

Central Recreation Center

**Planning Commission
12.14.2016**

**City of Aurora
16PO762**

POPULOUS™



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Project Introduction

The Central Recreation Center is located in southern 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, Stearling 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 construction to support the building.



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:
NOW 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 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, Stearling Hills, 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. To the west of the site, West Toll Gate Creek is a dominant feature, connecting the proposed recreation center to the Aurora trails system. Views across the creek 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. Though the recreation center parcels are currently zoned PCZD single family attached, but 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 master planned for 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 that will be funded separately from the building and its infrastructure.

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 center for both indoor and outdoor recreation.

Because of the views and the proximity to the existing recreation trails, the future park site should be situated on the 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 it 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.

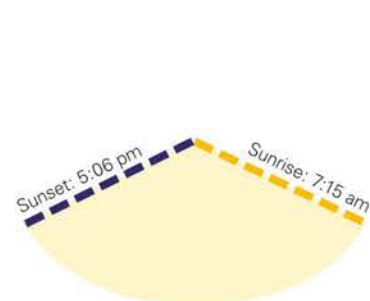
Site Opportunities and Constraints

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.

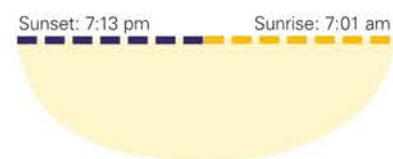
The site diagram on page 8 illustrates surrounding commercial uses and residential neighborhoods as well as the visual qualities of the site. The northwest corner of the site is occupied by StorQuest Self storage with an approximately 10' high brick wall facing the site. The StorQuest facility is neat 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 little or no planting or hard-scape improvements where possible. This diagram also illustrates the proximity of the adjacent trail networks that meet in the southwest corner of the site.

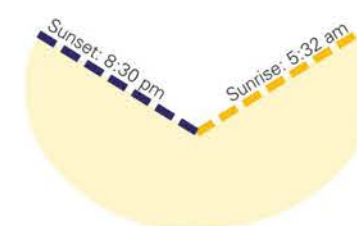
This site has particularly well preserved views towards the west because of the drainage way and the relative high point of the site. Additionally, views into the site from Tower Road and Amherst Avenue as you drive North towards the site are well maintained because of the existing topography. This will be an important view corridor to the building site (See page 10).



