



CITY COUNCIL
December 5, 2023
Council Chambers • 411 SW 9th Street

**COUNCIL
MEMBERS**

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

DECEMBER 5, 2023

SPECIAL MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. PRESENTATIONS

- A. Follow-Up Discussion from the May 23, 2023, City Council and Parks Committee Joint Meeting

III. ACTION ITEMS

- A. Redmond Area Parks and Recreation District Annexation Agreement

IV. NEW BUSINESS

V. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



CITY OF REDMOND

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STAFF REPORT

DATE: December 5, 2023
TO: City Council
THROUGH: Jessica MacClanahan, Public Works Director/City Engineer
Jason Neff, Deputy City Manager/Chief Financial Officer
Keith Witcosky, City Manager
FROM: Maria Ramirez, Parks Planner and Project Manager
Joshua Wedding, Water Utilities Manager
SUBJECT: Follow-Up Discussion from the May 23, 2023, City Council and Parks Committee Joint Meeting

Report in Brief:

The purpose of this item is to provide an update and follow-up to City Council regarding the initiatives discussed at the City Council Committee Joint Worksession held on May 23, 2023.

Background:

On May 23, 2023, the City Council and the Parks Committee held a joint meeting to discuss strategic plans and priority projects.

Four items required follow up:

- TOPIC #1: Water Conservation – Converting five landscaped areas to waterwise planting and examining the cost/benefit and tradeoffs of converting the Spudbowl to an astroturf playing field;
- TOPIC #2: Examining if low impact lighting can be installed in Special Use Facilities and/or the Dry Canyon Dog Park;
- TOPIC #3: Investigating the use of e-bikes in parks and on the Canyon trail;
- TOPIC #4: Examining the Level of Service policy goal of 4 developed acres per 1,000 residents.

Detailed discussion on each topic is described in the following section of this staff report.

Discussion:

Topic #1 - Water Conservation: One of the City Council's seven goals is to examine opportunities for sustainable development practices environmentally conscious approach in the use of City resources.

One element of the City's water rights permit is a Water Management and Conservation Plan (WMCP). The Plan established 23 actions complement the City's current conservation efforts to (1) improve efficiency in use and reduce water loss, (2) improve land management such as landscaping, soil improvements, and irrigation; and (3) reduce the overall demand for water. The concept of water conservation is commonly associated with restricting or curtailing use in response to water supply issues. These approaches remain a useful short-term management tool. However, the City's conservation program also emphasizes long-term improvements in the efficient use of water while maintaining quality of life standards. Two actions included in the State-approved plan identify examining the cost-effectiveness of existing practices in City parks; and reducing irrigatable turf in new and existing park spaces.

During the joint worksession, staff discussed the option of converting three City-owned and maintained landscaped areas. Locations include pocket park at the intersection of NW Greenwood Avenue and NW Canal Drive; the East Island at the intersection of SW Glacier Avenue Highland Avenue and Highway 97; and the West Island at SW Glacier Avenue and SW Highland Avenue and Highway 126. The City Council showed support for this proposal and also requested two other areas be considered: The Flag Monument which borders Highway 97, and the landscaped entryway between SW 5th Street and SW 6th Street adjacent to the new Summit Bank building. Since the joint discussion in May, design concepts have been developed. Concept plans are attached for further discussion.

Below is a summary of the approach staff would like to take for each area:

The East Island:

On the East Island, the scope includes reducing turf to 28% of the total landscaped areas and replacing it with ornamental, native bunch grasses and native perennials. Areas with new ornamental plants will receive 1" taffy rock top dress to the area.

The Flag Monument:

All turf will be removed and replaced by native bunch grasses and native perennials. The Flag Monument planting will require heavier irrigation in year one, 50% irrigation by year two, and zero irrigation by year three.

- Total Landscape Area 46,612 sq. ft.
- Existing Turf 31,589 sq. ft. 68%
- Remaining Turf 18,605 sq. ft. 28%

The West Island:

Scope to include reducing turf to 16% of the total landscaped areas and replacing landscaped areas with brown taffy rock, native bunch grasses, and native perennials. The existing trees and shrubs will require new dedicated drip irrigation zones.

- Total Landscape Area 16,792 sq. ft.
- Existing Turf 11,343 sq. ft. 68%
- Remaining Turf 2,664 sq. ft. 16%

The Pocket Park at Greenwood and Canal:

Scope to include improved stormwater swale aesthetics and drainage needs of the stormwater swale. Design to include removing all turf and replacing it with native plantings, river rock, and perineal shrubs. The existing cinder top dress shall be replaced with local taffy rock.

- Total Landscape Area 5,601 sq. ft.
- Existing Turf 4,339 sq. ft. 77%
- Remaining Turf 0 sq. ft. 0%

The South Canal 5th and 6th Island Intersection:

Scope to include removing all turf and creating a monoculture planting of Idaho Blue Fescue grass with taffy rock mulch. All but tree irrigation will be turned off by year two.

