

A scenic coastal landscape featuring a rocky shoreline, waves, and a cliffside with palm trees under a clear sky. The foreground shows dark, wet rocks and shallow tide pools. The middle ground is dominated by a steep, rocky cliffside covered in green vegetation and several tall palm trees. The ocean is visible on the left, with waves breaking against the shore. The sky is a clear, pale blue.

# Community Services & Recreation

A photograph of a modern community center building at dusk. The building features extensive wood paneling and large glass windows and doors. A paved courtyard with several wooden benches is in the foreground. A grassy area is visible to the left. In the background, a hillside with houses is visible under a dark blue sky. A tall, modern light pole stands in the courtyard. The text "Community Center & Susi-Q" is overlaid in white, bold font across the center of the image.

# Community Center & Susi-Q



# Community Center & Susi-Q

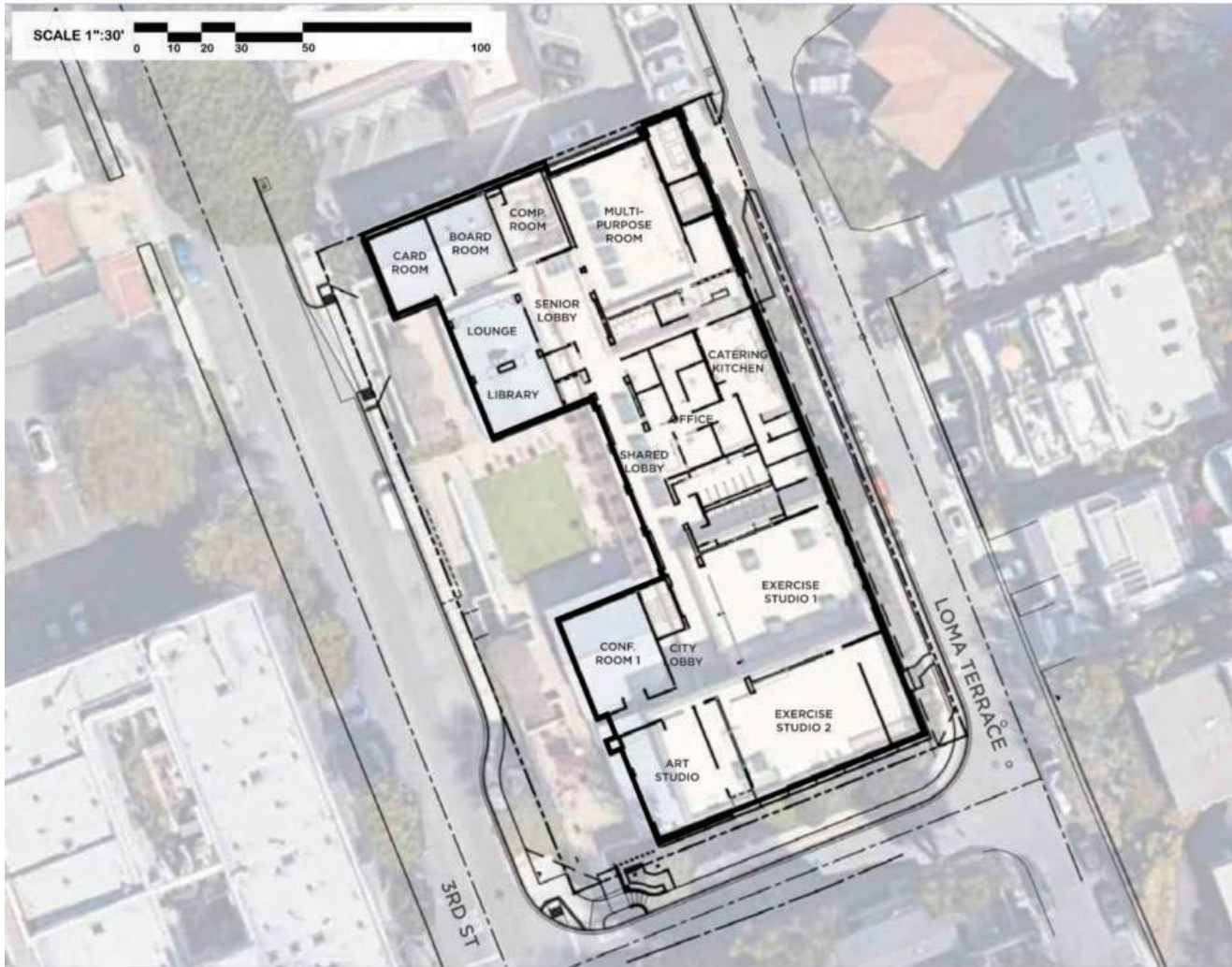
## Key Concepts

- Increase administrative space
- Consider utilizing oversized kitchen and/or wellness room to accommodate office needs
- Increase multipurpose opportunities within the Board Room to accommodate meetings, wellness, etc.





# PLAN EXISTING



### NOTES

- No site changes
- No change to parking level
- No building expansion
- All work to be interior remodel to achieve program updates
- Zoning analysis was not developed for this site because all property work is located in interior of building.





# PLAN OPTION - A (LEVEL-1)



### LEGEND

Highlighted areas are potential areas to be remodeled to achieve program updates

### NOTES

- Kitchen space kitchen support space reduced and staff office area expands into to area
- Computer room is updated for multigenerational programming
- Board room is upgraded to multipurpose space, serving both wellness center & board room






# PLAN OPTION - B (LEVEL-1)



### LEGEND

 Highlighted areas are potential areas to be remodeled to achieve program updates

### NOTES

- Kitchen space reduced and staff office area expands into to area
- City lobby space is returned to lobby space
- Office in city lobby space moves to staff office area
- Computer room is updated for multigenerational programming
- Board room is upgraded to multipurpose space, serving both wellness center & board room

An aerial photograph of a large, multi-story building with a prominent red-tiled roof. The building features a central courtyard with a paved area, several blue picnic tables, and a playground structure. The architecture includes arched windows and doorways. The building is surrounded by greenery and a parking lot with several spaces. The text "Community & Recreation Center (CRC)" is overlaid in white on the image.

# Community & Recreation Center (CRC)



# Community & Recreation Center (CRC)

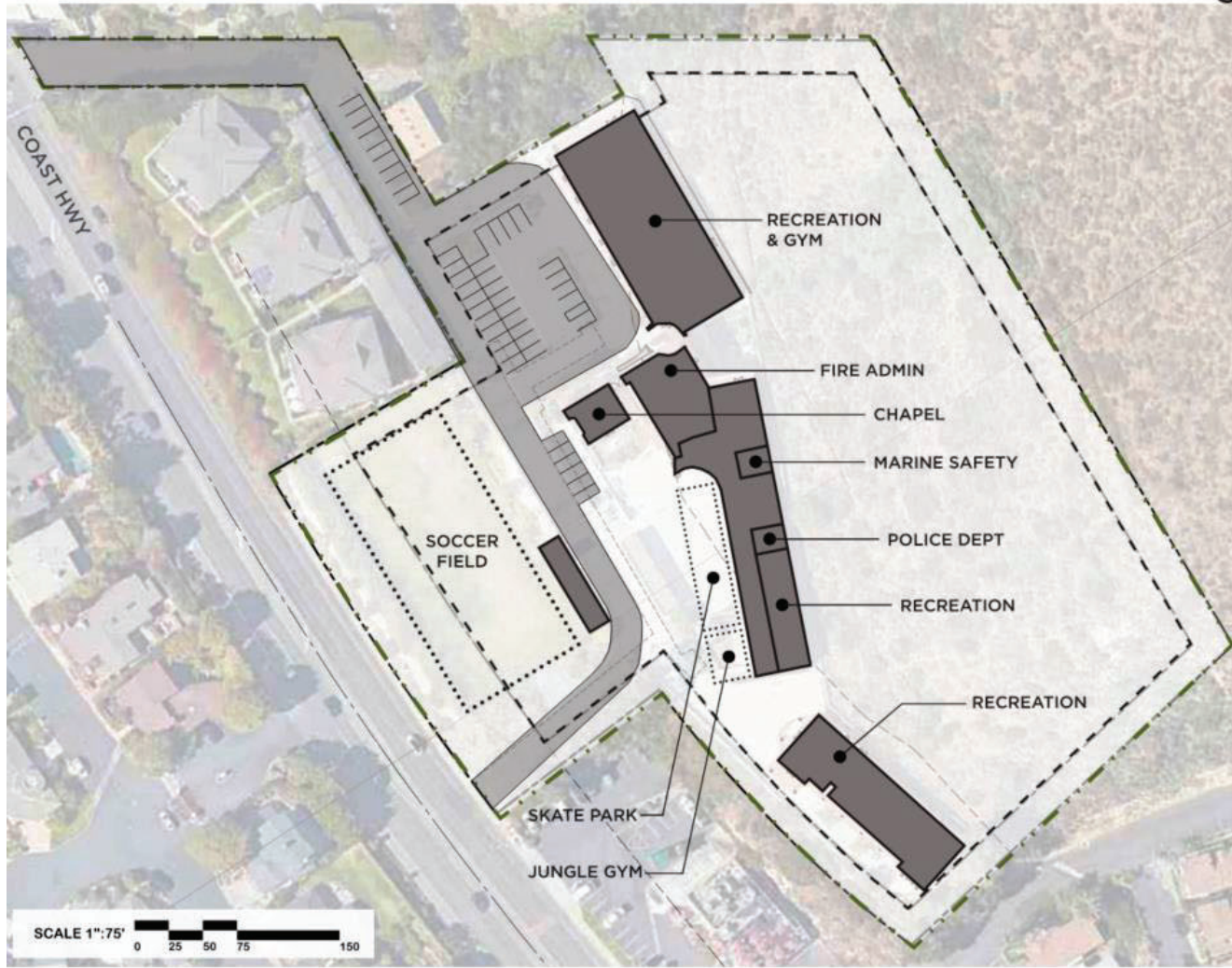
## Key Concepts

- Reuse existing building and increase programming where appropriate to align with community interests
- Increase parking capacity
- Consider utilizing site as aquatic center
- Consider utilizing site for residential to develop revenue source for other City projects





