

**MOUNTAIN VIEW  
RECREATION CENTER**

**Master plan drawings**

Presented to RCSC Board  
of Directors June 14, 2021

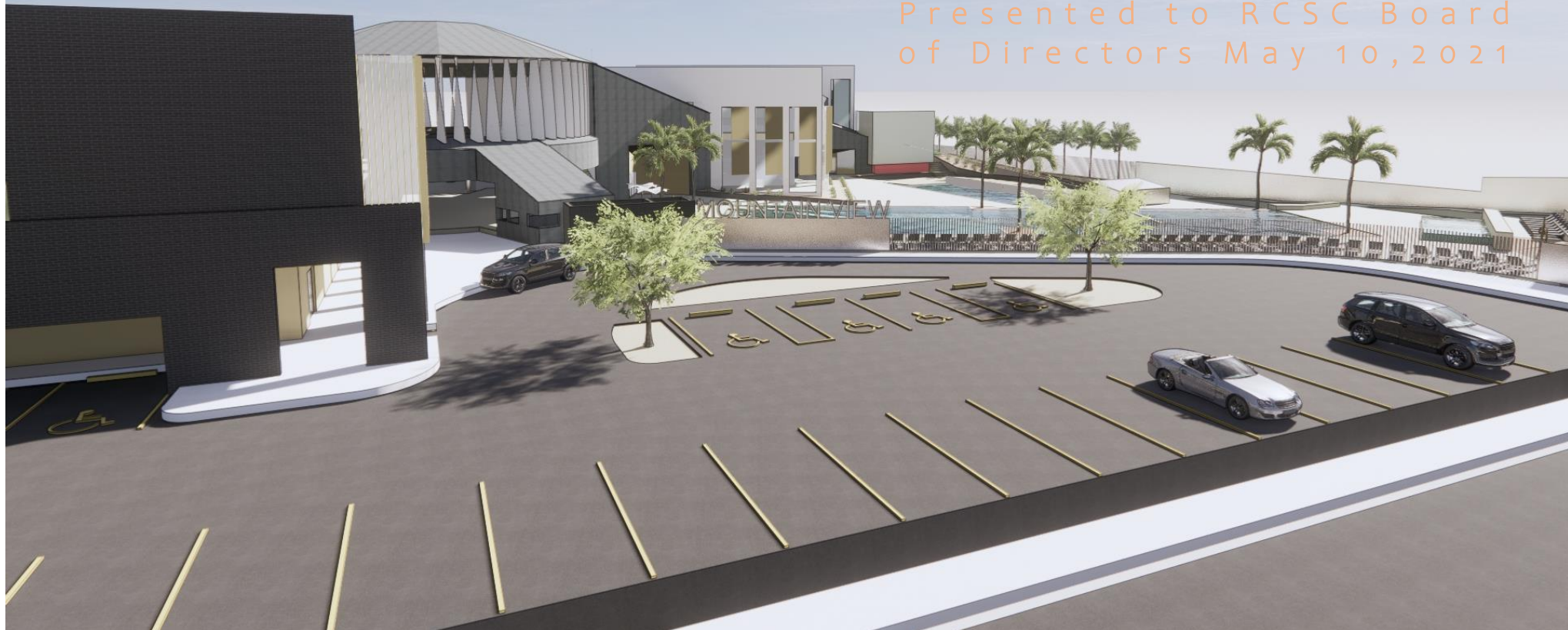


Two options for a path forward

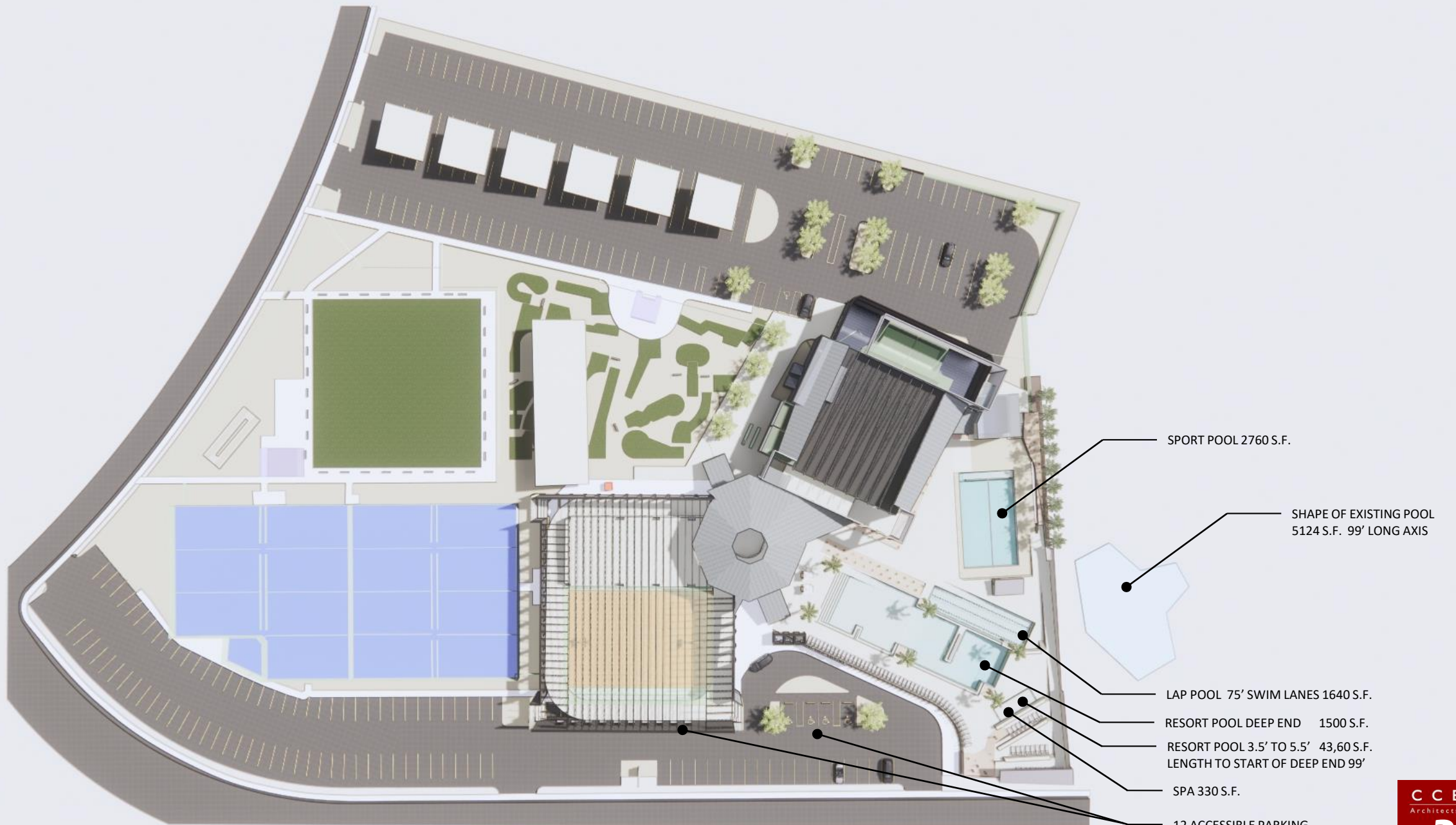
MOUNTAIN VIEW  
RECREATION CENTER

# Master plan drawings

Presented to RCSC Board  
of Directors May 10, 2021