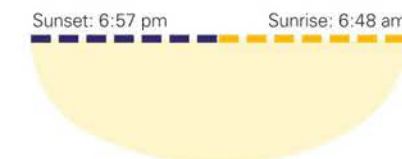
Winter Solstice
December 21



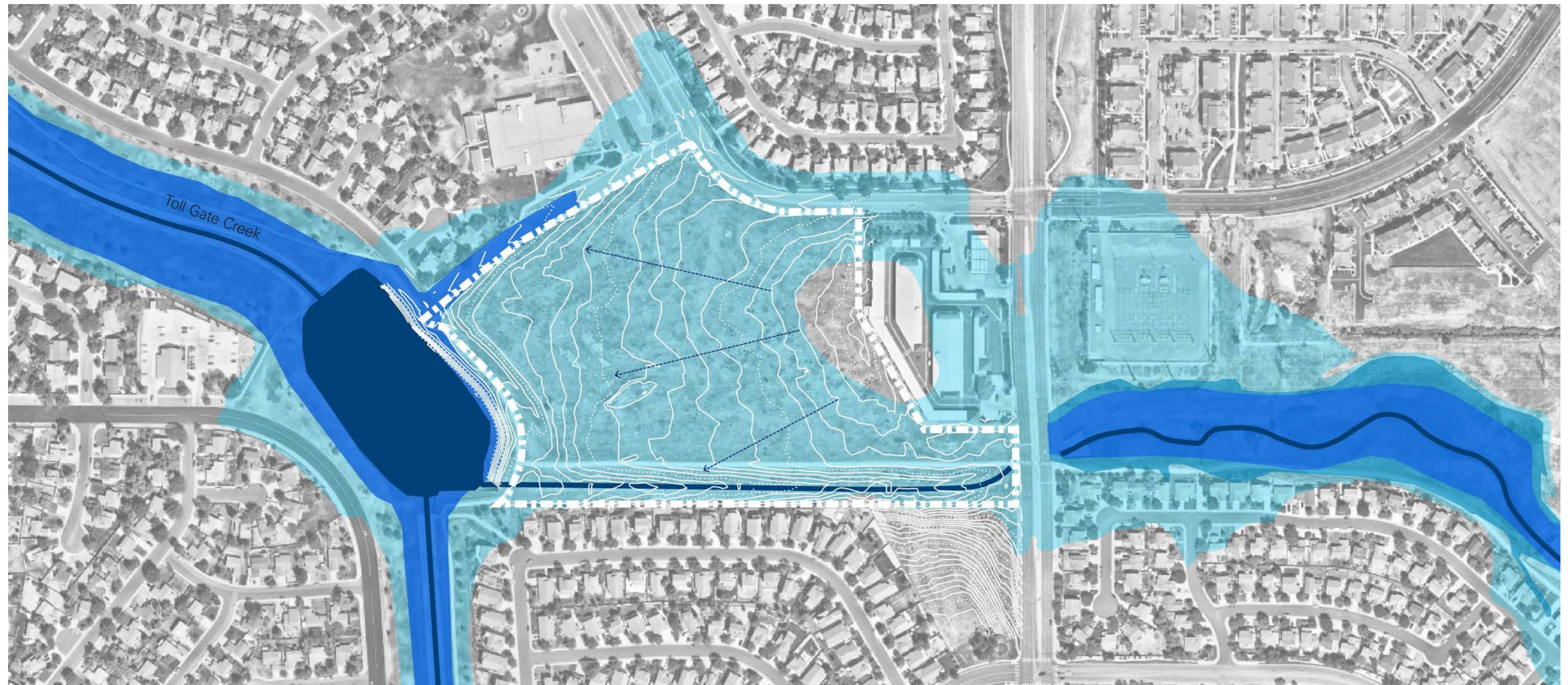
Spring Equinox
March 20











Summer Solstice
June 21

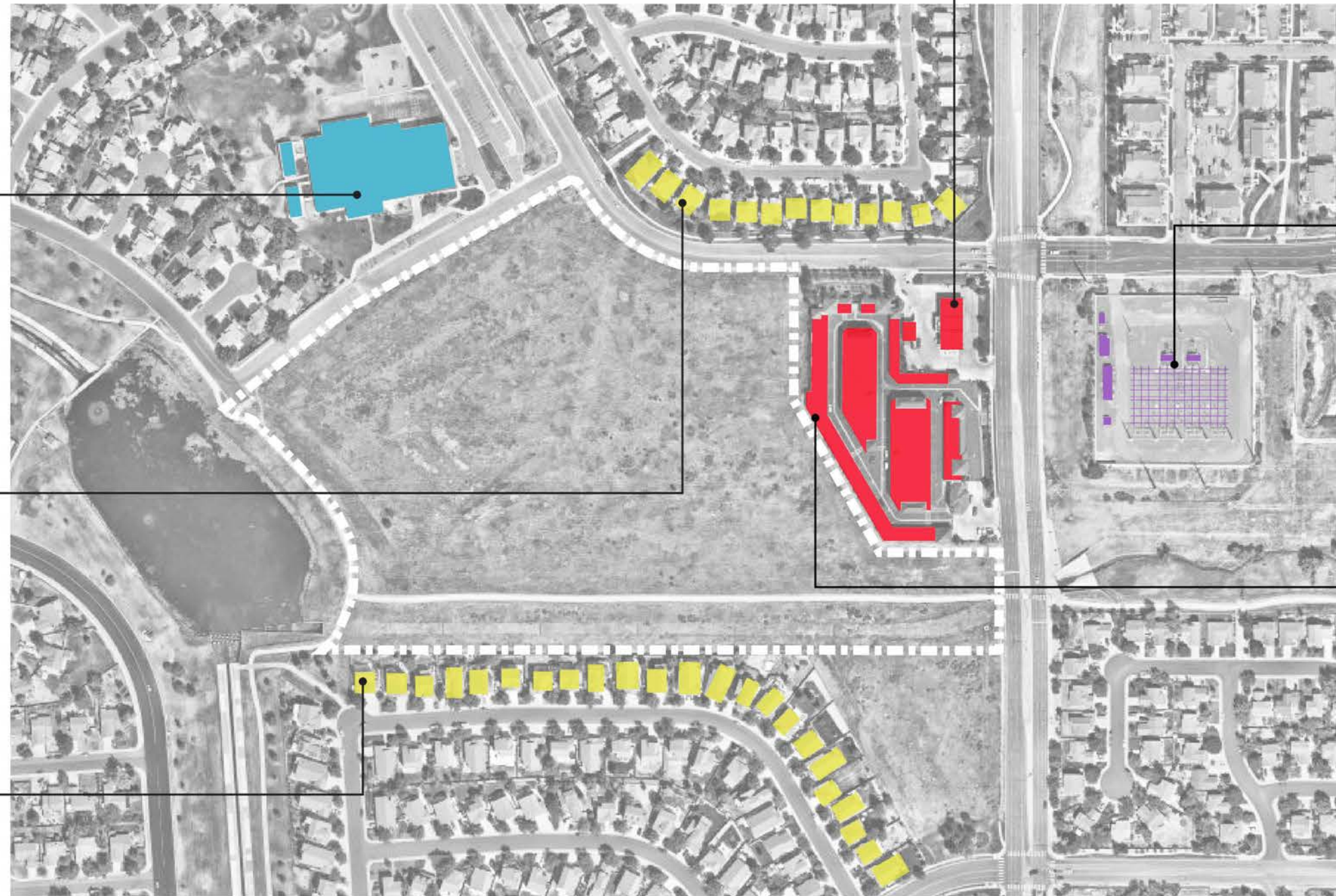


Fall Equinox
September 22



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

-  School
-  Multi-Family Residential
-  Commercial
-  Light Industrial





Existing Trail Network

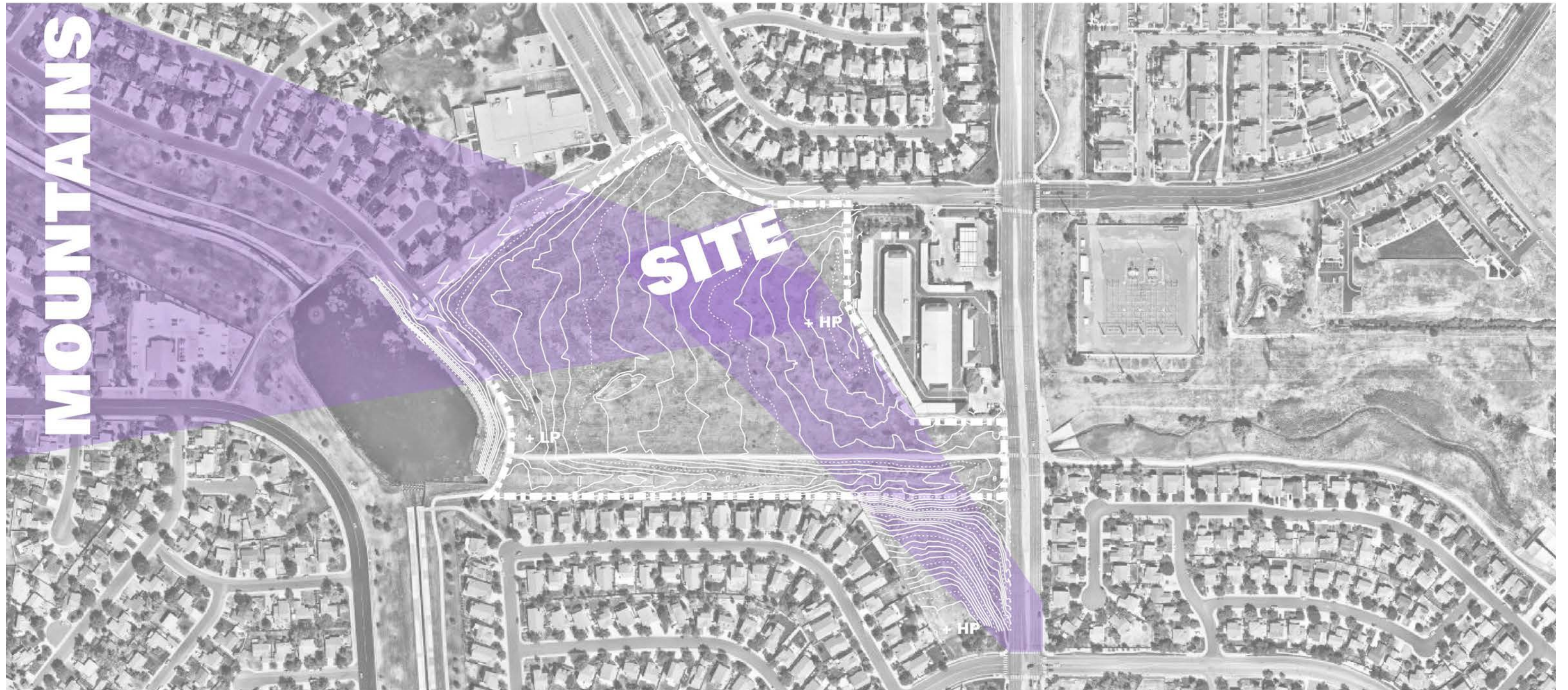


Phillips 66 Pipeline



Existing Roads





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 XXX 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 Aurora 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 and Recreation and consists of native grasses and small shrubs. There is no tree canopy 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 and Recreation 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

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. Pedes-



trian / 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.

Streetscape Design

The streetscape will adhere to Aurora's Landscape Ordinance by including a 6' detached sidewalk and 6' amenity zone with trees spaced no more than 40' on center (Aurora Landscape Ordinance) on South Telluride Street. There will be a minimum 20' landscape buffer to the outside of the sidewalk.

Parking Locations and Counts

The proposed site plan accommodates 245 parking spaces. This number is slightly lower than zoning requirements (for Aurora's Recreation zone district, “1 Space per 200 SF of Gross Floor Area” (Table 2 – City of Aurora, Schedule of Off-Street Parking Requirements)); however, it has been noted that there may be a reduction in the requirement due to the proximity to Vassar Elementary and its dedicated parking. Additionally, parking lots will be planted with a minimum of one shade tree per 8 parking spaces. The parking lot will be screened from the right of way with a 25' buffer area with planting materials including 1 tree, 10 shrubs or an equal amount of tree and shrub equivalents for each 40' linear feet of buffer length (per Aurora's Landscape Ordinance).

- 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 Arrival Plaza, Bike Racks,
Furniture
- ⑩ Parking Lot Buffer
Landscape
- ⑪ Arrival Signage
- ⑫ Loading Buffer
- ⑬ Access Drive
- ⑭ Patio Area
- ⑮ Accessible Parking
(7 spaces)



Conceptual Site Plan



- • • • Pedestrian Circulation
- ■ ■ Vehicular Circulation





Landscape Specimens

Deciduous