- Total Landscape Area 16,792 sq. ft.
- Existing turf 10,290 sq. ft. 96%
- Proposed blue fescue to replace existing turf 2,396 sq. ft. 22%

Staff recommends moving forward with a construction set for all areas except the Pocket Park.

Topic #2, Lighting: Council requested the Parks Committee look at the feasibility of incorporating low-light options within the Dry Canyon Dog Park to extend opportunities for residents to exercise their dog during winter months. As part of the Well 9 Design Project, Consor, the design consultant, completed a photometric study and cost estimate to provide lighting at the dog park. The designs included seven (7) lights around the parking lot and six (6) lights around the dog park areas. The low-confidence cost estimate was \$87,500 to complete this work.

Topic #3: Due to the increased use of electric motorized recreation devices in the Canyon, Council requested the Parks Committee examine planning and policy development specific to electric bikes. In 2022, the Parks Committee launched educational efforts within the Canyon to inform and educate trail etiquette for all trail users. Interventions included installation of sharrows on the paved trail and new signage throughout the dirt trails. The Parks Committee is currently working with the Central Oregon Trails Alliance (the local trails group) and Dirt Mechanics (trail developer) to examine potential areas to improve educational efforts and prevent negative behavior on the trails. The scope of this work includes:

1. Policy recommendations and updates for the Dry Canyon area and the trails within;
2. Suggested signage and placement;
3. Detailed description of existing trails, trails to be decommissioned, and new trails to be added, creating a cohesive trail network that will be easier for the public to navigate.

Topic #4: The City's current policy goal is to provide four acres of developed park space per 1,000 residents. Council requested the Parks Committee discuss whether the active areas in the Dry Canyon should contribute towards the 4/1,000 level of service goal. The current standard was created as part of the 2018 Parks Master Plan. At that time, Redmond's Park System had 2.85 acres of developed parkland per 1,000 residents. With an inventory of undeveloped land owned by the park system, the consultant at that time recommended increasing it to 4/1,000 to encourage growth to meet future demand.

Given the complexity and long-term impact of lighting, electric motorized devices, and adjusting the level of service ratios, the Parks recommends updating the City's Parks Master Plan and including these topics in the planning effort.

A Request for Proposals was released on December 4, 2023. During the 12-month planning process, the Parks Committee, in partnership with community stakeholders, aim to:

- 1. Update the park system inventory and conduct a conditions assessment of parks, facilities, and trails to guide the development of a system-wide assessment.
- 2. Recommend a new level of service standard and policy and implementation strategies to respond to the community’s needs, including lighting, electric motorized devices, special use facilities, natural preservation, and water conservation.
- 3. Develop an actionable plan with guidelines to address projects, acquisitions, and land development including, but not limited to the Wastewater Plant, Pershall Property, Erickson’s Property, Redmond Caves, and land within the West Redmond Area Plan.

In tangent to this effort, staff will be working with a consultant and team of stakeholders to update the Parks System Development Charge (SDC) Methodology as well.

Fiscal Impact:

Water Conservation Actions:

Funding for the project would require \$225,000 of General Fund support detailed below.

Fiscal Year (FY) 23/24 and FY 24/25

- *These costs are low confidence estimates and assume design and construction of five demonstration areas.*

<i>Funding Source: Capital</i>	Phase		Budget
	Concept Design	\$	5,000.00
	Final Design	\$	20,000.00
	Construction	\$	200,000.00
	Total	\$	225,000.00

The Parks Master Plan and SDC Update:

Funding for the project would require \$120,000 of Parks System Development Charges support detailed below.

FY 23/24 and FY 24/25

<i>Funding Source: System Development Charges – Parks Improvement</i>	FY		Budget
	2023/2024	\$	65,000.00 (PMP)
	2023/2024	\$	7,000.000 (SDC)
	2024/2025	\$	35,000.00 (PMP)
	2024/2025	\$	13,000.00 (SDC)
	Total	\$	120,000.00 (Combined)

Alternative Courses of Action:

General direction is sought, no formal action is being requested.

Recommendation / Suggested Motion:

N/A

	Total Landscape Area	Existing Turf Sq Ft	Existing Turf %	Remaining Turf Sq Ft	Renovated Turf %	Reduction %
Site A & B Combined	46,612	31,589	68%	18,605	40%	28%
Site C - South Triangle	10,712	10,290	96%	2,111	20%	76%
Site D - West Triangle	16,792	11,343	68%	2,664	16%	52%

Site A – Existing Conditions 1



Site A – Photo Simulation 1



Site A – Existing Conditions 2



Site A – Photo Simulation 2



Site C – Existing Conditions 1



Site C – Photo Simulation 1



Site C – Existing Conditions 2



Site C – Photo Simulation 2



Site D – Existing Conditions 1



Site D – Photo Simulation 1



Site D – Existing Conditions 2



Site D – Photo Simulation 2





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STAFF REPORT

DATE: December 5, 2023
TO: City Council
THROUGH: Keith Witcosky, City Manager
John Roberts, Deputy City Manager
FROM: Kyle Roberts, Planning Director
SUBJECT: Redmond Area Parks and Recreation District Annexation Agreement

Report in Brief:

This item requests City Council approve an annexation agreement for approximately 10.50 acres located in west Redmond.

