

## Servus Credit Union Place



# A Plan for the Future

December 20, 2010





**Servus Credit Union Place**

**A PLAN FOR THE FUTURE**

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## 1 ACKNOWLEDGEMENTS

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***City Representatives*** including Chris Jardine, Monique St. Louis, Anna Royer, Leanne MacMillan, Linda Knoblauch, Roy Bedford, Micah Seon-King, and Tracy Allen.





## 2 EXECUTIVE SUMMARY

During the spring of 2010 and in response to consistent user feedback and demand, the Management Team at Servus Place initiated a process of positioning the facility to meet future needs. This was done through the selection of a Planning Team made up of CEI Architecture and the Workun Garrick Partnership. The Planning Team worked with both management and the membership at Servus Place to develop both a long-range vision for the facility and a plan to capitalize on the immediate opportunities through strategic repurposing of certain components within the complex.



There are two immediate issues that generate significant user feedback and compromise the growth of membership. The first is the size of the Fitness Centre and the comment applies to both the flat floor area (stretching, free weights, cardio) and the studio or program space. Spontaneous and structured fitness programs have been tremendously successful at Servus Place. However this success is placing significant strain on both the Fitness Centre and other components in the complex that could accommodate these programs. The spread of fitness programs and activities into the fieldhouses and meeting rooms compromise spontaneous and structured programming in these areas and undermines the original intent in providing these spaces to both the membership and the community. The second major compromise at Servus Place is the size and quality of the change rooms and this applies to both the Fitness Centre and Water Play Centre. These are so undersized that in many instances members are forced to simply avoid them and shower at home.

The City of St. Albert has retained the firm of RC Strategies to prepare a Recreation Master Plan. While this document will be completed in 2011, the Planning Team met with the RC Strategies and the Management Team to share observations and Servus Place short and long-term objectives. It appears that the proposed plans for the immediate and future development of Servus Place are consistent with the global goals of the Recreation Master Plan.

This report was developed through an extensive and collaborative design process that included ongoing meetings with the Management Team, members, instructors, and staff. The pivotal

event was a three-day design charrette held from May 3–5 that formalized the most appropriate direction for both short and long term development of Servus Place. The concept design that emerged from the process responded to a number of key issues:

- **Spontaneous and Structured Programs**

One of the fundamental values of Servus Place is the commitment to spontaneous programming opportunity. This needs to be imbedded in, and supported by any renovation and/or expansion to the facility. The existing condition does not adequately respond to spontaneous programming particularly in the fieldhouses and gymnasiums where the success of fitness-oriented structured programs has usurped the opportunity for continuous spontaneous programming opportunities.

The design charrette process identified that spontaneous use of the fieldhouses and meeting rooms could not happen until significantly more interior space was added to the facility.

- **A Place for the Community to Gather**

Servus Place is a facility with a strong membership base. For it to grow appropriately and sustainably, it needs to expand that membership base. Servus Place is first and foremost, a community facility and it needs to be a community destination for developing and enhancing the quality of life for all members of the community. The more successful the facility is as a gathering place, the more relevant it will be to St. Albert, and ultimately the more successful it will be in growing its membership.

The original planning of Servus Place envisioned a vibrant multi-event performance arena that would bring together a community audience for a diversity of entertainment and social events. It also intended to see the multi-purpose space used as community rooms and not assigned to childminding, recreation, or fitness programs. Allowing these spaces to once again serve the broader community needs as originally intended enhances Servus Place as a community gathering space and not merely a recreation and leisure complex. In fact the multipurpose and performance aspects of Servus Place can





serve a cultural and artist agenda as well as a sports and leisure one, fitting within the City's goal for enhanced and strategic recreation and cultural objectives.

The initial kick-off meetings included a social sustainability roundtable focused on creating a higher level of relevance of Servus Place to the community and in particular the disadvantaged. Consensus at the roundtable was for outdoor recreational development adjacent to the facility. The intent would be to get this sector of the community to the site and over time build a comfort level and understanding of what the facility had to offer. The development of an outdoor but controlled play area on the north side of the facility was done for a number of reasons including the ability to serve members of the community with possible new programs and special events.



- **Pre-Teens – the Missing Group**

The lack of spontaneous program space for young children and the pre-teen was immediately identified as an issue when the Planning Team met with various members at the project kick-off meetings in April. While Servus Place encourages play at all ages, the opportunity for children and pre-teens to engage in this type of spontaneous and socializing activity is minimal.

The concept design developed for immediate implementation includes a major commitment to the pre-teen group with new indoor and outdoor components designed specifically for the robust and enthusiastic playing patterns of this age group, and the need to reinforce spontaneous play and programs. The Leisure Ice component has been effectively redesigned to accommodate the full range of young and pre-teen members in a fun environment that benefits from controlled access and staff monitoring.

- **Invest in Existing before Building New**

One of the expectations in developing an immediate strategy for the repurposing of Servus Place was to take advantage of the volume within the existing structure to provide added value. This approach was identified by the Management Team and embraced by the Planning Team as fundamental to the design process. However, through the design charrette it became clear that the objective of investing responsibly

in the immediate and long-term viability of Servus Place would be best achieved through an immediate expansion of the building. The focus of the planning process was about identifying critical needs and providing the existing membership with an appropriate, safe and enjoyable experience. As a first step, creative utilization of existing spaces seemed most appropriate. The extent to which Servus Place needs to improve is not dictated by the quantity of space currently within the building, but the quality of experience that the facility and the Management Team needs to strive for. The design charette identified early in the process that this required both repurposing of existing space and the creation of new space.

- **Indoor / Outdoor Play**

Servus Place is currently an assembly of 320,000 ft<sup>2</sup> of indoor sports, recreation and leisure space. While Servus Place is a major facility and a regional destination, it lacks any kind of outdoor program space. Integration of indoor and outdoor experiences is lacking and should in fact be an objective of such a significant community asset.

The Planning Team is proposing a major outdoor development onto the north side of Servus Place to incorporate a major and secure outdoor area. In winter this area will be a large leisure ice surface and feature sloped meandering “ice trails” along with a large skating rink for public skating and spontaneous use. In the summer the trails can be used as entry-level BMX bike trails while the large flat central area can be used for pickup basketball, volleyball, badminton, and other playground activities. This area will be enclosed by a fence to maintain control, but will also have gates to allow for access by the community for special events. Events such as winter carnivals and summer festivals are prime examples of how this space could be used by the community-at-large.

- **Control and Safety**

One of the major issues with Servus Place is staff’s need to monitor the movement of members and users within the facility. Wristbands have become synonymous with the operation of the facility and while the existing design makes it impossible to totally



avoid this fact, there are opportunities to bring a higher level of control to some of the most widely used spaces.

The Water Play Centre has control problems because access to the change rooms is compromised with non-controlled access to the adjacent childminding space. The current proposal would relocate childminding and administration so that access to the change rooms is not shared. A central control desk would also monitor all access to the Fitness Centre on the second level including fitness studios, walking track, change rooms, and the cardio/weights/stretching areas.



- **The Growth of Fitness**

The Fitness Centre is the most widely used component in Servus Place and requires the greatest improvement to help grow the membership and make the centre more sustainable, relevant, and lifestyle-enhancing. The most significant changes to the current facility are driven by the need to expand and improve the Fitness Centre. Highlights of the proposed Immediate Implementation Plan include the following:

- Expansion of the flat floor area from the current 7,320 ft<sup>2</sup> to 17,220 ft<sup>2</sup>
- Provision of a major 4,670 ft<sup>2</sup> studio space that could be subdivided into 3 smaller spaces,
- Creation of a new 1,400 ft<sup>2</sup> studio integrated into the cardio area and a new 3,050 ft<sup>2</sup> spinning studio off the third level walking track,
- Major expansion of the fitness change rooms from the current total of 1,250 ft<sup>2</sup> to a new total of 5,145 ft<sup>2</sup>.

An expanded and improved Fitness Centre deals with both the most pressing need and greatest opportunity for the long-term development of Servus Place. For this reason the phase one vision for Servus Place is about dealing with the Fitness Centre and doing it right so that future phases are enhancement measures, not corrective ones.

- **Long-Term Vision**

The long-term plan for Servus Place will be a work in progress, responding to the evolving needs of the current membership and the expectations of a new generation of members. The City will continue to grow and in the process become more diversified. Servus Place will need to deal with that diversity and continue to be a positive part of wellness in St. Albert.

Servus Place is a large facility and occupies a significant portion of the site. The balance of parking with indoor and outdoor recreation means that there is not much opportunity for a major expansion to the facility. The long-term vision for growth will be primarily to the north where the proposed new outdoor leisure ice/outdoor play component is planned. Capturing this space for indoor programming will only happen if the need for the development is greater than the benefit of the area as an outdoor space. This decision cannot be made at this time but regardless of the outcome, development to the north where currently none exists, is a real opportunity.

The Recreation Master Plan will identify the need for new components and facilities in the City and comment on the most appropriate locations. Several community groups have identified the need for additional ice surfaces. Should Servus Place be an appropriate location for a fourth ice surface, the most appropriate location would be to the south directly adjacent to the Mark Messier Arena. Any new NHL size arena would have a significant impact on the adjacent parking regardless of the location. Developing an arena at the south end of the site creates, with the Mark Messier and Troy Murray Arenas, a hockey/skating destination that could be programmed, monitored and controlled as a single unit. The introduction of a new arena and the corresponding need for increased parking are at cross purposes and the recommendation of the Planning Team is that while this opportunity exists, the development of additional ice surfaces should not be considered as part of the future growth and expansion of Servus Place.





### Recommendations

There were a number of expectations at the beginning of this process centred on appropriately expanding Servus Place within the confines of the existing building envelope. There is an opportunity to capture more area within the building and the assumption was that new floor area could come close to equalling the needs for an expanded and improved Fitness Centre. However, this assumption was never tested by an actual design process, and renovating an existing building is always more complex than building a new facility. The design charrette process ultimately convinced the Planning Team and the facility's Management Team that this approach neither gave the Fitness Centre what it needed, or alleviated any of the other issues facing the facility. In addition, any expansion of the Fitness Centre when developed as an actual design, tended to take away meeting room space, undermining the original intent of these spaces. The objective of this study was to prepare a strategy for enhancing the impact and benefit of Servus Place constructively. Reprogramming under-utilized space as part of that process has value. Converting currently usable and potentially successful space to fitness is not a constructive process and compromises the intent of this study and the ability of Servus Place to properly serve the community.

The Planning Team has concluded that for Servus Place to grow appropriately and meet the expectations and demand of the City, the facility needs to grow. That growth cannot be restricted to internal renovations, and the insertion of a mid level in Leisure Ice does not provide the centre with the quantity of additional space it requires. The City needs to continue to invest in Servus Place and this ongoing investment needs to generate a renewed facility that meets community needs and avoids any negative comments about not getting it right the second time. Phasing the upgrades and expansion required will solve some of the centre's issues but will not provide a properly functioning facility. The complexity of relocating administration, childminding, pre-school, and the meeting rooms needs to be done as a single strategic initiative to minimize disruption and take Servus Place to where it needs to be.





### 3 OVERVIEW OF SERVUS PLACE

The St. Albert Leisure Services Master Plan prepared in 1999 was one of the driving factors in the consideration and development of a new Leisure Centre for the City. A plebiscite in 2004 asked residents “Are you in favour of the City of St. Albert building a proposed Multipurpose Leisure Centre?” Voters approved the project with a very small majority although it would be unanimously supported by City Council. The 320,000 ft<sup>2</sup> facility would cost \$42,700,000 to build and would open on September 30, 2006. The new complex would be known as Servus Credit Union Place and would contain the following major components in addition to administrative and support spaces:



#### Main Floor

- Aquatic centre
- Children’s childminding
- Programs and indoor play area
- Performance/spectator arena
- Twin rink arena (part of original structure)
- Triple court community gymnasium
- Twin pad fieldhouse with spectator viewing
- Leisure ice pad
- Commercial lease space

#### Upper Levels

- Fitness and wellness centre
- Active living centre
- Mind body studio
- Multipurpose rooms
- Walking/running track
- Spin studio
- Sports performance studio
- Restaurant

The objectives of the project as stated in 2004 included or responded to the following:

- Provide facilities to meet the outstanding leisure/recreation needs of St. Albert.
- Provide facilities to meet these needs for 5 – 10 years into the future.
- Develop a facility that has a reasonable and controllable impact on tax structures (as related to both capital and operating expenses).
- Develop facilities that are reasonably comparable to neighbouring communities in providing leisure/social opportunities.

