



Warner Park Community & Recreation Center Expansion

Public Information Meeting

Introductions

Engberg Anderson Architects

Drew Kemp-Baird – Project Architect

Jim Brown – Principal

City of Madison Engineering Division

Amy Scanlon – Project Manager

City of Madison Parks Division

Mike Sturm – Landscape Architect

Warner Park Community Recreation Center (WPCRC)

Zach Watson – Facility Manager

Chad Norquist – Maintenance Mechanic

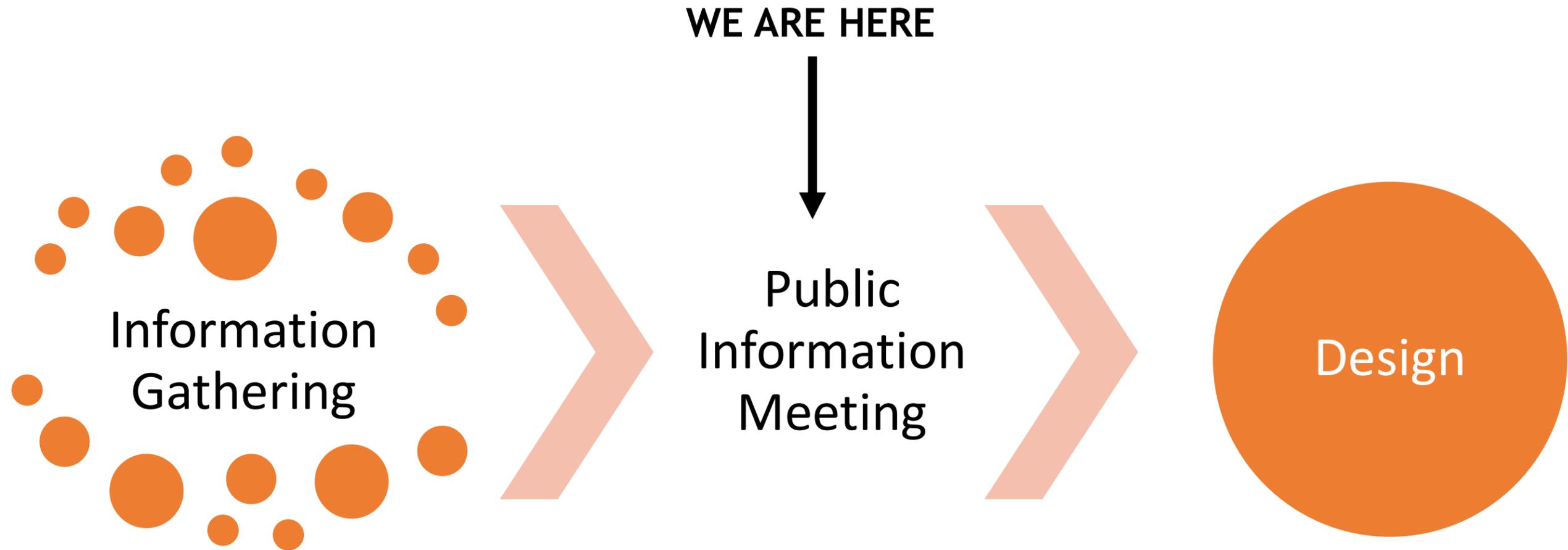


Agenda

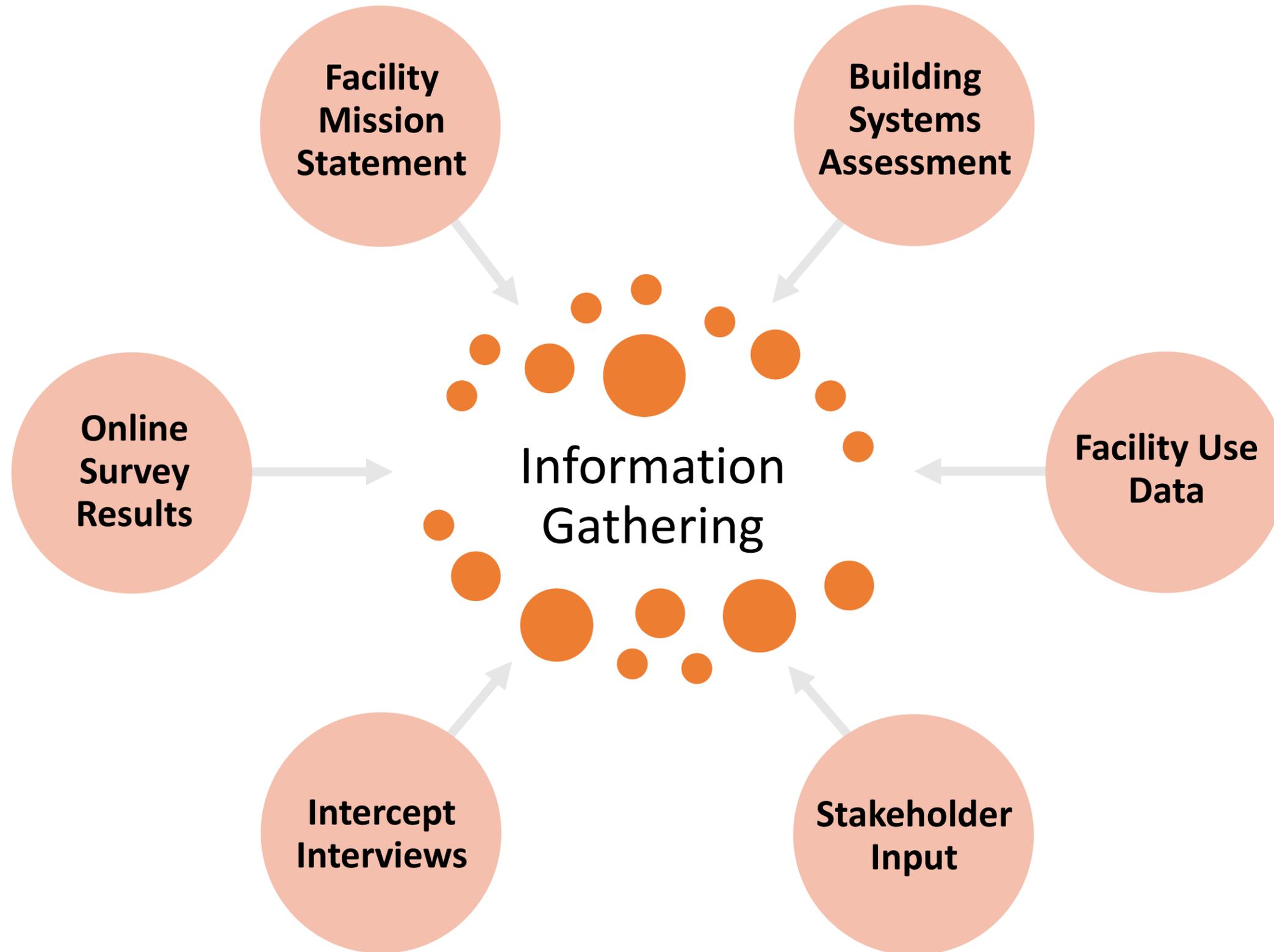
1. Process
2. Information Gathering
 - a) Facility Mission Statement
 - b) Building Systems Assessment
 - c) Facility Use Data
 - d) Stakeholder Input
 - e) Intercept Interviews
 - f) Online Survey Results
3. Guiding Principles
4. Project Goals
5. Timeline



Process



Process



Facility Mission Statement

“A gathering place which provides innovative growth and enrichment opportunities for the Madison community and connects people of all ages, races and cultural backgrounds.”



Building Systems Assessment

Programmatic Facility Study

- Completed by Engberg Anderson in 2017
- Identified multiple options for expansion with projected budgets for each option
 - Recreation Spaces
 - Community Spaces
 - Support Spaces
- Facility Assessment analyzed existing condition of building systems
 - Replace air-cooled chiller
 - Fix grading issues and foundation settlement along building perimeter
 - Resurface parking lot
- **City of Madison anticipates a \$5M project**

PROPOSED INDOOR PROGRAM
 Proposed additional, alternate spaces are not only intended to expand programming for those specific spaces, but free up time and area for the Gymnasium and Community Rooms. Each proposed space will need additional support spaces for storage, mechanical and restrooms.

One of the proposal additional spaces would be a second or Upper Gymnasium. If this space is included in the overall building expansion the additional restroom facilities would need to be coordinated. The plan diagrams show two additional restroom areas. However, these could be consolidated if the Upper Gymnasium was constructed at this same time as other areas.

The Upper Gymnasium could also be implemented as a separate project either before or after other building expansions. The plan diagrams indicate how this could be achieved. The project budget has costs associated with either option.

The Child Care area is another alternate space which could be part of the expansion if a third party company was interested in providing these services. The Parks Division is currently not considering providing "Day Care" services.

EXPANSION/NEW INDOOR SPACES	Area
Recreation Spaces	2,350 sf
Community Spaces	2,050 sf
Support Spaces	3,000 sf
Existing Space Subtotal	7,400 sf
Net to Gross Allowance 8%	600 sf
TOTAL NEW INDOOR AREA	8,000 sf



	Resolution
an	Provide at least one additional staff office.
e for on.	Remove some equipment to create required circulation paths.
be int p yr	This condition will need to be addressed in a building renovation or expansion plan.
	Budget for replacement in 10-15 years if the building is not renovated or expanded. The renovated or expanded building should plan for the replacement of this system.
	Provide a lighting control system.
	Provide mechanical cooling in existing and new technology rooms.

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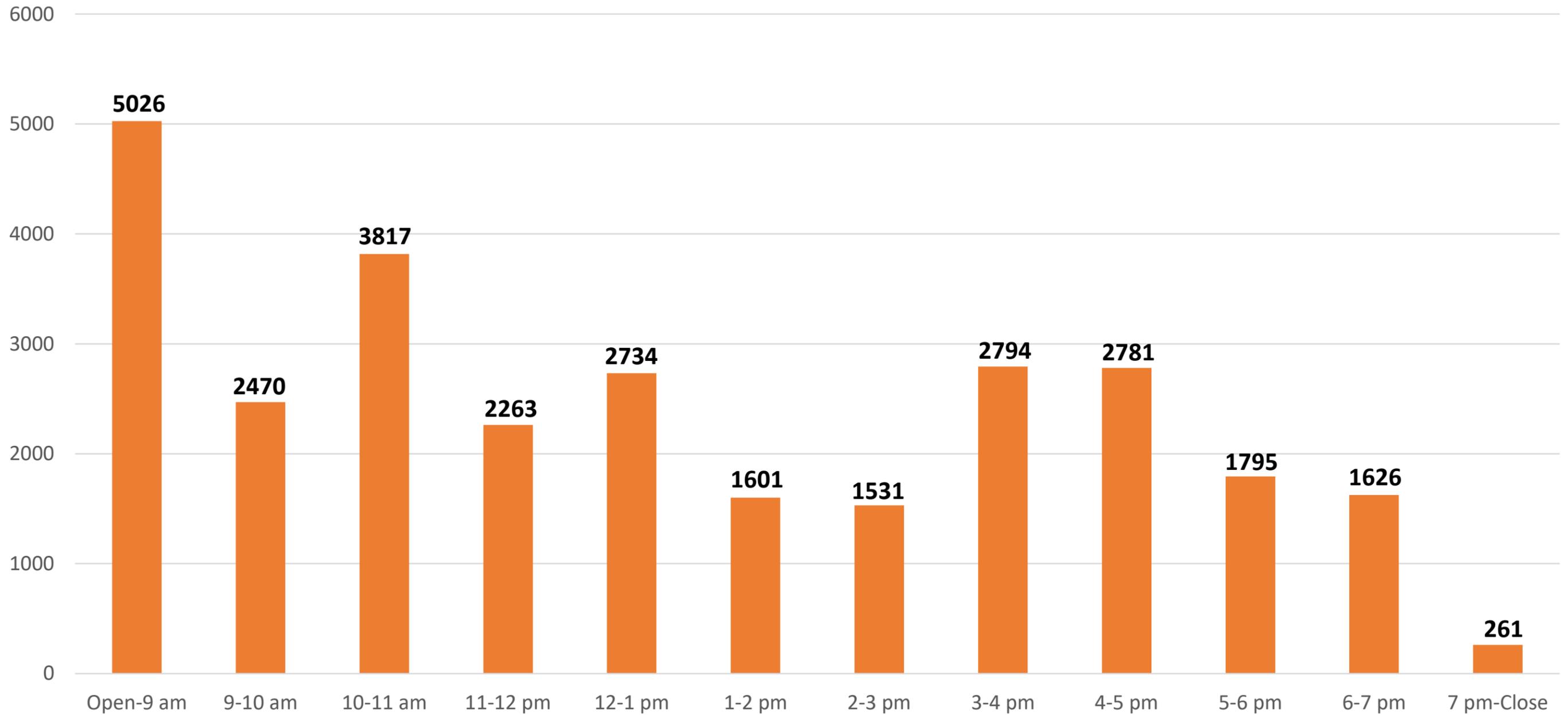
	mechanical cooling. Newer equipment in these rooms can be more sensitive to high temperatures. Premature equipment failure may occur if left to operate in the current conditions
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EXPANSION SUMMARY
 Each building façade has different challenges for potential expansion. There are additional concerns with building expansion as it relates to the site. These concerns are summarized below.

SITE
 The facility does not meet a minimum parking requirement and any expansion will require additional parking. Also, the current receiving and trash area does not meet the needs of the building nor City of Madison zoning requirements. These issues would need to be addressed in any expansion. A screening fence or wall must be provided to screen the following site elements: Refuse disposal areas, outdoor storage areas, loading areas, and mechanical equipment.

