

MCMINNVILLE CIVIC FACILITIES MASTER PLAN

MacPAC Schedule





Concept Design

- McMinnville Recreation Center
- McMinnville Public Library

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

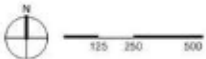


McMinnville Recreation Center

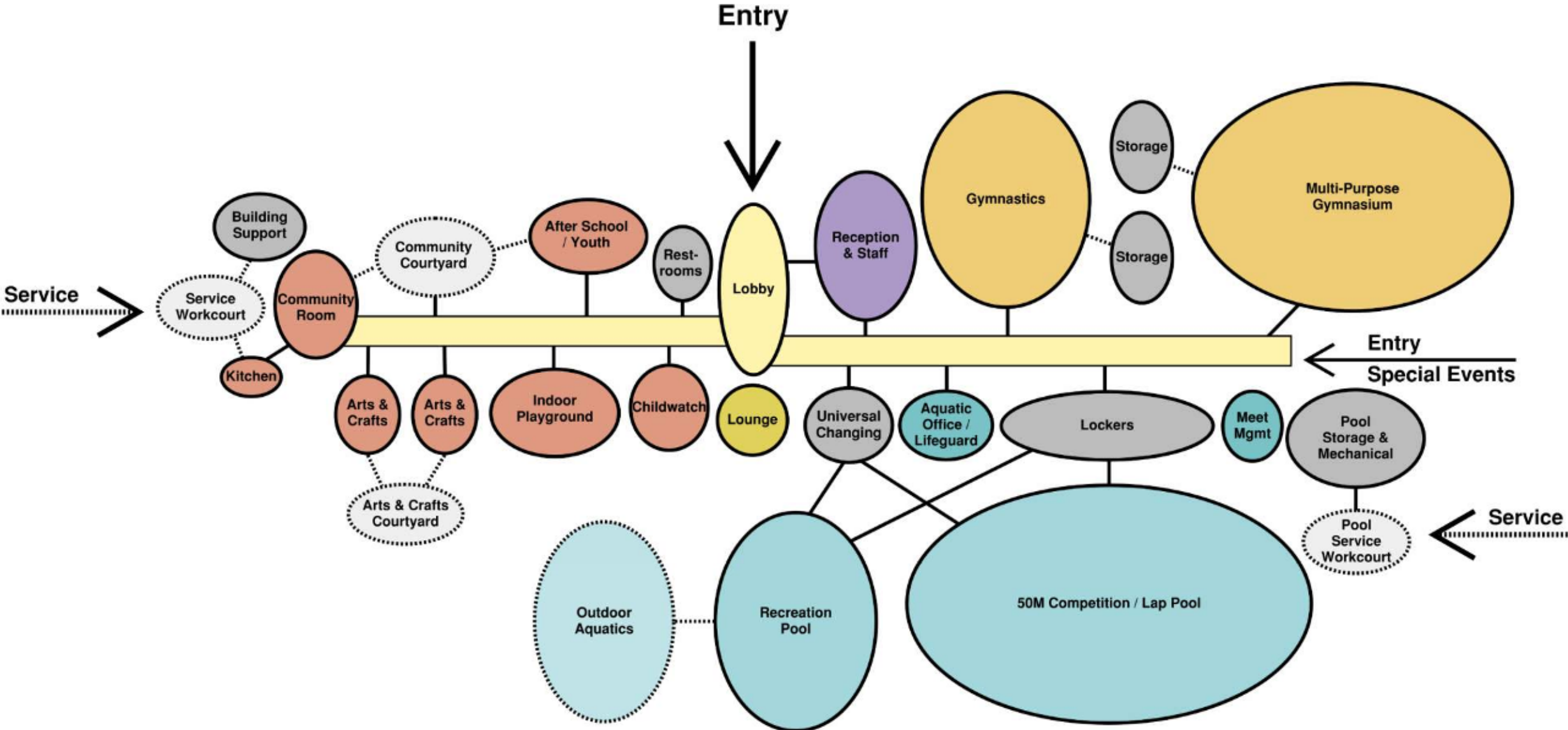
SPACE PROGRAM

A. Operations - Building Support		
Subtotal: Building Support Spaces		8,850 nsf
B. Operations - Facility Administration		
Subtotal: Facility Administration Spaces		2,430 nsf
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		2,000
Subtotal: Aquatic Spaces		36,840 nsf
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
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 Circulation, Mech, Walls, etc)		20,052 gsf
Total Building Square Footage		120,312 gsf