The opening of Servus Place and its first full year of operation resulted in an operating deficit of approximately \$2.2 million. The City of St. Albert responded to this situation by undertaking a comprehensive financial and operational review of the facility. The operational review was conducted by Sierra Systems and presented to the City on April 2, 2008. The report recommended that the City adopt an operational philosophy for Servus Place that incorporated the following concepts:

- *“Funded (subsidized) support for community programs, youth sport organization and broad public access.*
- *Entrepreneurial innovation and reward systems used to create and deliver a portfolio of programs, services, events and amenities desired by consumers in the catchment area.*
- *Optimal integration with other City facilities and departments in order to leverage skills, competencies, experiences and resources of City staff.*

*An implication of this philosophy is that the City derives significant social benefit from Servus Place and therefore has an obligation to support it through municipal funding.”*

The Sierra Systems Report was submitted to the City only eighteen months after the opening of Servus Place. Even at that early stage of operations the reports comments that *“The input and analysis all point to the need for capital improvement specifically for the fitness centre. The long term viability of the facility is linked to its ability to increase member revenues.”*



#### **The Perception of Servus Place**

In December of 2008, Banister Research & Consulting Inc. prepared the **2008 Servus Credit Union Place Customer Satisfaction Survey**. The process asked the respondents for recommended areas for improvement. The survey was repeated in November of 2010 with similar results. The most common recommendation was for larger change rooms. Other suggestions in terms of the actual building were:

- *More exercise equipment (implying more fitness floor area),*
- *Larger fitness facilities / larger gymnasium,*
- *More shower stalls,*
- *A better entry experience to the fitness centre versus the existing congestion.*





### **The Market**

In 2009 the City engaged MKM to prepare a Market Study for Servus Place. One of the conclusions of this study was the St. Albert regional market was quite capable of supporting the programs and experiences of both Servus Place and other private-sector operations, particularly in the area of fitness. The notion of the public sector as a subsidized operation competing unfairly for the same market share is common but not necessarily correct. Both the public and private sectors have target markets and it seems that there is room for both.

The market for recreation and fitness centres has changed dramatically over the past decade and currently both the public and private sectors are responding to this shift. The vitality of this market is due to a number of reasons:

- The baby-boomers are taking a greater interest in keeping fit. As they age, the definition of fitness, for them at least, changes and the concept of leisure and wellness have more meaning.
- People are looking to “recreate” in a more social and enhanced context. Single destination facilities, particularly those operated by the public sector, are grouping a wide variety of components together.
- The active life of the older generation and their desire to interact with their children and grandchildren in leisure activity is seeing more multi and inter-generational programming opportunities.
- Recreation and leisure is becoming lifestyle focused. People go to, or belong to a facility to experience something that benefits them socially, physically and emotionally and builds or maintains their self-esteem as individuals and as part of something larger.

The fitness centre is always one of the well-used components of any recreation complex. Its ability to be used on a drop-in basis makes it popular for all ages, and it is normal to see a healthy cross section of people in a fitness centre. Facility designs are also making significant improvements in responding to those users with physical disabilities as well. This has resulted

in a general trend to build larger fitness centres within recreation and leisure complexes. Some examples are listed below.

Facility	Membership Base (approx.)	Market Population	Approx. Fitness Square Footage
CARDEL PLACE	10,000	100,000	*9,000
WESTSIDE RECREATION COMPLEX	13,000	150,000	*30,000
COLLICUTT CENTRE	9,000	100-125,000	*4,500
AIRDRIE	5200	70,000	*11,000
MILLENIUUM PLACE	15,500	147,000	**11,000
LEDUC RECREATION CENTRE	3,400	23,000	*9,000
TERWILLENGER	Not open	100,000	*16,000
TRANS ALTA TRI LEISURE	5,400	100,000	*5,500
SERVUS PLACE	7,100	80,000	*7,320

\* Square footage of fitness area in each facility is based on cardio, strength and stretch spaces. No studio or change spaces are factored in.

\*\* Millennium Place square footage is an estimate as an official breakdown was not available. 18,000 ft<sup>2</sup> is the area for the fitness floor, studios and change rooms.

Current trends and the actual demand in fitness programs and opportunities at Servus Place reinforce the need for larger fitness facilities. This is supported by the various assessments the City of St. Albert has initiated as part of the ongoing review of this facility.



## 4 THE REPLANNING PROCESS

In April of 2010 the Servus Place Management Team moved forward on the recommendations of the Sierra Systems report by engaging a Planning Team comprised of the architectural firms of Workun Garrick Partnership of Edmonton in collaboration with CEI Architecture Planning Interiors of Vancouver. The initial objectives of the this next step were:

- Meet with staff, members and user groups to get a better sense of their perception of required needs and improvements,
- Develop an immediate-range plan to upgrade the existing facility,
- Develop a long-term plan for Servus Place to respond to the needs of the community,
- Collaboratively engage management and membership to develop these outcomes,
- Develop a business plan that identified overall construction and project costs for the next phase of development.

The Planning Team had submitted a proposal to Servus Place that also included the following:

- The use of a design charette as a vehicle to quickly advance the development of a collaborative design process,
- A social sustainability roundtable to identify if there were “at risk” members of the community that might be able to better utilize components of Servus Place regardless of the membership structure.

The design charette process requires the development of a program of new spaces as a prerequisite. From April 12 – 14 the Planning Team conducted ten separate meetings with members of the Management Team, program staff, members, and City employees who deal with marginalized members of the community. The objective was to develop a more detailed list of needs through extensive dialogue. More than sixty individuals were involved in this process.

The highlights of the comments from the various meetings were organized around specific topics components as follows:



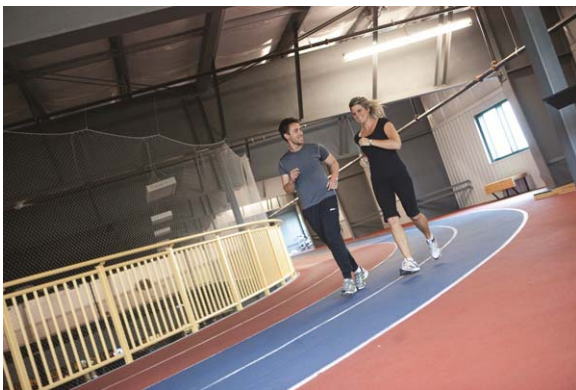
- **Opening Commentary**

The kick-off meetings and initial facility tour for this project were held April 10 - 12 and involved a large number of participants from the operational, management and membership sectors. A detailed commentary on the outcome of the individual meetings was prepared as part of the documentation process. The kick-off meetings identified a number of issues that needed to be dealt with as part of the upcoming design charrette, subsequent concept design, and final long-range vision. This work would develop a plan for Servus Place to meet the needs of the community and region to the year 2020 and beyond.

- **Fitness & Wellness Centre**

Developing a more sustainable and membership-friendly Fitness Centre should focus on the following initiatives understanding that not all will be achievable:

- Increase the open area of the Fitness Centre by at least 50%,
- Relocate the change rooms to an “up-front” location,
- Appropriate separation between machines, free weights and stretching areas,
- A separate free weights area for women,
- An additional Mind Body Studio,
- If possible, a spinning area on the fitness level with acoustic separation,
- A separate Mind Body Studio,
- Relocated, more visible Kinesis studio,
- Better designed staff area,
- A large multi-programmable room that can be used for community meetings, large receptions, and larger fitness classes such as the step class – this space would likely be on the main level of the facility.





- **Water Play Centre**

Some of the comments heard about the Water Play Centre focused on the small lanes component of the tank and the inability to accommodate a full spectrum of learn-to-swim programs. Recognizing the commitment to spontaneous programming and drop in activity, the following are areas of focus for improvement:

- Reworking of entry to the change rooms so that only people having passed security (pool or fitness) can access the change rooms.
- Larger and better appointed change rooms,

- **Meetings Rooms**

The meeting rooms were considered adequate in size and number. There was a general issue with the fact that much of the use of the rooms has been absconded by active and successful fitness programming. This does not take away from the need for more socially based meeting rooms and in fact reinforces the idea for more studio space to protect the original purpose of the meeting rooms. Objectives for improving the meeting room component of Servus Place includes the following:

- Go back to the original programming intent for all meeting rooms
- Provide a space within the building that can accommodate a group as large as 100 people.

- **Gymnasium**

The gymnasiums are one of the most successful “big box” components of the centre and are well used for spontaneous fitness and recreation programming. Spontaneous programming currently has dedicated access to one third of the gymnasiums. The feeling at the various meetings with staff and membership was that this whole space and the actual area dedicated to spontaneous programming could double. Possible areas for consideration not necessarily contiguous with the existing gymnasiums, include:

- Better access to Gymnasium #3,
- More storage – while this is problematic for most areas of Servus Place it is most acute in the gymnasiums area,
- A youth gymnasium or activity area to respond to the 8– 16 age categories.



- **Indoor Fieldhouse**

This component, twice the size of the gymnasiums, is both a sport venue and a multi-purpose event venue having the largest contiguous flat floor in Servus Place. During the kick-off meetings this space was being set up for a community trade show. The following points would help make this space more functional:

- More storage space,
- A stair connection between the lower level “field of play” and the adjacent seating,
- Additional amenity or support rooms for other types of sporting and non-sporting activity.

- **Leisure Ice**

Leisure Ice was repeatedly commented on in terms of lack of significant use. Revisioning should consider converting this space into a single level high space or inserting a new intermediate level to effectively double the floor area. The design charrette can assist in determining the most appropriate options.

- **Walking/Running Track**

The walking track is well used and the space in the corners has been converted into open program space. This is only partially successful as the space is oddly configured. The overall performance of the mechanical (ventilation and air conditioning) system for all of this level of the building is poor. Nevertheless, the corners of the track will continue to serve a benefit to the facility and the programs being offered. Some initiatives that could improve this area include:

- Washrooms and additional drinking fountains,
- More electric power, both for machines and general maintenance,
- Staff stations or some type of more consistent monitoring by staff – possible access control.

- **Children’s Zones**

There is a concentration of children’s activity in the “hub” between the Water Play Centre entre and the main administration zone. This created a visual attraction for at





least the children's Indoor Playground. However, the childminding areas are repurposed multipurpose rooms and while they provide a service, their use is not consistent with the original intent or vision of the facility. Control of children, appropriate amenities, and corridor access shared with the Water Play Centre are all problematic. The revisioning process should consider:

- Altering access to the indoor playground and Childminding so that these rooms are accessed by a controlled and dedicated corridor,
  - Spaces/rooms designed specifically for children - conform to all building codes,
  - Integration with an outdoor play area.
- **Youth Program Space**  
As mentioned previously there is a need for a robust area for youth from ages 13 – 18 to play. This should be explored in the design charette process.
  - **General Circulation**  
There is generous circulation space in the building that could be used to increase some of the program areas. This should be explored in the design charette process. Some points brought up in the kick-off meetings included:
    - Fill in the light wells on the second floor to allow for more floor area,
    - Push out administration on the main floor to have more visual control of the main level of the facility,
    - On the second floor, expand into the wide circulation space with additional multipurpose rooms and studios.

These notes are prepared to assist the design charette process in approaching the revisioning of the existing facility with openness, flexibility and creativity. The final allocation of spaces will be based on a collaborative planning approach to maximize opportunities rather than a written allocation of spaces that is then converted into a design.

### The Design Charette

The notes became the basis for the design charette that was held from May 3 - 5. The charette was conducted on site and included:

- An initial tour of the facility as a follow-up to the notes and comments above,
- Morning workshops with Servus Place staff,
- Intense design sessions by the Planning Team with staff invited to attend and participate,
- Afternoon review meetings to review direction,
- A final presentation on third day to senior City Administrators.

The most significant aspect of the design charette was the review of options to provide additional fitness and change room space. The original assumption was that the expansion of the Fitness Centre into the upper volume of Leisure Ice would significantly benefit the facility. However, during the first day of design the following conclusions were made:

- The insertion of a new intermediate level floor over Leisure Ice could provide upwards of an additional 5,000 square feet of space to the facility. This could either be used primarily for a new set of change rooms or as additional fitness space. There was no real opportunity for this space to provide a new change room space plus add significant new fitness space.
- The most appropriate space for second floor change rooms was between the main stair to this level, and the exit stair west of it. This would require the removal of Sobeys Active Living Kitchen, the Qualico Boardroom, and the Mind/Body Studio.
- The cardio, free-weights and dressing room components of Servus Place need to expand significantly if membership is going to grow. It is the combination of these elements that will encourage new members and increase the overall satisfaction with the facility.
- Appropriate growth through repurposing of existing spaces is an element in the development of Servus Place but it is only part of the strategy to satisfy the both current and future members.
- The most appropriate response to the needs to Servus Place as stated in the Sierra Systems report and reinforced by staff and the membership is to expand the facility.







