



CLEVELAND METROPARKS

Commissoner Workshop Presentation

BIALOSKY + PARTNERS ARCHITECTS
October 30, 2014



INTRODUCTION

Team Members



BRUCE HORTON

AIA, CSI, CDI, LEED AP BP+C
Principal Bialosky + Partners

EDUCATION

Master of Architecture
Yale University
Bachelor of Science
in Civil Engineering
Massachusetts
Institute of Technology



DAVID W. CRAUN

AIA, LEED AP
Principal Bialosky + Partners
Lead Architectural Designer

EDUCATION

Master of Architecture
in Urban Design
Kent State University
Florence, Italy
Bachelor of Architecture
Kent State University



TRAVIS J. MATHEWS

ASLA, LEED AP
Project Manager EDG

EDUCATION

Bachelor of Science
Landscape Architecture, 1994
West Virginia University



INTRODUCTION

Presentation Agenda

1. Introduction
2. Case Studies
3. Site Option Sketches
4. Preferred Site Option
5. Conceptual Program Draft
6. Beach House Site Plan
7. Recap & Next Steps
8. Questions & Answers



INTRODUCTION

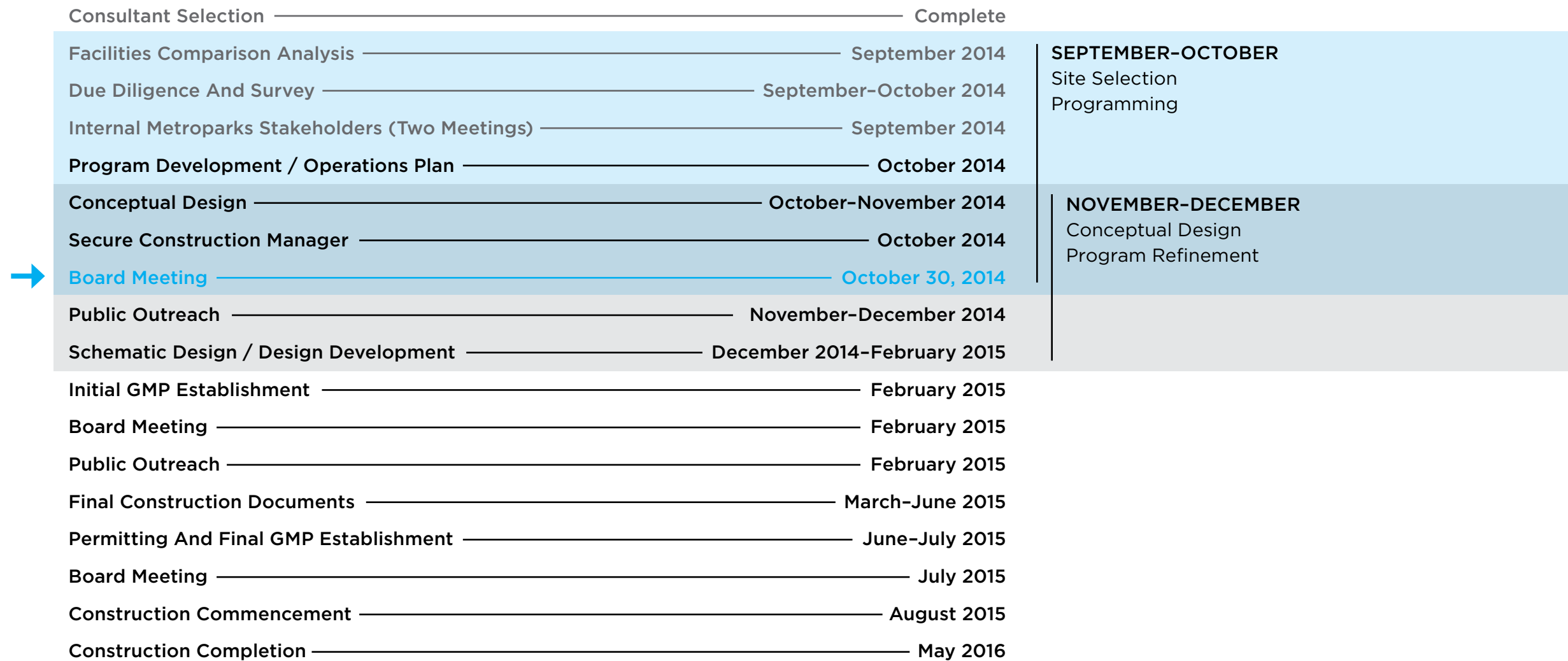
Project Schedule

Consultant Selection	Complete
Facilities Comparison Analysis	September 2014
Due Diligence And Survey	September-October 2014
Internal Metroparks Stakeholders (Two Meetings)	September 2014
Program Development / Operations Plan	October 2014
Conceptual Design	October-November 2014
Secure Construction Manager	October 2014
→ Board Meeting	October 30, 2014
Public Outreach	November-December 2014
Schematic Design / Design Development	December 2014-February 2015
Initial GMP Establishment	February 2015
Board Meeting	February 2015
Public Outreach	February 2015
Final Construction Documents	March-June 2015
Permitting And Final GMP Establishment	June-July 2015
Board Meeting	July 2015
Construction Commencement	August 2015
Construction Completion	May 2016



