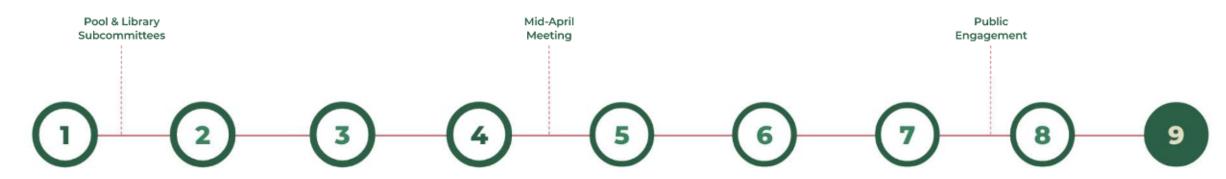
#### MCMINNVILLE CIVIC FACILITIES MASTER PLAN

#### **MacPAC Schedule**



JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER
Rec Center Sites & Evaluation	Subcommittee Reports & Site Follow Up	Spaces & Finalize Amenities	Preliminary Concept Designs	Preferred Concept Design	Finance	Draft of Final Report	Final Report Development	City Council Presentation of Final Recommendation
<ul> <li>MacPAC process</li> </ul>		<ul> <li>Finalize amenities and</li> </ul>	<ul> <li>Review RAC</li> </ul>	<ul> <li>Review refined sites</li> </ul>	<ul> <li>Review cost estimates</li> </ul>	<ul> <li>Review final concept</li> </ul>	<ul> <li>Incorporate public</li> </ul>	
update	<ul> <li>Update from Library and Pool</li> </ul>	space needs for Rec Center	conceptual layout	development plans	Review RAC	designs	comments from July/ early Aug. 'open house'	<ul> <li>Present concept designs</li> </ul>
<ul> <li>Review site evaluation criteria and guiding</li> </ul>	subcommittees	Library subcommittee	<ul> <li>Review Library conceptual layout</li> </ul>	<ul> <li>Review refined building layouts</li> </ul>	operational estimate	<ul> <li>Review financing plan</li> </ul>	into the final report	Present cost estimates
principles	<ul> <li>Additional site analysis/follow up from</li> </ul>	report	Review Sr. Center	Review buildings	<ul> <li>Adjust or modify as needed the program.</li> </ul>	<ul> <li>Review draft of final report</li> </ul>	<ul> <li>Provide final report to MacPac for</li> </ul>	& operational costs
<ul> <li>Sites analysis and discussion</li> </ul>	January (as needed)	<ul> <li>Finalize amenities and space needs for Library</li> </ul>	conceptual layout	massing, character and imagery	design and funding		recommendation to City Council	<ul> <li>Review of financing plan</li> </ul>
					<ul> <li>Review outline of the</li> </ul>		-	•
		<ul> <li>Review Sr. Center amenities and space needs</li> </ul>			final report		<ul> <li>Prepare for City Council Presentation</li> </ul>	<ul> <li>Overview of next steps (September 2021-November 2022)</li> </ul>
							<ul> <li>Overview of next steps</li> </ul>	



## 13 GUIDING PROJECT PRINCIPLES

- Welcoming & Accessible to Everyone
- Passes through Diversity, Equity & Inclusion Lens
- Represents McMinnville's Identity & Character
- Offers Indoor & Outdoor Programming Opportunities
- Provides Highly Functional Multi-Use Spaces
- Provides Safe & Secure Environment
- Environmentally Sound & Energy Efficient
- Offers Potential for Partnership Opportunities
- Public Support for Successful Bond Measure
- Long-Term Vision with Enduring Quality to be a Legacy for Our Community
- Potential for Phased Implementation & Expansion
- Optimizes Value of Budget (Capital & Operations)
- Prioritize Preservation of Existing Parkland