The most appropriate direction of expansion is to the west. Incorporating the Qualico Boardroom as part of that expansion is key.

- Any development or repurposing at Servus Place needs to be seen by the community and the membership as solving a problem in an appropriate and long-term manner. Simply developing the space over Leisure Ice will add area to the fitness, but not stem criticism by either the membership or the community. Any reinvestment in Servus Place needs to solve an existing problem in a profound and convincing manner.
- Meeting rooms are an integral part of what Servus Place offers the community and there are significant opportunities to use these spaces as originally envisioned. The success of fitness programs and the overall shortage of space on the second floor have resulted in the multipurpose rooms being reassigned to fitness programs rather than the social and community uses originally intended.
- There is a lack of user control at Servus Place particularly at the entrance to the Water Play Centre and their change rooms. The inability to separate aquatic users from the childminding area is a high priority objective that requires immediate attention.



## 5 THE DEVELOPING DESIGN

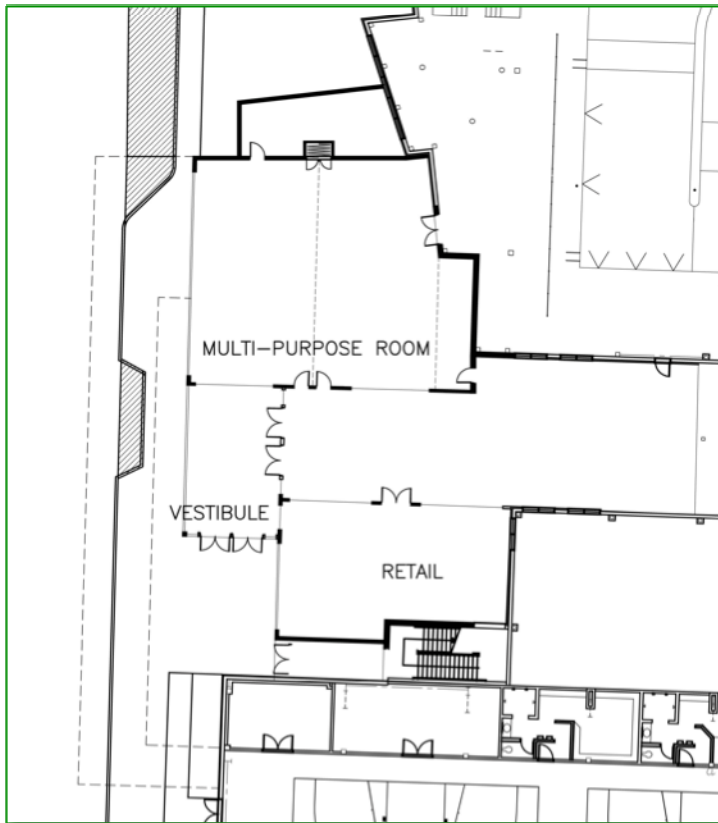
The design that emerged through the charrette process has gone through a level of refinement as part of the ongoing meetings with the Management Team and staff at Servus Place. These reviews have confirmed the appropriateness of the design direction in meeting the current fitness needs, allowing the multipurpose rooms to function as originally intended, and providing a level of control and security to Servus Place that currently is difficult to achieve. The following is a description and commentary on the current design:

### MAIN FLOOR

#### New Entrance Lobby

The new entrance lobby has been designed as part of the extension of both the main and upper floors to the west. On the main or lobby level this provides a number of features:

- The main entry to Servus Place is a very prominent feature.
- The entrance vestibule has been configured to eliminate winds being able to enter the main area when both sets of doors are opened.
- Upon entering the building the main meeting or multipurpose rooms are immediately visible. The design allows for a 2,400 square foot room that can be divided into two smaller rooms, each with access to significant storage. The meeting rooms on the main floor are the new location for the second-floor Sobey's Active Living Kitchen and the Qualico Boardroom.
- A new commercial lease space at the front entry with almost 1,200 square feet.



### New Administration Space

One of the most significant changes to the existing “zoning” of space is the relocation of the administration and membership area. A difficult issue to deal with in terms of building control and is the lack of monitoring and security on the corridor leading to the Water Play Centre since it also feeds Childminding. The aquatic component is theoretically within the secure zone while Childminding is not. Sharing a corridor is problematic. To solve this, Childminding and the Indoor Playground have been relocated allowing administration to move into the vacated space. This results in the removal of all activity off the corridor with the exception of the aquatic component and building administration that results in absolute control in terms of who is accessing the pool and adjacent change rooms.

### New Control

The public face to the administration area will be the control space, and one of the features of the proposed design is to add a new stair from the control area to the Fitness Centre above. This results in the ability to control movement to the second and third floor from the main level control desk and provides fitness staff more time to serve the membership rather than check whether they’ve paid.

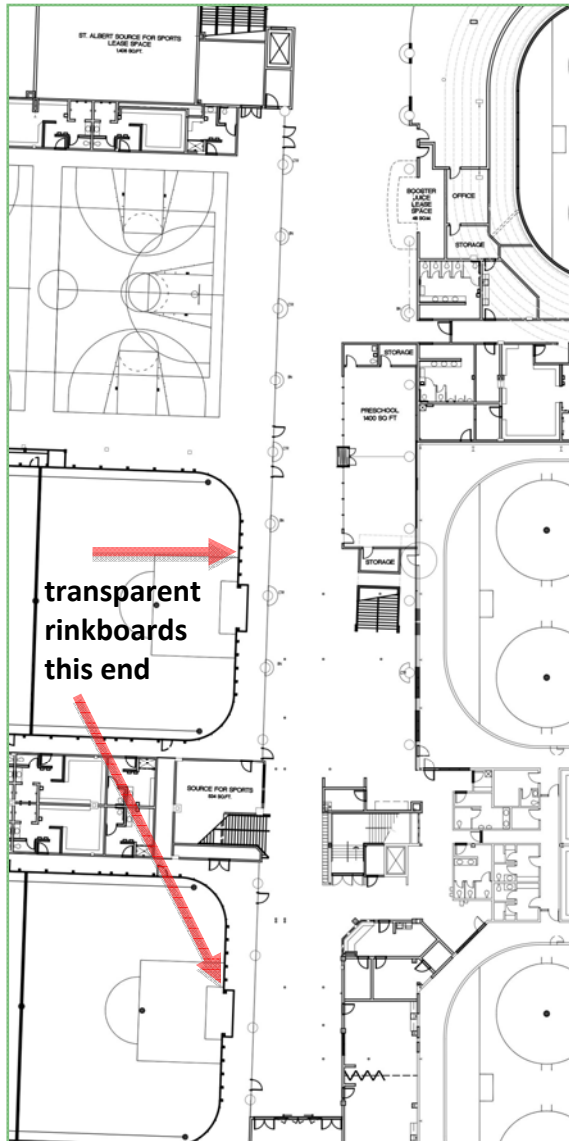
The integrated relocation of administration, the Guest Services desk, and the admissions desk allows for a more efficient use of staff along with a higher level of service, provides better visual monitoring of both main concourse areas at the ground level, and provides a level of security to the upper program space as well.

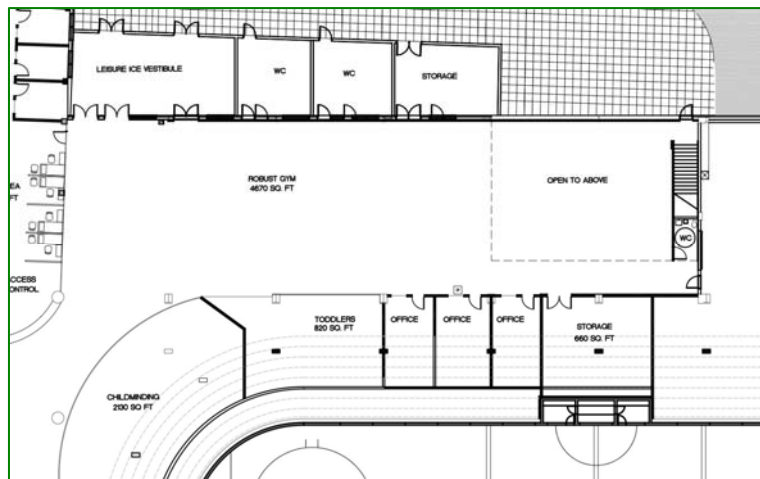


### Enhanced Community Gymnasium & Field House Concourse

The largest single volume of space in Servus Place is the combined Community Gymsnasiums and North and South Fieldhouses. The long-term vision for the facility includes an assessment of the Community Gymnasium and whether it should expand into the space currently occupied by the Sarasota Fieldhouse. This is a future decision that will be based on the needs of Servus Place and the number of indoor soccer pitches in St. Albert. However, in the long term the facility will need significantly more community gymnasium space. This will need to be accommodated in either an expansion or internal renovation and repurposing.

One of the main organizational elements of Servus Place is the circulation concourse that ties the two earlier arenas to the subsequent single-phase recreation centre development. The concourse adjacent to the gymnasiums and fieldhouses provides views into both elements, but through protective netting. In order to enhance the overall quality of the user experience both on the field-of-play and when on the concourse, it is recommended that the netting be removed and a new glass wall be constructed on the concrete column line. This wall would be glass from approximately 12" above the floor to the underside of the mezzanine above. To help enhance the overall effect it is recommended that in the future, the facility consider modifying or replacing the current soccer rink boards so that, as a minimum, the eastern portion of the boards be a transparent system. This will allow people walking through the facility to better see and appreciate programs and activities on the fields. It also allows advertising on the long sides of the boards to be seen from the concourse.

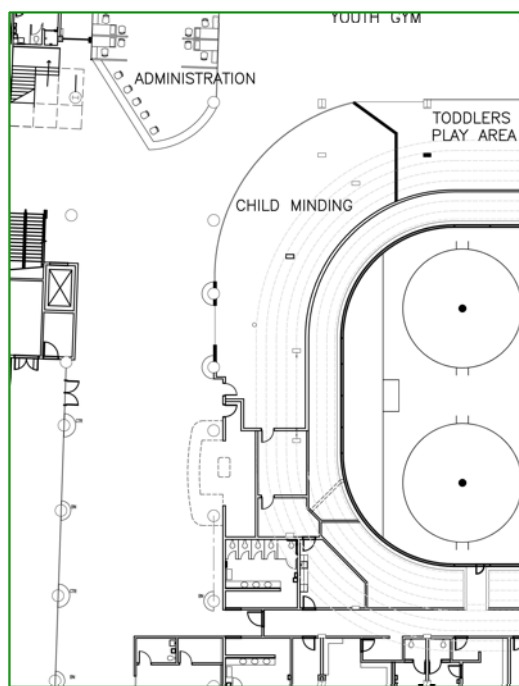




### New Children/Youth Zone

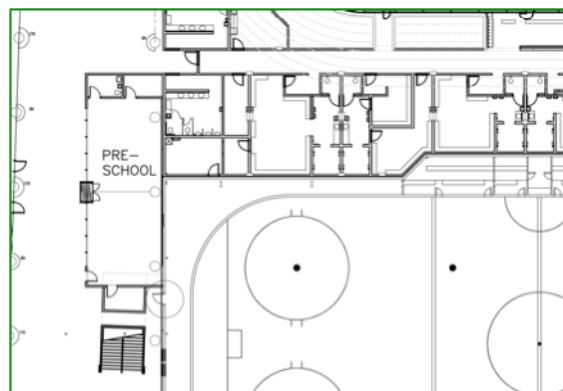
One of the needs identified in the meetings with staff and the membership was a space for children and youth ranging in age from 1 – 12. Currently the indoor playground is the primary spontaneous program space for children and it is not well designed for toddlers or older children. The proposed plan converts the existing Leisure Ice area and some of the space vacated by administration (under the north side of the Performance Arena seating bowl) into a robust play area that is large enough to accommodate the full range of 1 – 12 year-olds.

The children/youth zone will be a combination of one and two-storey spaces. The expectation is the higher volume at the east end will feature some form of unique apparatus or a possible oversized climbing feature. Flooring throughout this area will be selected with energetic spontaneous programming in mind.



