



Central Recreation Center

**Planning Commission
12.14.2016**

**City of Aurora
Public Works
Parks, Recreation, and Open
Space**

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Project Introduction

The Central Recreation Center is located in central Aurora at the cross streets of East Vassar Place and South Telluride Street. The nearest major cross streets are East Iliff Avenue and South Tower Road. The project is adjacent to Vassar Elementary School as well as the Lakeshore, Sterling Hills, and Seven Hills neighborhoods.

The project includes the design and construction of a community recreation center of approximately 55,000 square feet as well as the associated site development to support the building and programs.



Central Recreation Center Site Location

PROJECT INFORMATION:



SITE:



PROPERTY: THE 20 ACRE SITE OFF OF TOWER RD WAS PURCHASED IN 1998 FOR A RECREATION CENTER.



ACCESS: THE SITE HAS GREAT CONNECTIVITY TO NEARBY WALKING/BIKING TRAILS, PUBLIC TRANSIT ROUTES, AND VASSAR ELEMENTARY SCHOOL.



FUNDING: THE RECREATION CENTER IS BEING FUNDED BY MARIJUANA TAX REVENUE.



TIME FRAME:



PUBLIC INPUT PROCESS:
AUGUST THROUGH DECEMBER 2016



DESIGN, REVIEW, CONTRACTOR SELECTION, AND PERMITTING PROCESS:
FALL 2016 THROUGH SUMMER 2017



CONSTRUCTION:
SUMMER 2017 THROUGH FALL 2018

AURORA CENTRAL RECREATION CENTER

Land Acquisition and Funding

Site acquisition

The 20 acre site of the proposed Central Recreation Center is located just off of Tower Road on Vassar PL and Telluride St. The property was purchased in two acquisitions (1998 & 2002) specifically for a recreation center and community park. Because of its geographically central location the site was chosen to help satisfy an unmet need for a community center in the southeast part of the city.

Funding

In the years following the purchase of the property, two unsuccessful bond initiatives were on the ballot to fund the development of the center. The latest was in 2013 and was initiated by a citizen group driven to improve recreation opportunities in Aurora. In 2015, City Council designated 30,000,000 dollars from marijuana tax revenues to design and build a recreation center on the Vassar and Telluride site. A staff team moved forward with the selection of a design team in early 2016.



Site Analysis

Site Description

Located west of Tower Road and south of Iliff Avenue, the new Central Recreation Center site is adjacent to the Lakeshore, Sterling Hills, Tower Park, and Seven Hills neighborhoods and encompasses approximately 20 acres in central Aurora. The project site is gently sloped to the west and maintains the high plains geography and character of the area prior to development. Unnamed Creek Trail on the south boundary of the site connects to the neighborhoods to the south east of the new Central Recreation Center. To the west of the site, West Toll Gate Creek is a dominant feature, connecting the proposed recreation center to the Aurora regional trail system. Views across the creek and pond capture the Front Range and Rocky Mountains, providing a strong connection to Colorado's famous western views.

The Central Recreation Center and future park site are bordered by Vassar Place to the northwest, Telluride Street to the North, private property to the east and south, and West Toll Gate Creek to the west. The private property to the east is a commercial storage facility, and the private property to the south is residential. The recreation center parcels are currently zoned PCZD single family attached, a recreation center is an acceptable use. It is anticipated that the site will be rezoned in the near future as the City addresses existing and new zoning designations.

The property has been designated as a community park as well as a community recreation center based on the need for recreation facilities in the area, the size of the parcel, its compatibility with adjacent land uses, connection to the regional trail system, and access from nearby arterial roadways. As the first new recreation facility in the City in several decades, the master plan around the building allows for the development of a future community park improvements that will be funded separately from the building and its infrastructure. A separate public input process will be pursued for the future park improvements.

A Phillips 66 gas line easement through the project site is accommodated in the site master plan. The project team has been in communication with Phillips 66 to locate the lines, determine their depth, and ensure we are not only meeting the City's easement requirements, but also those of Phillips 66. It is anticipated the easement holder will approve the site plan, but the timeline for approval carries into 2017.

Site Analysis

As mentioned above, the site sits at the intersection of two major recreation trails along drainageways including the Unnamed Creek Trail and the Toll Gate Creek Trail. Because of this, the Central Recreation Center site is uniquely situated to be a community focus for both indoor and outdoor recreation.

Because of the views and the proximity to the existing recreation trails, the future park site will be situated on the southern and western portion of the site (see page 6.) This allows views to be maintained from the building and allows the park space to connect to existing trails network. The building will be sited at a relatively central location on site, allowing for parking to the north and space to the south to create a buffer between the Recreation Center and the residential neighborhood to the south. The building setback must be greater than 25' from the property line, per the Aurora Landscape Ordinance. The building's orientation is situated so that it's entrance faces East Vassar Place but is not oriented completely north. This will reduce the ice, cold and darkness on the northern portion of the site and maximizes views on the Western side of building. The surrounding uses have influenced site design by creating a pedestrian and vehicular circulation pattern that does not conflict with current uses, particularly along Vassar Place.

Site Opportunities and Constraints

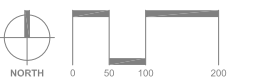
The image on page 7 illustrates the existing drainageway and flood potential. The site is well situated at a high enough elevation to have limited flood risk and have excellent views to the West.

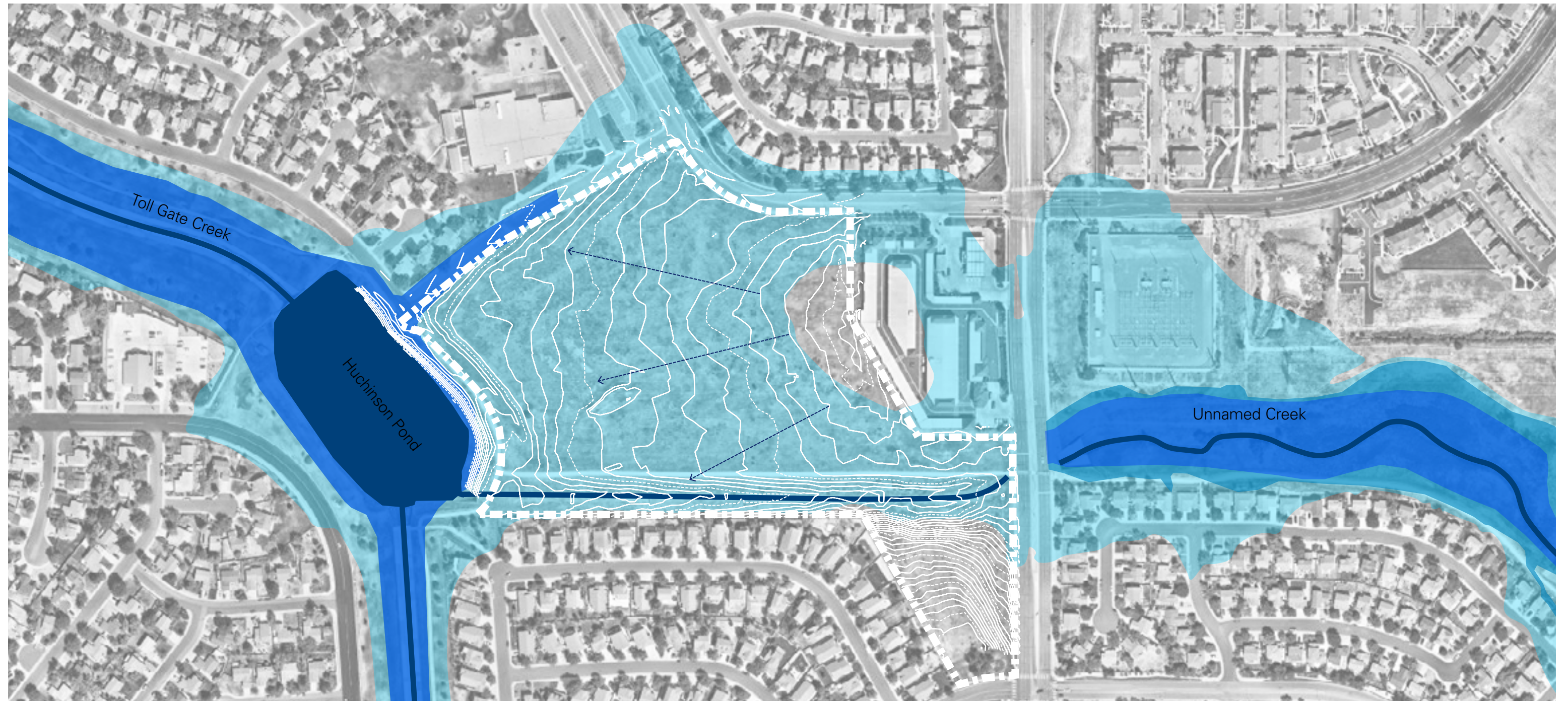
The site diagram on page 8 illustrates surrounding commercial uses and residential neighborhoods as well as the visual qualities of the site. The northwest corner of the site is occupied by StorQuest Self storage with an approximately 10' high brick wall facing the site. The StorQuest facility is neat and well maintained. Vassar Elementary to the North has a student drop-off zone facing the Central Recreation Center site on Vassar Place.





