



Date: July 31, 2015  
To: Steve Lewis, City Manager  
From: Jud Foster, Director of Parks and Recreation  
Subject: Senior Citizen Center Preliminary Concepts

Attached are preliminary drawings for a proposed site plan, floor plan and two exterior elevations that have been provided by our Senior Citizens Center consultants, McKinney Partnership Architects and Lifespan Design Studio. A list of proposed programs and supporting interior spaces is also attached. These items are provided for review prior to the City Council Study Session scheduled on August 4, 2015. At that study session, our consultants will present preliminary concepts for the proposed improvements to the Library building which will include the items attached, along with additional drawings from the interior of the building and preliminary cost estimates for the improvements. They will discuss the proposed program areas within the facility which address most all of the items presented at the public meetings held earlier this month. Those program items and space allocations are listed in detail in the attachment. The total space being proposed for this facility is approximately 20,600 square feet. They will also discuss proposed improvements to the exterior of the building and the proposed changes to improve the adjacent parking areas, pedestrian circulation and access to the building.

JF

office memorandum

**Norman Senior Center  
Architectural Program for Program fit Study  
Program vs. Designed Square Footage Comparison**

<b>Room/Space Name</b>	<b>Activity Types</b>	<b>Notes</b>	<b>Adjacencies</b>	<b>Program Sq. Feet</b>	<b>Designed Sq. Feet</b>
Vestibule	Walk-off, lobby temperature protection	Automatic sliding doors with 6' clear opening (10' x 14' unit)	Main entrance	140	140
Reception	Greeting and directing guests, membership, program registration, receiving payments, answering phones	Generously-sized work station, counter areas at transaction and desk height, storage	Main entrance	150	180
Lobby- Lounge	Waiting, socialization, enjoying food/drink purchased at café, playing games, etc.	Mix of soft seating, 2-tops and 4-tops (game tables), includes open lobby space, literature display, drop-in use computer station/s, printed media	Main entrance, café counter	1400	Not calculated
Café (Customer Service)	Purchasing packaged beverages and snacks and fresh coffee/tea throughout the day (schedule TBD)	Reach-in cases and volunteer cashier station, securable when not open	Main lounge	144	84
Coordinator's Office				120	120
Assistant's Office				100	100
Future Full Time Staff Member's Office				110	120
Copy/Work Room	Shared use by full staff	Copier and other equipment, counter/work area, storage in cabinets	Reception, staff offices	80	116

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Assembly Room (dividable)	Special/large group events, banquets, dances, parties, entertainment, presentations/meetings, movie viewing, musical programs – divided spaces used for a broad spectrum of activity types.	Motorized acoustic partition divides room into two sections with separate corridor access. Incorporates program storage and catering pantry.	Positioned where adjacent corridor/lounges support break-out function, table & chair storage room.	~2400	2435
Dining Room	Daily lunch program, multi-purpose	Sized to seat ~60 people at tables, booths etc. of a variety of sizes, dining/ “commercial” ambiance, food service area	Direct connection to kitchen	1600	1395
Assembly Room Table, Chair & Platform Storage	Storage of tables, chairs, platform sections, and other equipment used in the Assembly Room	Consider dual access from corridor and assembly room	Assembly Room	300	240
Kitchen	Receiving and serving daily meals prepared off-site, packaging outgoing home delivered meals, misc. programmatic uses.	Assumes meal site food is prepared off-site	Dining Room, receiving entrance incorporated	500	607
Games Room	Bridge, canasta, dominoes, other board games, scheduled and drop-in use: flex use to support a spectrum of activity types	Sized to accommodate up to 10 tables		1100	991
Club Room	2 pool tables, 1 game table, puzzle table, social seating	Club room ambiance for drop-in use. TV		650	640

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Exercise Studio	Various exercise and dance classes, yoga, tai chi, etc.	Appointed for the anticipated uses with exercise flooring, mirror wall with ballet barre, bench/cubbie area, integrated storage for equipment and chairs	Equipped fitness studio, restrooms, fitness lounge	1620	1360
Equipped Fitness Studio	Independent use of cardio and resistance training equipment, stretching	Equipment types TBD ~ 9-10 pieces, includes bench/cubbie area	Exercise studio, restrooms, fitness lounge	1000	870
Lounge 2	General use for informal socialization, waiting before activities, etc.	Soft seating	Exercise and Equipped Fitness Studios	200	Not calculated
Classroom/tech education	Any activity requiring a classroom set-up and infrastructure and/or special tech supports	Furnished, wired and equipped to support technology education. Integrated program supply and equipment storage		920	655
Ceramics/pottery studio	For classes, groups, and drop-in use	Incorporates counter areas, sinks, and storage for supplies, equipment including potters wheels, works in progress and display, sinks with clay trap. Adjacent kiln room and greenware storage		1200-1400	1346
Art/Handcrafts Studio	Various art and handcraft media – classes, groups, and drop-in use	Appropriate storage and display for a variety of media/crafts including quilting, painting, carving		1000	882

