



BARKER RINKER SEACAT



JUNE 21, 2013

# SAMMAMISH COMMUNITY AQUATICS CENTER 100% SCHEMATIC DESIGN

## PROJECT SUMMARY

The City of Sammamish, proposes to build a two-story, 60,000-square-foot community and aquatic center on nine acres of city-owned land west of the City Hall and Library. In addition to a new building the project will include an access road, fire lane and new above ground parking structures. We understand the planned facility will be owned by the City and operated by the YMCA. Program components of the facility will include :

- Natatorium: A 10,700 SF (square foot) space including a warm-water leisure pool with a zero-depth entry, water slides, a variety of interactive spray features, and a lazy river. It will also feature open water for recreational swimming and group water exercises. The 25-yard lap pool will have 6-lanes with a water temperature relatively cooler than the leisure pool and a family spa.
- Gymnasium:
  - A 7,900 SF gymnasium with a high school sized basketball court, 2 recreational sized cross courts and 2 volleyball courts with overhead mounted nets.
  - A smaller 3,770 SF family gymnasium, designed as an Add Alternate.
- Jogging Track: A three-lane jogging track that circles above the gymnasiums, designed as an Add Alternate.
- Fitness:
  - A 6,500 SF space with individual fitness equipment, including cardio, circuit training and weights. The room will have carpet and rubber floors, area lighting, and mirrors to facilitate personal workout routines.
  - Flexible Fitness: A 1,300 SF space providing a smaller, more flexible fitness area for meeting with personal trainers and more individualized workouts
- Large Group Fitness Room: A 2,200 SF room for large group fitness classes.
- Small Group Fitness Room: A 1,200 SF room for group fitness classes.
- Spinning Room: A 650 SF room for spinning fitness classes.
- Reflection Room: A 1,000 SF room for yoga and similar group fitness classes.
- Locker Rooms: Male, female and six private family changing rooms.
- Multi-purpose Room: A 650 SF room which can be used for a variety of flexible programming needs and will be available for greater community use.
- Family Center: A 950 SF room to serve teens and after school programs as well as other various family events.
- Child Watch: A 1,200 SF room for short term supervised care of young children while parents and guardians use the facility.
- Adventure Zone: A 2,200 square foot child "Adventure Zone" including a soft play sculpture for indoor play and youth recreation in a room with a resilient floor .
- Break room: A 500 SF kitchen with residential appliances for storing and warming food, cooking demonstration classes and gathering space.
- Restrooms: At both levels.
- Lobby and Office Spaces.
- Storage: Required and necessary storage and mechanical spaces .

- Parking: Approximately 300 parking spaces on site, with approximately 240 spaces in parking structures and the remainder of the parking on grade.
- Loop Road: Drives connecting the facility to 228th Avenue SE to the east and north .

The construction budget is approximately \$16.5 million for the Community and Aquatics Center. Two, similar parking structures are planned and are anticipated to be open concrete structures with a construction budget of approximately \$5 million. Site costs are projected to be approximately \$1.93 million and the loop road is valued at \$1.2 million. The total MACC is \$24.631M and the project budget is \$30 million, including both building and site hard costs, soft costs, Washington State Sales Tax, contingency, and design and construction of a loop road.

The YMCA will partner with the City in the operation of the facility and will provide input during the design phase regarding facility operations.

The project WILL NOT pursue LEED Certification. Every effort will be made to design and specify high performance products to optimize project energy efficiency.

The facility will serve as a warming shelter with a generator or generator hook-up.



## PROJECT SUMMARY

# SAMMAMISH COMMUNITY & AQUATICS CENTER



G1

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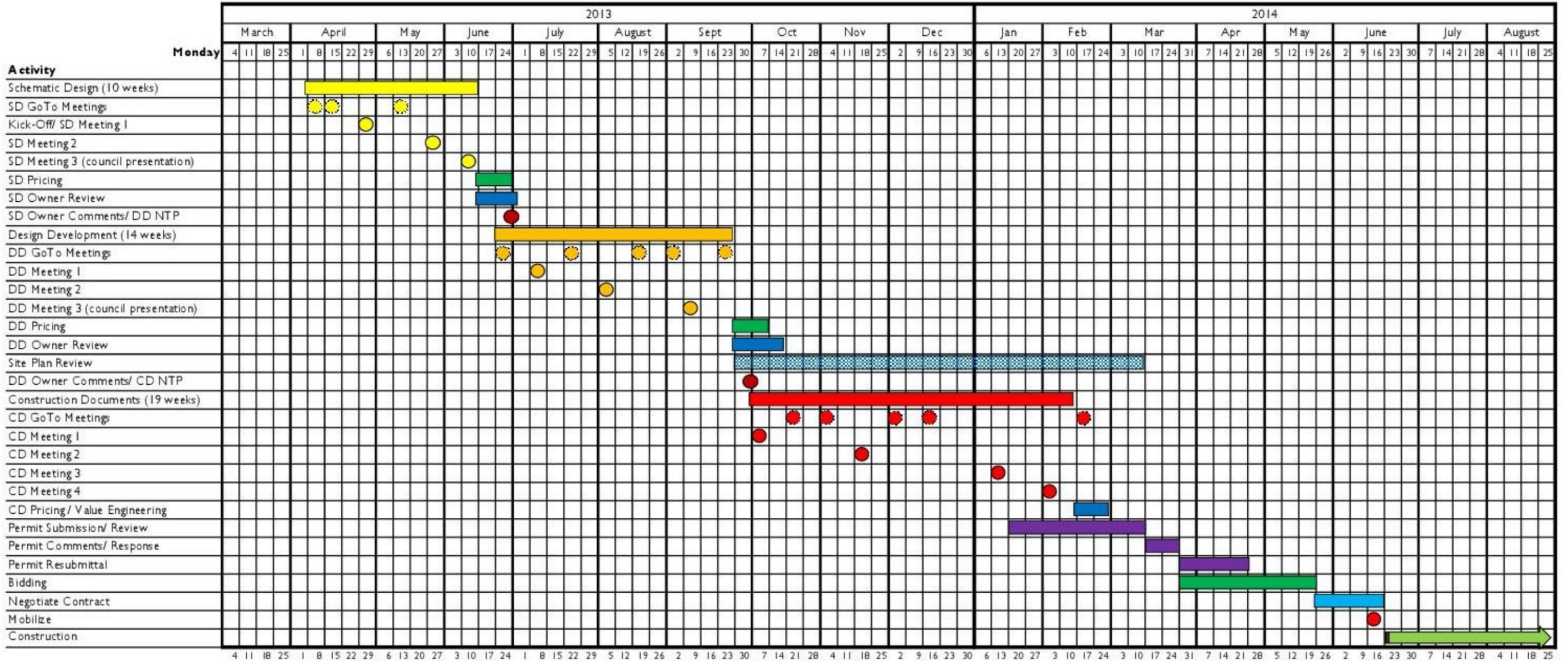
**EXHIBIT A**