# **SPACE PROGRAM**

^.	Operations - Building Support		nof
	Subtotal: Building Support Spaces	8,850	nst
D	. Operations - Facility Administration		
В.	Subtotal: Facility Administration Spaces	2,430	nsf
	Subtotal. Facility Administration Spaces	2,430	1151
C.	, Aquatic Spaces		
-	50M Pool (25M x 50M = total 13,448 sf water)	21,000	
	Spectator Seating (500 seats) 3,000sf	3,000	
	Warm Water / Leisure Pool (4,000sf water)	9.000	
	Spa / Whirlpool	300	
	Multi-Purpose Meeting / Party Room (2 @ 300sf)	600	
	Aquatic Supervisor Offices (2 @ 120sf)	240	
	Lifeguard Support Spaces	700	
	Pool Mechanical + Pool Storage	2000	
	Subtotal: Aquatic Spaces	36.840	nsf
	Subtotal. Aquatic Spaces	30,040	1151
D.	. Activity Spaces		
	Multi-Purpose Gym (2 courts @ 50' x 84') + Storage	17,200	
	Elevated Walk / Jog Track	5,250	
	Gymnastics Room + Office + Storage	8,300	
	Weight / Cardio Space + Office + Storage	5,420	
	Fitness Assessment / Health Screen Room	120	
	Functional Training + Storage	1,700	
	Personal Training Office (2 @ 100sf)	200	
	Group Exercise Studio + Storage	2,300	
	Fitness Studio + Storage	1,700	
	Subtotal: Activity Spaces	42,190	nsf
	Julious Marine Grands	42,250	
E.	. Community Spaces		
	Multi-Purpose Room + Storage	2,000	
	Catering Kitchen	300	
	Crafts / Classroom (2 @ 1000sf) + Storage (2 @ 200 sf)	2,400	
	Afterschool / Youth Center + Storage	2,000	
	Drop-in Childwatch Room + Storage + Restroom	1,250	
	Indoor Playground	2,000	
	Subtotal: Community Spaces	9,950	nsf
	Total Net Program Amenity SF	88,660	nsf
	Total Net Support SF (Lobby, Lockers, Restrooms, Offices, Storage)	11,600	nsf
	Total Net-to-Gross SF (20%; General Cirulation, Mech, Walls, etc)	20,052	gsf
	Total Building Square Footage	120,312	gsf