# SITE PLAN EXISTING



**LEGEND**

- Site Area
- - - - - Setback
- █ Existing Structure

**TABULATIONS**

Chapel	1,047 SF
Gym	12,254 SF
Admin & Elementary	17,100 SF
Middle School	5,864

Parking existing on-site

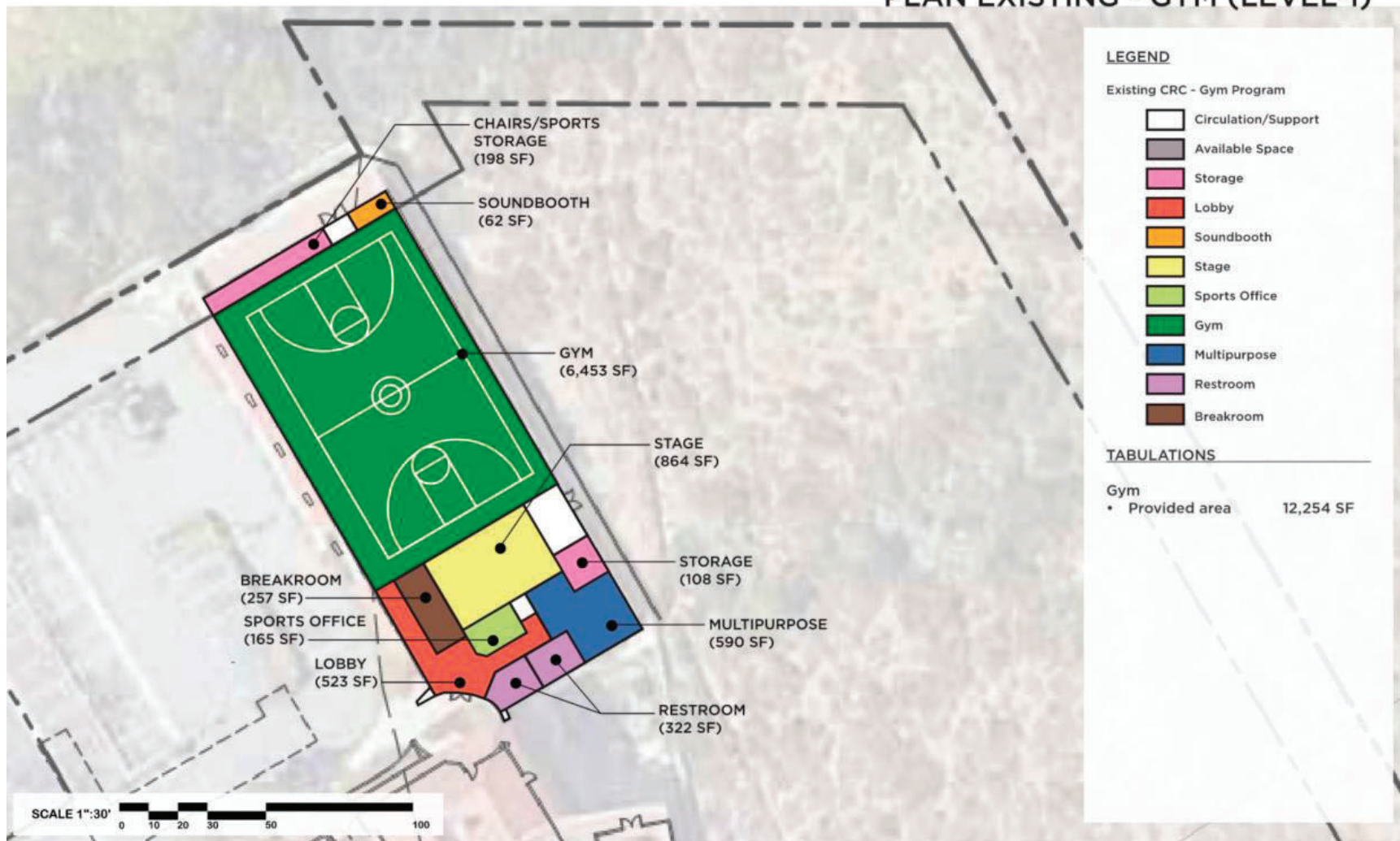
- Staff & Visitor 47

**NOTES**

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



# PLAN EXISTING - GYM (LEVEL-1)





# PLAN EXISTING - GYM (LEVEL-2)



### LEGEND

#### Existing CRC - Gym Program

- Circulation/Support
- Available Space
- Storage
- Lobby
- Soundbooth
- Stage
- Sports Office
- Gym
- Multipurpose
- Restroom
- Breakroom

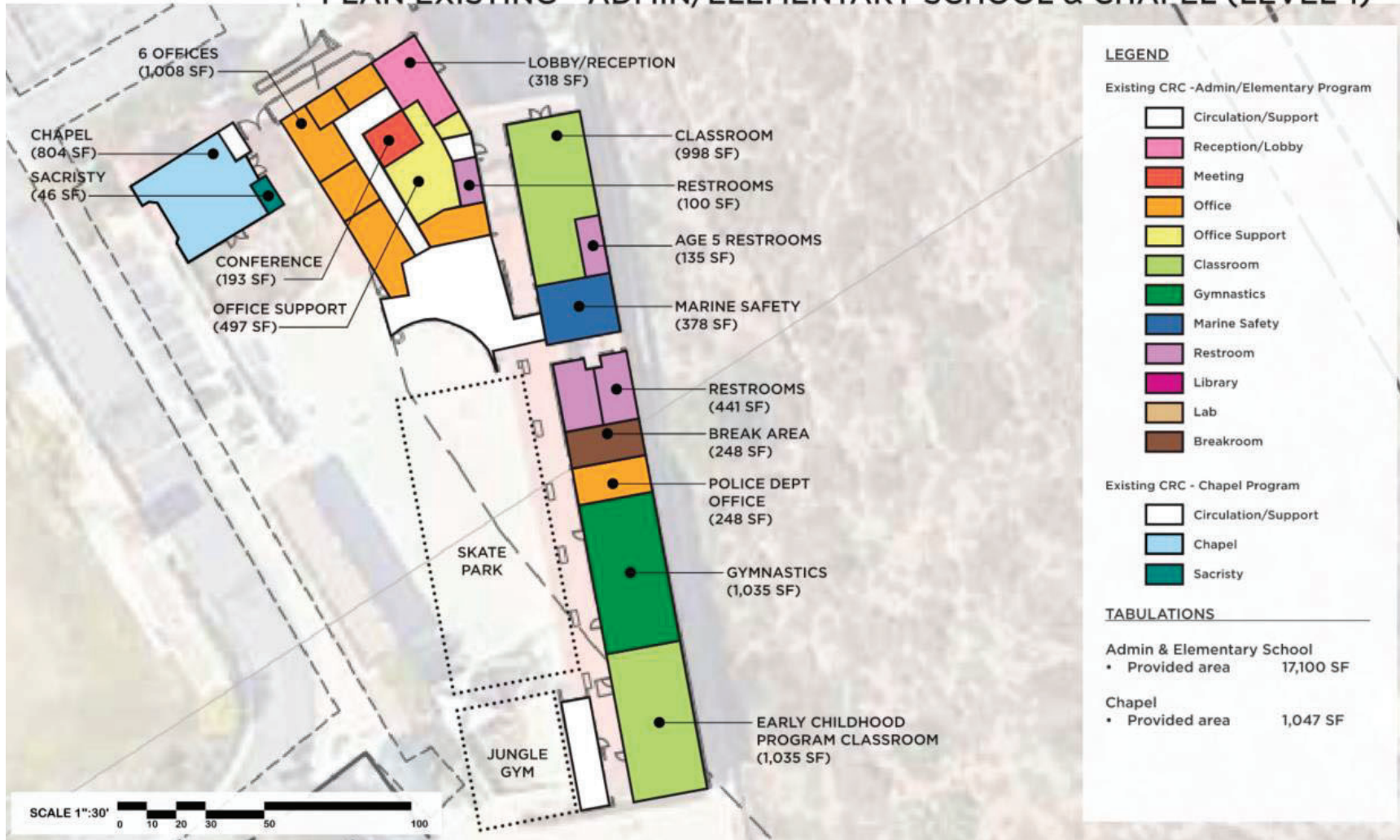
### TABULATIONS

Gym	
• Provided area	12,254 SF





# PLAN EXISTING - ADMIN/ELEMENTARY SCHOOL & CHAPEL (LEVEL-1)





# PLAN EXISTING - ADMIN/ELEMENTARY SCHOOL & CHAPEL (LEVEL-2)



### LEGEND

#### Existing CRC - Admin/Elementary Program

- Circulation/Support
- Reception/Lobby
- Meeting
- Office
- Office Support
- Classroom
- Gymnastics
- Marine Safety
- Restroom
- Library
- Lab
- Breakroom