**Sammamish Community and Aquatics Center**

Work Plan

March 6, 2013

Revised: 3/14/13; 4/8/13



**PROJECT SCHEDULE**

**SAMMAMISH COMMUNITY AQUATICS CENTER**

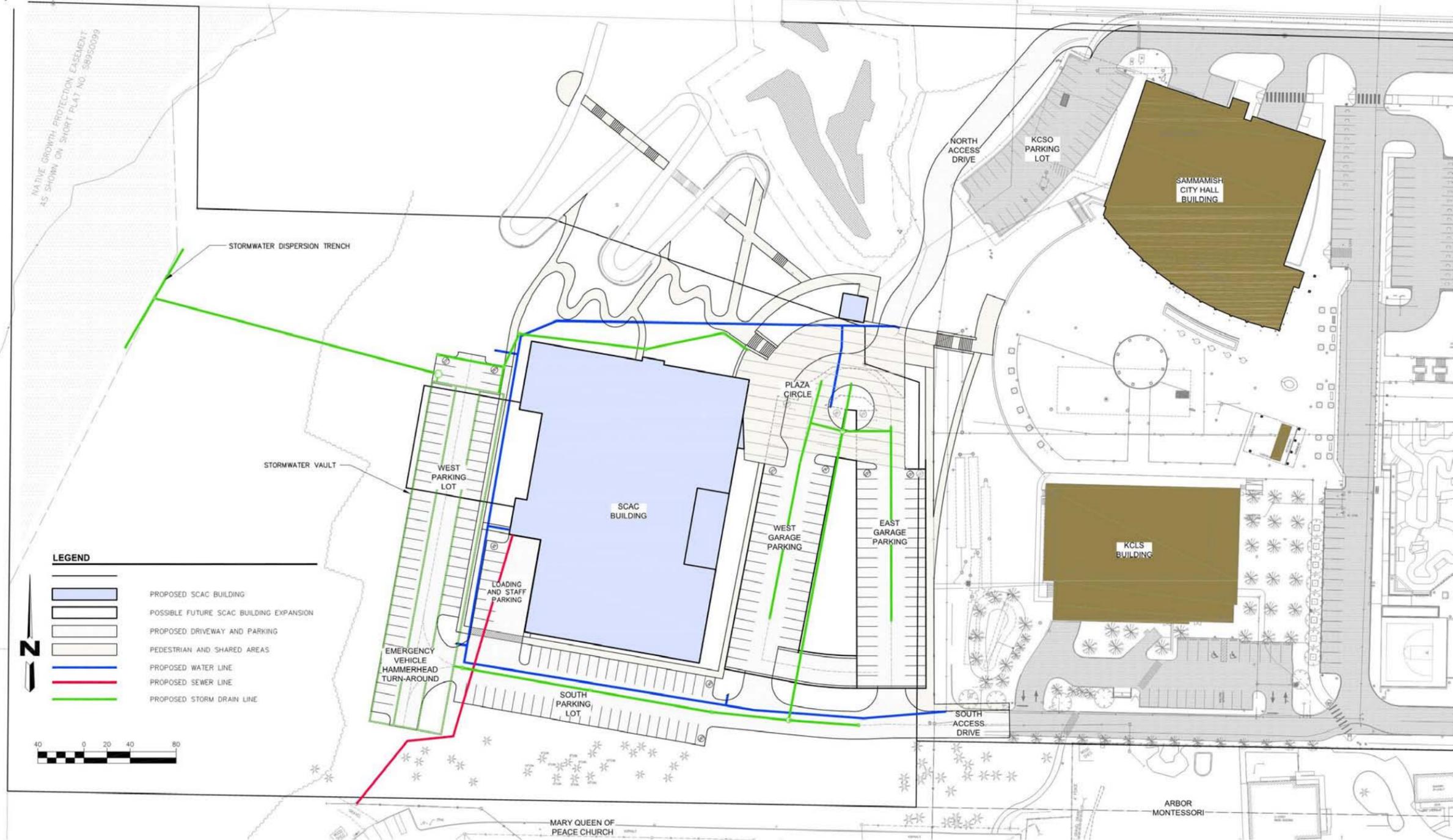
G3



JUNE 21, 2013

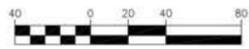


NATIVE GROWTH PROTECTION EASEMENT  
AS SHOWN ON SHORT PLAT NO. 589250099



**LEGEND**

-  PROPOSED SCAC BUILDING
-  POSSIBLE FUTURE SCAC BUILDING EXPANSION
-  PROPOSED DRIVEWAY AND PARKING
-  PEDESTRIAN AND SHARED AREAS
-  PROPOSED WATER LINE
-  PROPOSED SEWER LINE
-  PROPOSED STORM DRAIN LINE