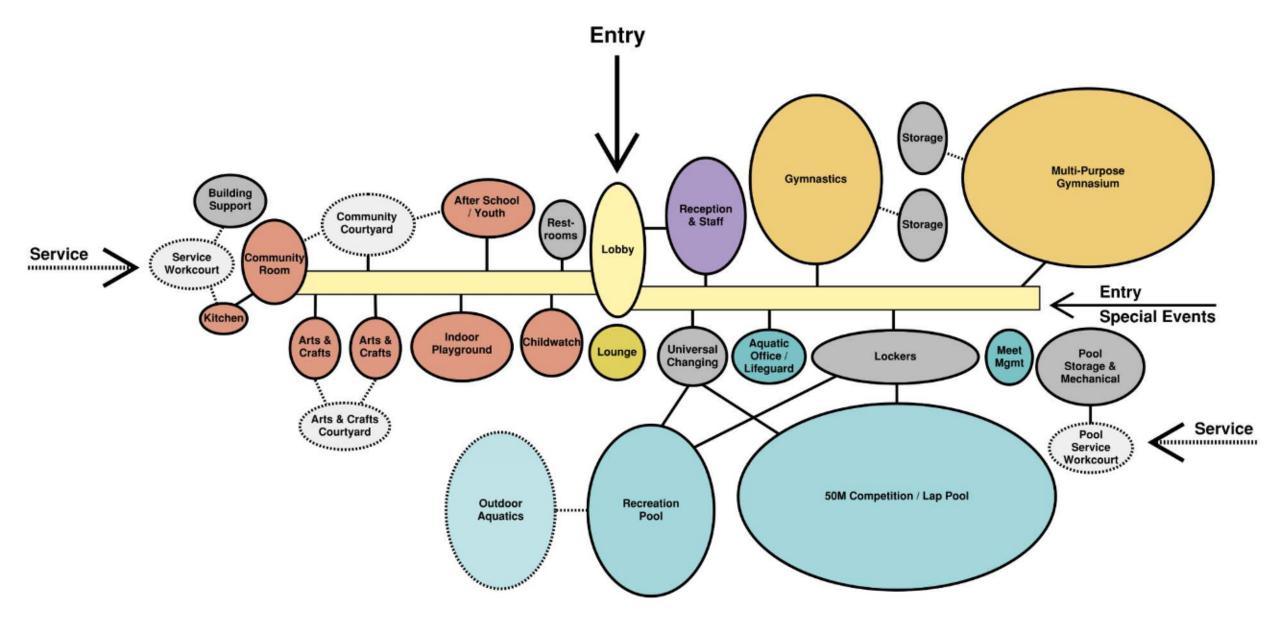
A. Operations - Building Support

## **CONTEXT PLAN**

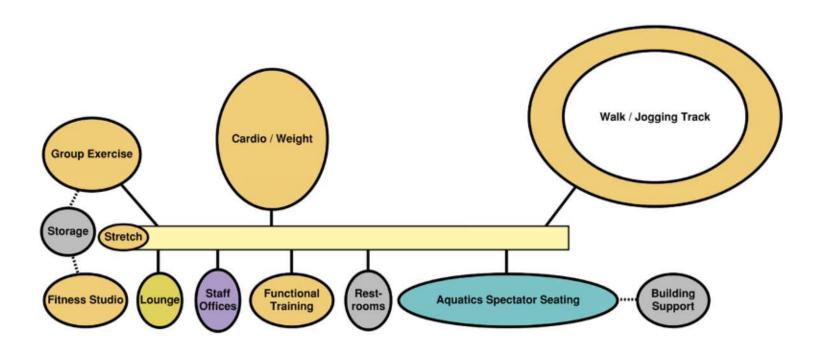




### **LEVEL-1 PROGRAM ADJACENCY DIAGRAM**



## **LEVEL-2 PROGRAM ADJACENCY DIAGRAM**



#### **LEVEL-1 PLAN**

- 1 Entry Lobby
- 2 Afterschool / Youth
- 3 Multi-Purpose Room
- 4 Crafts Classroom
- 5 Indoor Playground
- 6 Childwatch
- 7 Lounge
- 8 Administrative Offices
- 9 Reception / Control Point
- 10 Gymnastics
- 11 Multi-Purpose Gymnasium
- 12 Locker Rooms
- 13 Competition / Lap Pool
- 14 Recreation Pool
- 15 Outdoor Aquatics



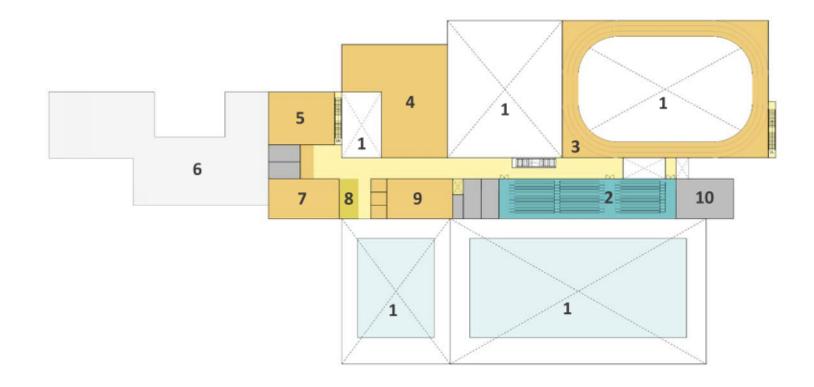
Level 1	89,000 SF
Level 2	29,000 SF
Total	118,000 SF





### **LEVEL-2 PLAN**

- Open to Below
- 2 Aquatics Spectator Seating
- 3 Elevated Walk / Jogging Track
- 4 Cardio / Weight Training
- 5 Group Exercise
- 6 Roof Below
- 7 Fitness Studio
- 8 Lounge
- 9 Functional Training
- 10 Building Support

