

# Currents Center for Recreation and Creativity (CCRC)

## CONCEPTUAL PLAN ADOPTION

City Council May 2022



DROP-OFF

MAIN ENTRY

CULTURAL COURT

DROP-OFF



MISSOULA CURRENTS CENTER FOR RECREATION & CREATIVITY  
CONCEPTUAL RENDERING - OVERALL



# Currents Center for Recreation and Creativity (CCRC)

## Today's Presentation:

History

Benefits

Public Process

Conceptual Design

Proforma and costs

Working Group Recommendations

Park Board Action

# HISTORY

# PUBLIC SUPPORT



How We Got Here

# History of the CCRC



## Celebrate 2000 Forums

Community planning process attended by Parks and Recreation and a citizens working group. Identified an indoor active common space as a visionary facility to inspire the imagination of the community and have a long-lasting impact.



## 2003: McCormick Park Master Site Plan

Includes setting aside of property for the CCRC. Subsequently included in the 2004 Missoula City-County Master Parks and Recreation Plan for the Greater Missoula Area. Identified the need for a multi-purpose recreation center with a gym, arts/crafts components and facilities for teens and seniors.



## November 2015: “Our Missoula,” Community Growth Policy

Identifies the need for indoor recreation, cultural and gathering spaces which meet Growth Policy goals in Community Design, Livability, Safety and Wellness.





How We Got Here

# History of the CCRC



**Most recently identified in:**  
**2020 Climate Ready Missoula Plan:**  
**Building Resiliency**  
**City of Missoula Strategic Priorities**



**In 2021, the City of Missoula funded an effort to further study the possibility of the CCRC**

To understand community priorities, conceptual design, and operations the City hired a team of architects and supporting consultants to facilitate this study.

McCormick Park, with its existing indoor aquatics facility, proximity to the Clark Fork River and downtown Missoula and ample multi-modal accessibility highlight it as an ideal location.



**The proposed conceptual design expands upon the existing Currents Aquatic Center, which was funded by General Obligation Bonds and Tax Increment Financing and opened to the public in September 2006.**

# Community and Planning Support

## 2018 Parks, Recreation, Open Space, and Trails (PROST) Plan

- 66% believe a community center should serve a **multi-generational population**.
- 65% wanted additional indoor and outdoor places for **meetings, gatherings, and small events**.
- 58% say a community center should **prioritize fitness and wellness**.
- 56% wanted additional places to **dance, perform, or watch a performance**.

## 2020-2023 City Strategic Plan

The City is committed to equity and social justice and ongoing practices to measure effectiveness.

### Strategic Goals

- Design and create programs, facilities and **spaces that promote equity**.
- Define disparities in our community and identify solutions toward **advancing social, economic and racial equity**.
- Create a **pro-equity policy agenda** to advance racial and social equity in the areas of economic development and jobs, climate and the environment, housing, health and behavioral health, the justice system and mobility.
- **Create a multi-purpose Missoula Community Center centrally located in McCormick Park** that serves to provide access to a multi-generational, year-round, affordable public facility.

