

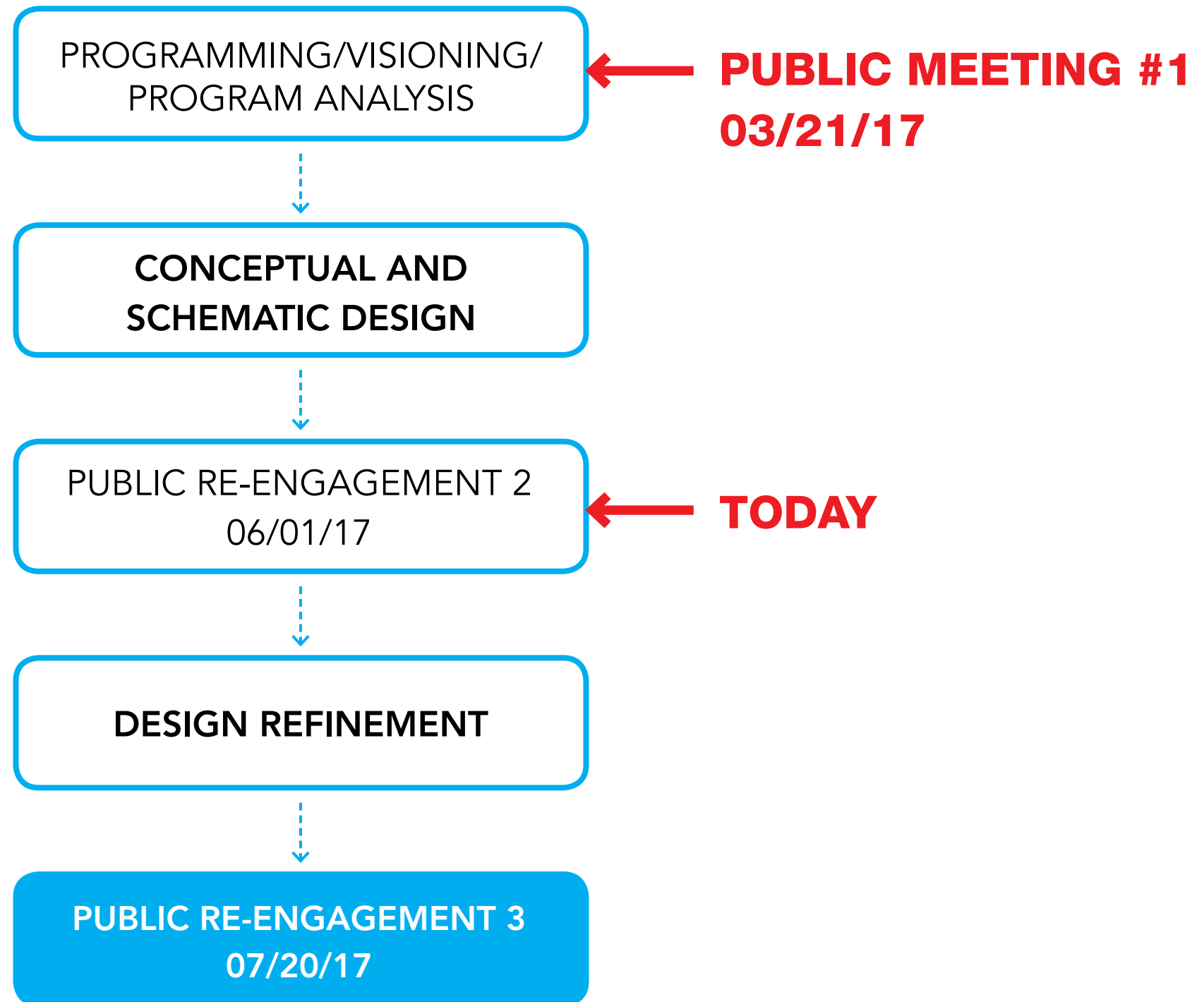
ROBERT CROWN COMMUNITY CENTER ICE COMPLEX AND LIBRARY



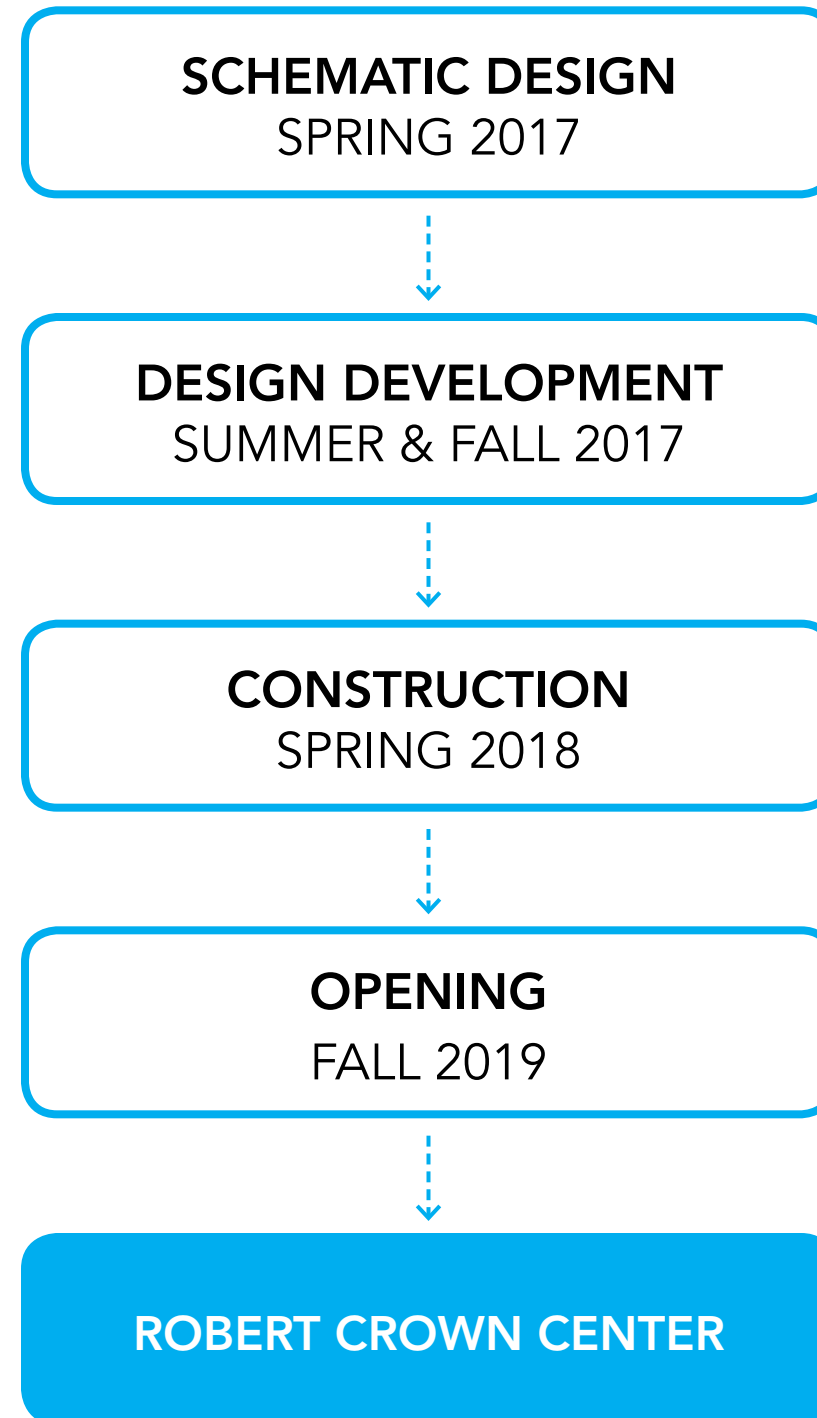
PUBLIC MEETING 02
06/01/2017

WTA+MJMA
Woodhouse Tinucci Architects MacLennan Jaunkalns Miller Architects

PUBLIC PROCESS



PROJECT SCHEDULE



PROJECT PROGRAM

ICE RINK	SF	SITE	SF
RINK 1 (OLYMPIC)	24,000	BUILDING FOOTPRINT	100,000
RINK 2 (NHL)	22,000	PARKING (300)	120,000
SPECTATORS	8,000	SPORTS FIELDS	250,000
LOCKER ROOMS	6,500	TENNIS COURTS	24,000
SUPPORT	6,500	LANDSCAPE/OTHER	251,000
	67,000		
RECREATION		SITE TOTAL	745,000
GYMNASIUM	11,000		
FITNESS ROOM	2,000		
DANCE	1,000		
SUPPORT	2,600		
	16,600		
LIBRARY			
LIBRARY	3,300		
MEETING ROOMS	600		
MULTI-PURPOSE	1,000		
SUPPORT	1,100		
	6,000		
COMMUNITY CENTER			
MULTI-PURPOSE	2,000		
PRE-SCHOOL	3,600		
SUPPORT	3,500		
	10,100		
SUBTOTAL	98,700		
TRACK	5,000		
SOCIAL SPACE/CIRCULATION	12,000		
INFRASTRUCTURE/MECHANICAL	14,000		
BUILDING TOTAL	129,700		

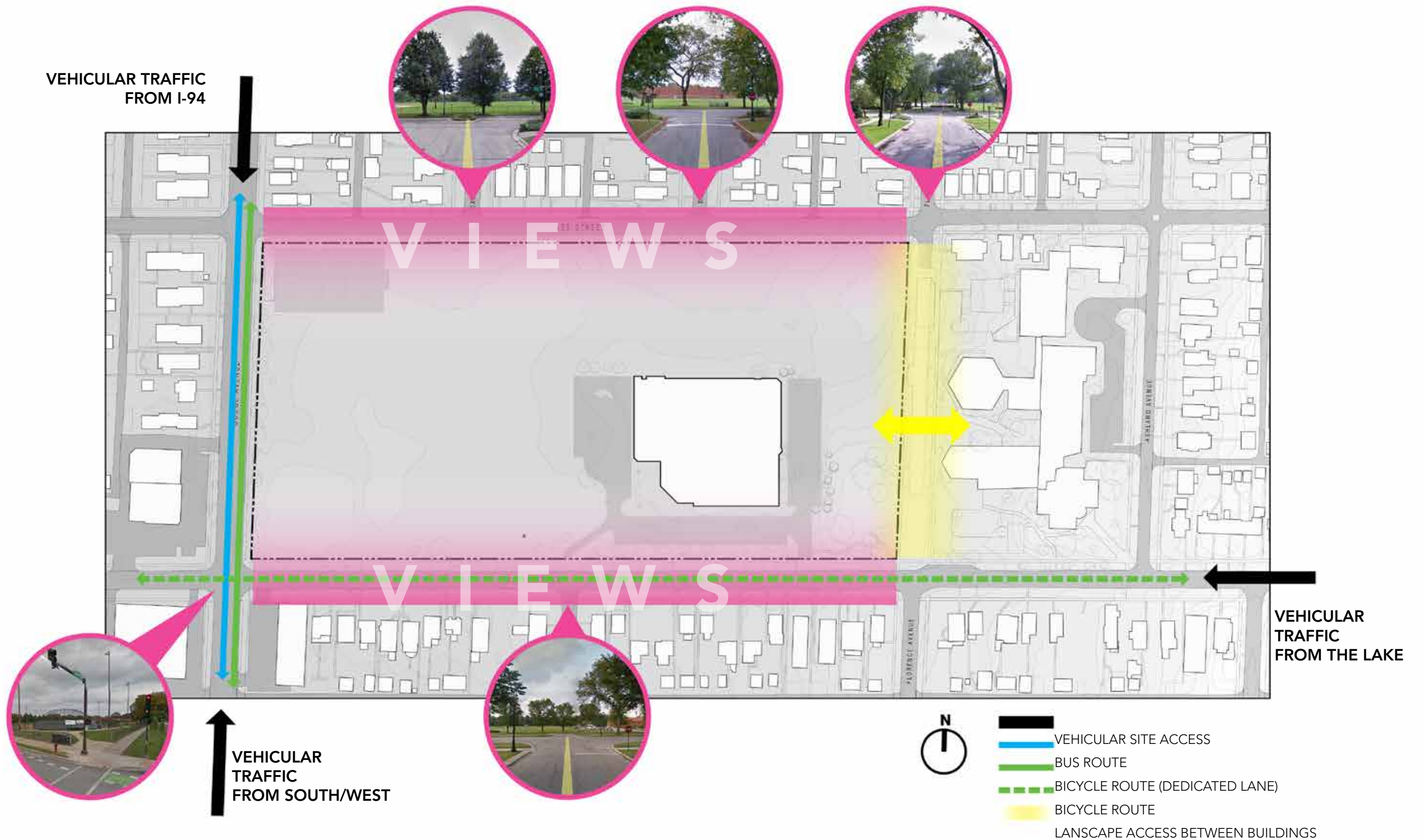
PROJECT OBJECTIVES

- **ICONIC NEIGHBORHOOD LANDMARK**
- **FOR ALL AGES AND ABILITIES**
- **NATURAL LIGHT TO ALL SPACES**
- **FULLY INTEGRATED LIBRARY**
- **BELOVED CIVIC AND COMMUNITY HUB**
- **OPEN AND INVITING FOR ENTIRE COMMUNITY**
- **ADDRESS THE NEIGHBORHOOD AND THE PARK**
- **AN EXEMPLAR SUSTAINABLE FACILITY**

SITE PRINCIPLES

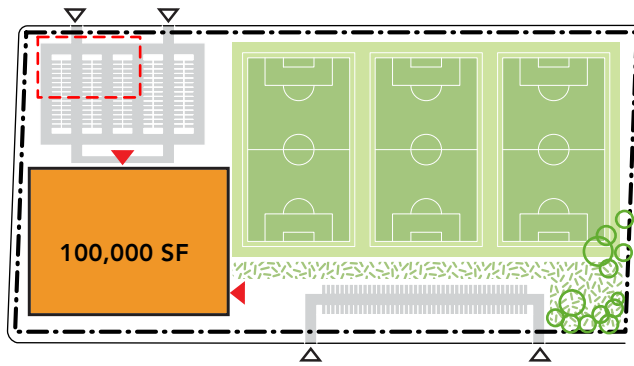
- RESPECT AND ENHANCE EXISTING PROGRAMMING
- CREATE OUTDOOR OPPORTUNITIES FOR ALL
- OPTIMIZE ALL BUILT SURFACES
- STRONG NEIGHBORHOOD FOCUS
- 'RIGHT SIZE' PARKING AND FIELDS
- SUPPORT MULTIPLE MODES OF TRANSIT
- SAFE CONNECTION FROM BUILDING TO PARK
- SITE ORGANIZATIONAL CLARITY
- ADDRESS THE VARIOUS STREET CONDITIONS





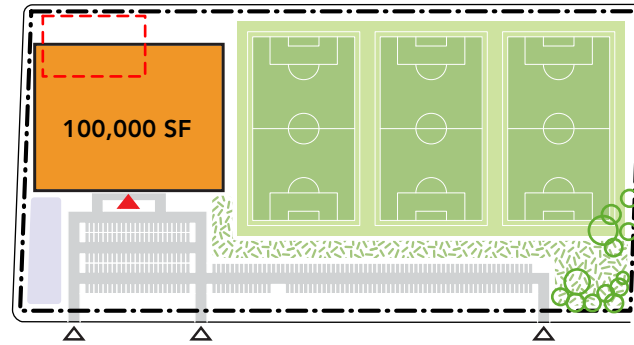


SW + 3 + 301 + 6%



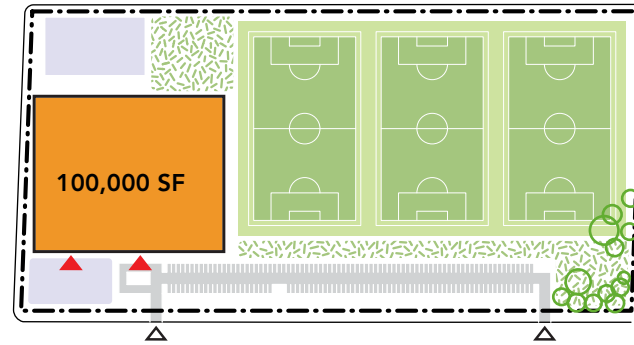
1

NW + 3 + 252 + 12%



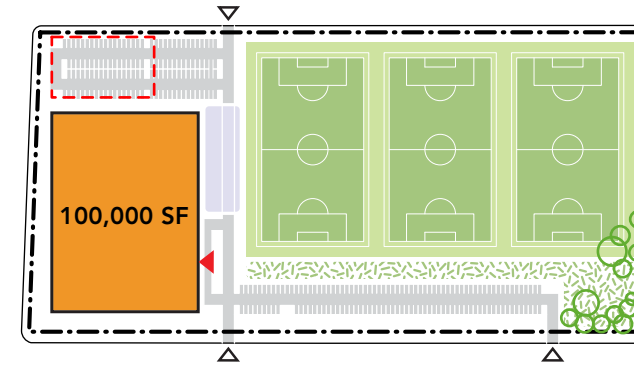
2

W + 3 + 157 + 15%



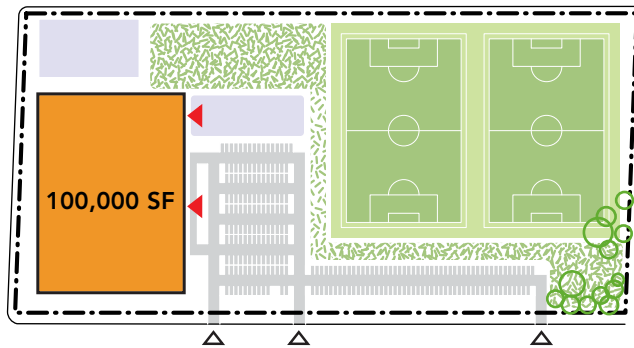
3

SW + 3 + 255 + 8%



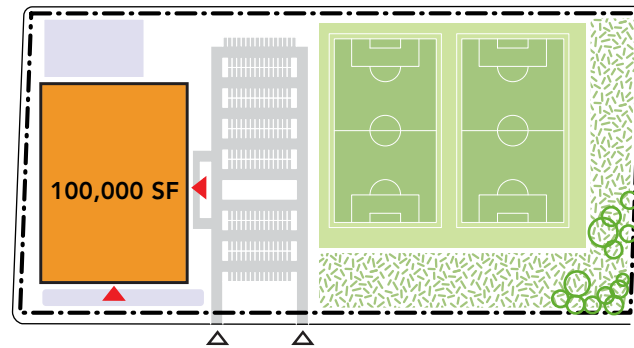
4

SW + 2 + 238 + 19%



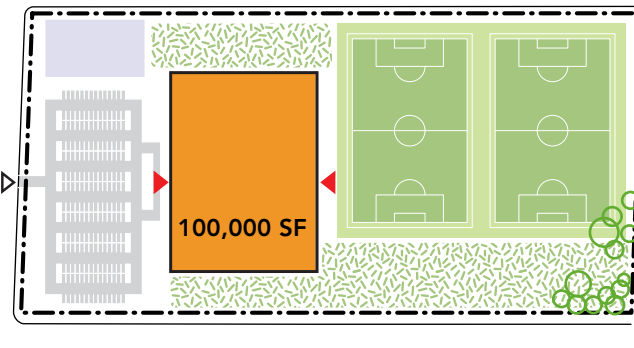
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SW + 2 + 198 + 20%



