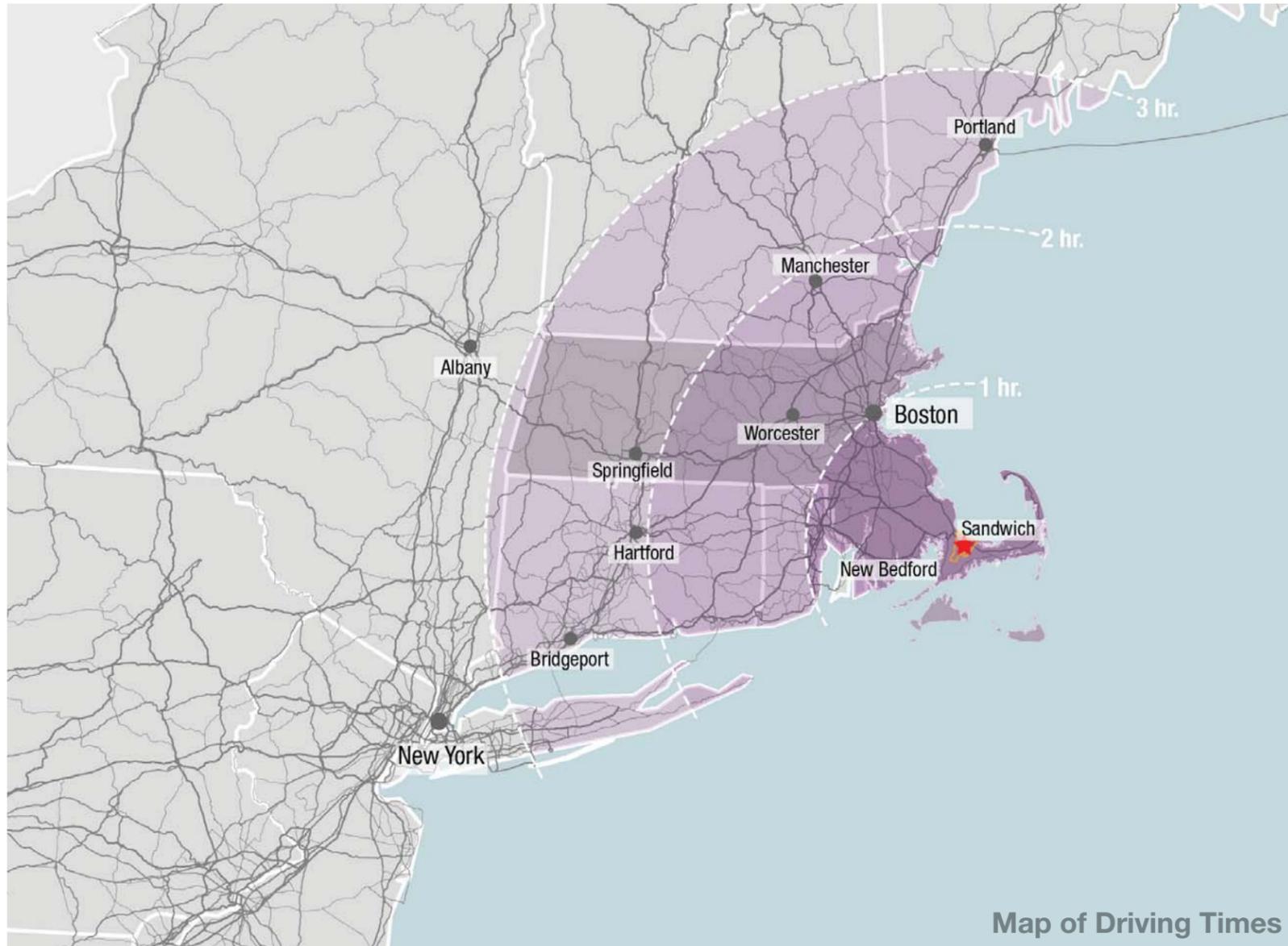


S A S A K I



CAPE COD SPORTS & CONVENTION COMPLEX
ROUTE 130 SANDWICH, MA
MARCH 2015



Introduction	4
Site	6
Fields	8
Program	10
Arrival	12
Plaza	13
Fieldhouse	14
Gymnasium	16
Convention Center	18
Natatorium	20
Ice Rinks	22
Sports Hotel	24
Spa Hotel	26
Phases	28
Sustainability & Systems	30

Contents

Il is ent. Haria perempo ruptate as id et hit as volore eum ari am alignia et deratemporit hillabo reperum arumquiate volorum est, torae nem volum de nos re, iliquis in es elis et ratus, aute doluptiae cora se nonsequamus et molorum quidebit vendam, id et andio. Nempers piendi venis ini secat labo. Nequid quate eos etus siti blatatia dolorem repraee officiatur, quaspe seditem fugitatem verrum faccum des derem as nobit et quo conesendis expero officiis eos iunt litatur itaque es dolorit utem quassuntur?

Ed quunt voloreh endam, corepro videro erum, si volorit, sunt.

Por reptatio qui natur? Quia iliberum, omnis etum quam quid estibus eate sequos arissimodi dolor autem. Ficiam, voluptatem. Henis iducium enditatia vident atio est, ipsanditio ma sandam ilia nos dipientur?