### Childminding and Pre-School

Both of these spaces will now be located on the main floor, outside the secure or paid area, and in a very visible location. Childminding will be located where the Guest Services counter currently exists, and will be a large area of 2,130 square feet. It will also feature a proper control area plus adequate space for program and stroller storage. A new pre-school area will be located opposite the current fieldhouse/gymnasium, a much more accessible location than the current second floor one.



### **UPPER FLOOR – A NEW FITNESS CENTRE**

The proposed redevelopment of the second floor is focused totally on fitness. Consistent with the Sierra Systems Report, studio, flat floor and change room space has been dramatically increased and can finally respond to the centre's vision of delivering exceptional programs and experiences while expanding the membership to achieve a higher level of financial sustainability. Features of the new fitness area include the following:

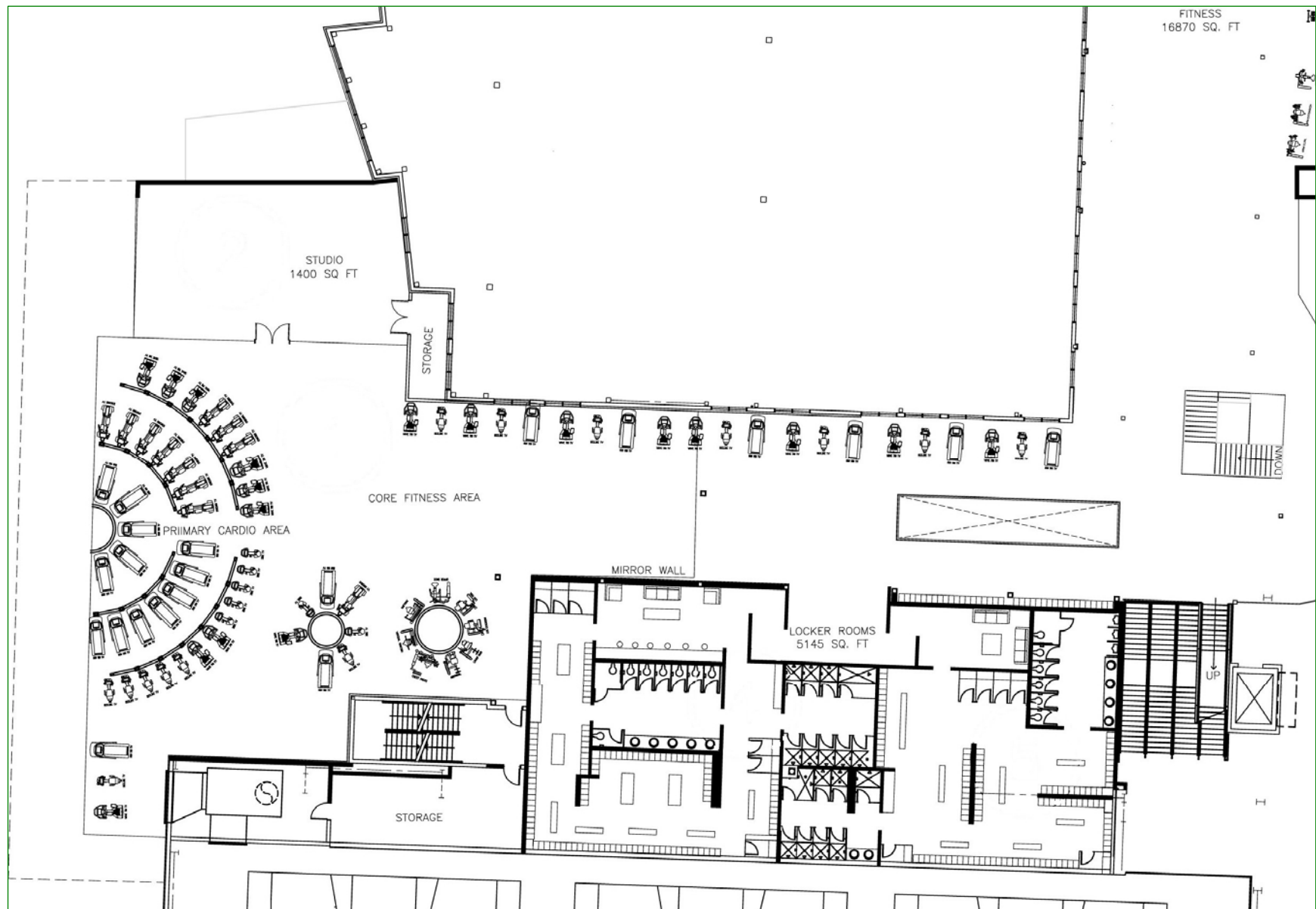
#### **Pushing West**

As part of the expansion to the lobby, the second floor has expanded to the west. Within this proposed 8,105 square foot addition will be the main cardio area and a studio. This portion of the fitness area will offer exceptional views to the west and projects an exceptionally animated entrance feature to members and users coming into the building, as well as to residents driving past the facility on Campbell Road. While the expansion to the west creates more of an iconic entry to the facility, the motivating intent of this expansion is completely focused on finally providing the type, scale, and quality of Fitness Centre that the membership is looking for, and will help increase the size of the membership. While the overall success and relevance of Servus Place to the community is about a number of recreational opportunities built on a diversity of different program spaces, it is the fitness component that is the most common thread among user comments and the one area that needs significant improvement.



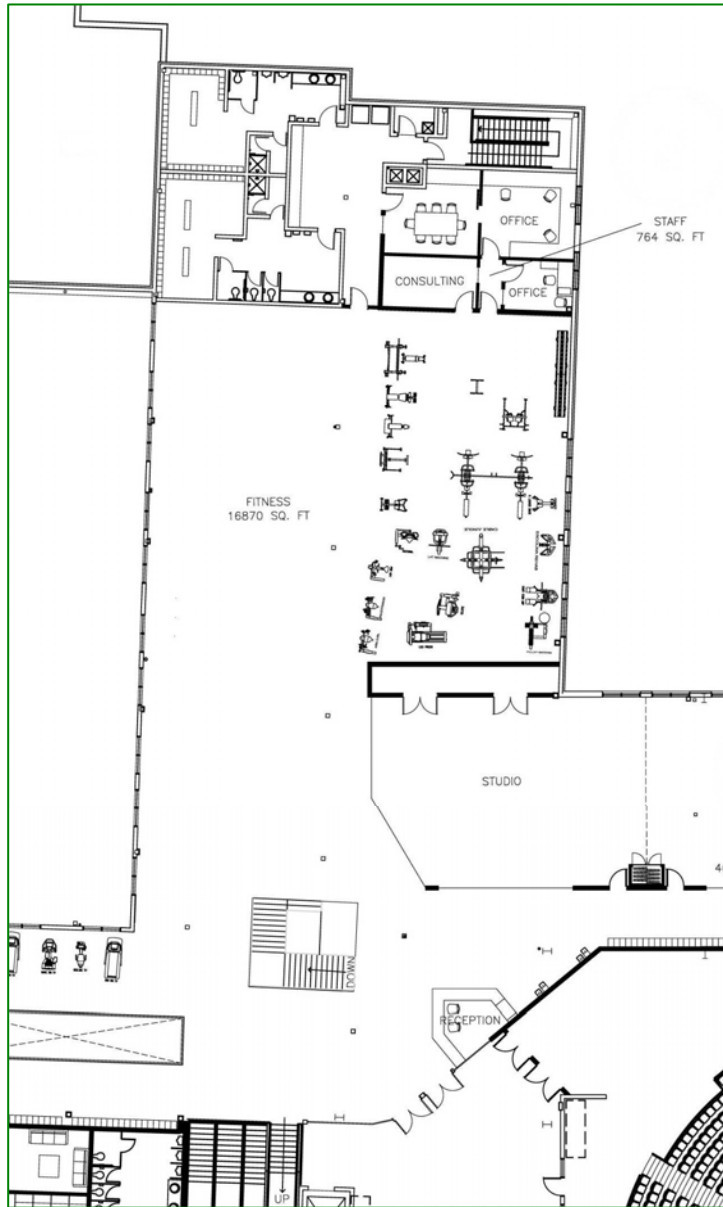


## Second Floor New Fitness Expansion - West





## Redevelopment of Existing Fitness Area

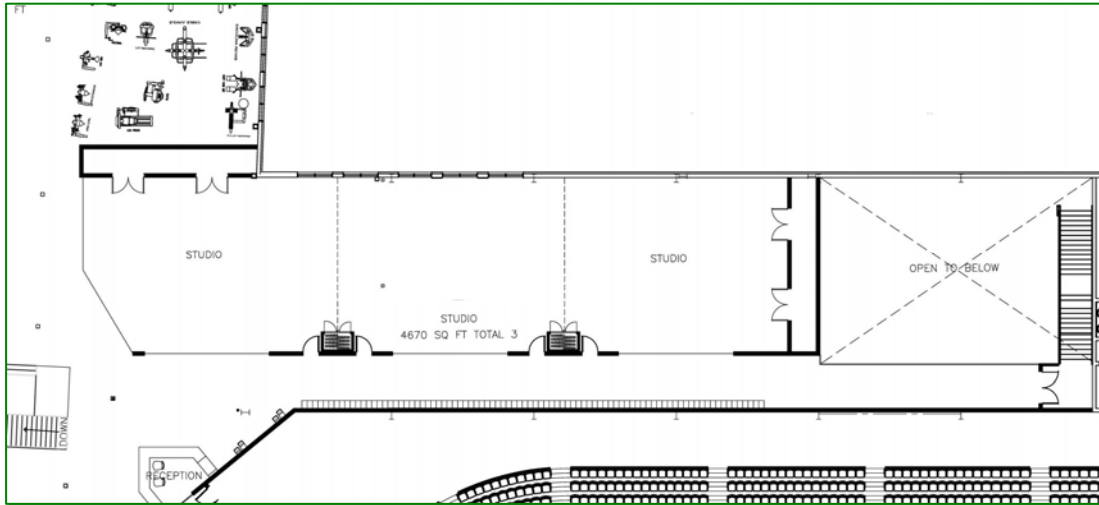


### The Open Fitness Area

The expansion of the entry area of Servus Place to the west has resulted in an “L” shaped second level Fitness Centre. The current fitness space will be primarily dedicated to free weights, selectorized weight equipment and limited stretching. The Qualico Boardroom is removed and it, along with the existing area to the east of it, is reassigned to stretching and access to the new change rooms. The new expansion accommodates the new cardio area. The current total second level open area dedicated to all fitness activity (excluding studio space) is 7,320 ft<sup>2</sup>. With the expansion to the west, the relocation of meeting rooms, and the partial infilling of light wells to the main floor, the total proposed open area for fitness activity is 16,870 square feet.

There are general planning principles regarding the area requirements per user in an open fitness centre. The standard used by the Planning Team is approximately one user for approximately 100 ft<sup>2</sup>. With this calculation the comfortable and safe capacity of the new fitness area will be 170 users. While the current the fitness area can comfortably accommodate 60 users at a time, it is not unusual to see 100 people per hour crowded into the centre. This level of overcrowding poses a real safety risk and creates an uncomfortable environment for some of the users.

Control of any fitness centre is important and with the proposed design access will be from the central Guest Services Desk on the main level. A single point of control for the stair leading to the Fitness Centre and the third level track eliminates the need for wrist-banding for what is currently the most widely used components of Servus Place.



### Studio Space

Currently there is only one properly designed studio in Servus Place, directly off the Fitness Centre desk on the second floor. The new plan will transition this current area into a 4,670 ft<sup>2</sup> multi-purpose fitness studio with dividing walls that allow the space to be converted into three smaller studios or classrooms. This clustering of studio programs allows for a higher quality of air quality, acoustic control, comfort and privacy. The corridor leading to the studio will be lined with lockers specifically for studio users.

An additional studio has been included in the new building addition to the west. This 1,400 ft<sup>2</sup> studio will offer a high level of visibility and accommodate spontaneous and structured programs when the multi-purpose fitness studio is used as a single 4,400 ft<sup>2</sup> space.

Currently there are successful programs that have between 80 – 100 participants. The size of these programs requires that they be held in the Community Gymsnasiums, the only flat floor area at Servus Place capable of accommodating this size of class. The new multipurpose fitness studio frees up space in the gymnasiums for additional spontaneous programming activity.



### Change Rooms

One of the most significant changes being proposed and one of the areas that according to the membership needs the most attention are the change rooms. While all change rooms in the facility could benefit from improvement, those associated with both the Water Play Centre and the Fitness Centre are particularly under-designed. This is an acute situation considering that the Fitness Centre is the most widely used component in the whole facility and according to all reports needs to expand to help grow the membership. An improved pair of change rooms is a fundamental need of improving and growing the membership.