Page 9 illustrates the location of the Phillips 66 Pipeline Easement that crosses the site. The pipeline will need to remain relatively undisturbed with limited planting and hardscape improvements where possible. This diagram also illustrates the proximity of the adjacent trail networks that meet in the southwest corner of the site.

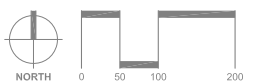
This site has particularly well preserved views towards the west because of the drainage way and the relative high point of the site. Additionally, views into the site from Tower Road and Amherst Avenue as you drive North towards the site are well maintained because of the existing topography. This will be an important view corridor to the building site.







-  Drainage way
-  Regulatory floodway
-  1 % chance annual flood hazard
-  .02% chance annual flood hazard





- School
- Residential
- Commercial
- Light Industrial
- Phillips 66 Pipeline



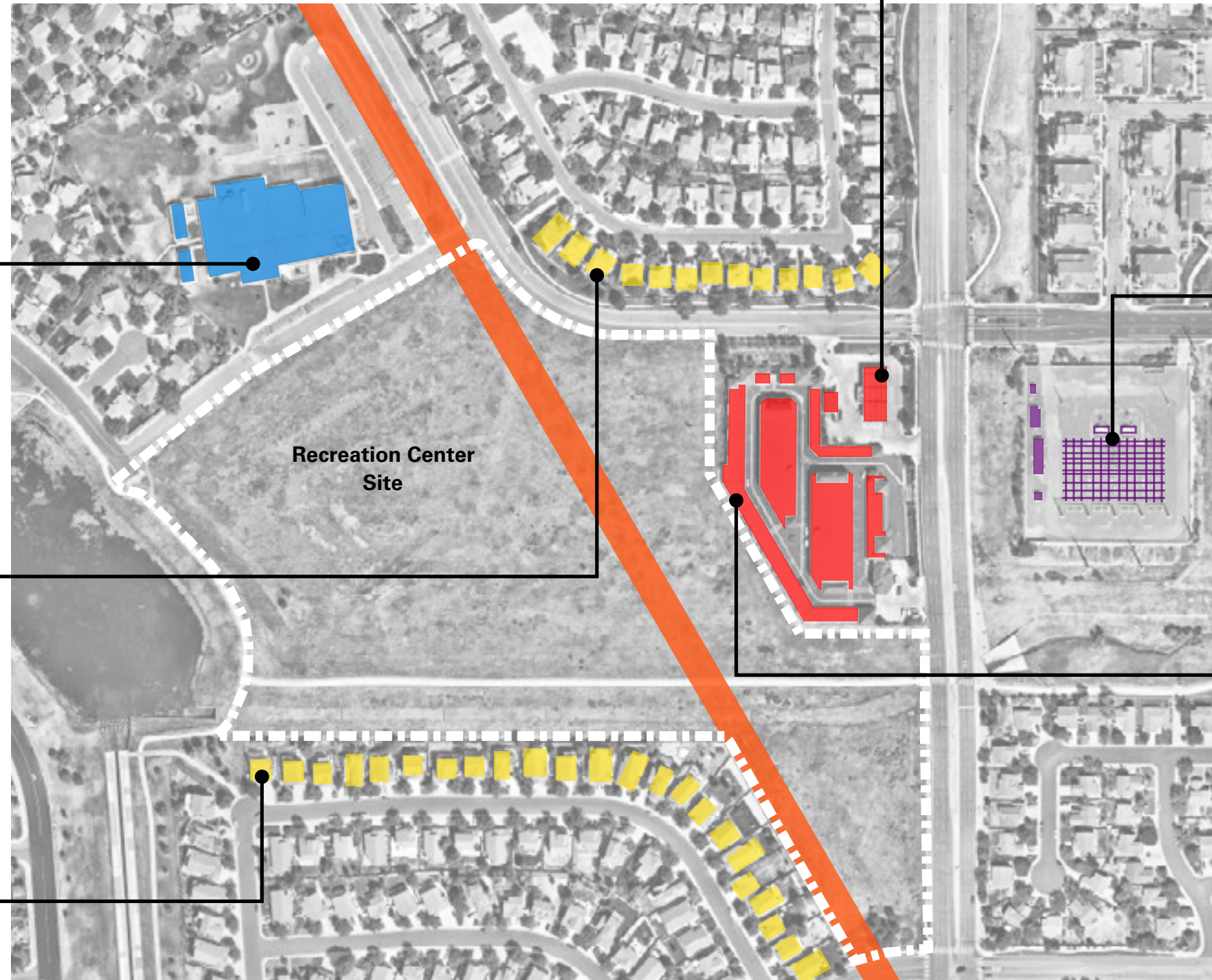
Vassar Elementary School



Residential neighborhood to the North



Residential neighborhood to the South



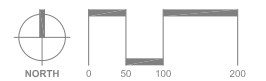
Diamond Shamrock Gas Station



Xcel Substation



StorQuest Self Storage



Land Use and Context



Existing Trail Network



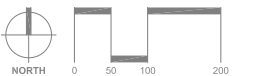
Existing Culvert (underground)



Phillips 66 Pipeline



Existing Roads



Existing Site Conditions

Site Landscape Context

The Central Recreation Center site is located South of Vassar Elementary School and is bounded by East Vassar Place and South Telluride Street to the North, West of Tower Road to the East, Unnamed Creek Trail to the South and the Toll Gate Creek to the West. The site is unique in that it is not bounded by roadway to the South. Page 8 depicts the surrounding land use adjacent to the site, which is largely residential but also includes the elementary school, a self-storage facility and a gas station.

