

# Excelsior Commons Master Plan



## **BANDSHELL PROJECT UPDATE**

**AUGUST 2020**

A partnership exists between:

-the **City of Excelsior** and

-**Community for The Commons (C4C)** - a local 501(c)(3) nonprofit

for the purposes of making capital improvements to the Excelsior Commons Park.

To-date, key decisions made by this partnership include:

- ✓ The creation of the City/C4C partnership (2014)
- ✓ The completion and adoption of a Commons Master Plan (2017)
- ✓ The negotiation of a fundraising agreement between the City and C4C for the construction of a new bandshell (2019)
- ✓ Appointment of a “project advisory committee” (PAC) to oversee the detailed design of the new bandshell (2019)
- ✓ Engagement of a design team to create plans for a new bandshell structure (Spring 2020)

**Drafts of the new bandshell design are completed, and the Committee is now collecting public input on this work.**

# Commons Master Plan Background

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- City Council commissioned the creation of a Commons Master Plan in 2015
- Efforts included
  - ✦ Condition assessment
  - ✦ Public Engagement
  - ✦ Historic Preservation Study (New History)
  - ✦ MSR Master Plan
- Adopted by Council in 2017, now part of the City's Comprehensive Plan



# Key Master Plan Findings

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- Landscape and views are the primary features of the Commons
  - Buildings play a supporting role
- Evolutionary (not revolutionary) change desired
  - Seeking an enhanced version of what's already there
- Elements to be preserved
  - Historic WPA ballfield bleachers
  - Open and expansive view corridors
- Enhance circulation and entrances
- Defined architectural language of simple wood-like structures



# Master Plan – Final Site Plan

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# Master Plan Architectural Language - Inspiration

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Loosely Based On Historical Structures:

- Simple Wood “Lake Front” Structures
- Relationship of Buildings to Shore and Water
- Summer/Lake Culture



# Impetus for Bandshell as First Project

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New bandshell has been a community priority for 20+ years

Rotary stepped forward as a community partner

Manageable budget and project scope

Limited disruption to park users

Philanthropic fundraising agreement negotiated between City and C4C  
(Cost share – 75% City, 25% C4C)

# Project Advisory Committee (Est. 2019)

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- Dan Johnson - Chair, C4C
- Jennifer Caron – City Council
- Tom Wolfe - Parks & Rec
- Mark Macpherson - HPC
- Larry Lembrich - Rotary
- Erik Paulsen - At-Large
- Eric Snyder - C4C
- Kristi Luger - City Manager

## Design Team –

- VJAA
  - Structural Architects
- Damon Farber
  - Landscape Architects

# Design Team Selection

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- What type of design is appropriate for the project?
  - Respectful of the site context, history and scale of Excelsior
  - Building of today, as opposed to a recreation of history
  - Consistent with Master Plan architectural language
- After shortlisting numerous design architects, VJAA was selected as the bandshell design lead.
- Known for their creation of elegant, simple wood structures



Minneapolis Rowing Club Boathouse

# Design Utility Objectives

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1. Remove large, obstructive structure
2. Design multi-use facility that is adaptable & flexible
3. Allow greater scalability of use without significantly increasing the footprint
4. Create an iconic element of the park without detracting from landscape
5. Design a structure that is relatively easy and inexpensive to maintain over time

