



**New Brighton City Council
Work Session Agenda
New Brighton City Hall | Council Chambers
803 Old Hwy 8 NW, New Brighton , MN 55112
5:00 PM April 8, 2025**

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I. Work Session Item

1. Strategic Facility Planning – Conceptual Outcomes and Next Steps



Agenda Section:	Work Session Item
Report Date:	04/01/2025
Meeting Date:	April 8, 2025

REQUEST FOR COUNCIL CONSIDERATION – EXECUTIVE SUMMARY

ITEM DESCRIPTION: Strategic Facility Planning – Conceptual Outcomes and Next Steps

Action Requested:

Public Hearing	Motion
<u>Discussion</u>	<u>Informational</u>

Form of Action:

Resolution	Ordinance
Contract/Agreement	<u>N/A or Other</u>

Votes Needed:

3 Votes	4 Votes
5 Votes	<u>N/A</u>

Summary Statement:

- During the Parks 2040 Comprehensive Plan process, residents shared clear input on the importance of high-quality, accessible, and future-ready public facilities—including the New Brighton Community Center (NBCC).
- Recognizing that nearly \$5 million in maintenance investments are needed over the next five years, the City paused on reinvestment until a long-term facility vision could be developed.
- A Strategic Facility Planning study was conducted to explore high-level concepts for the NBCC and potential co-location with City

	Hall. These concepts reflect feedback from staff and the community, and are presented as initial ideas (“bubbles on paper”) with associated estimated costs ranging from \$25 million to over \$100 million. • Common elements across the strategies include: ○ Enhanced security and wayfinding ○ Expanded fitness and recreation spaces ○ Improved support for revenue-generating programs ○ Long-term sustainability and ADA accessibility ○ Integration of City Hall functions into the facility to maximize operational efficiency and enable future redevelopment of the current City Hall site • This planning effort directly supports the City's 2025–2028 Strategic Priority to “Strengthen City Assets” and meet the target of having 100% of city-owned buildings ADA compliant by 2027 and fully meeting functional and safety standards by 2030. • This work session is intended to: ○ Review conceptual spatial strategies and cost estimates ○ Confirm alignment with staff and community-identified needs ○ Identify next steps, including future public engagement and deeper financial analysis, before narrowing down options
Recommendations:	• Discuss the conceptual strategies in context of long-range goals and community expectations • Provide guidance on public engagement approach and additional study before advancing toward a preferred facility direction

Applicable Deadlines:	There are no immediate deadlines, but direction from this discussion will shape future planning, budget development, and engagement activities.
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Community Impact:	This initiative has the potential to deliver wide-reaching impacts, including: • Safer, more inclusive, and accessible community spaces • Improved operational efficiencies • Long-term capital sustainability • Enhanced community programming and service delivery
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Legislative History:	• 01/14/2025 - Kraus Anderson presented the facility condition assessment at work session.
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Strategic Priority:	<u>Sustainable & Reliable Infrastructure</u>	<u>Operational Effectiveness</u>
	<u>Environment & Sustainability</u>	Diversity, Equity, & Inclusion
	<u>Livable Community</u>	N/A

Fiscal Impact:	Financial Impact: Is there a financial consideration?		No	Yes <u>Unknown at this time, future consideration</u>
	Financing Sources:	Budgeted		Budget Modification
	New Revenue	Use of Reserves		<u>Other</u>

New Brighton Community Center

Strategic Facility Planning



Contents

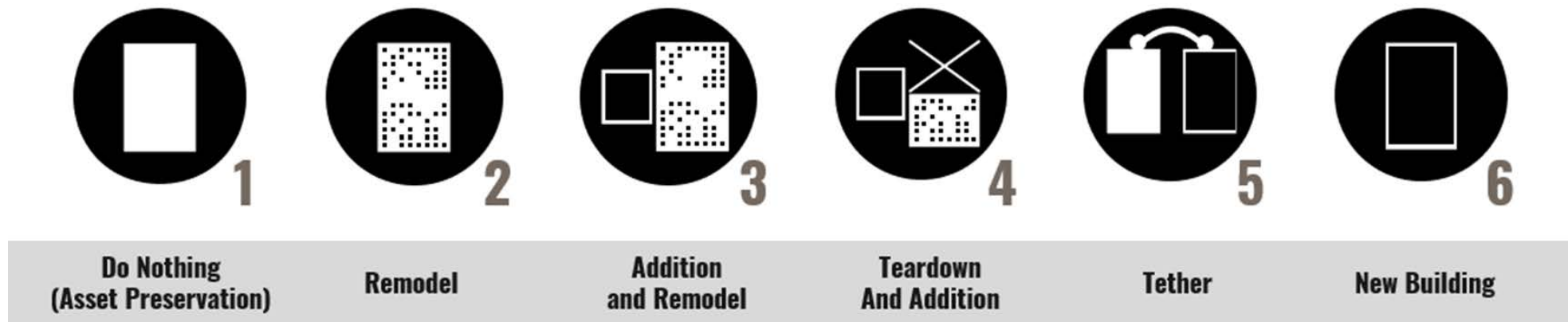
- I. Goals and Objectives**
- II. Existing Plans**
- III. Current Program**
- IV. Spatial Strategy Summary**
- V. Spatial Strategies**
- VI. Appendix**

I. Goals and Objectives

Ranked in Priority – Based on 12/3/24 Meeting

1. Security and Wayfinding
2. Rightsize program for revenue generating space
 1. Provide 3 full-size gyms
 2. Drop-in childcare for children 8 and under
 3. Increase cardio/strength/fitness space
 4. Break-out meeting space for 300+ person conferences
3. Parking and Circulation
4. Rightsize administrative /operational space
 1. Plan for 2 additional FTE for future growth
 2. Add City Hall to Community Center
5. Consolidation of existing facilities to identify new development opportunities
 1. Incorporate City Hall into Community Center program.
6. Architectural significance of building
 1. Focus on sustainability and education of those components

The City of New Brighton would like to see examples of spatial strategies based on a \$30M, \$50M, and \$70M budget.



II. Existing Plans

Site and Building Plans



Property Address: 400 10th Street NW, New Brighton, MN 55112

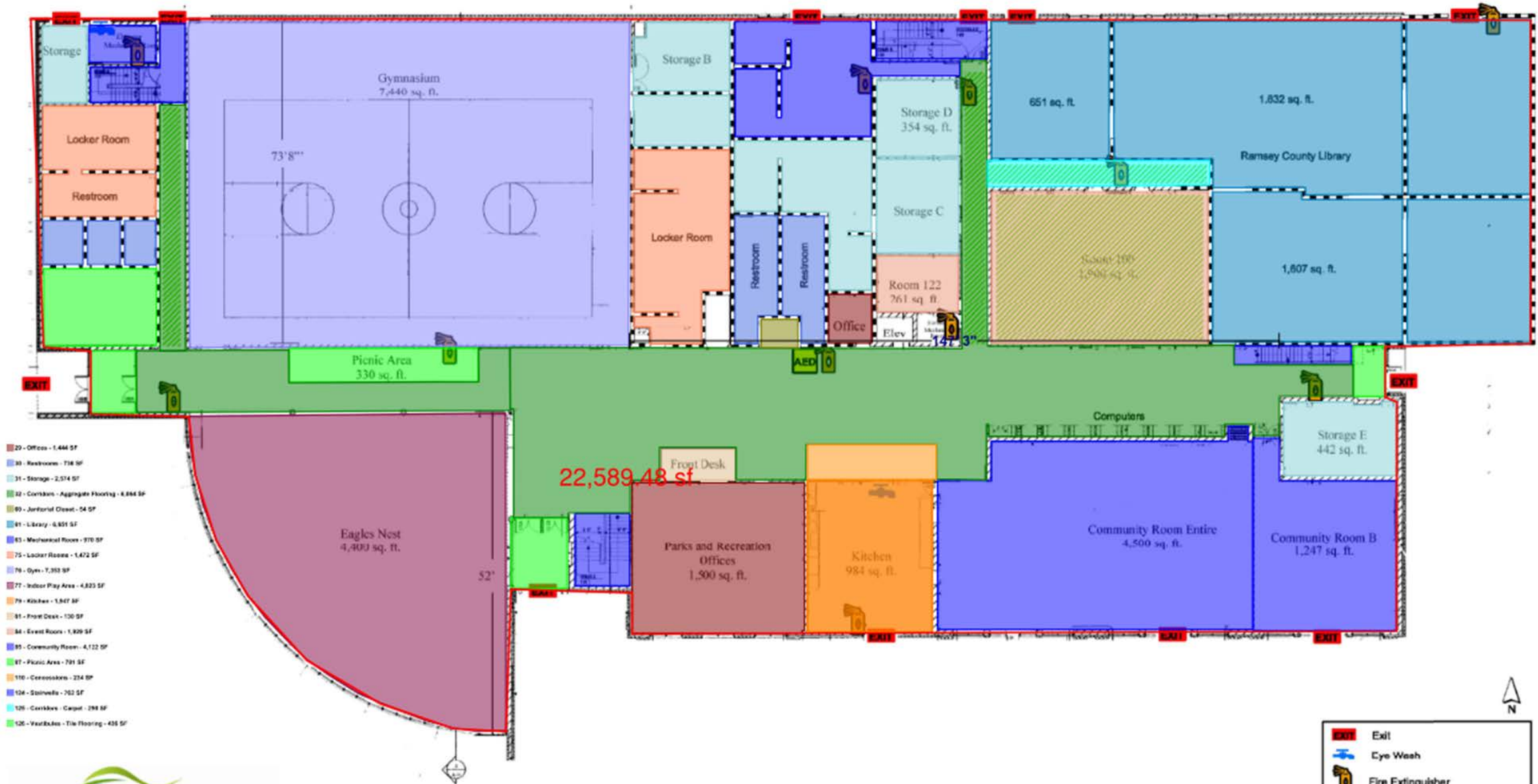
Parcel Area: 11.51 Acres

Existing Site



Rice Creek Watershed

Existing Site with Wetland Overlay



Legend:

