Spatial Concept Planning

RETAIL | 2.2 ACRES
- PRO: Separation from park space
- CON: Blocks view to rec center from CR Blvd / 111th intersection

OPEN LAWN | 8.8 ACRES
- PRO: Large lawn area able to accommodate range of activities
- CON: Does not allow for site access from north

PARKING | 1.9 ACRES
- PRO: Extension of existing parking lot - site access is familiar
- CON: No additional entrance from north side of site

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

COON RAPIDS Minnesota

BOULEVARD PARK

concept one

0' 100' 200'
graphic scale

WSB
701 Xenia Avenue South, Suite 300
Minneapolis, MN 55416
Tel: (763) 541-4800
Fax: (763) 541-1700
Project # 01431-530
January 29, 2015

Spatial Concept Planning

RETAIL | 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

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BOULEVARD PARK

concept two

0' 100' 200'
graphic scale

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RETAIL | 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.

COON RAPIDS Minnesota

BOULEVARD PARK

concept three

0' 100' 200'
graphic scale

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January 29, 2016

Spatial Concept Planning

RETAIL | 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

COON RAPIDS Minnesota

BOULEVARD PARK

concept four

0' 100' 200'
graphic scale

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Spatial Concept Planning

RETAIL | 2.2 ACRES
- PRO: Separation from park space
- CON: Blocks view to rec center from CR Blvd / 111th intersection

OPEN LAWN | 8.9 ACRES
- PRO: Large area to accommodate a wide range of activities
- CON: Lawn area somewhat divided by plaza and play area

PARKING | 2.2 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

COON RAPIDS Minnesota

BOULEVARD PARK

concept five

0' 100' 200'
graphic scale

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