



## Chester Bowl Chalet Renovation Proposal Executive Summary

History: The existing chalet was built in 1973 and dedicated as the Thom Storm Chalet in 2015. The Chester Park mini-master plan was approved in November 2014 with a chalet renovation and expansion as a key component. The Chester Bowl Improvement Club (CBIC) decided in 2015 to move forward as the lead agency to plan that expansion and lead all phases through construction. LHB began working with the CBIC in Fall 2015, and are providing architecture services pro bono through the first phase of planning.

Need: The existing chalet is under-performing in both the environmental aspects and serving the community's needs. The second level is currently shared by an apartment and the area used by skiers in winter. Demands for a larger ski warming area, indoor summer camp space, and community gathering space requires relocation of the apartment to a new third level and expansion of the chalet into the entire second level. The building does not currently meet ADA standards. The size of our building has limited program participation, including many summer camp families being turned away. There is no permanent bridge access near the chalet, with the nearest by the playground and by the soccer fields.

Plan: The Chalet renovation includes several significant changes to the structure of the building, while retaining the "feel" of the traditional Swiss Chalet Style. The residents' apartment will be moved to a new third level, allowing the second level to nearly double the open available space for the ski program, summer camp, and chalet rentals. The cramped concessions stand will be moved and expanded. The bottom level will be reconfigured for larger hallway access, better office space utilization, and expanded storage. We will become accessible by ADA standards through the renovation of existing restrooms, the addition of one additional single stall "family" restroom, and the addition of an elevator. The site immediately around the chalet will benefit from changes to the parking structure and the addition of a permanent bridge near the chalet. The building is currently very inefficient from an energy conservation standpoint, and improvements during redesign are expected to result in a net decrease in energy use despite a larger building.

Process: The drafts of the plan went through an extensive public review, as documented on a separate attachment. We actively solicited feedback from park users and park neighbors, and significant adaptation in the plans were made because of that feedback throughout the process.

Funding and timeline: The total project estimate is \$1,132,173. The CBIC plans to lead the fundraising process, including grants, corporate and individual donations, a contribution from the CBIC, and some City funding (which has not been confirmed). Planning began in 2015, with fundraising expected in late 2016 and 2017, design in 2017-2018, and construction in 2018 (ideal) or 2019. The bridge is a significant cost factor, so depending on fundraising, that portion of the project may be pushed back until after the chalet renovation is complete.

Submitted by Dave Schaeffer, Chester Bowl Improvement Club Executive Director  
[dave@chesterbowl.org](mailto:dave@chesterbowl.org); 218-724-9832