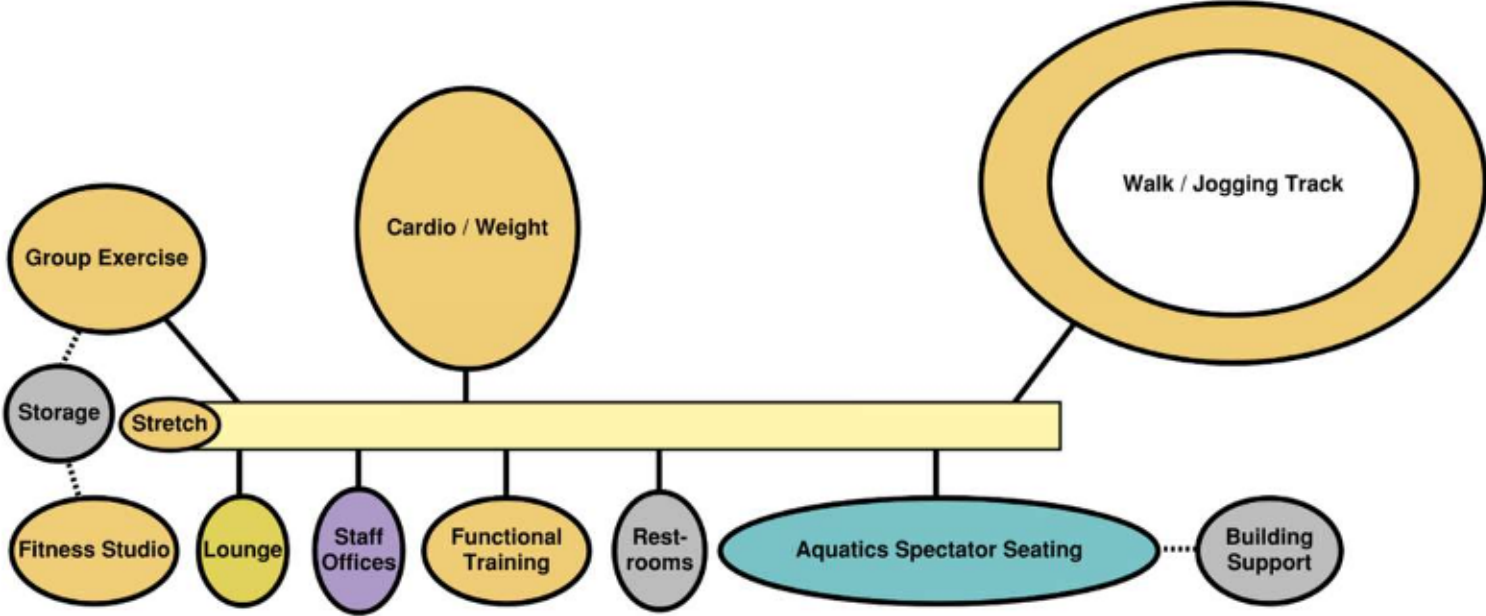
CONTEXT PLAN



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

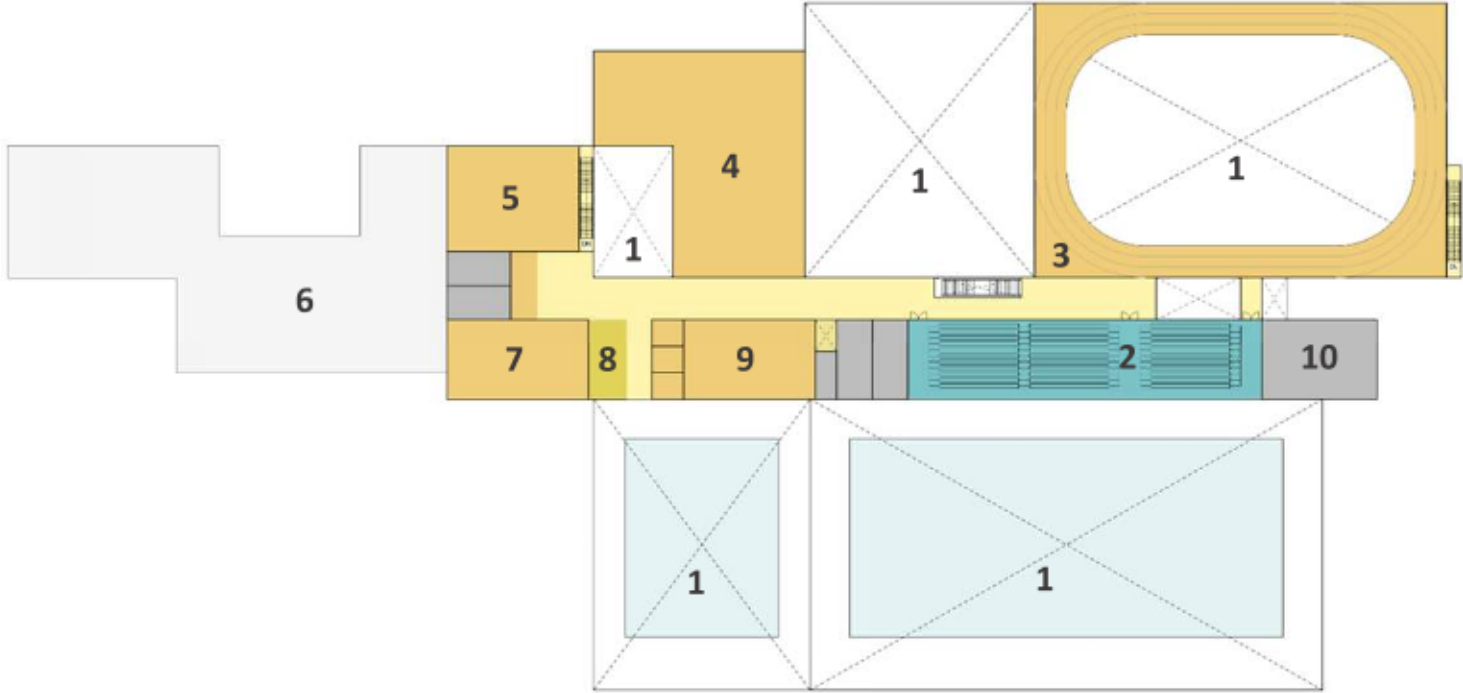


Level 1	89,000 SF
Level 2	29,000 SF
