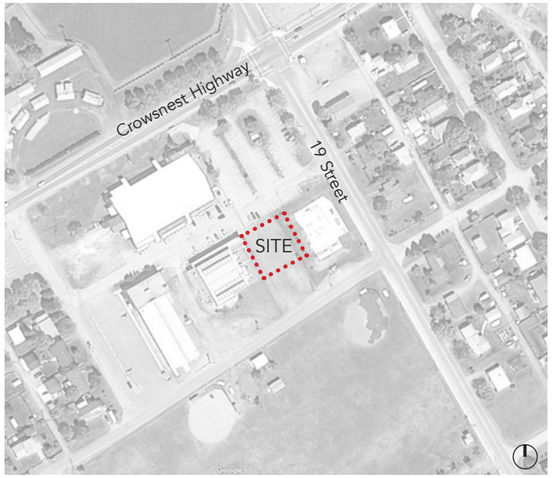
GRAND FORKS COMMUNITY CENTRE

LOCATION



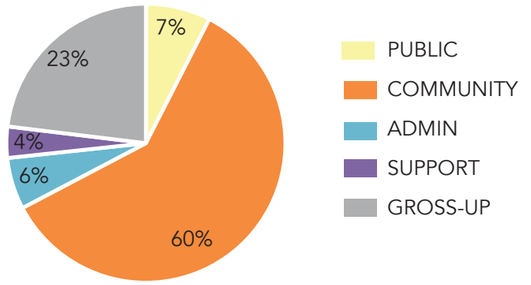
The proposed site is located between the Aquatic Centre and the Skateboard Park, with the existing parking lot to the north and Dick Bartlett Park to the south.

Future development and expansion of the Curling Rink, Arena and Aquatic Centre have been considered in the proposed location of the Community Centre.

PROGRAM

A Program was developed with a total area of 13,150 sf (1,220m2). This includes the following:

- PUBLIC: Lobby, cafe, washrooms
- COMMUNITY: Hall, EOC/Conference Room, Meeting Room, Community Kitchen and Maker Space
- ADMIN: Reception and office space for RDKB Rec Staff
- SUPPORT: Building Support
- GROSS-UP: Circulation and Walls



TOTAL AREA: 13,150 sf

PROCESS

Urban Arts worked closely with the community of Grand Forks to develop a Vision, Program and concept options for a Community Centre that would meet the needs and aspirations of the community.

The project process is as follows:



COSTING

A Class D cost estimate was prepared by LTA Consultants for the Grand Forks Community Centre. Estimate is in 2019 Dollars.

Estimated construction cost (excluding GST):	$9,000,000
Estimated soft costs (excluding GST):	$1,270,000
Estimated project cost (excluding GST):	**$10,270,000**

For more information contact the Regional District Kootenay Boundary - Grand Forks: 1-877-520-7352

Regional District of Kootenay Boundary

GRAND FORKS BC

Community Futures Boundary

Urban Arts Architecture Urban Design

VISION

The City of Grand Forks, Regional District of Kootenay Boundary and local residents worked together to create a vision for the Community Centre. The guiding principles for the facility are as follows:

1. Reflect the ethos of Grand Forks
2. One Roof - Create a continuity of space, place + service
3. Create a gathering place for all
4. Include a variety of flexible meeting spaces
5. Create a sustainable building that demonstrates love of the land
6. Support Resilience
7. Invest in Youth
8. Create a Healthy Place
9. Consider ongoing operations



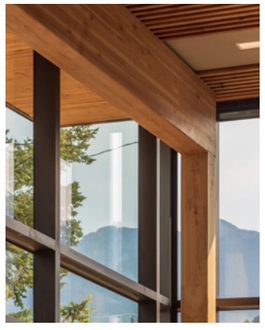
Reflect the Ethos of Grand Forks



Flexible Meeting Spaces



Community hall for a variety of events + activities







PASSIVE DESIGN STRATEGIES

Passive design strategies have been implemented to reflect environmental stewardship of the land. These include:

- Locating the building to minimize site disturbance, facilitate future growth and create connection with the Aquatic Centre for enhanced operational efficiency;
- North-South orientation of the building to facilitate passive solar gain;
- Use of clerestory and north-facing light to provide even,comfortable day-lighting for occupants and reduce the electrical load;
- Use of robust, low maintenance building materials and systems to facilitate longevity and reduce maintenance;
- Use of local material and labour;
- Enable the installation of solar panels on the roof of the hall

