CITY OF ALLEN EXCHANGE PARKWAY RECREATION CENTER

FEASIBILITY STUDY

ALLEN, TEXAS | 05 NOVEMBER 2019

CITY OF ALLEN
PARKS & RECREATION

BARKER RINKER SEACAT
ARCHITECTURE

ACKNOWLEDGMENTS

EXCHANGE PARKWAY RECREATION CENTER
CITY OF ALLEN, TEXAS

CITY OF ALLEN

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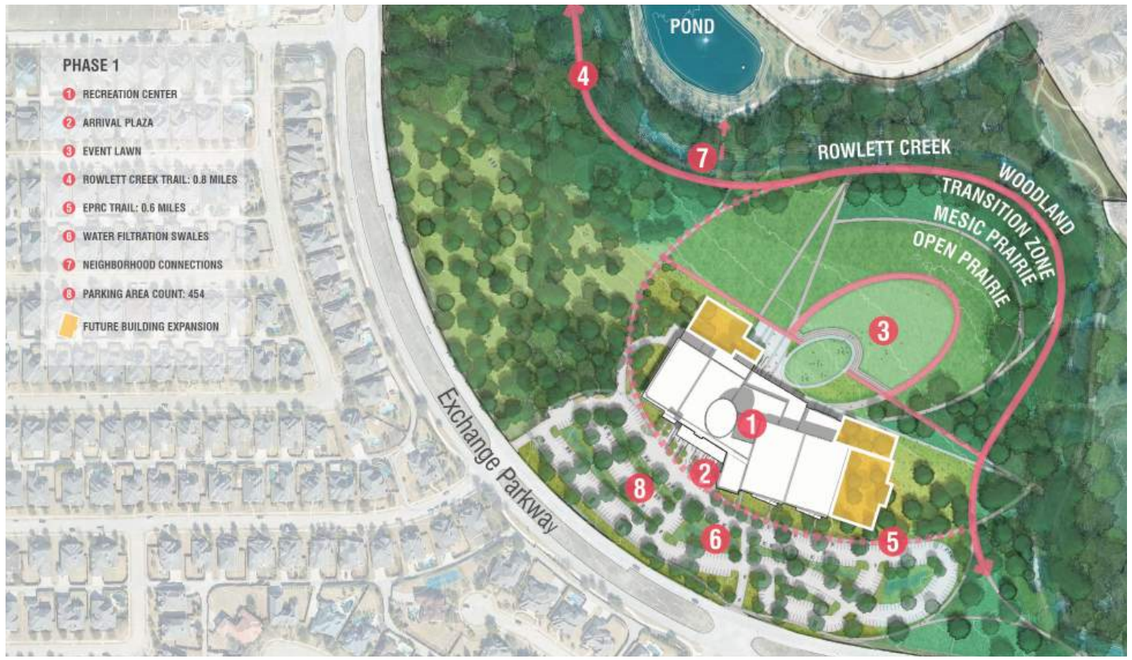

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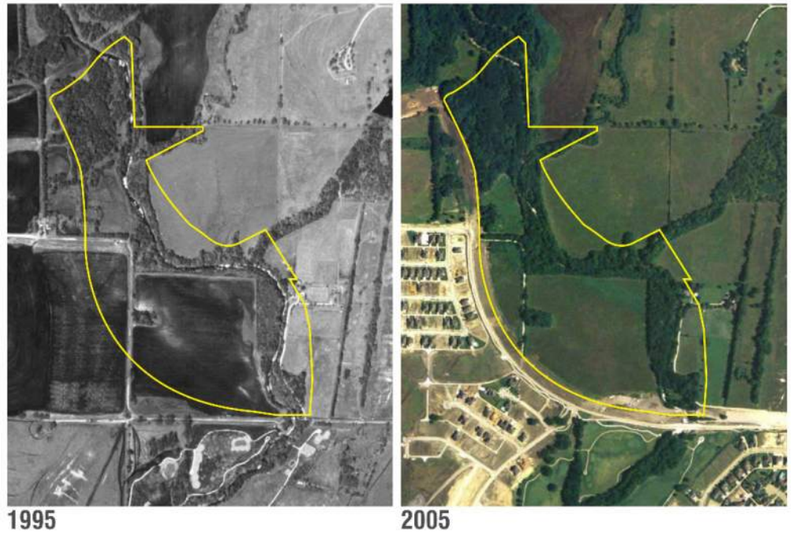
Executive Summary

EXCHANGE PARKWAY RECREATION CENTER (EPRC)



1995 2005

2011 2018

PROJECT BACKGROUND

The City of Allen Parks, Recreation, and Open Space Master Plan Update of 2015 identified the system wide priorities of facility needs for Allen with an additional recreation center as the second highest priority. The ranking, based on citizen input, provided confidence to include a recreation center project in the 2016 Bond Election. Proposition Number 2 – addressed many parks and recreation capital needs including $16 million startup capital for a future recreation center. With Proposition 2 passage, the City of Allen attracted a potential partner, Allen Sports Association (ASA), which expressed interest as a potential capital collaborator as well as potential operations affiliate. ASA requested to be part of an exploratory study to help find answers to questions about the new facility's program, budget, and schedule.

OVERVIEW

In November 2018, the City of Allen contracted with Barker Rinker Seacat Architecture (BRS) to prepare a feasibility study for a new Multi-generational Recreation Center that would provide a facility for a better way of life, focused on the health and welfare of the Citizens of Allen. An Executive Steering Committee representing the broad spectrum of the Allen community was assembled to help guide decisions and keep the feasibility study on schedule. The following mission, vision, and goals were developed by the steering committee.

FEASIBILITY STUDY MISSION STATEMENT AND VISION STATEMENT

“ Indoor recreation center”
was the second highest ranked priority
in the Parks, Recreations, &
Open Space Master Plan
updated in 2015.”

*Multi-purpose trails/Natural Trails is number one.

MISSION STATEMENT

The City of Allen Exchange Parkway Recreation Center feasibility study will look to the future, reflecting the public wants and needs while honoring Allen’s deep-rooted history, culture, attitude and financial realities.

Central to the feasibility study is balancing recreation, socialization, education opportunities, indoor sports, and budget goals along with outwardly visible sustainability practices.

VISION STATEMENT

The City of Allen aspires to create a new place for indoor recreation that is a signature facility incorporating the newest ideas in modern recreation at the highest level. A place designed and built to attract people with common interests in leisure, recreation, wellness, and indoor sports. The facility will be a special place to visit that is authentically Allen.

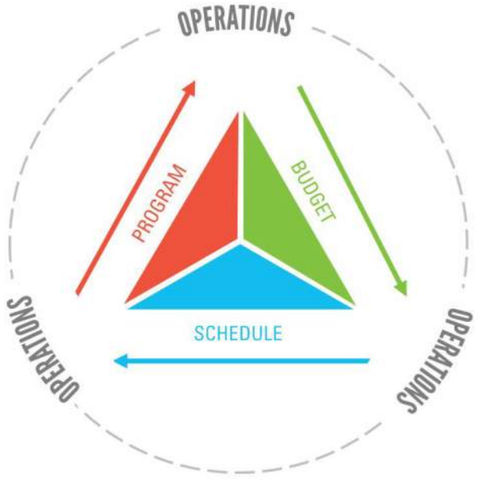
The structure will be a unique arrangement of spaces or elements, textures, and natural light fashioned to inspire an inside-outside connection to the land. The facility should have an authentic character that is outwardly visible while also making use of multiple sustainable design practices.

FEASIBILITY STUDY GOALS

The City and Consultant Team considered, confirmed, and committed to the following project goals:

1	2	3	4	5
To listen to the Public.	Commit to an EPRC architectural program.	Commit to a strategic and sustainable operations plan.	Commit to a project budget and stay within that budget.	Commit to a project schedule and deliver the EPRC Feasibility Study on time.

FEASIBILITY STUDY PROCESS & RESULTS



PUBLIC INPUT

Three public meetings were held to gain insight into the Allen community's wants and needs. The design team developed defining guidelines centered around community input and applied theses guidelines while developing the building program. This process ensured the final design reflects the community.

PROGRAM | BUDGET | SCHEDULE

The EPRC Feasibility Study investigated three major areas of focus relating to the proposed recreation center: 1) the architectural program; 2) the total project budget; 3) the project schedule. A proven feasibility study process was used to establish program, budget, and schedule and is defined in the body of this report.

OPERATIONS AND BUILDING PROFORMA

The EPRC Feasibility Study includes a business model of operation expenses and revenue potential based on educated financial assumptions and projections. This gives insight and performance information that reflects the manner in which the City of Allen expects to operate the facility from a financial perspective.

EXCHANGE PARKWAY RECREATION CENTER CONSENSUS

The EPRC Feasibility Study has assisted in developing a potential partnership with the Allen Sports Association. Ongoing discussions on details about the partnership with ASA are being developed at the time of this report's publication.

Consensus was reached with public input on the architectural program, total project budget, and schedule to deliver the project. The Feasibility Study spanned 11 months, and included: 3 public meetings, 5 steering committee workshops, tours of Metroplex comparable recreation centers, and a facility proforma to guide operations.

FINDINGS & RECOMMENDATIONS

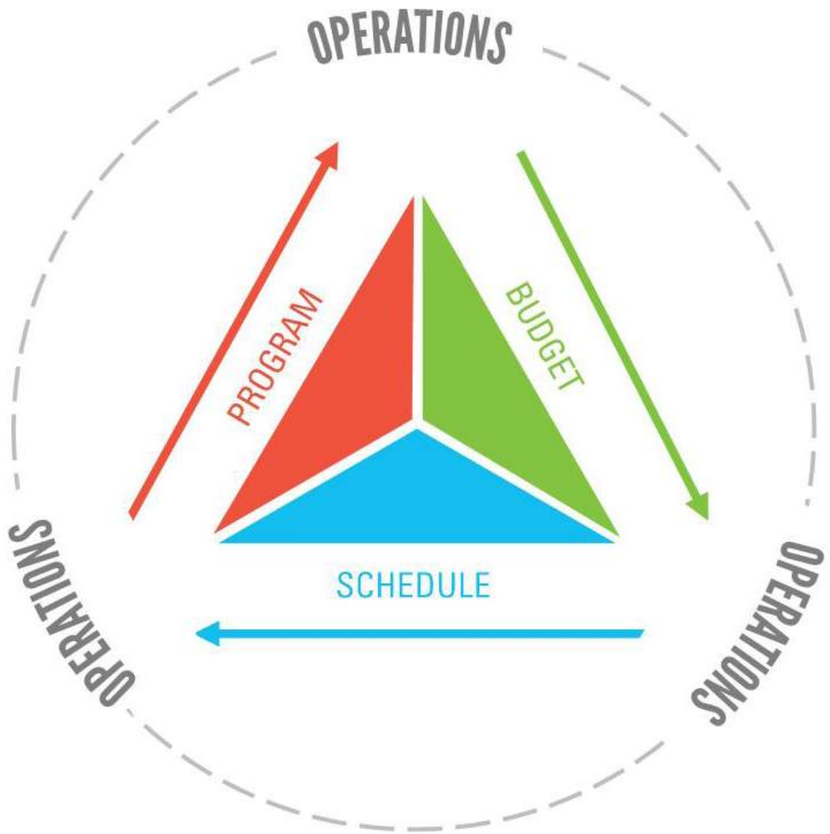
The outcome of this feasibility study is: There is a high level of confidence that the City of Allen can support a new multi-generational community recreation center. This was validated throughout the study process described within this report. Multiple programming options and concepts were explored throughout the study. The result is a concept that represents the consensus of the community and a proposed facility that can be phased over time.

It is recommended that the Exchange Parkway Recreation Center begins as an initial phase of approximately 149,000 SF at a total project cost of $54,000,000. The design and construction of the facility should begin as soon as possible to provide a much-needed asset for the community. It is envisioned that the proposed initial phase concepts shown in this report will be completed and opened in Spring 2023.

B

Project Process

PROCESS & SCHEDULE



PROCESS

A proven process for the feasibility study was employed and adhered to throughout the project. The diagram to the left illustrates three areas central to the feasibility study: program, budget, and schedule. Please note the triangle is equilateral. If one side becomes overpowering to the other two sides the project will not be balanced and expectations will not be met. Essential to maintaining a positive outcome for the study was keeping the triangle in equilibrium. The key was keeping all sides equal throughout the process to verify the facility was in balance. The arrows indicate the three elements of the feasibility study were visited and revisited many times to check the project balance. Also note, there is a circle around the equilateral triangle with the words operations. This represents the fact that the operations planning and proforma development were additional key considerations to the make-up of the program, budget, and schedule for the facility. The proforma provided valuable input to the design and was helpful in keeping the equilateral triangle equal.

PROCESS & SCHEDULE

PROCESS

The process used throughout this study is founded on a concept of gathering input, refining and reporting back the information for verification, and coming to an agreed upon outcome that has been thoroughly vetted to build confidence that appropriate decisions have been made. In this process the study team and public were asked to:

- Consider the options
- Confirm the assumptions
- Commit to decisions

Beginning with the end in mind, the goals and values for the project that were defined are completely unique to this community. The outcome is a definition of the vision for the project with a goal of capturing a picture of the intended experiences and expectations for what will be the Exchange Parkway Recreation Center.

PUBLIC INPUT

Central to the process of the feasibility study was gathering input and reporting back results. This was facilitated through three separate public meetings and an online survey. In each occasion the team reached out for feedback on the wants and needs of the community to understand their vision. The result is a program make-up that is directly represents the consensus for what the next multi-generational community recreation center should be for the City of Allen.

TOURS

The Executive Steering Committee of the project toured multiple facilities throughout the Metroplex to both see and experience a variety of recreation centers. This benchmarking provided not only a look into what programs are offered at other facilities, but it also allowed the committee to engaged facility operators to learn about how a facility can be run successfully. The tours provided a deep understanding of industry standards and practices, as well as successes and challenges for various communities. The result was a firm foundation and starting point for the evaluation of what ultimately resulted in the proposed center in this study.

PROGRAM

The program developed for the project was shaped by input from the Executive Steering Committee made up of a variety of leaders and engaged citizens in the City of Allen, multiple focus groups, and importantly, the public. A large amount of information and data was reviewed and evaluated early in the study process. This information was tested against recreation design best practices and these were discussed and reviewed multiple times throughout the study with refinement at each step. The result is a facility that meets the program goals for the community in a balanced approach that considers both the activities of the center in conjunction with the operational expenses and revenues for the proposed center.

CONCEPTUALIZATION

Multiple layouts and arrangements of the program for the project were presented and reviewed during the study. As the conceptual process took place it was realized that for the project to be successful it needed to have three key attributes:

1. The programming of the facility needs to bring people together
2. It needs to have a variety of uses that connect with one another
3. It needs to reflect the community of Allen

Each of these aspects were considered in the development of the project design in terms of how it relates to the project site, how the spaces relate to one another, and how the facility's character is expressed in its exterior design. The result is a facility that is unique and specific to its location along Exchange Parkway.