INTRODUCTION

Design Process





CASE STUDIES



CASE STUDIES

Overview

MILWAUKEE BRADFORD BEACH Milwaukee, WI



The Midwest Example Building Beach & Water Culture

CHICAGO OSTERMAN BEACH HOUSE Chicago, IL



Budget For Green Subtle Sustainability

CHICAGO MONTROSE BEACH HOUSE Chicago, IL



Creative Programming Creates Facility Longevity

CHICAGO 63RD STREET BEACH HOUSE Chicago, IL



Sophisticated Facilities Stand For Generations

CHICAGO NORTH AVENUE BEACH HOUSE Chicago, IL



Playful Design Functional Planning

CHICAGO OAK STREET BEACH HOUSE Chicago, IL



Temporary Facilities & Engaging Public Art

LAKEVIEW PARK BEACH HOUSE Lorain, OH



Local Example Utilize Facilities All Year

PORTAGE RIVERWALK PAVILLION Portage, IN



Noteworthy Design Innovative Partnerships

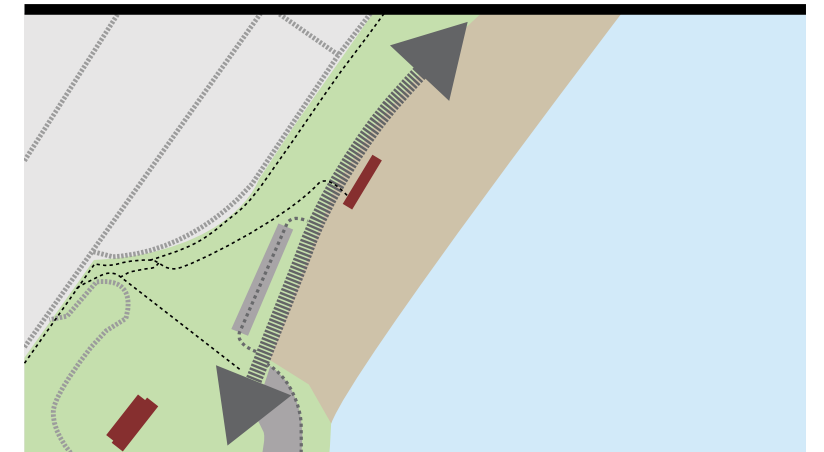


CASE STUDIES

Milwaukee Bradford Beach



THE MIDWEST EXAMPLE BUILDING BEACH + WATER CULTURE



FACILITY NAME	LOCATION	MANAGING INSTITUTION	YEAR BUILT	SIZE	SEASON/TIME OPEN	MAIN PROGRAM	FOOD SERVICE	OTHER AMENITIES	RENTAL AVAILABLE	TRANSIT/PARKING ACCESS	OUTSIDE VENDORS	EDUCATIONAL SPACE	WEEKLY PROGRAMMING	FESTIVALS	OTHER NOTES
Bradford Beach	Milwaukee, WI	Milwaukee County Parks	1950	n/a	Park: 8am-9pm Beach: 11am-5pm June 16-Aug 17 (Lifeguards)	Restrooms/ Locker, Food Service, First Aid	Yes— Restaurant and snackbars, managed by outside vendor	Sand Volleyball Courts, Bathhouse, 2 Concession Buildings	Cabanas, umbrellas, beach chairs, sea kayaks, stand-up paddleboards	Parking-South of beach (5000'+away); nearest bus stop 15 min walk away	Yes—food is managed by outside vendors (2 year contract)	No	Volleyball, beach soccer leagues, fitness programs	Bradford Beach Jam w/ Sports and Reggae Music Festival	Has been revived in recent years; friends of Bradford Beach non-profit

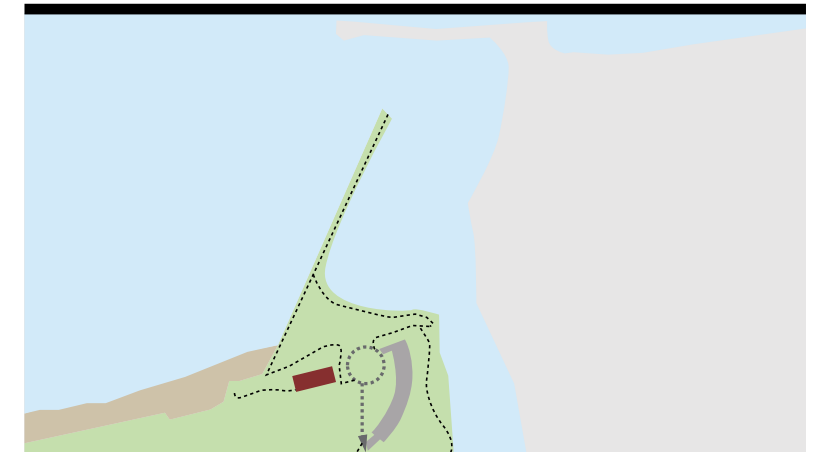


CASE STUDIES

Portage Lakefront & Riverwalk Pavilion



NOTEWORTHY DESIGN INNOVATIVE PARTNERSHIPS

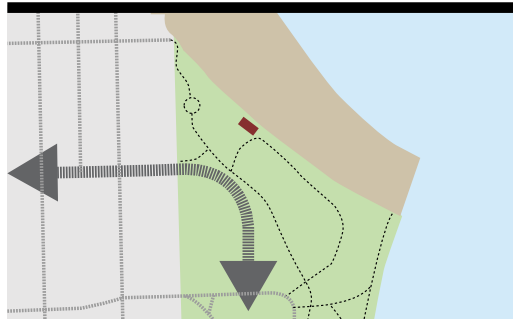


FACILITY NAME	LOCATION	MANAGING INSTITUTION	YEAR BUILT	SIZE	SEASON/TIME OPEN	MAIN PROGRAM	FOOD SERVICE	OTHER AMENITIES	RENTAL AVILABLE	TRANSIT/PARKING ACCESS	OUTSIDE VENDORS	EDUCATIONAL SPACE	WEEKLY PROGRAMMING	FESTIVALS	OTHER NOTES
Portage Lakefront & Riverwalk Pavilion	1000 Riverwalk Dr. Portage, IN 46368	Owned by National Park Service; Operated in Partnership with the City of Portage	2008 (LEED Gold)	35,00 SF Facility part of 57 acre restoration on site; \$10mil + Project	Daily: Dawn to 30mins past dusk year round	Restrooms, seasonal snack bar and patio, classroom/meeting space, visitor info desk	Snack Bar	Restored 900 ft breakwater, fully ADA Accessible, fishing pier, 3 miles of driveway, .5 miles of trails, 1500 ft riverwalk	Yes; \$65 Special Use Permit + Proof of liability insurance needed	125 vehicle parking lot	No	Yes—classroom space + Project site is a restoration of a former industrial sewage treatment plant	n/a (weekly programming takes place through general park)	n/a	Jointly planned between NPS and city, design includes recycling materials, on-site waster and water use reduction, brownfield remediation