**SCHEMATIC CIVIL SITE PLAN**

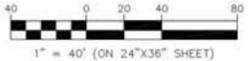
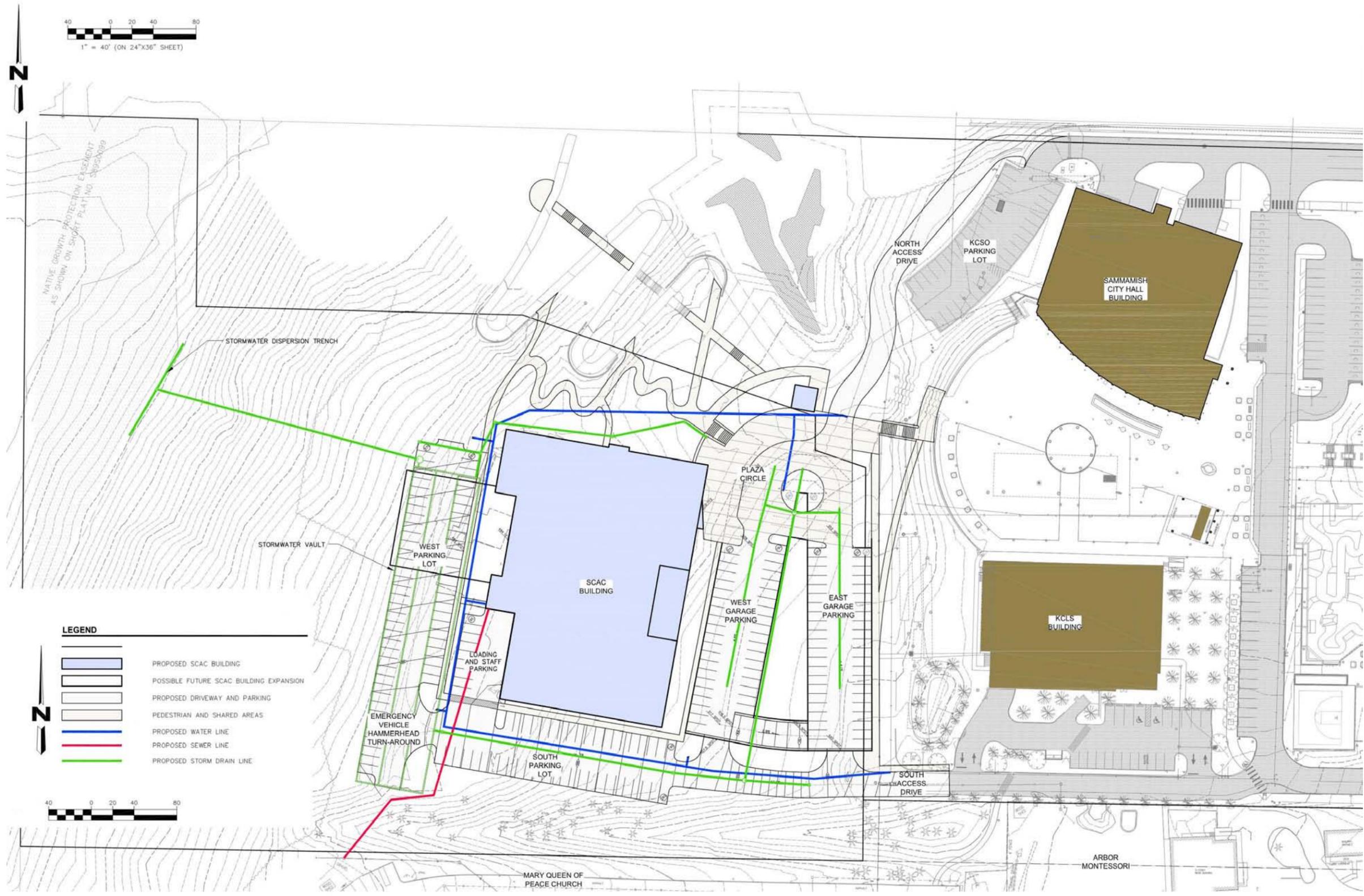
**SAMMAMISH COMMUNITY AQUATICS CENTER**



C2

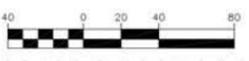


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**LEGEND**

	PROPOSED SCAC BUILDING
	POSSIBLE FUTURE SCAC BUILDING EXPANSION
	PROPOSED DRIVEWAY AND PARKING
	PEDESTRIAN AND SHARED AREAS
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM DRAIN LINE



**SCHEMATIC GRADING PLAN**

**SAMMAMISH COMMUNITY AQUATICS CENTER**



**C3**



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### Site Design/ Landscape Narrative

The project landscape is envisioned as a park-like hub, utilizing the new facility to stitch together the civic campus of the Upper Commons to the park and natural area associated with the Lower Commons. Steep grades present a challenge, but also opportunities for capturing views, utilizing water and creating a variety of places. Site improvements will strive to create complimentary public places which are strongly connected to both the upper and lower commons. The central plaza and autocourt will be flexible space, prioritizing pedestrians and drop-off. Accessible pathways are thoughtfully arranged to connect desire lines throughout the campus. Place-based plantings and spatial character further weave the new facility into the site.

### Pedestrian Connections

In order to invite and connect visitors to the various opportunities within the campus, the pedestrian circulation strives to enable universal access from the very top to the very bottom of the site. Pathways are designed at 5% or less to allow wheelchairs, walkers or strollers full access to the campus.

### Central Plaza and Autocourt

Constructed partially on top of the structured parking garage, the plaza and autocourt provide a centralized terrace for the campus and help to orient drivers and pedestrians to the new facility and beyond. Pedestrian utilization takes precedent and is reinforced by raised, speed bump style entries on all three sides. Vehicle circulation and drop-off is defined by decorative bollards and an arc of small shade trees.