# Design Inspiration

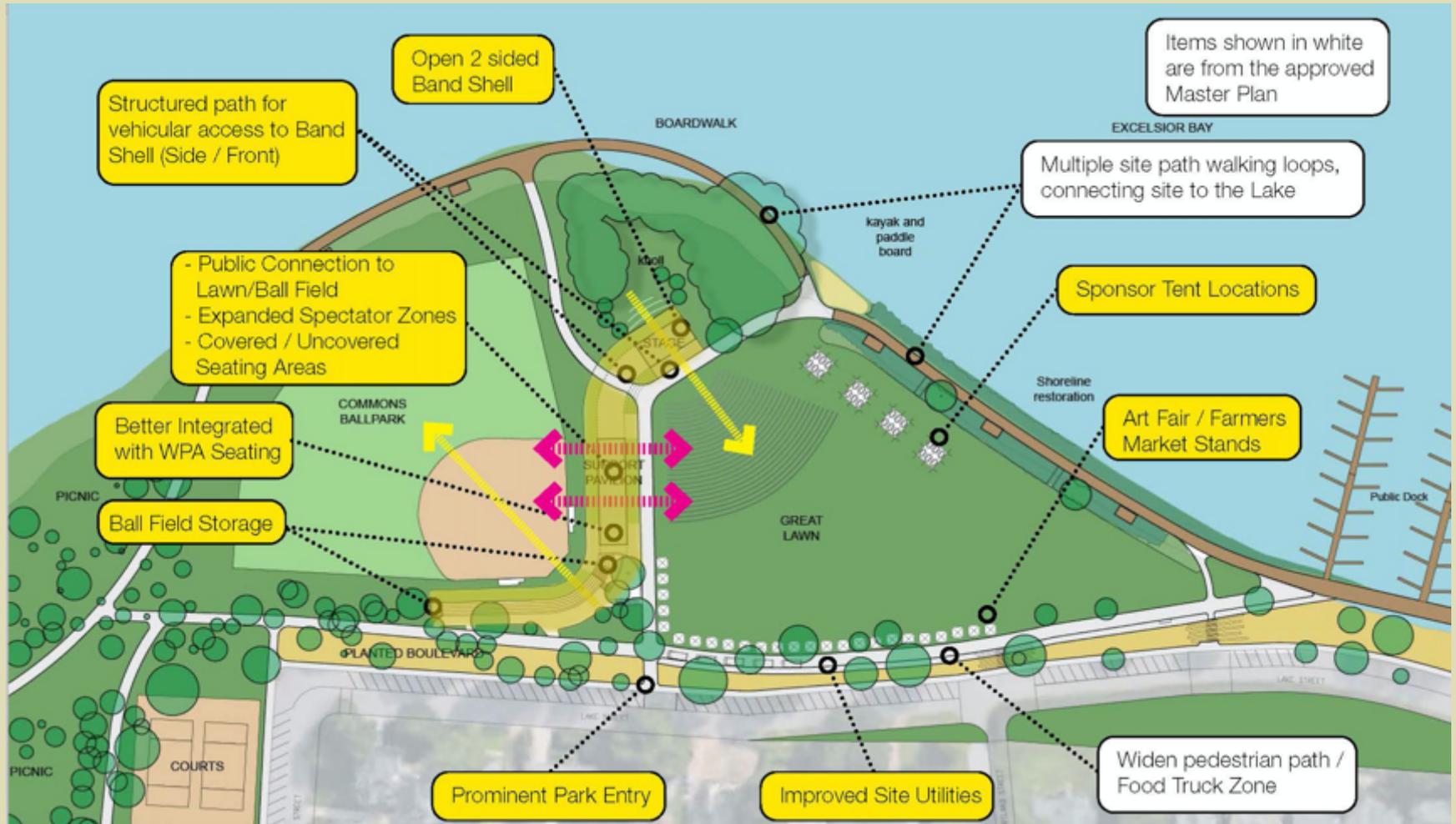
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- Context of the site
  - Preserve views
  - Sailboats, angles of sails, masts
  - Clumps of mature trees on knoll
  - Reference to form of historic WPA seating