#### Existing CRC - Chapel Program

- Circulation/Support
- Chapel
- Sacristy

### TABULATIONS

Admin & Elementary School  
 • Provided area 17,100 SF

Chapel  
 • Provided area 1,047 SF



# PLAN EXISTING - MIDDLE SCHOOL (LEVEL-1)



### LEGEND

Existing CRC - Middle School

- Circulation/Support
- Art Room
- Lab
- Art Room
- Classroom
- Restroom

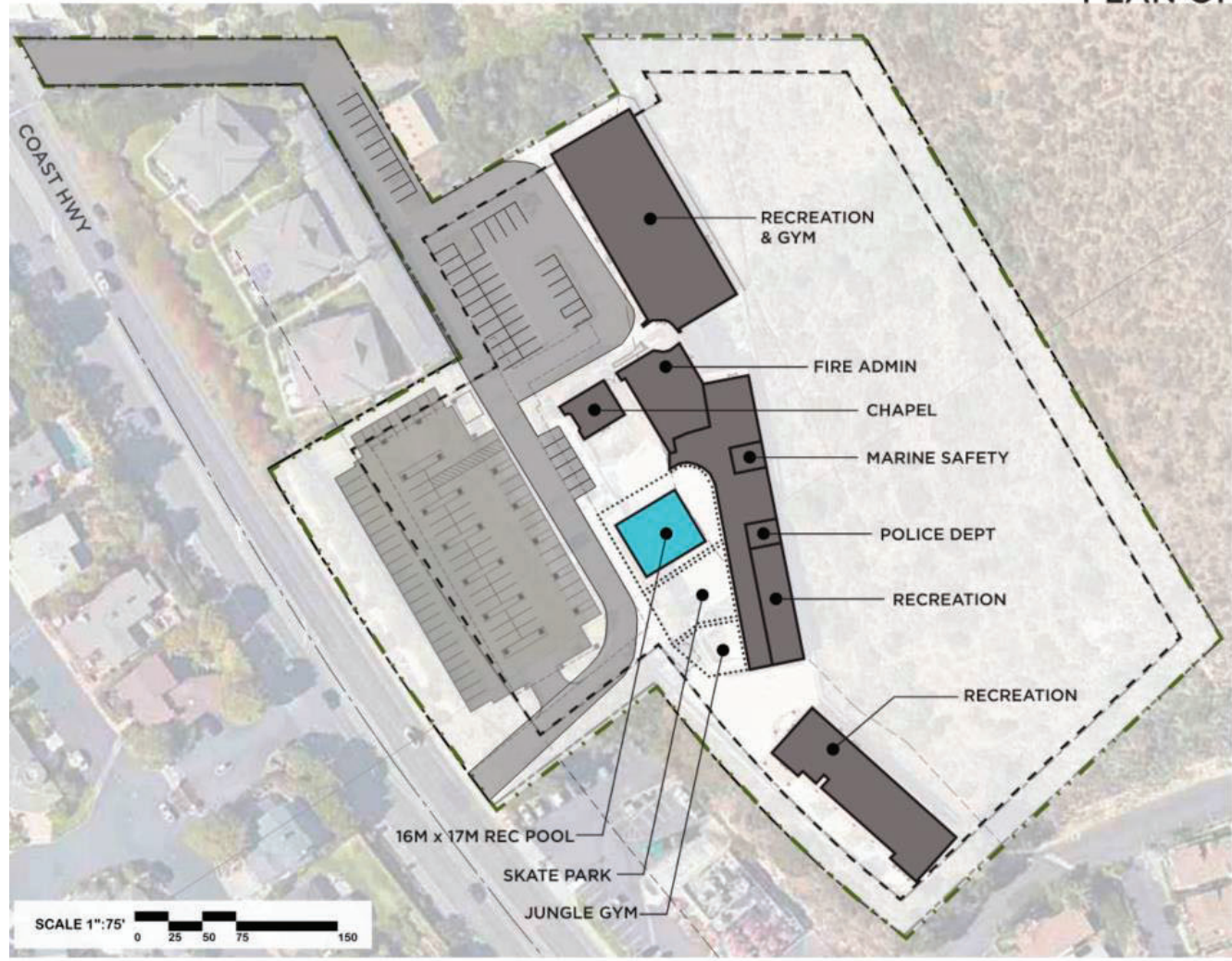
### TABULATIONS

- Admin & Elementary School
- Provided area 5,864 SF





# PLAN OPTION - A (LEVEL-1)



**LEGEND**

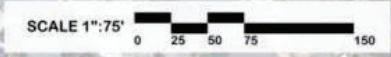
- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Play Field/U8 Soccer
- Circulation

**TABULATIONS**

Parking-on-site	
• Staff & Visitor	122

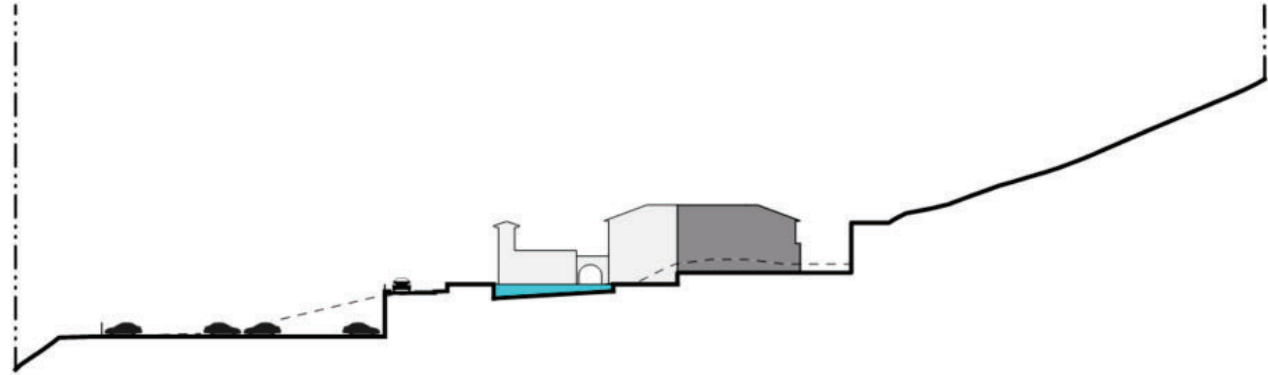
**NOTES**

- Existing soccer field replaced with 75 parking stalls
- Option A has no deck above parking





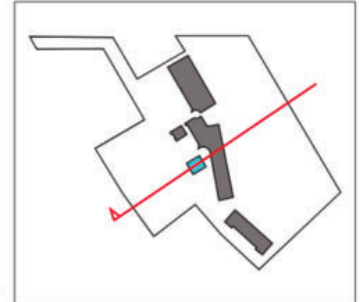
# PLAN OPTION - A (SECTION)



**LEGEND**

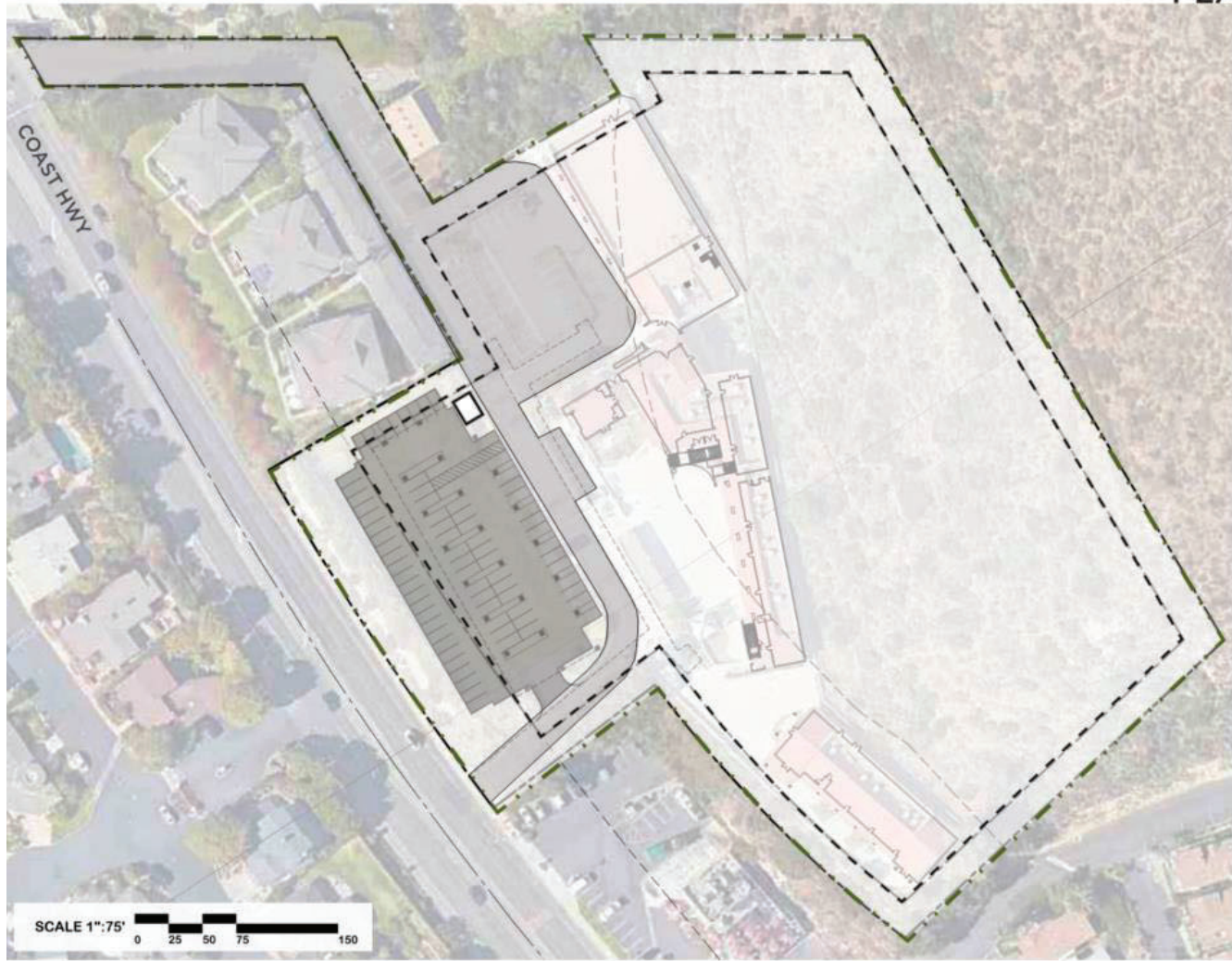
- . . - Site Area
- Existing Structure
- Recreation Pool

