



# 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

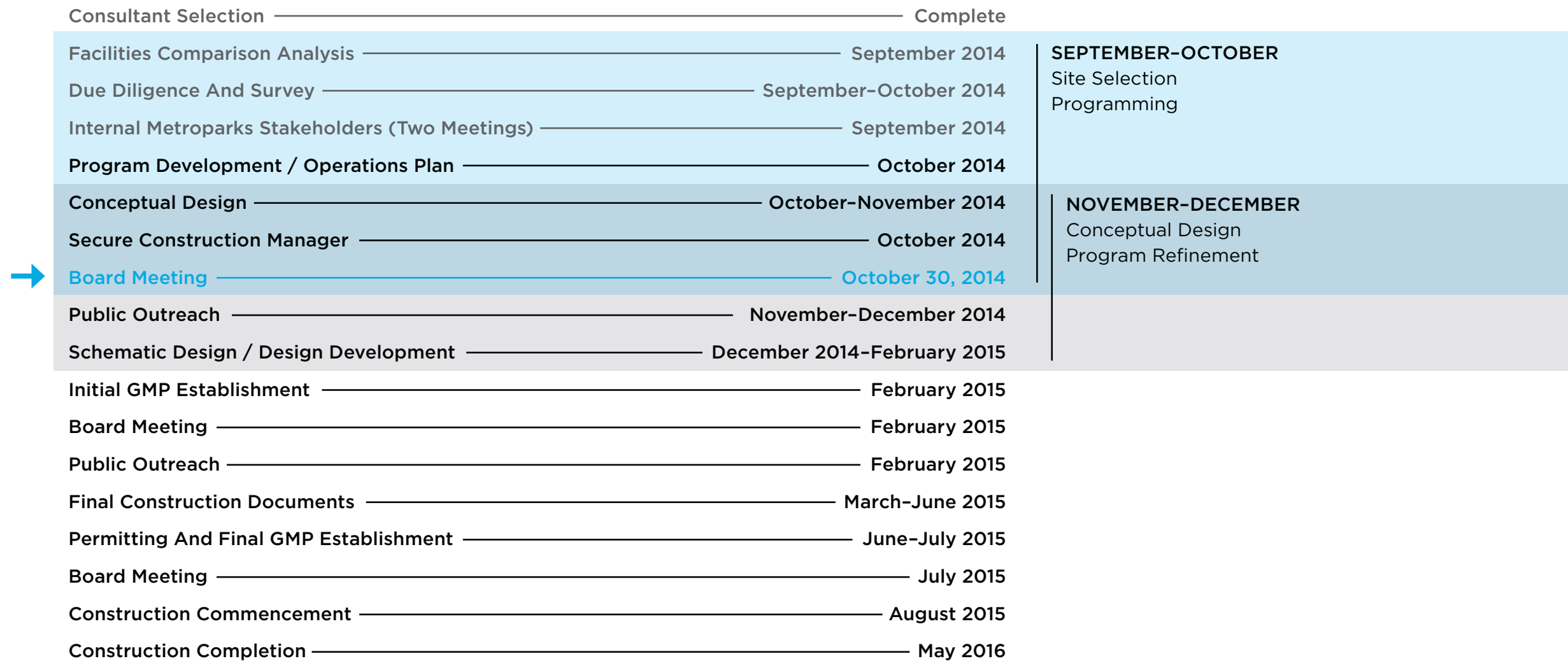
Project Schedule

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*

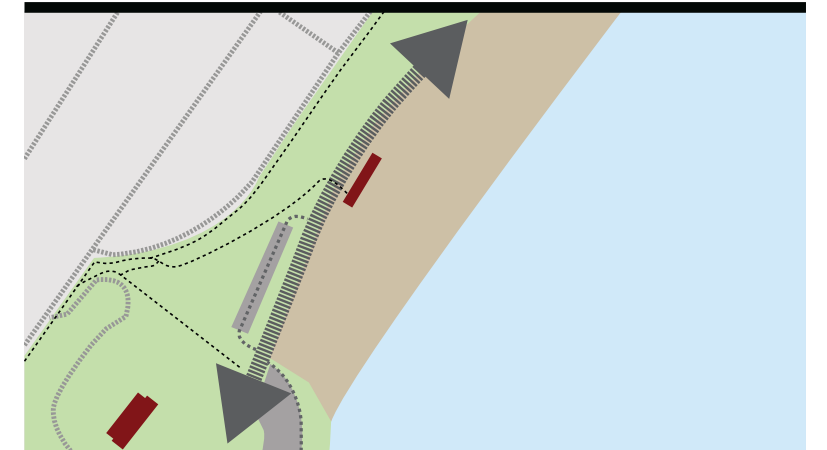


# CASE STUDIES

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



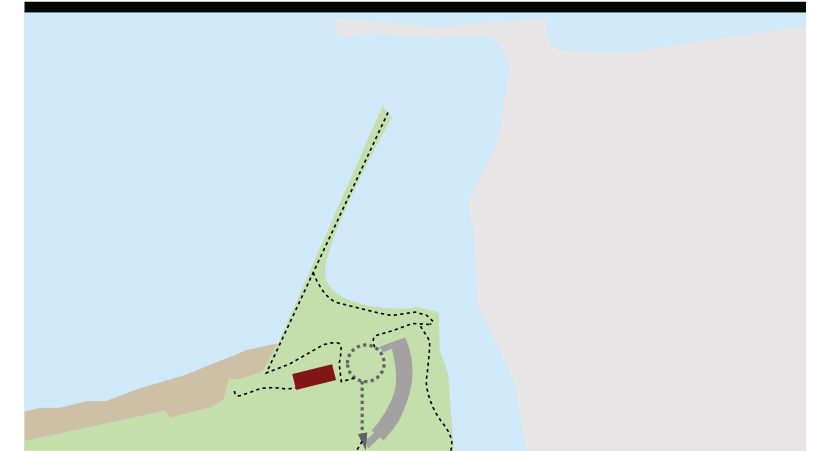


## CASE STUDIES

Portage Lakefront & Riverwalk Pavilion



## NOTEWORTHY DESIGN INNOVATIVE PARTNERSHIPS

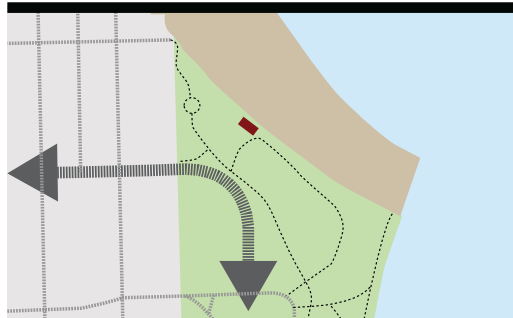