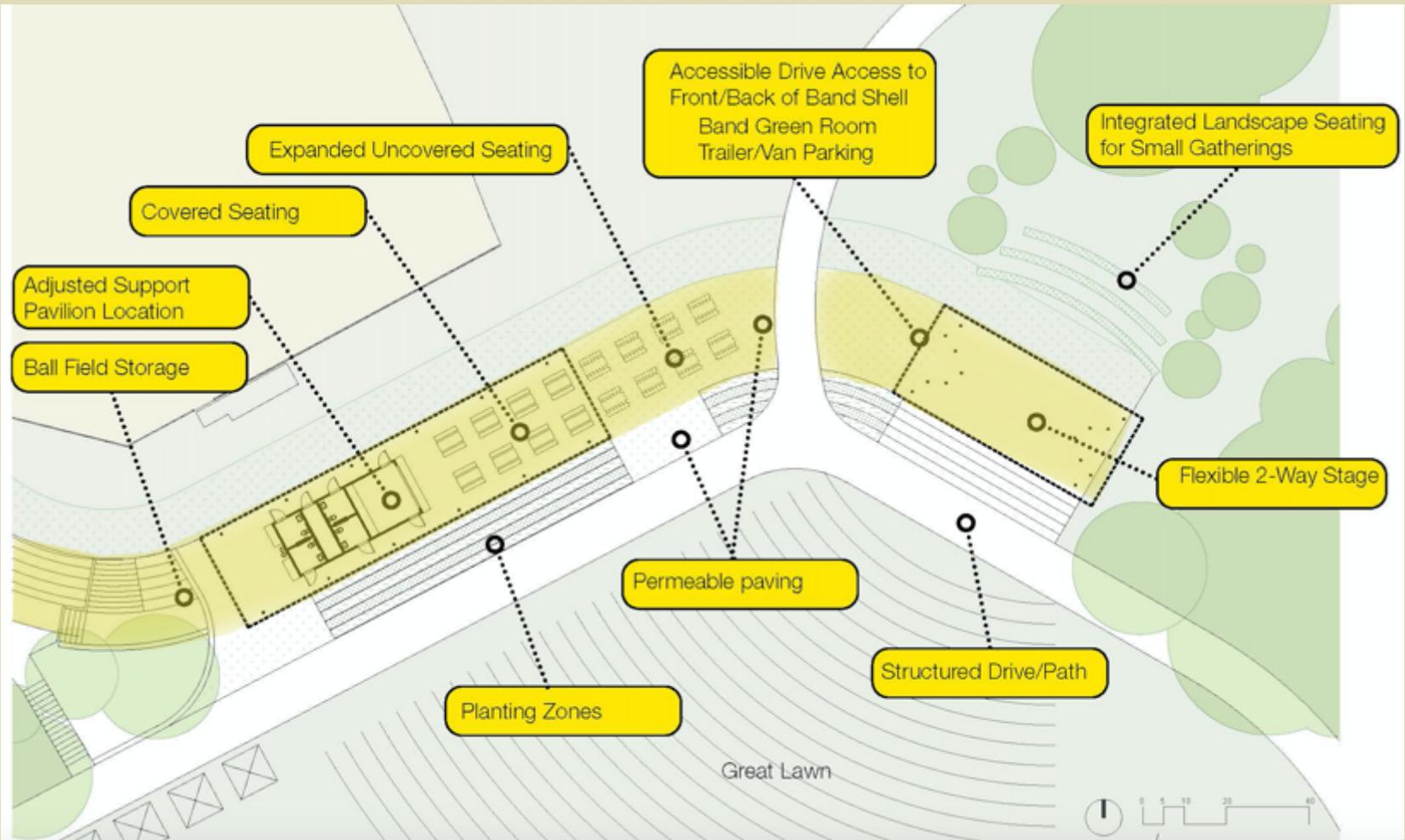
# Site Plan

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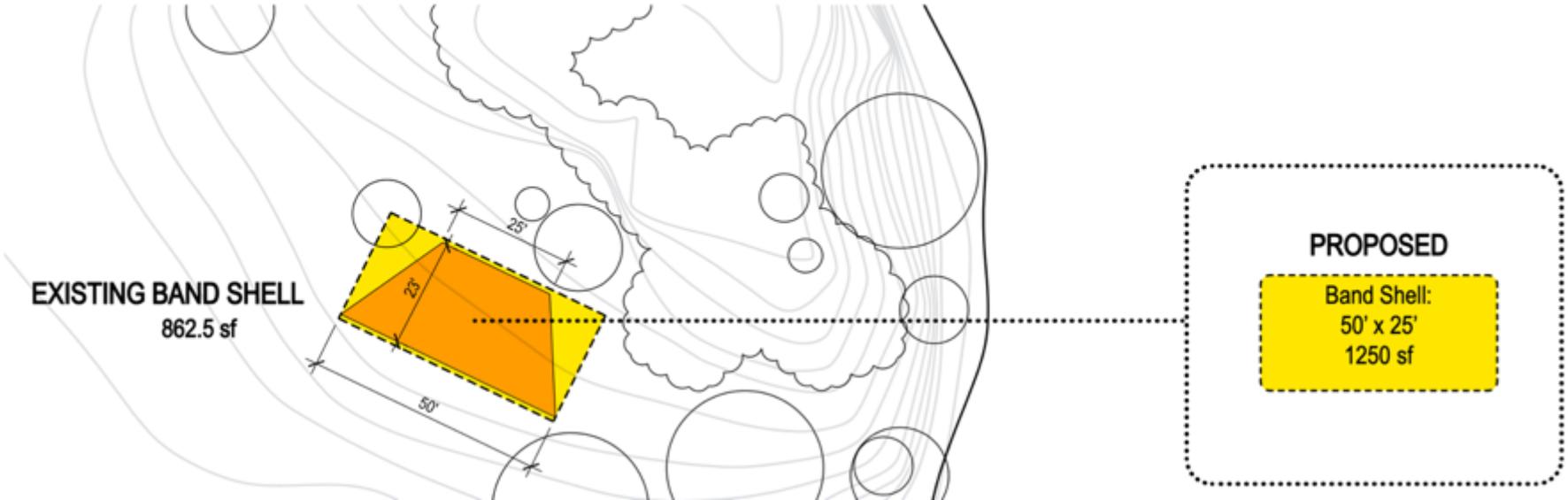
# Site Plan - Detail