The new change rooms are approximately 2,500 ft<sup>2</sup> each and contain a number of features that staff and users will find particularly attractive:

- A small social lounge within both the women's and men's change rooms.
- 120 linear feet of locker space. This equates to 120 full-height x 12" wide lockers or 80 full-height x 18" wide lockers. While the exact size or balance of lockers may vary (i.e. a combination of full-height and half-height), there is ample space for the membership to feel comfortable in the change room.
- There are eight washroom fixtures for both women and men
- There are eight private shower cubicles for both women and men
- Private change cubicles are distributed throughout both the women and men's change areas configured in a way that creates nooks of space rather than one large change room.

The change rooms are significant in size and required the reallocation of the second-level spectator seating over the Community Gymsnasiums into the expanded fitness change rooms. Maximizing the size of the rooms was fundamental to providing an enhanced experience for the fitness users and eliminating use of the Water Play Centre dressing rooms by those fitness users. The proposed renovation and expansion does not propose changing the Water Play Centre change rooms at this time, so minimizing their use to only aquatic users is a good interim solution to a situation that should eventually be addressed.







### Change Room Imagery

The following images are representative of the quality of change rooms the Planning Team suggests is appropriate for a renewed Servus Place. The architectural team selected to take the facility to the next stage will develop the actual design of these spaces. These images reinforce the concept of what is possible and what is in fact expected in today's market.



## TRACK LEVEL

The track level was originally designed primarily for spontaneous programming, and more specifically for walking and running. The track, encircling the gymnasiums and fieldhouses, is a very large and well-used component of Servus Place. Creating a second long-term track or increasing the number of lanes on the current track are considerations for future development of the facility. Currently the track is becoming very congested not only because of its popularity but because the corners provide potential program and activity space. The expansion of the Fitness Centre on the second floor will help move some of these activities out of the corners of the track. One of the noisiest and most congested of the track level activities is spinning.



### A New Spin Studio

The expansion of Servus Place to the west had an obvious benefit in increasing the main and second levels of the building. It also provided an opportunity to connect this new volume to the track level. The proposed design has a new spin studio within this western expansion but accessed off the track level. Since all spaces in Servus Place should have a flexible or multi-purpose feature, this studio will have a large storage room to accommodate many of the spin cycles and allow the room other programming opportunities as well. The third-floor location of this room and the views it provides will make it a room in high demand facility activities.

### Washrooms

Single washrooms for women and men are included in the new design and will be located at the top of the main stairs. The washrooms will be designed to accommodate both the disabled, and those users who need a “family-size” washroom.



## 6 THE DESIGN DRAWINGS



The design drawings on the following pages capture the current proposal for an immediate solution to the facility's current situation and a vision for the future. Servus Place is located on a relatively large site but with the combination of indoor space and appropriate parking, there is little residual space for future development. The vision for the future needs to recognize the tremendous value of the remaining site, and any future development needs to be meaningful and beneficial. The Planning Team felt that the area to the north of the facility should be reserved for a future additional major component, and that this should be defined by the Recreation Master Plan to be completed at the end of 2011.



## **The Site Plan**

The Site Plan reflects the original intent of the Barr Ryder design. Not all of the parking has been developed especially at the east side of the facility. However, the areas to the east, south and partially to the north of Servus are consistent with what was actually built.

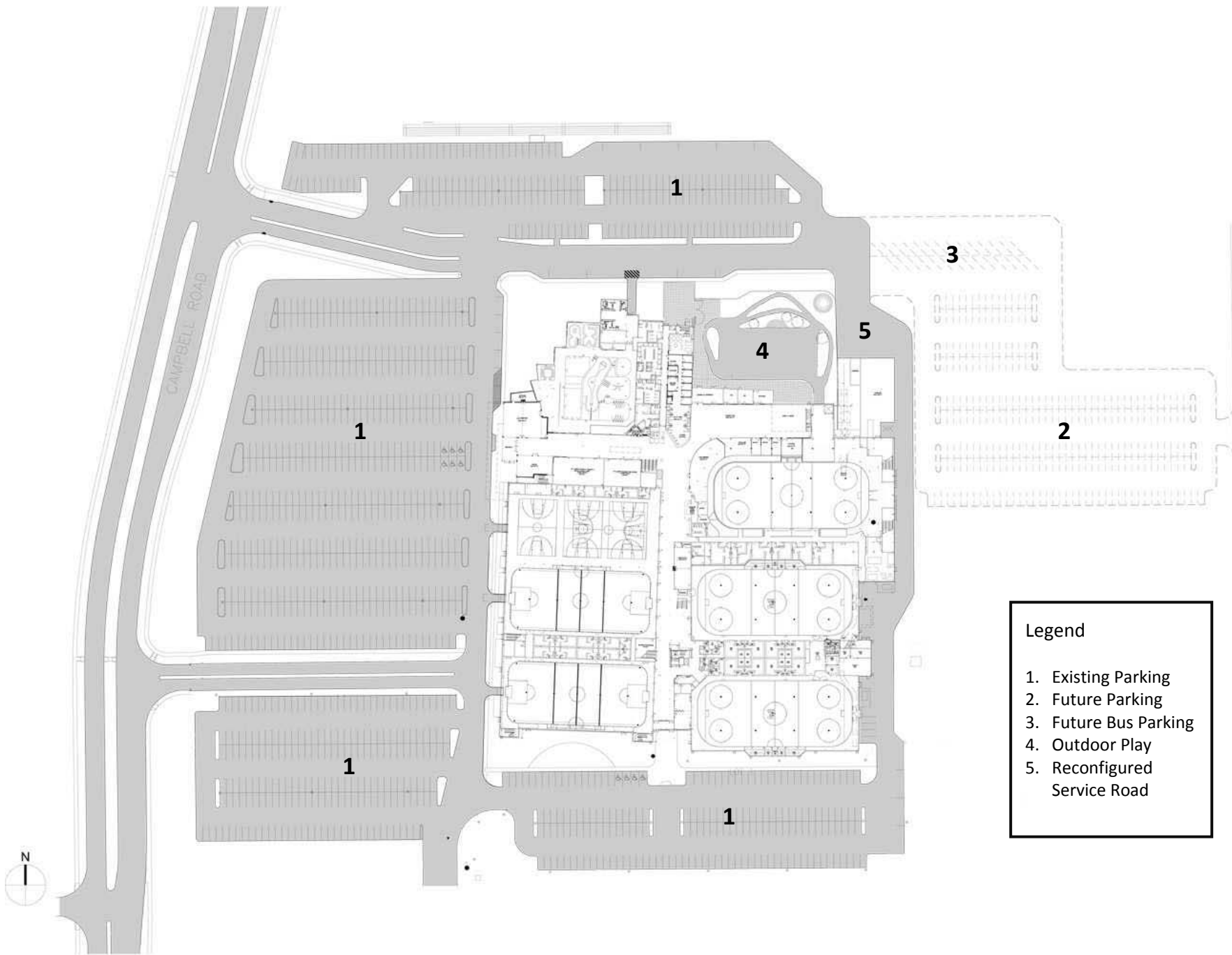
The expansion of the facility with a new entrance lobby has required the partial reconfiguration of the parallel parking directly in front of the facility. The impact is minimal and the alignment of the actual road system remains intact.

The most notable addition to the site is the new outdoor play area on the north side of the facility. This play area is envisioned as a major leisure ice pad in the winter and as a leisure play court in the summer. It has been designed to allow access from the interior of the building for spontaneous play by the membership, and for special community event, access from a north plaza area as well.

The site will require some modification to the paving area at the loading area when a new Performance Arena support area is being proposed. This will be a combination of loading, a garbage room, and an event equipment storage space.

The parking area accessible to Chevigny Street does not exist. However, it has been kept on the drawings to illustrate this opportunity and to indicate this panhandle portion of the site.





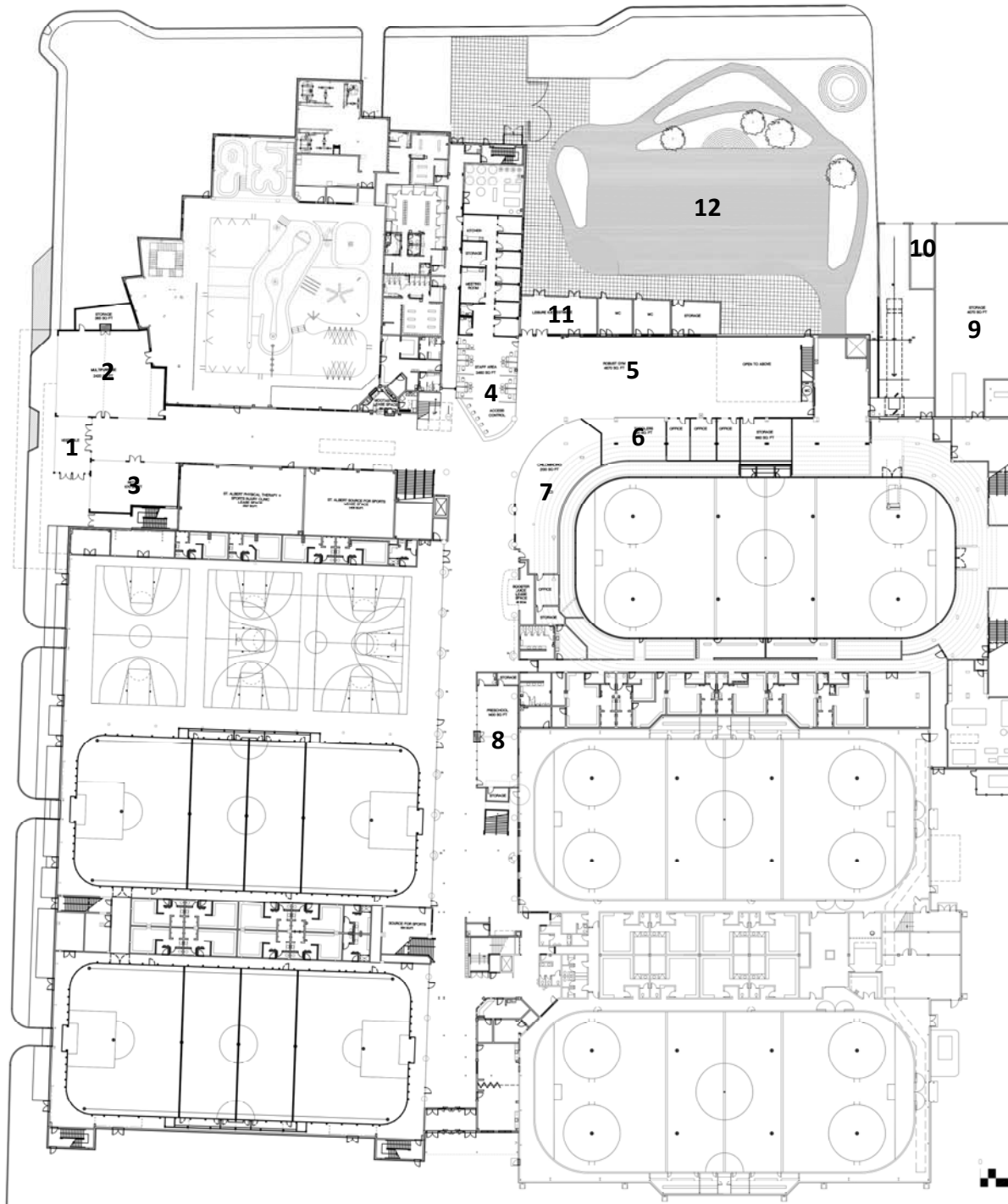
#### Legend

1. Existing Parking
2. Future Parking
3. Future Bus Parking
4. Outdoor Play
5. Reconfigured Service Road

## Main Floor Plan

The Main Floor Plan Illustrates a number of key aspects of the proposed design based on the outcome of the design charette. These include:

- An entry vestibule designed and oriented to prevent wind from entering into the centre.
- New meeting rooms at the facility's north side. These will replace the Qualico Boardroom and Sobeys Active Living Kitchen.
- A new 1,170 ft<sup>2</sup> retail shop on the facility's south side.
- Relocation of administration to the east side of the Water Play Centre change rooms. The Guest Services desk is integrated into administration. This configuration allows for complete control of the corridor to the Water Play Centre change rooms.
- A new stair to the Fitness Centre on the second floor. This stair is just west of the new Guest Services desk so all members accessing the Fitness Centre will need to pass by this control point. This eliminates the need for wrist bands.
- Childminding is now outside of the controlled area and is relocated into a 2,130 ft<sup>2</sup> space vacated by administration. This location is central, visible, and larger than the previous Childminding space.
- A new robust gym or play area of 4,670 ft<sup>2</sup> that replaces Leisure Ice. The west portion of this area is two stories in height (the height of the original Leisure Ice). Adjacent to this area is a smaller 820 ft<sup>2</sup> play area for toddlers.
- A new pre-school area similar in size to the Morinville Meeting Room and located to the northwest of the Troy Murray Arena.
- A new Performance Arena support space that includes a garbage room, indoor truck loading, and a 4,070 ft<sup>2</sup> equipment storage space.
- A new outdoors play area directly north of the robust gym. The development of this space includes an indoor component specifically for winter use when a warm space is required. Also included are washrooms and a storage space that could be accessed either from the interior or the exterior.
- A new glass wall has been added on the east side of the gymnasiums and fieldhouses. This provides more space in the fields while creating a more pleasant environment (without netting) along the concourse to the east.



