

Chapter 8

Community Recreation Center Building Needs Analysis

INTRODUCTION

The Common Council recognizes a long term goal to provide the community a center for various indoor activities that have yet to be defined. The Council as well recognizes an obligation to provide a sound financial footing for such a development through impact fees derived from new development. To than end, assessment of need will continue until such time as a concensus of need and funding is achieved.

The preparation of a City of Franklin Community Recreation Center building needs analysis was originally accomplished in conjunction with the preparation of the City of Franklin Comprehensive Outdoor Recreation Plan in 2002.

In April 2007, the Common Council formed the Community Center Ad Hoc Committee to research the uses, needs, and purposes (including location and functionality) of a Franklin Community Center. Topics explored by the Ad Hoc Committee included consideration of an update of the Community Recreation Center needs analysis, preparation of a Request-for-Proposals for update of the construction and costs of the proposed Community Recreation Center, review of potential funding sources, etc. However, at the time of preparation of this CORP update, no final recommendations have been forwarded to the Common Council on this matter.

As previously noted in Chapter 1, the Franklin School District undertook a survey in the fall of 2010 to obtain public input on a variety of school district issues. One of the survey questions was “Conceptually, would you support the District partnering with the City to add a community center to the high school?” The survey indicated that the City of Franklin lacks a facility to accommodate youth sports and group activities such as adult education, social networking, a fitness center, meeting space, and an activity pool for community use. It can be noted of the 3,078 respondents to the survey, 47 percent indicated they did not support the concept of a community center at the high school, 32 percent did support the concept, and 21 percent were not sure.

However, in deference to the work of the Ad Hoc Committee, and based upon pertinent Minimum Public Community Recreation Center standard within Chapter 3, this CORP update has only undertaken minor technical changes (recognition of certain Impact Fee law changes, cost updates pursuant to the Consumer Price Index changes as set forth in Chapter 10, etc.), to the original needs analysis.

It is recommended that either the Community Center Ad Hoc Committee, or the Common Council itself, provide additional direction and guidance on this matter, for inclusion into this Plan at that time.

Using population projections and forecasts developed and described in Chapter 2, data were gathered in order to:

1. Assist in the definition of Community Recreation Center building user characteristics for various age groups (see Chapter 2);
2. Determine the existing spatial needs for the building facilities; and,
3. Form a logical and sound basis for formulating the year 2025 Community Recreation Center building facility spatial needs and corresponding architectural building program.

The data presented in Chapter 2 are used so that the Community Recreation Center facility can be properly designed and sized for meeting those anticipated Community Recreation Center facility needs during the next 20-year period and beyond. In addition, the Community Recreation Center building program information presented in this Chapter provides the basis from which this capital improvement can be properly budgeted by the City in a timely fashion. *Also, under the provisions of Section 66.0617 of the Wisconsin Statutes, impact fees may be collected for such a recreational facility.*

Pursuant to 2005 Wisconsin Act 203 and 2005 Wisconsin Act 477, the Legislature enacted certain changes to Wisconsin's Impact Fee law. Based upon those changes, it is no longer possible to collect new/additional impact fees for the proposed Community Recreation Center, however, it appears that those impact fees previously collected may continue to be used for this purpose.

In order to truly provide for the long-term public building space needs of the still growing City, long-term building programs are necessary which extend well into a fifteen-year period--in this case, to the year 2025.

A typical planning standard to use to determine the need for a Community Recreation Center building within a community is that there should be one (1) such center per 25,000 persons. While the City of Franklin is served by various similar recreational facilities housed at public schools (see Chapter 4), there currently is no City of Franklin public Community Recreation Center building.

YEAR 2025 CITY OF FRANKLIN POPULATION PROJECTION

As indicated earlier in Chapter 2, the Wisconsin Department of Administration is projecting 40,564 residents in Franklin in the year 2025.

Based upon the above year 2025 forecast population of 40,564, Chapter 2 also provides a forecast breakdown of that future population by age groups--persons less than 5 years, 5 to 9 years, 10 to 14 years, 15 to 19 years, 20 to 64 years, and 65 years and older (see Chapter 2, Table 2.5). These potential forecast changes in both the population and age composition of the population of the City have important implications for the sound planning of community facilities and buildings within the City. To the extent possible, these were taken into consideration in the development of the Community Recreation Center building program presented in this Chapter.

