

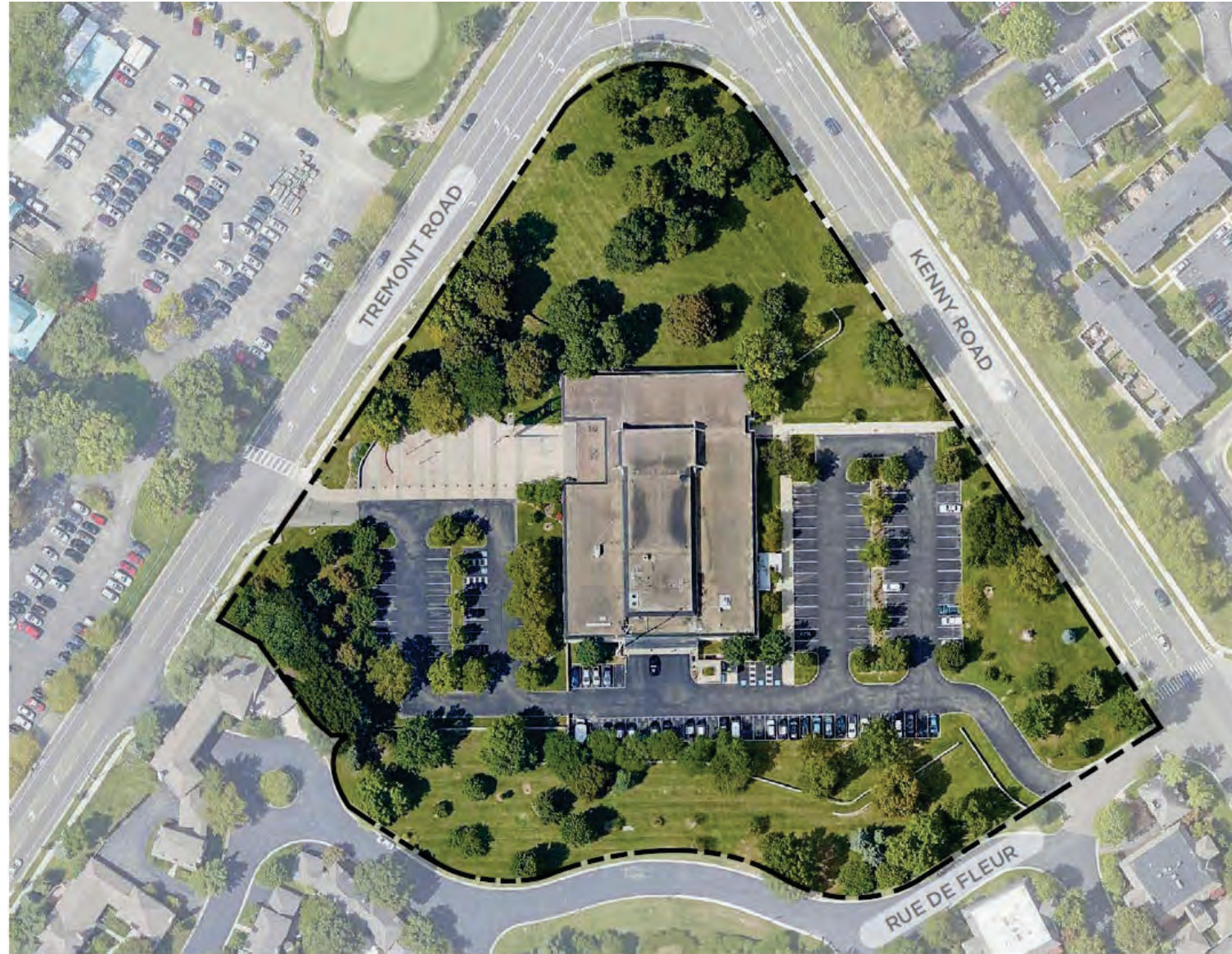
08

SITE & BUILDING ANALYSIS / PLANNING



uacommunitycenter.com

MSC Site



MSC SITE BUILDING OPTION STUDIES

QUICK STUDIES



COMMUNITY CENTER & PARKING GARAGE ADDITIONS TO EXISTING MSC BUILDING

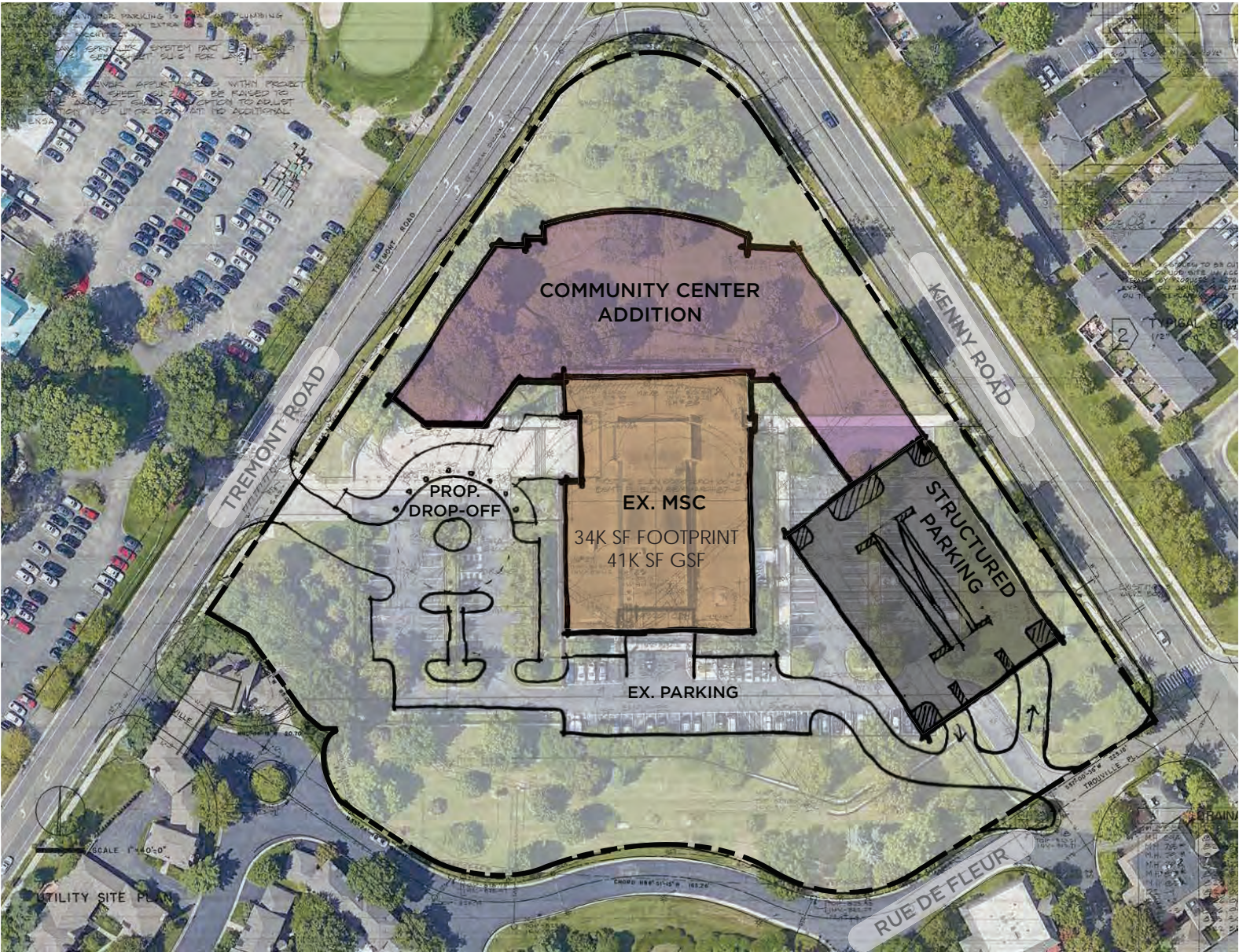


NEW BUILDING TO INCLUDE CITY ADMINISTRATION, POLICE, COMMUNITY CENTER & PARKING GARAGE



COMMUNITY CENTER ADDITION WITH GARAGE - ALL PROGRAM ON SITE

SITE PLAN