Total	118,000 SF



LEVEL-2 PLAN

- 1 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

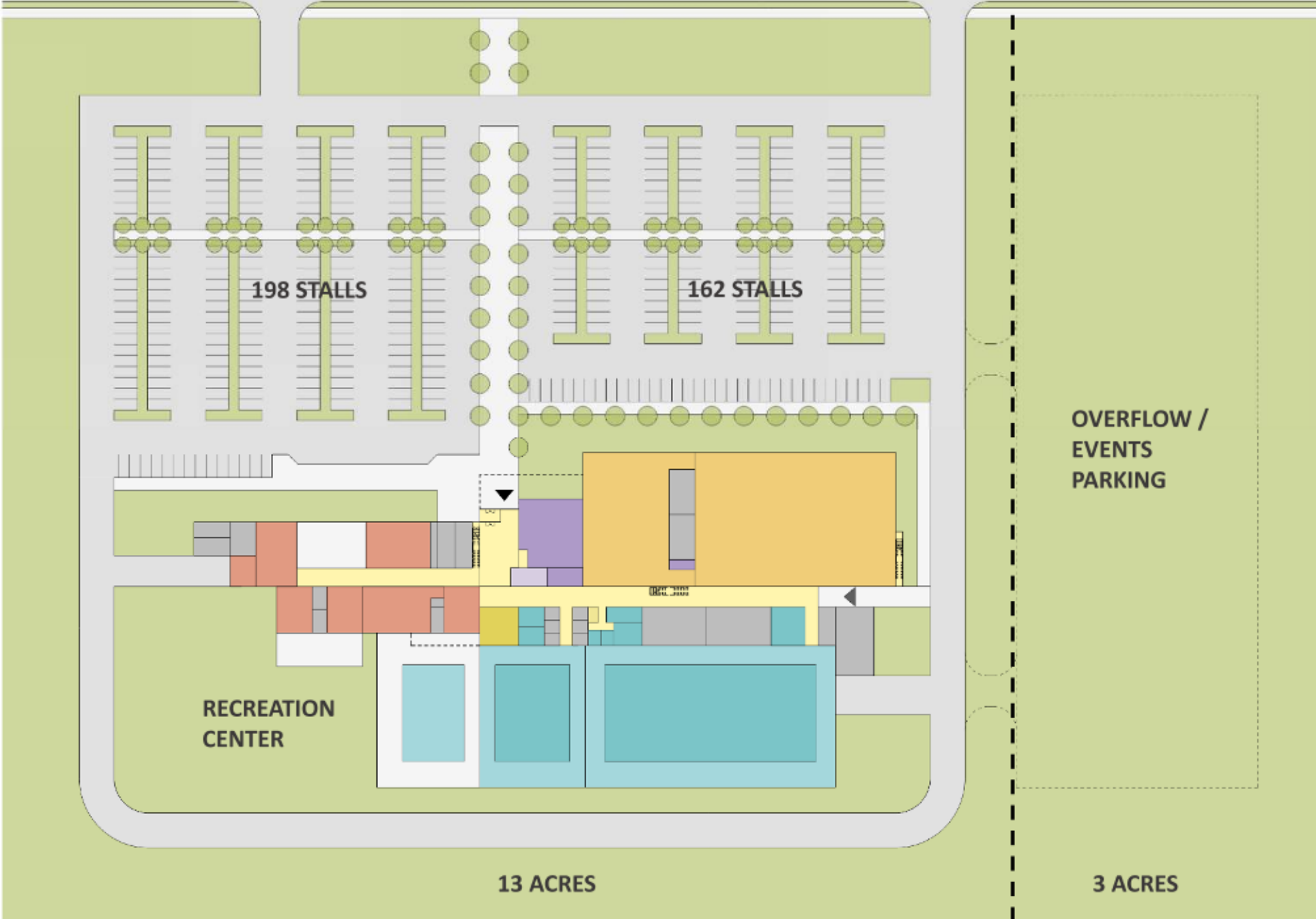


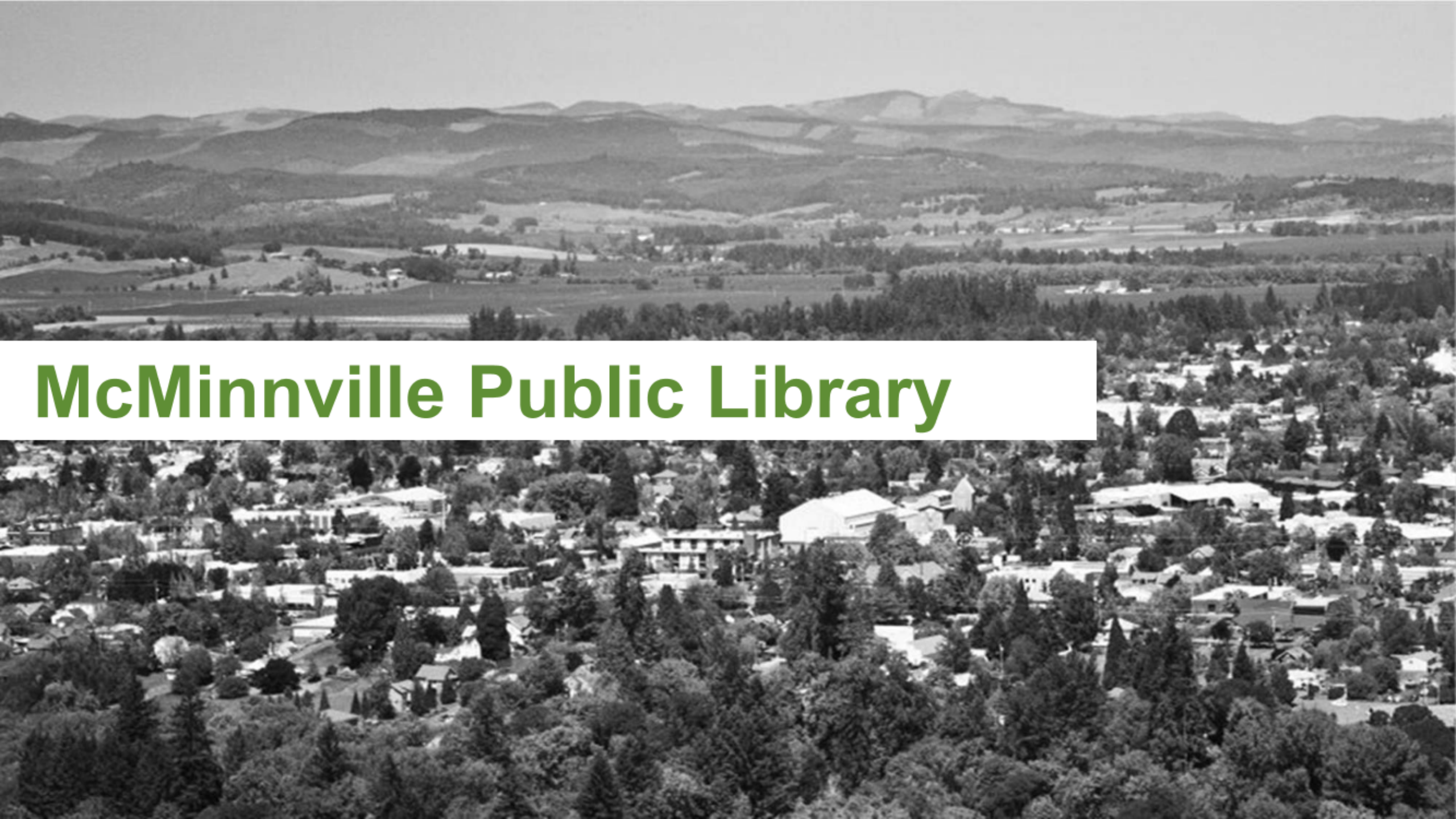
Level 1	89,000 SF
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Total	118,000 SF

 AQUATICS	 COMMUNITY SPACES	 ADMINISTRATIVE
 AQUATICS	 RECREATION SPACES	 CIRCULATION
 COMMUNITY SPACES	 LOUNGE	 BUILDING SUPPORT



SITE PLAN





McMinnville Public Library

SPACE PROGRAM SUMMARY

A. Operations - Building Support		
Entry, Friends, Bathrooms	3,040	
Utility 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	30,000	gsf