## 2021 Justice, Equity, Diversity, and Inclusion City Resolution

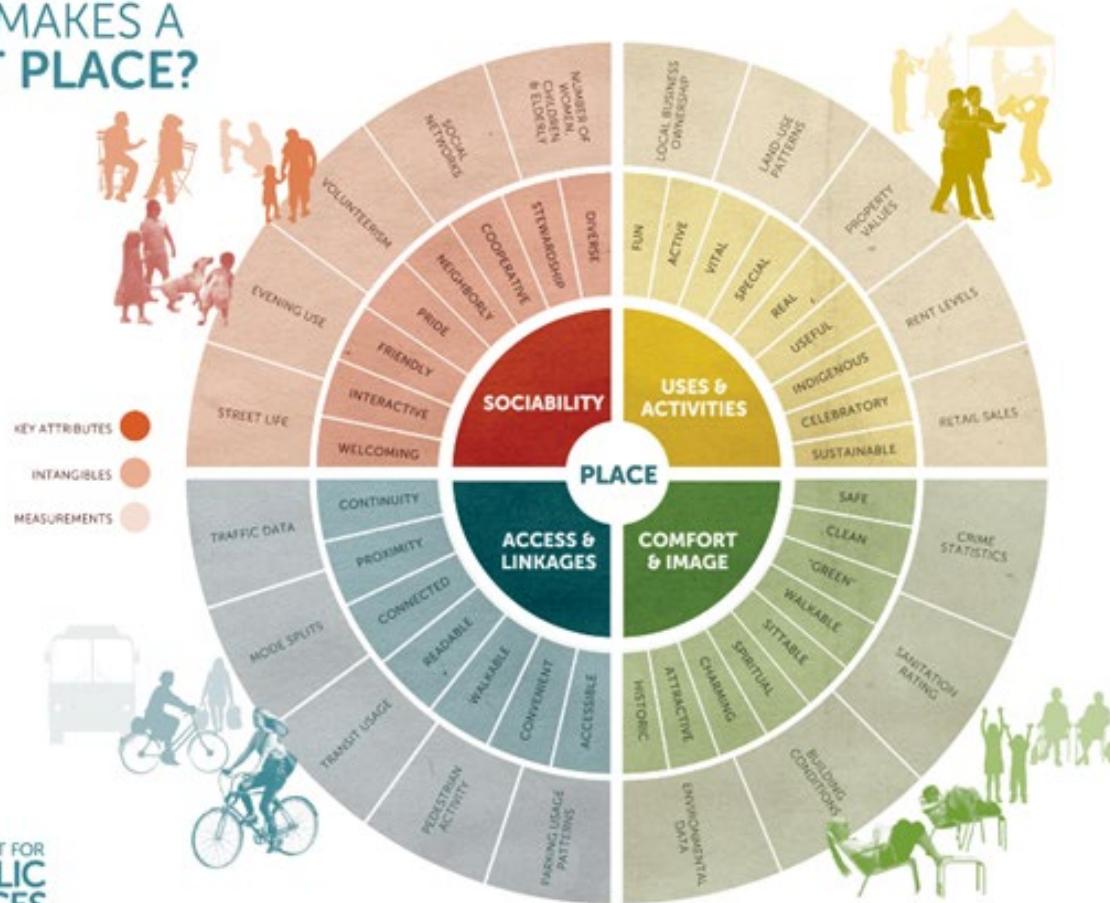
- The 2021 JEDI Resolution commits the City to utilizing resources through a lens of equity.
- City of Missoula and Missoula County strive to **ensure equal opportunity for all people**, and particularly those diverse populations who are often marginalized.
- Diversity, equity, and inclusion are strategies employed in vibrant communities to ensure everyone has **fair and just access to the resources they need for their health and social and economic well-being**.
- The City Council recognizes that fostering a **welcoming environment for all individuals enhances Missoula's cultural fabric**, economic growth, global competitiveness, and overall prosperity for current and future generations.

# BENEFITS



# Benefits of CCRC

## WHAT MAKES A GREAT PLACE?



- Meeting community needs for families, youth, and aging adults.
- Facility **augments** existing local facilities and **complements** existing services.
- **Year-round** indoor recreation.
- A place for **fitness, dance, performance, meetings, gatherings, play, and community celebrations.**
- Resource for **enhanced mental and physical health.**
- A **primary connection point and resource center** to community-provided essential services.
- Model for **sustainable, equitable design.**



## Benefits

# Health, Equity, and Inclusion

- **Improve health equity** using community health and intervention strategies.
- **Build and sustain** physical and mental **health and wellness**.
- **Connecting people of all backgrounds**, offering diverse programs through cultural and recreation opportunities to create a **stronger, more equitable community**.
- **Expand upon and complement** local health and wellness options.