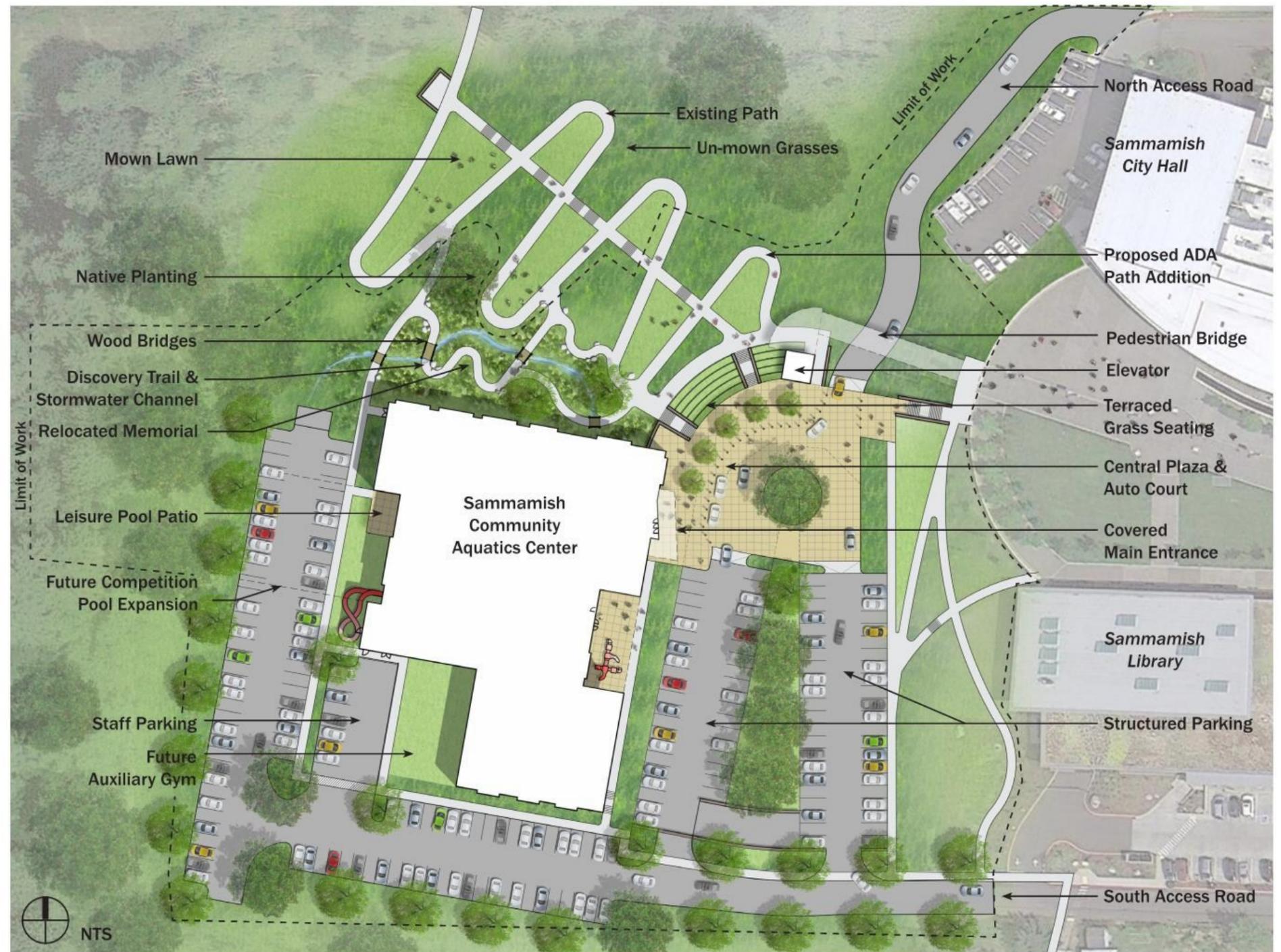
The plaza provides flexible open space suitable for extending building and campus program. A generous covered entry supplements the lobby space, while a small courtyard offers outdoor classroom potential. Ample seating and visual interest invites users to relax during their visit.

### Lawn Terraces, Discovery Trail & Stormwater Channel

The main entry and plaza are connected to the Lower Commons and west parking area via several lawn terraces flanked by stairs. Envisioned as an amphitheater type space, the terraces offer a commanding view and picnic place. Heading west, the slope drops off significantly into a "discovery trail," playfully weaving through native plantings, boulders and a water course fed by stormwater. Intended as a water feature, the "stream" also serves to feed the surrounding landscape and filter stormwater before entering the detention vault beneath the parking lot.

### Plantings

Consistent with the City code and the site's natural setting, native plantings will integrate the new facility into its surroundings. Pathways and the main entry are punctuated by more garden-like beauty, with a greater degree of organization and splashes of color within a native-like palette. Some mown grasses will remain, while others are envisioned to be more like a meadow. Irrigation will be focused on establishment and the main entry and may be supplemented with detained stormwater.