Background:

Per ORS 222.111(2), Redmond Area Parks and Recreation District (RAPRD) is requesting an unincorporated property be annexed into the City limits. The subject property is owned by RAPRD and is located west of SW 35th Street, north of SW Lava Avenue, and south of SW Highland Avenue/OR Highway 126. A locator map identifying the property is attached.

The property has a site address of 1001 SW 35th Street (Tax Lot: 1513180003100) and is approximately 10.50 acres in size. The property is contiguous to Redmond City limits' western edge and is designated to be zoned high-density residential (R-5) at the time of annexation per the 2040 Greater Redmond Area Comprehensive Plan and Zone Map.

Per ORS 222.127, a property is eligible for annexation if: (1) the property is located within an Urban Growth Boundary; (2) the property is, or upon annexation will be, subject to the City's Comprehensive Plan; (3) the property is contiguous to the City limits; and, (4) the proposed annexation conforms to all other requirements of the City's ordinances.

In conjunction with annexation, RAPRD proposes developing the property with a new regional recreation center, accommodating a wide variety of recreational, fitness, and therapeutic activities and amenities for multiple, cross-generational activities.

Discussion:

For lands immediately contiguous to the City limits, there are opportunities to be annexed when there is consistency with the Redmond Comprehensive Plan 2040, framework or accompanying plans, and infrastructure availability. Developing an annexation agreement is the first step in the process to incorporate a property into the City limits. Once inside, it can be rezoned and developed to City standards and at an urban density.

The applicant met with staff to negotiate and draft the terms outlined in the annexation agreement. Specifically, the items outlined in Section 4 "Development" of the agreement were drafted using the applicant's preliminary conceptual master plan for the property as a framework. The applicant is proposing a phased master development plan as well as a rezone of the property from the Comprehensive Plan-designated R-5 zone to Public Facility zone.

Upon approval of the proposed annexation agreement, the property owner will have 24 months to proceed through the land use review process (i.e., master development planning and rezoning). Land use review will evaluate compliance with the Redmond Development Code and alignment with the 2040 Redmond Comprehensive Plan and other Comprehensive Plan supporting documents (e.g., Transportation System Plan). Ultimately, a resolution for formal annexation will be prepared and brought to the Council for the subject property.

As a requirement of the master development plan process, the applicant will conduct a neighborhood meeting. The applicant has chosen to combine the neighborhood meeting with a planned community event for the project scheduled for December 7, 2023.

Fiscal Impact:

There is no immediate or anticipated fiscal impact as part of this first step in the annexation process.

Alternative Courses of Action:

1. Approve the annexation agreement.
2. Request more information.
3. Do not approve the annexation agreement.

Recommendation / Suggested Motion:

"I move to approve the annexation agreement with Redmond Area Parks and Recreation District for the property located at 1001 SW 35th Street (tax lot number: 1513180003100) and authorize the City Manager to sign the agreement."

**After Recording Return To:
City of Redmond
411 SW 9th Street
Redmond, OR 97756**

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this _____ day of _____, 2023, by and between the City of Redmond, Oregon, an Oregon municipal corporation (hereinafter “City”) and Redmond Area Park and Recreation District (RAPRD) (hereinafter “Owner”).

RECITALS

WHEREAS, Owner is the record owner of the property legally described on Exhibit A attached hereto and incorporated herein (hereinafter referred to as the “Property”); and

WHEREAS, the Property is within the City’s Urban Growth Boundary and is proposed to be annexed to the City; and

WHEREAS, Owner desires to have the Property annexed to the City; and

WHEREAS, Owner has submitted a petition for annexation and provided the City with all required consents for annexation; and

WHEREAS, the City is willing to annex the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, the City will initiate zoning upon the successful annexation of said property by resolution to the City, and

AGREEMENT

NOW, THEREFORE, in consideration of the representations, promises and mutual covenants contained herein, the City and Owner agree as follows:

1. **RECITALS**: The foregoing recitals are incorporated herein as is fully set forth in this Section.
2. **ANNEXATION**:
 - a. City agrees it will initiate a resolution annexing the Property into the City once all required consents and a signed Annexation Agreement have been received by the City, and an approved master plan with proposed zone amendment has been achieved, and all City requirements have been met. This agreement is void if the Property is not annexed to the City within two years after the effective date of this Agreement.
 - b. Owner may terminate this Agreement by serving written notice to the City. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation resolution is adopted by the City, this Agreement may only be terminated or amended by written consent of Owner and City.

