

6.0 Preferred Master Plan and Program Elements

Defining the Preferred Plan

The alternative master plans and programs were presented to the Steering Committee to gain their input, comments and direction on the content of a preferred plan which embodies their vision of the best elements from both alternative plans. A public forum was also held to provide broad input on the alternatives. The Steering Committee provided specific direction to guide the preparation of the Preferred Master Plan. Key committee comments included:

- Consensus to go forward with the Alternative Concept Plan A layout because it's clear park 'districts', access & circulation, and enhanced program flexibility. Specific direction included: Moving the loop road inward, relocating the Tennis Complex outside the loop; Including green buffer and/or fencing along I-81; Considering 'grass block' along sections of the loop road shoulders for use as overflow parking; Maintaining the Kern Street access as gated; Considering optional layouts for overlapping softball fields; Using directed field lighting to reduce glare and off-site light spillage; and, Considering at least one of the fields to have artificial surface, lighting and some spectator seating.
- Recreation / Wellness Center: Consensus to show on the preferred master plan a reserved site which would accommodate Program Option A (see Section 4), thereby ensuring adequate site area for whatever size facility is finally decided upon. The committee clarified its reasoning on the recommended recreation center program, noting that Option A reflects the recreational needs expressed by the public in various forums. The committee emphasized that the facility program is flexible and that there are many other options, depending on what activities are included and the size of those activity areas. The facility cost issue will be determined as part of on-going studies for this facility. Successful development of the facility is a long-term effort requiring partnership with other governmental, institutional and/or private entities, which is a long-term effort.
- Ballpark & Multi-Use Venue: Consensus to show the Preferred Program Option (see Section 4) for the Ballpark on the master plan. An optional program would exclude the clubhouse / administrative building and picnic area seating, all of which could be phased in later. The proximity of the ballpark facility to the Recreation/Wellness facility was considered a plan key attribute.
- Summary comments included: Successful development of many of the park program elements require partnering with other governmental, institutional and/or private entities. The Town is a catalyst but not always the leader in such partnerships.

Preferred Master Plan & Program

A preferred park master plan and program were prepared, incorporating direction from the Steering Committee and public forum input. The plan showed, in a more refined level of detail, the proposed site layout, including programmed facilities and amenity areas. Key park facilities are identified and described in a program summary. A concept grading plan and concept-level development costs were prepared, along with a Short-Range Action Plan for Phase 1 and 2 facilities. The **Preferred Master Plan** is shown below. Following are profiles of the key park program elements.



The Wetzel Farm Historical & Events Center Special Partner Project

The historic Wetzel farm complex is a community-wide asset that will be preserved and adaptively reused under the Fairview Park Master Plan. The late 19th century vernacular buildings and surrounding green space provide opportunities for a variety of venues for special events and festivals of all sizes. Restoration and adaptive reuse of the house and barn will be done in two steps. First, both the house and barn will be stabilized and winterized, including exterior repairs and painting; then, a major interior renovation will be undertaken so that the buildings can be adaptively reused. Key Project Program Elements Include:

Wetzel House and Barn Renovation and Adaptive Reuse: The Mary E. Wetzel house is anticipated to house the Town parks and recreation office in the short term after the building is stabilized and winterized. The bank barn may be used as interim storage for park operations. Any exterior or interior improvements will be done in accordance with accepted historic rehabilitation guidelines. The mid- to long-term improvements to both structures will allow for community use, while preserving the historical qualities of the architecture and interior finishes for interpretive purposes.

Picnic Pavilion, Lawn and Outdoor Furnishings: A key role for the farm complex is to accommodate outdoor events and festivals. The 'old garden' area south of the house is an ideal events lawn which can accommodate multiple small event pavilions or one very large one. A picnic pavilion is planned for the area to the north of the house; this pavilion will feature a covered picnic area and outdoor grills.

Special Plazas & Paths: The events center grounds will feature improved pedestrian facilities, including major plazas, walks and pathways. Along the North Street frontage and internally reaching into the park proper, there will be a series of area-wide trails for enhanced connectivity. An important off-site pedestrian/bike link is the Old Hisey Avenue Greenway, across North Street.

Garden Architecture, Fountains or Sculptural Elements: Throughout the complex there will be extensive landscaping, outdoor furnishings, signage, period style lighting and special garden fountains, sculptures and/or architectural elements.



Field Sports Complex Special Partner Project

The lower plateau will feature a major field sports complex with 'sports fields rectangles', overlapping softball fields, user services and a field sports pavilion, including:

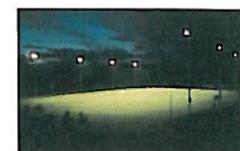
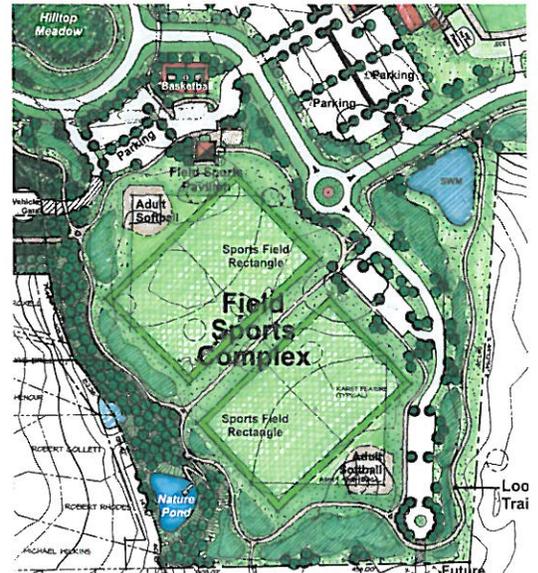
Sports Field Rectangles: The 'sports field rectangle' concept was developed to accommodate a range of field sports including: football, soccer and lacrosse. The maximum dimensions of the field of play were determined for these sports, resulting in a maximum field of play dimension of 225' W X 360' L; an additional 15' perimeter 'run-out' zone creates an overall sports field rectangle dimension of 255' W X 390' L. Two rectangles are proposed, featuring natural turf, lighting, scoreboards and spectator seating. New technology, neighbor-friendly, field lighting is proposed; light is directed toward the field with little or no glare or outside spillage. In order to expand the usage capacity, an option for the use of artificial turf on one of the fields will be considered.