- Ohio Buckeye / Aesculus glabra
- ‘Princeton Sentry’ Ginkgo / Ginkgo biloga ‘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
- Pagodatree / 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

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. Furthermore, no outdoor sports lighting is planned as part of this project.

The following pages outline the general and detailed building program of spaces that will be accommodated in the new Aurora Central Recreation Center.

PROGRAM SUMMARY	
	Gross Sq. Ft.
Base Support Spaces	
Lobby Spaces	1,840
Locker Rooms	3,324
Staff Areas	1,326
Aquatics	
Base Aquatics Support Spaces	1,090
Warm Water Leisure Pool	11,460
Hot Tub	500
Separate Swim 4 Lane Lap / Lesson Pool	2,450
Gymnasium and Fitness Spaces	
Gymnasium 1 court 50'x84'	12,364
Elevated Running Track, 3 lanes 1/8 mile	5,200
Fitness Center	7,690
Group Exercise Studio	1,860
Multi-purpose Fitness Studio	1,356
Community Spaces	
Multipurpose Meeting Rooms	3,612
Child Sitting	900
Building Subtotal	54,972
Outdoor Activity Areas	
Base Site Development	
Outdoor Activity	
Site and Outdoor Activity Subtotal	
Total Project	
	54,972



Detailed Building Program

Base Support Spaces		ACTUAL
		Net Sq. Ft.
Lobby Spaces		
Entry Hall/Lobby/Vestibule/seating		1,100
Public Restrooms		500
Mech./Circ./Walls/Struct., etc.		240
Total Lobby Spaces		1,840
Locker Rooms		
Locker Room - Men		1,120
Locker Room - Women		1,090
Family Change Dressing Area		200
Family Change Stalls (4 Dry)		160
Family Changing Rooms (2 Wet)		200
Mech./Circ./Walls/Struct., etc.		554
Total Locker Rooms		3,324
Staff Areas		
Manager's Office		120
Private Offices (3 @ 100 sf) or Open Offices		300
Office Storage		100
Work/Copy Room		135
Receiving/Maintenance		450
Mech./Circ./Walls/Struct., etc.		221
Total Staff Areas		1,326

Aquatic Spaces		
Swimming Pools		Net Sq. Ft.
Base Aquatics Support Spaces		
Aquatic Offices (2 @ 100, 90)		190
Lifeguard Room w/ change area		270
Pool Storage		630
Total Aquatic Support		1,090
Warm Water Leisure Pool		
Natatorium (Includes Pool Area, Decks)		8,920
Warm Water Leisure Pool	included	
Play Feature Allowance	included	
Waterslide Allowance	included	
Pool Mechanical Rooms		1,500
Mech./Circ./Walls/Struct., etc.		1,040
Total Warm Water Leisure Pool		11,460
Hot Tub		
Hot Tub		300
Pool Mechanical Room increase		200
Total Hot Tub		500
Separate 4 lane lap/lesson pool		
4 Lane lap/lesson pool		2,100
Pool Mechanical Room increase		350
Add for Lesson Pool		2,450