The site is situated between two drainage ways including the Toll Gate Creek and Unnamed Creek Trail. There is a retention pond that is part of the Toll Gate Creek immediately to the west of the site. Historically, the land surrounding the Central Recreation Center site was extensive ranching land that can be characterized as a “short grass prairie.” This area was bifurcated by many streams before land was utilized for development. Many of these streams were re-routed and channelized resulting in the landscape patterns we see in Aurora today.

The Central Recreation Center site is characterized by a relatively uniform and singular landscape type - “short grass prairie.” The site is currently maintained by Aurora Parks, Recreation, and Open Space and consists of native grasses and small shrubs. There is no tree cover currently on-site.

Preliminary Grading Summary

The future grading of the site will largely reflect the topographical form of the existing site conditions. Aurora Parks, Recreation and Open Space explained their intent for the site is to make as few changes to the existing conditions onsite as possible. The drainage way will generally flow to the west and to the southwest of the site. Swales through the parking lot and site will redirect most of the run-off south where drainage ways will carry the water west to the Toll Gate Creek. Water quality will be addressed onsite before entering the Toll Gate Creek Drainage way. (see page 13)



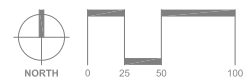
Site Circulation and Parking

Site circulation will include both pedestrian and vehicular circulation. Pedestrian circulation will include circulation from the parking areas to the building as well as from the existing recreation trails and sidewalks to the Recreation Center. Pedestrian / bike links to the Recreation Center will be important to provide safe access from the adjacent Vassar Elementary School as well as connections to existing trails.

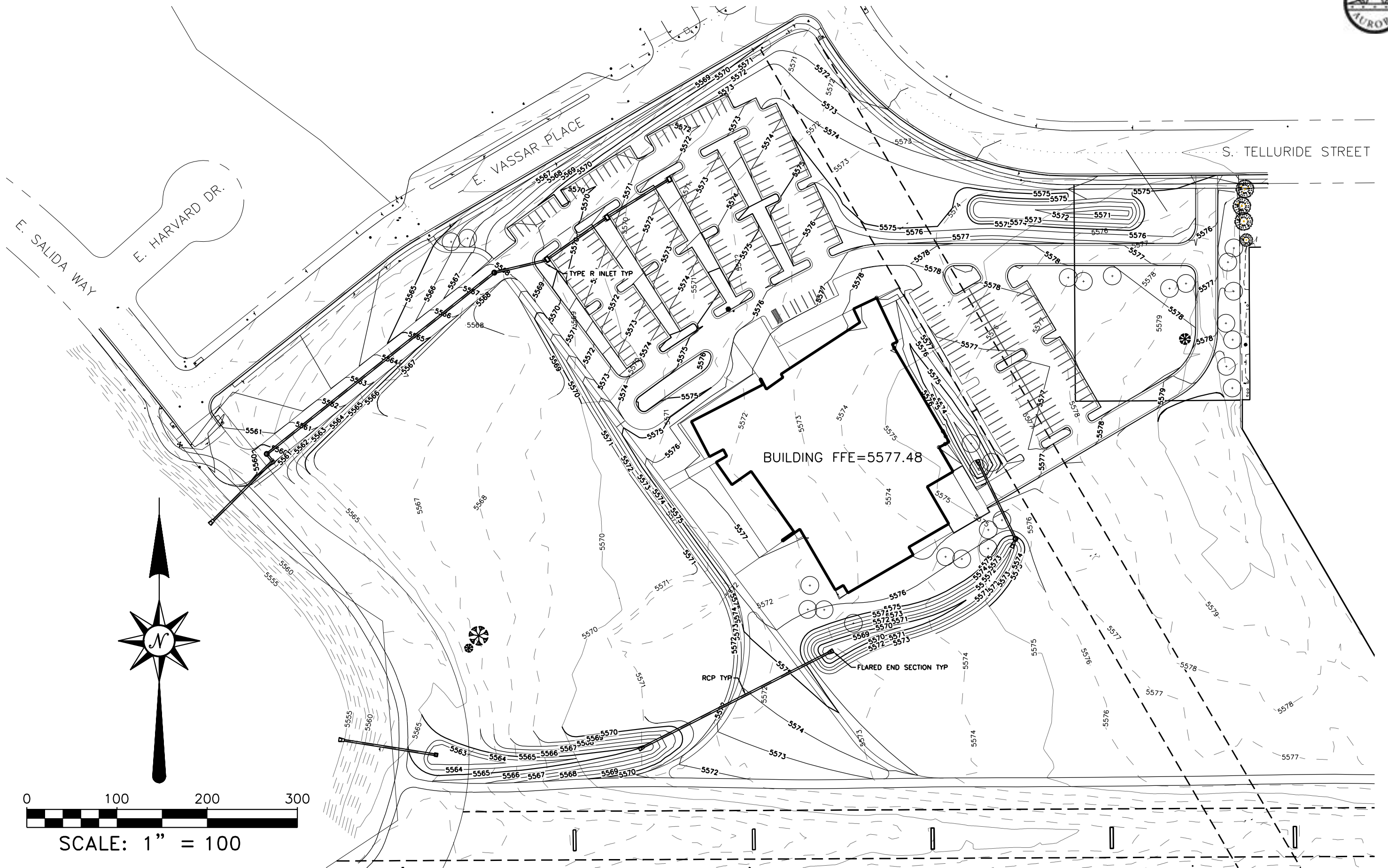
The proposed site plan accommodates 245 parking spaces. The City of Aurora does not provide guidelines on the number of parking spaces required for recreation centers. Based on other local facilities and industry best practices parking counts for recreation centers can range from 3 spaces per 1,000 gross square feet to 4 spaces per 1,000 gross square feet. Given the size of the proposed recreation center, these benchmarks would require between 240 and 180 parking spaces on the site. The current count of 245 spaces more than meets this need. As a result, there should be no negative impact on the adjacent neighborhoods by people using neighborhood streets for parking.

- ① Parking Lot 1
(158 spaces)
- ② Parking Lot 2
(80 spaces)
- ③ Primary Entry off of
S. Telluride Street
- ④ Secondary Entry off
of Salida Way
- ⑤ Entry Plaza
- ⑥ Enhanced Planting
- ⑦ Vehicular Drop-off
- ⑧ Pedestrian Path
- ⑨ Parking Lot Buffer
Landscape
- ⑩ Loading Buffer
- ⑪ Access Drive
- ⑫ Patio Area
- ⑬ Accessible Parking
(7 spaces)
- ⑭ Monument Signage

--- Phillips 66 Pipeline



Conceptual Site Plan



Conceptual Site Grading



- Pedestrian Circulation
- ■ Vehicular Circulation
- ■ ■ Service Vehicle Access



Site Circulation Plan

Landscape Specimens

The site plan is still conceptual and final species have not been determined. Species used as part of this project will be chosen from the following list:

Deciduous

Ohio Buckeye / *Aesculus Glabra*
 'Princeton Sentry' Ginkgo / *Ginkgo Biloba* 'Princeton Sentry'
 Hackberry / *Celtis Occidentalis*
 'Imperial' Honeylocust / *Gleditsia Triacanthos* 'Impcole'
 'Skyline' Honeylocust / *Gleditsia Triacanthos* 'Skyline'
 'Shademaster' Honeylocust / *Gleditsia Triacanthos* 'Shademaster'
 Columnar European Hornbeam / *Carpinus Betulus* 'Fastigiata'
 'Espresso' Kentucky Coffeetree / *Gymnocladus Dioica* 'Espresso'
 American Linden / *Tilia Americana*
 'Redmond' Linden / *Tilia Americana* 'Redmond'
 'Greenspire' Linden / *Tilia Cordata* 'Greenspire'
 'Norwegian Sunset' Maple / *Acer Truncatum* x *A. Platanoides* 'Keithsform'
 Burr Oak / *Quercus Macrocarpa*
 English Oak / *Quercus Robur*
 Northern Red Oak / *Quercus Rubra*
 Pagoda Tree / *Sophora Japonica*
 'Chanticleer' Pear / *Pyrus Calleryana* 'Chanticleer'
 'Redspire' Pear / *Pyrus Calleryana* 'Redspire'
 'Accolade' Elm / *Ulmus Davidiana* var. *Japonica* 'Morton'
 'Emerald Sunshine' Elm / *Ulmus Propinqua* 'JFS-Bieberich'

Coniferous

Ponderosa Pine/*Pinus Ponderosa*
 Pinon Pine/ *Pinus Edulus*
 Bristlecone Pine/ *Pinus Aristata*
 Blue Spruce/ *Picea Pungens*



Burr Oak



Pinyon Pine



Ponderosa Pine



Columnar Hornbeam



Skyline Honeylocust

Building Information



The site construction for the parcels at South Telluride Street and East Vassar Place includes a new community recreation center anticipated to be around 55,000 square feet and associated site infrastructure construction. It is anticipated that site construction will consist of paved pathways connecting to the existing trail system on the site, as well as approximately 240 parking spaces and a service drive and yard adjacent to the south east side of the building.

All site circulation and pathways will meet City of Aurora requirements. Site areas not impacted by construction will remain native plant materials and all areas that are disturbed during construction will be restored to in line with the existing site conditions. The building will be designed to the 2015 International Code Standards with City of Aurora amendments and modification, and the project will follow standard City building review requirements.

As part of the code requirements, site and building lighting will have no impact on adjacent properties. Current building codes and industry best practices dictate that there be no light spill beyond the property line so adjacent neighbors shouldn't be impacted.

At its highest point, the building is 39'-10" tall, well below the 50'-0" maximum allowable height on the site.

The chart on this page outlines the general building program spaces that will be accommodated in the new Central Recreation Center. Because the design is still conceptual and slight changes to the sizes of spaces will be made as the design progresses, the program summary provided is an outline of the potential square footages required to accommodate the program. These square footages may change as the building design gets more detailed.

PROGRAM SUMMARY	
	Gross Sq. Ft.
Base Support Spaces	6,400
Lobby Spaces	
Locker Rooms	
Staff Areas	
Aquatics	15,500
Base Aquatics Support Spaces	
Warm Water Leisure Pool	
Hot Tub	
Separate Swim 4 Lane Lap / Lesson Pool	
Gymnasium and Fitness Spaces	28,000
Gymnasium 1 court	
Elevated Running Track, 3 lanes 1/8 mile	
Fitness Center	
Group Exercise Studio	
Multi-purpose Fitness Studio	
Community Spaces	4,500
Multipurpose Meeting Rooms	
Child Sitting	
Building Subtotal	54,400
Outdoor Activity Areas	
Base Site Development	
Outdoor Activity	
Site and Outdoor Activity Subtotal	
Total Project	54,400

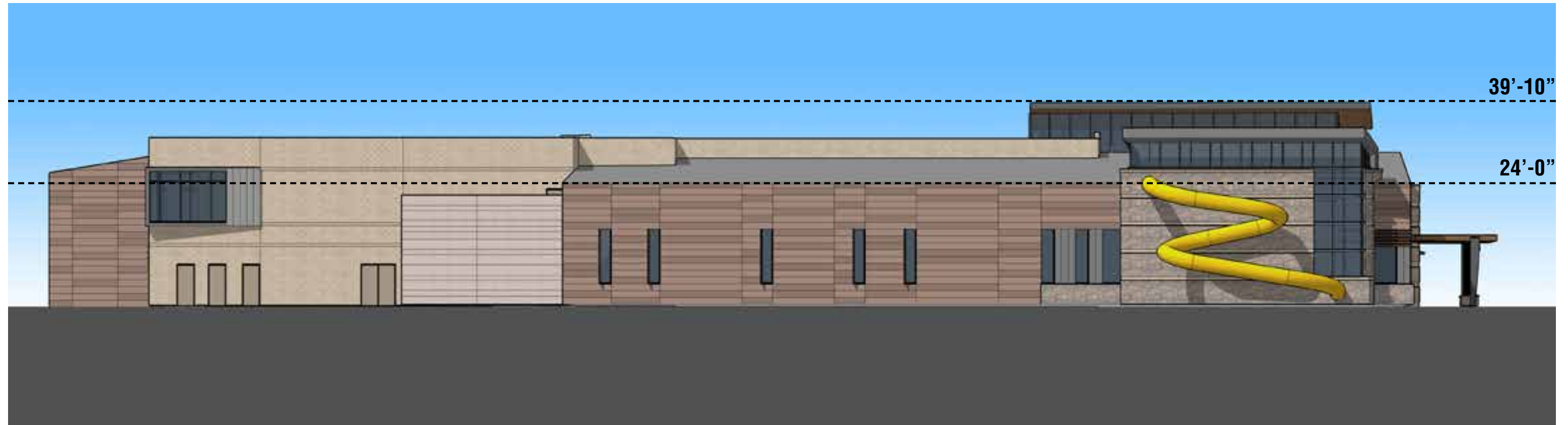
Building Renderings



Building Elevation - North



Building Elevation - South



Building Elevation - East



Building Elevation - West

Conceptual Building Materials



Wood Soffit System



Storefront Window System



Cementitious Panel Walls



Stacked Stone



Wood Exterior Wall and Canopy Systems



Concrete Masonry Unit Walls



Metal Panel Wall System

Project Images



Project Images



Community Involvement

The Central Recreation Center design process is subject to the community involvement and approvals process outlined in City Council of the City of Aurora Resolution R99-34. This resolution requires community parks and parks with a staff occupied building to include to a Public Input Process. To meet this requirement, the project team hosted three public meetings at Vassar Elementary School adjacent to the project site.

Public Meeting One - August 4, 2016

The first public meeting focused on determining which activities and opportunities community members in the service area would like to have included in the new Aurora Central Recreation Center. Feedback was solicited on a variety of program options through a shopping spree activity. Community members were given 20 “Rec Bucks” to spend on the items they would use in a new recreation center. Votes were tallied, and the top suggestions were incorporated into the materials presented in meeting two.

Public Meeting Two- August 29, 2016

The second public meeting shared the results of the shopping spree activity with community members and presented three building program concept options for comment and selection. Community members were asked to share what they liked about each option as well as what they’d change. The materials presented at the second public meeting were also made available through an online survey that was posted to NextDoor, Facebook, and the City of Aurora webpage. The preference for an Aquatics-focused facility with a track was used to advance both the building program and the building plan concepts based on the results of public meeting two.