# Sustainability and Climate Resilience

Benefits

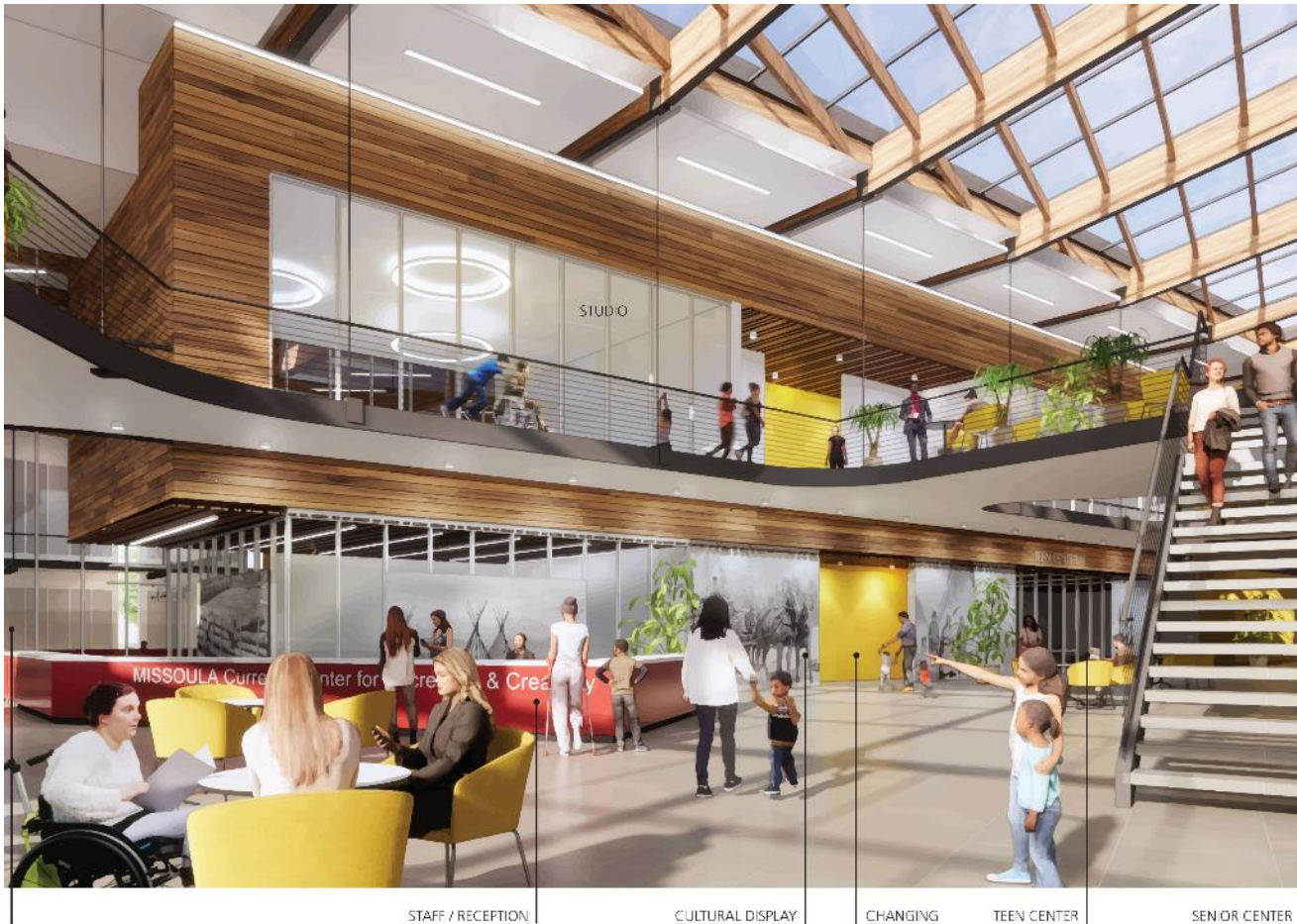
- Increases local capacity for **indoor, year-round respite** from inclement weather.
- **Accessibility** in times of smoke and challenging weather.
- **Amenities and community gathering opportunities** like Bonner Park—in a climate-controlled space.
- A model for **sustainable and equitable design**.



Benefits

# Building Community

- **Welcoming, accessible, and inclusive** gathering place for all.
- **Multi-generational investment** for Missoula residents for decades to come.
- **Synergy of different activities** in one centralized space.
- **Wide variety of activities and interests** to choose from, all in one place.
- **Encourages residents to try new things and engage with their neighbors** at CCRC and with other non-profit arts and recreation providers.



Benefits

# Complement Existing Services

- **Complement existing community services (YMCA, ZACC, City Life Gym, Public Library for example) to build lifelong participants and audience.**
- Introduce residents to entry-level classes, art, and other programs to **create audiences for more targeted programming throughout the community.**
- CCRC increases capacity of **existing similar facilities without duplicating services.**
- Offering residents a **primary connection point to numerous community-provided essential services.**



# Public Process





# Public Process Summary

2021: Resident groups and public process meetings began:

- **Guided by a Steering, Technical and Working Groups**
  - Community members with diverse programmatic and design priorities.
  - Numerous stakeholder group meetings.
- **Community open houses** and tables at community events.
- **Engage Missoula**
  - Public outreach surveys and public comment.
- **Targeted Outreach**
  - Included feedback from as many groups as possible from a wide cross-section of the community.



CCRC Working Group

# Project Vision

- **A flexible, multi-use space** to support healthy lifestyles in an equitable, multigenerational, and inclusive atmosphere.
- **Space for inclusive recreational and social programs** for all ages, income, and ability levels.
- **Connecting people of all backgrounds**, offering diverse program and recreation opportunities, and growing a stronger, more equitable community.
- **A safe, year-round** environment.

# Guiding Principles

## DIVERSITY AND ACCESSIBILITY

- **Respect and integrate with existing community services and amenities.**
- Missoula is a diverse community, and the Community Center should **reflect** that **diversity**.
- Welcoming to **all** generations, ethnicities, cultures, races, genders, and sexual identities.
- **Accessible** to people of all abilities.
- Fixed structures that restrict use or **accessibility** of space diminish opportunities for **multiple uses**.
- **Affordable** to all in terms of building the Center, maintaining the Center, and using the Center.