3. **COMPREHENSIVE PLAN/ZONING:** Prior to development, the Owner is required to receive master plan approval for the property in compliance with the Redmond Comprehensive Plan 2040, Redmond Development Code, and Engineering Department requirements. The master plan will identify Comprehensive Plan and Zoning designations, subject to City Council review and approval. Upon adoption of the master plan, successful annexation, and a Comprehensive Plan Map/Zone Map adoption, the City will apply the Comprehensive Plan and Zoning designations identified in the Master Plan.
4. **DEVELOPMENT:** Owner agrees as follows:
- a. Owner shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).
 - b. Owner agrees any development of the property will comply with the applicable approved West Redmond Area Plan and master plan for the property, except as modified consistent with City requirements.
 - c. Owner agrees to incorporate and apply the City's Great Neighborhood Principles as found in the Redmond Comprehensive Plan 2040 and Redmond Development Code. The City shall determine the applicability of the Great Neighborhood Principles to the subject property as necessary. All development must comply with federal, state and city regulations.
 - d. Owner agrees that it will, without any cost to the City, dedicate the necessary rights-of-way or easements for all planned Improvements identified in the City's Public Facilities Plan or adopted master plans.
 - e. Owner agrees that it will install all Engineering requirements conforming to City of Redmond Standards and Specifications, Public Facility Plans, and Master Plan documents.
 - f. Owner shall install a multi-use separated path adjacent to SW 35th Street and in the northwest corner of the property per Transportation System Plan requirements (Facility ID B17 and B47), unless otherwise required to conform with the West Redmond Area Plan or as determined by the City Engineer.
 - g. Owner agrees that sewer capacity is unavailable at the existing property frontages, unless otherwise determined by the City Engineer. The owner must discharge sewer to an approved location north of SW 35th Street and SW Highland Avenue, unless otherwise approved by the City Engineer.
 - h. Owner shall remove all ground water rights from Property unless partial use is otherwise approved by the Redmond City Council. If required, Owner is directed to remove water rights via sale or transfer to the City. Removal shall occur prior to the platting of the first phase of development.
 - i. Owner agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. If the property is developed in phases, the waiver may be removed on a phase-by-phase basis if all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City.

5. **AMENDMENT**: This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.
6. **SEVERABILITY**: If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.
7. **NO WAIVER OF RIGHT TO ENFORCE AGREEMENT**: Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
8. **ENTIRE AGREEMENT**: This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of general applicability.
9. **SURVIVAL**: The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.
10. **SUCCESSORS AND ASSIGNS**: This Agreement shall run with the land described on Exhibit A and inure to the benefit of, and be binding upon, the successors in title of the Owners and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.
11. **TERM OF AGREEMENT**: This Agreement shall be binding upon the parties and their respective successors and assigns for twenty (20) years, commencing as of the date of this Agreement
12. **ENFORCEMENT**: Owner agrees that if it fails to perform as required under this Agreement, the City Council may, at the Council's option, de-annex and that Owner will not object or oppose such de-annexation in any manner or any forum.
13. **ATTORNEY FEES**: In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY

OWNER

Keith Witcosky, City Manager

Katie Hammer, Executive Director,
Redmond Area Parks and Recreation District

ATTEST:

Kelly Morse, City Recorder

STATE OF OREGON)
) ss.
County of Deschutes)

Keith Witcosky, City Manager, on behalf of the City of Redmond, who acknowledged that he had authority to sign on behalf of the City of Redmond and this instrument to be the City's voluntary act and deed, acknowledged this instrument before me this _____ day of _____ 2023.

Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me this _____ day of _____ 2023, by Redmond Area Parks and Recreation District (RAPRD), by _____, its _____, who acknowledged this instrument to be his/her voluntary act and deed.

Notary Public for Oregon

Exhibit "A"

TAX LOT 151318000310

LEGAL DESCRIPTION: Real property in the County of Deschutes, State of Oregon, described as follows:

A portion of Parcel 1 of PARTITION PLAT NO. 1996-40, located in the Southeast Quarter (SE1/4) of Section 18, Township 15 South, Range 13, East of the Willamette Meridian, Deschutes County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of Parcel 1 of PARTITION PLAT NO. 1996-40, the initial point as well as the point of beginning; thence South 00°18'50" West along the East line of said Parcel 1 and the East line of the Southeast Quarter (SE 1/4) of said Section 18, 750.54 feet to a 2.5" brass cap at the South 1/16th corner; thence South 00°18'42" East along said East lines, 230.91; thence North 89°32'22" West, 242.58 feet; thence North 00°18'42" East, 171.16 feet; thence North 89°32'22" West, 263.49 feet to the West boundary of said Parcel 1; thence North 03°44'24" West along said boundary, 60.16 feet; thence North 89°32'22" West along said boundary, 116.42 feet; thence North 00°57'14" East along said boundary, 751.25 feet; thence South 89°27'11" East along the North boundary of said Parcel 618.35 feet to the true point of beginning.

