

**BUILDING SPACE PROGRAM SUMMARY**  
UPPER ARLINGTON COMMUNITY CENTER



BUILDING PROGRAM				
CORE PROGRAM COMPONENT / SPACE TYPE	PRIORITY 1 PROPOSED AREA (SF)	PRIORITY 2 PROPOSED AREA (SF)	PRIORITY 3 PROPOSED AREA (SF)	COMMENTS
<b>ATHLETICS</b>	<b>32,300</b>	<b>0</b>	<b>1,500</b>	
1A  2 COURT GYM	16,000			2 WOOD FLOOR; ALL HIGH SCHOOL SIZE (50X84)
1B  MAC GYM	8,000			HIGH SCHOOL SIZE (50X84)
1C  VIEWING	500			250 SEATS
1D  RUNNING/WALKING TRACK	6,000			2 LANE: WALK & JOGRUN
1E  STORAGE - GYM AND FACILITY	1,800			WITH GARAGE DOOR
1F  ADVENTURE PLAY			1,500	
<b>AQUATICS</b>	<b>14,470</b>	<b>3,580</b>	<b>0</b>	
2A  ACTIVITY / PLUNGE POOL / LAP POOL	7,800			ZERO DEPTH ENTRY; PLUNGE; 1 SLIDE; 4 LAP LANES @ 25 YARDS; 3'-6" TO 7' DEEP
2B  WARM WATER PROGRAM POOL		2,200		THERAPY / SWIM CHANNEL / SPA; HC RAMP; 3'-6" TO 7' DEEP
2C  POOL DECK	3,120	880		
2D  M/W LOCKER ROOMS & FAMILY CHANGING ROOMS	2,000	500		NATATORIUM, ATHLETICS & WELLNESS
2E  FAMILY CHANGING ROOMS	500			
2F  POOL MANAGER	150			
2G  GUARD	150			
2H  FIRST AID	50			
2I  POOL & GENERAL STORAGE	450			
2J  VIEWING	250			
<b>FITNESS &amp; WELLNESS</b>	<b>10,600</b>	<b>0</b>	<b>0</b>	
3A  EXERCISE FLOOR	6,000			
3B  GROUP X	2,800			SHARED OVERSIZED COMMON WALK THROUGH STORAGE AND CHANGING CUBBIES / WAITING
3C  GROUP X	1,800			SHARED OVERSIZED COMMON WALK THROUGH STORAGE AND CHANGING CUBBIES / WAITING
<b>SENIORS</b>	<b>3,350</b>	<b>0</b>	<b>0</b>	
4A  SOCIAL LOUNGE/LIBRARY	1,500			
4B  BILLIARDS	1,200			2 POOL TABLES
4C  CUSTOMER SERVICE / RESOURCE	400			RECEPTION, RESOURCE CTR., OFFICES, WORKROOM
4D  CAFE	250			THE CAFE WILL BE ADJACENT AND IN CORPORATION WITH PROGRAM ITEM 5C
<b>SENIORS / MULTI-USE PROGRAM SPACES</b>	<b>10,350</b>	<b>0</b>	<b>0</b>	
5A  CULINARY & CATERING / SERVING KITCHEN	800			SERVING / DEMONSTRATION / CONCESSIONS / STORAGE
5B  MULTI-USE ROOM	5,700			3 ROOMS: DIVIDABLE; 200 BANQUET SEATS AREA; STORAGE
5C  RAISED CONFERENCE STAGE	800			MULTIFUNCTIONAL 2' HIGH
5D  TECHNOLOGY	600			TECHNOLOGY / PHOTOGRAPHY / MEETING
5E  ARTS / CRAFTS & CERAMICS	850			WET & DRY. W/ STORAGE AND KILN
5F  GENERAL PROGRAM ROOMS	1,600			2 X 800SF
<b>CHILD CARE / INDOOR PLAY / TEEN</b>	<b>1,750</b>	<b>0</b>	<b>1,000</b>	
6A  CHILD WATCH / PARTY ROOM	750			
6B  INDOOR PLAY	1,000			
6C  E SPORTS / LOUNGE			1,000	W/ STORAGE
<b>FACILITY ADMINISTRATION</b>	<b>4,500</b>	<b>0</b>	<b>0</b>	
7A  ADMINISTRATIVE WORK AREAS	4,000			SEE GENERAL NOTE 1 BELOW
7B  HOSPITALITY AND CONTROL	250			
7C  CONFERENCE ROOM	250			
<b>COMMON SPACE</b>	<b>13,870</b>	<b>2,526</b>	<b>356</b>	
8A  LOBBY/ GATHERING	1,200	400		SEE GENERAL NOTE 2 BELOW
8B  LOUNGES / VENDING	300	200		
8C  M/W RESTROOMS	600	150	50	
8D  PRIVATE/ GENDER NEUTRAL RESTROOM	250	50		
8E  GENERAL STORAGE/ RECEIVING	500			
8F  BUILDING MECHANICAL	750			
8G  BUILDING STORAGE/ RECEIVING	500			
8H  CIRCULATION / CUEING	9,770	1,726	306	12% OF NET AREAS
<b>OUTDOOR SPACES</b>	<b>3,100</b>	<b>0</b>	<b>0</b>	
9A  OUTDOOR PATIO	2,100			NOT INCLUDED IN TOTAL BUILDING AREA. SEE GENERAL NOTE 3 BELOW
9B  GROUP X DECK	1,000			NOT INCLUDED IN TOTAL BUILDING AREA.
<b>PARTNER SPACES</b>	<b>0</b>	<b>10,000</b>	<b>0</b>	
10A  PARTNER SPACE		10,000		
<b>NET BUILDING SF</b>	<b>81,420</b>	<b>14,380</b>	<b>2,550</b>	WITHOUT CIRCULATION / CUEING
<b>TOTAL - HIGH RANGE</b>	<b>91,190</b>	<b>16,106</b>	<b>2,856</b>	
<b>TOTAL - LOW RANGE</b>	<b>82,071</b>	<b>14,495</b>	<b>2,570</b>	