Facility Use Data

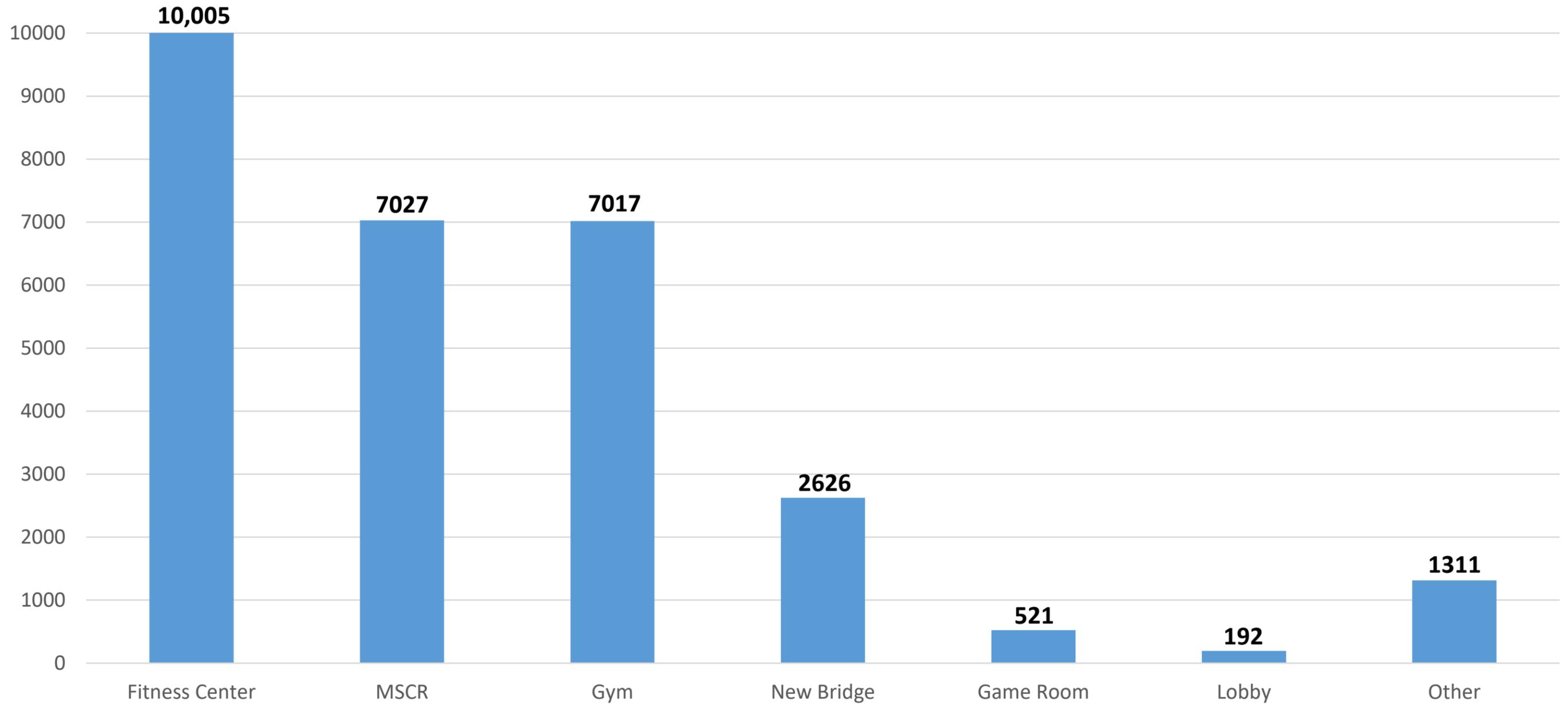
Daily Pass Check-Ins by Hour



Data calculated from 11/1/21 through 11/1/22.

Facility Use Data

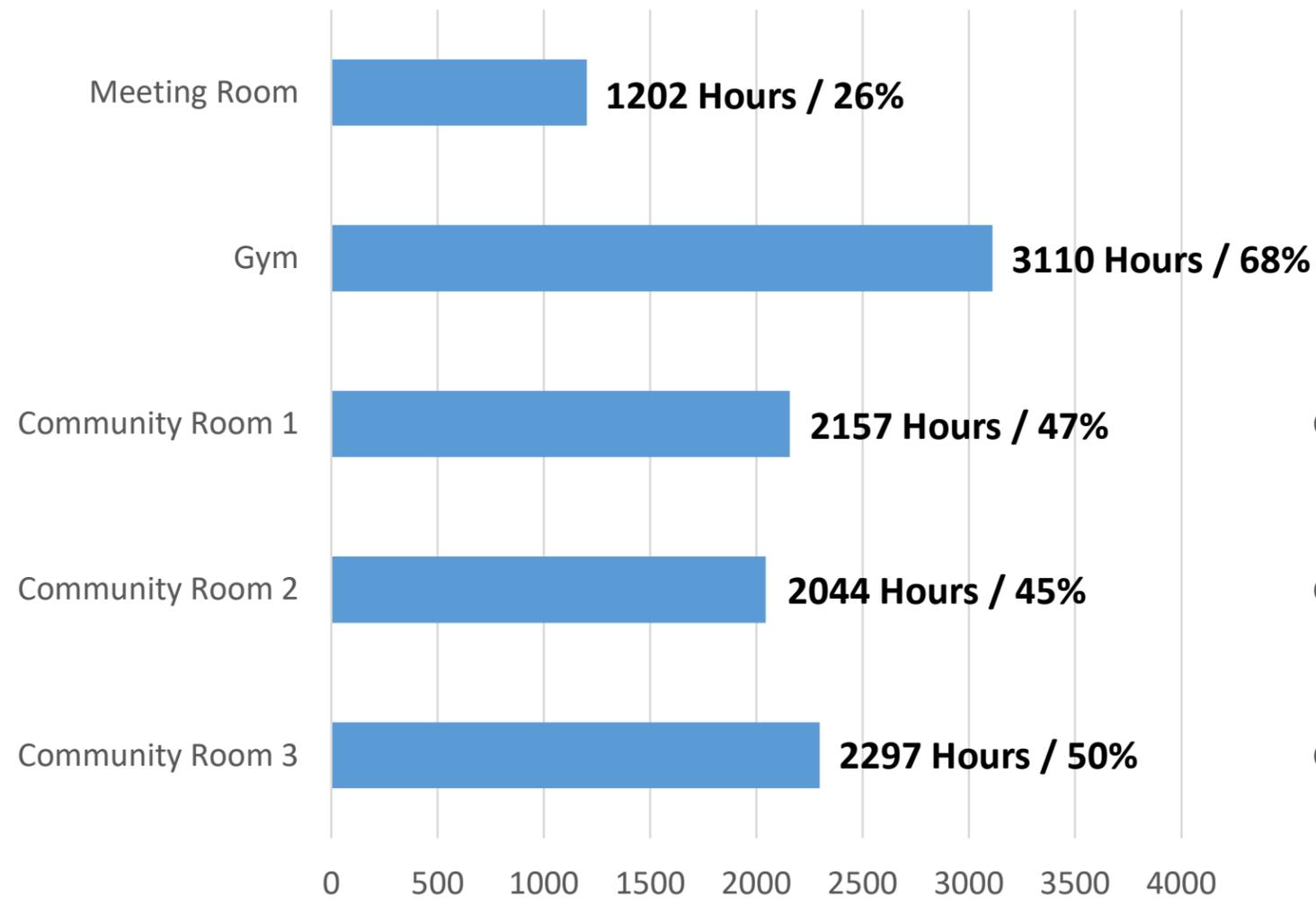
Daily Pass Check-Ins by Activity



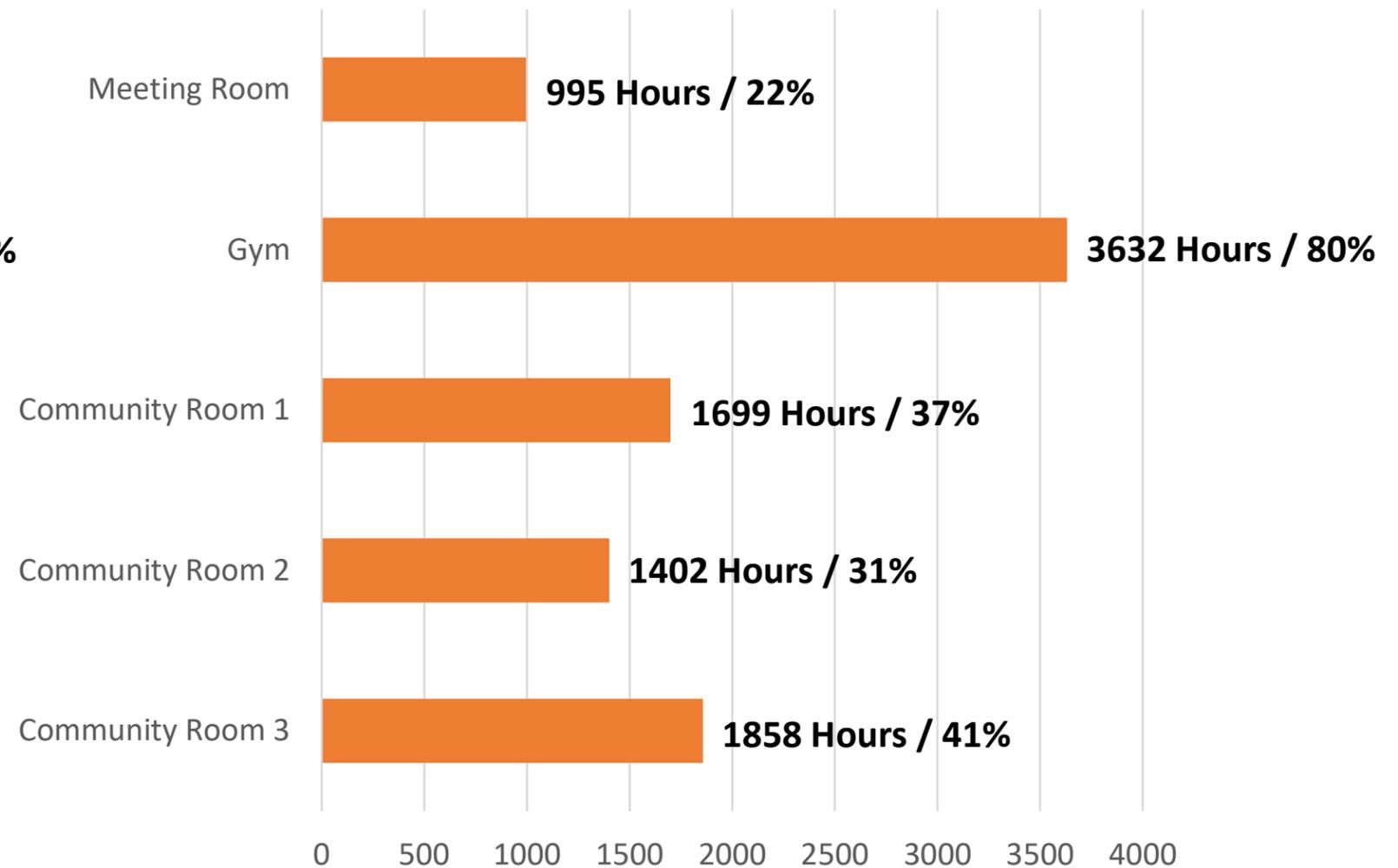
Data calculated from 11/1/21 through 11/1/22.

Facility Use Data

Room Use in 2017



Room Use in 2022



Hours of use are calculated based on WPCRC data over a calendar year.

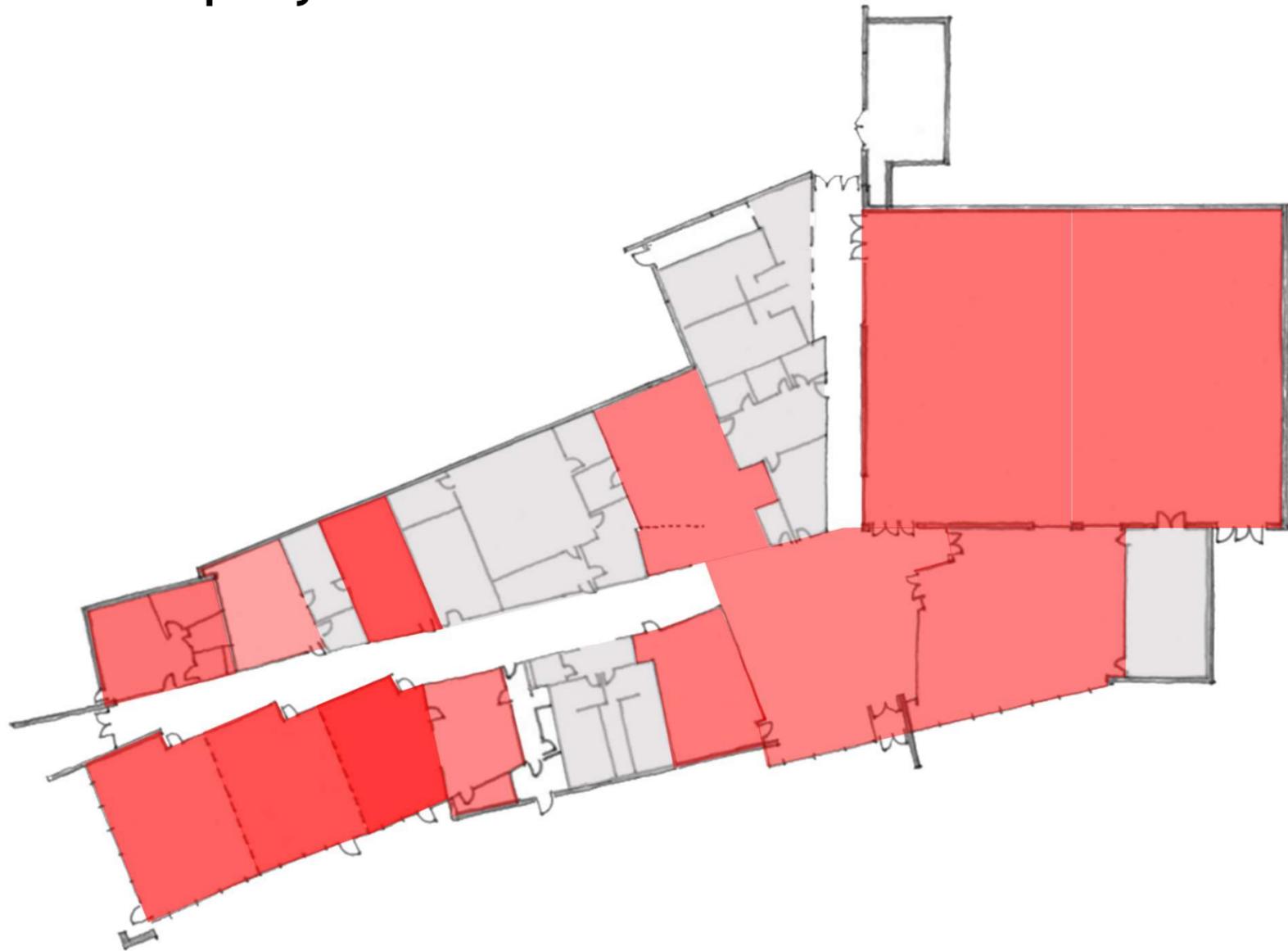
Percentages are calculated based on the center's hours.