Public Meeting Three - October 13, 2016

At the third public meeting, community members were presented with a site and building concept based on the results of the second public meeting, and were given the opportunity to comment on the activities and programs they’re most excited about as well as provide their suggestions about how the new recreation center could be made even better. Like the previous public meeting, the materials were also made available through an online survey that was posted to NextDoor, Facebook, and the City of Aurora website. The comments and feedback in the last public meeting, along with the preference for the “Regional” and “Natural” building styles helped further refine the site and building concepts.

The following pages include the materials for, and results of, the public input process. Additional information on attendees and raw data are available as a separate appendix.



indicate that the additional traffic is expected to create no discernable impact to traffic operations for the existing and surrounding roadway system. There is also adequate distance from the intersection of Tower Road and Telluride Street to accommodate the additional traffic load. More information is available in the traffic impact study included following the Community Involvement pages.

Noise

Property owners adjacent to the site expressed concern about the noise impacts of the new facility. The building is sited more than 200 feet from the nearest residential properties to the south, and at this time there are no outdoor amenities planned as part of the project, reducing activity noise impacts on adjacent properties. All mechanical equipment will include acoustical isolation packages and will be enclosed by screen walls to minimize the acoustical impacts on and near the site.

Lighting

Some neighbors expressed concern about light levels on the site and their impacts on adjacent properties. Site and building lighting will be designed to the most recently adopted City of Aurora building codes which require that no lighting trespass beyond the site boundaries. While there will be lighting both on the site and on the building to meet code requirements, and a photometric plan will be developed as the site concept is refined.

Comments and Concerns

Throughout the public input process the project team received comments from the community, some of which expressed specific concerns. The biggest areas of concern for community members and adjacent property owners are traffic, noise, and lighting. The conceptual design addresses each of these issues as follows:

Traffic

During the public input process the City of Aurora retained SM Rocha to complete a traffic study to understand the impacts the new Central Recreation Center would have on adjacent roadways, including a specific focus on Vassar Elementary School. Analysis of future traffic conditions accounting for the additional Central Recreation Center

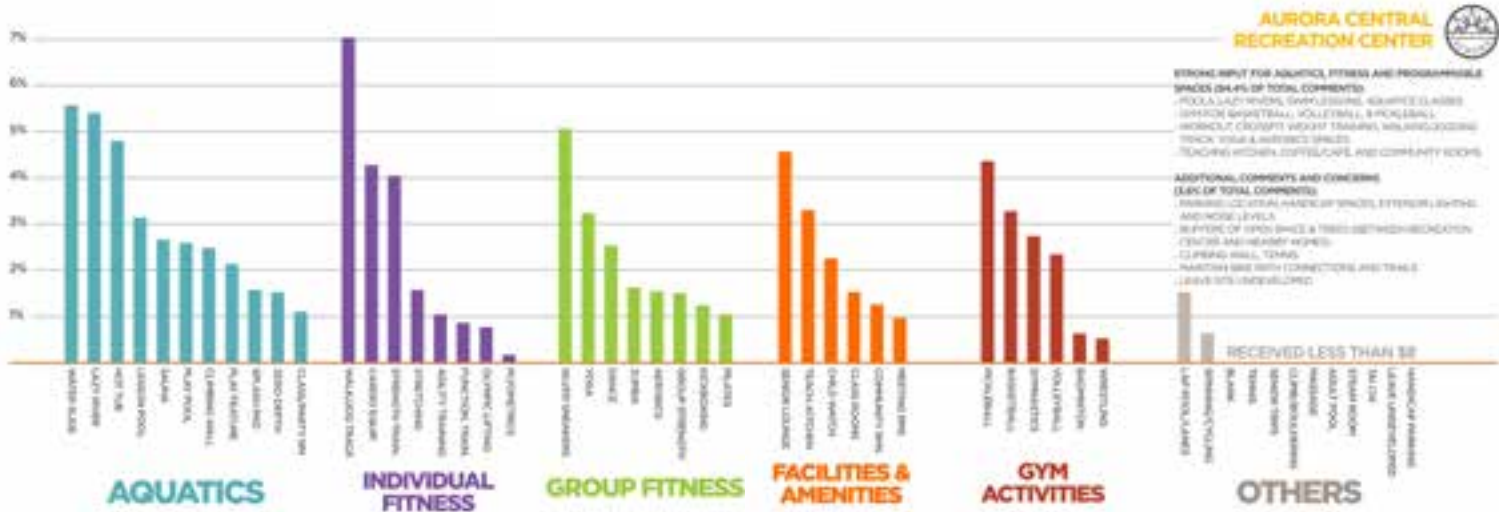
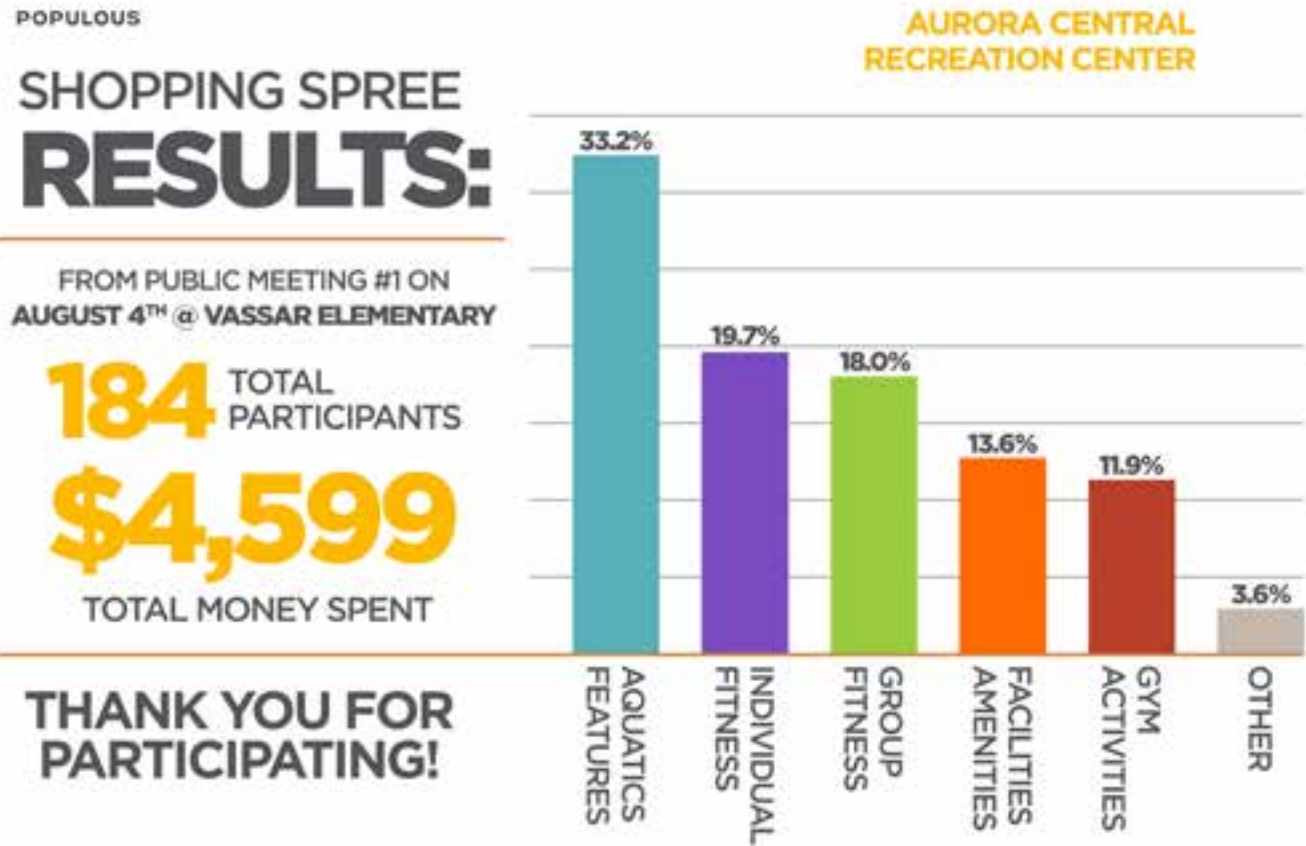