## ACCESSIBLE, SUSTAINABLE DESIGN

- **Respect the planet and model climate change awareness and sustainability.**
- Users and visitors will **experience intentional design** related to the arts, culture, creativity, recreation, and social gathering.
- **Aesthetic** combines **organic** materials, acoustic sensitivity, and **efficient** use of space that is **welcoming**.
- **Modest rather than opulent.** Missoula is a working community, and the Center should create a welcome feeling.
- **Enduring rather than trendy.** The design needs to be **adaptable** – something that can be reworked over the coming decades.



# Outreach Themes



# Conceptual Design Public Comment

- **84% respondents said the project honors the project's Vision.**
- **79% respondents said the project honors the project's Guiding Principles.**

## Questions/Concerns:

- Ensuring access to all services by all populations, including individuals with disabilities.
- Safe entry points for pedestrians, wheelchair or mobility device users, and store bikes
- General concerns for safety/accessibility (CPTED)
- Cost to build and operate...and thus access.

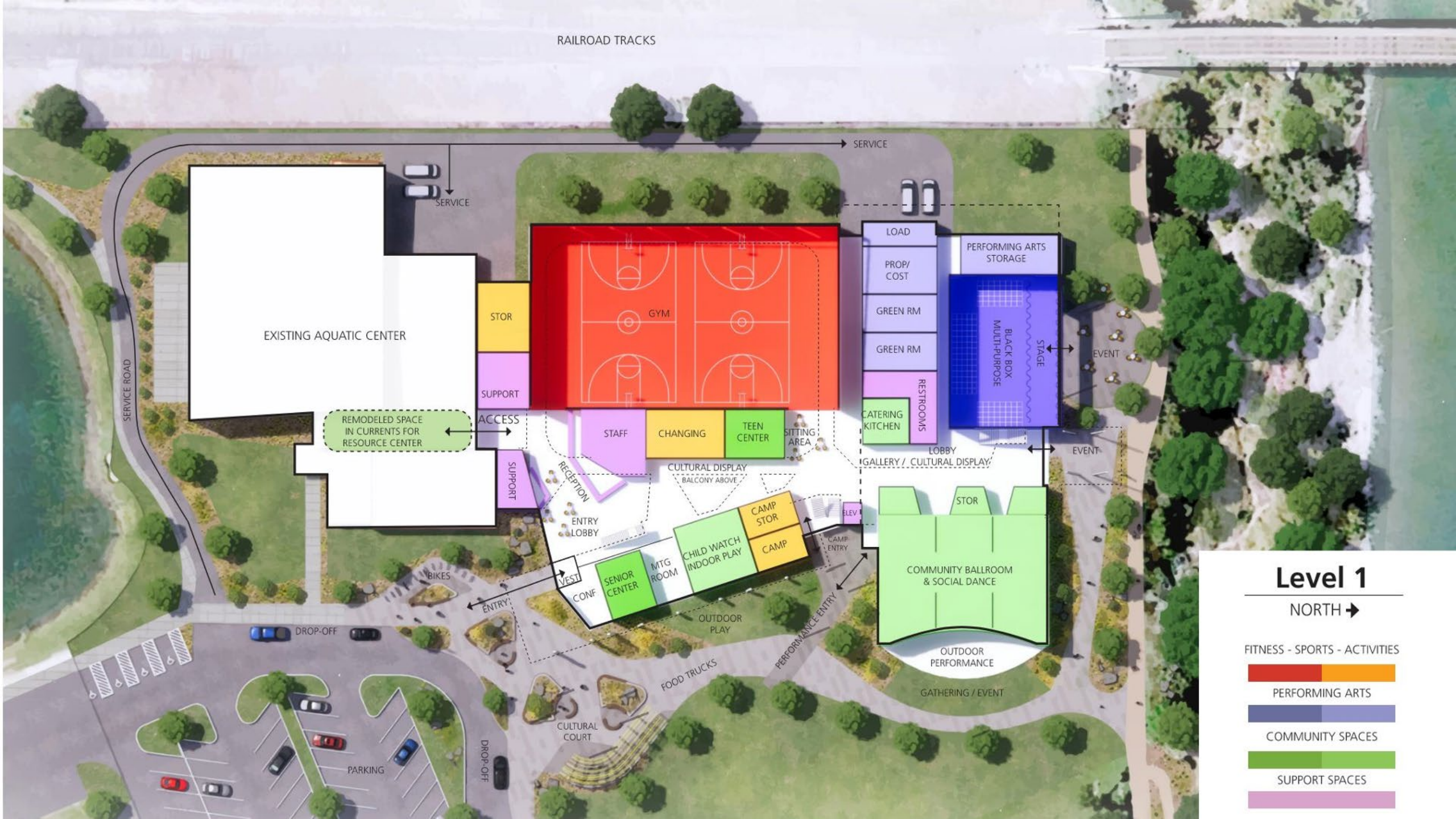
# CONCEPTUAL DESIGN



# What is a Conceptual Design?







RAILROAD TRACKS

SERVICE

SERVICE

EXISTING AQUATIC CENTER

REMODELED SPACE  
IN CURRENTS FOR  
RESOURCE CENTER

STOR

GYM

LOAD

PROP/  
COST

GREEN RM

GREEN RM

PERFORMING ARTS  
STORAGE

BLACK BOX  
MULTI-PURPOSE

STAGE

EVENT

SUPPORT

ACCESS

STAFF

CHANGING

TEEN CENTER