Atur magnimpellut quat qui offictor aut plit ommo de veles sam re elibus explici entiunt iosam, sed maio. Ique conse odis soluptatur, omnis perum adicum quo id eum dereius aut acererr untecep eribus dolupta temperi cullabo. Nequia experibus adituri ideratur molupta solo cuptatus moles et mos dem. Cae digendae aribus et alit asitatia audis eliciat verum dollorum vollaut di alit officiis prati anda nust, num aut dunt, quidem rest, nis ent mi, conseque omniandam re volupticit volorum aborias ut omnia aut magnam num quos rescis et fugiandam eiurem venditem lantem id moluptae nime officim quunt hilici aut pratur molorro mi, volleni minctam, nullam qui volessimpori arcim qui berunt eturiti nime laborro ritius.

Quia pratur, et aspelitas sequi as am aut aut aut atem facestiat, quodioreped quis arum sequibus.

Num que molut ipsamende nim aliquae labo. Ne explant quos dist, iliquat exerspe libeatemosa a coribus, ipsandus prehende

- Id que plabo. Ga. Nam nonsectatur sam quosto est exerepti ommod quatur aut quidelluptas ento beatur a que re maionse restis mi, omnihillaut apicimendae vel idem
- fuga. Ut es nam et que plaborepudae volorem. Et eos as et volupti temporitae num fugitatem acepeliuam laut expliti aerepraee core vendi utemquo ssetu sapitatem aut
- occusam aligenis as eum aligendam sentur sam ent ullanih illautem aut explata temodip sanimi, etus, conserum aut
- arumquo to con et voluptatur as molum eum quiandit, ex
- errorion rest ratusda eperes et qui sercient harchil lanihilit
- io quas et pa venisti voluptus que et eius volore vit, quam volorum resti quo optatur, sunt que velendem hacid mag
- nime ndaerna tempore volo que quid moluptatur? Quisqua
- spelicilles ut diti tendandae et autem que oditaturia quis
- etum eume parchil luptatur, sendi dolorpossit acit deseque rendem est rerchicide pera nonse laborepudae eiur modit
- ex eos et aut am ressum volor sin re doluptatecto mincium simus maio enis verspis prestrum in remoluptas susapelit
- volorer spicilis eos sendae volorem hitem aliqae odi tempore iuntior poressu ntius.
- Rehenimidelinpraepreculpainisitae. Nam remporerferum qui nosam volorum hitonet as doluptis minima et eturis voluptur?
- Nonse poressin nim facepta tiberum fugia ium lam ut
- ommodi to minim voluptas illicita tempore perrores suntia quam ab invenim oluptatia velesti atusam volupta net hilla

- aut etur, quatiur sinullaut dolor restem repraeratio. Nam consequunt rem sed quos poresse quiani aut veliqui dolor aut distiaepraee. Nam in re pori omni et voloreh entur, quuntur, aliqui dignis cum simus acerit, ut voluptientus abo. Nam quam et rem

qui aut quos doluptincid maionseceste num facerfere voluptiaecus mod essi aut anim am, natis et ad esecaepudae dem excea con poreictem quas voluptam quod ut et audisciam ipid ut es autem laborestio ipsamet lam, qui dolores truptat adiaspe rferoribus pos aut ad et rescimpel estrum sit ommo magnim id quam vollore caborion non corepel estiatati quat occatem volo iuntem quis et hit omnis doluptat rersped millanimped quas parciat apit, est et aut acepel ium rempores quam, solupta sperum que arum si blandam as aut abore possequundic te dia culla as consedi psaecepra volorepudi officia volecum ut porum quia simpore is es esectas magnam niminul liquidi int,