HOW TO PLAY SHOPPING SPREE:

- 1. EVERY PARTICIPANT GETS **\$25** TO SPEND. SPEND WISELY!
- 2. YOU CAN SPEND UP TO **\$3** ON ANY SINGLE FEATURE.
- 3. FEEL FREE TO WRITE SUGGESTIONS OR COMMENTS ON THE BACK OF YOUR MONEY.
- 4. OTHER IDEAS? SHARE IT BY WRITING IT ON THE BACK OF YOUR DOLLAR AND DROP IT INTO THE 'OTHER' BAG.
- 5. HAVE FUN!

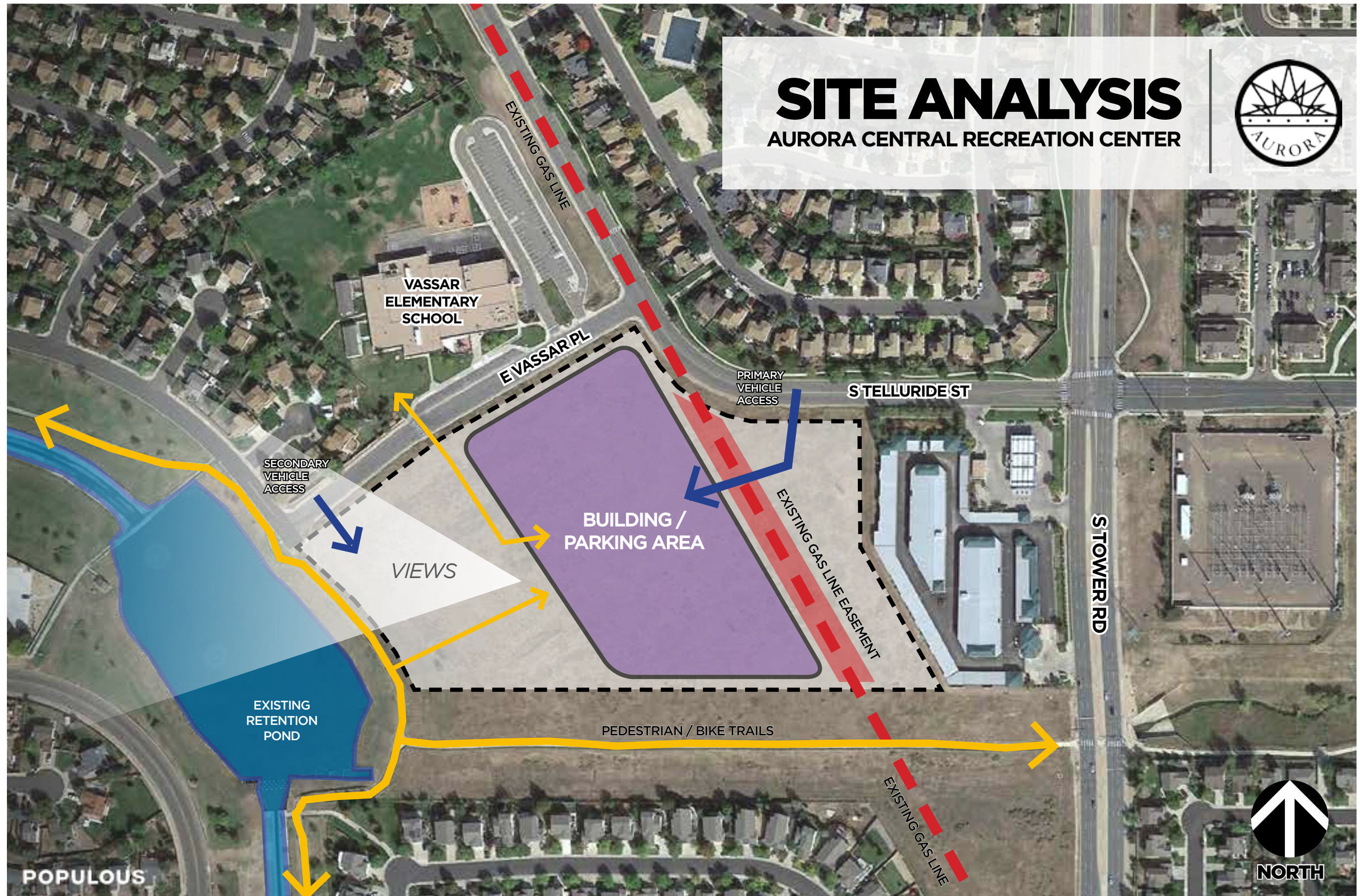
AURORA CENTRAL RECREATION CENTER





SITE ANALYSIS

AURORA CENTRAL RECREATION CENTER



Preliminary Site Analysis

Meeting Two

AURORA CENTRAL RECREATION CENTER CONCEPT DIAGRAMS



WE WANT YOUR FEEDBACK!

EACH CONCEPT CONTAINS A UNIQUE COMBINATION OF SPACES AND PROGRAMS, SO REVIEW CAREFULLY.

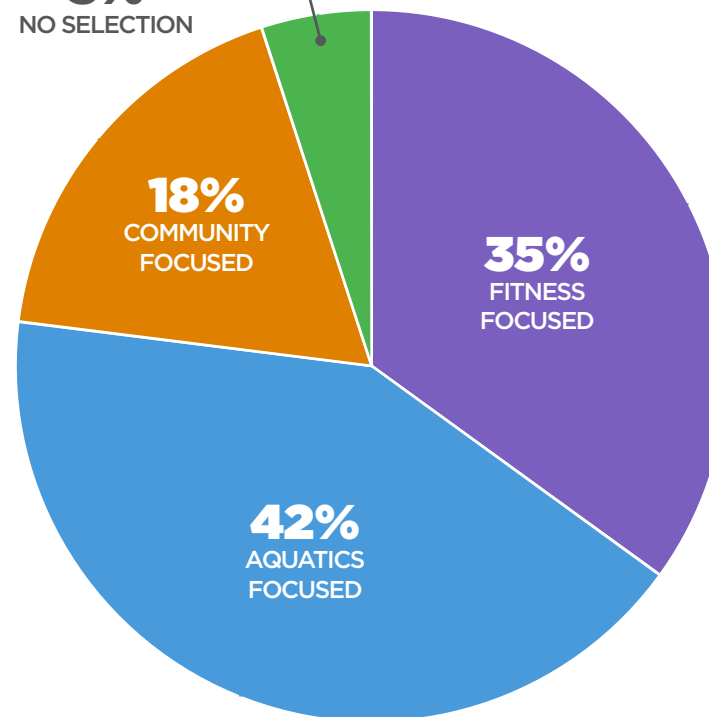
GIVE US YOUR COMMENTS ABOUT EACH!





