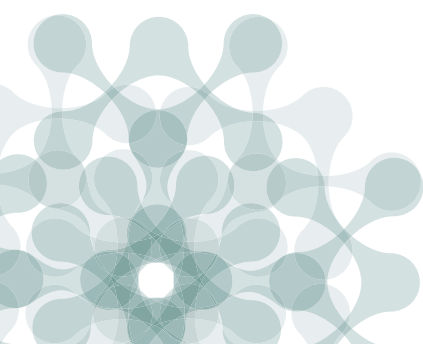
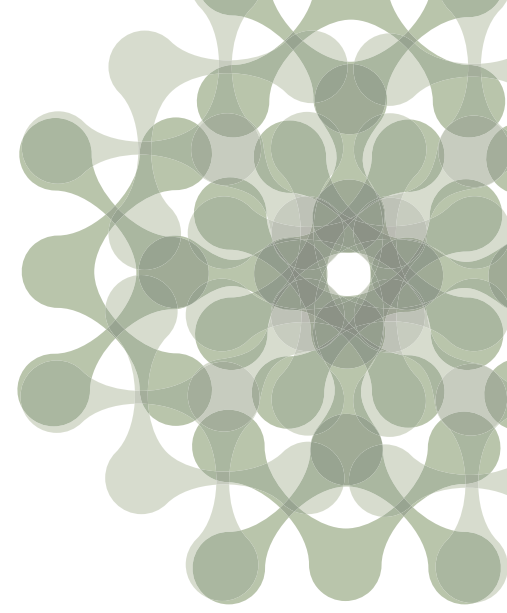


Gather
PARK TOWNSHIP



Community Center Visioning Summary

ParkTownship TownHall
Community Center Building Committee
September 16, 2024





Gather
PARK TOWNSHIP



Community Center Visioning Committee



Bryan Jones
(Co-Chair, Trustee Liaison)



Jamie Millspaugh
(Design)



Prescott Slee
(Research)



Len Pilon
(Co-Chair, Project Lead)



Jerry DeShaw
(Program)



Randy Brown
(Operations)



Dave Ash
(Construction)



Lydia Knowles
(Marketing)



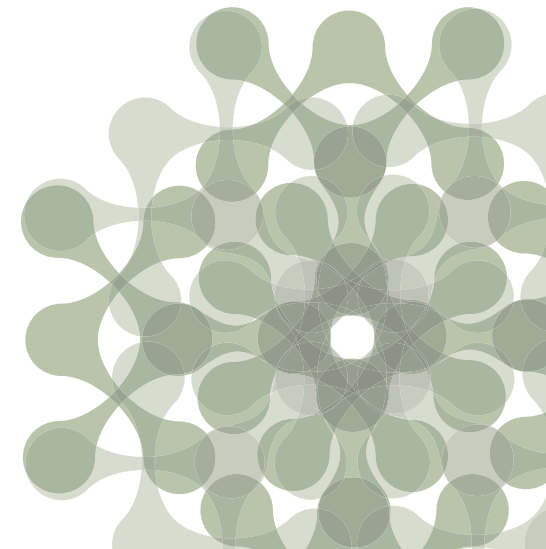
Tim Shields
(Space)

Consultants

Boileau & Co.

Har Ye Kan, AICP

**Committee is composed of volunteer residents
with a broad array of relevant expertise.**





PARK TOWNSHIP VISION ...

Park Township is a family friendly, connected community that values our natural features, agricultural character and recreational opportunities.

COMMUNITY CENTER VISION STATEMENT & GUIDING PRINCIPLES

Our Community Center ...

A vibrant, welcoming place where people of all ages gather to connect, grow, relax, and play.

A spacious and adaptable destination to serve our community, inspire purpose, and enrich lives.

Foster Community Connection & Connectivity

- Encourage social connection and belonging within and across generations.
- Create a variety of indoor and outdoor spaces available year-round to offer a mix of active, energetic areas for engagement and quieter, safe places for respite.
- Visually and physically connect the community center to its immediate environment, the surrounding amenities, and the areas beyond.
- Accommodate safe and easy access for pedestrians, bicyclists, drivers, and public transit.

Reflect and Celebrate the Park Township Community

- Highlight the community's unique context, character, and values, including its lakeshore landscapes, agricultural assets, and resort heritage.
- Incorporate design and interpretive elements to enhance resident and visitor awareness of Park Township's past, present, and future.
- Design, build, and program to support users of different ages, abilities, cultures, and incomes.

Be a Responsible Community & Neighborly Steward

- Complement other area destinations and community facilities, minimizing duplication where appropriate.
- Design for and embrace multiple uses for each space to maximize year-round utilization.
- Design and build for long-term sustainability, durability, and easy maintenance.
- Ensure adequate support spaces and offices for storage, mechanicals, AV, and staffing needs.
- Phase and scale the facility development, operations, and resourcing in a feasible manner to ensure short- and long-term financial health.
- Foster synergies and opportunities that are mutually aligned with other community partners.

The Community Center vision builds on the Township vision, shaped by community input.

PARK TOWNSHIP COMMUNITY PARK MASTER PLAN

August 2024



Legend

- (A)** Nature Playground
- (B)** Entrance Plaza
- (C)** Drop Off Loop
- (D)** Veterans Memorial
- (E)** Monument Sign
- (F)** Rain Garden
- (G)** Native Prairie
- (H)** Stormwater Detention
- (I)** Mowed Turf
- (J)** Community Center
- (K)** Covered Walkway
- (L)** Pickleball Expansion
- (M)** Paved Parking Lot
- (N)** Founders Plaza
 - Gas Fireplace
 - Seat Walls
 - Decorative Paving
 - Historical Info Signage
 - Shade Sails
 - Picnic Tables



NORTH
SCALE: 1" = 40'

DRAFT

Ottawa Beach Rd.