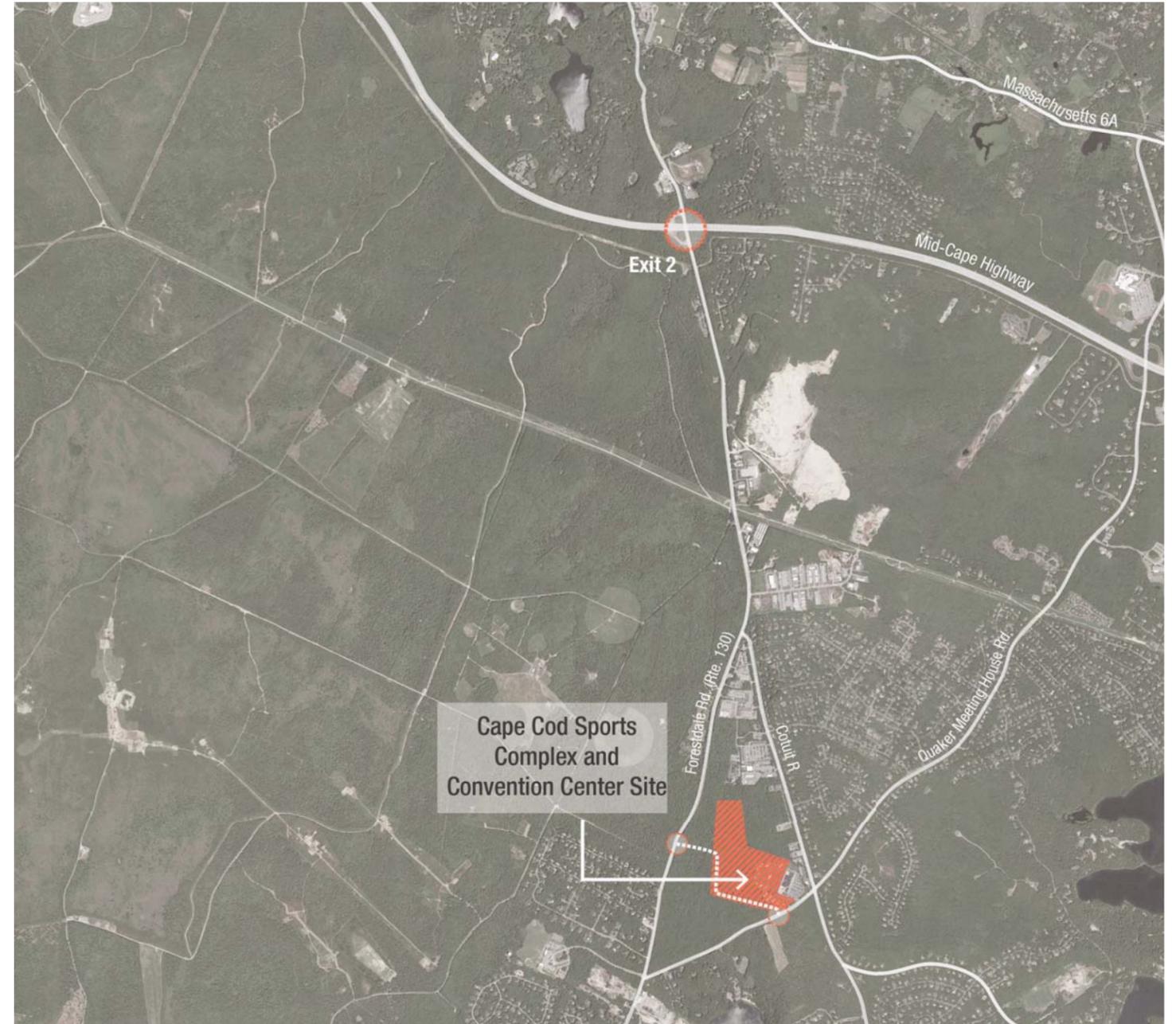
Introduction



Cape Cod Sports & Convention Complex Full Build-out



Map of Cape Cod



Locus Map of Sandwich

Site

Situated in the geographic center of the town of Sandwich, Massachusetts, the site is easily accessed from the Mid-Cape Highway in the south-westerly direction from either Exit 2 and Route 130, or Exit 3 and the Quaker Meeting House Road. Along with Cotuit Road, Route 130 and Quaker Meeting House Road define a triangular-shaped tract of land that is zoned as B2-Business. According to the town bylaws, this district was established “to provide for mixed-use of moderately dense residential, business, technological, limited entertainment, athletic and commercial uses including formal streetscapes as well as civic uses and public open space in a village style atmosphere.” It is primarily bordered by residential districts and Route 130 provides a direct conduit to Main Street, the town’s primary business district and its historic environs.