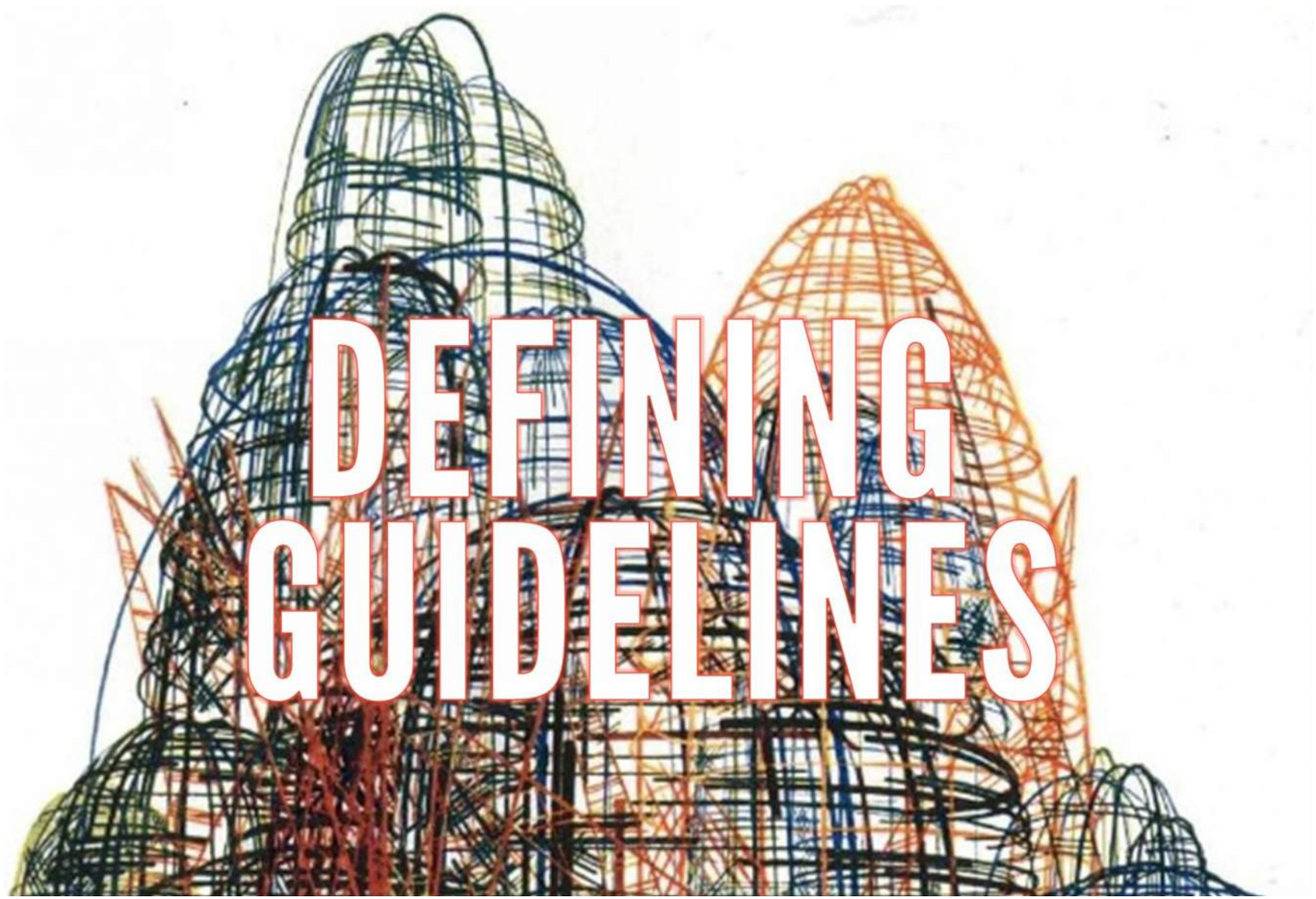
BUDGET

Once the program was established for the project the team worked to understand the corresponding budget to bring it to reality. It was understood early in the process that the full program for the facility and site was outside of the means of the initial project budget. The concept for the project is that it is designed to be expandable over time, so as future funding is available it can be easily added on to with additions and features that are already part of a master plan.

The Total Project Cost of the initial phase of the project illustrated in this report is $54,000,000. The cost includes:

1. The estimated cost of construction
2. Estimated soft costs
3. Contingencies for unforeseen conditions and cost escalation

PROCESS & SCHEDULE



DEFINING GUIDELINES

The defining guidelines are a tool used by the BRS Architecture design team to insure the facility design represents and fits the community it is intended to serve. The defining guidelines are about the unique beliefs which identify the people, the pace of life, and the place in which they live and are special to them. The design team sifted through and refined many aspects of Allen and compiled these into 5 words as defining guidelines which will drive design in the sense of how the project will feel when complete. It is true, these words have their own practical definition, however for the purpose of this exercise, the words are accompanied by photographs to illustrate and further define the guidelines. After all, “a picture is worth a thousand words”. For the EPRC the defining guidelines are as follows:

DEFINING GUIDELINES

HARMONY

Much like this man who is on a journey to a destination unknown, you can read his thoughts that this is his version of harmony, to explore and find his balance of nature for his well being. The EPRC will provide this harmony for Allen residents.

Harmony is that balance of man influenced elements such as this village into the natural environment. Although this is not Allen, Texas in the photo, there is something to be admired about the way this valley and this village work together in harmony together. This is the harmony the EPRC seeks to find with the park it will fit into.

Harmony gives us permission and confidence to interact with nature, and it encourages us to be in the moment, to take our shoes off and explore what nature has to offer us.

Equilibrium of the “outside spaces and the inside spaces” come to mind for the EPRC. We want to explore that harmonious space we find between the outside and the inside of the EPRC and how it connects with nature.

Harmony is a word to describe the joyful trek we will take because it exists in that special place in our City, in our neighborhoods, and in our park.

DEFINING GUIDELINES

VITALITY

Vitality in its purist sense means “life” or life force.

The EPRC will create a place that is vital to the community to come together in a way that appeals to human development. Safety and a sense of belonging are guiding principles regarding how the facility will meet the social needs of the community.

Vitality appeals to the five senses of Touch, Taste, Smell, Sight, and Sound. The EPRC will also appeal to the five senses.

It is vital that the EPRC become a place where Allen residents can fulfill “esteem”, and “self-actualization“.

Vitality of a place is the capacity for Allen to grow or develop its liveliness. Vitality is life.

DEFINING GUIDELINES

AUTHENTICITY

Authentically Allen – it is one thing to say we are going to be authentic,…. it is another thing to live it. Allen is not Plano, McKinney or Frisco. Allen is organic in nature. It has grown it's own distinct qualities that must be exhibited in the EPRC. Much like this tree has a story for each ring that makes it unique or distinct.

Allen has a story that is genuine, with multiple layers.

Allen is made up of enthusiastic people who are proud of where they live.

They know living here means you are different from the rest of the crowd.

Extraordinary people yield extraordinary results, much like Kyler Murry is extraordinary.

Extraordinary individuals are like this woman who cares less about her appearance and more about the experience she is having on this color filled day. To have authenticity for the EPRC means to reveal layers of Allen's past, present, and future. Throughout the ERPC should be a reflection of the sense of place and the authentic people who gather there from the community.

DEFINING GUIDELINES

UNITY

Unity or oneness, is the bi-product of a community that combines its unique parts together to make a whole that is stronger than its parts by uniting these qualities. Much like a team.

In an urban sense, unity promotes an undivided total effect of related parts.

Sometimes it is all about me! Like this little girl who will have her birthday party at the EPRC.

Other times it is about we. The EPRC can promote that unity that makes Allen special. It is that attraction such as a living room, or a dinning room where people interact.

Unity is about the amalgamation of Allen in this space.

DEFINING GUIDELINES

JOURNEY & DESTINATION

Ralph Waldo Emerson said “it is not the destination, it is the journey”. For the EPRC we say it is both the journey and the destination.

The journey will be special …from the time you arrive on site, much like the top center image provides a clear vision of your destination which pulls the visitor in.

Sometimes it’s the journey that teaches us about our destination, it is that pace of our journey which can make all the difference in our experience getting there, such as this grandparent and grandchild walking towards their destination. Half the fun is getting there!

Whether you win, loose, or fall down trying, the journey sometimes is a multitude of experiences waiting to be had at the EPRC.

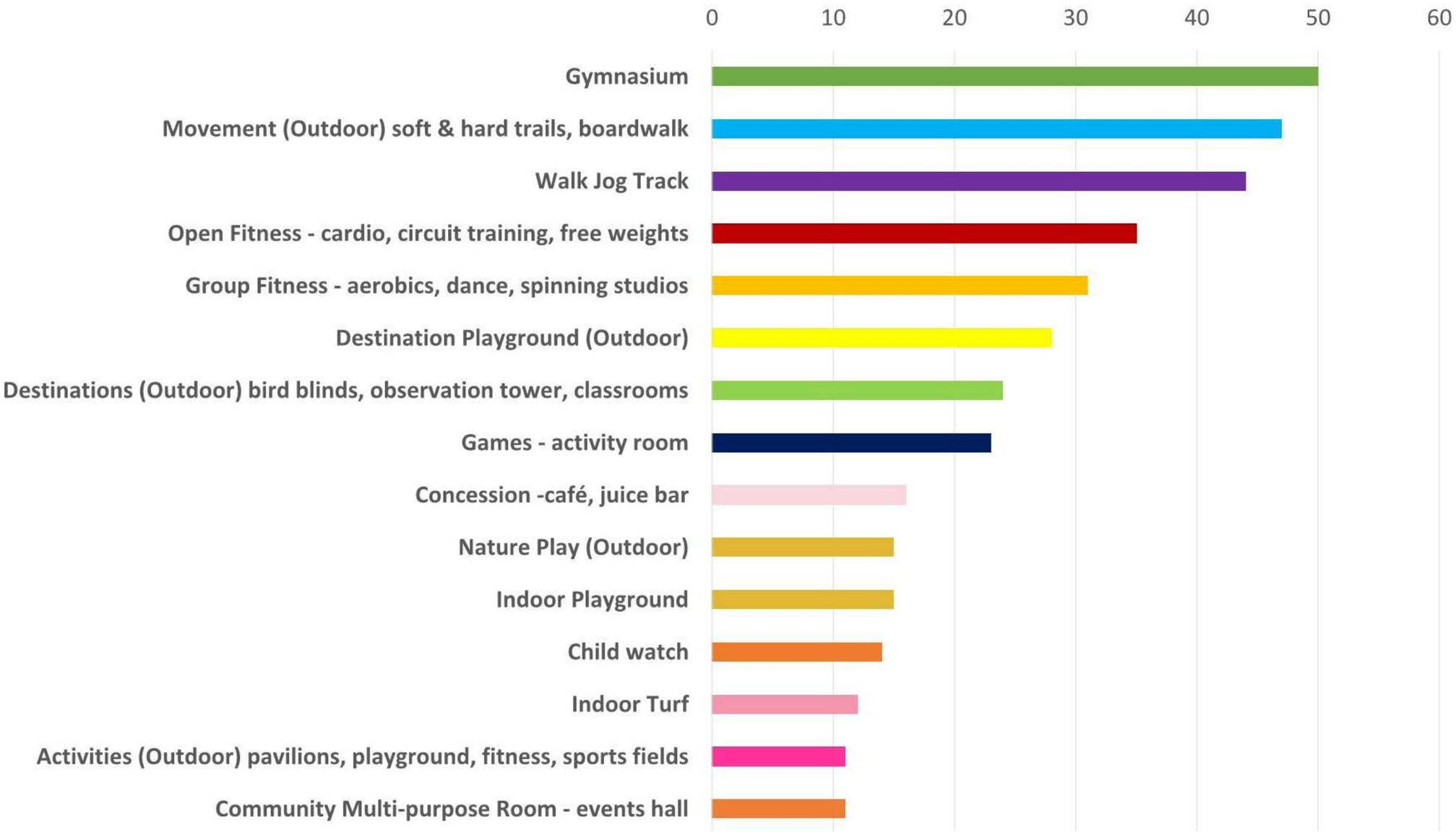
And when you arrive at your destination, your landing place, your journey’s end … the EPRC will provide Allen residents that feeling of safety and comfort.

