts of the draft master plan were presented on display boards by each program type in the Brick City Banquet Room. Chaska Staff and the consultant team answered questions and post-it notes were offered at each station for the public to leave feedback.

Each station showcased an enlarged plan of the program area highlighting the improvements. On the left side of each display board the team identified what was heard from the first open house and other community engagement activities and the left side of the board called out how the master plan responded to the feedback.

At the same event, a presentation summary of the process and master plan was held in the Theater during a break-out session of the open house. Chaska staff and the consultant team presented the background of the process, guiding principles and objectives, and a summary of the master plan concept.

Information from the open house was also posted on the City's website so those that could not attend could review the information and offer comments or ask questions.

Open House #2 Feedback

Things people are most excited about as it relates to the proposed master plan:

- Improved pool and locker rooms.
- Expanded fitness space.
- Improved parking and circulation.
- Improvements for kids areas.
- New ice arena entry.
- Larger indoor play area.
- Move water slide.
- More multi-purpose and maker space.
- More gym space and all on one level.
- Maintaining and updating the facility.

Things people described as missing from the proposed plan and would benefit the community center over the next 30 years:

- Keep racquetball courts.
- Additional ice rink.
- Increase in parking spaces.
- Keep and improve outdoor splash pad.
- Food service.
- Outdoor sports (sand volleyball).
- Pollinator garden.
- EV charging stations.
- Improved outdoor playground.
- Outdoor pool.
- Indoor pickleball.

The community engagement process aimed to cast a broad net in order to capture diverse feedback and input from the public, focus groups, the CTF and PMT. Common themes were prioritized along with the capital cost and ongoing operational cost to expand or improve programming. Another determining factor was the site constraints of the community center. Substantially expanding the building footprint is challenging and potentially cost prohibitive.



Many of the missing items listed above are spaces or programs that were discussed throughout the process and can be implemented within the master plan concept or can be considered in the design phase of the community center. The gym and fitness expansion allow for adaptability and flexibility in programming as recreational needs and trends change in the future.

Broad Outreach

Over the course of the community events, nearly 200 residents representing a wide-range of age, cultural background and interests participated in the activities, surveys and provided comment. The information gained was invaluable to the Citizen's Task Force in assessing community preferences and better understanding the general impression of the current facility and the proposed improvements.

Ultimately, the proposed master plan touched nearly every activity area within the building, providing benefit to the widest possible range of resident interests and activities. New activities were brought to the forefront through this outreach effort, and contributed to well-rounded solution to community benefit.

Focus Groups

Focus Group Outreach Description

The study area for the Chaska Community Center Master Plan includes the larger campus where the Community Center is located. One of the initial and ongoing tasks of the study will be to identify key organizations and demographic groups to ensure that these constituents are fully represented in the study process and that a means of regular communication is identified for each one. Additional school and advocacy groups may be added as additional constituent groups are identified. The following is a list of constituent groups that were engaged in the process:

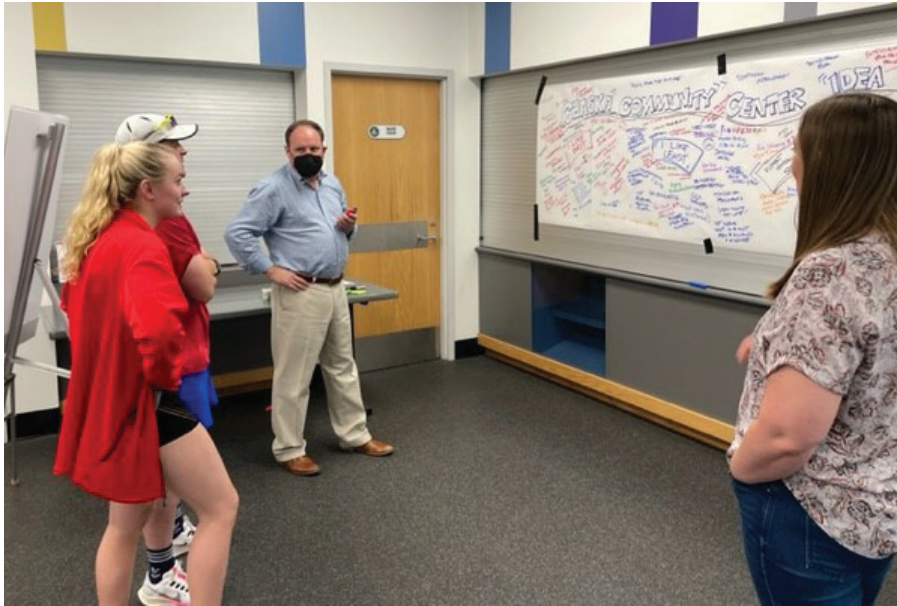
- Carver County Public Health
- Cross of Grace Church
- Carver County/Chaska Libraries
- School District 112
- Chaska Chanhassen Hockey
- Chaska Figure Skating
- The Lodge - Active Older Adult group
- St. Francis Rehabilitation Center
- Alphabet Junction
- Special Needs patrons
- Breakaway Academy
- Neighboring City Managers
- Community Center Staff



Focus Group Feedback

0-5 comments
6+ comments

0-5 comments 6+ comments	Defined Community Center Improvements													
	Improve Parking Lot Safety	Add Parking Stalls	Shared Athletic/ Programming Resources	Improve Building Systems (Air/Heat/etc.)	More Gym Space	More Multi-purpose Spaces in CC	Expand Community Center Hours	More Ice Time	Expand Ice Facilities	Wayfinding/ Information Board	Summer Child Programming	Health Based programming (food, exercise)	More Senior Programming	Culturally/Art Based Programming
Stakeholder Group														
Carver County Public Health														
Cross Of Grace Church														
Carver County/Chaska Library														
District 112 Education														
Chaska/Chan Hockey														
Breakaway Academy														
Chaska Figure Skating														
Lodge - AOD														
St. Francis Rehab Center														
Alphabet Junction														
Community Center members - Special need Patrons														
Community Event #1														



Summary

The following highlights some themes we heard from the focus groups:

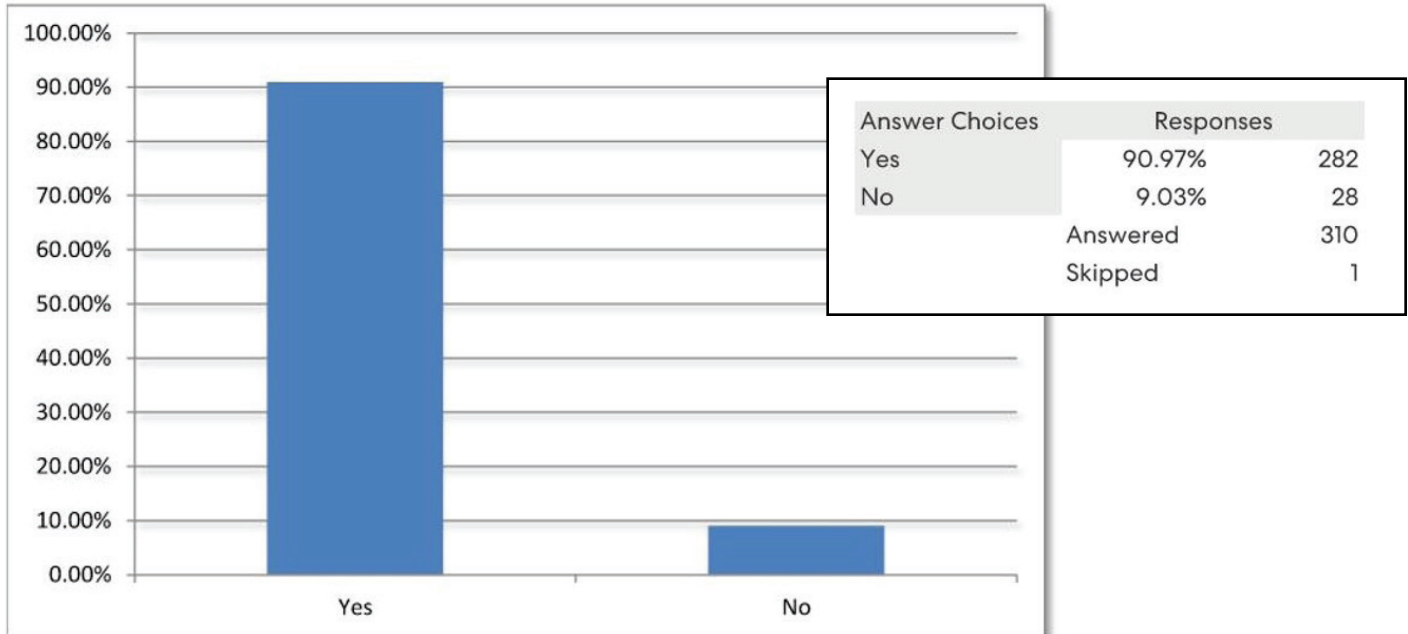
- Increase parking and safe pedestrian access.
- Update building systems.
- Create more multi-purpose space.
- Increase cultural/art based programming.
- Add programming or spaces designated for teens.
- Update locker rooms and restrooms.
- Increase storage space.
- Increase gymnasium space.
- Expand community center hours.
- Clarify wayfinding in building.
- Provide health-based programming (nutrition).
- Upgrade building security.
- Improve outdoor amenities.

[illegible]

Community Survey

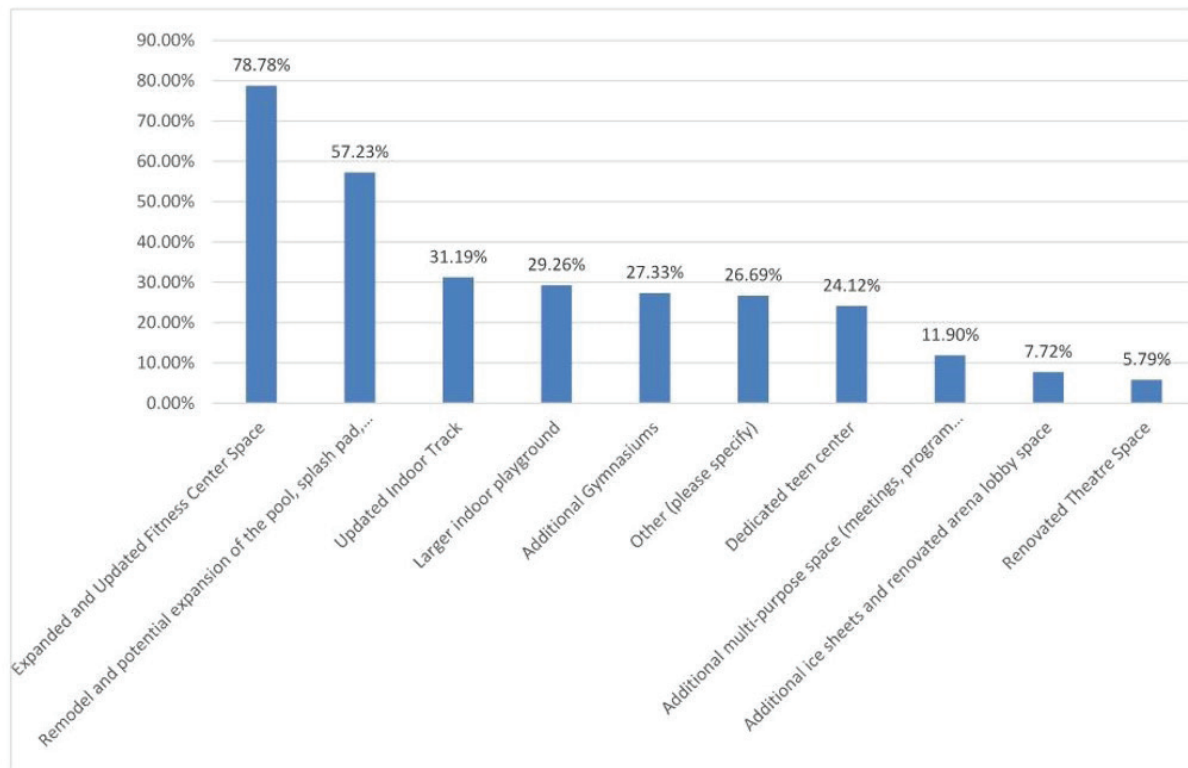
Question 1

Do you consider yourself a frequent user of the Community Center?



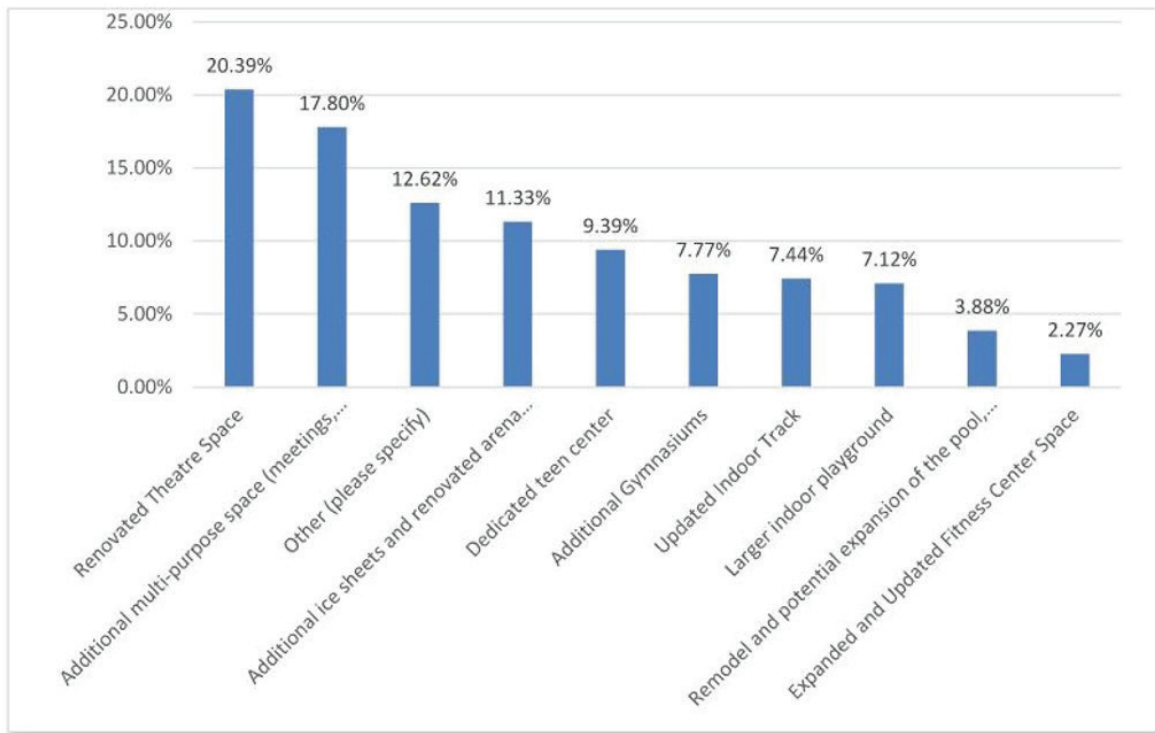
Question 2

In addition to improved locker rooms/bathrooms, increased parking, remodeled front entry area, roof replacement and correcting deferred maintenance items: What other areas do you see as the top priorities that should be addressed within the master planning process?

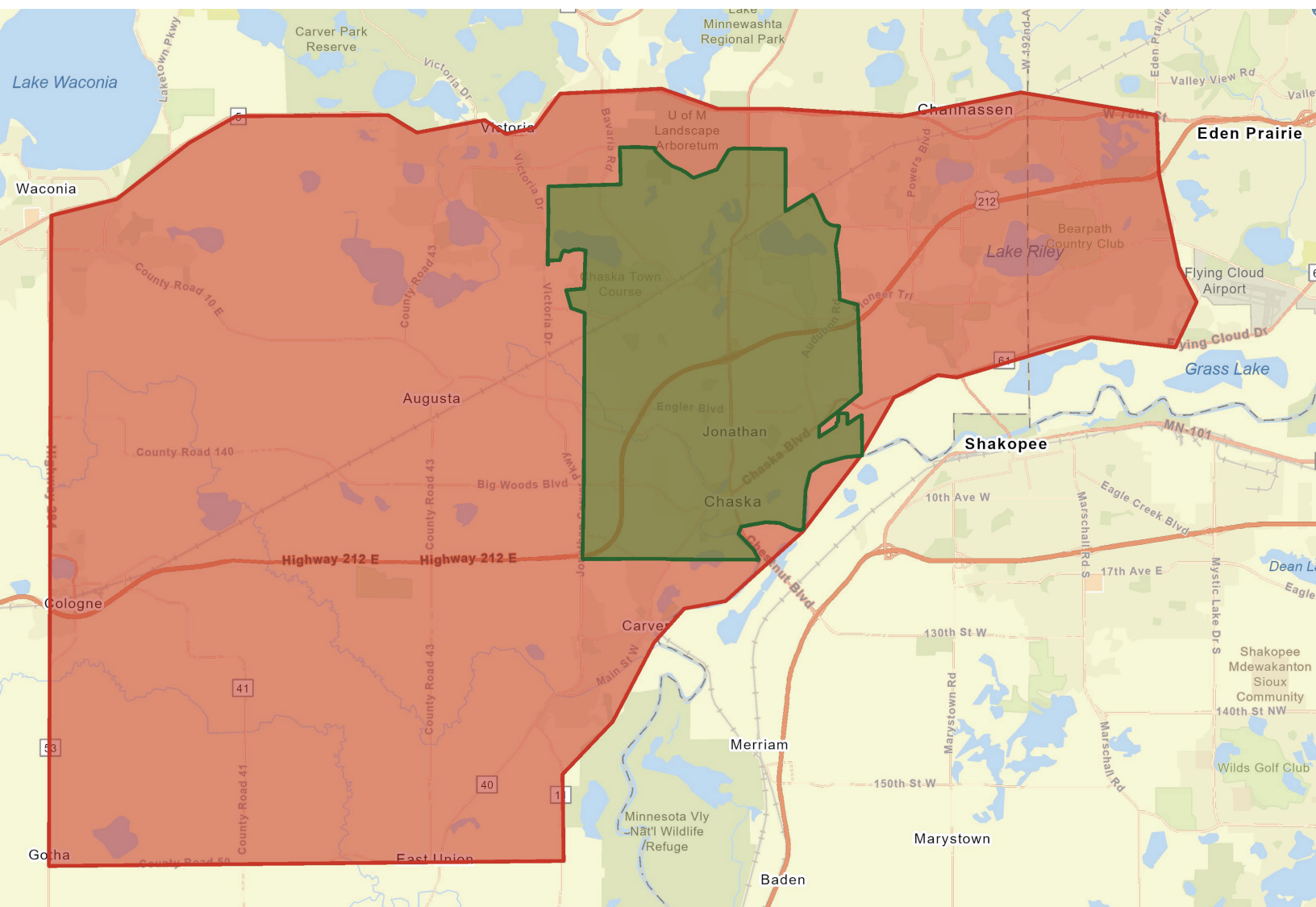


Question 3

Please select one of the following that you feel to be the lowest priority

**Common Themes and Feedback**

- Expand fitness area
- Remodel/expansion pool area
- Improve parking lot (add parking and improve pedestrian safety)
- Improve building safety and security
- Add more multi-purpose space, program area and gathering space
- Add gym space
- Larger indoor playground
- Teen center/programming
- Improve locker rooms (including family change)
- Updated indoor track
- Renovate bathrooms
- Renovate Theater space
- Outdoor programming space
- Add interior storage space
- Improve building systems (mechanical, electrical, etc.)
- Improve wayfinding and signage
- Consolidate building entrances
- Improve entry/welcoming area



Service Area Map

Green Boundary – Primary Service Area (Chaska, MN)

Red Boundary - Secondary Service Area

Section 3

Market Analysis Summary

This Section Includes:

- Summary of Findings

Market Analysis Summary

Market Assessment

Ballard*King & Associates (B*K) was contracted to complete a market assessment for Chaska, Minnesota. The first step to complete this scope of work is to determine service areas for analysis and recreation/leisure activities.

The following is a summary of the demographic characteristics within areas identified as the Primary and Secondary Service Areas. The Primary Service Area is the City of Chaska. The Secondary Service Area is based on current membership and includes portions of Carver County including neighboring communities of Chanhassen, Carver, Victoria and Cologne.

B*K accessed demographic information from Environmental Systems Research Institute (ESRI) utilizing 2010 Census data and their demographers for 2020-2025 projections. In addition to demographics, ESRI also provides data on housings, recreation, and entertainment spending and adult participation in activities. B*K also used information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in various activities.

The information provided in the appendix includes the basic demographics and data for the Primary and Secondary Service Areas with comparison data for the State of Minnesota and the United States.

Service areas can flex or contract based upon a facility's proximity to major thoroughfares. Other factors impacting the use as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions and the associated penetration rates for programs and services. Service areas can vary in size with the types of components in the facility.

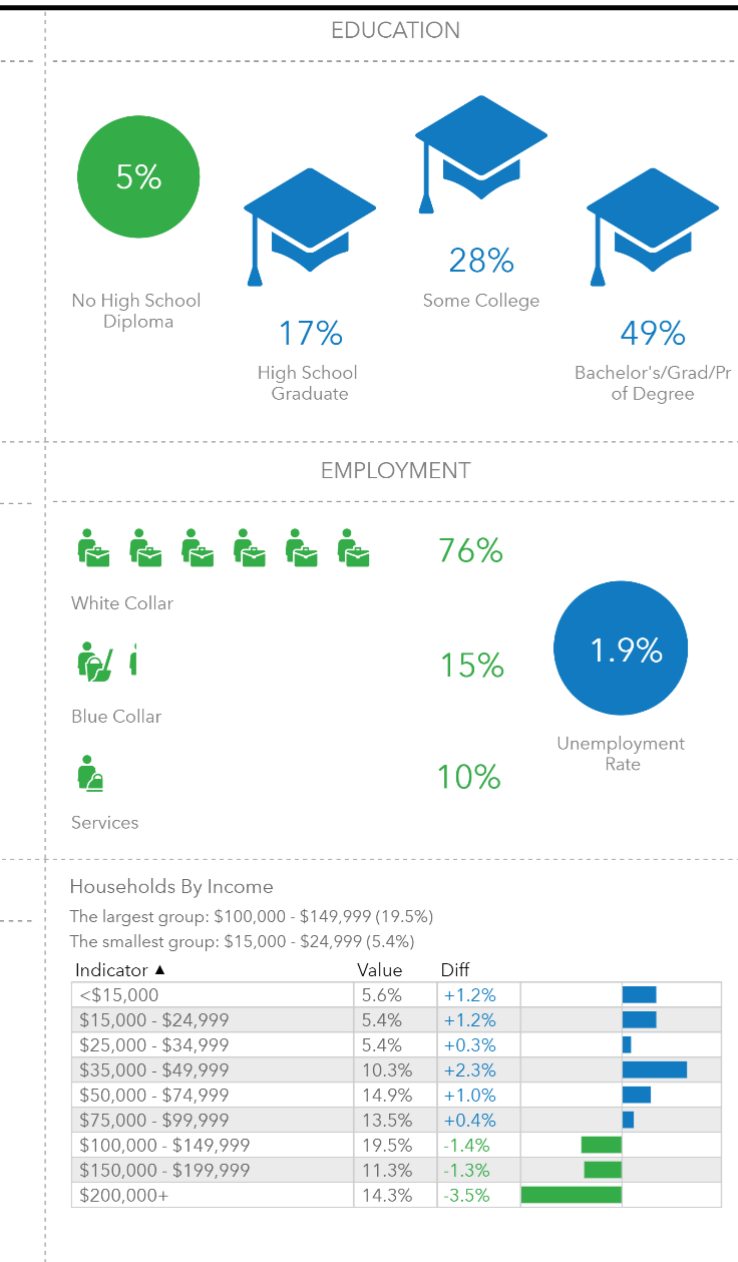
The demographics indicate a community able and willing to pay for programs, activities and services. While the Chaska population is growing, there is a need to utilize the Secondary Service Area for additional participation and revenue generation. The current community center has a large building footprint with larger spaces that do not produce revenue or are limited in their ability to do so, such as the Lodge & the Theatre. The building renovation and expansion efforts should focus on programs for families as Chaska has a younger median age. In addition, there is a significant percentage of families in both the Primary and Secondary Service Area. For revenue generation, efforts to improve and expand aquatics, gymnasium and fitness spaces will positively impact the financial performance of the facility.