ARCHITECTURAL PROGRAMMING OF THE COMMUNITY RECREATION CENTER

Architectural programming is a process leading to the determination of building spatial requirements. These requirements are to be met in order to satisfy both existing, as well as future, building space needs and in assisting in finding a solution to the design of constructed buildings. Architectural programming for the needs of the City of Franklin's Community Recreation Center building constitutes, in effect, problem definition; while the ultimate architectural design of the building constitutes the solution to the defined problem.

The proper allocation of space for each activity to be performed at the City of Franklin's Community Recreation Center building will, to a large degree, determine the efficiency of the final facility design. The user needs, as determined from the forecast user characteristics set forth in Chapter 2, must be translated into square foot areas of space required to meet those needs. These square foot area determinations are typically based upon acceptable architectural design practice that has been established over the years; the various standards which are set forth in architectural design guides; and informed professional judgment.

One of the important functions of an architectural building program is to provide a consolidated listing of all the building facility requirements believed necessary to serve the forecast spatial needs to a specified facility design year, in this case, the year 2025. Spatial requirements for the City of Franklin's Community Recreation Center building, or building program, were developed for forecast year 2025 needs. Thus, the building program for the City of Franklin's Community Recreation Center building allows for the building to serve the needs of the community to the year 2025. This is particularly important based upon the inevitable growth of the City through the year 2025. In addition, this will assure that the investment which the City makes and the building's life expectancy will extend well into the 21st Century.

The resulting Community Recreation Center building program presented in this Chapter is essential to the preparation of realistic cost estimates and budgets for the construction of the City of Franklin's Community Recreation Center building. These cost estimates are presented in detail in Chapter 9.

THE COMMUNITY RECREATION CENTER BUILDING AND SITE DEVELOPMENT PROGRAM

The following text and Table 8.1 presents the City of Franklin's Community Recreation Center building program. The spatial needs of the Community Recreation Center building can be thought of in terms of general space areas: public service areas, Community Recreation Center administration, special use spaces, and other ancillary and non-assignable spaces. Each of these overall functional areas and their subordinate component spaces is described in detail.

Even though the building program presented forecasts year 2025 needs, there should be on-site provisions made so that further expansion of the Community Recreation Center building can take place beyond the year 2025 planning period if deemed necessary in the future.

A. Public Service Area "The Commons"

Public Service Area "The Commons": The Public Service Area "The Commons" would include the space necessary to accommodate an enclosed vestibule. Such a vestibule will assist in minimizing the adverse conditions associated with opening outside doors in the winter. Space should also be allocated to accommodate the Community Recreation Center building lobby, public telephones, drinking fountains, waiting area, public display of notices and other bulletins or information, and necessary service counters. This area should also provide for the seating of a minimum of ten (10) persons. A standard to use for the provision of adequate space to accommodate lounge seating would be about twenty-five (25) square feet per person. Access should be afforded by this area to the public restroom facilities as well as the administration area and other areas of the building open to the public.

Snack Bar Area with Vending Machines: The snack bar area with vending machines should serve the entire facility. The snack bar area with vending machines should be large enough to accommodate the placement of tables and chairs. Ready access to the snack bar and vending machines should be afforded the "The Commons" area.

Lavatories/Restrooms: It is recommended that four (4) Lavatories/Restrooms be provided. Two (2) would be a public men's room and a public woman's room; a third would be a small public restroom which could serve either men or women; a fourth would be a private restroom for staff use. All lavatories and restrooms should be provided in accordance with the Wisconsin Building Code and ADA requirements. These should be placed within

proximity to the Public Area of the building. The men's public restroom should provide water closets, urinals, lavatories, and diaper changing tables. The women's public restroom should provide water closets, lavatories, and diaper changing tables. The small public restroom should provide a minimum of one (1) water closet and one (1) lavatory. The private staff restroom should provide a minimum of one (1) water closet and one (1) lavatory. If the building is to be a two-story building, then a public men's restroom, a public woman's restroom, and a small public restroom which could serve either men or women would be needed on each floor.