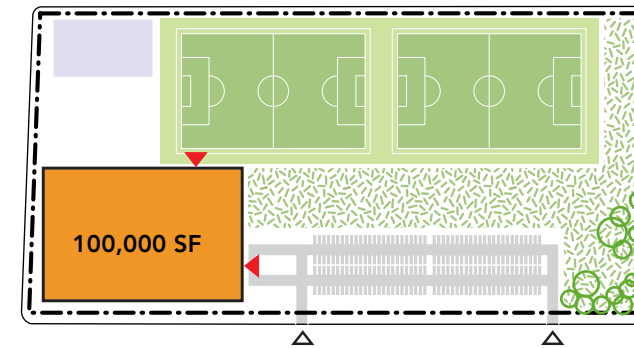
6

CTR + 2 + 196 + 17%



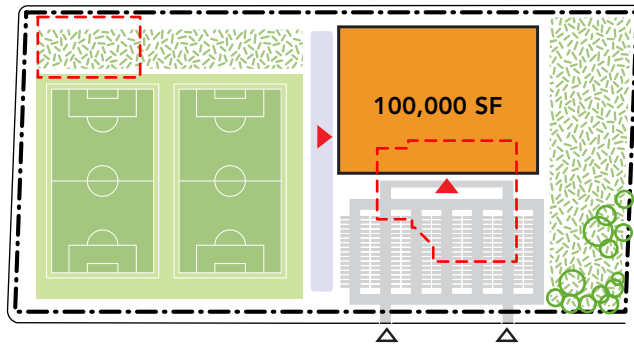
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SW + 2 + 198 + 19%



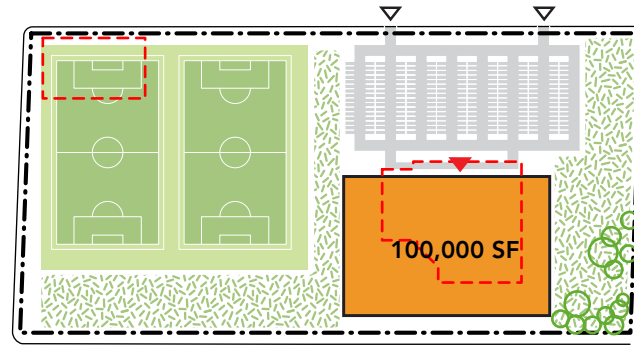
8

NE + 2 + 272 + 21%



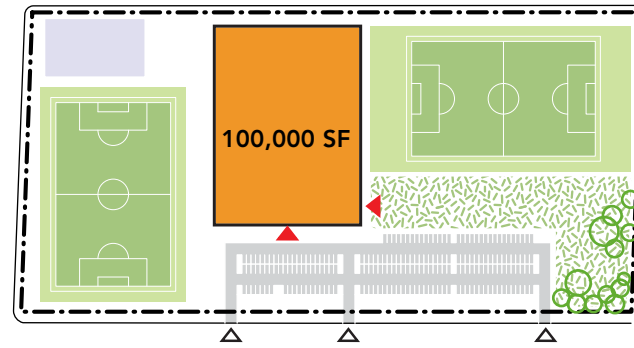
9

SE + 2 + 304 + 22%



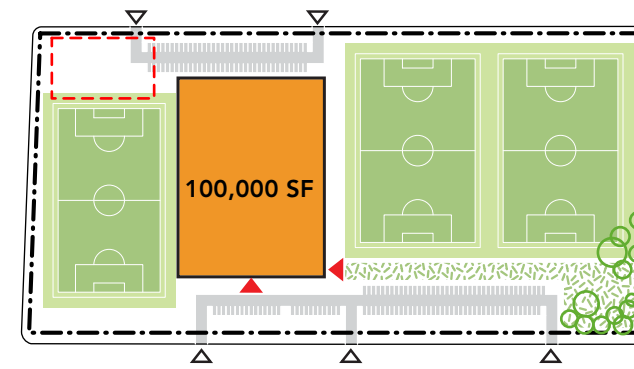
10

CTR + 2 + 204 + 14%



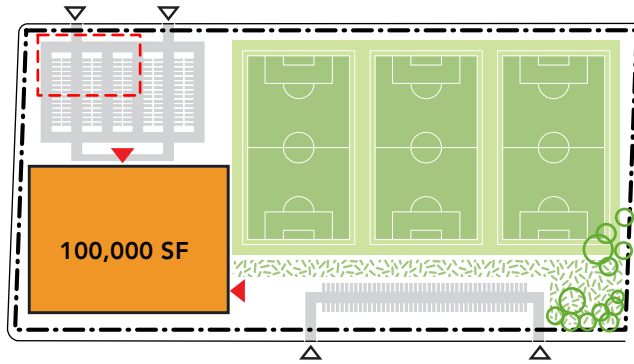
11

CTR + 3 + 181 + 8%



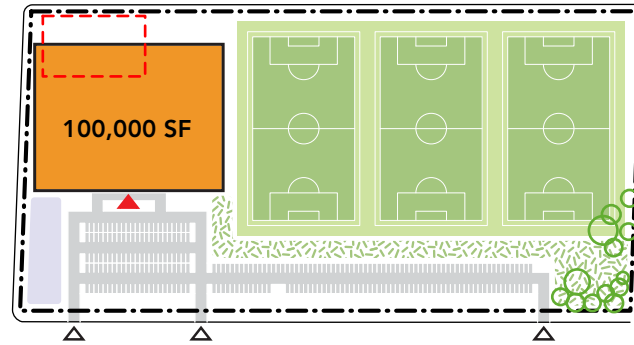
12

SW + 3 + 301 + 6%



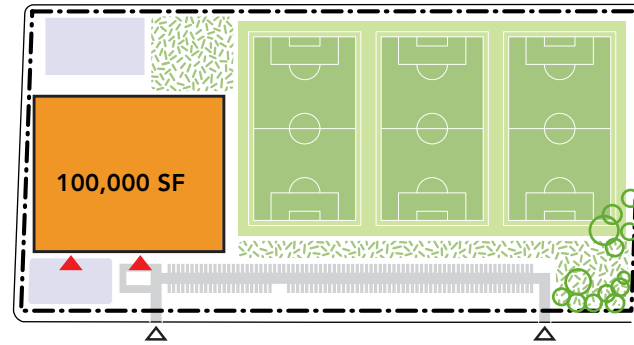
1

NW + 3 + 252 + 12%



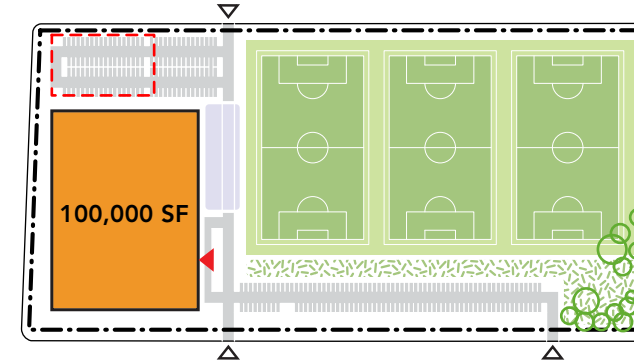
2

W + 3 + 157 + 15%



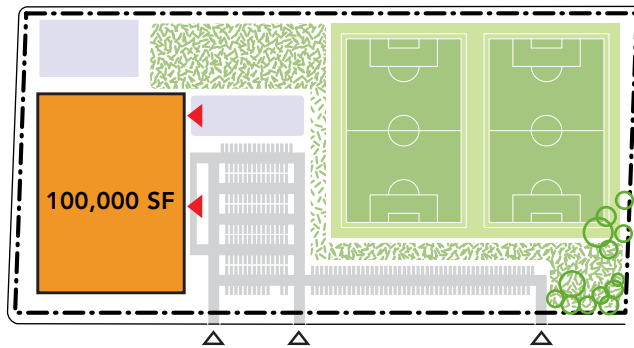
3

SW + 3 + 255 + 8%



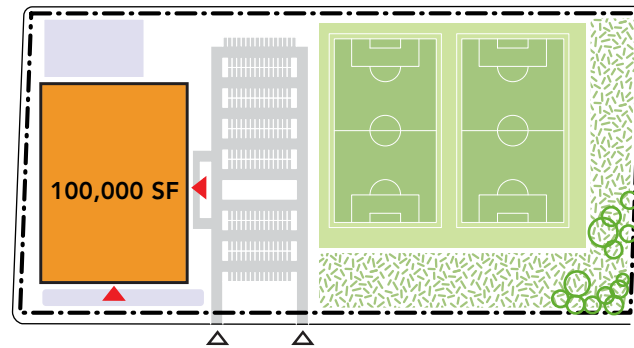
4

SW + 2 + 238 + 19%



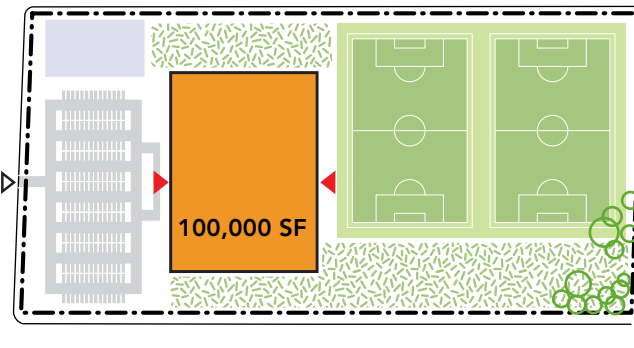
5

SW + 2 + 198 + 20%



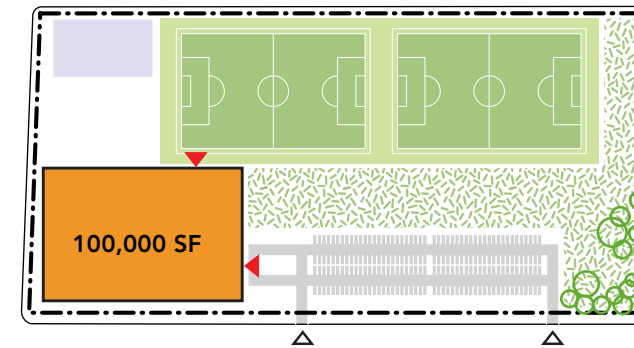
6

CTR + 2 + 196 + 17%



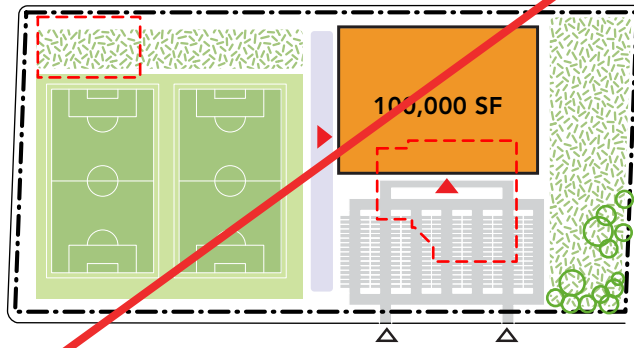
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SW + 2 + 198 + 19%



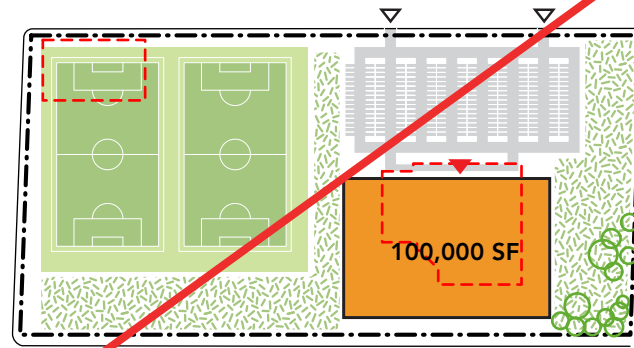
8

NE + 2 + 272 + 21%



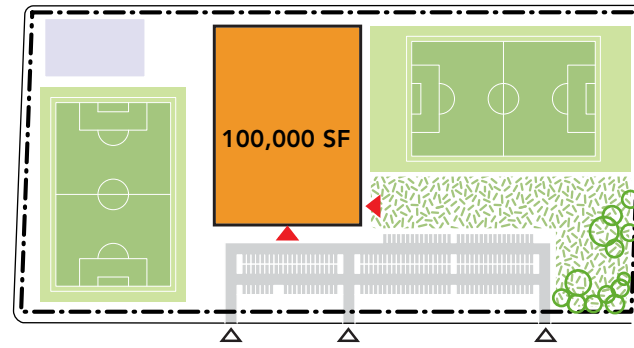
9

SE + 2 + 304 + 22%



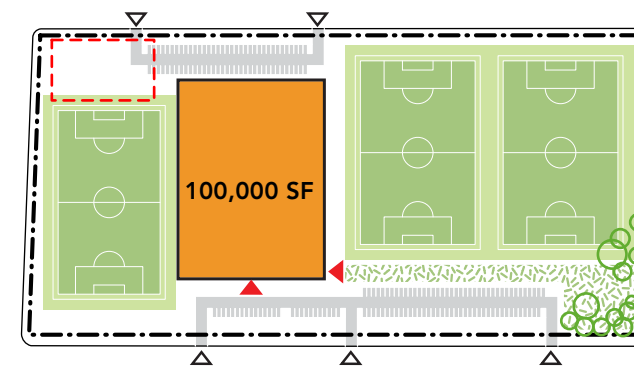
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CTR + 2 + 204 + 14%