CASE STUDIES

Best of Chicago

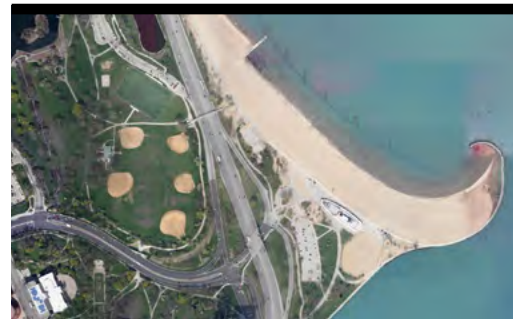
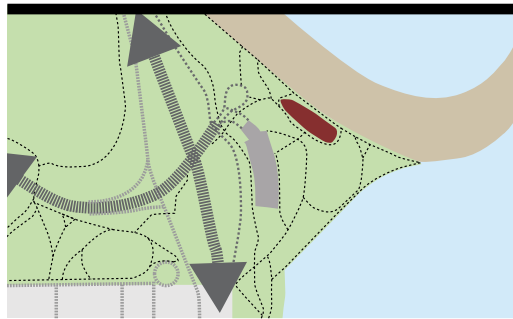


CHICAGO OSTERMAN BEACH HOUSE

Chicago, IL

Budget For Green Subtle Sustainability

FACILITY NAME	LOCATION	MANAGING INSTITUTION	YEAR BUILT	SIZE	SEASON/TIME OPEN	MAIN PROGRAM	FOOD SERVICE	OTHER AMENITIES	RENTAL AVAILABLE	TRANSIT/PARKING ACCESS	OUTSIDE VENDORS	EDUCATIONAL SPACE	WEEKLY PROGRAMMING	FESTIVALS	OTHER NOTES
Osterman Beach	5800 N. Lake Shore Dr. Chicago, IL	Chicago Park District	2010 (LEED Silver Facility)	2750 SF/ Budget 1.5 Mil	Park: 6am-11pm	Restrooms (Men, Women, & Family Style), Lifeguard Office, Lockers, Shower, Concession Space	Nacho Mama's Burrito Bar (11am-10pm)	Pervious conc. + rainwater harvesting, Free Wi-Fi, ADA Accessible "Beach Walk" in Northern Family friendly area	Equipment Rentals (Umbrellas, Chairs, Paddle Boards); No space rental	1-15 Walk from EL, 7 min walk from Bus; No dedicated parking-limited street parking	Yes*	No; adjacent to popular migratory bird area			Natural, vent, daylighting, native + adaptive landscaping reflective paving, 20% recycled content materials



CHICAGO NORTH AVENUE BEACH HOUSE

Chicago, IL

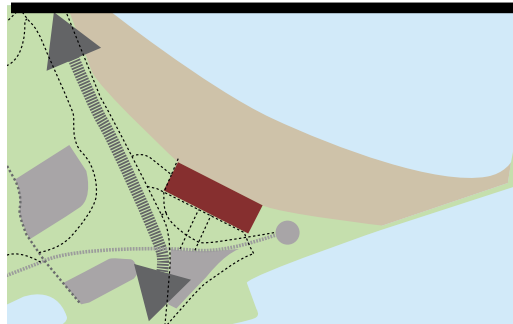
Playful Design Functional Planning

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North Avenue Beach	1600 N. Lake Shore Dr. Chicago, IL 60613	Chicago Park District	1939-40; replacement structure built in 2000	22,000 SF (over 2 levels)	Park: 6am-11pm	Restrooms, lockers, offices, first aid, grille, snack shop, concession, bike rental	Castaways Bar & Grill 10am-11pm, One Stick Puppy 11am-6pm	Free Wi-Fi; accessible beach walk and restrooms; countless volleyball court; ATMs	7 equipment vendors: bikes, umbrellas, chairs, volleyball, kayak, jet ski, step up, paddleboards	Bus Stop, Paid Parking Lot	Yes*	No	Volleyball leagues, yoga, roller hockey, dodgeball, fitness classes, etc.	Hosts Chicago Air & Water Show—over 1 million attendees; AVP Chicago Open	Considered the premier beach in the system.



CASE STUDIES

Best of Chicago

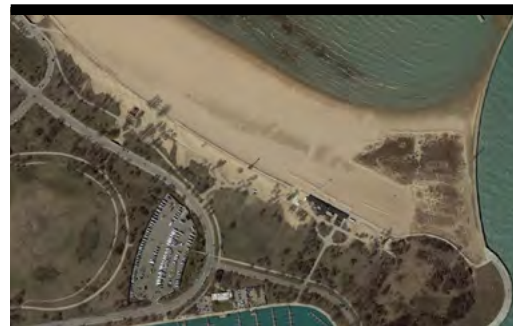
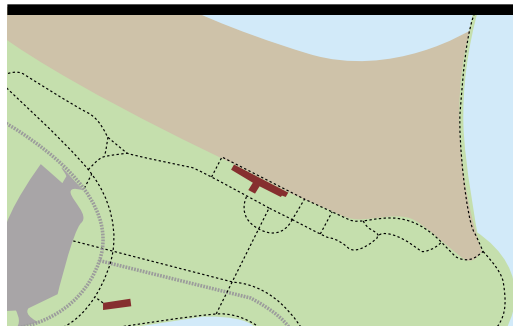