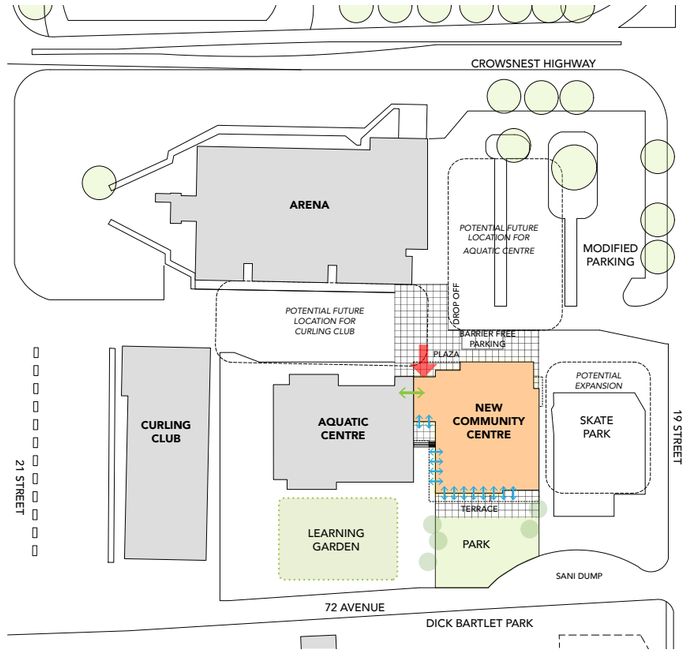
CONCEPT OPTION A

SITE

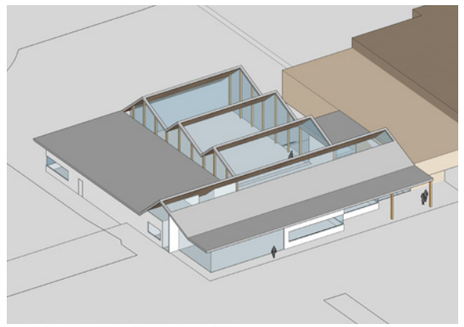
- Compact design maximizes passive benefits;
- Future development possible to the east (with relocation of the Skatepark) or on an upper level;
- Building is located to minimize impact on the existing parking + access;
- Hall is located to the south maximizing solar orientation and connection to the outdoors;

BUILDING

- Hall opens directly onto the lobby;
- Includes raised stage (optional);
- Kitchen is located at in the south corner with direct connection to the exterior to support outdoor gathering;
- Link is created with the Aquatic Centre for cross pollination and effective staffing;
- Cafe is located near the entry with direct access to the exterior and provide view through the building;
- Maker space is located near the entry for visibility and displaying activities within;
- EOC and meeting room are located together with access to a separate entry to support EOC and after hours use.