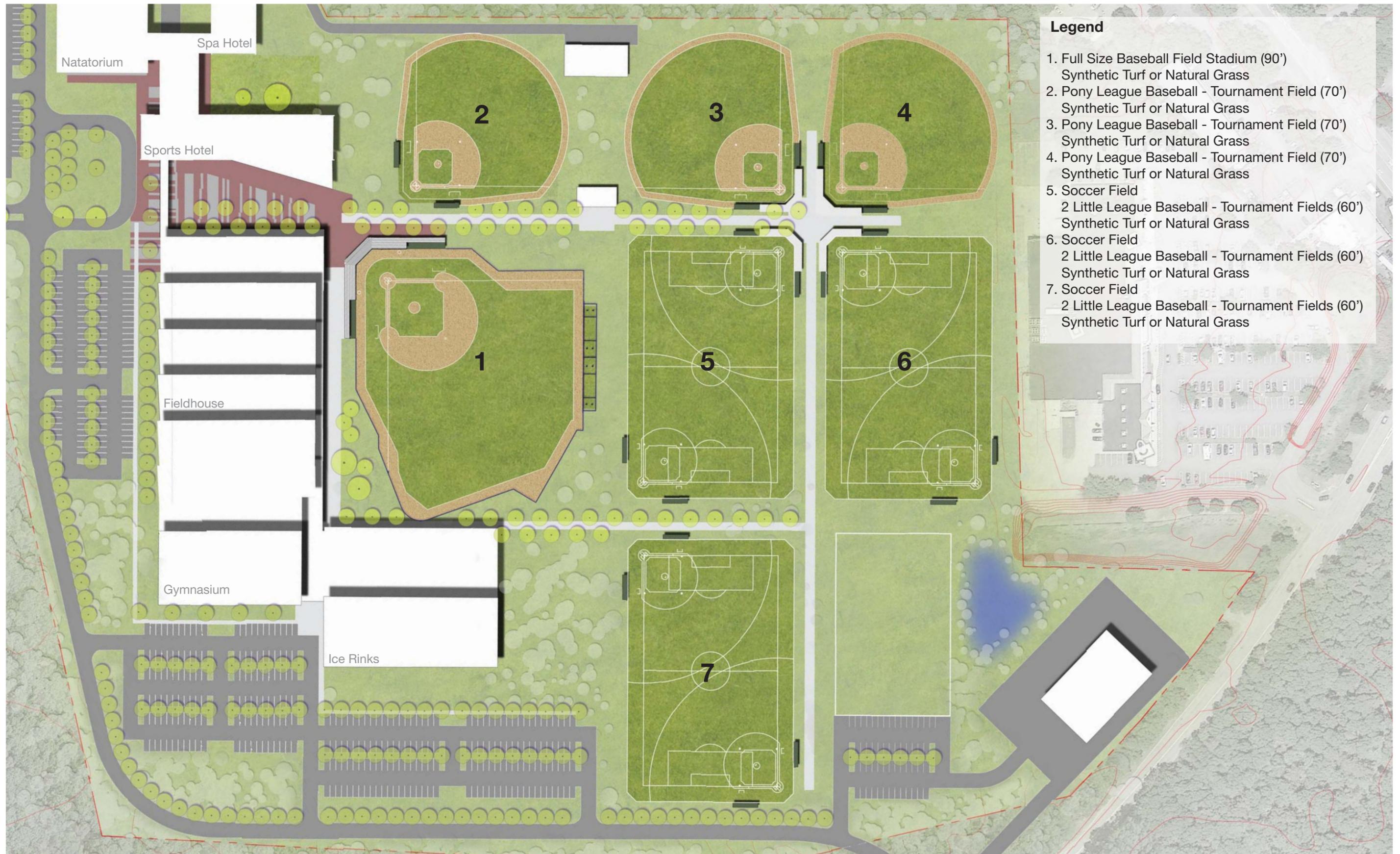
The district is targeted for growth in residential and business uses, and the site is bordered on the western side by State-owned property and on the southern side, across Quaker Meeting House, by Town-owned property that leads to Peters Pond, a 127-acre natural kettle hole pond with an average depth of 25 feet and a maximum depth of 54 feet and a popular site for fishing and recreational use.

The site is primarily flat, with a slight grade rise from west to east. The vegetation is fairly dense with a mixture of typical Cape Cod pine and deciduous tree growth. The Sports Complex is envisioned to have its primary entrance from Route 130, due to the closer proximity to US6, but it will also have an important access from Cotuit to maximize convenience with the Town and the business development on that street.

The site design is arranged to support the program with 852 paved parking spaces and designated area for overflow lawn parking. A retail development lot with parking and drive-through capability has also been identified along Quaker Meeting House Road.



Cape Cod Sports & Convention Complex Site Plan



- Legend**
- 1. Full Size Baseball Field Stadium (90')
Synthetic Turf or Natural Grass
 - 2. Pony League Baseball - Tournament Field (70')
Synthetic Turf or Natural Grass
 - 3. Pony League Baseball - Tournament Field (70')
Synthetic Turf or Natural Grass
 - 4. Pony League Baseball - Tournament Field (70')
Synthetic Turf or Natural Grass
 - 5. Soccer Field
2 Little League Baseball - Tournament Fields (60')
Synthetic Turf or Natural Grass
 - 6. Soccer Field
2 Little League Baseball - Tournament Fields (60')
Synthetic Turf or Natural Grass
 - 7. Soccer Field
2 Little League Baseball - Tournament Fields (60')
Synthetic Turf or Natural Grass

Fields Plan



York College of Pennsylvania Sports Facility

Two-thirds of the site development is dedicated to outdoor sport fields. The full expanse of fields is immediately evident when passing through the entry plaza and from many points in the buildings. Four Little League tournament baseball diamonds and three full-size soccer fields are connected with walkways and support buildings for concessions and restrooms. The 90' premier baseball diamond replicates the dimensions of Fenway Park, complete with the identical outfield dimensions and a tall left field fence. This field with bleacher seats as well as bermed grass seating can host collegiate and professional baseball and be a great venue for Cape Cod Baseball League games. The soccer fields are dimensioned for all levels of play and could also be lined for lacrosse. Each soccer field can be converted into two 60-foot baseball diamonds, allowing nine Little League games to be played simultaneously.



