



Culture, Parks & Recreation Department (CPRD)

Comprehensive Master Plan—Appendix B Facility Assessment



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1. DISCOVERY BAY WATER PARK

FACILITY CONDITION : ●●●●●
PROGRAM FUNCTIONALITY: ●●●●●

Address: 715 E 24th St. Greeley, CO 80631

Date Opened: 2008

Date Inspected: March 10, 2025

Overview

Discovery Bay is Greeley's only outdoor waterpark and a key destination for summer recreation. The park offers an affordable, family-friendly way to enjoy the summer, featuring a lazy river, a zero-depth entry pool, and a water slide. Open seasonally from Memorial Day through September, the facility sees an average of 500 visitors daily. The waterpark opened in 2008 when the city's estimated population was 88,000. With an estimated 120,000 residents in 2025, user demand continues to put pressure on the existing Discovery Bay facility. As such, the facility's pool size, support spaces, and amenities are undersized.

System: Technology

Condition: Fair

Summary: Inadequate security cameras, lack of motion sensors at water. Staff noted the PA system is new.

System: Accessibility

Condition: Poor

Summary: All restrooms appear to have inadequate door clearances and turn radii required by code. Showers do not appear compliant. Counter tops do not comply with ADA. No changing tables were observed in the restrooms.

System: Interior Finishes and Fixtures**Condition: Fair**

Summary: The original finishes are dated and nearing the end of their useful life. Fixture counts in the restrooms may not meet the requirements associated with current occupancy and bather loads. Plywood ceilings are inadequate for the wet environment in locker rooms from a durability perspective.

Evaluating of Rec Programming: The waterpark accommodates drop-in visits, allowing families to enjoy its amenities without reservations, except for large groups. This flexibility and low cost of entry make it a convenient option for aquatic fun. Aquatics staff also schedule and conduct swim lessons, although staff note this location attracts fewer registrants than other facilities. After hours, this facility can be rented out for private events.

Evaluation of Building: Staff report long lines at peak times and say the bathhouse, including locker rooms and showers, is too small for daily visitor volume. This impacts the visitor experience and limits program expansion and group accommodation. Two existing family changing rooms are insufficient relative to the demand on the facility. The ticket office is sufficient for two attendants; an adjacent office serves as a cash handling room.

High Level Recommendations: Moderate Renovation and Expansion. The proposed improvements will expand the waterpark with new features—lap lanes, water play areas, and a second zero-depth entry—to improve capacity and better serve growing demand.

Renovations and Expansion:

- The addition of approximately 4,500 square feet of new pool space and aquatic features (to be confirmed in feasibility study) will accommodate more users.
- A new mechanical room and pool storage space will be required to support the new pool.
- Locker rooms will be renovated and expanded, and new family changing rooms will be added.
- The pool deck will be enlarged to include shaded seating and rentable cabanas.
- A new concession area will support point of sales and generate revenue.
- Finishes and accessibility will be upgraded throughout.
- Additional cameras will be installed to increase security and accountability.

Highlights:

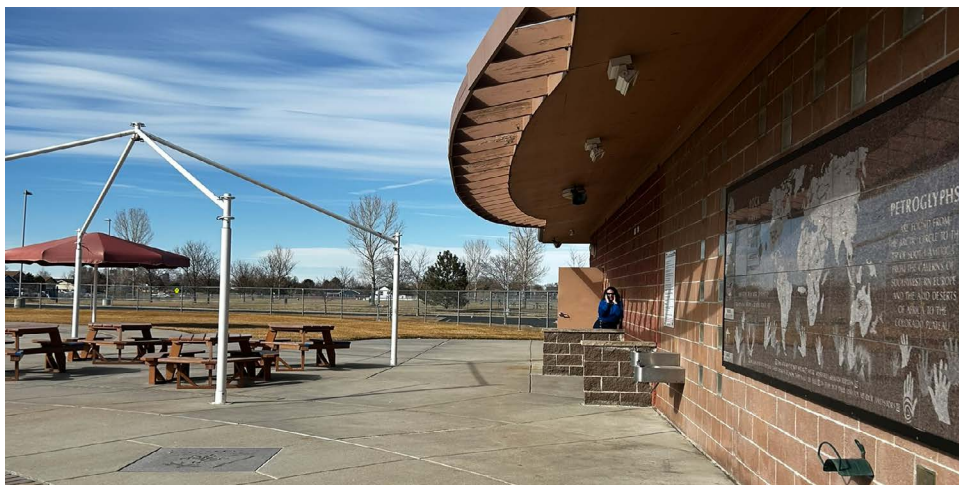
- New water features and lap lanes will improve capacity and variety.
- Locker rooms will be enlarged to reduce wait times and increase convenience.
- New family changing rooms will be added to better serve the diverse needs of the community.
- Rentable cabanas will offer extra amenities and generate revenue.

Challenges:

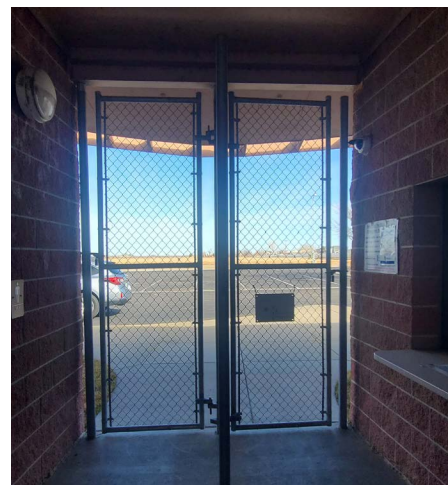
- Higher attendance may lead to traffic congestion and restrict access to nearby amenities.
- Construction may temporarily close or limit access during peak summer months.
- More parking will be necessary to accommodate additional users.