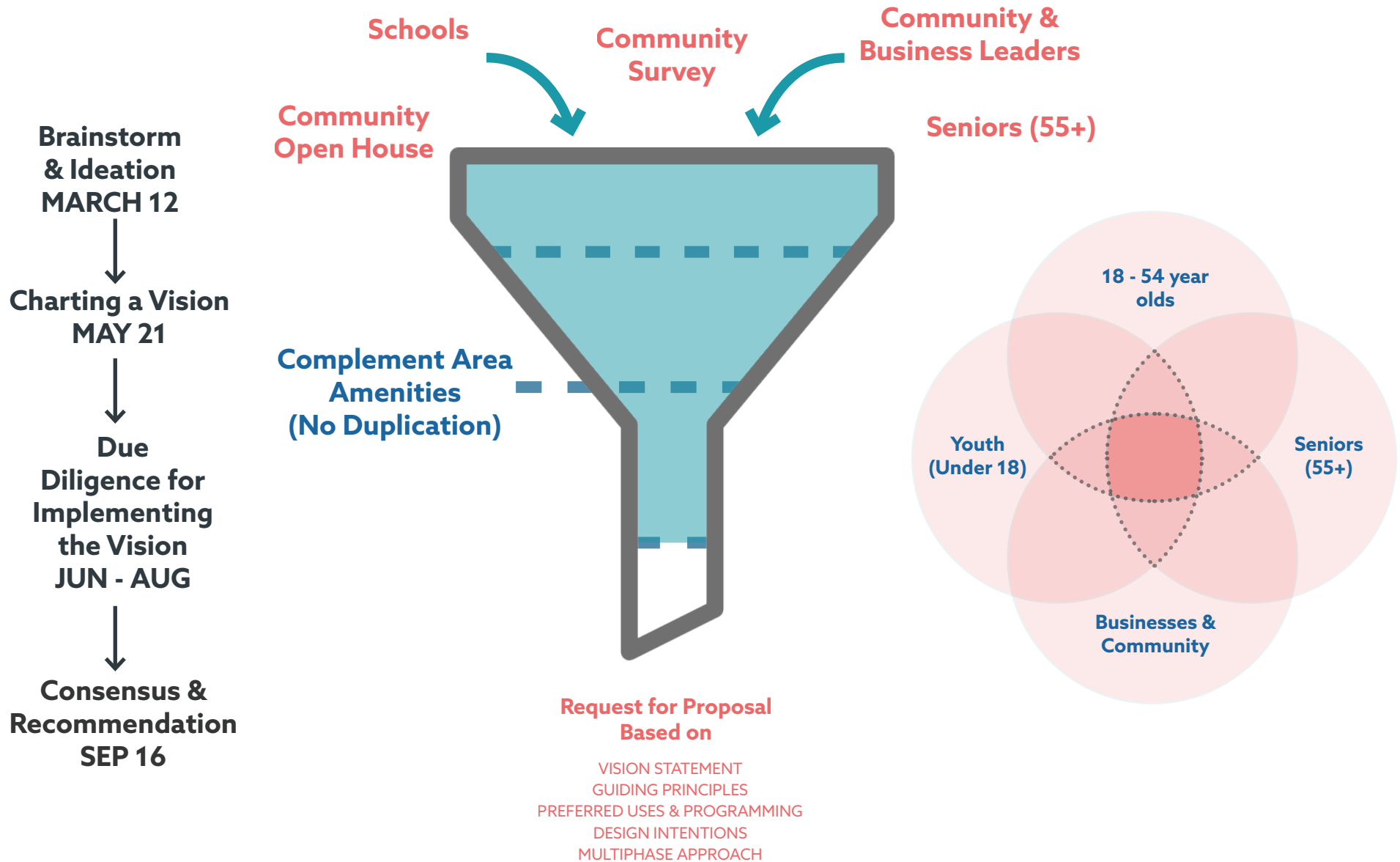
152nd Ave.

Prein&Newhof

The Community Center purposefully connects with all activities on the site.



COMMUNITY FEEDBACK SYNTHESIS



Significant community outreach representing diverse ages, business and nonprofit leaders.



BRAINSTORM & IDEATION

01

INITIAL BENCHMARKING...

12 FACILITIES (BUILT & UNDER CONSTR.)

- East Grand Rapids
- Spring Lake
- Comstock/ Kalamazoo
- Wixom Community Center
- Georgetown
- Byron Center
- Caledonia
- Muskegon/ Roosevelt
- Midland Community Center
- Holland Aquatic Center
- Holland Charter Township
- St Paul, MN



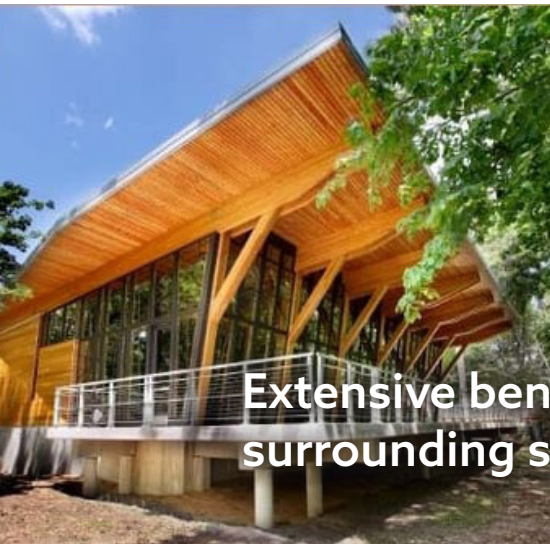
Additional
Due Diligence
After
Narrowing
Down the Top
10 Amenities

6 FACILITIES (FURTHER EVALUATION)

- Evergreen Common, MI
- Calvary Church, MI (Multipurpose spaces and kids' play zone)
- Haworth Hotel, MI (Conference space and cafe)
- Byron Township Community Center, MI (Multipurpose courts and cafe)
- Broad Ripple Park Family Center, IN
- Arlington Hills Community Center, MN

Evaluation Focus:

- Programs offered
- Facility square footage
- Staffing
- Funding
- Social space
- Office space
- Multipurpose rooms
- Sports courts
- Security
- Maintenance
- Storage
- Outdoor amenities
- Lessons learned



Extensive benchmarking in West Michigan and surrounding states.



WHO WE HEARD FROM ...

12 ORGANIZATIONS & BUSINESSES



200+ YOUTH UNDER 18



82 18 - 54 yo ADULTS



100+ ATTENDEES



Community Open House

140 55+ yo ADULTS

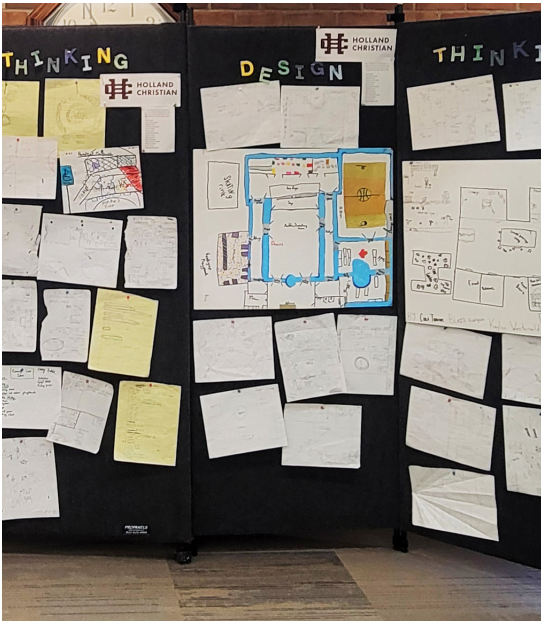


40 Focus Group Attendees



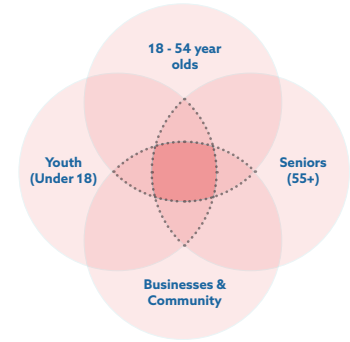
100 Survey Responses

Broad array of outreach provided relevant data for what the community desires.



Schools, business and community leaders, and residents showed up and participated.

QNS: WHAT WOULD YOU LIKE TO SEE/DO AT THE COMMUNITY CENTER?