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

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



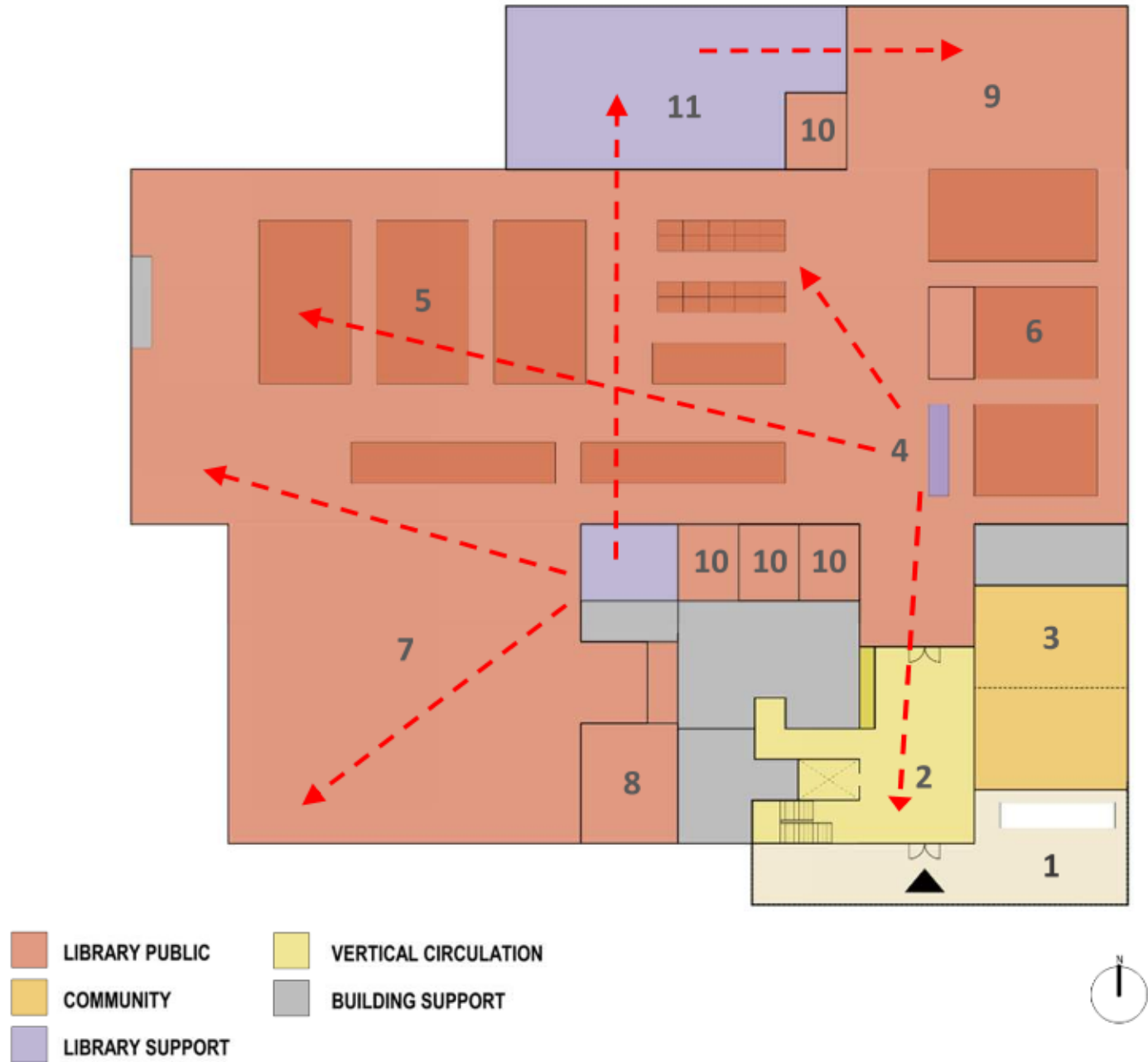
 LIBRARY PUBLIC	 VERTICAL CIRCULATION
 COMMUNITY	 BUILDING SUPPORT
 LIBRARY SUPPORT	



