



- MIXED USE | 2.2 ACRES**
  - PRO: Separation from park space
  - CON: Blocks view to rec center from CR Blvd / 111th intersection
- OPEN LAWN | 7.9 ACRES**
  - PRO: Large lawn area able to accommodate range of activities
  - CON: Mixed use reduces total area
- PARKING | 1.9 ACRES**
  - PRO: Extension of existing parking lot - site access is familiar
- BUILDING ADDITION | .76 ACRES**
  - PRO: Abuts parking, plaza and open lawn areas
  - CON: Layout may restrict any future building additions
- PLAZA | .29 ACRES**
  - PRO: Visibility from CR Blvd; proximity to lawn areas
  - CON: No direct connection with vehicular drop off
- PLAY AREA | .32 ACRES**
  - PRO: Visibility from CR Blvd; proximity to plaza and lawn areas
  - CON: Primary access from buildings - no direct drop-off



# BOULEVARD PARK

concept one



**WSB**  
 701 Xenia Avenue South,  
 Suite 300  
 Minneapolis, MN 55416  
 TEL: (763) 541-4800  
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 Project # 01431-530  
 February 23, 2016



- MIXED USE | 1.4 ACRES**
  - PRO: Proximity to intersection - good access and visibility
  - CON: Blocks view to center from CR Blvd / 111th intersection
- OPEN LAWN | 9.7 ACRES**
  - PRO: Large area to accommodate a wide range of activities
  - CON: Impacted by shared parking near retail
- PARKING | 1.9 ACRES**
  - PRO: Extension of existing parking lot - site access is familiar
  - CON: No additional entrance from north side of site
- SHARED PARKING | .42 ACRES**
  - PRO: Lets visitors access site from north
  - CON: Separated parking areas; Impacts greenspace
- BUILDING ADDITION | .76 ACRES**
  - PRO: Abuts parking, plaza and open lawn areas
  - CON: Layout may restrict any future building additions
- PLAZA | .29 ACRES**
  - PRO: Visibility from CR Blvd; proximity to lawn and play areas
  - CON: No direct connection with vehicular drop off
- PLAY AREA | .32 ACRES**
  - PRO: Visibility from CR Blvd; proximity to plaza and lawn areas
  - CON: Primary access from buildings - no direct drop off



# BOULEVARD PARK

concept two



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- MIXED USE | 1.7 ACRES**
  - PRO: Relationship with existing retail use
  - CON: Introduces more traffic through park site
- OPEN LAWN | 12.9 ACRES**
  - PRO: Visibility and proximity to CR Blvd /111th intersection
  - CON: Lawn area divided by proposed access road
- PARKING | 1.6 ACRES**
  - PRO: Extension of existing parking lot - site access is familiar
  - CON: No access from north side of site to main parking area
- SHARED PARKING | .83 ACRES**
  - PRO: Lets visitors access from north side of site
  - CON: Facility loses the "front yard" feel along CR Blvd
- BUILDING ADDITION | .76 ACRES**
  - PRO: Abuts parking, plaza and open lawn areas
  - CON: Layout may restrict any future building additions
- PLAZA | .27 ACRES**
  - PRO: South Sun exposure; direct connection to parking
  - CON: No visibility from CR Blvd
- PLAY AREA | .28 ACRES**
  - PRO: South sun exposure; direct access from parking/plaza
  - CON: Less visibility from CR Blvd.



# BOULEVARD PARK

concept three





- MIXED USE | 1.4 ACRES**
  - PRO: Proximity to intersection - good access and visibility
  - CON: Blocks view to rec center from CR Blvd / 111th intersection
- OPEN LAWN | 7.7 ACRES**
  - PRO: Visibility and proximity to Coon Rapids Blvd
  - PRO: Accessibility / connection to proposed parking
- PARKING | 3.8 ACRES**
  - PRO: Allows access from North and South sides of site
  - CON: Divides site from potential parcel to west
- BUILDING ADDITION | 1.3 ACRES**
  - PRO: Larger, flexible footprint allows for expansion
  - CON: Divides existing parking from proposed
- PLAZA | .35 ACRES**
  - PRO: Relates to existing and proposed building facilities
  - CON: North side orientation - limited sun exposure
- PLAY AREA | .56 ACRES**
  - PRO: Visibility from CR Blvd; proximity to lawn area
  - CON: Primary access from buildings - no direct drop off



# BOULEVARD PARK

concept four





- OPEN LAWN | 9.4 ACRES**
  - PRO: Large area to accommodate a wide range of activities
  - CON: Lawn area somewhat divided by plaza and play area
- PARKING | 2.7 ACRES**
  - PRO: Extension of existing parking lot - access is familiar
  - PRO: Additional access from north side of site
- BUILDING ADDITION | .76 ACRES**
  - PRO: Abuts parking, plaza and play areas
- PLAZA | .34 ACRES**
  - PRO: Relates to parking, play area and proposed building
  - CON: Does not abut existing building
- PLAY AREA | .17 ACRES**
  - PRO: Visibility from CR Blvd; proximity to plaza and lawn areas
  - CON: Primary access from buildings - no direct drop off



# BOULEVARD PARK

concept five