Household by Income comparison uses the Primary Service Area.
Source: ESRI Business Analyst

Challenges:

- High income, but also high cost of living especially relative to income.
- Relatively small population for the size of the facility. Most communities have a recreation center that is 1-2 SF per person
- Setting fees/rates to accommodate all residents. Many have the means and ability to pay for services, while there are portions of the community that do not.



Demographic Summary

The following summarizes the demographic characteristics of the service areas.

- The population level of 27,787 in the Primary Service Area currently supports an indoor recreation center along with participation from the Secondary Service Area.
- The population in the Primary Service Area is expected to continue to grow over the next 5 years at a steady pace of 3.8%. The growth in the Secondary Service Area is significant.
- Median Age is slightly lower than the national average which aligns with the use of recreation centers by families.
- The largest age group is the 25-44 along with large populations in the 5-17 age group, compared to the national age group distribution, indicates a large number of families. Age is one determining factor that drives participation in recreation and sport activities.
- The number of households with children (42.0% in the Primary Service Area) is significantly higher than the State of Minnesota and the country as a whole. In addition, the size of the household of 2.70 members, as well as the number of families is expected to continue to grow by 3.3% in the Primary Service Area and 7.1% in the Secondary Service Area.
- The Median Household Income of \$89,098 is significantly higher than the national average. When considering the distribution of households, those with an income greater than \$50,000 is 73.5% compared to the national level of 61.6%. Household income is another one of the primary determining factors that drives participation recreation and sports.
- The Spending Potential Index for housing in the Primary Service Area is 25% greater than the national level. The Household Income is 37.6% higher than the national average. In addition, the Recreation spending is similar, or slightly above, indicating a normal correlation level of discretionary income in the Primary Service Area.

ce Area and compares it to Carver County.

Opportunities:

- Significant number of households with children.
- Participation rates and spending above the national average in most of the indoor activities.
- Limited ice and aquatics in Chaska and Secondary Service Area



Section 4

Existing Building Analysis

This Section Includes:

- Existing Building Plans
- Program Challenges
- Conditional Assessment

Existing Plan- Entry Level

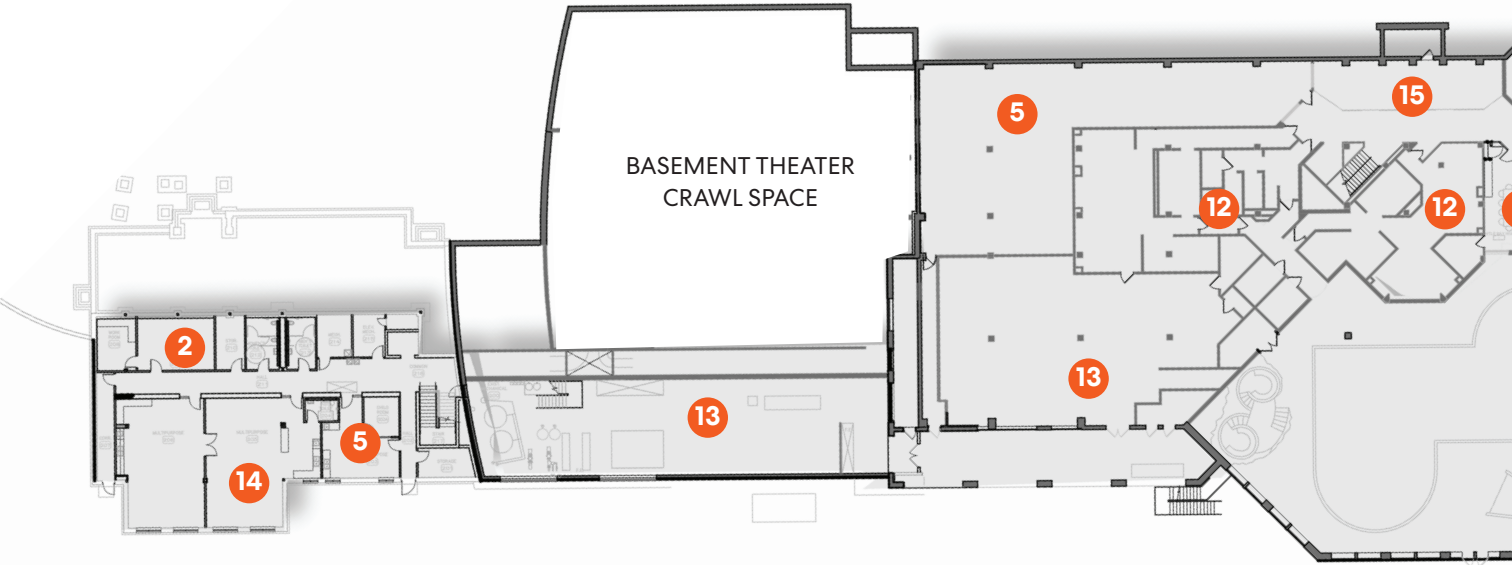


Plan Key:

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



Existing Plan- Lower Level



Plan Key:

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



Program Challenges

Main Entrance/Lobby

- The control desk is undersized for the operation it serves, too close to the door and doesn't allow guest service staff to have a good view of the lobby area.
- Main lobby doors open at patrons causing potential safety issues.
- Long brick bench is not ideal for comfortable seating option.



Fitness Areas

- The general fitness area is very small. As the primary driver of membership this hinders growth potential.
- The low ceiling makes the space feel even smaller than it is.
- To accommodate a wide variety of equipment, the fitness floor is very crowded, making traffic flow challenging.
- Lack of functional training and stretching space.
- Continued demand for more weight equipment.
- Fitness areas are spread across different areas of the facility.
- Group fitness studios are small and have minimal storage.
- No space for fitness staff as a landing zone to store belongings, clock in and out, prepare for classes or clients.
- No dedicated space for personal trainers to complete client consultations, body composition screening and private training sessions.



Ice Arena

- The lobby is too small for the level of activity it accommodates.
- Traffic flow gets congested quickly.
- The rental skate booth is small and is out of the general flow of traffic to the arena.
- No easily identifiable main desk or office in the arena, hindering customer service.



- Team rooms are small, forcing one team to use two in order to accommodate the entire team.
- Seating in rink 1 quickly fills for games.
- Seating in rink 2 only allows this to be a practice rink and makes running games in this rink challenging.
- Inadequate storage for the demand.
- Roof leaks are significant over the compressor room and specifically leak over the main electrical components.
- Concessions area is small and too close to the skate shop, therefore there is a good deal of congestion during busy times.
- No dryland training or meeting room space.



Aquatic Areas

- Sight lines for lifeguards are challenging and often require additional lifeguards to account for blind spots, even when the pool is relatively calm.
- Limited deck space for viewing and dryland programming.
- Currently one hot tub is irreparable and no longer in operation.
- Currently the splash pad is irreparable and no longer in operation.
- Certain aspects are not code compliant to include the following:
 - Hot tub height is not accessible.
 - Both pools are run with a skimmer system as opposed to a gutter system.
- Play features are outdated.
 - Lazy river “dead ends” which limits the ability to offer certain types of programming.
 - The splash down from the water slide into the lap pool causes safety, staffing, and programming challenges.
- The roof leaks.



Program Challenges

Locker Rooms

- Locker rooms are dated with community showers and open changing areas.
- The family locker room is extremely small for demand of the community.
- Improper drainage in the locker rooms which causes standing water making them undesirable for those not using the pool.



Gymnasium

- Gymnasiums on two different levels is not ideal and creates confusion and limits programming opportunities.
- Access to the upper gymnasium is challenging and creates many ongoing issues with egress control.
- Limited amount of storage for the wide variety of programs that are run out of the gym.
- Both gymnasium floors, especially the lower gymnasium, need to be replaced.
- Both the basketball hoops and divider curtain are outdated and in need of replacement.
- Volleyball and pickleball system for set up and take down consumes a significant amount of time.
- Lack of spectator area.



Indoor Playground

- Outdated structure.
- Small in comparison to other options in the metro area. This makes it difficult to offer a variety of program options.
- Only appeals to a narrow age range of children.



Theater

- Under utilized.
- Significant market saturation with the high schools having larger and nicer theater spaces.
- Not able to use it as a true theater due to lack of additional amenities and dedicated staffing presence.
- Outdated technology.
- Light system is original to the building and is outdated and difficult to operate.
- The roof leaks.



Meeting and Banquet rooms

- Technology is outdated and in need of replacement.
- New tables and chairs are needed.



Storage

- Current lack of dedicated storage space.
- Current storage spaces aren't convenient making room and program transitions more difficult.

Restrooms

- Current common area restrooms aren't ideally accommodating large and/or multiple events.
- Lacking family restrooms to accommodate parents with kids.



Conditional Assessment - Site

Challenges and Concerns:

- The parking lot fills at high volume times.
- Overflow parking is located at Chaska Middle School East. Crossing Park Ridge Drive to access the overflow parking is a concern due to wide lanes, high vehicle speeds, blind spots and lack of streetlights.
- Afternoon student pick both at the Community Center and the middle school creates congestion and queuing vehicles blocking handicap parking spaces.
- Snow removal is challenging and adds further constraints to the parking supply. Winter is also the highest demand on the facility.
- The amount of islands throughout the parking lot increase the challenges of snow removal and are also difficult to maintain during the summer.
- The sidewalks are experiencing heaving of the slabs and have had to be ground down in order to prevent tripping hazards.
- Parking lot has significant cracking throughout.
- Storm drains are eroding causing the collapse of drain and surrounding parking space. Two of these drains have been repaired recently but the other remaining storm drains still present concern.



Potential Opportunities:

- Closure of Park Ridge Drive to through traffic, and creation of additional parking
- Park Ridge Drive crossing improvements: raised curb extensions that narrow the travel lane, flashing beacon, reduce width of street to slow traffic and make crossing more comfortable
- Reconfigure Community Center parking lot to gain additional efficiency/spaces, and improve circulation
- Staff/marshals directing pick-up and/or parking activity at peak times
- Dedicated pick-up/drop-off area near primary entrance – carve out space from front curb or statue area.
- Limited parking expansion opportunities under the current configuration, although the existing playground adjacent to the Community Center is under utilized

Civil Engineering

- A number of the retaining walls show signs of efflorescence on the exterior face which can be indicative of water issues behind the walls.
- Splash pad retaining wall shows signs of heaving/movement on the north edge.
- The parking area was showing signs of distress (cracking and alligator cracking) and will likely need to be replaced in the next few years.
- Recommend sectional replacement of damaged curbs at the same time as any pavement replacement.



Conditional Assessment - Building

Architectural

- Hot tub infrastructure no longer functions and needs replacement.
- Finishes to be updated and refreshed throughout the space.
- The outdoor splash pad infrastructure no longer functions and needs to be replaced.

Significant damage to the entire roof

Ballasted roof (Arena mechanical room, St. Francis spaces, & Lodge)

- Severe tenting
- The rock is disintegrating, when pressure is applied from weather related events or people stepping on the surface, the disintegrated rock punctures holes in the rubber material.

Issues arising from leakage due to ballasted roof damage:

- Significant leaking in the arena mechanical room, specifically over the major electrical components.
- Leaking through the ceiling in the St. Francis spaces.
- Water leaks around the windows on the southeast side of the lodge causing damage to the drywall and windowpanes.

Metal roof (lobby area, theater, brick city banquet room, entire front side of the building)

- Significant rust issues and holes in the roof due to the rust.
- Due to lack of proper drainage, large ice dams form in the winter causing significant damage when they melt.
- Drains are located upslope, so ice and snow are not able to drain off the roof properly.
- Dry rot on washer screws that hold the roof in place.

Issues arising from leakage due to metal roof damage:

- Rotunda area has significant leakage causing holes in the sheet rock.
- Roof over aquatics area is leaking due to the drain sloping uphill causing water to accumulate in the roof transitions. The leaks have created holes in the metal causing the interior structure to rust and flake off into the pool and damaging the Diamond Brite surface material.
- Leakage over the main staircase creates safety issues.
- Leaks on staff desks in office areas.
- Roof over the theater is sloped away from the drain causing significant leaking in the theater that is disintegrating the sheet rock.
- Water from the roof leaks into the seating areas.
- Roof and window leaks in the Red Maple and White Oak Rooms

Fully Adhered Roof (theater tower, ice arenas, gymnasiums, gallery, arena two lobby)

- Severe tenting
- Weathering of material causing dry rot.

Issues arising from leakage due to fully adhered roof damage.

- Water runs down the walls in the arena two lobby causing the floor



to bubble up.

Structural

- Critical repair is needed to the corroded emergency staircase outside of the sun room. This needs to be investigated immediately to determine if it has the capacity to act as an emergency egress route.
- The wall cracks on the exterior wall on the east side of the ice arena need to be repaired.
- The extent of corrosion in the steel deck in the west ice arena should be investigated to determine the extent of section loss.
- The concrete slab below the leaking top tub should be sounded to determine if reinforcing corrosion is occurring.
- The remaining cracks in the exterior walls appear to be mostly cosmetic but need to evaluate the architectural drawings of the Lodge to better assess the condition.
- Due to years of leaking, the metal studs in the walls of the men's bathroom located in the main hallway, have rusted causing a the wall to move and is no longer structurally sound.
- Concrete slab in the chemical storage room has corroded through the entire slab to the dirt.
- Major cracking in the sun room floor due to the expanding and contracting of the open floor.

Electrical

- Due to the capacity and size of the electrical service entrance, the main electrical room requires two means of egress with associated panic hardware, of which there is none.
- Electrical power distribution equipment is original (est. 1990). The equipment should be commissioned to determine if replacement is necessary.
- Lighting fixture upgrades to LED sources have been completed in various areas of the building. The following areas still need to be completed.
 - Gyms
 - Group fitness studios
 - Theater
 - Gallery
 - Playroom
 - Daycare

- Local energy code requirements will require the addition of automatic and daylight control for ice arena area lighting.
- The building is fully sprinklered. Fire alarm notification is from audio and visual devices. A corridor smoke detector will need to be installed.
- The main fire panel alarm control panel (FACP) located in the front office is old and should be upgraded due to parts availability.

Mechanical

- Much of the mechanical equipment is original and is reaching or has reached its end-of-life expectancy.
- In the past year, some of the mechanical equipment has been replaced or is in the process of being replaced.
- Some pumps and heat exchangers show excessive rusting or deterioration and should be replaced in the near future.
- Bathrooms have a problem with freezing pipes above the ceiling when it is very cold outdoors. This requires further investigation and mitigation.
- Other than their age, overall, the building has good mechanical systems.





Section 5

Master Plan Concept

This Section Includes:

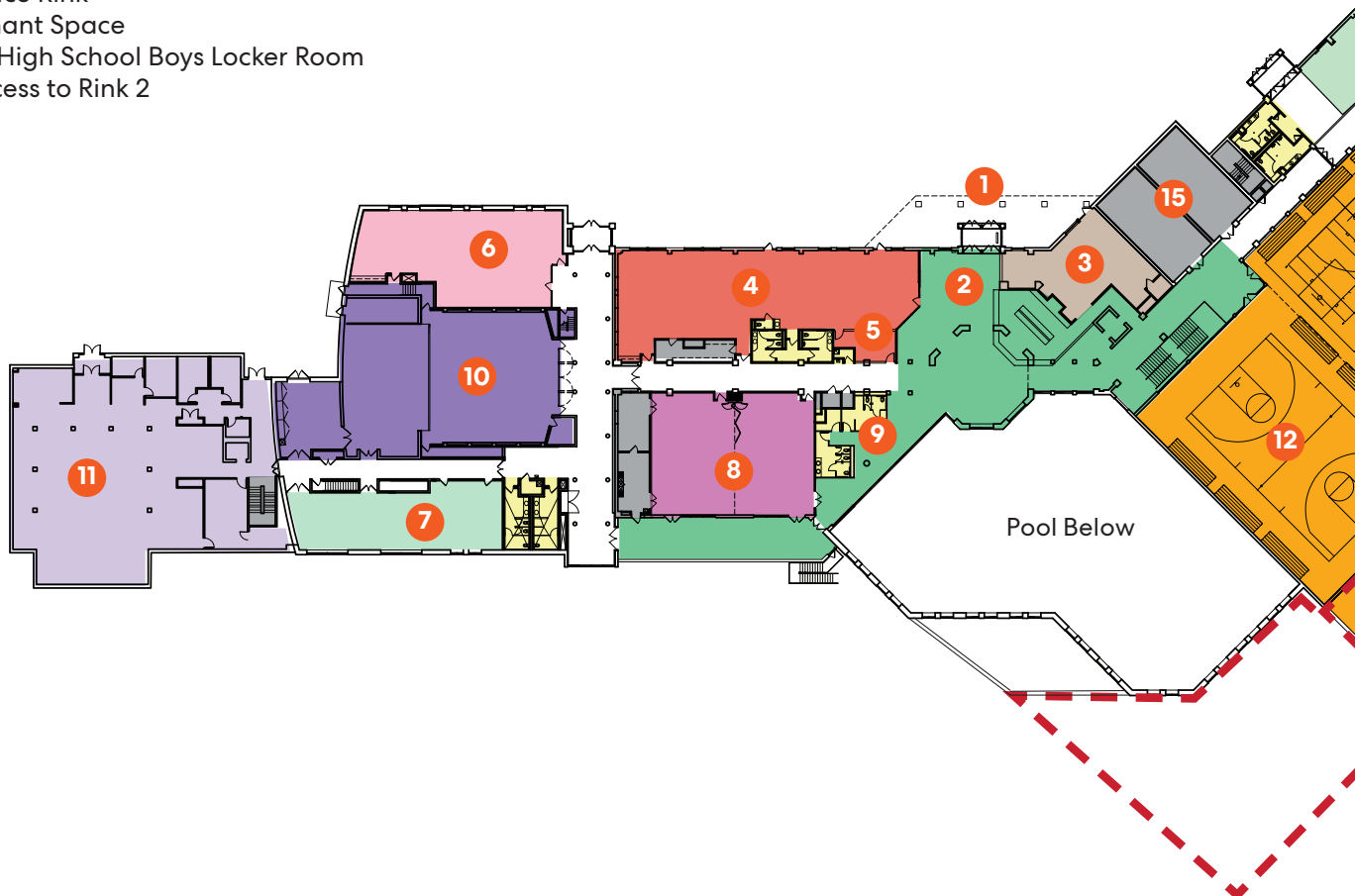
- Overall Master Plan Concept
- Program Area Summary
- Improvement Area Detail
- Cost Summary

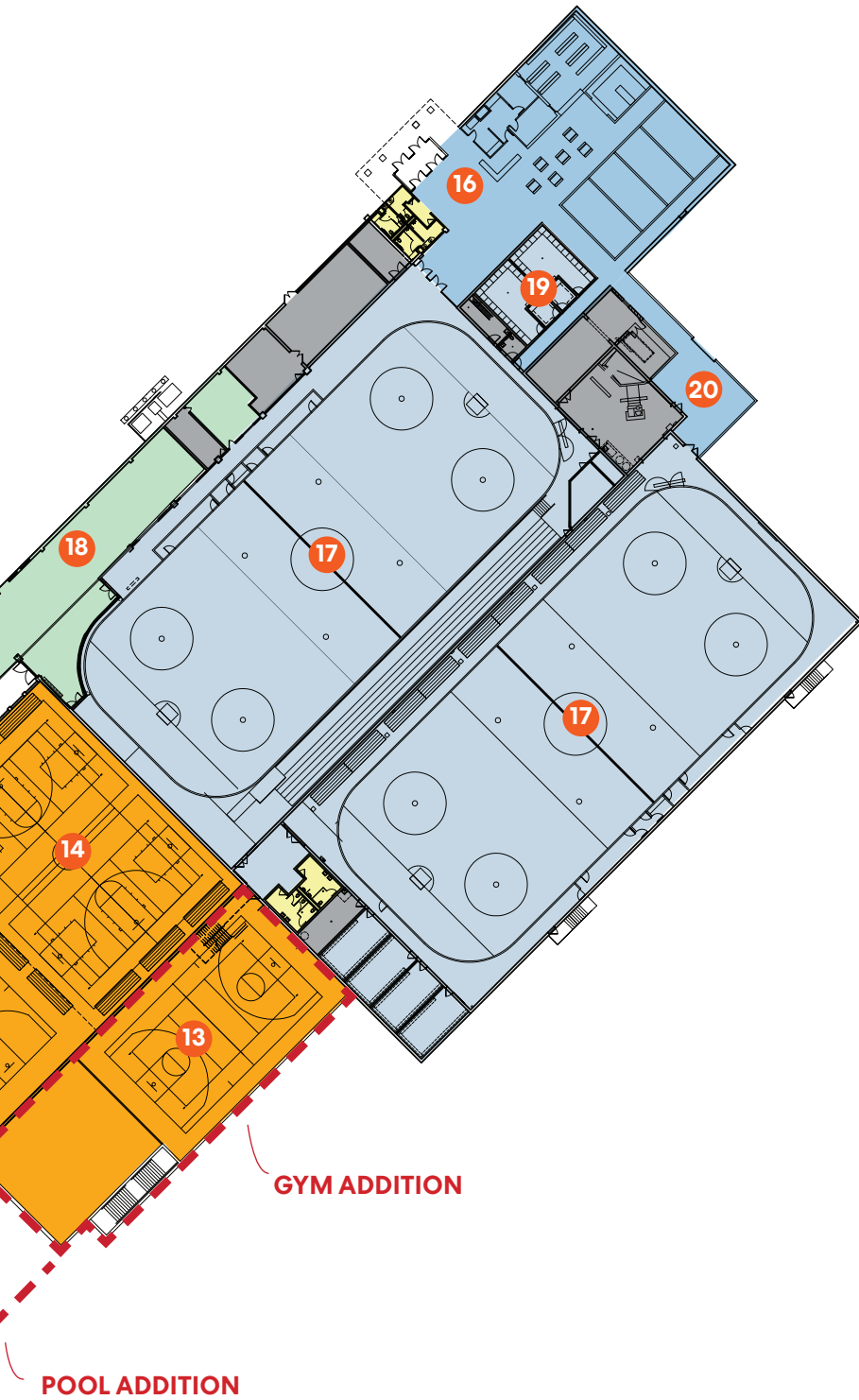
Overall Master Plan- Entry Level

Phase 1-3 and Future Phase

Plan Key:

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



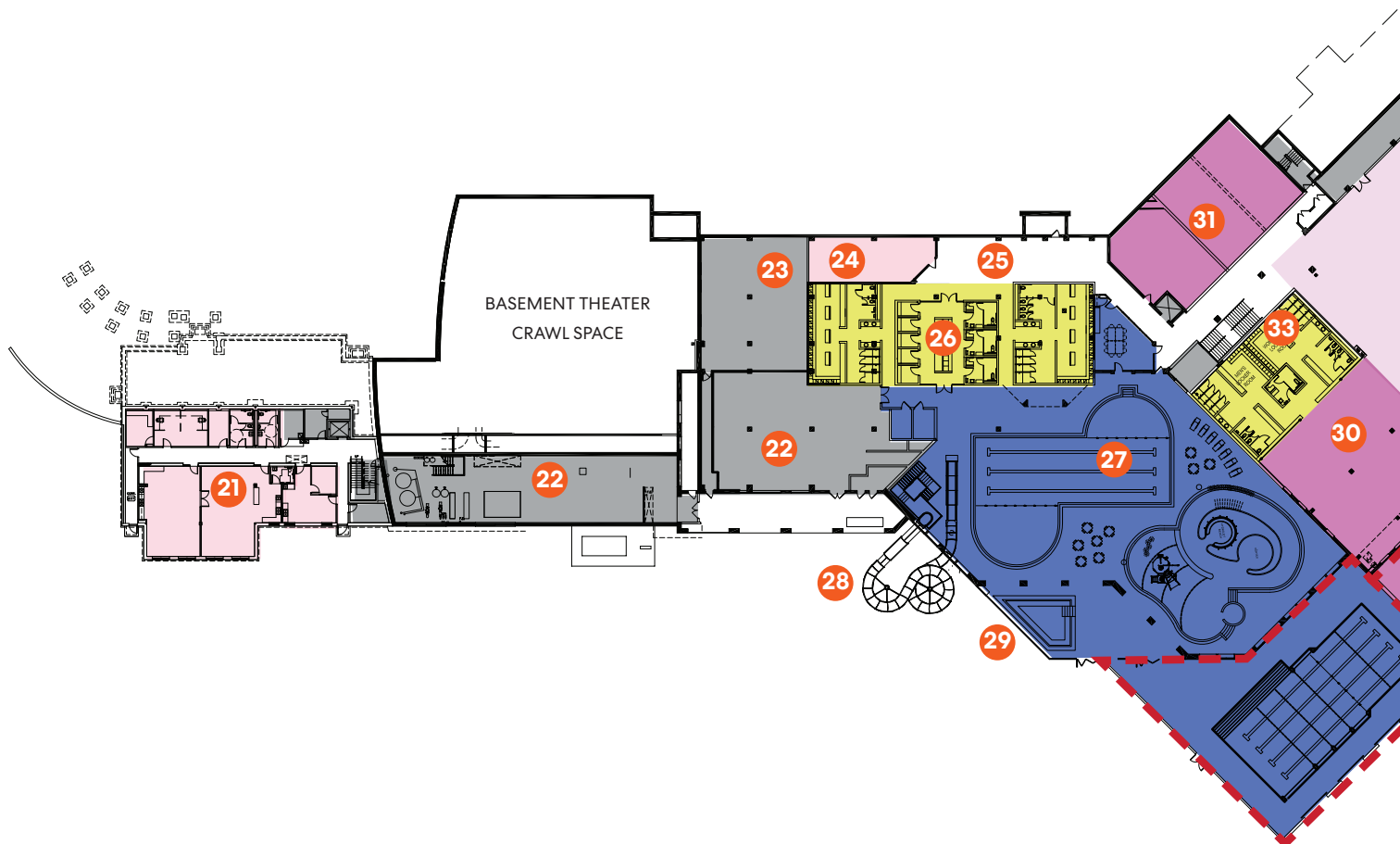


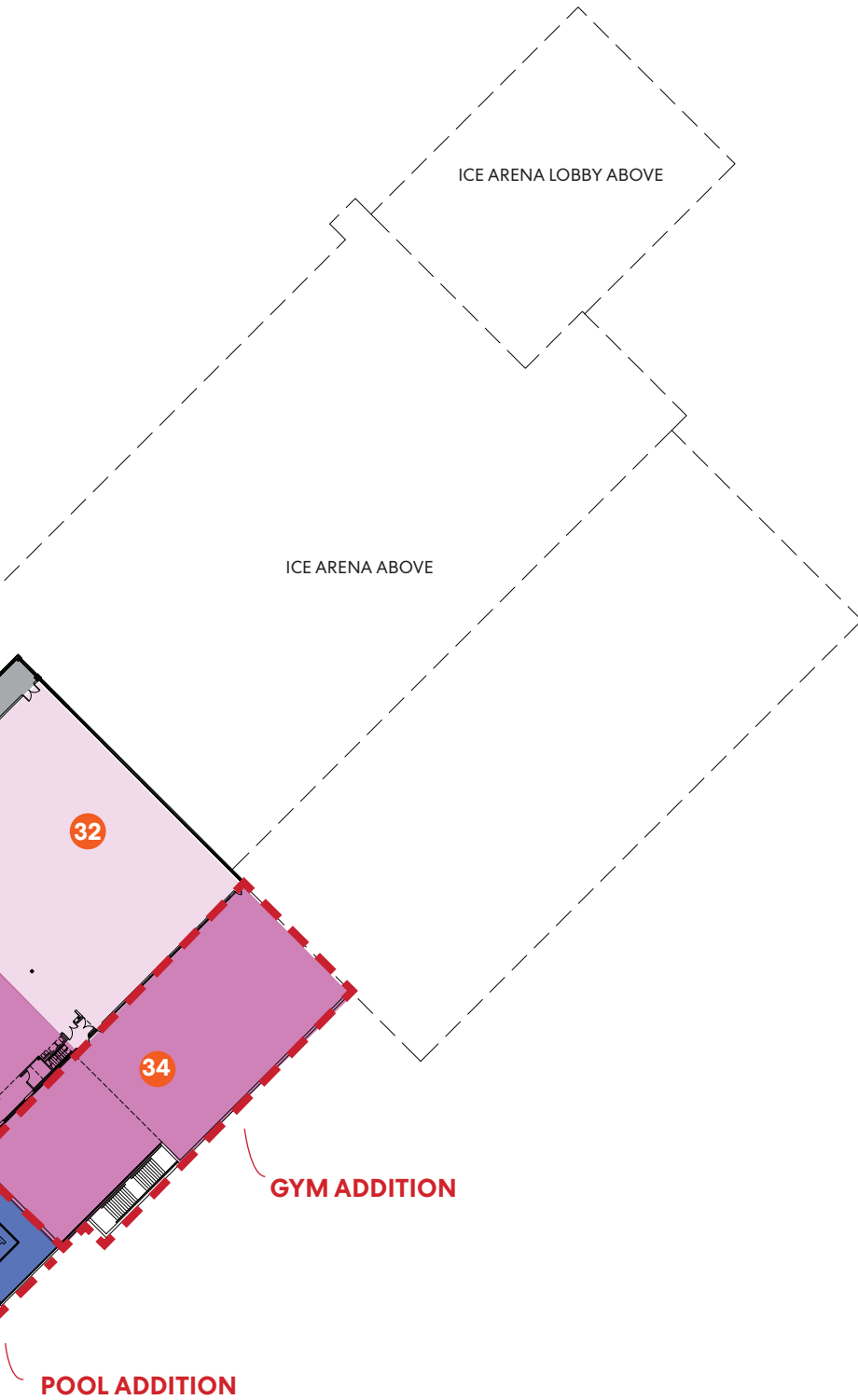
Overall Master Plan - Lower Level

Phase 1-3

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





Master Plan - Program Area Summary

Proposed Program Area Changes

The following table summarizes the added or reduced program area from the proposed master plan, The total area shows the space of the individual programs from the current facility.

Program Space	Existing Area (SF)	New Area (SF)	Total Area (SF)
Phase 1 - Functional Improvements			
Locker Room	3,200	0	3,200
Lobby	3,390	0	3,390
Phase 2 - Facility Renovation Improvements			
Gymnasium	15,300	0	15,300
Fitness	3,800	9,300	13,100
Group Exercise	2,800	0	2,800
Fitness Locker Rooms	0	1,960	1,960
Pool	11,900	1,500	13,400
Ice Arena Lobby and support	3,105	4,365	7,515
Meeting Rooms	4,300	-1,686	2,614
Indoor Playground	1,500	1,900	3,400
Sensory Room	0	200	200
Art, Technology, Innovation center	0	2,300	2,300
Theater	3,900	0	3,900
Storage	3,900	3,800	7,700
Racquetball Courts	1,600	-1,600	0
Drop-in Daycare	400	400	800
Total	59,095	22,439	81,534
Phase 3 - Building Addition			
Gymnasium addition	15,300	7,900	23,200
Fitness addition			
-Fitness space	3,800	7,900	11,700
-Multi-purpose recreation	0	9,300	9,300
Total	19,100	25,100	44,200
Future Phase - Pool Addition			
Pool	13,400	6,400	19,800
Building Area			
Existing Building	210,000		
Phase 2 Area (Hot tub addition)		1,500	211,500
Phase 3 Building Area (Gym and Fitness addition)		17,100	228,600
Future Phase Building Area (Pool addition)		6,400	235,000

The table above highlights the program areas by phase as described in the document. Phase 2 focuses on renovation improvements and provides more usable space for new and expanded programming by capturing 14,000 square feet in existing tenant space along with raising the gymnasium. Phase 3 provides a 15,800 addition for gymnasium and fitness space, which allows the fitness space expansion in Phase 2 to become a multi-purpose recreational area. The Future Phase includes a 6,400 SF addition for a new lap pool and larger pool deck for viewing.



Phase I: Deferred Maintenance and Functional Improvements

Entry Lobby Improvements

Proposed Improvements

The main lobby of the Community Center serves many functions from gathering area, lounge, guiding patrons to their activities, and controlling access for a safe environment. The current lobby does a moderate job providing many of these functions, but falls short in the ability to control access to paid uses within the building.

The proposed remodel plan relocates the main control desk to a point that can better monitor and control access to the paid activities to the north end of the building, while keeping a visual eye on patrons accessing non-paid functions to the south end of the building. By relocating the main stair behind the control point, this better allows for staff to limit access and control the payment function, better supporting an operationally sound facility.

Benefits

- Better reception control.
- Clearer circulation.
- More gathering space.
- More functional administrative area.
- Better viewing.
- Additional restrooms.

Plan Detail



Representative Images

All images shown are meant to convey conceptual intent of the program areas. The images are not reflective of the actual Chaska Community Center design.



Phase I: Deferred Maintenance and Functional Improvements

Locker Room Improvements

Proposed Improvements

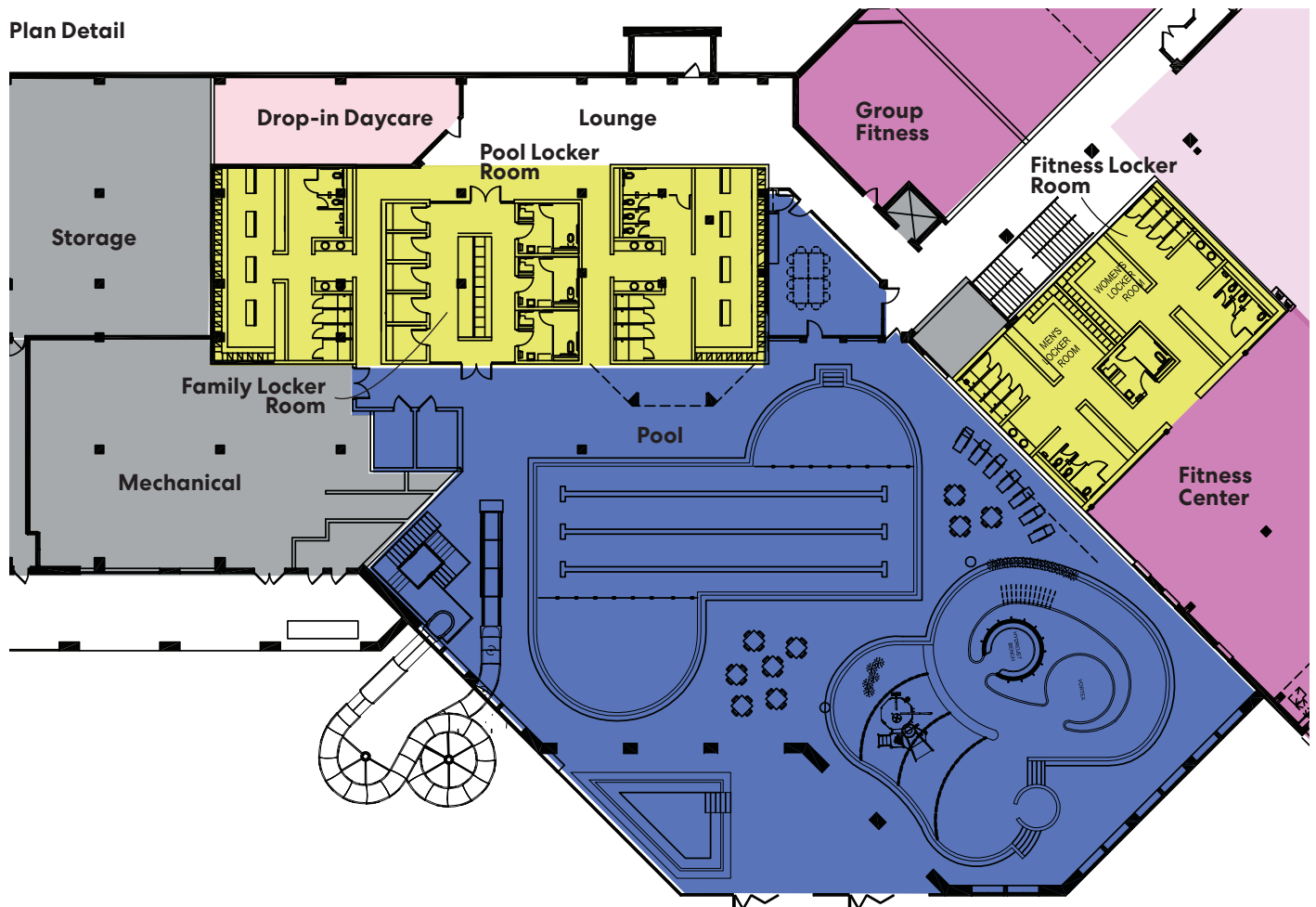
The current locker rooms in the Community Center are outdated, have a confusing layout, and fail to meet current standards for ADA accessibility and health department standards for separation in shower areas. In addition, more family change and gender equitable cabanas would put the facility more in keeping with current standards.

The proposed improvement layout includes locker rooms that are more clearly organized, with better visibility for comfort and safety, meet ADA standards and include 8 individual change stalls. Additionally, the plan includes new fitness locker rooms to provide added capacity for expansion while giving patrons an option of using locker rooms that are not associated with the wet pool functions.

Benefits

- More efficient layout.
- Adds family change.
- Inclusive change areas.
- New fitness lockers.
- Code compliant.

Plan Detail



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Phase 2: Facility Renovation Improvements

Ice Arena Improvements

Proposed Improvements

One of the primary comments from the public was that the ice lobby and support areas such as team rooms, concessions and skate rental, were crowded and too small for comfortable use. Rather than attempting to expand the current area, the proposed master plan solution relocates the ice lobby to the tenant space to the north. By relocating the ice entry, the drop off creates less congestion near the main entry and allows patrons to enter a more expansive lobby.

The larger area creates better seating and viewing options, larger team lockers, larger concessions and skate rental, and larger offices. Secondary access directly to Ice Sheet #2 is provided behind the service area.

Benefits

- New entry and drop-off.
- New expanded lobby area with/ better viewing.
- New team lockers.
- New concessions and skate rental.

Plan Detail



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Phase 2: Facility Renovation Improvements

Fitness Expansion

Proposed Improvements

The current fitness center was created raising the gymnasium that is now on the main level in 2005. This area includes equipment and group exercise, but the moderate area limits the revenue potential of a larger, full-service fitness center.

When the second floor is constructed moving the gymnasium to the upper level, the area created below can be filled in with expanded fitness space. The expansion of the open fitness center is augmented by new group exercise space and additional locker rooms dedicated to the “dry” fitness function, separated from the pool lockers.

Benefits

- Expand equipment.
- Wellness focus.
- Expanded classes.
- Specialized fitness.

Plan Detail



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Phase 2: Facility Renovation Improvements

Pool Area Improvements

Proposed Improvements

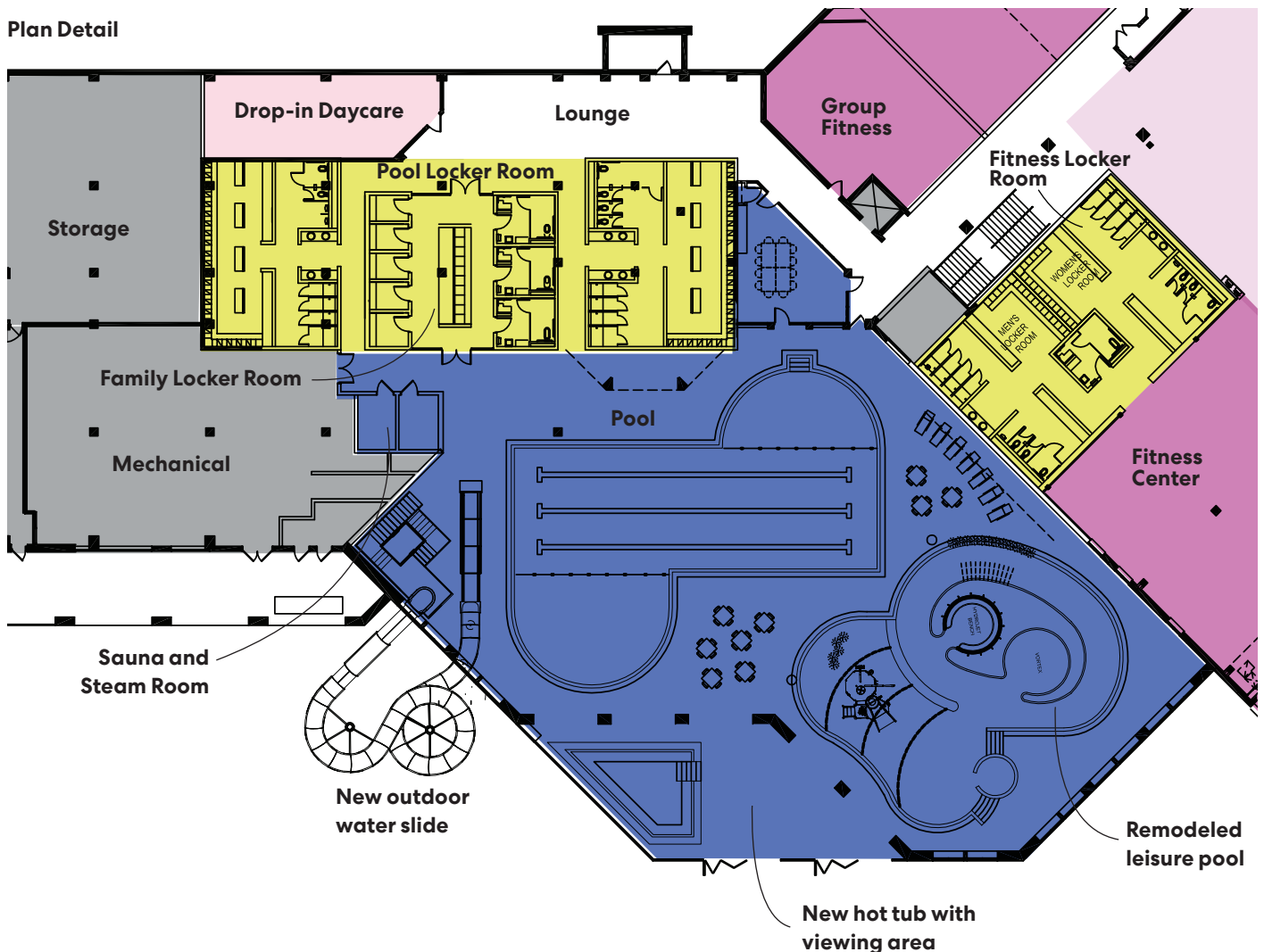
The pool area at the Community Center is well used and provides many of the desired amenities of a good aquatic program. However, the features could be updated to refresh the experience and create better flow. The two features that cause the most disruption are the hot tub and the slide. The master plan concept moves the slide to allow for an exterior flume, freeing up valuable deck space, while the small expansion to the west accommodates a new deck level hot tub. By moving the slide, the lap pool becomes more functional for lap swimming, lessons, and aqua fitness without the conflict of being the slide catchment pool.

The plan also proposes re-inventing the current recreational pool with a lazy river, vortex, zero-depth beach entry and new play features. Together, these changes will transform the pool into a more current aquatic environment for the next 30 years.

Benefits

- Move the slide outside.
- Expand hot tub area.
- Reconfigure leisure area.
- New pool features.
- Improved lap swimming.

Plan Detail



Representative Images

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Phase 2: Facility Renovation Improvements

Multi-Purpose Improvements

Proposed Improvements

The meeting rooms at the Community Center are functional, and generally well used. However, to keep up with other available rental space in the area, and to ensure that the space can continue to generate revenue, the area needs a face-lift with new finishes. Additionally, the enclosed balcony could be a great asset to the meeting space if it were better connected and accessible. The master plan creates better connectivity to the balcony, while also providing access from the lobby lounge as a pre-function space. Additional restrooms are proposed to keep up with increased patron visits.

Benefits

- Improve finishes and daylight.
- Connect to enclosed balcony.
- Add restrooms.

Plan Detail



Representative Images

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Phase 2: Facility Renovation Improvements

Indoor Playground

The New Indoor Playground

The existing playground sees limited use from children and families using the center, mostly during poor weather. With the small area and dated equipment, it does not appeal to many users.

The Master Plan proposes expanding the indoor playground to over twice its current size, and building an entirely new, themed playground environment on-par with larger regional indoor play facilities. By building something unique with more variety, the playground will draw users from the larger secondary service area, keep them there longer, and allow for more revenue generation from this amenity.

Benefits

- Increased area.
- Exciting, themed environment.
- Parties & rentals.
- Regional draw.

Plan Detail



Representative Images

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Photo Credit: OKGOPLAY

Phase 2: Facility Renovation Improvements

Theater/Gathering Area Improvements

Proposed Improvements

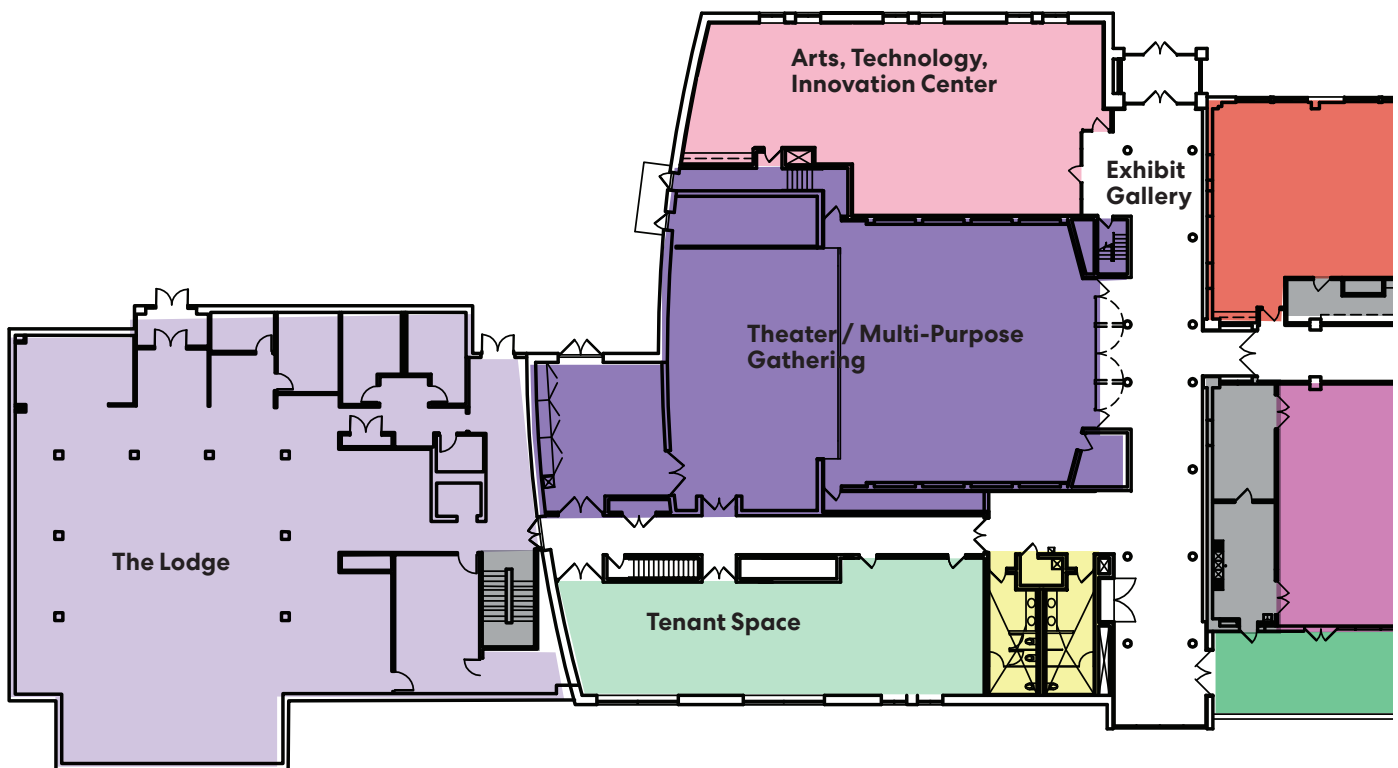
While the theater at the Community Center is a very functional performance venue for stage events, the permanent sloped seating limits flexibility and causes this space to be under-utilized.