PUBLIC PROCESS - PUBLIC MEETING ONE

PUBLIC PROCESS - PUBLIC MEETING ONE

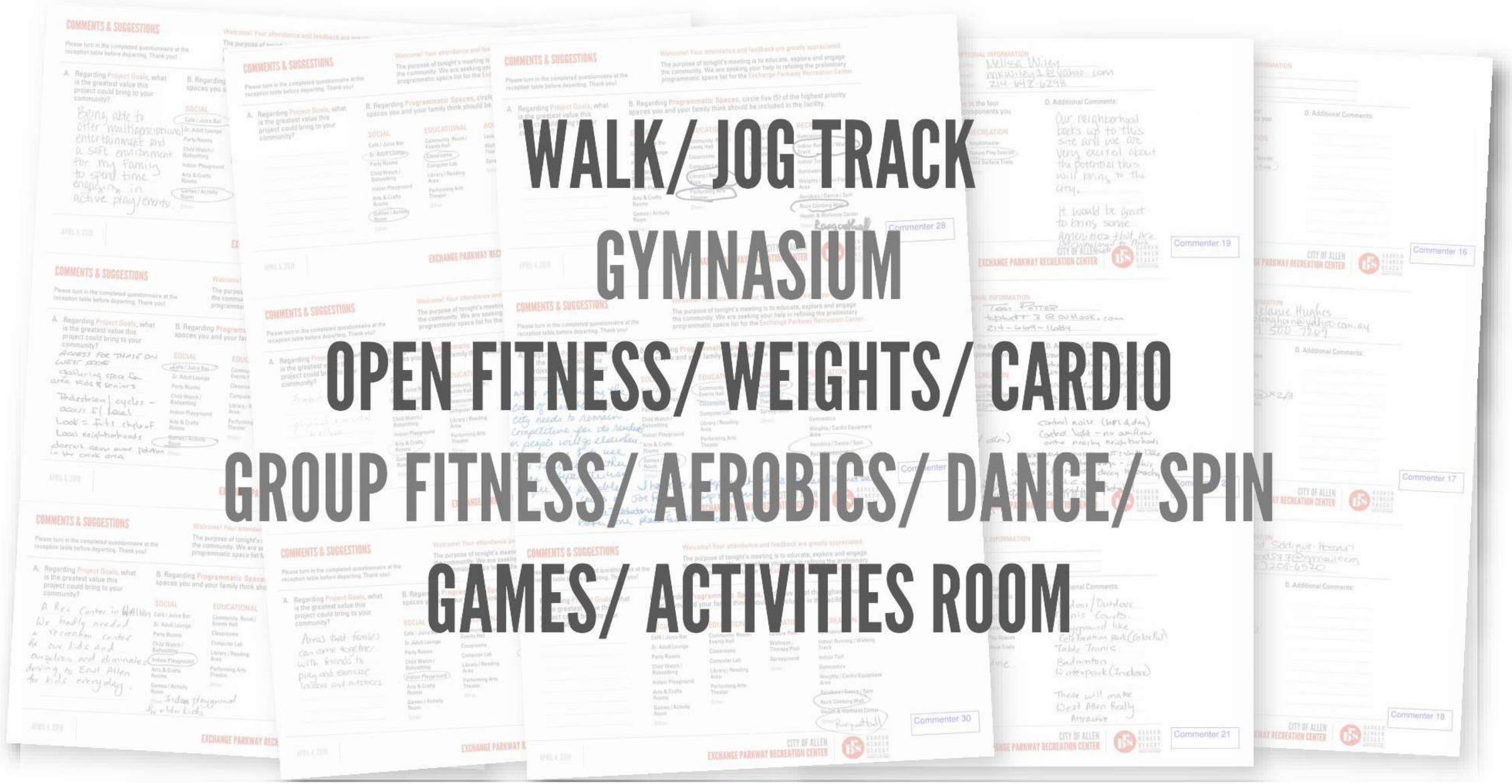
PUBLIC MEETING ONE - DOT-OCRACY RESULTS

TOP 15 PREFERRED PROJECT ELEMENTS



PUBLIC PROCESS - COMMENT CARDS

HIGHEST NUMBER OF COMMENTS

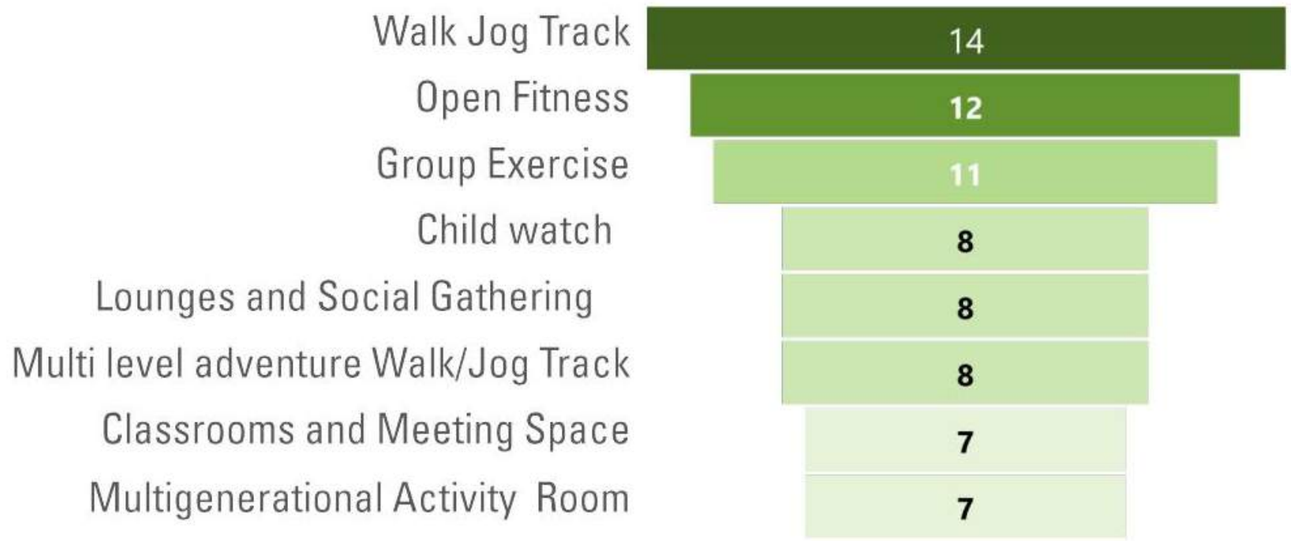


PUBLIC PROCESS - PUBLIC MEETING TWO

PUBLIC PROCESS - PUBLIC MEETING TWO

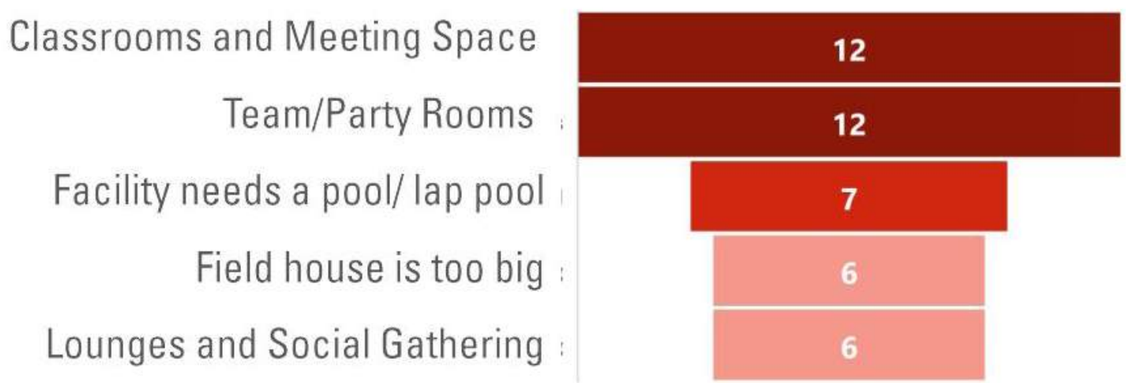
COMMUNITY ENGAGEMENT RESULTS - MAY 13 PUBLIC MEETING

FEATURES WITH HIGHEST VOTES - COMMENTS IN FAVOR



What do you LIKE about this plan or programed space?

FEATURES WITH HIGHEST VOTES - COMMENTS IN AGAINST



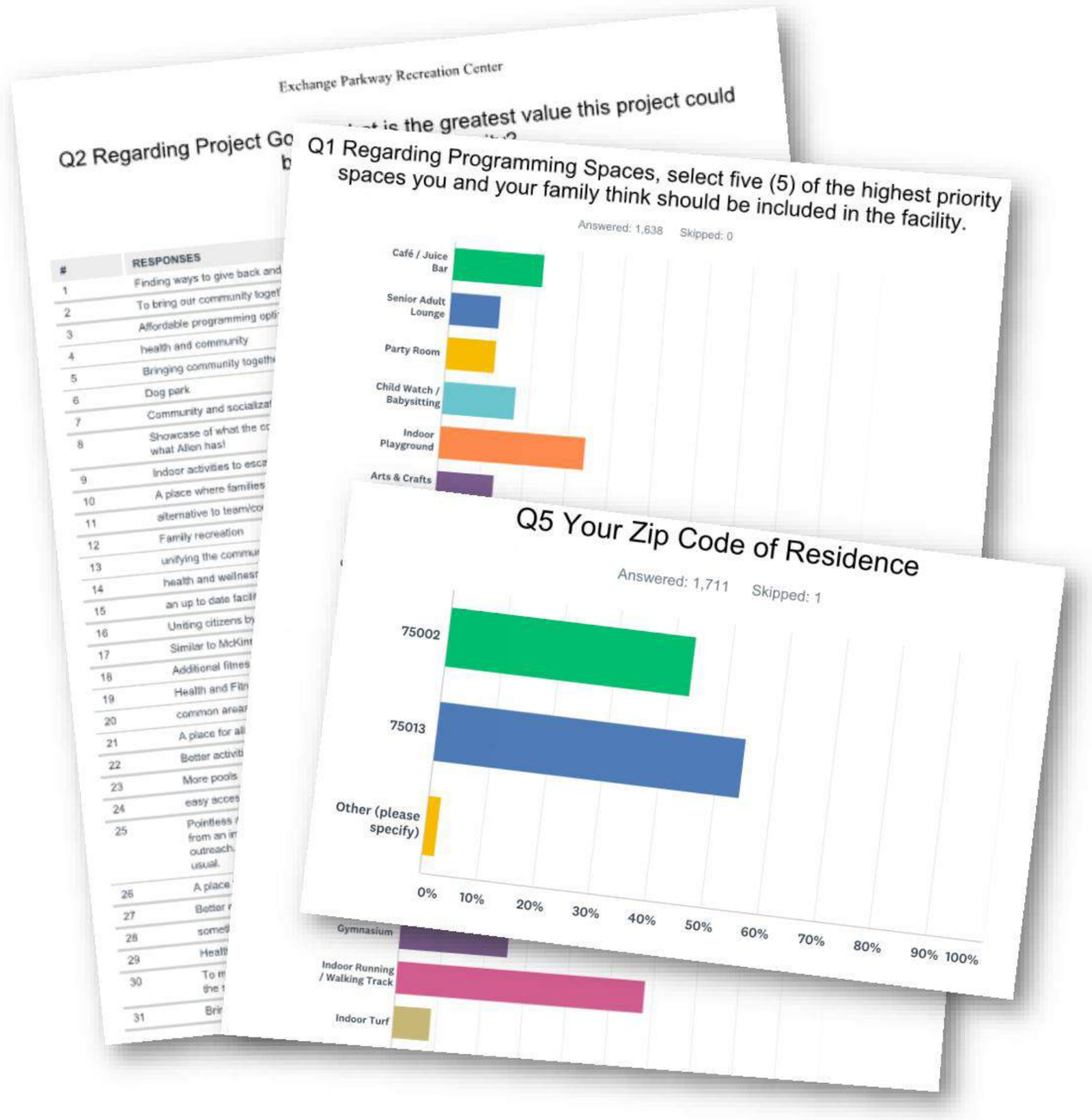
What do you NOT LIKE about this plan or programed space?

CITY OF ALLEN

EXCHANGE PARKWAY RECREATION CENTER SURVEY

1,712

SURVEY PARTICIPANTS!



PUBLIC PROCESS - SURVEY

EXCHANGE PARKWAY RECREATION CENTER - SURVEY RESULTS

TOP 10 RESPONSES HIGHEST PRIORITY SPACES YOU OR YOUR FAMILY THINK SHOULD BE INCLUDED IN THE FACILITY

1. INDOOR WALK JOG TRACK 57%
2. WEIGHTS/CARDIO EQUIPMENT AREA 49%
3. LEISURE POOL 40%
4. INDOOR PLAYGROUND 33%
5. AEROBICS/DANCE/SPIN 27%

EXCHANGE PARKWAY RECREATION CENTER - SURVEY RESULTS

TOP 10 RESPONSES HIGHEST PRIORITY SPACES YOU OR YOUR FAMILY THINK SHOULD BE INCLUDED IN THE FACILITY

6. GYMNASIUM 25%
7. GAMES/ACTIVITY ROOM 24%
8. HEALTH WELLNESS CENTER 21%
9. CAFÉ/ JUICE BAR 20%
10. COMMUNITY ROOM / EVENTS HALL 20%

EXCHANGE PARKWAY RECREATION CENTER PROGRAM DATA

SIDE BY SIDE COMPARISON

EXECUTIVE STEERING COMMITTEE

1. Gymnasiums
2. Weights / Cardio
3. Walk / Jog Track
4. Aerobics / Dance / Spin
5. Child Watch
6. Multi-Purpose Classrooms
7. Café / Juice Bar
8. Indoor Playground
9. Party Room / Team Meeting
10. Activity / Game Room
11. Catering / Teaching Kitchen
12. Outdoor Spray Ground
13. Health Wellness Center

PUBLIC MEETINGS

1. Gymnasiums (tied)
   Walk / Jog Track (tied)
3. Weights / Cardio
4. Aerobics / Dance / Spin
5. Activity / Game Room
6. Café / Juice Bar
7. Indoor Playground
8. Child Watch
9. Indoor Turf
10. Community Room / Events Hall

COMMUNITY SURVEY

1. Walk / Jog Track
2. Weights / Cardio
3. Leisure Pool
4. Indoor Playground
5. Aerobics / Dance / Spin
6. Gymnasium
7. Activity / Game Room
8. Café / Juice Bar
9. Health Wellness Center
10. Community Room / Events Hall

CONFIRMED: PROGRAM INPUT CONFIRMS THE RECOMMENDED FACILITY PROGRAM SATISFIES THE NEEDS OF THE COMMUNITY

C

Site & Facility Conceptual Design

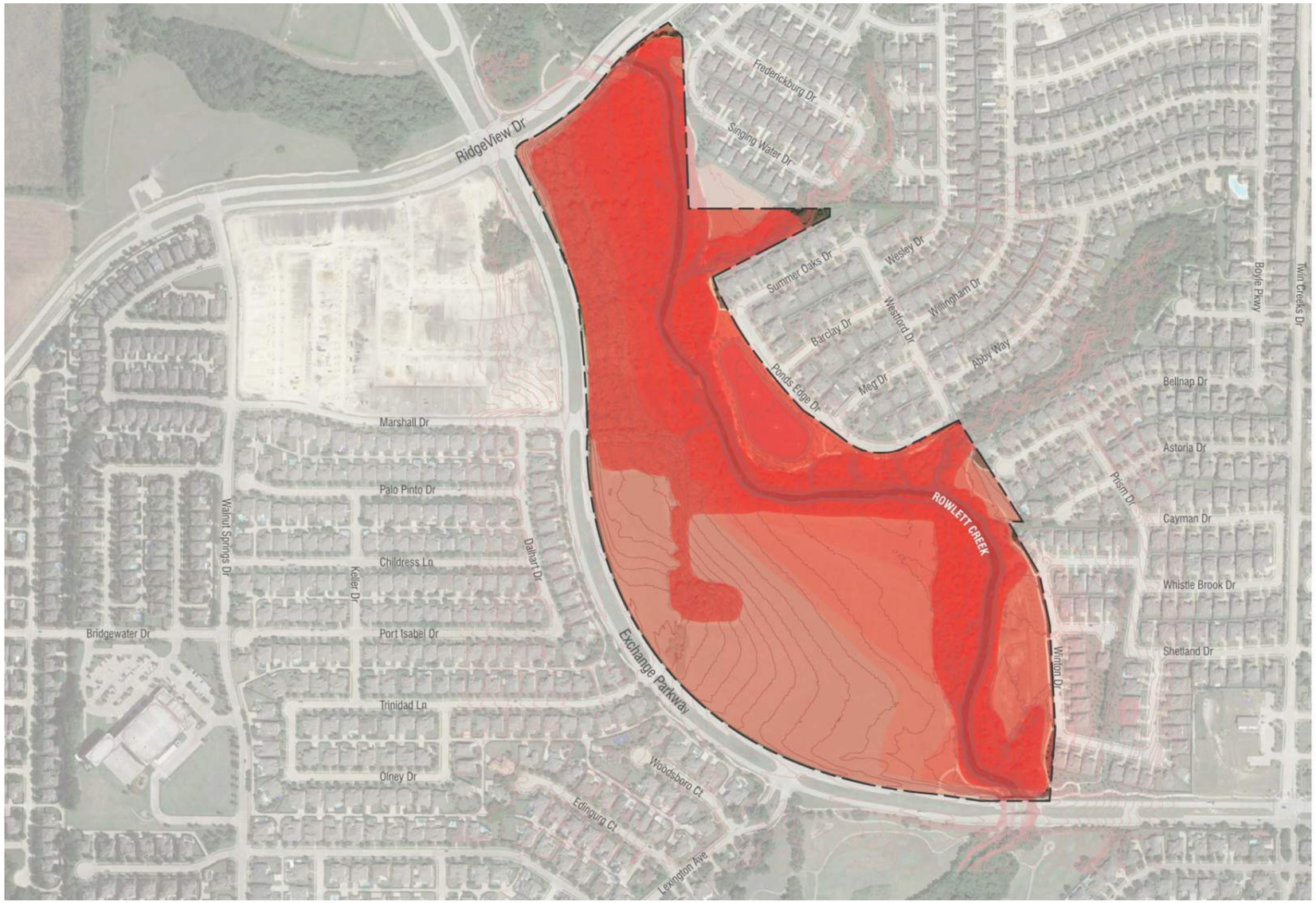
SITE ANALYSIS

EXISTING CONDITION

The selected site on Exchange Parkway has been primed for the proposed development as the surrounding neighborhoods have developed over the years. The site enjoys a significant amount of frontage along Rowlett Creek – the entire eastern boundary of the park abuts this classic example of a limestone creek meandering through North Central Texas. This deep channel is picturesque and a vibrant wildlife corridor. To the north of the site, the trees jump out of the floodplain and reach across the site yielding a vast expanse of woodland. The remainder of the site is a gently sloping agricultural land dotted with one remnant homestead site surrounded by trees. The agricultural legacy of this site is a story that a future interpretive program may celebrate.