Gymnasium and Fitness Spaces		
Gymnasium and Indoor Sport Spaces		Net Sq. Ft.
Gymm Court (Wood)- 1 Basketball Court		
Gymnasium (1-50'x84' courts, 2 small cross courts)		7,350
Offices (2)		2,450
Grandstands		1,275
Gymnasium Storage		700
Mech./Walls/Struct., etc.		589
Total Gymnasium		12,364
Elevated Running Track		
Walking/Jogging Track, 3 lanes 1/10 mile		5,200
Mech./Walls/Struct., etc.		0
Total Running Track		5,200
Fitness Center		
Strength, Circuit, Cardio Training		6,200
Stretching/plyometric/boot camp, speed ecel area		700
Fitness Office		100
Mech./Walls/Struct., etc.		690
Total Fitness Center		7,690
Group Exercise Studio (wood flooring)		
Aerobics/Dance Studio (30 persons)		1,420
Aerobics Room Storage		130
Mech./Circ./Walls/Struct., etc.		310
Total Group Exercise		1,860
Multi-Purpose Fitness Studio (synthetic flooring)		
Group Fitness Studio		1,000
Storage		130
Mech./Walls/Struct.,etc.		226
Total Multi-Purpose Fitness Studio		1,356

Community Spaces		SF
Multipurpose Meeting Rooms Auditorium and Stage		
Multipurpose Room (divisible into 2 rooms)		1,300
Teaching Kitchen		700
Walk-in Cooler (6'x10')		60
Party Rooms		600
Storage		350
Mech./Walls/Struct.,etc.		602
Total Multi-purpose Meeting Areas		3,612
Child Sitting		
Child sitting Room		600
Children's Restroom		60
Storage		90
Mech./Circ./Walls/Struct., etc.		150
Total Child Care Center		900

Building Renderings



Building Elevation - North



Building Elevation - South



Building Elevation - East

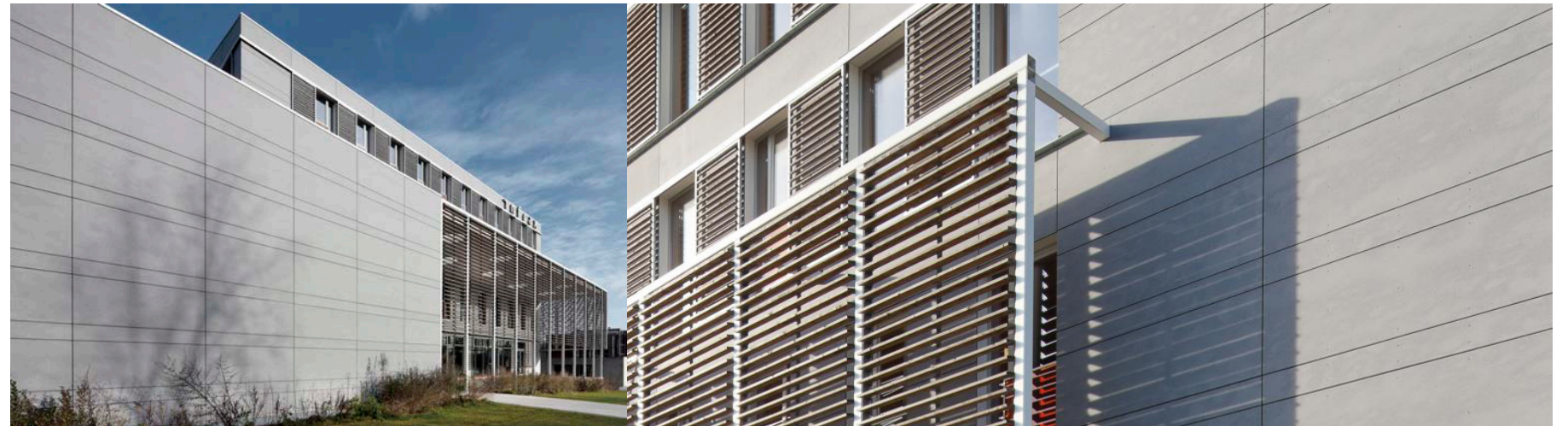


Building Elevation - West

Conceptual Building Materials



Stacked Stone



Cementitious Panel Walls

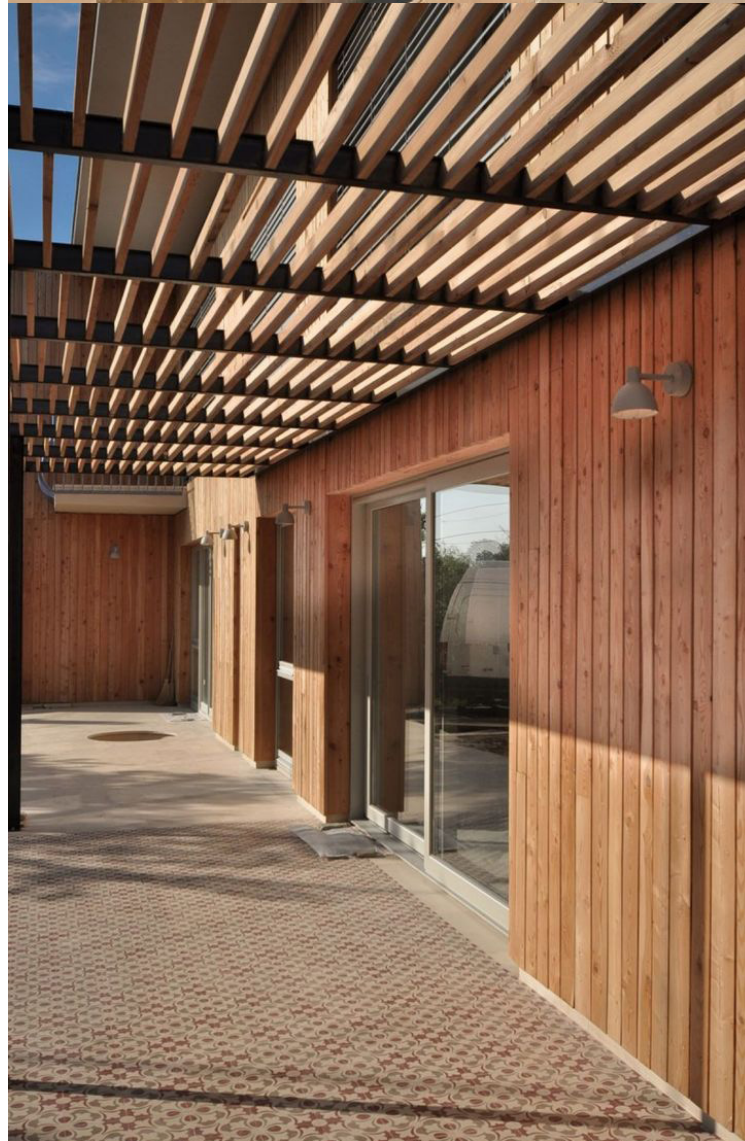


Concrete Masonry Unit Walls



Metal Panel Wall System

Conceptual Building Materials



Wood Canopy System



Wood Window Shades



Storefront Window System



Exterior Wood Wall System



Stacked Stone Planters and Walls



Wood Soffit System

Project Images



Project Images



Community Involvement

The Aurora 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 adhere 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.