KEY MAP





# PLAN OPTION - B (B-1)



### LEGEND

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Play Field/UB Soccer
- Circulation

### TABULATIONS

Parking existing on-site	
• Staff & Visitor	122

### NOTES

- Existing soccer field replaced with 75 parking stalls
- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure





# PLAN OPTION - B (LEVEL-1)



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Play Field/U8 Soccer
- Recreation Pool
- Circulation

**TABULATIONS**

Parking on-site	
• Staff & Visitor	122

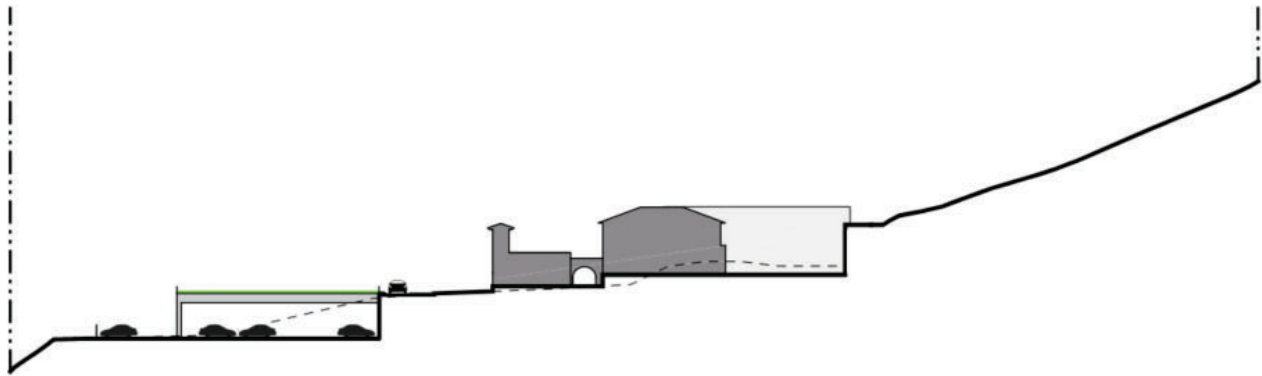
**NOTES**

- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure
- No changes to existing recreation structures
- Outdoor recreation area in courtyard in front of elementary/admin building

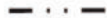






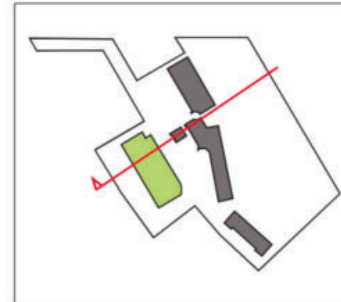
# PLAN OPTION - B (SECTION)



**LEGEND**

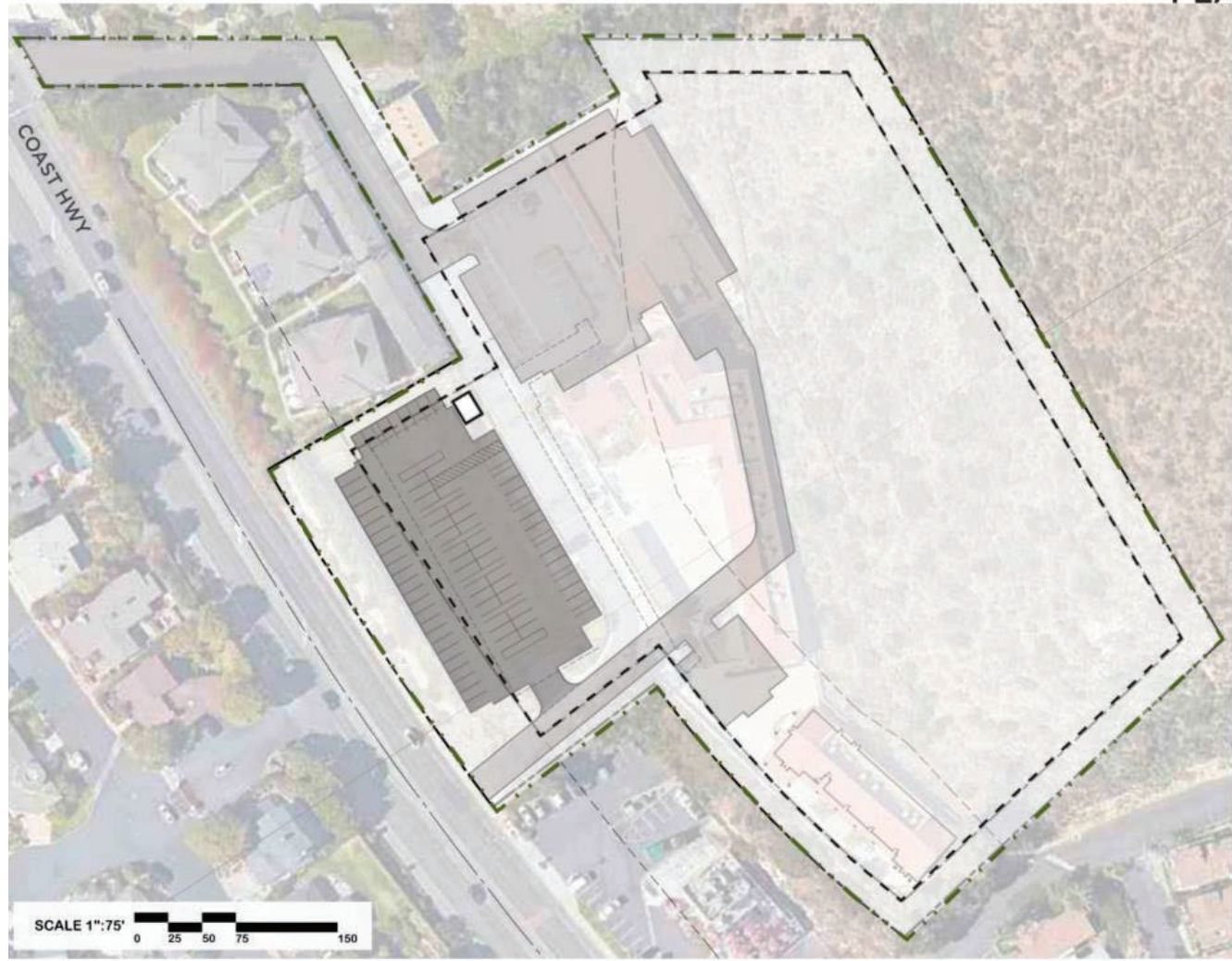
-  Site Area
-  Existing Structure
-  Play Field/U8 Soccer

KEY MAP





# PLAN OPTION - C (B-1)



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Residential Program
- Play Field
- Circulation

**TABULATIONS**

Parking on-site	
• Staff & Visitor	177

**NOTES**

- Existing soccer field replaced with 75 parking stalls
- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure

SCALE 1"=75' 0 25 50 75 150



# PLAN OPTION - C (LEVEL-1)



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Residential Program
- Play Field/U8 Soccer
- Circulation

**TABULATIONS**

Community Building	
• Provided area	11,200 SF
Parking on-site	
• Staff & Visitor	102