Overlapping Adult Softball Fields: Each of the sports field rectangles will feature an overlapping adult softball field (280' down the lines). These softball fields will feature natural turf, lighting and spectator seating. The skinned infield, backstop, dugouts and spectator seating for each softball field will be located outside the perimeter of the sport field rectangle. Should the artificial turf option be used for one of the sports rectangles, the overlapping softball field for that facility will also feature artificial turf.

Field Sports Pavilion: Situated at the upper end of the sports field complex will be a field sports pavilion of approximately 1,600 gross square feet in size. The front portion of the structure will be open, providing a wide view of the field complex. This facility will include concessions, restrooms, storage, office and field lighting controls.

Picnic Facilities, Basketball Court, Trails, Furnishings, General Landscape Plantings: Picnic tables and grills will be provided for approximately 75-100 people. These facilities will be located adjacent to the pavilion building and basketball court. Outdoor furnishings, including benches, trash receptacles and bike racks, will be distributed throughout the area. Lighted multi-purpose trails will connect the sports and picnic areas and link to surrounding park facilities. Landscaping will be provided for shade and beauty.

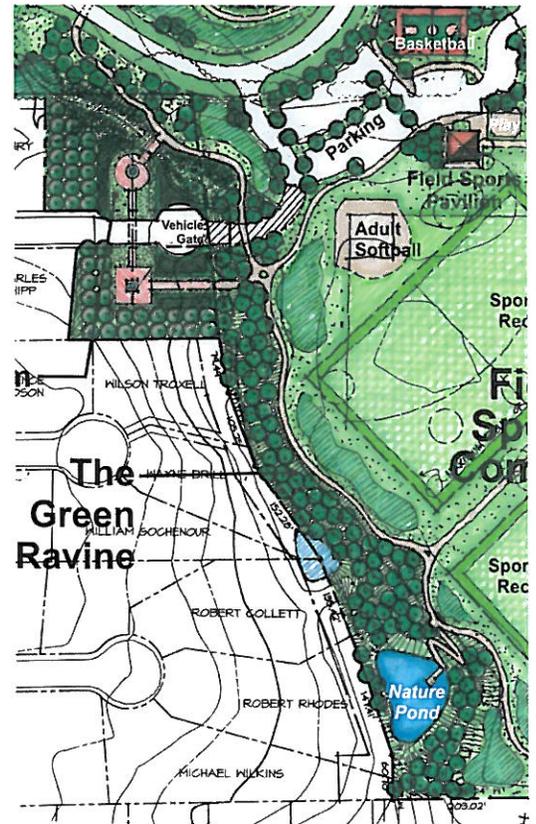
Vehicle Access & Parking: The site is served by the primary park loop and secondary drive. Parking is provided for 180 cars.



The Green Ravine

A drainage swale, gently sloped toward the interstate and more steeply defined along the adjoining residential neighborhood, provides an opportunity for a connective greensward through the site. The swale becomes more of a stream valley along the southern edge of the sports field complex, creating a strong topographic edge toward the adjacent neighborhood. Now a cattle pasture monoculture, the stream valley will be stabilized and restored to a lush, wooded wildlife habitat. Extensive landscaping will be used to transform the ravine and provide improved storm water runoff quality as well as to create a buffer to the adjoining residences.

A new wetland/nature interpretive pond, doubling as a storm water management/retention facility, will be constructed at the lower end of the ravine. The pond will aid in controlling site runoff and will be designed and landscaped to create a nature pond environment. The perimeter trail along the top of the ravine will provide access to this new green ribbon within the park. A special spur trail will be created from the perimeter trail down to the nature pond. At pond-side will be a bench and interpretive signing for environmental education, leading to a boardwalk and floating dock to provide access to the aquatic life for nature study purposes. Both the pond and access trail will be designed to be handicapped accessible.



Central Park

This important park centerpiece evokes a landscape theme like that of Frederick Law Olmsted’s concept for Central Park, but at a much smaller scale. The park is not rustic, but instead ‘pastoral’ in design, emphasizing gently rolling landforms, still water surfaces, naturalistic tree plantings, and meandering paths and ‘carriageways’, with special outdoor park spaces and landscape elements. ‘Central Park’ is the passive recreation complement to the active sports facilities at Fairview. It includes:

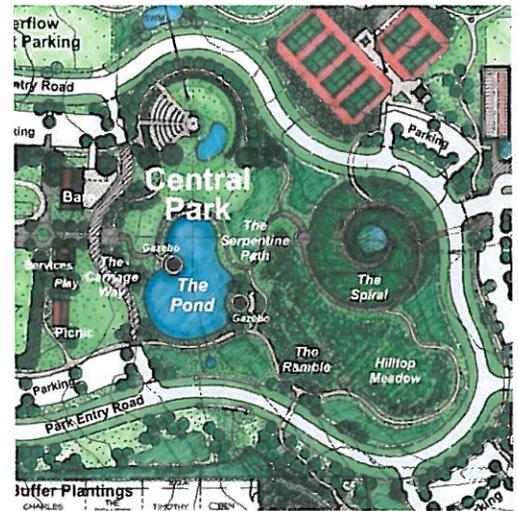
The Pond: A man-made pond almost two-thirds of an acre in surface area. It is the focal point of Central Park, featuring primarily soft edges and a waterside terrace. The pond’s water level can be adjusted to detain storm water when necessary.