AURORA CENTRAL RECREATION CENTER

5%
NO SELECTION



THANK YOU FOR PARTICIPATING!

RESULTS:

FROM PUBLIC MEETING #2 ON
AUGUST 29TH @ VASSAR ELEMENTARY

212 SURVEY CARDS
COLLECTED!

YOUR COMMENTS
ON THE SITE & CONCEPT DIAGRAMS:

- “Nice blend of features with a specific focus on aquatics.”
- “I like all of the fun pool features.”
- “The aquatics option seems like the most unique experience.”
- “I feel that the aquatics emphasis is needed in Aurora. To find great indoor aquatics area to visit you need to go outside the Aurora area.”
- “I like all the amenities in the Aquatics Option. Great activities in the pool area while still having great options in fitness and community.”
- “The Aquatics Option would be PERFECT with the addition of the track.”
- “There seems to be something for everyone in this option.”
- “Please add the track!”
- “Please make this place friendly to our teens and young people in that they can come in and hang out without being made to feel unwelcome.”
- “Love that you are doing this for Aurora!”
- “I’ve lived here for 35 years and have waited for this facility to happen!”
- “I’m concerned with the buffer between the center, the trail and homes.”
- “Water activities for Seniors are good”
- “The pool really should be special, but fitness is important too.”
- “Aquatics focused option would be similar in features to ‘The Trails’ if you add the walking/jogging track.”
- “I like both aquatic and fitness focused options – but a great pool is essential and a wonderful workout space would be a huge bonus!”

‘FITNESS FOCUSED’

What do you **like** most about the Fitness Focused concept?

What would you **change** about the Fitness Focused concept?

Other **comments**?

☐ MY PREFERRED CONCEPT

‘AQUATICS FOCUSED’

What do you **like** most about the Aquatics Focused concept?

What would you **change** about the Aquatics Focused concept?

Other **comments**?

☐ MY PREFERRED CONCEPT

‘COMMUNITY FOCUSED’

What do you **like** most about the Community Focused concept?

What would you **change** about the Community Focused concept?

Other **comments**?

☐ MY PREFERRED CONCEPT

SHARE YOUR CONTACT INFO ON THE BACK TO BE KEPT UP TO DATE ON THE PROJECT!