The master plan concept proposes removing the permanent seating and filling in the sloped floor to create a flexible flat floor event space that can both host performance events, but act as a casual gathering space during non-event times. By opening up this area to more flexible uses, it will increase the utilization, and create a multi-purpose social space that serves broader community demand.

Benefits

- Convert to flat floor flexible space.
- Expand uses for other events.
- Special events.
- Becomes a new gathering space.
- Cafe-style social space during the day.

Plan Detail



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Phase 2: Facility Renovation Improvements

Arts, Technology and Innovation Center

Proposed Improvements

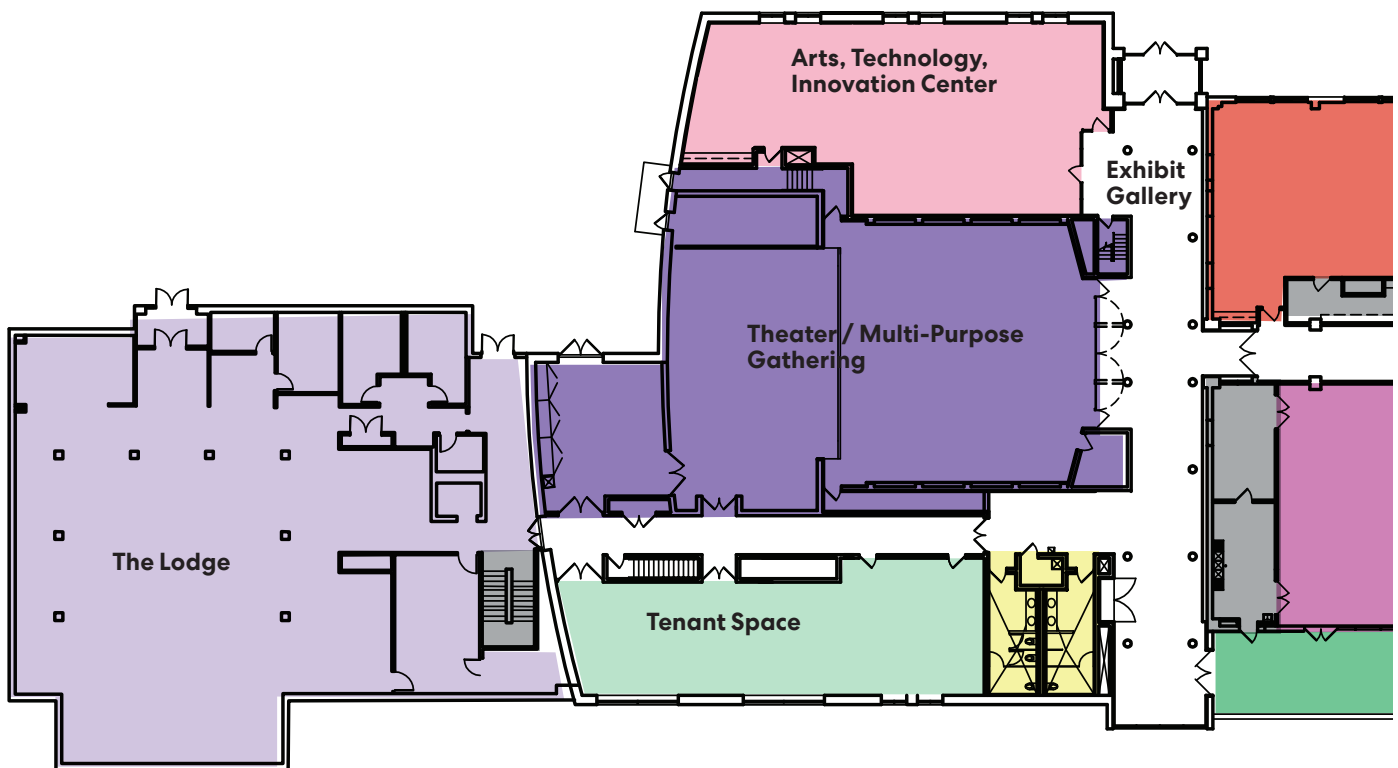
School and library districts have recognized the shift to STEM programs and innovation and creation space in their facilities. But with limited space and time availability, many of these programs become crowded, or reduced hours of use.

That is where the Community Center can fill a gap in programming between these community partners, and the innovation programs that younger residents demand. This flexible creation space can include arts & crafts, digital media labs, recording and video editing studio, robotics and coding area, Esports, maker space and other workspace for entrepreneurs and creators of all ages to dream and build.

Benefits

- Creative hub.
- Arts & crafts.
- Maker space.
- Esports.
- Enrichment classes.

Plan Detail



Representative Images

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Phase 3: Building Addition (Fitness and Gymnasium)

Fitness and Multi-Purpose Recreational Area

Proposed Improvements

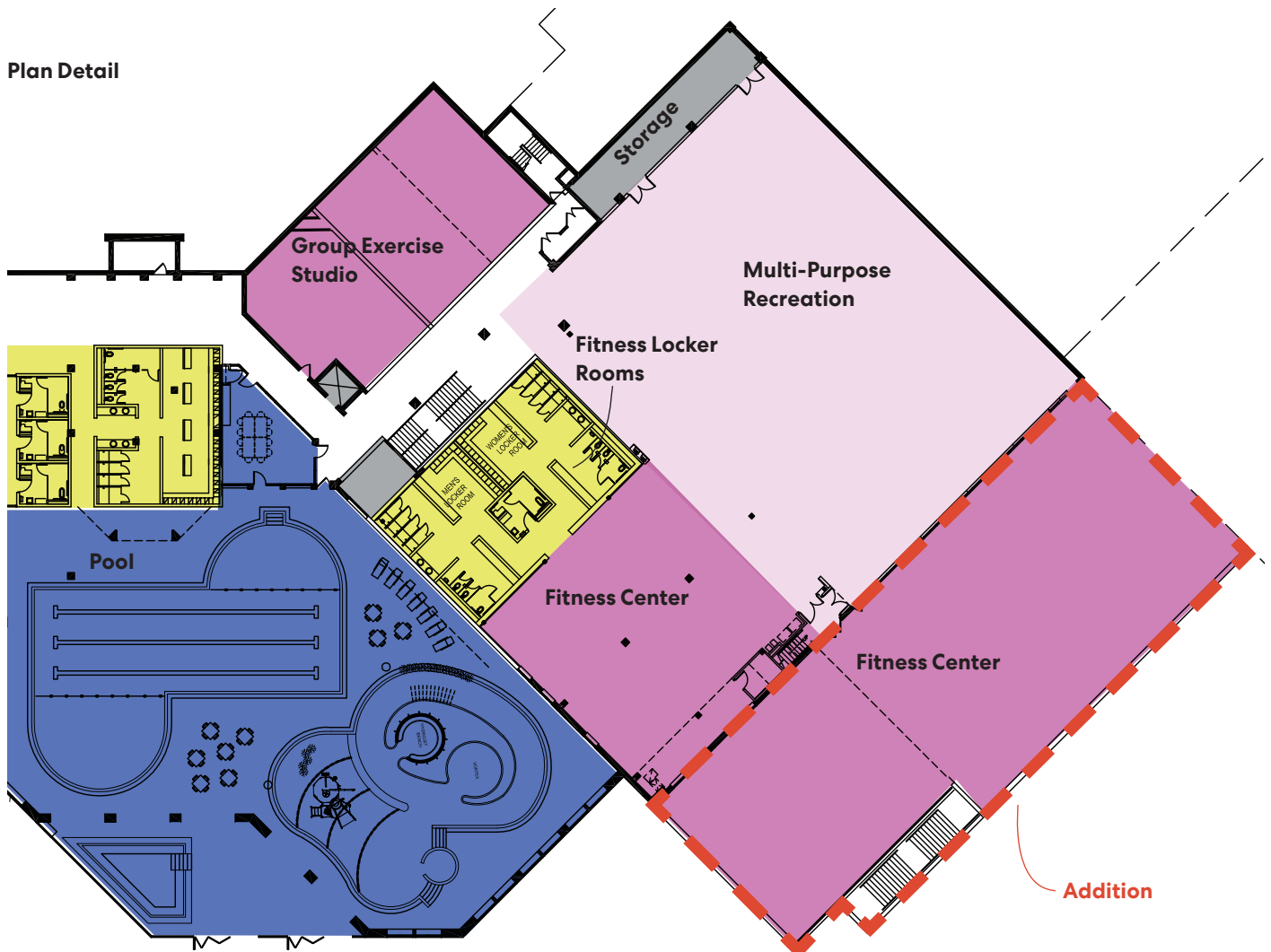
If the fitness center and gymnasium addition to the building is constructed in a future phase, the fitness area would shift to the building addition and the area below the lifted gymnasium can transition to a large, unobstructed multi-purpose recreation area.

This space would have resilient sports flooring and could be used for everything from specialized sport classes and training, sports performance area, sport practice and training and other organized individual or group programs. The space could service sports traditionally served by outdoor fields that cannot function on wood courts such as indoor soccer, baseball infield practice, football drills, boot camps, kids tumbling and gymnastics, speed and agility training, and many other programs yet to be determined.

Benefits

- Multi-use sport area.
- Flexible & adaptable.
- Training.
- Expanded programming.
- Access to daylight and views.

Plan Detail



Representative Images

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Phase 3: Building Addition (Fitness and Gymnasium)

Gymnasium Addition

Proposed Improvements

The current gymnasium spaces on separate levels makes gymnasium programming a challenge. The facility is really set up for drop-in use with limited league or organized programming.

By constructing a new floor to raise the existing gym to the same level as the auxiliary gym, we now have a contiguous gym floor that can have broader program. The Master Plan also proposes adding an entire 1-1/2 courts of gym space to the east to create 3+ total gymnasium basketball courts.

In addition to supporting more league and tournament use, this larger gymnasium will allow for multiple activities to happen simultaneously, for instance, basketball, volleyball and pickleball at the same time, rather than limited times throughout the day/week.

Benefits

- Flexibility.
- Expand programming.
- League potential.
- Multiple simultaneous uses.
- Maintain drop-in use.

Plan Detail



Representative Images

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Future Phase: Building Addition (Pool)

Pool Addition

Proposed Improvements

The proposed pool changes in Phase 2 will greatly improve the aquatic experience for many years to come. In this future phase, the building addition houses a new lap pool with additional deck space for viewing.

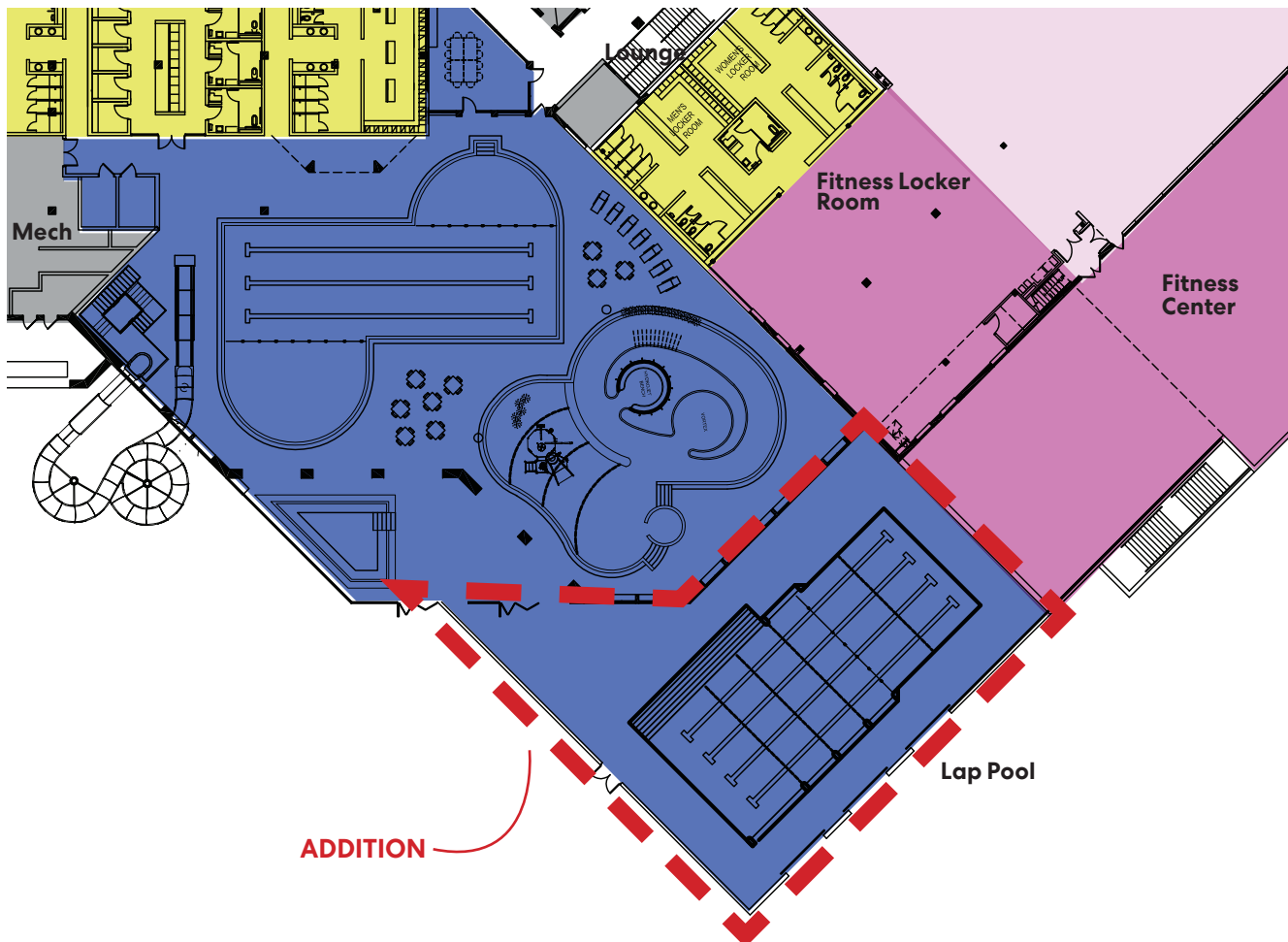
The lap pool addition allows for focused lap swimming lanes freeing up the current pool to be used for more recreational programming. The increased lanes will expand swimming lesson offerings and additional or new aquatic programming. It also opens up program scheduling for aquatic activities.

Benefits

- Dedicated lap swimming.
- Increased recreational swimming area.
- Increased opportunities for lessons and expanded programming.

Plan Detail

Family Locker Room



Representative Images

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Cost Summary

Phase 1:	
Existing Deferred Maintenance	\$23,072,742
• Replace Roof. • Replace deteriorating exterior egress stair. • Replace end-of-life mechanical equipment. • Address piping 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
• Lobby Remodel. • Relocate Reception desk and the stairs to the lower level. • Locker Room Remodel.	
Phase 2:	
Facility Renovation Improvements	\$32,392,206
• 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	
• Gymnasium addition. • Fitness addition.	\$10,632,006
Future Phase:	
Building Addition	
• Pool addition.	\$10,235,610
Total Cost Estimate*	\$80,464,230

*Cost estimates derived from RJM Construction, include the following assumptions:

- 2027 construction project with predicted inflation
- 10% design contingency, 10% construction contingency
- Soft costs (design fees, furniture, fixtures, equipment, security, audio visual testing and inspections, low-voltage)





Section 6

Site Plan Concept

This Section Includes:

- Site Analysis
- Existing Site Plan
- Proposed Site Improvements

Site Analysis

The Chaska Community Center is located at 1661 Park Ridge Drive, at the very south-eastern edge of a civic district that also includes the Chaska Middle School East, Chaska Middle School West, and La Academia. The district is bordered by N. Chestnut Street/TH 41 on the west, Engler Boulevard/CSAH 10 on the south, and residential neighborhoods on the north and east.

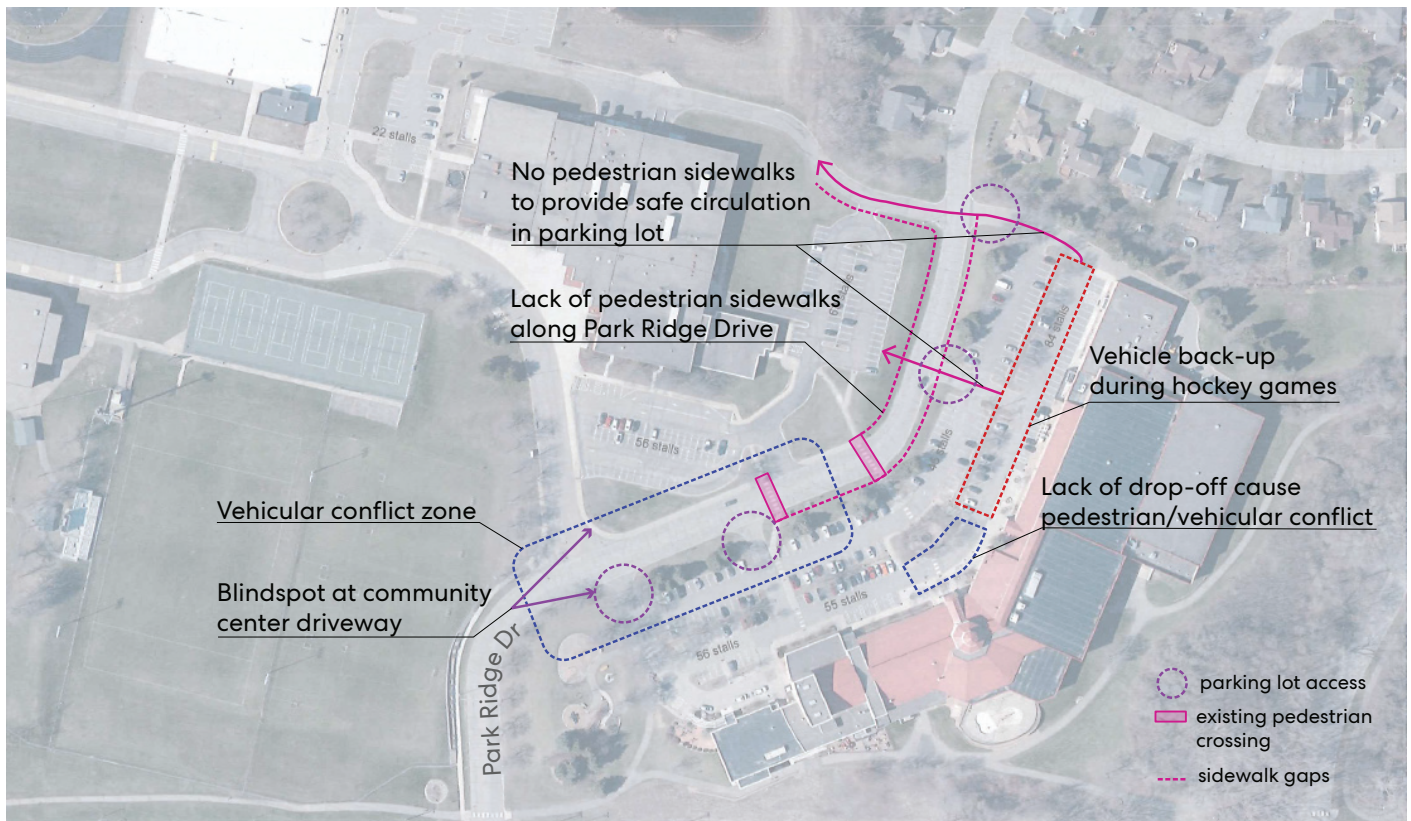
Park Ridge Drive provides direct access to the four separate access drives into the Chaska Community Center parking lot. Park Ridge Drive is an overly wide street with limited sidewalks, few designated crosswalks, and limited roadway lighting making it an unsafe environment for pedestrians and bicyclists. Park Ridge Drive can also get extremely congested during daily pick-up and drop-offs at the Middle School, making it challenging to patrons of the Community Center.

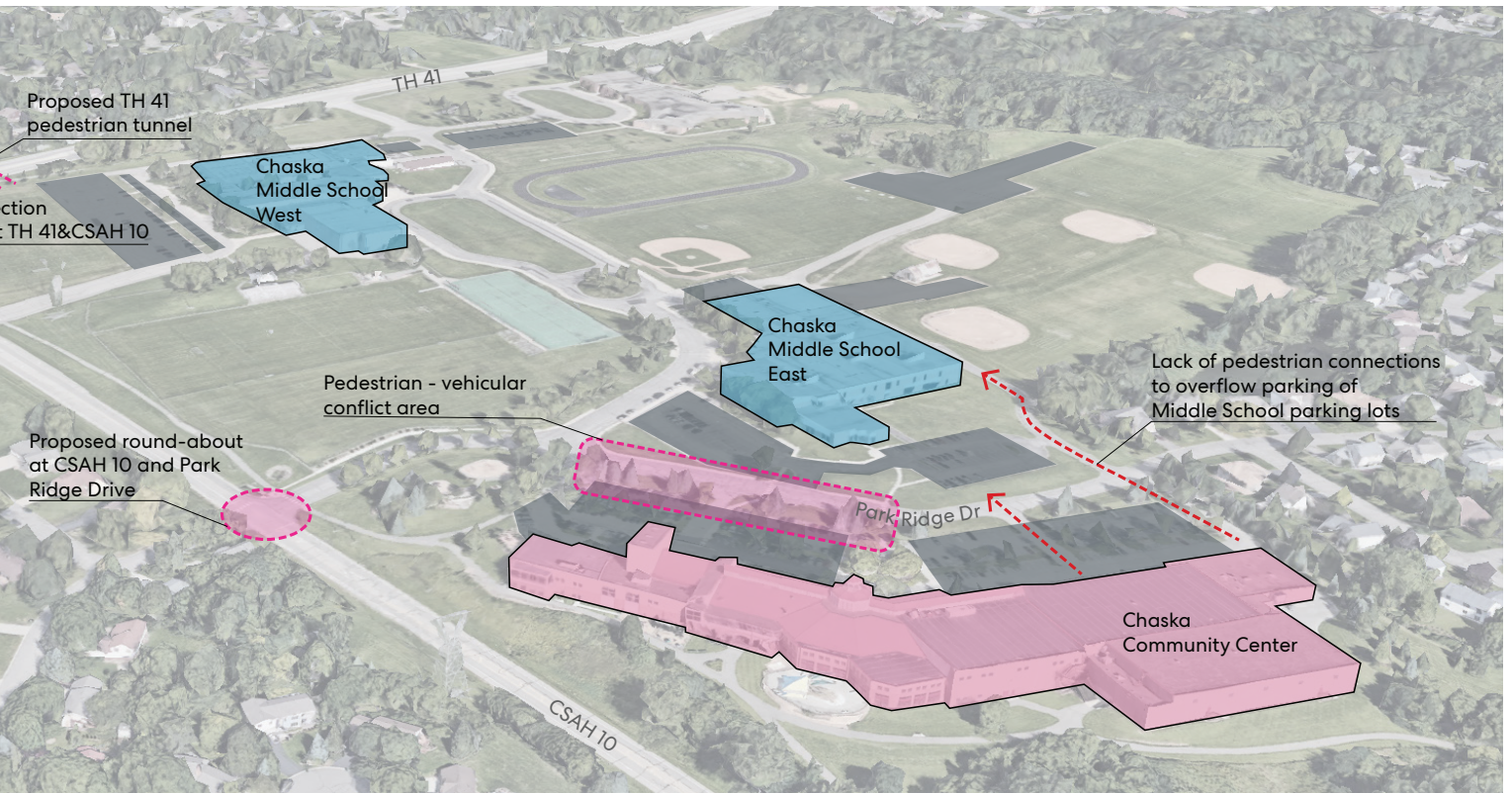
The current amount of parking for the Community Center does not meet current programming and event needs. The City of Chaska and the Eastern Carver County School District have agreements in place to allow the Community Center patrons to use school designated parking lots in off-peak hours when school is not in session. This school district parking is used during large events at the Community Center, including hockey games/tournaments, and allows the Community Center to maintain its extensive programming even during the busiest of days.