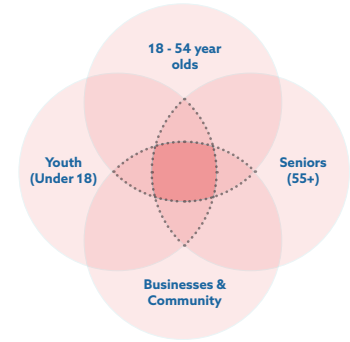
COMMON INTERESTS & POTENTIAL CONSIDERATIONS

Under 18 year olds	18 - 54 year olds	55+ year olds	Businesses & Community Organizations
<ul style="list-style-type: none"> Multipurpose courts (for athletics, free/open play, obstacle courses) Quiet space (library, reading, tutoring, relaxation) Soccer field Multipurpose rooms for learning, recreation, meeting (art, music, games) Swimming pool Gym (free play) Game Room/Arcade Café Food Court Hangout area <p>Others:</p> <ul style="list-style-type: none"> Playground Garden Counseling/ Mental Health Resource Center 	<ul style="list-style-type: none"> Fitness classes/ gym (including Zumba, yoga) Multipurpose rooms for learning, recreation, meeting (art, music, games) Multipurpose courts (for athletics, free/open play, obstacle courses) Swimming pool Indoor walking track Indoor play area / Kids' Zone Farmers' Market Food Truck Café Outdoor gathering space (pavilion, covered patio, front porch seating, fireplace or firepit) <p>Others:</p> <ul style="list-style-type: none"> Lounge/ Gathering area Work spaces Quiet space (library, reading, tutoring, relaxation) Events space with stage (200+) 	<ul style="list-style-type: none"> Multipurpose rooms for learning, recreation, meeting (art, music, games) Multipurpose courts (for athletics, free/open play, obstacle courses) Fitness classes/ gym (including Zumba, yoga) Farmers' Market Café Outdoor gathering space (pavilion, covered patio, front porch seating, fireplace or firepit) Multipurpose Lawn Food Truck Kitchen Indoor walking track <p>Others:</p> <ul style="list-style-type: none"> Fairs Nonprofit services/activities/ meetings 	<ul style="list-style-type: none"> Multipurpose courts (for athletics, free/open play, obstacle courses) Gym Work spaces Multipurpose rooms for learning, recreation, meeting (art, music, games) Events space with stage (200+) Commercial Kitchen Storage Daycare/ After School Care/ Summer Programming Resource navigation center Destination (integrate food, coffee, fireplace, splashpad, welcome center to highlight Park Twp) <p>Others:</p> <ul style="list-style-type: none"> Counseling/ Mental Health

***Note: Amenities in red were noted as common ideas across all demographic groups.*

Focused on common interests (in red) across all groups.

QNS: WHAT WOULD YOU LIKE TO SEE/DO AT THE COMMUNITY CENTER?



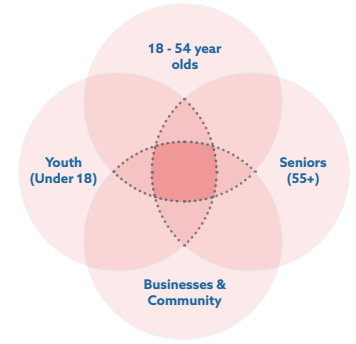
COMMON INTERESTS & POTENTIAL CONSIDERATIONS

PRIMARY CONSIDERATIONS TOP 10 AMENITIES (CORE OVERLAPS)	SECONDARY CONSIDERATIONS OTHER CONSIDERATIONS (POSSIBILITIES)	NOT DUPLICATE AVAILABLE/COMING AMENITIES (NOT INCLUDED)
<ul style="list-style-type: none"> • Athletic courts (for athletics, free/ open plan, obstacle courses) • Group fitness rooms • Multipurpose rooms for learning, recreation, meeting (art, music, games) • Kids' play zone • Quiet space (library, reading, tutoring, relaxation) • Café/ Lounge • Reception area & Welcome desk • Outdoor gathering space (pavilion, covered patio, front porch seating, fireplace or firepit) • Large events space (for 200+ people, theater/concert style) <p>Other supportive essentials:</p> <ul style="list-style-type: none"> • Kitchen • Storage 	<ul style="list-style-type: none"> • Welcome Center for Park Township (history, farming, art, former airport) • Aquarium/Indoor water feature • Art gallery/mural • Atrium/indoor gardens • Daycare • Donations/ Library of Things • Learning, Tutoring, Mentoring • Resource center for students, seniors, nonprofits, and social services • Food trucks (vs restaurants, dining) • Indoor walking track with special lane for different mobility needs • Inclusive play area • Shared workspaces • Emergency shelter 	<p>AVAILABLE/PLANNED FOR PARK TWP COMMUNITY PARK</p> <ul style="list-style-type: none"> • Amphitheater for outdoor music performances • Pickleball courts • Playscape • Prairie / Pollinator garden • Soccer fields • Splash pad • Walking trails • Water feature/ pond <p>AMENITIES IN THE GREATER HOLLAND-ZEELAND AREA (NOT DUPLICATE)</p> <ul style="list-style-type: none"> • Arcade/Trampoline Park (BAM, UrbanAir) • Farmers' Market (Waukazoo + Holland) • Ice Skating Park (Holland) • Roller Skating Rink (Rollxscape) • Swimming pool (West Ottawa, HAC) • Tennis courts (Fairgrounds, Parks)

Arrived at 10 Common Interests and defined what we did not want to duplicate.

QNS: HOW WOULD YOU LIKE THE COMMUNITY CENTER TO LOOK/FEEL?

Connected



LEGEND
■ Overall Character
■ Spatial Features, Materiality, Specifications

Community desire regarding overall Look and Feel.





CHARTING A VISION



VISUAL PREFERENCE WORKSHOP

60+
ATTENDEES

MAY 21, 5:30PM - 7PM
WEST OTTAWA
HIGH SCHOOL



- The committee shared the draft vision statement, guiding principles, and initial ideas gathered from the early brainstorming.
- Members of the community then reviewed photographs of benchmark facilities from across our region.
- Looking at example architecture and design elements for several of the proposed spaces (gym, play area, cafe, reception, etc), participants voted on the elements that resonated most personally and those which they disliked.
- The committee then tallied the votes and prepared a brief presentation to help encapsulate the community's design preferences.
- The findings serve as important guide when the Township launches a Request for Proposal (RFP) for a design-build process.



Interactive workshop for residents to share visual preferences.

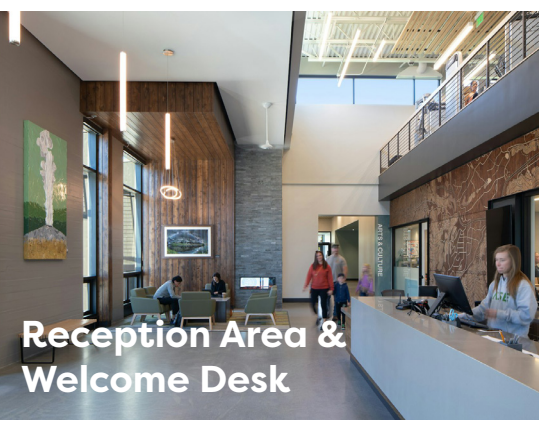
***Please note the reference images included in this workshop are not renders or specific proposed designs but are reference photographs from other regional benchmarks.*



Building Exterior



Outdoor Gathering Spaces



Reception Area & Welcome Desk



Athletic Courts



Group Fitness Room



Kids' Play Zone



Cafe/ Lounge



Quiet Space



Multipurpose Room



Large Events Space

- Warm
- Welcoming
- Vibrant
- Energetic
- Spacious
- Safe
- Accessible
- Lots of natural light
- Blends with the surroundings
- Views and access to the outdoors
- Adaptable
- Modern furnishings and technology

Images and descriptors with highest votes from the community.