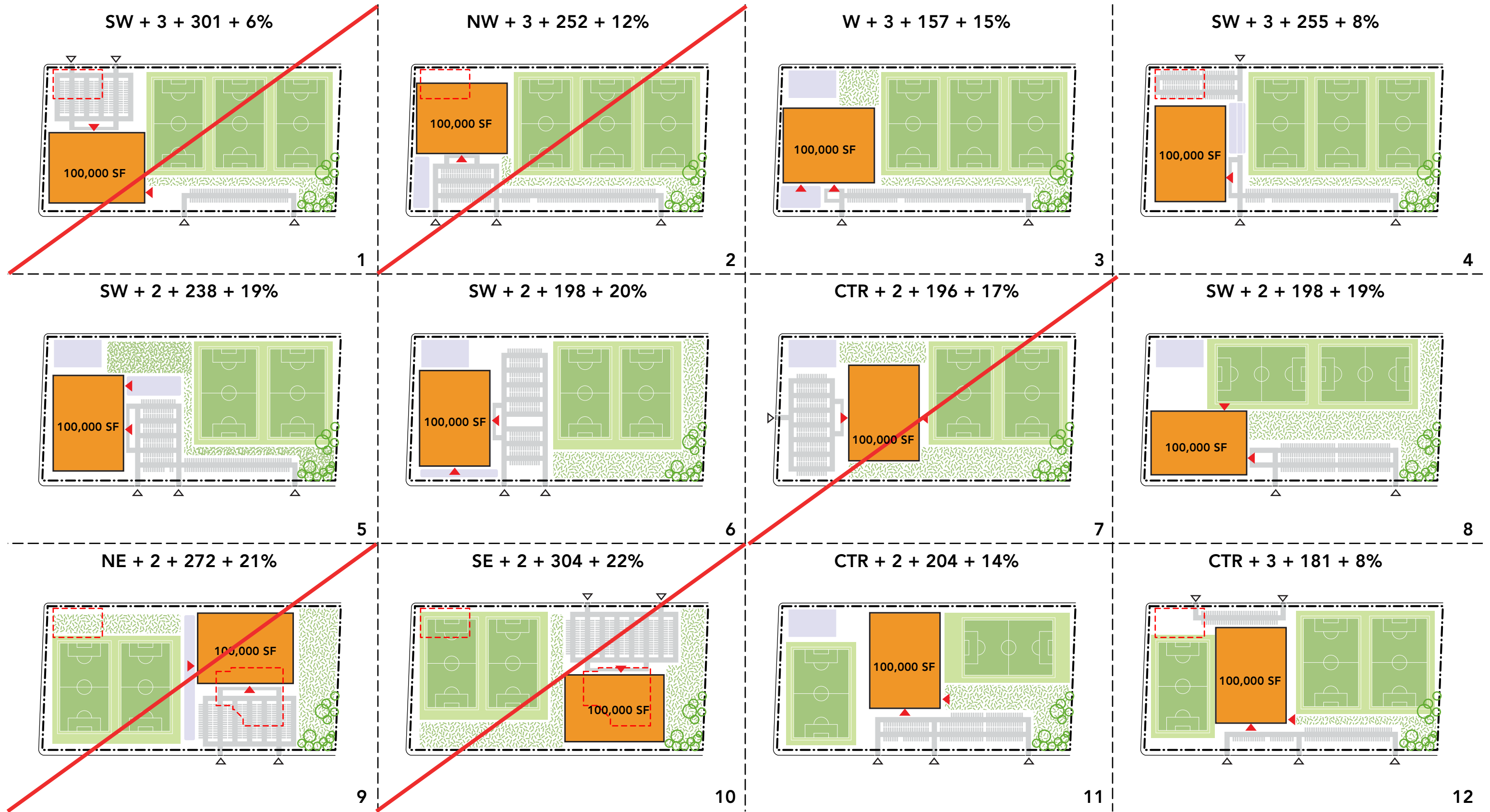


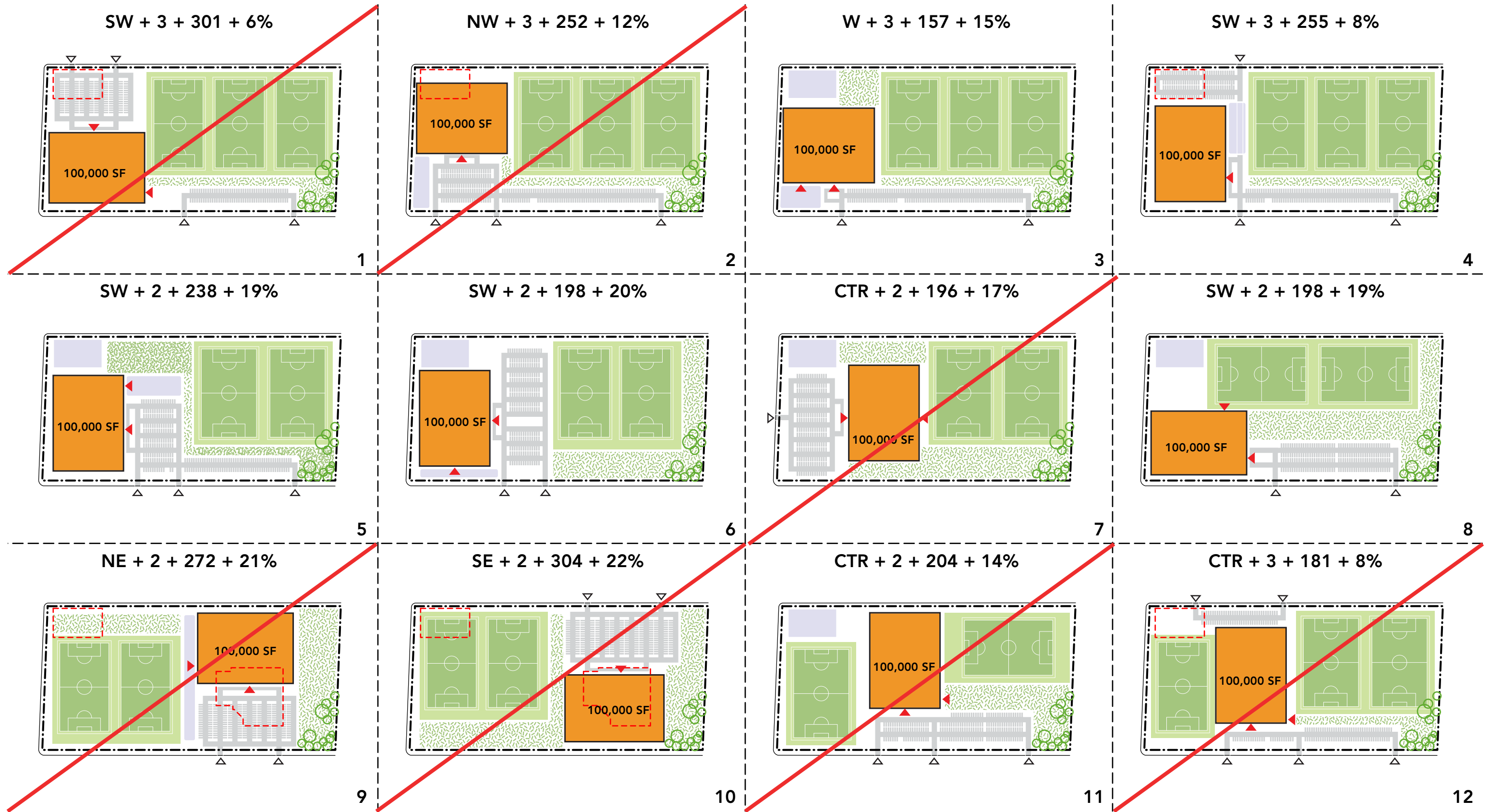
11

CTR + 3 + 181 + 8%

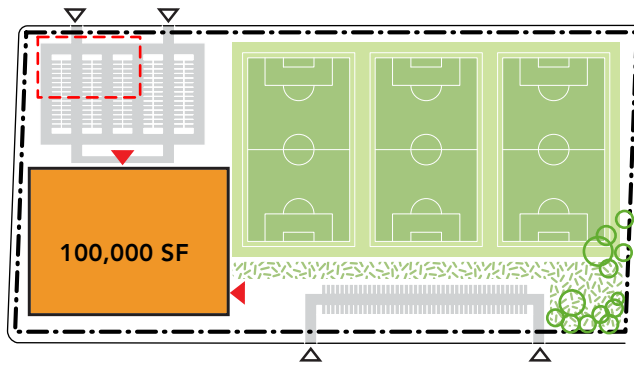


12



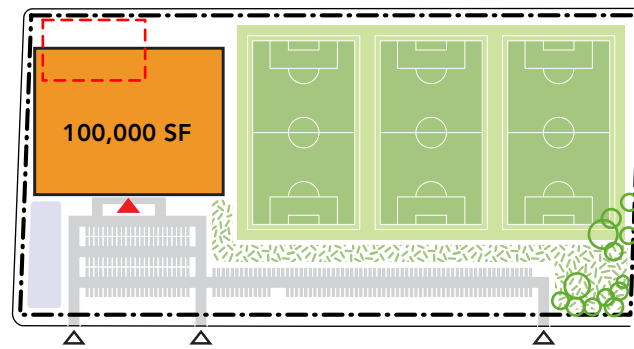


SW + 3 + 301 + 6%



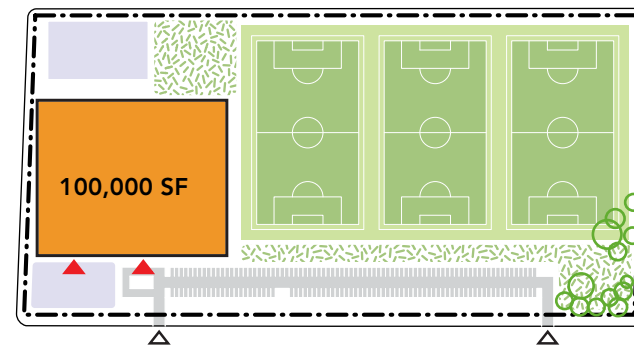
1

NW + 3 + 252 + 12%



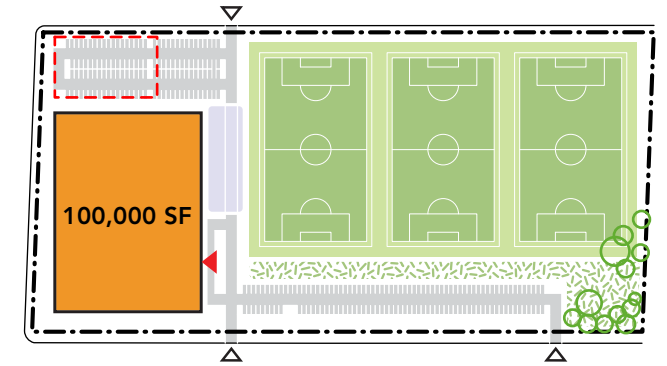
2

W + 3 + 157 + 15%



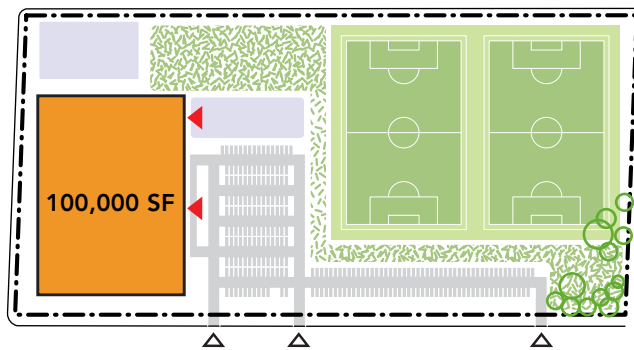
3

SW + 3 + 255 + 8%



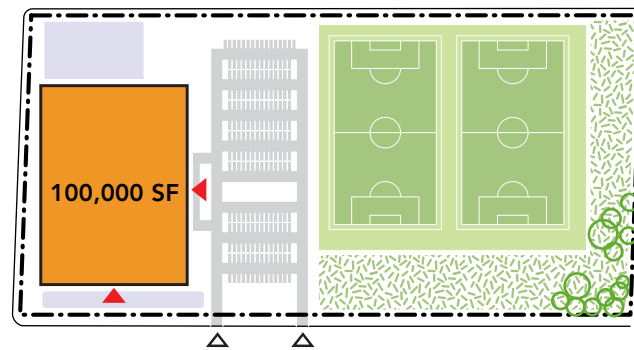
4

SW + 2 + 238 + 19%



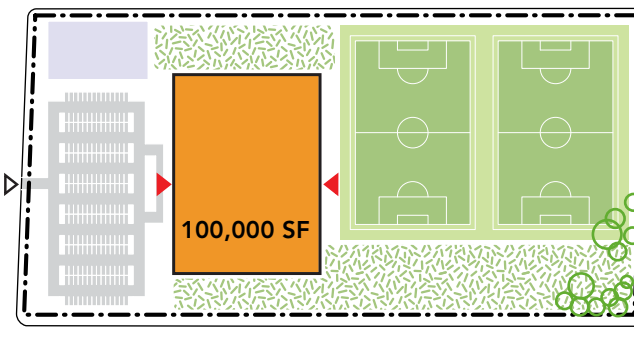
5

SW + 2 + 198 + 20%



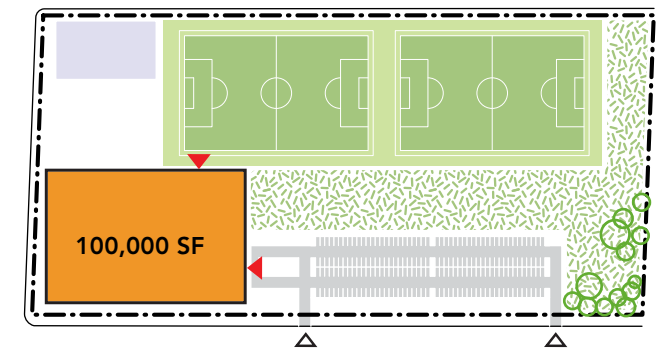
6

CTR + 2 + 196 + 17%



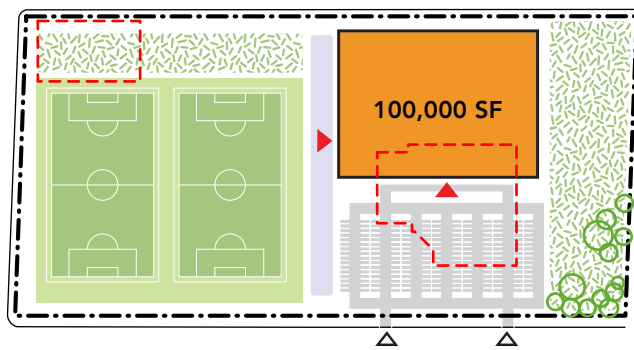
7

SW + 2 + 198 + 19%



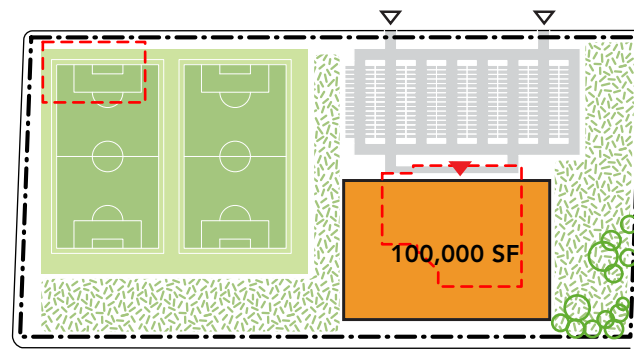
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NE + 2 + 272 + 21%



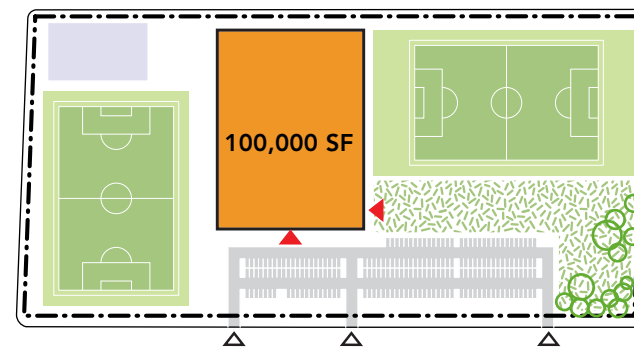
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SE + 2 + 304 + 22%



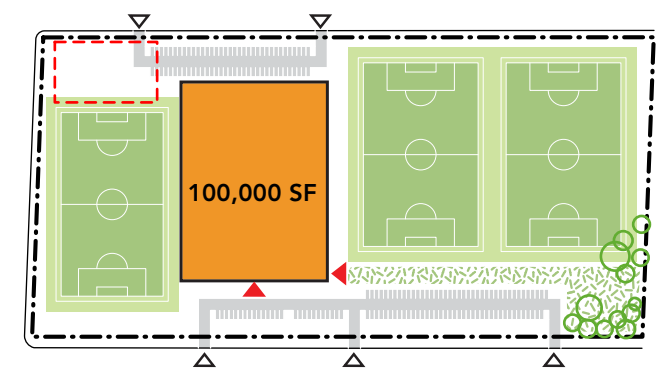
10

CTR + 2 + 204 + 14%

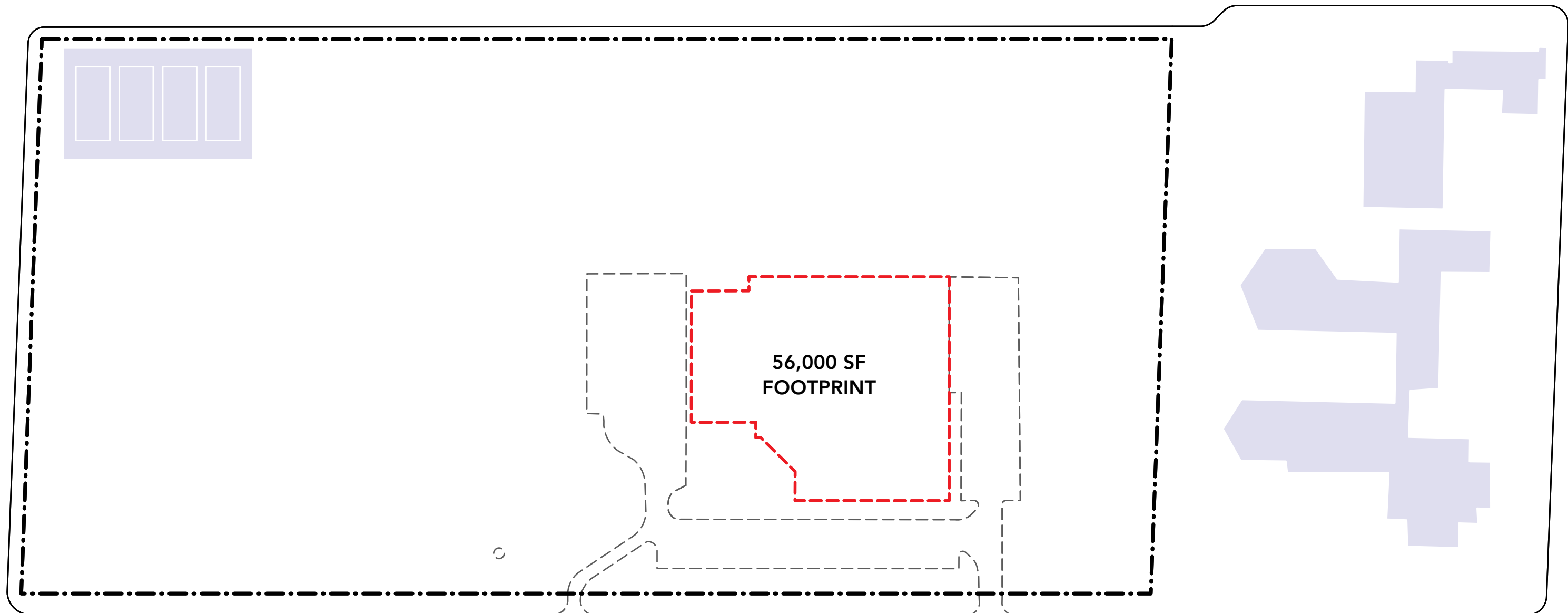


11

CTR + 3 + 181 + 8%



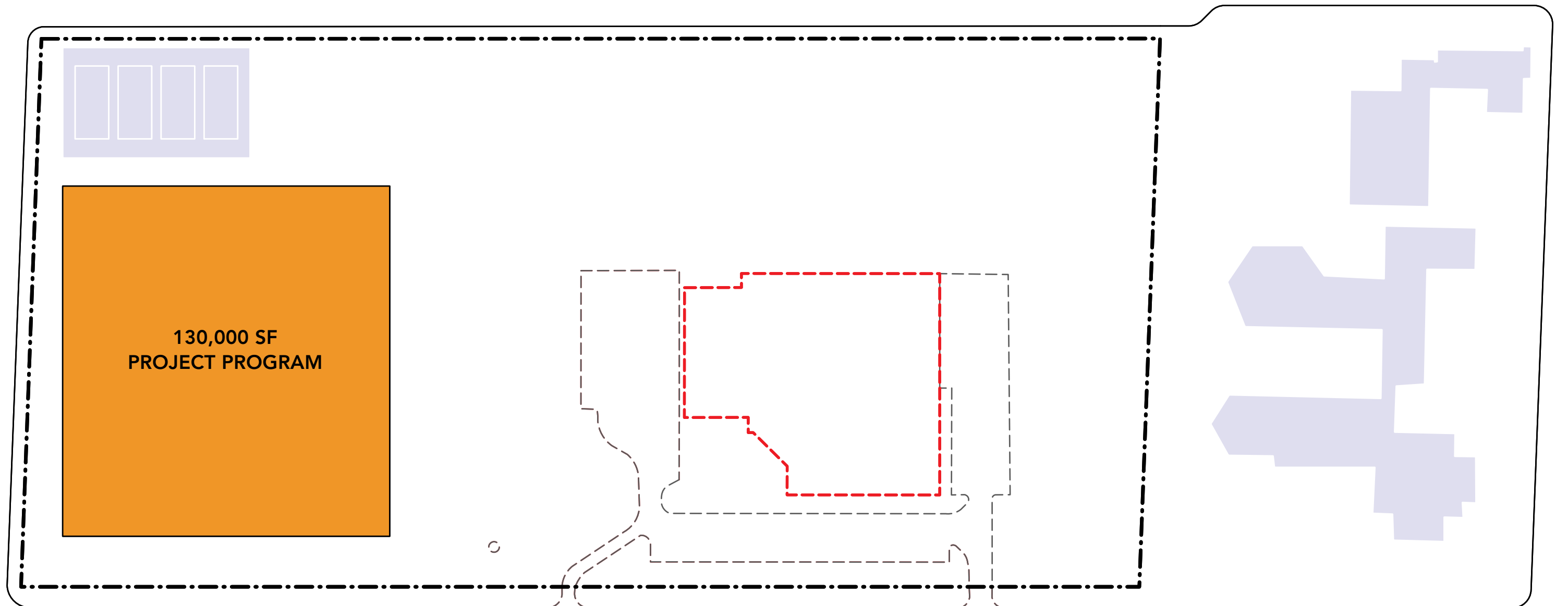
12



BUILDING: **CENTERED IN PARK**

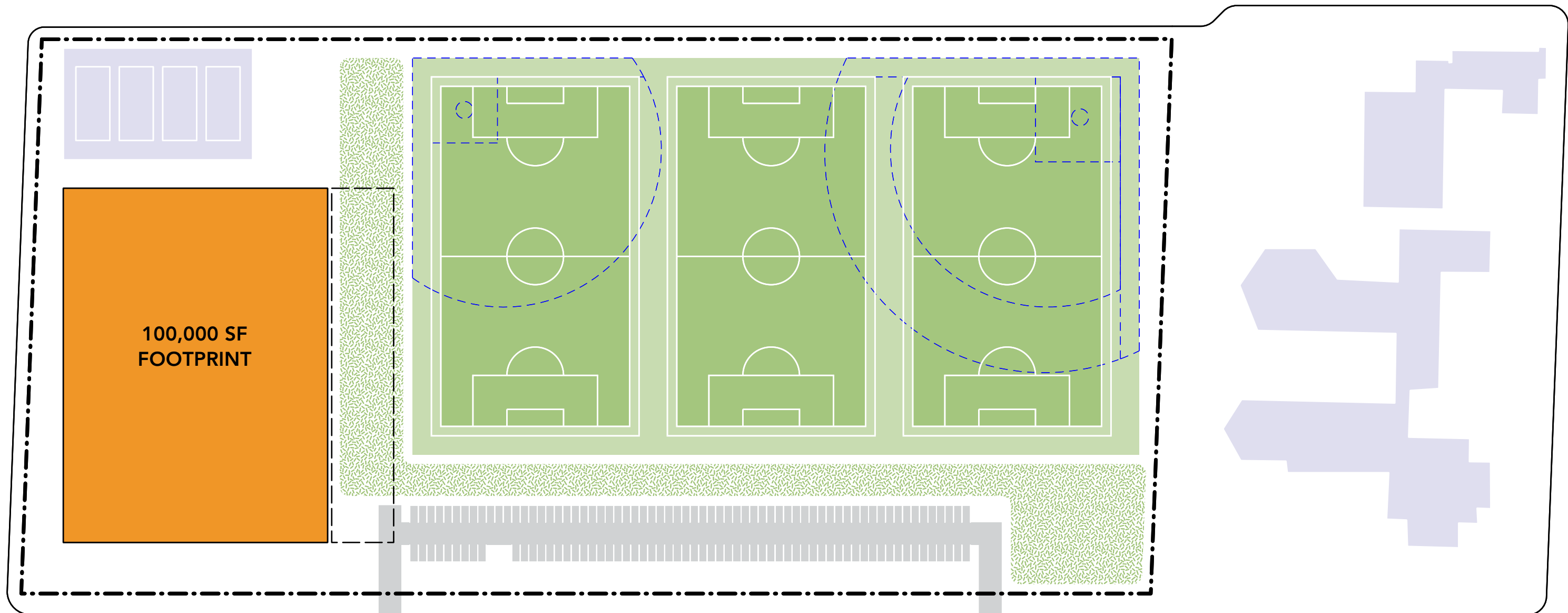
SITE AREA: **700,000 SF**

PARKING: **148**



BUILDING: SOUTHWEST CORNER

- Avoid existing building footprint for project phasing
- Anchor commercial street corner
- Maximize large zones for recreation, parkland, parking
- Respect Lee Street neighbors