During the development of the community center feasibility study, Carver County was finalizing a study for CSAH 10/TH 41 that made recommendations focused on pedestrian improvements along both roadways, a pedestrian underpass along TH 41, and a round-about at the intersection of CSAH 10 and Park Ridge Drive. This study also went as far to identify future improvements associated with vehicular and bus access and circulation, drop-off and pick-up areas, and potential areas for parking lot expansions at both of the Chaska Middle School sites. The opportunity to create additional shared parking opportunities, along with more sidewalks and improved pedestrian crossings along Park Ridge Drive, will allow for more programming to occur at the Community Center.



Site context





Campus context



Existing photos

Existing Site Plan

The existing parking lot provides many challenges to community center operations and overall patron/user safety. Below are many of the current issues and challenges related to access, circulation, and parking at the community center.

Park Ridge Drive

- There is a lack of overall campus wayfinding and circulation makes it challenging to understand where patrons and visitors should access the community center parking.
- Park Ridge drive is used by the community center, Chaska Middle School East and adjacent neighborhood residents which creates some traffic issues during certain times of the day (school drop-off and pick-up).
- A lack of roadway/pedestrian lighting along Park Ridge Drive creates an unsafe environment for pedestrians and drivers.
- Limited sidewalks along Park Ridge Drive minimizes the opportunity for pedestrians to access remote parking lot areas. A lack of crosswalks between the Middle School and the Community Center creates unsafe pedestrian circulation.
- The four existing access driveways to the Community Center parking lot creates numerous vehicle/pedestrian areas of conflict.
- The north bound curve along Park Ridge Drive creates a blind spot for vehicles turning out of the first two driveways from the Community Center parking lot.

Community Center Parking Lot

- It has been identified that there is not currently enough parking to support the extensive programming at the Community Center. Other parking lots at the two Chaska Middle Schools can be used for overflow parking, but sidewalks do not exist to get to these lots.
- Lack of a separated designated drop-off in the parking lot causes vehicular back-ups which creates safety issues for pedestrians.
- A lack of vehicular traffic calming in the parking lot creates a safety issues with cars driving too fast.
- Lack of sidewalks in the parking lot creates safety issues for pedestrians who walk along drive lanes and between parked cars to get to the building.
- During large events (hockey games/tournaments) the parking is at capacity and vehicles are packed up in drive lanes creating an unsafe environment for pedestrians.





Access and Parking Lot Improvements

Based on conversations with Carver County, Eastern Carver County School District, City of Chaska staff, and input from the Citizen Task Force, we have developed a set of recommendations to improve the Community Center parking lot, Park Ridge Drive, and improvements to parking areas at the Chaska Middle School East site.

A list of the proposed improvements is identified below.

Community Center Parking Lot

- Consolidate parking lot access driveways from four existing driveways to two driveways.
 - Create two separate Community Center parking lots that are accessed by separate driveways off-of Park Ridge Drive.
 - Southern parking lot will have expanded drop-off area, more parking stalls, enhanced landscaping, and will include enhanced pedestrian circulation within the parking lot.
 - North parking lot will include expanded parking stalls, expanded drop-off area, and enhanced parking lot landscaping.
- Expand parking lots at Chaska Middle School East
 - With the reconfiguration of Park Ridge Drive we are able to add more surface parking stalls in existing parking lots.
 - Create new parking lots.
 - Incorporate new sidewalk connections within the parking lot areas.
- Reconfigure Park Ridge Drive
 - Create a “T” intersection south of the Chaska Middle School East to create safer traffic flow and circulation between the Community Center and Middle School East.
 - Incorporate two separate traffic circles along the length of Park Ridge Drive. Each traffic circle is aligned with a driveway/road heading west into the Middle School site and the traffic circle identifies where the new Community Center parking lot driveway access is located.
 - Incorporate new sidewalk connections along the entire length of Park Ridge Drive.
 - Provide four pedestrian crosswalks along the Park Ridge Drive.
 - Provide wayfinding, roadway lighting, and pedestrian scale lighting along Park Ridge Drive.

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





Section 7

Implementation

This Section Includes:

- MN City Examples
- Funding Sources
- Next Steps

MN City Examples

To assist the City of Chaska with making informed decisions about the next steps in the process to implement recommendations from the feasibility study, it was determined that we should identify peer communities with similar recreation centers. These are recreation centers offering similar programming, centers of a similar scale, or centers that have gone through recent expansions /renovations to better understand how each of these peer communities fund and operate their facilities.

We provided a list of questions to the peer communities which are identified below.

- When was the original community center built, how much did it cost, and how was it funded and paid for?
- Have they recently renovated/expanded their community center or planning to in near future, how much did it cost, and how were the improvements funded and being paid for?
- Where does their community center operating budget fit into their overall city budget (General Fund, Special Revenue Fund, Enterprise Fund, Other?)
- What is their current community center total operating budget (expenses)?
- Approximately, how much total revenue is generated through fees and charges collected at the community center?
- What other sources are transferred to the community center to balance the budget and approximate amounts?
- How do ongoing capital replacements get paid for, what budget? (parking lot repairs, roof top units, major mechanical, carpet replacement, etc.)
- Please provide one graphic showing the community center and expansion.

Each of the peer communities provided specific responses to the questions asked, and those response are provided below.





City of Eagan Community Center

Opened: 2003

Square Footage: 105,000

City Population: 68,642

- The Community Center was built in 2002 and opened for business in 2003.
 - The City is currently going through a design process to upgrade the facility with possible construction in 2025/2026.
 - The City is looking to appropriate \$15 Million towards the project with the use of Tax Abatement bonding and a part of a larger Recreation Facility Phase I effort. They are also building a new Art Facility and an Outdoor Winter/Ice Rink Destination site (covered rink and new building to support year-round programs).
 - The Community Center is funded as a stand-alone enterprise site where fees are supposed to cover 80% of all direct operation costs.
 - The other 20% comes from antenna lease revenues received by the city.
 - The current Community Center total operating budget for the 2024 budget is \$2.1 million.
 - Total revenue generated through fees and charges collected at the Community Center for 2024
- budget is: \$1.65 million.
- Antennae Lease revenues are used to balance the Community Center budget and are estimated at approximately \$420,000 (or 20% of the total budget).
 - Ongoing capitol replacement projects are paid for by a self-funded renewal and replacement account within the enterprise fund.
 - Approximately \$180,000 each year is set aside as part of the operating budget that is intended to fund all internal R/R, equipment and CIP needs (minus any large-scale renovations).
 - The exterior building shell and grounds are not covered by the Community Center funding. Additional funding comes from a general fund supported by the capital fund.

MN City Examples

City of Elk River

Furniture and Things Community Event Center

Renovation Opened: 2020

City Population: 26,192



- The new community center was a consolidation of the Lions Park Center (small multipurpose banquet hall), City library (which was being utilized as a senior 55+ center), and the Elk River Ice Area (2- sheet ice rink).
- The new Community Center is on the same site as the former Elk River Ice Arena.
 - The 75,000 square-foot addition included the replacement of existing ice sheets.
 - Addition included a new 30,000-square-foot turf field house.
 - Additional improvements included walking tracks, the Elk River Senior Activity Center, Serrano Brothers Café, retail space, as well as event and meeting rooms.
- Overall costs for site preparation/demolition and construction of the new Community Center was \$21 million.
- The construction of the facility was funded through a Local Option Sales Tax supporting a \$35 million total parks and recreation improvement.
 - A 3,038 sq ft. lease space area was funded separately through our Building Reserve (capital) fund for roughly \$450,000.
- The City Council's goal is for the facility to fund its operational costs. We have not gotten there yet but have made progress. It is currently funded through a Special Revenue Fund.
 - The City used the fund balance from our old Ice Arena Fund to offset operating expenses through our startup and the pandemic.
- Total revenue generated through fees and charges collected at the Community Center for 2023 was: \$928,380.
 - The current budget for 2024 is \$1,842,150 based on proposed increase in staffing and includes approximately \$113,000 for deferred maintenance.
- Naming Rights for the building were sold, and it is now called Furniture and Things Community Event Center, or FT Center.
 - The City also sold the naming rights for two of the ice rinks and are working on selling naming rights for the field house and senior center. These funds are intended to pay for future capital improvements.



City of Plymouth

Plymouth Creek Community Center

Opened: 1999

Renovation Opened: 2022

City Population: 79,828

Square Footage: 110,000

- The original Plymouth Creek Community Center opened in 1999 and cost \$7,600,000. It was funded as follows:
 - Project interest - \$28,553
 - Bond Proceeds - \$4,412,947
 - Community Improvement Fund - \$1,688,500
 - Park Dedication - \$170,000
 - Capital Improvement - \$1,300,000
- The renovated Community Center opened in January (active wing) and July (social wing) of 2022.
 - Project expanded the building from a 30,000 sq ft building to a 110,000 sq ft building.
- The renovated and expanded Community Center project cost was \$49,173,000 and was funded as follows:
 - Tax Abatement Bonds - \$41,763,000
 - State Bonds - \$5,000,000
 - MN Sales Tax Exemption - \$1,500,000
 - City Pre-Levy - \$910,000
 - Project saved approximately \$12 million (interest rate on bonds was 1.33%) by constructing during COVID.
- The Community Center is funded through the General Fund.
- The current Community Center total operating budget for 2024 is: \$2,185,169.
 - Facilities Maintenance (CIP, Contractual Services, Equipment and Supplies) is budgeted under Public Works (Facilities) with approximately \$375,000 in estimated expenses.
- Total revenue generated through fees and charges collected at the Community Center for the 2024 budget is: \$1,004,600.
- No other revenue sources are used to balance the Community Center budget.
- Ongoing capitol replacement projects are paid for through a combination of the City annual Capitol Improvement Budget and the Public Works (Facilities) budget.

MN City Examples

City of Maple Grove Community Center

Opened: 1977

City Population: 70,726

Square Footage: 173,000



- The City is currently working on a plan to renovate and expand the entire community center.
 - Phase one of the master plan will include a third ice sheet.
 - This project is currently under design with the estimated construction to start in July 2024.
 - The entire master plan improvements for the Community Center is estimated at \$116 million.
 - The project includes new swimming pools, more senior program space, banquet space, space for the arts, a walking track, a third sheet of ice, new roofs, and new mechanical systems.
 - The City passed a half cent sales tax referendum that will cover \$90M in 2022. State bonding award of \$5M, another request is pending. Sponsorships and donations will also provide project funding.
- The Community Center is funded through an Enterprise fund.
- The current Community Center total operating budget for 2024 is: \$3.9 million.
- Total revenue generated through fees and charges collected at the Community Center for 2024 is estimated: \$2.97 million.
- \$987,000 is subsidized by the general fund to balance the Community Center budget.
- Ongoing capital replacement projects are paid for thru a combination of the City of operating, and enterprise fund, and well as city CIP for larger expenses.



City of Eden Prairie Community Center

Opened: 1982

City Population: 63,161

Square Footage: 225,000

2008 Community Center expansion:

- Added on a Play Care, Play Structure, Gymnasium, Fitness Floor and Studios, Meeting Rooms, Concession Stand, a third Ice Arena.
- The cost was approximately. \$14.3M and was funded with Revenue and Park Referendum bonds, Naming Rights, donations, city funds from Capital Improvement fund and Park Dedication fund.

2016 Aquatics Expansion:

- Added on additional Fitness Floor square footage, an additional fitness studio, three pools, a plunge pool with water slide, a hot tub, meeting rooms and a dryland training room.
- The cost was approximately. \$21M and was funded with Tax Abatement bonds, Naming Rights and city funds from Capital Improvement fund.
- The Community Center is funded through the General fund.
- The current Community Center total operating

budget for 2023 was: \$5,885,462.

- Total revenue generated through fees and charges collected at the Community Center for 2023 was: Approximately \$4.2 million.
- The community center is part of the general fund and no other sources are transferred in.
- Ongoing projects are budgeted in the City's 10 CIP and paid for by the Facilities Internal Service Fund. Each year the Community Center is charged a Facilities user charge.

MN City Examples

City of Inver Grove Heights Community Center

Opened: 1996

City Population: 35,541



- The Community Center was initially constructed in 1996 and consisted of two ice arenas, three community rooms and a lobby / office area.
- A significant expansion was added in 2000.
 - Expansion included two indoor pools (a lap pool with diving well plus a recreation / play pool for kids), a fitness area, and a small indoor walking track.
 - More lobby, office and locker room space was also added as part of this expansion.
 - Cost information not available.
- The Community Center is funded through a Special Revenue fund.
- The current Community Center total operating budget estimated for 2024 is: \$4,050,595.
- Total revenue generated through fees and charges collected at the Community Center estimated for 2024 is: Approximately \$2,895,790.
- The City of IGH receives “host community payments” as a result of being home to one of the major landfills in the metro area (Pine Bend Landfill). Roughly half of the annual host community revenue is transferred to cover the remaining operating costs of the Community Center.



**City of Shoreview
Community Center**

Opened: 1990

City Population: 26,670

- Original Community Center built in 1990 and was built at the same time as a new City Hall
 - Cost Approximately \$9 million.
- There have been two Community Center expansions since 1990:
 - 2002 Expansion: Cost \$5 million
 - 2019 Expansion: Cost \$17 million
- The Community Center is funded through the Special Revenue fund.
- The current Community Center total operating budget estimates for 2024 is: \$: \$4,358,532.
- Total revenue generated through fees and charges collected at the Community Center estimated for 2024 is: Approximately \$4,045,471.
- \$305,000 is subsidized by the general fund to balance the Community Center budget.
- Capital improvements are funded through the Community Center Improvement Fund and Community Center Investment Fund.

MN City Examples

City of New Brighton Community Center

Opened: 1994

City Population: 22,902



- Community center was built in 1994.
 - Community Center originally failed a bond referendum.
 - After the failed bond referendum, it became a joint project with the School District and housed ECFE.
 - Was paid for with bonds by the City.
- The last building renovation/expansion was the addition of the Ramsey County Library, Subway Restaurant and locker room renovations.
 - The Library renovation occurred in 2011.
 - The Subway Restaurant area was constructed in 2013.
 - Restroom/Locker Room renovations were completed in 2015.
 - Ramsey County paid for the expansion/build out of the library as well as the original parking lot expansion, however they do not pay rent for the space.
 - The locker room renovations were paid for with internal CIP funds.
- The Community Center is funded through the General Fund (It is tracked as its own budget unit but rolled up into the entirety of the parks and recreation budget.)
- The Community Center total operating budget for 2024 is: \$2,189,300
- Total revenue generated through fees and charges collected at the Community Center in 2024 is estimated: \$1,336,500 (61% Cost Recovery)
- The Community Center is part of the Parks and Recreation budget overall, there is a general roll up, and it is offset by tax levy.
- The City has a robust non-fleet capital replacement plan which allows us to plan and save for anything over \$5,000 the moment it is purchased. That allows the City to maintain the facility in a robust and proactive way.



City of Chaska Community Center

Opened: 1991

City Population: 28,170

Current Square Footage: 210,000

- The original building was built in 1990 and consisted of one ice arena, an indoor aquatics space with a waterslide, two gymnasiums with a suspended track above, two racquet ball courts, a small space for fitness equipment, and three multi-purpose meeting/community rooms. The building was approximately 115,750 square feet, cost \$9,200,000 to build, and was funded with Tax Increment Bonds.
- Future building additions included:
 - 1996: an arts addition consisting of an exhibit gallery, 240 seat theater, and adjacent multi-purpose rooms. This addition was approximately 36,000 square feet, cost \$4,000,000 to build, and was funded with Tax Increment Bonds
 - 1998: a second ice arena with team rooms and restrooms. This addition was approximately 28,000 square feet, cost \$2,165,000 to build, and was funded with EDA Lease Revenue Bonds.
 - 1999: an addition for St. Francis Physical Therapy & Capable Kids was built and leased to them. This addition was approximately 10,250 square feet, cost \$1,237,000 to build, and was funded with EDA Lease Revenue Bonds.
 - 2005: one of the gymnasiums on the lower level was raised to create a fitness center space and group exercise studio. This project added 7,250 square feet, cost \$3,000,000 to build, and was funded with \$1.8 million in Land Sale Profits, \$1 million from an Electric Fund Transfer, and \$200,000 in community center cash reserves.
 - 2007: an addition for The Lodge (active older adult/senior center space) on the main level and a pre-school/youth programming area below. This addition was approximately 12,750 square feet, cost \$2,783,000 to build, and was funded with EDA Lease Revenue Bonds.
- The Community Center is set up as an enterprise fund and expected to cover all operating costs, administrative charges, deferred maintenance, and large capital expenses to include the building structure, parking lot, and site amenities. Until recently, all recreation staff, recreation programming, and community events were also funded through the community center operating budget rather than the general fund
- The 2024 operating budget is \$4,965,252.
 - Total revenues from fees and charges are budgeted at \$3,762,688
 - The \$1,203,524 shortfall will be balanced with transfers from the City's electric, water, sewer, and self-insurance funds.

Funding Sources

The following list outlines different opportunities for capital funding sources.

Local Taxing Sources

Beyond the allocation of funds from the city's general fund for ongoing programs, maintenance or the passage of bond issues for capital projects, there are other taxing sources available.

Capital Improvement Fund – Establishing a dedicated funding source for capital projects from either a percentage of existing tax revenues or through a tax increase established for that specific purpose.

Local General Use Sales Tax (with referendum)
A local sales tax generates revenue that is spread among both residents of the community and visitors. The city would go out for a referendum to ask residents to approve an increase in the local general use sales tax.

General Property Tax Levy
This funding source produces a stable, reliable source of funds and is within the control of the city council to make decisions without requiring approval of the legislature. The city can propose a property tax levy for a given year. This can be planned for and allow the city to identify needs based on available resources.

Certificates of Participation (COP) – A form of lease-purchase, COPs are issued for debt periods similar to normal bonds but the amenity itself serves as the collateral. This funding mechanism does not usually require voter approval.

Special Purpose Levy – A property or sales tax levy that is for a specific purpose (community center, large park, event center, etc.). These levies are often for a limited time period.

Transient Lodging Tax – This is a tax on hotel and motel rooms where a percentage tax is collected on each room night sold. This often funds parks and recreation amenities that attract visitors (sports complexes, ice rinks, etc.).

State and National Tax Sources

Land Water Conservation Fund – The LWCF funds a variety of outdoor parks and amenities through their grant process.

Community Development Block Grant - CDBG funds can also be utilized to develop and maintain parks and recreation amenities and provide services in lower income areas of a community.

Non-Tax Sources

Many communities now try to expand capital and operations funding with other non-tax sources. A few are noted below.

Parks Foundation – Many cities have established a parks and recreation foundation, 501(C)3, to provide a way for individuals and corporations to provide donations to fund parks and recreation facilities and programs. This also increases eligibility for certain grants. Often the city council will serve as the actual board, or they appoint others to the board.

Grants – There are a wide variety of grants from foundations and corporations that can fund certain aspects of a facility's development or specialized programs. These often require the services of a contract grant writer.

Fundraising – A possible source of capital funding can come from a comprehensive fundraising campaign. Contributions from local businesses, private individuals and social service organizations can be targeted. To maximize this form of funding, a private fundraising consultant may be necessary.

Naming Rights and Sponsorships – Although not nearly as lucrative as for large stadiums and other similar facilities, the sale of naming rights and long-term sponsorships could be a source of some capital funding as well. It is often necessary to hire a specialist in selling naming rights and sponsorships if this revenue source is to be maximized to its fullest potential. No lifetime naming rights should be sold, only 20-year maximum rights should be possible. Determining the level of financial contribution necessary to gain a naming right is crucial.

Partnerships – This funding source can be leveraged by partnering with a variety of organizations to manage facilities and provide programs and other services. This requires a strong partnership agreement to be in place.

Next Steps

Upon approval of the Community Center Master Plan, it is recommended that staff perform the following:

- Have further discussions with the City Council regarding the financing strategies recommended to fund the deferred maintenance and building improvements in the Community Center Master Plan.
- Have further discussions with the City Council regarding the Community Center operating fundamentals to redefine what the current enterprise fund operations are intended to cover going forward and determine what other potential funding sources could be allocated to establish a sustainable operating budget into the future while ensuring the facility remains affordable to residents.
- Perform an in-depth operational analysis to evaluate the proposed changes to the building and the positive impact the changes would have on usage of the building and expanded opportunities for additional revenue.
- Conduct a statistically valid survey of the Chaska community to understand the level of interest and support residents have for future improvements of the Community Center and the associated costs.

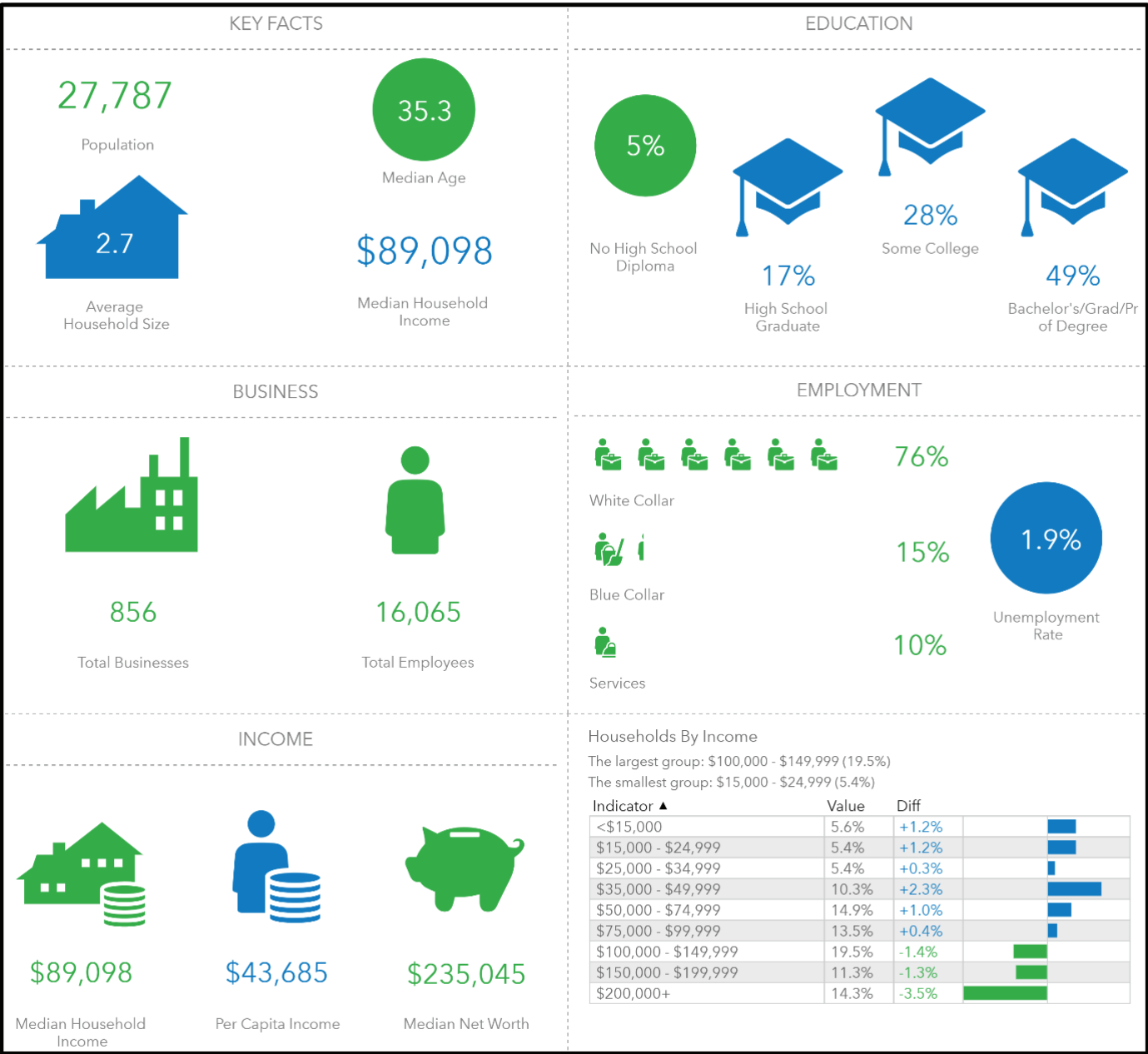


Appendix

This Section Includes:

- Demographic and Market Analysis

Market Demographic Infographic



Household by Income comparison uses the Primary Service Area and compares it to Carver County.