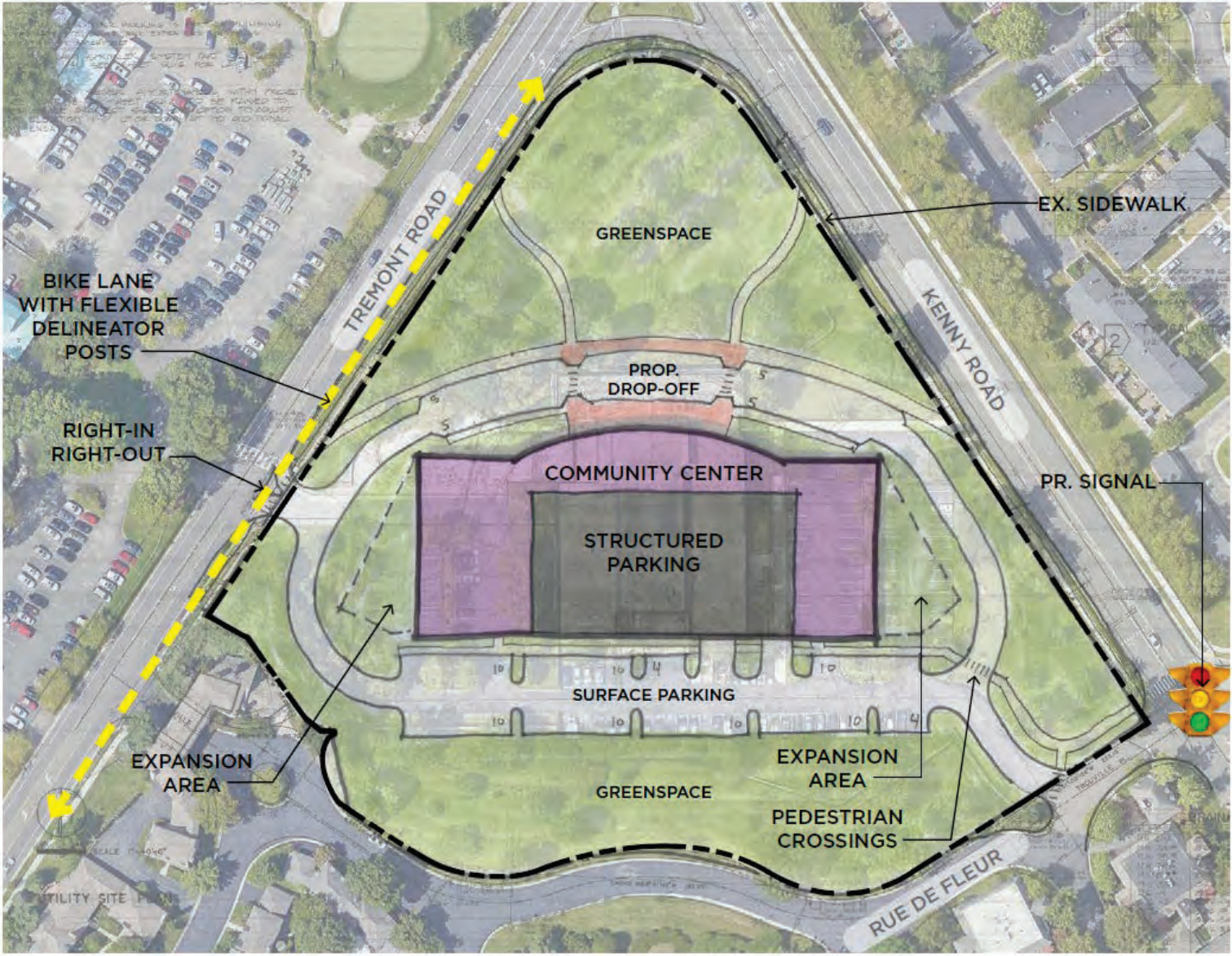


COMMUNITY CENTER ADDITION WITH GARAGE - ALL PROGRAM ON SITE

BUILDING MASSING & PROGRAM STACKING - QUICK STUDY

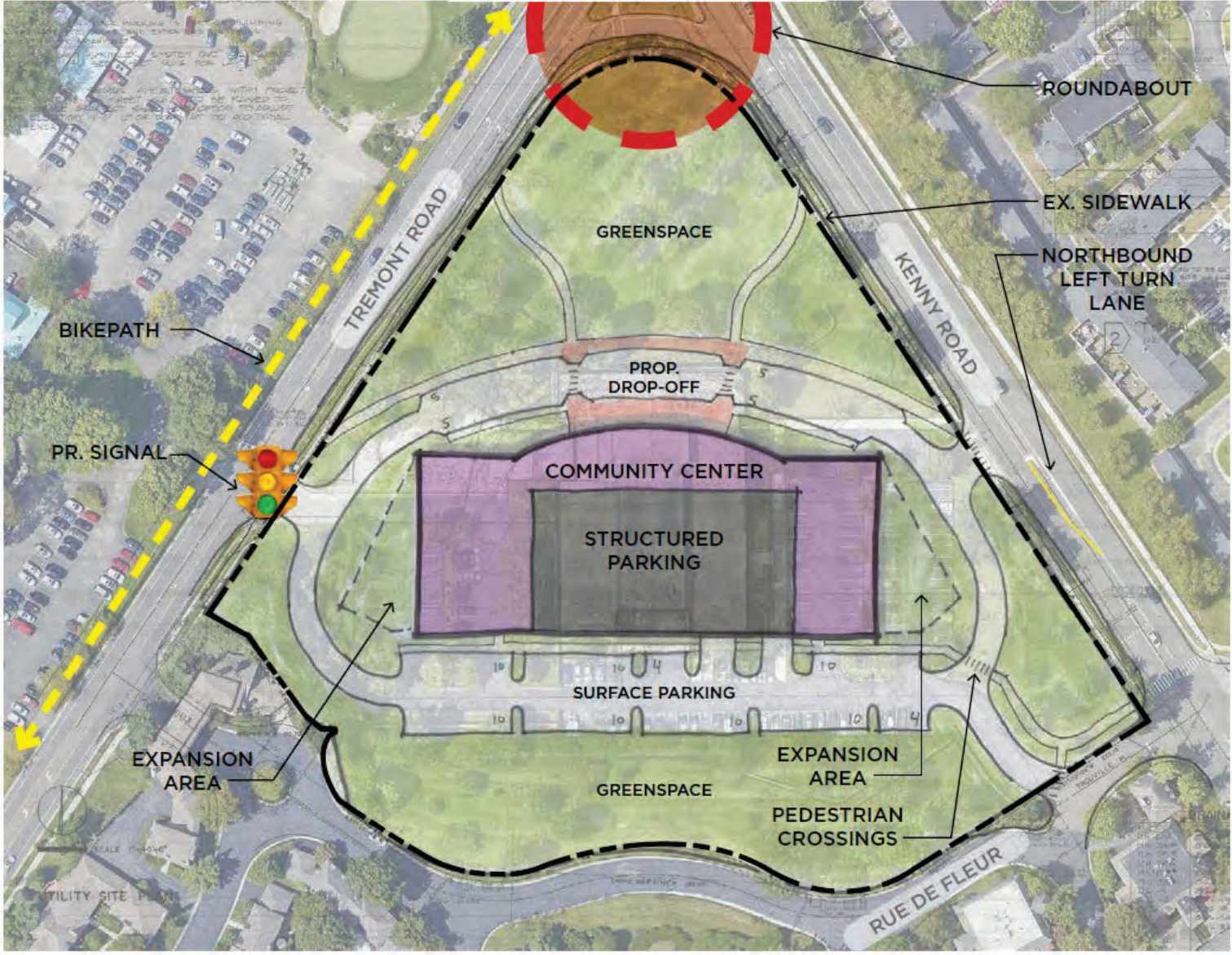


MSC Site Concept: Access Option 1



* Access and roadway improvement recommendations per City Engineering staff.

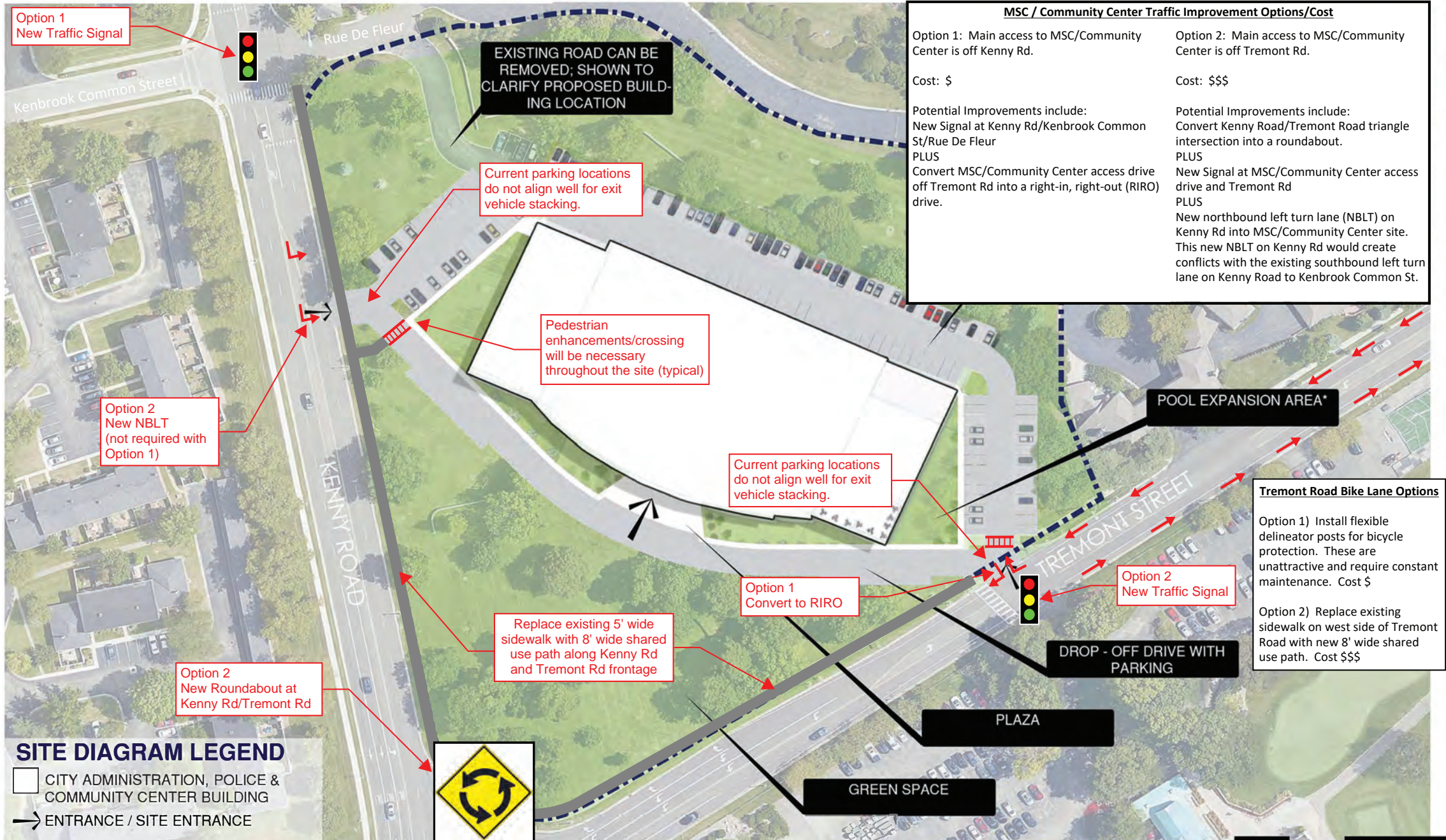
MSC Site Concept: Access Option 2



* Access and roadway improvement recommendations per City Engineering staff.

CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING WITHIN EXISTING PAVED AREA ON SITE

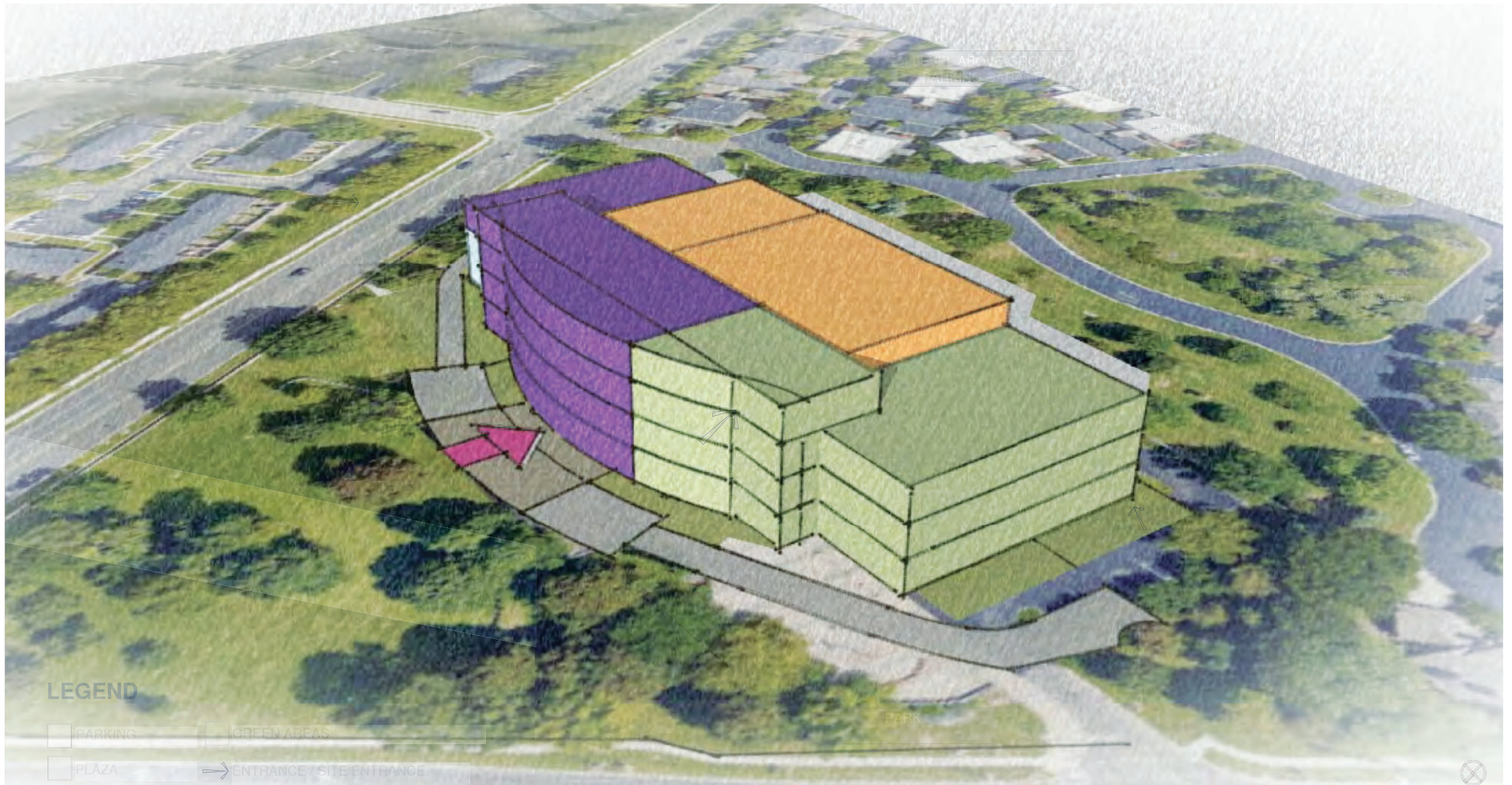
SITE PLAN



ALL NEW BUILDING WITHIN EXISTING PAVED AREA ON SITE

SITE DIAGRAM

DRAFT



Parking Analysis – MSC Site

Building Use Area

Community Center:

1st Floor:	49,000	sq.ft.
2nd Floor:	49,000	sq.ft.
Total:	98,000	sq.ft.

Existing Municipal Service Center Uses (excludes lobby and main circulation)

City Admin. Office:	14,000	sq.ft.
Assembly	5,519	sq.ft.
Police	8,900	sq.ft.
specified 55 dedicated spaces		

Parking Required

Community Center (2.5/1000): (1/5 occupants)	250 spaces
Office (3/1000):	42 spaces
Assembly: (1/5 occupants):	<u>80 spaces</u>
SubTotal:	372 spaces

Shared Parking Reduction (18%)	-66 spaces
Dedicated Police Parking:	<u>55 spaces</u>

Total Parking Required: 361 spaces

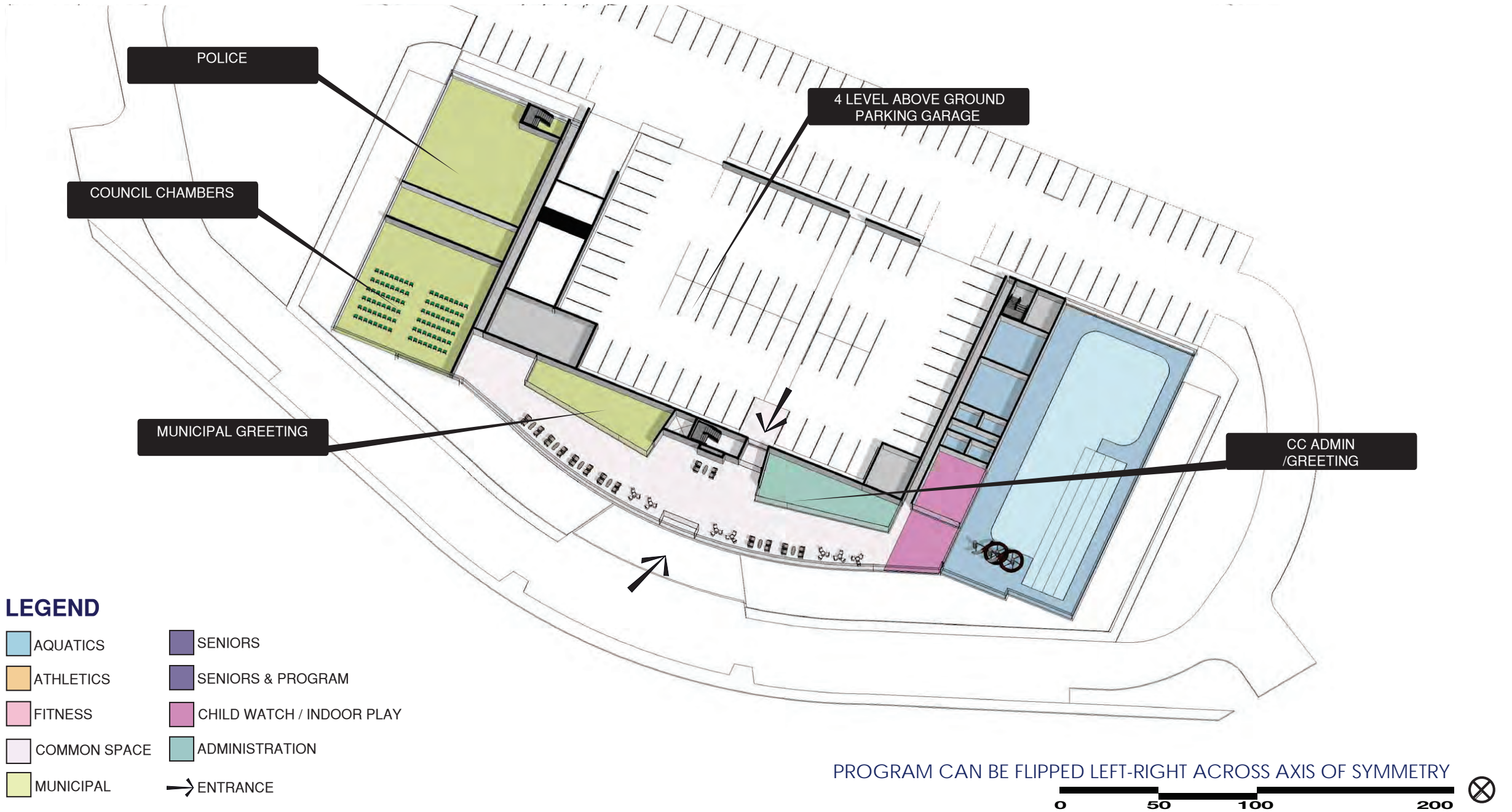
Parking Provided:

Surface:	78 spaces
Structured Parking (4 levels)	284 spaces

Total Parking Provided: 362 spaces

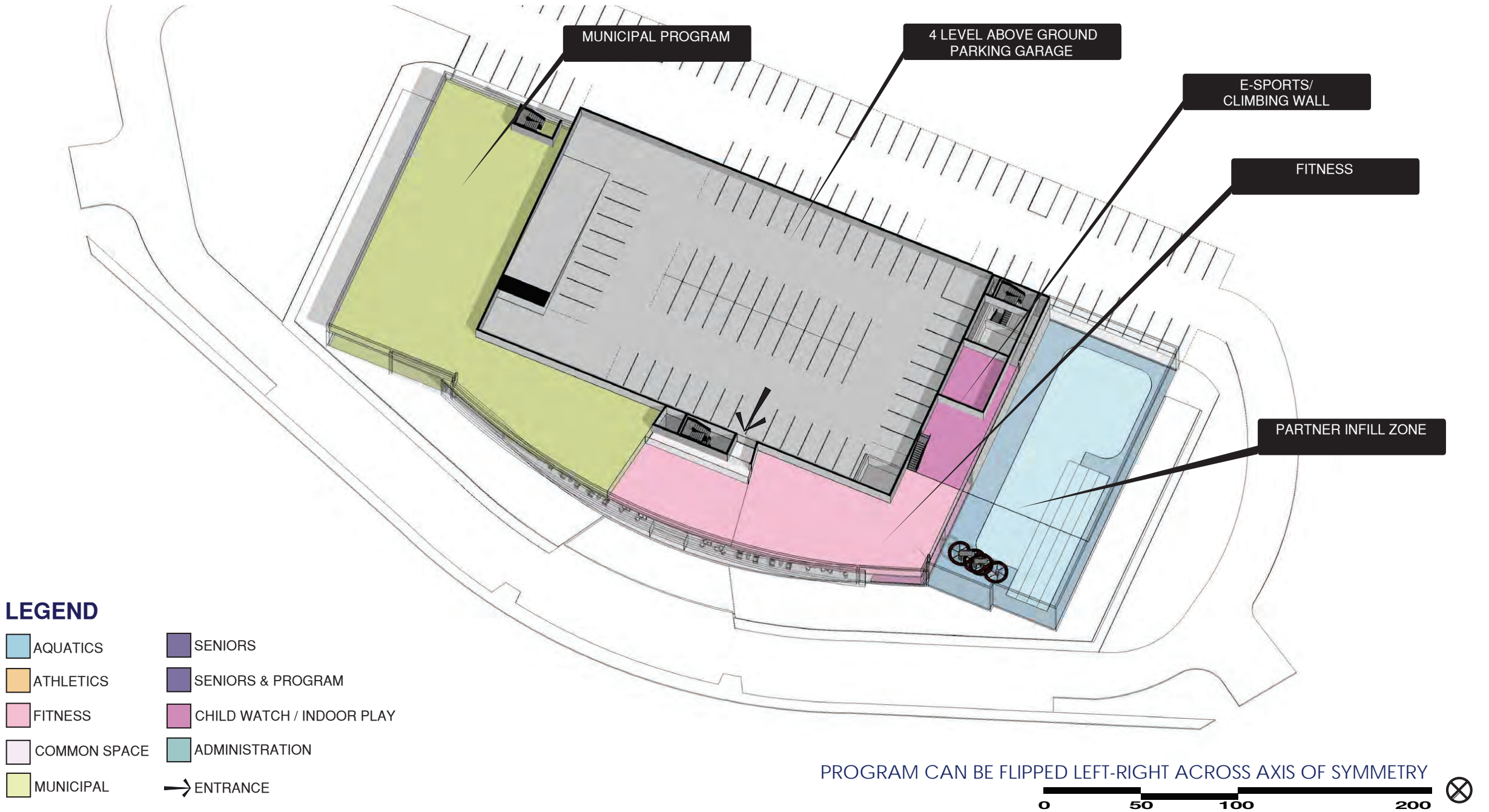
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

LEVEL 1 PLAN



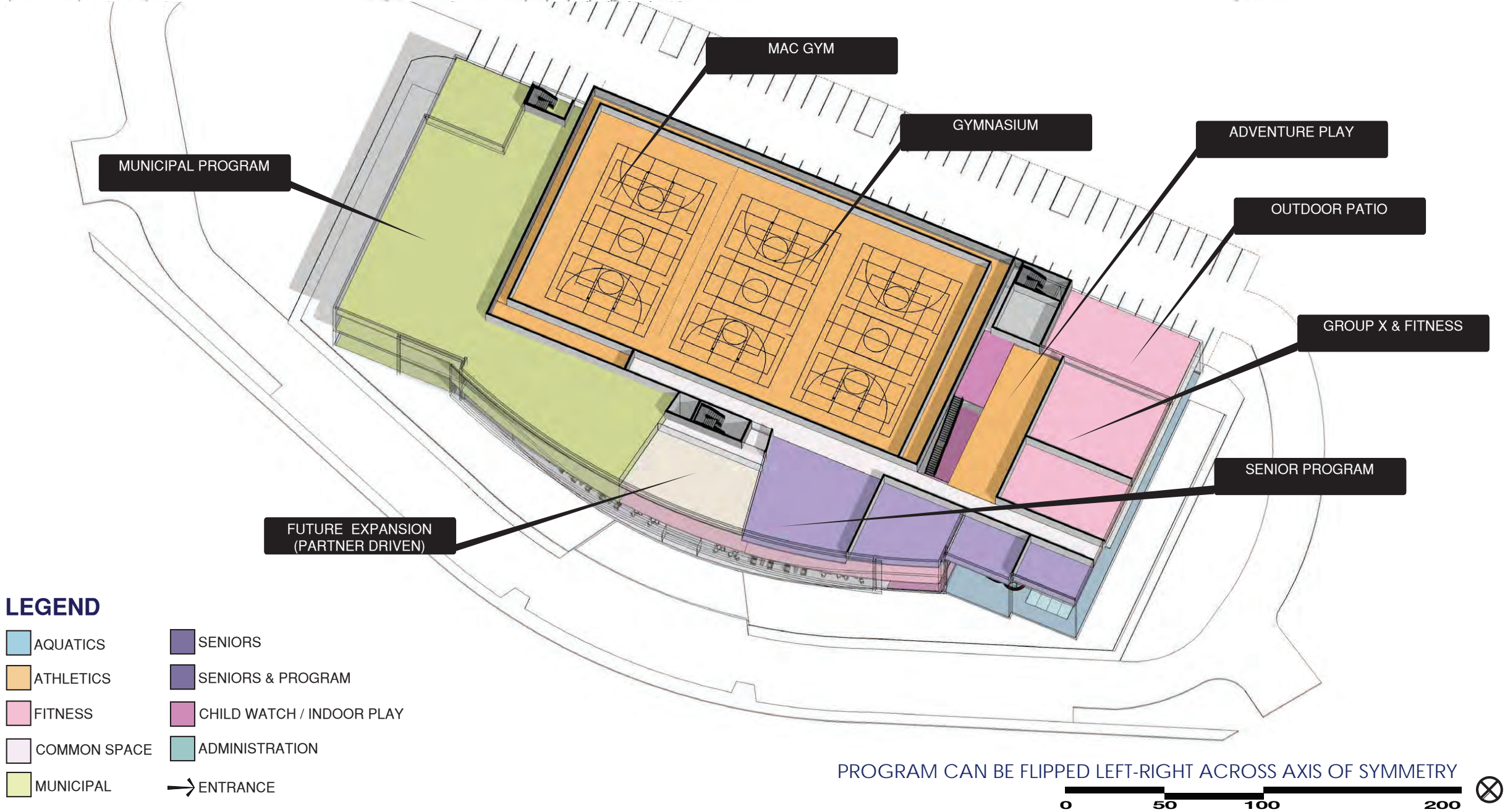
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