### Legend

1. New Vestibule
2. Multi-Purpose Room
3. Retail
4. Administration
5. Youth Gym
6. Toddler's Play
7. Child-minding
8. Pre-School
9. Performance Arena Support Space
10. Garbage
11. Outdoor Playground Foyer
12. All Season



SERVUS PLACE

PROPOSED MAIN FLOOR PLAN OVERALL

Servus Credit Union Place – A Plan for the Future

Page 41

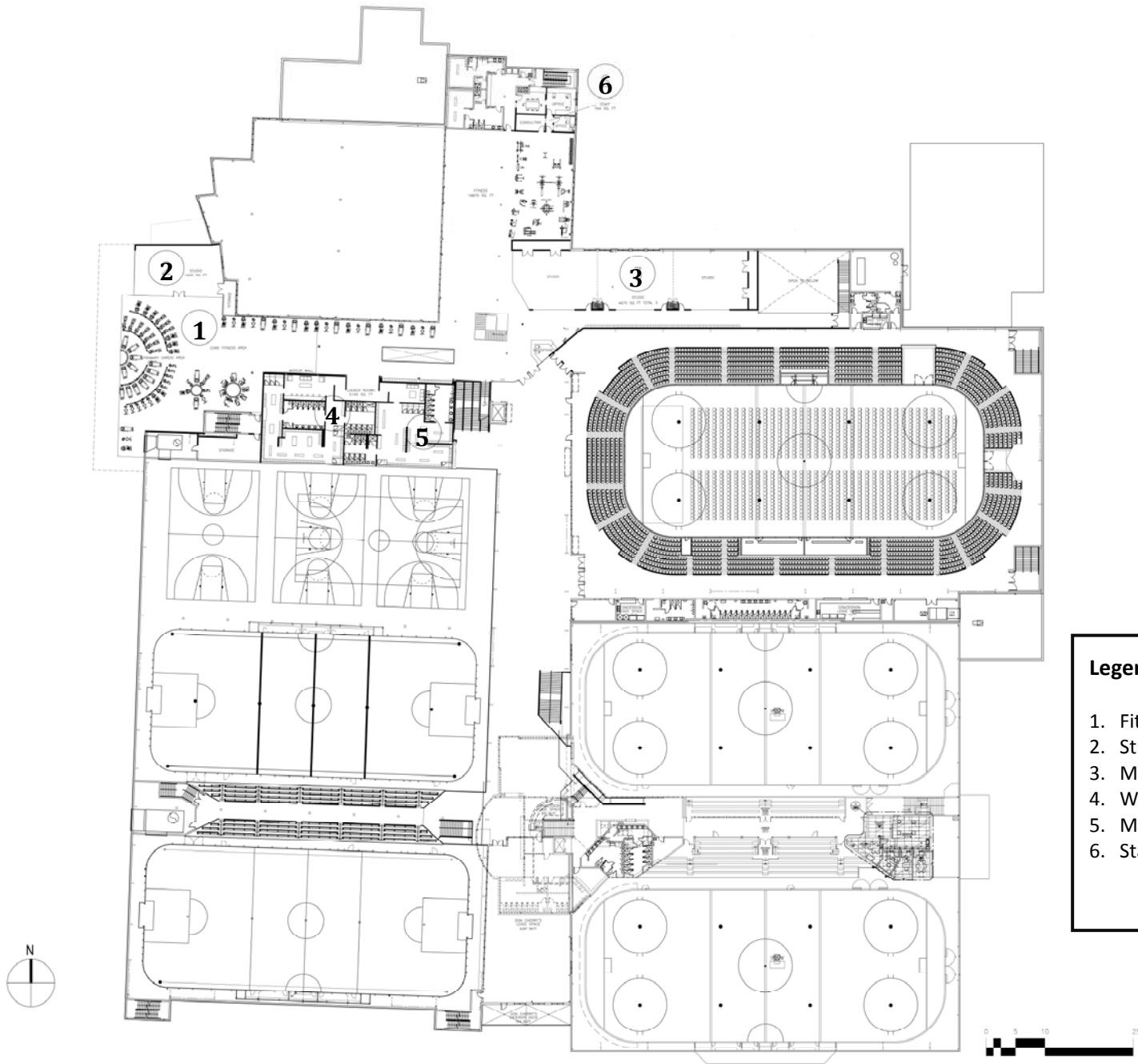
A2

SCALE: 1:250

## Second Floor Plan

The second floor has significant change being reconfigured or “retooled” into a major fitness area. Features of the development of the second floor include:

- A major expansion of the Fitness Centre to the west. This replaces the previous Sobey’s Active Living Kitchen, Qualico Boardroom, and Multipurpose Room. The Fitness Centre, excluding studio and change room space now has a total area of 16,870 ft<sup>2</sup>. The original Fitness Centre space will likely be programmed for free-weights while the new space will be for stretching and cardio.
- A new 1,400 ft<sup>2</sup> studio has been added to the front of the centre directly west of the Water Play Centre.
- A new multi-component fitness studio has been inserted over the original Leisure Ice. This studio will have a total area of 4,670 ft<sup>2</sup> and will be divisible into three smaller studios.
- A new 5,145 ft<sup>2</sup> (total) women’s and men’s change room complex has been added. Each change room will include 8 showers with private drying areas, 8 washroom fixtures, a minimum of 120 full height lockers per change room, private change cubicles, and socializing spaces within the change rooms. The expansion and relocation of the change rooms was achieved in part by incorporating the seating and concourse space at the north end of the gymnasiums.
- A glass wall/doors to separate the Fitness Centre from the public concourse zone on the second floor. This allows staff to have access to the Fitness Centre either from the main floor only, or at busier times, from both levels.
- Controlled access to the track level since the stair to the track is now within the enclosed portion of the Fitness Centre.
- Modifications to the staff area at the north end of the existing Fitness Centre, and the reassignment of the adjacent change rooms for staff use only.
- Reduction of one of the light wells to the lower floor, and the total removal of the square light well, all in an effort to provide additional floor area for fitness activity.
- Additional lockers have been provided throughout the Fitness Centre with a large number being provided opposite the new multi-component fitness studio.



### Legend

1. Fitness Centre Expansion
2. Studio
3. Multi-Purpose Fitness Studio
4. Women's Change Room
5. Men's Change Room
6. Staff

SERVUS PLACE

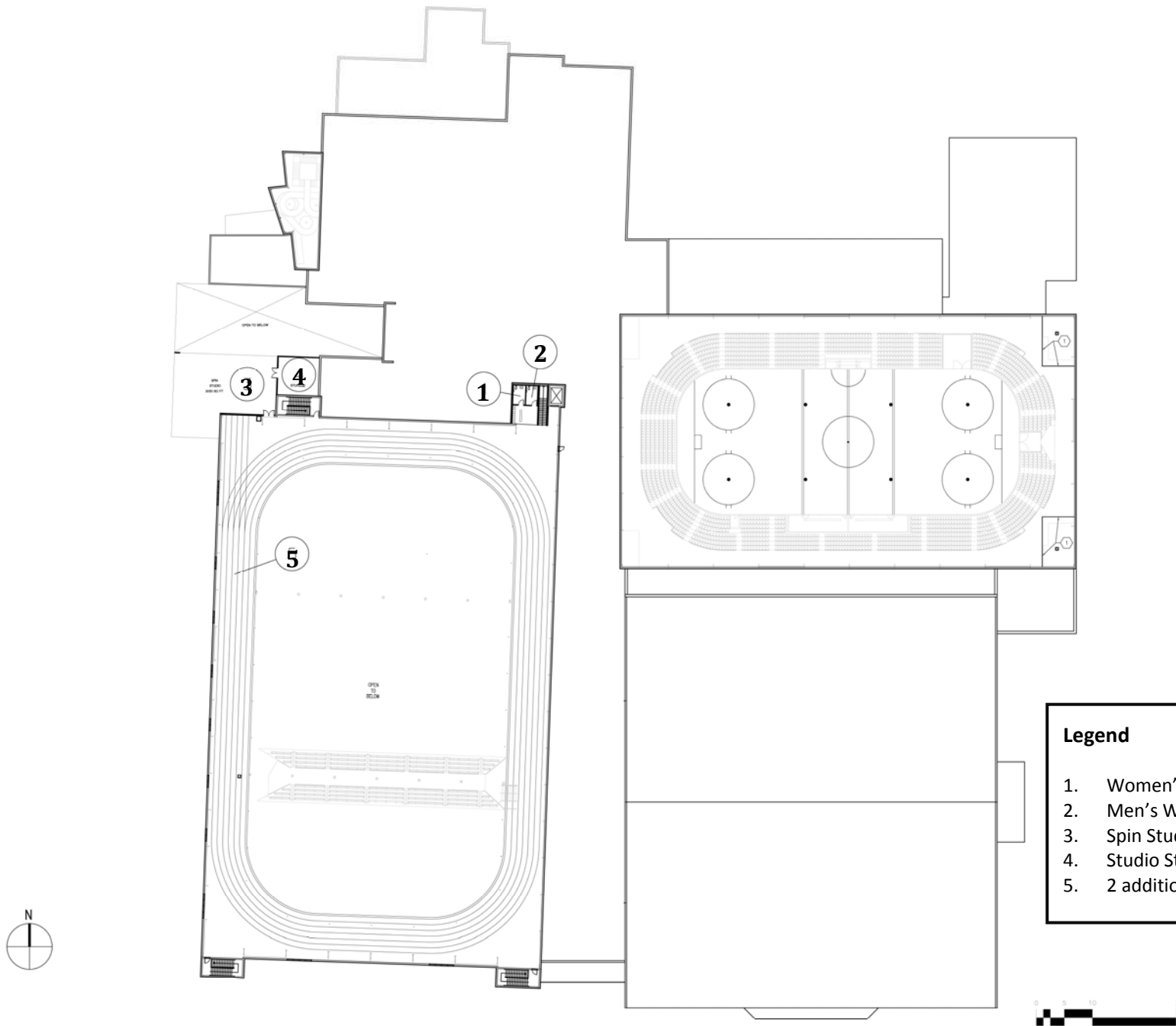
PROPOSED SECOND FLOOR PLAN OVERALL

### **Third Floor (Track Level) Plan**

Originally expectations in terms of change to the track level were minimal. The track is a well-used area within the facility, but one with very few amenities. In addition, the corners have been well utilized to the point that there are too many structured programs being offered in the corners. The location of spinning equipment in one corner is a case in point.

Changes to the Track Level include the following:

- The open area adjacent to the stair has been infilled allowing for the creation of an oversize women's and men's washroom. This recognizes that there are users of the track that may have some mobility issues. In addition, strollerize programs require washrooms that can accommodate a parent and one or more children.
- A 3,050 ft<sup>2</sup> spin studio has been created at the track level that is actually part of the upper area of the fitness studio. The spin studio will be acoustically separate from both the track and the fitness studio below. The location will offer exceptional views to the west and a large storage space has been added so that some of the equipment can be taken out of the room allowing for more space for special program events.
- The walking track has been widened to allow for a total of 6 lanes at the current width.



### Legend

1. Women's Washroom
2. Men's Washroom
3. Spin Studio
4. Studio Storage
5. 2 additional Lanes

SERVUS PLACE

PROPOSED THIRD FLOOR PLAN OVERALL



## The Perspectives

The perspectives included in this report are of the new main entry (opposite) and a view from the new Fitness Centre looking east towards Campbell Road and the parking lot (below).