The surrounding neighborhoods are connected to the site via two bridges across Rowlett Creek – these pedestrian crossings will serve the park well by providing access and creating a system of loops and sub-loops through the park.

SITE ANALYSIS



SENSITIVITY STUDY

Merging the cultural history of the landscape with a series of natural system overlays yields an interesting reminder of how grade and habitat are so dramatically connected in north Texas. Steep slopes, erosive soils, floodplain, and mature trees all converge along the creek yielding the confluence of these systems as the most sensitive to development on the site.

SITE ANALYSIS

FLOOD PLAIN

The 100 and 500 year floodplains follow the creek and depict just how high the water can rise out of the defined channel in a dramatic rain event. From a site ecological standpoint, not surprisingly, the highest and driest areas of the site that were the former farmer's field are the least sensitive for development. Fortunately, this area is also closest to Exchange Parkway, allowing for easy access and a broad, somewhat flat, buildable zone that fits the proposed program well.

The design phase should investigate a formal site survey to specifically define the ultimate 100 and 500 year floodplains as both are highly regulated by state and federal agencies and the City of Allen itself. As the park will undoubtedly engage the floodplain with trail and other development, this permitting process should not be understated as it is an investment of time and finances the overall project budget must account for. The floodplain, however, is poised to become a dynamic and interesting component of the overall park experience.

SITE ANALYSIS

EXPERIENTIAL ANALYSIS

When evaluating where to develop park amenities, the experiential assessment defines individual "rooms" of the site that may be observed by the casual visitor, without attention to ecology or science. Several unique areas rise to the top of interest for unique programming, including the "Secluded Hollow," the "Homestead,", and the various meadow areas that transition down to the creek. The site is vast, and future park development will capitalize on its nuance for an inspiring visitor experience.

SITE ANALYSIS

ECOLOGICAL SYSTEMS

The ultimate park concept should capitalize on the slope of the landscape and attempt to restore a natural gradient of habitat from the high ground down to the creek itself. Currently, the forest edge is a hard mown line. Re-establishing an ecotone transition that blurs the edge from a rich sloping prairie to a mix of understory and low scrub to taller trees of the creek will not only diversify the trail experience and visual aesthetic of the site, but also tremendously enhance habitat value and enrich the nature program activities that may be offered at this site.

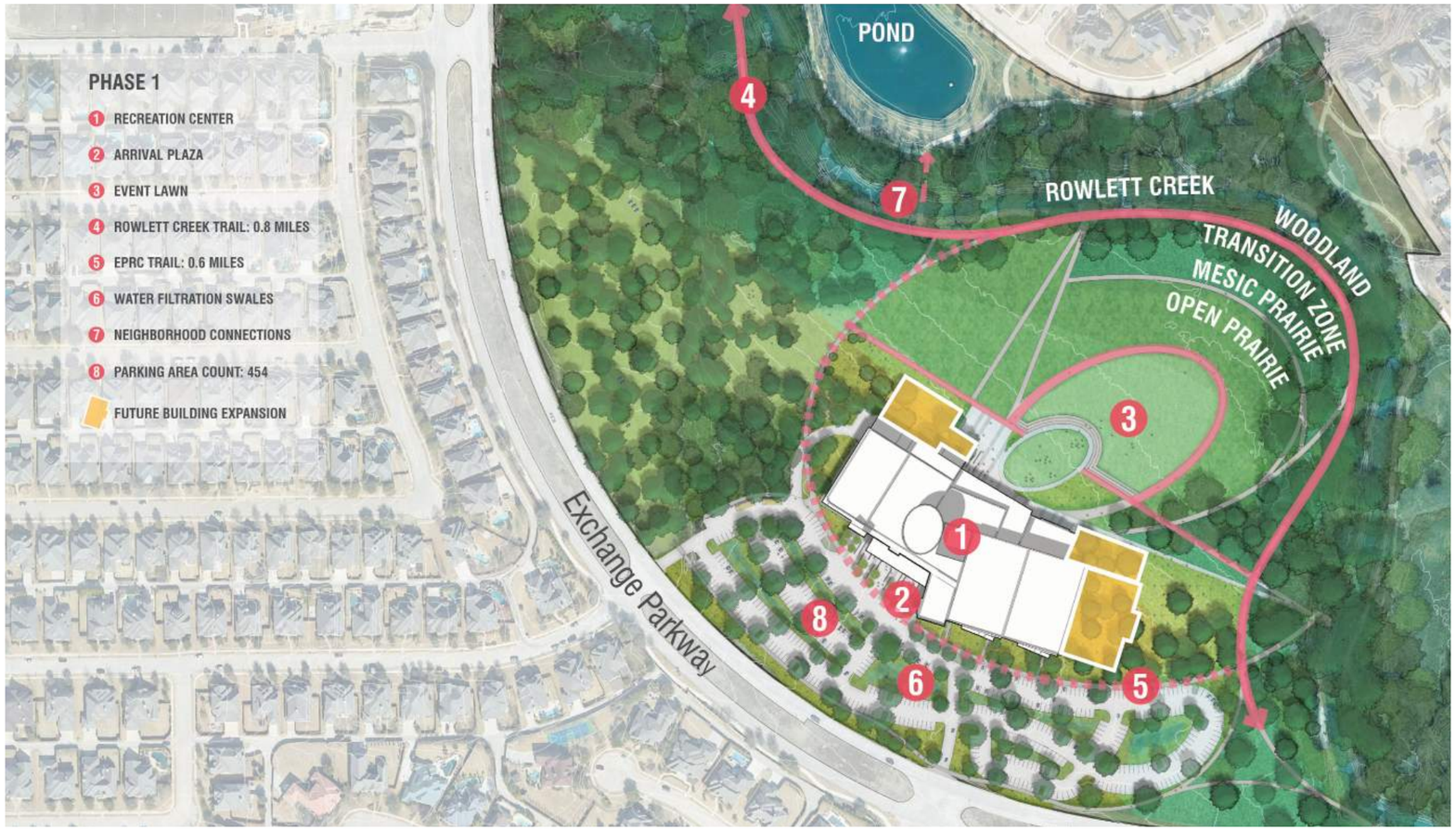
Such a storyline of site restoration is a direct benefit to the newly opened STEAM Center that the City of Allen has recently invested in on Ridgeview Drive just to the north of this site. Trails should make a direct connection to the STEAM center and this entire park can be an extension of program, essentially a living laboratory for nature immersion and ecological lessons.

INITIAL PHASE SITE PLAN

INITIAL SITE DEVELOPMENT

The initial phase of the site development for the project it is designed to directly serve and interact with the Exchange Parkway Recreation Center. The goal is for the facility to initially offer a high level of indoor-outdoor experience that can be augmented over time with additional amenities and improvements.

The broader park master plan is shown at the end of this report. It illustrates how the initial phase can be expanded and connected to future elements including trails, destination play and interpretive features, assembly spaces, interaction with the creek, and supplemental parking.



EXTERIOR DESIGN CONCEPT

Visitors are greeted by an ample arrival plaza that reaches out from the building itself and offers an array of shaded seating and gathering areas for athletic teams and individuals arriving or waiting for pickup. This space should also employ green infrastructure practices. As visitors enter the park or the recreation center, the building's mass effectively hides the majority of the south parking lot from the rest of the park, heightening the sense of immersion in the park itself.

The north plaza offers flexible program spaces that reach out from the building and offer views across the event lawn and restored prairie – down to the tree lined creek corridor to the north and east. The event lawn will host an array of programmed events while allowing a level area apt for yoga, kite flying, frisbees, and casual recreation.

It should be noted that a good amount of mass grading will be required to accommodate the ultimate building size on this sloping site. A series of terraces may be considered that perch the building and parking above the floodplain while allowing suitable park amenities to occasionally be inundated by high water. Maintenance expectations regarding amenities in the floodplain, in addition to regulatory issues, should be discussed early in the site design phase and include interface with appropriate agencies.

Trails radiate from the building, emphasizing primary building axis and dominant views. Trails also connect the west parking with the center, and a system of loops and sub loops explore the woodlands, the creek, and the prairie. A hierarchy of trail overlooks, outdoor classrooms, and gathering nodes heighten the experience.

SITE PROGRAM - INITIAL PHASE


TRAILS


EVENT LAWN


ENTRY PLAZA


TRAILS

INITIAL FEATURES

In the initial phase of the project it is envisioned that trails will be provided around the recreation center connecting parking, the event lawn, and along Rowlett Creek at the areas highlighted on the concept site plan.

SITE PROGRAM - INITIAL PHASE

BIOSWALES

Specifically, parking lot islands must function as bioswales and detention areas that slow down storm-water runoff, encourage percolation, and cleanse water before it makes its way to the creek itself. The proposed parking lot islands depict an array of depressions and channels that collect rainwater for these purposes. Pedestrian access should engage these systems and limited interpretive elements should inform visitors about these approaches. This system must be a driving component of the ultimate site design process, as many calculations and other verifications are required.

PARKING

While many visitors will hopefully arrive via trails, most will drive to this regional destination within the City of Allen. The parking lots must be safe, efficient, and easy to navigate for both vehicles and pedestrians. They should also begin to tell a story of site sensitivity and introduce visitors to green infrastructure concepts that mitigate the impacts of his sizable development and protect the Rowlett Creek watershed.

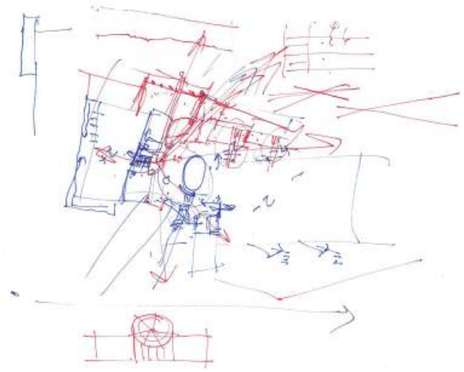
POTENTIAL CHALLENGES

Two specific site development challenges must be further studied in the early phases of site design. While neither is a long term hindrance to the project, they are emphasized here so they are anticipated and addressed at the first phase of design. These include:

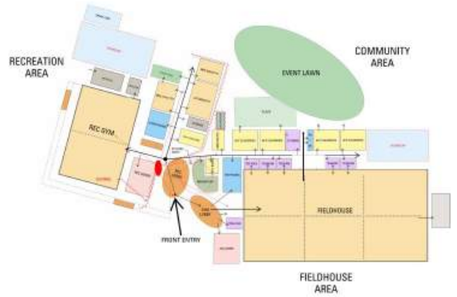
- Exchange Parkway Power line – a substantial power line corridor runs close to the back of the existing curb along Exchange Parkway. The transmission lines are high enough where they are a only a minor distraction. Pole placement, however, includes one large pole directly in the intersection of Exchange Parkway and Lexington Avenue – the location of a primary entrance curb cut that allows entry from both northbound and southbound lanes of Exchange Parkway. Ideally, this pole would be relocated east or west, allowing for a clean entry drive. While this would be an expensive solution it would be best. A secondary scenario would be to design the intersection with an island in the middle that allows the power pole to remain in its current location. If this were the case, sight visibility lines and other traffic issues would need to be addressed early in a design phase. Solving this intersection is critical for project success. The design team encourages early negotiations with the power company and the City of Allen traffic department.

- Floodplain Issues – a large amount of the park is within the 100 year floodplain and a secondary amount is within the 500 year floodplain. While the 100 year area is governed by the Corps of Engineers and FEMA, the City of Allen has additional requirements within the 500 year limits. The design team encourages an early site survey to confirm the limits of these jurisdictional areas as they are a critical path component of the site design process. There will undoubtedly be mitigation required, and a common understanding of flood events within park development areas must be achieved.

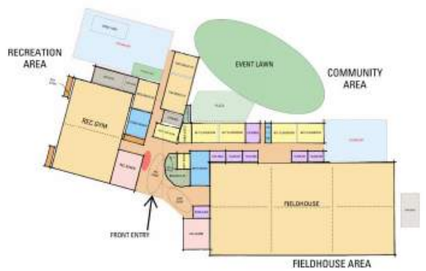
FACILITY CONCEPTUAL DESIGN



CONCEPT SKETCH



ADJACENCY DIAGRAM



INITIAL CONCEPT PLAN

CONCEPTUALIZATION

During the process of the study multiple configurations for the Exchange Parkway Recreation Center were considered to determine a facility layout that best accommodates the programming goals of the City to meet the recreation needs of the community. The uses range from traditional active recreation, to classroom uses and gathering, multi-sport events in the competition gymnasium, and the spaces between for socialization and bringing the Citizens of Allen together. All these perspectives were considered in a variety of conceptual layouts with both the executive steering committee as well as the community at large during a series of workshops and public meetings to provide the right blend of programming for the facility.

The outcome of the study resulted in the preferred program layout titled "Crossroads". The core concept of the organization is the development of a central gathering area at the heart of the facility where the users of all the various program spaces will come together and unite under a rotunda, the common building element that signifies a civic facility within the City of Allen.

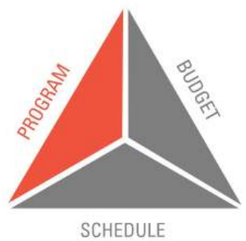
In addition to considering the internal organization of the program spaces, the proposed layout is also purposeful in how the spaces connect to the exterior and the site around the building. A user will first encounter the facility at the main entry plaza below a large canopy. The canopy is designed to denote its importance as the main place for coming together and signifying the primary point of arrival for building users. From this area one will enter the building through a defined entry vestibule that extends out from an inviting glass wall in a clear and transparent manner. Once within the facility there will be multiple connections to the exterior through physical access locations as well as visually through large window areas and daylighting from above.

Direct access locations will be provided on the main level around the front of the facility to the south at the main entry as well as at the competition gymnasium lobby space and café seating area. To the north of the main level there is planned to be a secondary entry along with classroom spaces that will access the large covered outdoor porch and plaza. From this point there is also a connection to the event lawn with the potential for various scale indoor/outdoor gathering events. On the upper level of the building there is a proposed fitness balcony that will allow for controlled exterior access for recreation users with views to the park area to the north under a covered canopy to create a recreation experience unlike any other in the DFW area.

In addition to the physical connections, there is visual access from several spaces around the building to the surrounding landscape. The highlight space with views to the exterior will be the adventure track where one can walk/jog in a conditioned environment while looking out to the wooded tree canopy of the adjacent homestead site area to the west of the building.

The concepts listed above are a few of the means for creating harmony between the building and the surrounding landscape. The goal is to create an authentic place that is uniquely rooted to the project site.

FACILITY CONCEPTUAL DESIGN



Facility Program

From the very beginning of the feasibility study the facility program was considered in conjunction with the potential budget for the project. This started with using the program prioritization "Card Game" conducted by BRS at the first executive steering committee workshop. The outcome of the exercise identified a desired program for the project that exceeded the potential funding available. What was exciting was that this was not viewed as a negative, but created an opportunity to master plan a large facility that could be phased over time in order to best provide recreation programming in the near term and in the future.