NOTE: This legal description was created prior to January 1, 2008.

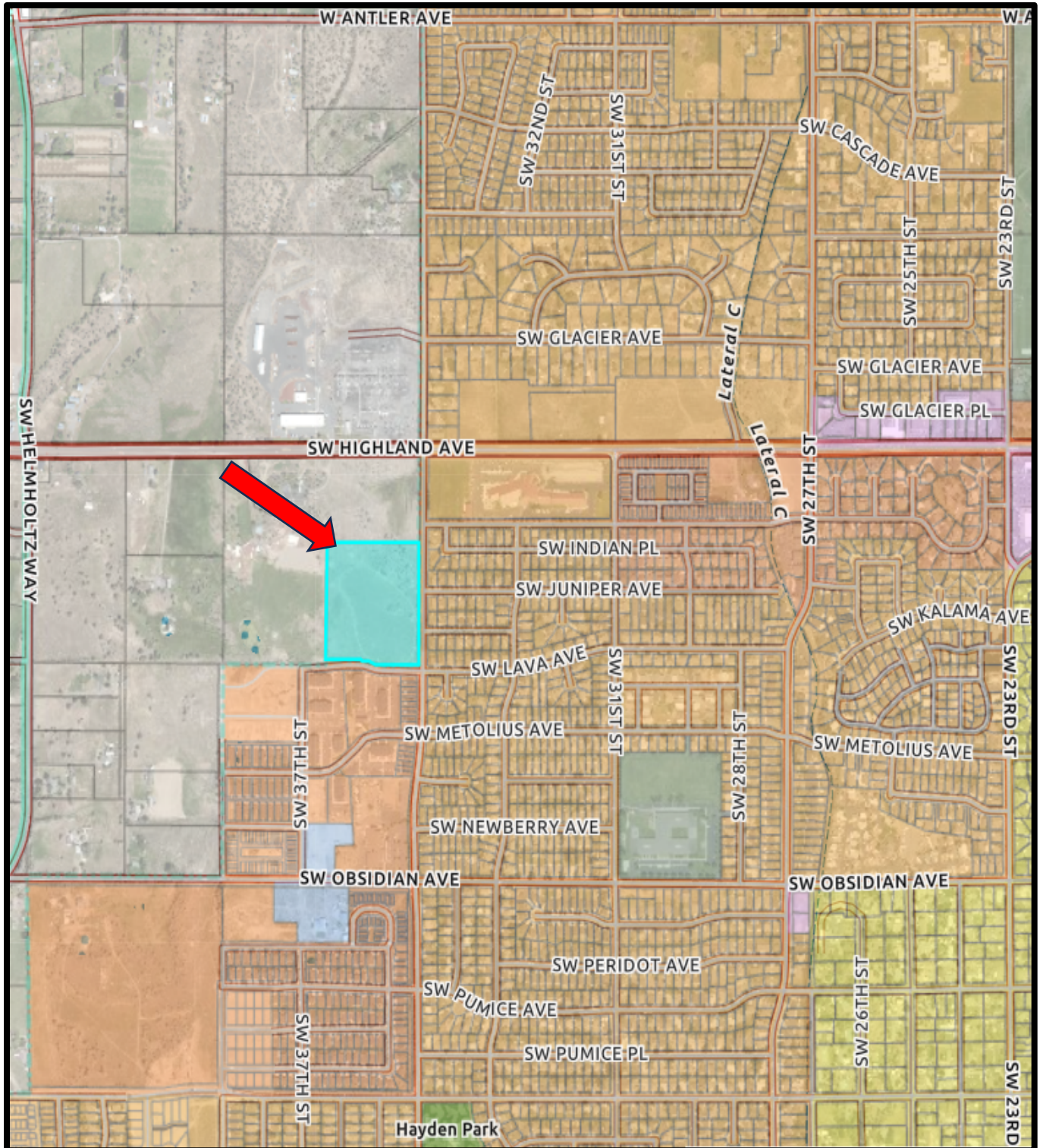
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LOCATOR MAP