Demographic Summary

	Primary Service Area	Secondary Service Area
Population:		
2010 Census	23,788 ¹	60,776 ²
2021 Estimate	27,787	74,873
2026 Estimate	28,852	80,333
Households:		
2010 Census	8,822	21,743
2021 Estimate	10,247	26,724
2026 Estimate	10,650	28,687
Families:		
2010 Census	6,193	16,291
2021 Estimate	7,033	19,851
2026 Estimate	7,264	21,269
Average Household Size:		
2010 Census	2.68	2.77
2021 Estimate	2.70	2.78
2026 Estimate	2.70	2.78
Ethnicity (2021 Estimate):		
Hispanic	9.6%	5.1%
White	83.4%	86.2%
Black	5.1%	3.3%
American Indian	0.4%	2.0%
Asian	4.5%	6.0%
Pacific Islander	0.0%	0.0%
Other	3.9%	1.9%
Multiple	2.6%	2.4%
Median Age:		
2010 Census	33.8	35.6
2021 Estimate	35.3	36.9
2026 Estimate	35.9	37.6
Median Income:		
2021 Estimate	\$89,098	\$112,769
2026 Estimate	\$100,662	\$124,760

¹ From the 2000-2010 Census, the Primary Service Area experienced a 29.6% increase in population.

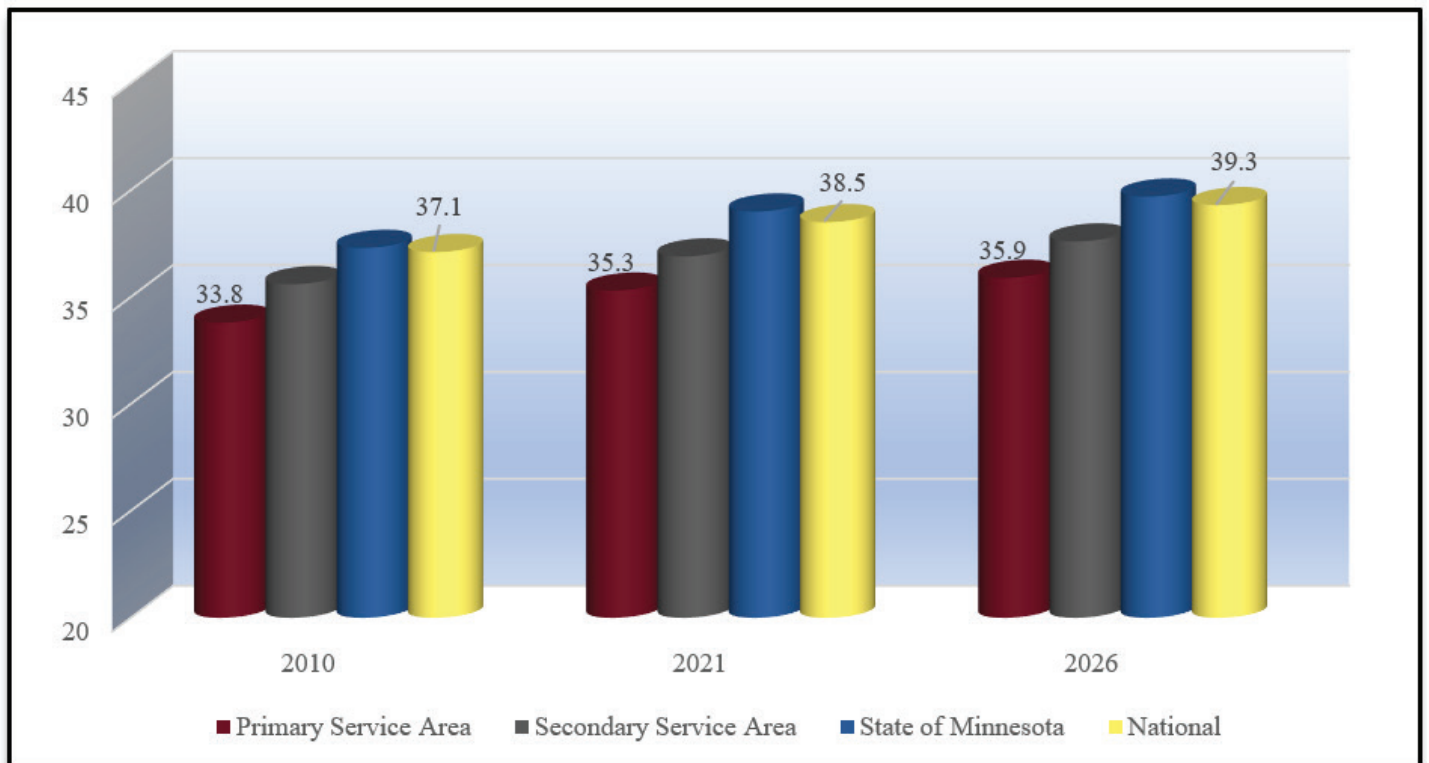
² From the 2000-2010 Census, the Secondary Service Area experienced a 33.1% increase in population.

Age and Income: The median age and household income levels are compared with the national number as both of these factors are secondary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table: Median Age

	2010 Census	2021 Projection	2026 Projection
Primary Service Area	33.8	35.3	35.9
Secondary Service Area	35.6	36.9	37.6
State of Minnesota	37.3	39.0	39.7
Nationally	37.1	38.8	39.3

Chart: Median Age



The median age in the Primary and Secondary Service Area is lower than Minnesota and the National number. A lower median age typically points to the presence of families with children. Recreation centers and activities draw a large demographic but tend to be most popular with youth and their parents. Grandparents are becoming an increasing part of the household though as they care for and are involved with their grandchildren.

The following chart provides the number of households and percentage of households in the Primary Service Area with children.

Table: Households with children

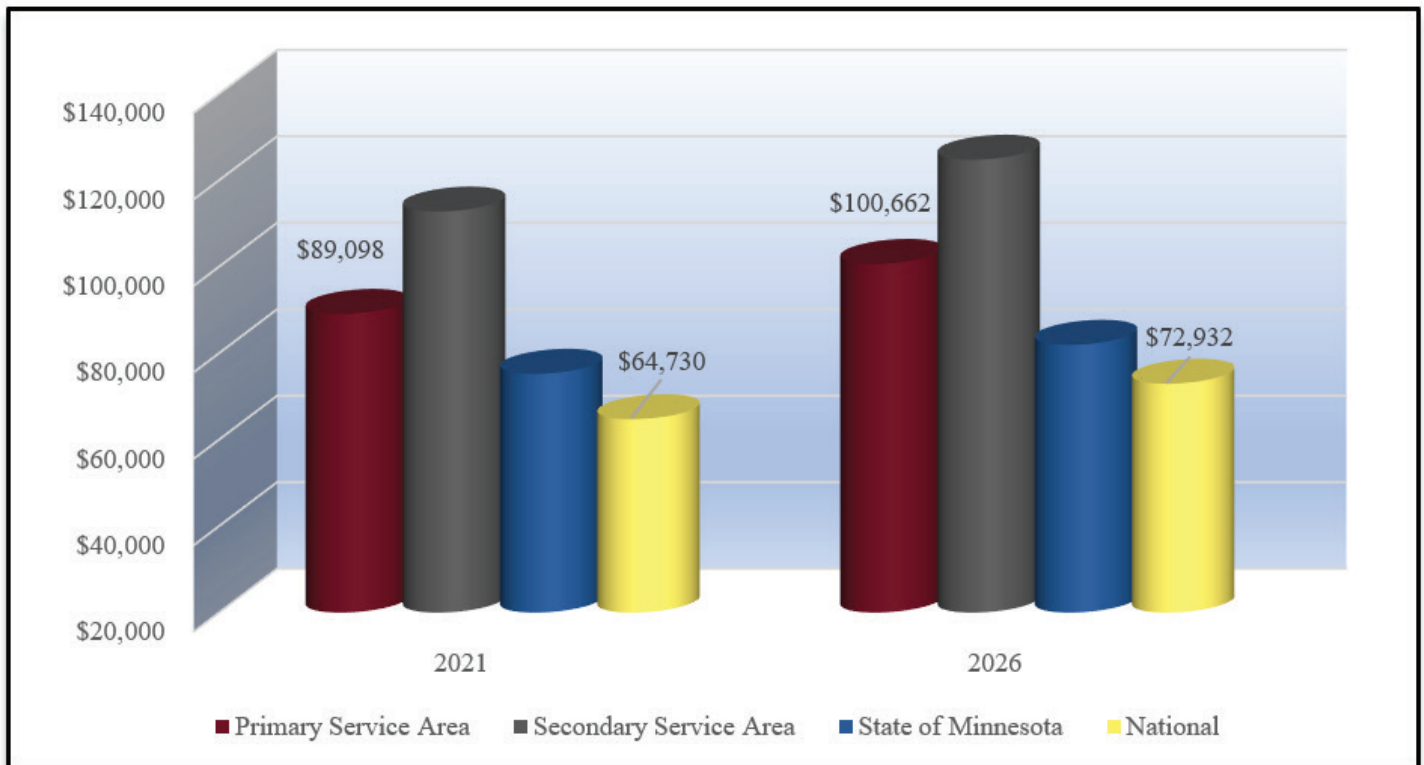
	Number of Households w/ Children	Percentage of Households w/ Children
Primary Service Area	3,701	42.0%
Secondary Service Area	9,699	44.6%
State of Minnesota	--	31.6%

The information contained in Table-B helps further outline the presence of families with children. As a point of comparison in the 2010 Census, 33.4% of households nationally had children present.

Table: Median Household Income

	2021 Projection	2026 Projection
Primary Service Area	\$89,098	\$100,662
Secondary Service Area	\$112,769	\$124,760
State of Minnesota	\$75,244	\$81,946
Nationally	\$64,730	\$72,932

National

Chart: Median Income

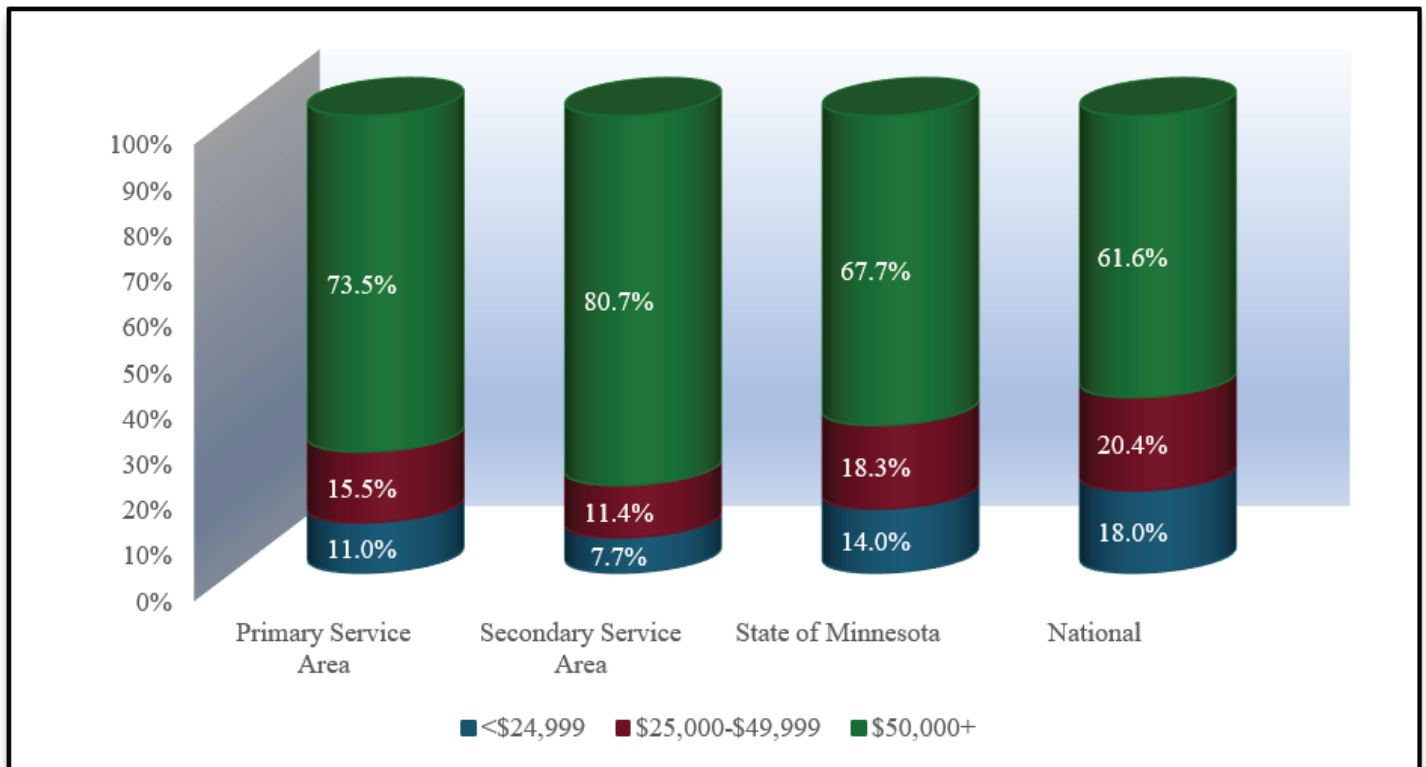
Based on 2021 projections for median household income the following narrative describes the service areas:

In the Primary Service Area, the percentage of households with median income over \$50,000 per year is 73.5% compared to 61.6% on a national level. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 11.0% compared to a level of 18.0% nationally.

In the Secondary Service Area, the percentage of households with median income over \$50,000 per year is 80.7% compared to 61.6% on a national level. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 7.7% compared to a level of 18.0% nationally.

While there is no perfect indicator of use of parks and recreation facilities, the percentage of households with more than \$50,000 median income is a key indicator. Therefore, those numbers are significant and balanced with the overall cost of living.

Chart: Median Household Income Distribution



In addition to taking a look at Median Age and Median Income, it is important to examine Household Budget Expenditures. In particular, reviewing housing information; shelter, utilities, fuel and public services along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table: Household Budget Expenditures

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	125	\$31,457.11	31.6%
Shelter	126	\$25,325.68	25.4%
Utilities, Fuel, Public Service	123	\$6,131.43	6.2%
Entertainment & Recreation	125	\$4,035.72	4.1%

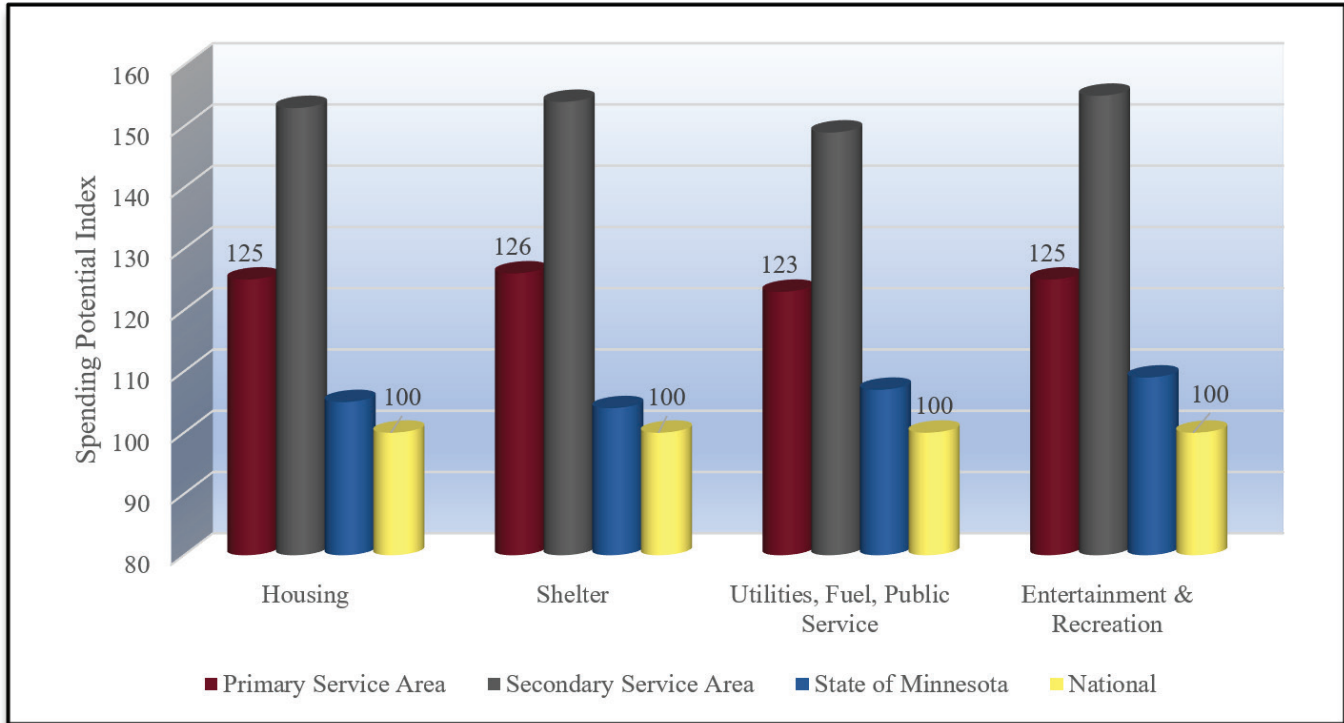
Secondary Service Area	SPI	Average Amount Spent	Percent
Housing	153	\$38,520.59	31.4%
Shelter	154	\$31,109.60	25.3%
Utilities, Fuel, Public Service	149	\$7,410.98	6.0%
Entertainment & Recreation	155	\$5,020.09	4.1%

State of Minnesota	SPI	Average Amount Spent	Percent
Housing	105	\$26,330.06	31.4%
Shelter	104	\$20,996.01	25.0%
Utilities, Fuel, Public Service	107	\$5,334.05	6.4%
Entertainment & Recreation	109	\$3,506.50	4.2%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.

Chart: Household Budget Expenditures Spending Potential Index



The consistency between the median household income and the household budget expenditures is important. It also points to the fact that compared to the State level the dollars available, the money being spent in the Primary and Secondary Service Area is significantly higher. This could point to the ability to pay for programs and services offered at a recreation facility of any variety.

The total number of housing units in the Primary Service Area is 9,296 and 94.9% are occupied, or 299,918 housing units. The total vacancy rate for the service area is 5.1%. Of the available units:

- For Rent 2.5%
- Rented, not Occupied 0.1%
- For Sale 1.0%
- Sold, not Occupied 0.2%
- For Seasonal Use 0.5%
- Other Vacant 0.8%

The total number of housing units in the Secondary Service Area is 22,756 and 95.5% are occupied, or 21,743 housing units. The total vacancy rate for the service area is 4.5%. Of the available units:

- For Rent 1.4%
- Rented, not Occupied 0.1%
- For Sale 1.2%
- Sold, not Occupied 0.2%
- For Seasonal Use 0.8%
- Other Vacant 0.8%

Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

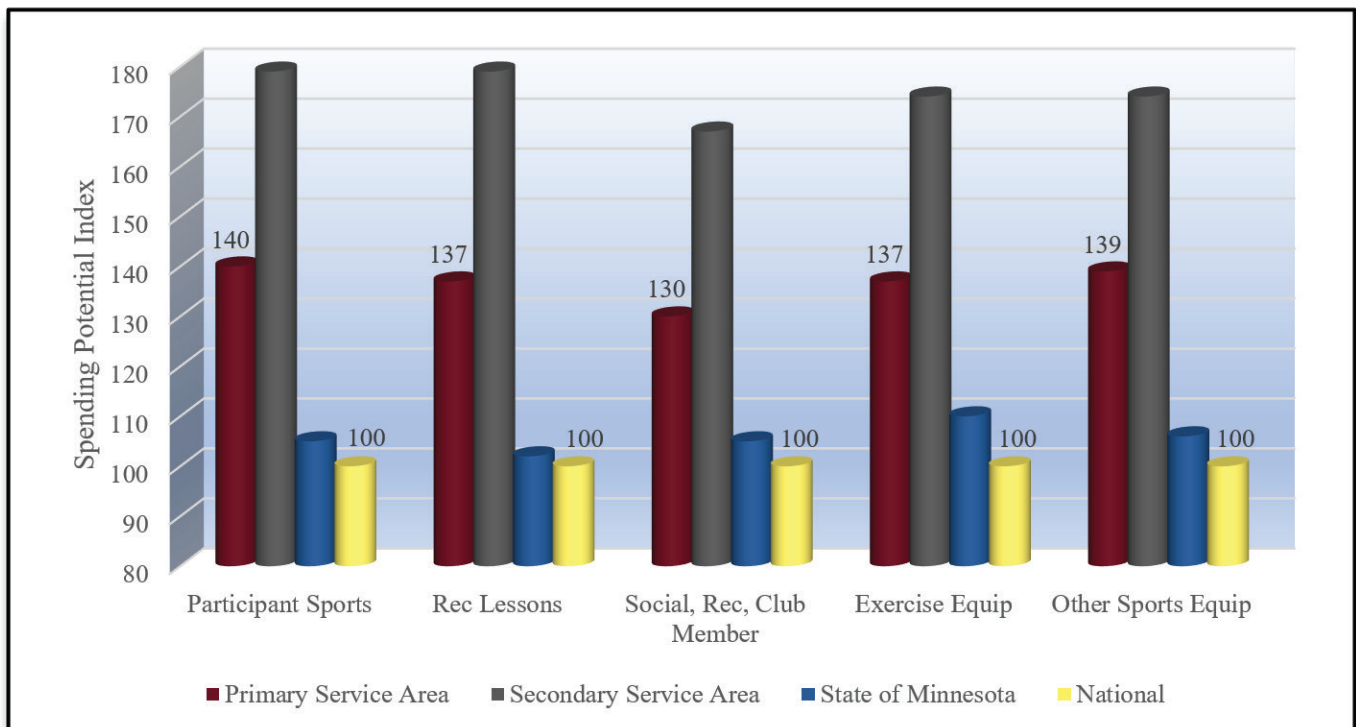
Primary Service Area	SPI	Average Spent
Fees for Participant Sports	140	\$161.13
Fees for Recreational Lessons	137	\$193.23
Social, Recreation, Club Membership	130	\$323.87
Exercise Equipment/Game Tables	137	\$75.69
Other Sports Equipment	139	\$9.87

State of Minnesota	SPI	Average Spent
Fees for Participant Sports	105	\$120.84
Fees for Recreational Lessons	102	\$143
Social, Recreation, Club Membership	105	\$261.22
Exercise Equipment/Game Tables	110	\$60.84
Other Sports Equipment	106	\$7.51

Average Amount Spent: The average amount spent for the service or item in a year.