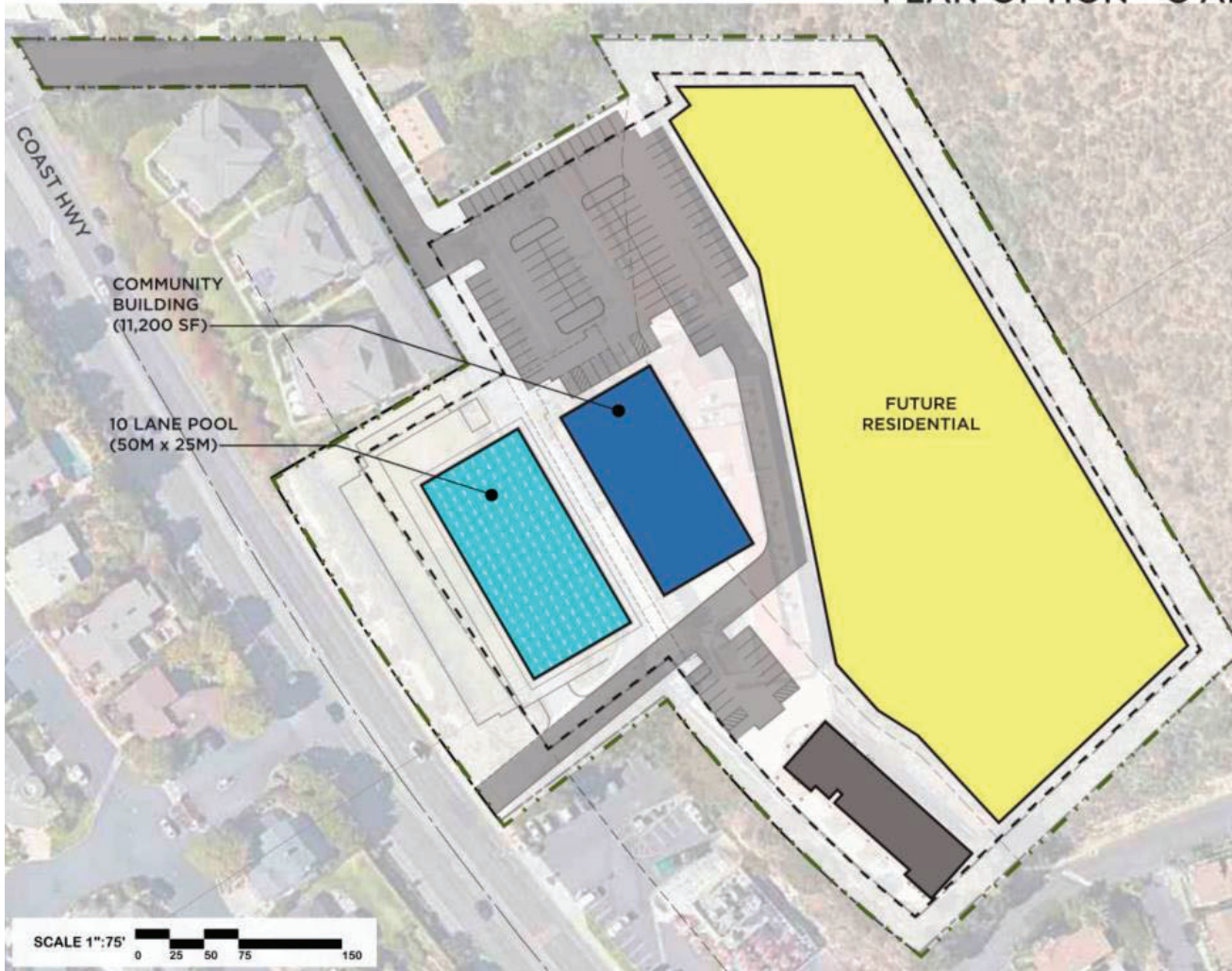
**NOTES**

- Play field deck above new parking
- Circulation from parking to play field/recreation center at north corner of structure
- All recreation structures on site removed except middle school building
- New 11,200 SF recreation building adjacent to play field
- Area at back of site allocated for future residential





# PLAN OPTION - C ALTERNATE (LEVEL-1)



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- New CRC Program
- Residential Program
- Pool
- Circulation

**TABULATIONS**

Community Building	
• Provided area	11,200 SF
Parking on-site	
• Staff & Visitor	102

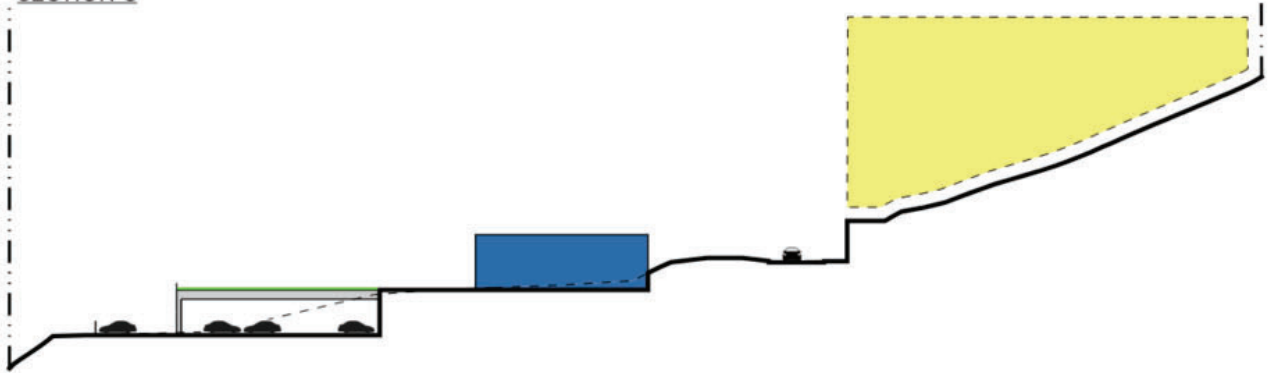
**NOTES**

- 10 lane pool deck above new parking
- Circulation from parking to pool/recreation center at north corner of structure
- All recreation structures on site removed except middle school building
- New 11,200 SF recreation building adjacent to pool
- Area at back of site allocated for future residential

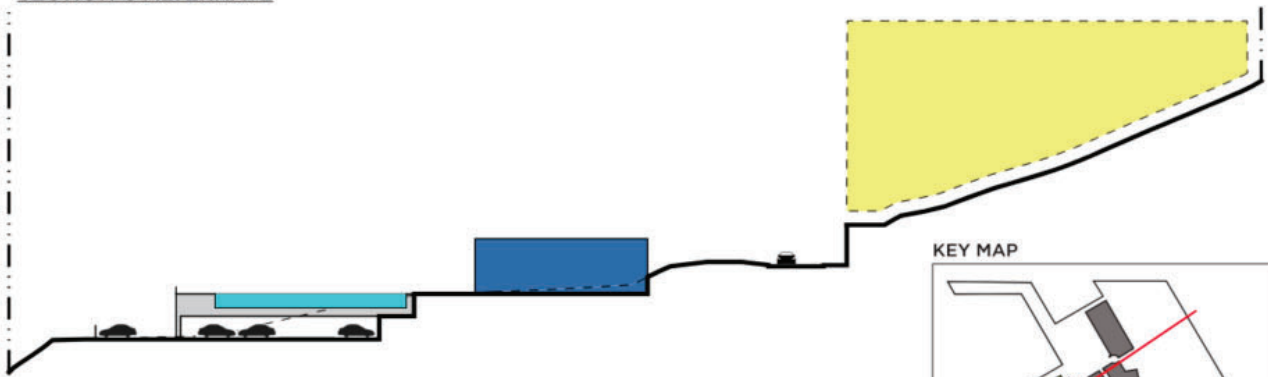




SECTION C



SECTION C ALTERNATE



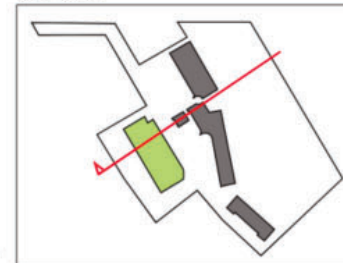
PLAN OPTION - C (SECTION)

LEGEND

- . - . - Site Area
- Existing Structure
- New CRC Program
- Play Field/UB Soccer
- Recreation Pool
- New Residential Program

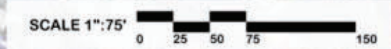
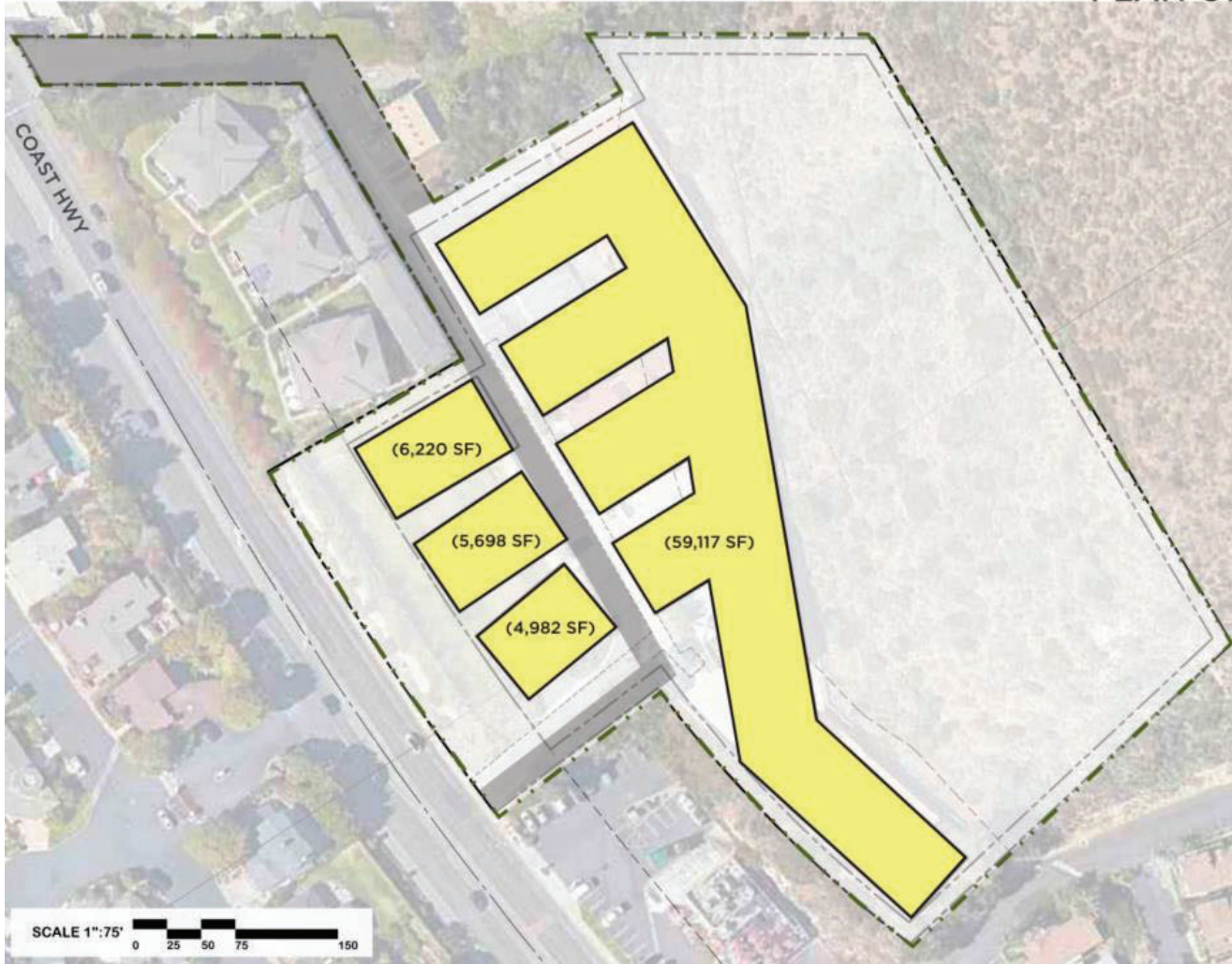
SCALE 1"=50' 0 5 10 25 50 100