- WPCRC hours area M-F 8-8 + S-S 8-6 = 4550 hours open per year.

Facility Use Data

8 am - 12 pm

1464 hours per year



Space	Hours	% Used	Delta
Gym	1167	80%	Even
Community 1	640	44%	+7%
Community 2	584	40%	+9%
Community 3	798	55%	+14%
Meeting Room	340	23%	+1%
Dry Crafts	441	30%	+9%
Wet Crafts	93	6%	-7%

Delta = Difference between room use during this time window and average yearly room use.

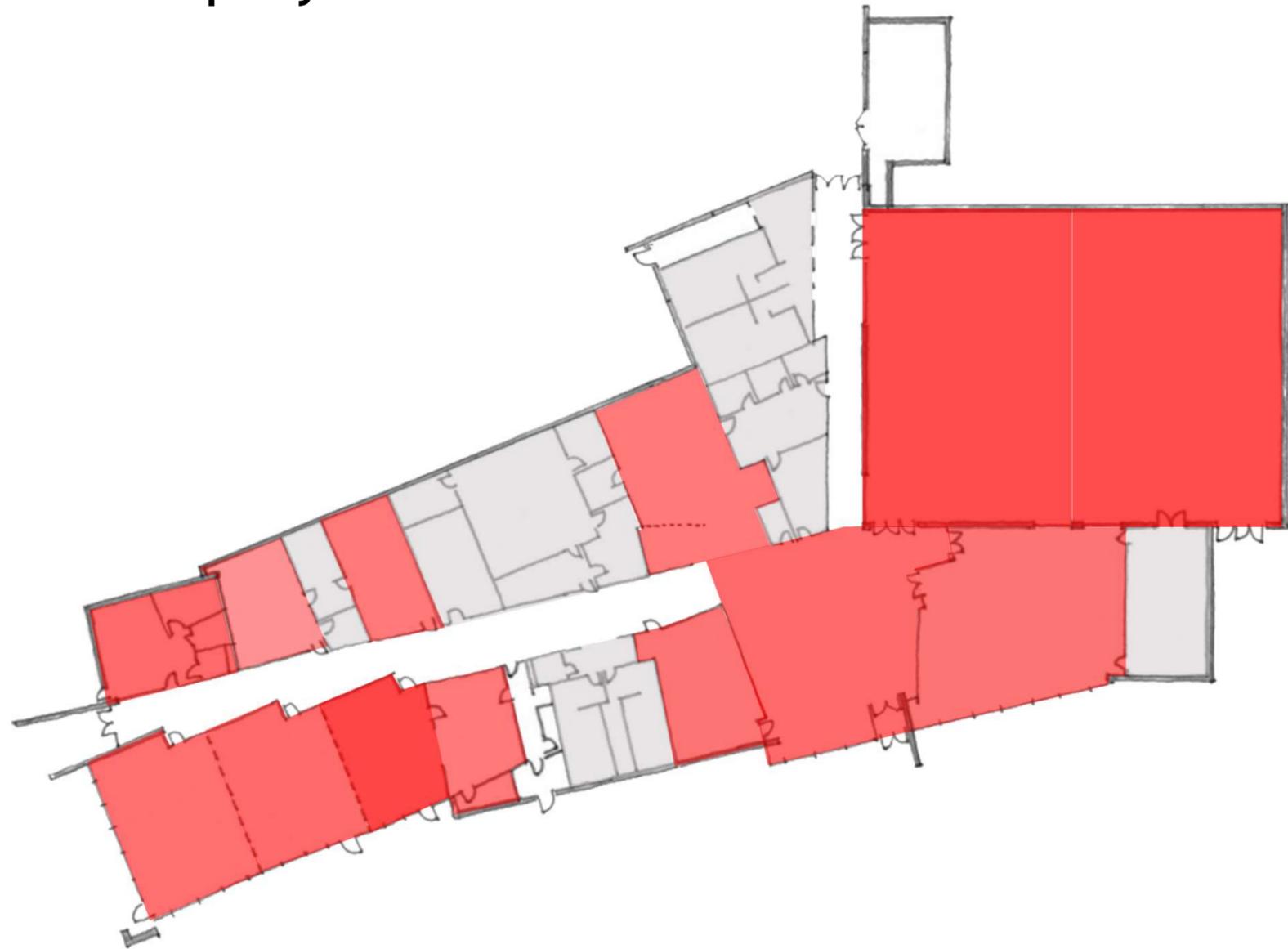
Key:

- Heavier Use than Yearly Average
- Lighter Use than Yearly Average
- Back of House/Storage Spaces

Facility Use Data

12 pm - 3 pm

1098 hours per year



Space	Hours	% Used	Delta
Gym	998	91%	+11%
Community 1	445	41%	+4%
Community 2	384	35%	+4%
Community 3	573	52%	+11%
Meeting Room	262	24%	+2%
Dry Crafts	240	22%	+1%
Wet Crafts	102	9%	-4%

Delta = Difference between room use during this time window and average yearly room use.

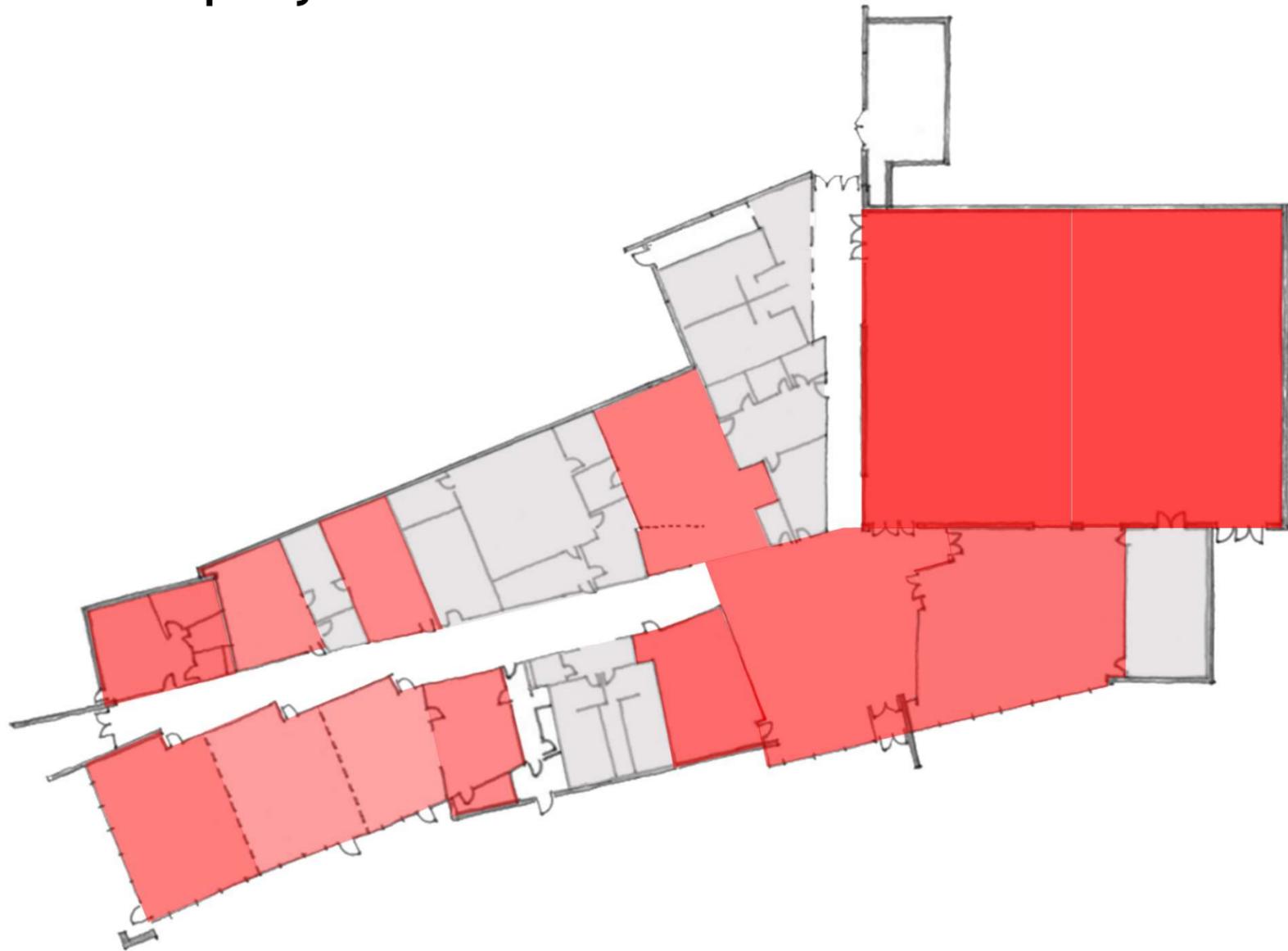
Key:

- Heavier Use than Yearly Average
- Lighter Use than Yearly Average
- Back of House/Storage Spaces

Facility Use Data

3 pm - 6 pm

1098 hours per year



Space	Hours	% Used	Delta
Gym	1009	92%	+12%
Community 1	421	38%	+1%
Community 2	273	25%	-6%
Community 3	373	34%	-7%
Meeting Room	286	26%	+4%
Dry Crafts	205	19%	-2%
Wet Crafts	108	10%	-3%

Delta = Difference between room use during this time window and average yearly room use.

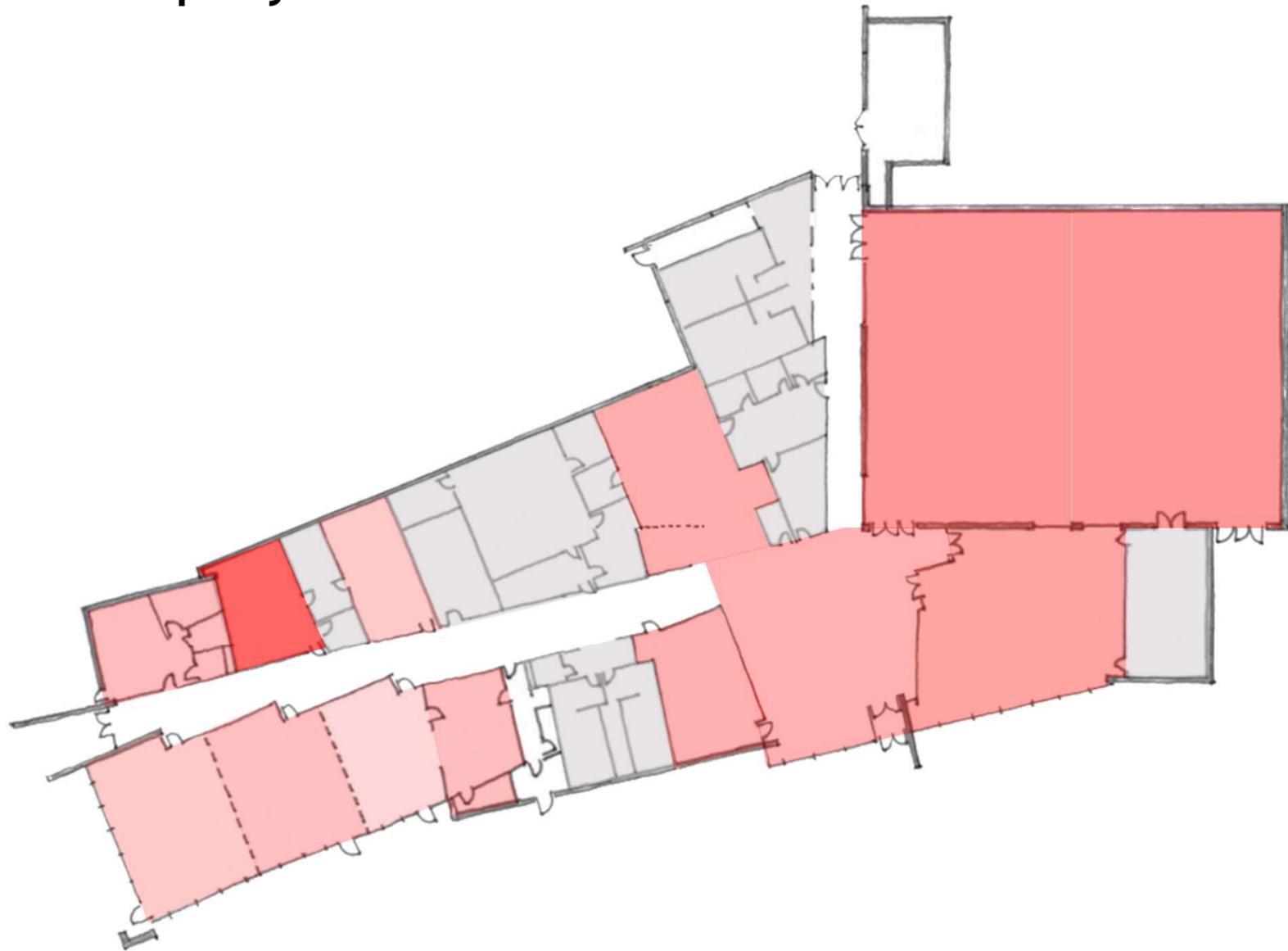
Key:

- Heavier Use than Yearly Average
- Lighter Use than Yearly Average
- Back of House/Storage Spaces

Facility Use Data

6 pm - 8 pm

890 hours per year



Space	Hours	% Used	Delta
Gym	458	51%	-29%
Community 1	193	22%	-15%
Community 2	161	18%	-13%
Community 3	114	13%	-28%
Meeting Room	107	12%	-10%
Dry Crafts	55	6%	-15%
Wet Crafts	294	33%	+20%

Delta = Difference between room use during this time window and average yearly room use.