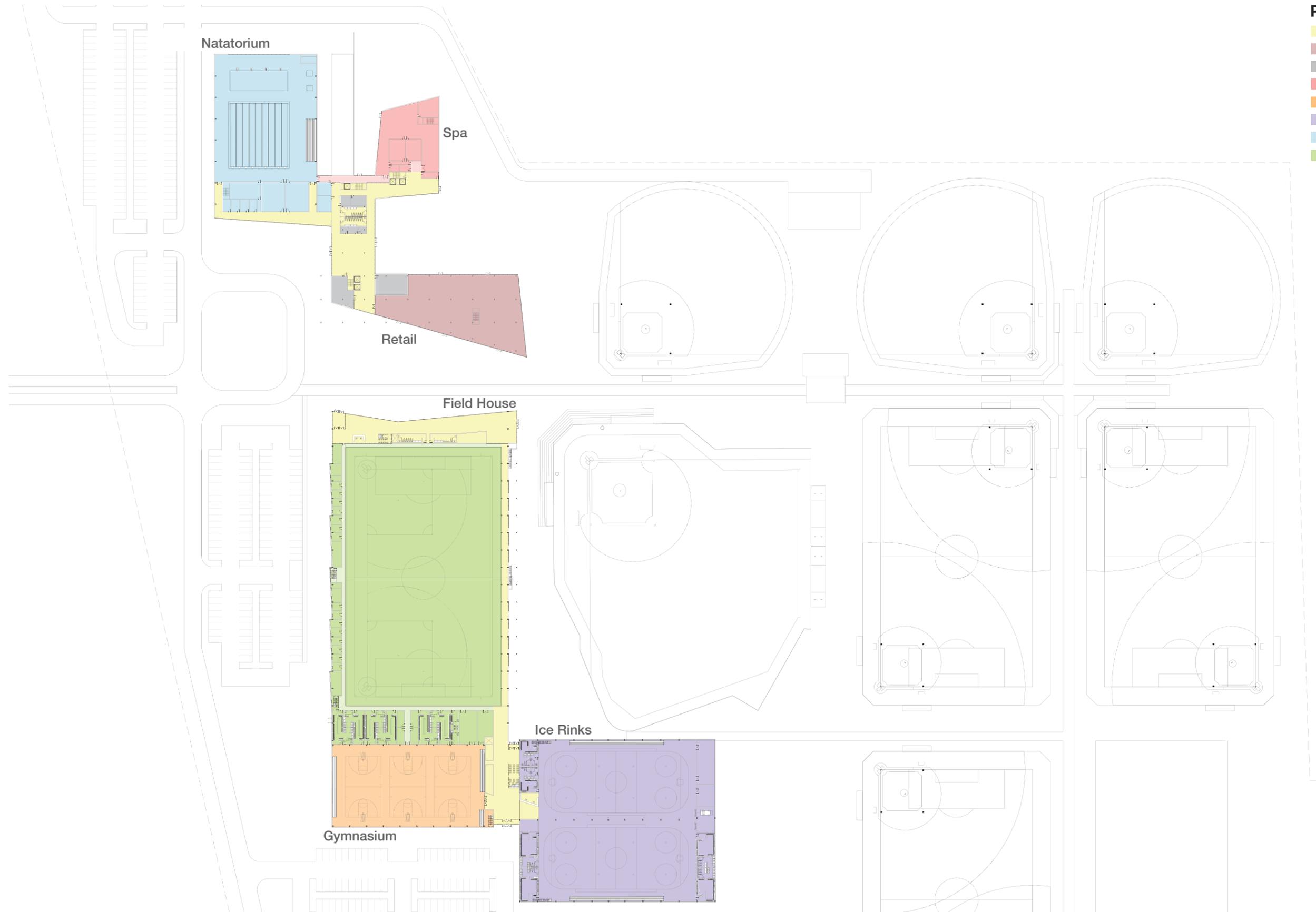
Gallaudet University Baseball and Softball Facility



Fields

Program Legend

- Public Space
- Retail
- Sports Hotel
- Spa Hotel
- Gymnasium
- Ice Skating Rink
- Natatorium
- Fieldhouse