The view below illustrates the 2-storey Fitness Centre expansion with a new studio to the north (right) and the new spin studio on the track level to the south (upper left). This space will be the icon for both the next phase of development at the facility, and most likely the most attractive and sought-after space in all of St. Albert.



The perspective to the right illustrates the new 3-level expansion that now forms the very visible new entry into the building. Extensively glazed and with appropriate sunscreening, the new façade fits architecturally into the existing building aesthetic while providing a strong and sophisticated presence. The new front will allow views into all three levels of the interior program space from people driving past the facility on Campbell Road.





## SERVUS PLACE – THE LONG TERM VISION

Part of the planning and design review of Servus Place was to look at moving the facility forward in the immediate future so that it can better serve the membership and the community, and deal with some of the original design challenges. However the intent goes well beyond that, and through discussions with the membership and Management Team, looks at making the proposed changes part of a larger strategy of taking Servus Place into the future. There are some significant changes that are required to make the facility more successful. These changes come at a financial cost and provide a corresponding series of benefits. Once these changes are complete Servus Place will be the facility it was original envisioned to suit the current needs of the community. The Planning Team suggests that the long-term vision for Servus Place will maximize the overall development capacity of the site, thus representing the probable final build-out of the facility.



The City of St. Albert has recently undertaken a Recreation Master Plan. This assignment was awarded to the firm of RC Strategies. The outcome of that report, to be completed in 2011, will provide a focused and insightful vision for the growth community facilities through new projects, renovations and expansions. The preparation of such a master-planning document does not come from a team of consultants regardless of how knowledgeable. It comes from the community and the consultant's role is to take that community insight, wisdom and experience and develop it with their own expertise into document that captures where the City is going and what it needs to do and provide to get there. As part of this reprogramming and expansion of Servus Place the Planning Team presented both the proposed immediate design and the facilities own vision of where it needs to go to meet the needs of the community and membership in the future.

### The Vision

The long-term vision developed by the Management Team at Servus Place and given shape by the Planning Team includes consideration and a discussion on expansion for the following:

- The Water Play Centre,
- Fitness Centre,
- Leisure Ice and additional arena considerations.

## **Aquatics**

The Water Play Centre is one of the most well-used components of Servus Place from the perspective of spontaneous programming. Aquatic centres are also a destination and when coupled with as many components as we find in Servus Place, become significant social hubs. The notion of going to Servus Place for spontaneous aquatic experiences and to Fountain Park Recreation Centre for aquatic programs needs to be revisited to the benefit of both centres. The Recreation Master Plan will likely speak to this. In the interim it has become clear through the Management Team and the comments of the membership that the Water Play Centre needs to expand. There are three prime objectives in expanding the aquatic experience at Servus Place;

- **The Need for Laps**

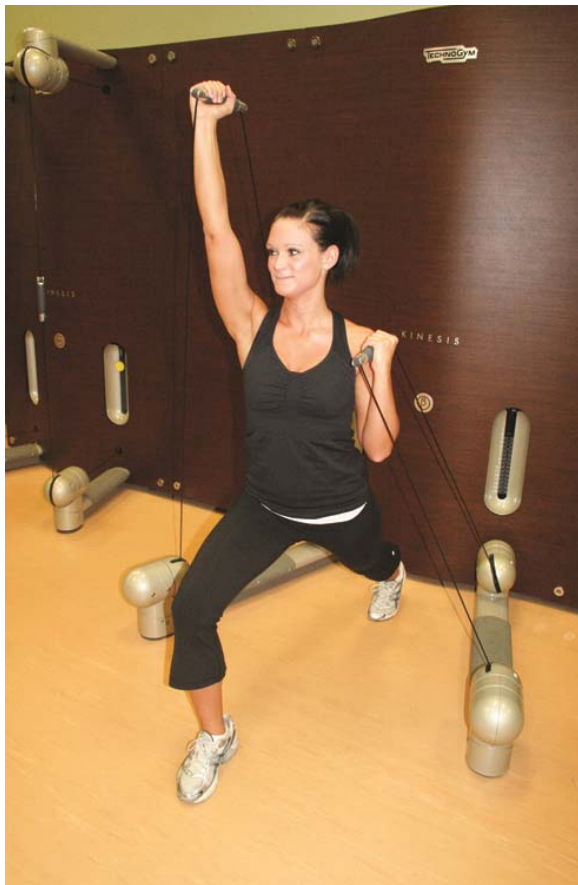
The current pool includes a 3 lane x 18m lanes area interconnected with the free-form leisure pool. The lack of separate water temperature and filtration control for the two different components is a significant compromise. The long-term vision sees a new separate 4 lane x 25m tank north of the existing whirlpool and jacuzzi, running in an east-west direction. This location is visually very open but still remote for children and younger users coming onto the pool deck from the change rooms.

- **More Play**

The leisure portion of the pool is quite successful especially when considering the small size of the whole Water Play Centre. The most appropriate and financially responsible way of taking the leisure and play experience to a new level is with the most current deck-mounted toys and this includes features like “wave riders” and “funnel drops”. The long-term vision identifies a new deck area in the proposed expansion in close proximity to the water slides that would be an extension of the leisure pool and aquatic play features. This area would be an immediate focus for all aquatic users approaching the pool through the change rooms.







- **Improve the Change Rooms**

The improvements to the Water Play Centre will increase the numbers of users and the quality of their experience. Improvement needs to transfer to the change rooms as well. They are currently undersized and difficult to expand considering that they are virtually landlocked between the pool deck and the new administration area. However the long-term vision of pushing the Water Play Centre both west and north provides an opportunity to extend the change rooms north as well effectively adding an additional 50% more change space. This would be a three-step process where a new men's change room would be constructed first. Once this is done the family change room would be replanned to be a minimum of 60% larger. Finally the women's change room would be enlarged and altered. While this would have some impact on the operation of the Water Play Centre, there would at all times be at least two change rooms available.

With the completion of the new 4 lanes x 25m lap pool, expanded leisure/play portion and the change room expansion and upgrades the Water Play Centre will be the kind of program space the City of St. Albert and membership demand. Spontaneous programming would be enhanced, conflicts between lap swimming and more "energetic" water play would be reduced or eliminated, and the Water Play Centre would once again be a destination for multi and inter-generational experiences. This would address the need for leisure play and spontaneous aquatic fitness opportunities.

#### **Fitness**

The currently planned expansion of the fitness area will provide an overall space including studios, staff areas and spinning of almost 32,000 ft<sup>2</sup>. This is a significant area and it is not expected that Servus Place will require much in terms of future expansion. However there are two options to provide some growth for both the studio space and flat floor area. Expansion to the north will allow for the relocation of the staff offices and change rooms into the new space allowing for the conversion of the old offices and change room to additional flat floor fitness. Should the facility require more studio space then the area to the east of the main studio is still available as a possible

expansion opportunity. This would take away the two-storey area in the children/youth zone on the main floor but there are significant expansions to this part of the building as well.

#### **Ice Facilities – Leisure Ice**

There is a major development opportunity to the north of the existing Leisure Ice. In the next phase of expansion this area will be developed as outdoor space used for summer and winter programming. Depending on how this area is used by the membership and general public, an objective might be to develop this space as a new enclosed ice surface approximately 85' x 140'. This area would be used for spontaneous ice program space and could see public skating, entry-level hockey, and entry-level figure skating.

The Planning Team has recommended that the existing Leisure Ice be removed and the space used for other programming opportunities. This was done because of the restricted size of the current leisure ice surface and the lack of flexibility it provides for spontaneous programming. The fact that Leisure Ice is undersized does not take away from the value of this kind of feature. The Planning Team is suggesting that the current area could be used more effectively for other immediate needs and that the provision of leisure ice requires a much larger and more flexible ice surface. The expansion to the north of the existing Leisure Ice is an ideal location for a new ice surface designed for spontaneous programming, especially for the 2 – 12 age group.



#### **Ice Facilities – New Hockey Rink**

Servus Place balances the ratio of indoor facilities and associated parking. There is a perceived need in the community for additional ice surfaces and the Planning Team expects the new Recreation Master Plan to offer comments on both the need and the most appropriate location. The Planning Team studied the most preferred location for the provision of an additional ice surface at Servus Place, looking both at the north and south ends of the facility. The north end was problematic for two main reasons. The first is that there simply isn't enough space unless the ice surface was turned perpendicular to the other rinks. The second problem is the actual control of the



facility. This area would be within the controlled zone of the facility – unlike the existing ice surfaces and fieldshouses. Having each hockey player or figure skater check in at the control desk is problematic.

The opportunity to provide a fourth hockey size ice surface at the south end of Servus Place has some issues with the elimination of parking stalls but this is something that is inherent in adding a new ice surface regardless of where it's planned. Virtually all other components of the long-term vision are planned within the existing road and parking network. However, putting the issue of parking aside, there is enough land at the south end of the facility to accommodate another arena with a minimum of seating. This arrangement would work and integrate reasonably well with the existing Mark Messier Arena.

The addition of a fourth hockey-sized ice surface at Servus Place is not the recommendation of the Planning Team but it was felt that the rink should be shown on the site plan to give those supporters of the idea a better sense of the overall impact on the site.



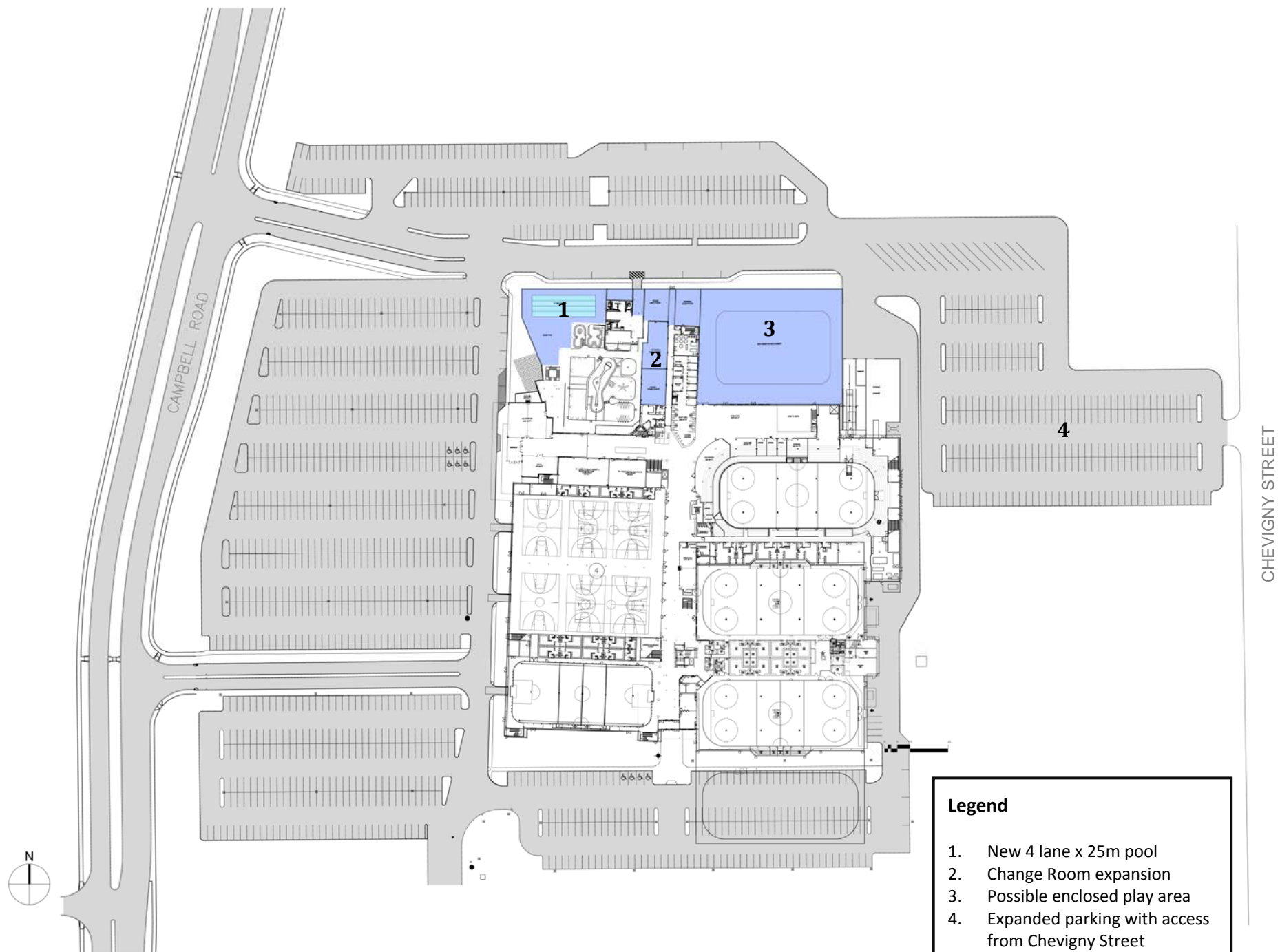
## **Future Vision – Site Plan**

The long-term vision of site development is focused almost exclusively to the north. This represents the real opportunity for expanding Servus Place in a strategic way and without causing significant change to the existing infrastructure of roads, parking and outdoor lighting.