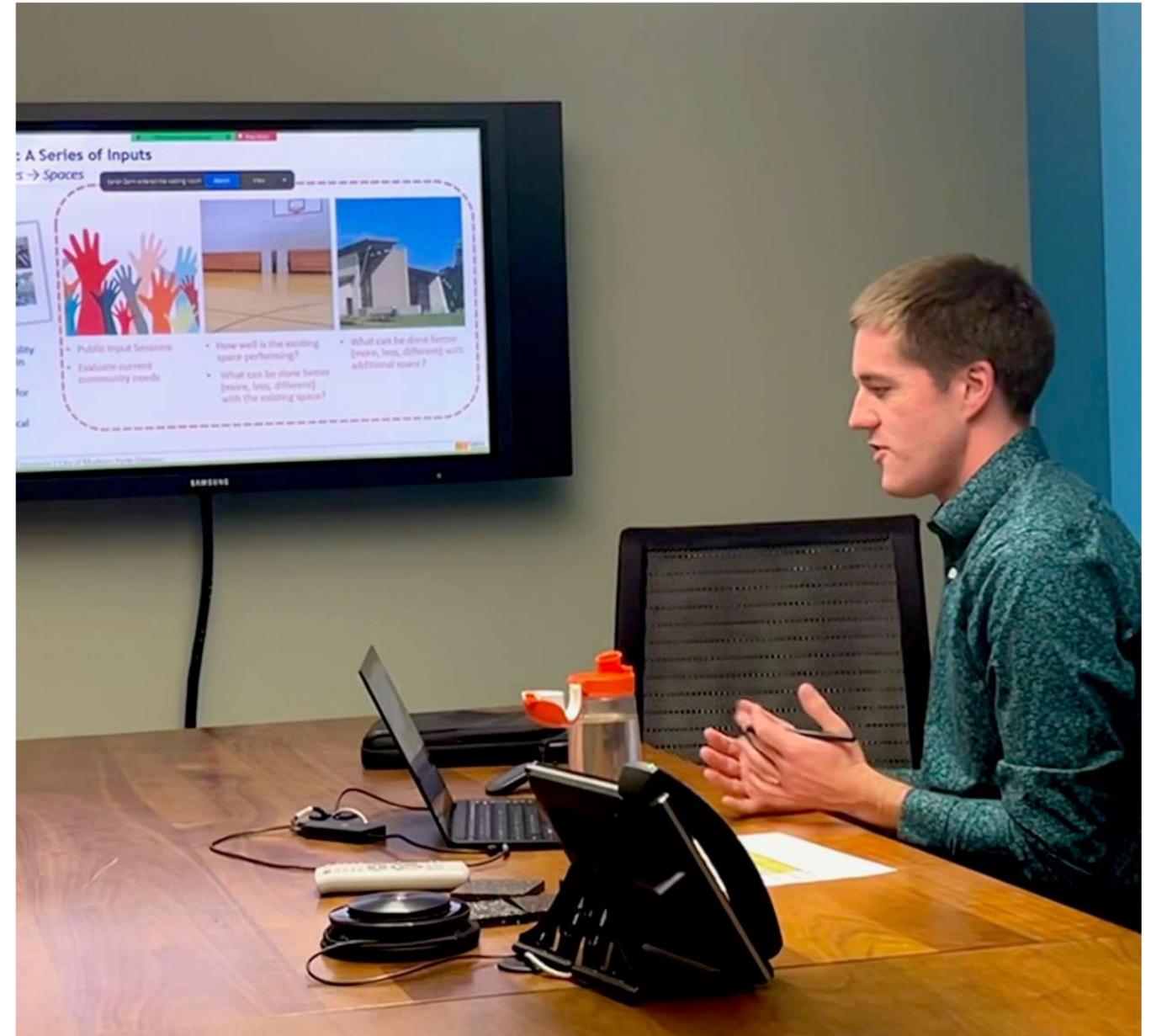
Key:

- Heavier Use than Yearly Average
- Lighter Use than Yearly Average
- Back of House/Storage Spaces

Stakeholder Input

Met with Multiple Community Groups

- Lake View Library
- YWCA Restorative Justice
- MSCR
- New Bridge
- Madison Starlings Volleyball
- Northport and Packers Community Center
- Kennedy Heights Community Center
- Big Top Sports and Entertainment
- East High School Athletics Department
- Mosaic Madison
- Warner Park Circle of Friends



Lake View Library

October 12th, 3:30 pm

Current Uses

- Monthly book club with New Bridge
- Youth programming during the week
- Participate in Family Fun Nights
- Community rooms for larger meetings

Opportunities for Improvement

- Operate in tandem with Community Center to provide safe spaces for teens
- Grow New Bridge partnership, as book club has moved primarily online
- Quiet, conversational spaces
- Work with Community Center to issue library cards to youth
- Improved path/drop-off area for unloading books

YWCA Restorative Justice

October 18th, 11:00 am

Current Uses

- Gym, game room, and craft rooms for school/youth programs throughout the year
- After-school programming
- Meetings and trainings during the day
- 100-200 teenagers come through the Center every week after school

Opportunities for Improvement

- Space for restorative justice purposes – Use to highlight culture of Warner Park
- More gym space for multiple sports and tournaments
- Expanded gaming area with more game offerings
- Quiet room for youth to decompress or have one-on-one conversations
- Gender-neutral restrooms
- Youth-only bathroom near the gym
- Storage for backpacks
- Recording studio
- Permanent A/V systems in entry, classrooms, and meeting rooms

MSCR + New Bridge

October 18th, 1:00 pm

Current Uses

- Fitness classes for all ages and 50+
- Art classes and art programs
- Staff meetings and trainings
- Summer camp
- New Bridge meal, four days a week
- Health clinics
- Speakers and musical performances
- Tech assistance with computers and smartphones
- Book clubs, card games, ping pong
- Prepare monthly newsletter onsite
- Childcare (before the pandemic)

Opportunities for Improvement

- Multipurpose fitness class spaces with flexible flooring
- More adult sports programming, including pickleball
- More classroom and storage space for art classes
- Computer lab
- Conversational space for older adults
- Increase storage space – Arrange fitness storage space for easy access during classes
- Improve acoustics in meeting spaces
- Higher mounted toilets
- Additional office in New Bridge suite
- Integrated PA system for building-wide events

Madison Starlings Volleyball

October 18th, 2:30 pm

Current Uses

- Tryouts in October and November; parents wait in a meeting room
- Parent meetings
- Practices on Sundays

Opportunities for Improvement

- Second gym would allow Center to host tournaments – Provide spectator space
- 6' around court to jump serve
- Changing spaces preferred to locker rooms
- Ticketing and concessions areas for tournaments
- Storage for carts, balls, and tall equipment

Northport and Packers + Kennedy Heights Community Centers

October 18th, 3:30 pm

Current Uses

- Open gym; youth participation in basketball camps and teams
- Pottery classes offered with summer program
- Gallery Night in community room
- Gaming and homework time for youth
- Speakers and musical performances

Opportunities for Improvement

- Weightlifting classes for teenagers
- Opportunities in gym for multiple sports
- Better performance space
- Acoustic separation between front desk and game room
- Computer lab
- Quiet, conversational spaces – MMSD may use them to meet one-on-one with youth

Big Top Sports and Entertainment

October 19th, 9:00 am

Current Uses

- Use gym and community rooms for events in the offseason
- Book community rooms to use as backup/overflow space for events at the ballpark
- Coordinate parking accommodations with Center during Mallards season

Opportunities for Improvement

- Opportunities in gym for multiple sports
- Involvement and interaction between youth sports and Mallards/Forward Madison players

East High School Athletics Department

October 19th, 10:30 am

Current Uses

- East athletes use the space frequently
- Coordinate with WPCRC staff to give information to kids and set up lines of communication
- Feeder programs for younger kids

Opportunities for Improvement

- Opportunities in gym for multiple sports
- Greater gym capacity will provide more opportunities for weekend tournaments
- Make locker rooms a multipurpose “team” space with individual showers/changing stalls
- Gender-neutral and family changing rooms
- Multipurpose space to function as “tournament central”

Mosaic Madison

October 20th, 3:30 pm

Current Uses

- Community meetings
- Training/professional development opportunities
- Building-wide events (Increase the Peace)
- Art fairs
- Candidate forums
- Neighborhood association board meetings
- Daycare/childcare before the pandemic

Opportunities for Improvement

- Space for youth and adults to coexist and feel welcome in the Center
- Multi-use support/meeting spaces
- Space to practice job interviews
- Vocational training/driver's ed opportunities
- Use the kitchen as a teaching space
- Connection with greenspace and nature
- Improved acoustics and lighting

Warner Park Circle of Friends

October 21st, 3:30 pm (virtual) and October 31st, 10:15 am (in-person)

Current Uses

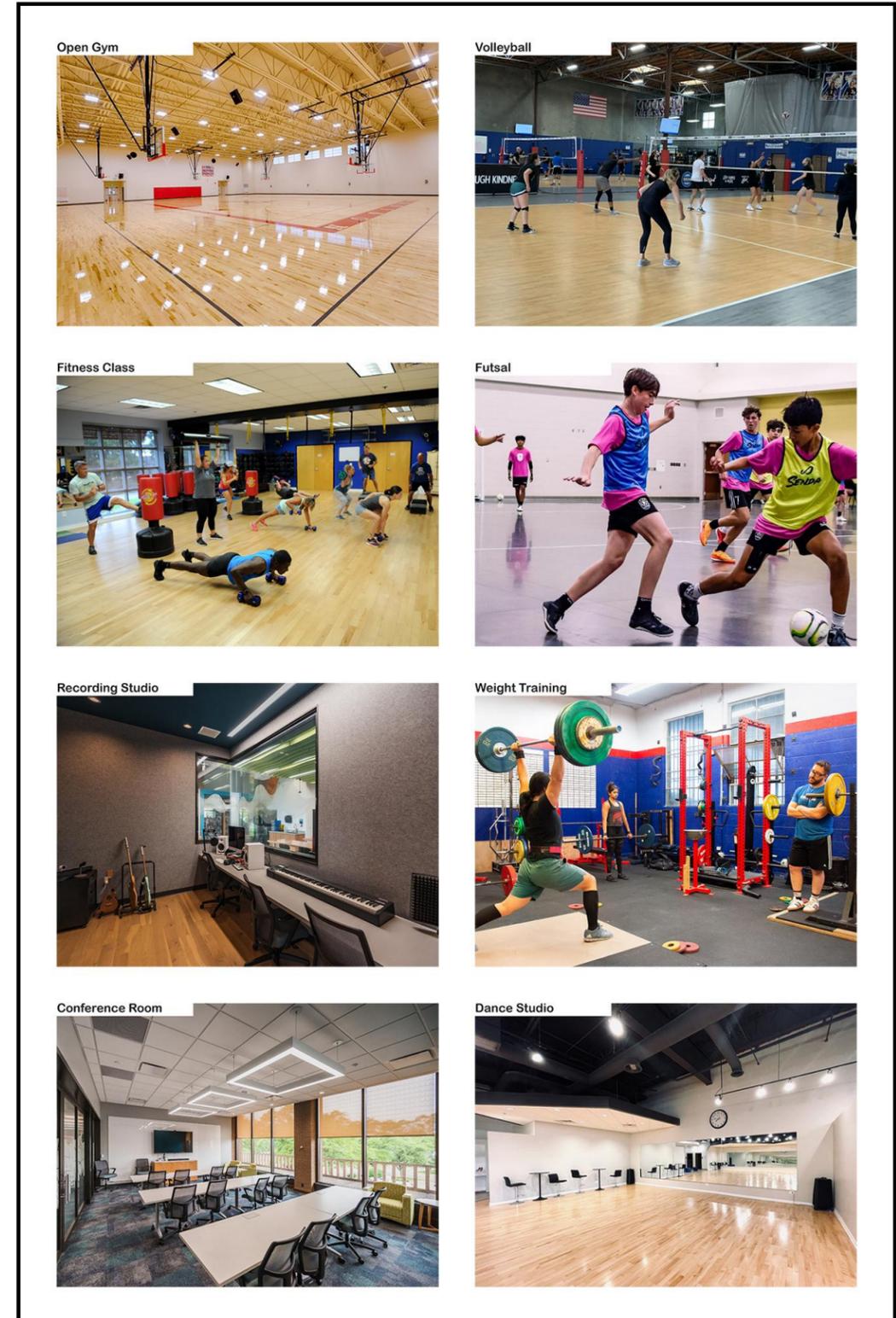
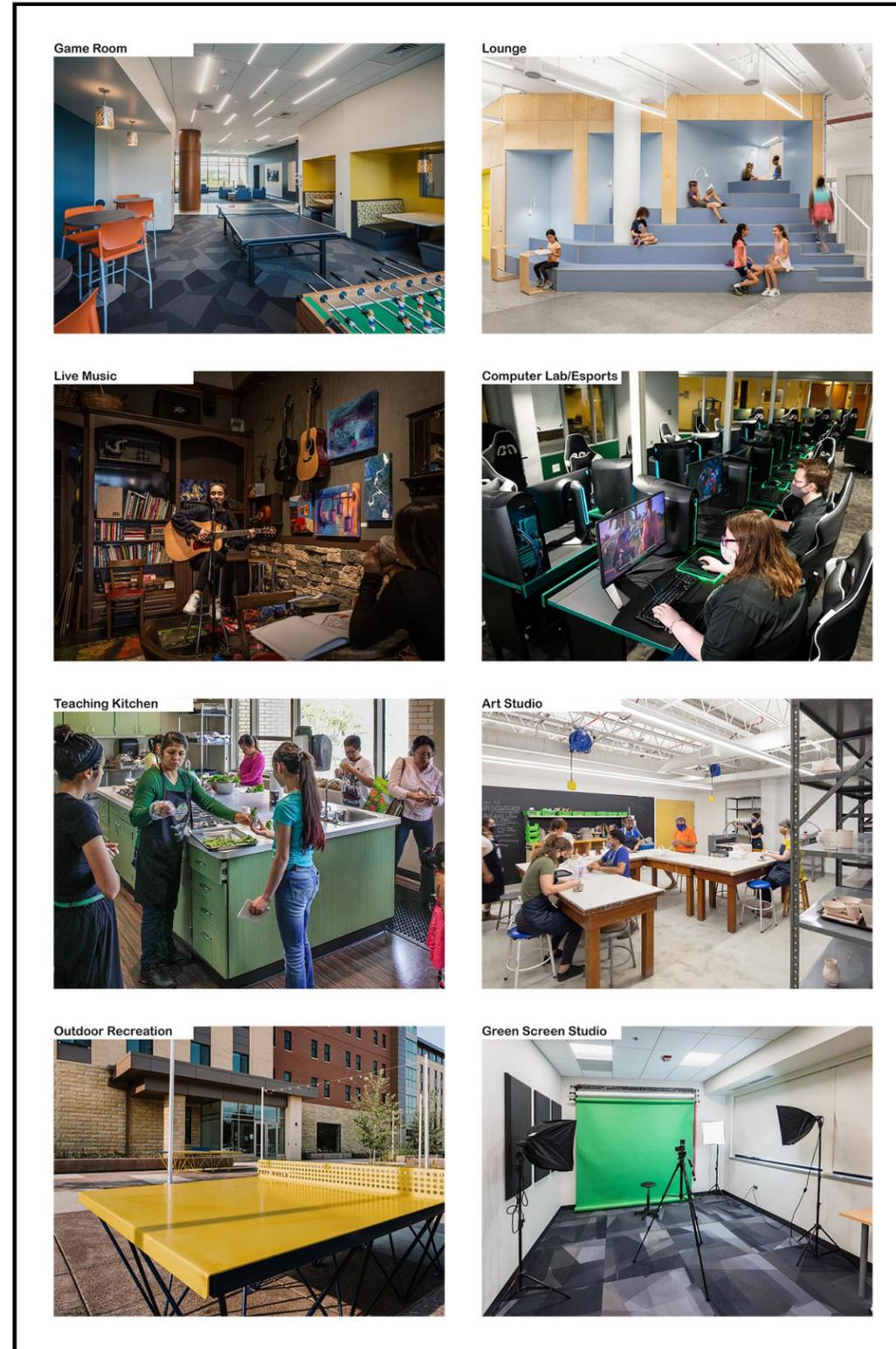
- Yoga, pilates, and exercise classes in gym
- Art classes
- Exercise room for individual workouts
- Use kitchen to cook for bake sales