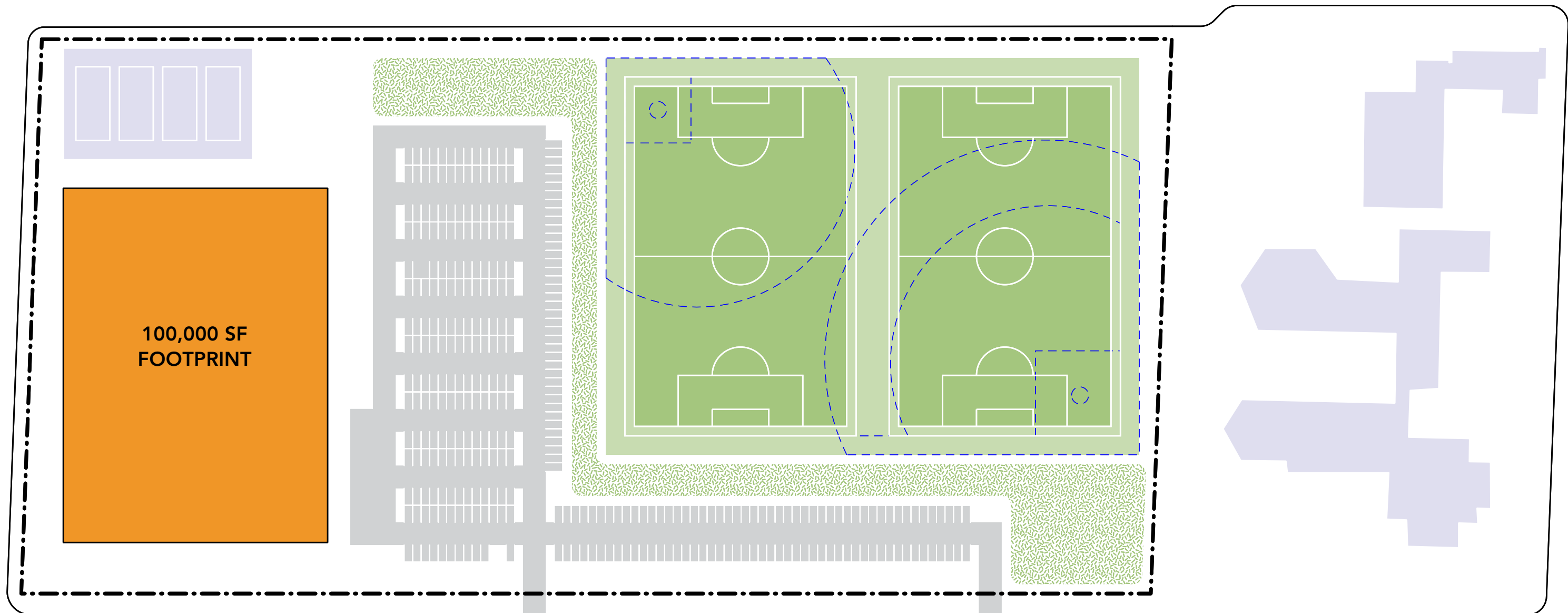
BUILDING: **SOUTHWEST CORNER**

TURF AREA: **324,000 SF**

PARKING: **130**

OPEN AREA: **10%**

- Reduce building footprint, provide meaningful second floor program
- Parking capacity too low
- Fields not optimized for overlay of smaller fields
- Not enough meaningful open space
- Good connection of building to park



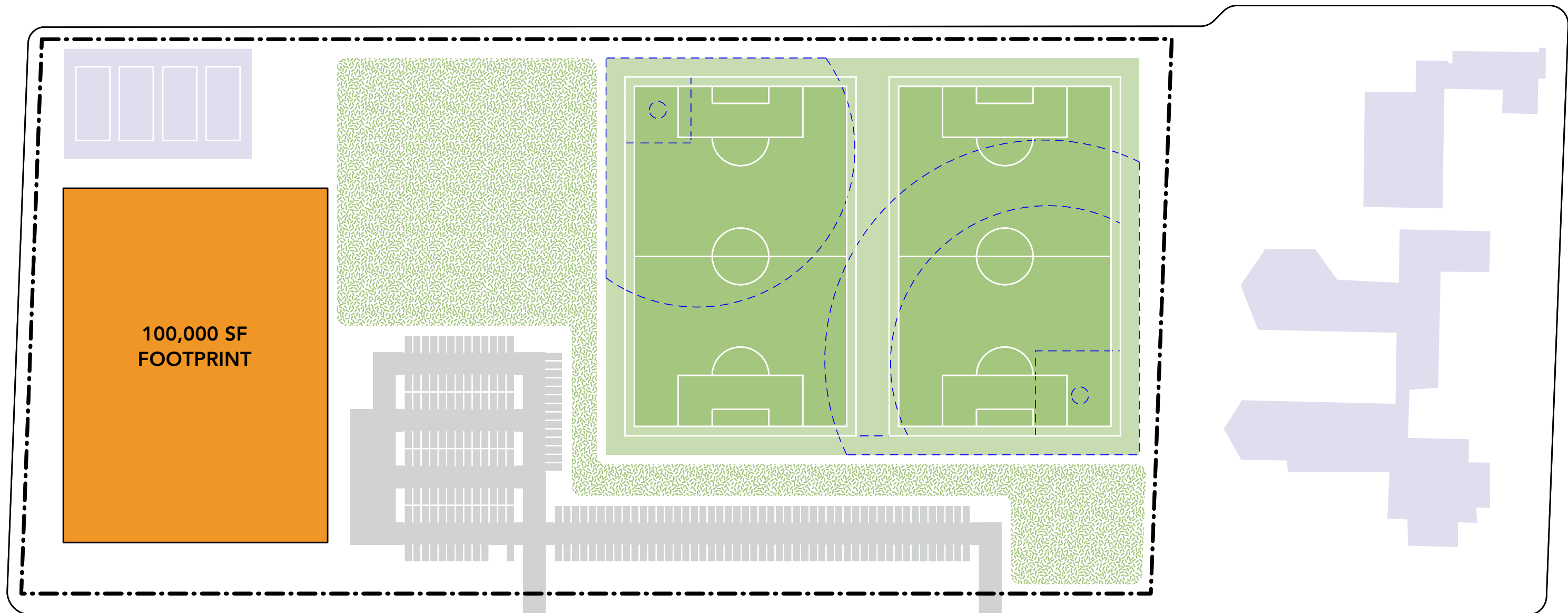
BUILDING: **SOUTHWEST CORNER**

TURF AREA: **238,000 SF**

PARKING: **330**

OPEN AREA: **8%**

- Parking lot bisects park
- Difficult connection between building and park
- Fields optimized for overlay of smaller fields
- Small open space north of parking lot



BUILDING: **SOUTHWEST CORNER**

TURF AREA: **238,000 SF**

PARKING: **215**

OPEN AREA: **16%**

- Parking lot that serves the building and the sportsfields
- Connection between building and the park north of parking lot
- Fields optimized for overlay of smaller fields
- Large open park area north of parking lot

BUILDING PRINCIPLES

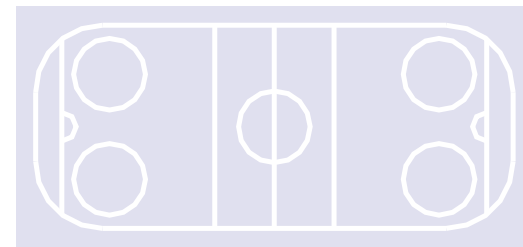
- VISIBLE BUILDING AND SITE ENTRY
- STREET FACE / PARK FACE
- DYNAMIC SOCIAL HUB SPACE
- EXTEND PROGRAMMING TO EXTERIOR
- MEANINGFUL SECOND FLOOR EXPERIENCE
- CLEARLY IDENTIFIABLE PUBLIC LIBRARY
- PROGRAM VISIBILITY AND FUNCTIONAL DISTRIBUTION
- OPEN, INVITING, ACTIVE, ENGAGING



ICE RINKS



RINK 1: OLYMPIC



RINK 2: NHL



RINK 1 SPECTATORS: 2,400sf



RINK 2 SPECTATORS: 4,000sf



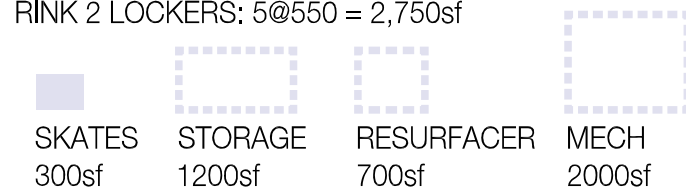
RINK 1 LOCKERS: 5@550 = 2,750sf



RINK 2 LOCKERS: 5@550 = 2,750sf

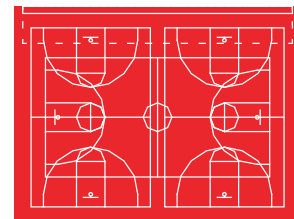


REF 100sf
COACH 100sf
INSTRUCT 100sf
FIRST AID 150sf



SKATES 300sf
STORAGE 1200sf
RESURFACER 700sf
MECH 2000sf

RECREATION



GYM: 11,000sf
GYM SPECTATORS: incl



GYM LOCKERS: 4@500 = 2,000sf



OFFICE 100sf



FITNESS: 2,000sf



RUNNING TRACK 5,000sf



STORAGE 300sf



DANCE 1,000sf

LIBRARY



LIBRARY: 3,500sf



MEETING: 3@250 = 750sf



OFFICES 4@150 = 600sf

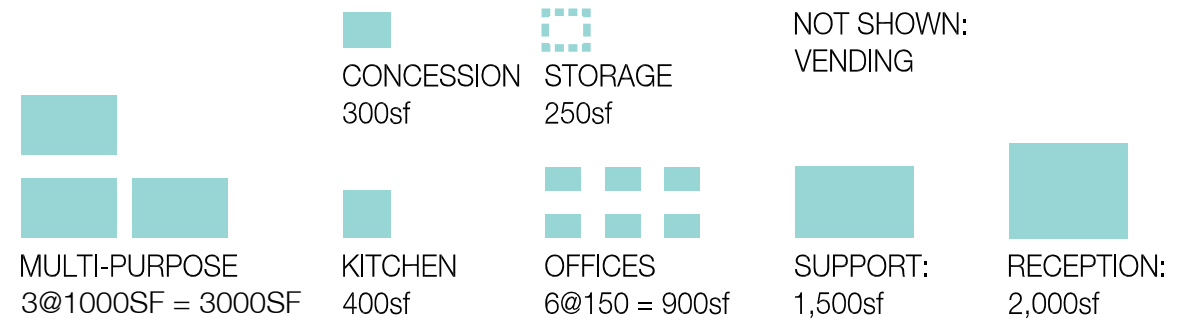


STORAGE 300sf



MULTI-PURPOSE 1000sf

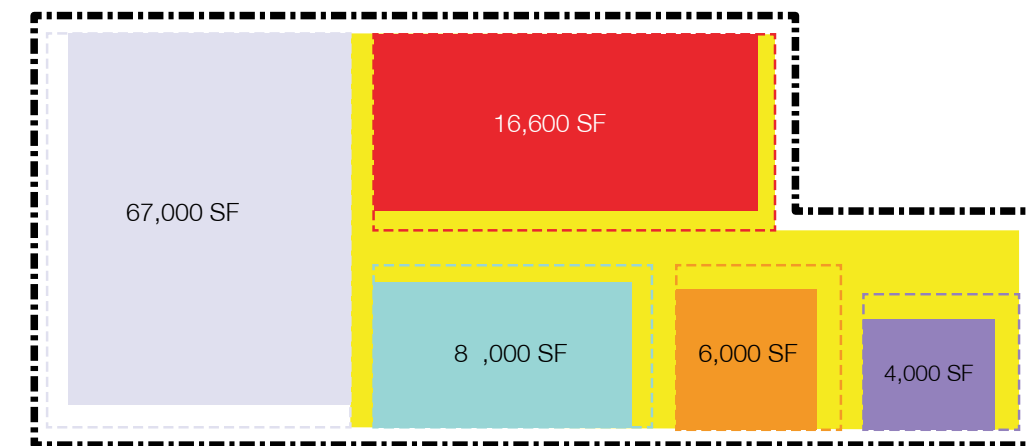
COMMUNITY CENTER



PRESCHOOL



TOTAL



TOTAL: 130,000SF

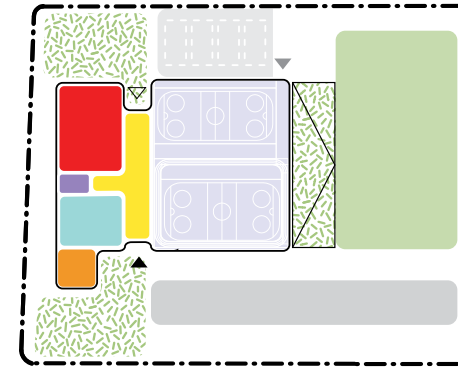
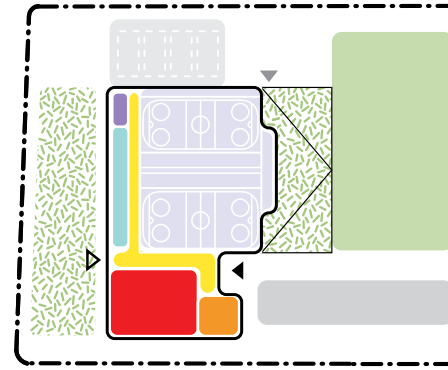
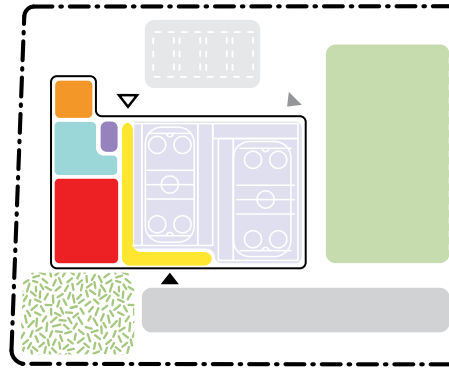
GROSS UP: 12%
SOCIAL SPACE = 12,000SF

OPTION 1

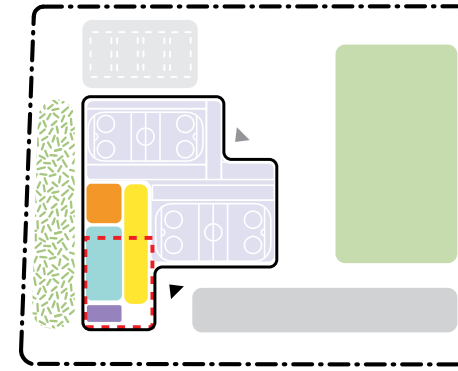
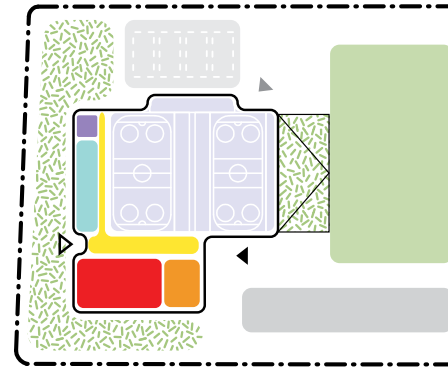
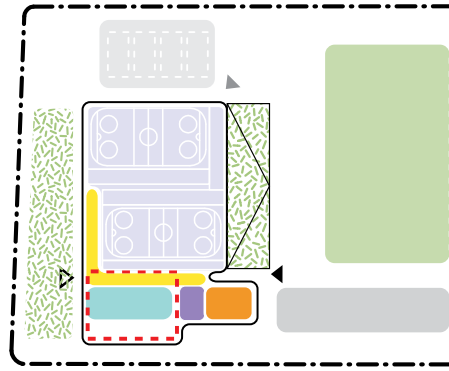
OPTION 2

OPTION 3

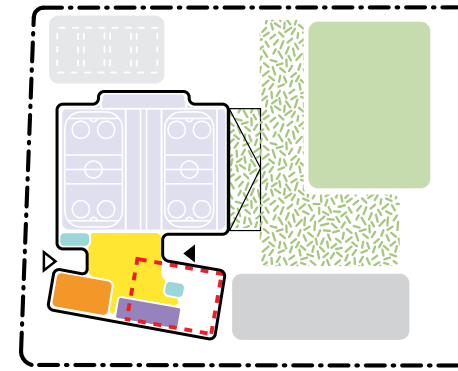
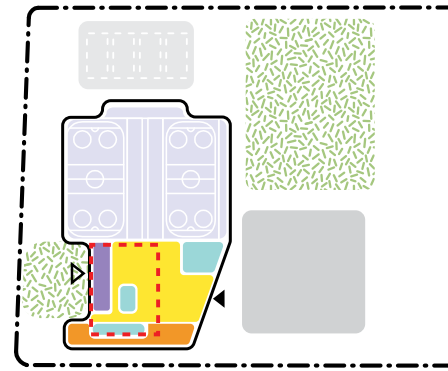
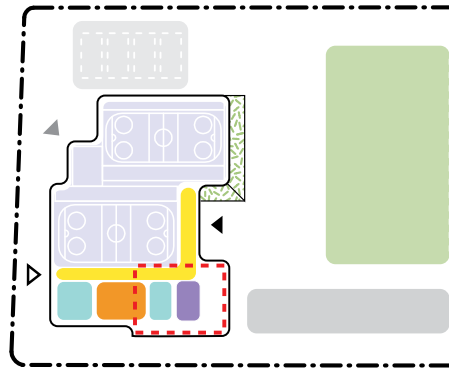
OPTION A
Community
Facing Street



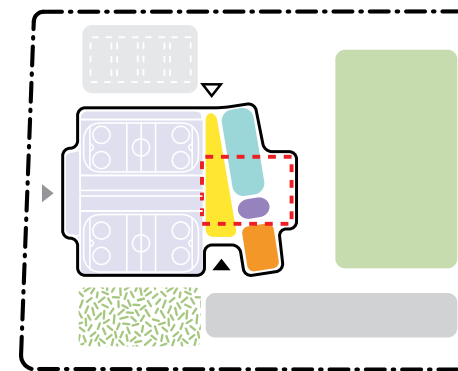
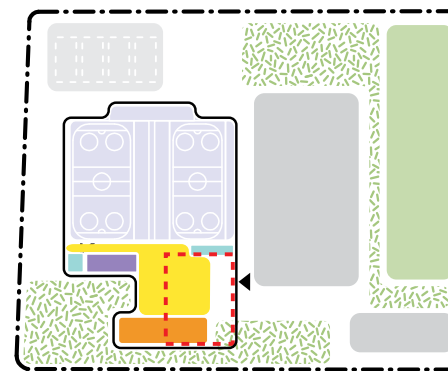
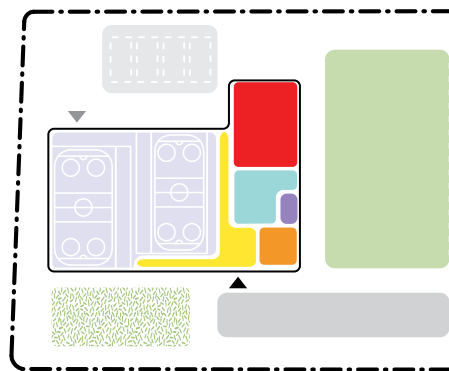
OPTION B
Fitness at Corner