Careful attention was paid by the design team and the executive steering committee over the next several workshops to refine the project program and phasing priorities in order to meet the programming goals for the project with the initial budget available. Blending into these goals was input gathered from the community concurrently in public meetings and through the online survey so their program thoughts were also considered. The outcome of these activities was the development of the final program for the initial phase of the project that meets the needs and priorities of the greatest number of users of the community as illustrated in this study.

Additionally, future programming considerations and areas for expansion have been master planned into the layout of the building and site design. As future funding is available the project is setup to accommodate those additions in a manner that minimizes the impact and disruption to the initial phase.

Primary Program Areas

- Main Entry Lobby & Reception Desk
- Lounges & Gathering Spaces
- Recreation Center Administration

Recreation Spaces

- Recreation Gymnasium
- Open Fitness
- Outdoor Fitness Balcony
- Group Fitness
- Walk/Jog Track – Flat & Adventure
- Locker Rooms

Competition Gymnasium Spaces

- Competition Gymnasium
- Team Meeting & Referee Rooms
- Café/Concession
- ASA Administration

Community Area Spaces

- Classrooms & Multi-Purpose Rooms
- Catering Kitchen
- Party Rooms
- Child Watch
- Indoor Play

FACILITY CONCEPTUAL DESIGN

GENERAL SPACES / SUPPORT

- Primary entrances should be provided from the main plaza & parking area to the south and the park area to the north
- Wayfinding and visibility need to be considered in the facility layout
- Good circulation and flow is important for the proper function of the facility and the various uses
- Areas for social gathering with a variety of soft seating, benches, and tables & chairs needs to be provided throughout the facility
- Storage is important along with appropriate size and access according to use

RECREATION AREA SPACES

- The main function of the Recreation Gymnasium is drop-in play
- The Open Fitness Area& Group Exercise Rooms need to be large enough to accommodate a variety of activities & feel open
- The Walk/Jog Track should include the flat areas and the Adventure Track element with level changes
- It is best to locate the Multi-generational Game Room behind the reception desk / control point
- It is important to allocate space for future opportunities

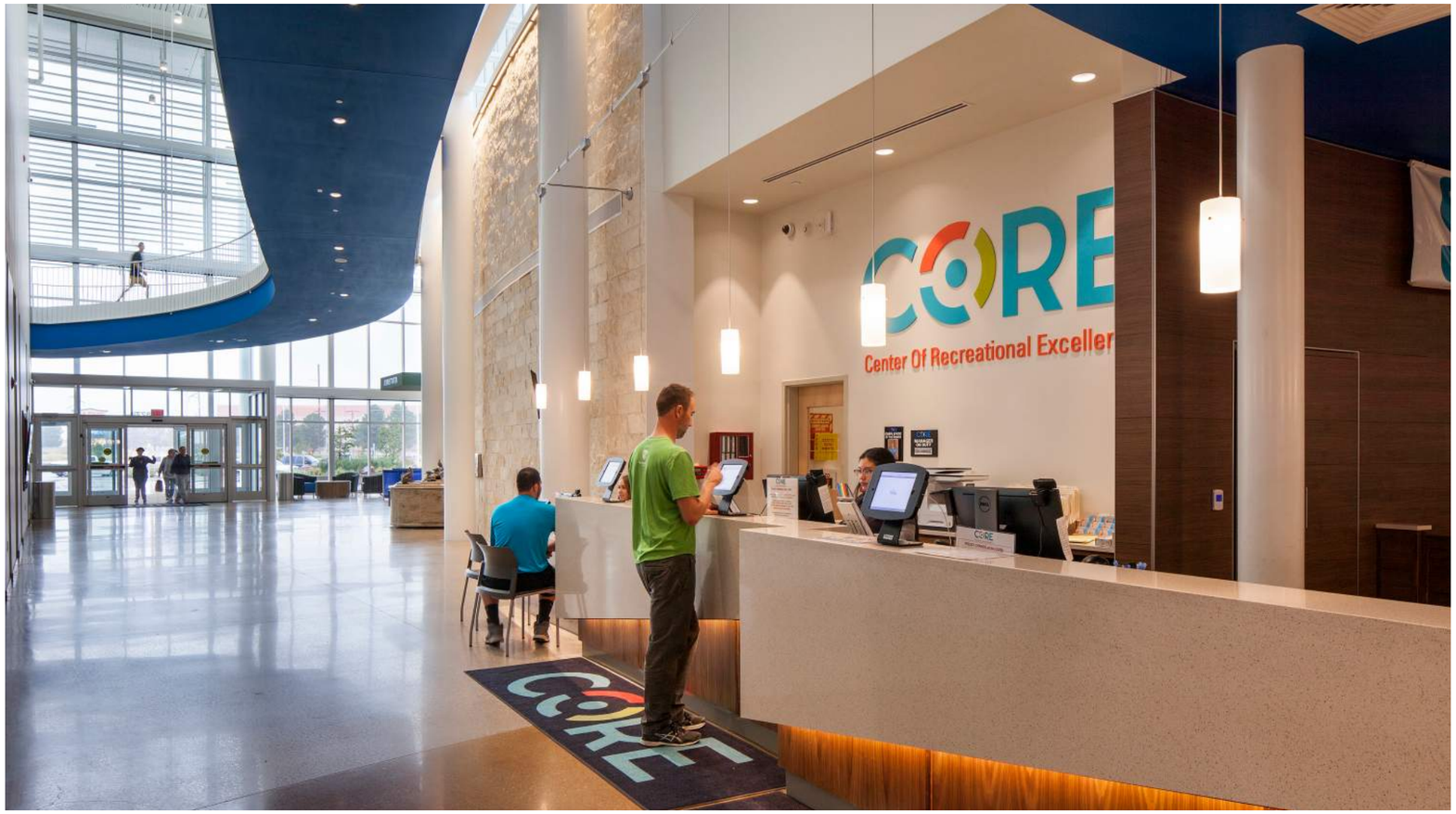
COMPETITION GYM SPACES

- Schemes where the Competition Courts are separated from the Recreation Courts were preferred
- Gymnasium size is important for program flexibility
- Flexible spaces for team gathering and referees should be adjacent to the gym
- A large lobby area is needed to provide good access into the gymnasium
- The ASA office area needs to be accessible from both inside the building and directly from the exterior

COMMUNITY AREA SPACES

- The Classrooms should have direct access to the outdoor porch and the event lawn area to the rear of the facility
- The Child Watch area needs to be near the Reception Desk and directly accessed from the Main Lobby
- The Indoor Playground should be dynamic and a focal point for the Main Lobby. Its access should be visible from the Reception Desk.
- The outdoor event areas should be separated from the outdoor splashpad to keep noise and sound isolated

FACILITY CONCEPTUAL DESIGN



MAIN ENTRY LOBBY

The main entry of the building is designed to be easy for the user to understand from a way-finding perspective while providing ample space for large groups and events to support the major program spaces. This area is setup to be welcoming and inviting, with large areas for circulation as well as several pockets of seating and gathering for those that need a place of rest or to sit and meet as a group.

At the center of the lobby is the indoor play structure rising past the upper floor level into the rotunda above. This is organized to provide a dynamic element at the center of the facility that activates the space and provides visual interest. In addition, the walk/jog track is setup to suspend above this space to further provide activation along with balconies and overlooks from the fitness spaces above.

Working in concert with the large lobby, it is envisioned in the design that the reception desk for the recreation area of the building is located to provide clear visual access and sight lines to both the main building entry to the south and the park entry to the north, all of the major program areas, seating spaces, and the entry to the indoor play area. This design allows for staff to be at a central location to act as one of the first points of contact as someone enters the facility. It provides an easily identifiable location that is welcoming for users, while also enhancing building operations and supervision by virtue of its position.

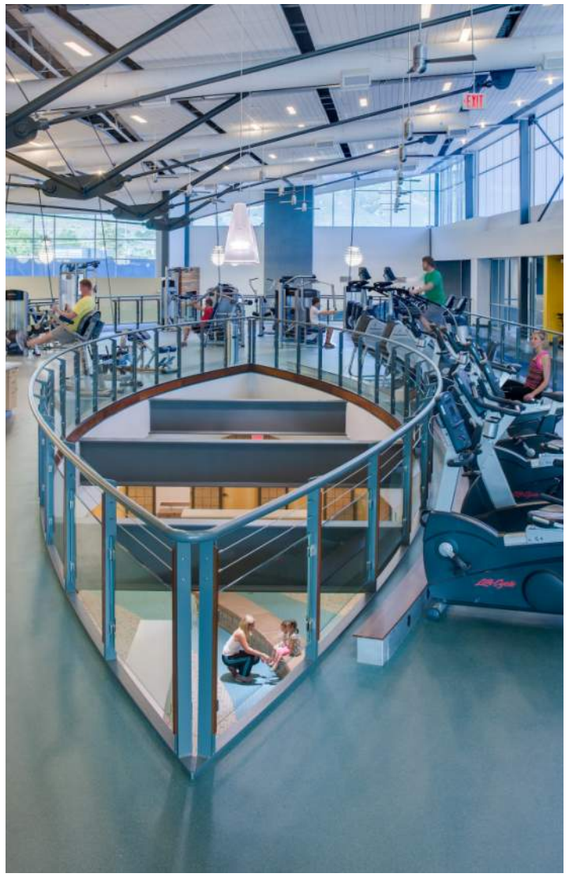
FACILITY CONCEPTUAL DESIGN

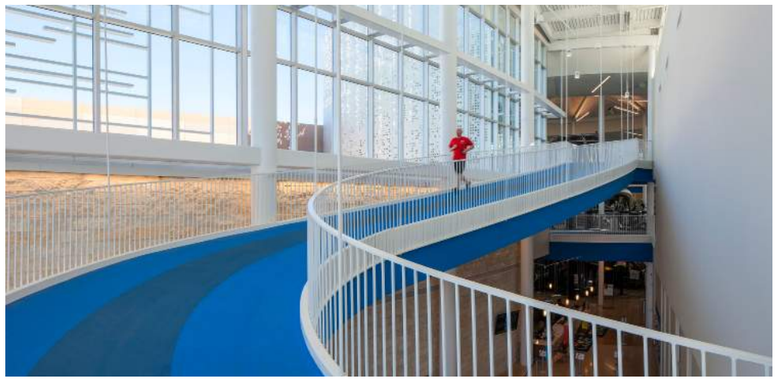
RECREATION WING

Even before a patron accesses this area they will be able to see and hear the fitness spaces and walk/jog track above, providing excitement and connection to these activities within the facility even if they are not going to directly participate. The recreation area of the building will be accessed by checking in at the reception desk which is setup to maintain control and safety within its spaces. Directly across from the desk on the main level behind the control point will be an open multi-generational activity space that will allow for all age groups and community members to come together with a variety of fun and games.

Beyond the reception desk on the main level are the locker areas, two group fitness exercise rooms, and the recreation gymnasium with three middle-school size basketball courts. The gymnasium will be open to the hall for access and will be inviting with strong visual connectivity rather than being behind solid closed doors. Associated with this hall space will be an open stair and the vertical circulation to the fitness area above. A series of balconies and overlooks will fill out the rest of this area, again fostering community, interaction, and connectivity.

FACILITY CONCEPTUAL DESIGN





RECREATION WING

The upper level the fitness area is organized into a variety of programming zones including spaces for cardio equipment, circuit training, free weights, stretching, and functional fitness. The zones will be grouped to make the experience appealing for all users and to remove any potential perceived barriers for the less advanced fitness patrons. In addition to the interior fitness spaces, the facility is conceptualized to include a covered exterior fitness balcony that opens to the north. It is designed to provide an elevated exterior space within the controlled recreation area that offers phenomenal views of the park area, event lawn, and Rowlett Creek beyond while people workout.

Rounding out the upper floor level is the walk/jog track with both a flat area as well as an adventure track area to provide a variety of activities geared toward different user groups. The flat track will be approx. 7 laps to a mile directly connected to the fitness spaces while also suspending above the lobby and recreation gymnasium spaces below. The track will offer overlooks to these spaces as well as the indoor play structure and the main entry plaza to the south. It is also design to pass by a large bank of windows that look out to the exterior fitness balcony to the north to create a tour of the facility experience. The adventure track is envisioned to peel off of the flat track on two sides and will include both incline ramps and stairs to provide a unique fitness experience beyond what is typically expected.

FACILITY CONCEPTUAL DESIGN

COMPETITION GYMNASIUM WING

One of the largest features of the Exchange Parkway Recreation Center is the Competition Gymnasium. This space is designed to support both the youth and adult leagues in the community with an initial layout of eight middle-school size basketball courts that can further expand in the future. A primary concept of this area is that the Competition Gymnasium is integrated into to the facility without feeling separated so that its access and activity augment the programming of the rest of the center.

To this point, the main access to the gymnasium is directly adjacent to the Main Entry Lobby. At this access area is a pre-function lobby, café with seating, large restrooms, and a team room. These spaces are large and highly visible to accommodate the high volume of patrons who will use the gymnasium. Nonetheless, like the rest of the facility, they are designed to be welcoming and inviting for not only the sport participants, but spectators and general members of the community as well.

In addition, this area of the building is designed to provide the main office for the potential partner, the Allen Sports Association. This further helps to solidify the standing of this facility and the support that it provides to activities that support the local community.

FACILITY CONCEPTUAL DESIGN

COMMUNITY WING

COMMUNITY SPACES

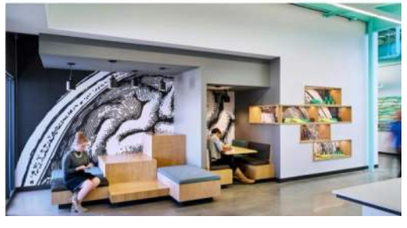
The Community Wing of the facility includes a secondary entry to the north of the building, party and team rooms near the central indoor play space and the competition gymnasium, a child watch space to support the multi-generational programming of the facility, and four sub-dividable 80-person classrooms with a supporting catering kitchen that can be utilized for a variety of uses.

INDOOR PLAY

The major indoor play feature at the Main Lobby of the building is located at the forefront of the Community Wing. It is an asset for the younger users of the facility and is a major point of activation for the center to serve families and create a place for play when the weather outside is not conducive to outdoor activity.

LOBBY & GATHERING

Entry to this wing is the primarily from the main lobby and an exterior entrance to the park area and event lawn to the north of the building. Like the main lobby, there will be several seating areas and social spaces to encourage lounging and communication. These will include a variety of soft seating, tables and chairs, and support elements to maintain the welcoming presence of the recreation center.



NON-TRADITIONAL RECREATION

It is envisioned there will be opportunities for passive recreation functions throughout this wing to enhance the experience of the facility user. Opportunities range from art on display throughout the hallways to a potential library kiosk where patrons can pick up a book to sit, read and relax. The intent is for the facility to be a true community amenity beyond active recreation.