Opportunities for Improvement

- All-day services for seniors
- Dance studios with mirrors, bars, and appropriate flooring
- Larger spaces for exercise and art classes
- Better lighting and acoustics
- Larger and more functional meeting rooms
- Multipurpose space for both childcare and teen/adult programming
- Quiet conversational spaces for older adults

Intercept Interviews

- Asked teens to identify the spaces they would be most and least interested in including as part of the expansion
- Took ideas from stakeholder meetings to propose as potential spaces in the expansion
- 20 teens arrived between 3 and 5 pm on Thursday, November 3rd



Intercept Interviews

Key Takeaways and Desires

- Use the expansion to provide services which are not currently offered
- Interactive, multipurpose spaces
- Offer programming centered around teens' interests
 - PC/virtual reality gaming
 - Weight training
 - Cooking

Most Interested



Least Interested

Computer Lab/Esports



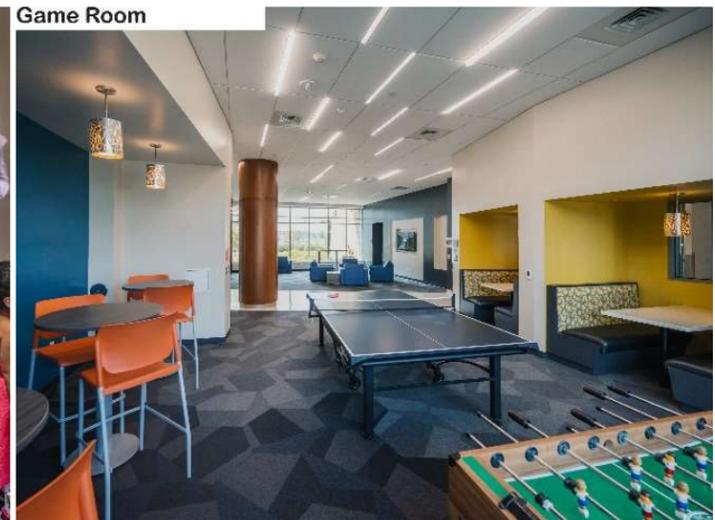
Weight Training



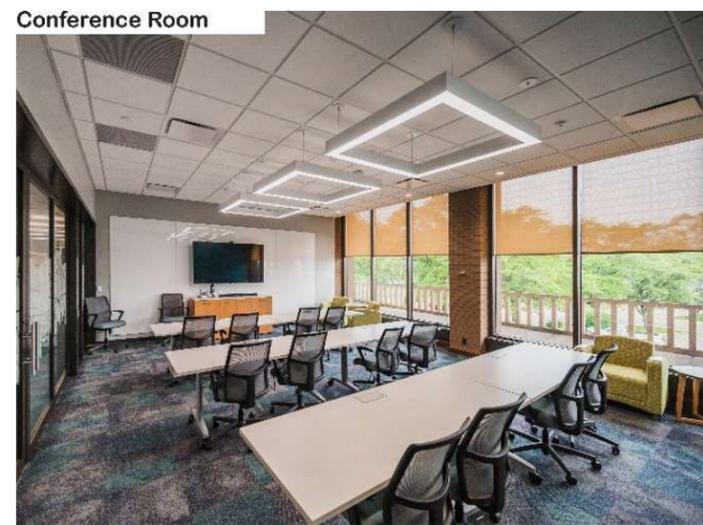
Teaching Kitchen



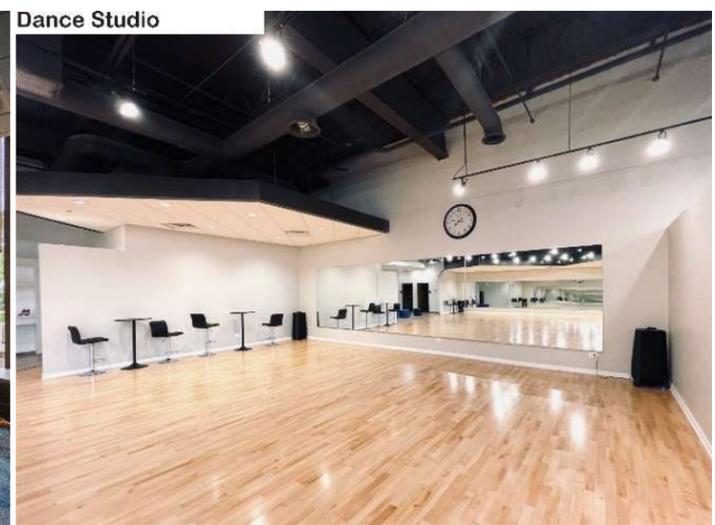
Game Room



Conference Room



Dance Studio



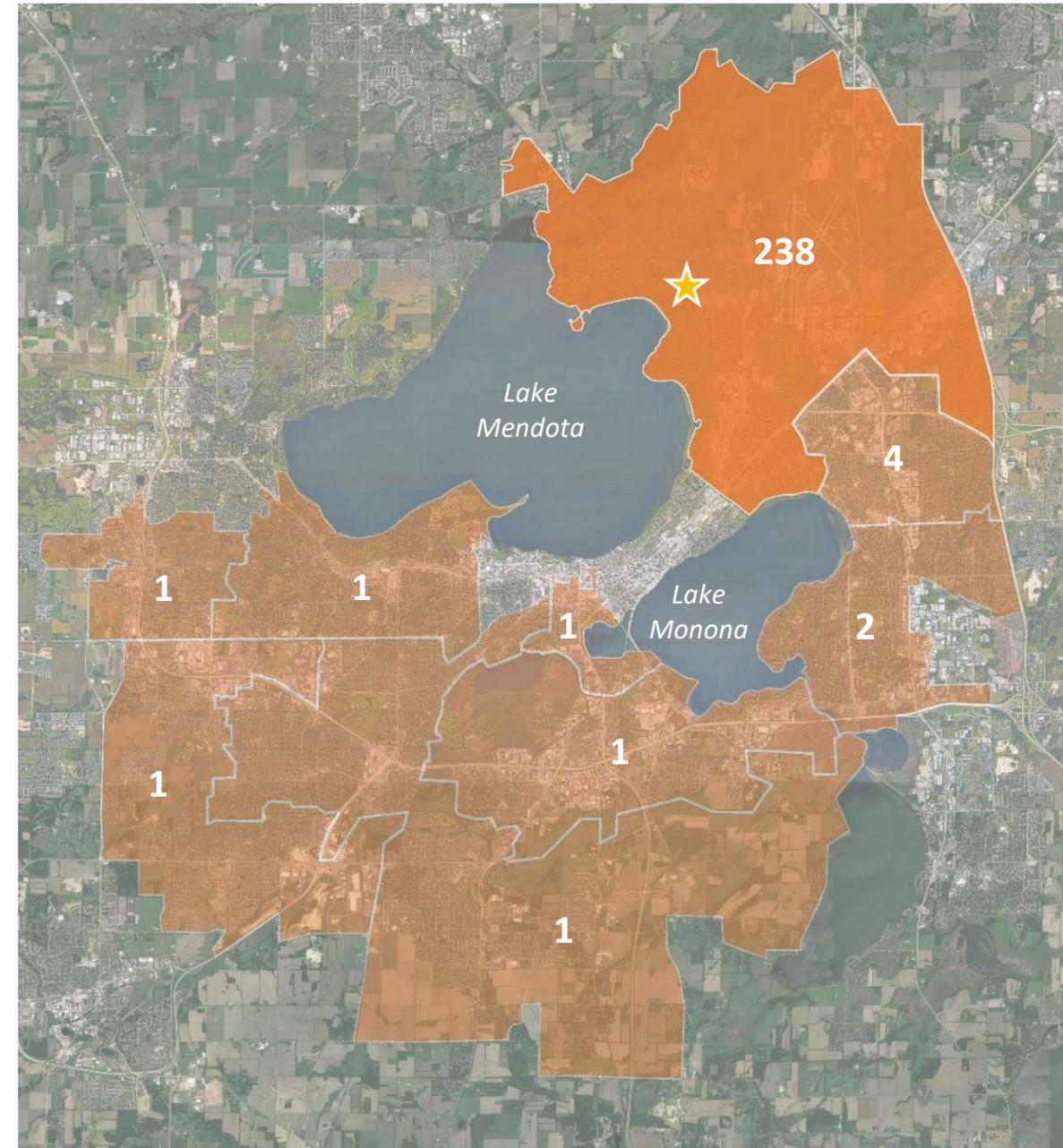
Online Survey Results

- Survey open from October 5th – November 3rd
- 250 respondents completed the survey
- Combination of demographic, multiple choice, and open-ended response questions
- **95% of respondents lived in the same ZIP Code as Warner Park (53704)**

General Notes:

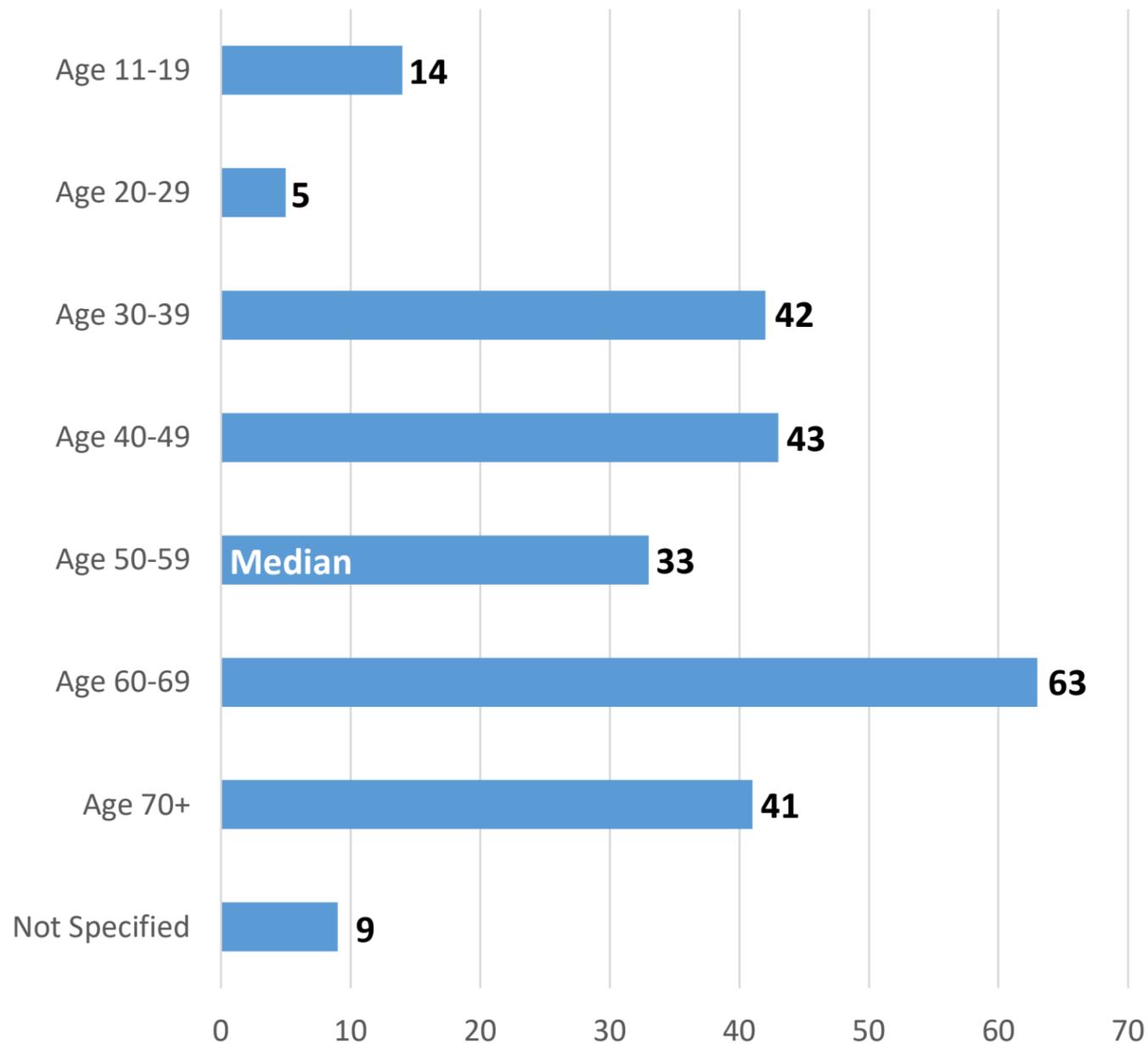
- Question types and formats are indicated along with the response data.
- “Amenities in the Park” is used to include any activities or services not inside the Warner Park Community Recreation Center, including parking.