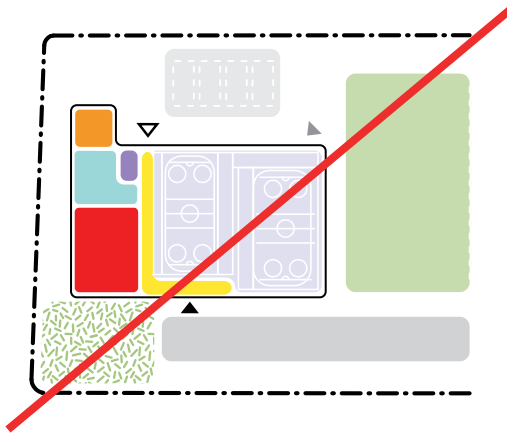
OPTION C
Library at Corner



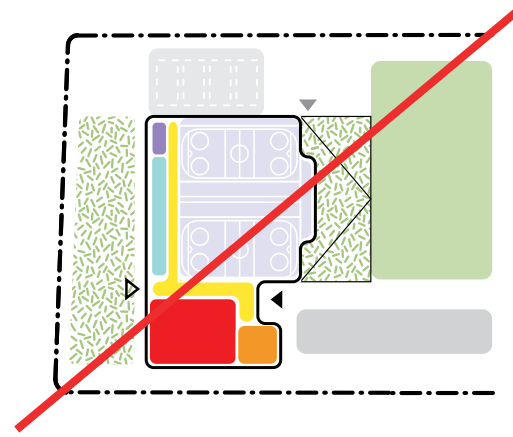
OPTION D
Community
Facing Fields



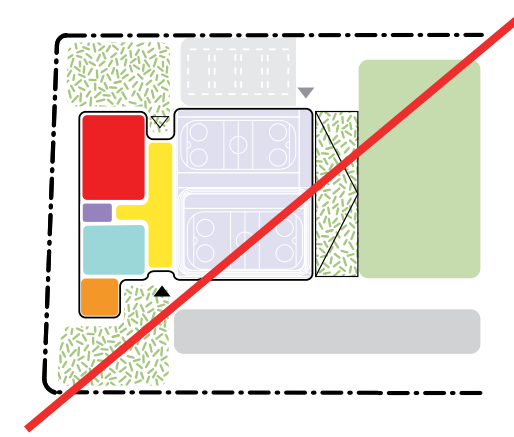
OPTION 1



OPTION 2



OPTION 3

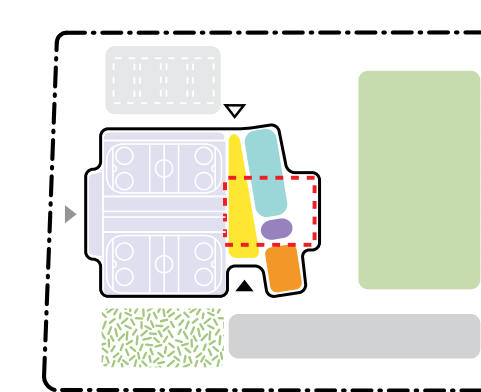
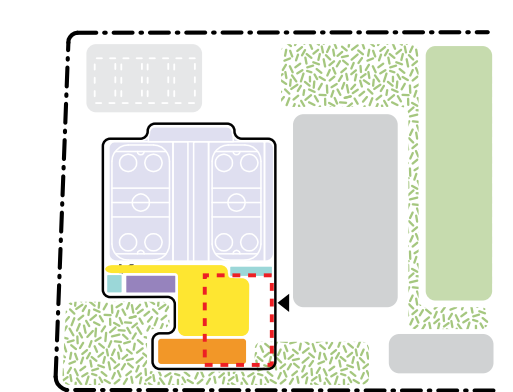
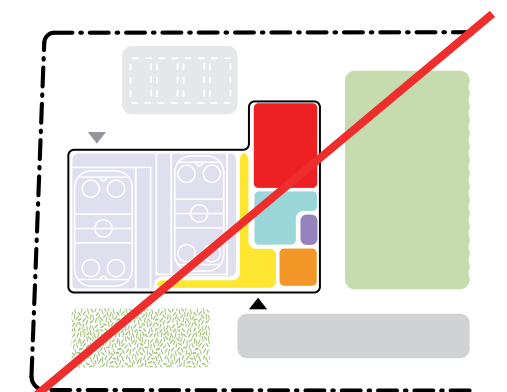
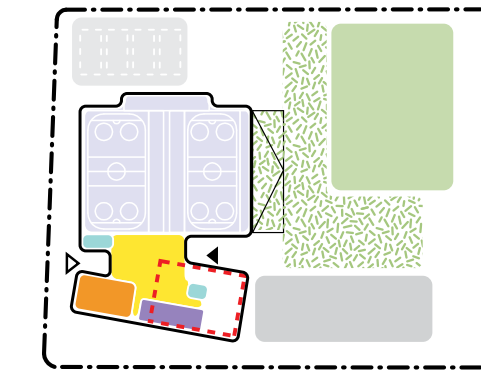
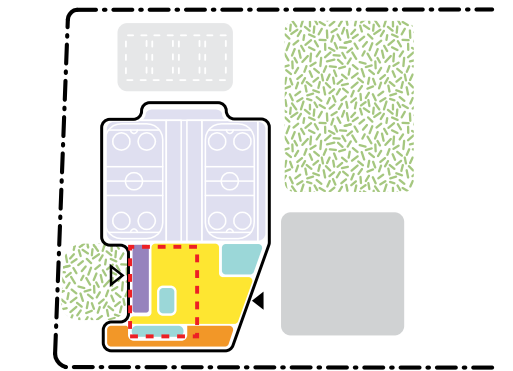
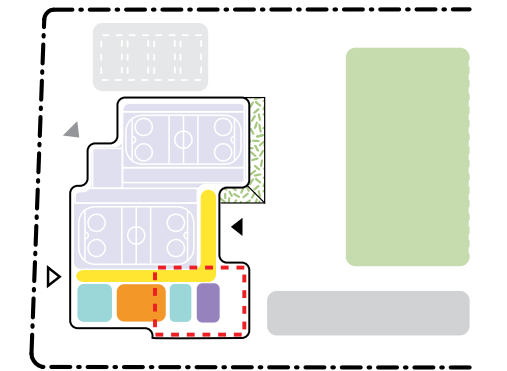
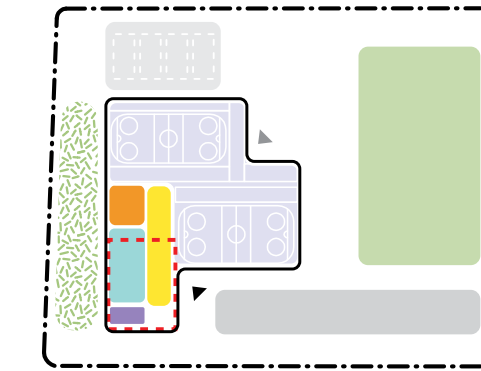
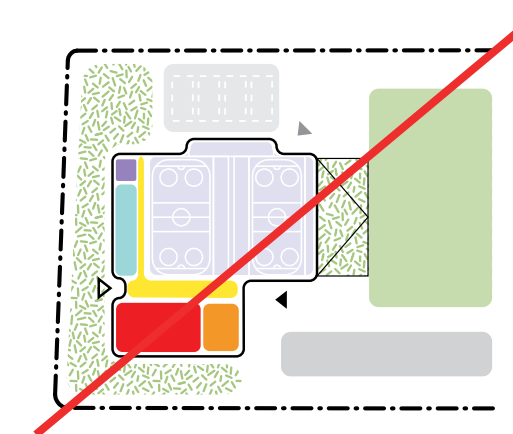
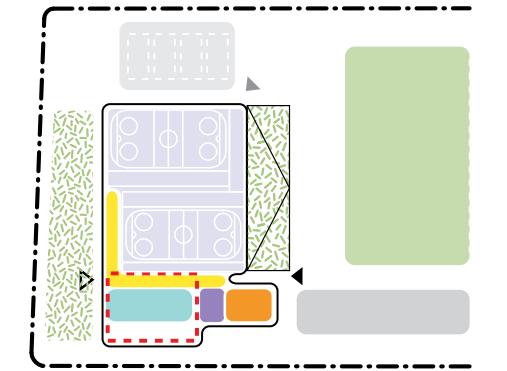


OPTION A
Community
Facing Street

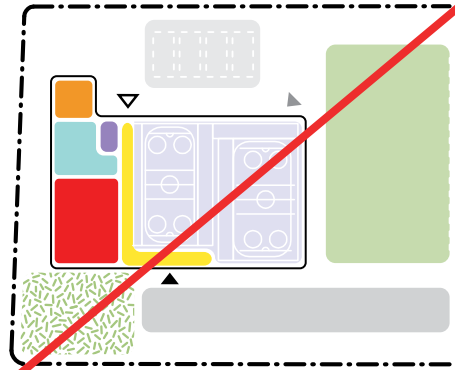
OPTION B
Fitness at Corner

OPTION C
Library at Corner

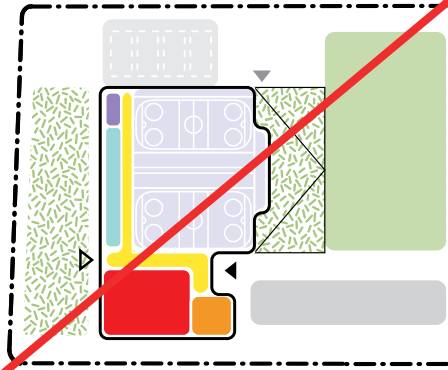
OPTION D
Community
Facing Fields



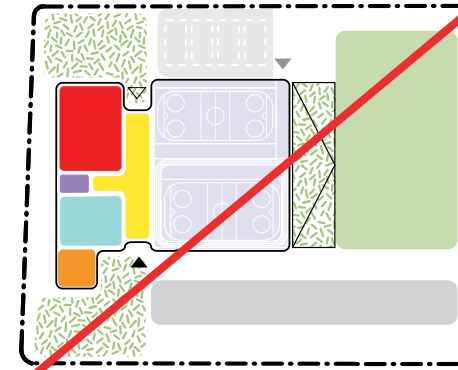
OPTION 1



OPTION 2

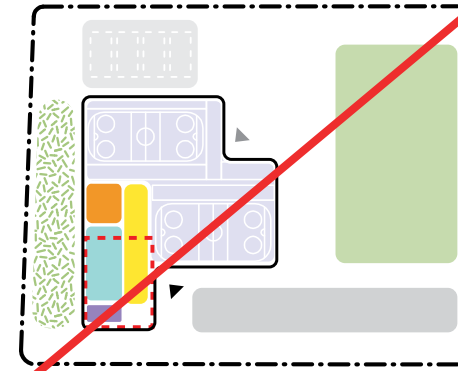
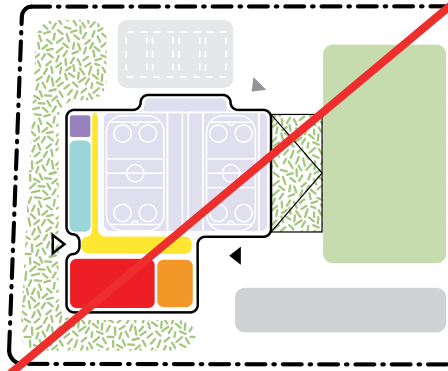
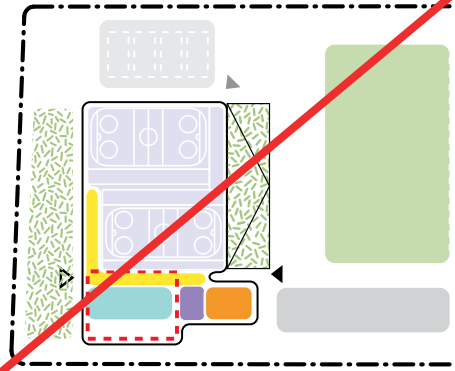


OPTION 3

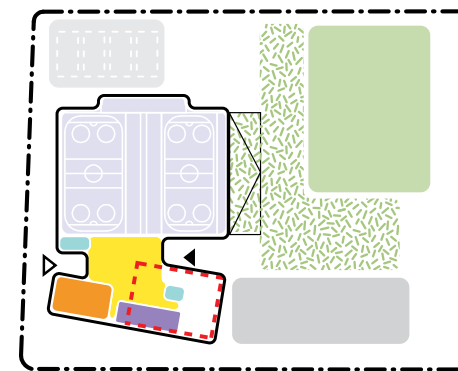
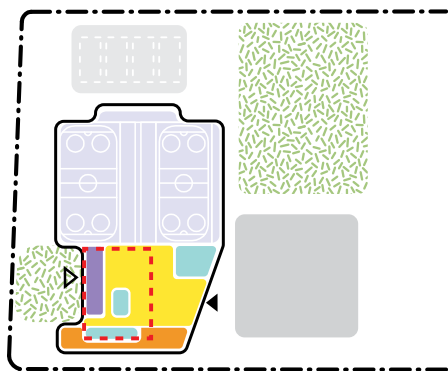
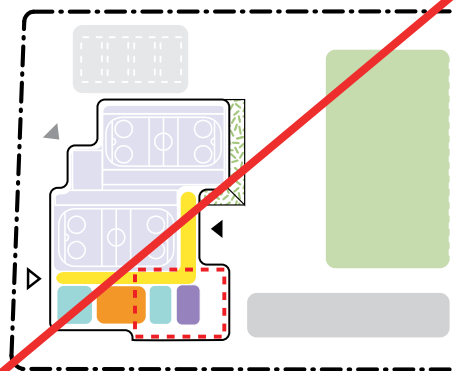


OPTION A
Community
Facing Street

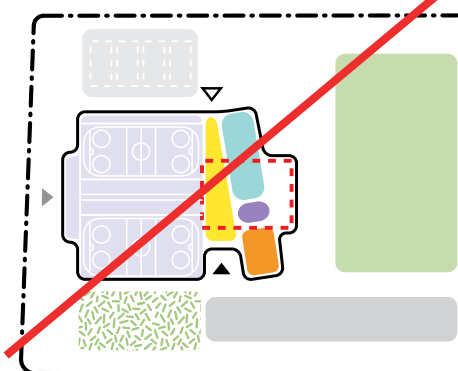
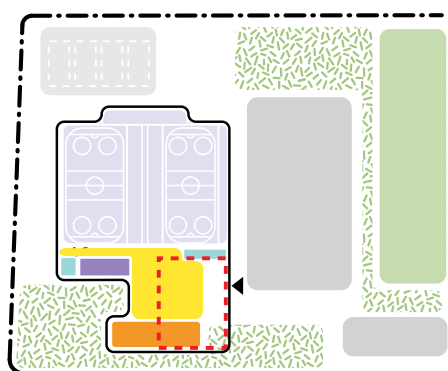
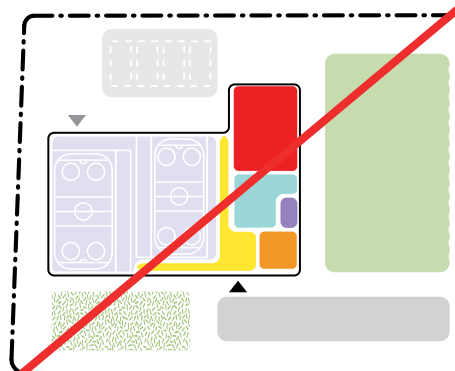
OPTION B
Fitness at Corner



OPTION C
Library at Corner



OPTION D
Community
Facing Fields

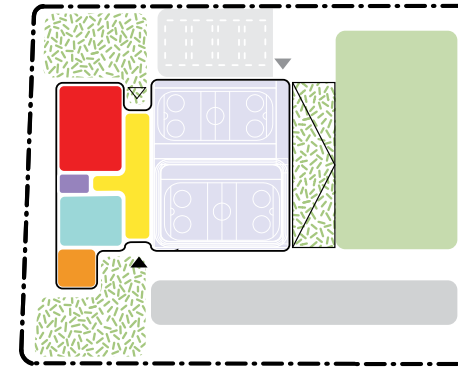
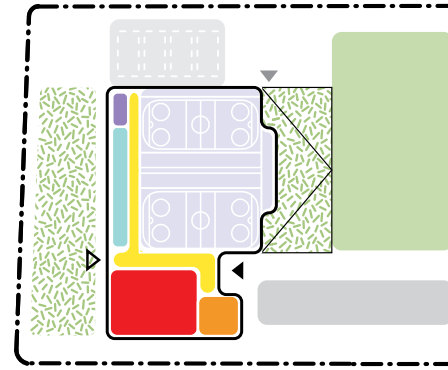
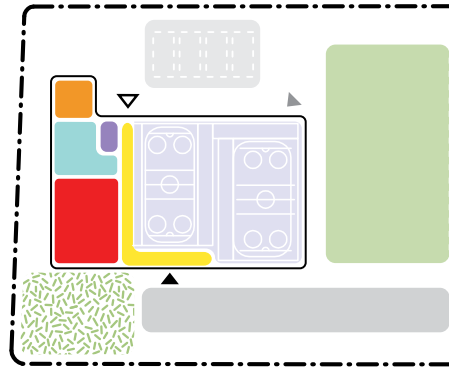


OPTION 1

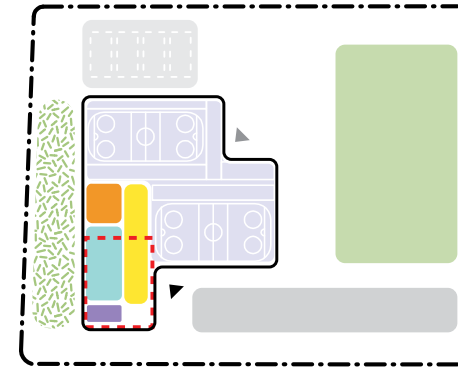
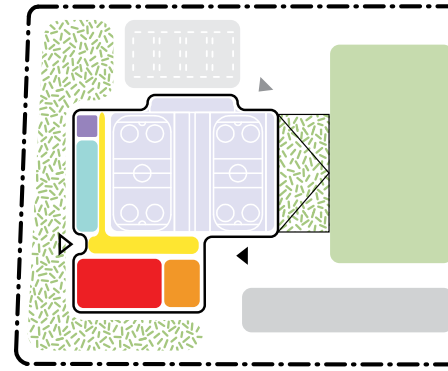
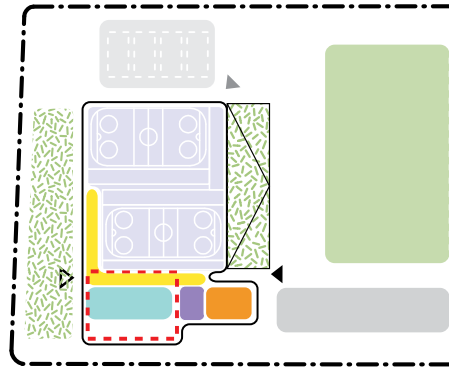
OPTION 2

OPTION 3

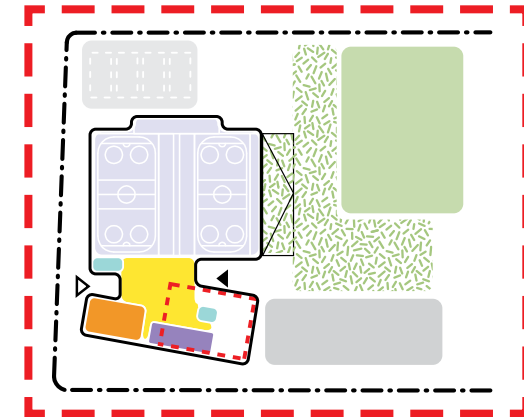
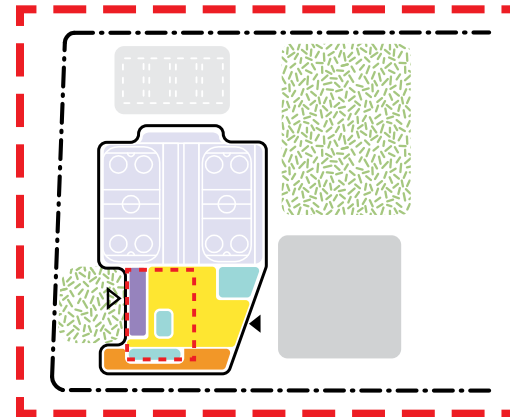
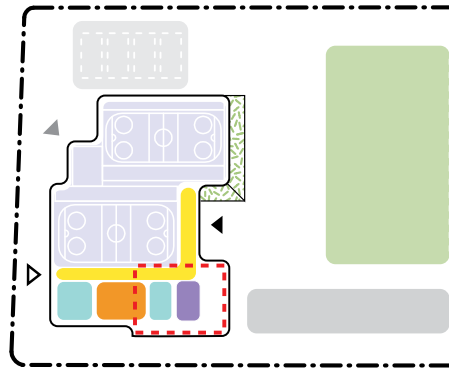
OPTION A
Community
Facing Street