Option 1A... having responded to concerns from 05.10.2021



SPORT POOL 2760 S.F.

SHAPE OF EXISTING POOL  
5124 S.F. 99' LONG AXIS

LAP POOL 75' SWIM LANES 1640 S.F.

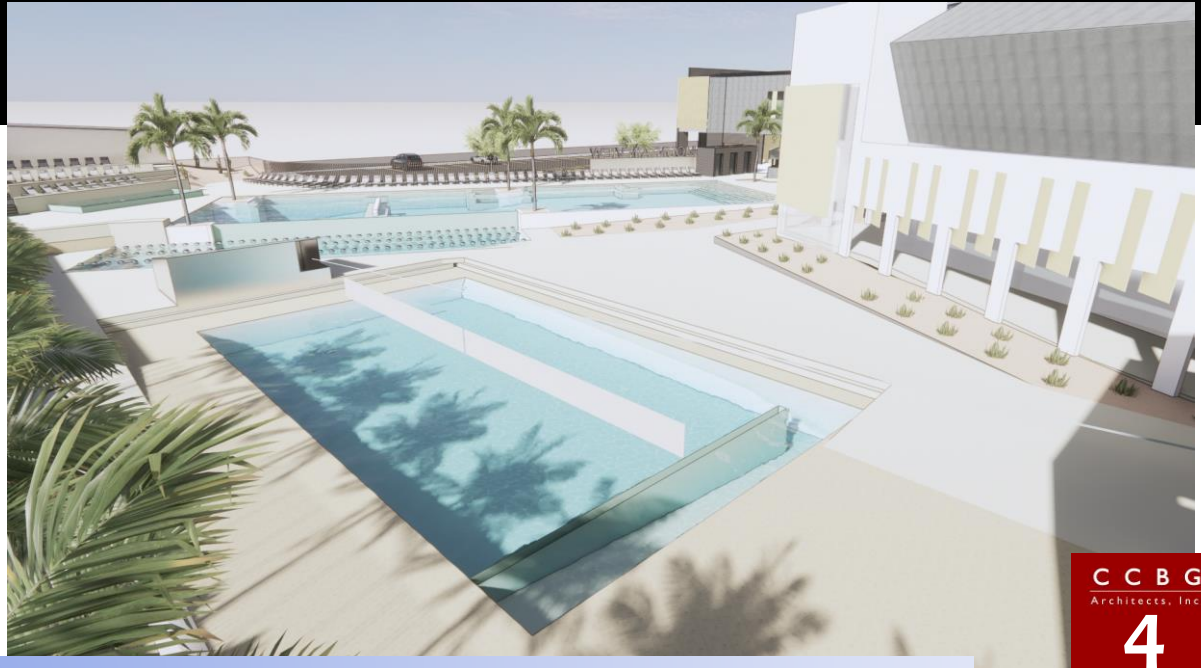
RESORT POOL DEEP END 1500 S.F.

RESORT POOL 3.5' TO 5.5' 43,60 S.F.  
LENGTH TO START OF DEEP END 99'

SPA 330 S.F.