## LANDSCAPE NARRATIVE & SITE PLAN

SiteWorkshop  
LANDSCAPE ARCHITECTURE



L1



# SAMMAMISH COMMUNITY AQUATICS CENTER



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Terraced Grass Seating



Gathering / Event Space



Native Planting & Unmown grasses



Informal Lawn



Stormwater Channel



Discovery Path Bridges



Universally Accessible Pathways



Plaza Bollard Line



Shared Use Plaza



Multi-Use Stair

## LANDSCAPE NARRATIVE

SiteWorkshop  
LANDSCAPE ARCHITECTURE



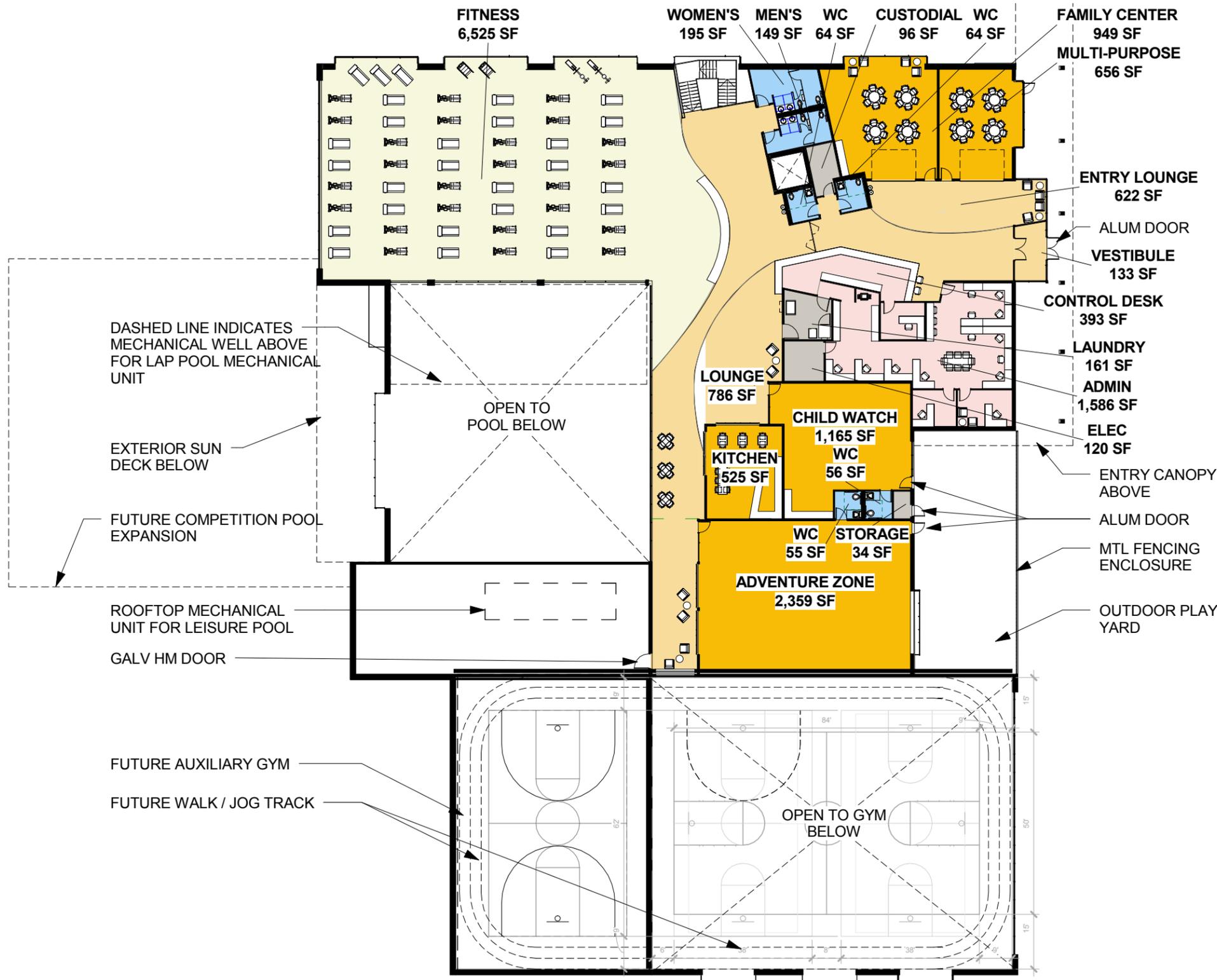
L2



# SAMMAMISH COMMUNITY AQUATICS CENTER



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- FLOOR PLAN GENERAL NOTES:**
- Doors:
    - All doors in Natatorium and associated 'wet' areas shall be aluminum storefront doors
    - All interior doors in front of house 'dry' areas of building shall be Maple wood doors in knock-down frames w/ MDF trim
    - All interior doors in back of house locations to be hollow metal doors in hollow metal frames
    - All exterior doors to be galvanized hollow metal unless shown as part of storefront glazing system, RE: Elevations
  - Fire Protection System
    - Fire sprinkler design shall be coordinated with architecture in areas of exposed ceilings

**Room Legend**

Light Green	Athletic Spaces
Light Orange	Circulation and/or Public
Yellow	Community
Blue	Lockers & Restrooms
Grey	Non-Public/Support
Pink	Office

