



## COMMUNITY MEETING NO.1 NOTES

2335 Highway 36 W  
St. Paul, MN 55113

Tel 651-636-4600  
Fax 651-636-1311

[www.bonestroo.com](http://www.bonestroo.com)

### Park District of Oak Park Ridgeland Common Master Planning

**Date/Time:** Monday, December 3, 2007, 7:00 PM

**Location:** Comstock Room, Ridgeland Common, 415 Lake Street

**Attendance:** General Public – 70

#### **Park Board Members**

Christine Graves

Jessica Bullock

Marty Bracco

Mark Gartland

#### **PDCC Members**

Beth Burdin

Jeff Donarski

Bob Egan

Nancy Holmes

Maggie Kelly

Gary Komar

Dick McKinlay

John Messina

Roy Phifer

#### **Park District Staff**

Gary Balling

Diane Stanke

Matt Ellmann

Mike Grandy

Jenny Berni

Bill Hamilton

Yanie Myvett

#### **Bonestroo Team Members**

Jim Maland, Bonestroo

Steve Halberg, Bonestroo

Jeff King, Ballard\*King

Eric Penney, Nagle Hartray

Dirk Danker, Nagle Hartray

Jill Allread, PCI

## **Agenda:**

- Welcome
- Introductions
- Process and Schedule
- Site Analysis
- Communications
- Public Input
- Closing Comments

## **Welcome**

Mr. Gartland, Board President, called the meeting to order and welcomed the crowd of about 70 attendees. He stressed that the Park District desires to hear from everyone regarding the master planning process.

## **Introductions**

Mr. Balling, PDOP Executive Director, reviewed the agenda, provided some key observations regarding Ridgeland Common, identified some potential opportunities that are available to Ridgeland Common as well as outlined the three general formats for redevelopment being pursued in the Ridgeland Common Master Planning efforts.

General Observations regarding Ridgeland Common include:

- Centrally located
- Most heavily used park
- Only indoor ice in Oak Park
- Ridgeland Common property is small – 6.06 acres

Some Potential Opportunities for Ridgeland Common include:

- OPRF athletic fields nearby provide possible joint programming potential
- Parking garage has potential for expansion
- There is space available on the site to locate and construct a new facility without losing use of the existing rink and pool and associated revenues
- Scoville Avenue could be closed and abandoned to pick up additional development space
- Potential partnerships exist with the Village of Oak Park, Fenwick High School and OPRF High School
- Close access to the Green Line transit
- Opportunity to use new technology to improve efficiency and quality of operations
- A mural located adjacent to the site has the opportunity to be more prominently featured
- Jens Jensen's original plan should be considered as part of any new planning.

Mr. Balling reviewed the format for the three general revitalization plans to be considered as part of the master planning process:

Option One: Repair/replace the existing facility  
Option Two: Replace the existing facilities with new spaces  
Option Three: Visionary plan to include the OPRF fields and the Scoville Avenue right-of way.

### **Process and Schedule**

Jim Maland, Bonestroo Team Project Manager, reviewed the proposed process and schedule for the master planning effort. An overview of a detailed scope and schedule was presented for the project which will include approximately an eight month process. The process includes a significant level of community involvement, a market analysis to help strengthen the programming effort, extensive level of conceptual planning options, phasing and costing evaluations, partnership identification, operational costing efforts and financing evaluation. The next public meeting is scheduled for February 25, 2008 where the community input, market analysis, space programs and bubble diagrams will be reviewed and discussed. During an April 2008 meeting the concept plan options will be reviewed with final concept review in June 2008.

### **Site Analysis**

Eric Penney, an architect with Nagle Hartray, resident of Oak Park and member of the Bonestroo Team, walked through a site analysis of Ridgeland Common. Eric highlighted many opportunities and constraints of the site as well as welcomed any additional understandings of the park that the public could expand on.