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



POPULOUS

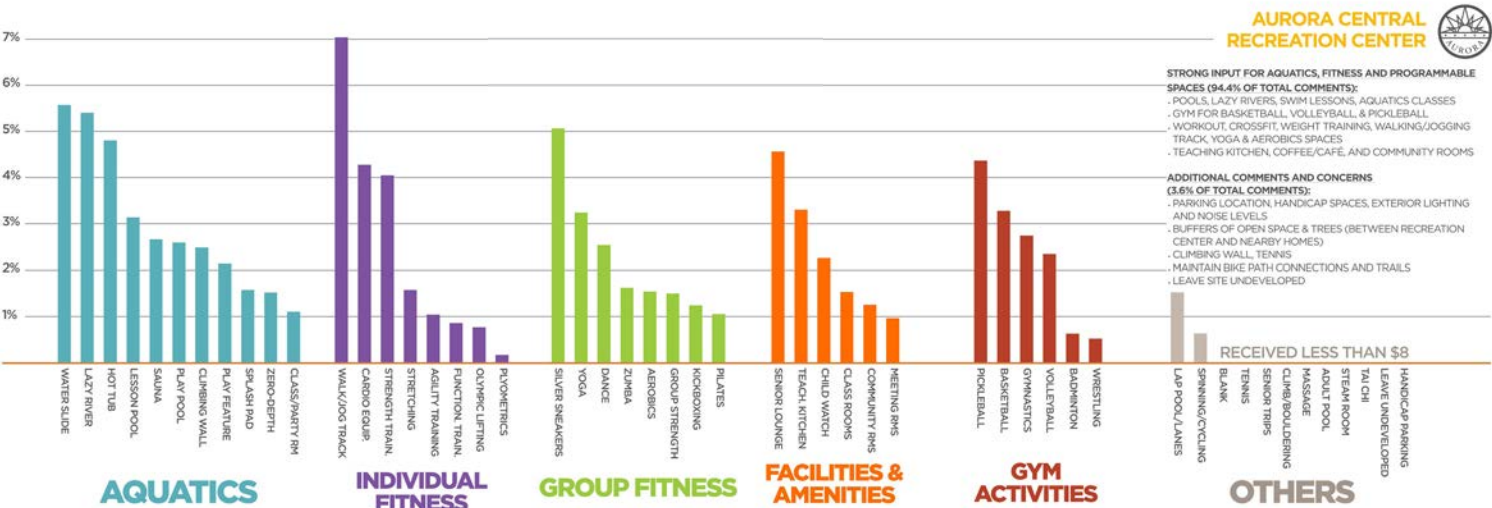
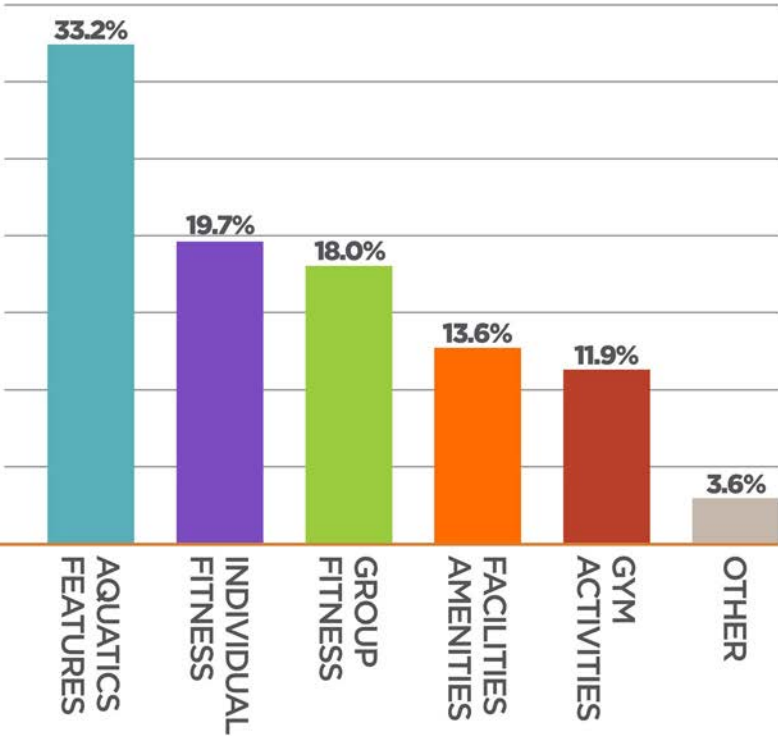
SHOPPING SPREE RESULTS:

FROM PUBLIC MEETING #1 ON AUGUST 4TH @ VASSAR ELEMENTARY

184 TOTAL PARTICIPANTS
\$4,599 TOTAL MONEY SPENT

THANK YOU FOR PARTICIPATING!