DASHED LINE INDICATES MECHANICAL WELL ABOVE FOR LAP POOL MECHANICAL UNIT

EXTERIOR SUN DECK BELOW

FUTURE COMPETITION POOL EXPANSION

ROOFTOP MECHANICAL UNIT FOR LEISURE POOL

GALV HM DOOR

FUTURE AUXILIARY GYM

FUTURE WALK / JOG TRACK

ENTRY LOUNGE 622 SF

ALUM DOOR

VESTIBULE 133 SF

CONTROL DESK 393 SF

LAUNDRY 161 SF

ADMIN 1,586 SF

ELEC 120 SF

ENTRY CANOPY ABOVE

ALUM DOOR

MTL FENCING ENCLOSURE

OUTDOOR PLAY YARD

# UPPER FLOOR PLAN

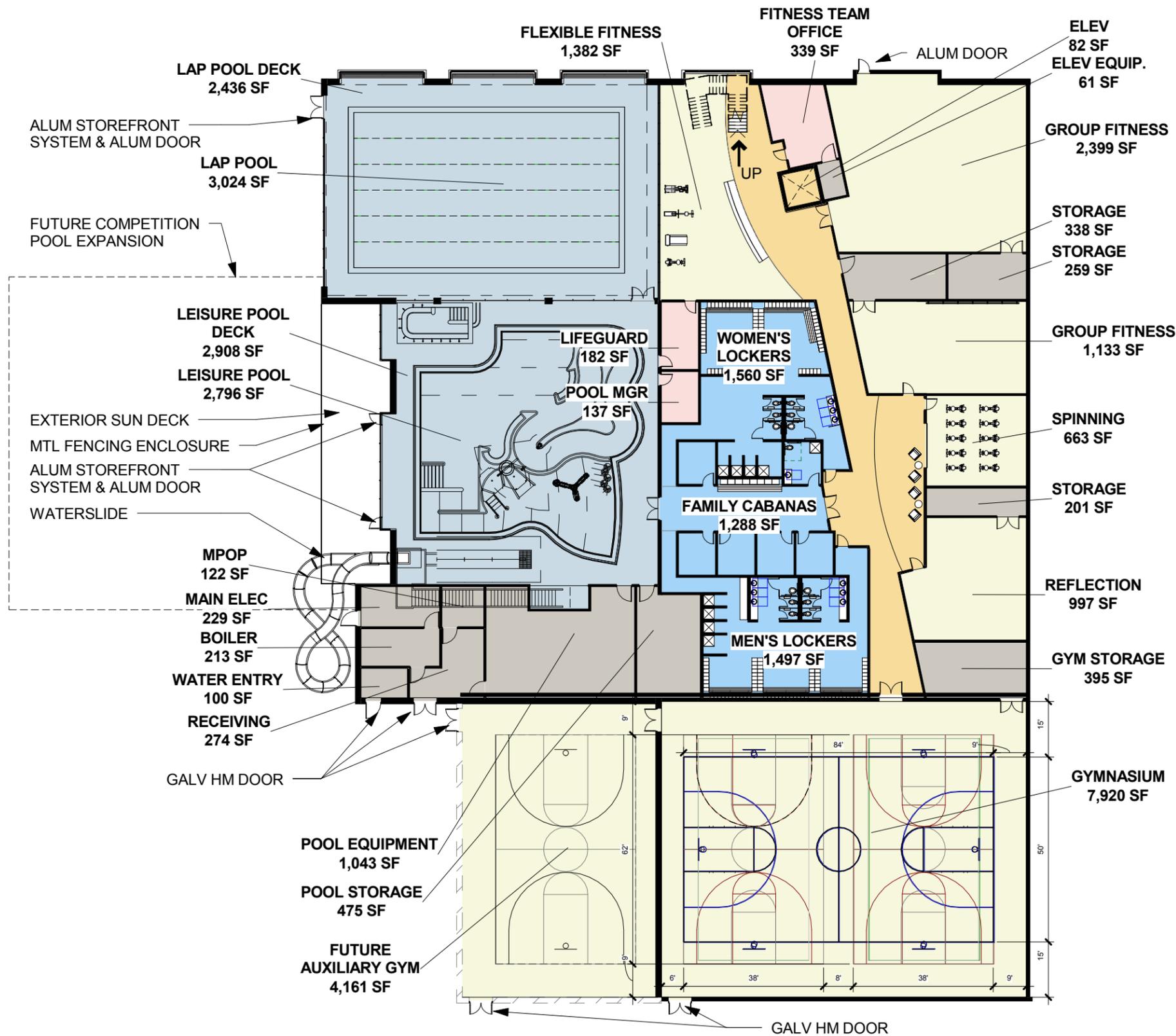
# Sammamish Community Aquatics Center



A2



6/21/2013



**FLOOR PLAN GENERAL NOTES:**

1. Doors:
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2. Fire Protection System
  - Fire sprinkler design shall be coordinated with architecture in areas of exposed ceilings

**Room Legend**

- Aquatics
- Athletic Spaces
- Circulation and/or Public
- Lockers & Restrooms
- Non-Public/Support
- Office

**LOWER FLOOR PLAN**

**Sammamish Community Aquatics Center**



A3

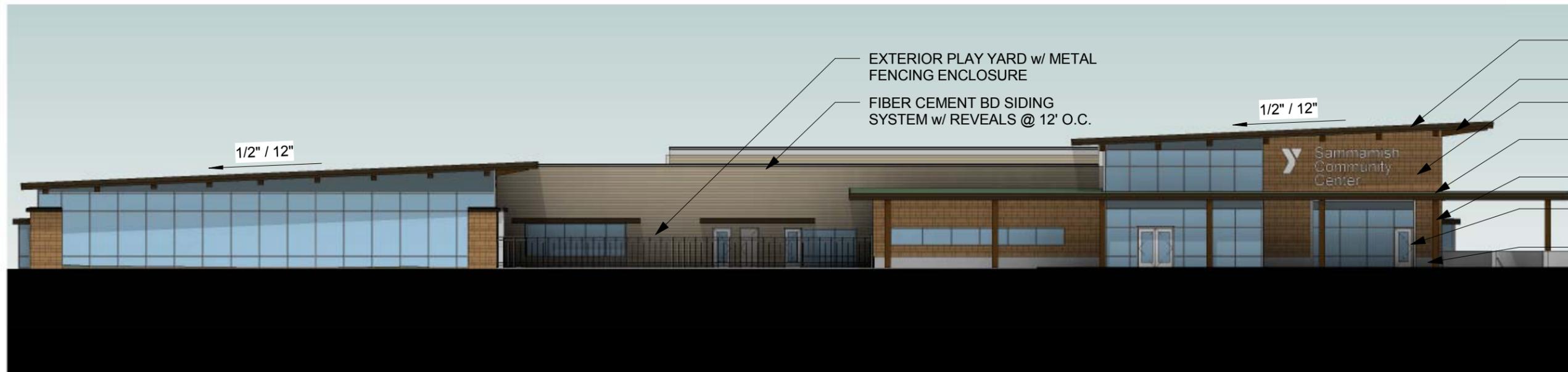


6/21/2013



- PTD MTL BEAM
- INSULATED MTL PANEL SYSTEM
- ALUM STOREFRONT SYSTEM
- CAST IN PLACE CONCRETE

NORTH ELEVATION



- EXTERIOR PLAY YARD w/ METAL FENCING ENCLOSURE
- FIBER CEMENT BD SIDING SYSTEM w/ REVEALS @ 12' O.C.

- PREFINISHED MTL FASCIA
- PTD MTL BEAM
- INSULATED MTL PANEL SYSTEM
- ENTRY CANOPY w/ GREEN ROOF
- PTD MTL COLUMN
- ALUM STOREFRONT SYSTEM
- CAST IN PLACE CONCRETE

EAST ELEVATION

## EXTERIOR ELEVATIONS



A9



# Sammamish Community Aquatics Center



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ALTERNATE:  
AUXILIARY GYM

FIBER CEMENT BD  
SIDING



STANDING SEAM MTL  
ROOFING  
PREFINISHED MTL FASCIA  
ALUM STOREFRONT  
SYSTEM  
INSULATED MTL PANEL  
SYSTEM

SOUTH ELEVATION



ALUM STOREFRONT SYSTEM  
PREFINISHED MTL PANEL  
INSULATED MTL PANEL SYSTEM  
FIBER CEMENT BD SIDING;  
REVEALS @ 12' O.C.

WATERSLIDE  
SUN DECK w/ MTL  
FENCING ENCLOSURE  
MECH WELL;  
RE: PLANS

ALTERNATE:  
AUXILIARY GYM  
PREFINISHED MTL  
FASCIA  
ALUM STOREFRONT  
SYSTEM  
FIBER CEMENT BD  
SIDING; REVEALS  
@ 12' O.C.