FACILITY NAME	LOCATION	MANAGING INSTITUTION	YEAR BUILT	SIZE	SEASON/TIME OPEN	MAIN PROGRAM	FOOD SERVICE	OTHER AMENITIES	RENTAL AVILABLE	TRANSIT/PARKING ACCESS	OUTSIDE VENDORS	EDUCATIONAL SPACE	WEEKLY PROGRAMMING	FESTIVALS	OTHER NOTES
Portage Lakefront & Riverwalk Pavilion	1000 Riverwalk Dr. Portage, IN 46368	Owned by National Park Service; Operated in Partnership with the City of Portage	2008 (LEED Gold)	3500 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

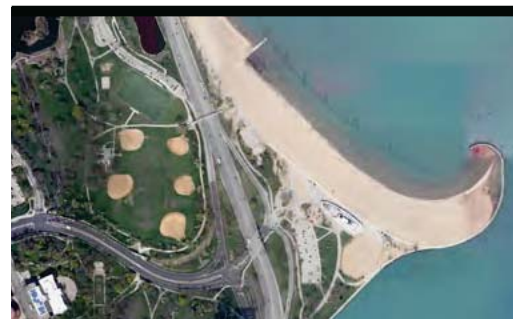
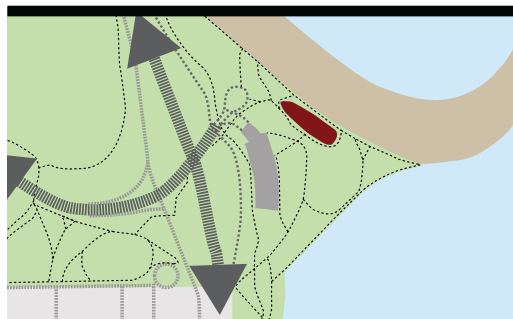