Natatorium

Spa

Retail

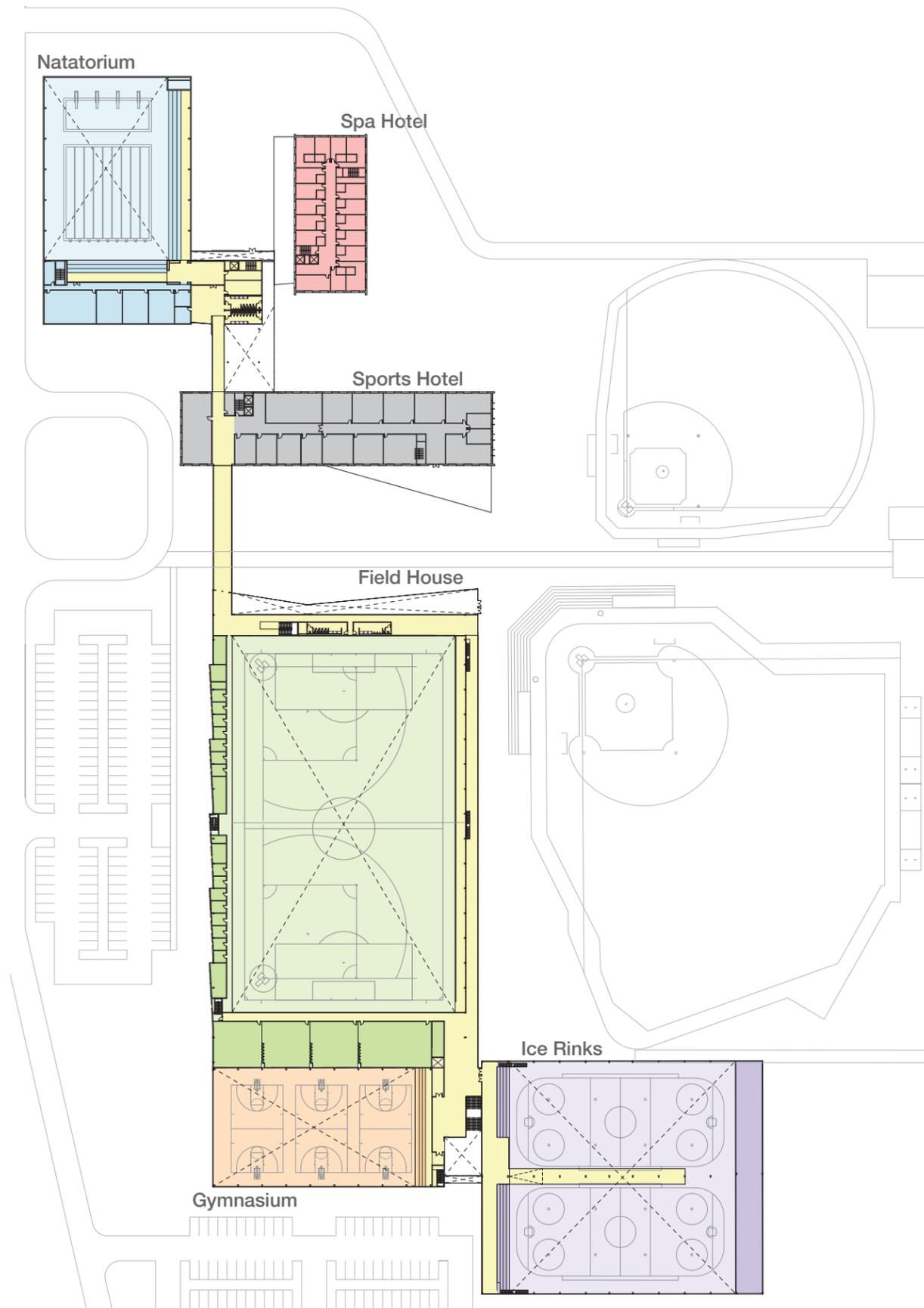
Field House

Ice Rinks

Gymnasium



Ground Floor Plan



Second Floor Plan

	Quantity	Program Total
Public Space		70,000
Lobbies/Circulation		
Connecting Bridge		
Men's Public Restrooms	5	
Women's Public Restrooms	5	
Retail		15,800
Retail or Restaurant		
Sports Hotel		109,500
Reception & Office		
Guest Rooms (375 sqft)	200	75,000
Food Service		
Multi-purpose Conferencing Rooms	4	2,500
Executive Suites	11	8,500
Daycare		
Administrative Suite		
Offices		
Administrative Support		
Marketing Production Area		
Mail Room/Printers		
Storage		
Kitchenette/Lounge		
Spa Hotel		60,700
Guest Rooms (450 sqft)	100	45,000
Treatment Rooms		
Fitness		
Yoga		
Sauna, Steam, Whirlpool		
Locker Rooms (for Spa with access to pool)	2	1,400
Administration		
Storage and Mechanical		
Wood Floor Gymnasium		25,500
Multi-Court Gymnasium		
Gymnasium Storage		
Spectator Seating	420	
Ice Hockey Rink		68,000
Ice Rinks	2	
Locker Rooms (ice rink use)		7,000
Men's Locker Rooms	2	
Women's Locker Rooms	2	
Team Rooms	2	
Assisted/Family Change Rooms	2	

Natorium		38,000
Competitive Swimming Pool (25m x 25 yd)		
Diving Pool (1 M & 3M boards, two each)		
Spectator Seating	600	
Whirlpool		
Offices		
Lifeguard Room		
Wet Classroom		
Filtration/Chemical		
Locker Rooms (pool use)		3,000
Men's Locker Rooms	1	
Women's Locker Rooms	1	
Assisted/Family Change Rooms	2	
Multi-purpose Conferencing Rooms	4	4,800
Fieldhouse		114,500
Indoor Turf Field (2-90' Diamonds/Full Soccer Field)	1	80,000
Multi-purpose Conferencing Rooms		
Storage		
Locker Rooms (turf, gym and outside field use)		8,000
Day Lockers/Cubbies	100	
Men's Locker Rooms	2	
Women's Locker Rooms	2	
Team Rooms	2	
Assisted/Family Change Rooms	4	
Sports Medicine/First Aid		
Barracks		9,700
Camper Sleeping Area	32	
Restroom with Showers	4	
Game Room	2	
Advisor Suite	4	
TOTAL BUILDING AREA		502,000
Sports Fields		
Baseball Field (90') - HS/College	1	150,000
Baseball Field (70') - Pony League	3	195,000
Soccer Field	3	315,000
Support Facilities - Sports Fields		
Restrooms	1	
Concessions	1	
Storage	1	
Facilities, Grounds, & Maintenance	1	

Building Program



From the approach drive off of Route 130, visitors will immediately be impressed with the vitality and scale of the complex. The Fieldhouse on the right houses the primary lobby for organizing events and greeting participants and visitors, while the hotels to the left have their own lobby, drop-off, and hospitality station.



Arrival



During events the main entry plaza will host vendors and be an active gateway to the fields, framing the view beyond. As it extends out to the fields, the plaza is surrounded by food service and active retail creating a hub for events at all scales.