- EXIT Exit
- Eye Wash
- Fire Extinguisher
- AED Automated External Defibrillator
- Severe Weather Shelter Area

Existing Plan – Level 1

III. Current Program

Community Center and City Hall

New Brighton Community Center Existing Space Inventory

Current or Future Need	Square Footage	Space needed	Location	Level	Program Category	Notes
Current	1,444	Parks & Rec Offices	Interior	1	Administrative	
Current	736	Men's and Women's Restroom + Personal Needs Room	Interior	1	Operations Support	SF includes 2 multi-person RR, 2 Family Restrooms, and 1 Personal Needs Room (Mother's Room, Prayer Room, and Sensory Room)
Current	2,574	Storage	Interior	1	Operations Support	Storage B, C, D, E + Additional Storage off Gym and Storage in NW corner of building (outside access)
Current	54	Janitor Closet	Interior	1	Operations Support	
Current	6,651	Ramsey County Library	Interior	1	Revenue Generating - Leased	
Current	970	Mechanical Room	Interior	1	Operations Support	
Current	1,472	Men's and Women's Locker Rooms	Interior	1	Health & Wellness	
Current	7,353	Gym	Interior	1	Revenue Generating - Leased	
Current	4,023	Eagles Nest	Interior	1	Revenue Generating	
Current	1,947	Kitchen	Interior	1	Operations Support	
Current	130	Reception Desk	Interior	1	Operations Support	
Current	1,929	Event Room 100 & 122	Interior	1	Revenue Generating	Birthday Party Room Rentals + Dance Classes in Room 100. Room 100 divisible into 4 rooms
Current	4,122	Community Room	Interior	1	Revenue Generating	Community Room A + B
Current	781	Indoor Picnic Area	Interior	1	Revenue Generating	Indoor picnic area for families using Eagles Nest
Current	234	Concessions	Interior	1	Revenue Generating	Concession Stand adjacent to the kitchen
Current	762	Stairwells	Interior	1	Circulation	
Current	6,354	Corridors	Interior	1	Circulation	
Current	436	Vestibules	Interior	1	Circulation	
Current	568	Offices	Interior	2	Administrative	4 total offices adjacent to "Open to Below" & Room 221
Current	324	Men's and Women's Restrooms	Interior	2	Operations Support	
Current	1,012	Storage	Interior	2	Operations Support	Storage F (janitor) and Storage G, & Rooms plan north of RR (previously WIC space)
Current	4,038	Walking Track	Interior	2	Health & Wellness	
Current	2,668	Fitness Center	Interior	2	Health & Wellness	Strength
Current	1,389	Cardio Area	Interior	2	Health & Wellness	
Current	1,087	Fitness Studio	Interior	2	Health & Wellness	Fitness Classes, Karate
Current	200	Employee Break Room	Interior	2	Operations Support	
Current	417	Leased Space	Interior	2	Revenue Generating - Leased	Massage Therapist and Acupuncture
Current	3,420	Rise Program	Interior	2	Revenue Generating - Leased	Rooms 208, 209, 210, 211, 212
Current	844	WIC Program	Interior	2	Revenue Generating - Leased	Room 214
Current	972	Senior Rooms	Interior	2	Program Space	Room 221 & 222
Current	2,895	Meeting Rentals	Interior	2	Revenue Generating	Rooms 215, 216, 218, 220, & 224
Current	635	Stairwells	Interior	2	Circulation	
Current	3,663	Corridors	Interior	2	Circulation	
Current	9,582	VOID - Open to Below Space	Interior	2	VOID - Circulation	
Total Current SF	75,686	Based off of SF noted in the FCA				

NOTE: Square footages listed above are take-offs from plans and therefore may vary slightly from field measurements.

New Brighton City Hall Existing Space Inventory					
Current or Future Need	Square Footage	Space needed	Level	Program Category	Notes
Current	2,332	City Offices - Private	1	Administrative	Private Walled Offices
Current	257	Men's and Women's Restrooms	1	Operations	Multi-Person
Current	596	Conference Rooms	1	Administrative	West and East Conference Rooms
Current	2,601	Open Office Area	1	Administrative	All open office area for City Staff
Current	111	Copy Room	1	Administrative	
Current	36	Janitor Closet	1	Operations	Adjacent to Restrooms
Current	276	Mechanical Rooms	1	Operations	
Current	64	Secured Storage	1	Administrative	For city offices use
Current	326	Break Room	1	Administrative	
Current	145	Front Desk/Reception	1	Administrative	
Current	1,851	Circulation	1	Operations	Circulation - vestibules corridors
Current	317	Men's and Women's Restrooms	B	Operations	Multi-Person
Current	1,352	Storage	B	Administrative	File storage for city offices
Current	1,124	Council Chambers	B	Administrative	
Current	94	Personal Needs Room	B	Operations	Mothers room, Prayer Room
Current	111	Janitor Closet	B	Operations	Adjacent to Restrooms
Current	133	Library	B	Administrative	City Resource Library?
Current	259	Video Room	B	Administrative	
Current	41	Mechanical Room	B	Operations	
Current	600	License Bureau	B	License Bureau	Needs to expand
Current	640	License Bureau Waiting Area	B	License Bureau	Needs to expand
Current	689	Lobby	B	Administrative	
Current	1,499	MN Chief of Police	B	Leased Space	Does not need to move to CC
Current	1,204	Passport Office	B	Passport Office	Needs to expand
Current	295	Circulation	B	Operations	Corridors and Vestibules
Total Current SF	16,953	Based off of SF noted in the FCA			

NOTE:

Square footages listed above are take-offs from plans and therefore may vary slightly from field measurements

MN Chief of Police Leased Space does not need to be incorporated in consolidated option

Both License Bureau and Passport Office require expansion if relocated to Community Center

IV. Spatial Strategy Summary

Scheme Comparison

What is included in Program Categories?

Administrative: Parks and Rec Offices

Operations Support: Restrooms, Locker Rooms, Storage, Kitchen, Mechanical and Electrical

Family Program: Eagles Nest, Family Picnic Area, and Party Rooms

Program Areas: RISE, WIC, Dance Programs, Senior Programs, Meeting Rooms, Acupuncturist, Massage Therapist

Community Rooms

Gymnasium

Fitness: Strength, Cardio, and Fitness Studio (does not include SF for walking track above Gym)

Library: Ramsey County Library

Entry: Consolidated entry functions, reception desk

DMV: Includes square footage for expansion

Passport: Includes square footage for expansion

City Offices: Includes all City Hall Offices, Council Chambers, Storage, and Support

Program Category	Current Program Square Footage (Approx.)	Scheme 1 Minimal Remodel	Scheme 2 Maximum Remodel	Scheme 3 Remodel + Addition MIN	Scheme 4 Remodel + Addition MAX	Scheme 5 New Build Existing Site	Scheme 6 New Build Site Agnostic
<i>Administrative</i>	2,200	2,200	3,400	2,200	2,500	2,200	2,200
<i>Operations Support</i>	8,470	8,470	11,800	12,100	14,600	18,400	8,400
<i>Family Program</i>	4,800	4,800	7,700	6,900	7,000	7,800	6,500
<i>Program Areas</i>	10,500	10,500	10,000	10,500	14,800	12,800	24,000
<i>Community Rooms</i>	4,200	4,500	4,200	5,300	6,300	4,500	6,600
<i>Gymnasium</i>	7,400	7,400	7,400	14,800	22,200	22,200	22,200
<i>Fitness</i>	9,200	9,200	8,000	8,000	15,000	13,000	14,000
<i>Library</i>	6,600	6,600	4,000	6,100	6,300	6,600	6,600
<i>Entry</i>	436	1,200	1,400	3,900	4,000	3,700	4,400
Community Center Program	53,806	54,870	57,900	69,800	92,700	91,200	94,900
<i>DMV</i>	1,456	-	-	3,000	3,000	3,000	3,000
<i>Passport</i>	1,200	-	-	3,000	3,000	3,000	3,000
<i>City Administration</i>	10,864	-	-	10,800	11,800	13,000	10,800
City Hall Program	13,520	-	-	16,800	17,800	19,000	16,800
CC + CH Total	67,326	54,870	57,900	86,600	110,500	110,200	111,700
<i>Surface Parking</i>	286	286	286	160	160	70	563
<i>Structured Parking</i>				418	418	420	0
Total Parking	286	286	286	578	578	490	563

NOTE: Refer to next slide for what is included in each program category

	<i>Scheme 1</i> ≤\$30M Minimal Remodel	<i>Scheme 2</i> ≤\$30M Maximum Remodel	<i>Scheme 3</i> ≤\$50M Remodel + Addition MIN	<i>Scheme 4</i> ≤\$50M Remodel + Addition MAX	<i>Scheme 5</i> ≤\$70M New Build Existing Site	<i>Scheme 6</i> ≤\$70M New Build Site Agnostic
Community Center Remodel - Existing Building						
<i>Level 1</i>	46,000	46,000	40,000	44,700		
<i>Level 2</i>	40,000	40,000	40,000	40,000		
<i>Existing Building Total</i>	86,000	86,000	80,000	84,700	-	-
Community Center New Construction						
<i>Level 1</i>			10,700	1,000	71,300	82,000
<i>Level 2</i>			10,700	1,000	70,000	70,000
<i>Level 3</i>			25,000	62,600		
<i>New Construction Total</i>	-	-	46,400	64,600	141,300	152,000
Free Standing City Hall					20,000	
<i>New Parking Structure Total</i>			160,000	160,000	150,000	