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# Proposed Scale of New Structure

## Band Shell Research - Scale Reference



# Perspective from Great Lawn

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# Perspective from Shoreline

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# Perspective from Concession Plaza

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# “B-Side”

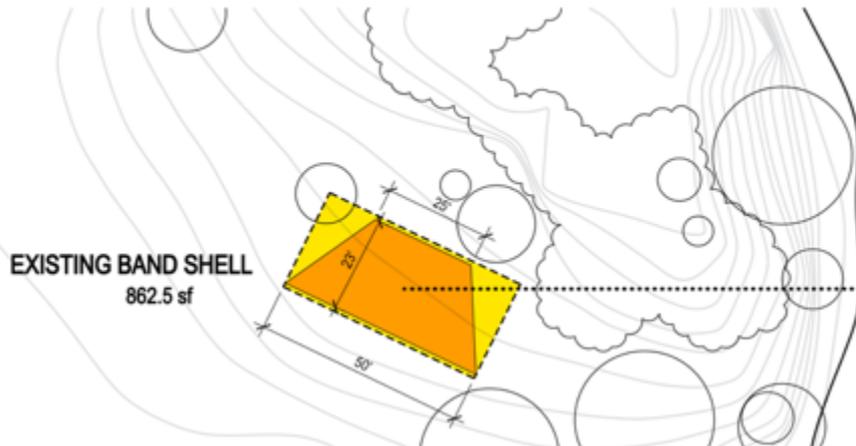
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# Size Comparison

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## Band Shell Research - Scale Reference



## Bandshell Height



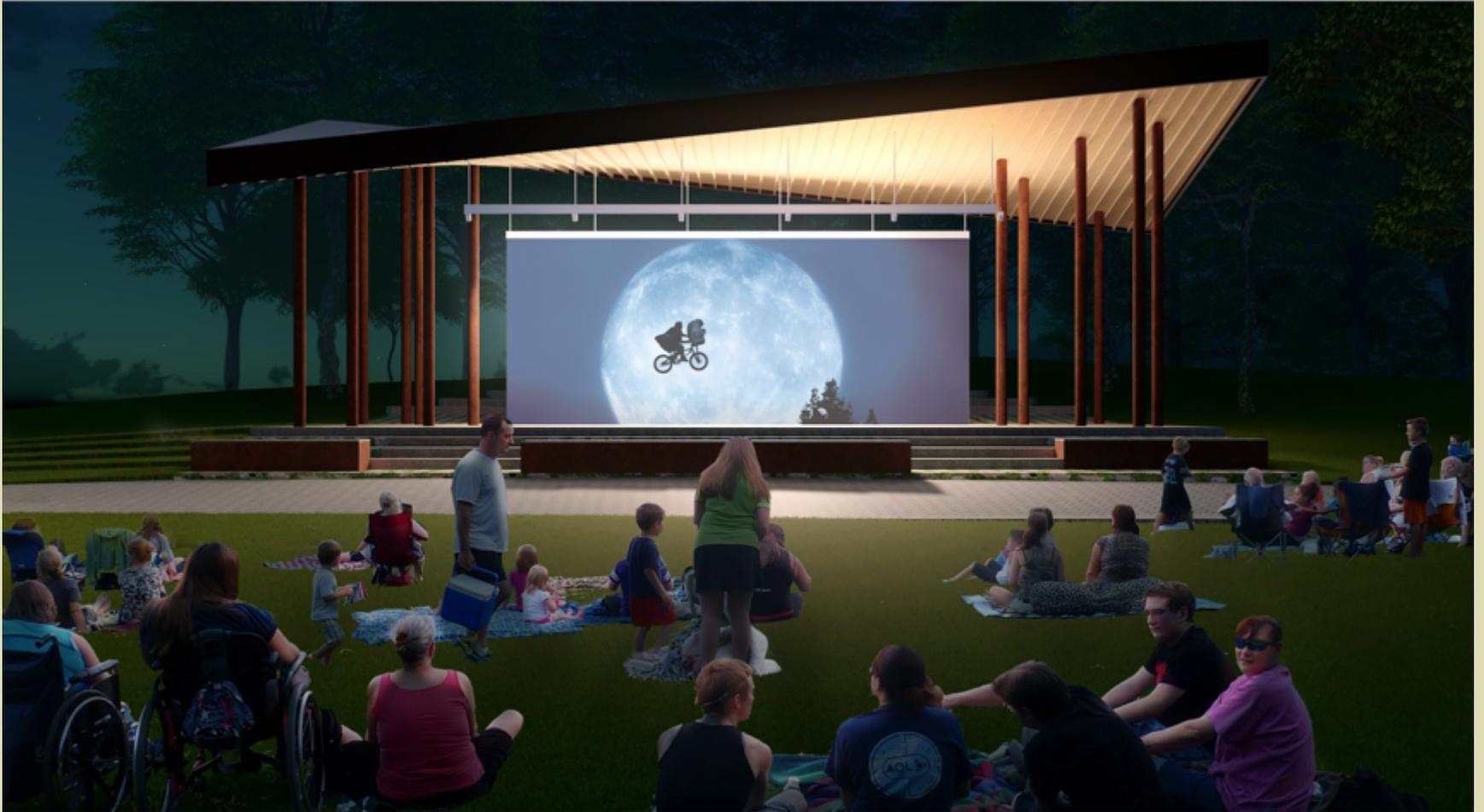
Figure 1: Existing Bandshell is set roughly level to lawn and excavated back into the hillside. The height of the roof at the front of the stage is approximately 12 feet.