LEVEL 2 PLAN



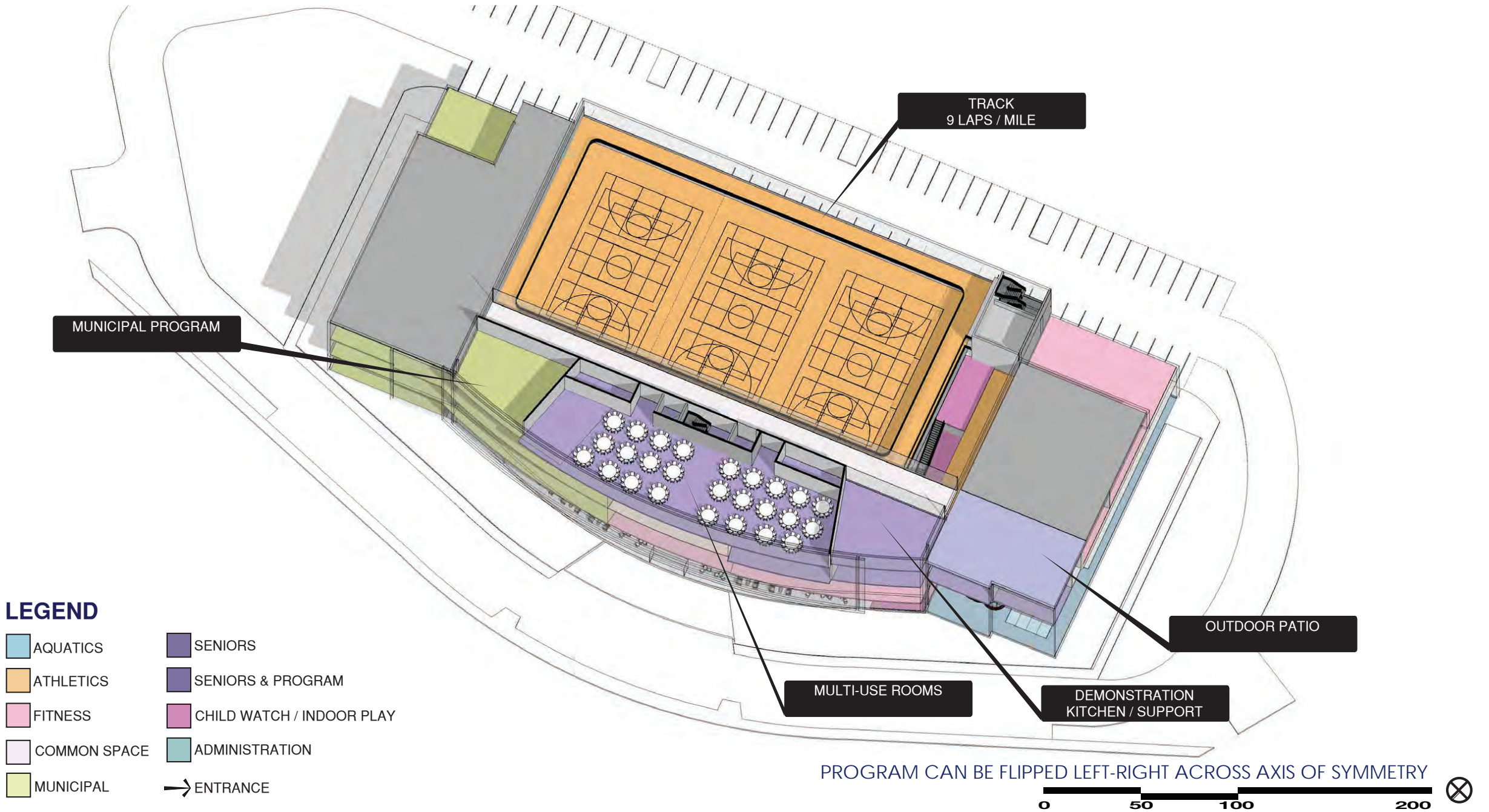
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

LEVEL 3 PLAN



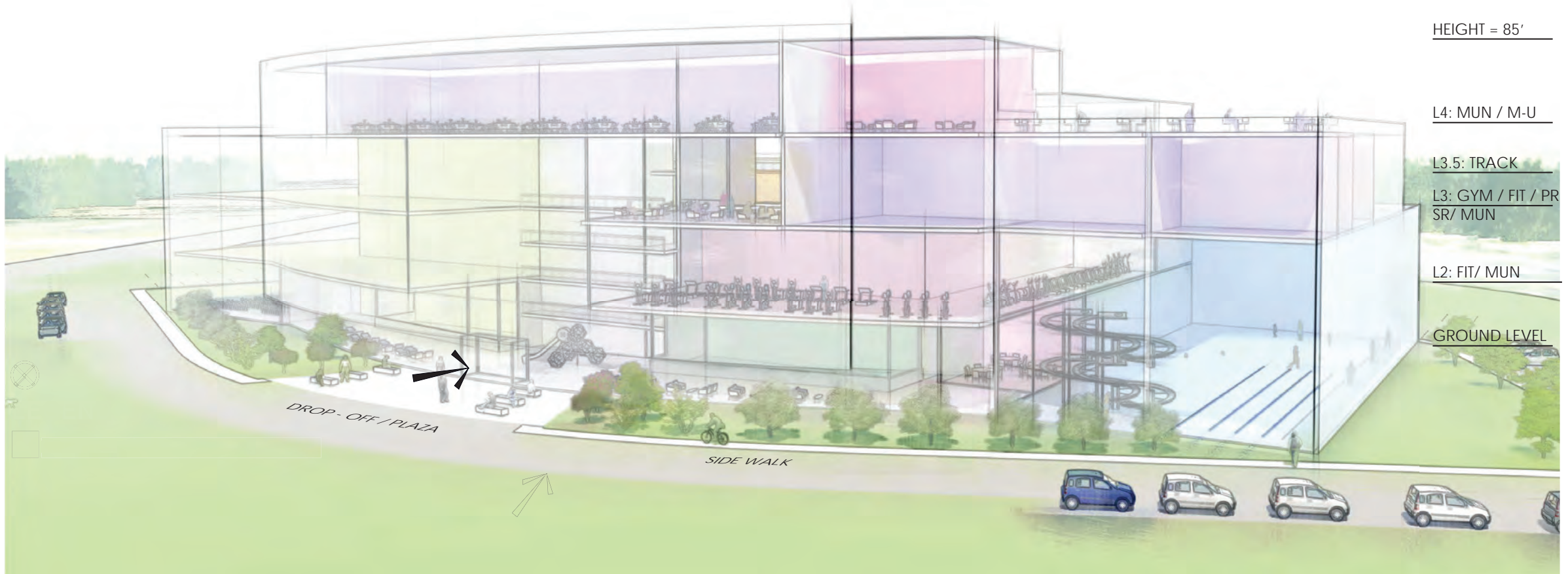
NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

LEVEL 4 PLAN



NEW CITY ADMINISTRATION, POLICE & COMMUNITY CENTER BUILDING

BUILDING MASSING & PROGRAM STACKING



HEIGHT = 85'

L4: MUN / M-U

L3.5: TRACK

L3: GYM / FIT / PR
SR/ MUN

L2: FIT/ MUN

GROUND LEVEL

LEGEND

- | | | | |
|---|---|--|--|
| FITNESS | CHILD WATCH / INDOOR PLAY / TEEN | SENIORS | AQUATICS |
| COMMON SPACE | ADMINISTRATION-REC | SENIORS & PROGRAM | ATHLETICS |
| MUNICIPAL | → ENTRANCE | | |

ORGANIZATION:
MUNICIPAL (LEFT) | CENTER LOBBY | COMMUNITY CENTER (RIGHT)

TOTAL GSF: 129 K SF BUILDING PLUS 104 K SF GARAGE



Existing Kingsdale Site



Parking Analysis – Kingsdale Site

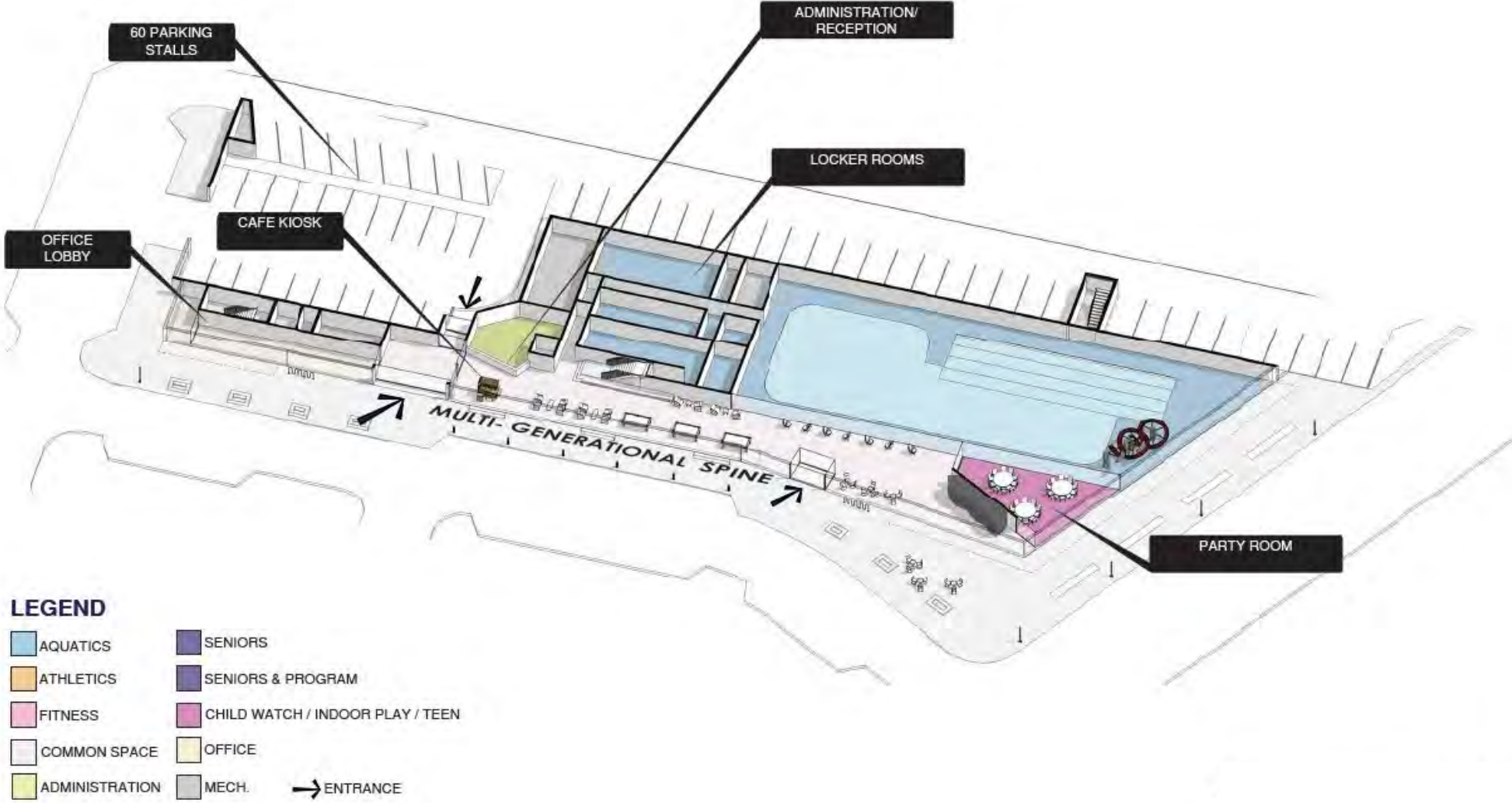
Community Center Building:
 Community Center: 98,000 sq.ft.
 Office: 50,000 sq.ft.