Photographic Overview

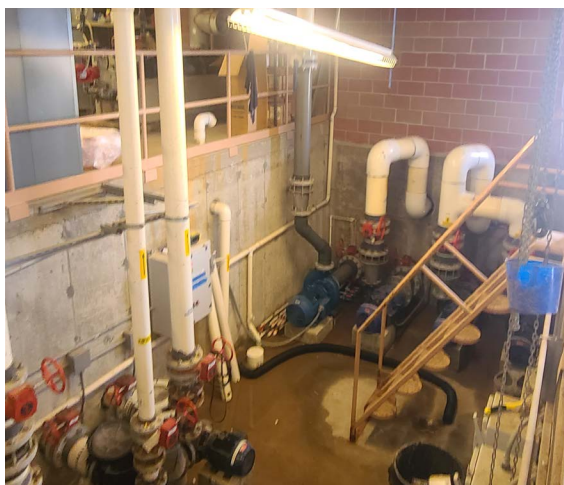
Discovery Bay Water Park



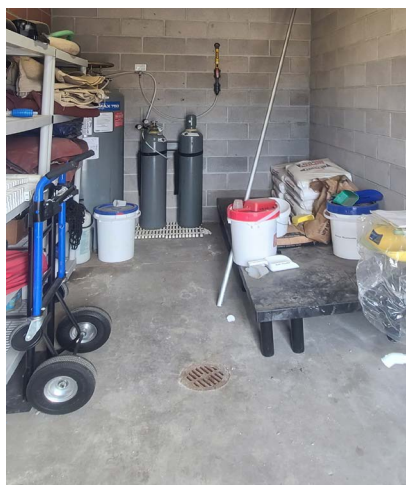
POOL DECK SEATING



ENTRY



PUMP PIT



POOL STORAGE



SAND FILTERS



ADMIN SPACE



ZERO DEPTH PLAY FEATURE

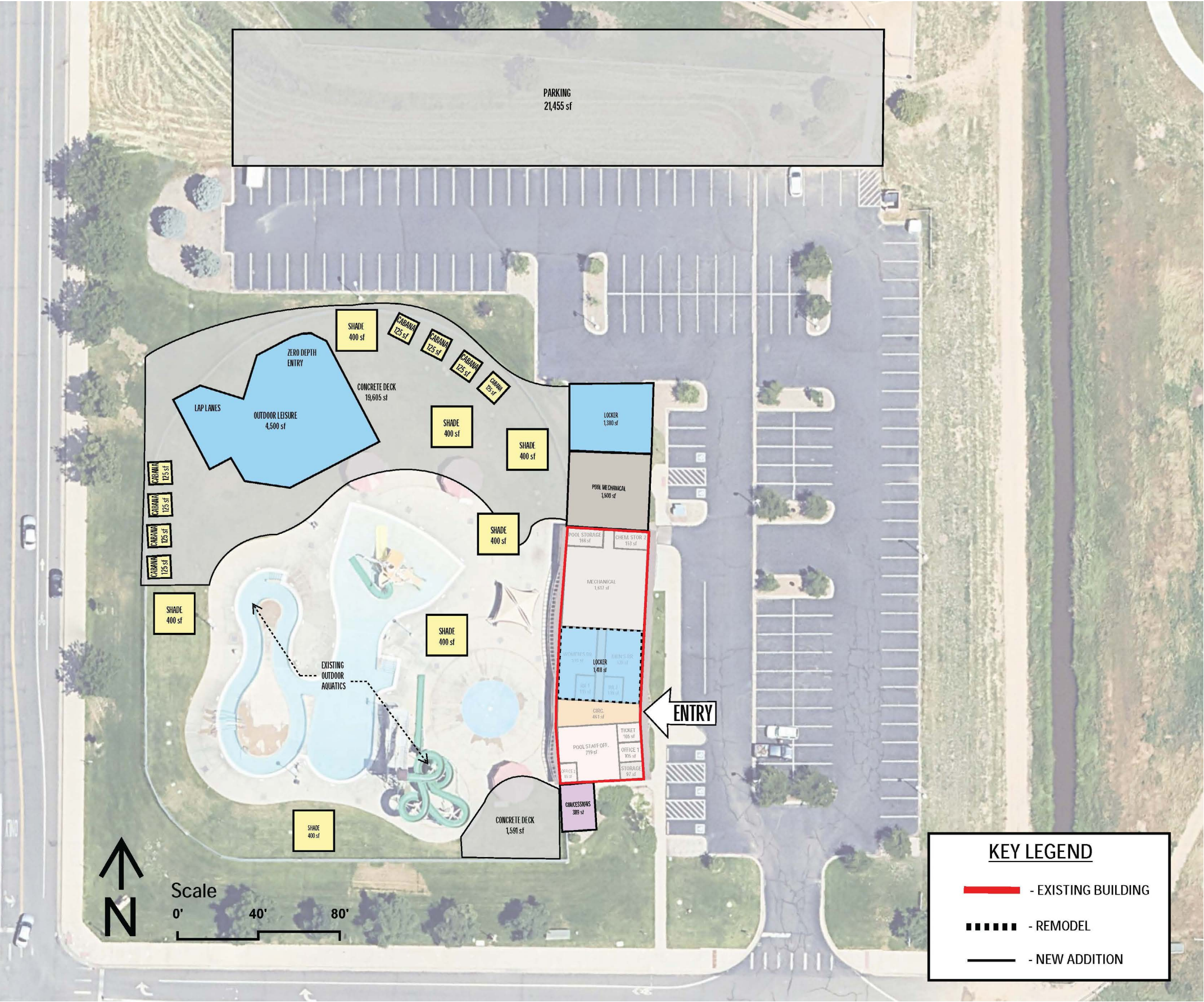
Discovery Bay Water Park

EXISTING Square Footage		
Area by space:		
Athletic Spaces	-	
Circulation	460	
Aquatics	8,975	
Lockers/Restrooms	1,270	
Offices/Admin/Reception	1,010	
Pool Deck	18,500	
Support	2,050	
Concessions	-	
Building Net SF	TOTAL	4,790
Exterior Net SF	TOTAL	27,475

ADDITION Square Footage		
Area by space:		
Athletic Spaces	-	
Site Amenities	3,800	
Circulation	-	
Aquatics	4,500	
Lockers/Restrooms	1,380	
Offices/Admin/Reception	-	
Pool Deck	21,190	
Concessions	400	
Overall Net SF	TOTAL	32,770

RENOVATION Square Footage		
Area by space:		
Athletic Spaces	-	
General Program	-	
Circulation	-	
Aquatics	2,400	
Lockers/Restrooms	2,250	
Offices/Admin/Reception	800	
Pool Deck	-	
Support	-	
Concessions	-	
Overall Net SF	TOTAL	5,450

The indicated program areas reflect high-level, conceptual ideas about how square footage might be organized on the site and developed as part of a preliminary planning review. These concepts are intended to guide further discussion and are aligned with rough order of magnitude (ROM) cost estimates. This initial assessment does not account for detailed program relationships or adjacencies and should not be interpreted as a finalized layout or design.





2. Rodarte Community Center

FACILITY CONDITION : ●●●●●
PROGRAM FUNCTIONALITY: ●●●●●

Address: 920 A St. Greeley, CO 80631

Date Opened: 1980

Date Inspected: March 10, 2025

Overview

Serving local youth and families, Rodarte transports 140 students to the center each day of the school year for enrichment activities and to receive a meal through a licensed youth program. The program also accommodates youth in summer camps. Due to licensing requirements, the facility must limit public access while children are present in the building. The center also offers a gymnasium and a well-regarded boxing gym.

System: Technology

Condition: Fair

Summary: Classrooms have newer (4-5 yr. old) smart boards. New PA system throughout. Staff would like new equipment to support science/technology/art programs. The scoreboard in the gym is not working. Retractable basketball hoops are convenient, but staff note they can be difficult to operate.

System: Accessibility

Condition: Good

Summary: Access to the building appears to be up to current ADA standards. The control desk has a counter section at a lower height for wheelchair accessibility. The restrooms appear to have ADA compliant toilet stalls.

System: Interior Finishes and Fixtures

Condition: Fair

Summary: According to staff, the vestibule, lobby, front desk area, kitchen, and restrooms were recently renovated.

Flooring: Carpet flooring in the ill-child room and the classroom/library should be replaced with a durable, easier-to-clean alternative. VCT flooring in the multipurpose room and STEAM classroom is worn and should be replaced.

Ceiling Finishes: The ceiling in the classroom/Library should be replaced with a lay in ceiling to help with acoustics and update lighting. Staff stated the multipurpose room ceiling and lighting are scheduled to be updated. The finishes in this room are dated and would benefit from these improvements.

Acoustics in the classroom/library are substandard for the needs of this space. Lighting in the classroom/library, ill-child room, and the STEAM classroom is inadequate.

Evaluating of Rec Programming

The center focuses on youth programs, particularly afterschool enrichment and summer camps. With limited classroom space, registrations fill quickly, and both programs have a waitlist. Evening and weekend drop-in programs, such as Zumba and recreational basketball, help to activate the center during off-hours. Staff continue exploring ways to better serve the community outside youth program hours, balancing public access with safety and licensing requirements.

Evaluation of Building

As noted, areas of the building have recently been updated (kitchen, lobby). Areas in need of updates include the ill-child room and the three programmed rooms. Multipurpose room and STEAM classroom finishes and casework could be updated to better serve the functions of these rooms. The USA boxing certified gym is in overall good condition. Storage is limited throughout the facility. The gymnasium, added in 2005, is in good condition.

High Level Recommendations

Minor Renovation and Expansion. The proposed improvements create a more modern, inviting, and functional environment for users of all ages by adding a multipurpose classroom to expand youth programming during the day and adult classes in the evening. A compact fitness and weight area will boost drop-in participation and support the popular boxing program.

High Level Recommendations

Renovations and Expansion:

- A new 60-person multipurpose classroom will support afterschool and summer programs, adult programming, and community events.
- The addition of a dedicated fitness and weight area will encourage evening and weekend use and support fitness programming.
- Interior finishes and lighting will be upgraded to create a brighter, more contemporary atmosphere that addresses the acoustic and lighting concerns.
- Technology infrastructure will be improved to enable a broader range of programming.

Highlights:

- The interior will be modernized to enhance user experience and overall appeal.
- The new classroom space will increase capacity for afterschool and community programs.
- A new fitness addition will activate drop-in use and support boxing programs.
- Enhancements to technology will enable more dynamic, flexible, and engaging programming.

Challenges:

- Site limitations may constrain the extent of future expansion. The proposed addition must be confirmed with detailed soil analysis, utility analysis, and zoning requirements.
- Renovation activities may temporarily disrupt ongoing programs.