Park Structures: In addition to offering views of the pond and surrounding landscape, the two octagonal pond-side ‘wedding’ gazebos will provide venues for special occasions such as weddings, reunions, retreats, and other revenue-producing activities. A picnic pavilion, overlooking a lawn and the pond, will feature tables and outdoor grills. A restroom, storage and event control building is located between the pond and the Wetzel House.

Garden Architecture, Fountains or Sculptural Elements: Throughout the park there will be extensive landscaping, outdoor furnishings, signage, period style lighting and special garden sculptures and/or architectural elements.

Special Pathways & Landscapes: Two significant pathways link the park internally and to the rest of the Fairview complex. The ‘Serpentine Path’ is a primary east-west multi-purpose path, featuring special paving, benches, furnishings and lighting. It connects the Wetzel Farm Events Center with ‘The Spiral’, a wetland preservation and interpretation area, and the Hilltop Meadow, both central to the park site. The ‘Carriageway’, is a north-south pathway that intersects the serpentine path and connects the park’s core to outlying areas and parking. This path can accommodate delivery and service vehicles when needed, but is intended to be the park’s ‘Main Street’ for festivals. A system of secondary and loop paths will serve all the park’s special landscapes, including ‘The Ramble’, a steep slope that will be landscaped in colorful native plants.

Vehicle Access & Parking: The site is served by the primary park loop road. Parking is shared with the Wetzel Center and includes over 100 paved and 75 grass overflow spaces.



**The Amphitheater in Central Park
Future Special Partner Project**

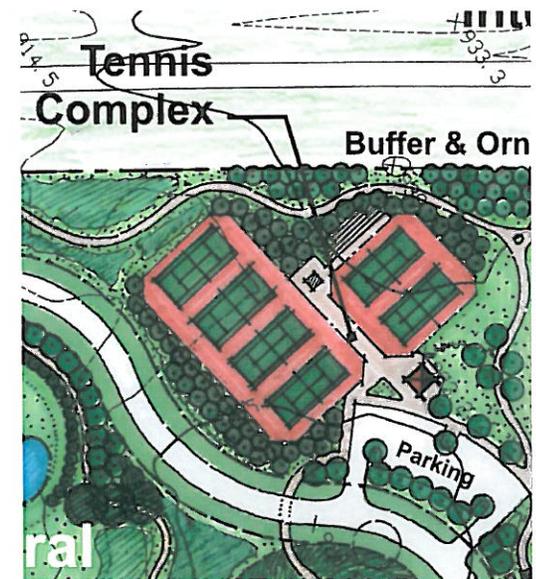
The amphitheater is a long-range project set above the garden pond within a topographic bowl in Central Park, just off the parking area at the Wetzel Barn. It will be intimate in scale, with a seating capacity of approximately 80. The early design concept calls for special paving along walks and stone seat walls. Buffer and ornamental plantings line the circular perimeter path, which connects the amphitheater to the rest of Central Park. The amphitheater represents a true partnering opportunity, especially in terms of private or institutional sponsorship for its development.

Perimeter Landscaping & Trails

Site-wide, the park will feature both ornamental and buffer landscaping intermittently along its perimeter. A multi-purpose trail will meander along the primary perimeter as well, and will feature links to park facilities which create a series of smaller trail loops for varied trail experiences.

Tennis Complex

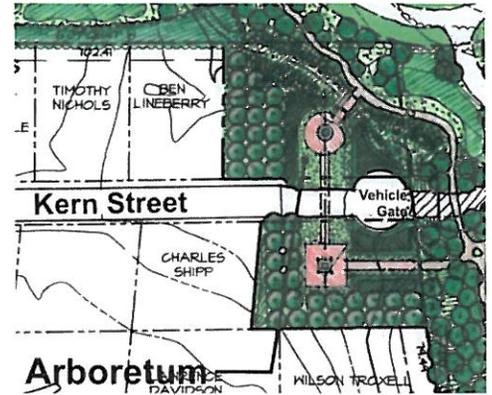
A key finding of the assessment of existing recreation facilities at W.O. Riley Park was the need for the total replacement of the tennis court battery there. The Steering Committee agreed with the master planning team’s recommendation to include a new competitive tennis complex at Fairview Park, where it could be a key element within the overall recreational assets of the new park. The intent here is to relocate the competitive tennis facility only from W.O. Riley; this would allow more space there for one or two tennis courts for local neighborhood use only. The new tennis complex at Fairview will feature six regulation courts, with lighting for night play. The courts are arranged in two batteries: a four-court; and a two-court with spectator seating. A bathroom and storage building, parking, fencing, landscaping, and pedestrian paths and furnishings will be provided. The complex is located immediately adjacent to the site of the recreation / wellness center, which would provide locker facilities for court users. There is a strong development partnership potential with the Shenandoah County Schools.