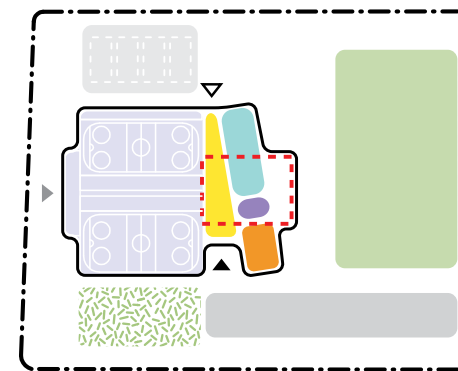
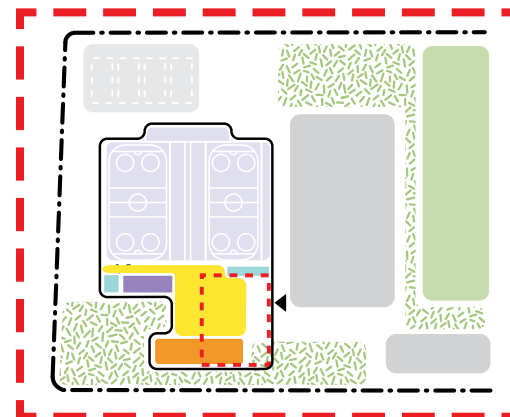
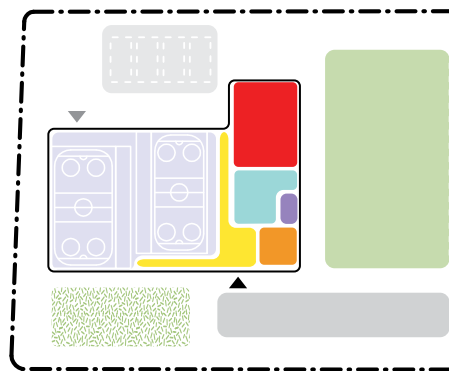
OPTION B
Fitness at Corner



OPTION C
Library at Corner



OPTION D
Community
Facing Fields

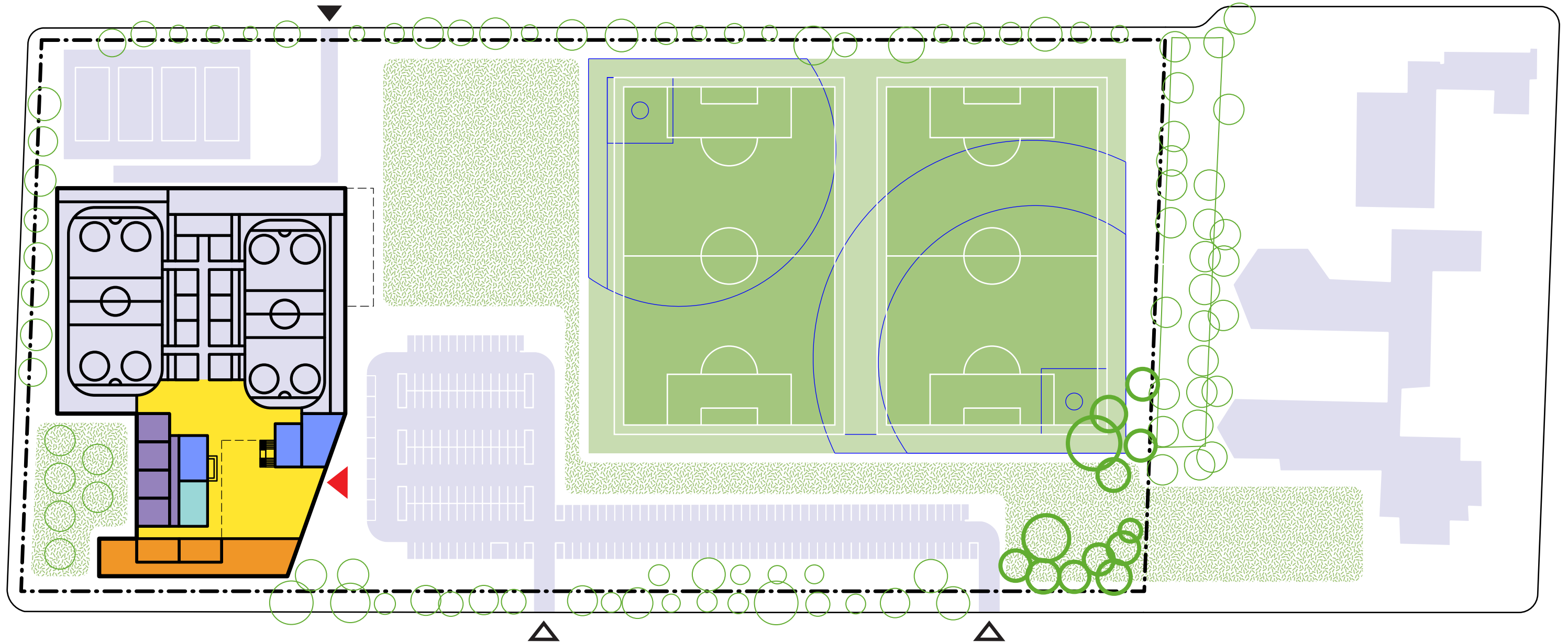


SCHEME 1





SCHEME 1



- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMINISTRATION
- SOCIAL SPACE

SITE AREA: 702,600 SF
TURF AREA: 240,000 SF
PARKING: 214
OPEN AREA: 15%

2 - FULL SIZE FIELDS (225'x360')
4 - U11/12 (75x47)
8 - U9/U10 (47x30)
16 - U6 (30x20)

- EFFICIENT OVERLAY OF SMALLER FIELD LINES
- SUFFICIENT SPECTATOR AREAS FOR EACH FIELDS
- EFFICIENT FIELD ORIENTATION BETTER LIGHTING/NETTING

SITE FEATURES



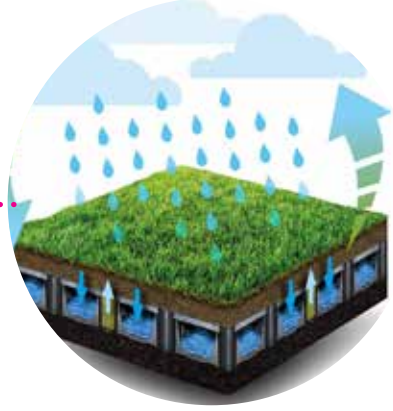
PHOTOVOLTAIC ROOF



SPORTFIELD SUPPORT



INFORMAL RECREATION



STORMWATER CAPTURE/REUSE



NEW PERIMETER WALKING PATH



GARDEN STEP / VIEWING



TREE LINED READING GARDEN



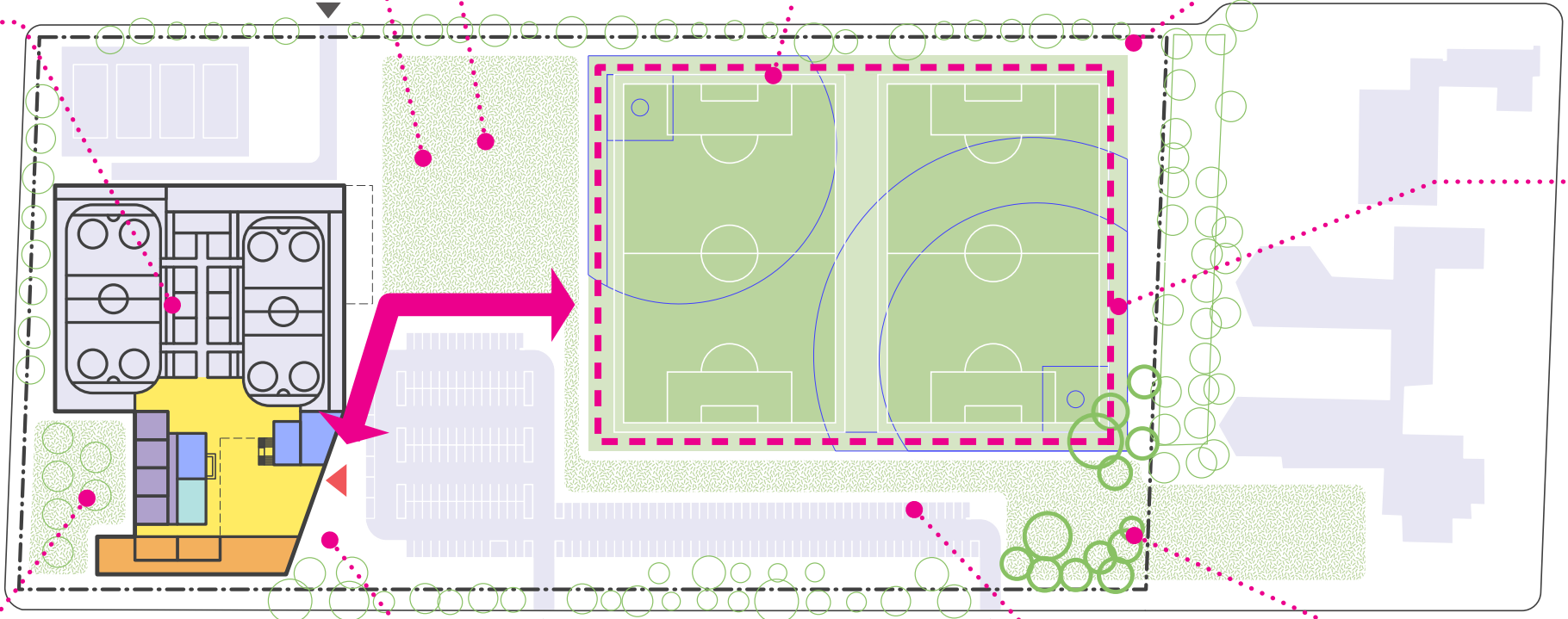
DIVVY BIKESHARE



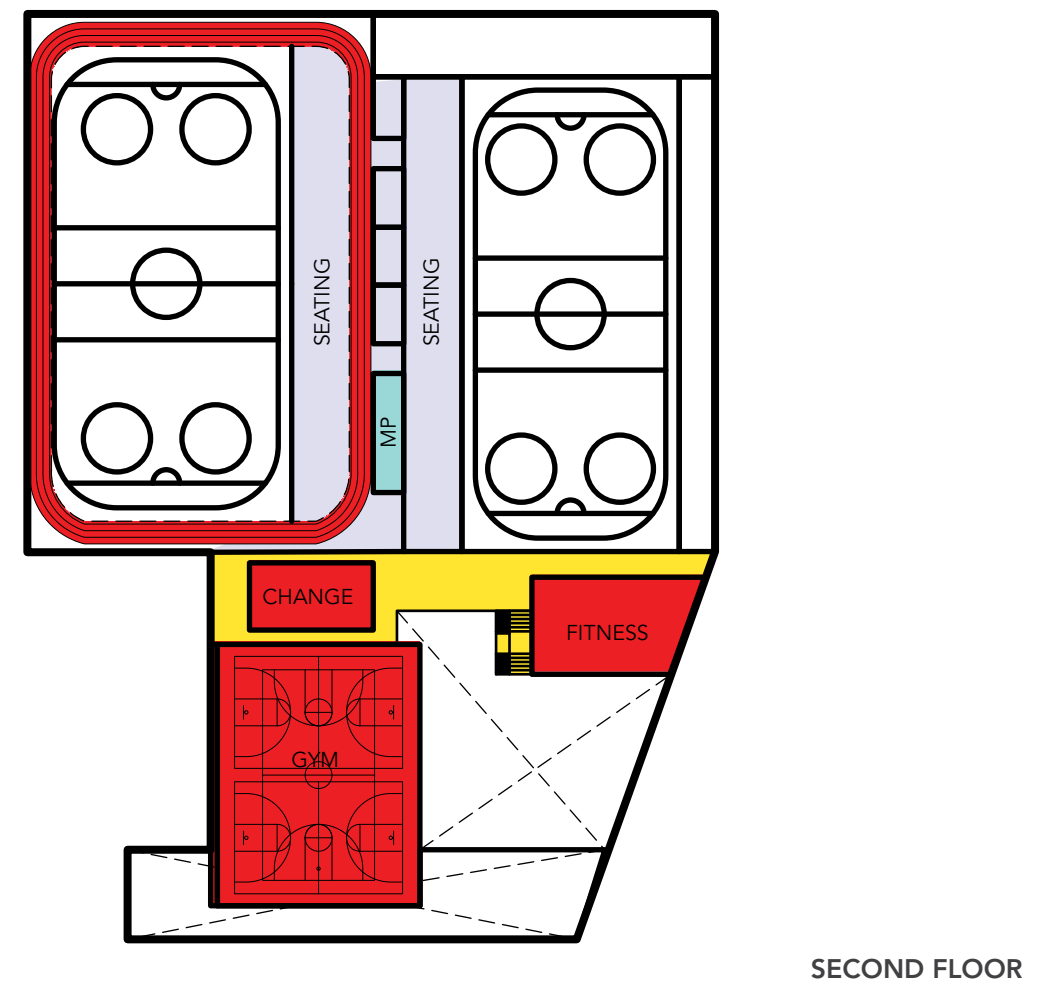
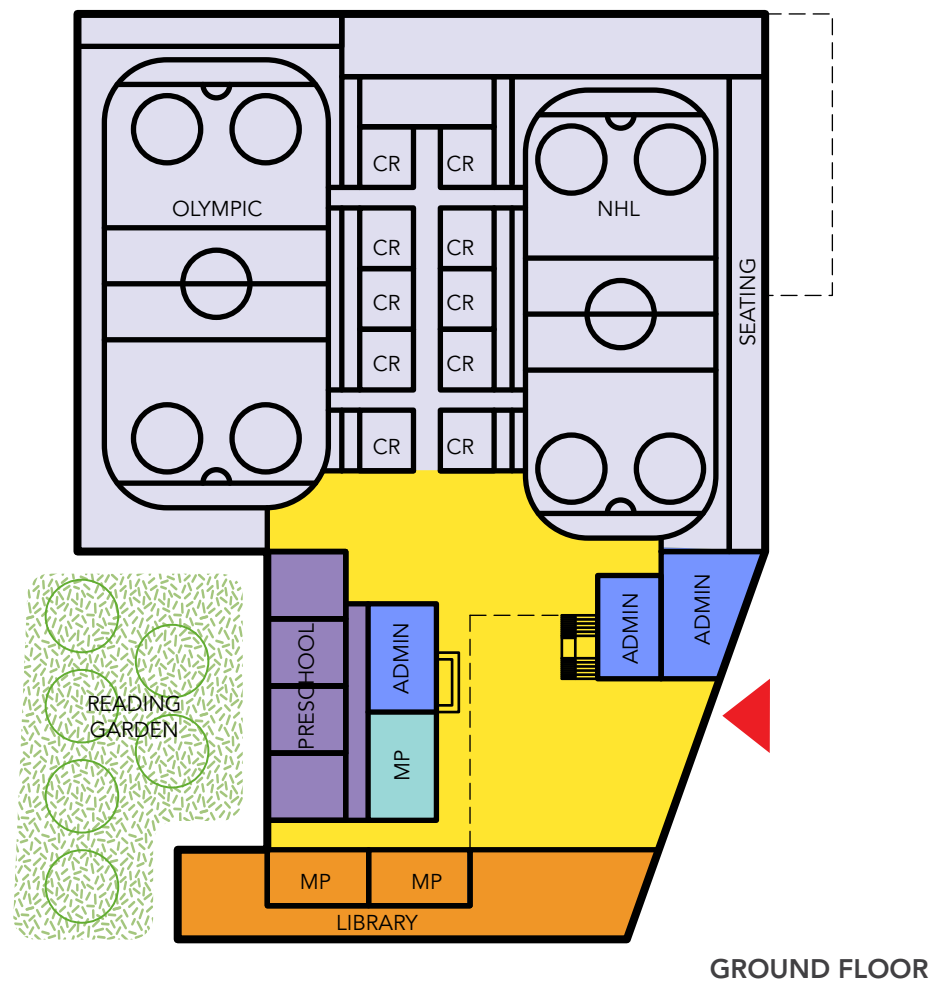
BIORETENTION



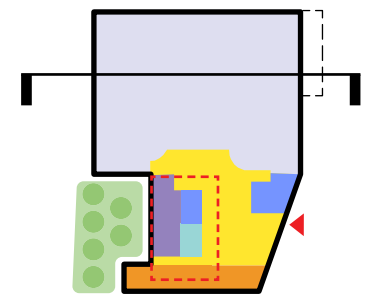
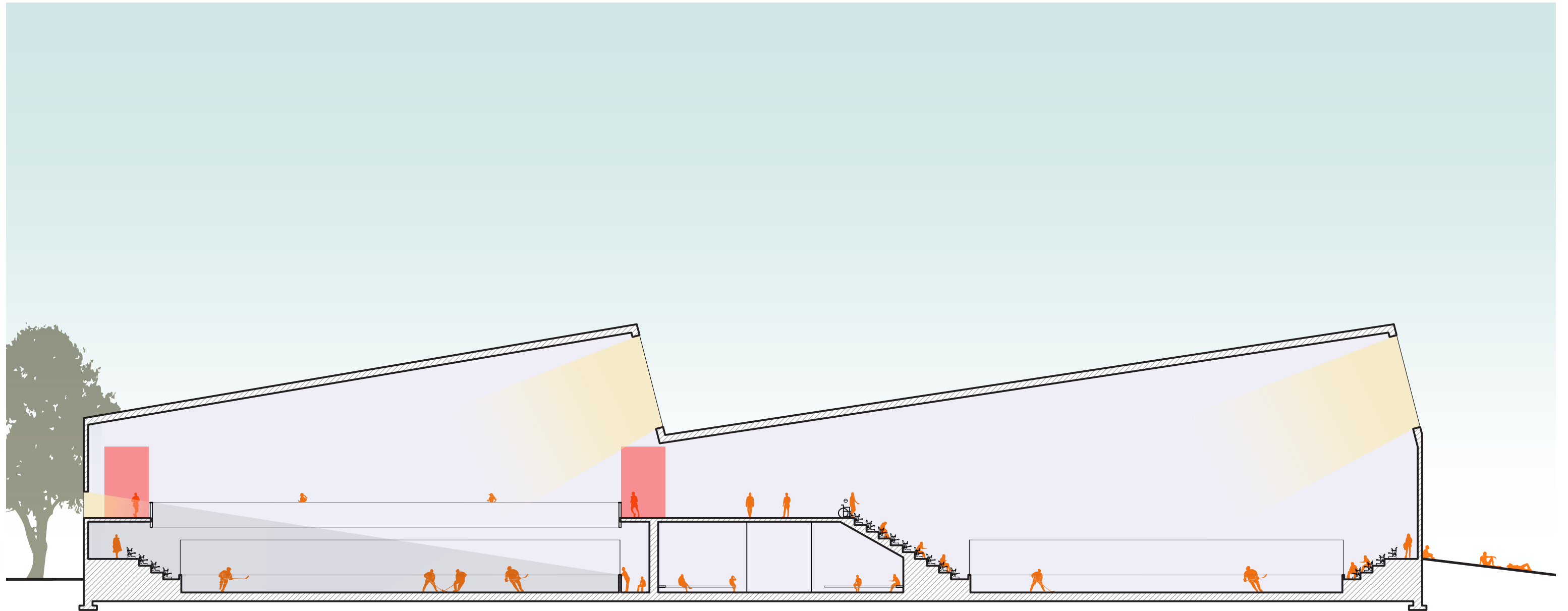
MATURE CLUSTER / TREE LINED BOULEVARD