Respondents' ZIP Codes

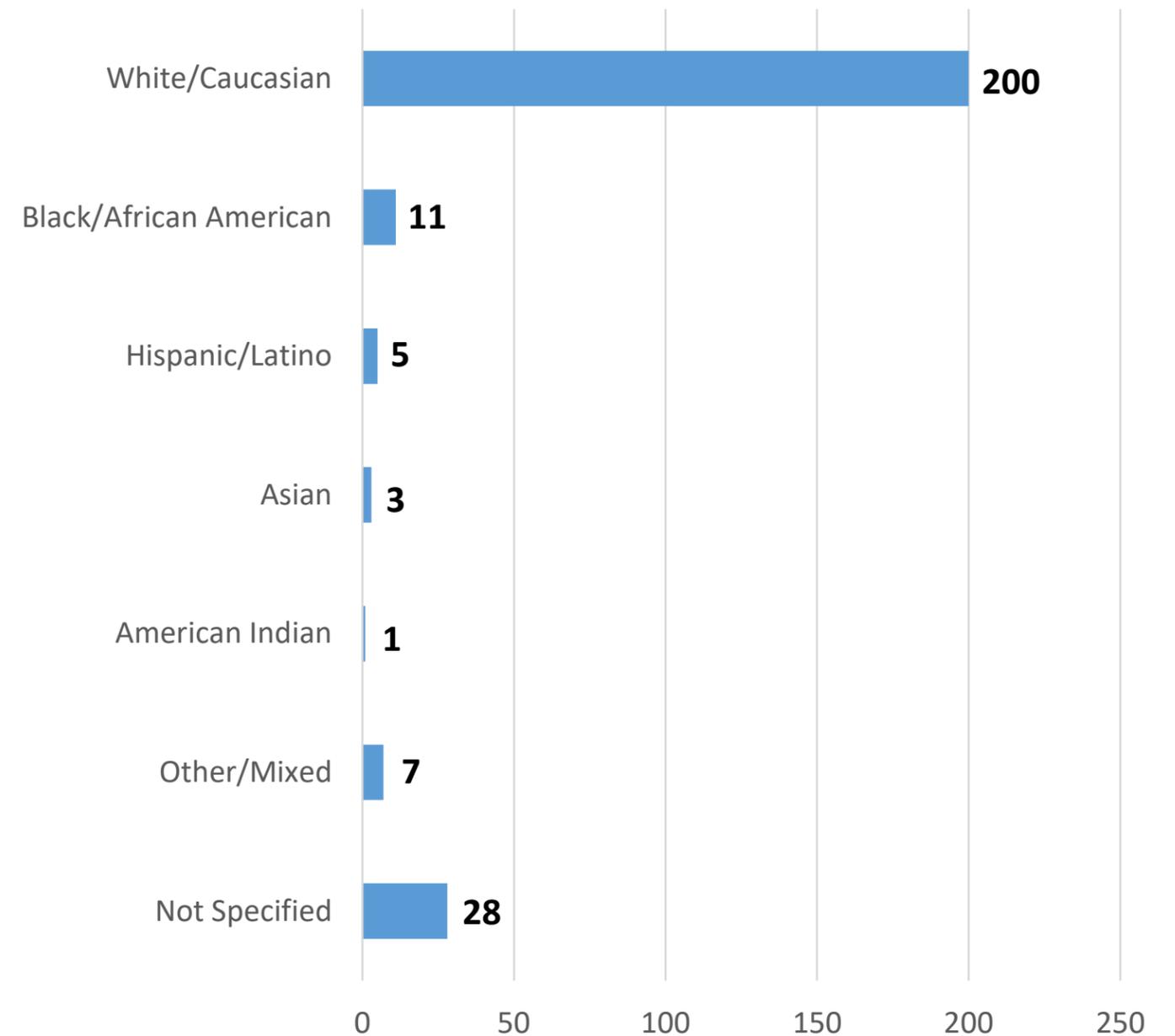


Online Survey Results

Please provide the information below regarding age. (Required multiple-choice)

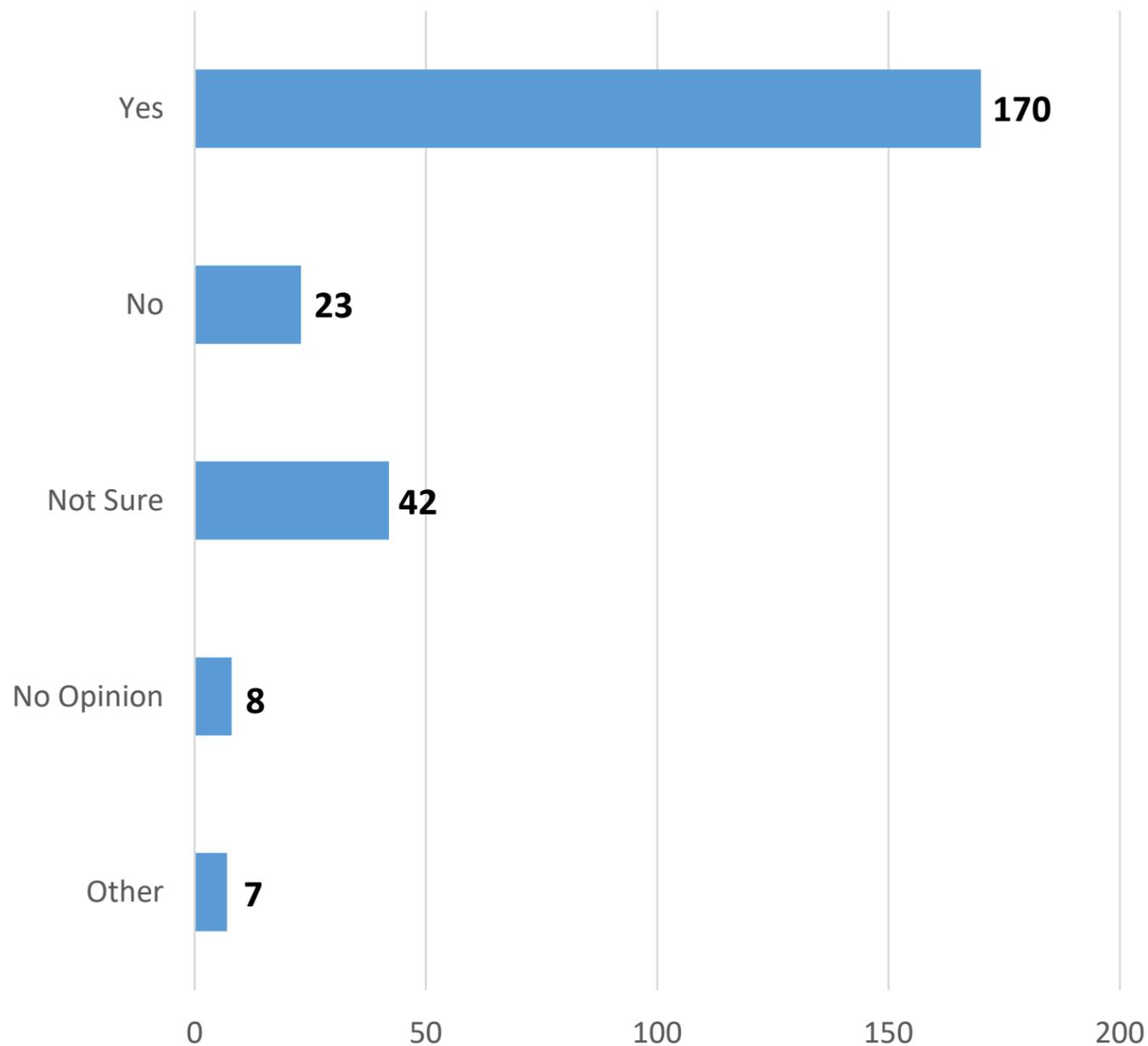


Please provide the information below regarding race. (Required multiple-choice)



Online Survey Results

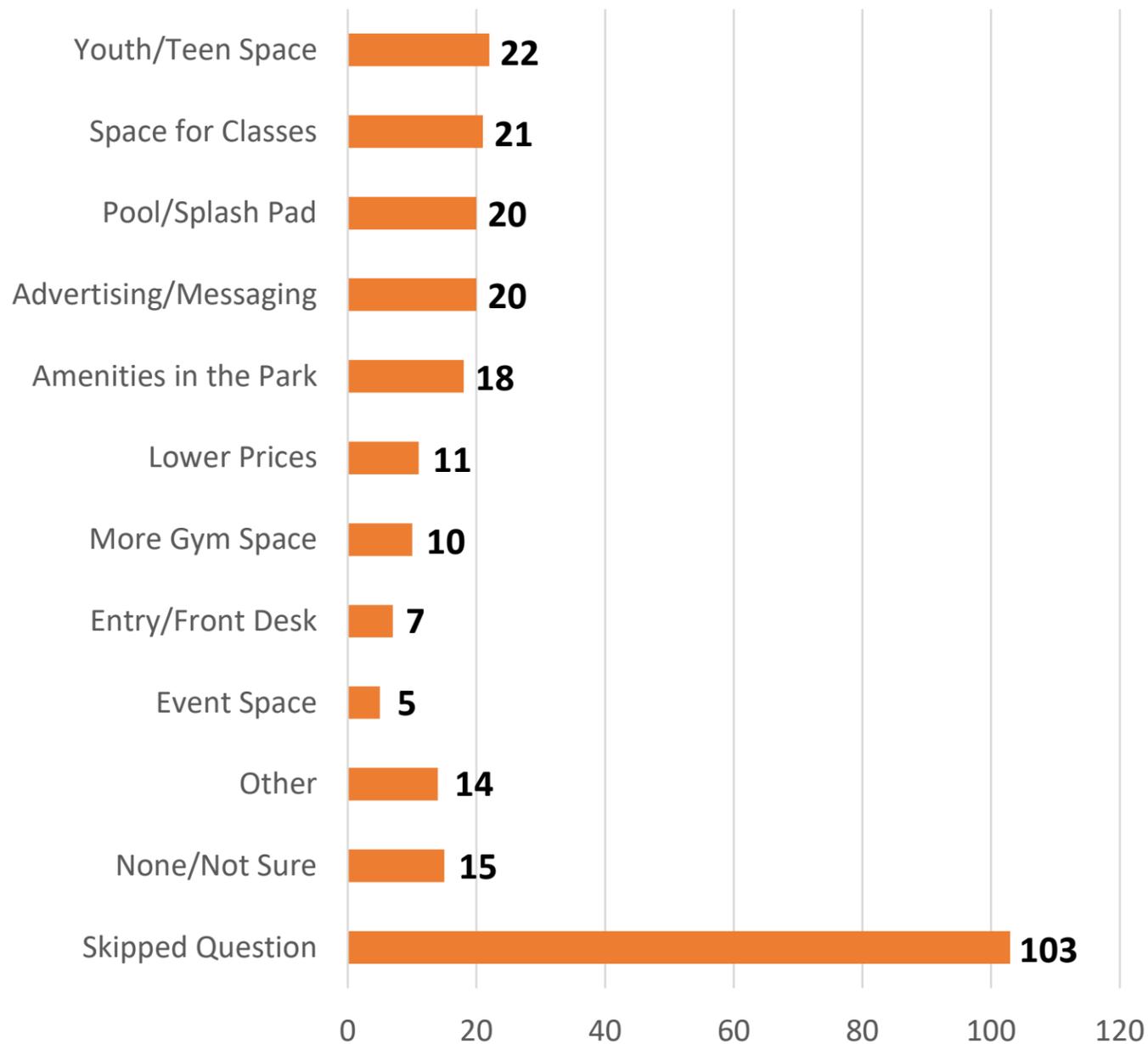
Do you feel that WPCRC is welcoming and accessible for all members of the community?



- Respondents were given these multiple-choice options and required to select one.
- 170 “Yes” responses / 250 total responses = 68% positive review of WPCRC.
- Selection of “Other” required a written response.

Online Survey Results

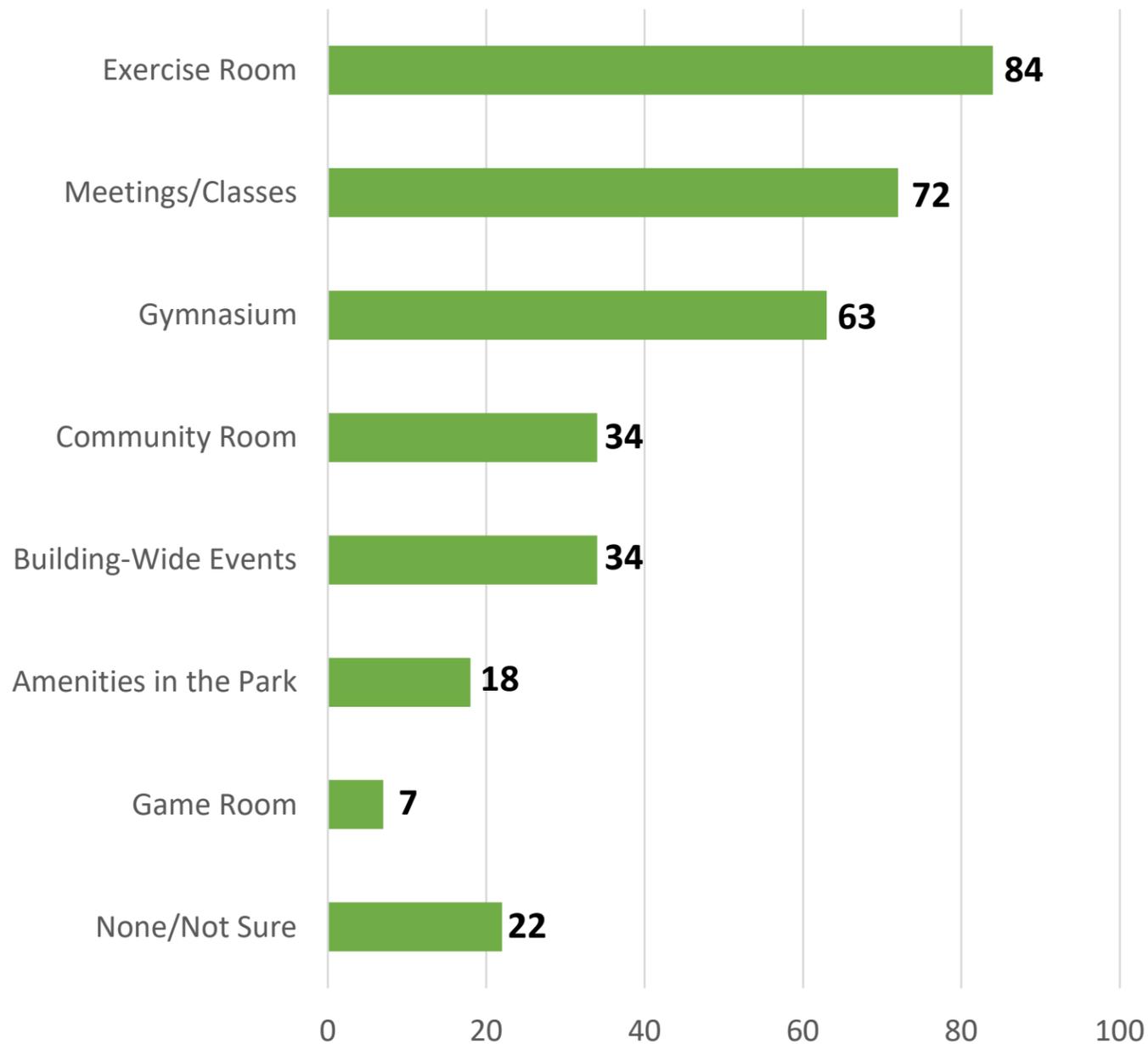
What changes are important to make WPCRC feel more welcoming and/or more accessible?