12 ACCESSIBLE PARKING  
SPACES NOW ILLUSTRATED

Option 1A... having responded to concerns from 05.10.2021



Option 1A... having responded to concerns from 05.10.2021



ACCESSIBLE PARKING ILLUSTRATED  
AT ENTRY... 12 SPACES

Option 1A... having responded to concerns from 05.10.2021

## AREA SUMMARY

THEATER FRONT OF HOUSE:	8,660 SF
THEATER BACK OF HOUSE:	8,170 SF
REC CENTER LOBBY:	5,600 SF
REC CENTER STORAGE:	720 SF
LOCKERS AND RESTROOMS:	5,460 SF
GYMNASIUM:	<u>10,540 SF</u> 39,150 SF
SHADED ARCADE:	<u>1,640 SF</u>
BUILDING FOOTPRINT:	40,790 SF

107th AVE

EXISTING ENTRY →

EXPANDED RESORT POOL DECK  
OUT TO STREET FRONTAGE...  
LOSE 36 PARKING →

BUILDING ENTRY →

← THEATER ENTRY

5,901.63 sq ft  
RESORT POOL

LAP POOL

SPORT POOL

## ARCHITECTURAL FLOOR PLAN 01

GYMNASIUM  
LOCKER ROOMS & RESTROOMS  
INCLINED WALKING CIRCULATION  
LOBBY  
BOX OFFICE & ENTRY FROM EAST PARKING

← THEATRE LOBBY & CONCESSION

HOUSE SEATING  
PLAYERS PREP  
BACKSTAGE

APRON  
PERFORMANCE STAGE

← EXPANDED PARKING AREA...  
GAIN 40 PARKING

BACKSTAGE  
RESTROOMS (THEATER & POOL)  
THEATRE CONSTRUCTION & STORAGE  
OUTDOOR MOVIE SCREEN

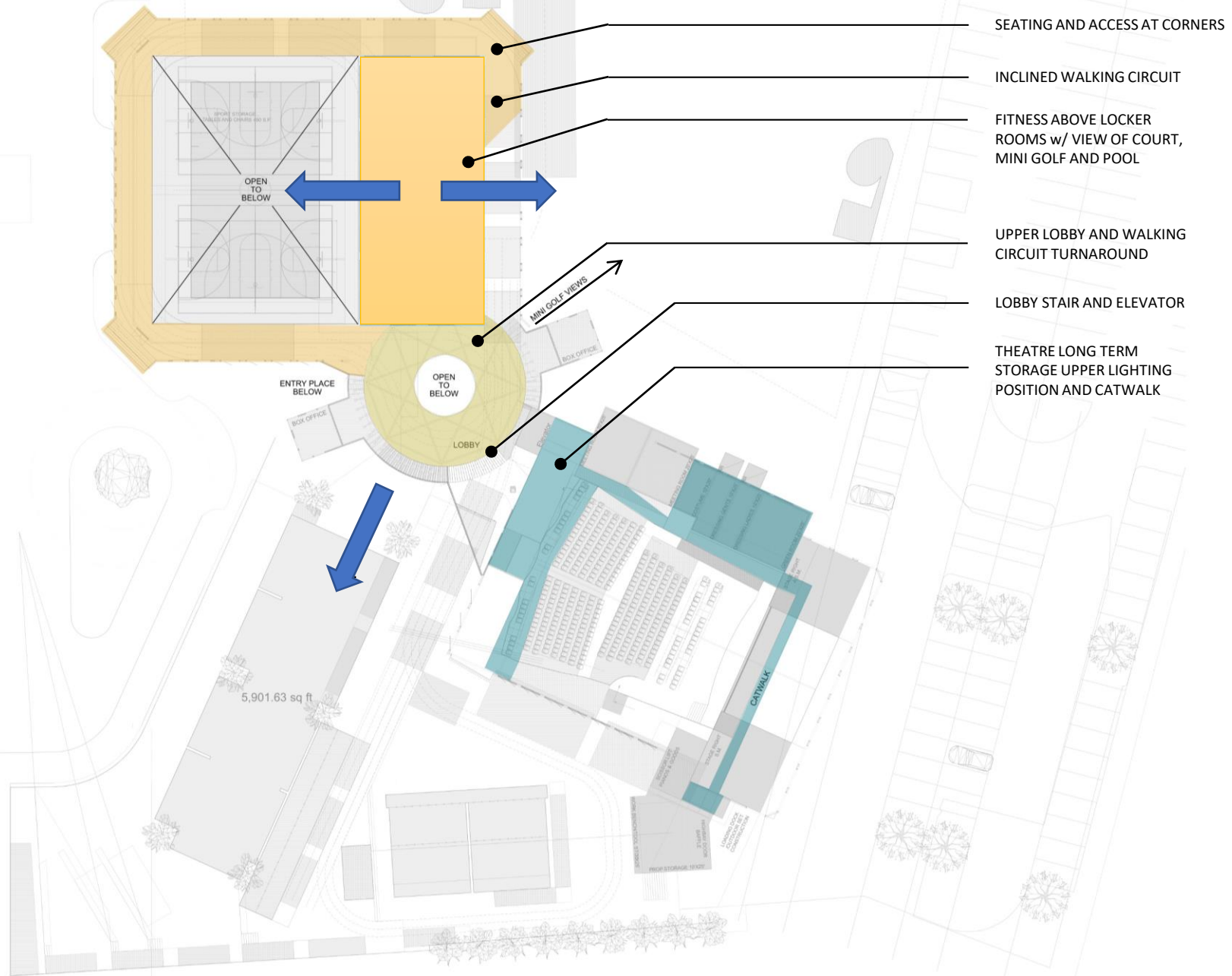


**AREA SUMMARY**

THEATER FRONT OF HOUSE: 3,450 SF  
 THEATER BACK OF HOUSE: 760 SF  
 REC CENTER LOBBY: 3,128 SF  
 REC CENTER STORAGE: 6,583 SF  
 LOCKERS AND RESTROOMS: 5,113 SF  
 19,034 SF