Meeting Three

AURORA CENTRAL RECREATION CENTER SPACES & PROGRAMS

1. LOBBY & LOUNGE

2. RECEPTION DESK / CHECK-IN

3. STAFF OFFICES

4. RESTROOMS

5. CHILD WATCH

6. MULTI-PURPOSE ROOMS

- COMMUNITY MEETINGS
- SENIOR ACTIVITIES
- CLASSES

7. PARTY ROOMS

- POOL PARTY
- MEETINGS
- CLASSES

8. TEACHING KITCHEN

9. LOCKER ROOMS

10. NATATORIUM

- LAP POOL
- LEISURE POOL
- CURRENT CHANNEL
- SPA / HOT TUB
- WATER SLIDE

11. GROUP EXERCISE STUDIOS

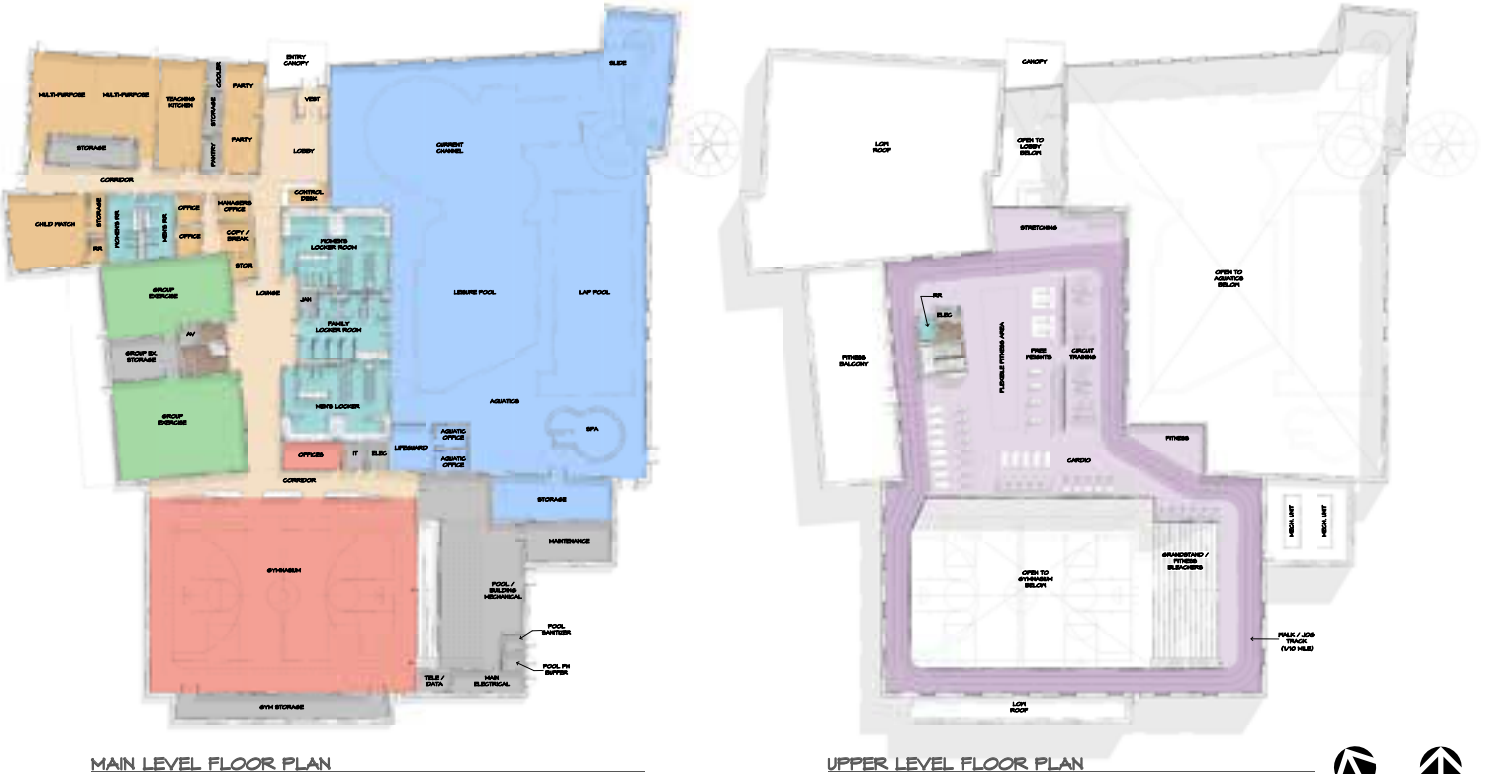
- AEROBICS
- BOOT CAMP
- YOGA
- DANCE / ZUMBA
- SILVER SNEAKERS
- MARTIAL ARTS

12. GYMNASIUM

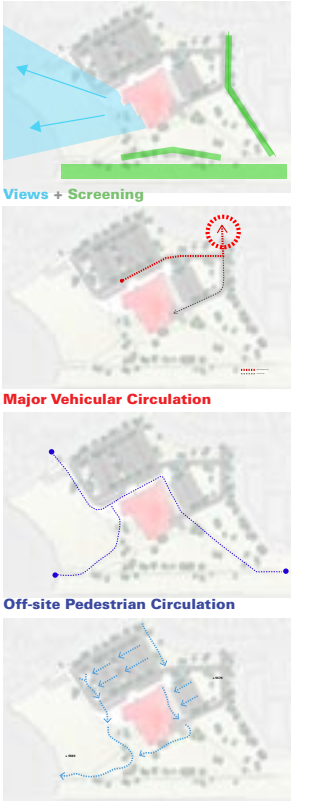
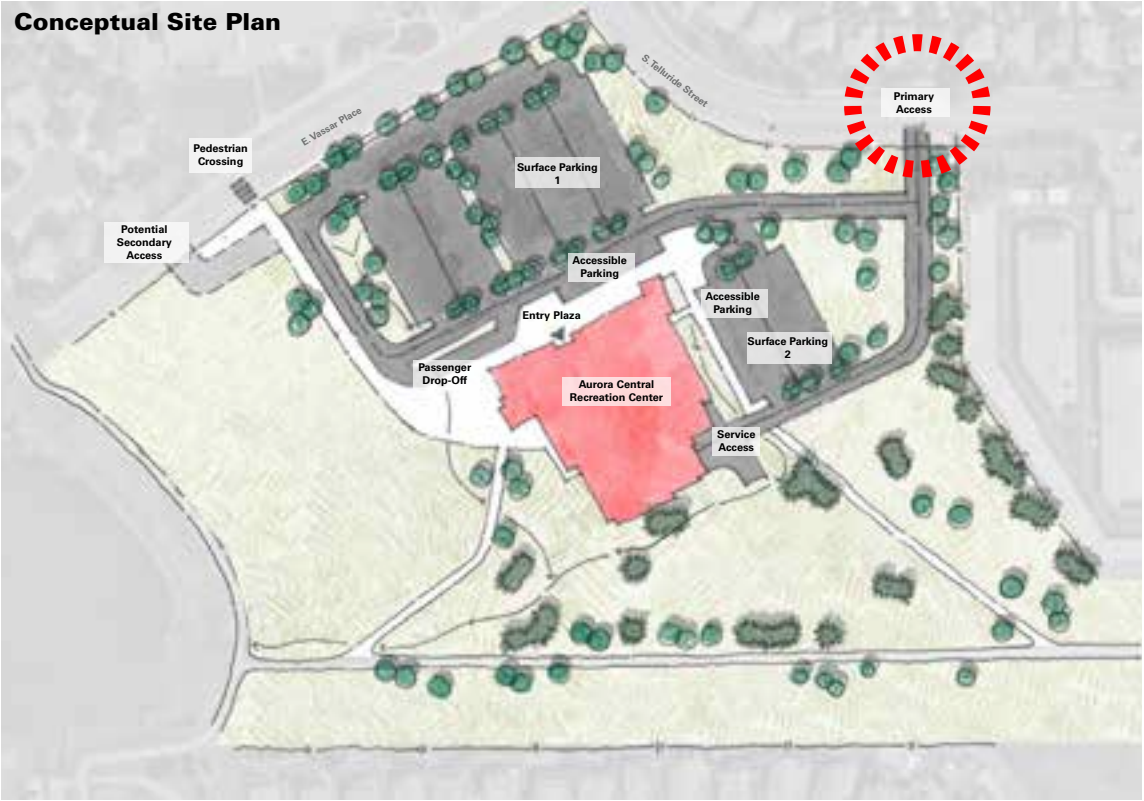
- BASKETBALL
- VOLLEYBALL
- PICKLEBALL
- YOUTH SPORTS

13. FITNESS

- CARDIO EQUIPMENT
- STRENGTH TRAINING EQUIPMENT
- FREE WEIGHTS
- STRETCHING
- WALKING / JOGGING TRACK



Conceptual Site Plan





LOTS OF GLASS, DISTINCTIVE ENTRIES, NON-TRADITIONAL ROOF LINES

CONTEMPORARY

AURORA CENTRAL
RECREATION CENTER



WOOD AND NATURAL MATERIALS, EXPOSED STRUCTURE

NATURAL

AURORA CENTRAL
RECREATION CENTER



COMBINATION OF MULTIPLE MATERIALS, LARGE WINDOWS, SIMPLE FORMS

MODERN

AURORA CENTRAL
RECREATION CENTER



STACKED STONE, SLOPED ROOF LINES, NATURAL MATERIALS

REGIONAL

AURORA CENTRAL
RECREATION CENTER



TRAFFIC IMPACT STUDY

For

**Central Recreation Center
Aurora, Colorado**

October 31, 2016

Prepared for:

City of Aurora
15151 East Alameda Parkway
Aurora, Colorado 80012

Prepared by:



8703 Yates Drive, Suite 210
Westminster, Colorado 80031
(303) 458-9798

Traffic Engineer:
Brandon Wilson

Engineer in Responsible Charge:
Fred Lantz, PE



16-09601

VIII. Conclusion

This traffic impact study addressed the capacity, geometric, and control requirements associated with the development entitled Central Recreation Center. This proposed recreation center development is approximately 60,000 square feet in size and located near the southwest corner of Tower Road and Telluride Street in Aurora, Colorado.

The study area to be examined in this analysis encompasses the Telluride Street intersections of Tower Road and Vassar Place. Also, included within the study is the intersection of Salida Way and Vassar Place, and proposed site access.

Analysis was conducted for critical AM Peak Hour and PM Peak Hour traffic operations for existing traffic conditions, Year 2018 and Year 2036 background traffic conditions, and Year 2018 and Year 2036 total traffic conditions.

Analysis of existing traffic conditions indicates that the signalized intersection of Tower Road with Telluride Street has an overall operation of LOS B during the morning and afternoon peak traffic hours. The unsignalized intersections of Vassar Place with Telluride Street and Salida Way have turn movement operations at or better than LOS B during both morning and afternoon peak traffic hours.

Without the proposed development, Years 2018 and 2036 background operational analysis shows that the signalized intersection of Tower Road with Telluride Street has an overall operation of LOS B in the morning peak hour and LOS C during the afternoon peak hour. The unsignalized intersections of Vassar Place with Telluride Street and Salida Way have projected turn movement operations at or better than LOS B during both morning and afternoon peak traffic hours. These intersection operations are similar to existing conditions.

Analysis of future traffic conditions indicate that the addition of site-generated traffic is expected to create no discernable impact to traffic operations for the existing and surrounding roadway system. With all conservative assumptions defined in this analysis, intersections are projected to operate at future levels of service comparable to background traffic conditions. Proposed site access has long-term operations at LOS B or better during peak traffic periods.

Recommended location of secondary recreation center access is at intersection of Vassar Place and Salida Way. Shared parking arrangement between recreation center and school is also recommended.