Site Address: 1001 SW 35th Street

Taxlot: 1513180003100



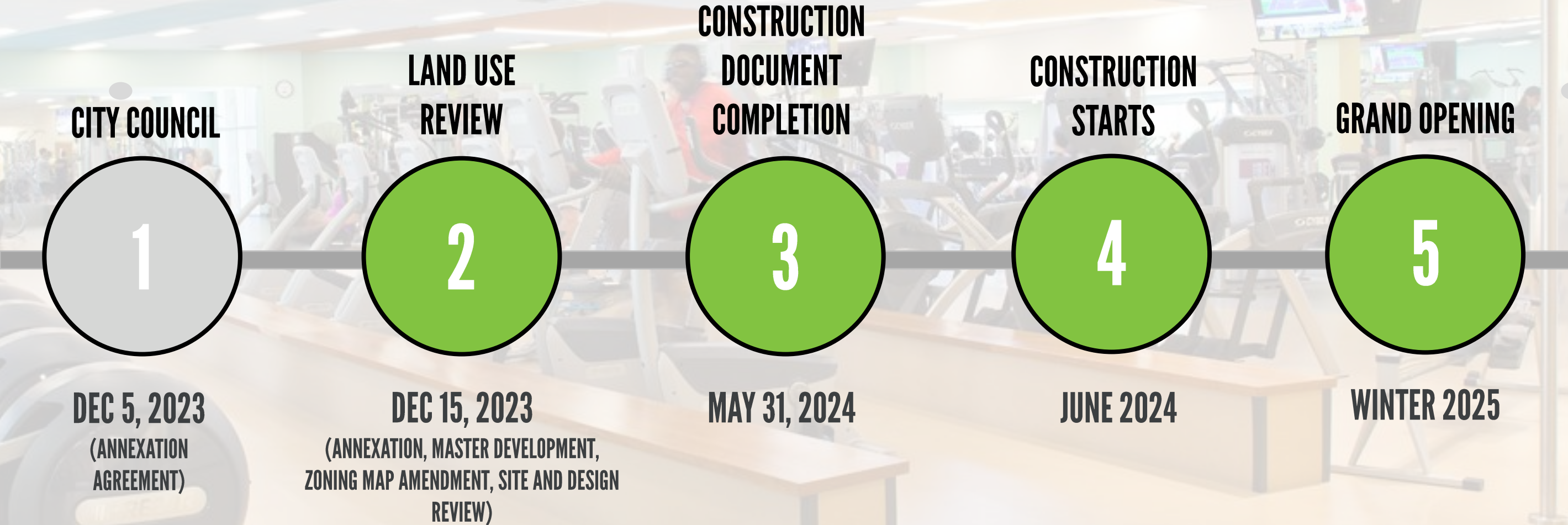


REDMOND REGIONAL RECREATION CENTER

City Council Presentation| DEC 5, 2023

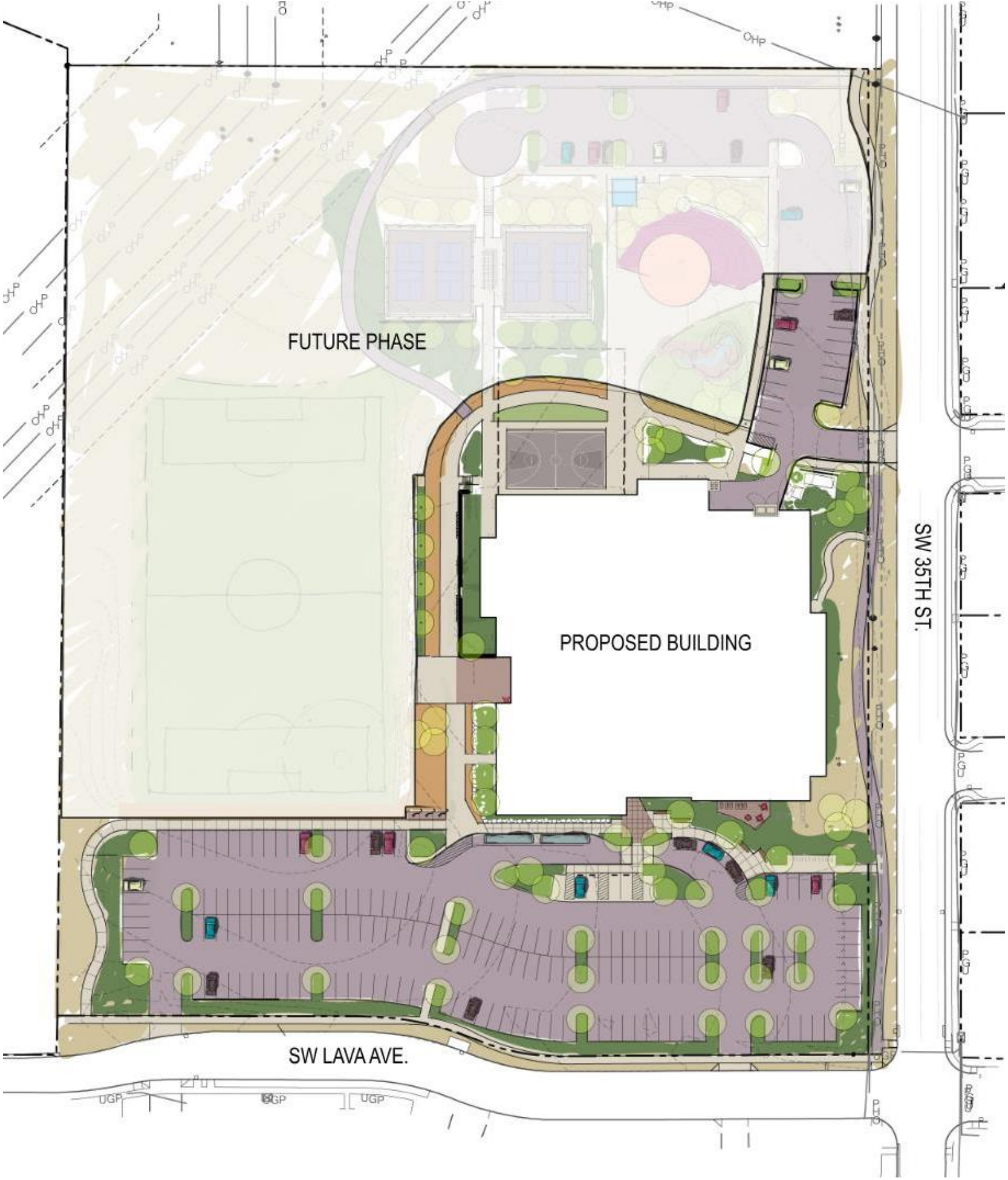


PROJECT SCHEDULE



SITE PLAN

SITE PLAN



PROGRAM

FEASIBILITY

AQUATICS PROGRAM AREAS

- (8) Lane 25 Meter Competition Pool
- 5000+ sq ft Leisure Pool w/ hot tub
- Water Slide
- (2) 1 Meter Diving Boards
- Aquatic Support Spaces - Lifeguards, Storage, Office
- Outdoor Sun deck

RECREATION PROGRAM AREAS

- Gym - (1) High School court with (2) Middle School cross courts
- Elevated Track - 14 laps per mile
- 4000+ sq. ft Fitness - includes cardio, circuit, and weights
- (2) 30-35 Person Group Fitness Classrooms
- Bouldering Wall

COMMUNITY PROGRAM AREAS

- Childwatch
- Lounge/Games Areas - Upper and Lower floor
- (2) Multipurpose/Party Rooms
- 80 Person Classroom - dividable
- Outdoor Plaza Space
- Teaching Kitchen

CURRENT

AQUATICS PROGRAM AREAS

- (8) Lane 25 Meter Competition Pool
- 3,815 sq ft Leisure Pool w/ hot tub
- Water Slide
- (1) 1 Meter Diving Boards
- Aquatic Support Spaces - Lifeguards, Storage, Office
- Outdoor Sun deck

RECREATION PROGRAM AREAS

- Gym - (1) High School court with (2) Middle School cross courts
- On grade Track - 14 laps per mile
- 2800 sq. ft Fitness - includes cardio, circuit, and weights
- (2) 24-30 Person Group Fitness Classrooms
- ~~Bouldering Wall~~

COMMUNITY PROGRAM AREAS

- Childwatch
- ~~Lounge/Games Areas—Upper and Lower floor Lounge~~
- (1) Multipurpose/Party Rooms
- 40-Person Classroom ~~—dividable~~
- ~~Outdoor Plaza Space~~
- Teaching Kitchen

FEASIBILITY

SUPPORT PROGRAM AREAS

- Large lobby
- Views into both pools
- Locker Rooms
- (6) Family Locker Rooms and Lounge
- Admin Area including (6) private offices
- Conference Room
- Front Desk w/ small food service