SITTING  
AREA

CATERING  
KITCHEN

RESTROOMS

LOBBY

GALLERY / CULTURAL DISPLAY

EVENT

SUPPORT

RECEPTION

ENTRY LOBBY

CULTURAL DISPLAY  
BALCONY ABOVE

CHILD WATCH  
INDOOR PLAY

CAMP  
STOR

CAMP

ELEV

CAMP ENTRY

COMMUNITY BALLROOM  
& SOCIAL DANCE

STOR

OUTDOOR  
PERFORMANCE

GATHERING / EVENT

CONF

SENIOR CENTER

MTG ROOM

OUTDOOR  
PLAY

FOOD TRUCKS

PERFORMANCE ENTRY

ENTRY

VEST

BIKES

CULTURAL COURT

DROP-OFF

PARKING

DROP-OFF

# Level 1

NORTH →

FITNESS - SPORTS - ACTIVITIES

PERFORMING ARTS

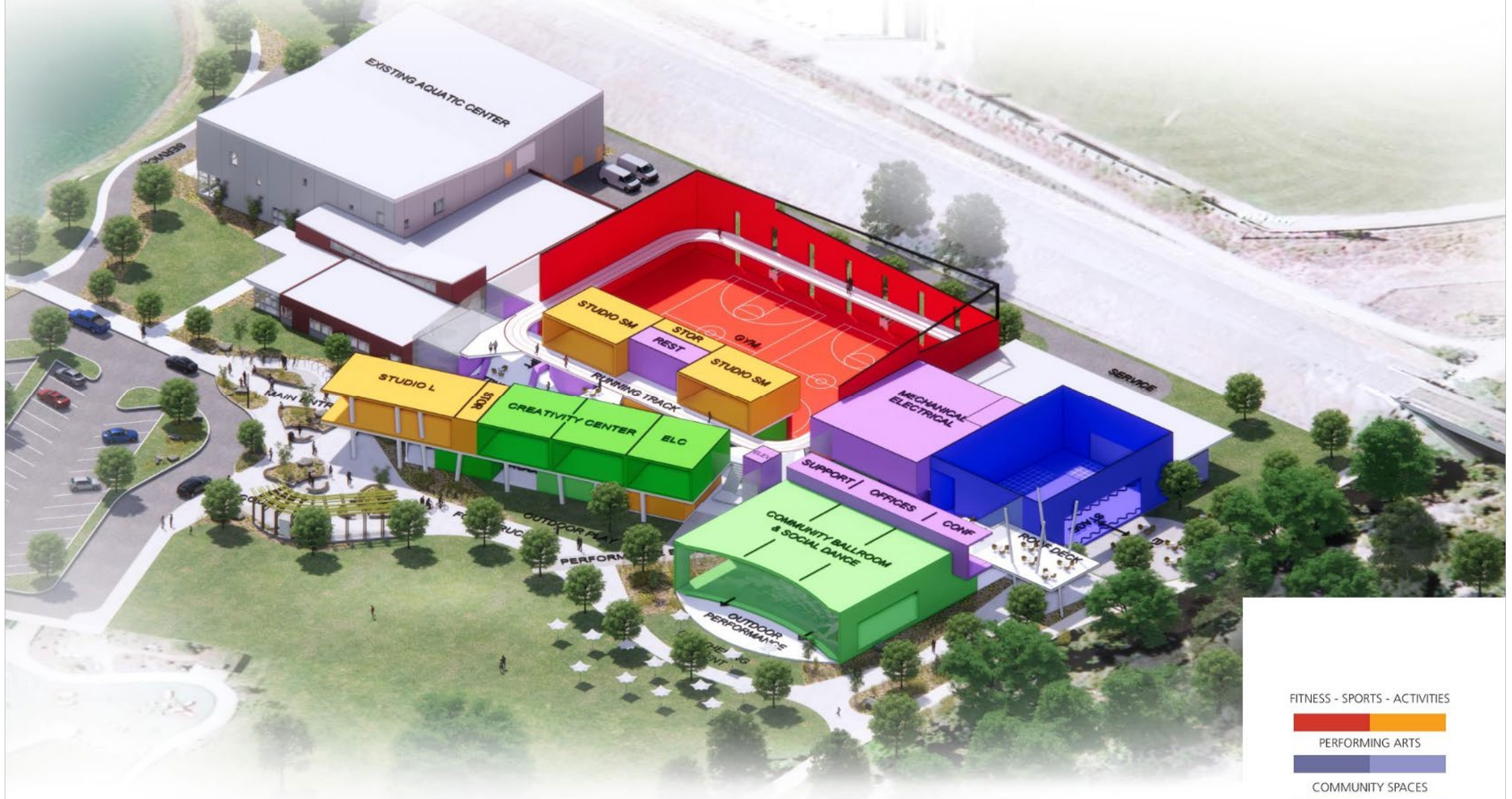
COMMUNITY SPACES

SUPPORT SPACES

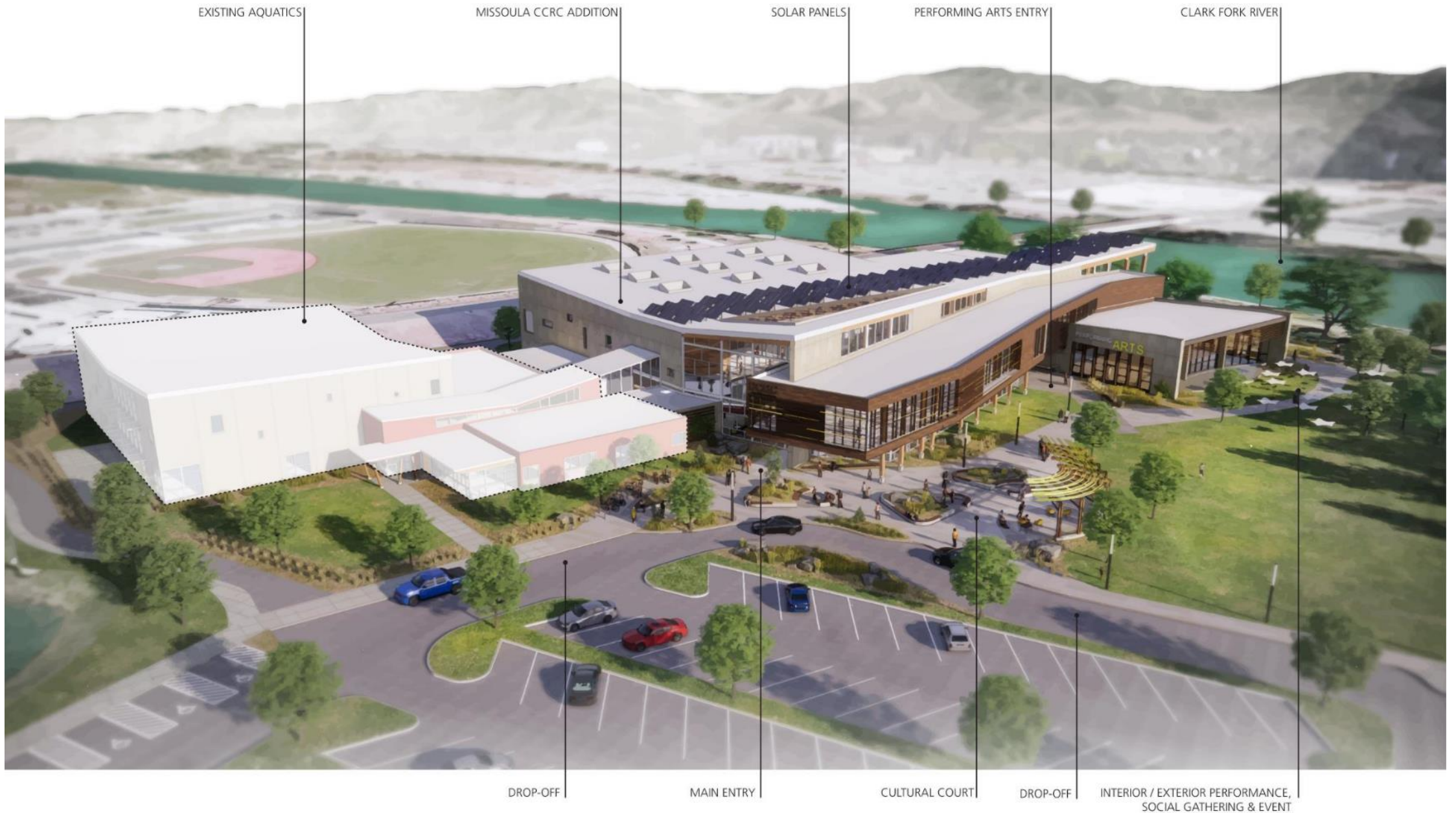
















LARGE STUDIO

COMMUNITY BALLROOM & SOCIAL DANCE

CONFERENCE

PERFORMING ARTS ENTRY

INTERIOR / EXTERIOR PERFORMANCE,  