Details of the long-term vision will be discussed on the following pages. In terms of site planning, the Water Play Centre and amenity spaces have the opportunity to expand to the north. The outdoor play arena is shown in the long term as a totally enclosed space but this is only one option and the details of this particular expansion and development are minimal. As with the Water Play Centre expansion, the future development of Servus Place needs to be defined through a public and consultative process. The Recreation Master Plan currently being prepared will provide an additional level of insight to this issue. Perhaps more importantly, the Management Team at Servus Place will have opportunity to gauge how the membership is using the facility, where growth needs to happen, and what is the best design response to those needs. One option is simply that the outdoor play area will be considered successful and relevant enough to continue as part of the long-term vision.

The demand for spontaneous programming within the gymnasiums suggest that the redevelopment of one of the fieldhouses to a second gymnasium deserves consideration. From a membership perspective this is an appropriate next step versus a long-term initiative. In terms of Servus Place's sports partners, dialogue and consultation is required. The Planning Team is suggesting that as the membership for Servus Place grows, consideration should be given to making this conversion. It will provide Servus Place with the size of gymnasium it needs to support both spontaneous and structured programs.

The Planning Team feels that the available remaining site does not properly provide for a fourth ice surface. Technically there is space south of the Mark Messier Arena. However, unlike every other expansion planned, this one would have significant impact on roadway, parking and outdoor lighting infrastructure.



- Legend**
1. New 4 lane x 25m pool
  2. Change Room expansion
  3. Possible enclosed play area
  4. Expanded parking with access from Cheviot Street

SERVUS PLACE

PROPOSED LONG RANGE VISION SITE PLAN

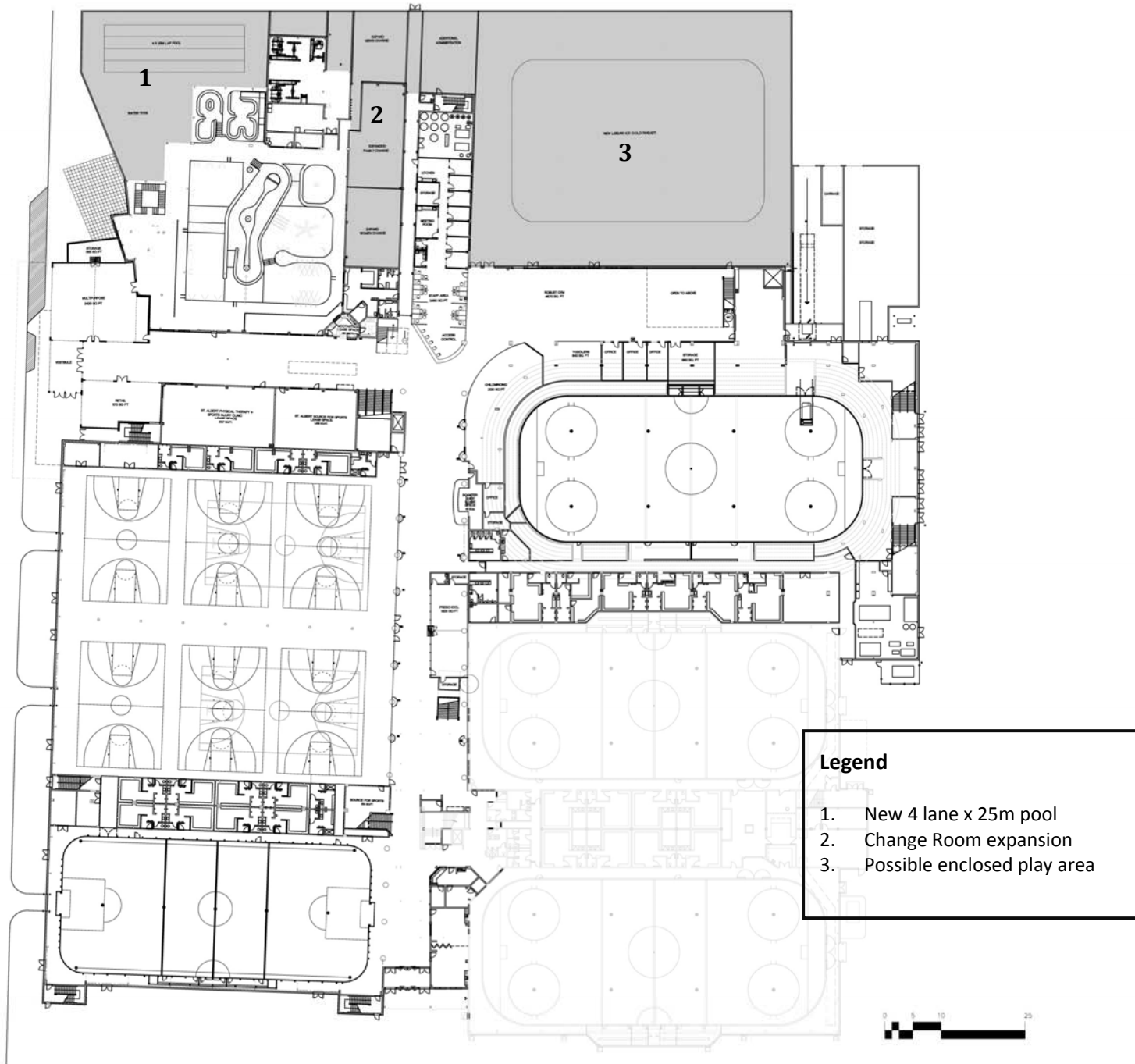
## **Future Vision – Main Floor Plan**

The long-term vision for Servus Place is expanding to the north. This will significantly benefit the Water Play Centre, allowing it to deal with two major current issues. The first is the lack of sufficient lanes for lap swimming. Servus Place is committed to spontaneous programming and this applies to the lap pool as much as it does to the leisure water. Expansion to the north allows for the construction of a new four lane by 25-meter lap pool. Being a separate tank, it will allow for a cooler water temperature than the leisure water and minimize the periodic conflict between laps swimmers and those individuals playing in the leisure pool.

The expansion of the Water Play Centre allows for the creation of new deck space for more water toys such as a “wave rider” and “funnel drop”. This reinforces the whole notion of spontaneous programming and “healthy ageless play”. These new water features will be in close proximity to new exterior glazing and will become a marketing device for people driving or walking past Servus Place. These features, as with the youth gym and outdoor play area, reinforce a commitment to providing robust activity areas and opportunities for youth.

A successful and expanding Water Play Centre requires a significant improvement in the change rooms. The first phase improvements benefit these change rooms in that all fitness users will use the change facilities on the second floor thereby reducing the demand on the Water Play Centre change rooms. However, the expansion to the Water Play Centre will result in a large number of users putting additional stress on the change rooms. The expansion to the north allows for a 50% addition to this area requiring a sequential construction process. First a new men’s change room will be constructed, followed by the reconstruction and enlargement of the family change room, and finally, the women’s change room. It is expected that both the men’s and women’s change rooms will expand by 20% - 30% while the family change room will likely double in size.

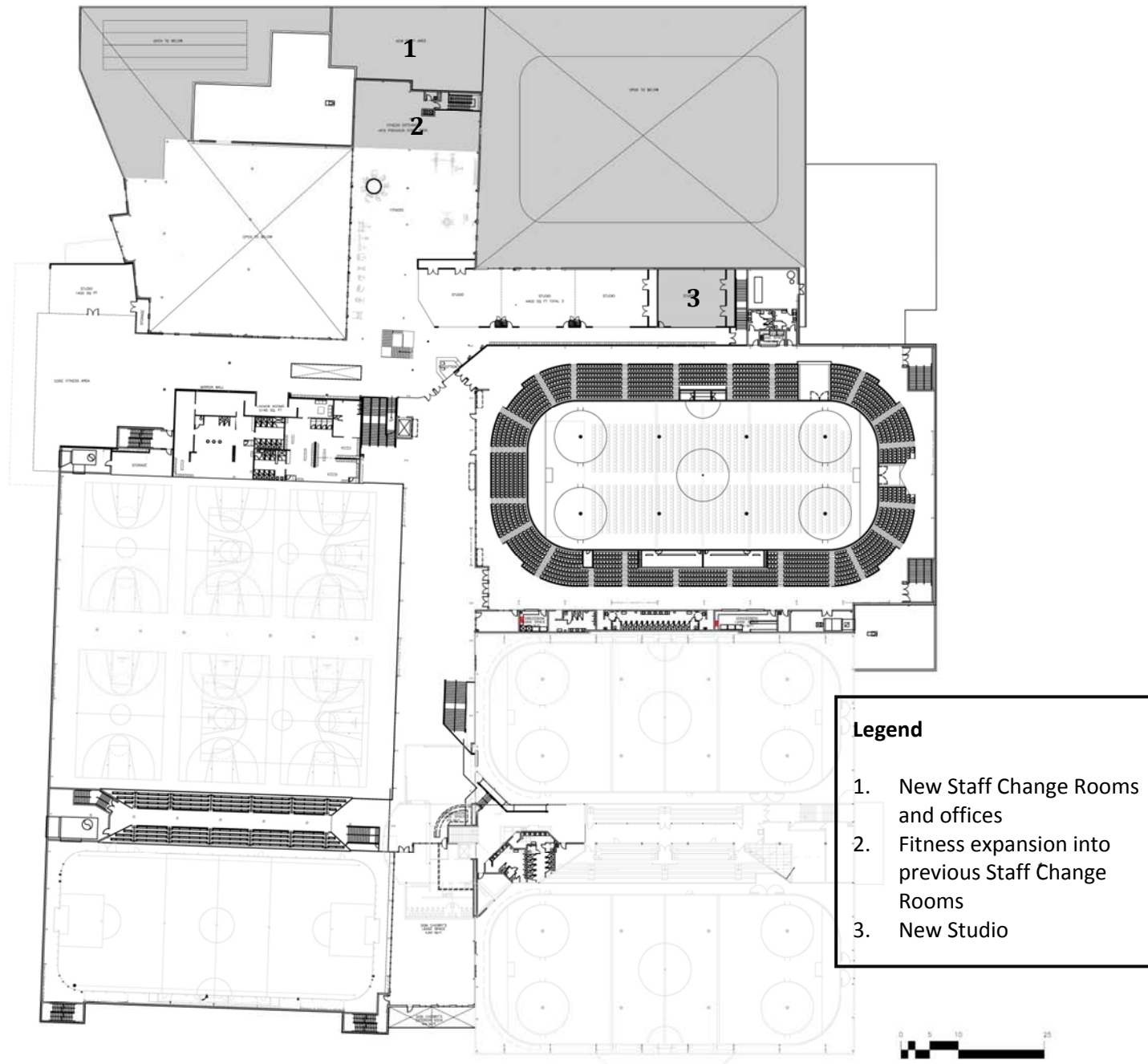
The final expansion piece in the long-term vision is the area being proposed in phase one as the outdoor play area. However, development of this portion of the site will be determined by both the degree of use of the outdoor play area and the recommendations of the Recreation Master Plan.



### **Future Vision – Second Floor Plan**

The long-term vision for the expansion of the second floor of Servus Place is less extensive than the lower level. The most significant expansion of this level was done as part of the phase one design providing the Fitness Centre with enough space to generally meet the needs of the membership.

Expansion to the second floor is limited to the north and east. In the northern scenario the Fitness Centre staff will move north over the addition to the Water Play Centre men's dressing room. The existing staff offices and change rooms will be converted into additional Fitness Centre space. Additionally, the multipurpose fitness studio has the opportunity to be expanded east to add one more module of studio space. This will result in the youth gym on the main floor losing its 2-storey clear height at the east end. This would only be considered if the outdoor playground is converted to interior program space allowing for transfer of some of the more robust or energetic youth activities to move from the phase one youth gym north to the new enclosed program space.



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