Photographic Overview

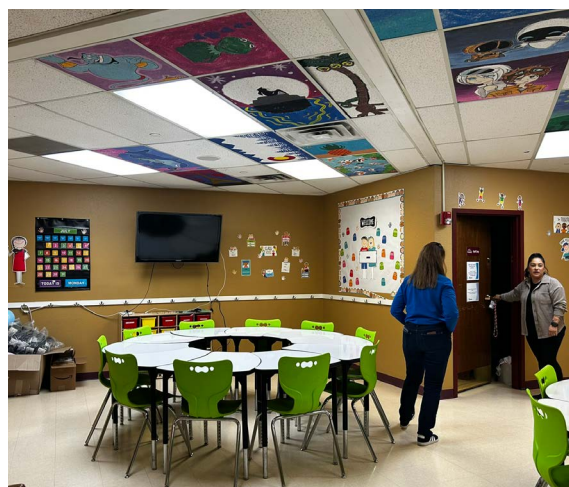
Rodarte Community Center



CONTROL DESK



MULTIPURPOSE ROOM



STEAM CLASSROOM



CATERING KITCHEN



ILL CHILD AREA



CLASSROOM\LIBRARY



BOXING GYM

Rodarte Community Center

EXISTING Square Footage

Area by space:		
Athletic Spaces	10,634	
General Program	4,134	
Circulation	2,746	
Aquatics	-	
Lockers/Restrooms	933	
Offices/Admin/Reception	718	
Support	1,344	
Specialty	851	
Overall Net SF	TOTAL	21,360

ADDITION Square Footage

Area by space:		
Athletic Spaces	3,225	
General Purpose	1,750	
Circulation	450	
Aquatics	-	
Lockers/Restrooms	225	
Offices/Admin/Reception	-	
Support	-	
Specialty	-	
Overall Net SF	TOTAL	5,650

RENOVATION Square Footage

Area by space:		
Athletic Spaces	10,634	
General Program	4,134	
Circulation	2,746	
Aquatics	-	
Lockers/Restrooms	933	
Offices/Admin/Reception	718	
Support	-	
Specialty	-	
Overall Net SF	TOTAL	19,165

The indicated program areas reflect high-level, conceptual ideas about how square footage might be organized on the site and developed as part of a preliminary planning review. These concepts are intended to guide further discussion and are aligned with rough order of magnitude (ROM) cost estimates. This initial assessment does not account for detailed program relationships or adjacencies and should not be interpreted as a finalized layout or design.





3. Family FunPlex

FACILITY CONDITION : ●●●●●
PROGRAM FUNCTIONALITY: ●●●●●

Address: 1501 65th Ave. Greeley, CO 80634

Date Opened: 2005

Date Inspected: March 11, 2025

Overview

The Family FunPlex (FFP) has been vital to Greeley's recreation system for 20 years. Located in a regional park on the city's west side, the facility originally opened with forward-thinking amenities, including a franchise food vendor, arcade, and a full indoor fieldhouse with dasher boards and spectator seating—features ahead of their time. Greeley's population has grown approximately 38% since the recreation center's opening. Current residents and new housing developments in Greeley mean the recreation center will continue to experience pressure from user demand. The facility is busy and well-used; however, some areas have aged poorly and now require renovation to meet evolving community needs. A near-term structural evaluation of the wood slide tower is also highly recommended.

System: Technology

Condition: Fair

Summary: Additional cameras would improve the line of sight in the natatorium from the stair tower to the slide splashdown area in the pool. One additional computer would benefit the control desk and assist with patron flow. A digital room display would improve scheduling, efficiency, and communication while supporting better space management and creating a modern user experience. Digital displays at the entry to the fitness studio and multipurpose room are recommended. Multipurpose rooms also need to be equipped with projectors and updated audiovisual technology to support modern meetings and presentations.

System: Accessibility**Condition: Good**

Summary: In general, areas of the facility appeared to be accessible from a high-level perspective. The reception desk, however, may not be in compliance with current requirements. The fieldhouse bleachers are inaccessible since wheelchair users and those with mobility aids are not offered unobstructed movement. The automatic door openers were not functioning on the day of assessment. Adult changing tables were not present in the family changing rooms. Staff office (room 144) egresses into the natatorium which is not allowed by current building codes.

System: Interior Finishes and Fixtures**Condition: Poor**

Summary: The original finishes are dated and nearing the end of their useful life. The control desk has cracks in the counter, and the countertop's width is too narrow for commonly used 8.5 x 11 paperwork. Dasher boards in the fieldhouse are extremely worn and should be replaced. Ceiling finishes and floor finishes are stained in the multipurpose rooms and are quite dated. Tile throughout the main circulation areas is worn and chipped.

Lighting fixtures: The general lighting is dim due to uplighting in the entry and circulation areas on the 1st and 2nd floors. Additional downlighting would brighten these areas. Multipurpose rooms would benefit from dimmable lights, which would increase the flexible use of these spaces.

Locker rooms: Existing lighting is inadequate relative to current standards and therefore locker rooms feel dark. Patron perception of cleanliness is greatly influenced by lighting in locker rooms. Newer lockers are in good shape. We recommend benches be replaced as they are showing signs of wear. Wall and floor finishes in the family changing rooms are dated and would benefit from replacement. Large cracks are present in the locker room ceilings, which raise potential structural concerns.

Flooring: Tile is chipped and flaking at the reception desk. Removal and replacement of carpet with hard surface flooring in multipurpose room B is recommended due to high traffic and stains.

Evaluating of Rec Programming

The warm water activity pool is in high demand for swim lessons and aqua fitness, therefore, limiting family and drop-in capacity. The fitness center and studio are heavily used, with growing demand. The downstairs functional fitness area supports personal training and overflow. The repurposed spinning room is popular, and according to staff they need 30–35 more bikes to meet demand. The childcare room has limited capacity but supports parent participation. The fieldhouse is the only gymnasium space and serves both programs and drop-ins. Staff noted that the existing, original sport court-type flooring in the gym will soon be replaced, eliminating the option for inline hockey. The two multipurpose rooms are booked weeks in advance for events and rentals.

Evaluation of Building Programming

The facility has several operational and design challenges. The main entrance lacks control at the primary guest vestibule and raises security concerns. Repurposed spaces, such as the spinning room and disconnected functional fitness area, have a poor layout and worn flooring. Both are difficult to supervise and control. Storage shortages affect programming areas, with staff occupying designated storage rooms as overflow offices. The senior room, intended for social interaction, is primarily used for meetings and is an uncomfortable space. In the natatorium, a rock structure/ drop slide is closed due to the following: using the structure requires taking lap lanes offline, and its activation necessitates additional lifeguard staffing. The structure obstructs the lifeguard's view from the office and also impedes airflow, negatively impacting air handling. It is recommended for removal. Deck

space is insufficient during peak times, and pool equipment varies in age; a consultant review is recommended. Staff noted that two large ceiling fans were recently installed to help with airflow. Air quality should be assessed following the fan installation to ensure that air quality is improved. The steam room lacks an emergency shut-off and requires frequent monitoring. Inadequate pool storage contributes to a cluttered deck, and the three family changing rooms are overutilized.

High Level Recommendations

Major Renovation and Expansion. The proposed improvements will include comprehensive facility renovation, including the existing natatorium and front entry, and an aquatic and fitness programming expansion. Staff areas (administrative and aquatics) will be enlarged as part of the renovation/ expansion to support operations.

Renovations and Expansion:

- The FitZone relocation and expansion will improve staff's ability to monitor the space, and a new, adjacent outdoor fitness area will complement and expand programming.
- Childcare capacity will be increased, and a new indoor play area will be added to better serve families.
- Natatorium will be fully refreshed, and include new mechanical and chemical systems and expanded to support diverse aquatic programming.
- An 8-lane x 25-yard pool could be added to address swim lesson and lap swim demand.
- To increase deck space, the unused rock structure/drop slide will be removed.
- The wood slide tower will be replaced with a more durable option for improved longevity.
- Patio adjacent to the pool will have a new enclosure for year-round sunroom use.
- Locker rooms and aquatic storage will be added to support capacity and new features.
- Lifeguard and first aid areas will be enhanced with additional office and storage space, and improved sight lines into the pools.
- An indoor turf field will expand offerings for youth sports, leagues, and camps
- The existing second-floor studio will be renovated, and a new group fitness studio for 35-40 people will be added.
- Multipurpose classrooms will support rentals, programming, and community events.
- Lighting, finishes, technology, and wayfinding will be upgraded throughout the facility.
- The renovation will optimize underutilized spaces (e.g., arcade, corridors, patio enclosure).
- Additional cameras will be installed to increase security and accountability.

