



Greendale Schools

Cultivating Excellence In Every Student

Greendale Recreational Space Study

EXISTING FACILITIES STUDY | NOVEMBER 17, 2023

GROTH Design Group

architects | designers | planners



LISTEN | LEAD | SERVE



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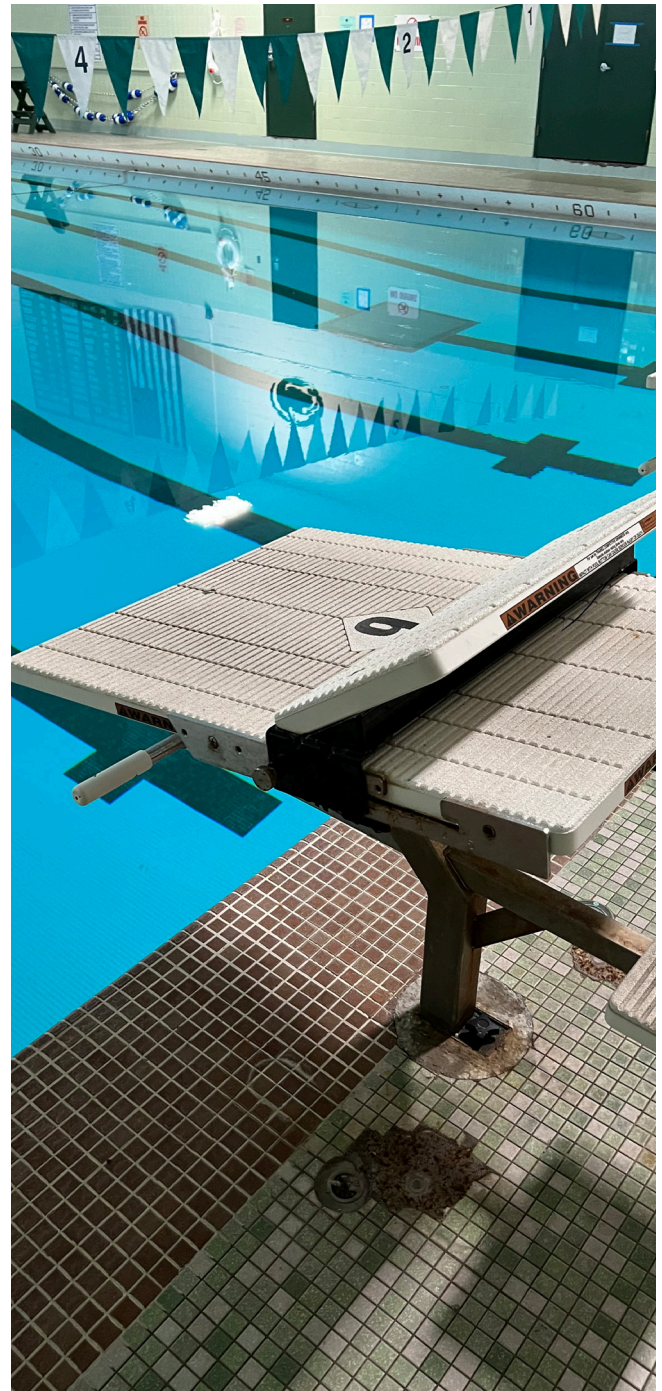
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00 FACILITIES STUDY introduction

The objective of this facility study is to complete a thorough assessment of the existing building spaces owned by Greendale School District and the Village of Greendale that are used recreationally by the community. The emphasis of this report is to identify and evaluate current amenities, spatial restrictions, and conditions of each facility and identify potential challenges or needs that should be considered in order to better support students, staff, and community members. In addition, this effort aims to continue to plan for facility investments that support the needs of the community, both now and into the future.

Please refer to the Comprehensive Outdoor Recreational Plan (CORP) provided by Vandewalle & Associates for additional detailed assessment and recommendations related to exterior and site amenities at each of the sites included in this document.