AURORA CENTRAL RECREATION CENTER





SITE ANALYSIS

AURORA CENTRAL RECREATION CENTER



Preliminary Site Analysis

Meeting Two

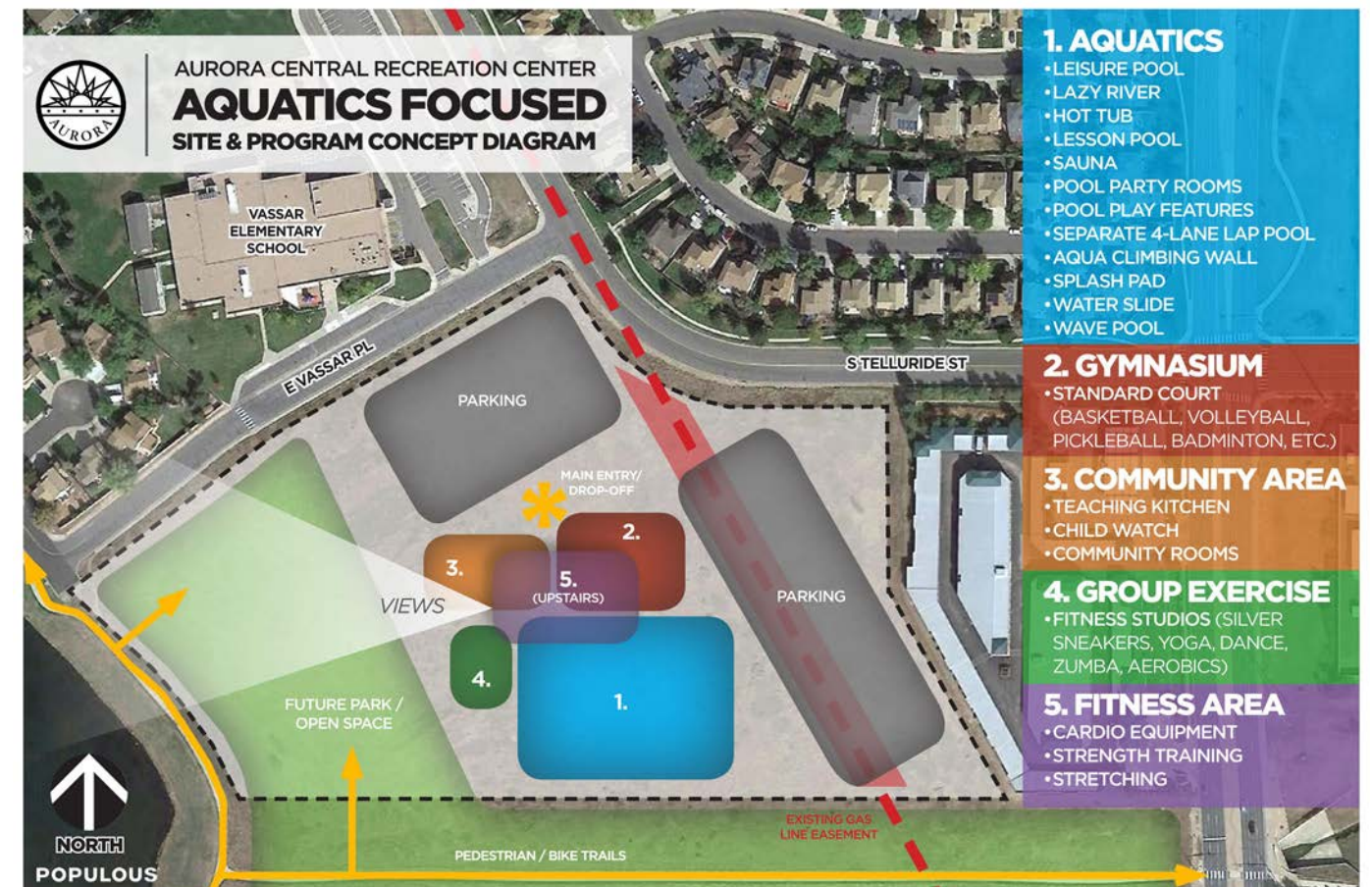
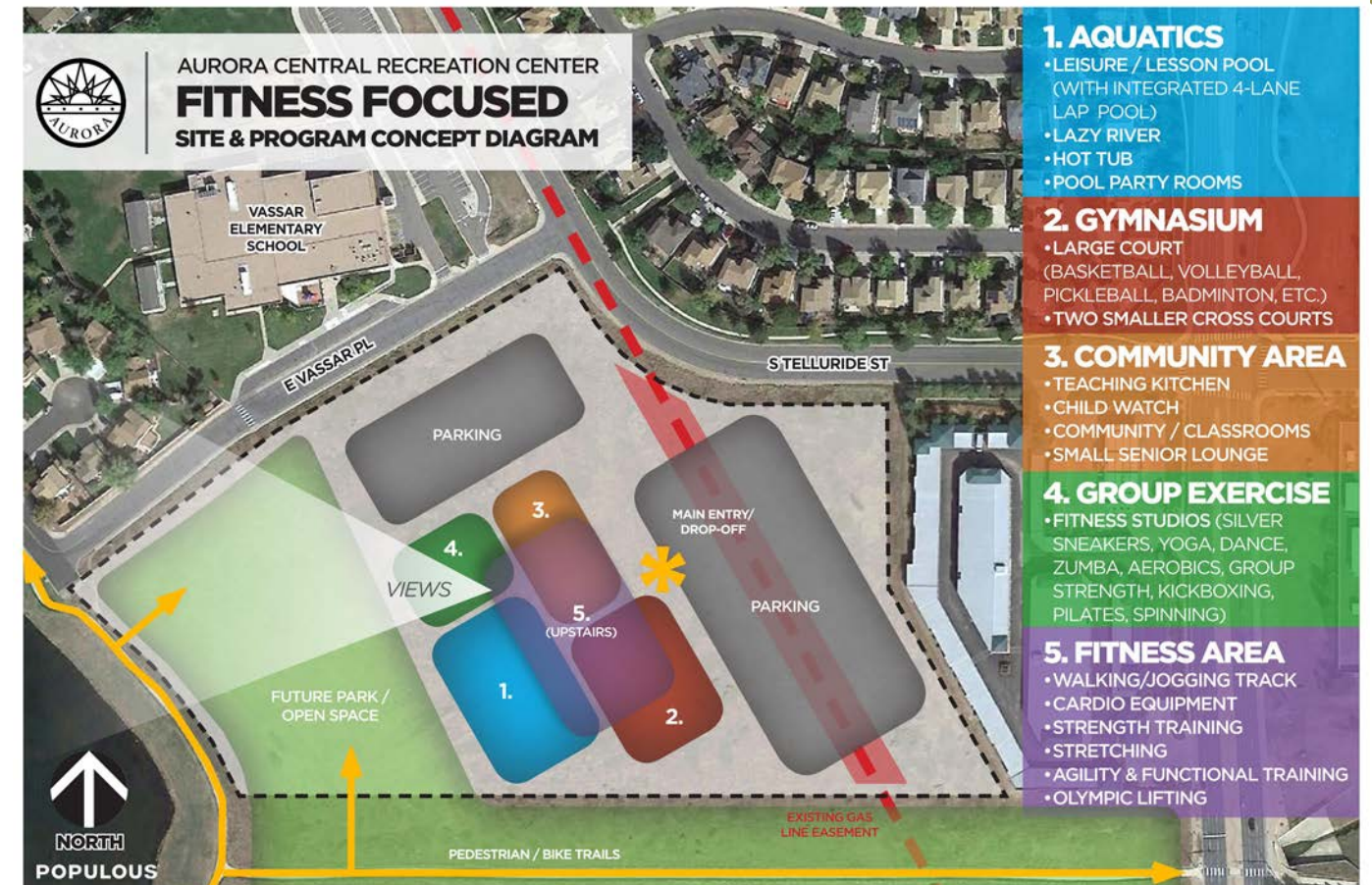
AURORA CENTRAL RECREATION CENTER CONCEPT DIAGRAMS