- Optional open-ended response question following the previous multiple-choice question.
- Some respondents pointed out multiple changes.
- Roughly 40% of respondents skipped this question.

Online Survey Results

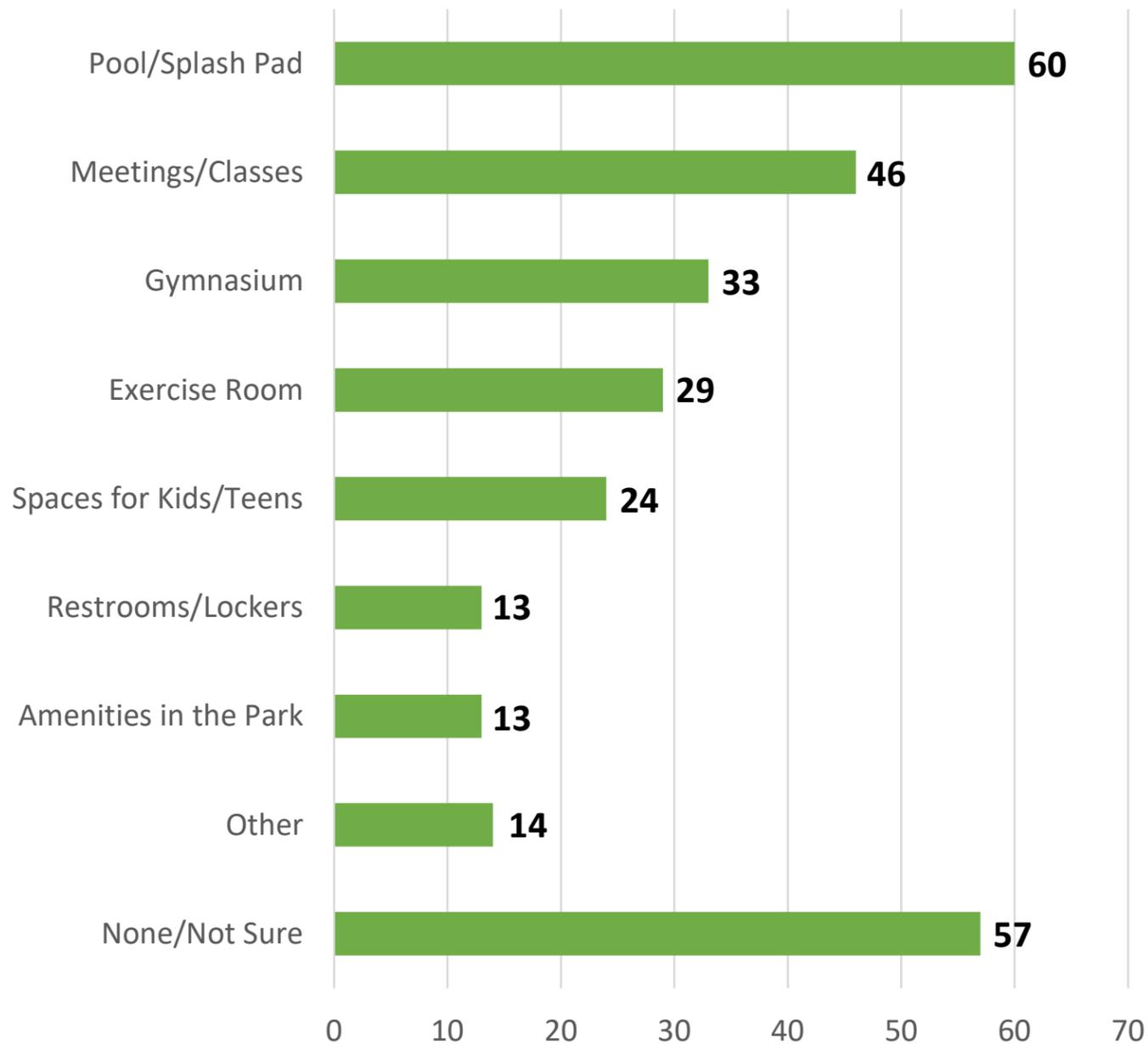
What WPCRC services/activities do you use and/or engage in most?



- Required open-ended response question.
- Some respondents pointed out multiple services and activities.

Online Survey Results

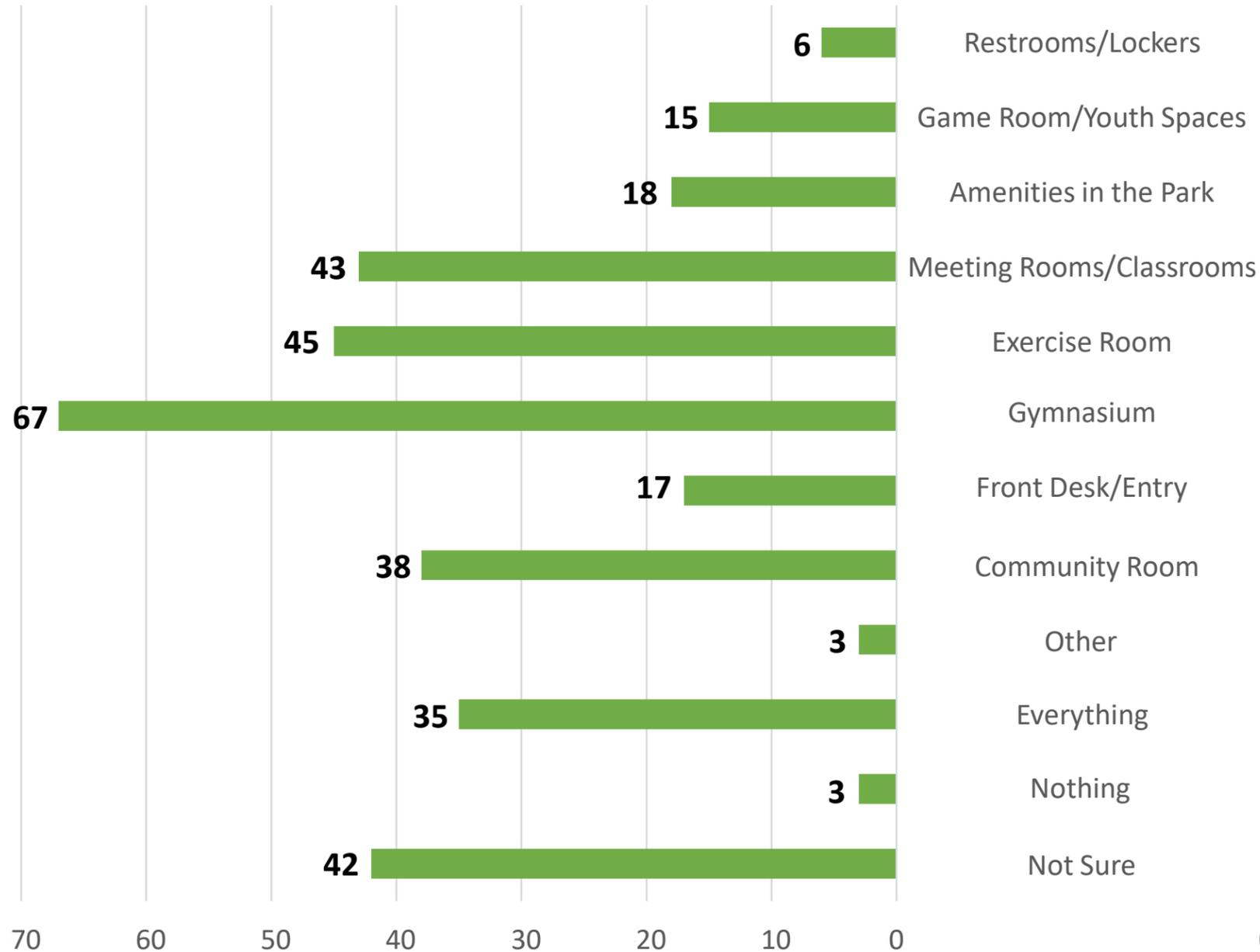
What services/activities do you need that are inadequate?



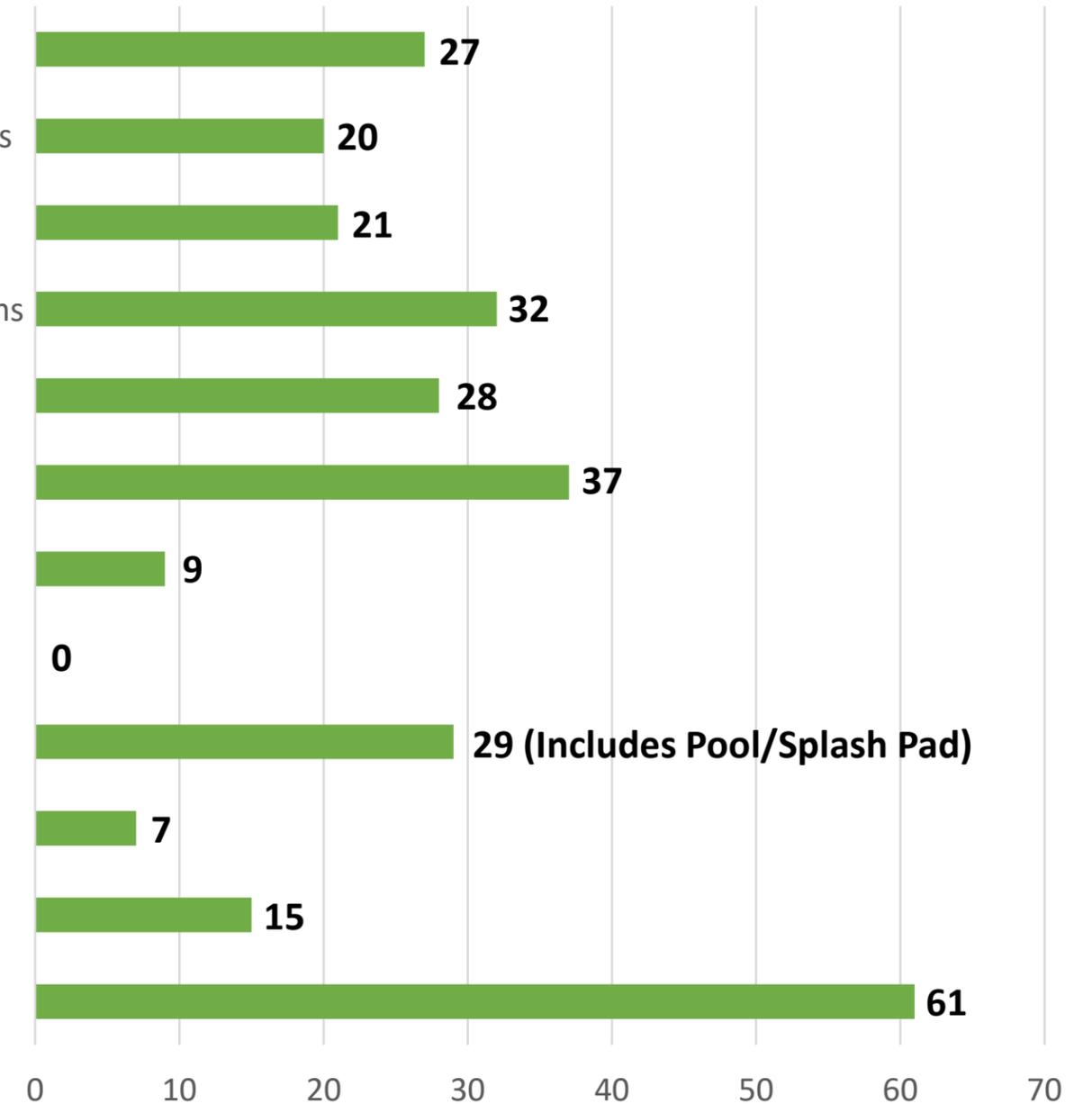
- Required open-ended response question.
- Some respondents pointed out multiple services and activities.