SOCIAL GATHERING & EVENT

CULTURAL COURT









ELEVATED TRACK

GYM

STAFF / RECEPTION

CULTURAL DISPLAY

CHANGING

TEEN CENTER

SENIOR CENTER





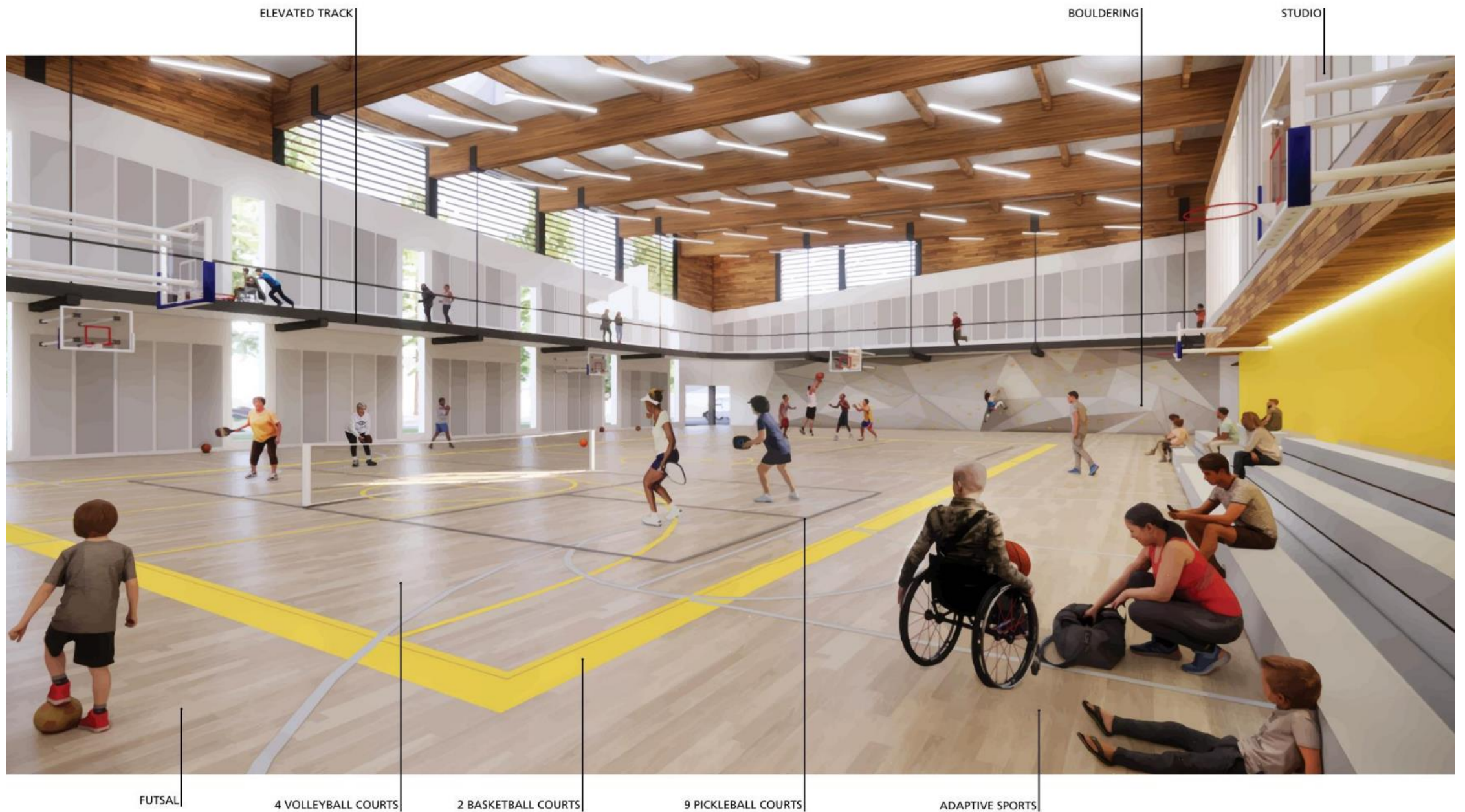
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COMMUNITY BALLROOM & SOCIAL DANCE

SOLAR PANELS

BLACKBOX THEATER

EVENT BALCONY  
RIVER VIEWS



INTERIOR / EXTERIOR PERFORMANCE,  
SOCIAL GATHERING & EVENT

RIVER WALK

OUTDOOR THEATER PATIO / EVENT



Cost

Considerations

# Proforma and Development Cost Estimates

With major new facilities, Parks and Recreation develops a Maintenance Impact Statement and/or an Operating Proforma. The MIS and Proforma inform the Department and the public on long-term costs to maintain a public facility.