CHICAGO 63RD STREET BEACH HOUSE

Chicago, IL

Sophisticated Facilities Stand For Generations

FACILITY NAME	LOCATION	MANAGING INSTITUTION	YEAR BUILT	SIZE	SEASON/TIME OPEN	MAIN PROGRAM	FOOD SERVICE	OTHER AMENITIES	RENTAL AVAILABLE	TRANSIT/PARKING ACCESS	OUTSIDE VENDORS	EDUCATIONAL SPACE	WEEKLY PROGRAMMING	FESTIVALS	OTHER NOTES
63rd Street Beach	6300 S. Lake Shore Dr. Chicago, IL 60649	Chicago Park District	1919 (renovated 2000)	n/a	Park: 6am-11pm	Restrooms, Lifeguard, First Aid, Food Service	The Leaf Bar and Grill (10am-10pm), 2 other vendors	Wedding Rental, Fountain, Playground	Jet Ski	Bus. Parking	Yes*	Yes, interactive water features	Often rented for special events	World Basketball; Festival; Nightmare at 63st (Haunted Halloween House)	Historic bath house in Jacks on Park



CHICAGO MONTROSE BEACH HOUSE

Chicago, IL

Creative Programming Creates Facility Longevity

FACILITY NAME	LOCATION	MANAGING INSTITUTION	YEAR BUILT	SIZE	SEASON/TIME OPEN	MAIN PROGRAM	FOOD SERVICE	OTHER AMENITIES	RENTAL AVAILABLE	TRANSIT/PARKING ACCESS	OUTSIDE VENDORS	EDUCATIONAL SPACE	WEEKLY PROGRAMMING	FESTIVALS	OTHER NOTES
Montrose Beach	4400 N. Lake Shore Dr. Chicago, IL 60640	Chicago Park District	1934	n/a for beach house; 3000 SF patio deck	Park: 6am-11pm	Food concessions, showers, restrooms, life guard, first aid station	The Dock at Montrose Beach (10am-11pm) - 1 of 3 full service restaurants in Chicago system	Free Wi-Fi; Non-motorized boat launch; ADA accessible beach walk; dog beach area.	Equipment: kayak and volley ball; no space rentals	Bus stop 4min walk away; nearest EL stop 30 min walk; Parking at adjacent surface lot	Yes*	No—is adjacent to popular migratory bird area & dune habitat home to endangered plant life.		Juitor Guard Reginal Champships, Beach Soccer Festival, numerous charity events	4 equipment rental vendors; kiteboarding is permitted (only commissioner beach in system)