Highlights:

- Centralized fitness with indoor-outdoor access will expand fitness square footage (8,200SF of weights/ cardio/functional equipment).
- Expanded child watch and new indoor play component will serve more youth and families.
- Reconstructed leisure pool shell to address wear, corrosion concerns, and enhance usability.
- Addition of an 8-lane by 25-yard indoor pool.
- New indoor turf field and shared locker space with existing field house.

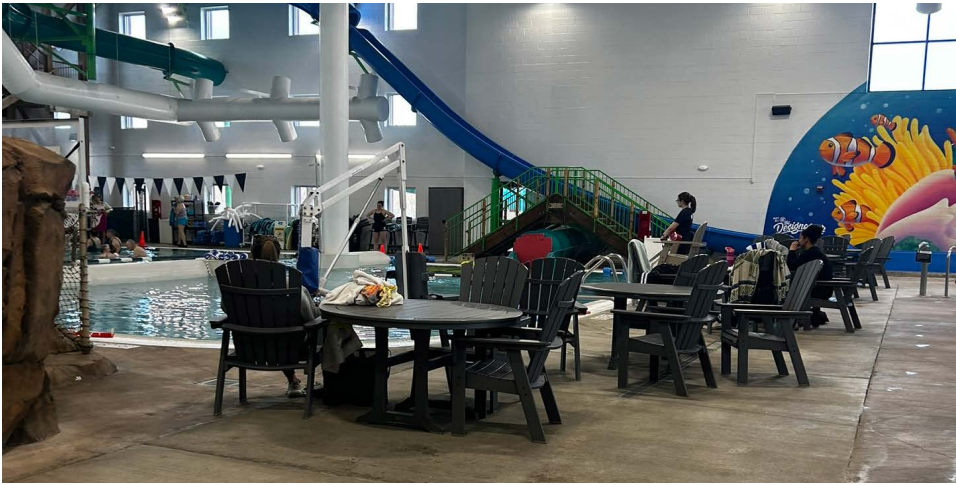
- Reconfigure the control desk, enlarge staff and staff support areas.
- Enhance user experience by reorganizing the layout and updating finishes.
- Each new program space will incorporate additional storage.
- Potential for future outdoor aquatics expansion (leisure or lap pool) based on feasibility: An outdoor leisure pool may be considered to meet swim lesson demand. Pending feasibility, an outdoor 8-lane by 25-yard lap pool may also be explored.

Challenges:

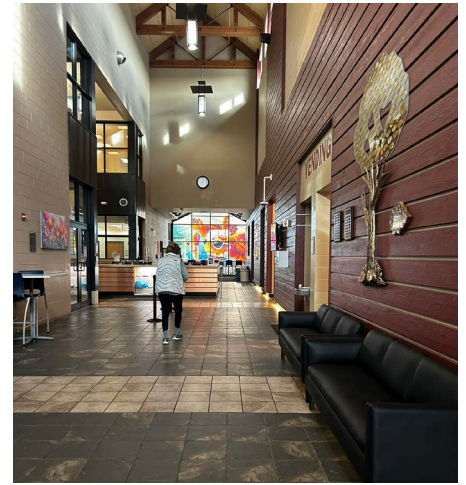
- Indoor activity pool will be refreshed but not expanded in footprint.
- Multipurpose rooms are no longer adjacent to each other, but each will be expanded in size.
- Renovation will require temporary closure.
- Site constraints may limit the potential for a 50-meter competition pool and associated parking.

Photographic Overview

Family FunPlex



POOL DECK SEATING



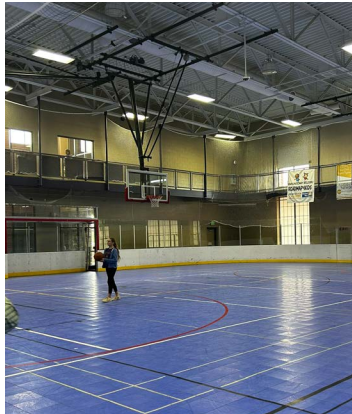
ENTRY CORRIDOR



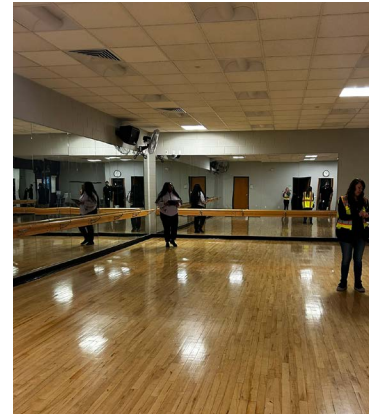
PUMP PIT



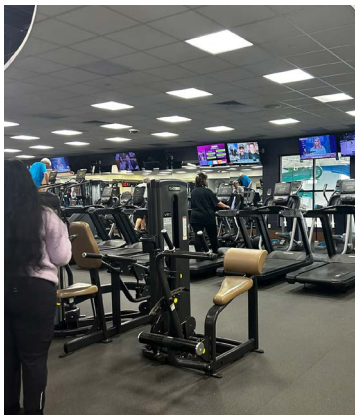
MEETING ROOMS



FIELD HOUSE



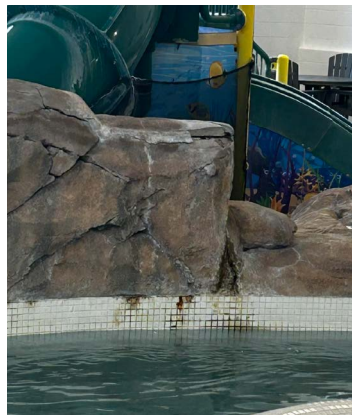
AEROBICS FITNESS



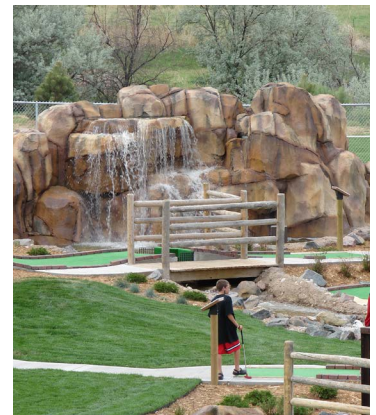
CARDIO & WEIGHTS



AMPHITHEATER



LAZY RIVER



PUTT-PUTT

Family FunPlex

EXISTING Square Footage

Area by space:

Athletic Spaces	33,214
General Program	1,844
Circulation	6,314
Aquatics	14,515
Lockers/Restrooms	2,942
Offices/Admin/Reception	1,826
Support	2,945
Specialty	1,956

Overall Net SF	TOTAL	65,556
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ADDITION Square Footage

Area by space:

Athletic Spaces	24,775
General Program	2,979
Circulation	1,826
Aquatics	21,578
Lockers/Restrooms	-
Offices/Admin/Reception	2,074
Support	2,125