SPI: Spending potential index as compared to the national number of 100.

Chart: Recreation Spending Potential Index:



Again, there is a great deal on consistency between median household income, household budget expenditures and now recreation and spending potential.

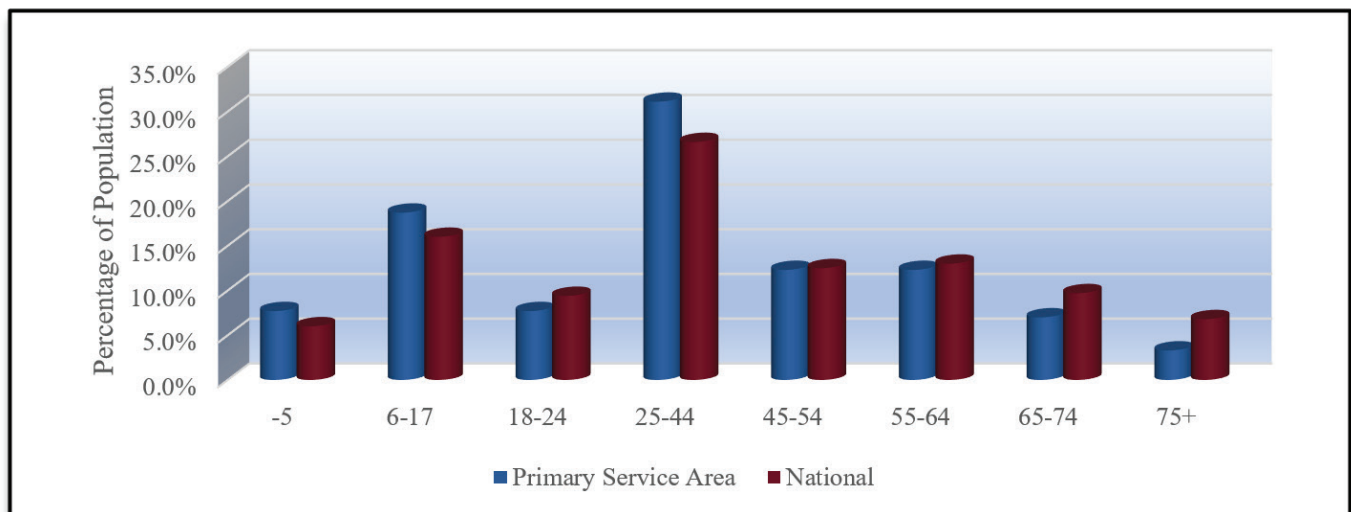
Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table: 2021 Primary Service Area Age Distribution

Ages	Population	% of Total	Nat. Population	Difference
0-5	2,109	7.7%	6.0%	+1.7%
5-17	5,212	18.7%	15.9%	+2.8%
18-24	2,132	7.7%	9.2%	-1.5%
25-44	8,664	31.1%	26.8%	+4.3%
45-54	3,428	12.3%	12.1%	+0.2%
55-64	3,396	12.3%	12.9%	-0.6%
65-74	1,930	7.0%	10.2%	-3.2%
75+	915	3.3%	7.1%	-3.8%

Population: 2021 census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area population and the national population.

Chart: 2021 Primary Service Area Age Group Distribution



The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the 18-24, 55-64, 65-74 and 75+ age groups. The greatest positive variance is in the 25-44 age group with +4.3%, while the greatest negative variance is in the 75+ age group with -3.8%.

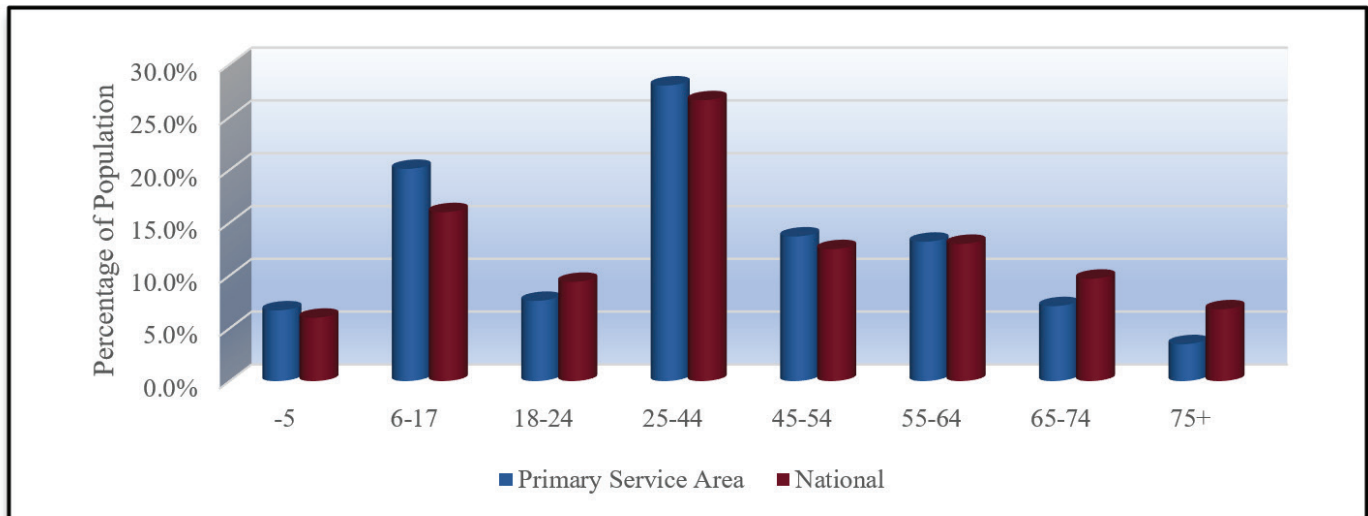
Population Distribution Comparison by Age: Utilizing census information from the Secondary Service Area, the following comparisons are possible.

Table: 2021 Secondary Service Area Population Estimates

Ages	Population	% of Total	Nat. Population	Difference
0-5	5,119	6.7%	6.0%	+0.7%
5-17	14,971	20.1%	15.9%	+4.2%
18-24	5,692	7.6%	9.2%	-1.6%
25-44	20,899	28.0%	26.8%	+1.2%
45-54	10,297	13.7%	12.1%	+1.6%
55-64	9,902	13.2%	12.9%	+0.3%
65-74	5,350	7.1%	10.2%	-3.1%
75+	2,643	3.5%	7.1%	-3.6%

Population: 2021 census estimates in the different age groups in the Secondary Service Area.
% of Total: Percentage of the Secondary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Secondary Service Area population and the national population.

Chart: Secondary Service Area Population Growth



The demographic makeup of the Secondary Service Area, when compared to the characteristics of the national population, indicates that there are some differences with a smaller population in the 18-24, 65-74 and 75+ age groups. The greatest positive variance is in the 5-17 age group with +4.2%, while the greatest negative variance is in the 75+ age group with -3.6%.

Population Distribution Comparison by Age: Utilizing census information from the Primary and Secondary Service Area, the following comparisons are possible.

Table H– 2021 Primary Service Area Population Estimates

Ages	2010 Census	2021 Projection	2026 Projection	Percent Change	Percent Change National
0-5	1,984	2,109	2,214	+11.6%	+0.9%
5-17	5,147	5,212	5,155	+0.2%	+0.1%
18-24	1,646	2,132	2,014	+22.4%	-0.2%
25-44	7,332	8,664	9,168	+25.0%	+13.0%
45-54	3,896	3,428	3,360	-13.8%	-10.4%
55-64	2,223	3,396	3,324	+49.5%	+13.3%
65-74	853	1,930	2,364	+177.1%	+72.2%
75+	707	915	1,251	+76.9%	+56.4%

Chart: 2021 Primary Service Area Populations Growth

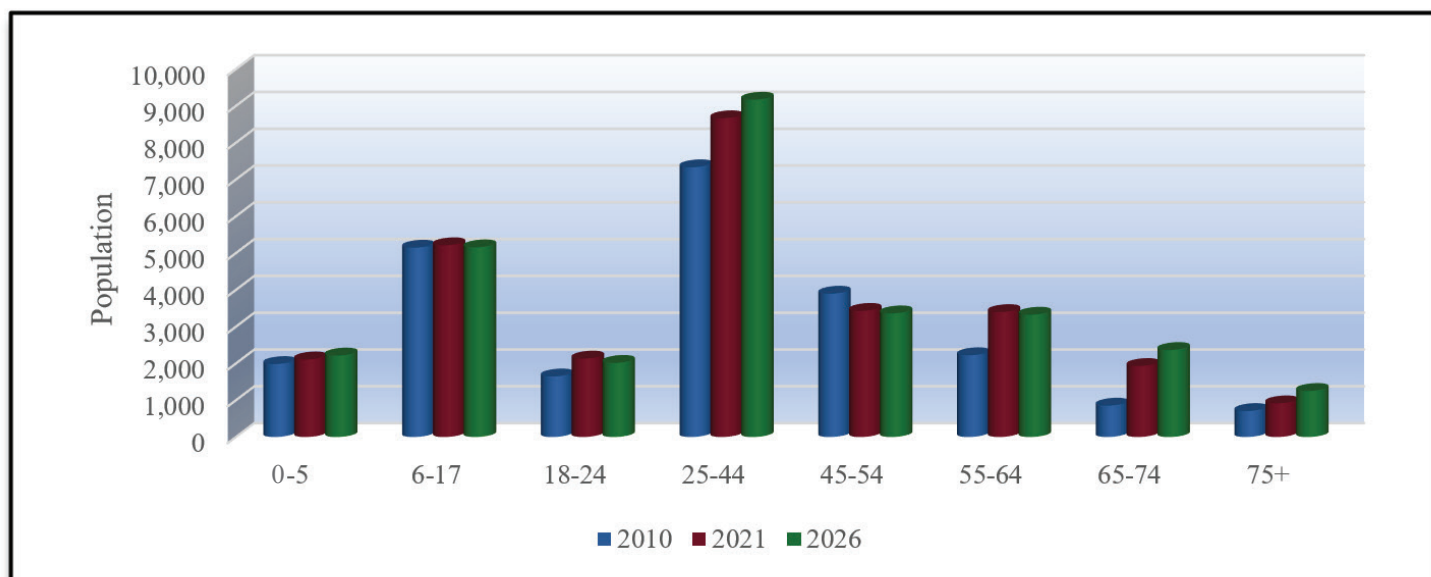


Table-H illustrates the growth or decline in age group numbers from the 2010 census until the year 2026. It is projected all age categories, except 45-54, will see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Table I– 2021 Secondary Service Area Population Estimates

Ages	2010 Census	2021 Projection	2026 Projection	Percent Change	Percent Change National
0-5	4,596	5,119	5,542	+20.6%	+0.9%
5-17	14,200	14,971	15,258	+7.5%	+0.1%
18-24	3,872	5,692	5,497	+42.0%	-0.2%
25-44	17,175	20,899	23,062	+34.3%	+13.0%
45-54	10,951	10,297	10,339	-5.6%	-10.4%
55-64	5,806	9,902	9,874	+70.1%	+13.3%
65-74	2,382	5,350	7,057	+196.3%	+72.2%
75+	1,797	2,643	3,703	+106.1%	+56.4%

Chart: 2021 Primary Service Area Populations Growth

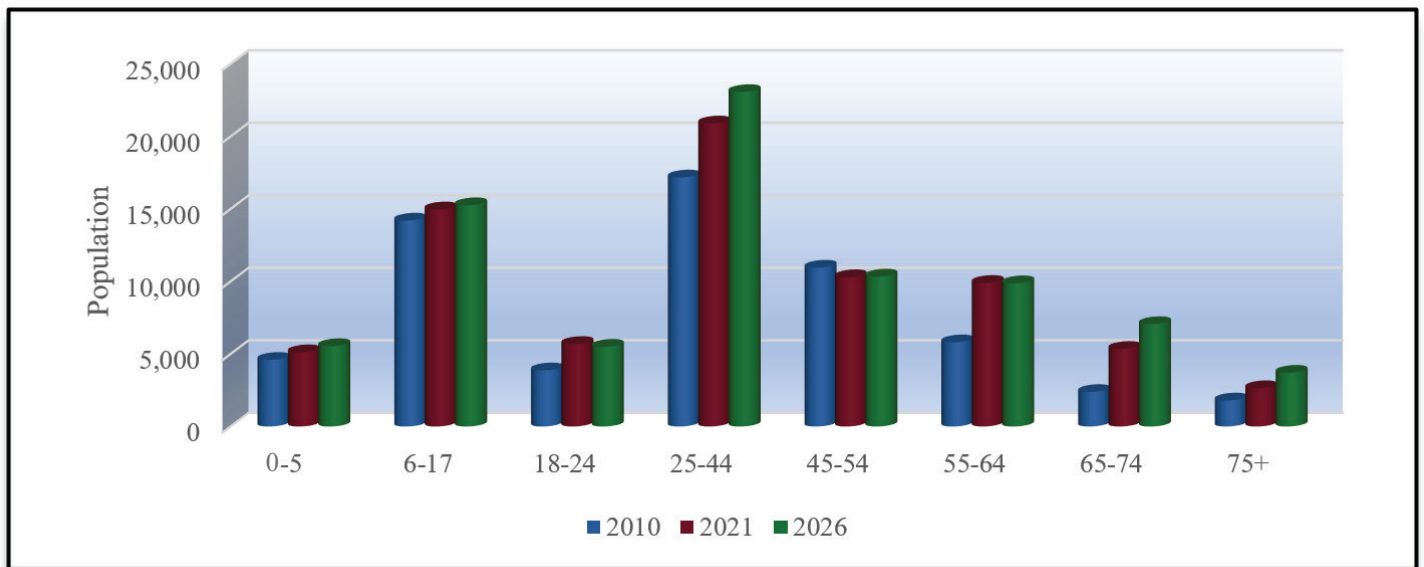


Table-I illustrates the growth or decline in age group numbers from the 2010 census until the year 2026. It is projected all age categories, except 45-54, will see an increase in population. The population of the United States as a whole is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Below is listed the distribution of the population by race and ethnicity for the Primary and Secondary Service Area for 2021 population projections. Those numbers were developed from 2010 Census Data.

Table: Primary Service Area Ethnic Population and Median Age 2021

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	2,651	24.0	9.6%	5.8%

Race	Total Population	Median Age	% of Population	% of MN Population
White	23,175	37.3	83.4%	80.7%
Black	1,432	24.3	5.1%	7.3%
American Indian	100	30.7	0.4%	1.2%
Asian	1,261	33.0	4.5%	5.3%
Pacific Islander	10	27.5	0.0%	0.1%
Other	1,077	25.5	3.9%	2.3%
Multiple	730	12.8	2.6%	3.0%

2021 Primary Service Area Total Population:

27,787 Residents

Chart: 2021 Primary Service Area Age Group Distribution

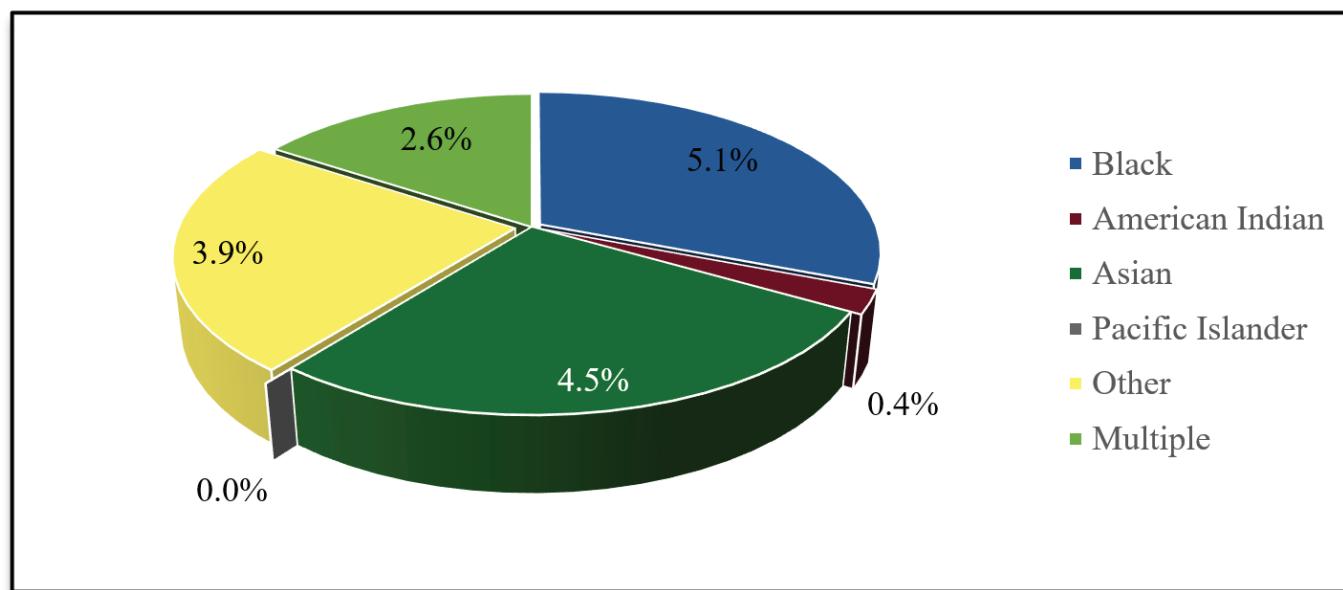


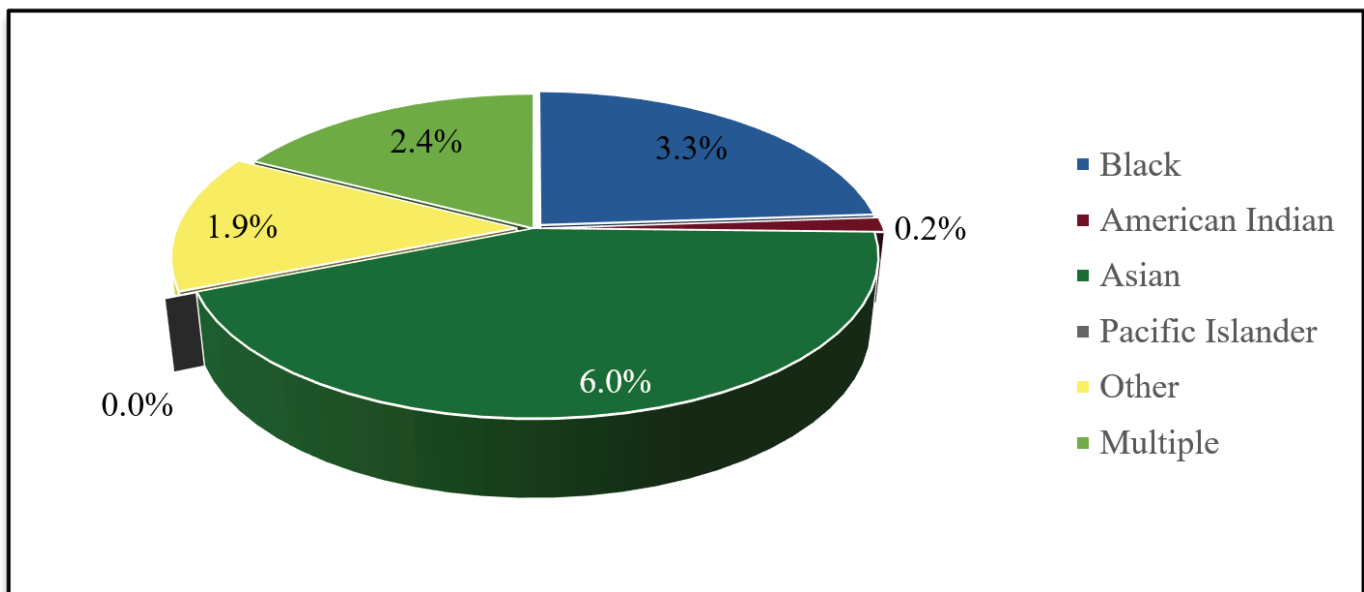
Table: Secondary Service Area Ethnic Population and Median Age 2021

Ethnicity	Total Population	Median Age	% of Population	% of MN Population
Hispanic	3,846	24.1	5.1%	5.8%

Race	Total Population	Median Age	% of Population	% of MN Population
White	64,532	38.6	86.2%	80.7%
Black	2,468	26.7	3.3%	7.3%
American Indian	150	32.2	0.2%	1.2%
Asian	4,520	32.9	6.0%	5.3%
Pacific Islander	19	32.5	0.0%	0.1%
Other	1,417	25.5	1.9%	2.3%
Multiple	1,773	13.4	2.4%	3.0%

2021 Secondary Service Area Total Population:

74,873 Residents

Chart: 2021 Secondary Service Area Age Group Distribution

Participation, Trends & Providers

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sport activities.

Participation Numbers: On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. The data is collected in one year and the report is issued in June of the following year. This information provides the data necessary to overlay rate of participation onto the Primary and Secondary Area to determine market potential.

The information contained in this section of the report, utilizes the NSGA's 2020 and 2021 data. The COVID-19 Pandemic had a significant impact on participation on sports and activities. Many indoor facilities were closed for a substantial part of the year, team sports and leagues did not operate and individuals sought different ways to fill their time. As a result participation from 2020 to 2021 varied widely in nearly all activities tracked.

One example of the swings is in walking. Consistently the most popular activity, it reached even greater heights in 2021. The previous 5 years of participation were consistent with 106 million participants. That number increased to 115 in 2021, or an 18% increase in one year.

On the other end of the spectrum is swimming. Again, typically one of the most consistent and highest percentage of participation. The one year decline in participation was 12%.

For 2021, NSGA provided data for 7 new activities. They are Boot Camp, Cross Training, Dance-Oriented Fitness, High Intensity Interval Training, In-Home Video Workout, Spin/Indoor Cycling, and Suspension Training.

Ballard King takes the national average and combines that with participation percentages of the Primary and Secondary Service Area based upon age distribution, median income, region and National number. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage when applied to the population of the Primary and Secondary Service Area then provides an idea of the market potential for outdoor recreation.

Market Potential Index for Adult Participation: In addition to examining the participation numbers for various outdoor activities through the National Sporting Goods Association, 2020 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in various indoor and outdoor activities.

Market Potential Index (MPI) for Participation in Activities in Primary Service Area

Sport	Nat'l Rank	Nat'l Participation (in millions)	Nat'l Participation (in millions)
Volleyball	829	4.1%	128
Swimming	3,948	19.3%	122
Running/Jogging	2,704	13.2%	121
Ice Skating	644	3.1%	114
Tennis	887	4.3%	109
Yoga	2,141	10.5%	120
Aerobics	1,710	8.4%	110
Basketball	1,794	8.8%	108
Bicycling	2,207	10.8%	121
Pilates	674	3.3%	122
Exercise Walking	5,647	27.6%	116
Weight Lifting	5,647	27.6%	128
Baseball	843	4.1%	109
Soccer	950	4.6%	116

Market Potential Index (MPI) for Participation in Activities in Secondary Service Area

Sport	Nat'l Rank	Nat'l Participation (in millions)	Nat'l Participation (in millions)
Weight Lifting	8,263	15.1%	141
Running/Jogging	8,212	15.0%	137
Tennis	2,799	5.1%	137
Swimming	11,329	20.7%	131
Volleyball	2,193	4.0%	127
Aerobics	5,018	9.2%	126
Bicycling	6,561	12.0%	126
Yoga	6,192	11.3%	126
Ice Skating	1,782	3.3%	124
Exercise Walking	16,681	30.4%	120
Basketball	4,777	8.7%	113
Pilates	1,847	3.4%	112
Baseball	2,275	4.2%	109
Soccer	2,531	4.6%	108

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in the Service Area.