AFP 01 PROGRAM: 39,150 SF  
 AFP 02 PROGRAM: 19,034 SF  
 TOTAL: 58,184 SF

107th AVE



ARCHITECTURAL FLOOR PLAN 02

Option 1A... having responded to concerns from 05.10.2021

With Additional Direction from the Board of Directors...

- 1) Provide the best accessible parking possible
- 2) Improve site security
- 3) Reduce downtime during construction
- 4) Build the best facility possible without Option 1 site restrictions.

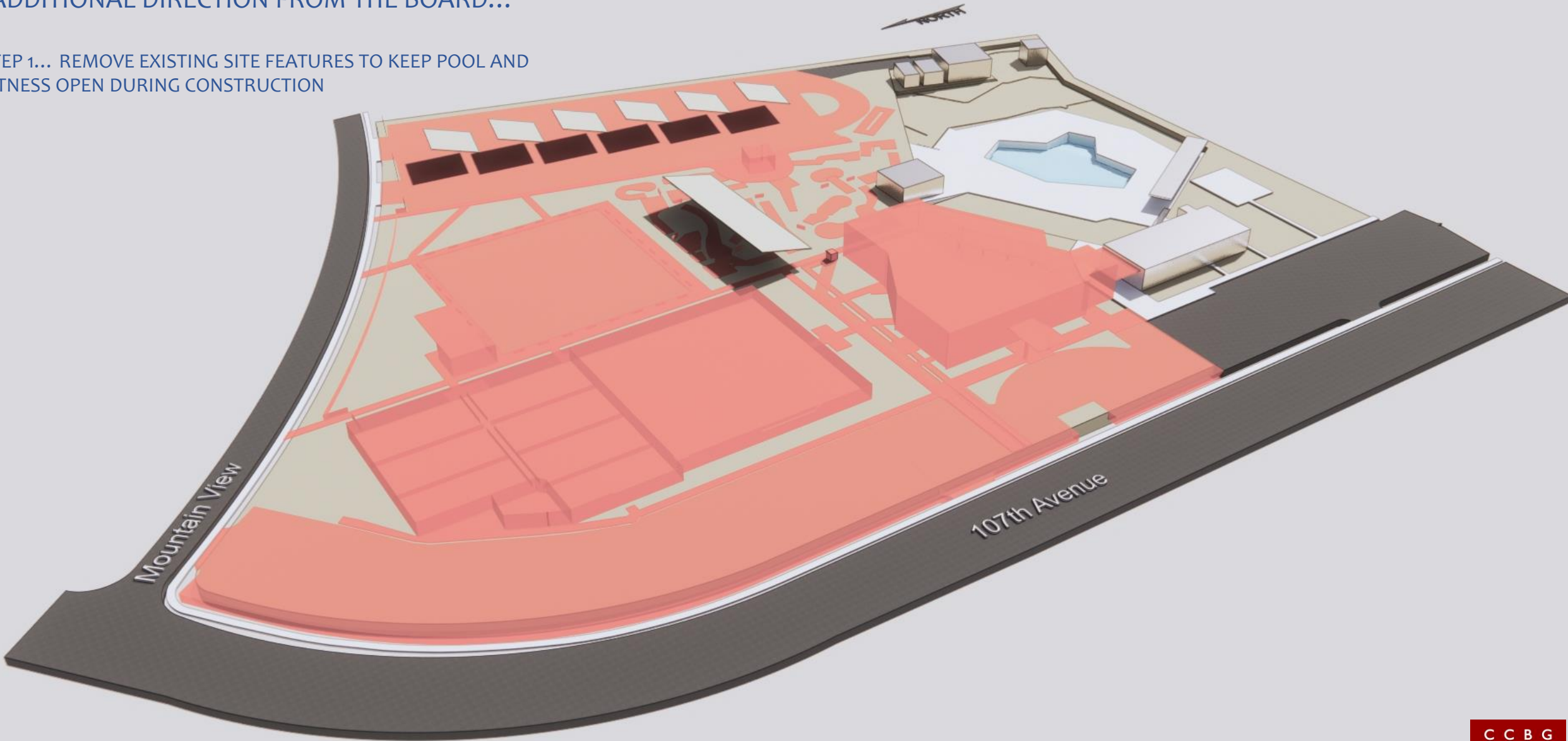


MOUNTAIN VIEW RECREATION CENTER AS IT IS TODAY... NO CHANGE



A NEW APPROACH TO THE SITE WITH  
ADDITIONAL DIRECTION FROM THE BOARD...