### CHICAGO OSTERMAN BEACH HOUSE

Chicago, IL

*Budget For Green Subtle Sustainability*

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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

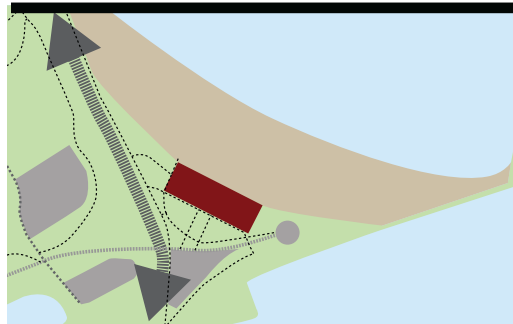
Chicago, IL

*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

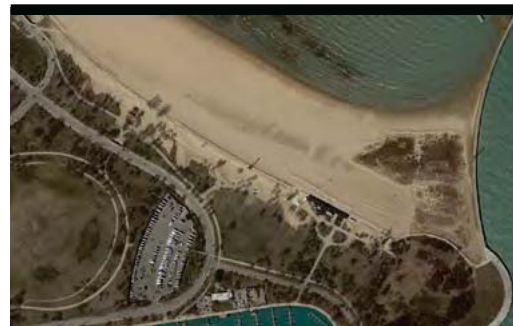
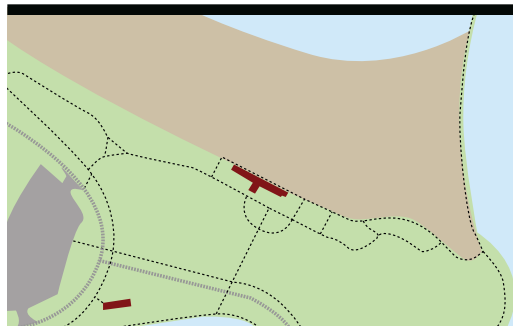


### CHICAGO 63RD STREET BEACH HOUSE

Chicago, IL

*Sophisticated Facilities Stand For Generations*

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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