V. Spatial Strategies

Bubble Diagrams for Schemes 1 - 6

Line Type Key



Solid line = Remodel



Dashed line = New Construction



Hatched pattern = relocated program within remodel



Cross-Hatched pattern = program within new construction

Color Key for Program Category



Administrative Offices (Parks & Rec, and City)



Operations Support



Family Program



Program Areas



Community Rooms



Gymnasium



Fitness



Library



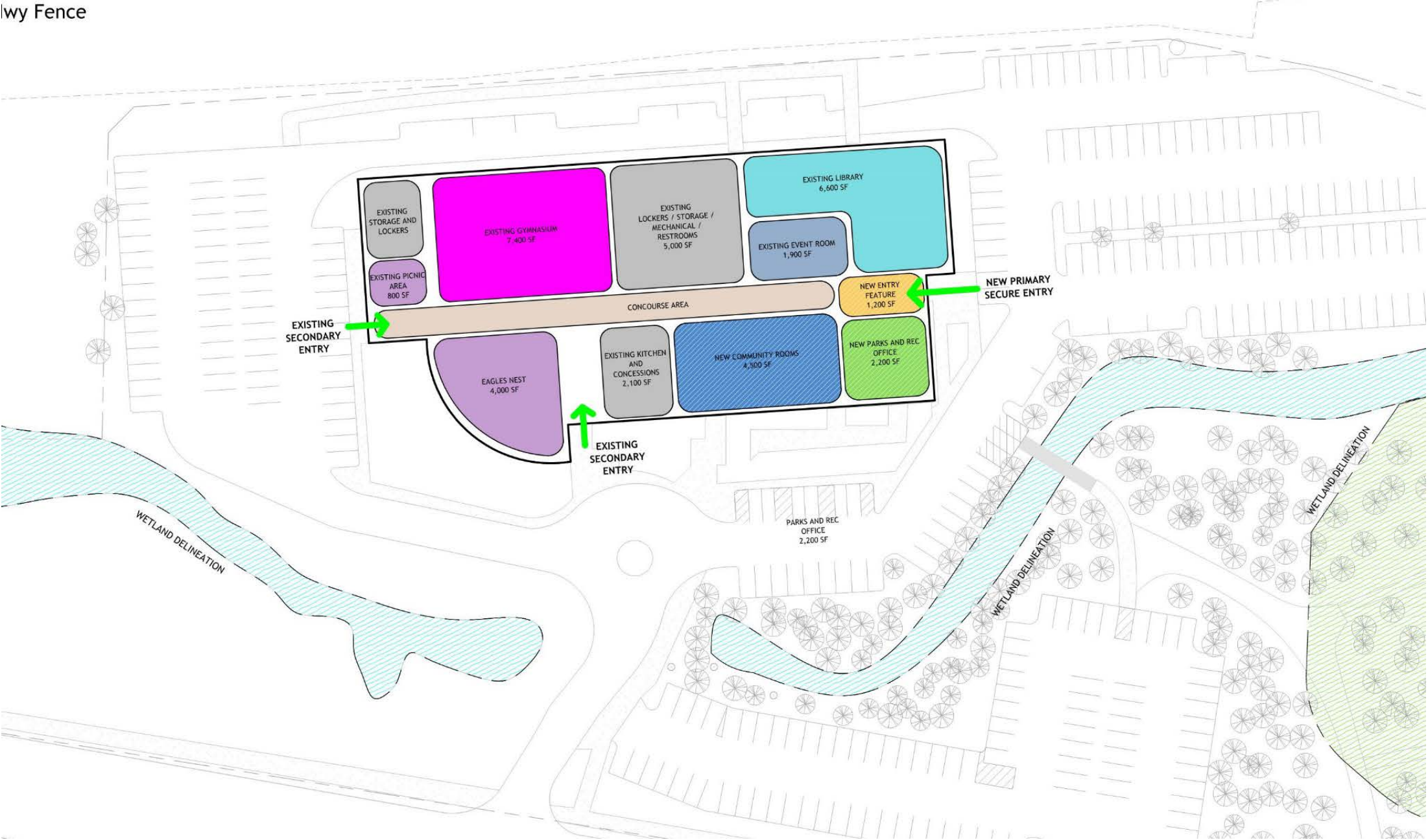
Entry

High-Level Scope

- Relocate Entry to East side of building
- Reconfigure community rooms and kitchen
- Complete finish upgrade of level 1 and 2

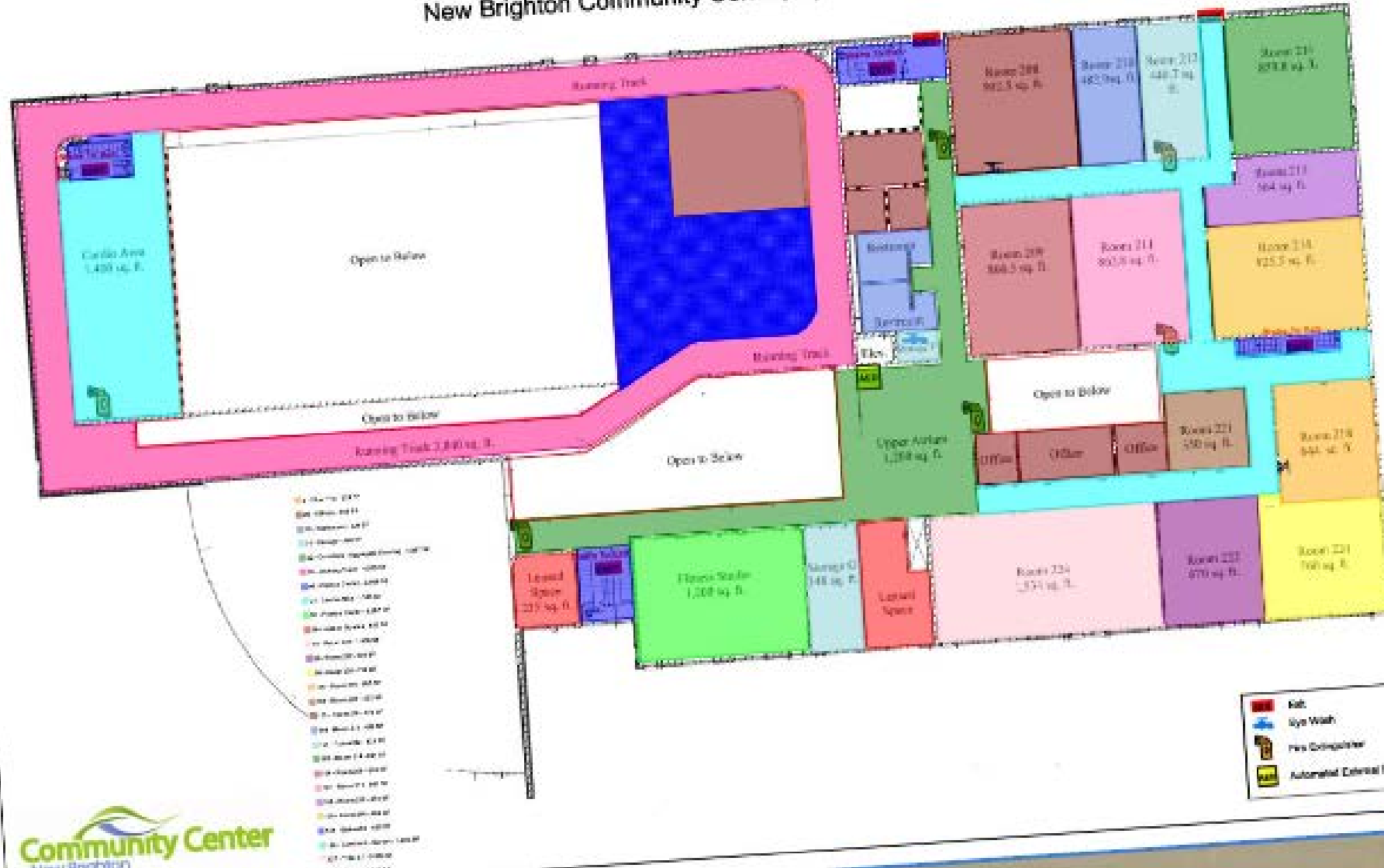
Minimal Remodel

- Pros
 - Relocation of front entry created better wayfinding and security
 - Eagles Nest/Gym could have separate entry on west side of site.
- Cons
 - Minimal reconfiguration to interiors
 - Cannot support addition of program from City Hall
 - No new program space



