

# MRV ARCHITECTS

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Project: **Haines Center Programming**  
Subject: Haines Interview Results and Options

Memo

To: Brad Maynard, Public Facilities Director  
From: Corey Wall  
Date: May 10, ~~2010~~ 2011

MRV 1033

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## Questions asked of each User Group:

- How would your organization use space in the proposed Haines Community Center?
- What would be your interior space requirements in the Community Center?
  - How many individuals would participate in your program?
  - Would spaces be required to store materials for your program at the Community Center?
  - Would your organization need dedicated offices or workspaces in the Community Center? Could the workspaces be shared, open offices with modular workstations, or individual offices?
  - What other specialty rooms would you require in the Community Center?
- What future growth potential do you anticipate in your program? Would this growth translate into increased physical space requirements in the Community Center?
- Would you have need for shared spaces with other groups in the Community Center such as:
  - Reception Areas
  - Printing and Copy Rooms and equipment
  - Break Room / Kitchenette
  - Conference / Meeting Rooms
- What are your exterior space requirements at the Community Center?
  - Vehicular access other than regular parking?
  - Immediate access to exterior from any interior spaces?
  - Other exterior spaces required?

## Responses

### **Initial Open House Meeting**

#### Potential Uses

- Legislative Office Information Distribution Center
- Computer Room for community use--similar to computers at Library
- Conference Center
  - Facilities for teleconferences
  - Facilities for visiting conferences--larger meeting rooms.
- Recreation Center
  - The gym is an important resource

#### General Discussion

- Must decide if this is a Community Center, Conference Center or Recreation Center
- Important not to duplicate existing uses
  - Theater exists at Chilkat Center
  - Activities for seniors occurs at Senior Center
- Location is terrific.
- Facility should be a vibrant center with lots of activities around the clock.
- Exterior is important to draw people to facility.

### **Chilkat Valley Community Foundation**

Informal group of non-profit agencies. Number of participants and people per varies.

#### Interior Space needs

- Bullpen with unassigned desks and locking filing cabinets. Access to internet, but no central server or individual computers req'd. Staff will bring in laptops.
- Conference room for 6-10 with video-conferencing capabilities.
- Copy machine and Work Room.

#### Exterior Space

- No.

#### Use Gym?

- No.

#### Income Producing?

- Probably not, or very little.

### **Chilkat Valley Preschool**

#### Interior Space needs

- 20 kids. 9am-1pm, 4 days a week.
- Currently the major tenant in the Human Resources Building, which has major deferred maintenance issues.
- State minimums are for 35sf/ child, but they have far more than that currently. 4 rooms total.
- Commercial Kitchen--must be central to facility since staff cannot leave play areas to go to kitchen and back.
- 2 Bathrooms.

#### Exterior Space

- Outdoor play area is very important. Could share this area with community during non-preschool hours.

Use Gym?

- Absolutely. During the day as large motor-skills room and during bad weather as outdoor play area substitute.

Income Producing?

- Probably not. Getting \$19K a year from Borough currently and not paying rent.

**Haines Borough Community Development**

Primary need is for overspill space from school facilities for kids during athletic seasons and adult activities at other times.

Interior Space needs

- Toddler Room (could be shared with Weight Room)
- Front Desk

Exterior Space

- Access to playground for toddlers

Use Gym?

- Absolutely. 4 hours after school everyday, + weekends.

Income Producing?

- Yes, through usage fees.

**Haines Borough School District (Community Education)**

Primary need is for overspill space from school facilities for kids during athletic seasons and adult activities at other times.

Interior Space needs

- Weight Room.
- Fitness Room.
- Wrestling Room where mats could stay out for entire season.
- Locker Room / Changing Room / Shower Room sized for visiting teams.
- Restrooms
- Bunk Rooms for visiting teams.
- Equipment Storage

Exterior Space

- Access to playground would be good for children of adults involved in activities.
- Nature trail / fitness trail

Use Gym?

- Absolutely

Income Producing?

- Yes. Usage fees from adult leagues and from school district if available for teams.

**Hammer Museum**

Need office and storage space which cannot be accommodated at main facility

Interior Space needs

- Office. Could be desk in bullpen, but permanently assigned.
- Conditioned Storage. For archival-quality items.

- Unconditioned Storage. For larger machines and equipment not on display.

Exterior Space

- No.

Use Gym?

- No.

Income Producing?

- Probably not, or very little.