**PRIORITY DESCRIPTIONS:**

- PRIORITY 1 - CORE PROGRAMS ESSENTIAL TO PROGRAM NEEDS AND FINANCIAL SUCCESS.
- PRIORITY 2 - PRINCIPLE PROGRAM CONTINGENT ON POTENTIAL PARTNERSHIP.
- PRIORITY 3 - VALUE-ADDED PROGRAMS BASED ON ADDITIONAL PROGRAM NEEDS AND FINANCIAL RESOURCES.

**GENERAL NOTES:**

- Facility Administrations consists of:
  - Private offices - (1) private office at 140 sf, (1) private office at 125 sf, and (4) private offices at 100 sf;
  - Open work space, w/ flexible furniture partitions - (4) at 65 sf ea.;
  - Mobile linear work bull pen for (6) at one time at 35 sf ea. (part time staff);
  - Work/Copy Room - (1) at 200 sf,
  - Collaborative layout space in the open office area - (1) at 50 sf;
  - Small Conference Room for 10, with credenza - (1) at 225 sf;
  - Hospitality (reception/control) - for (3) at 250 sf in a kiosk type setting; and
  - Semi-Private Office (visible) for back-up reception/admin. assistant to all - near the Facility Admin core entry area.
- Arts will be embodied into the architectural experience throughout the facility design, which will also incorporate rotating exhibits and artwork in the Main Lobbies / Gathering Areas throughout the facility.
- Program / Gathering Space associated with 5B "Multi-Use Room".