Scheme 1 | Minimal Remodel – Level 1

Emergency Evacuation Route New Brighton Community Center, Upper Level



Scheme 1 | Minimal Remodel Level 2 – Finish Upgrade Only

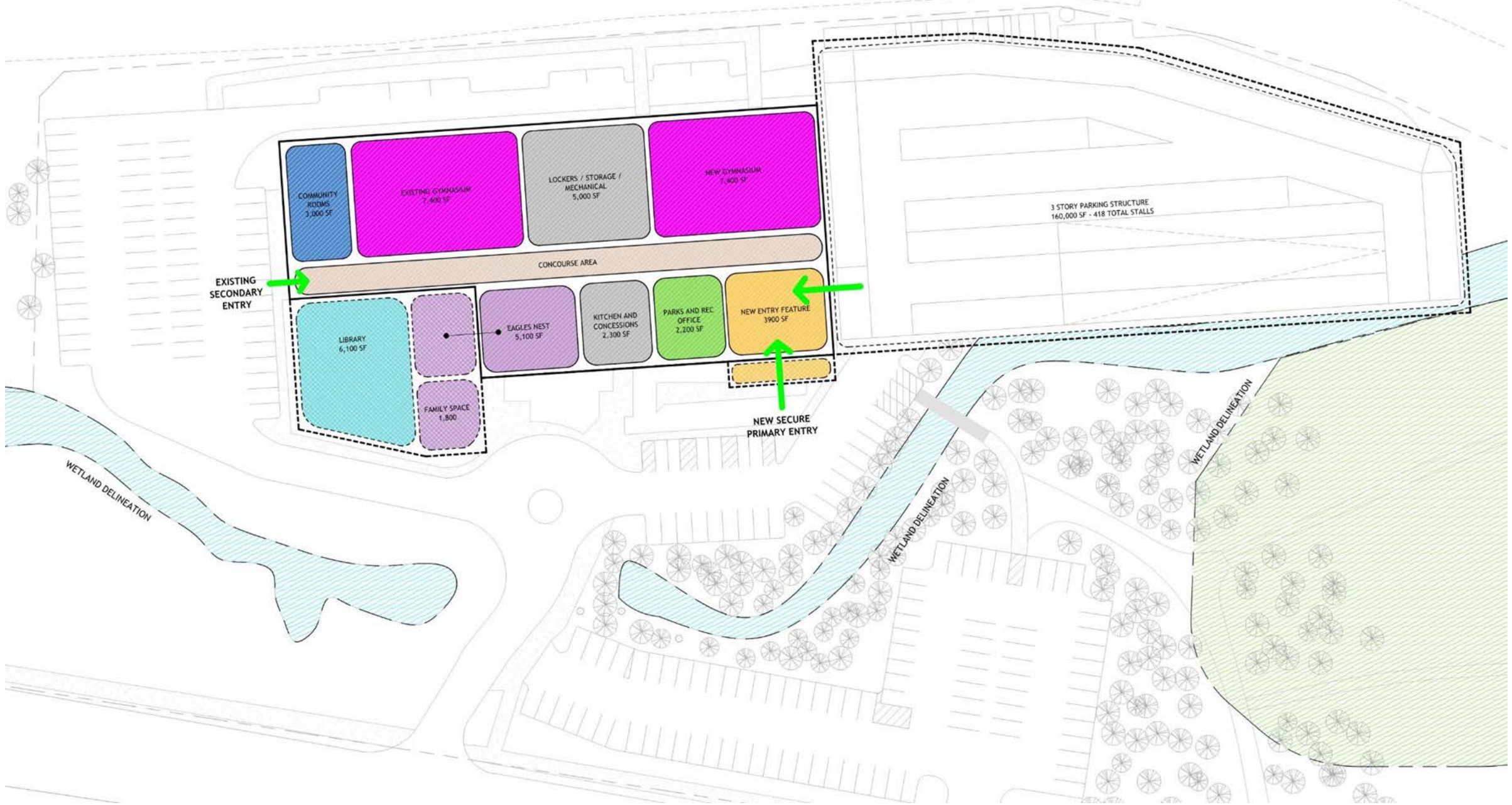
High-Level Scope

- Three story grand entry on East side of building
- Complete reconfiguration of interior spaces
- Addition of Gymnasium within existing footprint
- 2 story expansion in former Eagles Nest space
- Add structured parking to support additional program
- Addition of partial third level to incorporate City Hall, DMV, and Passport Offices.

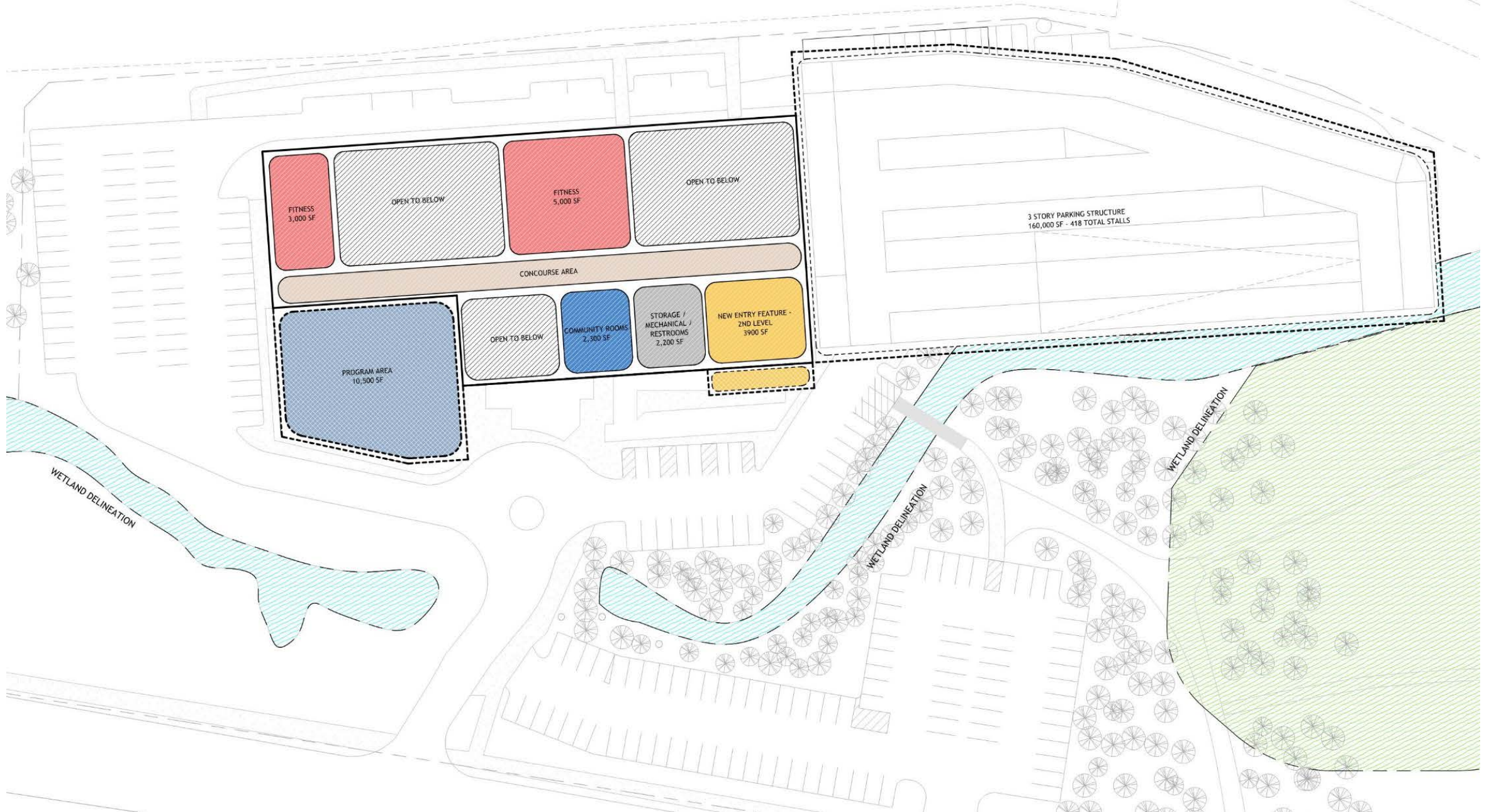
Remodel + Addition MIN Scope

- Pros
 - Relocation of front entry created better wayfinding and security
 - Addition of gymnasium
 - Relocation of City Hall, DMV, and Passport Offices to this site. Direct access from third level of parking.
- Cons
 - Significant building remodel and addition
 - City Hall, DMV, and Passport Office are on top floor of building.