LIBRARY PLAN - VIEWS

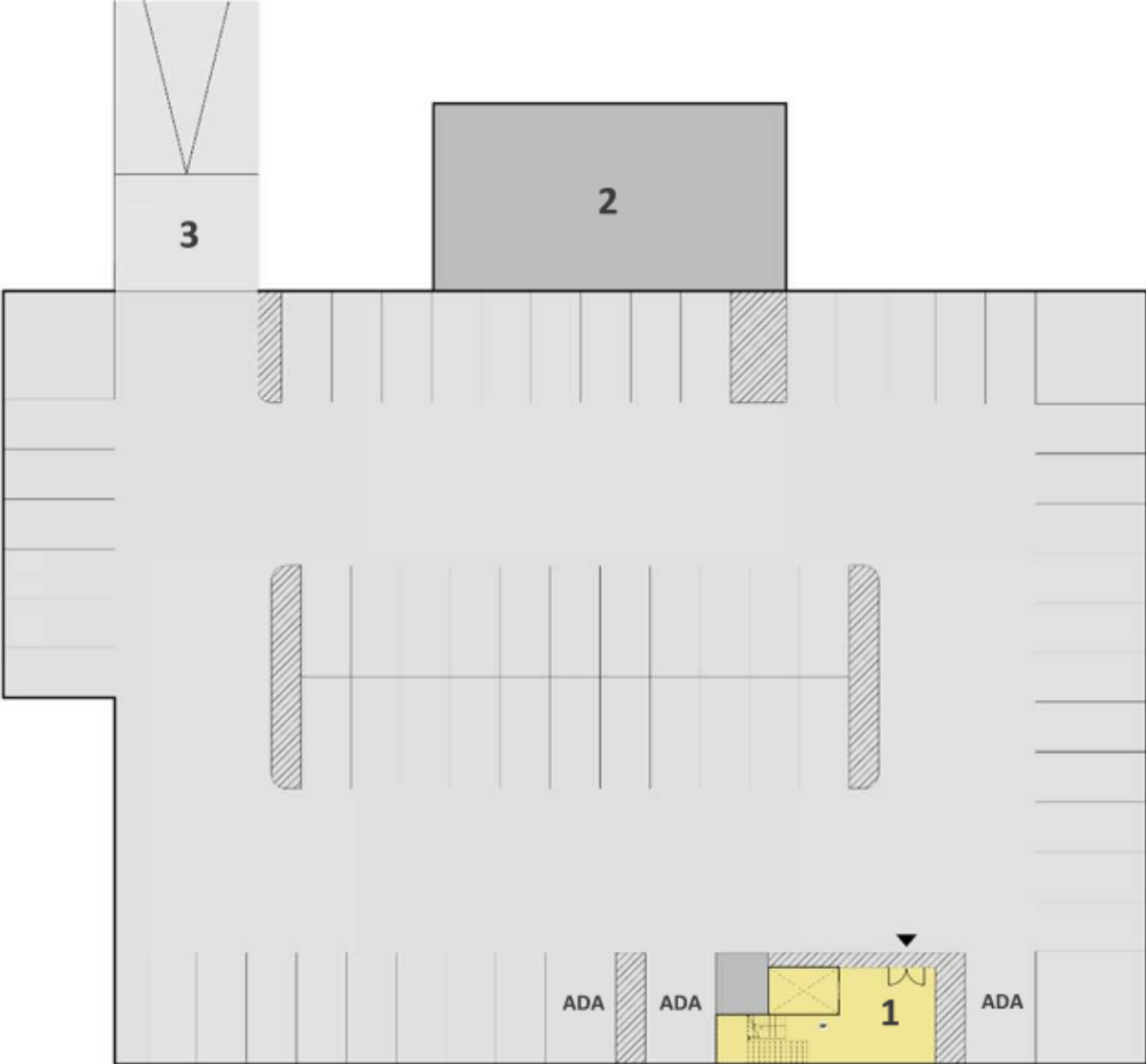
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PARKING LEVEL PLAN