Overall Net SF	TOTAL	55,357
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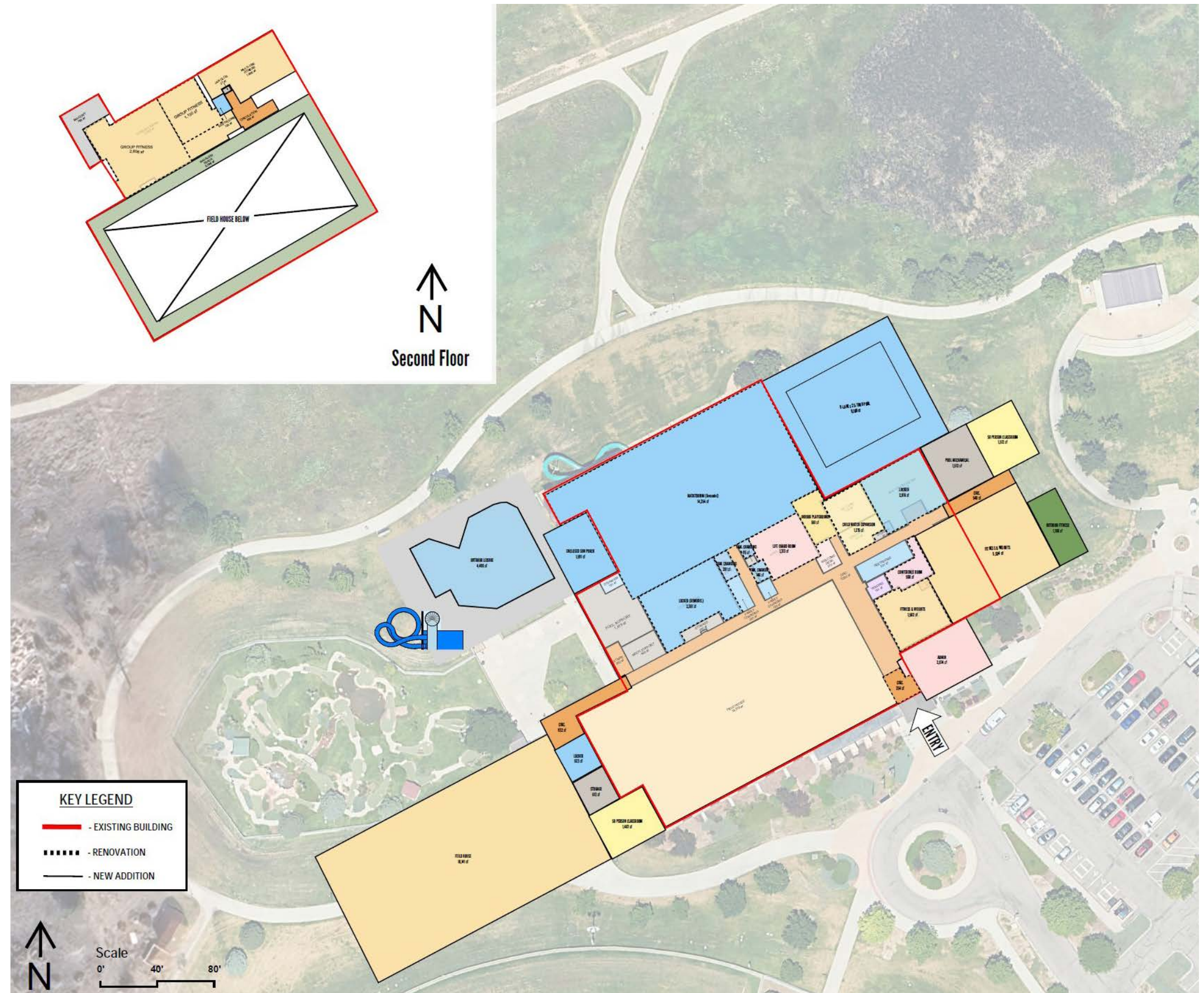
RENOVATION Square Footage

Area by space:

Athletic Spaces	5,518
General Program	1,876
Circulation	-
Aquatics	14,354
Lockers/Restrooms	4,819
Offices/Admin/Reception	1,881
Support	-
Specialty	-

Overall Net SF	TOTAL	28,448
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The indicated program areas reflect high-level, conceptual ideas about how square footage might be organized on the site and developed as part of a preliminary planning review. These concepts are intended to guide further discussion and are aligned with rough order of magnitude (ROM) cost estimates. This initial assessment does not account for detailed program relationships or adjacencies and should not be interpreted as a finalized layout or design.





4. Greeley Recreation Center

FACILITY CONDITION : ●●●●●

PROGRAM FUNCTIONALITY: ●●●●●

Address: 651 10th Ave. Greeley, CO 80631

Date Opened: 1985

Date Inspected: March 10, 2025

Overview

When the Greeley Recreation Center (GRC) opened in 1985, it was a forward-thinking facility for its time—transformative for the community and unlike most recreation spaces of the era, which were often repurposed school or church rooms. Its multi-level design, with amenities like a lap pool, gymnasium, racquetball courts, and expansive lower level, set a new standard. Today, recreation design has evolved significantly. As specialists in this field for over 30 years, we understand how community needs, design priorities, and best practices have shifted.

System: Technology

Condition: Fair

Summary: Security cameras are located throughout active areas of the building. Technology supporting the pool mechanical room and pump pit is obsolete, and new parts are unavailable; a pool audit is needed. The lack of cell service in the basement fitness area is a safety concern, as patrons may not know about or reach the two emergency phones in time for an urgent situation. Staff noted technology upgrades have recently been completed in the multipurpose rooms. New scoreboards are needed at both gyms and upgrades to displays and entry monitors would improve functionality at the fitness areas.

System: Accessibility

Condition: Fair

Summary: Based on a visual assessment, the building appears to be generally ADA compliant; however, a formal accessibility audit would be needed to confirm. There are specific concerns discovered throughout. The second-floor guardrail separating the upper and lower floors appears to have spaces between vertical members that are

larger than 4” and therefore are not code compliant. The second floor is accessible by a single elevator, which staff note is connected to the adjacent UCCC building. There are accessibility, head height and egress concerns throughout the basement that should be specifically assessed and addressed. Adult changing tables were not present in restrooms throughout the building which are now required by code.

System: Interior Finishes and Fixtures

Condition: Poor

Summary: Interior finishes and fixtures have been well maintained in general; however, the flooring and overall finishes and fixtures give the facility a dated appearance. The most noticeable need is in replacing damaged or stained ceiling tiles and replacing fluorescent and incandescent light fixtures.

Flooring: The concrete pool deck appears dirty despite pressure washing, with standing water due to inadequate drainage. Carpet in the lifeguard and staff areas is unsuitable for the natatorium’s wet, humid conditions and should be replaced with water-resistant flooring. The adjacent spinning and meeting rooms have worn carpet; resilient athletic flooring is recommended for the spin room. Flooring in the group fitness studio, Dance Room 1, and the tumbling room also requires replacement.

Locker Rooms: Locker rooms have been recently renovated.

Evaluating of Rec Programming

The lap pool accommodates drop-in lap swimmers and local high school teams, while the shallow end is designated for swim lessons. The dive pool is used primarily by the high school. Aquatics staff report a system-wide shortage of pools available for swim lessons, and the lap pool’s cooler temperature makes it less suitable.

The main gym supports youth sports but faces challenges with gameplay because of size and layout constraints. It is often rented out for large groups, while the auxiliary gym accommodates pickleball, volleyball and basketball. More court space is needed.

According to staff, the FitZone on the basement level tends to be busier during the day, but participation drops in the evening. Staff also noted that individuals experiencing homelessness often use the adjacent park, occasionally leading to challenging situations within the recreation center. The decline in use from day to night may be due to perceived safety concerns, the absence of child watch services, or differing interests between daytime users and nearby residents. The FitZone offers 4,000SF of weights and cardio equipment.

The city’s extensive use of community rooms for meetings restricts recreation programming. Dedicated spaces for youth and teens would more effectively meet community needs.

The racquetball court’s transformation into a climbing wall is one of the few activities focused on youth. The staff hopes to extend it into the adjacent court, but the ceiling height restricts its appeal for older youth and young adults.

Evaluation of Building Programming

The lobby and front desk were remodeled in 2018. The control desk faces the entry, allowing visibility down hallways but not into activity areas. Front desk staff also monitor security cameras alongside other duties. Storage is limited in the administrative area, and natural light is minimal beyond the entry and second-floor landing.

Three 40-year-old pools—wading, lap, and dive—operate on one system. The existing bulkhead can be replaced based on lifecycle. The former pool storage room now serves as an undersized lifeguard room for 2–3 staff. Inadequate storage contributes to deck clutter. The meet official’s “office” is a metal stand accessed only by ladder.

The main gym lacks adequate runout space, and direct entry onto the court disrupts play. Limited storage forces bleachers to remain on the court or be moved to the pool deck. The gym is also used for community rentals, including quinceañeras.

Second-floor administrative offices have been updated but lack storage. Carpeted party rooms feel dated. Two racquetball courts are in fair condition; a third has been converted into a small climbing wall.