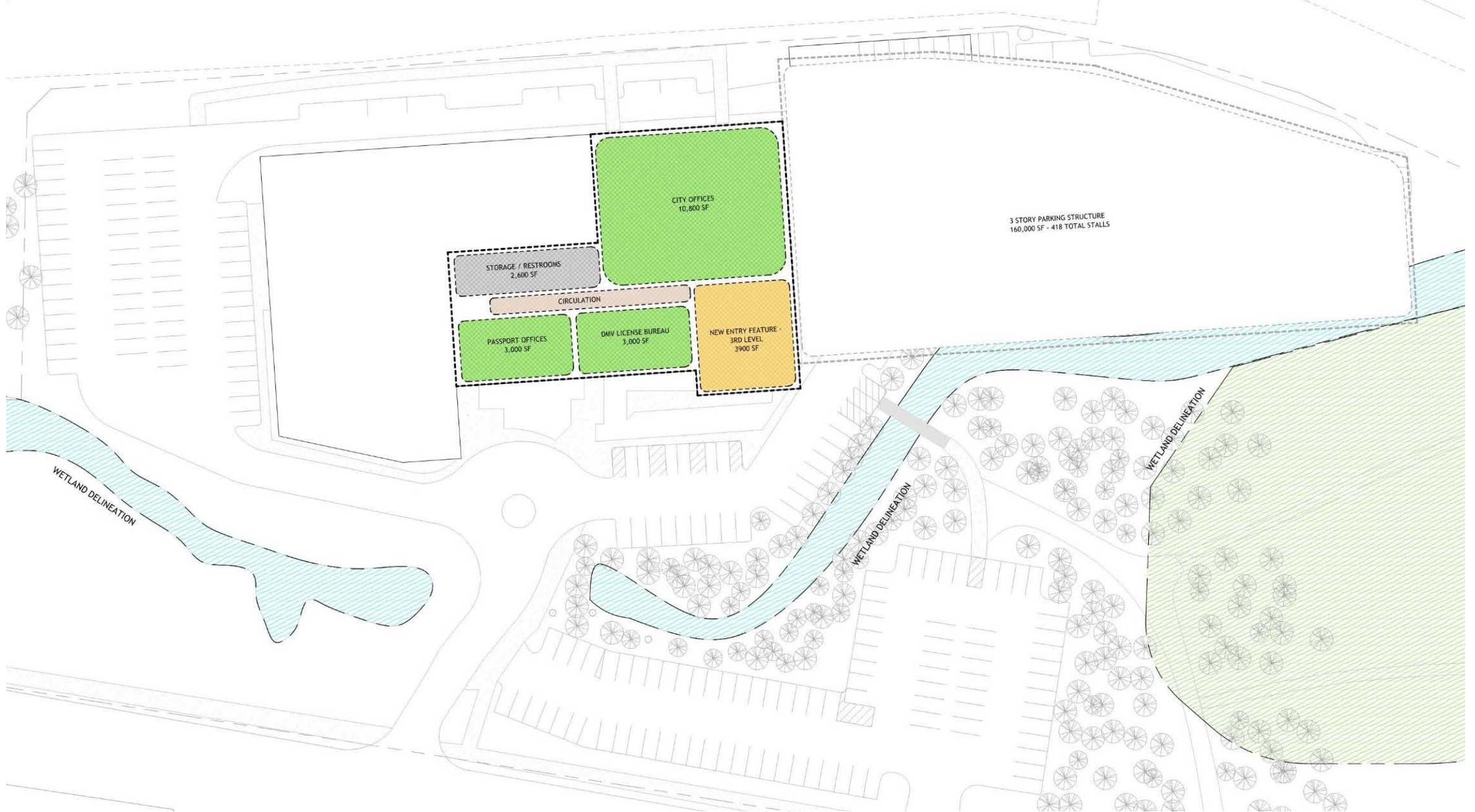




Scheme 3 | Remodel + Addition MIN – Level 1



Scheme 3 | Remodel + Addition MIN – Level 2



Scheme 3 | Remodel + Addition MIN – Level 3

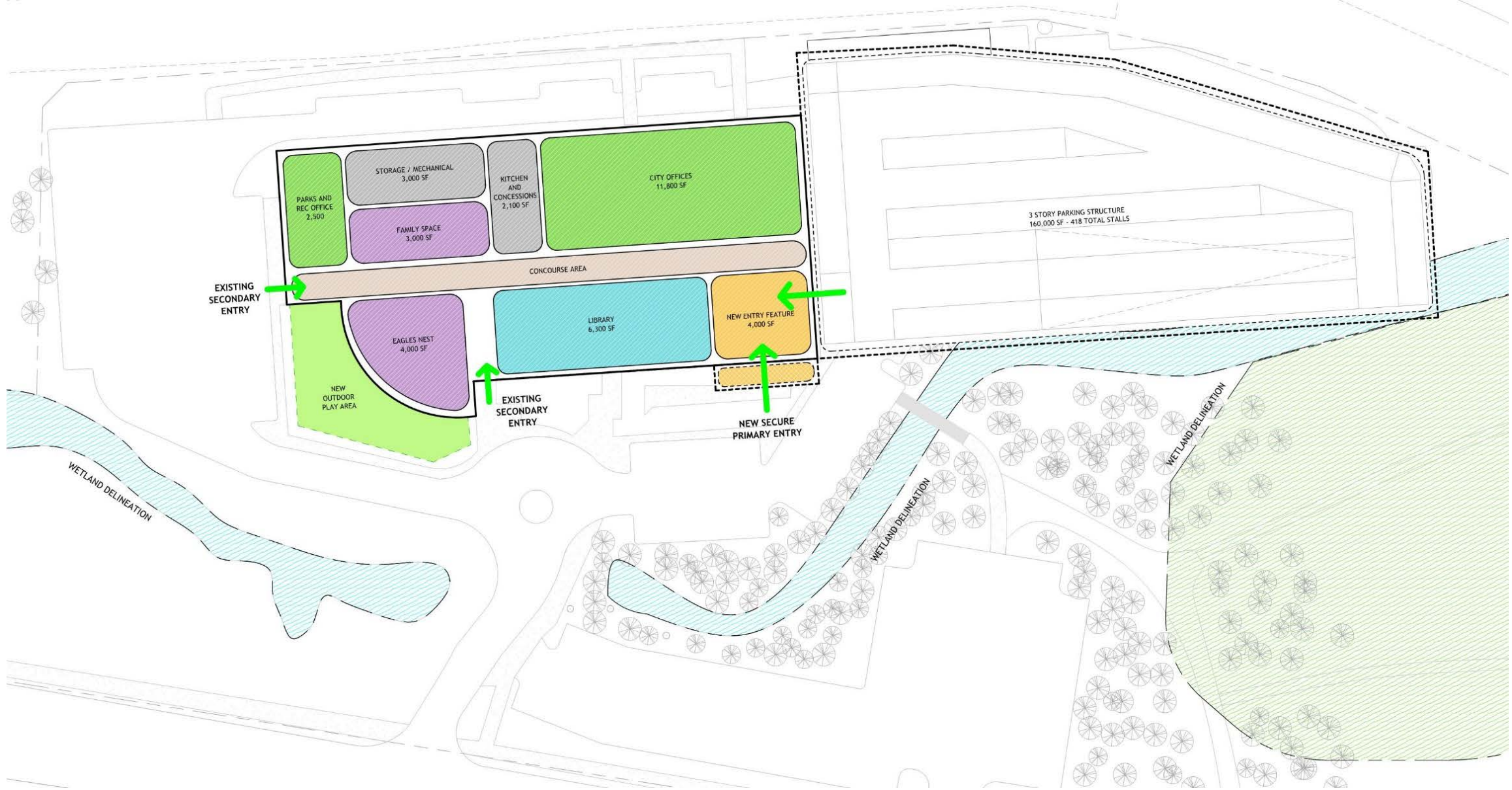
High-Level Scope

- Relocate Entry to East side of building
- Complete reconfiguration of interior spaces
- Incorporate City Hall, DMV, and Passport Offices.
- Addition of 3 Gymnasiums and Fitness Center on top of parking structure
- Add structured parking to support additional program

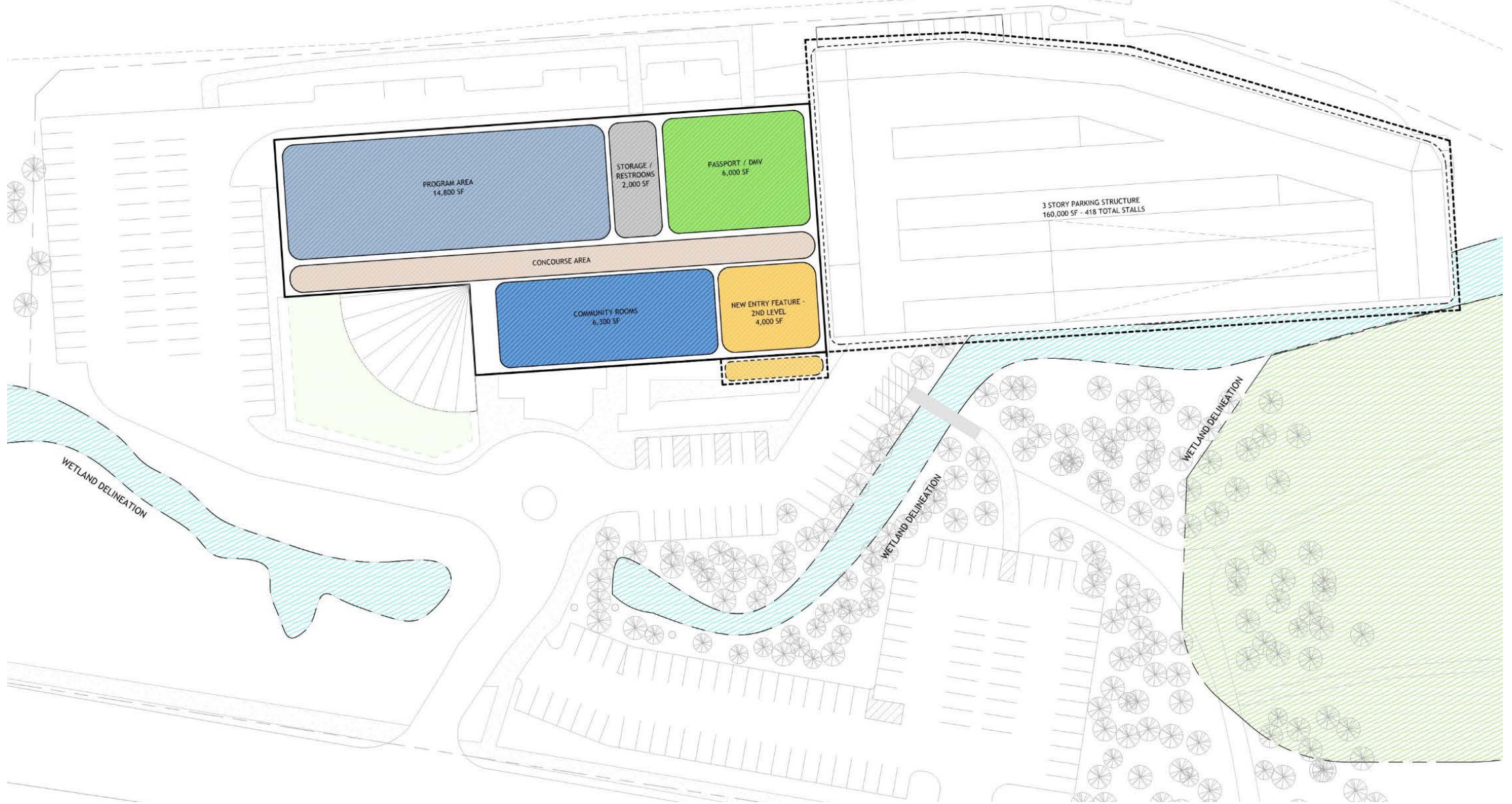
Remodel + Addition MAX Scope

- Pros
 - Relocation of front entry created better wayfinding and security
 - Relocation of City Hall, DMV, and Passport Offices to this site.
 - Separation of Gymnasiums and Fitness from rest of Community Center program.
- Cons
 - Significant building remodel and addition