STEP 1... REMOVE EXISTING SITE FEATURES TO KEEP POOL AND  
FITNESS OPEN DURING CONSTRUCTION



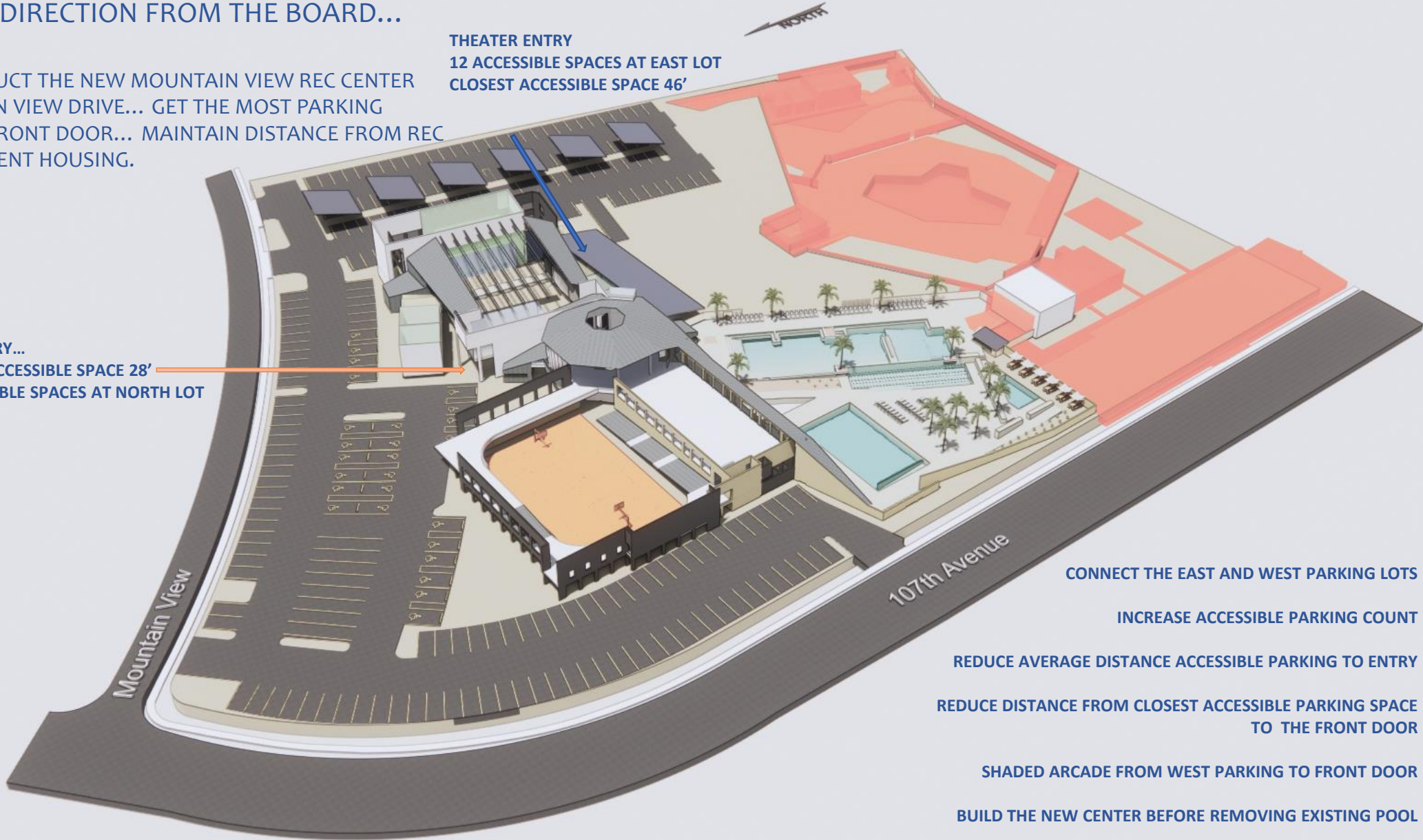
Option 2... having removed Option 1A site constraints

# A NEW APPROACH TO THE SITE WITH ADDITIONAL DIRECTION FROM THE BOARD...

STEP 2... CONSTRUCT THE NEW MOUNTAIN VIEW REC CENTER  
FACING MOUNTAIN VIEW DRIVE... GET THE MOST PARKING  
CLOSEST TO THE FRONT DOOR... MAINTAIN DISTANCE FROM REC  
CENTER TO ADJACENT HOUSING.

MAIN ENTRY...  
CLOSEST ACCESSIBLE SPACE 28'  
26 ACCESSIBLE SPACES AT NORTH LOT

THEATER ENTRY  
12 ACCESSIBLE SPACES AT EAST LOT  
CLOSEST ACCESSIBLE SPACE 46'



CONNECT THE EAST AND WEST PARKING LOTS

INCREASE ACCESSIBLE PARKING COUNT

REDUCE AVERAGE DISTANCE ACCESSIBLE PARKING TO ENTRY

REDUCE DISTANCE FROM CLOSEST ACCESSIBLE PARKING SPACE  
TO THE FRONT DOOR

SHADED ARCADE FROM WEST PARKING TO FRONT DOOR

BUILD THE NEW CENTER BEFORE REMOVING EXISTING POOL

Option 2... having removed Option 1A site constraints



# A NEW APPROACH TO THE SITE WITH ADDITIONAL DIRECTION FROM THE BOARD...

STEP 3... MAINTAIN THE BASIC ORGANIZATION OF PARTS... EXIT  
DIRECTLY TO POOL AND DIRECTLY TO GYM FROM LOCKER ROOMS

- CENTRAL LOBBY CONNECTS ALL SITE AMENITIES
- CENTRAL LOBBY ESTABLISHES SECURITY POINT FOR ENTIRE SITE
- FITNESS OVERLOOKS POOL AND GYM
- VIEW THE LENGTH OF RESORT POOL FROM THE LOBBY
- PROVIDE OPPORTUNITY FOR DIVE IN MOVIE VIEWING
- INCLINED FITNESS CIRCUIT CONNECTS THE TWO FLOORS
- WILL CALL AND SEPARATE ENTRANCE FOR THEATER PATRONS

Option 2... having removed Option 1A site constraints

A NEW APPROACH TO THE SITE WITH  
ADDITIONAL DIRECTION FROM THE BOARD...

