



VIENNA'S COMMUNITY, AQUATICS, AND WELLNESS CENTER

Overview

The project team developed the following program to be used as a guide for future town councils to utilize once the appropriate funds have been reserved. The building can be broken down into three main categories:

Aquatics – 16,115sf

1. Leisure Pool
 - a. (4) 25-yard lap lanes with moderate to deep depths. Springboard/Diving area can be introduced if desired in the future.
 - b. Zero-Entry transition from decking to water allows the full pool to be accessibly entered for people of all abilities and ages.
 - c. Wading Pool with shallow water splash pads & play equipment dispersed in the area. Accompanying areas for parents to sit on deck or in water. Pool can be connected or separated from the larger instructional/lap pool.
 - d. Instructional Area with shallow to moderate depth water along decking for fitness classes or swim lessons.
 - e. Multiple Lifeguard stations and exit ladders dispersed as necessary.
 - f. Pool sized for 110 Occupants
2. Pool Decking
 - a. Water Slide, stand alone water slide with stair tower and splash landing area to be prominently located with visibility to exterior.
 - b. Seating areas around the perimeter.
 - c. Non-slip finish on flooring.
 - d. Glazing to the exterior to be screened and selective for privacy for the neighbors and users.
 - e. Pool Decking to have limited occupancy of 50. This plus the pool occupancy of 110, allows 160 max occupants in the natatorium at any given time.
3. Wet Classroom
 - a. Rentable space for parties, CPR lessons, or other activities that go between the pool and learning. Can act as additional space for parents to gather while their children play when space is not rented.
 - b. Provide cabinet storage options and counter tops with a sink. Tables and chairs to be flexibly laid out.
4. Locker Rooms
 - a. Dedicated facilities per gender located between the lobby space and natatorium. Sight lines to be
 - b. Rinsing areas at pool entrances limit contaminants in the pool by requiring guests to shower prior to entry.
 - c. Plumbing Fixtures, 3 private showers, 4 toilets, 3 lavatories per space.
 - d. Day use lockers for 60-80 guests per locker room.
 - e. Private changing stalls with one being fully accessible.
 - f. Vanity counter space for grooming.
5. Family Changing Rooms

- a. Dedicated locker rooms for gender neutral and families to utilize.
 - b. (24) 2 tier lockers shown.
 - c. Plumbing Fixtures: 2 showers, 2 toilets, 2 lavatories.
 - d. 2 Changing rooms, 1 to be fully accessible.
 - e. All partitions to be full height with zero sight lines. Showers to be lockable rooms.
 - f. All accessible stalls to be oversized to allow caregivers space to assist guests.
6. Lifeguard Room
- a. Dedicated space for lifeguards to take breaks while wet. Lifeguards to use main admin break room when dry.
 - b. Water Closet, Showers, Changing Room, and Lockers
7. Storage
- a. Space pool equipment, towels, and accessories.
 - b. Laundry Machines located in this space.
8. Mechanical and Chemical
- a. Major Pool equipment pieces and chemical storage located here.
 - b. Access to loading area for chemical deliveries.

Fitness – 9,045sf

1. Fitness Attendant:
- a. Once guests arrive to the upper level, they are immediately greeted by a fitness attendant. The attendant's desk shall be located with maximum views of all stations in the fitness center.
 - b. Water Fountains shall be located near the entrance/exit.
2. Free Weights & Circuit Training
- a. The design shows space for 20 pieces of circuit training equipment, to be selected and leased at a future date.
 - b. An area for free weights, benches, and racks is shown overlooking the pool. There are 2 racks and 4 benches shown in the plan, but can be increased or decreased as the plans develop.
3. Cardio Equipment & Stretching
- a. Cardio equipment should have a prominent placement with exterior views from the machines. The design locates them over the admin offices with views of the Waters Field.
 - b. The design shows space for 21 pieces of cardio equipment. The equipment is expected to be leased and is included in the operational planning calculations.
 - c. Dedicated space for guests to stretch, out of the main flow of traffic is located behind a partial height wall for an increased sense of place.
4. Turf Training
- a. A 9' x 50' area for turf training is designated behind the elevator and stair tower. An area for equipment is directly adjacent for weights, sleds, etc. This area can be programmed as needed for training or left open for visitors to utilize.
 - b. A partial height wall is used to prevent guests from traversing the area while being utilized.
5. Fitness Classrooms & Storage
- a. 2 Fitness Classrooms are shown for instructional classes. These rooms are designed with flexible programs in mind, and include a storage closet to swap out equipment as needed.
 - b. The larger classroom has space for 12 yoga mats or workout stations with an instructor, while the smaller classroom has space for 10 stations with a lead instructor. Depending on the program, the number of users may change. Both