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

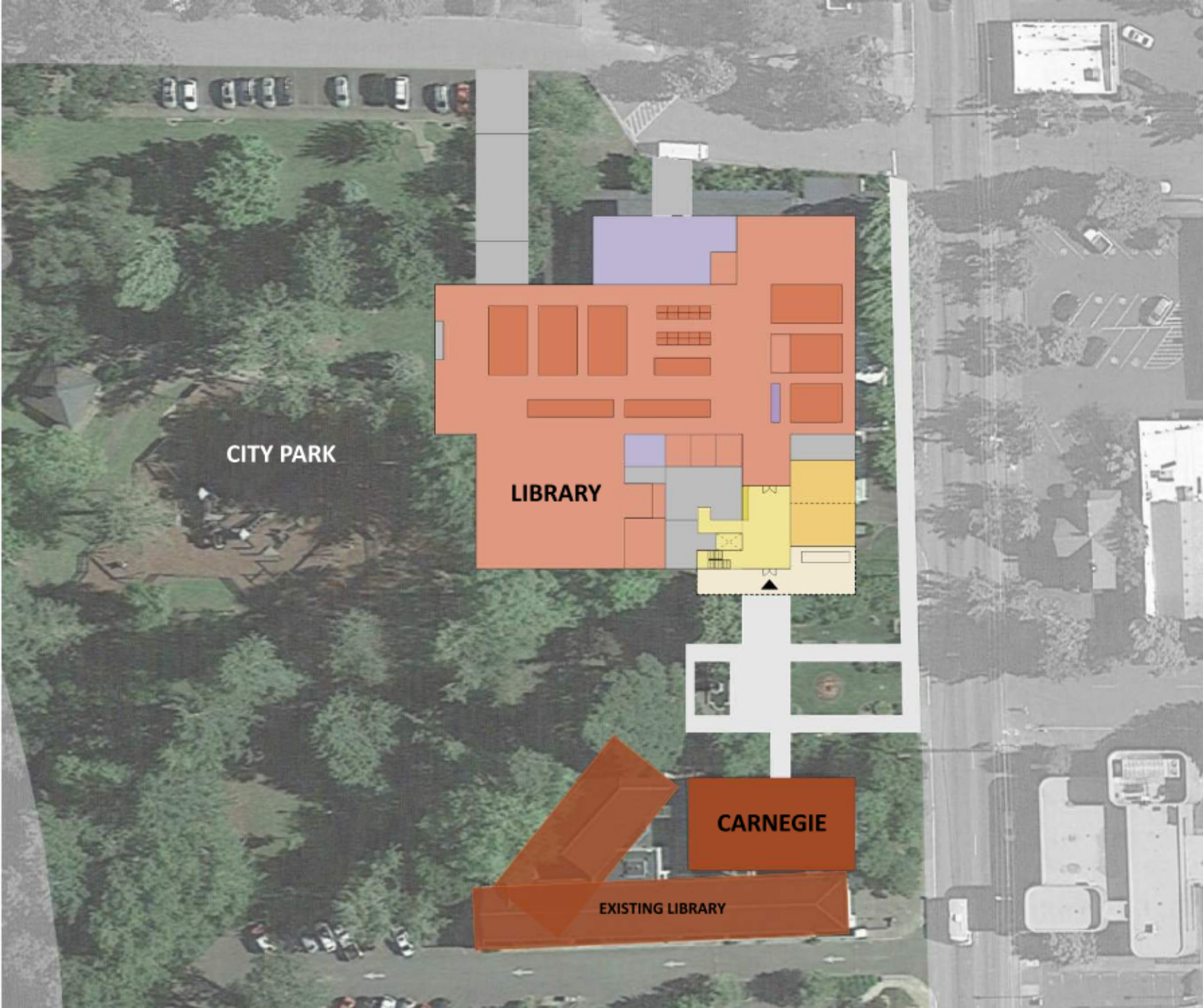


Standard Stalls	61
ADA Stalls	3
Total Stalls	64

-  VERTICAL CIRCULATION
-  BUILDING SUPPORT



SITE PLAN





Concept Design

- McMinnville Recreation Center
- McMinnville Public Library