Arboretum

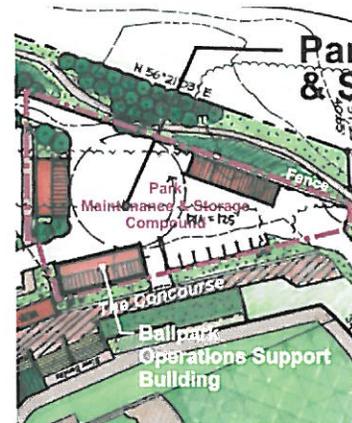
The arboretum represents the finest park element at Fairview. It is envisioned as a tranquil garden with access from the main park trail loop across the ravine via a pedestrian bridge. This bridge acts as a gateway and transition to the arboretum, which will feature lush native plantings of all types, each identified for educational purposes. High quality furnishings will be provided, including, lighting, signing, benches, trash receptacles, and special garden elements, possibly including fountains, sculptures, arbors and other garden architecture.

The arboretum is represents a partnering opportunity with groups such as garden clubs, landscape & nursery businesses, college art departments and art guilds (for outdoor art and sculpture projects) and others in the landscape arena. There will be opportunities for individuals and groups to sponsor key elements of the arboretum, from the plants themselves to garden pathways, furnishings and architecture.



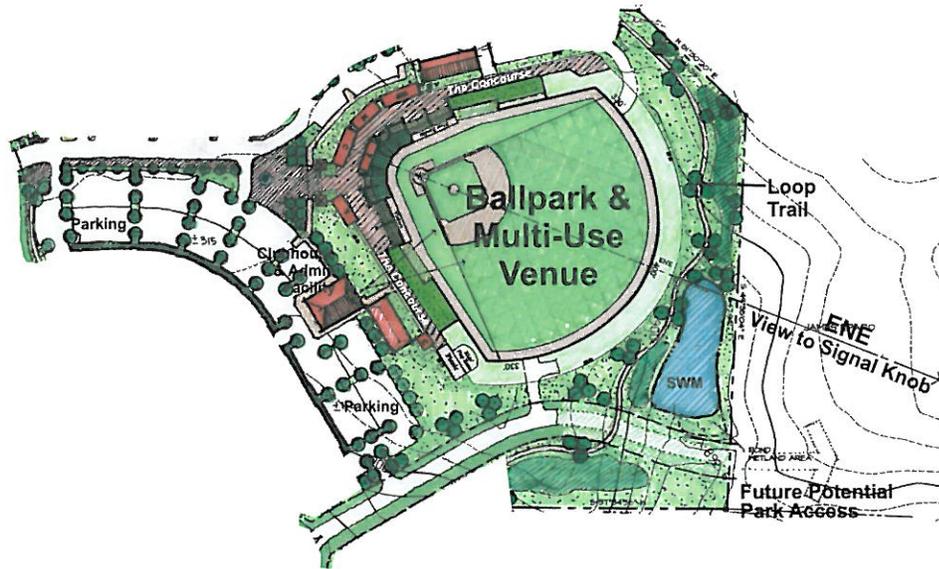
Park Maintenance & Storage Compound

A centralized maintenance and storage compound will serve the park facilities. The location for the compound is along the interstate right-of-way, between the ballpark and recreation / wellness center sites. As an 'industrial' type use within the park confines, this facility was compatible with the highway noise, and it provides direct access for maintenance of the ballpark and recreation / wellness center. The compound will be screened from views from the interstate by solid fencing and landscaping. The layout of the complex allows for large truck deliveries and turnaround.



The compound is comprised of several structures which serve the greater park, including a park maintenance and administration building (with vehicle service bays; 2400 gsf), a vehicle equipment storage shed (2500 gsf), and open materials storage bins. Also included in the complex is the Ballpark Support Storage Building. This structure would be constructed as part of the ballpark project; it is immediately adjacent to and provides direct access to the concourse area of the ballpark.

The Ballpark & Multi-Use Venue Special Partner Project



The vision for the Ballpark is to create a facility that will function not only as the premier baseball facility in the region, but also as a venue for a variety of community-wide events. It is understood that the facility will likely be developed through a partnership with governmental, institutional and corporate groups, such as the Shenandoah County School Board, the Woodstock River Bandits, corporate sponsors, and others.

The ballpark will function as a multi-use facility for both baseball and non-athletic events. Opportunities exist for the ballpark to complement other functions of the Master Plan in terms of operations, concessions, and recreation. Two alternative programs were developed for the Ballpark facility, a Preferred Program with the full complement of facilities, and an Optional Program which defines a more basic facility. Following is a summary of the program elements under the Preferred Program, with notations regarding the Optional Program. The outline architectural program has been developed to respond to both Town needs and objectives, and to the needs and sensitivities of the target market. The program reflects the requirements generated by an analysis of the market and input from stakeholders. In each option, facility sizes are in gross square feet of building area:



Spectator Seating: The initial concept for the ballpark includes 1,000 fixed seats and ancillary seating for an additional 850 spectators. The 850 seats include two areas: 750 seats on a berm (“grass slope”) area with unobstructed views of the playing field, and 100 seats in a picnic area to host group functions. No suites were included in the program. The numbers of public restrooms are a function of capacity and therefore dictated by the number of seats.