Online Survey Results

What spaces at WPCRC are working well?
(Required open-ended response)



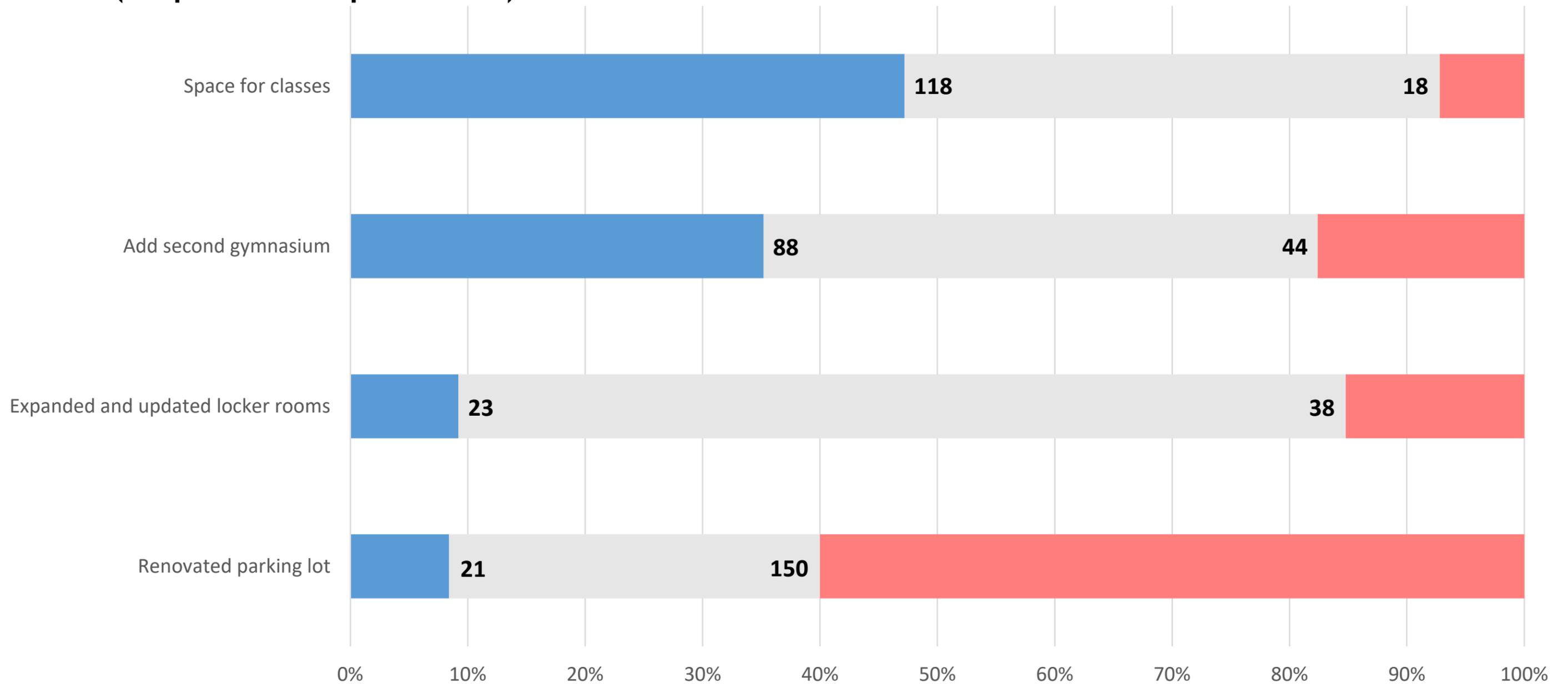
What spaces at WPCRC need improvement?
(Required open-ended response)



Online Survey Results

Which space below would you be most interested in?
(Required multiple choice)

Least interested in?

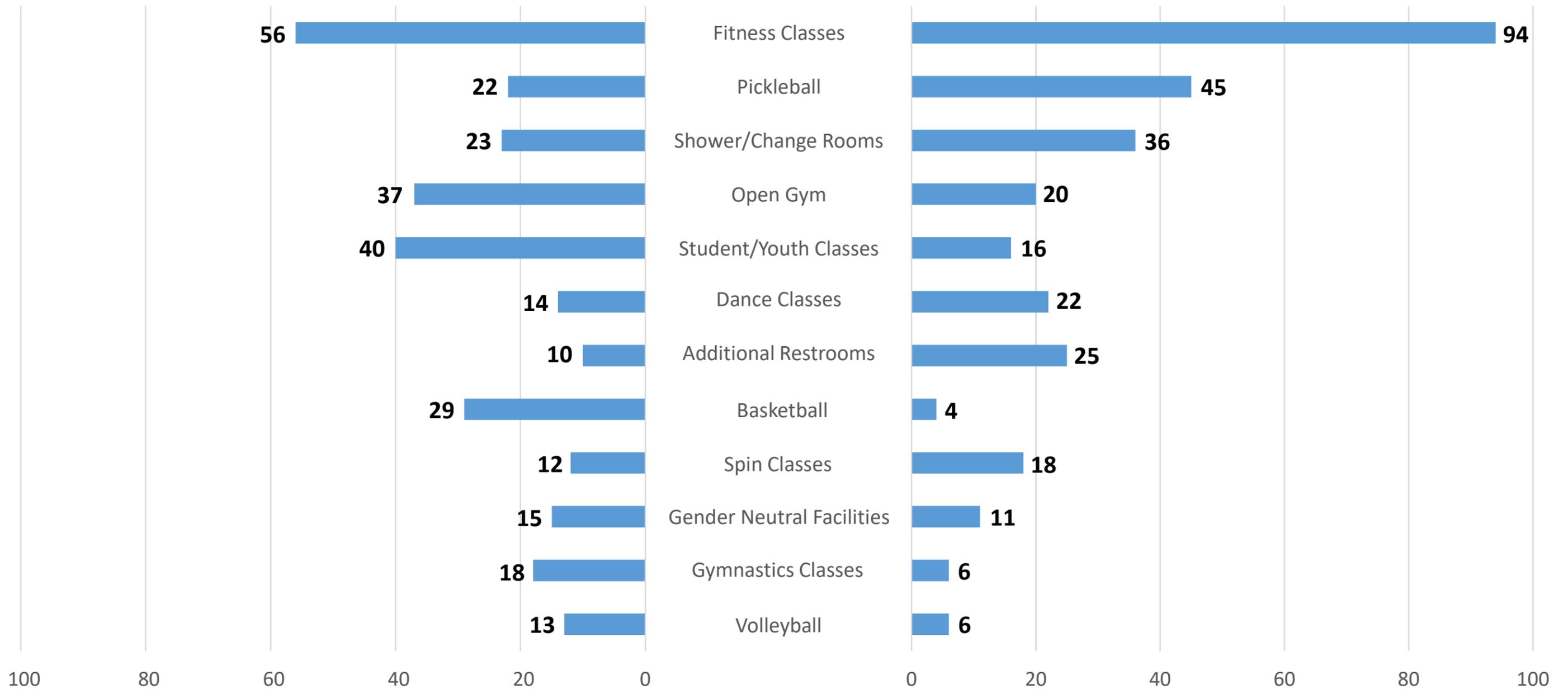


Online Survey Results

Which of the following services/activities are you most interested in? (Required multiple choice, select up to 3)

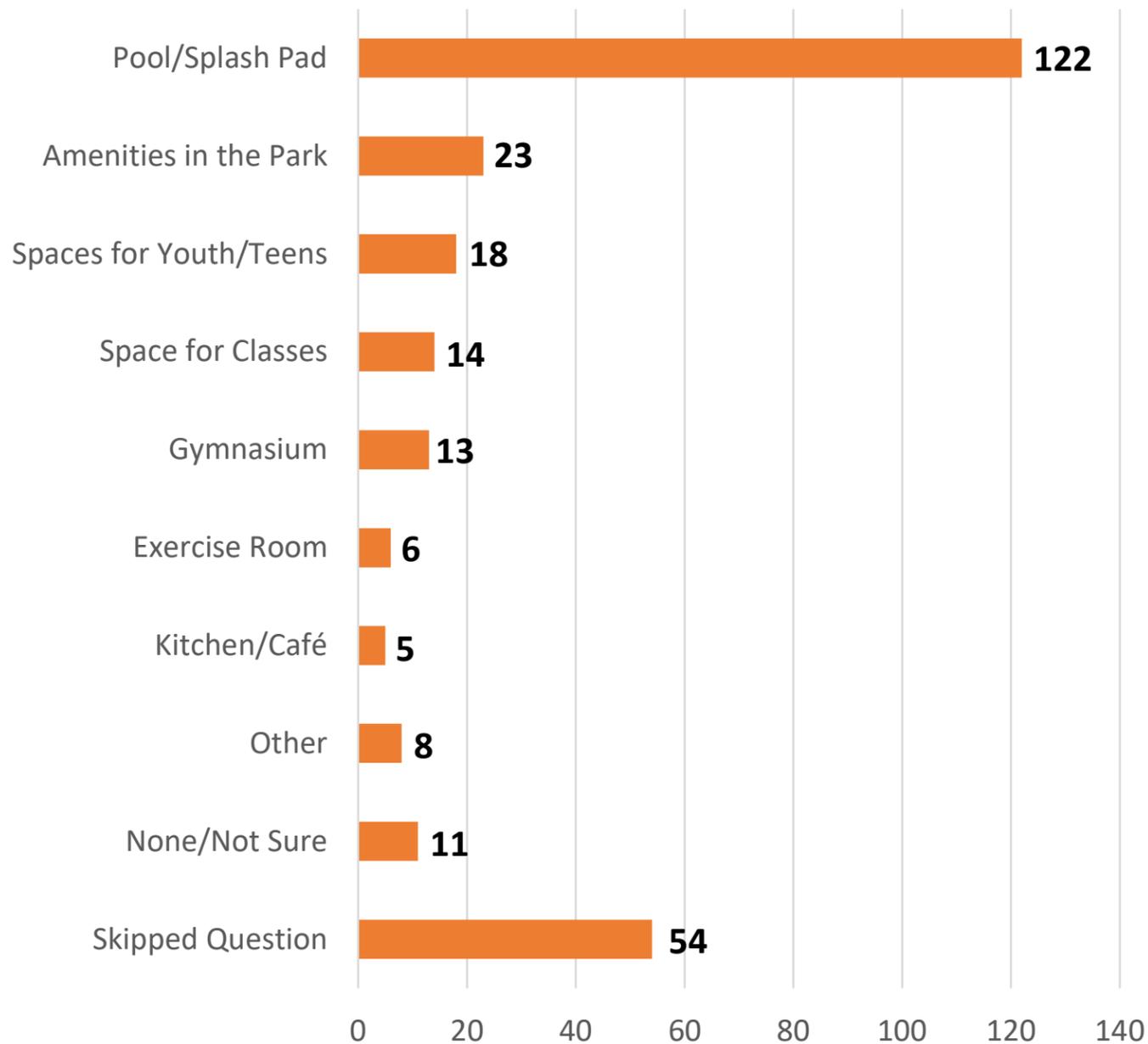
Respondents Below Age 50

Respondents Age 50+



Online Survey Results

If budget and other resources were unlimited, what service, activity, or space would you like to see which was not listed?



- Optional open-ended response question following the previous multiple-choice question.
- Some respondents pointed out multiple services, activities, and spaces.
- Roughly 20% of respondents skipped the question.
- Roughly half of respondents indicated a pool and/or splash pad as their preferred service.

Key Takeaways from Information Gathering

1. Warner Park Community Recreation Center continues to uphold the mission enacted 25 years ago when the building first opened.
2. Space use is constant throughout the day. However, programming and the spaces used are markedly different between the morning and afternoon.
3. Changes to the Center should create equitable, interactive, and multipurpose spaces with patrons of all ages and backgrounds in mind.
4. The Center needs to adapt as community needs change.
5. The current space and storage layout limits the programming that community partners can provide at the Center.
6. Changes should not preclude the future addition of a pool.

Input → Action



**Define policies and ideologies
going forward**

**All-encompassing values to realize
the potential of the community**

**Applicable to *ALL* future projects
at WPCRC**

**Define a scope in line with the
expectations and budget**

**Tangible improvements to realize
the Guiding Principles**

**Objectives specific to *THIS*
expansion project**

Guiding Principles

The WPCRC will serve as a gathering place and beacon for the community, culture, and diversity represented on Madison's Northside.

The WPCRC will host activities and provide services for a multitude of community groups representing patrons of all ages and backgrounds.

The WPCRC will evaluate and respond to physical and functional deficiencies throughout the facility to invest in long-term success.

Project Goals

The WPCRC will serve as a gathering place and beacon for the community, culture, and diversity represented on Madison's Northside.

- **Equip the Center to host events of all types and sizes, whether they require one small meeting space or the entire facility.**
- **Create adaptable, multi-use spaces.**

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The WPCRC will host activities and provide services for a multitude of community groups representing patrons of all ages and backgrounds.

- Provide multipurpose activity spaces for individuals and groups of all ages to play, study, learn, connect, and grow.
- Design spaces and services which provide necessary and appropriate levels of comfort and accessibility.

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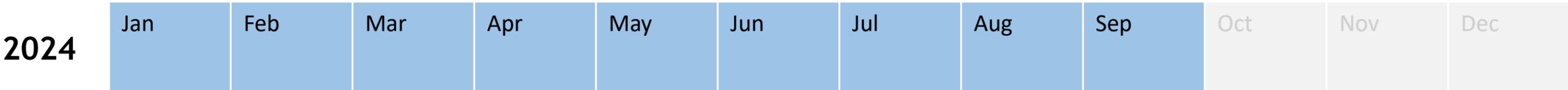
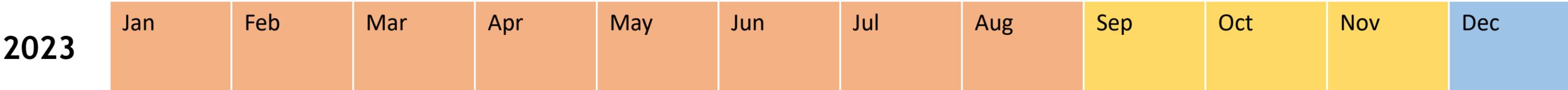
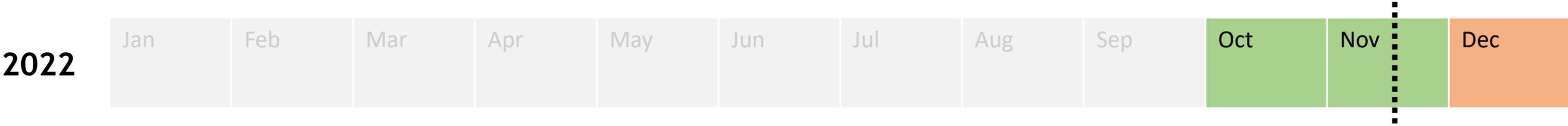
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- Design spaces and services which provide necessary and appropriate levels of comfort and accessibility.

The WPCRC will evaluate and respond to physical and functional deficiencies throughout the facility to invest in long-term success.

- Investigate, identify, prioritize, and remedy deficiencies which came up through the information gathering process.

Timeline

Key:



Center will remain open and operational during construction

Substantial Completion in Fall 2024

play
**MADISON
PARKS**

Questions?



play
**MADISON
PARKS**

Thank You!