FACILITY CONCEPTUAL DESIGN

COMMUNITY WING

PARTY ROOMS

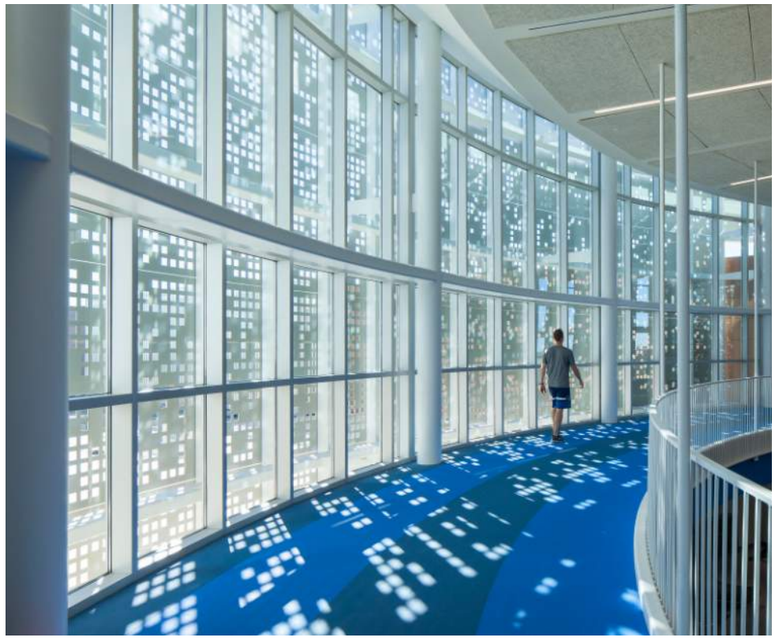
The first program components that are encountered in the wing are the party and team rooms. As these are thought to be more active and vivacious they are located closer to the recreation and competition gymnasium areas. They will be created to be multi-functional and highly visible to build upon the programs they support and expose other potential programming that can be hosted within the spaces like birthday parties, sports team events, and potential alternate programming like E-sports. Flexibility and adaptability are key. In addition to these spaces, the child watch space will also be at the front of the Community Wing as it supports patrons that want to use these facilities as well as those in the Recreation Wing. The concept is that this space promotes education and play for younger visitors to the facility for a short duration of two hours or less while their family members enjoy other programming throughout the center.

CLASSROOMS

As one moves further into the Community Wing and the spaces become quieter users will encounter the primary feature of this area of the building, the 80-person classrooms. It is envisioned that they can be flexible to accommodate numerous activities, functions, and gathering events. Associated with the classrooms will be large areas of storage along with a catering kitchen to augment the gathering programming of these spaces. In addition to the indoor spaces, a large outdoor porch and plaza area will be directly connected to the classrooms to allow the indoor activities to extend out beyond the building walls to the shaded plaza and the event lawn beyond.

The goal of this wing is to provide a true community asset with a focus on bringing together the Citizens of Allen.

FACILITY CONCEPTUAL DESIGN



Sustainability

Throughout multiple workshops and public meetings the Citizens of Allen consistently asked how sustainability would be addressed with the programming and design of the facility. The response to those questions were manifested in two manners, through environmental design measures as well as thinking about the project in terms of economic sustainability. The goal of the design is to demonstrate both aspects through clear and visible means to represent the values of the community.

ENVIRONMENTAL SUSTAINABILITY

Although the project is only at conceptual phase of its development, multiple elements of sustainability are incorporated into the design the facility. One example is outside the building at the exterior project site where storm water will be slowed and cleaned in a number of bioswales throughout the parking area prior to being discharged into Rowlett Creek. This will help keep the water of the creek clean while also slowing the flow of rain water entering the watershed during large storm events. Additionally, care is taken in the location of the building on the site to minimize the impact on the existing ecosystem while creating a wonderful environment where awareness of the ecology of Allen's past is on display.

Moving from the site in to the building, sustainable design begins with glass walls and openings that link the interior spaces of the building to the exterior. This provides not only views from within the building to the outside, but also brings in natural daylight to provide a pleasant interior environment. Building on this concept is the location of the rotunda at the center of the Main Lobby Area at the heart of the facility, where daylight can filter in and a visual connection is provided to the sky above. This not only assist in making the building feel more inviting, but decreases energy consumption by reducing the amount of artificial light needed throughout the facility during the daytime.

In addition to the concepts above, other sustainable strategies will be adopted as the project is developed throughout the design process. Initial considerations include:

- Solar reflective roof finishes to reduce solar heat gain
- Sunshades and high-performance glazing systems at exterior windows
- Using low VOC materials within the building to improve interior air quality
- High efficiency mechanical systems to reduce energy use
- Carbon dioxide monitoring in high occupancy spaces
- Daylighting controls and occupancy sensors for artificial lights
- Photovoltaic panels mounted on the roof for electricity production
- Acoustic controls to improve spaces in a manner tailored to their specific uses
- Low flow plumbing fixtures to reduce water usage
- Use of local building materials and materials with recycled content

ECONOMIC SUSTAINABILITY

All the environmental items listed above not only benefit the facility through environmental means, but they also provide an economic benefit through other means including reduced energy usage and improving the user experience so more patrons will want to access the center.

At any recreation center the primary expense is paying for the staff that monitors and supervises the facility to create a safe and friendly atmosphere. The layout of the building is setup to optimize the staffing and operations of the facility. This is provided by centralizing the reception desk with clear views to the major program areas down hallways, creating easily defined entry areas to spaces to minimize confusion, and with an open design so that the spaces that can be interconnected are linked physically, visually, and through sound. This creates not only an interesting and dynamic environment, but one that is safe and can easily be monitored.

The programming of the facility is also a key determinant of the economic viability of the center. Thoughtful attention was paid throughout the study to right size the spaces and create an appropriate mix of programs that meet the needs and goals of the facility for the community. As shown in the market assessment and operations analysis for the center at the end of this report, the facility will provide a high level of cost recovery so that it minimizes the impact on City resources while providing much-needed recreation and social value to the community.

FACILITY CONCEPTUAL DESIGN

ACCESSIBILITY

Accessibility comes in many facets and care needs to be taken at all areas of the project programming to ensure that any barriers are minimized, whether they are physical or psychological for site and building users. In the study these aspects were considered starting at areas outside of the building at the project site along the edge of Exchange Parkway and where pathways and trails will tie into the existing trail network along Rowlett Creek. They were further discussed at the parking area for the building and how patrons will access the building to try to minimize the potential conflicts of pedestrians and vehicles. The goal is to optimize the access for users at the passenger drop off areas and accessible parking spaces.

Once inside the building accessible concepts were further explored relating to access to program spaces and equipment as well as considerations for equivalent uses. Halls, vertical circulation routes, and doorways have been setup to provide clear circulation pathways in order to minimize the potential for tight hallways or rooms that could be difficult to maneuver for patrons in wheelchairs.

What has been considered to date is a starting point. As the project advances beyond the concept phase attention will be paid to verify that accessibility guidelines are either met and, in most cases, exceeded to provide the best possible facility for all users. The project design will need to address requirements from not only the Texas Accessibility Standards (TAS) and Americans with Disabilities Act (ADA), but will also need to consider other potential guidelines and standards that may come out in the near future.

Overall a primary goal for the project is to maximize participation for all.

FACILITY CONCEPTUAL DESIGN

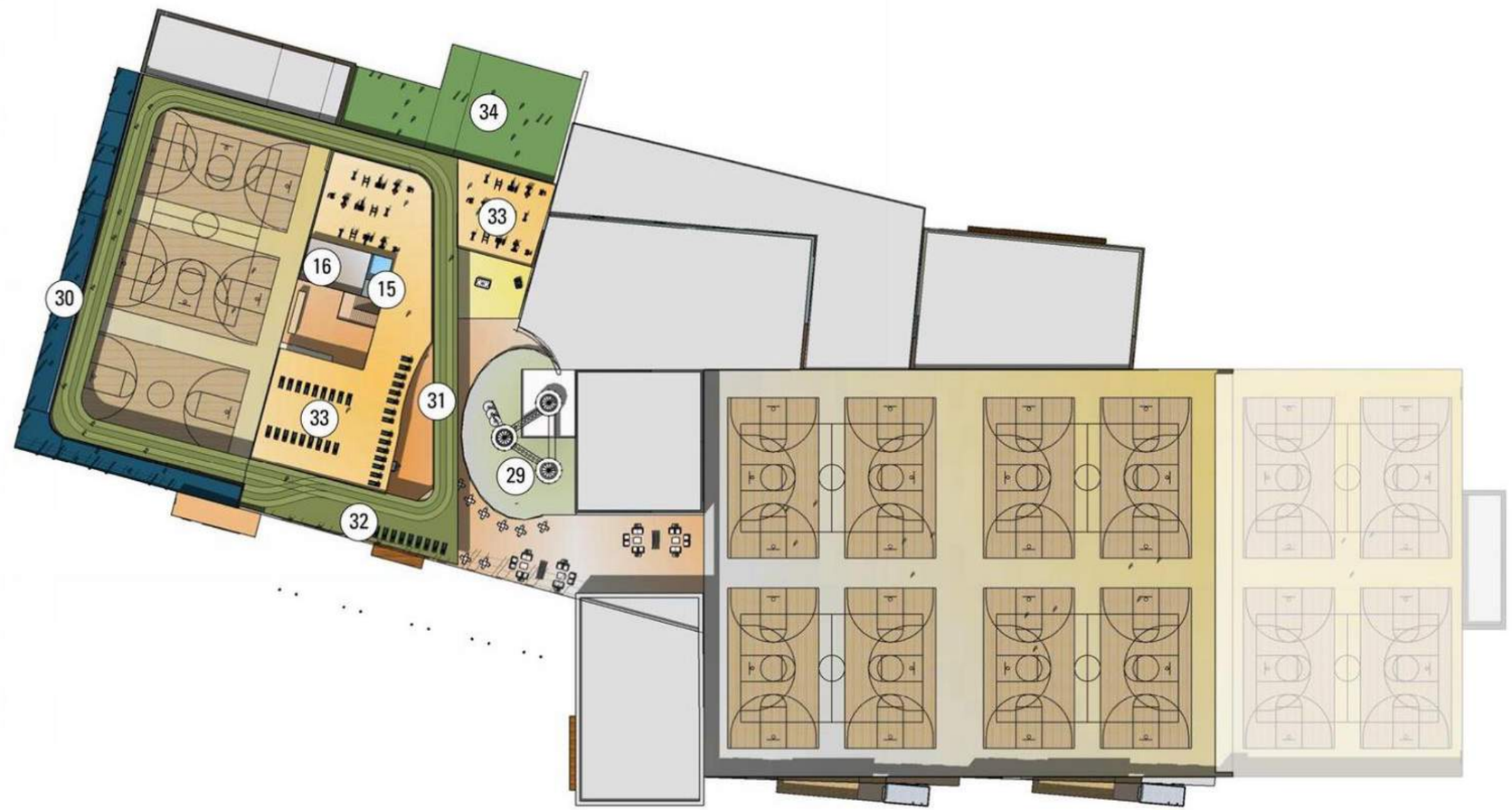
PROGRAM RELATIONSHIPS - MAIN LEVEL

FLOOR PLAN LEGEND

1. ENTRY VESTIBULE
2. MAIN LOBBY
3. RECEPTION DESK
4. REC ADMINISTRATION
5. INDOOR PLAY
6. PARTY ROOM
7. RECREATION GYM
8. LOCKER ROOMS
9. MULTI-GEN GAME ROOM
10. LARGE GROUP FITNESS
11. MEDIUM GROUP FITNESS
12. CHILD WATCH
13. 80 PERSON CLASSROOM
14. CATERING KITCHEN
15. RESTROOMS
16. STORAGE
17. MECH/ELEC
18. GYM STORAGE
19. COMPETITION GYM LOBBY
20. ASA ADMINISTRATION
21. COMPETITION GYM
22. TEAM ROOM
23. CAFE/CONCESSION
24. REFEREE LOUNGE
25. PATIO
26. EVENT LAWN
27. FUTURE SPRAY GROUND
28. FUTURE EXPANSION
29. PLAY TOWER
30. ADVENTURE TRACK

FACILITY CONCEPTUAL DESIGN

PROGRAM RELATIONSHIPS - UPPER LEVEL

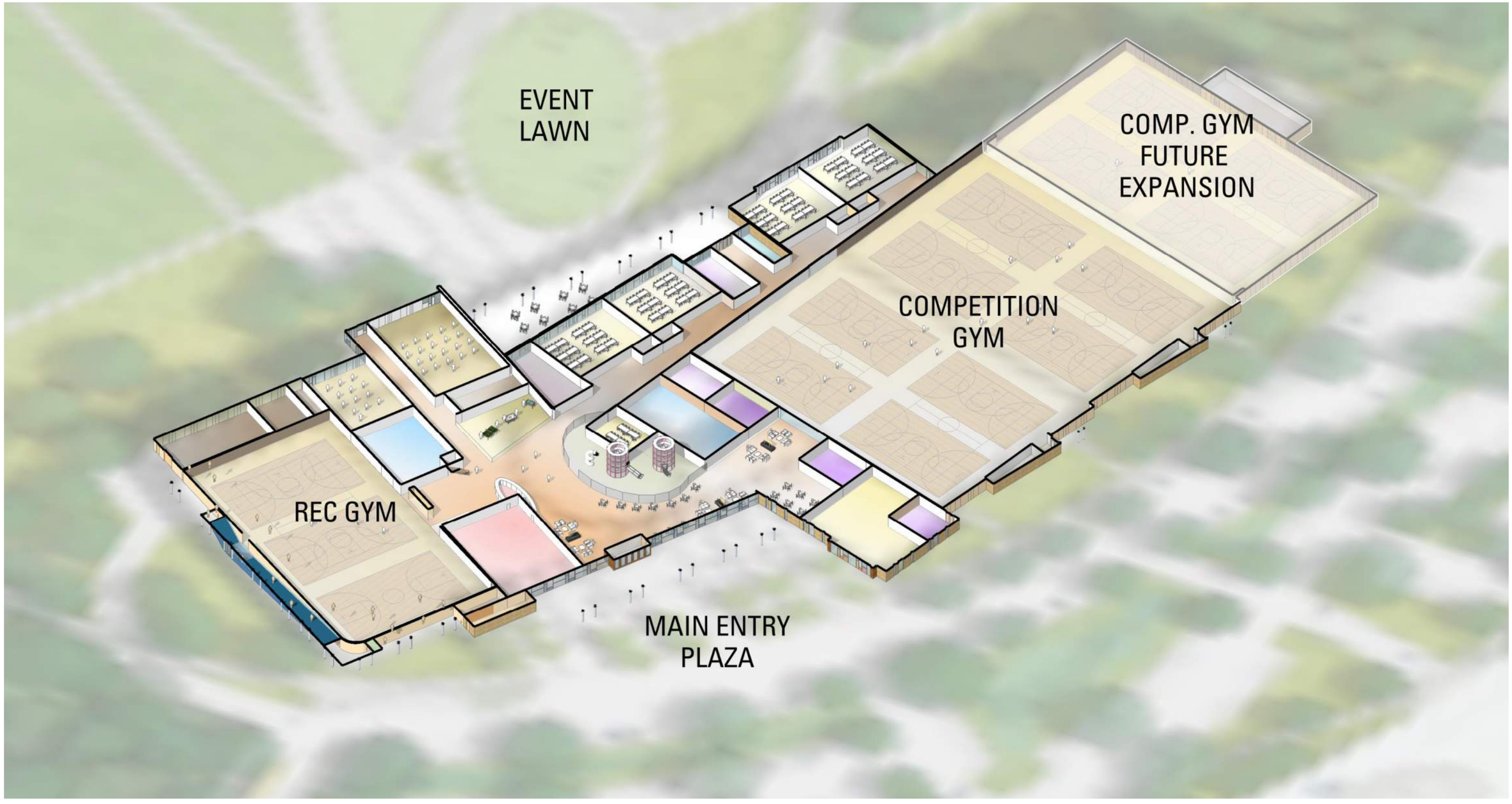


FLOOR PLAN LEGEND

- 15 RESTROOMS
- 16 STORAGE
- 29 PLAY TOWER
- 30 ADVENTURE TRACK
- 31 ELEVATED TRACK
- 32 STRETCHING
- 33 OPEN FITNESS
- 34 FITNESS DECK

