

Meridian Community Center

City Council Presentation: November 6, 2024

Property Location



- ▶ 11.365 Acres
- ▶ Adjacent to Settlers Park
- ▶ Purchased from West Ada School District

Vision Document

Meridian Community Center 2024 Draft

The Vision:

The new Meridian Community Center will be the City's hub for community education programs. We will offer classes, camps, and activities for children, teens, adults, seniors, and families. Multi-purpose rooms of various sizes will host activities and City-sponsored community events year-round. A gym space will be multi-purpose for sports, as well as a variety of classes and other activities.

Presence & Materials:

Materials should be quality, long-lasting, durable, and low maintenance. The Community Center should have a presence at ground level that invites people into an attractive, inviting space.

→

Community Center Uses:

Use types for the Community Center will include multiple classes and camps for all ages, activity space, smaller performances, fitness/wellness. Most uses will be scheduled and reserved (i.e., classes, summer camps, meetings, city sports leagues), others may be drop-in (i.e., lobby). The facility will need to accommodate multiple user groups simultaneously. Building security (i.e. badge access) needs to be considered so the building may be used when not staffed.

Size:

The approximate size of the Community Center is 20,000 square feet. A maximum of 22,827 square feet is eligible for park impact fees.

Community Center Defined:

What it is: The Community Center will provide many new and expanded programs and services, with a focus on community education. The new Community Center will be a series of multi-use rooms for classes, camps, meetings, and City-sponsored events as described above.

What it is not: It is not intended as a place for private events, weddings, or parties; this function will be left to the private sector. It is not a performing arts center; while our community needs a future performing arts center, it will be a separate project from this one. It is not a recreation center, which typically includes weights and cardio equipment, and/or an indoor pool. We intend to work with the YMCA for future partnerships to fill this need.

Building Program

Following is the draft program for the Community Center, subject to refinement through the design process:

- 1 Large Community Room / Multi-purpose Sports and Activity Space +/- 6,000 sf
 - For large gatherings and City events
 - Multi-Purpose gym flooring (not wood flooring)
 - Divisible to accommodate community education classes
 - Stage (like an elementary school gym area)
 - Overflow for City-league sports
 - Storage
- 3 Multi-Purpose Classrooms +/- 900 sf
 - For classes, meetings, etc.
 - Sink and cabinets in each
- 1 Conference Room +/- 300-400 sf
 - For a variety of community organization meetings
- Arts & Crafts Room +/- 1,500 sf
 - Storage
 - Floor drains
 - Space for a small kiln
 - Storage
- Fitness/Yoga Room +/- 1,500 sf
 - For a variety of exercise classes
- Demonstration Kitchen Classroom +/- 1,100 sf
 - Catering kitchen for warming/serving, and demonstrations
- Offices/Workstations
 - Reception front counter
 - 1 large open office area with 3 8x8 workstations +/- 700 sf
 - 1 walled office for Facility Manager
 - Counter Space and Supply Storage
 - Break Area w/ sink and cabinets
- Lobby / Drop-in Area
 - Seating Area & Tables
 - Area for Pool/Foosball/Ping Pong tables
- Restrooms
 - Men's & Women's
 - 2 Family Restrooms with seating for changing area and showers
 - No separate locker rooms
- Storage
 - Lots of it; exact needs TBD during design development
 - Decentralize, not all in one location.
- Mechanical Room
 - Washer and Dryer hookups
 - Floor sink
 - IT
 - HVAC

- Outdoor Play Area / Event Lawn
 - Patio Area
 - Connected to Community Room
 - Play Structure
 - East Facing to connect with existing park
- Parking & Delivery
 - 100+ spaces for the community center.
 - Accessible stalls, as required by code
 - Drop off/short term parking area
 - Delivery area
 - Note: Additional parking will be needed adjacent other park uses (i.e. dog park), plus another 220+/- spaces for MYB/Additional Park event parking.
 - Note: Create an access from the north parking area to the existing park maintenance shop. Create a cross access connection from the south parking area to the undeveloped lot the south.

- **Draft Vision Document**
 - Summarizes Building Program
 - Based on all public feedback to date from surveys, open houses, etc.
- **Vision will continue to evolve during design development**



Community Center - Key Features

- Access Control - to Minimize Staffing Needs
- Flex Space with Stage
 - Musical Performances/Plays
 - City Events
 - Sports Activities
- 3 Multi-Purpose Classrooms
 - 1- Camps/Other
 - 2 - Flex/Can Be Combined
- 3 Specialty Classrooms
 - Arts & Crafts
 - Fitness/Dance/Yoga
 - Cooking Demonstration
- Office and Storage Space
- Possible Fire Prevention Office Location



Floor Plan



Sample Renderings - Front



WEST ELEVATION

Sample Renderings - Rear



EAST ELEVATION

Sample Renderings - Interior



Staffing

We will use **Existing Staff Weekdays:**

- 2 Promotions
 - Recreation Coordinator to Facility Manager
 - Seasonal Classes & Camps Coordinator to Full-Time
- Move additional Recreation Staff to assist with Daytime Coverage
- Use Access Control - Evenings and Weekends

Future CFP Positions

- (3) Site Supervisors (FY2030+)