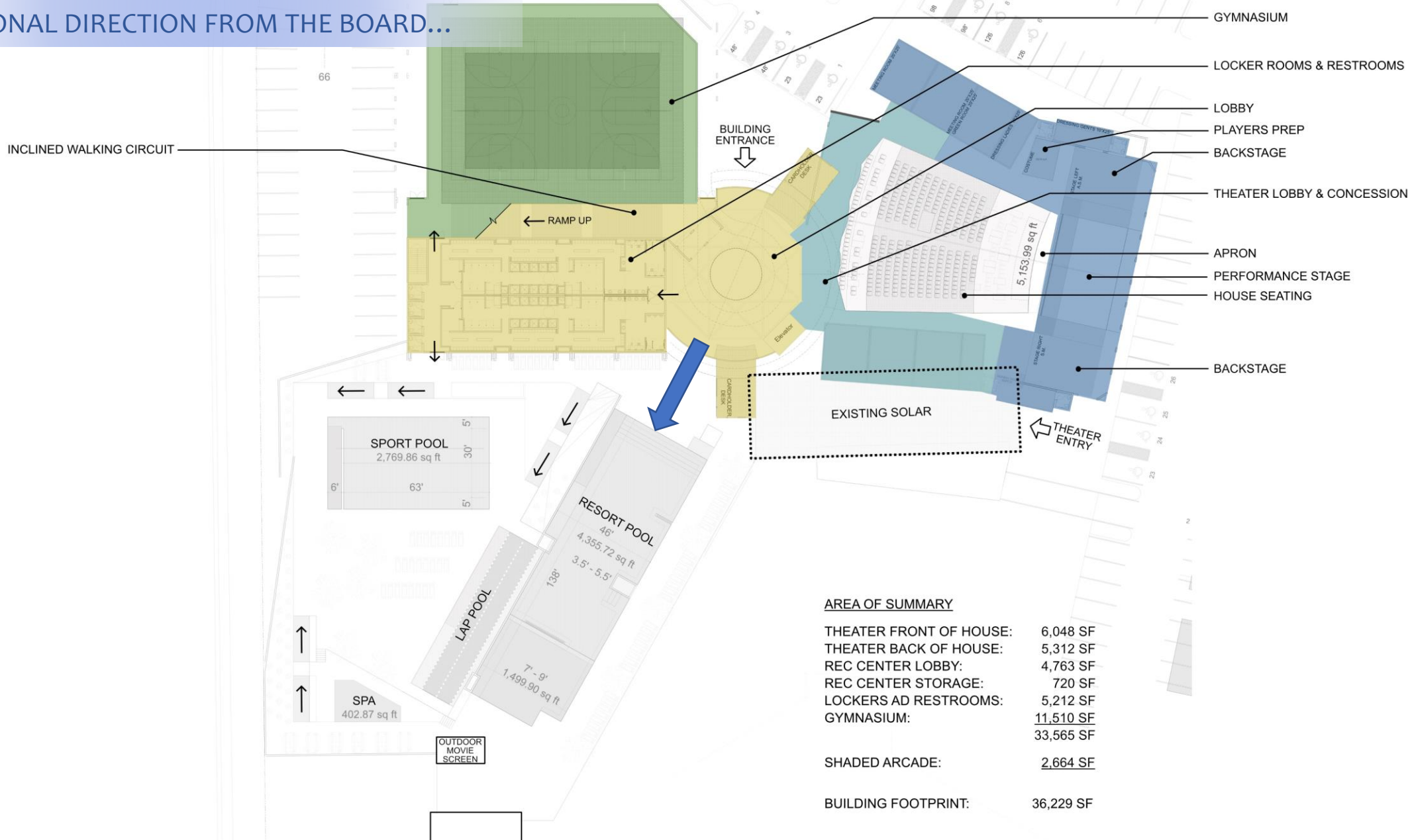


NEW THEATER ONLY ENTRY  
FROM EAST PARKING AREA

- DIRECT ACCESS TO POOL FROM LOCKER ROOMS... LIKE FAIRWAY
- MAINTAIN SPORT POOL AND LAP POOL AT LOWER LEVEL
- MINIMIZE USE OF RAMPING AND STEPS, BUT MAINTAIN SPILLOVER EDGE AT RESORT POOL
- CLOSE ACCESS TO RESTROOMS
- DEEP END AT FAR END OF RESORT POOL
- RAMP ACCESS AND/OR LIFT ACCESS AT ALL THREE POOLS
- MORE DECK SPACE... SMALLER CLUSTERS OF SEATING
- EXISTING SOLAR PANEL USED FOR OUTDOOR SHADE AT THEATER ENTRY
- GOOD VIEWS TO POOL FROM LOBBY AND FITNESS
- OUTDOOR MOVIE VIEWING WALL AT END OF POOL
- INCLINED WALKING CIRCUIT INSIDE GYM CONNECTS BOTH FLOORS

Option 2... having removed Option 1A site constraints

A NEW APPROACH TO THE SITE WITH  
ADDITIONAL DIRECTION FROM THE BOARD...