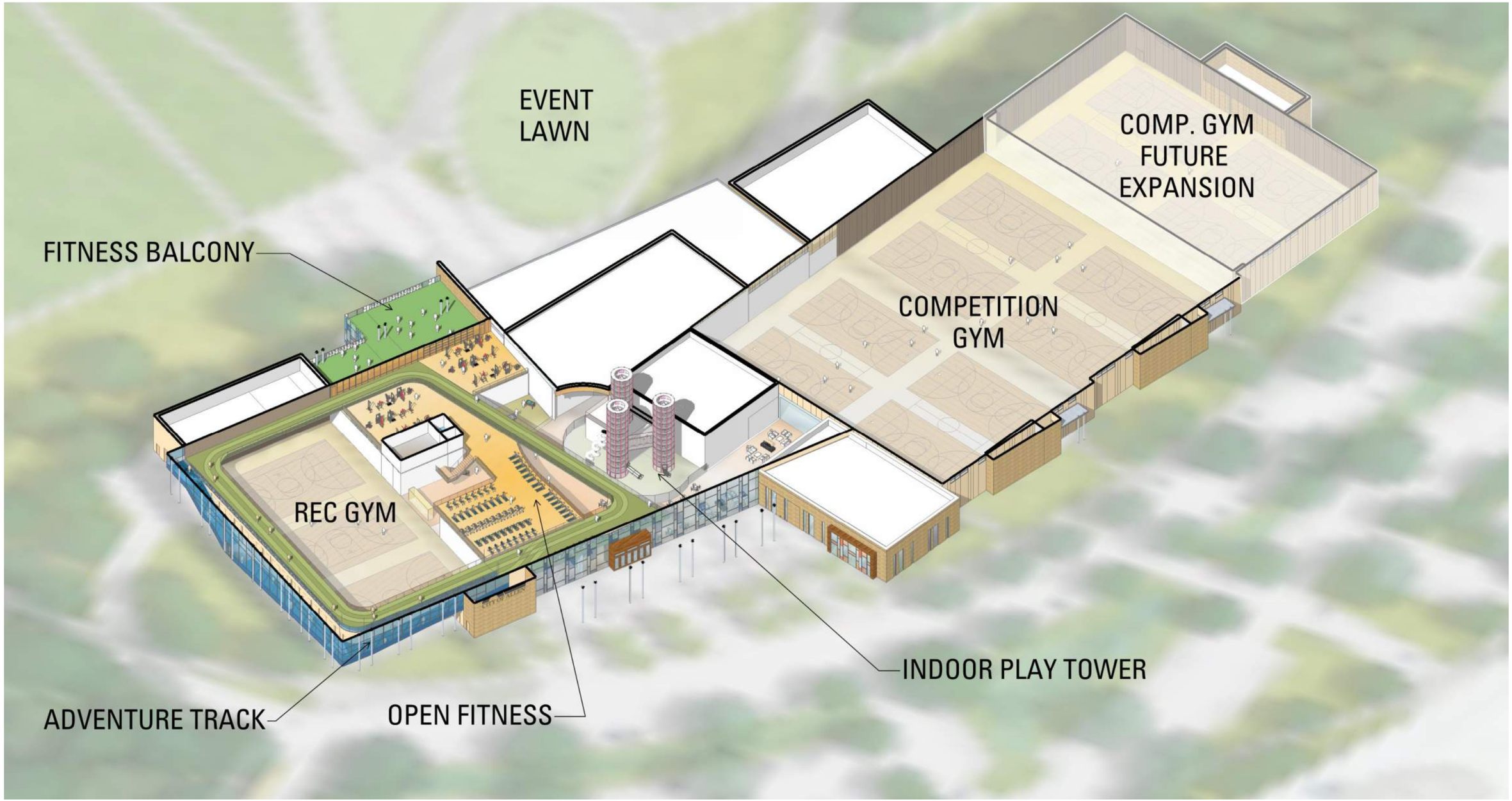
FACILITY CONCEPTUAL DESIGN

PROGRAM RELATIONSHIPS - MAIN LEVEL - VIEW FROM SOUTHWEST



FACILITY CONCEPTUAL DESIGN

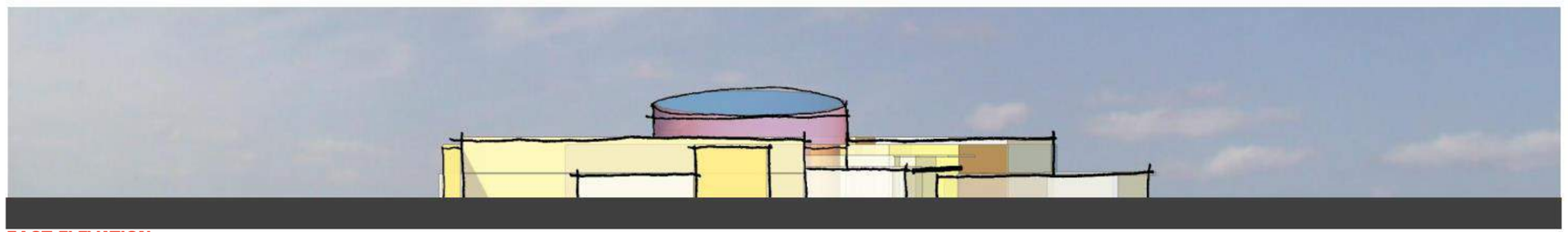
PROGRAM RELATIONSHIPS - UPPER LEVEL - VIEW FROM SOUTHWEST



EXTERIOR MASSING & CHARACTER DEVELOPMENT

JUNE 2019

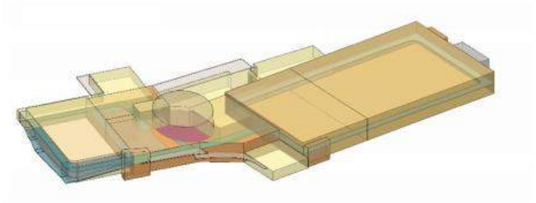
SOUTH ELEVATION



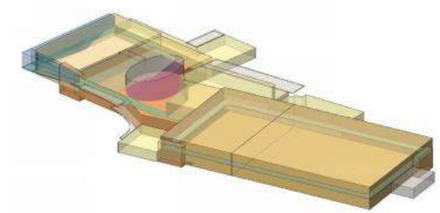
EAST ELEVATION

NORTH ELEVATION

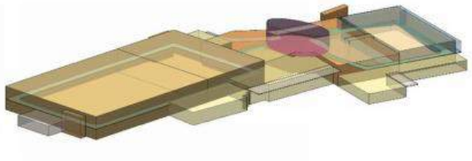
WEST ELEVATION



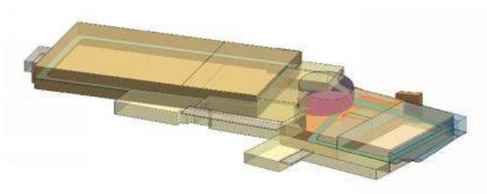
SOUTHWEST



SOUTHEAST



NORTHEAST



NORTHWEST

EXTERIOR MASSING & CHARACTER DEVELOPMENT

SEPTEMBER 2019

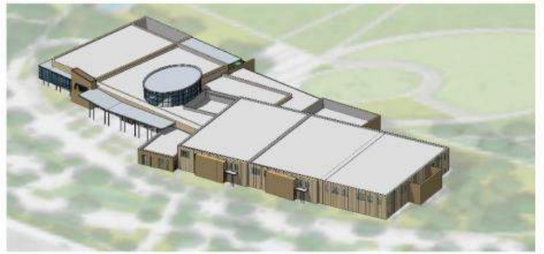
SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

SOUTHWEST



SOUTHEAST

NORTHEAST

NORTHWEST

FACILITY CONCEPTUAL DESIGN

MAIN ENTRY FROM PARKING - DAY

FACILITY CONCEPTUAL DESIGN

MAIN ENTRY FROM PARKING - NIGHT

FACILITY CONCEPTUAL DESIGN

NORTH EVENT LAWN - DAY

FACILITY CONCEPTUAL DESIGN

NORTH EVENT LAWN - NIGHT

FACILITY CONCEPTUAL DESIGN

MAIN ENTRY PLAZA - DAY

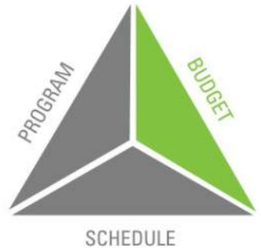
FACILITY CONCEPTUAL DESIGN

MAIN ENTRY PLAZA - NIGHT

D

Project Budget & Schedule

PROJECT BUDGET - INITIAL PHASE



CONCEPTUAL OPINION OF PROBABLE COST

During the summer of 2019 the program for the building was solidified to the point where it was deemed prudent to engage a cost estimator to provide a conceptual construction cost estimate for the proposed facility. The project team worked with Blundall & Associates, a professional cost estimator that BRS has worked with recently to good success on a similar scale facility, to provide this estimate for the project. The conceptual construction cost estimate that was developed for the facility utilized current construction market data in the DFW area as well as material and quantity takeoffs based on information provided by the design team. Using this information in addition to knowledge of similar recreation facility costs from past experience, Blundall & Associates was able to develop a conceptual construction cost estimate that is appropriate for the size and complexity of the project relating to the specific project site.

Building on the conceptual construction cost estimate, BRS helped the City identify what are believed to be appropriate levels of soft costs including contingencies related to the current level of conceptual design.

Combining these elements together provides a total project budget for the initial phase of the Exchange Parkway Recreation Center.

The Budget for the future building phases/ expansions and the park amenities beyond the initial phase illustrated in this report will be determined based on desired program, level of service, and date of construction.

INITIAL PHASE

Building Area	149,000 SF
Construction Cost	$44,100,000
Soft Costs	$9,900,000
Total Project Cost	$54,000,000