Parking Required
 Community Center (2.5/1000): 250 spaces
 (1/5 occupants)
 Office (4/1000): 200 spaces
 Total: 450 spaces

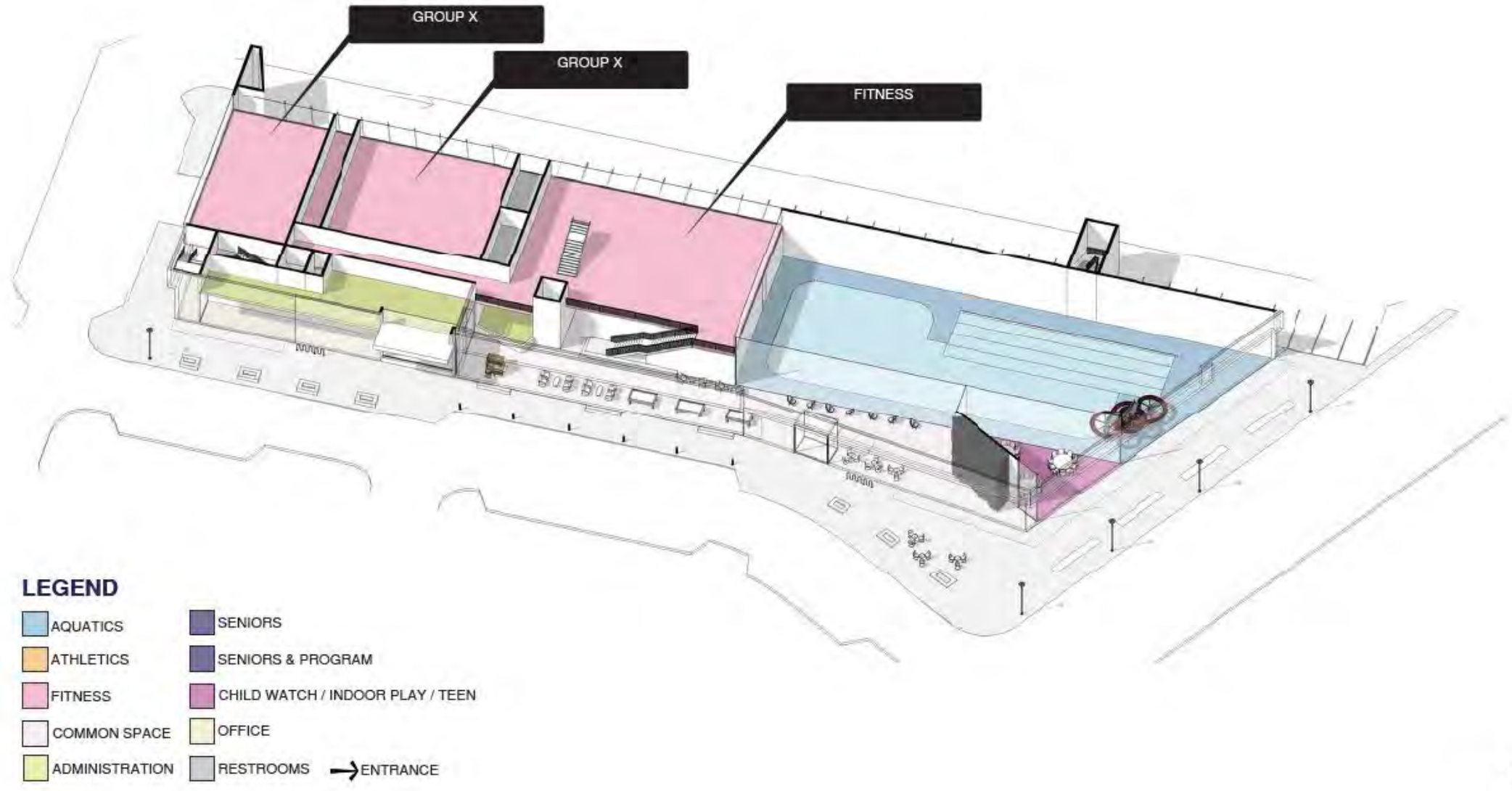
Shared Parking with developer-coordinated mixed-uses.

PARKING			
Parking Demand:			
Apartments:	Ratio:	Spaces Needed:	
1 br +/- 600sf:	1 sp/unit	135	
1 br +/- 800sf:	1.25 sp/unit	100	
1 br + den:	1.25 sp/unit	25	
2 br flats:	1.5 sp/unit	180	
2 br townhouses:	2 sp/unit	16	
Total Needed:		456	1.26 spaces/unit
Senior Housing:	Ratio:	Spaces Needed:	
Assisted Living:	0.75 sp/unit	32	
Independent Living:	1.25 sp/unit	78	
Total Needed:		109	1.05 spaces/unit
Restaurant:	Ratio:	Spaces Max.:	
6,000 SF	4 sp/KSF	24	
Community Center:	Ratio:	Spaces Needed:	
100,000 SF	2.5 sp/KSF	250	
Office:	Ratio:	Spaces Max.:	
50,000 SF	4 sp/KSF	200	(shared with Apartments)
Total Parking Needed:		1,039	(less 200 shared = 839)
Parking Provided:			
Garage 1st Floor:		277	
Garage 1st Floor:		285	
Sr. Head-in (and parallel):		15	
On Street Parallel:		35	
Under Comm. Center:		60	
Shared Giant Eagle:		150	
Total Provided		822	