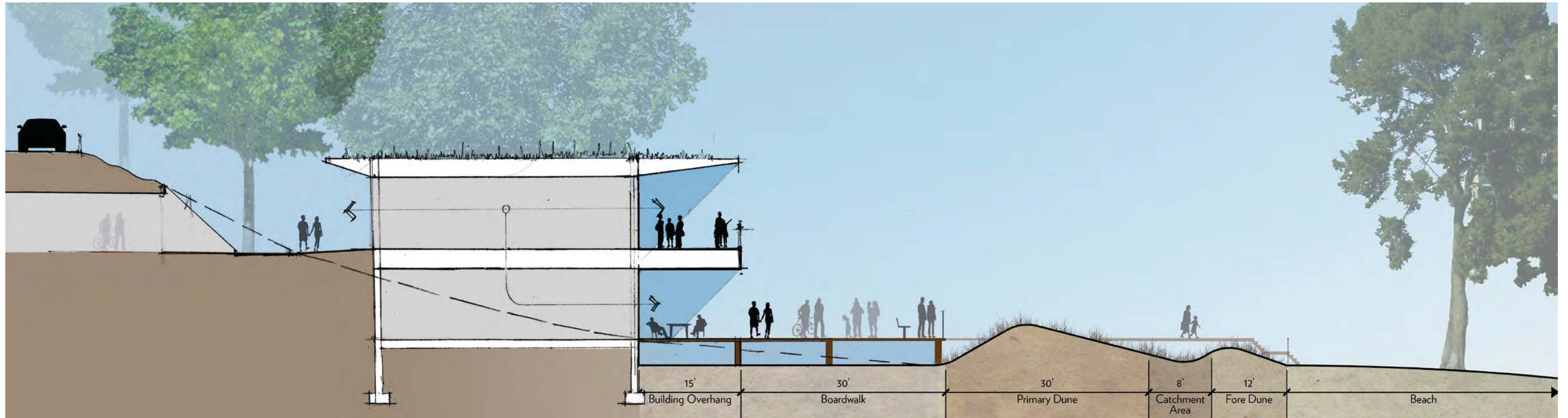
Initial Interview Sketch





# SITE OPTION SKETCHES

Site Section







# SITE OPTION SKETCHES

Site Options





# SITE OPTION SKETCHES

Site Options