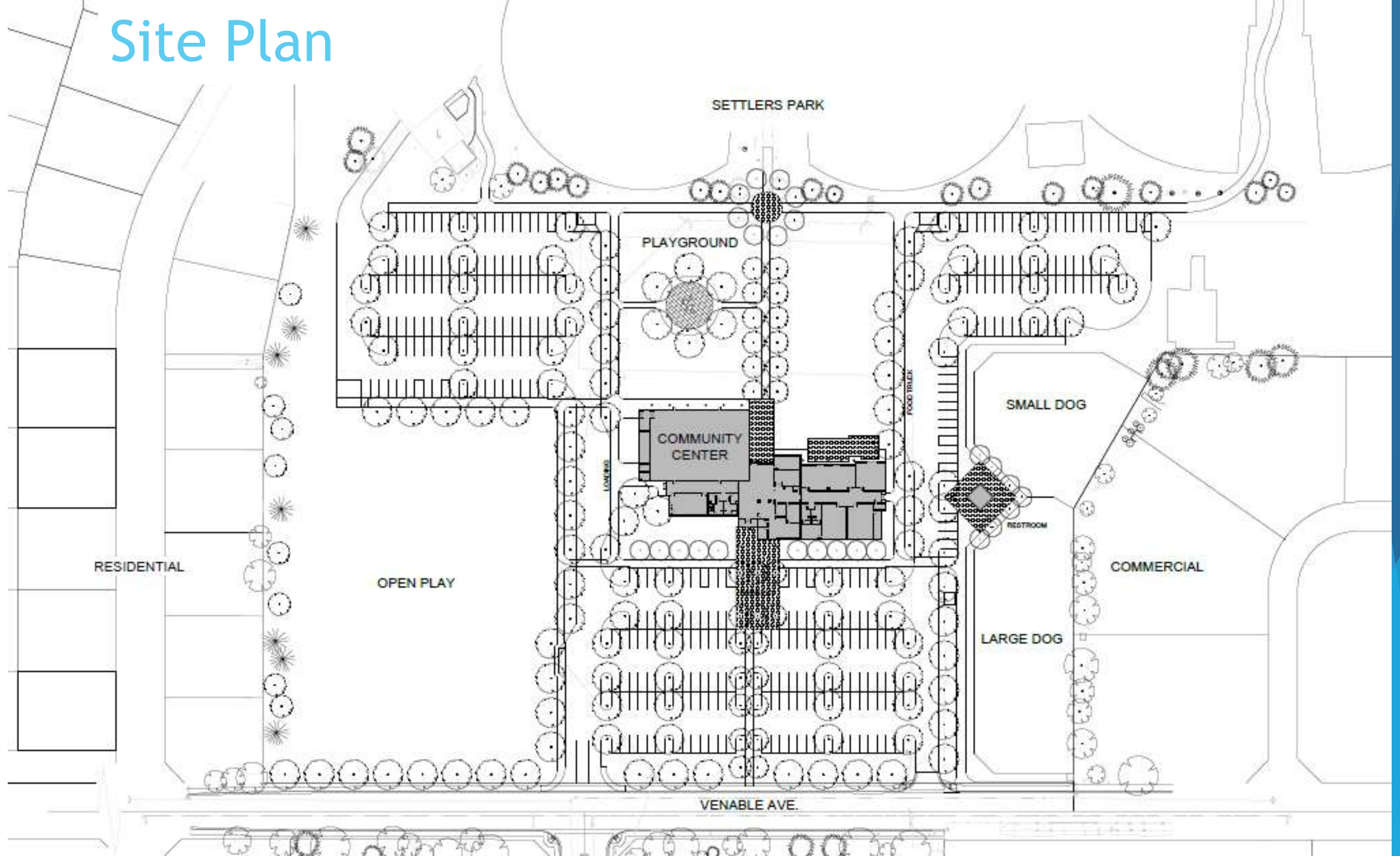
Park Expansion/Site Layout

Site Design Key Features

- 340 parking spaces
 - Includes MYB Overflow Parking
- Community Center
- Large and Small Dog Park
- Open Play Green Space
- Pathway Connections



Site Plan



Site Plan



Timeline



Fall 2024: Schematic Design, Staffing Options, Operational Costs
----- Public Open House
----- **Council Check In:** What moves forward into Design Development-----

Winter 2024 - Spring 2025: Design Development/Construction Documents
-----**Council Check In:** Present Refined Design and Architect/Engineer's Cost Estimate-----

Late 2025: Bid/Obligate Funds
-----**Council Check In:** Present Construction Contract -----

2026 - 2027: Construction

FY2028: Community Center Open

Note: This draft schedule will be *adapted* moving forward based on new information during the process.

Impact fees

- ▶ Community Center & Park Expansion are **100% Eligible** for Park Impact Fees
 - ▶ Maximum of 22,827 sf eligible
- ▶ Current Park **Impact Fee Balance** (as of 10/16/24): \$19,800,000
 - ▶ Impact Fees for the project have been collected
- ▶ **What happens if we don't spend those funds soon?**
 - ▶ If the existing impact fees are not obligated to a specific impact fee eligible project by 2026, they will be subtracted from the impact-fee eligible funds that can be collected for future projects during the next impact fee study.

Next Steps

- ▶ Public Open House
 - ▶ Neighborhood Feedback will be key
 - ▶ Will Mail Postcards to ¼ Mile Radius (increased from typical 300' radius)
 - ▶ Will invite the Community via Social Media
- ▶ Return to City Council with Final Schematic Design/Early Design Development
 - ▶ For Additional Council Review & Feedback

Questions?

Thank You