classrooms have views to the surrounding neighborhoods and areas directly outside for visitors to stage before/after classes.

6. Locker Room
 - a. A dedicated locker room space for Fitness Guests is provided on this level. The layout is intended to be gender neutral to maximize the available changing rooms and water closets.
 - b. The space has (30) 2 tier lockers shown, 4 water closets, 3 lavatories, 1 large grooming countertop, and 3 changing rooms. The water closets and changing rooms shall be fully enclosed rooms instead of partitions, with proper lighting and ventilation as required.
- 7.

Community Support – 5,095sf

1. Lobby
 - a. Receptionist: Public facing desk for Admin Assistants and Guest Check-ins. This is the first layer of public access control. Provides direct access to the Admin Office.
2. Seating and Gallery Space -
 - a. Wall space and floor space for a potential rotating gallery. Direct adjacency to Bowman House, art center to be reviewed as display space in new lobby. Design to provide soft seating for small gatherings while waiting.
3. Vertical Circulation
 - a. Large monumental stair to connect guests with the fitness level above. All finishes in the lobby space to be of higher architectural quality.
 - b. Elevator has dual purpose of moving visitors and fitness equipment between floor levels. Project assumes a 4,500lb weight capacity elevator.
4. Public Meeting Spaces
 - a. Flexible Meeting rooms for parties, town council meetings, community engagement spaces, art gallery displays from the Bowman House, etc.
 - b. Storage room accompanying meeting areas for localized storage.
 - c. Technology to be built into space. Microphones, Cameras, Displays for modern meeting needs.
5. Administration (based on BK Operational Plan)
 - a. Two Private Offices
 - i. Operations Supervisor and Recreation Program Coordinator. Office size approximately 140 sf, space enough for 6'x7' L Desk, 2 side chairs for visitors, and filing storage.
 - b. Open Office and Break Room
 - i. Flexible open space for collaboration among staff members. Workstations for 4 staff members, a small meeting table for 4 to collaborate, a storage/printing area, and direct access to private offices and reception.
 - ii. Kitchenette shown with full size refrigerator, dishwasher, sink, oven/range, and microwave. Counter top space for coffee/tea.
 - c. Meeting Room
 - i. Conference table for 10. Space for a credenza and TVs and a side seating area with more displays.
6. Restrooms
 - a. Two Family Assisted Accessible Toilet Rooms for the public and One for the Office Suite.

Town of Vienna Annex Long Term Use Program - Aquatics + Fitness 2

April 25, 2024

Program Space	Sq. Ft	No. of Spaces	Parking Proposed Use	Parking Ratio / SF	Parking Ratio / Item	Parking Ratio / Employee	Off-Street Parking		
Pool Program									
Pool Pr	Leisure Pool - Water	5600	5,500	1	5A - Indoor Rec - Pool	300	0	4	22
Pool Pr	Leisure Pool - Deck	6275	6,275	1	NA	0	0	0	0
Pool Pr	Classroom - Wet	390	390	1	NA	0	0	0	0
Fitness	Locker Rooms	2080	1,040	2	NA	0	0	0	0
Fitness	Family Changing Rooms	570	570	1	NA	0	0	0	0
Fitness	Lifeguard and Storage	300	300	1	NA	0	0	0	0
Pool Pr	Storage	400	400	1	NA	0	0	0	0
Pool Pr	Mechanical	650	650	1	NA	0	0	0	0
Pool Pr	Chemical	250	125	2	NA	0	0	0	0
Sub Total		16,115						Sub Total	22