Food and Retail Facilities: The number of concessions stands is determined by the capacity of the ballpark. The standard ratio is 1 stand per 350 seats plus associated storage. Adjacencies is important in considering location for the ballpark in that the concessions could also serve the other components of the Master Plan (i.e. tournaments on the fields, community functions, and other special events).



Spectator Amenities: Due to the location and function of this facility the need for retail is very limited. Storage space is included for tables that will be set up as temporary vendor stations. The main component of this program element is the ticket office which will be critical for the operation of a venue driven facility. This office will contain two box office windows and a secure room counting money. During the worksessions the steering committee identified the need for additional playgrounds. New ballparks typically include a “kid’s zone” that provides an area for youth to play in a safe environment during sporting events. This area would not only serve as a play area during events but would be designed to allow access during non-event days.



Circulation: Circulation is comprised of finished outdoor concourse space that allows fans to move around the interior of the ballpark. The amount of circulation space is dictated by venue capacity. The entry into the ballpark is the same elevation as the concourse, which offers easy access to the spectator seating, which is built into a slope surrounding the lower playing field.



Baseball Facilities: The baseball event facilities, including the playing field (natural turf) and supporting spaces including dugouts and bullpen’s can be further described as:

- Playing field size: approximately 122,000 square feet
- Orientation: There is flexibility in the layout as long as the line from home to second base runs N/NE. Orientation is generally acceptable if the line is between N and E orientation. Center Field – 400’-410’
- Distance Down the Line – 300-330’
- Two dugouts

Team & Official Facilities: This element includes home team clubhouse, smaller visiting team clubhouse, umpire or game official's room, and an auxiliary room for other events. These spaces could also serve as support spaces for other events outside the ballpark. Also included are two batting cages to serve the needs of the home and visiting teams and can be used by the public on non-event days. Note: this facility is not included in the Optional Program.

Administration: The Administrative space provides for two offices for the primary tenant, as well a small custodial area. These facilities are located in the clubhouse.

Media Facilities: This area is used to accommodate space for various media outlets including: one booth for the writing press, one booth for the radio broadcast, and one both for public announcer, scoreboard, and message board operator.

Operations Support: The operations support space includes elements that not only serve the ballpark but can be used for the entirety of the complex. For instance the maintenance area should be separate and distinct from the ballpark with the capacity to store equipment for the entire complex. Also included in the area would be storage, janitorial and mechanical space primarily to serve the needs of the ballpark. The Preferred Master Plan places the operations support building in the park maintenance & storage compound, which is located adjacent to the ballpark, and which would have direct access to the concourse.

Parking: The number of spaces for a venue of this type is typically predicated on capacity. These spaces could be shared between different uses such as the recreation/wellness center or other parking within the complex. It recommended that a minimum of 200 parking spaces be dedicated for ballpark use.

Following is the representative (Draft) Preliminary Program Outline for the Preferred Ballpark Alternatives:

Ballpark: Preferred Building Program

I.	Spectator Facilities	Units	SF/Unit	Total SF
1.	Spectator Seating			
a.	Fixed Seating			
	1) Reserve: Armchair seating	1,000	6.5	6,500
	Total Fixed Seating	1,000		
b.	Ancillary Seating Areas			
	1) Small Picnic Area	100	12.0	1,200
	2) Berm seating	750	12.0	9,000
	Total Planned Capacity	1,850		
2.	Public Toilet Rooms			
a.	Concourse Level Public Toilet Rooms			
	1) Men's Toilets:			
	(a) Urinals (1:100)	9	65	585
	(b) Water Closets (1:450)	2	75	150
	(c) Lavatories (1:150)	6	35	210
	2) Women's Toilets:			
	(a) Water Closets (1:75)	12	75	900
	(b) Lavatories (1:150)	6	35	210
	3) Family Toilets	2	80	160
b.	Press Box Toilet Rooms			
	3) Press Toilet Rooms	1	80	80
	Subtotal: Spectator Facilities			18,995
II.	Food and Retail Facilities	Units	SF/Unit	Total SF
1.	Concession Stands			
a.	Public Concession Stands (1 POS:350 seats)	5	140	740
b.	Outfield Food Service Area for Picnic Area	1	500	500
2.	Kitchens			
a.	Centralized Storage	1	400	400
3.	Concession Administration			
a.	Money / Counting Room	1	150	150
	Subtotal: Food and Retail Facilities			1,790
III.	Spectator Amenities	Units	SF/Unit	Total SF
1.	Retail Sales			
a.	Retail Storage	1	500	500
2.	Kids' Area			
a.	Playground	1	1,800	1,800
3.	First Aid / Security			
a.	Security Command	1	150	150
4.	Ticket Office			
a.	Box Office Windows	2	50	100
b.	Ticket Manager Office / Money Room	2	120	240
	Subtotal: Spectator Amenities			990

IV. Circulation	Units	SF/Unit	Total SF
1. Concourse			
a. Main Level Concourse	1,850	5	9,250
Subtotal: Circulation			9,250

V. Event Facilities	Units	SF/Unit	Total SF
1. Playing Field			
a. Ball Field	1	0	0
b. Dugouts	2	650	1,300
c. Storage	2	100	200
d. Pitcher's Bullpens	2	0	0
2. Scoreboard	1	0	0
3. Field Lighting	1	0	0
Subtotal: Event Facilities			1,500