Some Opportunities/Constraints Identified by Eric in the Site Analysis Included:

- Urban Suburb
- Train tracks noise and buffer backdrop.
- Main water main along north edge of train tracks
- Farmer's Market
- Access out of RC right only on Ridgeland Avenue
- Scoville opportunity
- Parking is an issue, not much opportunity to add parking
- Significant/large trees (Jens Jensen)
- Dog Park
- Ice Arena
- Mural
- Monument (war monument)
- OP shuttle stop
- Winds - summer prevailing winds and solar angle

Jim Maland briefly reviewed the long list of user groups and activities that occur at the Ridgeland Common facilities. An emphasis will be placed, during the planning process, on improving site and facility circulation and function to best accommodate the variety of users, spectators, operations staff

and service needs.

## **Communications**

Diane Stanke, PDOP, and Jill Allread, a communications consultant with PCI, resident and member of the Bonestroo Team, reviewed public communications processes that will be available throughout the project. Jill outlined the 4 Meetings for Public Input, Focus Group Input and 3 additional Board of Park Commissioners Meetings where the public can get involved. Jill reinforced that the process is “for the community and by the community”. Diane outlined the variety of tools available to the public to stay involved with the process including:

- Monday February 25, 2008 - Next Public Meeting
- Bookmark projects page at [www.oakparkparks.com](http://www.oakparkparks.com)
- Survey Monkey on PDOP website
- Bonestroo input handout
- Subscribe to E newsletter
- Email to DianeS@oakparkparks.com

Jim Maland wrapped up the formal presentation by the team with a request to have the initial input forms and program concerns returned by January 4, 2008.

At this time public input and comments were solicited.

## **Public Input**

- Hockey teams Fenwick and OPRF
- Ice Rink is the only spot for hockey
- Skating - Ridgeland Common Ice Club
- Support an Outdoor pool
- AIKIDO
  - Vertical space – need 15'+
  - Floor space
- 50m Outdoor pool
  - Swim organizations
  - Lap swimming is popular
  - 500 active swimmers
  - Possible indoor pool
- Coach of Travel house hockey
  - Limited ice space
  - Vision would be two ice rinks
  - Adult league
- New baseball facility
- Hockey
- Figure skating
  - Comstock Room used for figure skaters
  - More rink time required
  - Year round ice is needed

- Cross training
  - Ballet and strength training
- Roller Rink – would be better use of space
  - Private group would be used to manage it
  - Return a profit to the community
- Masters swimming – one meet per year
- Dream Big – with the space available
- Gem for Oak Park and its residents
- Ideas – rock climbing, pool, rink
- Brainstorm on Fund Raising
- Dog Park – support dog park
  - More dogs than school age kids
  - 1000 Dogs in community
  - Park District has been responsive to the needs of dog owners
- Great idea to close Scoville
- H.S. track for running
- Work with OPRF HS
- Parking is a HUGE issue
- Employee parking
- Figure skating program
- Two full size rinks or studio and full size rink
- Ice surface is small – 85'x185'
- New rink should be larger
- Comstock room – higher use by figure skaters – full length mirror, ballet bars
- Free style ice time
- Studio ice time/space
- Size of ice sheet
- Locker rooms
- Mirrors/bars/training facility
- Parking
  - Parking analysis needed
  - Oak Park to Ridgeland
  - South to North
- Think big – lots of bicycle parking
- Underground parking
- Keep existing facilities during new construction
- Use of parking garage restricted hours/permit
- Use of tennis parking lot to the east
- Pro Shop (skating)
- LEED “Silver” minimum
- Encourage walking
- Pedestrian friendly
- Multi-use outdoor space
  - Baseball/Football/Lacrosse
- Basketball
- Sled hill

- Tournament parking
- Concessions
- Bubble over pool
- Roof top Dog Park

Mr. Balling thanked the public for their involvement and invited further discussion regarding resident issues and/or concerns with the PDOP board and staff as well as with the Bonestroo Team. Mr. Balling urged the public to continue to stay involved in the process.

END