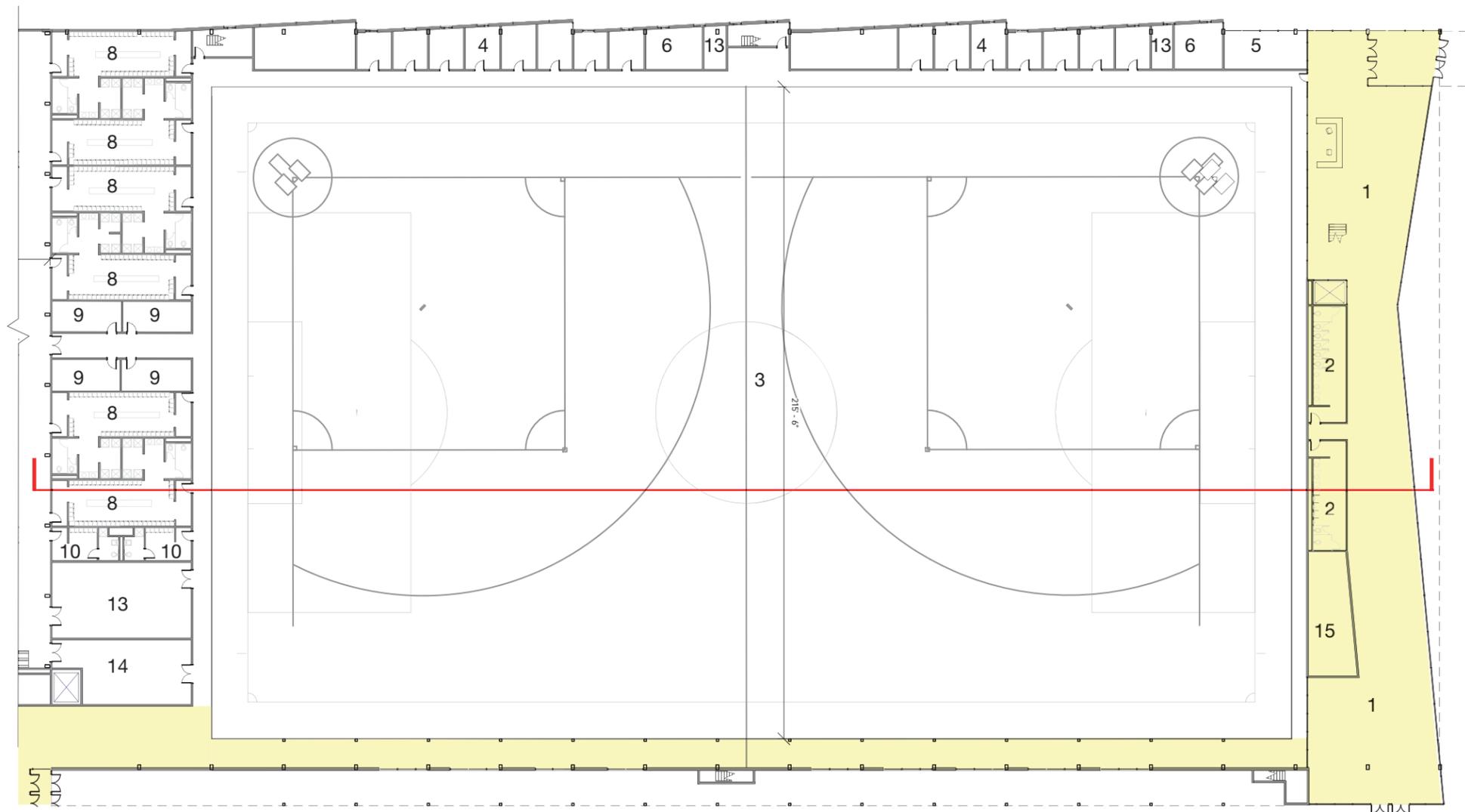
Plaza



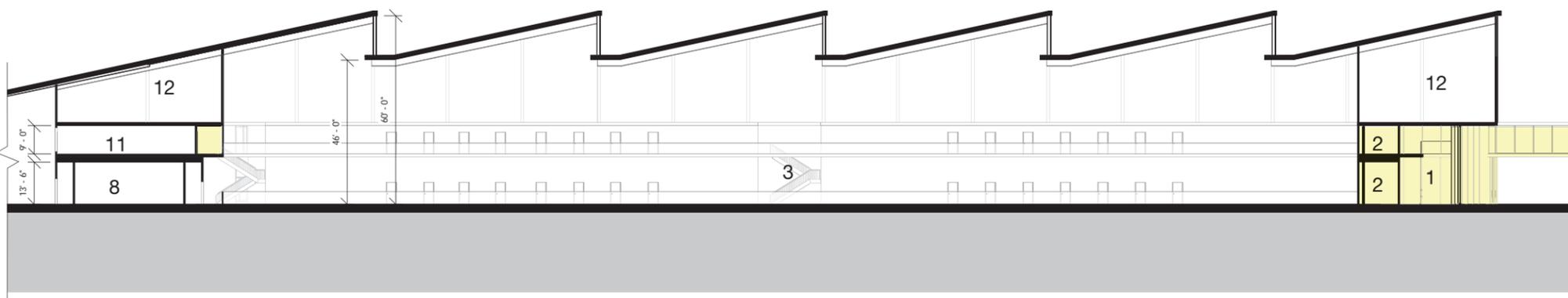
Sized to accommodate a soccer field or two 90' baseball diamonds, the Fieldhouse is the largest venue in the complex. With synthetic infill turf flooring and a ceiling clearance of 45'-60', it is ideal for indoor practice and training, and the netting systems will allow for many types of games to be played, including lacrosse, live baseball/softball hitting and infield practice. With transparency and ample daylight throughout, there will be many views into the space while the glare will be controlled.