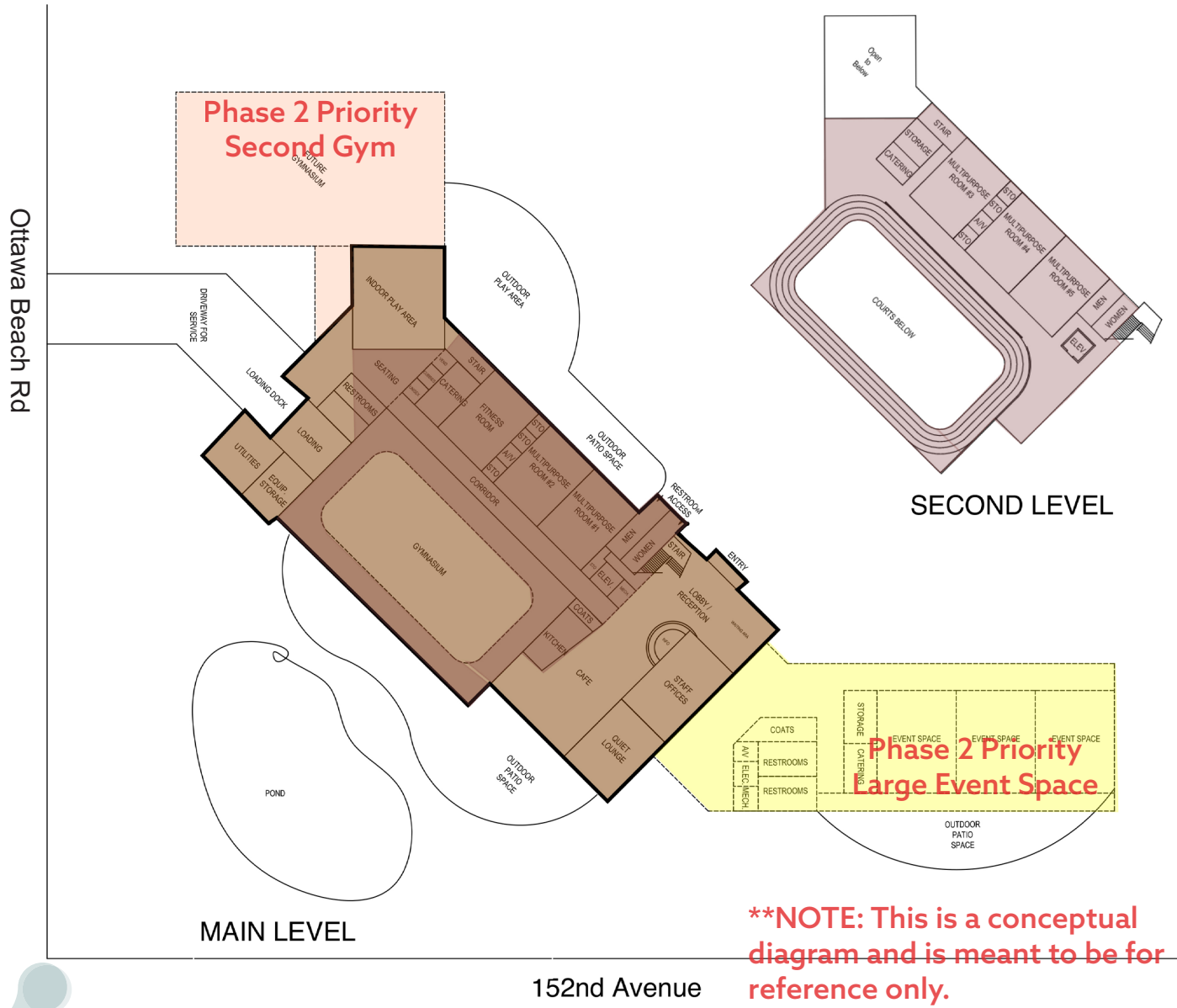




IMPLEMENTING THE VISION

03

PROPOSED SPACE ADJACENCIES

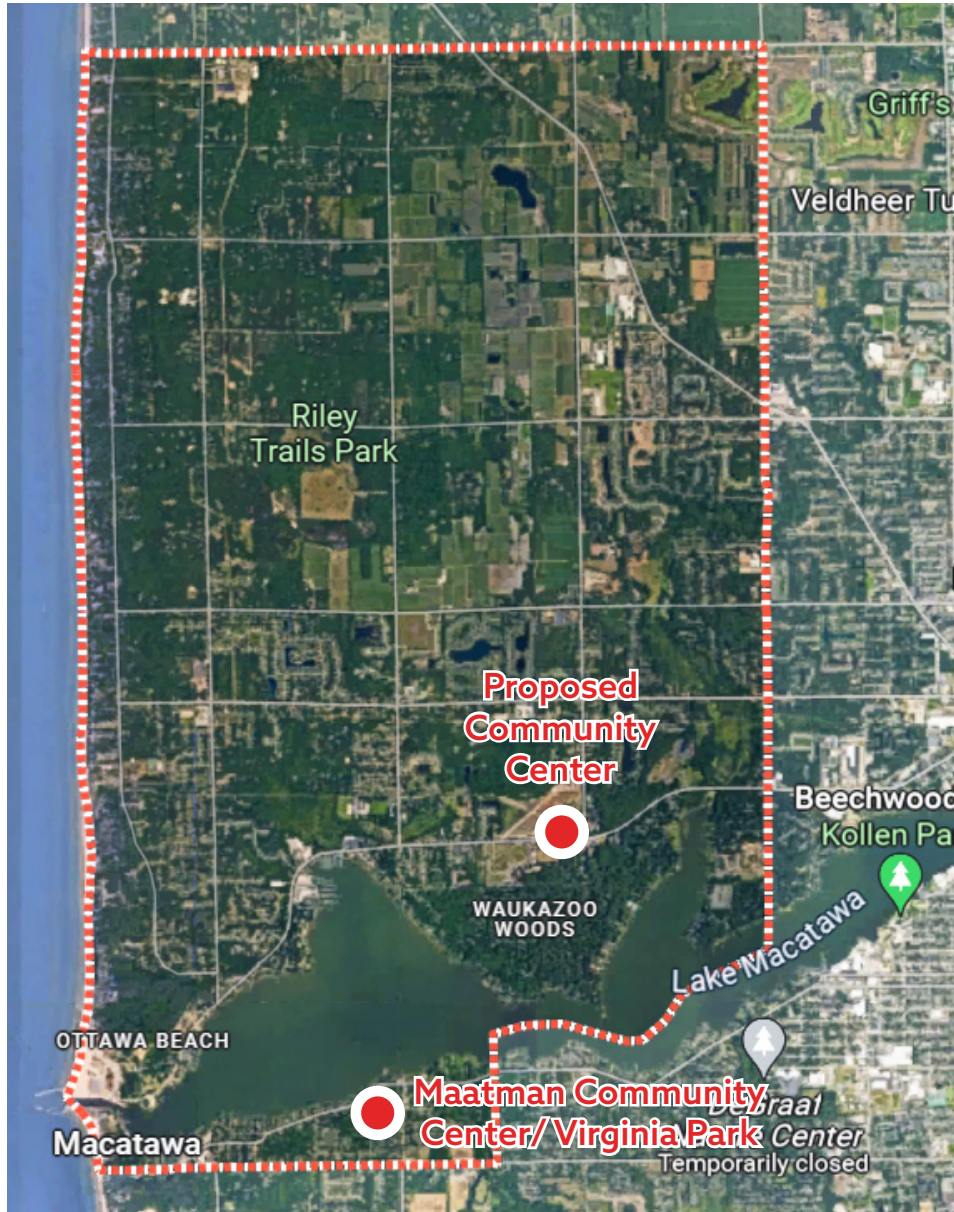


Space	Useable Square Footage
Lobby/Reception	1,070
Staff Reception	1,316
Cafe/Lounge	2,268
Group Fitness Rooms/ Multipurpose Rooms	2,880
Kid's Play Zone	2,050
Quiet Space	1,402
Large Event Space (200+)	6,400
Athletic Courts	12,400
Total Program Space	29,786
Mechanical Room	240
Electrical Closet	250
IT Closet	120
Water Pump Room	150
IDF Closet	80
A/V Closet	80
Maintenance Staff	250
Loading Dock/w Restroom	600
Restrooms	1,500
Wellness Rooms	120
Total Core Space	3,390
Total Useable SF	33,176
Circulation (25%)	8,294
Total Gross SF	41,470

****NOTE: This is a conceptual diagram and is meant to be for reference only.**

Building size and important adjacencies based upon research and design expertise.