B. Community Recreation Center Administration

Receptionist Space: A space to accommodate the Community Recreation Center's part-time or volunteer receptionist should be provided. This space should be readily accessible to the public service areas, be near the building's main entrance, as well as be easily accessible to Community Recreation Center administrative personnel. This area should serve as the initial processing center of incoming Community Recreation Center telephone calls as well as of visitors. Suitable office furniture such as a desk, chair, file cabinets, and shelves should be provided.

Administration Waiting Area: Space to accommodate a minimum of four (4) persons waiting to see Community Recreation Center administrative personnel should be provided. A standard to use for the provision of adequate space in this area would be twenty-five (25) square feet per person for lounge seating. This area should be located in proximity to the Receptionist Space as well as the Public Area of the building. A counter should also be provided which physically separates the general public from the staff and receptionist.

Community Recreation Center Manager's Office: From the Manager's Office, the Manager can efficiently administer the Community Recreation Center operations. The office should be designed to afford privacy. In addition, it should be large enough to accommodate the seating of up to six (6) guests. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided.

Community Recreation Center Assistant Manager's Office: The Assistant Manager's Office should be in proximity of both the Manager's Office and staff offices. The office should be so situated so the Assistant Manager can effectively assist the Manager in the administration of the Community Recreation Center's functions. In addition, it should be large enough to accommodate the seating of up to three (3) guests. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided.

Secretary/Clerk Offices (Two): Two (2) centrally located Secretary/Clerk Offices should be located within the administration area. Ready access to this space should be afforded the Manager and Assistant Manager. Suitable office furniture such as desks, chairs, file

cabinets, shelves, and coat and supply closets should be provided in each office.

Administrative File Space: Adequate space should be provided in order to accommodate the Community Recreation Center's administrative filing system.

Fireproof Records Storage Room: A Fireproof Records Storage Room should be provided which will accommodate the easy storage and retrieval of Community Recreation Center related records and files. The Fireproof Records Storage Room should afford easy access to files by the Manager, Assistant Manager, and other authorized personnel.

Centralized Administrative Storage (Office Supplies, Printing, and Paper Supplies): Adequate space needs to be provided for the Community Recreation Center's storage of office supplies, photocopy and printing machine(s), and other paper supplies and materials for the entire Community Recreation Center. Adequate space should be provided to accommodate a desk, chair, and shelving.

Small Conference Room: A Small Conference Room should be provided which accommodates the seating of a minimum of fifteen (15) persons. A standard to use for the provision of adequate space to accommodate this would be twenty-five (25) square feet of floor area per seat.

Staff/Employee Lounge/Lunch Room: A Staff/Employee Lounge/Lunch Room should be provided which will allow for the comfortable seating of a minimum of eight (8) persons at tables and a minimum of four (4) persons for lounge seating. A standard to use for the provision of adequate space to accommodate persons seated at tables would be about twenty-five (25) square feet per person. A standard to use for the provision of adequate space to accommodate the lounge chairs would be about forty (40) square feet per person. Employee lockers should also be provided in this area. In addition, adequate space should be provided to accommodate a small kitchenette facility served with a sink and adequate counter and cabinet space.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of twenty-five (25) coats for both staff and guests.

C. Kitchen and Concessions

Kitchen and Concessions: The kitchen and concessions area should serve the entire facility and be a nutrition providing area. Ready access to the concession area should be afforded the Multi-Purpose Room, Community Meeting Room, and Multi-Purpose Gymnasium.

Coat Closet: A Coat Closet or lockers should be provided which would adequately store a minimum of ten (10) coats for both staff and guests.

D. Multi-Purpose Room

Multi-Purpose Room: A flexible Multi-Purpose Room should be provided to accommodate large group, indoor activities and to provide flexible space for use by various age groups. If moveable seating is to be provided, seating should accommodate a minimum of two hundred fifty (250) persons for public gatherings and presentations which may require the use of audio visual equipment. The room should also provide for direct access from the outdoors as well as windows to the outdoors. The room should provide locked storage closets, adequate chair and table storage, a closet or coat rack, an audiovisual projection booth and/or projection television area. The room should be designed to be flexible so that the room can be partitioned easily into two (2) smaller subareas in order to accommodate meetings of at least one hundred (100) persons each. A lecture format meeting room should provide a minimum of ten (10) square feet per person (excluding the other space required for storage, etc.). This room is recommended to use one (1) flexible partition wall. Ready access to the concession area and "The Commons" should be afforded the Multi-Purpose Room

Audiovisual Projection Booth/Projection Television Area: Adequate space to accommodate an Audiovisual Projection Booth/Projection Television Area should be provided. This area would also provide for the storage of audiovisual related materials.