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Conference Room	Discussion/support groups, meetings	Seats 12-14, credenza		350	323
Library/Quiet Lounge		Soft seating, small table/s, media shelving	TBD	200	
Health/Personal Services Room/s	Flex-use room with hand sink for various health and personal/private services	Small counter area with hand sink and cabinets, sized to accommodate a massage table		125 ea	102 ea
Restroom A – Women	General use	1 HC stall with sink, 3 standard stalls, 3 sinks, doorless entry TBD	Central, easily accessed from main lounge, assembly room, dining	268	265
Restroom B – Men	General use	1 HC stall with sink, 1 standard stall, 2 urinals, 3 sinks, doorless entry TBD	Central, easily accessed from main lounge, assembly, dining	268	265
Restroom C – Women	General use	1 HC stall with sink, 1 standard stall, 1 sink, doorless entry TBD	Near exercise rooms	150	165
Restroom D - Men	General use	1 HC stall with sink, 1 urinal, 1 sink, doorless entry TBD	Near exercise rooms	150	165
Companion Restrooms (2)	General use		Main lounge/assembly, exercise rooms	60 ea	60
Maintenance Storage/Work Room	Equipment and supply storage, small repair projects	Open shelving, small work bench, utility sink	TBD	120	120
Mop/supply Closets 1-2 @ 15 SF each	For use by maintenance staff	Mop sink, utility sink (?), open shelving	TBD	30	20

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General Storage 1-2 @ 80 SF each	For storage of items not otherwise provided for above,	Open/shelving TBD		160	206
Lockers/coat storage	For general use by patrons (for boots, coats, and other personal effects)	Alcoved off of corridors – proposed is for 30 lockers (half-height). Also provide coat storage solutions in applicable activity spaces.	Main lounge, multiple locations?	130	In activity spaces
Sub total (net square feet)				~17000	
Efficiency factor	Wall thicknesses, circulation, etc.	20% (assumes mechanical is provided separately)		~3400	
Total proposed square footage for all Public and General-use Spaces				~20,400	20,558



Proposed Norman Senior Citizens Center

Looking SE Toward Entry





Proposed Norman Senior Citizens Center

Looking SW Toward Courtyard

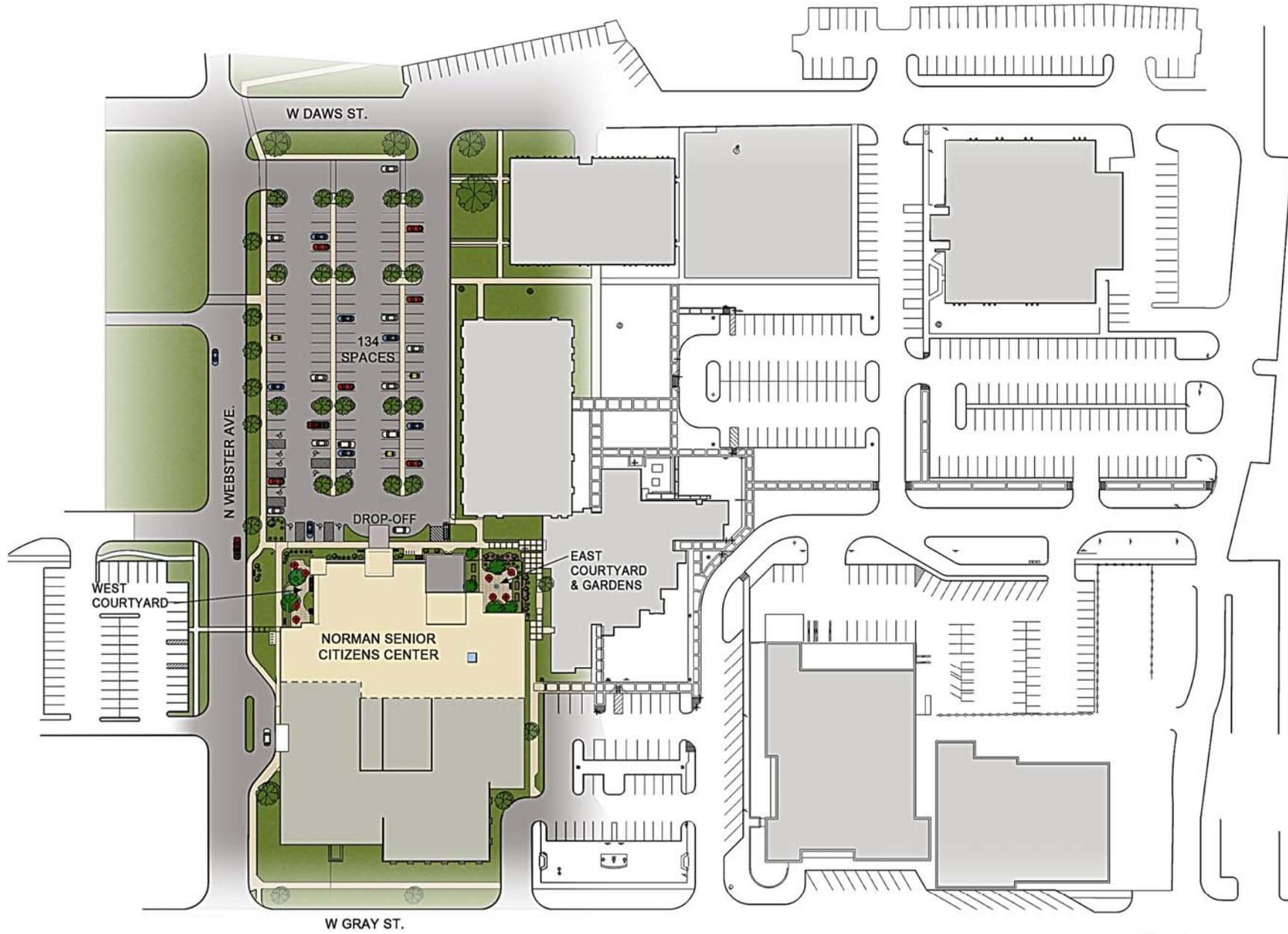




# Norman Senior Citizens Center

Floor Plan  
20,600 SF





Norman Senior Citizens Center

Site Plan