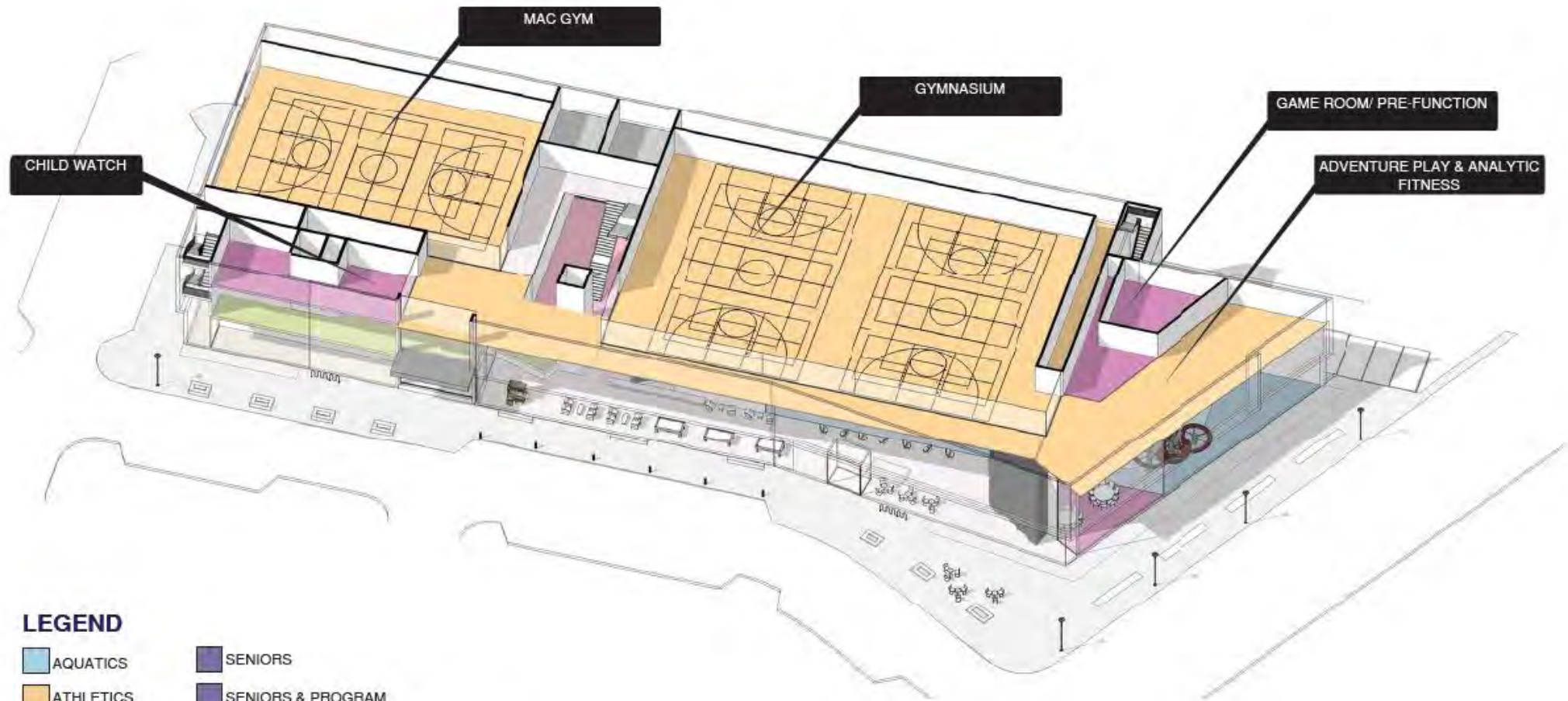
Ground Level Plan



Level 2



Level 3

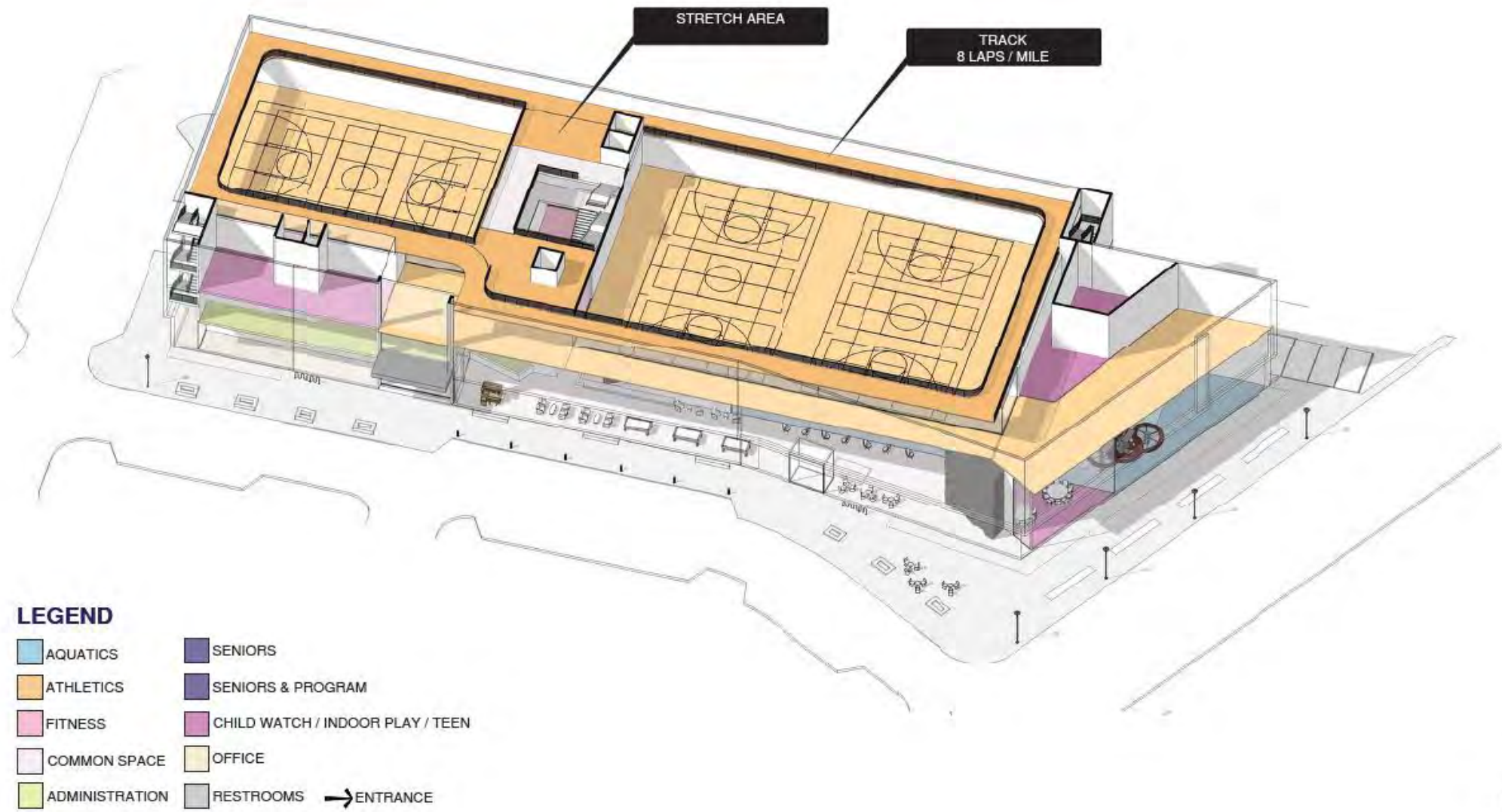


LEGEND

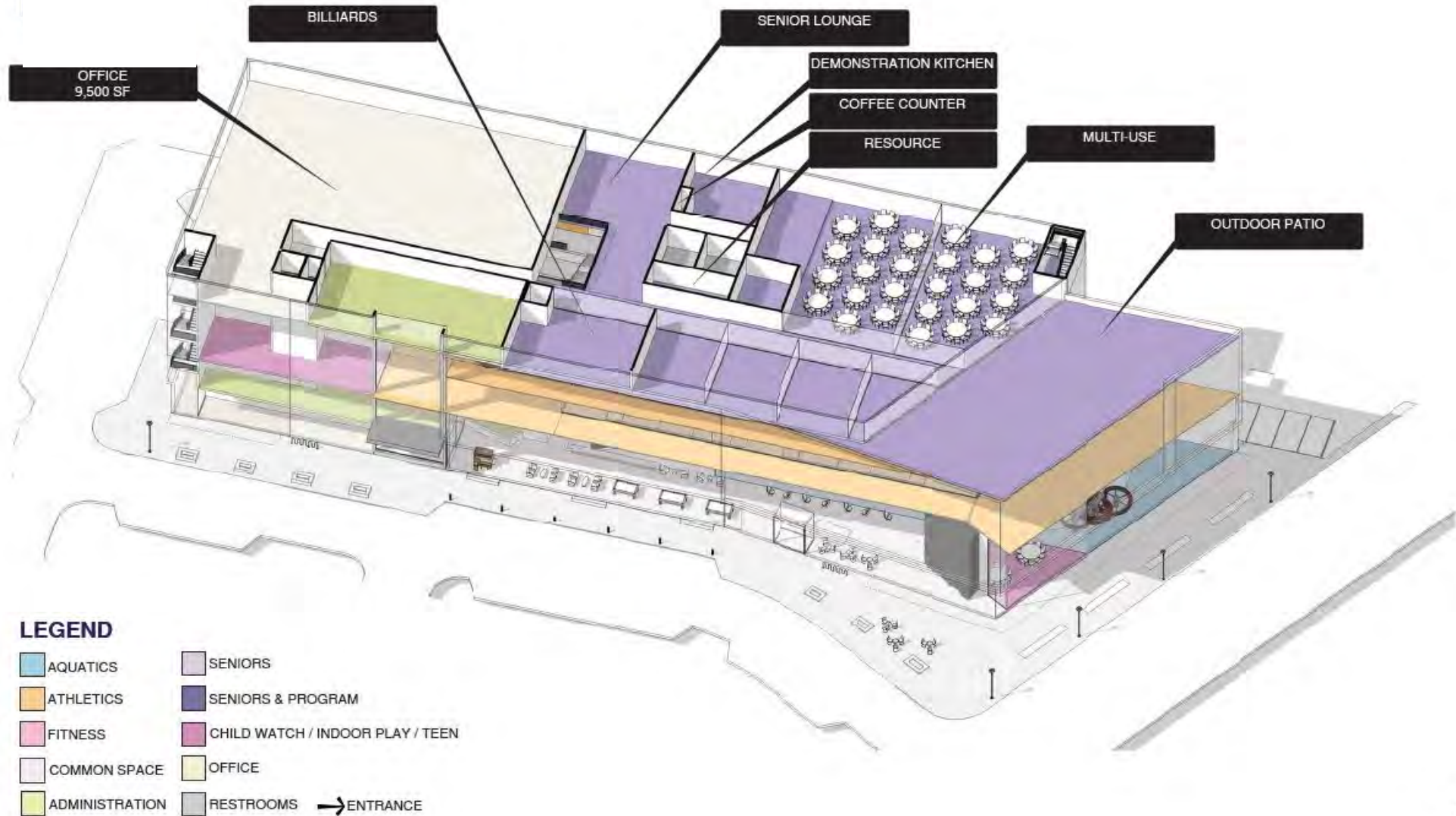
- | | |
|--|--|
|  AQUATICS |  SENIORS |
|  ATHLETICS |  SENIORS & PROGRAM |
|  FITNESS |  CHILD WATCH / INDOOR PLAY / TEEN |
|  COMMON SPACE |  OFFICE |
|  ADMINISTRATION |  RESTROOMS/ LOCKER ROOMS |