MAATMAN CENTER REFRESH



Year Completed: c.1974. **Approx. Area:** 3,800 S.F.
Amenities: Kitchen, Restrooms, Multipurpose Room
Proposed Improvements: Refresh facility to bring it up to a quality comparable to Community Center;
Offer similar programs as Community Center;
Update and replace mechanical systems as needed.

Refresh Maatman Community Center as a south side satellite.

ESTIMATED CAPITAL COSTS

DESCRIPTION	LOW	MEDIUM	HIGH
Program Spaces	\$11.0 M	\$11.5 M	\$12.1 M
Core Spaces	\$1.5 M	\$1.6 M	\$1.7 M
Circulation Space	\$1.9 M	\$2.0 M	\$2.1 M
Total Building Construction Budget	\$14.4 M	\$15.1 M	\$15.9 M
Soft Costs			
- Architectural/Engineering	\$1.0 M	\$1.1 M	\$1.1 M
- Fixtures, Furnishings, and Equipment	\$970 K	\$1.03 M	\$1.08 M
- Audio/Visual	\$900 K	\$950 K	\$1.0 M
- IT/AV/Low Voltage Security	\$210 K	\$220 K	\$230 K
- Indoor Play Structure	\$230 K	\$240 K	\$250 K
- Building Signage	\$95 K	\$100 K	\$105 K
Total Soft Costs Budget	\$3.4 M	\$3.6 M	\$3.8 M
Total Project Budget for the Community Center	\$17.8 M	\$18.7 M	\$19.7 M
Maatman Center Refresh	\$1.0 M	\$1.0 M	\$1.0 M



NOTE: The budget includes a 10% contingency and the pricing is based on an anticipated 2025 construction. The numbers **do not include** the potential costs for fitness equipment, LEED certification, solar, parking lots, endowment funds, and a covered walkway connecting the existing Township offices.

In-depth cost-estimating based upon expertise with similar facilities.



	LOW	MEDIUM	HIGH
Exterior	<ul style="list-style-type: none"> ● 1. Pre-Engineered Metal Building 2. PEMB Siding (2 Colors max) ● 3. PEMB standing seam roofing 4. Punched openings with storefront framing ● 5. Minimal Canopies 	<ul style="list-style-type: none"> ● 1. Convention Steel Building (Potentially Precast) 2. Some brick, metal panels (Rain Screen), cement board panels ● 3. Flat Roofs with Membrane Roofing. Potentially small areas of standing seam 4. Minor areas of curtainwall. Majority of windows punched storefront openings ● 5. Entry Canopy 6. Minimal larger volume spaces 7. Minimal Clerestory 8. Some larger volume spaces at Lobby and indoor play area 	<ul style="list-style-type: none"> 1. Convention Steel Building (Potentially Precast) ● 2. Brick, Exposed Precast, Large Sections of Insulated Metal Panels 3. Flat roof with EPDM or even Live Roof. Higher Insulation values above code ● 4. Large Sections of Curtainwall and storefront framing ● 5. Large canopies and overhangs with exterior soffits ● 6. Larger volume spaces at Lobby, Café and Multi-Purpose Rooms 7. Clerestory areas throughout. ● 8. Sun Shades at Storefront and Curtainwall 9. Live Wall at areas of exterior
Interior	<ul style="list-style-type: none"> 1. Metal Stud and Drywall Interior Partitions 2. Sealed Concrete or Multi Sport Gym flooring 3. Low/Medium Grade carpet/LVT 4. Plastic Laminate Countertops at Café 5. Hollow Metal Door Frames with Wood Doors 6. Punched Hollow Metal Interior Windows 7. Standard Acoustical Ceiling Tile Ceilings 8. On Grade walking track (Lines painted on concrete) 9. Minimal bulkheads or decorative ceilings 10. Metal Toilet Partitions 11. Tile on wet walls at restrooms 	<ul style="list-style-type: none"> 1. Most interior partitions to be metal stud and drywall 2. Masonry walls at Gym and corridors 3. Wood Gym Floor ● 4. Higher end flooring at Fitness and Multi-Purpose 5. Some Hollow Metal Door Frames, some aluminum door frames with wood doors. Potentially areas of interior aluminum storefront 6. Plastic Laminate Casework with Solid Surface Countertops. Solid Surface tops with integral bowls at restrooms 7. Tile on all walls and tile floors at restrooms ● 8. Elevated Walking Track ● 9. Potentially decorative ceilings at Lobby, Café and Multi-Purpose rooms 10. Some interior decorative walls coverings 11. Some sound panels 	<ul style="list-style-type: none"> 1. Interior Partitions masonry expect for at offices 2. Wood Gym Floor ● 3. Higher end flooring at Fitness and Multi-Purpose 4. All interior door frames to be aluminum with large amounts of interior storefront and window film 5. Plastic Laminate casework with quartz tops 6. High End Tile throughout restrooms and cafe 7. Elevated Walking Track ● 8. Decorative ceilings throughout Lobby, Café, lounge, multi-purpose rooms. High End wall finishes in public areas. ● 9. Large amounts of sound deadening panels
Mechanical/ Electrical/ Fire Protection	<ul style="list-style-type: none"> 1. Ground Mounted Roof Top Units for heating, Cooling and Fresh Air 2. Standard Lighting Packages. No high-end lighting 3. Standard Plumbing fixtures. Floor mounted toilets, no automatic faucets or valves. Drop in or undermount sinks. 4. Semi Recessed Fire Protection heads at offices and non-gym areas. No dry systems at canopies, etc. 	<ul style="list-style-type: none"> ● 1. Roof Top Units on roof with more controllability (zones) and sound dampening capabilities ● 2. Upgraded lighting fixtures with decorative at lobby, café, multi-purpose rooms ● 3. Higher end lighting controls tied into the Building Management System 4. Wall mounted toilets with auto flush valves 5. Recessed fire protection heads 	<ul style="list-style-type: none"> ● 1. 4 pipe mechanical system with Chiller and Boiler (Geothermal is above this cost) 2. High End lighting and decorative lighting throughout. 3. Large Decorative fixtures at Lobby and other public spaces. 4. Higher end lighting controls tied into the Building Management System 5. Wall mounted toilets with auto flush valves 6. Recessed fire protection heads



LEGEND ● Key differentiators.

Desired building features and qualities will inform the level of cost.



PRELIMINARY OPERATIONS PLAN

Parks & Recreation Director

- Key personnel responsible for the Community Center's success
- Define programs for all ages, and manage affiliate programs
- Prepare annual budget for parks & recreation operations
- Manage scheduling for optimal space utilization
- Oversee systems management and programming platform
- Coordinate pickleball tournaments
- Manage outdoor concert events
- Handle customer concerns

Reception/ Administration Staff

- Manage Welcome Desk
- Manage memberships and volunteers
- Handle customer calls and inquiries

Programming Staff (3 Team Members)

- Manage programming for all ages (youth, seniors, West Ottawa Schools, education-focus, water safety)
- Manage equipment needs, facility rentals, community events, food trucks and vendors
- Maintain and update website and all modes of communication, including social media
- Oversee programming and events security
- Oversee maintenance scheduling
- Work with Evergreen Commons to leverage programming for older adults

Additional Support

- IT support
- Children play supervision
- Others

Public Works Director

- Oversee facilities and grounds maintenance
- Oversee Township's utility needs
- Coordinate and oversee infrastructure maintenance and improvements (e.g. road construction, bike paths)
- Manage the Community Park

Maintenance Staff

- Perform all maintenance and cleaning duties, including custodial, grounds, facilities, and emergency maintenance.

Key roles to successfully support the Community Center and Park Township.