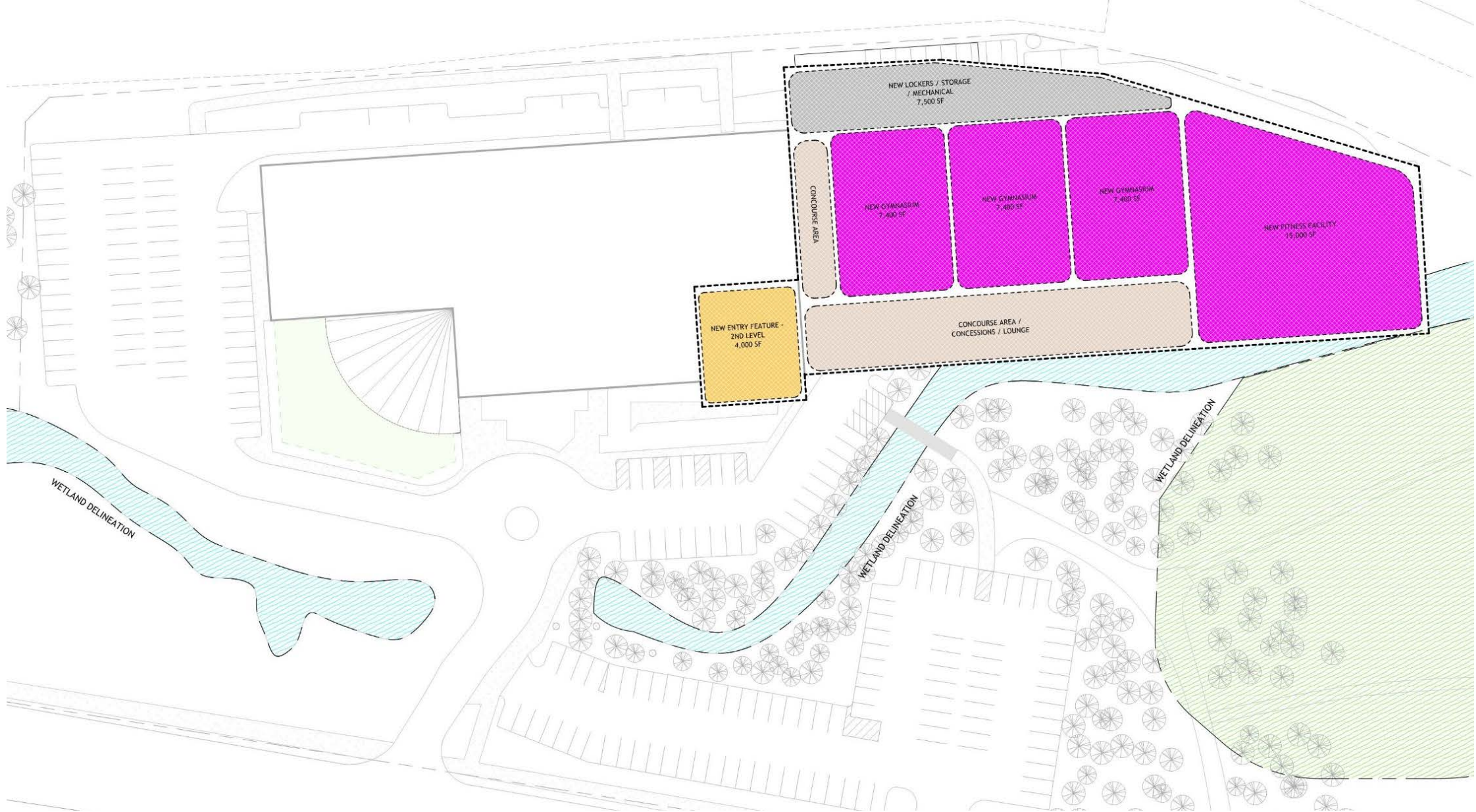




Scheme 4 | Remodel + Addition MAX – Level 1



Scheme 4 | Remodel + Addition MAX – Level 2



Scheme 4 | Remodel + Addition MAX – Level 3

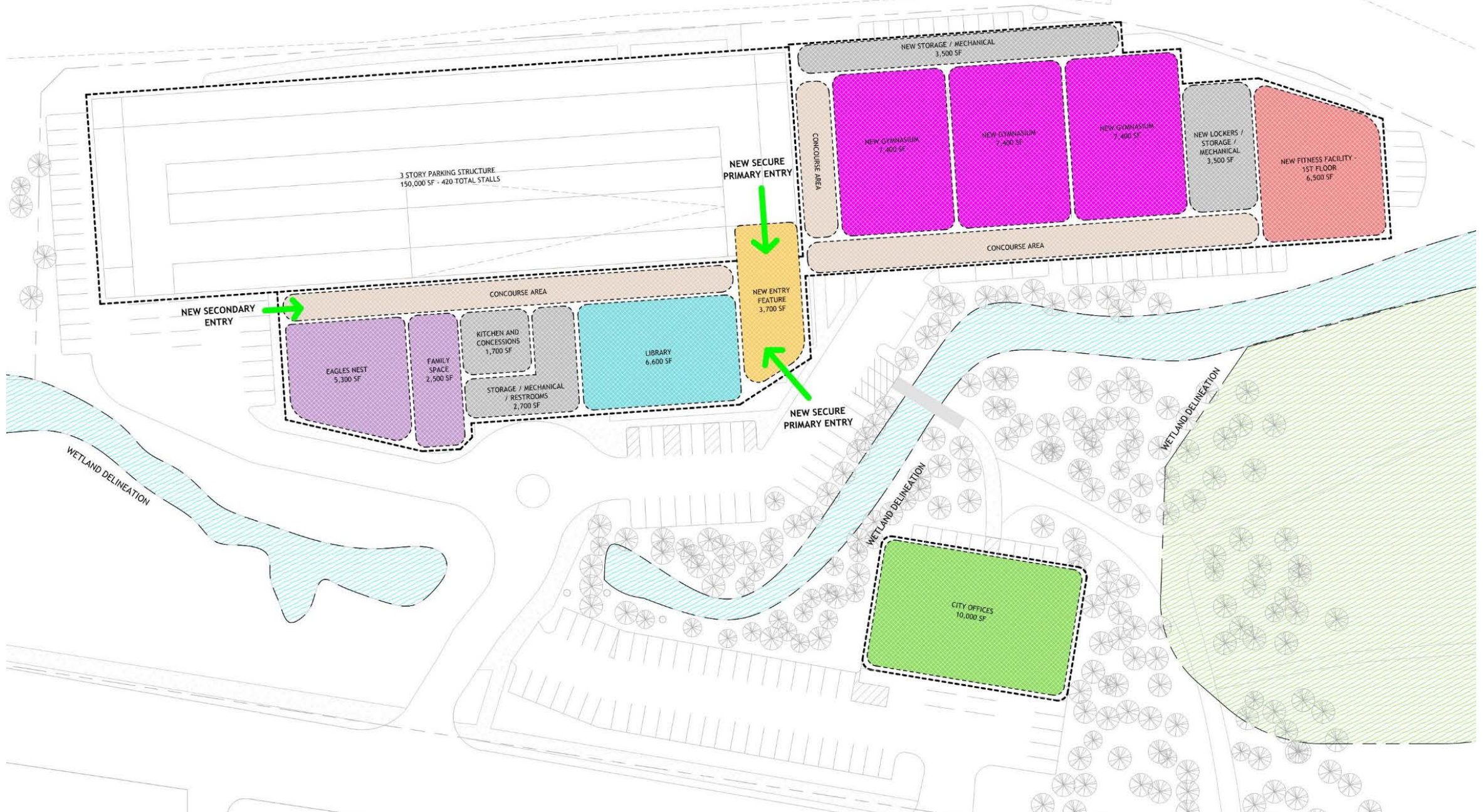
High-Level Scope

- Teardown existing building and build parking structure.
- Community Center program wraps parking structure.
- Build gymnasium and fitness complex on east side of parking structure.
- Incorporate all other existing program in front of parking structure.
- Build new free-standing City Hall building separate but adjacent to Community Center.