VI. Team & Officials Facilities	Units	SF/Unit	Total SF
1. Home Team Clubhouse			
a. Team Locker Room	1	800	800
b. Showers & Toilets	1	350	350
c. Training Room	1	300	300
d. Equipment Manager / Storage Room	1	400	400
e. Custodial	1	50	50
f. Circulation (@ 15% of net clubhouse space)	15%	1,900	285
Subtotal Home Clubhouse			2,185
2. Tunnels			
a. Batting Cages	2	1,800	3,600
Subtotal Tunnels			3,600
3. Visiting Team Clubhouse			
a. Team Locker Room	1	650	650
b. Showers & Toilets	1	300	300
c. Custodial	1	50	50
d. Circulation (@ 15% of net clubhouse space)	0.15	1,000	150
Subtotal Visiting Clubhouse			1,150
4. Auxiliary Rooms			
a. Player Locker Room	1	500	500
Subtotal Auxiliary Rooms			500
5. Officials Lockers			
a. Lockers	1	300	300
b. Shower & Toilet Room	1	250	250
Subtotal Officials Lockers			550
Subtotal: Team & Officials Facilities			7,985

VII.	Administration	Units	SF/Unit	Total SF
1.	Administration Offices			
	a. Offices	2	150	300
	b. Toilet Rooms	1	100	100
	c. Custodial	1	50	50
	d. Circulation (@ 15% of net admin. space)	0.15	450	68
	Subtotal: Administration			450

VIII.	Media Facilities	Units	SF/Unit	Total SF
1.	Press Box			
	a. Writing Press Booth w/ Lounge	1	150	150
	b. Radio Broadcast Booth	1	150	150
	c. PA / Scoreboard / Message Board / Sound	1	150	150
	d. Equipment Room	1	75	75
	e. Storage Room	1	75	75
	Subtotal: Media Facilities			600

IX.	Operations Support	Units	SF/Unit	Total SF
1.	Event Storage			
	a. Multi-purpose Equipment	1	2,000	2,000
2.	Maintenance			
	a. Playing Field Maintenance	1	500	500
	b. Stadium Maintenance	1	300	300
3.	Janitorial			
	a. Central Janitorial Supply Storage	1	250	250
4.	Mechanical			
	a. Mechanical Room	1	750	750
	Subtotal: Operations Support			3,800

BUILDING NET TOTAL	44,370
Plus Net-to-Gross Multiplier	10% 4,437
BUILDING GROSS TOTAL	48,807

Recreation / Wellness / Community Center

The vision for the Recreation / Wellness / Recreation Center is to provide a top quality, state-of-the-art aquatics, sport, fitness, and wellness center serving a broad range of users in the Town of Woodstock and the region. It is understood that the facility will likely be developed through a partnership with governmental, institutional and corporate groups, such as the Shenandoah Memorial Hospital, Valley Health Systems, and others.

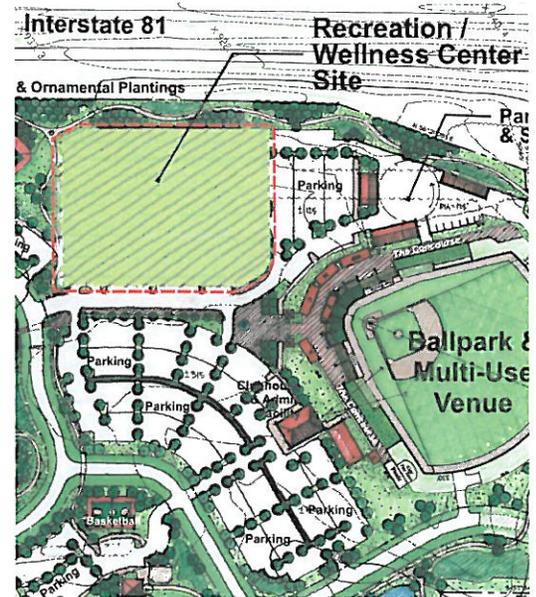
Three alternative programs were developed for the Recreation / Wellness / Community Center facility: a full-service facility program (A) with the full complement of facilities; a smaller facility program (B) with basically the same range of facility type, but at a reduced scale; and, a third, yet smaller facility program (C) which offers a more basic facility without a competitive aquatics component. Following is a description of the Program A facility elements. The outline architectural program has been developed to respond to both Town needs and objectives, and to the needs and sensitivities of the target market. The program reflects the requirements generated by an analysis of the market and input from stakeholders. In each option, facility sizes are in gross square feet of building area.

Facility Goals, Attributes and Principles:

In addition to the overarching vision, the planning processes identified a number of goals, attributes and principles for the facility, and the programs and services it will offer. They are summarized below by category:

The aquatics component should meet the community's needs for recreation, instruction, therapeutic programs (therapy pool) and competition and training for competitive sports. The design of this component should allow for both recreational swimming and competitive events. The therapy pool is included to address the wellness component and an aging population in the local and regional market.

The size of the weight and fitness area should not be the focus of the facility rather it creates a unified and comprehensive facility serving the needs of a wide array of constituents. This component will also serve the wellness aspect identified as a key component of the facility.



The four court gymnasium should be able to accommodate a wide variety of sports activities as well as large indoor sports events.

Multipurpose rooms and studios should be flexible spaces to allow for a wide variety of activities both active and passive.

Building design should be inviting and exciting, and take advantage of adjacencies with other site components.

The facility should accommodate partnership and sponsorship opportunities to the greatest practical degree.

Programmatic Goals, Attributes and Principles:

The facility will host a wide range of recreational and competitive aquatics, sport and fitness activities, programs and spaces for all ages and abilities.

Programs and services for all age groups will be offered. The facility must incorporate appropriate accommodation for all users of all ability levels ranging in age from young children to senior citizens.