PREFERRED SITE OPTION



# PREFERRED SITE OPTION

Edgewater Beach Vision





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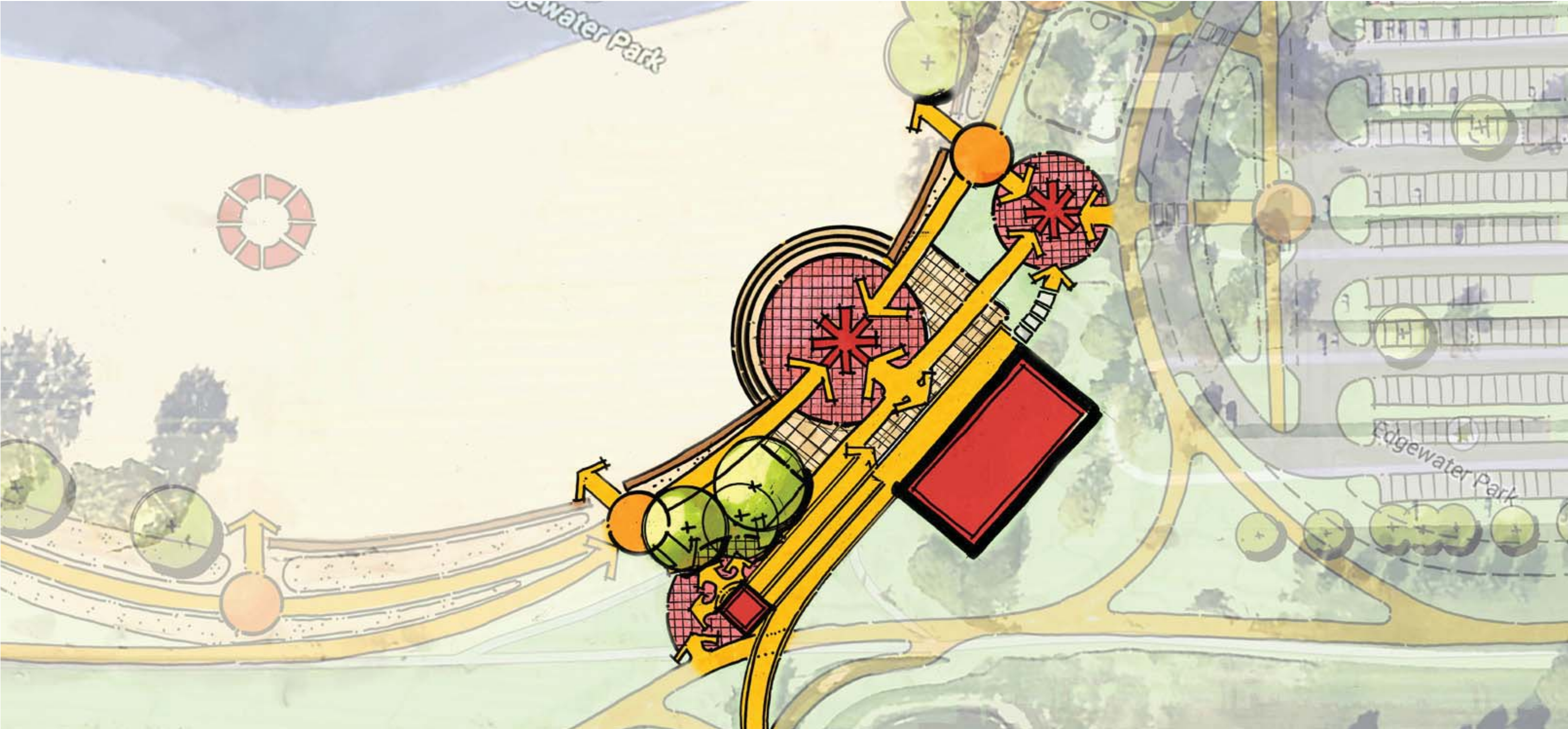