Storage Closet: Adequate space needs to be provided for storage of equipment and supplies.

Chair and Table Storage: Adequate space needs to be provided for storage of moveable chairs and tables.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of one hundred (100) coats for both staff and guests.

E. Community Meeting Rooms

Community Meeting Rooms: A flexible Community Meeting Room should be provided to have the flexibility to accommodate large group meetings or several smaller meetings. Seating should accommodate a minimum of two hundred and fifty (250) persons for public gatherings and presentations which may require the use of audio visual equipment. This room would allow for seating in either a meeting or lecture format. The room may, if scheduling permits, also serve as a general meeting room for other City activities. A small kitchenette area should be provided. The room should also provide for direct access from the outdoors as well as windows to the outdoors. The room should provide locked storage closets, adequate chair and table storage, a closet or coat rack, an audiovisual projection booth and/or projection television area, carpeting, built-in screens, and white boards. The room should be designed to be flexible so that the room can be partitioned easily into four (4) smaller subareas in order to accommodate meetings of at least fifty (50) persons each. A

lecture format meeting room should provide a minimum of ten (10) square feet per person (excluding the other space required for storage, etc.). This room is recommended to use three (3) flexible partition walls. Ready access to the concession area and "The Commons" should be afforded the Community Meeting Room.

Audiovisual Projection Booth/Projection Television Area: Adequate space to accommodate an Audiovisual Projection Booth/Projection Television Area should be provided. This area would also provide for the storage of audiovisual related materials.

Storage Closet: Adequate space needs to be provided for storage of equipment and supplies.

Chair and Table Storage: Adequate space needs to be provided for storage of moveable chairs and tables.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of one hundred (100) coats for both staff and guests.

F. Physical Fitness Activity Areas

Multi-Purpose Gymnasium: A flexible Multi-Purpose Gymnasium should be provided to accommodate various indoor sport activities. The Multi-Purpose Gymnasium should provide one (1) official basketball court (which can also be used as two youth courts), two (2) official volleyball courts, an upper deck running track, an office and observation room, storage areas, a sound system, small roll-up bleacher seating sections, minimum 25-foot high ceiling, and scoreboard. This room is recommended to use one (1) flexible partition wall. Ready access to the concession area should be afforded the Multi-Purpose Gymnasium. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Multi-Purpose Gymnasium Instructor/Staff Offices and Observation Room: Two (2) Instructor/Staff Offices should be located within the Multi-Purpose Gymnasium. Ready access to the Multi-Purpose Gymnasium should be afforded the instructor/staff. The offices should be placed so that when the Multi-Purpose Gymnasium is divided into two spaces, an office will serve each space. Suitable office furniture such as desks, chairs, file cabinets, shelves, and coat and supply closets should be provided in the offices.

Multi-Purpose Gymnasium Equipment Storage Areas: This space should be used to store any equipment used in the Multi-Purpose Gymnasium.

Fitness/Exercise Room: A Fitness/Exercise Room should be provided. This room would provide for the use of weights, exercise equipment, and other physical fitness apparatus. The room should be equipped with synthetic rubber flooring, a sound system, 12-foot to 15-foot high ceiling, and windows. This room should accommodate a minimum of thirty (30) persons with adequate space for the storage of exercise equipment. A minimum of ninety

(90) square feet of such space should be provided per person. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Fitness/Exercise Room Instructor/Staff Office: One (1) Instructor/Staff Office should be located within the Fitness/Exercise Room. Ready access to the Fitness/Exercise Room should be afforded the instructor/staff. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided in the office.

Fitness/Exercise Room Storage Room: This space should be used to store any equipment used in the Fitness/Exercise Room.

Dance/Aerobic Exercise Room: A Dance/Aerobic Exercise Room should be provided. This room would provide for the use of ballet "barres" and other fitness apparatus as required. The room should be equipped with suspended wood flooring, mirrors, a sound system, and 12-foot to 15-foot high ceiling. This room should accommodate a minimum of fifty (50) persons with adequate space for the storage of exercise equipment. A minimum of sixty (60) square feet of such space should be provided per person. Ready access to the Locker Rooms/Showers and Public Lavatories/Restrooms should be provided.

