

## **Airway Heights Recreation Center Program Design Narrative 10.12.16**

### **INTRODUCTION**

The City of Airway Heights is developing a new Community Recreation & Aquatics Facility. The project has wide support within the Community with voters approving a \$13,000,000 bond initiative with a 61.12% to 38.88% margin on August 2, 2016.

The City of Airway Heights has a long history and commitment to improving recreation opportunities for all residents living on the west plains of Spokane County. In 2004 the City embarked on an extensive planning process to develop a comprehensive recreation center for the residents of the City of Airway Heights and surrounding areas. The bond initiative presented to the voters in 2005 was defeated but the project remained a high priority with the City Council. The vision the City Council established was to develop a facility that would provide access for people of all ages and incomes, and promote health, wellness, social interaction, recreation and achieve the goal of enhancing civic pride and improve the quality of life in Airway Heights.

The vision for the new facility is that it will house not only the recreation programs for the City but will also eventually house all the social service programs offered to residents of the City and surrounding areas.

The following narrative is a basic outline of the space program and anticipated uses for the proposed Airway Heights Recreation Center. Although some areas of the design have come into focus, other areas will change with additional consideration and input by the City Council, user groups, and community input.

The design to this point has been created to address as many of the needs/wishes of the City and community interests while considering a rough total project budget allowance of \$9M. ALSC Architects has analyzed the current design in as much detail as can be expected during the schematic design phase. We certainly anticipate some challenges with the design and budget that will need further consideration.

Ultimately we will need to provide a project design that meets the established budget including contingencies and options for alternates to control cost/bids or to add amenities that may receive private funding support. These details will come into focus as the bigger picture items are resolved and approved by the City Council.

The following narrative is a space by space general discussion of what the design currently is or what is anticipated with further development and input. Again, at this schematic design phase, change is inevitable and the right time for a thorough review and thoughtful input.

## **Site / Overall Building Construction:**

The site is anticipated to comprise approximately 17 acres of the 70 acre site. The Recreation Center is anticipated to comprise approximately 10 acres with an additional 7 acres of outdoor multi-purpose field space added. To this point the building is anticipated to include 32,850 SF including second floor area for a fitness center. The 70 acre Recreation Complex is located along the northern boundary of the City limits at 11405 W. Deno Road. The site is basically flat with no more than 10ft +/- grade change across the site. Currently the building is sited in the northeast corner of the site to take advantage of having the facility visible from the major traffic utilizing Hayford Road. It is evident that this site may shift depending on the findings from the geotechnical survey of the area that will need to be completed very early in the process.

The building location allows for good access from Deno Road and reasonably close access to existing utilities that are anticipated to extend down Deno Road eastward to the site. A parking lot of approximately 170 initial stalls will serve the building with an additional parking lot with approximately 50 spaces to serve the outdoor field spaces. There will be two entrance points to the facility off of Deno Road which will help distribute parking to specific areas of function for the indoor and outdoor facilities.

The master plan anticipates the ability to add on to the facility in various directions with the extension of major circulation spines as well as direct additions to specific functional areas including but not limited to space for a second gymnasium, dedicated space for seniors, dedicated space for teens, dedicated space for pre-school classrooms, office and meeting space for social service providers and leasable space for our community health partners. As the 70 acre Recreational Complex develops further additional entrance points and interior connectors will be established.

Stormwater will be managed on site and will be contained in stormwater swales adjacent to paved surfaces, where adjacent landscaping can make use of the stormwater and assist in the removal of contaminants. Stormwater designs will meet Eastern Washington Regional Stormwater Guidelines. It is anticipated that the remainder of the 70 acre site to the west may remain undeveloped for a time pending the availability of additional funding but would accommodate future multipurpose fields for softball, soccer, football etc. as well as an integrated pathway system, additional restrooms, shelters and a future outdoor aquatic facility.

## **Space Program:**

### **Main Entry / Lobby Lounge:**

The main entry is easily identified when entering the site from Deno Road. It is located on the north side of the building with close proximity to parking and will include a drop off area. From the main entry, direct access to the information counter and offices will be obvious. The area

will provide views to the various spaces in the facility and provide space for neighbors and friends to gather for conversation. This will be the community family room for all generations.

#### **Administration/ Control Desk:**

This feature is very important for observation and control of who enters the facility, assuring a secure facility. Its central location will enable limited staff to monitor the operation of the facility and observe the pulse of activity at any time of the day's schedule. The administration area comprises +/- 600 SF with space for a conference Room, 2 offices, reception area, storage area, and staff work area. The information/check in counter is directly adjacent to this space. Detailed requirements for this space will be completed through further programming and design.

#### **Multi-Purpose Room / Kitchen / Storage:**

The multi-purpose room is located near the main entrance to the right and along the main east/west lobby/atrium space. It includes approximately 2,500 SF of usable space and is supported by a catering kitchen of about 500 SF and storage area of about 1,000 SF that will be accessible from both the multipurpose space and the gymnasium space. The room will have access to the gymnasium space so that larger events can be held that can utilize both spaces simultaneously and have access to the kitchen. This would facilitate events like our annual Daddy Daughter Dance. The multi-purpose space will also have access to the exterior lawn space. The storage space will be accessible from the multi-purpose room and from the gymnasium.