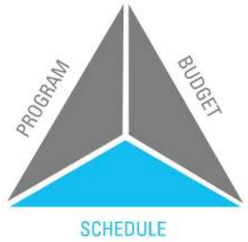
FUTURE PHASES

Building Area	53,300 SF

FULL BUILD-OUT

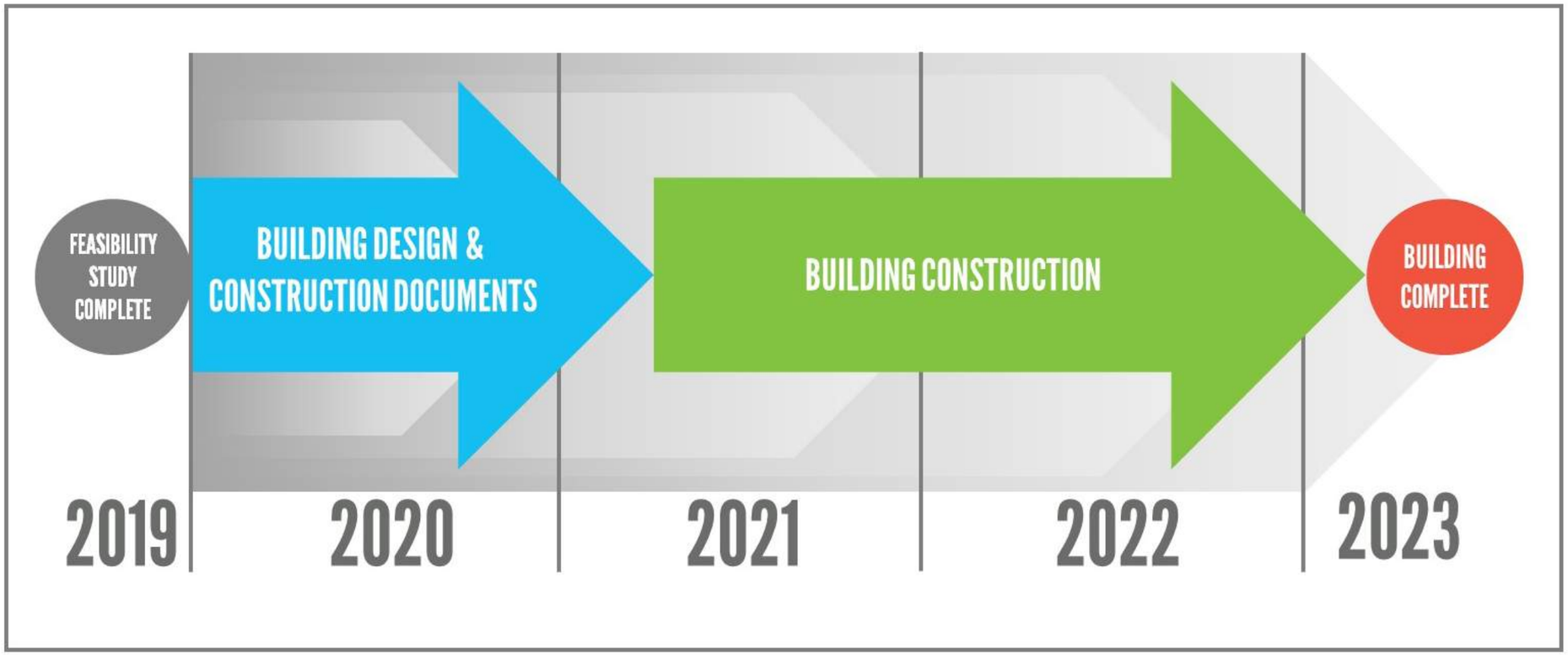
Building Area	202,300 SF

PROJECT SCHEDULE - INITIAL PHASE



CITY OF ALLEN - EXCHANGE PARKWAY RECREATION CENTER

COMPLETION SCHEDULE



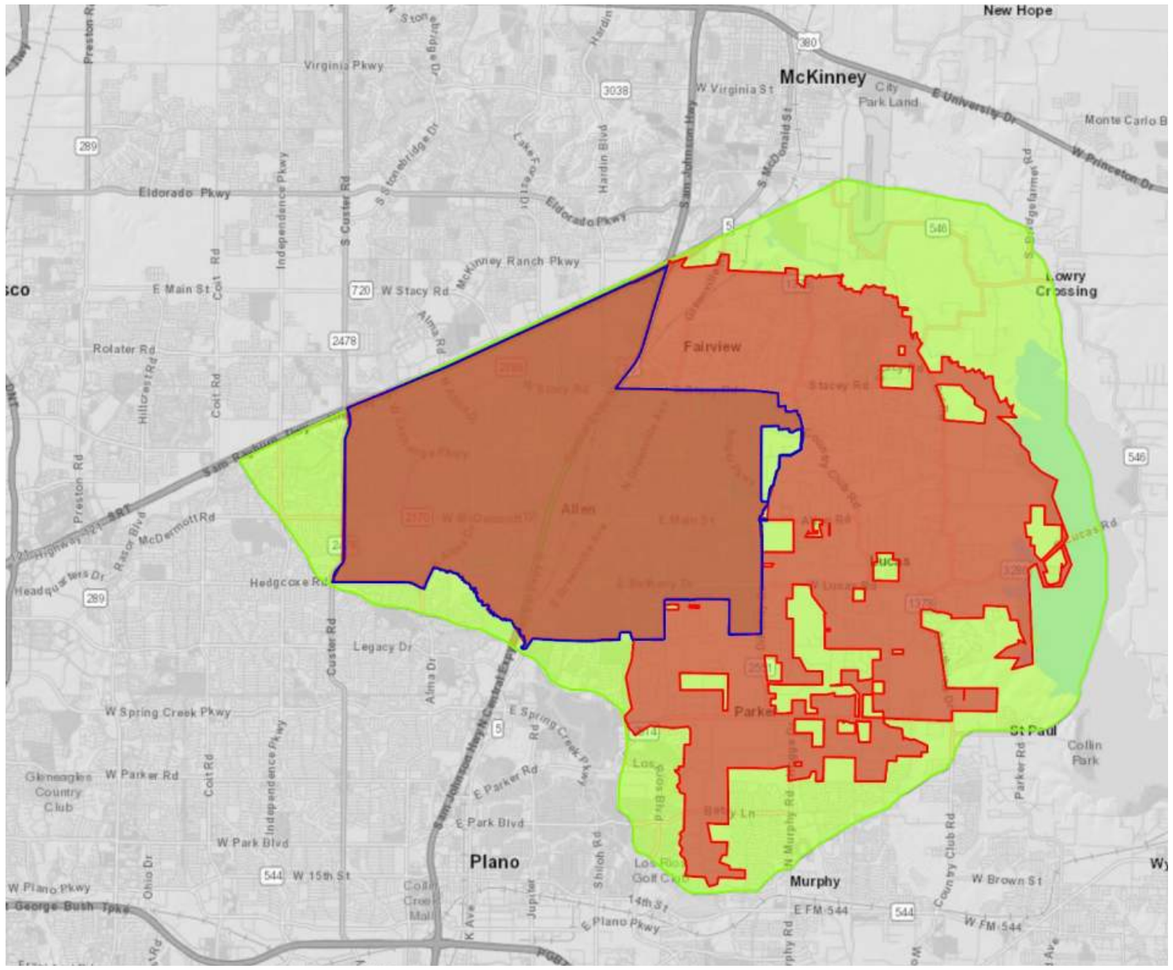
PROJECT SCHEDULE

- The Feasibility Study will be complete in the Fall of 2019.
- The Design Phase of the project is proposed to begin in Winter 2020.
- It is anticipated that the design and permitting of the initial phase of the project will complete in Winter 2021.
- Construction is scheduled to commence in Spring 2021.
- It is expected that Construction will complete in Winter 2023.
- The Exchange Parkway Recreation Center is anticipated to open in Spring 2023.

E

Market Assessment & Operations Analysis

MARKET ASSESSMENT AND OPERATIONS ANALYSIS



Legend

Project Service Area:

Blue Boundary	City Of Allen
Red Area	Primary Service Area
Green Area	Secondary Service Area

MARKET ASSESSMENT SUMMARY

A detailed Market Assessment by Ballard King & Associates was conducted specifically to gain statistical insight into the demographic trends and projected shifts within The City of Allen and the primary service area. Figures were derived from the Environmental Systems Research Institute, utilizing 2010 Census Data and demographic projections for 2018-2023, and information provided by the National Sporting Goods Association. Key data points from the report have become the backdrop in understanding the potential success and usage of a new recreational center in Allen.

The following summarizes the market assessment for the Exchange Parkway Recreation Center:

- With a population base of nearly 105,000 in the City of Allen there is more than enough market for a new Exchange Parkway Recreation Center. With the addition of another 22,000 in the Primary Service Area the market is even larger, and the Secondary Service Area's population is so big that it will be very difficult to adequately serve this entire market.

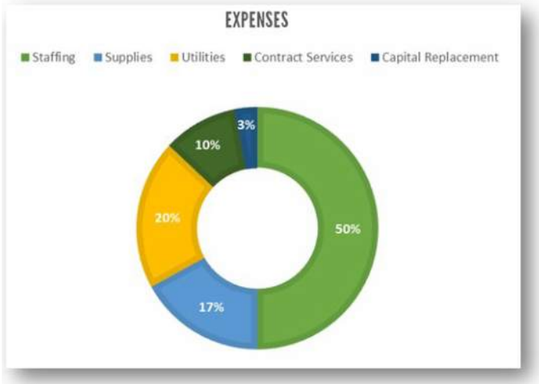
OPPORTUNITIES

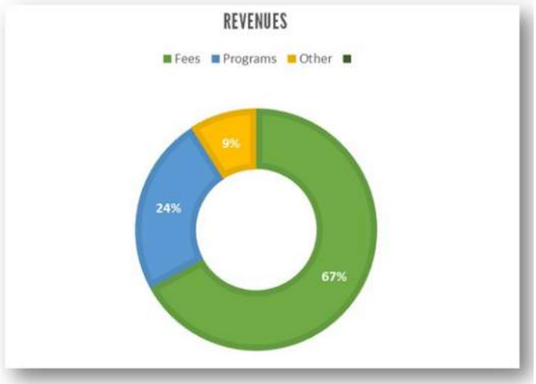
- The Primary Service Area has a large population base to support a comprehensive recreation center.
- The demographic characteristics of the Primary Service Area indicate a significant number of households with children, high income levels and a high rate of expenditures for recreation purposes.
- The population will continue to grow at a reasonable pace which will add additional users for the facility over the years.
- There is not a true comprehensive, public recreation center in Allen as there is in neighboring communities.
- Partnerships with other community organizations could greatly enhance the project both financially and from a market use perspective.
- A public focused Exchange Parkway Recreation Center improves the quality of life in the community and serves to bring more unity to a diverse population base.

CHALLENGES

- Due to the size of the population in the Secondary Service Area, it will be difficult to adequately serve this full market.
- The future demographic characteristics show large increases in the senior population and this could have a somewhat negative impact on the rate of participation in recreational activities at a new facility.
- There are a large number of other recreation, aquatic, and fitness providers in the greater market area.
- Funding not only the development but the operation of an Exchange Parkway Recreation Center will have to be clearly defined.

MARKET ASSESSMENT AND OPERATIONS ANALYSIS





75% to 85%
cost recovery level

Days	Center Hours
Monday-Thursday	5:00am-10:00pm
Friday	5:00am-9:00pm
Saturday	7:00am-7:00pm
Sunday	10:00am-7:00pm
Hours per Week	105 Hrs/wk

OPERATIONS ANALYSIS SUMMARY

A detailed Operations Analysis was also developed by Ballard King & Associates to review the basic operations parameters for the Exchange Parkway Recreation Center. The summation of the key parameters is as follows:

- The center will include a community gym, weight/cardio area, track, two group exercise rooms, competitive gym (fieldhouse) with four full sized basketball courts, child watch, activity/game room, indoor playground, 80 person classroom (4), party/craft room, catering/teaching kitchen and the required support spaces for the building. It will be approximately 149,000 SF.
- Based on the first year of operation.
- This operational budget represents the full operations budget for the center.
- The presence of other providers in the market will remain the same.
- The center will be located at Exchange Parkway.
- This operations estimate is based on a program and basic concept plan for the facility only.
- The analysis is currently showing a potential financial investment to the EPRC project by Allen Sports Association; the City of Allen and Allen Sports Association are working towards an Agreement of Understanding, and thereafter a Contractual Agreement.
- No other ongoing use or rental of space in the facility to other groups or organizations has been shown.
- The estimate on the number of annual passes that will be sold is reasonably aggressive.
- The center will be contracted cleaned on a daily basis but will be supported by city staff during the daytime and for other events and activities.
- Operating expenses and revenues have been shown for the anticipated recreation programs that occur in the center.
- No expenses for exterior site maintenance have been shown.
- Capital replacement dollars are shown.

* The full Market Assessment and Operations Analysis report can be made available upon request.

F

Findings & Recommendations

FINDINGS & RECOMMENDATIONS

PROCESS

The team used a proven process to conduct this study resulting in a recommended facility that truly reflects community and the City of Allen. The main areas of evaluation in the study were to develop the following:

1. A desired facility program that meets the needs of the community and is operationally sustainable
2. A conceptualization of the potential architecture character that is authentic to Allen
3. A Project Budget that merges the programming and financial goals for the facility
4. A Project Schedule that will result in the realization of the proposed project

Beginning with the end in mind, the goals and values for the project that were defined are completely unique to this community. The outcome is a definition of the vision for the project with a goal of capturing a picture of the intended experiences and expectations for what will be the Exchange Parkway Recreation Center.

PROGRAM

The program developed for the project was shaped by input from the Executive Steering Committee made up of a variety of leaders and engaged citizens in the City of Allen, multiple focus groups, and importantly the public. A large amount of information and data was reviewed and evaluated early in the study process. This information was tested against recreation design best practices and these were discussed and reviewed multiple times throughout the process with refinement at each step. The result is a facility that meets the program goals for the community in a balanced approach that considers both the activities of the center in conjunction with the operational expenses and revenues for the proposed center.

CONCEPTUALIZATION

Multiple different layouts and arrangements of the program for the project were presented and reviewed during the study. As the conceptual process took place it was realized that for the project to be successful it needed to have three key attributes:

1. The programming of the facility needs to bring people together
2. It needs to have a variety of uses that connect with one another
3. It needs to reflect the community of Allen

Each of these aspects were considered in the development of the project design in terms of how it relates to the project site, how the spaces relate to one another, and how the facility's character is expressed in its exterior design. The result is a facility that is unique and specific to its location along Exchange Parkway in Allen.

BUDGET

Once the program was established for the project the team worked to understand the corresponding budget to bring it to reality. It was understood early in the process that the full program for the facility and site was outside of the means of the initial project budget. The concept for the project is that it is designed to be expandable over time, so as future funding is available it can be easily added on to with additions and features that are already part of a master plan.

The Total Project Cost of the initial phase of the project illustrated in this report is $54,000,000. This cost includes:

1. The estimated cost of construction
2. Estimated soft costs
3. Contingencies for unforeseen conditions and cost escalation

SCHEDULE

It is envisioned that the design process for the initial phase of the project will commence in early 2020. Design will take approximately 12-14 months to advance the conceptual vision shown in this report to a level that is acceptable for permitting and construction. Once construction commences it is believe to take between 18-20 months resulting in the Exchange Parkway Recreation Center opening in Spring 2023.

CONCLUSION

The outcome of this feasibility study is that there is a high level of confidence that the City of Allen can support a new multi-generational community recreation center. This was validated throughout the study process described within this report. Multiple programming options and concepts were explored throughout the study. The result is a concept that represents the consensus of the community and a proposed facility that can be phased over time.

It is recommended that the Exchange Parkway Recreation Center begins as an initial phase of approximately 149,000 SF at a total project cost of $54,000,000. The design and construction of the facility should begin as soon as possible to provide a much-needed asset for the community. It is envisioned that the proposed initial concepts shown in this report will be complete in approximately three years.

G

Future Improvements & Master Plan

FUTURE IMPROVEMENTS

FUTURE EXPANSION OPPORTUNITIES & SITE MASTER PLAN

As stated at the beginning of the report, one of the goals of the study was to start the process with the end in mind. Throughout the study the project team was asked to consider the full potential for the build out of the EPRC as well as the park site.

The resulting conceptualization for the project identified areas surrounding the building that can be expanded without adversely affecting the programming of the initial phase. The team agreed that it was best to leave the budgeted expansions as undefined areas so the programming of them can be determined based on future requirements of the community.

At the site, the team was more deliberate in developing a future master plan. This was done for two reasons. It allowed the team to determine the best functional adjacencies for the exterior site amenities. It organized those elements that are congruent with one another to be placed next to each other while those that may require separation can be appropriately sited.

The second reason is that it allowed for parking to be allocated in an appropriate manner for the initial phase and that once it is expanded it is already considered so it can fit with a cohesive design and not feel like an afterthought.

POTENTIAL AREAS FOR BUILDING EXPANSION

A core concept to meet the programming goals of the facility is that it can be expanded over time to adapt to future programming needs and trends. With this in mind, the program organization of the building and site includes areas for expansion at all three major program wings so that the facility can grow as funding is available to serve the needs of the community.

SITE MASTER PLAN

MASTER PLAN

A future phase of park development will further explore additional park destinations of nature playgrounds, a spray-ground, adventure play, and further expansion of the trail system.

Trails will radiate from the building emphasizing primary building axis and dominate views. Trails will connect the west parking with the recreations center, and system loops and sub loops that explore the woodlands, the creek, and the prairie. A hierarchy of trails overlooks the outdoor classrooms and gathering nodes will heighten the outdoor experience.

SITE PROGRAM - FUTURE PHASE


NATURE PLAY

SPRAYGROUND

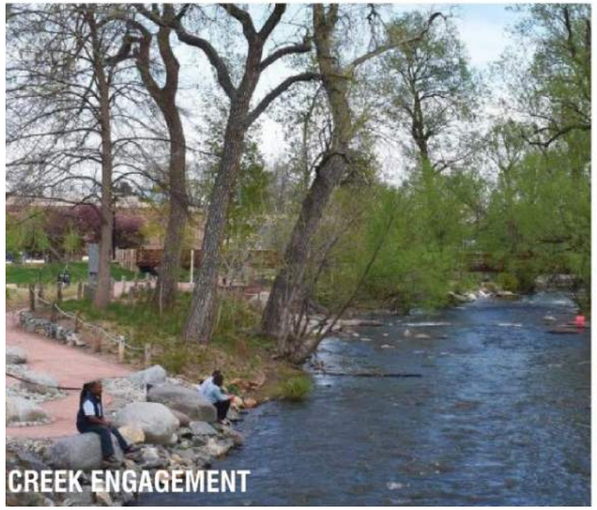

DESTINATION PLAY

DESTINATION

The public also embraced the idea of several destinations that would be "uniquely Allen" and unique to this site within the Allen parks system. These include a nature playground, a "destination" adventure playground, and a signature spray-ground. An interpretive plaza or some other means of celebrating the historical homestead site within the park was also of interest. Rounding out the priority list are an array of passive nodes that may include outdoor classrooms, creek overlooks, small group gathering spaces, and other flexible park amenities that embrace the natural aspects of this site.

SITE PROGRAM - FUTURE PHASE


MULTI USE TRAIL


CREEK ENGAGEMENT


CREEK OVERLOOK/PAVILION


ASSEMBLY TERRACE

TRAILS

Public outreach for this project consistently ranked a synergy of programs that engage the outdoors as part of the overall recreation and park experience. Trails were the number 1 public priority, and this site should offer a hierarchy of hike and bike trails coupled with soft surface nature trails – combining to deliver creek, prairie, and woodland experiences as well as convenient direct access to surrounding neighborhoods. Following trails was a desire for a flexible event lawn – allowing activities and other programs to literally spill out of the new recreation center and enjoy public gathering outside.