**Seibukan Jujutsu of Haines**

Interior Space needs

- Workout Room. 36'x 36' with high ceilings. Could have windows to street/sidewalk.
- RR / changing rooms
- Storage Room for mats and equipment.
- Front Desk

Exterior Space

- No.

Use Gym?

- No.

Income Producing?

- Yes, though class fees.

**Well Fit**

Interior Space needs

- Cardio Area—10-12 machines.
- Resistance Weight Area—Nautilus circuit
- Group Exercise Room—for 20 participants.
- Small Group Exercise Room—for 12 participants. Connected to Group Exercise Room.
- Kitchen (large enough for classes)
- RR / changing rooms
- Storage Room for mats and equipment.
- Front Desk

Exterior Space

- Yes. Could develop hockey rink—possibly use area for other court sports in summers.

Use Gym?

- Yes, but would not be primary focus. More wellness than team sports.

Income Producing?

- Yes.

## Discussion

### Different Uses

One of the central questions which needs to be decided is what kind of facility the Haines Center will become and what type of events it will be designed to support. During the initial Open House Workshop, different ideas for the facility included:

- Community Center
- Conference Center
- Recreation Center
- Performing Arts Center
- Borough Offices

Although there is some potential overlap between all of these uses, it is going to be important to define the degree of specialization desired. For example, it will be possible to host small conferences in multi-function classroom-type spaces, but to truly be able to attract large conferences to Haines, a Conference Center would need to have many more lecture-type rooms (some of which could connect to create larger group spaces) than would be required for just a general use Community Center.

The primary asset of the existing facility appears to be the gymnasium. The gym is one of only 3 large sports-activity spaces in the Borough, and there was a great deal of community desire expressed to retain this facility as a gym. Retaining the space as a gym makes Recreation Center type activities in the rest of the facility a natural fit. It should be noted, however, that the gym is not regulation size (it is only 50' wide, the width of a regular high school basketball court) and cannot be enlarged in width.

The question of who is going to run and maintain the facility is an important one. Of all the user groups identified and interviewed only the Well Fit group appeared to be ready and excited to staff and run the facility. This, again, pushes the facility toward Recreation Center-type uses.

All of the sketched options focus on retaining the existing structure of the school building. The structure in the classroom wing has a low floor-to-floor height, a deep floor plate, and flat floors. This will have ramifications for all potential uses, but particularly rules out the use of the space as a performing arts center. The gymnasium could potentially be converted into a performance space, but the flat floors and long, narrow configuration make this conversion less than ideal. There is plenty of land available to the west of the current facility to allow construction of a new Performing Arts Center connected to the Lobby and Entrance of the Haines Center at some point in the future.

## Options

### Option 1 - Recreation Center & Borough Office with Large Addition

The first option shown on the programming spreadsheets is a Recreation center-type facility on the first floor of the school building with Borough Offices on the second floor. As shown, this option has the Chilkat Valley Preschool moving into the existing Borough Office building--the size of which is a good match for the Preschool program.

#### Pros:

- The desired program for Well Fit matches the areas available in the existing school first floor fairly well.
- The desired program for the Borough Offices matches the areas available in the existing school first floor fairly well.
- The recreation center focus would allow the gym space to be monitored and used for different community activities fitting its intended purpose.
- A large addition would allow for entry spaces, lobby, and vertical circulation to be welcoming and double-height.
- Additional specific activity rooms (Wrestling Room, Raquetball Courts) could be added at a later time.

#### Cons:

- Lobby, Restrooms, Locker Rooms, and Kitchen would all need to be located in an addition along with the required elevator, stairs and mechanical spaces. This is much larger addition (3,200sf vs: 500sf) than was originally anticipated.
- The first floor rooms where the Well Fit activity spaces would be located are all low ceilinged.
- Sound-proofing between the Well Fit spaces on the first floor and the Borough Offices on the second floor will be challenging--particularly since the Well Fit spaces may be loud during office hours.
- Desired spaces by other Community recreation-focused groups such as the Wrestling Room, and Bunk Rooms will not fit in this configuration.
- There is very little Convention Center community use in this plan except for some possible after-hours use of the 416 sf Conference Room in the Borough Offices.
- The Major Muscle room for the Preschool would be a good joint use for some of the Well-Fit spaces, but this is not possible since the two facilities are physically separate.

### Option 2 - Recreation Center & Borough Office with Minimal Addition

The second option shown on the programming spreadsheets is again a Recreation Center-type facility on the first floor of the school building with Borough Offices on the second floor. However, the addition in this option has been reduced to just vertical circulation and mechanical spaces as per the initial estimates done in February 2011. This option also shows the Chilkat Valley Preschool moving into the existing Borough Office building.