SITE OPTION SKETCHES



SITE OPTION SKETCHES

Existing Site





SITE OPTION SKETCHES

Existing Site





SITE OPTION SKETCHES

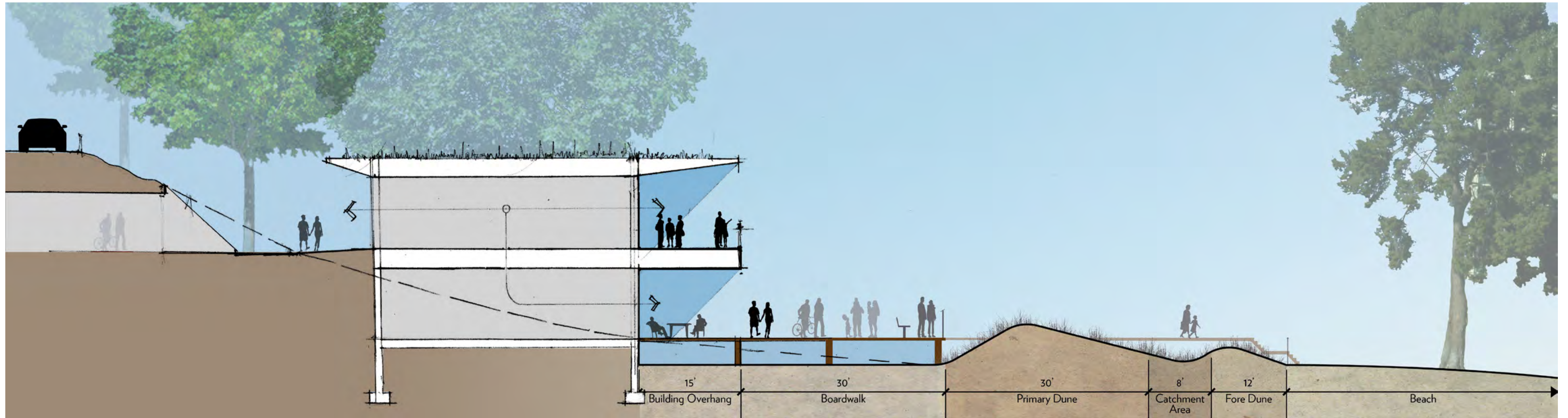
Initial Interview Sketch





SITE OPTION SKETCHES

Site Section





SITE OPTION SKETCHES

Site Options





SITE OPTION SKETCHES

Site Options





PREFERRED SITE OPTION



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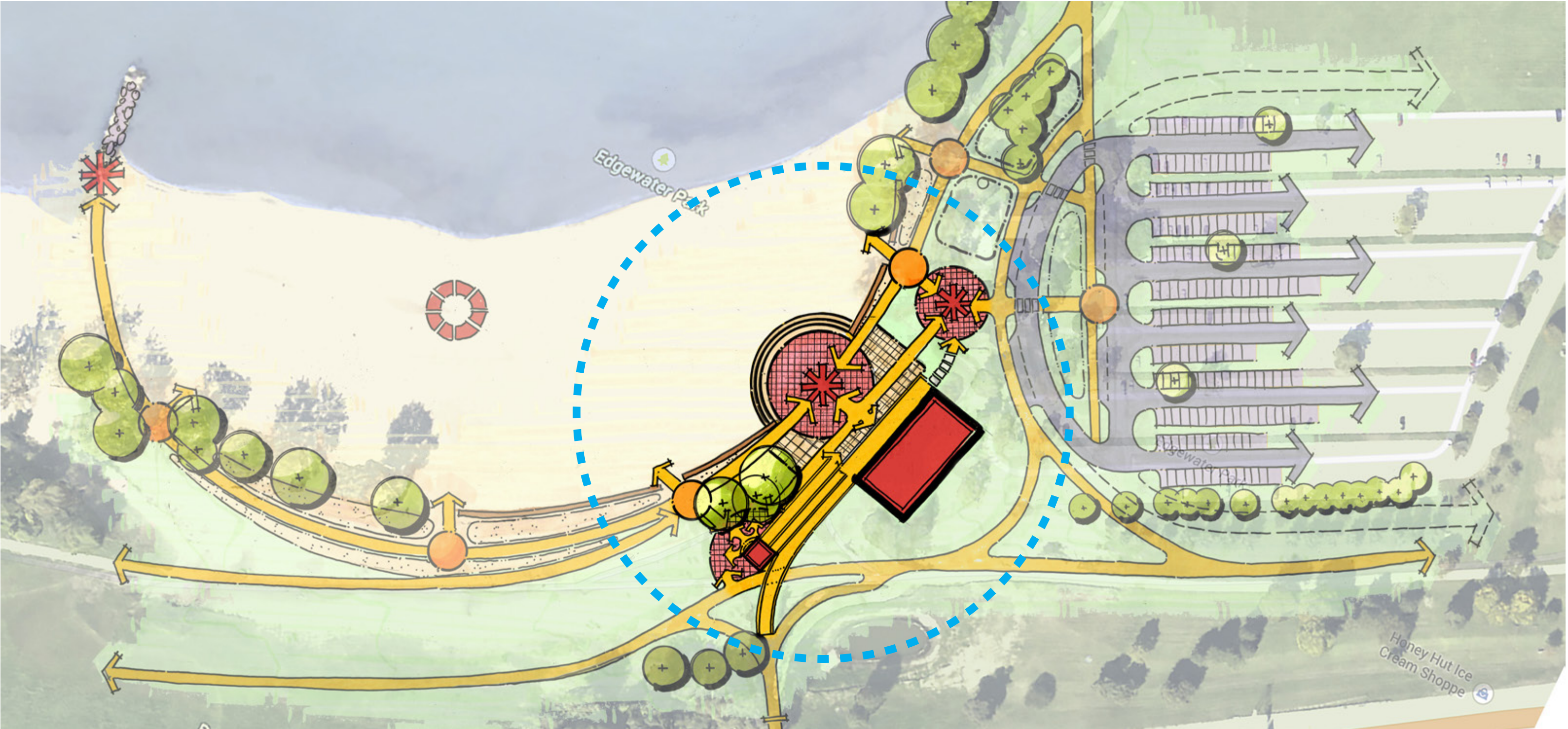
Edgewater Beach Vision