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FACILITIES STUDY process / methodology

Review of the existing Greendale School District and Village of Greendale facilities followed a structured format and involved visual observations along with input from District and Village leadership, staff, and community members. Team members from GROTH Design Group and Vandewalle & Associates visited the facilities on multiple occasions starting in June 2023 through August 2023. Review included: site components, outbuildings, and key building components and spaces used recreationally. Available existing building drawings were provided by Greendale School District staff, as well as additional information relative to scheduling and existing use of these assessed areas.

In partnership with Vandewalle & Associates, team members lead a community engagement session, met with focus groups, and launched an online public survey in order to gather and identify critical feedback surrounding programming, current use, and potential needs throughout the community regarding recreational buildings and sites.

Through use of listing, diagramming, and photography, GROTH Design Group has documented these findings. Any prioritization of findings are to be further reviewed and identified by the administration team and their respective Boards.





RECREATIONAL SPACE STUDY

executive summary: canterbury elementary

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

ATHLETIC COURTS & STRIPING

- The gymnasium is not large enough to support a competition basketball court.
- While the gymnasium is large enough to fit a competition volleyball court, it is not large enough to accommodate the required clearances around the court.

EQUIPMENT

- Gymnasium basketball hoops appear to be newer, are wall-mounted, and some have some height adjustability.
- There are no in-floor volleyball net locations in the gymnasium.

INFRASTRUCTURE IMPROVEMENTS

- Playground borders are cracked, broken, and missing pieces.
- Asphalt throughout the site has some weathering, cracking and crumbling. Play area striping is worn and fading.
- Storage shed is worn, stained, chipping, and has worn and warped shingles.
- The cafeteria and gymnasium finishes appear to be newer and in good condition.

ADA & CODE CONSIDERATIONS

- There is no ADA-accessible playground equipment or surfacing.
- Consider additional review of egress code requirements and identifying additional doors from the gymnasium as exit doors with the addition of code-compliant exit lighting to allow for additional egress.

COMMUNITY OUTREACH + FEEDBACK

- Gymnasium is undersized and cannot adequately support recreational needs
- Gymnasium lacks spectator seating
- Outdoor spaces lack accessible public bathrooms
- Accessible elements at all playground locations desired



RECREATIONAL SPACE STUDY

executive summary: college park elementary

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

ATHLETIC COURTS & STRIPING

- The gymnasium is not large enough to support a competition basketball court.
- While the gymnasium is large enough to fit a competition volleyball court, it is not large enough to accommodate the required clearances around the court.

EQUIPMENT

- Gymnasium basketball hoops are mainly wall-mounted with one ceiling-mounted.
- There are no in-floor volleyball net locations in the gymnasium.

INFRASTRUCTURE IMPROVEMENTS

- Playground equipment has some areas where finish is wearing off, rust is present, and plastic pieces are worn, stained, scratched and have skid marks.
- Metal benches are worn, stained, rusting and have finish peeling off.
- There appear to be irrigation issues along the east side of the asphalt parking edge where it meets the grass fields.
- Grass fields contain weeds and areas where dirt is exposed. Chain-link fencing is dented and bent, especially at the base of the fence.
- Cafeteria and gymnasium finishes appear to be newer and in good condition.
- Gymnasium and playground basketball hoop backboards show wear and staining.

ADA & CODE CONSIDERATIONS

- The playground contains an area of accessible surfacing & accessible equipment.
- Playgrounds lack borders in some locations and allow woodchips to spill onto the accessible playground surfacing and adjacent asphalt hardscape areas.
- There is no accessible path of travel to the stage from the gymnasium.

COMMUNITY OUTREACH + FEEDBACK

- Gymnasium is undersized and cannot adequately support recreational needs
- Gymnasium lacks spectator seating
- Basketball hoops are dated; new desired
- Outdoor spaces lack accessible public bathrooms
- Regrading/improvements to grass athletic fields needed, including remediation of irrigation issues & additional lighting



RECREATIONAL SPACE STUDY

executive summary: highland view elementary

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

ATHLETIC COURTS & STRIPING

- The gymnasium is not large enough to support a competition basketball court.
- While the gymnasium is large enough to fit a competition volleyball court, it is not large enough to accommodate the required clearances around the court.