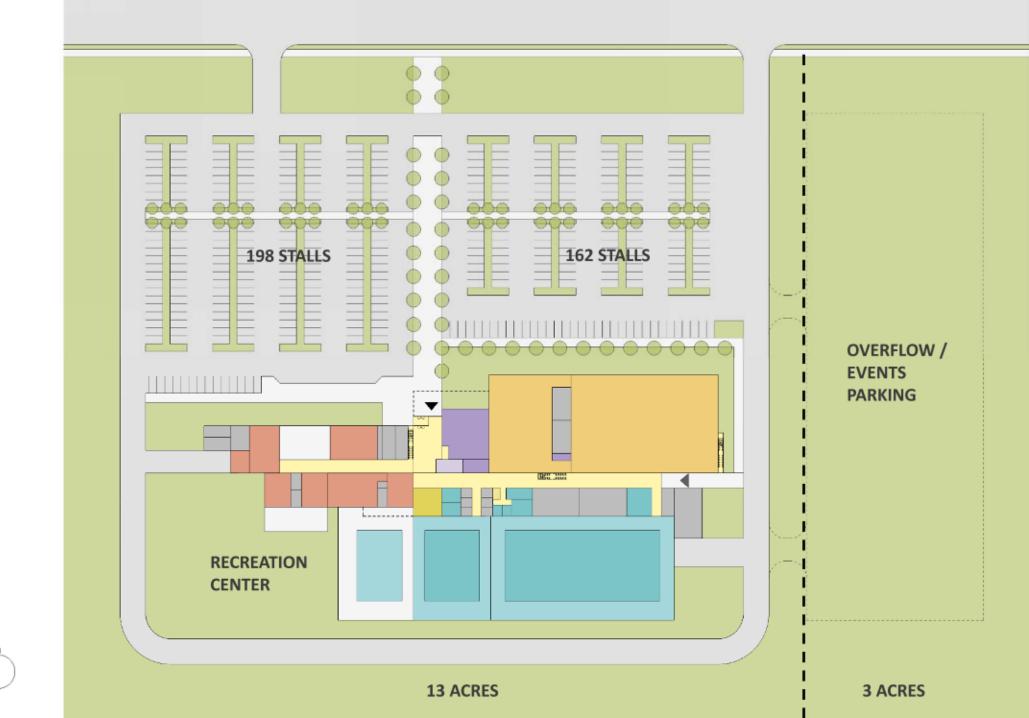


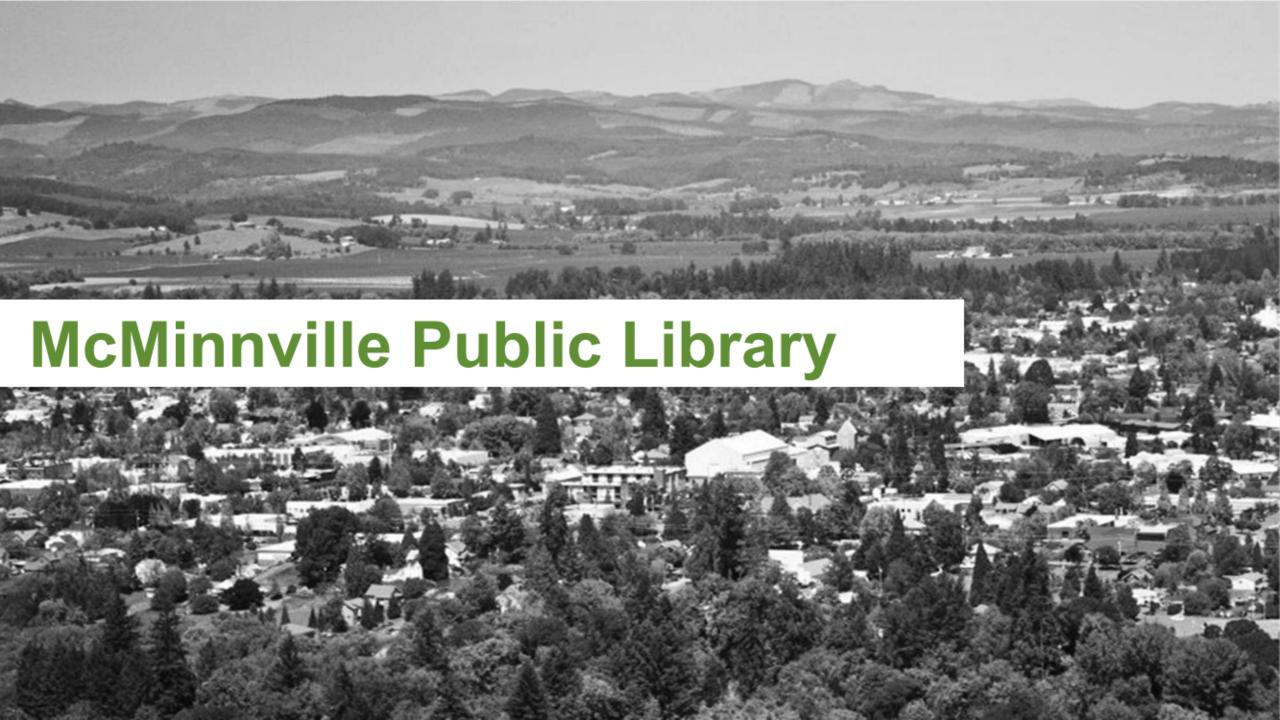
Level 1	89,000 SF
Level 2	29,000 SF
Total	118,000 SF