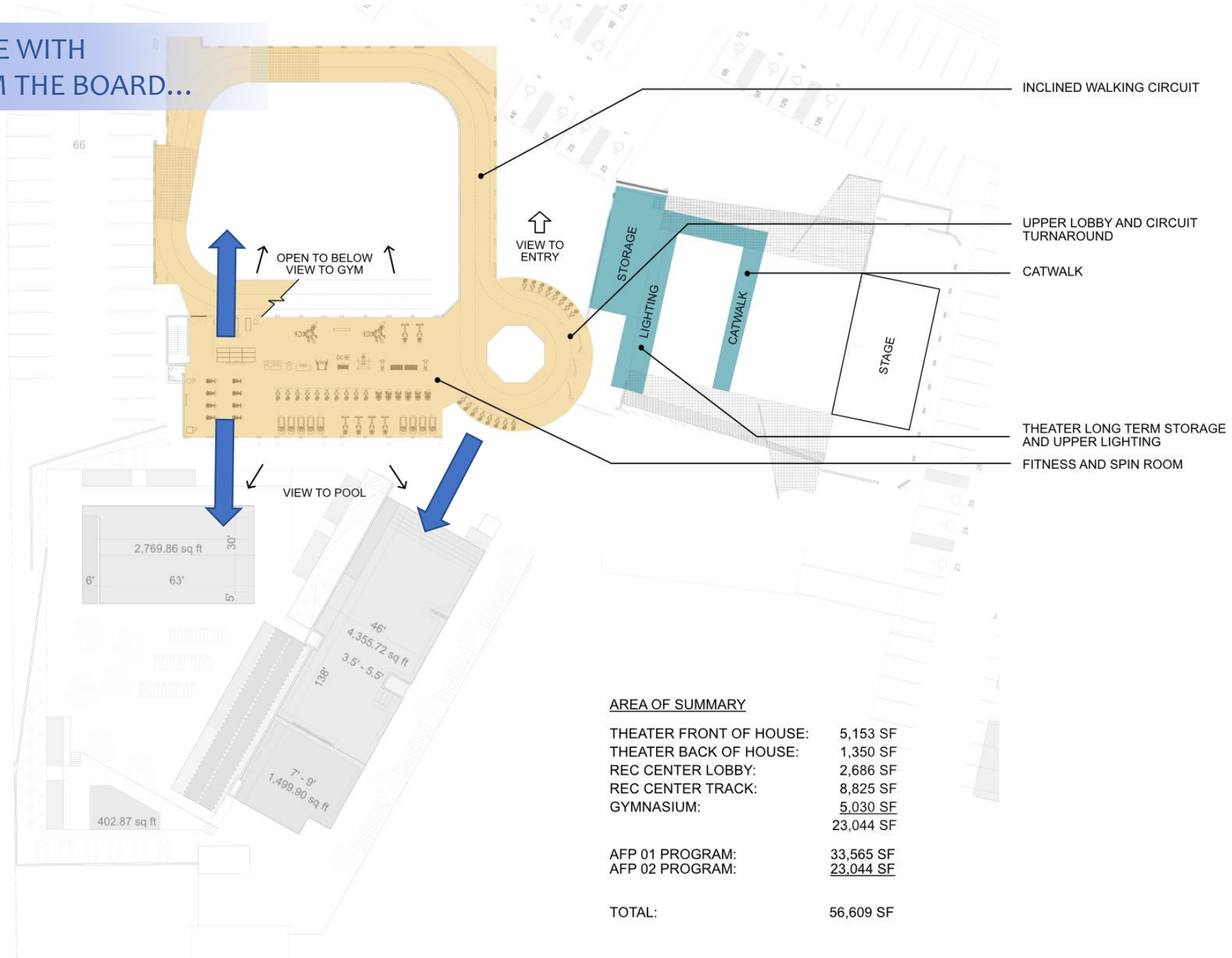


**AREA OF SUMMARY**

THEATER FRONT OF HOUSE:	6,048 SF
THEATER BACK OF HOUSE:	5,312 SF
REC CENTER LOBBY:	4,763 SF
REC CENTER STORAGE:	720 SF
LOCKERS AD RESTROOMS:	5,212 SF
GYMNASIUM:	<u>11,510 SF</u>
	33,565 SF
SHADED ARCADE:	<u>2,664 SF</u>
BUILDING FOOTPRINT:	36,229 SF

Option 2... having removed Option 1A site constraints

A NEW APPROACH TO THE SITE WITH  
ADDITIONAL DIRECTION FROM THE BOARD...