EQUIPMENT

- Basketball hoops are mainly wall-mounted with one ceiling-mounted.
- There are no in-floor volleyball net locations.

INFRASTRUCTURE IMPROVEMENTS

- Storage shed is worn, stained, scratched, and wood paneling is chipping and flaking off. Metal door hinges are worn and rusting, tarp roof is faded and scratched, and concrete slab foundation and adjacent concrete sidewalk are worn, stained, cracking and crumbling.
- Grass area near shed and along sidewalk and paving edges are worn and have multiple areas where dirt is exposed. Practice fields contain weeds & areas where grass is worn
- Asphalt hardscape play areas contain some weathering and cracking. North parking lot contains a pothole.
- Gymnasium, cafeteria, and Bloom & Grow classroom finishes appear newer and in good condition.
- Gym striping is worn and peeling off.

INFRASTRUCTURE IMPROVEMENTS (CONT.)

- Basketball hoop backboards show some wear and staining
- Stage and P.E. Storage contain 9” x 9” potential asbestos tile flooring. Further investigation is needed to determine if abatement is required.
- Majority of casework in Bloom & Grow classroom is worn and has finish peeling off.

ADA & CODE CONSIDERATIONS

- There is no ADA-accessible playground equipment or surfacing.
- Playgrounds lack borders in some locations, allowing woodchips to spill onto adjacent asphalt hardscape areas.
- Toilet in the storage room adjacent to the gymnasium is not accessible, and the sink is located far from the toilet.

COMMUNITY OUTREACH + FEEDBACK

- Gymnasium is undersized and cannot adequately support recreational needs
- Gymnasium lacks spectator seating
- Basketball hoops are dated; new desired
- Outdoor spaces lack accessible public bathrooms
- Regrading/improvements to grass athletic fields needed, including remediation of irrigation issues & additional lighting



RECREATIONAL SPACE STUDY

executive summary: greendale middle school

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

ATHLETIC COURTS & STRIPING

- The gymnasium is large enough to support 1 competition basketball court with appropriate clearances, although clearances outside the court are smaller than ideal.
- Gymnasium is large enough to fit 1 competition volleyball court with appropriate clearances.
- When fully extended, bleachers overlap the basketball court.

EQUIPMENT

- Gymnasium contains bleachers on 1 side of the gym, a divider curtain, and 2 scoreboards.
- Gymnasium basketball hoops are ceiling-mounted and front-folding.

INFRASTRUCTURE IMPROVEMENTS

- Asphalt parking and hardscape areas are weathered, cracking and crumbling.
- Vinyl composite tile (VCT) floor in the cafeteria is worn, stained and scratched, especially at door thresholds.
- Wood stage floor is worn, stained, uneven & has finish wearing off.
- Gymnasium & 2nd floor multi-purpose room finishes appear newer and in good condition.
- Locker room vinyl composite tile (VCT) flooring is worn, scratched and separating; metal lockers are worn, scratched, and have finish and vinyl base peeling off; and wood benches are worn and have finish wearing off.

INFRASTRUCTURE IMPROVEMENTS (CONT).

- Lower level early childhood classroom spline ceilings show some staining and are missing tiles. These ceilings utilize an adhesive that is potentially an asbestos-containing material. Further investigation is needed to determine if abatement is required.

ADA & CODE CONSIDERATIONS

- There is no accessible playground equipment or accessible surfacing at this location. Gaga pit is bordered by a curb that prevents an accessible path of travel from the asphalt.
- Without a functioning lift, the stage is not accessible to a person in a wheelchair.
- The 2nd floor multi-purpose room is not accessible to a person in a wheelchair.
- The only accessible toilet in the locker rooms is located outside of the group toilets and is visible directly from the main changing area.