Figure 2: Proposed Bandshell is set 3 to 4 feet above grade (or roughly 3 to 4 feet above existing stage) to raise the stage above spectators on the lawn. The lowest point of the bandshell (such as the front, left corner) is 12 feet above the stage (similar to existing bandshell).

# Movie Night

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# Project Details

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## Project Budget

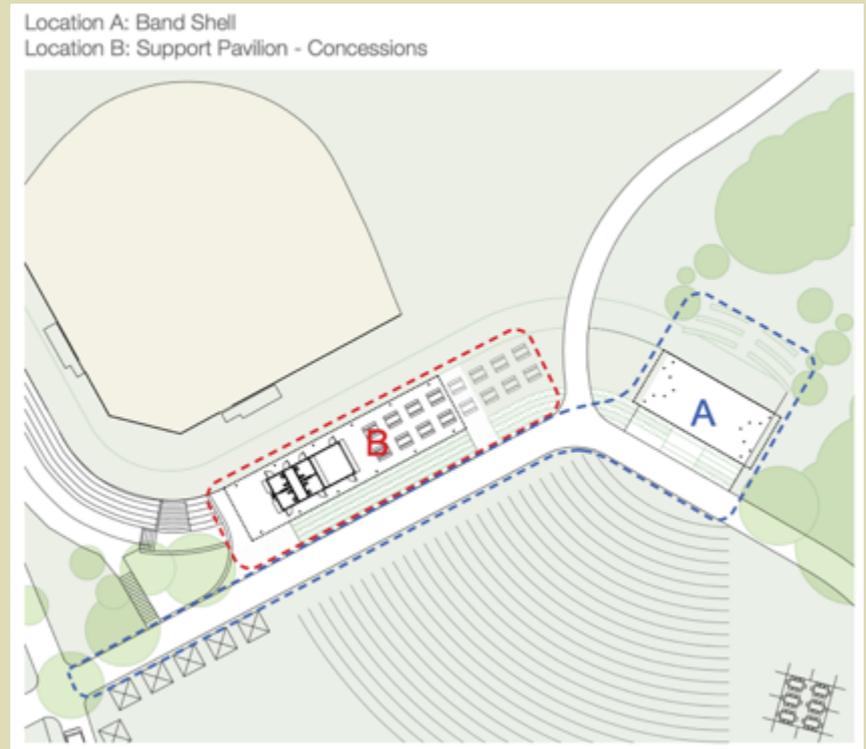
- Construction \$660K
- Paver allowance \$ 90K
- Design, Const Admin \$ 75K
- Civil, Geotech, Survey \$ 21K
- FFE allow and proj. contingency \$154K
- Total estimated budget **\$1.0M**

## Financing Plan

- City Contribution - \$750,000
  - Park Improvement Fees
  - Resident Dock Fees
- Community for the Commons - \$250,000

## Project Timeline

- Public Engagement – August 2020
- Council Adoption – September 2020
- Construction Documents/Permits/Bids – Fall 2020
- Construction – Winter/Spring 2021
- Completion – Summer 2021



# We Want Your Input!

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- ✓ Visit the City of Excelsior website homepage ([www.ci.excelsior.mn.us](http://www.ci.excelsior.mn.us))
- ✓ Complete the “bandshell survey”
- ✓ Share your thoughts and suggestions

Feedback will be incorporated and presented to the City Council on September 8th