While maximizing flexibility and multiple uses of spaces is desirable, it is recognized that the facility cannot be “all things to all people.” The function of the facility as a top-quality aquatics, sport, and fitness center should not be compromised by trying to accommodate too wide a variety of other functions.

Facility Design:

The new facility is to be organized around a central Primary Circulation Core. This non-assignable element, when designed successfully, will serve the following functions:

- To serve as an inviting introduction to the building and its facilities.
- To serve as a place from which users can view a diverse range of activity spaces, understand the building's layout, and determine what facilities are available for use.
- To allow the building's circulation to be clearly readable and efficient.
- To host a variety of active and passive social spaces available to both “members” and “non-members.”

Program elements are clustered into "zones" indicating areas of the building that can function cohesively and have a similar level of user access. For security and control purposes, the



recreation facility will be divided into three zones, a Free Zone, an Activity Zone, and a Support Zone:

The following information provides a narrative description of the function for the major program elements:

Free Zone

The Free Zone is composed of the elements that must have some degree of access to the general public. Access to other parts of the facility will be strictly controlled from points within this zone, notably at the Admissions Control desk. The Free Zone should function as a secure "bubble" that controls access into the Activity and Support Zones.

The Free Zone is comprised of administrative offices, building-wide user support facilities, and support for outdoor spaces and activities that must be accessible to patrons who may not necessarily be allowed into the rest of the building. The Free Zone should function such that access into the Activity Zone and the Support Zone can be either permitted or denied based on the building's security controls. The Activity Zone and Support Zone are restricted to access by users with membership in the facility and are comprised of the recreational activity spaces, locker rooms, event spaces and other user support spaces.

The Administrative Office Suite provides for the operation and control of the building's daily activities. The Administrative Office Suite will provide workspace for the staff of the facility that will be responsible for administering the facility and its programs. The Administrative Office Suite should be designed to act as a quiet refuge from the Center's activity areas, providing private working environments within a concentrated area so that staff members are easily accessible to each other.

The Admissions Control area, which employees may occupy by entering from within the Administrative Suite to minimize staffing requirements, shall act as the conduit between the Free Zone and Activity Zone.

In addition to private offices for full-time professional staff and open-plan work areas for administrative assistants, part-time staff, the office suite will also include a variety of support spaces. Support areas will include a Marketing Production area, a Conference Room, Office Support, and Administrative Area, and a Pantry / Lounge. A Lobby / Guest Seating Area and Administrative Assistants' Work Stations will welcome visitors to the office suite. The design of the office suite should incorporate zoning so that unoccupied office



areas can remain secure outside of business hours yet allow staff access to spaces required for building operation.

Activity Zone

The Activity Zone contains the active, recreation/wellness-oriented elements of the building. The outline program divides these spaces into three general areas, the Multi-Activity Center, Specialized Activity Spaces and Aquatics.

Multi-Activity Center

The new facility will include a four-court gymnasium and an Elevated Jogging Track. The gymnasium will be designed to accommodate a wide variety of activities including drop-in and scheduled basketball, volleyball, badminton, indoor soccer, floor and roller hockey, and other sports; and walking and jogging on the suspended track. The track should not necessarily be confined only to the gymnasium. The gymnasium space should occupy a prominent location within the Activity Zone and be accessible from the Primary Circulation Core. The gymnasium should also be designed as a separate zone to allow it to be closed off for special events without otherwise affecting the operation of the rest of the facility. Circulation space adjoining the gymnasium should be designed to act as a break-out space for events with a separate event entrance and public restrooms.



Specialized Activity Areas

Each of the Specialized Activity Areas responds to the unique needs of a particular sport or narrow range of activities. In most cases, the program elements should be located and designed to maximize the visibility of the activities within the Primary Circulation Core including. The Multipurpose Rooms and some portions of the Weight/Fitness area are exceptions because a high degree of visibility into these areas from public spaces would detract from the comfort level and effectiveness of the activity space. The Multipurpose Rooms are intended to be primarily used by group fitness and wellness. Some areas of the Weight/Fitness Area should be more private to accommodate specialized programming. In all cases, these spaces should be in less prominent locations and do not require visual connections to other spaces.



Natatorium

The Natatorium incorporates two bodies of water, including a 50-meter competition pool, and a warm water therapy pool. A portion of the Natatorium should be visible from the Primary Circulation Core to advertise its presence and bring light and a sense of activity



into the public spaces of the building. The Natatorium incorporates support spaces, spectator seating, and wet classroom spaces. An additional lobby space and zoned entrance is intended to make the Natatorium function more efficiently as a competition venue. The pool will also be designed to allow for recreational swimming and not just competitive events.



Support Zone

The Support Zone contains the elements within the security envelope that support other activity spaces and allow users the broadest range of recreational opportunities.



User Support Facilities

The general use locker rooms have a large number of lockers, evenly distributed between men's and women's, with additional Assisted Change Rooms. Additionally, the locker rooms are expected to be divided into two areas, one each supporting the pool area the weight/fitness area. This will allow teams to use the pool area locker rooms (during competitions) without affecting the use of the rest of the facility. The weight/fitness area locker rooms will provide changing, locker, shower, and toilet facilities for users of the rest of the building. The Assisted Change Rooms will be private rooms with a limited number of lockers that may be used by families when an opposite-sex child is too old to use the general locker facilities, by persons with disabilities who require assistance, and by other patrons who feel uncomfortable using a large public locker room.

