

PRELIMINARY BUILDING PROGRAM

Excelsior Commons Guide Plan: Preliminary Building Program

This preliminary programming outline was developed with the Work Group and the design team. It is a first iteration of the basic needs as perceived at this time. In the future, at the start of each project, a more detailed programming and budgeting process will need to be done. It will respond to community needs at that time and it must reconcile the scope of work with the available funding

ALL BUILDINGS:

- Structure: poured concrete foundations; wood framed generally, board formed concrete columns and walls in high durability areas
- Exterior: acetylated lumber or pressure treated wood siding (environmentally responsible, durable wood product); aluminum clad windows; membrane flat roof or standing seam metal sloped roof
- Interior: 5/8" flush wood birch panel finishes generally in public areas; ceramic tile in toilet and wet areas; polished concrete floors; code required finishes in concession food areas
- HVAC: ventilation and electric resistance heaters in toilet rooms in toilets; beach warming house building has gas furnace with air conditioning
- Electric: general architectural LED lighting of building interiors and exterior

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PORT BUILDING: (Public toilets and refuse storage)		300 SF
• 2 accessible unisex toilet rooms: toilet, sink, diaper changing counter, small skylight in each, durable finishes.		50SF each = 100 SF
• 1 general storage and janitor closet: sink and storage shelves, durable finishes		50 SF
• Garbage storage: Size and configuration will depend on lease arrangements with the tour boats at the time and garbage collection methods.	Allow	150 SF
• Site work: sidewalk, plantings, lighting, utilities,		

BALLFIELD AND LAWN CONCESSIONS		1000SF
• 4 individual accessible toilet rooms: toilet, sink, (diaper changing counter in 1) small skylight in each, durable finishes	50SF each	200SF
• 1 general storage and janitor closet:		200 SF
• Drinking fountain		
• Storage room also functions as command center for event (window to exterior)		150SF
• Concession area: sinks, refrigerator, freezer, counters, power for basic warming and simple prep equipment, ventilation, finishes and equipment to meet code		450SF
• Plus covered pergola seating area: of 500SF		

BANDSHELL		1250SF
• Open on two sides: <ul style="list-style-type: none"> o Larger opening to the "lawn", o Smaller opening to the hillside with tiered seating for 100 o Drop down screen on small side as backdrop for larger performance. 		
• Power for amps, instruments, lighting provided by bands		
• Basic performance lighting		
• Band bus parking adjacent with power hook up to function as Green Room		
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• Also functions as Park Pavilion		

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BEACH AREA CONCESSION lower level

1550SF

- 4 individual accessible toilet/changing rooms: toilet, sink, wall of small lockers (diaper changing counter in 1), small skylight in each, durable finishes
- 1 general storage and janitor closet:
- Drinking fountain
- Life guard room with storage shelves, window
- Office/sales counter: roll down closure over counter
- Storage for sales items, seasonal items
- Lobby; one glass wall, functions as small warming area in winter
- Mechanical room
- Plus exterior patio area with fire pit and radiant heaters
- Nearby kayak storage

60SF each 240SF

300SF

130SF

130SF

300SF

400SF

50SF

BEACH AREA CONCESSION upper level

1550SF

- Functions as open air covered pavilion
- Power and lighting
- Plus patio to the north among the trees 500SF

FUTURE STUDY POLICIES FOR SUCCESSFUL STEWARDSHIP OF THE COMMONS

The Commons Master Planning Work Group also recommends that the City of Excelsior adopt policies to ensure successful stewardship of The Commons. Among the areas where policy direction is needed include:

1. A **Use Policy** that guides programming, evaluating and selecting event uses, and permit pricing for applications in The Commons.
2. A **Maintenance Policy** that outlines the desired condition of The Commons, significant types of maintenance to be conducted, required funding and sources and responsible parties.
3. A **Master Plan Change Policy** that outlines how future deviations to the plan are considered, approved, or denied.
4. A **Memorial Policy** that provides guidance to the City relating to the modification, removal, or addition of memorials.
5. A **Gift and Naming Policy** to document the intent and use of significant gifts, and provide guidelines and terms when individuals or institutions request naming rights as part of their gift in The Commons.
6. A **Project Selection and Implementation Policy** for future improvements that details the process for prioritizing, designing, and implementing future projects.
7. A **Tree Preservation, Maintenance and Replanting Policy** that ensures trees are preserved, maintained, and insured against disease or natural disaster.