PREFERRED SITE OPTION

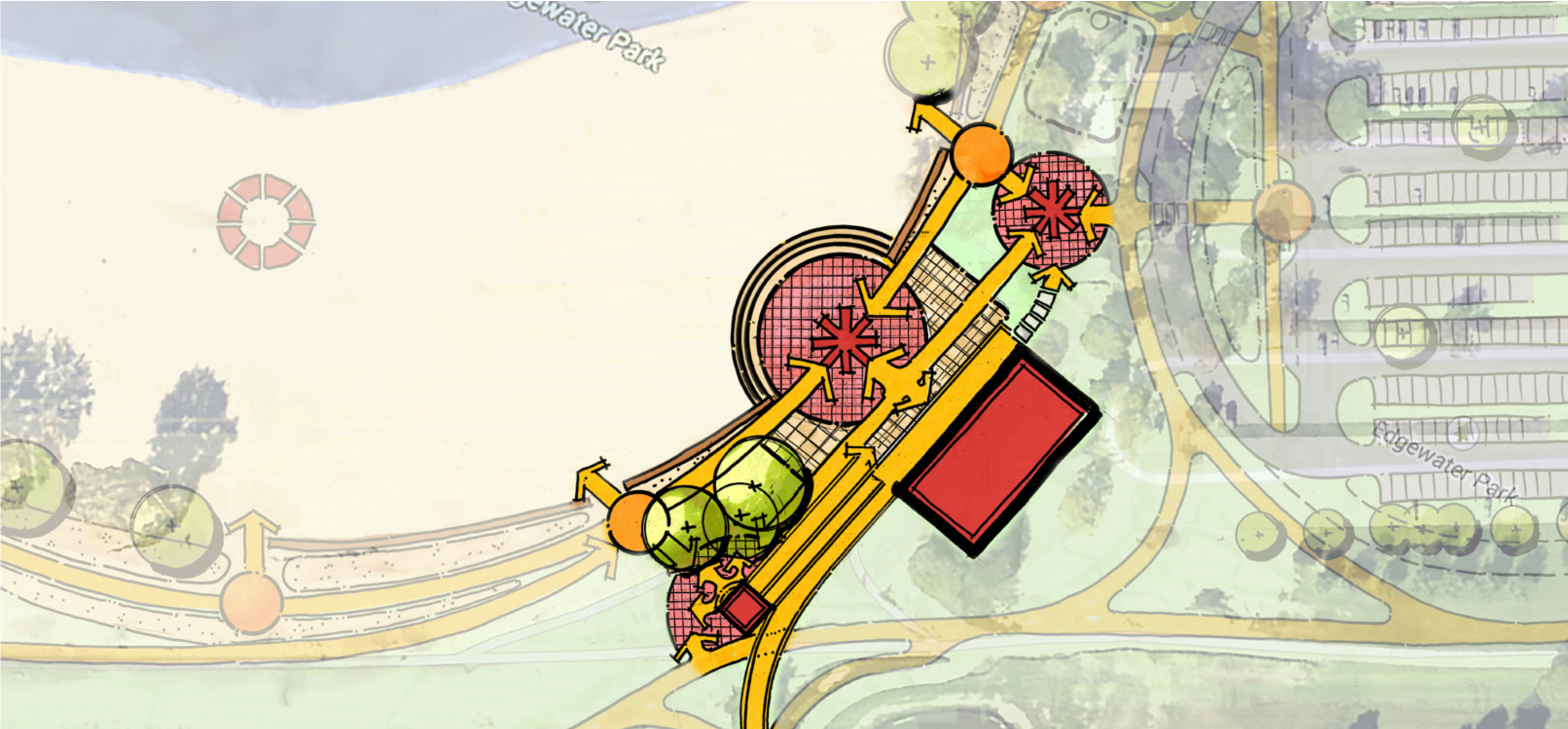
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