#### Pros (compared to Option 1):

- The addition is now as small as possible.

#### Cons (compared to Option 1):

- The Small Group Exercise Room and Kitchen have been eliminated. All other spaces, have shrunk in area--particularly the Locker/Shower Rooms.

### Option 3 - Recreation/Community Center & Borough Office with Large Addition

The third option shown on the programming spreadsheets is a joint Recreation and Community Center-type facility on the first floor of the school building with Borough Offices on the second floor. This option shows reduced spaces for some recreation activities, but the addition of conference rooms and offices for community use. This option also shows the Chilkat Valley Preschool moving into the existing Borough Office building.

#### Pros:

- Community uses including conference rooms and bullpen offices are included.
- Reducing the gym from the Option 1 and 2 configurations keeps the current basketball court width to length ratio.
- Loud group activity spaces are all located in the gym area with no offices above.

#### Cons:

- The group exercise rooms are located directly off the gym and are constrained in size by the existing room size. Opened to one another, the space will be 20' x 50' which is an odd configuration and may be difficult for group activities.

### Options 4-?

Many other configurations of the space would be possible. Additional ideas from the community are welcome. Some additional ideas include:

- Putting the preschool into the school building to allow for joint use of the kitchen and group activity rooms by the preschool. The existing Borough Offices would remain in the current building, with an addition to accommodate additional office space as required.
- Locating the Borough Offices in the two story portion of the school along Main Street, so there is no loud activity spaces below. Recreation-type spaces would be located in the two-story section of the school between the Borough Offices and the Gym.
- Tearing down the gym and reconstructing a larger gym to accommodate a full-size basketball court. This would eliminate spending any money on renovating the oddly-sized gym.

# Haines Center

MRV Architects May 10, 2011

## Existing Spaces

### School

Floor 1	SF	Notes
Multi-Purpose Room	4,709	49.5' x 99.5' (including raised stage area)
Exit Stairs from Gym	216	Could probably be eliminated and repurposed.
Classroom 7	864	
Classroom 8	785	
Classroom 9	1,008	
Girls RR	150	
Boys RR	148	
Janitor	38	
Storage	212	
Stair @ Classroom 8	70	Could probably be eliminated and repurposed.
N-S Hallway	464	Could possibly be eliminated if classrooms turned into open space
E-W Hallway	752	Probably needed as exit.
<b>Subtotal Area Floor 1</b>	<b>9,416</b>	
Floor 2	Sf	Notes
Classroom 1	864	
Classroom 2	802	
Classroom 3	877	
Classroom 4	871	
Janitor	117	
Storage	190	Would go away if all of stage area was eliminated.
Stair @ Classroom 2	70	Could probably be eliminated and repurposed.
N-S Hallway	464	Could possibly be eliminated if classrooms turned into open space
E-W Hallway	752	Probably needed as exit.
<b>Subtotal Area Floor 2</b>	<b>5,007</b>	
<b>School Total Area</b>	<b>14,423</b>	

### Borough Office

South Room	1,101	
North Room	1,878	
Entry Vestibule	53	
Boiler	89	
Men RR	65	
Women RR	65	
Janitor	28	
Circulation	27	
<b>Borough Office Total Area</b>	<b>3,306</b>	

**TOTAL STUDY AREA 17,729**

# Haines Center

MRV Architects May 10, 2011

## Identified Desired Uses

	SF	Share?	Notes
<b>Initial Open House Meeting Ideas</b>			
Legislative Office	180	Y?	Large Office? Use not clear.
Community Computers	300	Y	10 computer stations. Set-up similar to Library internet area.
Small Conference Room	200	Y	Seats 8-10
Large Conference Room	900	Y	Seats 25
<b>Subtotal</b>	<b>1,580</b>		

## Chilkat Valley Community Foundation

Bullpen	400	Y	4 workstations
Small Conference Room	200	Y	Seats 8-10. Video-conferencing.
Storage	200	Y	Locking filing cabinets. Could be located in Bullpen.
Work Room	150	Y	Copy machine, layout space.
<b>Subtotal</b>	<b>950</b>		

## Chilkat Valley Preschool

Activity Room	1,100		Large Classroom-sized space with activity stations
Major Muscle Room	1,100		Large Classroom-sized space with play equipment
Kitchen	180	Y	Commercial Kitchen. Adjacent to kid's areas
Preschool RR	130		Two single-use RR. Preschool-sized fixtures.
Staff RR	65	Y	Single-use RR
Storage	120		More is better
<b>Subtotal</b>	<b>2,695</b>		