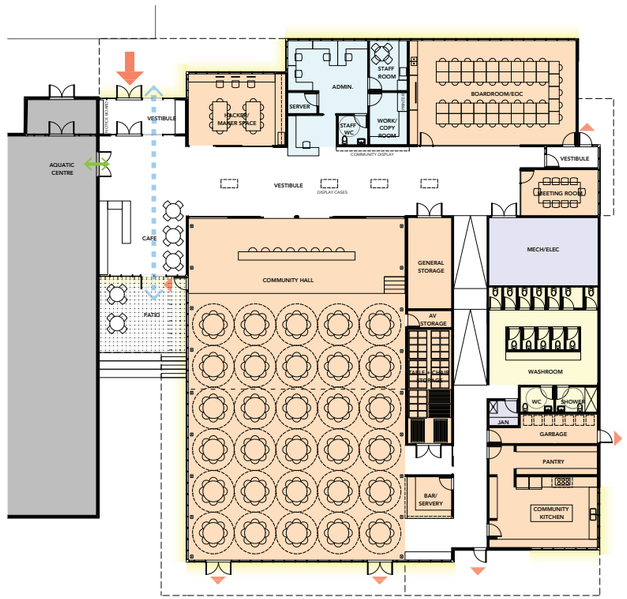
SITE PLAN



OVERALL VIEW FROM NORTH



INTERIOR VIEW OF HALL



FLOOR PLAN

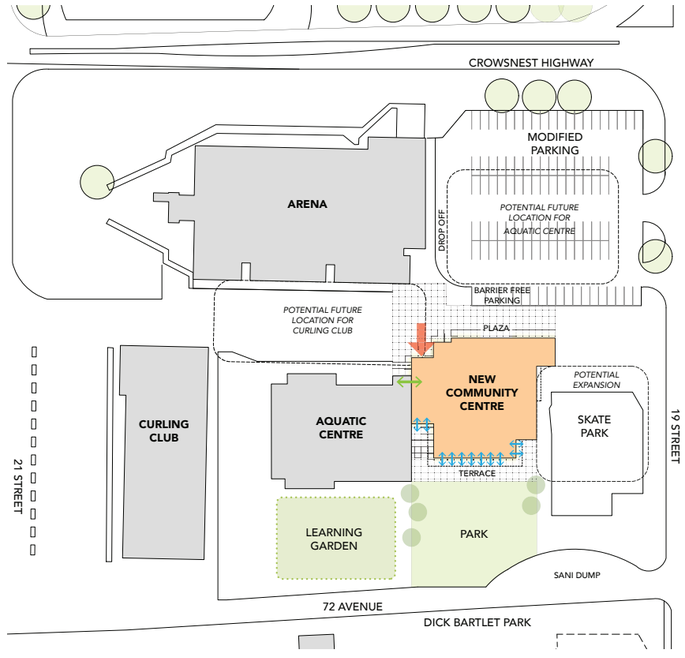
CONCEPT OPTION B

SITE

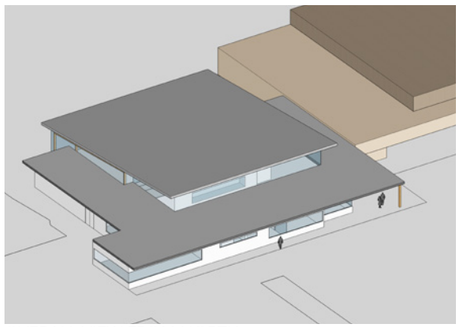
- Compact design maximizes passive benefits
- Future development possible to the east (with relocation of the Skatepark) or on an upper level;
- The building is located further north to serve as a beacon to the north and create larger gathering space to the south;
- Hall is located to the south to maximize solar orientation and connection to the outdoors and is aligned east-west (will require modification to existing parking lot.

BUILDING

- Kitchen is located at the heart of the facility with direct access to the lobby and hall, and in close proximity to the cafe;
- Link is created with the Aquatic Centre for cross pollination and effective staffing;
- Cafe is located near the entry with direct access to the exterior and provide view through the building;
- Maker space is located near the entry for visibility and displaying activities within;
- EOC and meeting room are located together with access to a separate entry to support EOC and after hours use;
- Mechanical spaces are located on an upper mezzanine to reduce the building footprint.



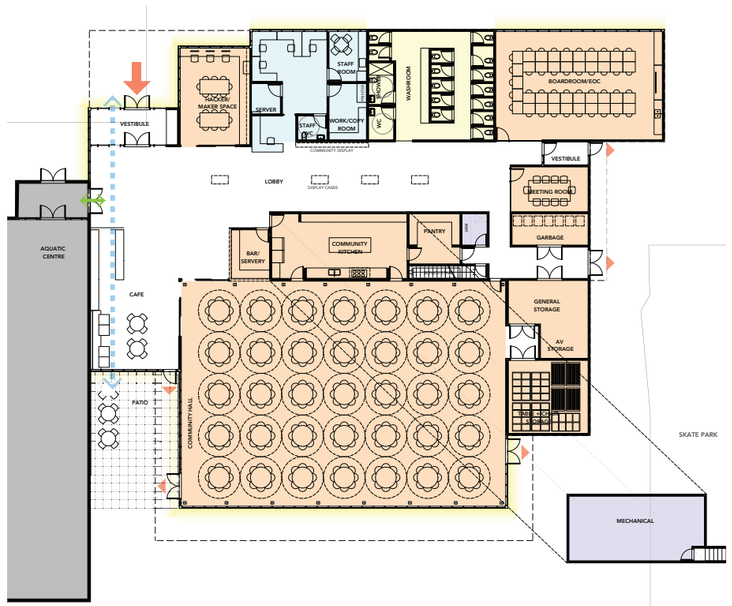
SITE PLAN



OVERALL VIEW FROM NORTH



INTERIOR VIEW OF HALL



FLOOR PLAN