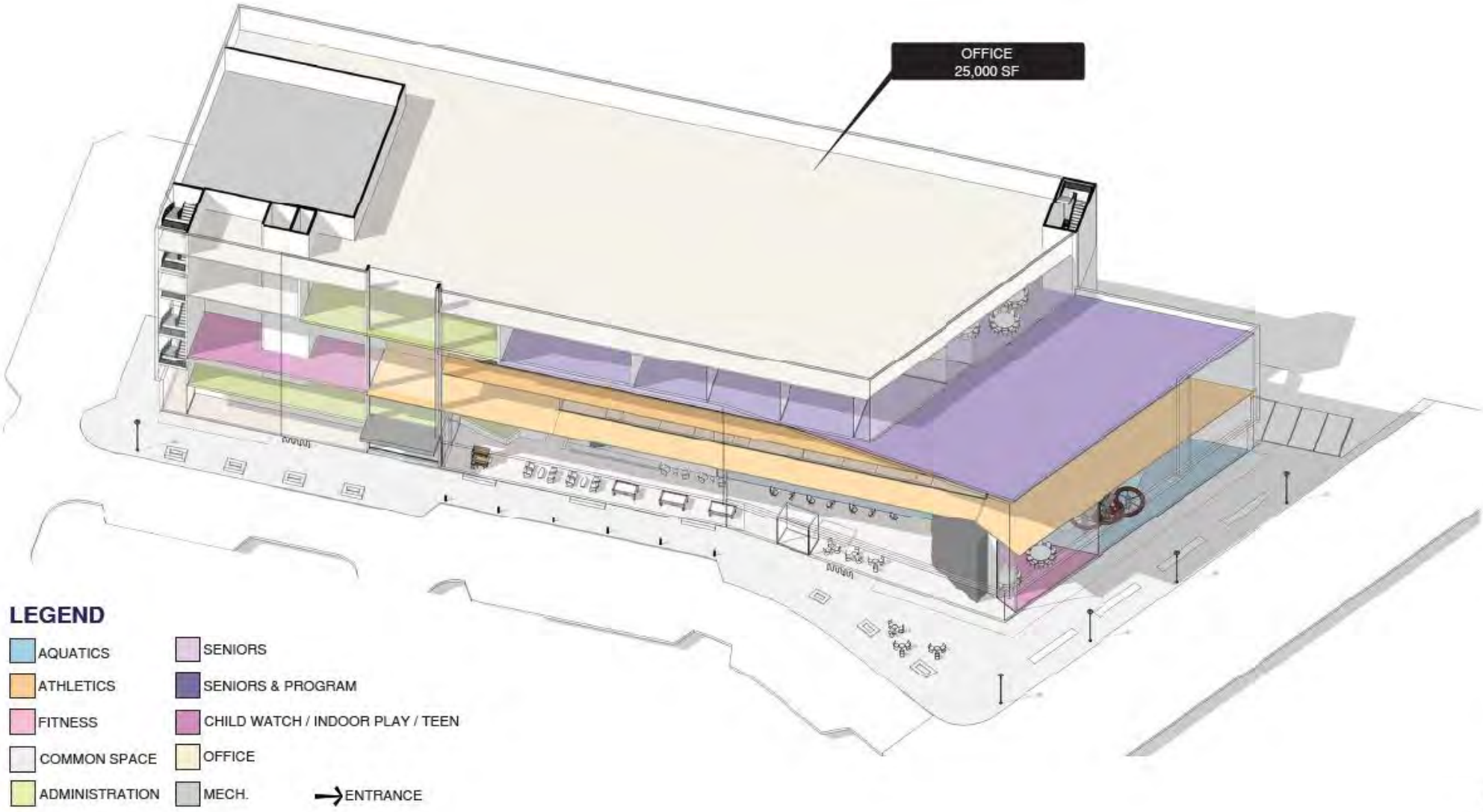
Level 4



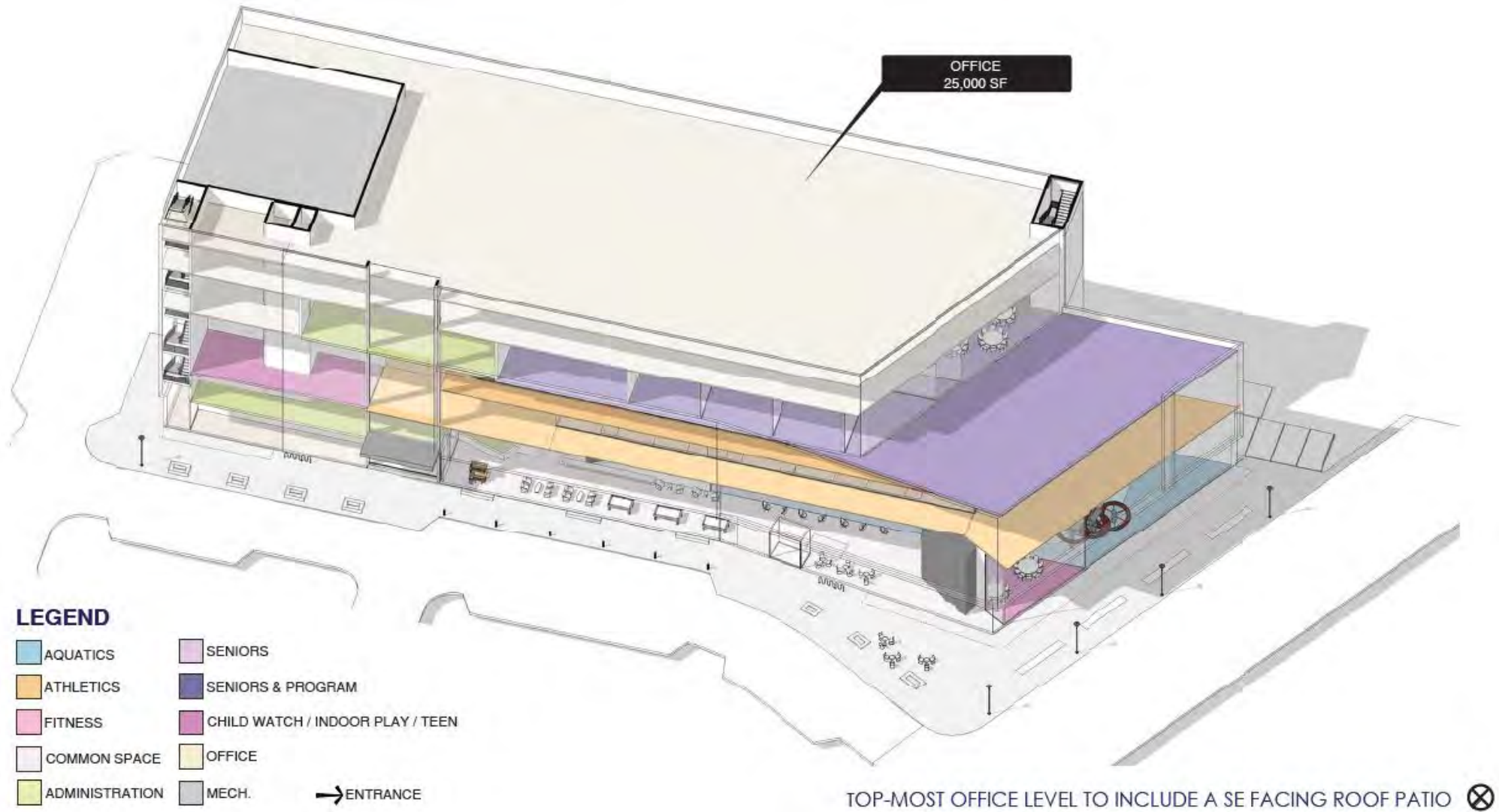
Level 5



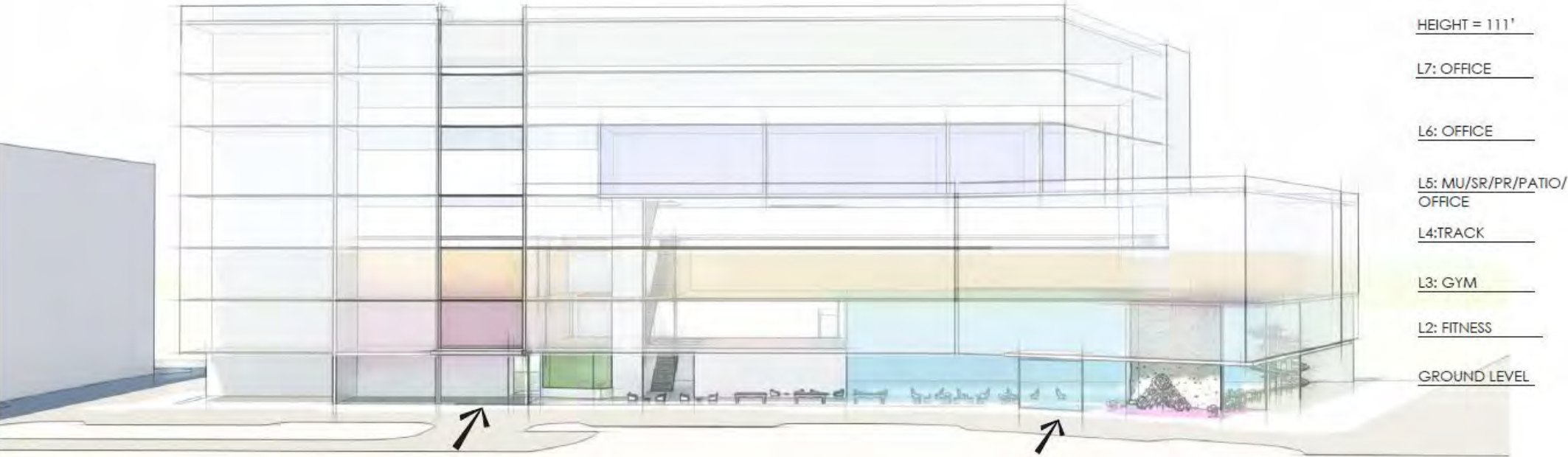
Level 6



Level 7



Massing Model



LEGEND

- AQUATICS
- ATHLETICS
- OFFICE
- ADMINISTRATION
- FITNESS
- SENIORS & PROGRAM
- CHILD WATCH / INDOOR PLAY / TEEN
- ENTRANCE



Community Center Proposed Amenities

Lobby



Community Center Proposed Amenities

Combination Pool



Community Center Proposed Amenities

Gym, Track and Adventure Play



Community Center Proposed Amenities

Gym, Track and Adventure Play



Community Center Proposed Amenities

Senior Program



Community Center Proposed Amenities

Multi-Use Room



Community Center Proposed Amenities

Outdoor Patio