## Haines Borough

### Accounting

Offices	500		Guess. No number supplied.
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### Clerk

Offices	880		4 @ 190, 1@ 120
Conference	416	Y	
Records	1,000		
Work Room	240	Y	
Kitchen	240	Y	

### Lands and Planning/Zoning

Offices	840		
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### General

Reception	120	Y	
Lobby	200	Y	
RR	80	Y	2 single-use

<b>Subtotal</b>	<b>4,516</b>		
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### Haines Borough Community Development

Gym	7,280	Y	50' x 84' court + 10' sideline ideal
Toddler Room	2,000	Y	Padded room. Could be shared with wrestlers
Front Desk	120	Y	
<b>Subtotal</b>	<b>9,400</b>		

### Haines Borough School District (Community Education)

Weight Room	500	Y	
Fitness Room	1,000	Y	
Wrestling Room	2,305	Y	Size of mat alone is 38' x 38'. Share during off season
Gym	7,280	Y	50' x 84' court + 10' sideline ideal
Lockers/Showers/RR	1,360	Y	3 waterclosets, 2 showers, 32 lockers per gender.
Bunk Rooms	800	Y	20 bunks
Equipment Storage	200		More is better
<b>Subtotal</b>	<b>13,445</b>		

### Hammer Museum

Office	120	Y	Could be located in a bullpen, but permanently assigned.
Conditioned Storage	150		
Unconditioned Storage	300		
<b>Subtotal</b>	<b>570</b>		

### Seibukan Jujutsu of Haines

Workout Room	1,300	Y	36' x 36' with high ceilings. Windows to street desirable.
Storage	200		For mats and equipment.
RR / Changing Rooms	400	Y	Multiple fixture RR with changing area.
Front Desk	120	Y	
<b>Subtotal</b>	<b>2,020</b>		

### Well Fit

Gym	7,280	Y	50' x 84' court + 10' sideline ideal
Cardio Area	1,000		10 machines
Resistance Weight Area	500		
Group Exercise	900		20 people.
Small Group Exercise	540		12 people. Connect to Group Exercise Room
Lockers/Showers/RR	1,360	Y	3 waterclosets, 2 showers, 32 lockers per gender.
Kitchen	300	Y	Large enough for classes
Front Desk	120	Y	
<b>Subtotal</b>	<b>12,000</b>		

## Haines Center

MRV Architects May 10, 2011

### Option 1 - Recreation Center & Borough Office with Large Addition

	SF	Notes
<b>Chilkat Valley Preschool</b>		
Activity Room	1,100	Large Classroom-sized space with activity stations
Major Muscle Room	1,100	Large Classroom-sized space with play equipment
Kitchen	180	Commercial Kitchen. Adjacent to kid's areas
Preschool RR	130	Two single-use RR. Preschool-sized fixtures.
Staff RR	65	Single-use RR
Storage	120	More is better
Mechanical	89	
Janitor	28	
<b>Subtotal</b>	<b>2,812</b>	
Circulation (15%)	422	
<b>TOTAL</b>	<b>3,234</b>	As compared to 3,306 sf available in existing Borough Offices

### Haines Center, First Floor (Recreation Center)

#### Renovated Spaces

Multi-Purpose Room	4,925	49.5' x 99.5' (including all of demolished raised stage area)
Cardio Area	1,000	10 machines
Resistance Weight Area	500	
Group Exercise	1,000	slightly larger than req'd for 20 people.
Small Group Exercise	540	12 people. Connect to Group Exercise Room
Storage	200	
<b>Subtotal</b>	<b>8,165</b>	
Circulation (15%)	1,225	
<b>TOTAL</b>	<b>9,390</b>	As compared to 9,416 sf available in existing School 1st Floor

#### Addition Spaces

Front Desk	120	
Lobby	300	
Elevator & Stairs	250	
Kitchen	300	
Lockers/Shower/RR	1,360	3 waterclosets, 2 showers, 32 lockers per gender.
Mechanical / Electrical	450	
<b>Subtotal</b>	<b>2,780</b>	
Circulation (15%)	417	
<b>TOTAL</b>	<b>3,197</b>	

## Haines Center, Second Floor (Borough Offices)

### Accounting

Offices 500 Guess. No number supplied.