KEY MAP





# PLAN OPTION - D (LEVEL-1)



**LEGEND**

- Site Area
- Setback
- Existing Structure
- Road/Parking
- Future Residential Program

**TABULATIONS**

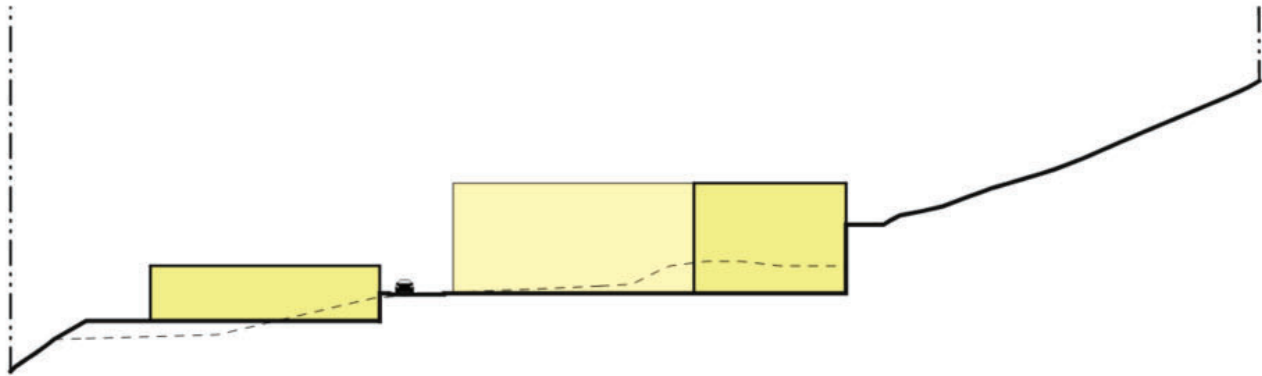
Residential Program	
• Provided area	76,017 SF

**NOTES**

- All existing structures replaced with residential

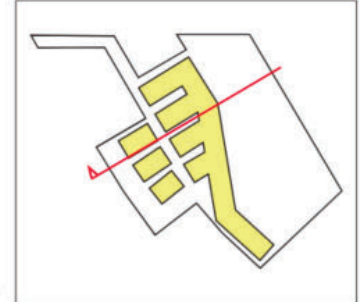


# PLAN OPTION - D (SECTION)



- LEGEND**
- . . - Site Area
  - Existing Structure
  - New Residential Program

KEY MAP



# Lang Park





# Lang Park

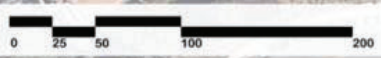
## Key Concepts

- Reimagine site for world class community center

LANG PARK	OPTION 1	OPTION 2	OPTION 3
	SF	SF	SF
<b>Buildings / Areas</b>			
Sports Fields	24,600	10,000	19,800
Pickleball Courts	7,200	11,500	11,500
Tennis Courts	0	7,200	0
Community Center	20,400	21,500	21,500
Pool Amenity	0	12,600	12,900
Playground	8,700	7,600	7,600
<b>TOTAL PROGRAMMED SPACE</b>	<b>60,900</b>	<b>70,400</b>	<b>73,300</b>



# PLAN EXISTING



### LEGEND

- - - Site Area
- Existing Structure

### TABULATIONS

<b>Building</b>	
Parking existing on-site	29
• Staff	

### NOTES

- Zoning analysis was not developed for this site. The following exhibit was created to show extents of space needed to meet programmatic requirements.



# SITE PLAN OPTION - A



**LEGEND**

- Site Area
- - - - - Parking Setback
- - - - - Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

**TABULATIONS**

Building	20,395 SF
Parking provided on-site	
• Required	316
• Provided	100

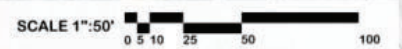
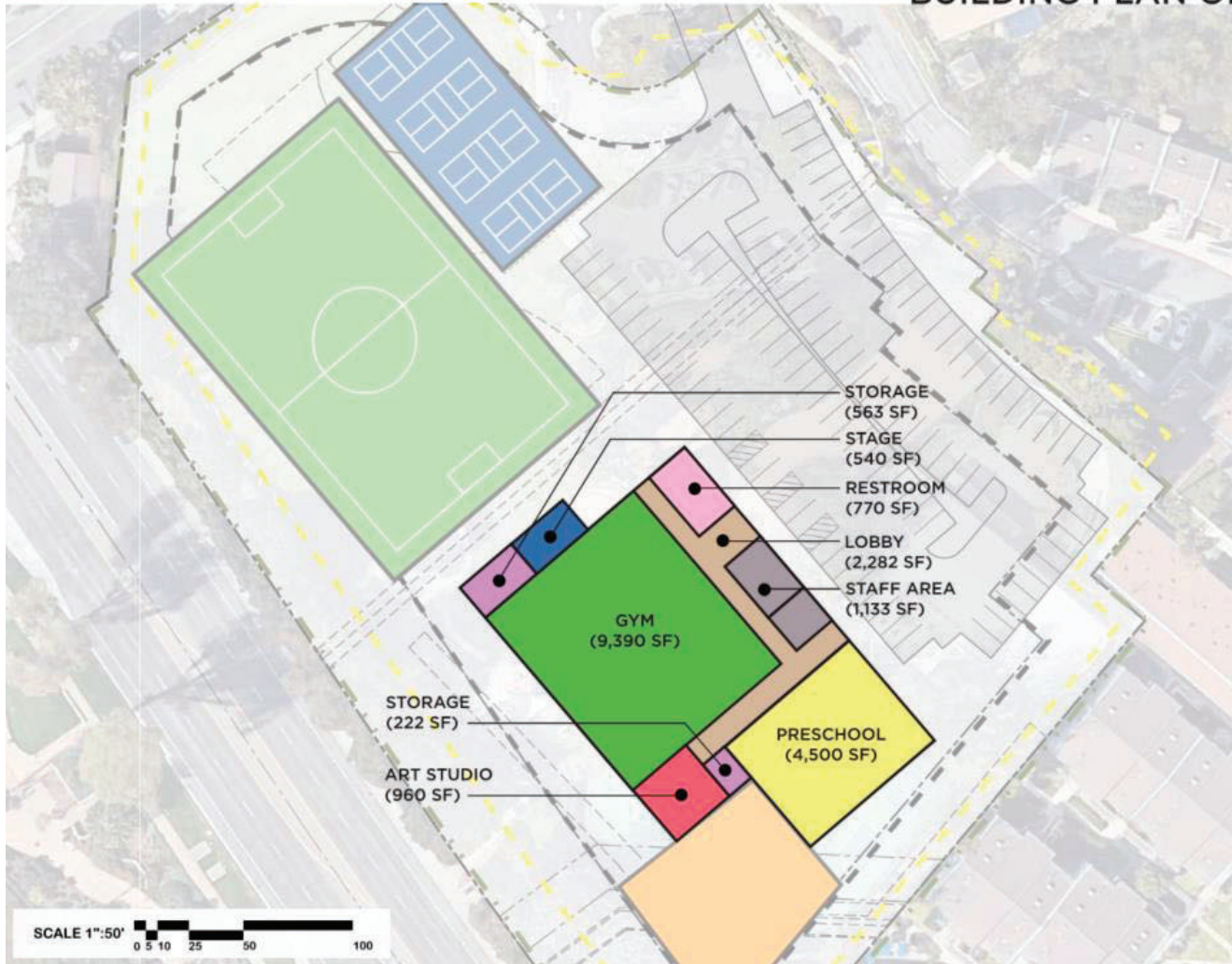
**NOTES**

- Site amenities:  
4 Pickleball courts  
1 U9 Soccer field  
1-2 T-ball fields
- If pickleball courts are not added, room for additional t-ball field





# BUILDING PLAN OPTION - A (LEVEL-1)



### LEGEND

- Site Area
- Parking Setback
- Building Setback

### Community Center Program

- Lobby
- Staff Area
- Restroom
- Demo Kitchen
- Art Studio
- Preschool
- Kitchen
- Gym
- Stage
- Storage
- Vertical Circulation

### TABULATIONS

Community Center	
• Provided area	20,395 SF

### NOTES

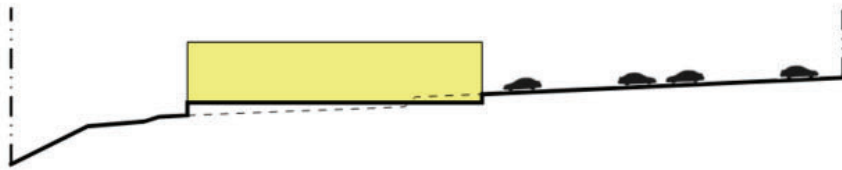
- Gym sized for a stage and high school basketball court/2 volleyball courts
- Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette



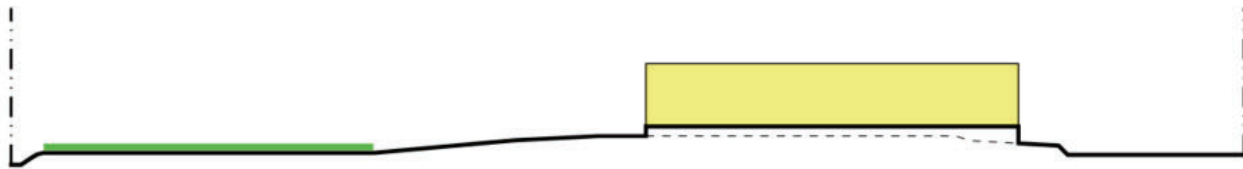


# PLAN OPTION - A (SECTION)

SECTION A



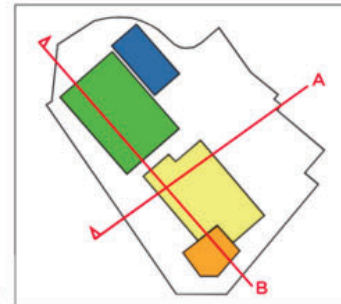
SECTION B



### LEGEND

- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP





# SITE PLAN OPTION - B



**LEGEND**

- Site Area
- - - - - Parking Setback
- - - - - Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

**TABULATIONS**

Comm Center Building	20,395 SF
Pool Building	1,925 SF

Parking provided on-site

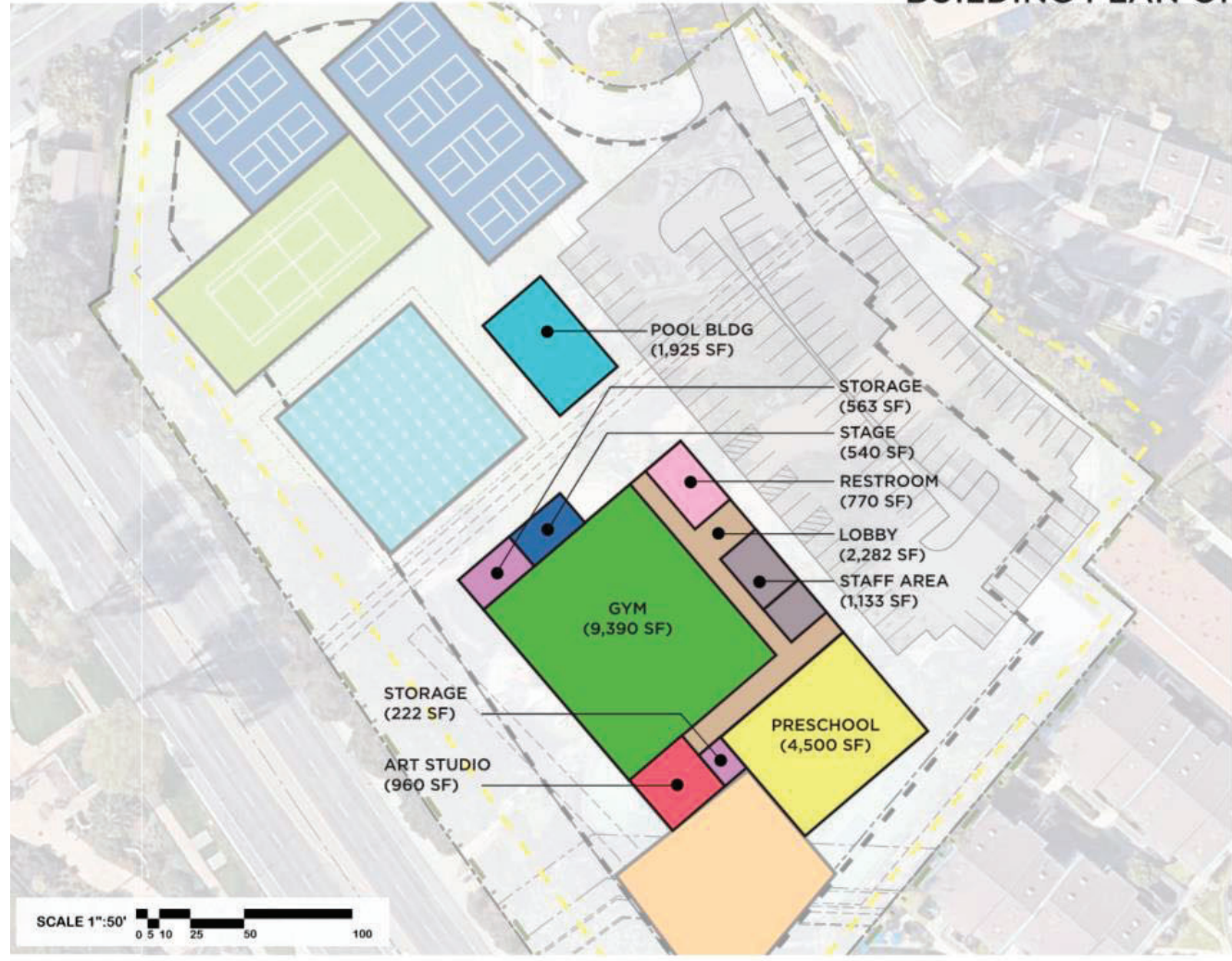
• Required	394
• Provided	100

**NOTES**

- Site amenities:
  - 6 Pickleball courts
  - 1 Tennis court
  - 10 lane recreation pool



# BUILDING PLAN OPTION - B (LEVEL-1)



### LEGEND

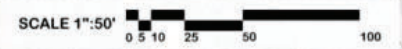
- Site Area
- Parking Setback
- Building Setback
- Pool Building
- Community Center Program**
- Lobby
- Staff Area
- Restroom
- Demo Kitchen
- Art Studio
- Preschool
- Kitchen
- Gym
- Stage
- Storage
- Vertical Circulation

### TABULATIONS

Community Center	
• Provided area	20,395 SF

### NOTES

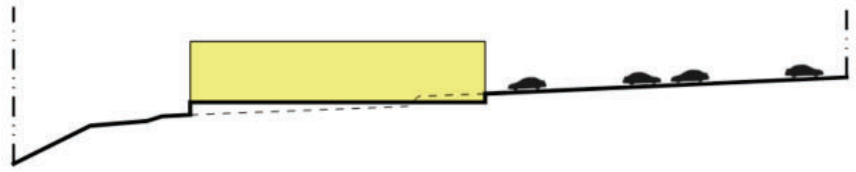
- Gym sized for a stage and high school basketball court/2 volleyball courts
- Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette



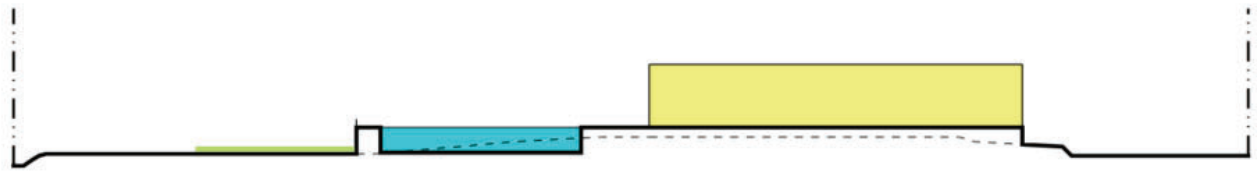


# PLAN OPTION - B (SECTION)

SECTION A



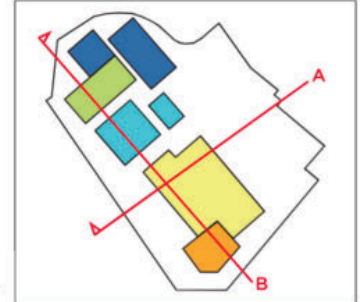
SECTION B



### LEGEND

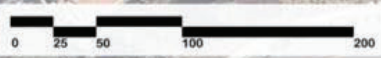
- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP





# SITE PLAN OPTION - C



**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

**TABULATIONS**

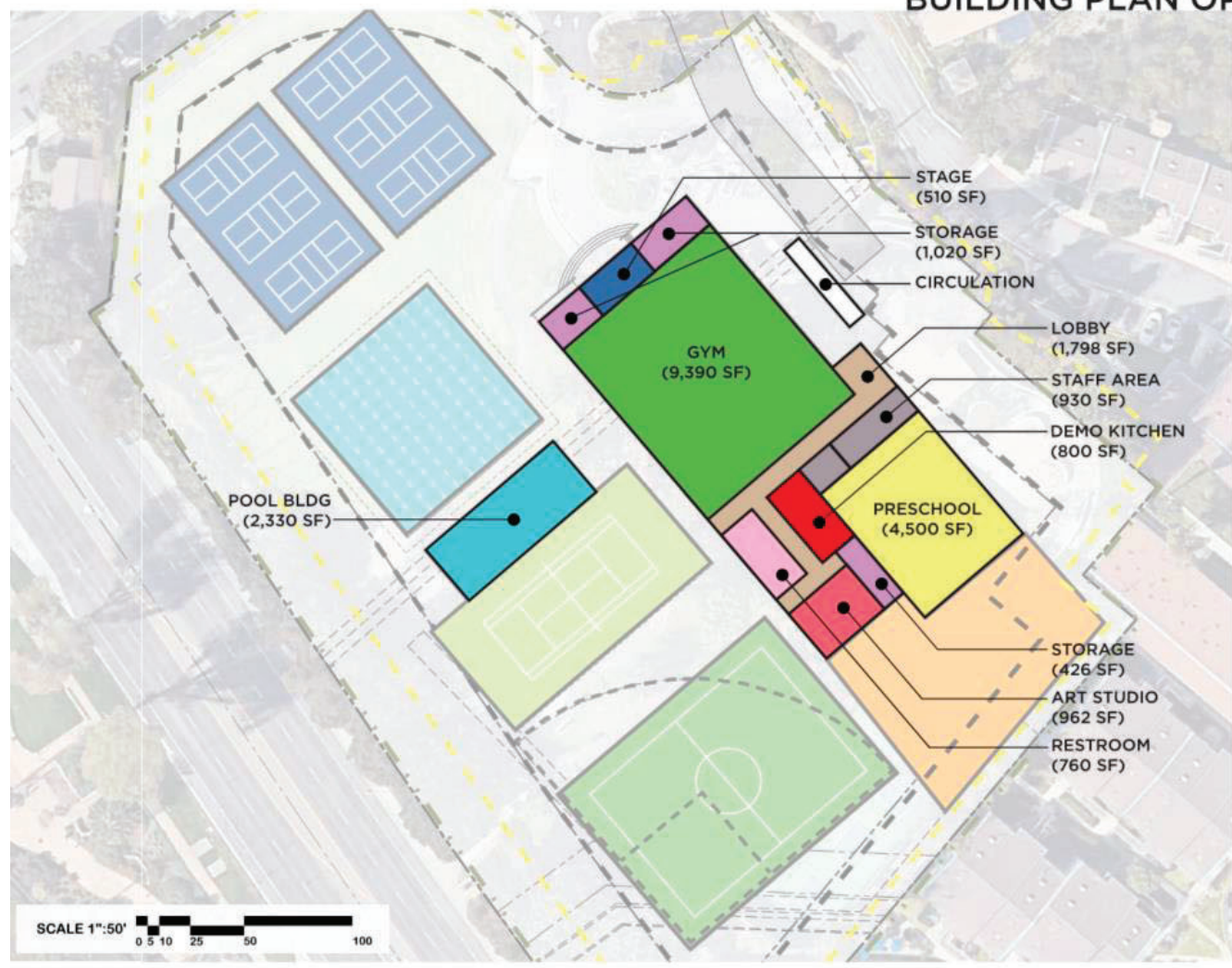
Comm Center Building	21,097 SF
Pool Building	2,330 SF

**NOTES**

- Site amenities:
  - 6 Pickleball courts
  - 1 U8 Soccer Field
  - 1 Tennis court
  - 10 lane recreation pool
  - 1 T-ball field



# BUILDING PLAN OPTION - C (LEVEL-1)



**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Pool Building

**Community Center Program**

- Lobby
- Staff Area
- Restroom
- Demo Kitchen
- Art Studio
- Preschool
- Kitchen
- Gym
- Stage
- Storage
- Vertical Circulation

**TABULATIONS**

Community Center	
• Provided area	21,097 SF

**NOTES**

- Gym sized for a stage and high school basketball court/2 volleyball courts
- Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette

SCALE 1"=50' 0 5 10 25 50 100



# BUILDING PLAN OPTION - C (LEVEL-P1)



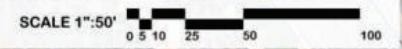
**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Subterranean Parking Structure

**TABULATIONS**

Parking provided on-site

• Required	407
• Provided	130



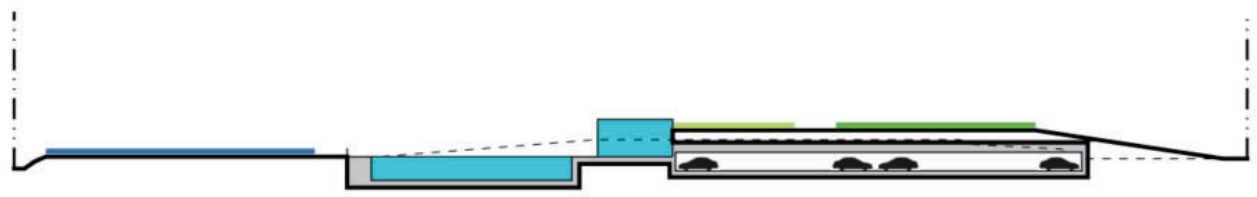


# PLAN OPTION - C (SECTION)

SECTION A



SECTION B



**LEGEND**

- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP





# SITE PLAN OPTION - D



**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sports Fields
- Parking

**TABULATIONS**

Comm Center Building	21,870 SF
Pool Building	2,145 SF

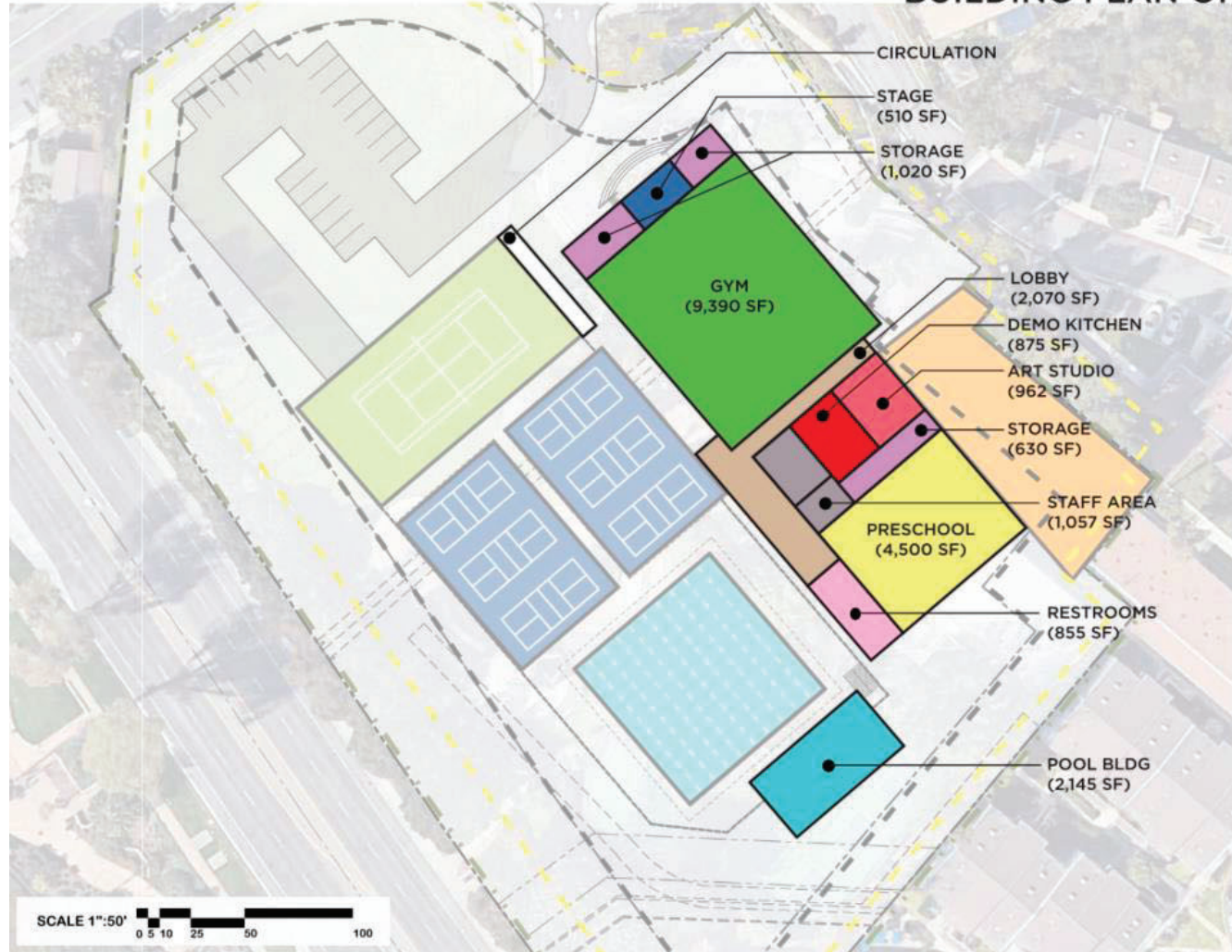
**NOTES**

- Site amenities:  
 6 Pickleball courts  
 1 Tennis court  
 10 lane recreation pool





# BUILDING PLAN OPTION - D (LEVEL-1)



### LEGEND

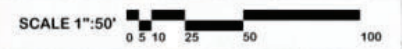
- Site Area
  - Parking Setback
  - Building Setback
  - Pool Building
- Community Center Program
- Lobby
  - Staff Area
  - Restroom
  - Demo Kitchen
  - Art Studio
  - Preschool
  - Kitchen
  - Gym
  - Stage
  - Storage
  - Vertical Circulation

### TABULATIONS

Community Center	
• Provided area	21,870 SF

### NOTES

- Gym sized for a stage and high school basketball court/2 volleyball courts
- Staff area sized for 2 offices, reception area for 2, and a break room/kitchenette





# BUILDING PLAN OPTION - D (LEVEL-P1)



**LEGEND**

- Site Area
- Parking Setback
- Building Setback
- Subterranean Parking Structure

**TABULATIONS**

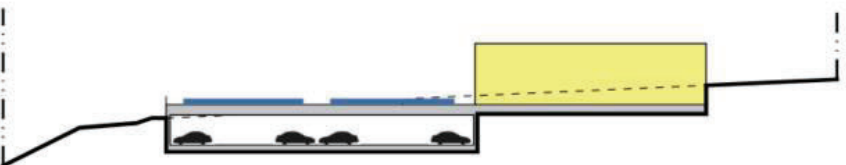
Parking provided on-site

• Required	408
• Provided	130



# PLAN OPTION - D (SECTION)

SECTION A



SECTION B



**LEGEND**

- Site Area
- Community Center
- Pool
- Tennis
- Pickleball
- Play Area
- Sport Field

KEY MAP