#### **Gymnasium:**

The facility will include 1 full size gymnasium. The area for the gymnasium is 6,000 SF with an 84 FT court with additional space to accommodate pull out bleachers for spectator seating. The court will have striping for various recreation sports including but not limited to basketball, volleyball, etc. Overhead, operable basketball standards will be provided to provide a full length court and to provide two cross courts. Floor mounted volleyball nets will also be included. The gymnasium will have a separation curtain to allow the half courts to be divided for use and to allow multiple recreational activities to take place at the same time. The gymnasium will have a large projection screen, and custom sound system to serve the community for family movie nights, and the space will be able to be programmed for teen dances, craft fairs, holiday events and other special large event functions. The gymnasium will have access to the 1,000 SF storage space shared with the multi-purpose space. The gym will also have access to the multi-purpose room to aide in facilitating the larger events.

#### **Child Watch:**

Parents visiting the facility for recreation, classes, meetings, and other activities, will have the opportunity to leave their young children with the knowledge they will be safely cared for by qualified staff. The child watch is located off the main recreation circulation corridor and is

approximately 900 SF. The child watch room will have a youth size restroom for changing and controlled access to a restroom. This space is anticipated to host small child use through the incorporation of age appropriate climbing / play equipment. The location of this area will work well with the active fitness space environment providing for the opportunity for parents to remain close to their children while participating in the fitness programming offered at the facility. Additional space use ideas /options will be gathered at the community input sessions.

### **Natatorium:**

The natatorium is approximately 12,900 SF and will contain four separate bodies of water. There will be a 25 yard lap pool. There will be no starting platforms but each lane will have removable lane line to define the lane and quell the surface disturbance from other adjacent activities. These lane lines will be removable to accommodate water basketball and/or water volleyball as alternative uses for this area of the pool. Sleeves for removable posts and goals will be installed to support these activities. There will be a warm water therapy pool, a zero depth entry children's recreation pool with play features and water slide and a Jacuzzi. Each body of water will have an independent circulation and filtration system, and be capable of maintaining a different water temperature from the other bodies of water. All bodies of water will be located in the same natatorium space and share a common mechanical space. The natatorium space will also include a steam sauna. The natatorium will also need to have space for a small office for the Aquatics manager and lifeguard staff.

### **ALTERNATE CONSIDERATIONS**

#### ***Splash-Pad***

*A splash-pad feature is proposed as an outdoor compliment to the indoor Natatorium. The feature would be located along the glass wall of the natatorium and accessed via doorways in the glass wall. The usage of this feature will be seasonal. The splash-pad would have multiple sprays, jets and features integrated into a defined area. The proposed features will not be climbable but will have interactive components. The surface will be a colored concrete with a non-slip finish. All water will drain to an underground tank that will be filtered and treated and returned to the features. There will be no standing water at any time in this area. Surrounding the splash-pad will be concrete decks for circulation, viewing and sunbathing. This area will be fenced and controlled for ingress and egress.*

#### ***Outdoor Sand Volleyball Courts***

*Sand volleyball courts will be included as part of the outdoor fenced in area. The courts will be located away from the splash pad area yet will be close enough for observation by parents, who may have family participating in both activities.*

**Locker / Family Changing Rooms:**

Full locker facilities for men, women, boys and girls will be available with clean comfortable and safe accommodations. Locker areas will be directly available to the Aquatics area. Two family changing rooms will be available for those with young children, and individuals with special needs.

**Party Rooms:**

Adjacent to the Aquatic area and accessed from the lobby, will be two party rooms, with views to the pool for youth birthday parties, community meetings, and other small venue opportunities. As they are adjacent to the lobby, access to these spaces can be controlled and monitored for safety.

**Fitness Center:**

The facility will have a second floor fitness center, accessed from the first floor by stair and elevator from the lobby. The fitness center will include a full complement of cardio, free weights, and selectorized plate loaded equipment. The space will include a small office for the fitness manager, a workstation for weight/cardio area supervisors and a storage closet. A fitness studio with sound system, mirrors will accommodate a variety of instructed fitness class opportunities, aerobics, pilates, yoga, spinning, etc.

**Support Spaces:**

The facility will have space for vending machines discretely available to the lobby/lounge area serving, beverages, healthy snacks. The facility will include various restrooms and appropriate plumbing fixtures to support the operations. The facility will also have maintenance closets, mechanical and electrical rooms and work space / office space for the building maintenance supervisor.

**Outdoor Multi-purpose Fields**

Phase 1 of the project includes the installation of approximately 7 acres of multi-purpose field space. This space will include an outdoor basketball court, a regulation size football / soccer field, a softball / baseball field, a restroom, a shelter and parking space.

**Future Options and Potential Alternates:**

Phase 1 of the project includes the program spaces described above. The master plan for the facility includes consideration for expansions to accommodate the following spaces:

- ✓ Dedicated space for seniors
- ✓ Dedicated space for teens
- ✓ Space for food service
- ✓ A second gymnasium
- ✓ Outdoor splash pad area with decks for viewing & sunbathing

- ✓ Dedicated space for social service partners
- ✓ Leasable space for our health care partners
- ✓ Pre-school classroom space

A core component of community support was the expectation that the City would develop a complex funding package outside of the voted bond debt that would include but not be limited to the following:

- ✓ Grants and contracts from the State of Washington
- ✓ Special purpose grants from Federal Agencies through Congressional Appropriations
- ✓ Capital grants from local and regional private Foundations
- ✓ Grant support and gifts from private donors
- ✓ Capital grants from national Foundations
- ✓ Capital grants from local and regional corporations

The City of Airway Heights has procured a capital campaign / fund raising consultant to provide services for a new Community Recreation & Aquatics Facility.

**Conclusion:**

Many of the program elements for this project have come into focus yet there is significant work remaining. The design team will need to incorporate as much of what is outlined as possible while responding to functional concerns. Budget is critical.