COMMUNITY OUTREACH + FEEDBACK

- Gymnasium lacks spectator seating
- Permanent/dedicated concessions desired (none exists)
- Outdoor spaces lack accessible public bathrooms
- Regrading/improvements to grass athletic fields needed, including remediation of irrigation issues & additional lighting



RECREATIONAL SPACE STUDY

executive summary: greendale high school

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

ATHLETIC COURTS & STRIPING

- Lower gymnasium is large enough to support 1 competition basketball court with appropriate clearances or 3 competition volleyball courts with appropriate clearances.
- Upper gymnasium is large enough to support 1 competition basketball court with appropriate clearances or 1 competition volleyball court with appropriate clearances.
- The pool is not large enough to host a competition, as it does not contain 8 lanes or a diving well. Ideal pool lane widths of 7'-0" minimum per lane are not met.

EQUIPMENT

- Lower gymnasium contains bleachers along 1 side, additional mezzanine seating, a divider curtain, and 2 scoreboards. Basketball hoops are forward-folding and ceiling-mounted.
- Upper gymnasium lacks spectator seating, & basketball hoops are a mix of wall-mounted and front-folding ceiling-mounted.
- Pool contains bleachers along 1 side, 6 starting blocks & storage for pool equipment.
- There are no light traps at entrances to the auditorium house, which can create issues with allowing light into the auditorium during performances when the doors are used.

INFRASTRUCTURE IMPROVEMENTS

- Painted concrete sidewalk/paving near the football fields is cracking, crumbling, and not level with adjacent asphalt paving.
- Grass/greenspace areas between the high school and the football field contained some areas where grass was eroded and/or water was collecting, especially along pathway edges and near the entrance to the maintenance yard
- Vinyl composite tile (VCT) flooring in the cafeteria has some wear & scratches, especially near the north exterior doors
- Interior wood & exterior aluminum doors at the cafeteria have some wear, scratches, and/or finish peeling off, especially at the base of the door
- Exterior door B7 is hollow metal w/ hollow metal frame & is worn & rusting
- Majority of finishes within the lower gymnasium are in good condition, but the wood gym floor shows some staining & separating & interior wood doors w/hollow metal frames are scratched and stained
- Pool tile flooring is worn, stained, cracking, chipping, and/or missing, especially near starting blocks
- Steel lintels & door hardware on interior side of pool exterior doors are stained & rusting



RECREATIONAL SPACE STUDY

executive summary: greendale high school

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

INFRASTRUCTURE IMPROVEMENTS (CONT.)

- Epoxy resin flooring at locker rooms is worn, stained, cracking, and/or has finish chipping off
- Rubber stair treads on stairs leading from the locker rooms to the pool are worn, stained & anti-slip grips are worn & wearing off
- Ticket booth asphalt shingles are weathered and flaking/peeling off; its exterior wood paneling is weathered, scratched, and has finish cracking/chipping off; and the hollow metal door with wood frame is weathered, stained, deteriorating & chipping off.
- Concessions building has significant cracking & separating along masonry joints; its hollow metal doors & frames are worn, stained, rusting and/or have finish peeling off; & many interior finishes are worn and stained.
- Press box finishes are worn, stained, rusting, and/or have finish peeling off, and interior walls contain a mix of unfinished, gypsum, & wood paneling.
- Asphalt paving below the bleachers is weathered and areas at bleacher support columns are heaving, cracking and crumbling.
- Turf field and surrounding track appear to be in good condition

INFRASTRUCTURE IMPROVEMENTS (CONT.)

- Asphalt parking lot contains significant surface weathering, cracking & crumbling, & edge conditions are weathered & overgrown.
- Brinkman Field bathrooms & storage building contains many finishes that are worn, stained & have finish chipping or peeling off



RECREATIONAL SPACE STUDY

executive summary: greendale high school

The executive summary identifies key findings as identified within the Recreational Space Study and through community outreach and feedback. For additional detail and assessment, please see respective sections within the study document. Any prioritization of findings, next steps and potential future projects are to be reviewed and determined by the client and their respective Boards.