### **SITE PLAN**





## **SPACE PROGRAM SUMMARY**

A. Operations - Building Support		
Entry, Friends, Bathrooms	3,040	-
Utilty Rooms/stairs/elevator	2,810	
Additional General Circulation (not included in D below)	1,000	
Subtotal: Building Support Spaces	6,850	nsf
B. Operations - Facility Administration		
Work Room/Offices	2,135	
Subtotal: Operations - Facility Administration	2,135	nsf
C. Community Spaces		
Meeting Room, storage	1,550	•
Subtotal: Community Spaces	1,550	- nsf
D. Library Public Spaces		
Check out, Quick Reads, PACs, NF Service Pt	1,160	
Maker	240	
Small Meeting Rooms	780	
Children	5,482	
Teen	1,765	
Spanish	318	
General Collection	6,820	
General Lounge and Living Room	1,120	
General Study	1,780	
Subtotal: Library Public Spaces	19,465	- nsf

**Total Building Square Footage** 

# **CONTEXT PLAN**



# **SITE DEVELOPMENT - CONTEXT**



# **SITE DEVELOPMENT AREA**



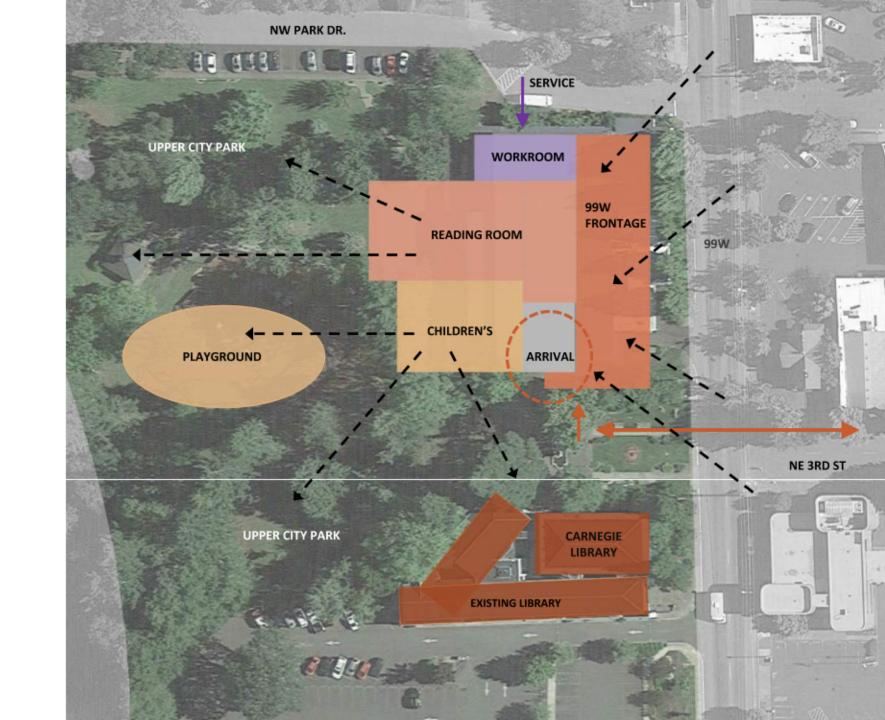
# **CARNEGIE LIBRARY**







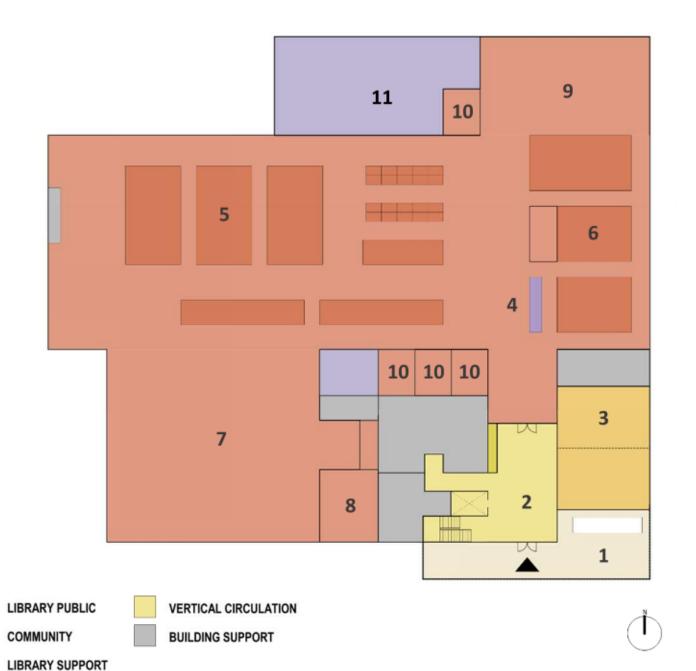