However, the weight room and fitness studios are hindered by low ceilings, exposed structural beams, and low-hanging ductwork, which create a dark, confined, and uninspiring environment for users. These physical limitations affect the overall aesthetic and comfort of the space and restrict the types of equipment and activities that can be safely accommodated. Additionally, the two dance studios and the tumbling room have similarly low ceilings, which may limit movement-based programming such as jumps, lifts, or aerial elements, ultimately reducing the variety and quality of programs that can be offered in these spaces.

The building has many mechanical spaces, long hallways, and an insufficient layout, particularly in contrast to today’s modern recreation facilities.

High Level Recommendations

BRS has outlined three options for the Greeley Recreation Center. As recreation infrastructure ages nationwide, we regularly conduct building assessments focusing on repair, renovation, or replacement. While our high-level evaluation resulted in three options for the existing Center, these serve as starting points, and we emphasize the need for a detailed feasibility study to define a final program that meets the needs of Greeley residents.

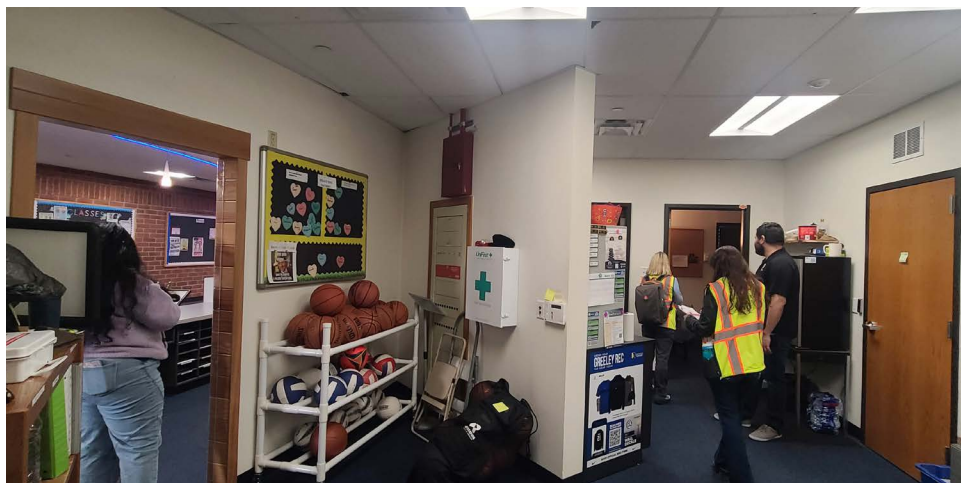
In Options 1 and 2, we suggest accessibility improvements throughout the facility to meet current codes and standards. Most interior finishes should be upgraded, and technology modernized, including visual displays at group fitness and multipurpose room entrances. We highly recommend that security be enhanced with cameras at all entrances and exits and in areas not visible from the welcome desk.

Both options propose repurposing the basement for meeting rooms and staffed activities, aligning with layout considerations and the need for appropriate supervision and security.

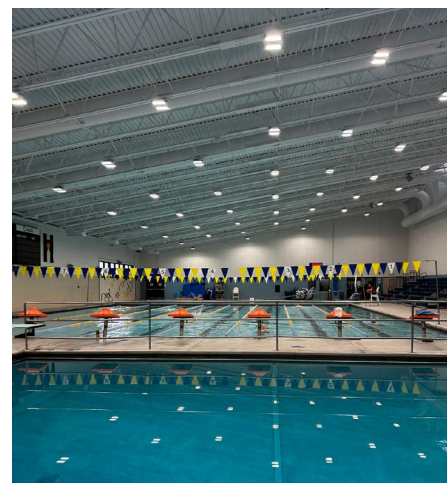
The renovation of the basement will depend on a detailed code analysis during a future feasibility study. We heard and respect staff concerns regarding the use of the space by the existing archery range and Santa Cop storage. However, we are not suggesting renovation of these areas. While the basement spaces are generous, their isolated location, lack of appropriate wayfinding and security for public use, and a lack of natural light result in an environment that feels disconnected and lacks the vibrancy desired for community use.

Photographic Overview

Greeley Recreation Center



ADMIN AREA



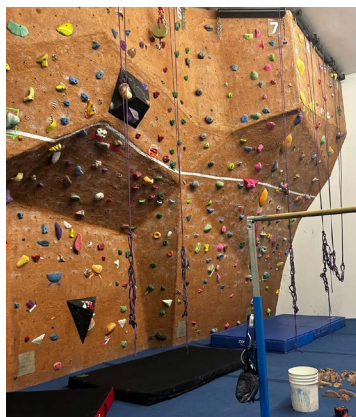
LAP POOL



SPIN ROOM



RACQUETBALL COURTS



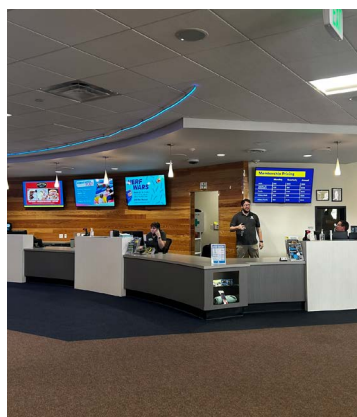
CLIMBING WALL



MAIN GYM



AUX GYM



CONTROL DESK



TUMBLING ROOM

OPTION 1: DESTINATION FITNESS CENTER

Recommendations

Major Renovation. Remove the lap pool for an expanded fitness space. This option modernizes and centralizes the fitness program, converting the natatorium into an expansive cardio/weight area and adding an outdoor fitness area and drop-in child watch to enhance member convenience.

Renovation:

- The fitness program relocation and expansion to the main level will allow daylighting, and a new, adjacent outdoor fitness area will complement and expand programming.
- The new child watch area will support membership.
- A demonstration kitchen adjacent to existing multipurpose classrooms will add program flexibility and support rentals and events.
- Two racquetball courts will be converted into high-ceiling fitness studios to accommodate a broader range of programs, while one court will remain.
- A reimagined entry with a bouldering wall will support the current youth climbing program.
- The basement level will include meeting rooms, two ESports areas, and the existing archery and storage areas.

Highlights:

- Centralized, modern fitness with indoor-outdoor access will expand fitness square footage (13,600 SF weights/cardio/functional equipment)
- Safer, more manageable layout
- Bouldering wall requires minimal space and no dedicated staff
- Lower operating costs (no pool)
- Potential for health/wellness partnerships
- Aligns with “Cultural and Wellness Complex” vision
- Slight expansion (1,000 SF) of net program space with outdoor fitness area