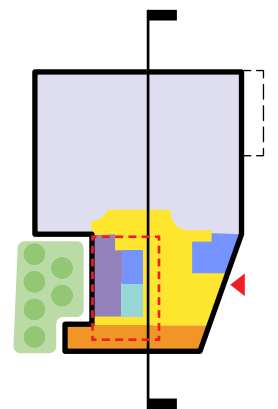
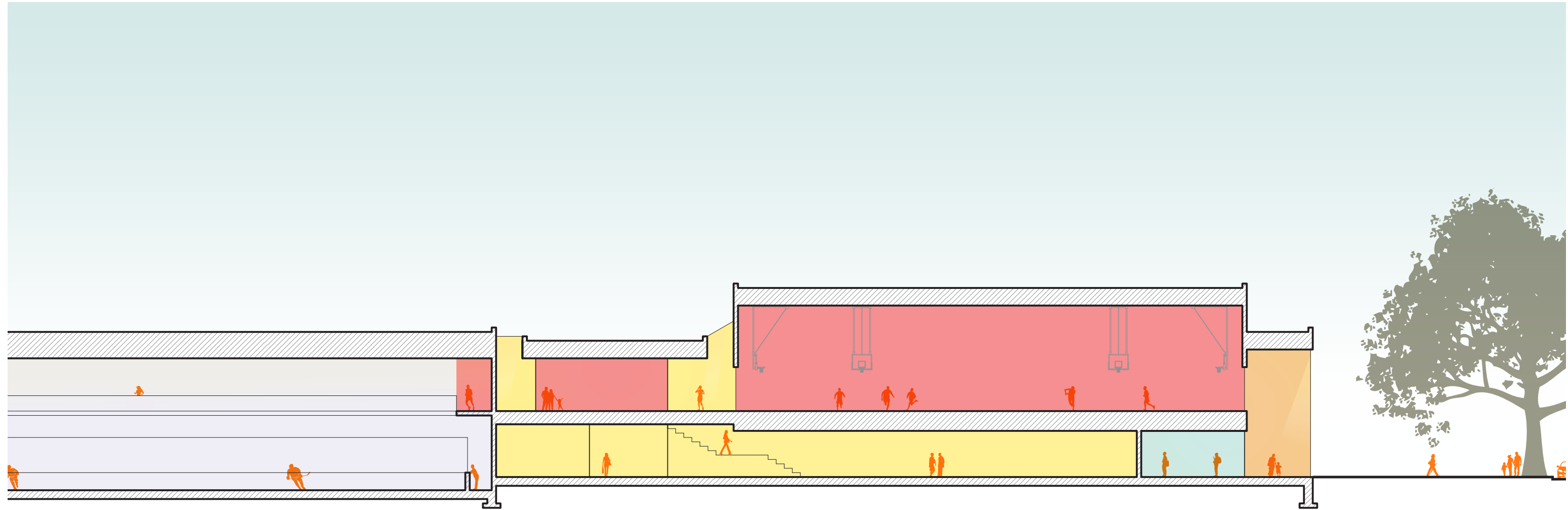
SCHEME 1



TYPICAL RINK SECTION



SCHEME 1







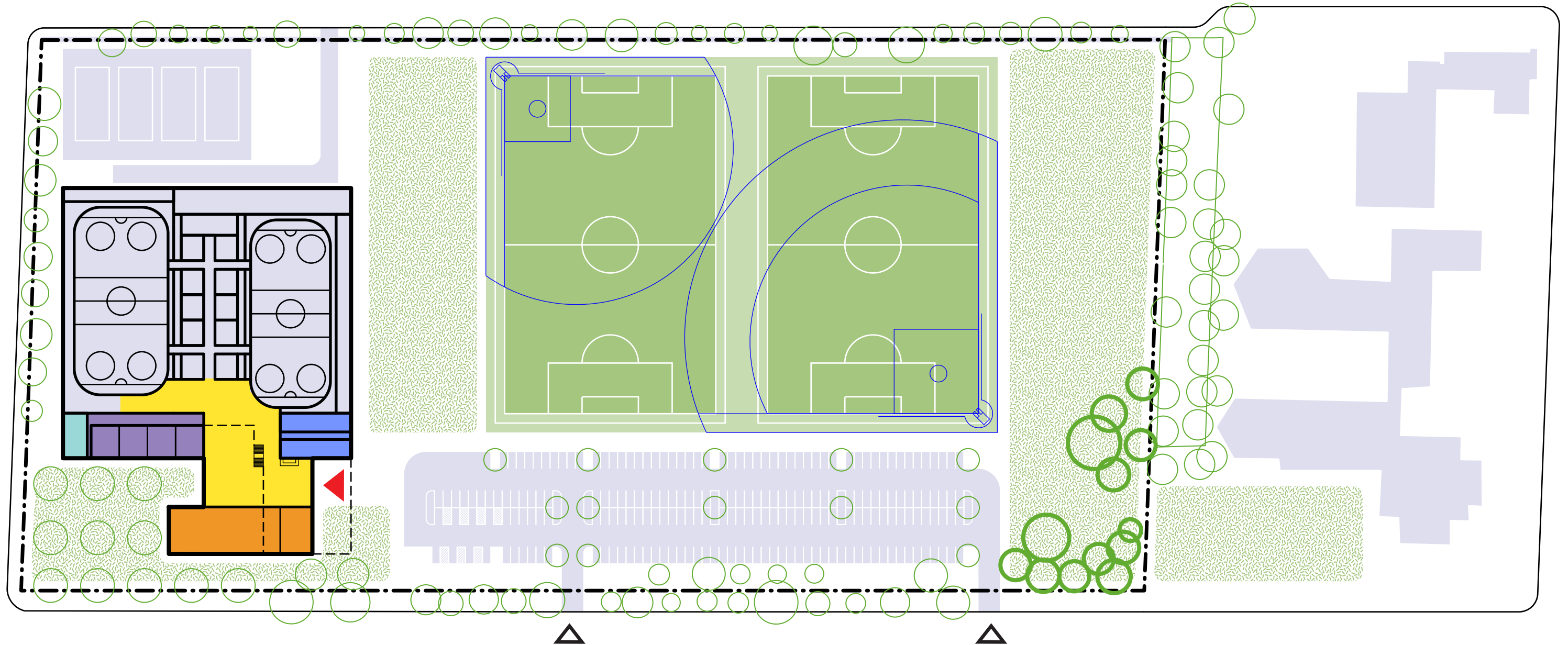
SCHEME 2



SCHEME 2



SCHEME 2



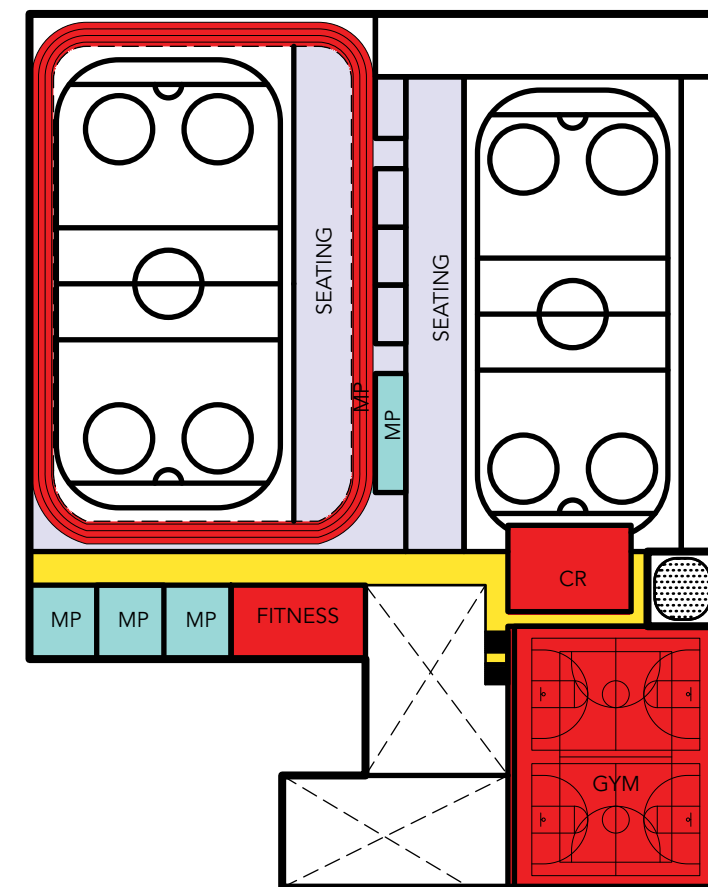
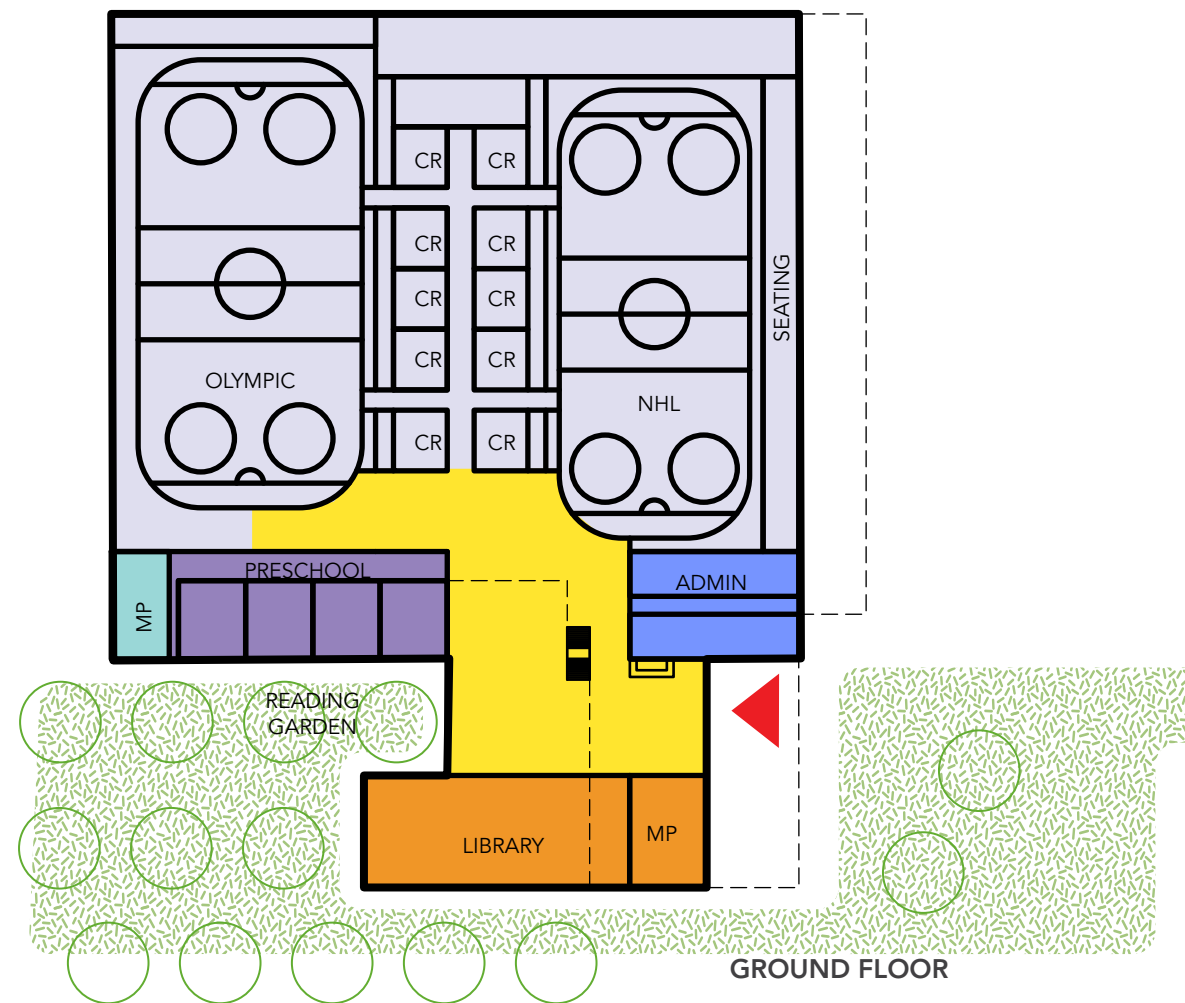
- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMINISTRATION
- SOCIAL SPACE

SITE AREA: 702,600 SF
 TURF AREA: 218,000 SF
 PARKING: 214 (inc 7 HC)
 OPEN AREA: 20%

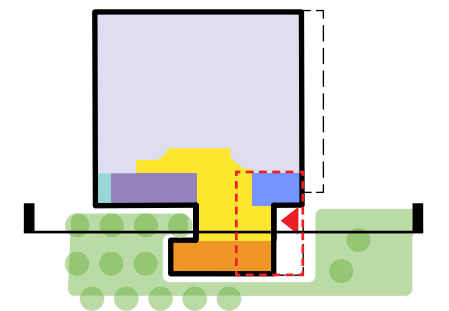
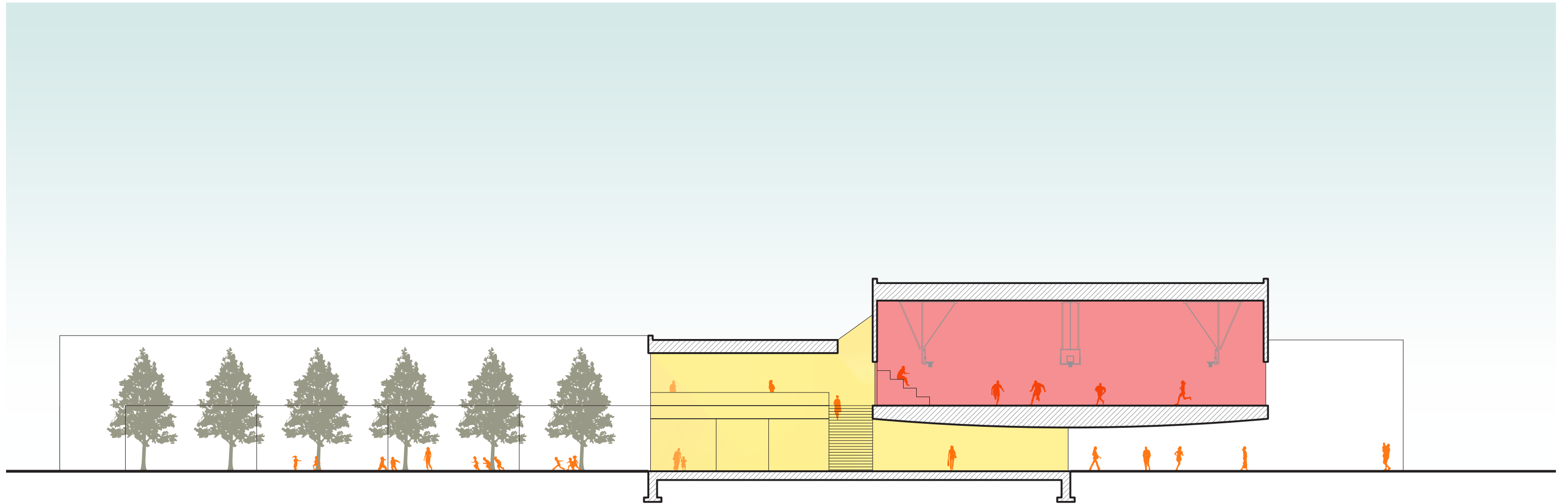
2 - FULL SIZE FIELDS (225'x360')
 4 - U11/12 (75x47)
 8 - U9/U10 (47x30)
 16 - U6 (30x20)

- IMPROVED BUILDING TO FIELD CONNECTION
- OVERLAY OF SMALLER FIELDS IS MORE EFFICIENT
- SUFFICIENT SPECTATOR AREAS FOR EACH FIELDS
- FIELD ORIENTATION BETTER FOR LIGHTING/NETTING