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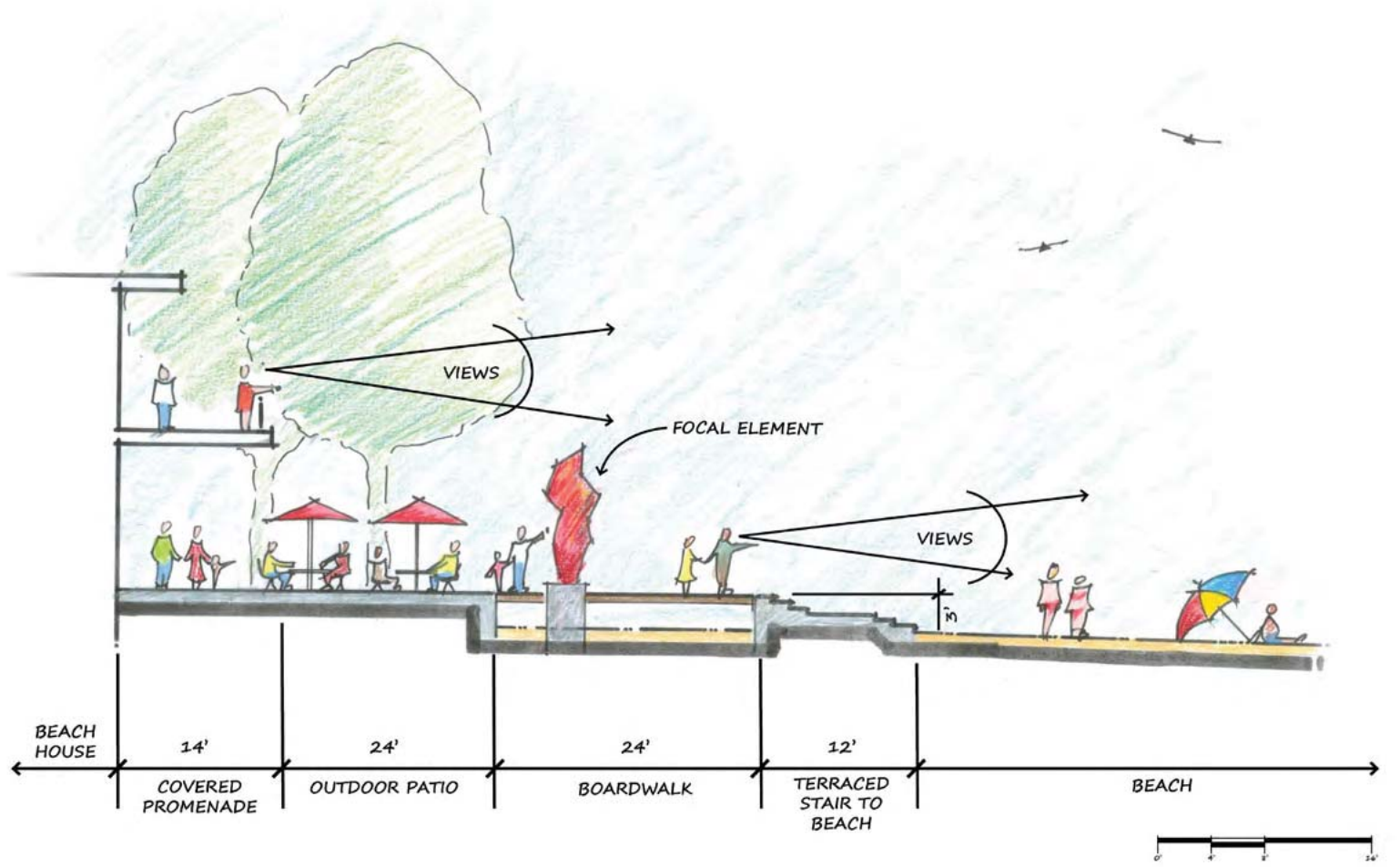
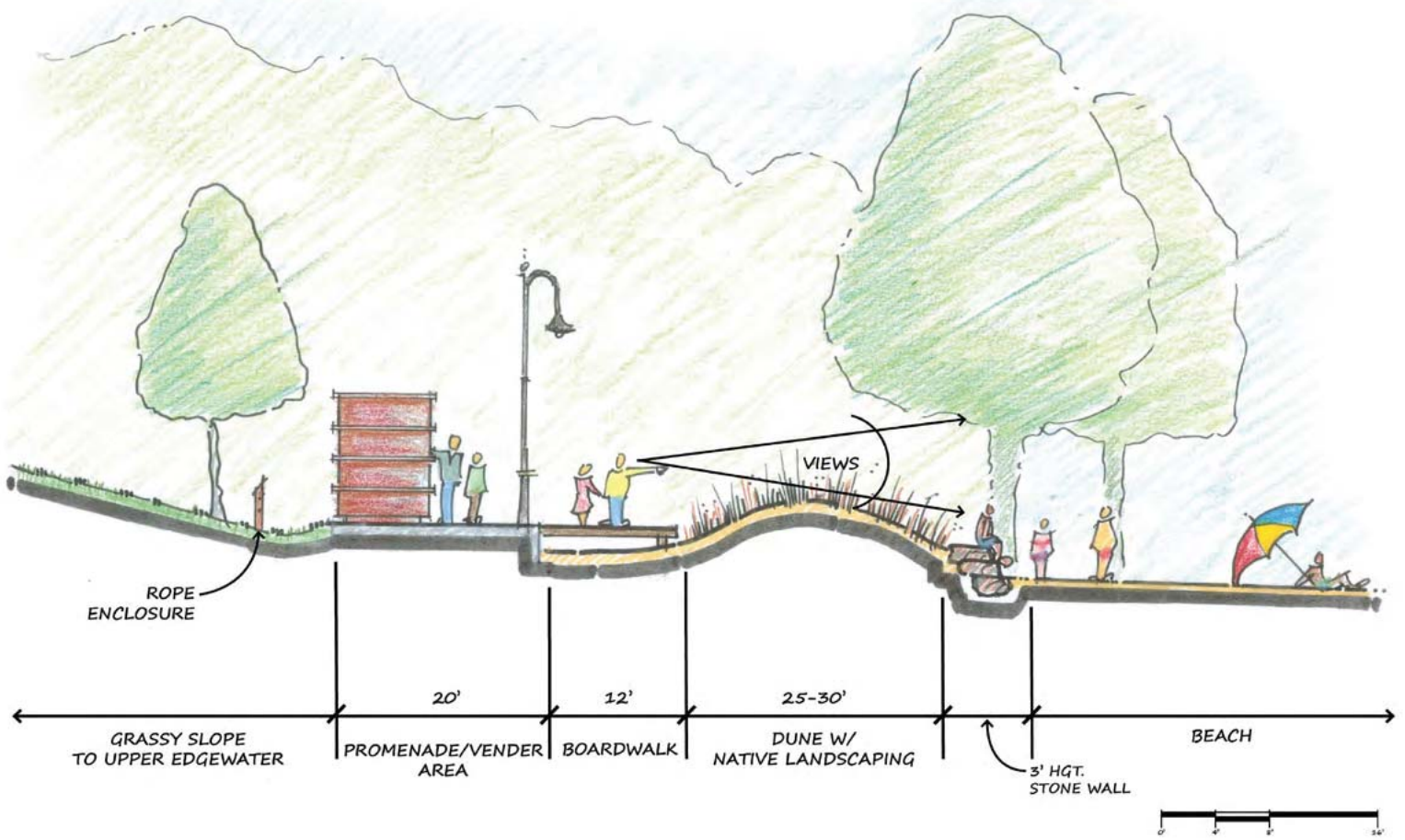
Potential Conceptual Phasing + Uses