**AREA OF SUMMARY**

THEATER FRONT OF HOUSE:	5,153 SF
THEATER BACK OF HOUSE:	1,350 SF
REC CENTER LOBBY:	2,686 SF
REC CENTER TRACK:	8,825 SF
GYMNASIUM:	5,030 SF
	23,044 SF
AFP 01 PROGRAM:	33,565 SF
AFP 02 PROGRAM:	23,044 SF
<b>TOTAL:</b>	<b>56,609 SF</b>

Option 2... having removed Option 1A site constraints

# A NEW APPROACH TO THE SITE WITH ADDITIONAL DIRECTION FROM THE BOARD...

STEP 4... HAVING OPENED THE NEW MOUNTAIN VIEW  
RECREATION CENTER WE REMOVE THE ORIGINAL POOL AND  
FITNESS BUILDING TO MAKE WAY FOR FUTURE IMPROVEMENTS



Option 2... having removed Option 1A site constraints

A NEW APPROACH TO THE SITE WITH  
ADDITIONAL DIRECTION FROM THE BOARD...

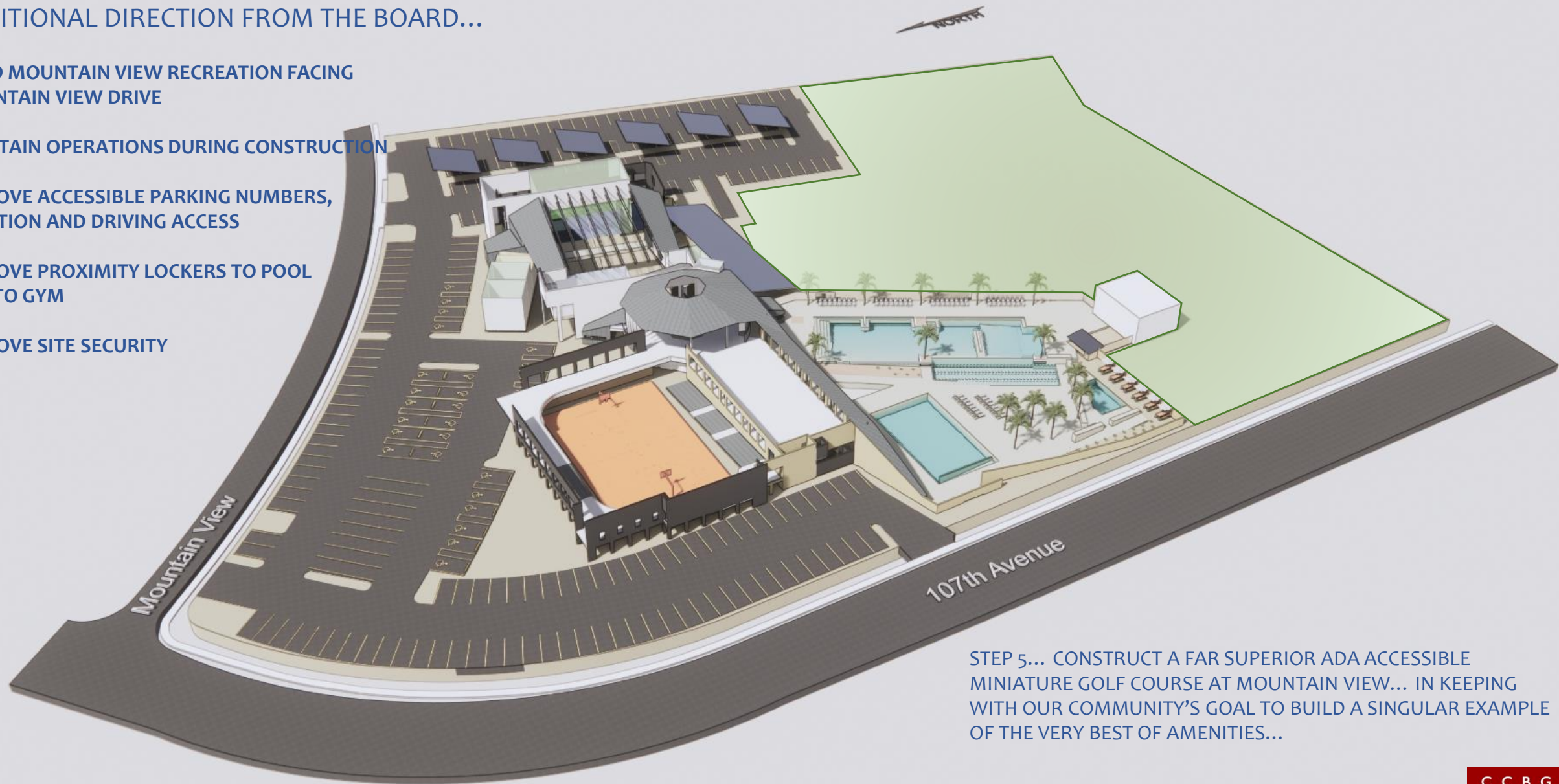
BUILD MOUNTAIN VIEW RECREATION FACING  
MOUNTAIN VIEW DRIVE

MAINTAIN OPERATIONS DURING CONSTRUCTION

IMPROVE ACCESSIBLE PARKING NUMBERS,  
LOCATION AND DRIVING ACCESS

IMPROVE PROXIMITY LOCKERS TO POOL  
AND TO GYM

IMPROVE SITE SECURITY



STEP 5... CONSTRUCT A FAR SUPERIOR ADA ACCESSIBLE  
MINIATURE GOLF COURSE AT MOUNTAIN VIEW... IN KEEPING  
WITH OUR COMMUNITY'S GOAL TO BUILD A SINGULAR EXAMPLE  
OF THE VERY BEST OF AMENITIES...

Option 2... having removed Option 1A site constraints