Fitness Program									
Fitness	Weight Area	4000	4,000	1	5B - Community Center - Gymnasium	120	0	0	33
Fitness	Cardio Area	2550	2,550	1	5B - Community Center - Gymnasium	120	0	0	21
Fitness	GN Restrooms		575	1					
Fitness	Classroom - 1	900	900	1	5B - Community Center - Assembly	60	0	0	15
Fitness	Classroom - 2	720	720	1	5B - Community Center - Assembly	60	0	0	12
Fitness	circulation	0		1	5B - Community Center - Assembly	60	0	0	0
Fitness	Storage	300	300	1	NA	0	0	0	0
Sub Total		9,045						Sub Total	82

Community Support Program									
Support	General Restrooms	180	90	2	NA	0	0	0	0
Support	Community Room 1		575	1	5B - Community Center - Assembly	60	0	0	10
Support	Community Room 2		725	1	5B - Community Center - Assembly	60	0	0	12
Support	Admin Offices	1550	1,550	1	5B - Community Center - Office	200	0	0	8
Support	Lobby	2000	2,000	1	NA	0	0	0	0
Support	Storage	335	335	1	NA	0	0	0	0
Support	Circulation (15%)	0		1	NA	0	0	0	0
Sub Total		5,365						Sub Total	29

Site Program										
	Site & Utilities		130,680	1	NA	0	0	0	0	
Sub Total						Sub Total				0

Total Facility SF	30,525		Bike Parking	15	Total Parking Spaces	133
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The Site

1. Vehicle Parking:
 - A. The parking capacity is based on the Town's zoning documents and assessed the program requirements from both Article 5a – [Commercial, Industrial, and Mixed Uses] and Article 5b – [Public, Institutional, and Community Uses.] These charts were used to determine the following capacity:
 - i. 5A – Indoor Pool, 1 space per 6 persons legally allowed in pool at one time (IBC 2018 - 50sf per occupant - 300sf of water per space). 4 spaces for life guards.
 1. 22 Spaces for Pool
 - ii. 5B – Community Center Gym, 1 space per 120 sf.
 1. 54 Spaces for Fitness Center (Weight/Cardio Areas)
 - iii. 5B – Community Center Assembly, 1 space per 60 sf.
 1. 27 Spaces for Fitness Classrooms
 2. 22 Spaces for Community Meeting Rooms
 - iv. 5B – Community Center Offices, 1 space per 200 sf.
 1. 8 Spaces for Admin Offices.
2. Bicycle Parking
 - a. The Town's zoning code requires 1 space per 2,500 sf of building space, however due to the proximity of the W&OD trail and nature of the fitness center, the project proposes increasing the alternative parking spaces to 26, located near the building entrance.
3. Drop-Off, Loading, and Waste Collection
 - a. There is a dedicated drop off area at the building entrance and along Center Street. These areas shall fit 2 cars temporary pulling over to drop-off guests during camp season. The drive aisle directly in front of the entrance shall be equipped with a traffic calming speed table and change paving materials to reinforce pedestrian safety.
 - b. A dedicated loading area for chemical delivery is located adjacent to the pool equipment/chemical storage areas. This delivery area has a dedicated drive-lane that can
 - c. Space for waste dumpsters and potential generators/transformers are located at the SW corner of the parking lot. This location gives waste collectors ease of approach and collection from their vehicles as well as limits the disturbances from the neighboring residents.
4. Landscaping
 - a. A heavy landscaped buffer was located along the property line to limit the impact of the new facility to the existing neighborhood.