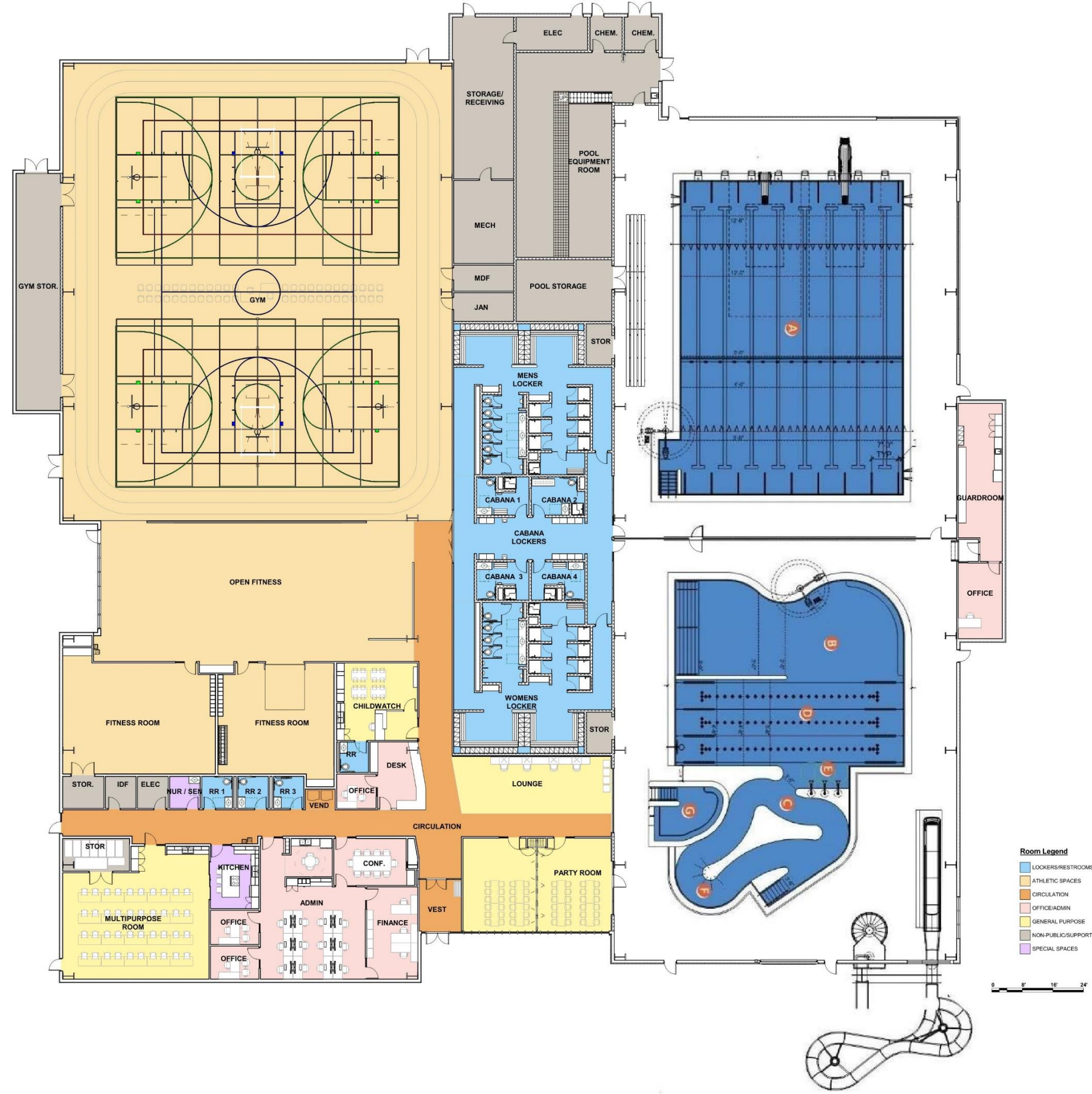
CURRENT

SUPPORT PROGRAM AREAS

- Small lobby
- Views into Leisure pools
- Locker Rooms
- (4) Family Locker Rooms and Lounge
- Admin Area including (6) private offices and 10 open office
- Conference Room
- Front Desk w/ small food service

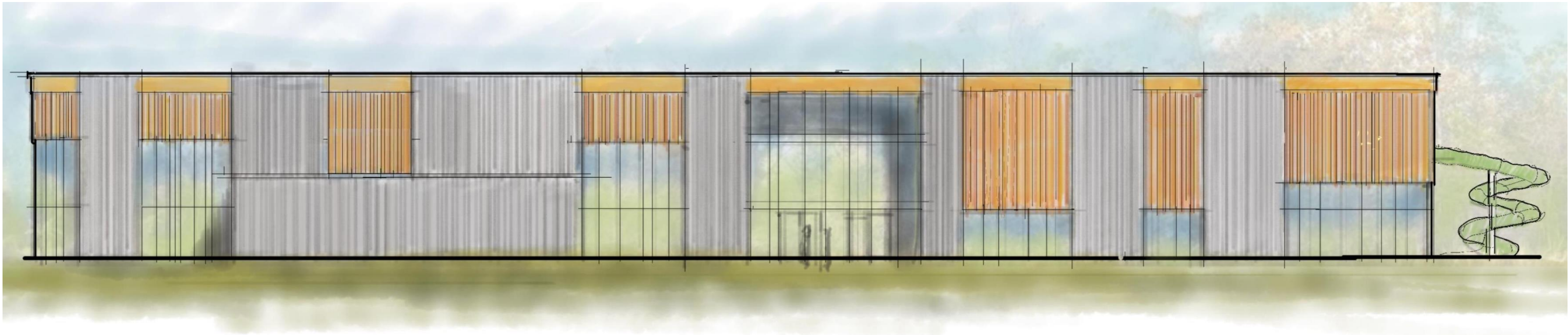
FLOOR PLAN

FLOOR PLAN



RENDERINGS

CONCEPTUAL RENDERINGS



THANK YOU