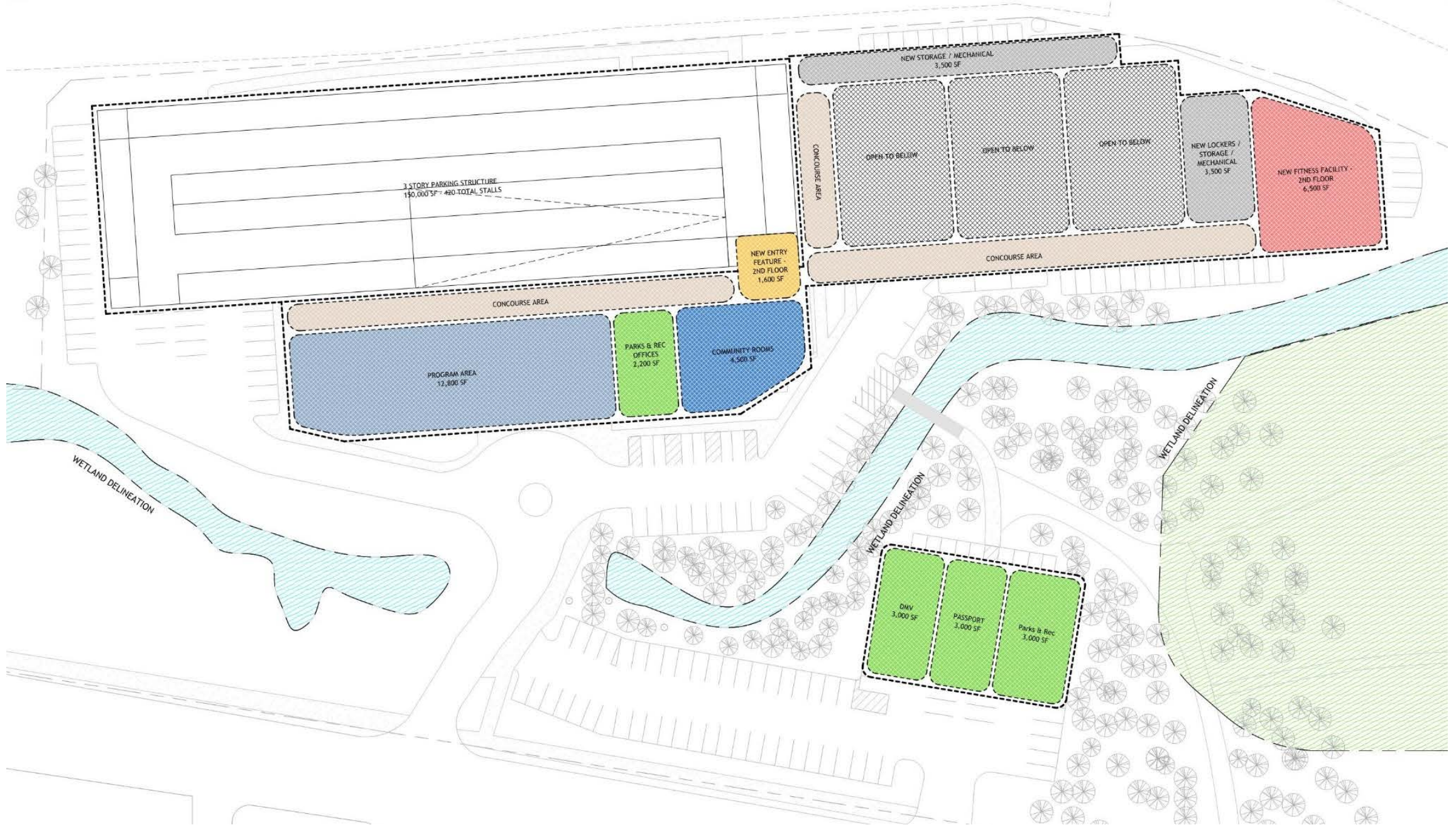
New Building | Existing Site

- Pros
 - Centralized Entry
 - Separate gym and fitness wing
 - Expansion of revenue generating space for programs.
- Cons
 - Separate but adjacent City Hall building on site.
 - Surface parking in front of City Hall building may not be enough to support all functions.





Scheme 5 | New Building on Existing Site – Level 1



Scheme 5 | New Building on Existing Site – Level 2

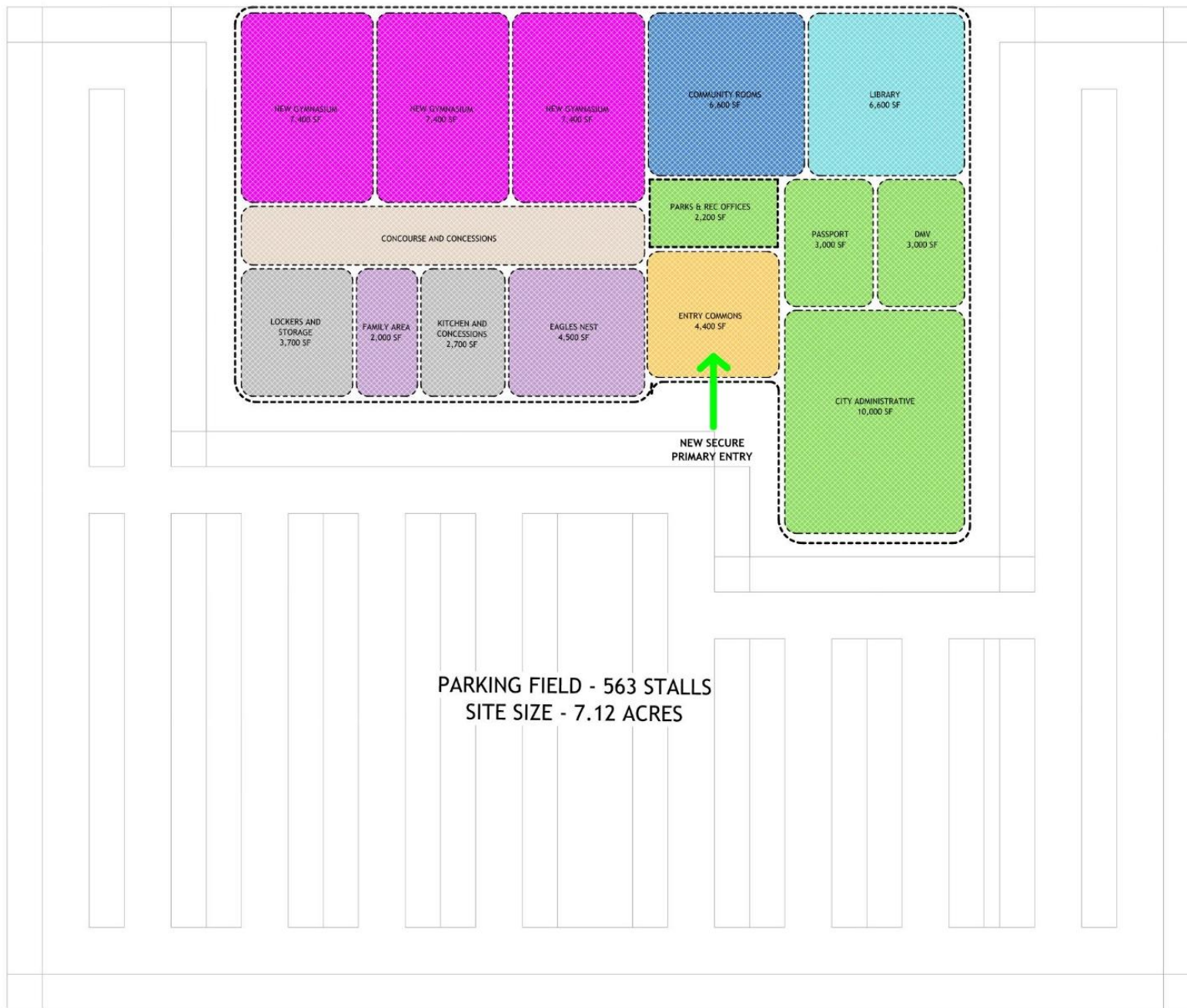
High-Level Scope

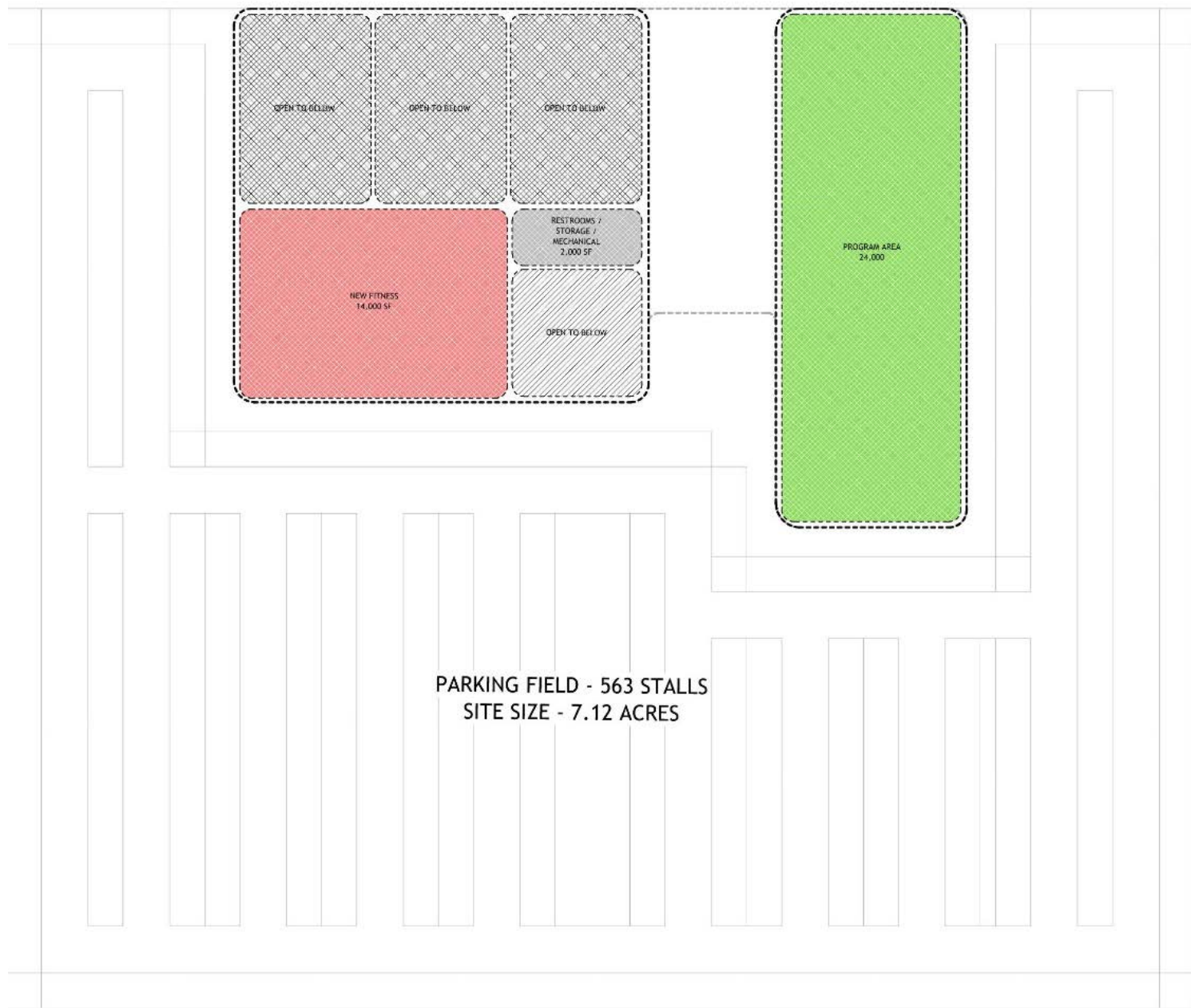
- Construct brand new facility on new site.
- Includes all existing program space
- Expands Fitness on second level adjacent to three gymnasiums.
- Expands space for program and leased spaces on second level
- Incorporate all City Hall, DMV, and Passport office program.
- Large surface parking in front of building.