Dance/Aerobic Exercise Room Instructor/Staff Office: One (1) Instructor/Staff Office should be located within the Dance/Aerobic Exercise Room. Ready access to the Dance/Aerobic Exercise Room should be afforded the instructor/staff. Suitable office furniture such as a desk, chairs, file cabinets, shelves, and coat and supply closets should be provided in the office.

Dance/Aerobic Exercise Room Storage Room: This space should be used to store any equipment used in the Dance/Aerobic Exercise Room.

Locker Rooms/Showers: Separate men's and women's locker rooms with showers should be provided. Access from both indoor and outdoors should be considered depending upon the type of outdoor recreational facilities (if any) which may be associated with the site at which the Community Recreation Center is ultimately located.

Public Lavatories/Restrooms: Public lavatories and restrooms for both men and women should be provided ancillary to the Multi-Purpose Gymnasium, Fitness/Exercise Room, and Dance/Aerobic Exercise Room in accordance with the Wisconsin Building Code and ADA requirements. These should be placed with ready access to the Locker Rooms/Showers.

Children's Play Area: A pre-school children's play area is needed for the playing of small games. The room should be equipped with tile flooring and moveable furniture.

Children's Play Area Storage Room: Adequate space needs to be provided for the storage of children's play area related equipment and supplies.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of seventy (70) coats for both staff and guests.

G. Arts and Crafts Area

Arts and Crafts Area: An Arts and Crafts Area is needed. The room should be equipped with tile flooring, sinks, and moveable furniture. Adequate space should be provided to accommodate a desk and chair for the arts and crafts instructor/staff.

Arts and Crafts Area Storage Room: Adequate space needs to be provided for the storage of arts and crafts related equipment and supplies.

Coat Closet: A Coat Closet should be provided which would adequately store a minimum of twenty (20) coats for both staff and guests.

H. Community Recreation Center Support Areas

Primary Recreation Equipment Storage Room: This space would be a storage area where much of the equipment for the Community Recreation Center building is kept. The Primary Recreation Equipment Storage Room would be located so as to facilitate easy access from Community Recreation Center offices.

Receiving Bay: The Receiving Bay area should provide access to the Primary Storage Room.

I. Other Ancillary and Non-assignable Building Spaces

Other ancillary and non-assignable spaces include the janitor closet, mechanical equipment room, and other unassigned spaces. These types of spaces are not necessarily tailored to the functions of a Community Recreation Center building but are rather tied to human, architectural, mechanical, and structural needs.

General Use Janitor Closets: A Janitor's Closet is necessary for the storage of cleaning and maintenance materials including equipment storage and mop sink. On the ground floor, access to the outdoors should be provided. If the building is to be a two-story building, then a Janitor Closet would be needed on each floor.

Mechanical Equipment Room: A Mechanical Equipment Room is necessary for heating, ventilating, air conditioning, and water heating equipment, depending upon the type of mechanical systems selected for the building.

Other Unassigned Building Spaces: Other Unassigned Building Spaces include the space for unassigned circulation; and space to accommodate walls, partitions, the building's structure, and an elevator (in the case of a two-story building). It is recommended that a minimum of twenty-five (25) percent of the total of all spaces previously defined be allocated to the category of Other Unassigned Building Spaces and be added to the total of the previously defined spaces in order to determine the total gross floor area needs of the Community Recreation Center building.

J. Outdoor and Site-Related Functional Spaces

Buildings: The site of the Community Recreation Center building should provide sufficient site area for constructing the building expansion anticipated after the year 2025. In order to minimize the Community Recreation Center building "footprint," assure a compact functional facility, and preserve land area to allow for building expansion in the future, it is also assumed that the Community Recreation Center will be two-stories in height.

Off-Street Automobile Parking and Associated Circulation: Adequate off-street automobile parking and associated circulation should be provided at the site for all employees and visitors. It is recommended, based upon data set forth in the Institute of Transportation Engineers' *Parking Generation: 2nd Edition* (Washington, D.C.: Institute of Transportation Engineers, 1987), that a standard of providing 4.5 off-street parking spaces per one thousand (1000) square feet of gross building area be used.