SCHEME 2



SCHEME 2





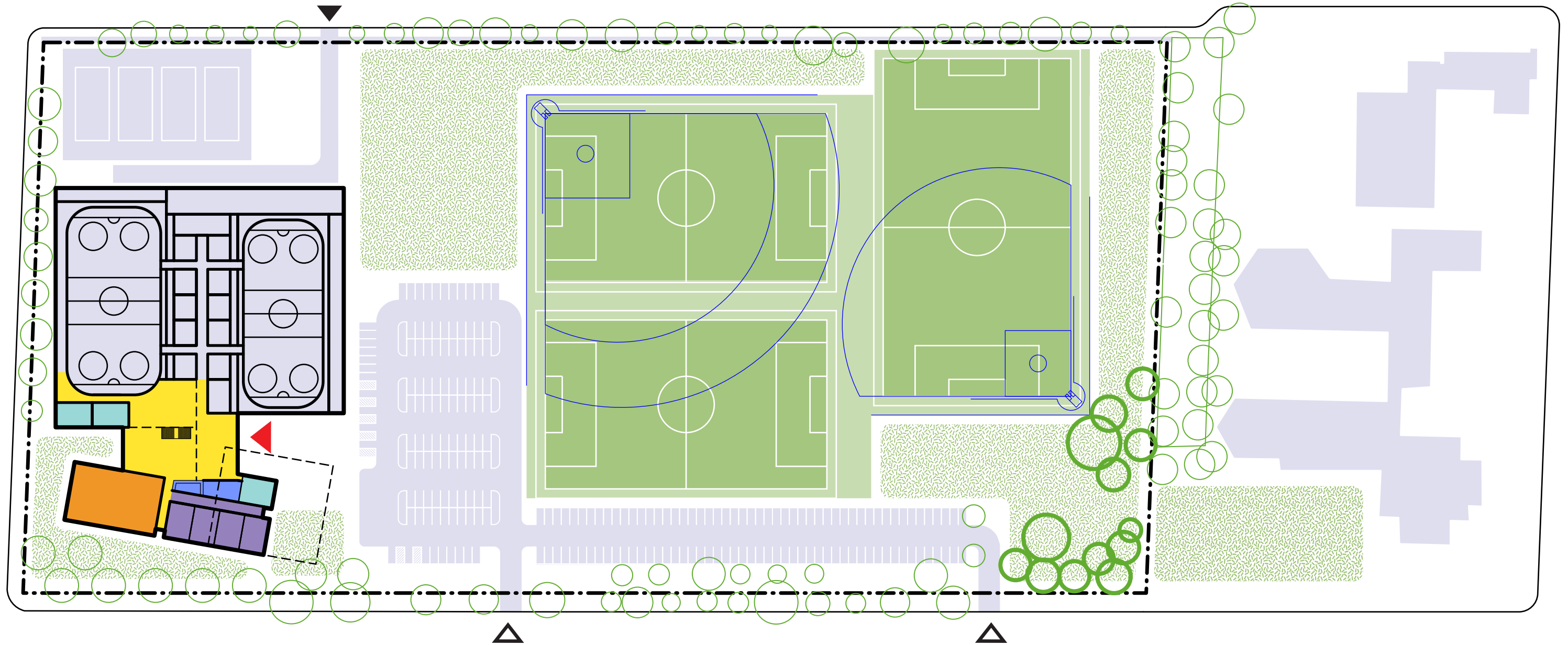


SCHEME 3



SCHEME 3





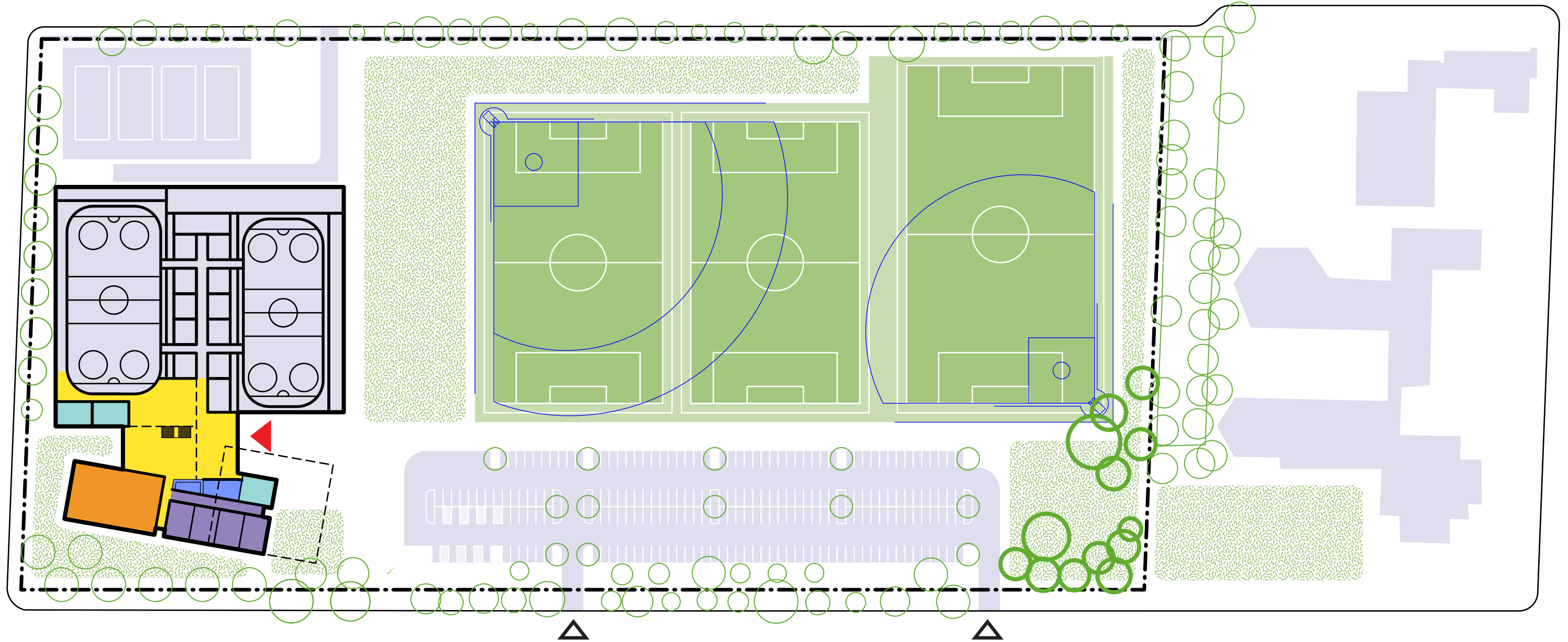
- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMINISTRATION
- SOCIAL SPACE

SITE AREA: 702,600 SF
 TURF AREA: 238,400 SF
 PARKING: 214 (inc 7 HC)
 OPEN AREA: 17%

1 - FULL SIZE FIELD (200'x360')
 2 - U13+ (180'x300')
 3 - U11/12 (75x47)
 6 - U9/U10 (47x30)
 12 - U6 (30x20)

- E/W FIELDS HAVE LIMITED SPECTATOR AREAS
- ONLY ONE ROW OF PARKING ALONG SOUTH END
- POTENTIAL IMPACT TO MATURE TREES
- OVERLAY OF SMALLER FIELDS REDUCED

SCHEME 3B



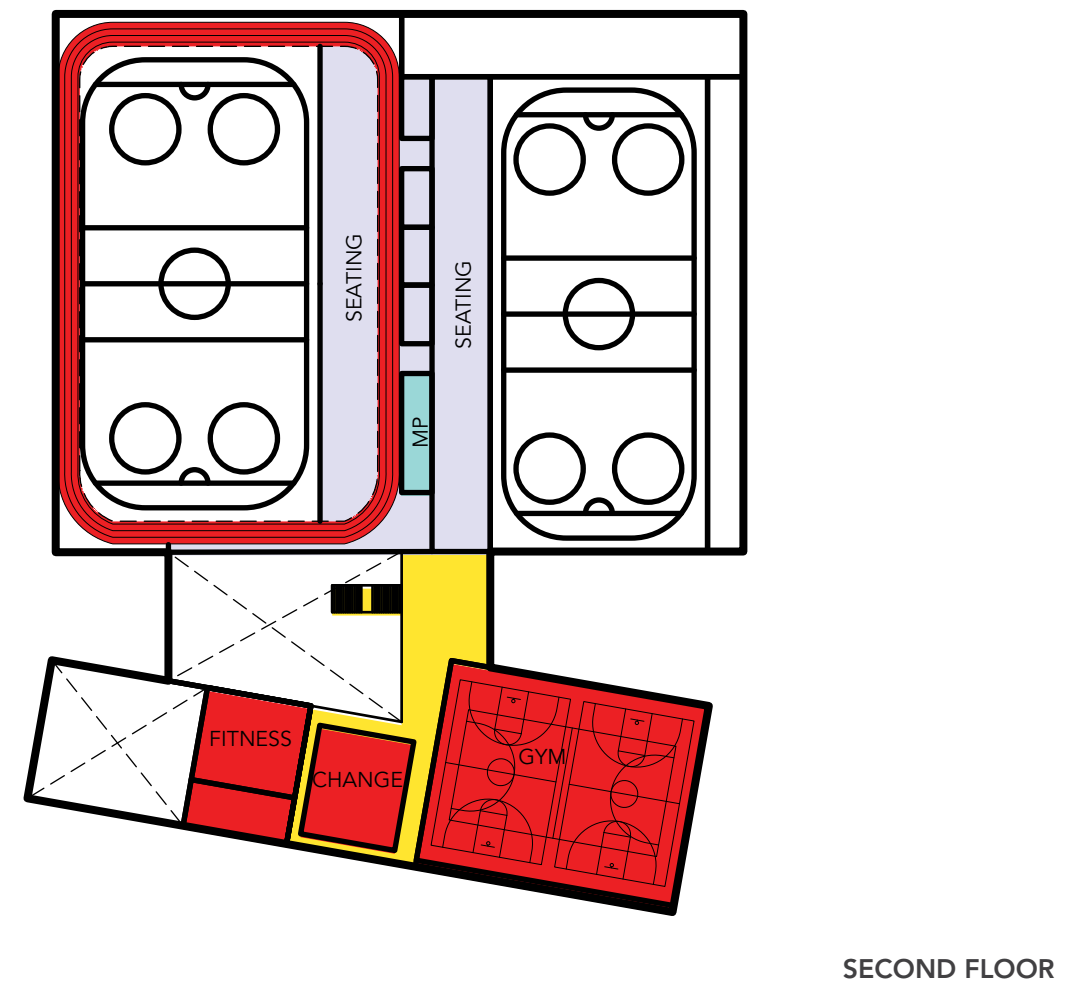
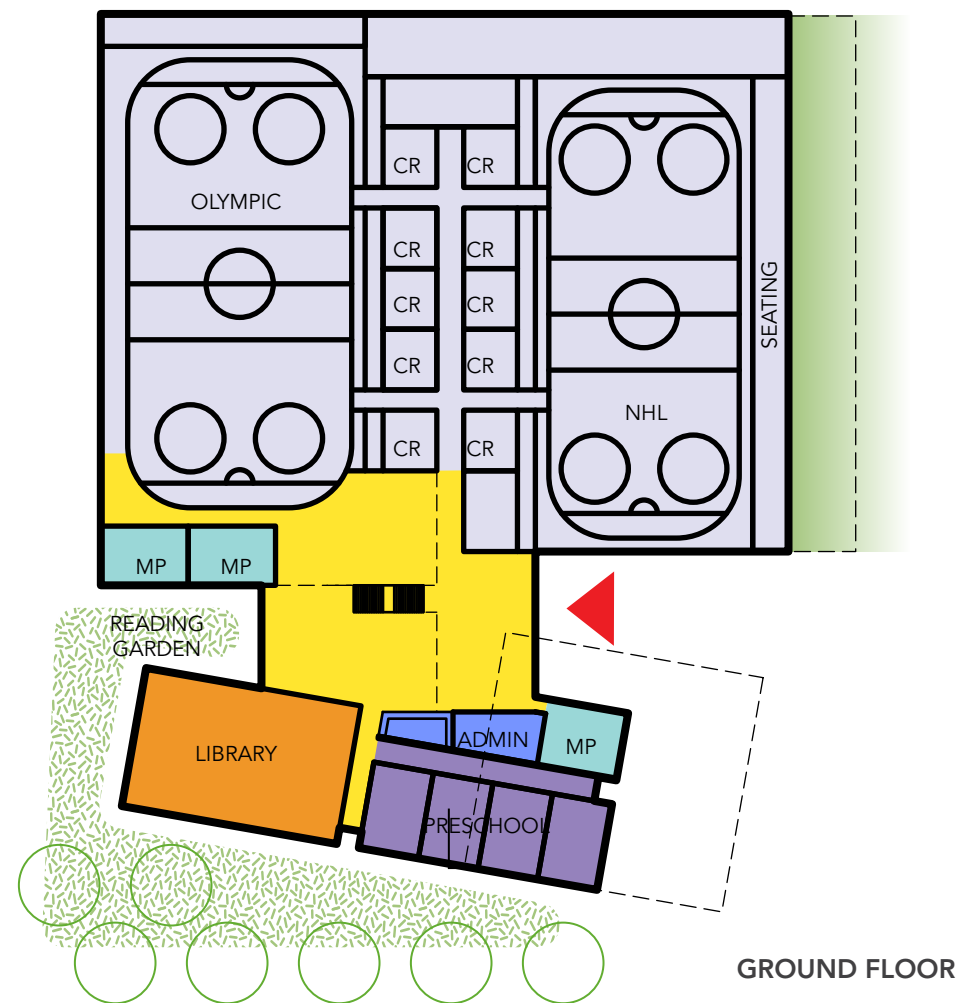
- LIBRARY
- ICE RINK
- RECREATION
- COMMUNITY
- PRESCHOOL
- ADMINISTRATION
- SOCIAL SPACE

SITE AREA: 702,600 SF
TURF AREA: 244,000 SF
PARKING: 214 (inc 7 HC)
OPEN AREA: 15%

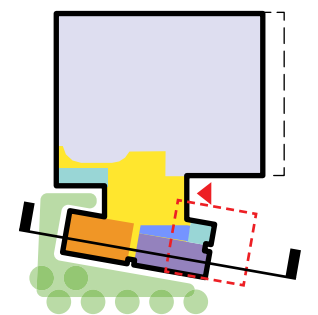
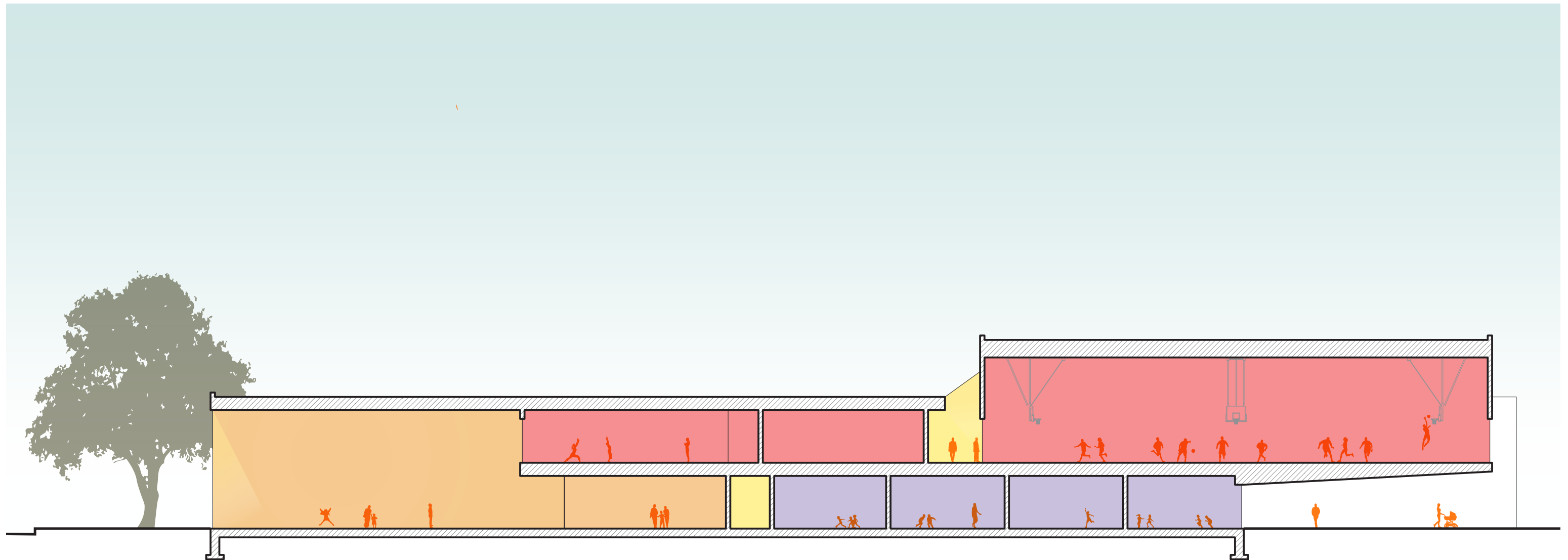
1 - FULL SIZE FIELD (200'x360')
2 - U13+ (180'x300')
3 - U11/12 (75x47)
6 - U9/U10 (47x30)
12 - U6 (30x20)

- MINIMAL GAP BETWEEN U13 FIELDS
- POTENTIAL IMPACT TO MATURE TREES
- OVERLAY OF SMALLER FIELDS REDUCED

SCHEME 3



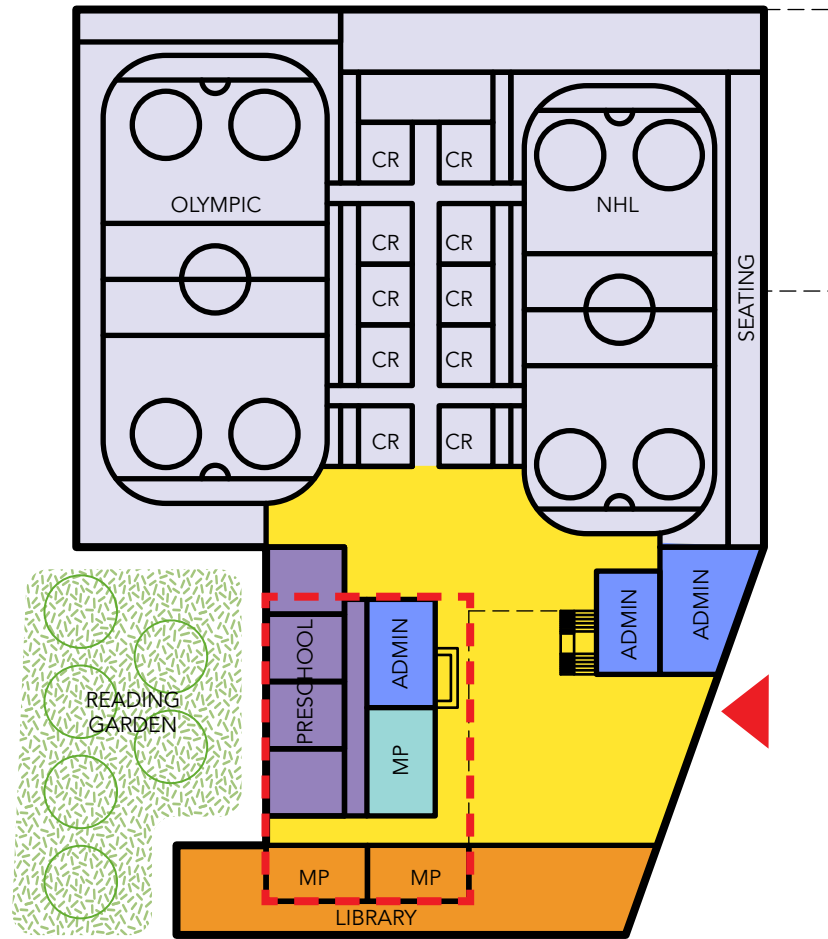
SCHEME 3



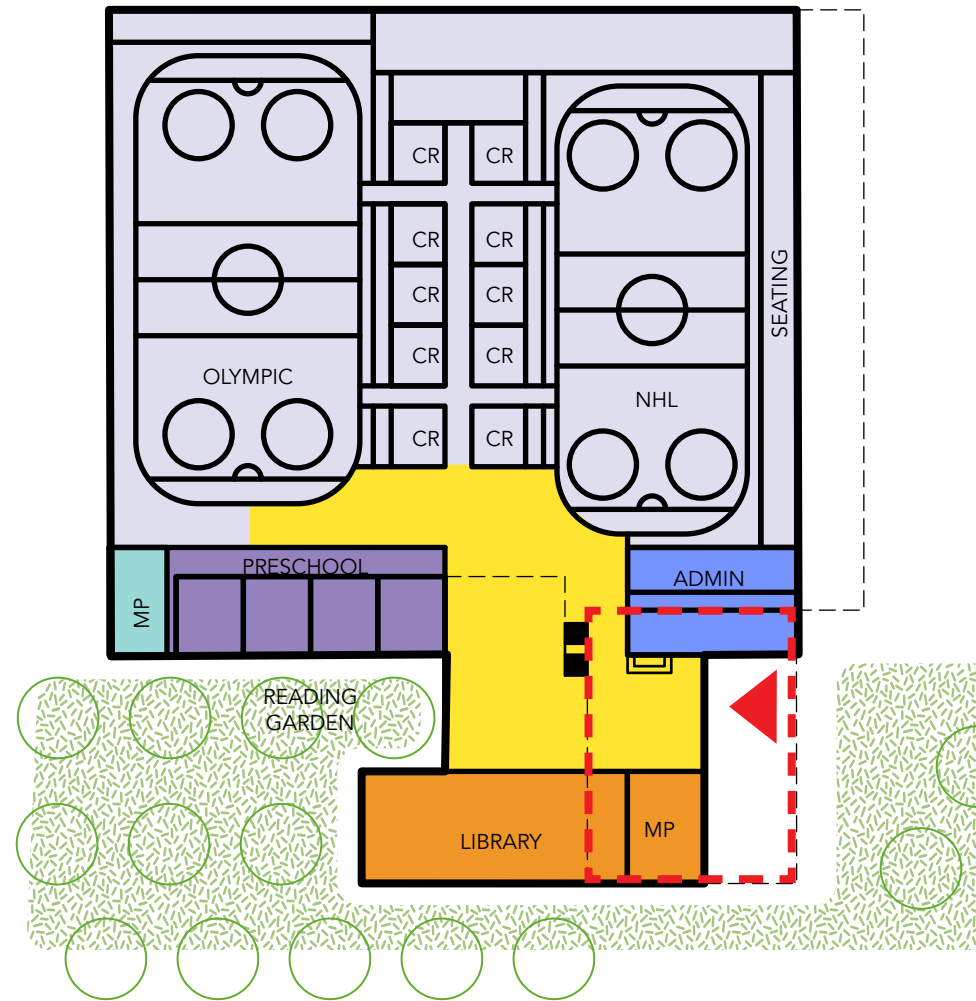




SCHEME 1



SCHEME 2



SCHEME 3