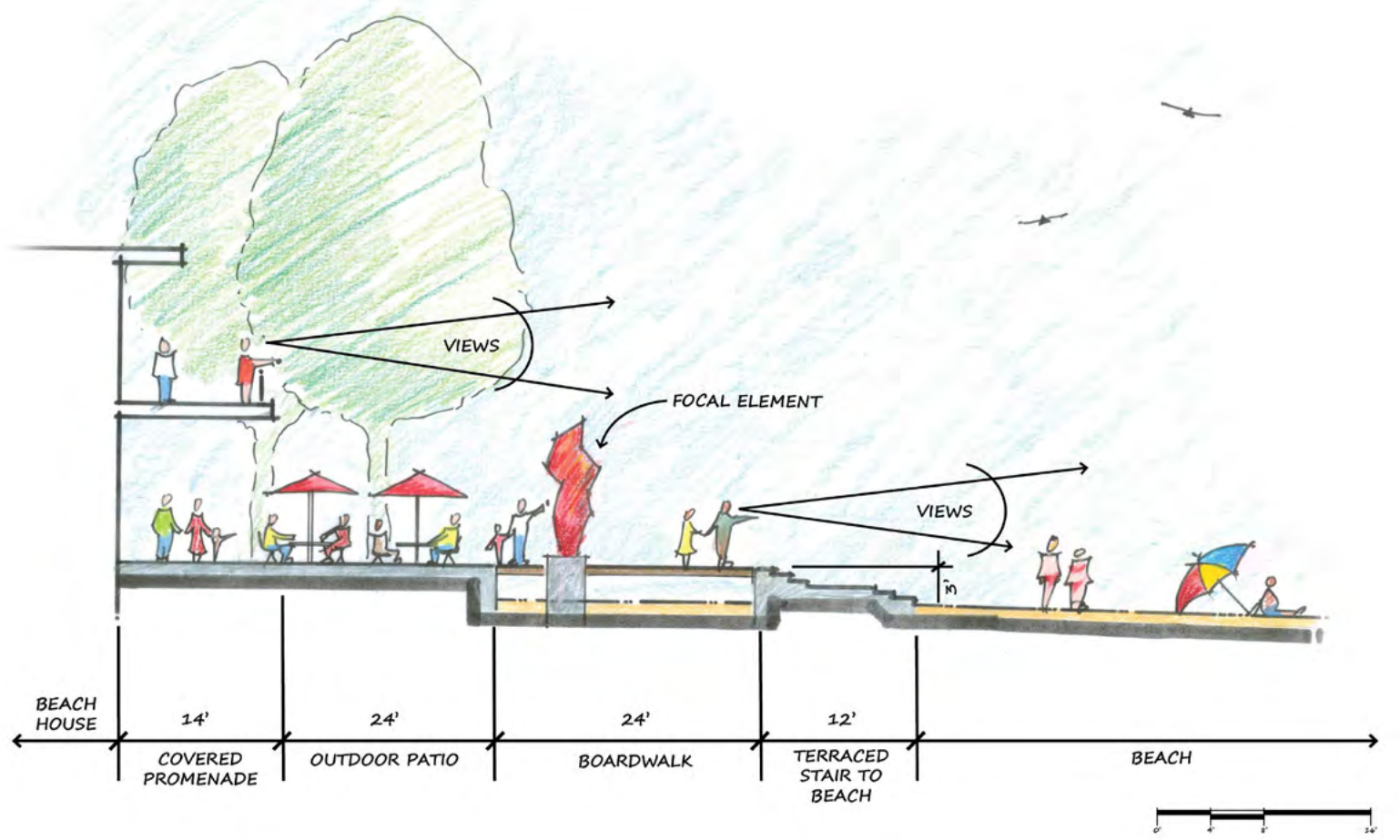
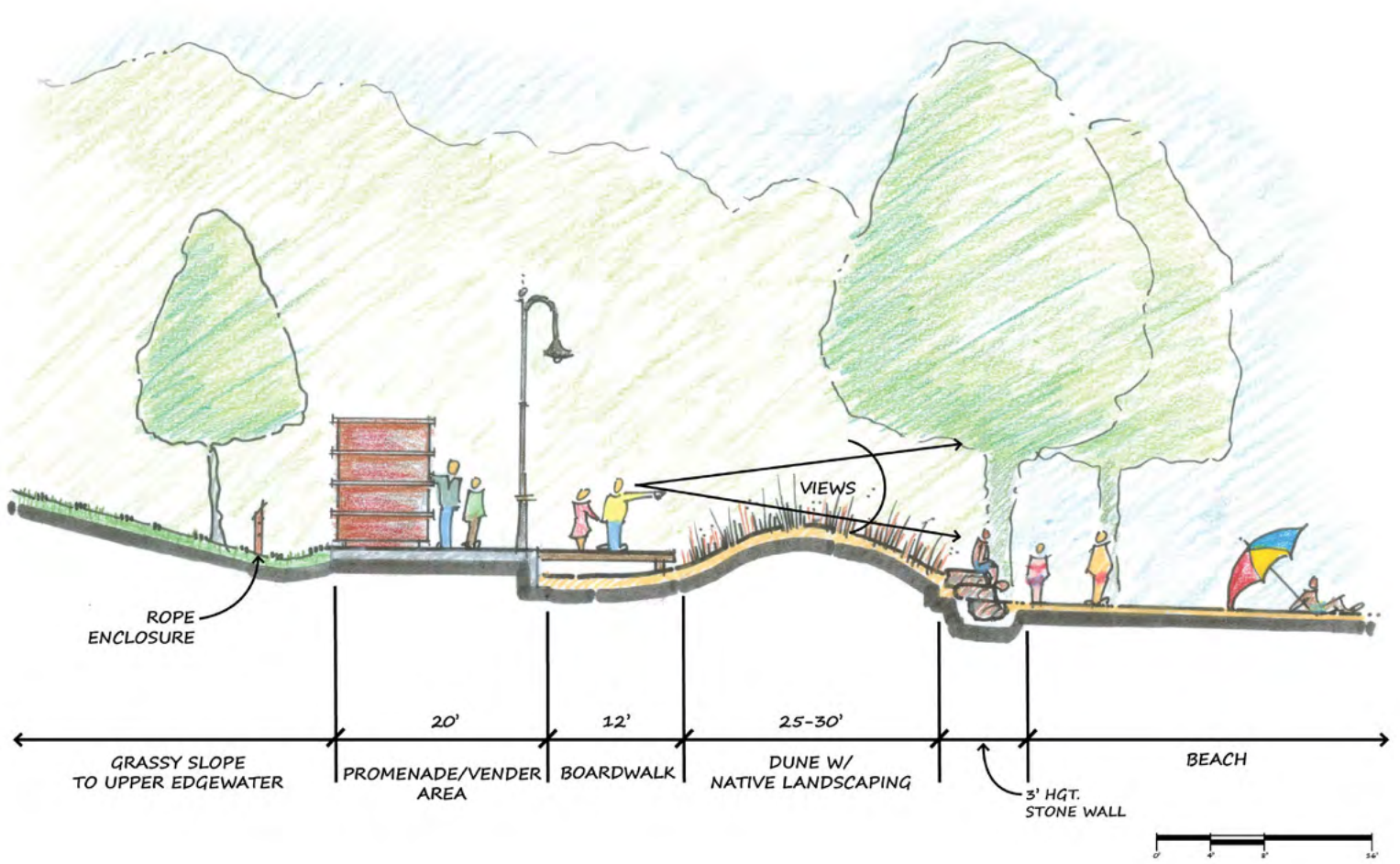
Potential Conceptual Phasing + Uses