General Building Storage, and the Maintenance Service Area should be visually secluded from activity and primary circulation areas.

Following are illustrative (Draft) Preliminary Program Outlines for Alternatives A and C:

Recreation/Wellness Center PRELIMINARY PROGRAM			Program A
Major Program Elements	Quantity	Unit NASF	Total NASF
I. FREE ZONE			
A. Administrative			
Administrative Suite (Offices, Conference Room)	1	750	750
Lobby	1	500	500
Admissions Control	1	150	150
Storage	1	50	50
B. User Support			
Vending Area	1	100	100
II. ACTIVITY ZONE			
A. Multi-Activity Center			
Four Court Gymnasium (84 ft Courts)	1	25,544	25,544
Four Court Gymnasium Storage	1	250	250
Running/Jogging Track	1	5,000	5,000
Gymnasium Spectator Seating	100	7	700
B. Specialized Activity Spaces			
Weight & Fitness Center	1	2,500	2,500
Weight & Fitness Center Storage	1	250	250
Large Group Exercise Room	1	1,250	1,250
Large Group Exercise Room Storage	1	200	200
Medium Group Exercise Room	1	750	750
Medium Group Exercise Room Storage	1	100	100
Community Meeting Spaces	2	400	800
C. Aquatics			
Competitive Natatorium (50m x 25 yds)	1	20,000	20,000
Natatorium Lobby	1	500	500
Therapy Pool	1	800	800
Natatorium Seating	200	6	1,200
Safety Office	1	400	400
Wet Classroom/Party Room/Meet Office	1	500	500
Natatorium Filter/Storage	1	1,250	1,250
III. SUPPORT ZONE			
Men's Locker Room	1	1,000	1,000
Women's Locker Room	1	1,000	1,000
Family Locker Room	1	750	750
Equipment Issue/Maintenance/Storage	1	1,000	1,000
TOTAL			67,294
Total NASF			67,294
Building Core & Circulation With Building Efficiency @ 75%			22,400
Total Building Envelope			89,725
Source: Brailsford & Dunlavey			
Aquatics			
7-8 feet per lane	Square Feet		
50m x 25yards - 164-75 feet		12300	
25yard x 25 meter - 75x82 feet		6150	

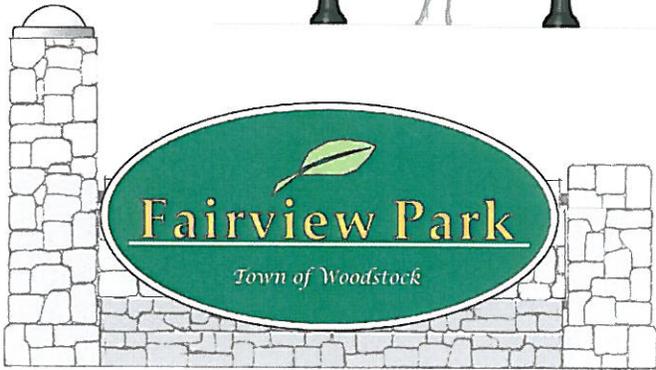
Recreation/Wellness Center PRELIMINARY PROGRAM			Program C
Major Program Elements	Quantity	Unit NASF	Total NASF
I. FREE ZONE			
A. Administrative			
Administrative Suite (Offices, Conference Room)	1	500	500
Lobby	1	350	350
Admissions Control	1	150	150
Storage	1	50	50
B. User Support			
Vending Area	1	100	100
II. ACTIVITY ZONE			
A. Multi-Activity Center			
Two Court Gymnasium (74 ft Courts)	1	10,152	10,152
Two Court Gymnasium Storage	1	250	250
Running/Jogging Track	0	5,000	0
Gymnasium Spectator Seating	100	7	700
B. Specialized Activity Spaces			
Weight & Fitness Center	1	2,000	2,000
Weight & Fitness Center Storage	1	250	250
Large Group Exercise Room	0	1,250	0
Large Group Exercise Room Storage	0	200	0
Medium Group Exercise Room	1	750	750
Medium Group Exercise Room Storage	1	100	100
Community Meeting Spaces	2	400	800
C. Aquatics			
Small Leisure Pool	1	6,000	6,000
Natatorium Lobby	1	400	400
Therapy Pool	1	800	800
Natatorium Seating	0	6	0
Safety Office	1	400	400
Wet Classroom/Party Room/Meet Office	1	500	500
Natatorium Filter/Storage	1	1,000	1,000
III. SUPPORT ZONE			
Men's Locker Room	1	750	750
Women's Locker Room	1	750	750
Family Locker Room	1	500	500
Equipment Issue/Maintenance/Storage	1	1,000	1,000
TOTAL			28,252
Total NASF			28,252
Building Core & Circulation With Building Efficiency @ 75%			9,400
Total Building Envelope			37,669

Site Lighting, Signage & Furnishing Design Themes

The following roadway, pathway and special area lighting, signage and furnishings illustrate a desired design theme for Fairview Park’s landscape development. The various districts within the park, such as the Central Park and the Green Ravine, can be unified through the use of a ‘family’ of outdoor furnishings. Yet, each district or sub-area can retain its unique design character through the use of color variation, and even some minor style variations, within the overall outdoor furnishings family. The more formal areas of the park, such as Central Park and the Arboretum, should feature more refined streetscape and garden furnishings.



Streetscape & Pathways Furnishings



Passive Area Furnishings



Active Recreation and Nature Area Furnishings