			PRELIMINARY SITE EVALUATION							Total
SITE NAME	SITE AREA (acres)	SITE AREA NOTES	SITE CONTROL	LOCATION PROTECTS EXISTING PARKLAND	LOCATION HAS ABILITY FOR CREATIVE FUNDING	LOCATION IS ACCESSIBLE TO ALL MODES OF TRANSPORTATION	LOCATION SUPPORTS MULTIGENERATIONAL USE, PARTICULARLY SENIORS AND MIDDLE/ HIGH SCHOOL STUDENTS	SITE IS CENTRALLY LOCATED	OTHER	
										0
										0
										0
										0
										0
										0
			City owned (5), control via a partner (5), or no control requiring acquisition (1); developer partner opportunity (3).	Development would not reduce existing parkland (5), or development would reduce existing parkland (1)	Location can be part of a TIF, partnership, or other creative funding mechanism (5); no creative funding mechanism available related to site location (1);	Location is accessible via walking, bike, public transportation immediately adjacent, and cars (5); less than all modes above and/ or limitations to access (range 1-4)	Location is conducive to being accessible for both seniors and students (5); location may be more limited to access by either or both groups (range 1-4)	Rate central location (range 1-5)		

PREFERRED SITE EVALUATION REMARKS														
SITE NAME	SITE SIZE (Parcel Acres)	SITE SIZE (potential building area acres)	SITE ACQUISITION COST	SITE/BUILDING DEVELOPMENT COST	SITE IS CENTRALLY LOCATED	INFRASTRUCTURE/STORMWATER CONSIDERATIONS	ENVIRONMENTAL CONSIDERATIONS	ACCESSIBILITY - VEHICULAR	ACCESSIBILITY - WALKABLE w/ walkscore.com	PARKING CONSIDERATIONS	ZONING / NEIGHBORHOOD COMPATIBILITY	ABILITY TO EXPAND AND GROW	PARTNERSHIP OPPORTUNITIES	ACHIEVES OTHER COMMUNITY GOALS/ECONOMIC GOALS
<b>Instructions</b>	X acres	X acres	Low, medium, or high with notes describing acquisition	Low, medium, or high with notes describing development considerations	Indicate where the site is located and how 'central' the site is	Describe the availability of existing infrastructure, cost to upgrade, and storm water impacts	Note if there are any environmental concerns or benefits	Describe how accessible the site is by vehicle, good access, signalized intersections, etc.	Describe how accessible the site is by walking and biking, are there, good access, signalized intersections, etc.	Describe parking conditions, is there ample parking, opportunity for shared parking	Description of the zoning of the property and how it fits in the context of the neighborhood	Indicate if the site has the opportunity to expand and grow over time for indoor and outdoor activities	The site particularly lend itself to being developed under a partnership, or being available for provider/ operator/ wellness partnerships.	Does the project achieve other community goals and economic benefits

PREFERRED SITE EVALUATION																											
SITE NAME	SITE SIZE (Parcel Acres)	SITE SIZE (potential building area acres)	SITE ACQUISITION COST	Weight Factor (1.5) / Score	SITE/BUILDING DEVELOPMENT COST	Weight Factor (1.2) / Score	SITE IS CENTRALLY LOCATED	Weight Factor (1.2) / Score	INFRASTRUCTURE/STORMWATER CONSIDERATIONS	Weight Factor (1) / Score	ENVIRONMENTAL CONSIDERATIONS	Weight Factor (1) / Score	ACCESSIBILITY - VEHICULAR	Weight Factor (1) / Score	ACCESSIBILITY - WALKABLE	Weight Factor (1.2) / Score	PARKING CONSIDERATIONS	Weight Factor (1.1) / Score	ZONING / NEIGHBORHOOD COMPATABILITY	Weight Factor (1) / Score	ABILITY TO EXPAND AND GROW	Weight Factor (1) / Score	PARTNERSHIP OPPORTUNITIES	Weight Factor (1) / Score	COMMUNITY GOALS/ECONOMIC	Weight Factor (1.1) / Score	Total Score
<b>NAME</b>	x	x	1	1.5	1	1.2	1	1.2	1	1	1	1	1	1	1	1.2	1	1.1	1	1	1	1	1	1	1	1.1	<b>13.3</b>
																										<b>0</b>	