ESTIMATED OPERATING COSTS

DESCRIPTION	ESTIMATE		
Building Operating Expenses (Near Term)			
- Utilities, Insurance, Data Processing, Equipment & Facility Depreciation, Grounds & Facilities Maintenance			
Total Estimated Building & Grounds Operating Costs	\$200 K		
Additional Personnel (Near Term)	% Time at Com. Center	% Com. Center	All (Park Twp)
- Parks & Recreation Director	40%	\$60 K	\$150 K
- Programming Staff (3 Team Members)	90%	\$243 K	\$270 K
- Admin/Reception	100%	\$70 K	\$70 K
- Public Works Director	20%	\$35 K	\$175 K
- Maintenance Staff (1 Team Member)	100%	\$86 K	\$86 K
- Additional Support (IT Support, Children Play Supervision, Others)	50%	\$125 K	\$249 K
Total Estimated Personnel Costs	-	\$619 K	\$1.0 M
Total Estimated Annual Operating Costs			\$1.2 M

Commitment to adequate resourcing and maintenance is critical to the success of our growth.





PROPOSED FUNDING APPROACH



Insurance \$2.4 M

- 90% Confidence



Donations \$5 M

- Essential to begin socializing in late 2024
- 70% - 90% Confidence



Twp General Funds \$1 M

- Evaluate pros/cons of using Township funds vs. other sources
- 90% Confidence



Grants \$1 M

- Not a lot of success securing community centered programs
- Need to study how Holland has secured grants for their waterfront improvements.
- 10% Confidence



Millage 1.0 - 1.5M Bond

- \$100,000 resident value = \$100/year/home (1.0 mil)
- \$400,000 resident value = \$400/year/home (1.0 mil)

	Per Year	10 Years	20 Years
1.0 mil	\$1.4 M	\$14 M	\$28 M
1.5 mil	\$2.1 M	\$21 M	\$42 M

- Operations: \$0.5M/year

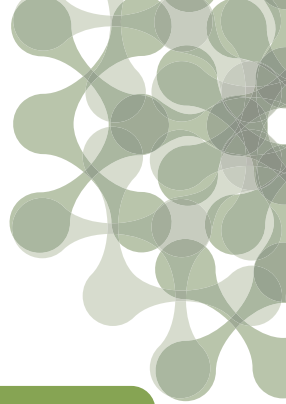
	Start	Year 10	Year 20
Operations	\$0.5 M	\$0.75 M	\$1.0 M

- Requires Board and Township Resident vote, begin securing early 2025, 4-5 month process, need to determine ballot timeframe.
- Include Maatman Center renovation as part of the Community Center vision, serving southside residents as a satellite location.
- Possibly consider all the parks in the township as benefactors of this millage (study and consideration will need to be given to determine best path)
- 90% Confidence

A combination of 5 sources will fund the Community Building.



PROPOSED DESIGN-BUILD APPROACH



Design-Build: What is it?

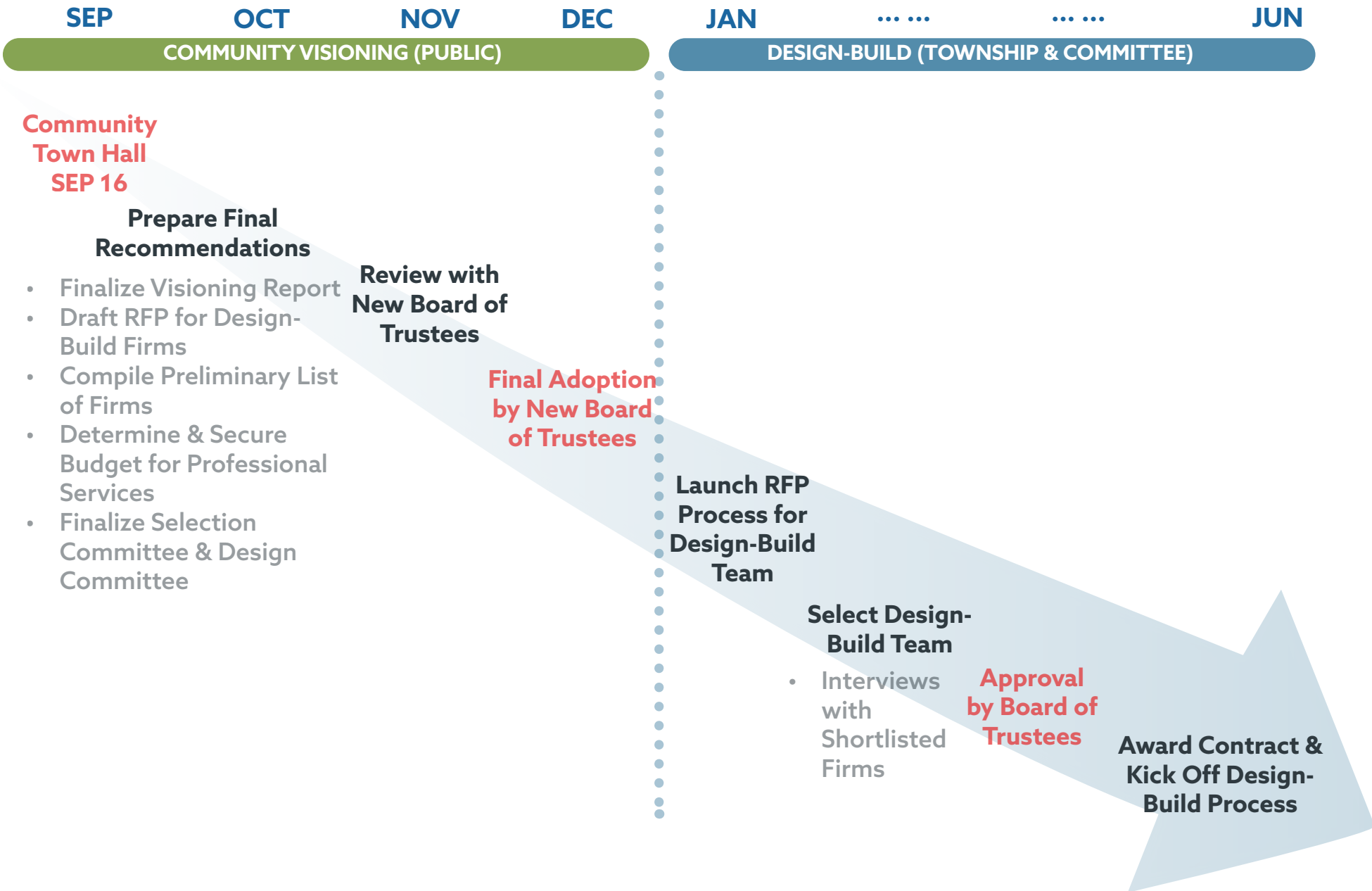
- It is a method of project delivery in which one entity (Design-Builder) forges a single contract with the Owner to provide for A/E design services & construction services
- By Project Delivery, it means a comprehensive process including planning, design and construction required to execute and complete a building facility or other type of project
- A single contract changes everything, with one design-build entity, the roles of designer and constructor are integrated. One entity drives one unified flow of work from initial concept through completion.

Key Ingredients for a Successful Design-Build Process

- Trust
- Team concept
- Flexibility
- Speedy decision-making
- Excellent communications
- Equitable contract terms – fair risk sharing
- Clear scope definition

A Design-Build integrated approach will yield the most successful results.

NEXT STEPS ...



Key steps for the next 8 to 10 months.

Gather
PARK TOWNSHIP



APPENDIX A

- **Key Considerations for
Proposed Program Spaces**

VISION STATEMENT & GUIDING PRINCIPLES

Our Community Center ...

A vibrant, welcoming place where people of all ages gather to connect, grow, relax, and play. A spacious and adaptable destination to serve our community, inspire purpose, and enrich lives.