A standard to use for the provision of adequate space for the parking of one (1) automobile, including the provision of adequate circulation drive space to access the parking space, is four hundred (400) square feet.

Landscaping and Setbacks: Adequate space at the site should be allowed for landscaping, open space, and adequate setbacks on all sides of the Community Recreation Center building. Under the City's requirement in the P-1 Park District, no more than fifty percent of the lot area may be occupied by buildings and structures, including accessory structures. A landscape surface ratio of 0.50 is assumed for the calculation of this area. Also, in order to assure that an adequate site area is selected, it is also assumed that the building will be two-stories in height.

Table 8.1

COMMUNITY RECREATION CENTER BUILDING
AND SITE DEVELOPMENT PROGRAM: 2025

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
BUILDING SPACE NEEDS	
A. PUBLIC SERVICE AREA "THE COMMONS":	
Public Service Area "The Commons"	1,500
Snack Bar with Vending Machine Area	1,050
Lavatories/Restrooms	500
B. COMMUNITY RECREATION CENTER ADMINISTRATION:	
Receptionist Space	150
Administration Waiting Area	100
Community Recreation Center Manager's Office	200
Community Recreation Center Assistant Manager's Office	150
Secretary/Clerk Offices (Two)	200
Administrative File Space	250
Fireproof Records Storage Room	200
Centralized Administrative Storage	300
Small Conference Room	375
Staff/Employee Lounge/Lunch Room	875
Coat Closet	25
C. KITCHEN AND CONCESSIONS:	
Kitchen and Concessions	750
Coat Closet	15
D. MULTI-PURPOSE ROOM:	
Multi-Purpose Room	3,000
Audiovisual Projection Booth/Projection Television Area	50
Storage Closet	50
Chair and Table Storage	350
Coat Closet	100

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
E. COMMUNITY MEETING ROOM:	
Community Meeting Room	2,500
Audiovisual Projection Booth/Projection Television Area	50
Storage Closet	50
Chair and Table Storage	350
Coat Closet	100
F. PHYSICAL FITNESS ACTIVITY AREAS:	
Multi-Purpose Gymnasium	9,900
Multi-Purpose Gymnasium Instructor/Staff Offices and Observation Room	150
Multi-Purpose Gymnasium Equipment Storage Areas	600
Fitness/Exercise Room	3,000
Fitness/Exercise Room Instructor/Staff Office	150
Fitness/Exercise Room Storage Room	400
Dance/Aerobic Exercise Room	3,000
Dance/Aerobic Exercise Room Instructor/Staff Office	100
Dance/Aerobic Exercise Room Storage Room	300
Locker Rooms/Shower	6,000
Public Lavatories/Restrooms	500
Children's Play Area	2,000
Children's Play Area Storage Room	300
Coat Closet	75
G. ARTS AND CRAFTS AREA:	
Arts and Crafts Area	770
Arts and Crafts Area Storage Room	100
Coat Closet	20
H. COMMUNITY RECREATION CENTER SUPPORT AREAS:	
Primary Recreation Equipment Storage Room	500
Receiving Bay	625
I. OTHER ANCILLARY AND NON-ASSIGNABLE BUILDING SPACES:	
General Use Janitor Closets	200
Mechanical Equipment Room	750
Other Unassigned Building Spaces	10,670
TOTAL BUILDING AREA REQUIRED	53,350

FUNCTIONAL AREA/SPACE	AREA REQUIRED (sq.ft.)
OUTDOOR AND SITE-RELATED FUNCTIONAL SPACE NEEDS	
J. OUTDOOR AND SITE-RELATED FUNCTIONAL SPACES:	
Buildings	26,675 (a)
Off-Street Automobile Parking and Associated Circulation	96,030
Landscaping and Setbacks	122,705
TOTAL GROSS SITE AREA REQUIRED	245,410 (a) (5.64 acres)

- (a) Assuming a two-story building. This number reflects one-half of the total required building area (53,350 square feet of total building area) and is only representative of the minimum needed building "footprint." If a one-story building is constructed, a total minimum site area of 272,085 square feet, or 6.25 acres, would need to be provided.

Source: Meehan & Company, Inc.