PREFERRED SITE OPTION

Site Sections





CONCEPTUAL PROGRAM DRAFT



PROGRAM

The Recipe: Essential Ingredients

PUBLIC SPACES



SUNDRY SHOP



DINING / MULTI-USE SPACE



ROOFTOP PATIO DINING



HARDSCAPE



LANDSCAPE



CHILDREN'S PLAY AREAS



COVERED OUTDOOR AREAS

SEASONAL + TEMPORARY



SEASONAL POP-UPS

COMFORT STATION



WOMEN'S RESTROOM



MEN'S RESTROOM



STAFF RESTROOM



UNISEX RESTROOM



FAMILY RESTROOM



LOCKER AREA



OUTDOOR SHOWERS



WINTER ACTIVITY RENTALS



SUMMER ACTIVITY RENTALS

STAFF & SUPPORT



STAFF OFFICE



STAFF ROOM



LIFEGUARD ROOM



KITCHEN SPACES



STORAGE



JANITOR CLOSET



TRASH & RECYCLING



MAINTENANCE



PROGRAM

The Recipe: Essential Ingredients

PUBLIC SPACES



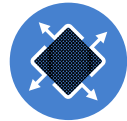
SUNDRY SHOP



DINING / MULTI-USE SPACE



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MAINTENANCE

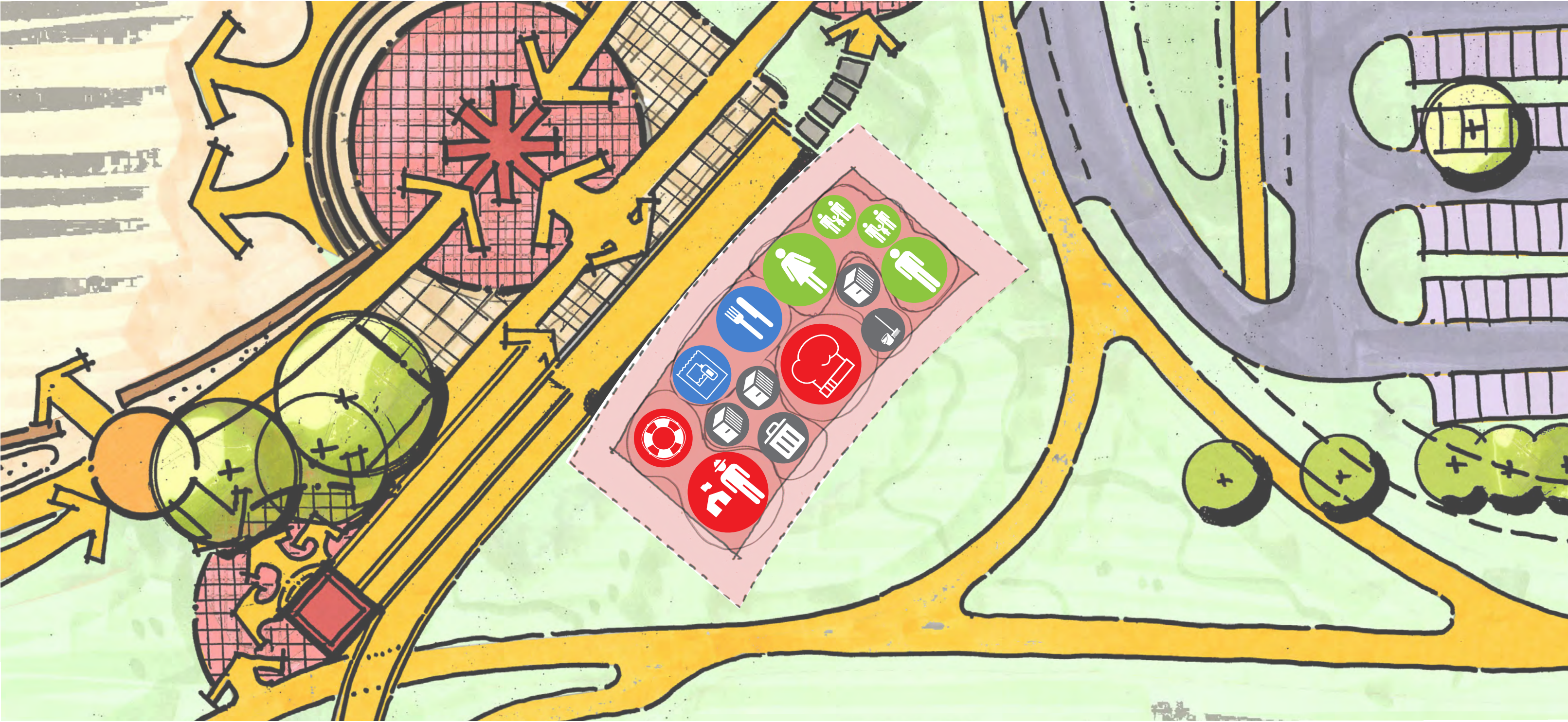


BEACH HOUSE SITE PLAN



BEACH HOUSE SITE PLAN

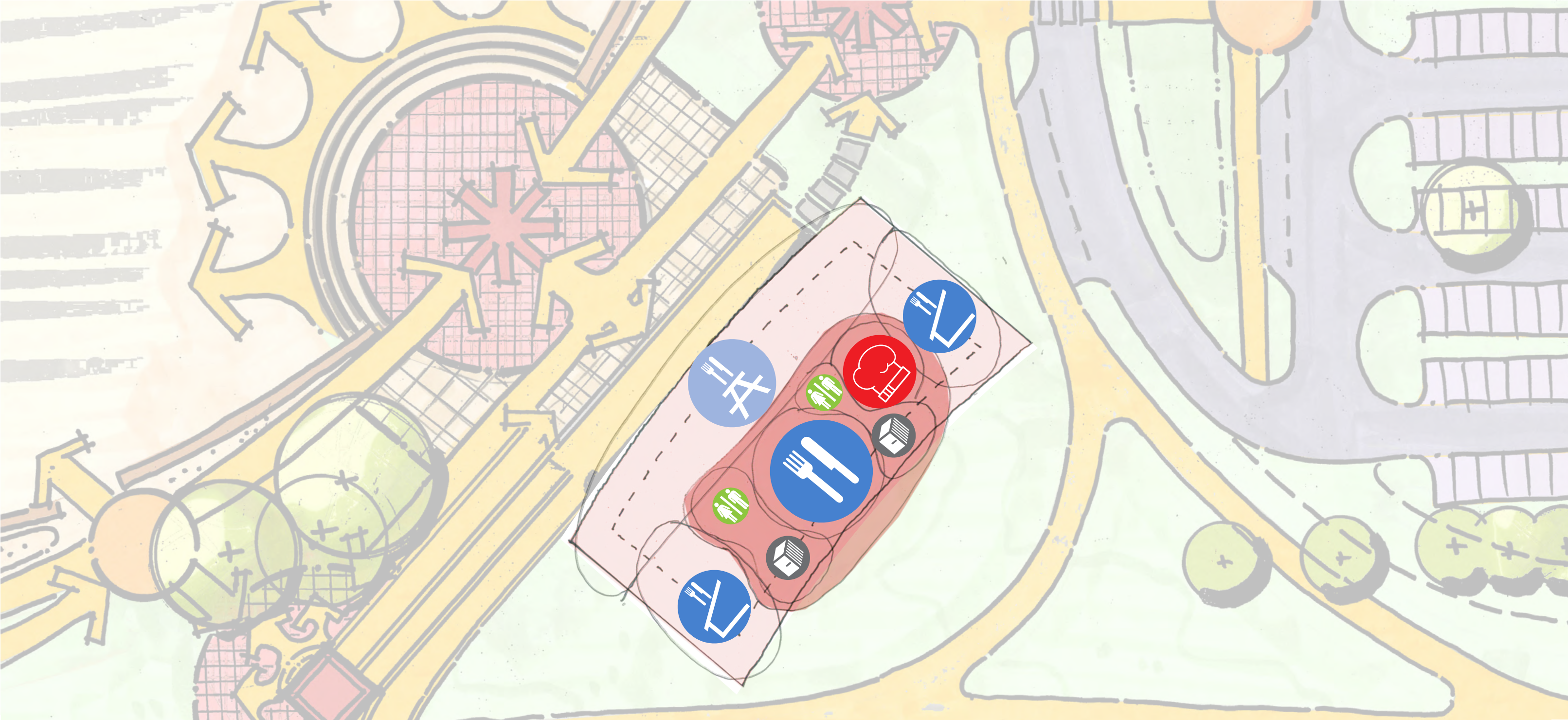
Diagrammatic First Level





BEACH HOUSE SITE PLAN

Diagrammatic Second Level





RECAP & NEXT STEPS



RECAP & NEXT STEPS

Presentation Agenda

- 1. Introduction**
 - Team Members
 - Presentation Agenda
 - Schedule
 - Design Process
- 2. Case Studies**
 - Milwaukee Bradford beach
 - Portage Lakefront & Riverwalk Pavilion
 - Best of Chicago
- 3. Site Option Sketches**
 - Existing Site
 - Initial Interview Sketch
 - Site Options
- 4. Preferred Site Option**
 - Edgewater Beach Vision
 - Potential Conceptual Phasing & Uses
- 5. Conceptual Program Draft**
 - The Probable Ingredients
 - A Possible Recipe
- 6. Beach House Site Plan**
 - Diagrammatic First Level
 - Diagrammatic Second Level
- 7. Recap & Next Steps**
- 8. Questions & Answers**



QUESTIONS & ANSWERS