1/2" / 12"

1/2" / 12"

WEST ELEVATION

## EXTERIOR ELEVATIONS



A10



# Sammamish Community Aquatics Center



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FIBER CEMENT BOARD SIDING



INSULATED METAL PANEL SYSTEM w/ VARYING SIZES



GREEN ROOF ENTRY CANOPY

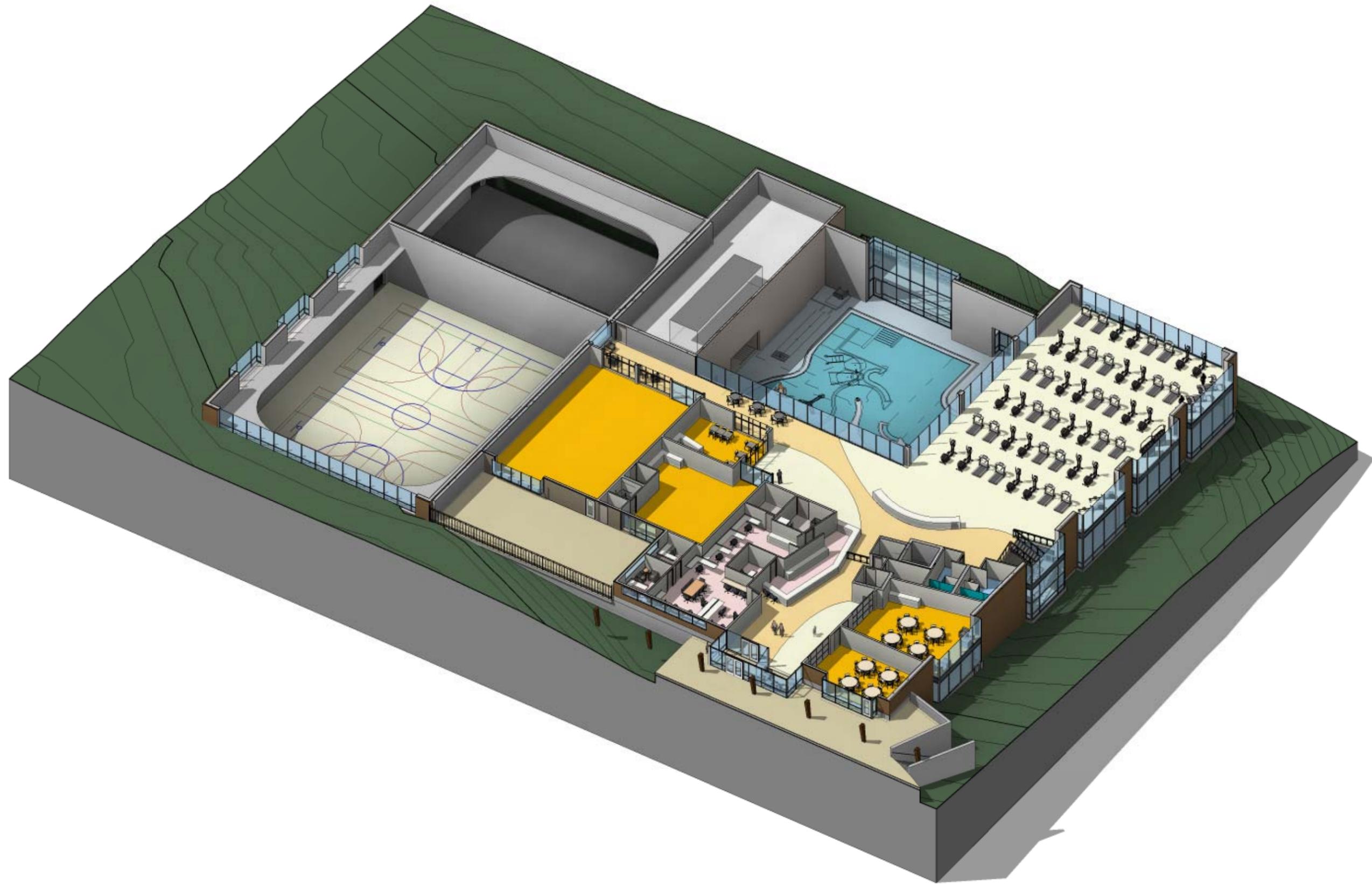


EXTERIOR MATERIALS

SAMMAMISH COMMUNITY AQUATICS CENTER



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UPPER LEVEL ISOMETRIC - LOOKING SOUTHWEST