Foster Community Connection & Connectivity

- Encourage social connection and belonging within and across generations.
- Create a variety of indoor and outdoor spaces available year-round to offer a mix of active, energetic areas for engagement and quieter, safe places for respite.
- Visually and physically connect the community center to its immediate environment, the surrounding amenities, and the areas beyond.
- Accommodate safe and easy access for pedestrians, bicyclists, drivers, and public transit.

Reflect and Celebrate the Park Township Community

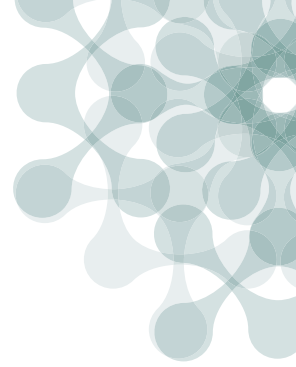
- Highlight the community's unique context, character, and values, including its lakeshore landscapes, agricultural assets, and resort heritage.
- Incorporate design and interpretive elements to enhance resident and visitor awareness of Park Township's past, present, and future.
- Design, build, and program to support users of different ages, abilities, cultures, and incomes.

Be a Responsible Community & Neighborly Steward

- Complement other area destinations and community facilities, minimizing duplication where appropriate.
- Design for and embrace multiple uses for each space to maximize year-round utilization.
- Design and build for long-term sustainability, durability, and easy maintenance.
- Ensure adequate support spaces and offices for storage, mechanicals, AV, and staffing needs.
- Phase and scale the facility development, operations, and resourcing in a feasible manner to ensure short- and long-term financial health.
- Foster synergies and opportunities that are mutually aligned with other community partners.



BUILDING EXTERIOR



Key Design Considerations

- Warm and welcoming
- Beacon of belonging
- Iconic structure
- Easily viewed and accessible
- Offer visual transparency, enabling residents and guests to see into the building
- Blends with surroundings
- Natural materials (maybe consider timber construction)
- Views and access to the outdoors
- Special attention to evening lighting to add a sense of curiosity to what is happening in the space
- Promote energy conservation
- Snowmelt system at entry
- Easily maintained site
- Have an icon or logo unique to the facility (social media presence)
- Support opportunities for future growth

Adjacencies Considerations

- Views and/ or access to the outdoors
- Access to ample parking
- Access to outdoor gathering spaces
- Sited to conserve energy

Technology Considerations

- Building management system (BMS) to control the facility
- Ample site lighting
- Electric vehicle (EV) charging stations

In essence, the Park Township Community Center stands as a testament to our shared values—a space where inclusivity, creativity, and sustainability converge to create a vibrant tapestry of community life, enriching the present and inspiring generations to come.



OUTDOOR GATHERING SPACES



Key Design Considerations

- Warm and welcoming
- “Front Porch” experience
- Blends with surroundings
- Natural materials
- Views of and access to the outdoors
- Movable seating
- Generous shade
- Complements and is connected to other outdoor recreation elements
- Supports variety of outdoor community events
- Easily maintained

The outdoor gathering spaces are a natural extension of the Community Center’s character. Blending seamlessly with the rest of the Community Park, these multipurpose spaces offer a welcoming respite and a distinctive place to connect, to celebrate, and to take in the beauty of the surroundings.

Adjacencies Considerations

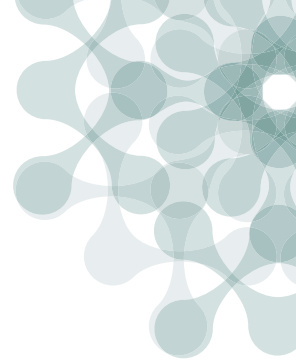
- Views of and access to the outdoors
- Access to ample parking
- Access to building entries
- Access to restrooms

Technology Considerations

- Adequate outlets and potential for AV support during community events
- Appropriate site lighting to balance safety while minimizing light impacts



RECEPTION AREA & WELCOME DESK



Key Design Considerations

- Informational hub
- Gateway to exploration
- Celebrate collective heritage
- Natural light with appropriate shading
- Radiate warmth, inclusivity, and possibility
- Openness
- Connectivity
- Variety of comfortable seating
- Vestibule to allow members to come in out of the elements and conserve energy
- Good sightlines at the Welcome desk for staff to see greet community members as they enter
- Consider queueing and flow
- Acoustics for people congregating
- A section that is ADA Accessible at the Welcome desk
- A small closet or nook in the reception area to hold key items e.g. wheelchair, snow shovel, broom etc.
- Walk-off mats and easily cleaned surfaces

Adjacencies Considerations

- Near main entry to the Facility
- May want to be near office area to share staff duties
- Views to the outdoors

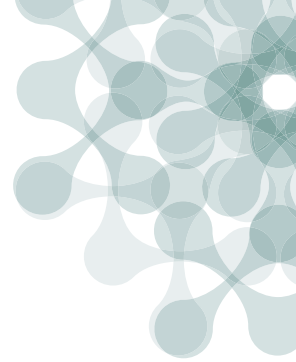
Technology Considerations

- Monitors for displaying community events
- Security cameras
- Wireless access for people to connect on their laptops.
- Power outlets for charging laptops and phones

Embracing our community's history and culture, the reception area would provide inspiration and resources to discover Park Township... from displays and interactive exhibits showcasing local landmarks and historical milestones, to recommendations for scenic hikes or hidden gems.



ATHLETIC COURTS



Key Design Considerations

- 1 large full-size basketball court
 - 2 cross courts for volleyball and pickleball (4)
 - Space for large-scale events and programs
 - Warm and inviting
 - Natural light
 - Views to the outside
 - Spectator seating
 - Slip resistant flooring ideal for basketball
 - Foldable basketball hoops
 - Consider a curtain for dividing the basketball court into two cross courts
 - Consider a walking track supporting different mobility needs for year-round indoor exercise
 - Appropriate acoustics and soundproofing
 - Consider shading for sun glare as required
 - Individual and advanced temperature control
 - Potential for lighting "scenes" to support different activities
- **Phase 2 Priority: Second gym/full-size basketball court**

Designed to welcome athletes of all ages, skill levels, and interests, the athletic courts provide a space where individuals can pursue their personal and shared passion for sports, wellness, and leisure.

Adjacencies Considerations

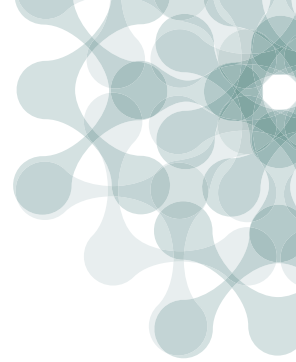
- Views and/or access to the outdoors
- Lockers or cubbies for storing shoes, bags etc.
- Nearby and easy access to restrooms / drinking fountains
- Views into central Gathering Hubs so people can watch the activities going on in the athletic courts

Technology Considerations

- PA System
- Scoreboard
- Sound System
- Large Screen and Projector



GROUP FITNESS ROOMS



Key Design Considerations

- Accommodate 20+ participants
- Dynamic setting with ability to create privacy
- Range of fitness activities, including Zumba, yoga, Pilates, and dance
- Safe, secure, and distraction-free setting
- Views of and potential connection to the outdoors
- Convenient equipment storage
- Easy accessibility
- Appropriate acoustics and soundproofing
- Slip-resistant flooring with appropriate material for intended activities
- Mirror and ballet bar on one wall
- Consider operable windows /doors to open the rooms to the outdoors or patio spaces
- Consider shading for sun glare as needed
- Individual and advanced temperature control
- Potential for lighting "scenes" to support different activities

A sanctuary of empowerment, connection, and rejuvenation, where individuals come together to nurture their bodies, minds, and spirits.