New Building | Site Agnostic

- Pros
 - New building allows expansion of all revenue generating program.
 - Incorporates all City Hall functions into Community Center building.
 - Plenty of surface parking
- Cons
 - Construction Cost & Site Selection







Scheme 6 | New Building Site Agnostic – Level 2

VI. Appendix

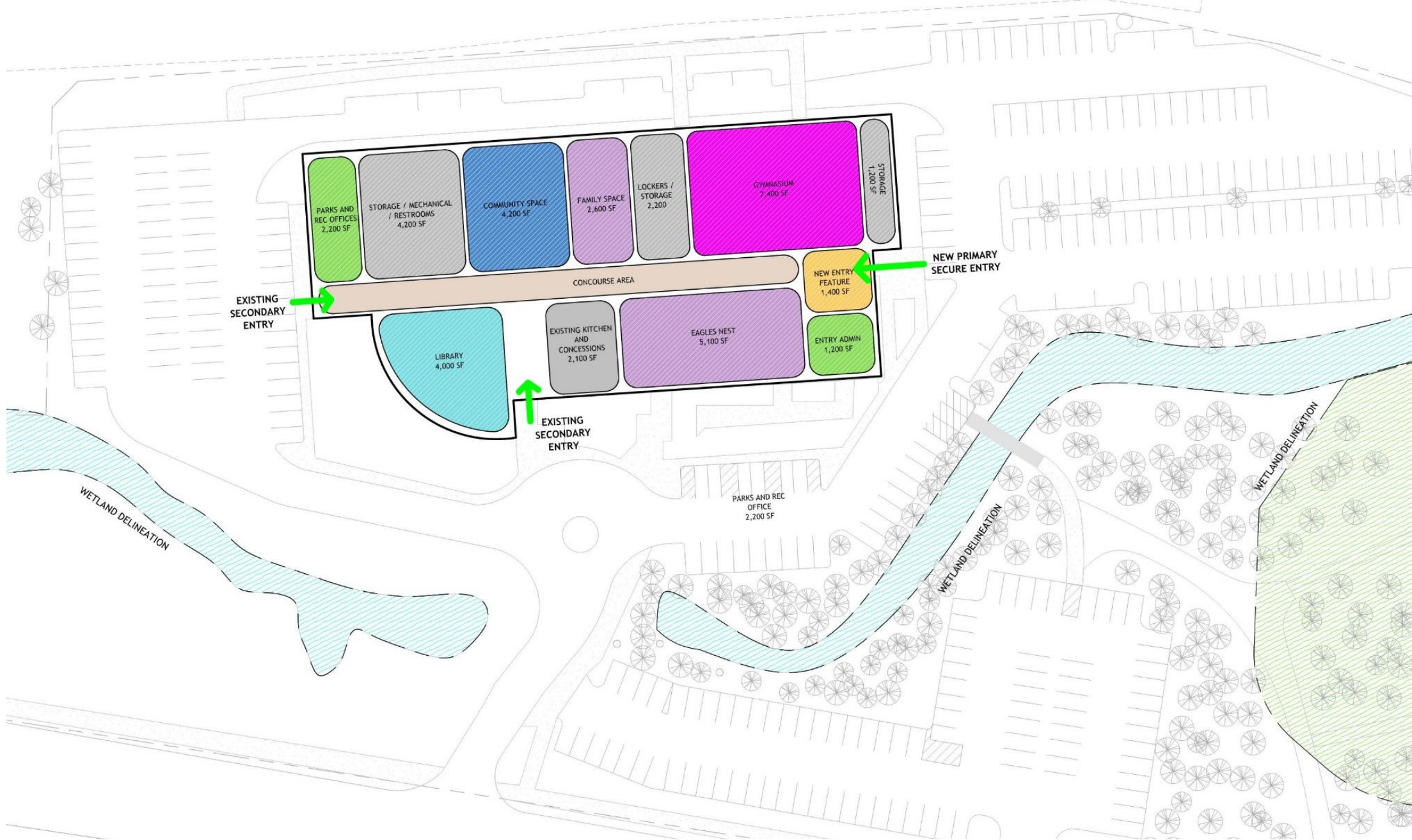
High-Level Scope

- Relocate main Entry to East side of building
- Secondary entry on West side of building for administrative uses.
- Complete reconfiguration of interior spaces, including gymnasium, library, and Eagles Nest.
- Complete finish upgrade

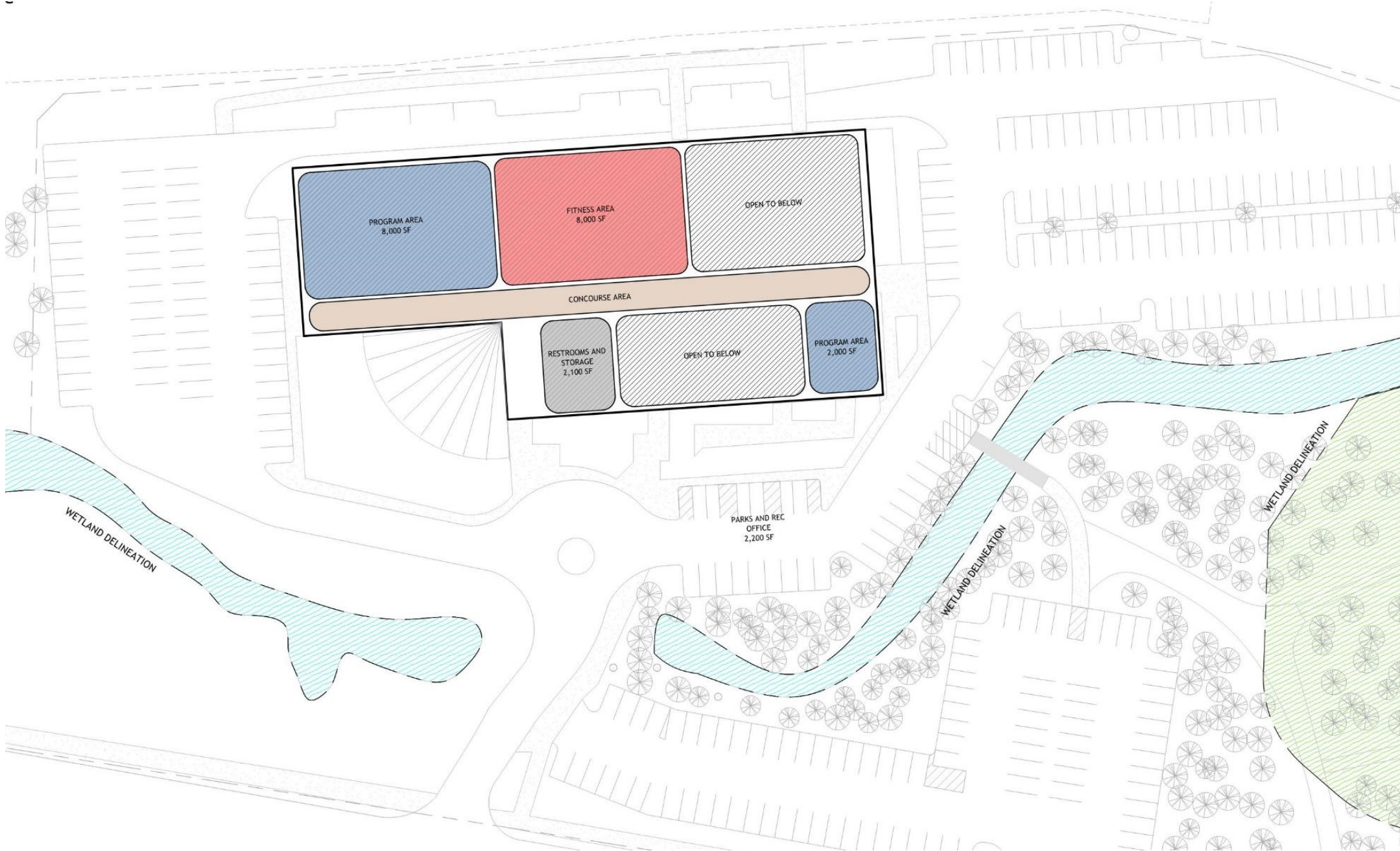
MOVED THIS OPTION TO APPENDIX DURING 1/23/25 Meeting. Determined this is not a viable option.

Maximum Remodel

- Pros
 - Relocation of front entry created better wayfinding and security
 - Bulk of parking adjacent to revenue generating spaces (gym/Eagles Nest)
 - Reorganize building uses by activity level (loud to quiet)
 - Move Admin space and storage to west side of building to separate it from public space.
 - Separate parking space for admin and program space (Rise/WIC programs/Meeting rooms)
- Cons
 - Relocation of Library and reduced square footage may not be allowable per lease.
 - Significant building remodel



Scheme 2 | Maximum Remodel – Level 1



Scheme 2 | Maximum Remodel – Level 2