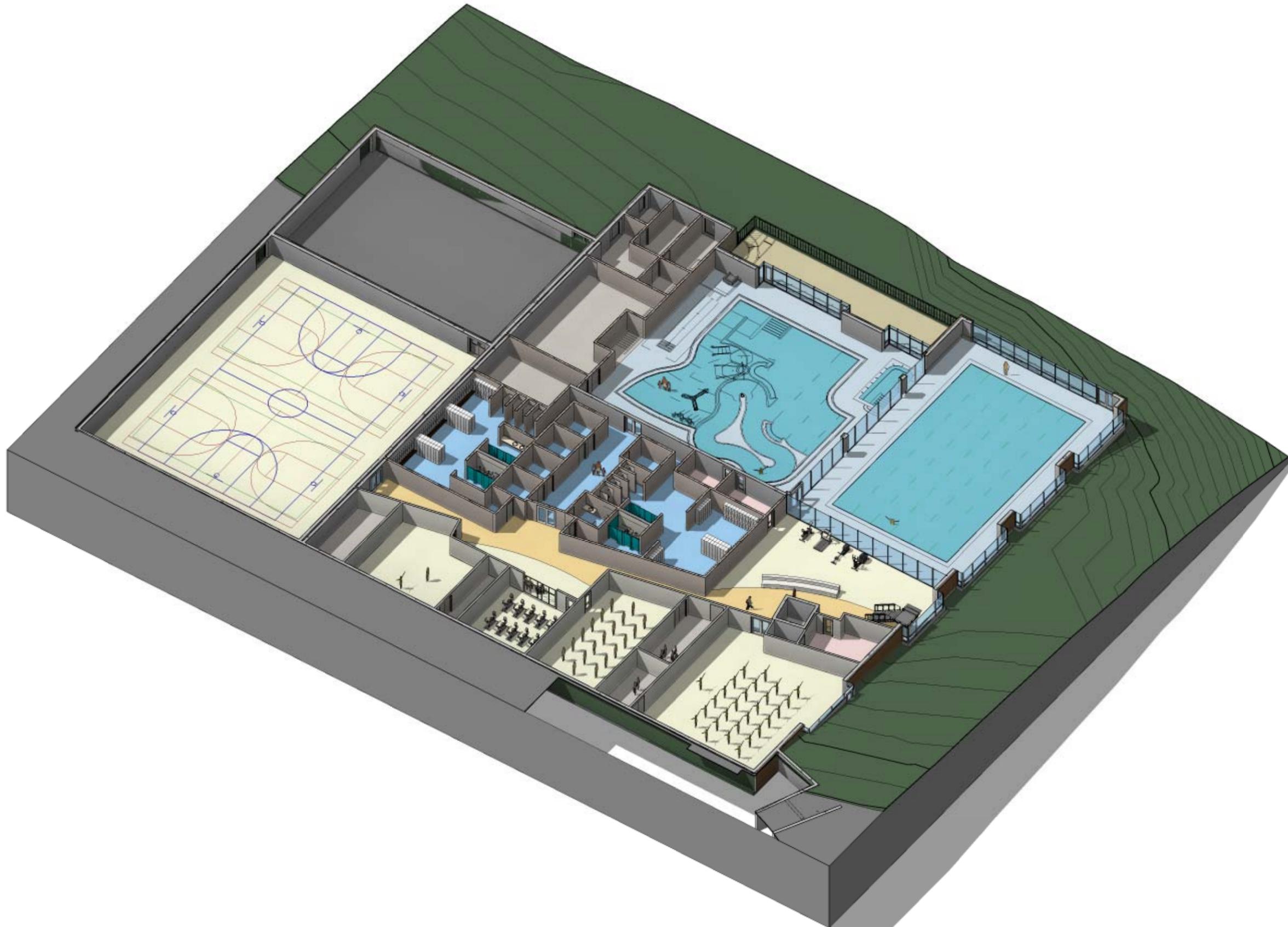
A12



Sammamish Community Aquatics Center



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**LOWER LEVEL ISOMETRIC - LOOKING SOUTHWEST**

A13



**Sammamish Community Aquatics Center**



6/21/2013



EXTERIOR PERSPECTIVE LOOKING SOUTH-WEST

# SAMMAMISH COMMUNITY AQUATICS CENTER

 A14

BARKER RINKER SEACAT 

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EXTERIOR PERSPECTIVE LOOKING NORTH-EAST

# SAMMAMISH COMMUNITY AQUATICS CENTER

 A15

BARKER RINKER SEACAT 

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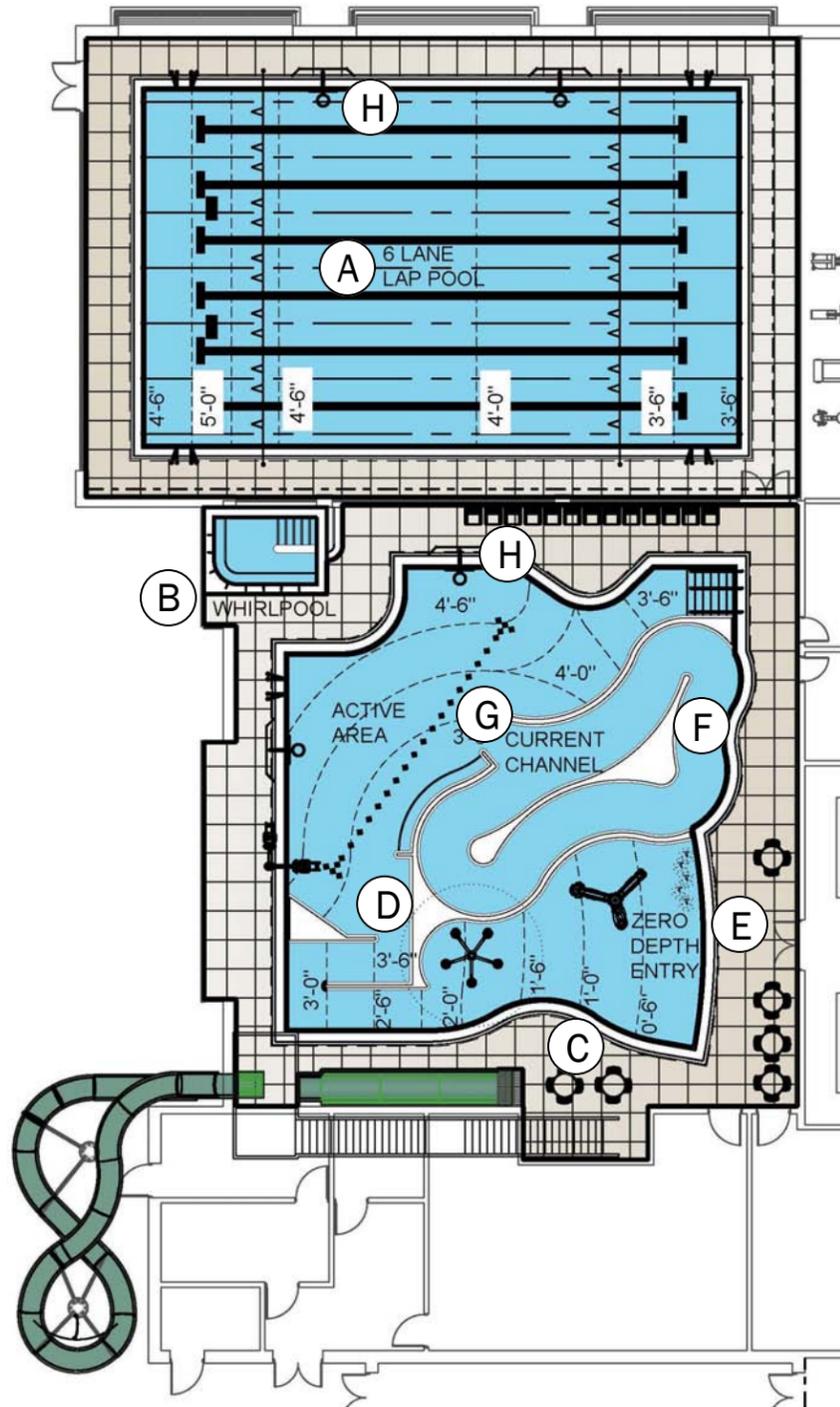
A Lap Pool



B Whirlpool



C Slide Run-Out



D Ramp



E Zero Depth Entry & Features



F Current Channel



F Current Channel



G Active Area



H Basketball



AQUATIC PLAN OPTION 1

SAMMAMISH COMMUNITY AQUATICS CENTER



P1



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