Adjacencies Considerations

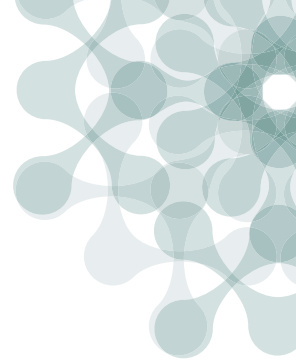
- Views and/ or access to the outdoors
- Lockers or cubbies for storing shoes, bags etc.
- Nearby and easy access to restrooms/ drinking fountains

Technology Considerations

- Monitors for presentations
- Room schedulers near the door
- Wireless access for people to connect on their laptops
- PA System for instructors
- Sound system for music



KIDS' PLAY ZONE



Key Design Considerations

- Vibrant space
- Active play
- Ignite imagination
- Various elements for children of different ages and abilities
- Secured, central location
- Clear sightlines within the play area and beyond to other spaces
- Materials and surfaces for easy cleaning and hygiene maintenance
- No sharp corners or surfaces
- Create spaces for caregivers and families to connect
- Ability to "close" the area as needed
- Appropriate acoustics and soundproofing
- Consider shading for sun glare as needed
- Convenient equipment storage
- Consider using vertical space to make use of the volume while also adding interest and excitement to the design

Adjacencies Considerations

- Views and/ or access to the outdoors
- Lockers or cubbies for storing shoes, bags etc.
- Nearby and easy access to restrooms/ drinking fountains
- Near the athletic courts for flexibility in programming and supervision

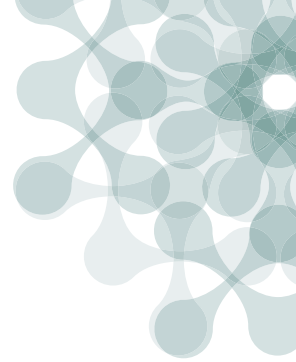
Technology Considerations

- PA system/ music
- Security cameras

A playland that sparks imagination, promotes physical activity, and brings families closer in our vibrant park township community center.



CAFE/ LOUNGE AREA



Key Design Considerations

- Cozy, warm, inviting, accessible
- Flexible seating for individual relaxation or group gatherings
- Safe, comfortable space for study and remote work
- Variety of seating at different heights to support different needs
- Supports multigenerational and intergenerational interactions
- Appropriate acoustics to create quiet zones and active zones
- Café could be run by a third party
- Open counter for ordering and secure zone for mixing drinks
- Provide space for queueing, separate counter space for condiments, lids, napkins
- Provide trash and recycling receptacles
- Provide open cooler space for easy grab-and-go food items and small shelving area for dry good sales.
- Small office or desk for staff, ordering supplies, scheduling
- Provide adjacent storage and access for deliveries, a mop sink and drain for easy cleaning

Adjacencies Considerations

- Near restrooms or unisex restroom for handwashing
- Near exterior access for deliveries / loading
- Near Janitorial Facilities
- Centrally located as the “Heart” of the facility, easily accessible to all activities
- Near outdoor patio or views

Technology Considerations

- LCD for TV Screens (Menus)
- Wireless access for people to connect on their laptops
- Power outlets for charging laptops / phones
- Soundmasking or Music

It is not just a place to grab a drink — it is a sanctuary where friendships flourish, ideas spark, and memories are made.



QUIET SPACE

Key Design Considerations

- Tranquil sanctuary
- Small rooms for tutoring, counseling, or one-on-one meetings
- Larger room will also be available to accommodate committee meetings and group gatherings
- Could be integrated into the lounge area
- Variety of seating options
- Appropriate acoustics and soundproofing
- Consider shading for sun glare as needed
- Convenient equipment storage
- Consider noise from adjacent activities
- Provide shelving for a reading area
- Easily maintained surfaces

A peaceful, conducive area where members can escape the hustle and bustle of everyday life, connect with others, and pursue personal growth and relaxation.

Adjacencies Considerations

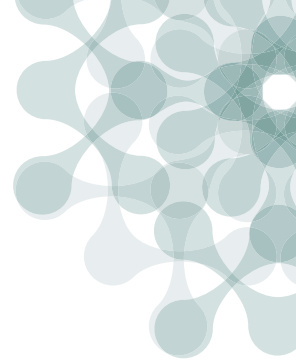
- Views and/ or access to the outdoors
- Tucked away in a quieter area
- Near staff office to share conference amenities.
- Maybe near café to make it easy to grab coffee

Technology Considerations

- Consider monitors in the private rooms for sharing content
- Provide power for charging devices



MULTIPURPOSE ROOMS



Key Design Considerations

- Accommodate up to 49 participants per room
- Moveable partitions to open up 3 rooms to one large space of 150 people
- Versatile, vibrant hubs
- Flexible space for variety of events and activities, e.g. parties, showers to engaging arts and crafts, games, educational lectures, group gatherings
- Warm and inviting
- Adaptable furniture arrangements
- Surfaces and equipment which are easy to maintain
- Appropriate acoustics and soundproofing
- Consider different flooring options in rooms (some carpet and some hard surface)
- Consider a sink in each room with a countertop for catering to be brought in

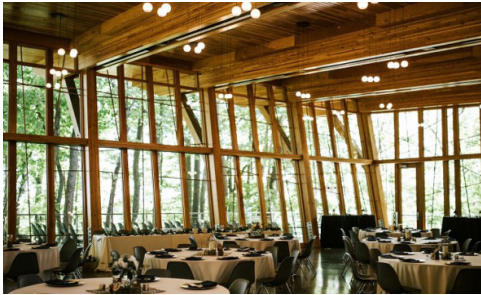
Beyond flexibility and functionality, our rooms offer a welcoming place for community members seeking a space to study, enjoy board games, or share a meal with friends... seamlessly transforming to meet the different needs of our community.

Adjacencies Considerations

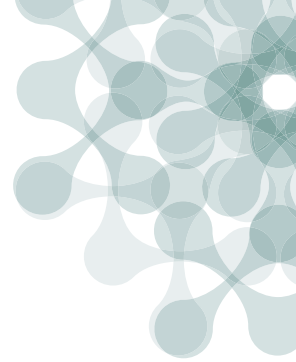
- Views to the outdoors
- Storage rooms off of multipurpose rooms for a multitude of programs
- Warming kitchen for food staging/ catering (250sf)

Technology Considerations

- Monitors and AV for presentations
- Room schedulers near the doors
- Wireless access to connect on laptops
- Power outlets for charging laptops/ phones



LARGE EVENTS SPACE (200+)



Key Design Considerations

- Total capacity to accommodate up to 300 (seated round tables)
- Flexible space with movable partitions to divide into three smaller rooms, up to 80 - 100 per room
- Available for rent to community members and corporations for parties, receptions, and other events
- Supported by catering kitchen and ample storage
- Warm and inviting
- Natural light
- Appropriate acoustics and soundproofing
- Consider shading for sun glare as needed
- Consider ceiling heights to accommodate larger screens for presentations
- Provide ample storage for tables, chairs, stage, portable bars, trash/ recycling

****Phase 2 Priority**

A dynamic environment that meets the evolving needs of our community, from lively social gatherings for senior activities to cherished celebrations for holidays and program, while upholding the highest standards of hospitality and service.

Adjacencies Considerations

- Views and/ or access to the outdoors
- Nearby and easy access to restrooms

Technology Considerations

- PA system/ music
- Monitors in each room for presentations / Design for them to work together when open
- Consider room schedulers
- WIFI for large groups
- Prompt monitors and podium
- Power outlets in the floor in strategic locations
- Lighting scenes