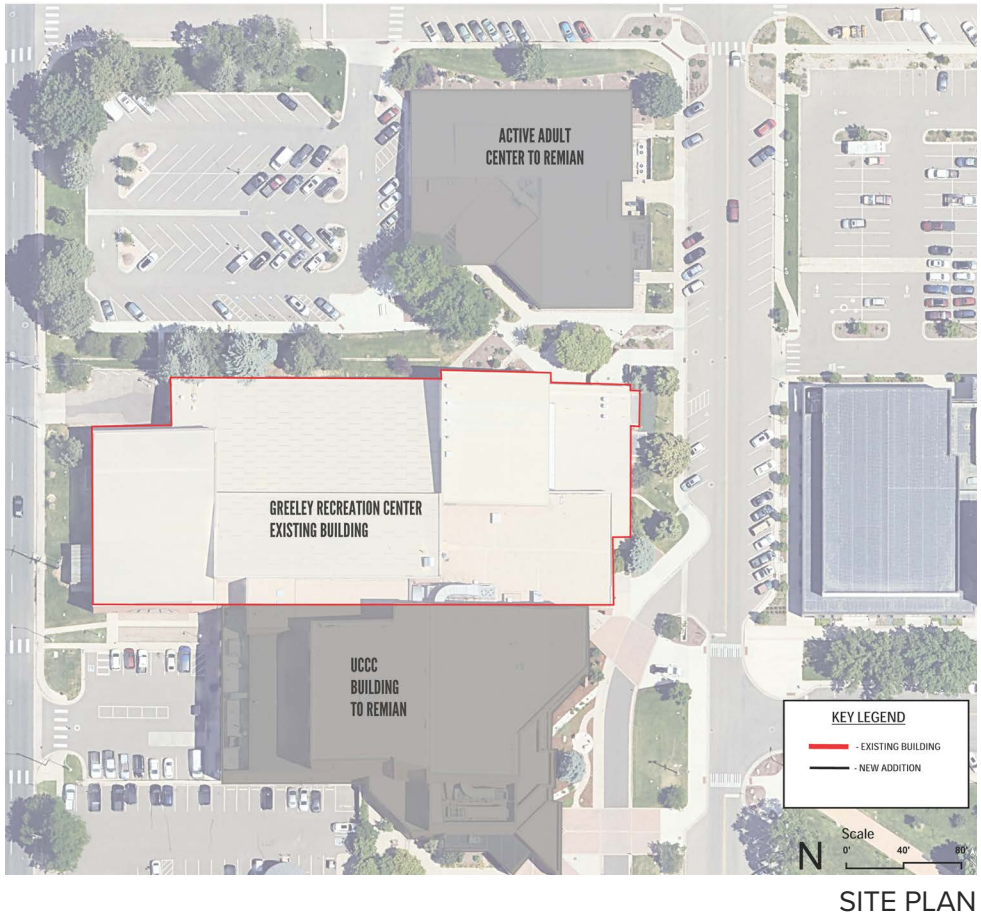
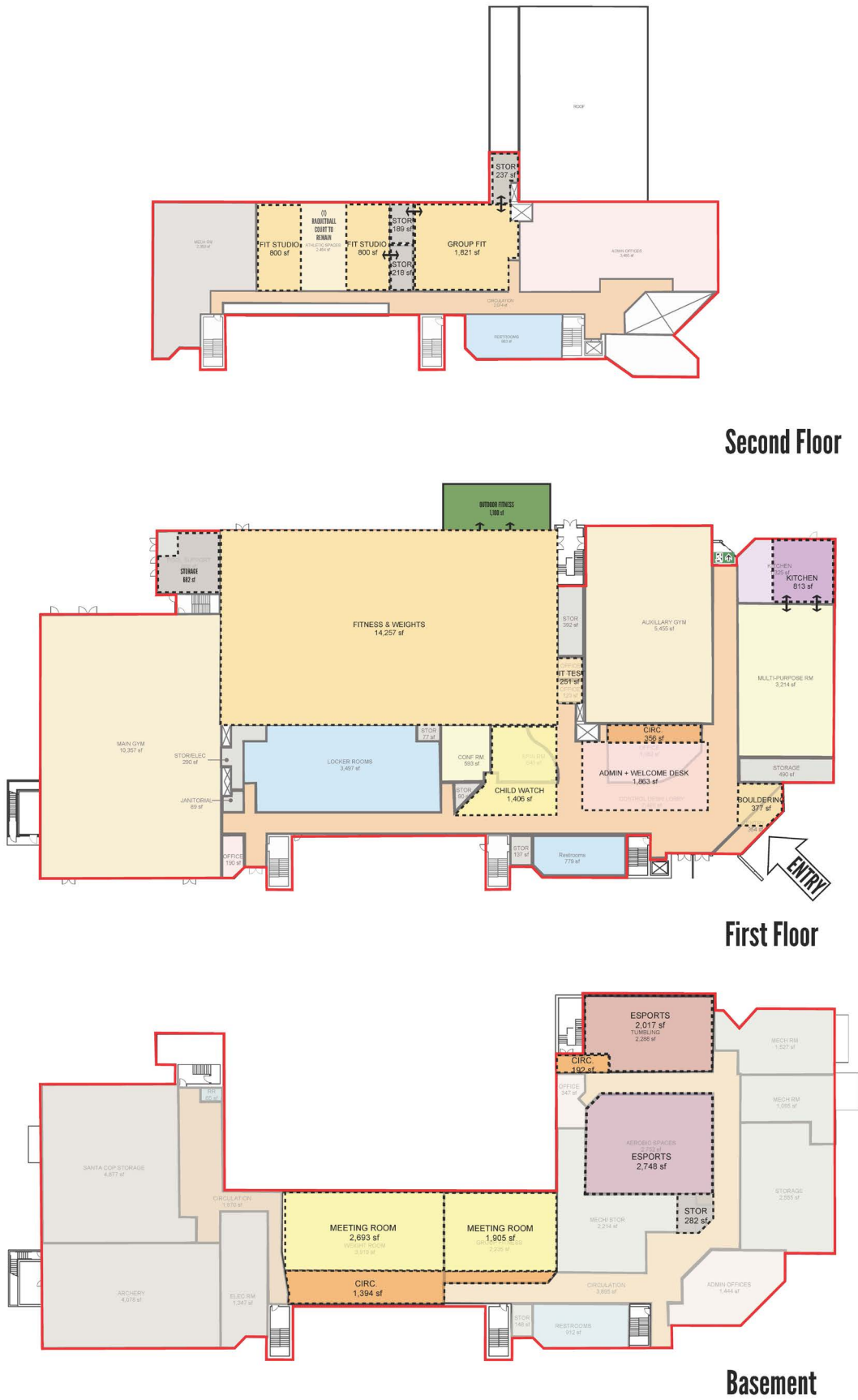
Challenges:

- Eliminates aquatics, creating a need to relocate this vital program elsewhere
- Code compliance upgrades can be costly

Greeley Rec Center Option 1

OPTION 1		
EXISTING Square Footage		
Area by space:		
Athletic Spaces	30,052	
General Program	8,493	
Circulation	15,678	
Aquatics	14,942	
Lockers/Restrooms	6,136	
Offices/Admin/Reception	4,129	
Support	20,216	
Specialty	1,567	
Overall Net SF	TOTAL	101,213
RENOVATION Square Footage		
Area by space:		
Athletic Spaces	17,671	
General Purpose	6,004	
Circulation	1,942	
Aquatics	-	
Lockers/Restrooms	-	
Offices/Admin/Reception	1,863	
Support	926	
Specialty	5,578	
Overall Net SF	TOTAL	33,984

The indicated program areas reflect high-level, conceptual ideas about how square footage might be organized on the site and developed as part of a preliminary planning review. These concepts are intended to guide further discussion and are aligned with rough order of magnitude (ROM) cost estimates. This initial assessment does not account for detailed program relationships or adjacencies and should not be interpreted as a finalized layout or design.



OPTION 2: FAMILY AQUATIC & FITNESS CENTER

Recommendations

Major Renovation: Replace the lap pool and add a small activity pool; demolish and rebuild the main gym. This option's most significant upgrade is replacing the aging 8-lane pool with a new lap pool and a small activity pool. The main gym would be demolished and replaced with one that meets proper runout standards, and fitness would be relocated to the main floor.

Renovations:

- A new 8-lane lap pool will support current swim programs and operate more efficiently.
- A new, small pool will offer a warm water amenity for all ages, including a water slide. The new pool could be an activity pool or a therapy pool. (Cost estimate is based on an activity pool).
- The small party room adjacent to the activity pool will support rentals and generate revenue.
- The fitness program relocation and expansion to the main level will allow daylighting and increase visibility for staff and users.
- The new child watch area will enhance the user experience while supporting families and community health and wellness.
- The new middle school-sized gymnasium will accommodate youth and adult programs, with proper runouts and bleacher space.
- The second floor will support a large group fitness studio, which may be divided into smaller studios. The administrative area will be enlarged and upgraded.
- The basement level will include meeting rooms, an ESports area, an immersive fitness classroom, all supported by a centralized control desk, and the existing archery and storage areas.