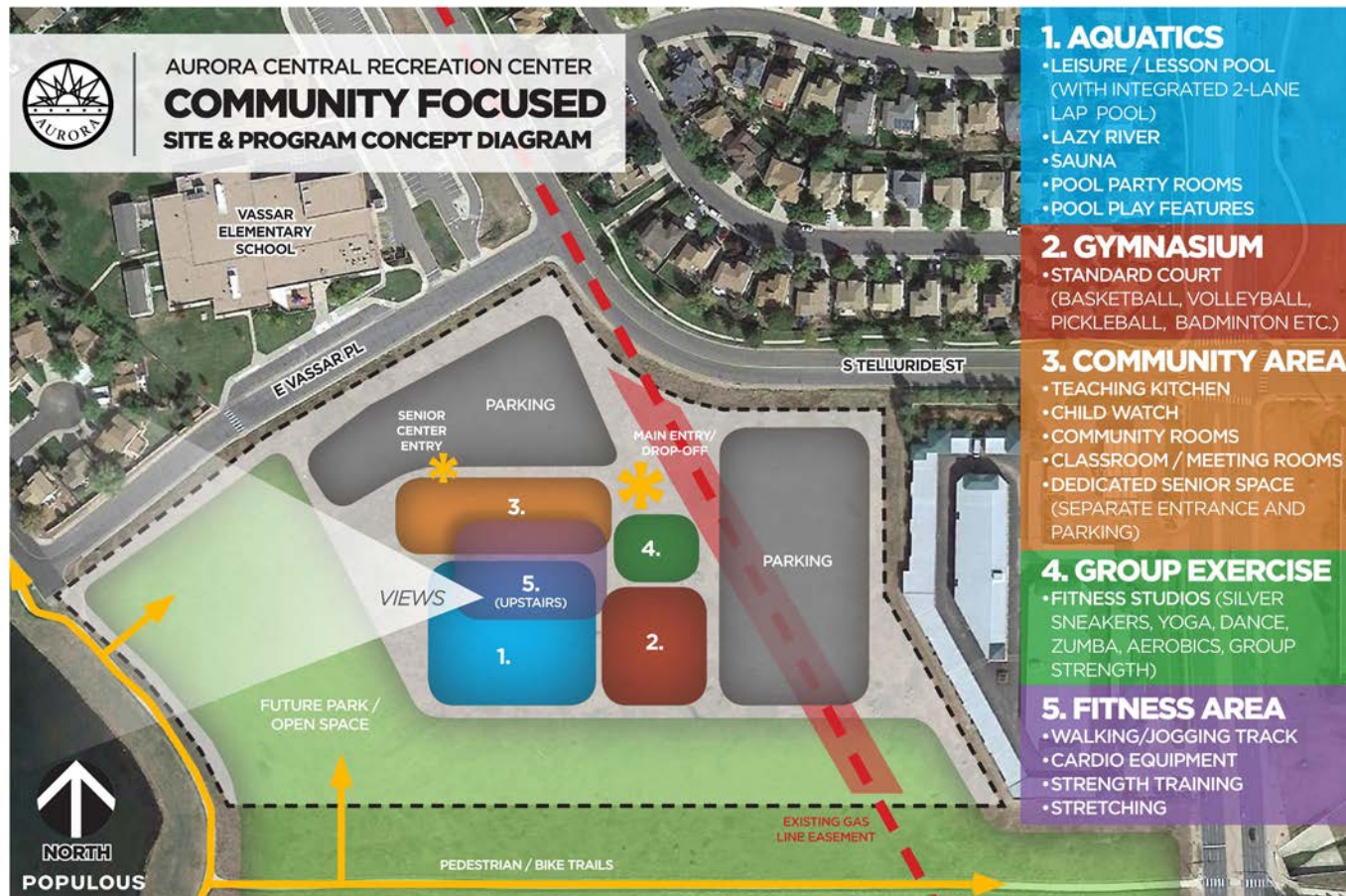


WE WANT YOUR FEEDBACK!

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

GIVE US YOUR COMMENTS ABOUT EACH!