The proforma develops assumptions, then uses design and existing data to determine costs to operate and estimate possible pricing based on estimated attendance, rental rates and cost recovery goals. Considers supply/demand and many additional factors.

Development costs and proforma costs are escalated for inflation to 2023 – 2024 and the costs included today's pandemic inflation rates.

Total Estimated Project Development Cost: \$44,575,000

Estimated Annual Expenses \$2,186,859

Estimated Annual Cost Recovery: 50% - 71%





# General Operating Assumptions

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- Operational budget represents **full expenses and revenues** per the proposed conceptual plan.
- Proforma reflects a mix of **direct provision of services as well as rentals** in the gym, theater/multi-form space and community room/social dance space.
- The center will **draw from the entire Secondary Service Area** (approximate 60-minute drive) for facility use, programs and rentals.
- Center hosts a **high level of programming**. Program types, numbers are representative of what could be offered at the center. Much of the arts programming will be provided by community arts organizations.
- **Passive use areas** of the Center are available to the public at **no cost**.
- **Rental rates** for the gym, multi-form theater, and community room/social dance space will be **comparable to existing** reservable facilities.
- Dedicated space for **cardio fitness and weight equipment is not currently in the model**. If added, it would reduce the need for subsidy by approximately \$100,000 as attendance and fees would be greater.



# General Operating Assumptions

Comparisons to other facilities Parks and Recreation currently operates

**Aquatics: Splash and Currents Cost Recovery (FY19 actual )**

Fee For Service Revenues	\$1,081,523
Operating Expenses	\$1,251,472
Cyclical Expense	\$0
Total Expense	\$1,251,472
Fee for Service Net	\$-169,949
Cost Recovery	86%

PD#1 Contribution: FY19 \$203K

**CCRC Cost Recovery: FY24 Proposed**

Fee for Service Revenues	\$1,447,945
Operating Expenses	\$2,136,859
Cyclical Expense	50,000
Total Expense	\$2,186,859
Fee for Service Net	\$-891,905
Cost Recovery	60%

**Fort Missoula Regional Park Maintenance and Program Funds: FY19 actual**

Fee for Service Revenues	\$265,451
Operating Expenses	\$556,273
Cyclical Expense	\$150,132
Total Expense	\$706,405
Fee For Service Net	\$-\$440,954
Cost Recovery	38%

PD#1 and County Contribution to Operations in FY19: \$591,000





Story Mill Community Center, Bozeman

# Comparable Community Centers



**Big Sky** – BASE  
Community &  
Recreation Center



**Billings** –  
Community and  
Senior Center



**Bozeman** – Story  
Mill Community  
Center



**Butte** – Emma Park  
Community Center



**Great Falls** –  
Community  
Recreation Center

# WORKING GROUP RECOMMENDATIONS

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## PARK BOARD ACTION



Design and Location

# Working Group Recommendations

The Conceptual Design and site placement:

- **Reflects the needs and values of Missoula residents.**
- **Works well with the natural and built environment.**
- **Will have clean indoor air.**
- **Will use sustainable practices and materials to support the goals of the City of Missoula Conservation & Climate Action Plan (CCAP).**
- **Will build a more resilient and inclusive Missoula.**



## Programs and Services

# Working Group Recommendations

As designed, CCRC has the potential to:

- Host a **wide variety of programs and services.**
- **Transform how the needs of Missoula residents are met,** especially for historically marginalized communities including **BIPOC, LGBTQ+, individuals with disabilities, aging populations, lower income, and others.**
- **Be a place to celebrate community and actively grow together** in a healthy environment where all are engaged.
- Facilitate **recreation and creativity, renewal and respite.**
- The Working Group requests that the City and Friends of the Community Center mitigate a portion of construction costs through fundraising and grants.







# Park Board Action

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At their February 8, 2022, meeting, the Parks & Recreation Board adopted the Working Group's recommendations and directed staff to advance the conceptual plan onto the Missoula City Council encouraging Council to also adopt the conceptual plan for the Currents Center for Recreation and Creativity.





Consideration and today's request

# Adopt CCRC Conceptual Plan

## NEXT STEPS

- **Set a public hearing for May 23, 2022, for the adoption of the conceptual master plan for the Currents Center for Recreation and Creativity.**



## ADOPTION

- Friends for Currents Center for Recreation & Creativity continue their volunteer work.
- Provides information and support necessary to seek private funding, grants, donations, and other funding.
- Does not adopt project costs, methods of covering project costs, or future operations costs.