# **SITE PLAN - VIEWS**



### LIBRARY LEVEL PLAN

- 1 Covered Entry
- 2 Lobby
- 3 Large Meeting Room
- 4 Service Point
- 5 Fiction Collection
- 6 Non-Fiction Collection
- 7 Children's
- 8 Quiet Room
- 9 Teen
- 10 Small Meeting Room
- 11 Library Workroom

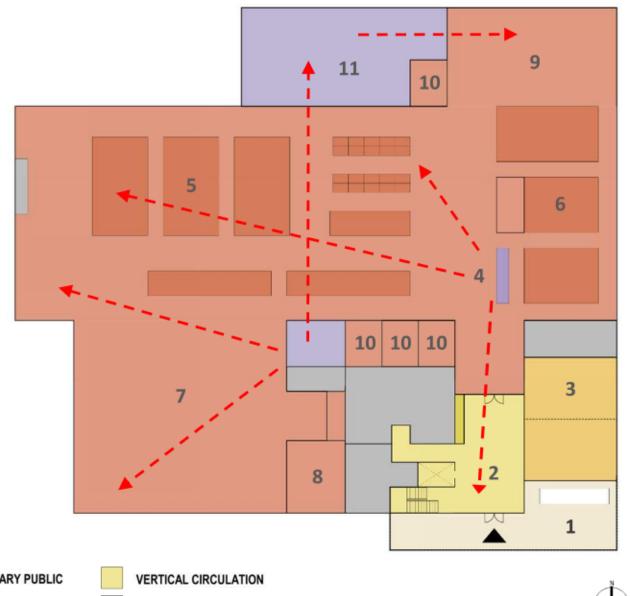
28,130 SF
1,925 SF
30,055 SF
24,270 SF



## **LIBRARY PLAN - VIEWS**

- 1 Covered Entry
- 2 Lobby
- 3 Large Meeting Room
- 4 Service Point
- 5 Fiction Collection
- 6 Non-Fiction Collection
- 7 Children's
- 8 Quiet Room
- 9 Teen
- 10 Small Meeting Room
- 11 Library Workroom

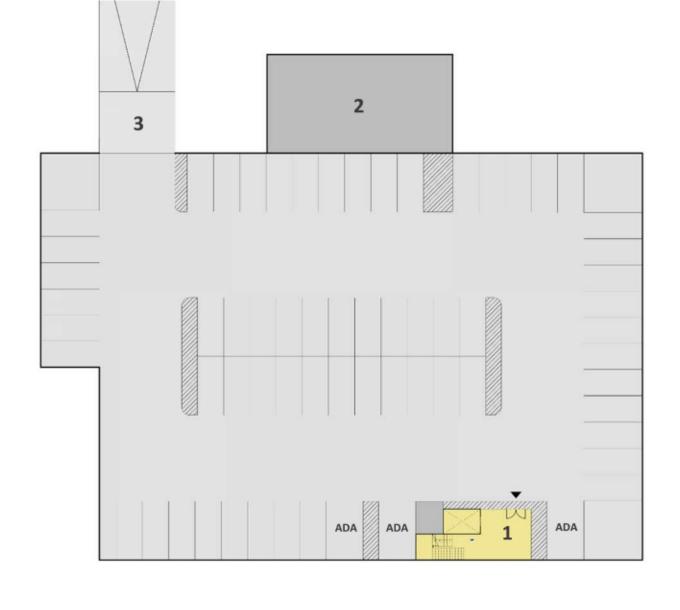
Library Level	28,130 SF
Mechanical Utilities	1,925 SF
Library Total	30,055 SF
Parking Level	24,270 SF



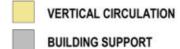


## **PARKING LEVEL PLAN**

- 1 Elevator / Stair Lobby
- 2 Mechanical Utilities
- 3 Ramp to Park Drive



Standard Stalls	61
ADA Stalls	3
Total Stalls	64



# **SITE PLAN**