# 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



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MAINTENANCE

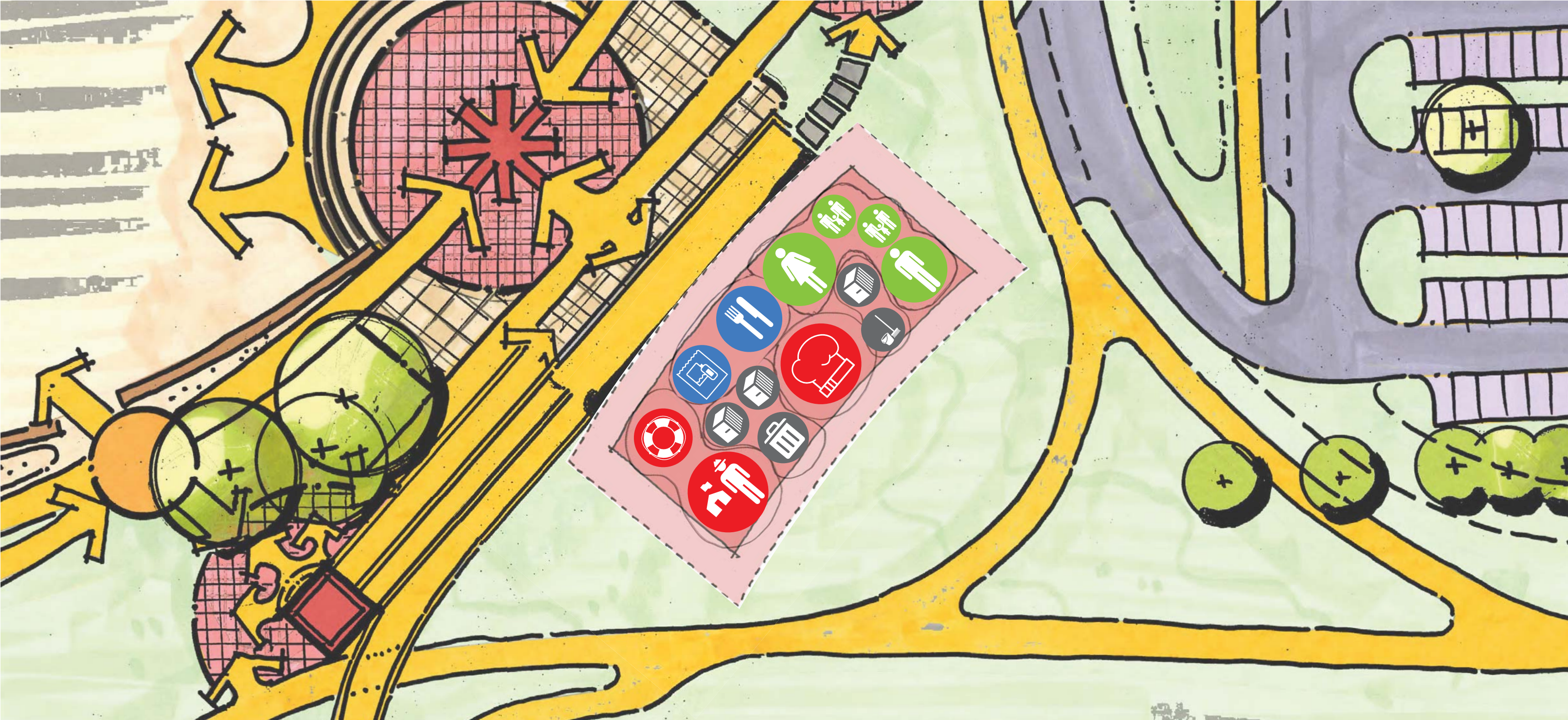