Percent of Population: Percent of the service area that participates in the activity.

MPI: Market potential index as compared to the national number of 100.

Participation Rates in the Primary Service Area

Activity	Age	Income	Region	Nation	Average
Exercise Walking	36.4%	35.7%	39.0%	35.6%	36.7%
Did Not Participate	20.7%	19.7%	20.0%	22.4%	20.7%
Exercise w/Equipment	17.6%	20.2%	22.6%	19.5%	20.0%
Aerobic	15.5%	16.5%	20.6%	15.8%	17.1%
Swimming	14.1%	16.7%	16.5%	16.1%	15.9%
Running/Jogging	16.1%	15.2%	15.8%	15.4%	15.6%
Weight Lifting	12.1%	12.4%	14.9%	12.6%	13.0%
Workout @ Club	9.3%	13.6%	13.8%	13.2%	12.5%
Yoga	12.0%	10.4%	11.9%	10.6%	11.2%
Basketball	8.7%	9.9%	9.1%	8.4%	9.0%
Baseball	4.4%	4.5%	4.5%	4.1%	4.4%
Volleyball	3.6%	3.3%	6.8%	3.5%	4.3%
High Intensity Interval Train	0.8%	6.3%	5.0%	4.7%	4.2%
Tennis	4.7%	4.2%	3.4%	4.1%	4.1%
Table Tennis/Ping Pong	3.6%	3.6%	4.5%	3.3%	3.7%
Ice/Figure Skating	3.1%	3.4%	4.7%	2.9%	3.5%
Spin/Indoor Cycling	0.6%	4.9%	2.7%	3.6%	3.0%
Cross-Training	0.5%	4.0%	2.7%	3.2%	2.6%
Dance-Oriented Fitness	0.1%	4.1%	1.8%	3.7%	2.4%
Martial Arts/MMA	2.1%	2.6%	2.3%	2.0%	2.2%
Pilates	1.8%	1.9%	1.9%	2.0%	1.9%
Suspension Training	0.3%	2.5%	1.4%	2.0%	1.6%
Boot Camp	0.3%	2.3%	1.5%	1.9%	1.5%
Hockey (ice)	1.2%	1.3%	2.5%	1.1%	1.5%
Wrestling	1.3%	1.4%	1.6%	1.1%	1.4%
Pickleball	0.9%	1.2%	0.7%	0.7%	0.9%

Data from ESRI and NSGA (National Sporting Goods Association)

Age: Participation based on individuals ages 7 & Up of the Primary Service Area.
Income: Participation based on the 2021 estimated median household income in the Primary Service Area.
Region: Participation based on regional statistics (West North Central).
National: Participation based on national statistics.
Average: Average of the four columns.

Anticipated Participation Number: Utilizing the average percentage from Table-A and B above plus the 2010 census information and census estimates for 2021 and 2026 (over age 7) the following comparisons are available.

Participation Growth or Decline for Indoor Activities in Primary Service Area

Activity	Average	2010 Population	2021 Population	2026 Population	Difference
Exercise Walking	36.7%	7,693	9,097	9,440	1,747
Did Not Participate	20.7%	4,343	5,135	5,329	986
Exercise w/Equipment	20.0%	4,191	4,956	5,142	952
Aerobic	17.1%	3,589	4,244	4,404	815
Swimming	15.9%	3,327	3,934	4,082	755
Running/Jogging	15.6%	3,277	3,875	4,021	744
Weight Lifting	13.0%	2,728	3,226	3,348	620
Workout @ Club	12.5%	2,620	3,098	3,215	595
Yoga	11.2%	2,355	2,785	2,890	535
Basketball	9.0%	1,891	2,236	2,321	429
Baseball	4.4%	916	1,084	1,125	208
Volleyball	4.3%	903	1,068	1,108	205
High Intensity Interval Train	4.2%	880	1,040	1,080	200
Tennis	4.1%	862	1,019	1,058	196
Table Tennis/Ping Pong	3.7%	786	930	965	179
Ice/Figure Skating	3.5%	737	872	904	167
Spin/Indoor Cycling	3.0%	619	732	760	141
Cross-Training	2.6%	545	644	669	124
Dance-Oriented Fitness	2.4%	510	603	626	116
Martial Arts/MMA	2.2%	470	556	577	107
Pilates	1.9%	396	469	486	90
Suspension Training	1.6%	326	385	400	74
Hockey (ice)	1.5%	321	380	394	73
Boot Camp	1.5%	315	372	386	72
Wrestling	1.4%	285	337	349	65
Pickleball	0.9%	185	219	227	42

Data from ESRI and NSGA (National Sporting Goods Association)

Note: These figures do not necessarily translate into attendance figures for various activities or programs. The “Did Not Participate” statistics refers to all 64 activities outlined in the NSGA 2019 Survey Instrument.

Participation by Ethnicity and Race: The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2019 and 2020 survey, the following comparisons are possible.

Participation Rates in the Primary Service Area

Indoor Activity	Primary Service Area	National Participation	African American	Hispanic Participation
Aerobic	17.1%	15.8%	13.1%	17.8%
Baseball	4.4%	4.1%	2.3%	4.8%
Basketball	9.0%	8.4%	11.6%	9.5%
Boot Camp	1.5%	1.9%	3.2%	2.4%
Cross-Training	2.6%	3.2%	4.3%	4.9%
Dance-Oriented Fitness	2.4%	3.7%	4.3%	5.3%
Exercise Walking	36.7%	35.6%	28.7%	32.4%
Exercise w/Equipment	20.0%	19.5%	17.4%	20.3%
High Intensity Interval Train	4.2%	4.7%	6.1%	6.5%
Hockey (ice)	1.5%	1.1%	0.1%	1.4%
Ice/Figure Skating	3.5%	2.9%	1.1%	3.5%
Martial Arts/MMA	2.2%	2.0%	1.0%	2.1%
Pickleball	0.9%	0.7%	0.2%	0.4%
Pilates	1.9%	2.0%	1.6%	2.5%
Running/Jogging	15.6%	15.4%	12.0%	17.8%
Spin/Indoor Cycling	3.0%	3.6%	4.0%	3.8%
Suspension Training	1.6%	2.0%	2.8%	2.6%
Swimming	15.9%	16.1%	8.8%	15.1%
Table Tennis/Ping Pong	3.7%	3.3%	2.3%	2.2%
Tennis	4.1%	4.1%	3.3%	3.7%
Volleyball	4.3%	3.5%	3.1%	3.6%
Weight Lifting	13.0%	12.6%	9.9%	13.2%
Workout @ Club	12.5%	13.2%	9.9%	13.2%
Wrestling	1.4%	1.1%	1.3%	1.2%
Yoga	11.2%	10.6%	9.0%	12.4%
Did Not Participate	20.7%	22.4%	24.9%	25.3%

Data from ESRI and NSGA (National Sporting Goods Association)

There is a not a significant Black population (5.1%) or the Hispanic population (9.6%) in the Primary Service Area is. As such the Hispanic population may play a factor with regards to overall participation. As such these numbers may not play a factor with regards to overall participation.

National Summary of Sports Participation: The following chart summarizes participation for indoor activities utilizing information from the 2019 and 2020 National Sporting Goods Association survey.

Sports Participation Summary

	Rank	National Participation (in millions)
Exercise Walking	1	113.9
Cardio Fitness	2	92.9
Strength Training	3	73.4
Exercise w/ Equipment	4	58.2
Hiking	5	54.4
Swimming	6	50.2
Running/Jogging	7	45
Bicycle Riding	8	44.6
Camping (overnight)	9	43.8
Weight Lifting	10	38.8
Yoga	11	31.7
Workout @ Clubs	13	29.6
Basketball	15	23.2
Billiards/Pool	16	22.3
Golf	17	19.7
Tennis	21	14.2
Soccer	22	14.1
Table Tennis/Ping Pong	23	12.5
Volleyball	26	11.7
Baseball	27	11.2
Softball	30	9.4
Ice/Figure Skating	31	8.3
Football (touch)	32	8.1
Football (tackle)	34	6.6
Skateboarding	35	6.5
Pickleball	38	6.4
Pilates	39	6.2
Football (flag)	41	5.7
Gymnastics	43	5.3
Martial Arts/MMA	44	5.3
Hockey (ice)	51	3.2
Wrestling	52	3.1
Cheerleading	53	3.1
Lacrosse	56	2.5

Data from ESRI and NSGA (National Sporting Goods Association)

Nat'l Rank: Popularity of sport based on national survey.
 Nat'l Participation: Population that participate in this sport on national survey.

National Participation by Age Group: Within the NSGA survey, participation is broken down by age groups. As such B*K can identify the top 3 age groups participating in the activities reflected in this report.

Table: Participation by Age Group

Sport	Largest	Second Largest	Third Largest
Aerobics	35-44	25-34	45-54
Baseball	7-11	12-17	25-34
Basketball	12-17	25-34	18-24
Bicycle Riding	55-64	45-54	12-17
Billiards/Pool	25-34	34-44	45-54
Bowling	25-34	35-44	18-24
Cheerleading	12-17	7-11	18-24
Exercise Walking	55-64	65-74	45-54
Exercise w/ Equipment	25-34	45-54	55-64
Football (flag)	7-11	12-17	25-34
Football (tackle)	12-17	18-24	7-11
Football (touch)	12-17	25-34	7-11
Gymnastics	7-11	12-17	25-34
Lacrosse	12-17	7-11	18-24
Martial Arts MMA	7-11	25-34	12-17
Pickleball	12-17	65-74	18-24
Pilates	25-34	35-44	45-54
Running/Jogging	25-34	35-44	45-54
Skateboarding	12-17	18-24	7-11
Soccer	7-11	12-17	25-34
Softball	12-17	7-11	25-34
Swimming	55-64	12-17	7-11
Tables Tennis	25-34	18-24	12-17
Tennis	25-34	35-44	12-17
Volleyball	12-17	25-34	18-24
Weight Lifting	25-34	45-54	35-44
Workout at Clubs	25-34	35-44	45-54
Wrestling	12-17	25-34	7-11
Yoga	25-34	35-44	45-54
Did Not Participate	45-54	55-64	65-74

Largest: Age group with the highest rate of participation.

Second Largest: Age group with the second highest rate of participation.

Third Largest: Age group with the third highest rate of participation.

National Sports Participation Trends: Below are listed several sports activities and the percentage of growth or decline that each has experienced nationally over the last ten years (2010-2019).

Table: National Activity Trend (in millions)

Sport	2010 Participation	2019 Participation	Percent Change
Kayaking	5.6	10.7	90.9%
Yoga	20.2	31.8	57.6%
Running/Jogging	35.5	46.0	29.7%
Gymnastics	4.8	5.9	23.8%
Aerobic Exercising	38.5	47.4	23.2%
Weight Lifting	31.5	37.8	20.0%
Cheerleading	0.0	3.7	18.0%
Wrestling	2.9	3.3	15.0%
Exercise Walking	95.8	106.5	11.2%
Workout @ Club	36.3	39.6	9.1%
Lacrosse	2.6	2.8	7.5%
Pilates	5.5	5.9	7.1%
Exercising w/ Equipment	55.3	58.3	5.5%
Ice/Figure Skating	8.2	8.6	5.3%
Soccer	13.5	14.2	5.2%
Volleyball	10.6	10.6	0.2%
Hockey (ice)	3.3	3.3	0.0%
Tennis	12.3	12.2	-0.6%
Baseball	12.5	12.2	-2.0%
Football (flag)	0.0	6.5	-2.9%
Football (touch)	0.0	8.9	-4.0%
Bicycle Riding	39.8	37.8	-5.1%
Martial Arts / MMA	0.0	6.0	-5.8%
Basketball	26.9	25.2	-6.2%
Softball	10.8	10.1	-6.8%
Swimming	51.9	48.0	-7.4%
Golf	21.9	17.9	-18.3%
Football (tackle)	9.3	7.3	-21.3%
Mountain Biking (off road)	7.2	5.6	-21.7%
Table Tennis/Ping Pong	12.8	9.9	-22.4%

2010 Participation:

The number of participants per year in the activity (in millions) in the United States.

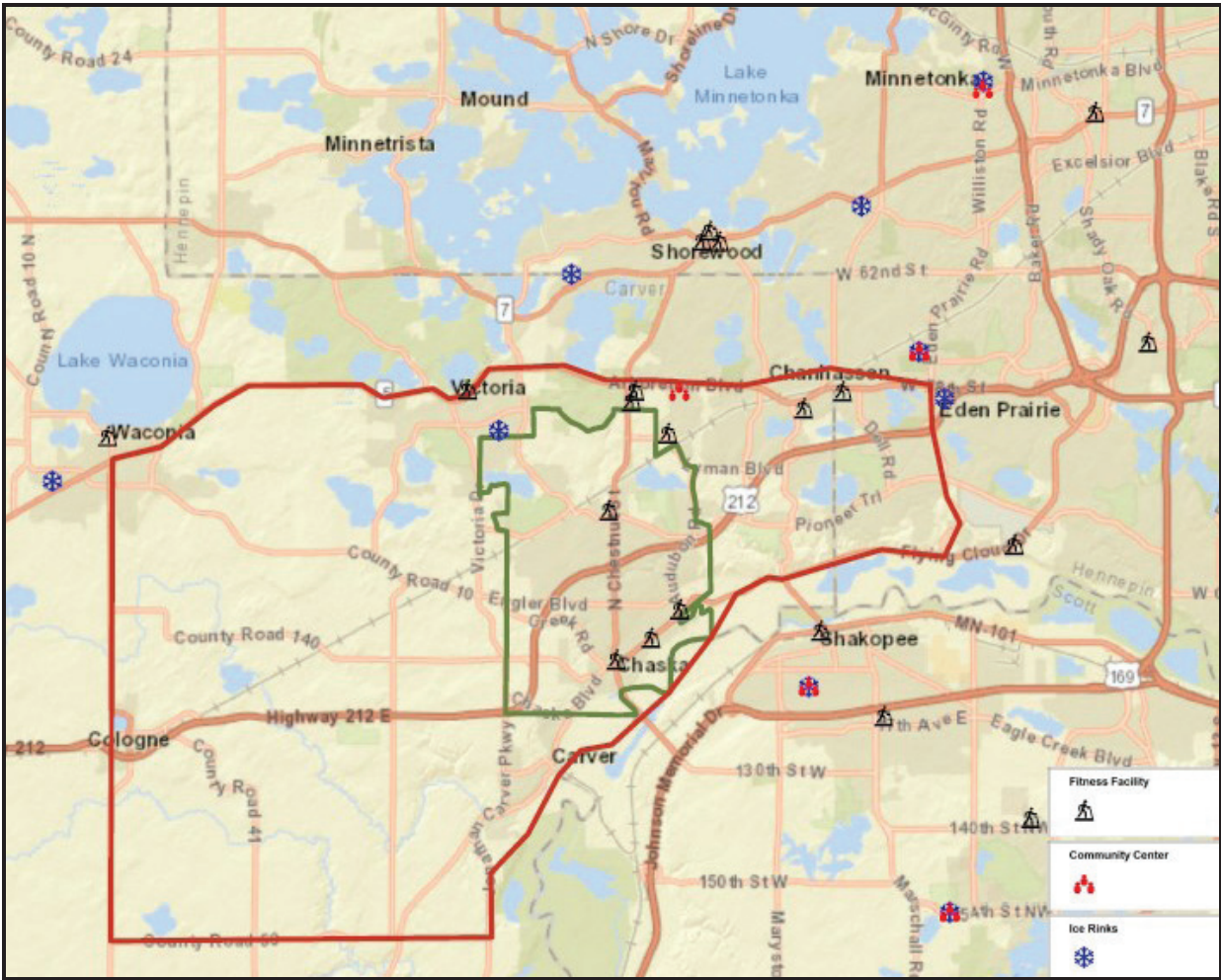
2019 Participation:

The number of participants per year in the activity (in millions) in the United States.

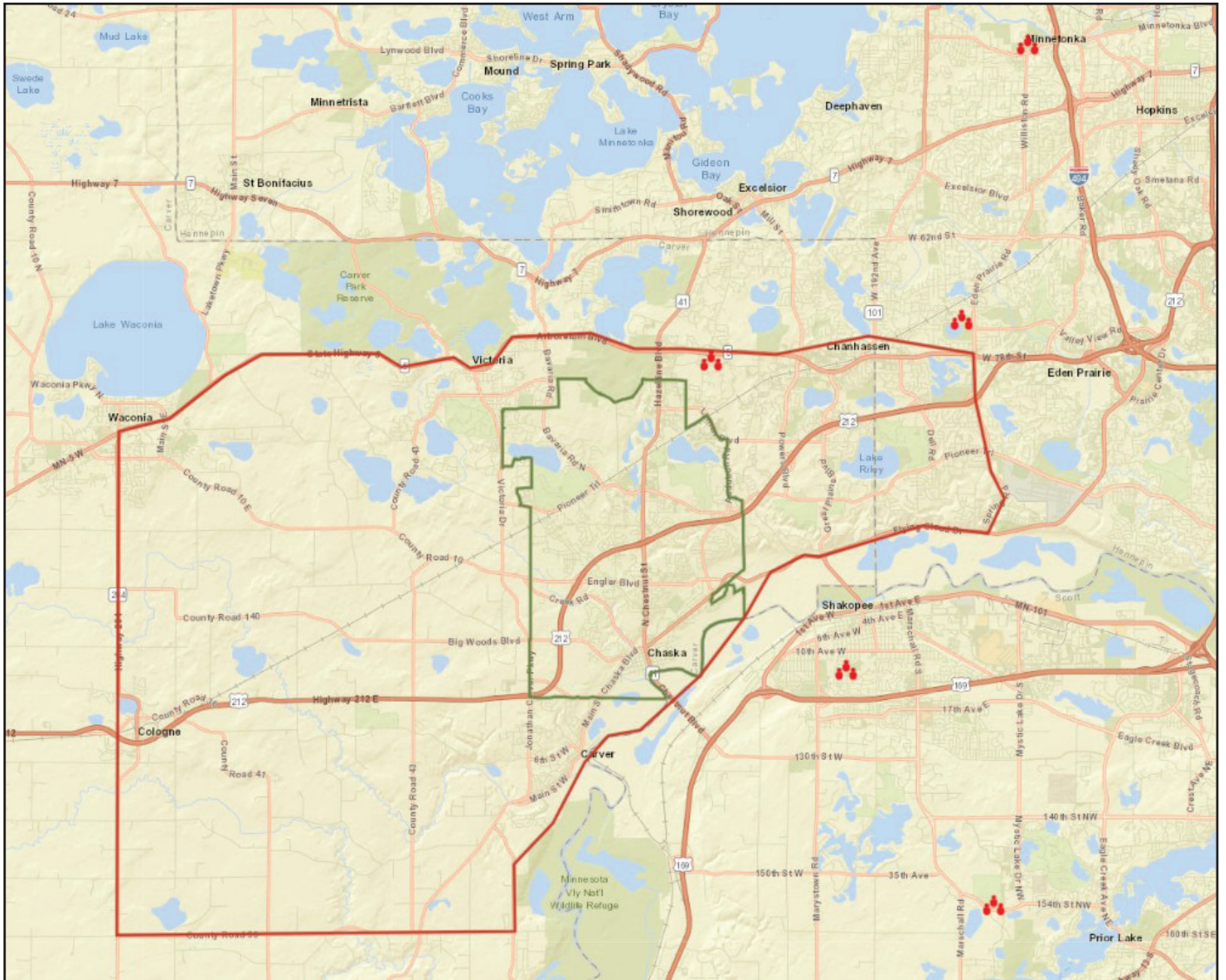
Percent Change:

The percent change in the level of participation from 2010 to 2019.

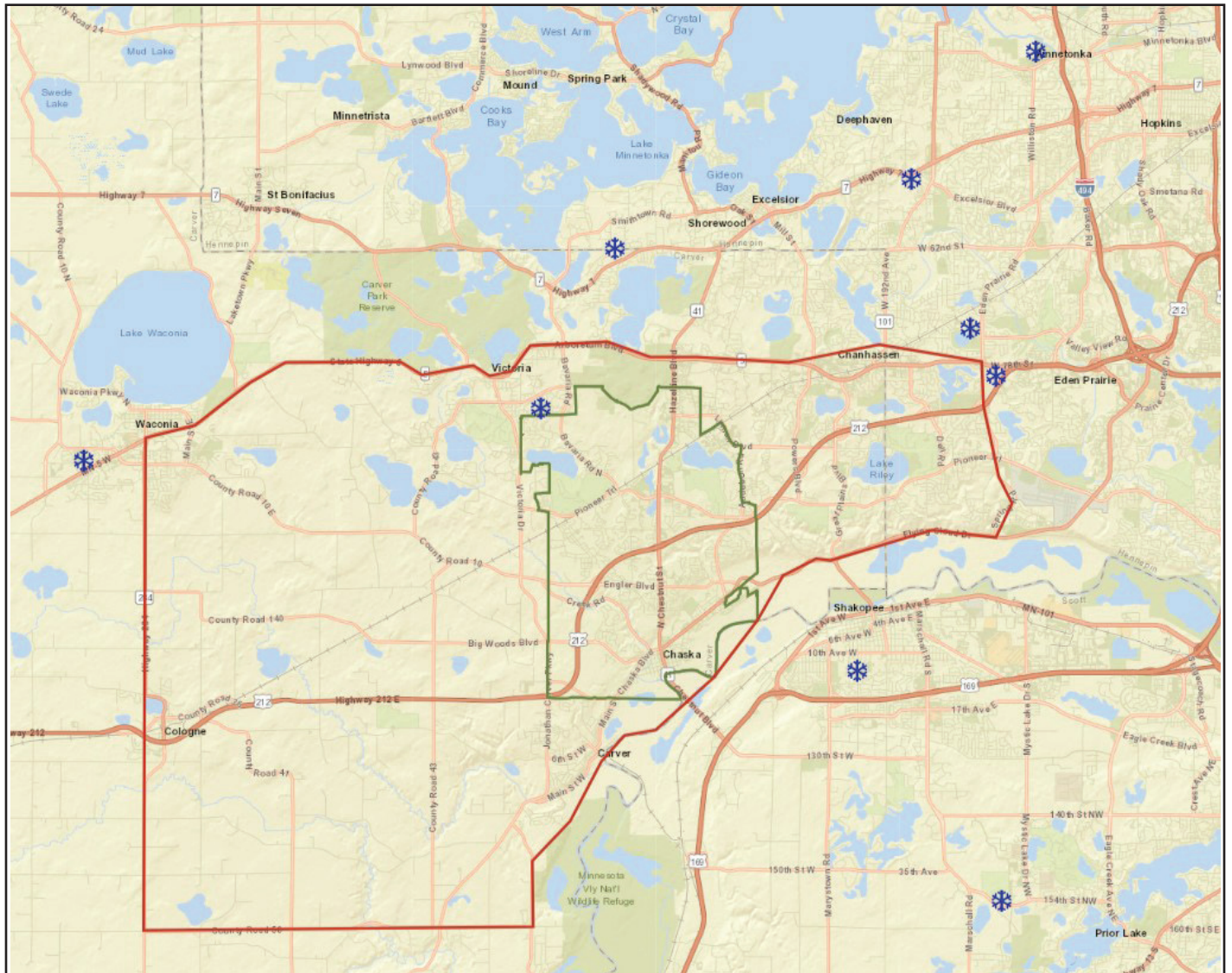
Alternate Service Provides



Recreations Centers



Ice Rinks



Fitness Centers