### Clerk

Offices 880 4 @ 190, 1@ 120

Conference 416

Records 1,000

Work Room 240

Kitchen 240

### Lands and Planning/Zoning

Offices 840

### General

Reception 120

Lobby 200

RR 80 2 single-use

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**Subtotal 4,516**

Circulation (15%) 677

**TOTAL 5,193** As compared to 5,007 sf available in existing School 2nd Floor

## Haines Center

MRV Architects May 10, 2011

### Option 2 - Recreation Center & Borough Office with Minimal Addition

	SF	Notes
<b>Chilkat Valley Preschool</b>		
Activity Room	1,100	Large Classroom-sized space with activity stations
Major Muscle Room	1,100	Large Classroom-sized space with play equipment
Kitchen	180	Commercial Kitchen. Adjacent to kid's areas
Preschool RR	130	Two single-use RR. Preschool-sized fixtures.
Staff RR	65	Single-use RR
Storage	120	More is better
Mechanical	89	
Janitor	28	
<b>Subtotal</b>	<b>2,812</b>	
Circulation (15%)	422	
<b>TOTAL</b>	<b>3,234</b>	As compared to 3,306 sf available in existing Borough Offices

### Haines Center, First Floor (Recreation Center)

#### Renovated Spaces

Multi-Purpose Room	4,925	49.5' x 99.5' (including all of demolished raised stage area)
Cardio Area	800	10 machines
Resistance Weight Area	400	
Group Exercise	800	slightly smaller than req'd for 20 people.
Front Desk	120	
Lobby	200	
Lockers/Showers/RR	800	1 waterclosets, 2 showers, 10 lockers per gender.
Storage	120	
<b>Subtotal</b>	<b>8,165</b>	
Circulation (15%)	1,225	
<b>TOTAL</b>	<b>9,390</b>	As compared to 9,416 sf available in existing School 1st Floor

#### Addition Spaces

Elevator & Stairs	250
Mechanical / Electrical	450
<b>Subtotal</b>	<b>700</b>
Circulation (15%)	105
<b>TOTAL</b>	<b>805</b>

**Haines Center, Second Floor (Borough Offices)**

**Accounting**

Offices 500 Guess. No number supplied.

**Clerk**

Offices 880 4 @ 190, 1@ 120

Conference 416

Records 1,000

Work Room 240

Kitchen 240

**Lands and Planning/Zoning**

Offices 840

**General**

Reception 120

Lobby 200

RR 80 2 single-use

**Subtotal 4,516**

Circulation (15%) 677

**TOTAL 5,193** As compared to 5,007 sf available in existing School 2nd Floor

# Haines Center

MRV Architects May 10, 2011

## Option 3 - Recreation/Community Center & Borough Office with Large Addition

	SF	Notes
<b>Chilkat Valley Preschool</b>		
Activity Room	1,100	Large Classroom-sized space with activity stations
Major Muscle Room	1,100	Large Classroom-sized space with play equipment
Kitchen	180	Commercial Kitchen. Adjacent to kid's areas
Preschool RR	130	Two single-use RR. Preschool-sized fixtures.
Staff RR	65	Single-use RR
Storage	120	More is better
Mechanical	89	
Janitor	28	
<b>Subtotal</b>	<b>2,812</b>	
Circulation (15%)	422	
<b>TOTAL</b>	<b>3,234</b>	As compared to 3,306 sf available in existing Borough Offices

## Haines Center, First Floor (Recreation/Community Center)

### Renovated Spaces, Recreation

Multi-Purpose Room	3,925	49.5' x 79.5' (current size)
Large Group Exercise	600	20' x 30', located in demolished stage area. 12-14 people.
Small Group Exercise	400	20' x 20', located in demolished stage area. 8-10 people.
Cardio / Weight Room	1,300	8 machines + weights
Storage	200	
<b>Subtotal</b>	<b>6,425</b>	
Circulation (15%)	964	

### Renovated Spaces, Community

Small Conference Room	200	Seats 8-10
Large Conference Room	900	Seats 25
Bullpen Offices	450	4-5 workstations. Shared by community groups.
Storage	200	
<b>Subtotal</b>	<b>1,750</b>	
Circulation (15%)	263	
<b>TOTAL</b>	<b>9,401</b>	As compared to 9,416 sf available in existing School 1st Floor

### Addition Spaces

Front Desk	120	
Lobby	650	Including 4 computer stations for internet / public use.
Elevator & Stairs	250	
Kitchen	300	
Lockers/Showers/RR	1,000	3 waterclosets, 2 showers, 25 lockers per gender.
Mechanical / Electrical	450	
<b>Subtotal</b>	<b>2,770</b>	
Circulation (15%)	416	
<b>TOTAL</b>	<b>3,186</b>	