## BEACH HOUSE SITE PLAN



# BEACH HOUSE SITE PLAN

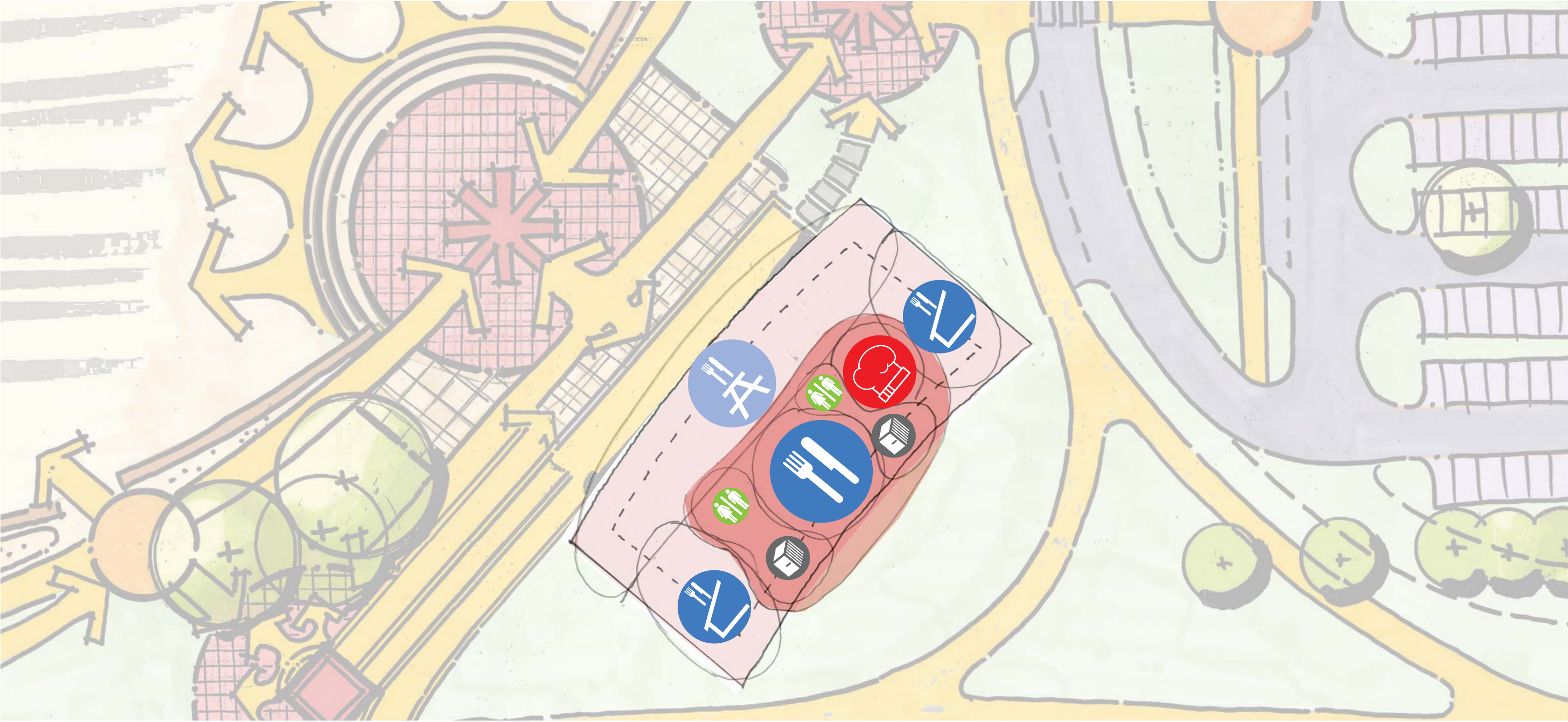
Diagrammatic First Level





# 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