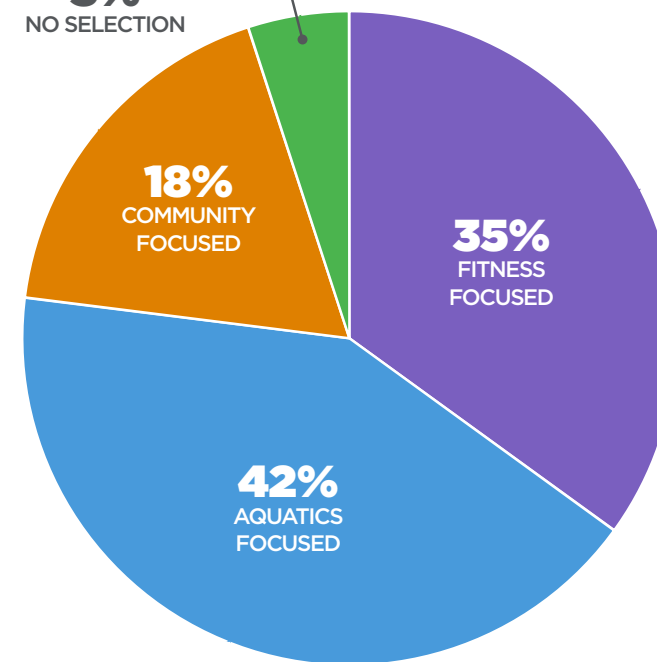


- 1. AQUATICS**
 - LEISURE / LESSON POOL (WITH INTEGRATED 2-LANE LAP POOL)
 - LAZY RIVER
 - SAUNA
 - POOL PARTY ROOMS
 - POOL PLAY FEATURES
- 2. GYMNASIUM**
 - STANDARD COURT (BASKETBALL, VOLLEYBALL, PICKLEBALL, BADMINTON ETC.)
- 3. COMMUNITY AREA**
 - TEACHING KITCHEN
 - CHILD WATCH
 - COMMUNITY ROOMS
 - CLASSROOM / MEETING ROOMS
 - DEDICATED SENIOR SPACE (SEPARATE ENTRANCE AND PARKING)
- 4. GROUP EXERCISE**
 - FITNESS STUDIOS (SILVER SNEAKERS, YOGA, DANCE, ZUMBA, AEROBICS, GROUP STRENGTH)
- 5. FITNESS AREA**
 - WALKING/JOGGING TRACK
 - CARDIO EQUIPMENT
 - STRENGTH TRAINING
 - STRETCHING



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

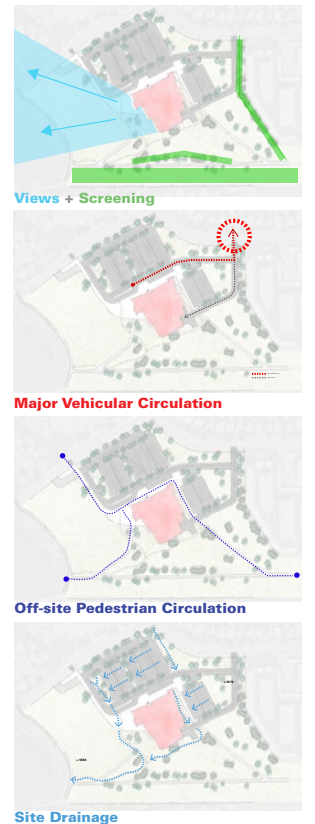
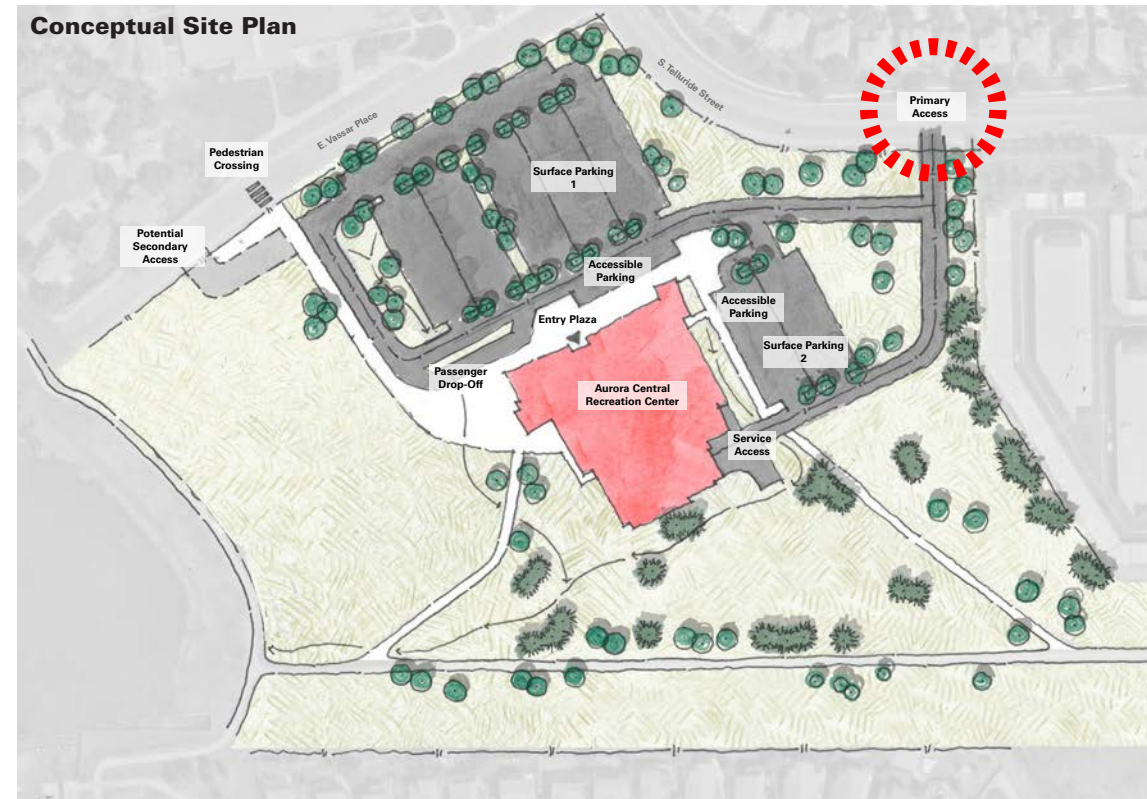
11. GROUP EXERCISE STUDIOS
 - AEROBICS
 - BOOT CAMP
 - YOGA
 - DANCE / ZUMBA
 - SILVER SNEAKERS
 - MARTIAL ARTS

12. GYMNASIUM
 - BASKETBALL
 - VOLLEYBALL
 - PICKLEBALL
 - YOUTH SPORTS

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



Conceptual Site Plan



CONCEPTUAL SITE PLAN
OCTOBER 13, 2016

AURORA CENTRAL
RECREATION CENTER



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





Additional Information