ADA & CODE CONSIDERATIONS

- There are multiple areas where painted concrete paving and/or asphalt surrounding the ticket booth, concessions area, and pathway to the football field contains cracking, large gaps or changes in elevation greater than 1/2" in height that are not ADA-accessible and pose a tripping hazard
- Cafeteria stage is not accessible to a person in a wheelchair
- Pool contains only 1 accessible entry via ramp from an interior corridor
- Locker rooms have no direct, accessible route from the pool and no ADA-accessible unisex showers
- Fit/Dance and mezzanine bleacher seating for the lower gym are not accessible to a person in a wheelchair.
- Ticket booth, concessions building at the football field, bathroom & storage building at Brinkman Field, and storage shed at tennis courts all contain thresholds at doors that make them inaccessible to a person in a wheelchair. Press box is not accessible to a person in a wheelchair.
- Bathrooms at outbuildings are undersized & do not meet ADA-required clearances, lack ADA-compliant stalls, and are missing grab bars.

COMMUNITY OUTREACH + FEEDBACK

- Existing gymnasiums and indoor athletic space is undersized; indoor fieldhouse and/or expanded athletics space desired
- Upper gym floor needs replacement
- Pool is undersized & contains infrastructure & equipment improvements
- Locker rooms are not ADA-accessible from the pool, contain improvement needs & underutilized space, & are a safety concern with multiple access points to the pool
- Improvements to flooring & storage desired for fit/dance space
- Additional/dedicated concessions desired near high school baseball/softball fields
- Outdoor spaces lack accessible public bathrooms; existing bathrooms are not ADA-accessible and/or have infrastructure improvement needs
- Regrading/improvements to grass athletic fields needed, including remediation of irrigation issues & additional lighting

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GREENDALE SCHOOL DISTRICT & VILLAGE introduction



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GREENDALE SCHOOL DISTRICT & VILLAGE introduction

A JOINT VENTURE WITHIN THE GREENDALE COMMUNITY

The Village of Greendale is part of Milwaukee County and is located within Southeast Wisconsin. With a population just over 15,000 people, the Village is known for its historic downtown, Greendale original homes, and multiple parks and greenspace.

Greendale School District serves over 2,600 students from Early Childhood and Kindergarten, through 1st - 12th grades. The District contains three elementary schools (Kindergarten - 5th grades), one middle school (6th - 8th grades), and one high school (9th - 12th grades), with Early Childhood and 4-year-old Kindergarten provided at one of the three elementary schools.

The sites included in the Recreational Space Study and the Comprehensive Outdoor Recreational Plan (CORP) are owned and/or managed by both the School District and the Village. They are utilized daily by numerous groups, including Greendale School District, Greendale Park & Rec, Greendale Historical Society, multiple athletics groups, and residents within Greendale and its neighboring communities. In a joint effort between School District and Village, this assessment cultivates a unified goal to improve both indoor facility and outdoor spaces used recreationally by the community.

EXISTING SITES AND OWNERSHIP

Greendale School District:

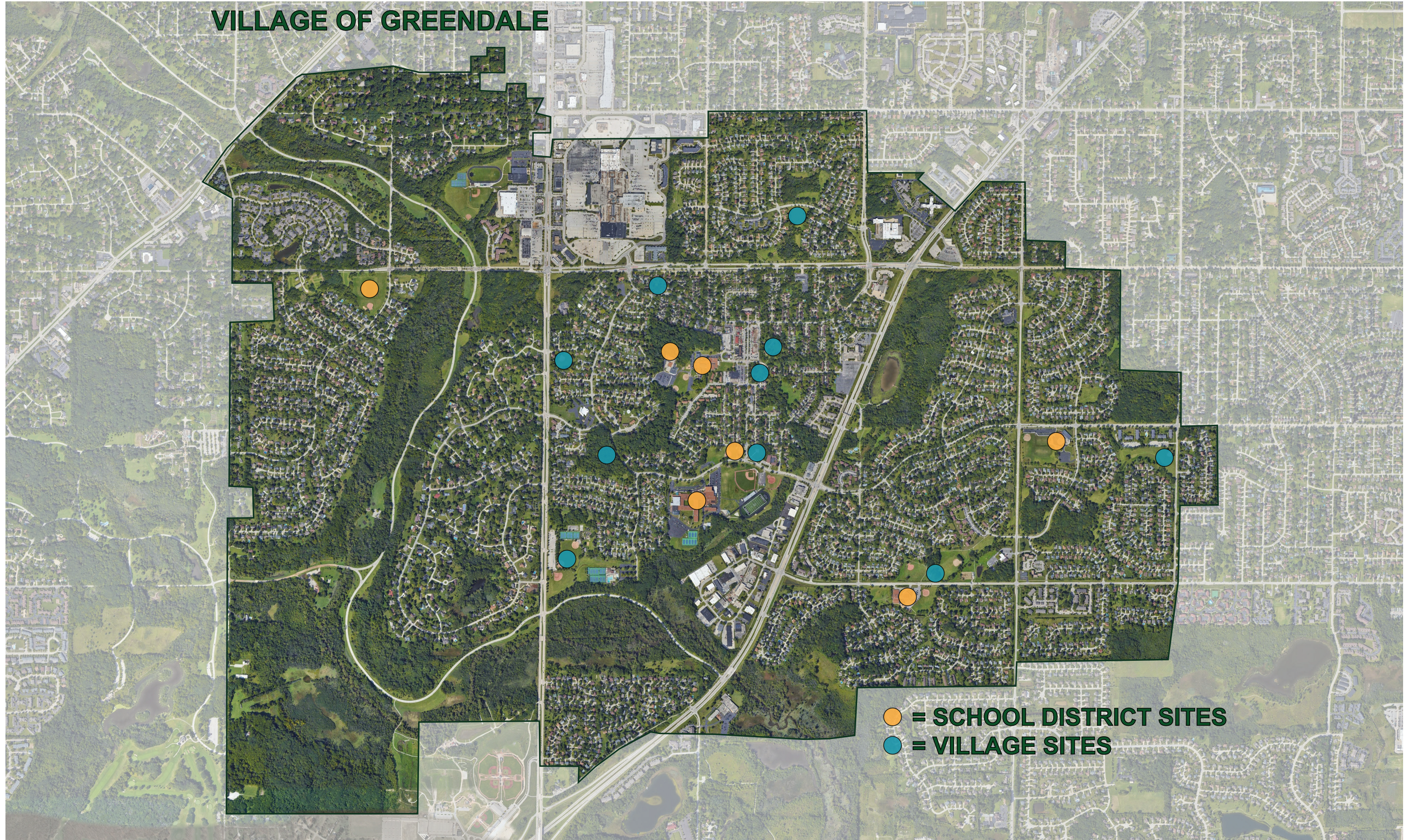
- Canterbury Elementary School & Canterbury Woods
- College Park Elementary School
- Highland View Elementary School
- Greendale Middle School
- Greendale High School
- Jaycee Park
- 84th & Grange

Village of Greendale:

- Daffodil Park (Dale Creek Parkway)*
- Gazebo Park (Dale Creek Parkway)*
- 43rd & Ramsey (Baseball Field)
- College Park (North)
- Edgerton Park
- Greendale Community Center
- Lions Park Field
- Pioneer Park
- Sherwood Park
- Veterans Memorial

**Dale Creek Parkway sites are owned by Milwaukee County and leased by the Village of Greendale*

VILLAGE OF GREENDALE



- = SCHOOL DISTRICT SITES
- = VILLAGE SITES