Highlights:

- New aquatic amenities for families and lap swimmers
- New gymnasium able to support a variety of sports and spectators
- Safer, more manageable layout
- Centralized fitness area (5,500SF of weights/cardio/functional equipment)
- Bouldering wall requires minimal space and no dedicated staff
- Supports the vision for a 'Cultural and Wellness Complex'
- Expansion of net program space by approximately 7,000 SF (main gym)

Challenges:

- Removes auxiliary gym, racquetball courts, commercial kitchen, existing dive and wading pools
- Code compliance upgrades can be costly

Greeley Rec Center Option 2

OPTION 2
EXISTING Square Footage

Area by space:

Athletic Spaces	30,052
General Program	8,493
Circulation	15,678
Aquatics	14,942
Lockers/Restrooms	6,136
Offices/Admin/Reception	4,129
Support	20,216
Specialty	1,567
Overall Net SF	TOTAL 101,213

RENOVATION Square Footage

Area by space:

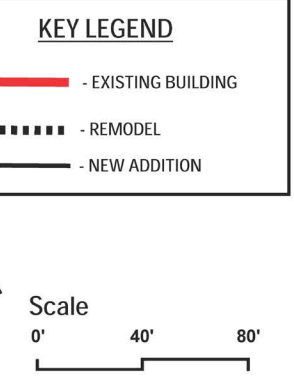
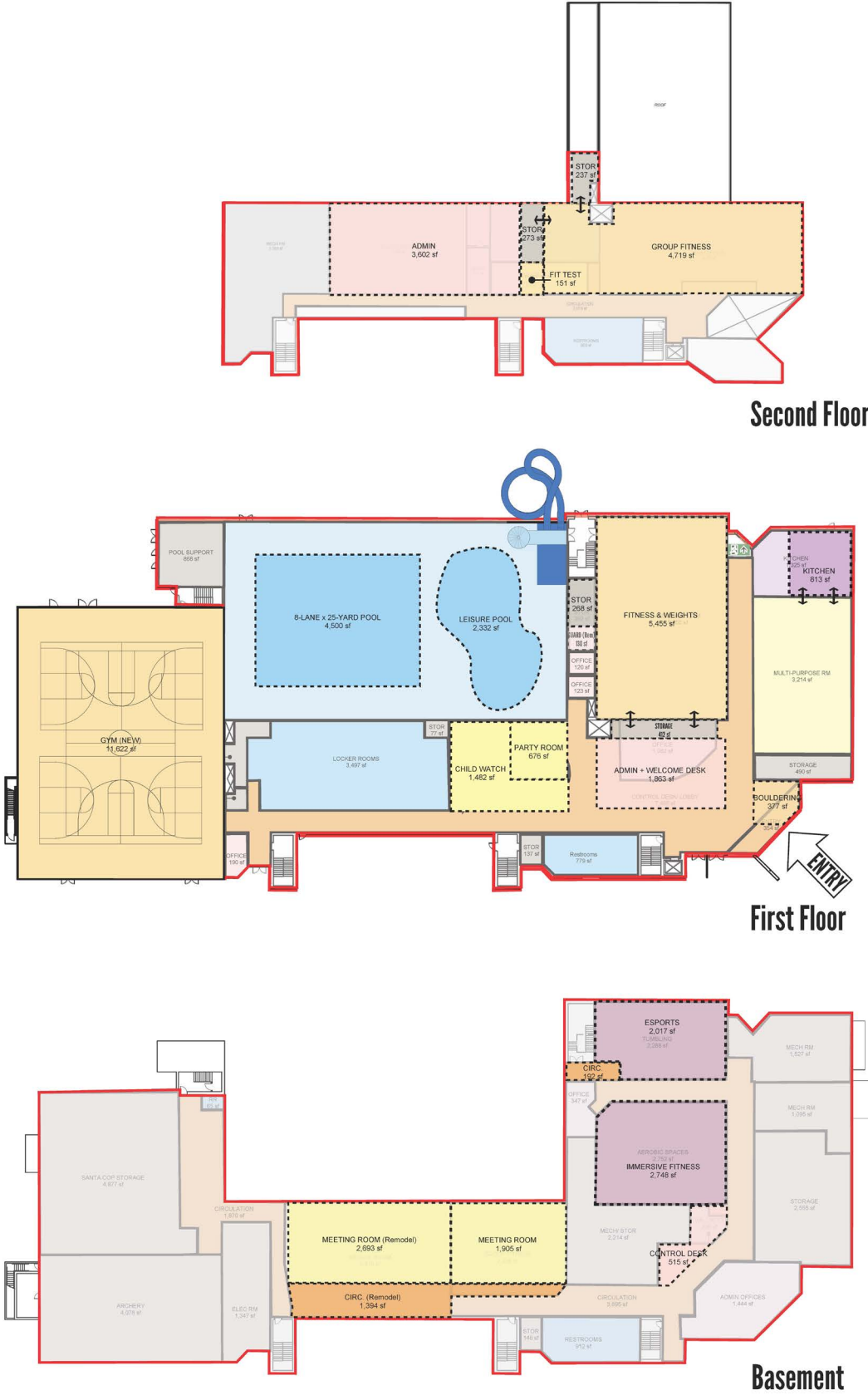
Athletic Spaces	10,702
General Purpose	6,736
Circulation	1,586
Aquatics	14,127
Lockers/Restrooms	-
Offices/Admin/Reception	5,595
Support	685
Specialty	5,578
Overall Net SF	TOTAL 45,009

ADDITION Square Footage

Area by space:

Athletic Spaces	11,622
General Purpose	-
Circulation	-
Aquatics	-
Lockers/Restrooms	-
Offices/Admin/Reception	-
Support	-
Specialty	-
Overall Net SF	TOTAL 11,622

The indicated program areas reflect high-level, conceptual ideas about how square footage might be organized on the site and developed as part of a preliminary planning review. These concepts are intended to guide further discussion and are aligned with rough order of magnitude (ROM) cost estimates. This initial assessment does not account for detailed program relationships or adjacencies and should not be interpreted as a finalized layout or design.



OPTION 3: DOWNTOWN LIFELONG WELLNESS CENTER

Recommendations

Replacement of GRC and Active Adult Center with a new, multi-generational facility. This option consolidates both recreation facilities into a new, two-story, urban multi-generational center. Parking capacity will need to be confirmed to support increased usage. The site is approximately 4 acres; multistory urban recreation centers generally require at least 3 acres, while single- or two-story suburban centers typically need 5 to 9 acres.

Renovations:

- A full-service community recreation center that will provide comprehensive offerings for all ages.
- Operational efficiencies will be achieved through consolidated staffing.
- An 8-lane lap pool with a retractable obstacle course will appeal to multiple ages and interests.
- A warm-water activity pool will support a variety of aquatic classes, as well as drop-in users.
- The adjacent party rooms will support rentals and generate revenue.
- All existing program space (approx. 15,000 SF) at the Active Adult Center will be modernized and duplicated in this new multigenerational center with a catering kitchen for congregate meals.
- The active adult space will have a dedicated fitness area on the first floor.
- A high school-sized gymnasium with an elevated walk/jog track will be incorporated into the final program.
- A comprehensive fitness area divided into sections with weights, cardio equipment, functional fitness, and an outdoor rooftop fitness area will provide robust fitness opportunities.
- Three spacious group fitness studios will be designed for flexibility and adaptability, and support a broad range of current and future classes.
- At the request of staff and to support the current youth climbing program, a climbing wall will be included on the second floor.

Highlights:

- New multigenerational facility at approximately 100,000SF
- 8-lane lap pool, an activity pool, water slides and party rooms
- High school gym, active adult spaces, and a catering kitchen
- Modern fitness area (18,400SF of weights/cardio/functional equipment)
- Supports the vision for a ‘Cultural and Wellness Complex’

Challenges:

- Limited site size and parking capacity
- Requires demolition and displacement of current activities at both facilities
- It is unknown whether the adjacent UCCC building shares HVAC and other systems with the Recreation Center
- Staff have expressed a need for a competitive pool; this site does not appear to support a 50-meter pool and associated parking

PUBLIC/PRIVATE PARTNERSHIP OPPORTUNITIES

In all options, there is potential to dedicate space to a private partner offering complementary services. Based on our experience, the most successful partnerships have been with hospitals, physical therapists, or academic institutions, as their missions closely align with public wellness goals. These collaborations can enhance programming, expand services, and improve community health outcomes. Retail or developer partnerships are also possible, but they are more complex. They require careful negotiation to ensure public benefit, equitable access, and aligned priorities. These arrangements take time to develop and must be structured thoughtfully to support long-term success.

Greeley Rec Center Option 3

OPTION 3

NEW FACILITY Square Footage

Area by space:

Athletic Spaces	37,368
General Program	10,601
Circulation	8,402
Aquatics	18,994
Lockers/Restrooms	5,174
Offices/Admin/Reception	3,560
Support	6,974
Specialty	3,012
Overall Net SF	TOTAL 94,085