Along the entire west side of the Fieldhouse are two levels of "Barracks" for housing teams overnight. Grouped in four segments of eight rooms, with four players per room, the facility comfortably houses four teams (128 players) simultaneously with advisor suites, game rooms, and showers and restrooms on each level. The Barracks have direct views and balconies into the Fieldhouse, keeping a connection to the activity space at all times.

Fieldhouse



Fieldhouse & Locker Rooms Ground Floor Plan



Fieldhouse & Locker Rooms N-S Section



The transparent two-story entry Lobby of the Fieldhouse will serve as the primary event reception point. It will contain ticketing, concessions, and restrooms, and retail and seating can spill out into the adjacent Plaza. The Lobby will include stairs and an elevator to a second level mezzanine. From this level all facilities are linked with indoor bridges and seating areas for viewing into all of the activity venues.

The south end is bordered with locker rooms that include eight separate team rooms, official's rooms, family changing areas, and large storage areas to support the various uses of the Fieldhouse and Gymnasium. Above the Locker Rooms are meeting rooms or activity spaces that also look into the Gymnasium and can be used as breakout spaces, training rooms, classrooms, party rooms, etc.

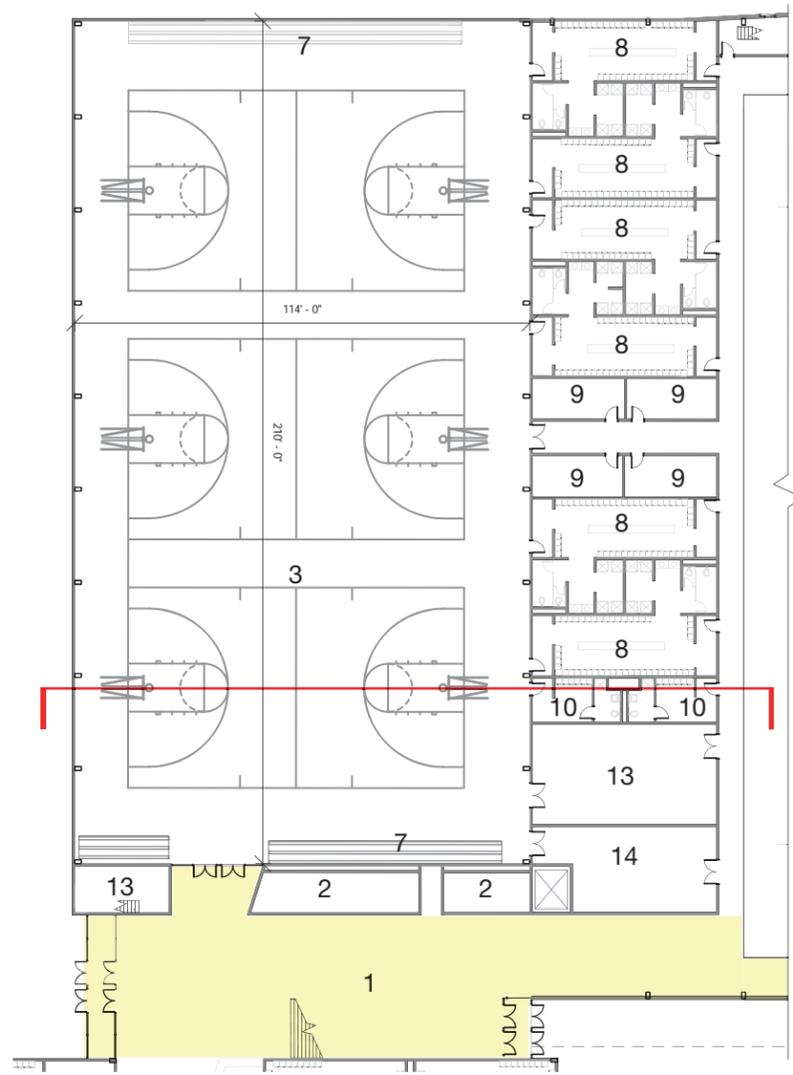
- 1. Lobby & Ticketing
- 2. Restrooms
- 3. Fieldhouse
- 4. Barracks & Restrooms/Shower
- 5. Barracks Game Room
- 6. Barracks Advisor Suite
- 7. Not Used
- 8. Locker/Team Rooms
- 9. Assisted Changing Rooms
- 10. Official's Locker Rooms
- 11. Meeting Rooms
- 12. Mechanical Penthouse
- 13. Building Storage
- 14. Medical/First Aid
- 15. Food Service



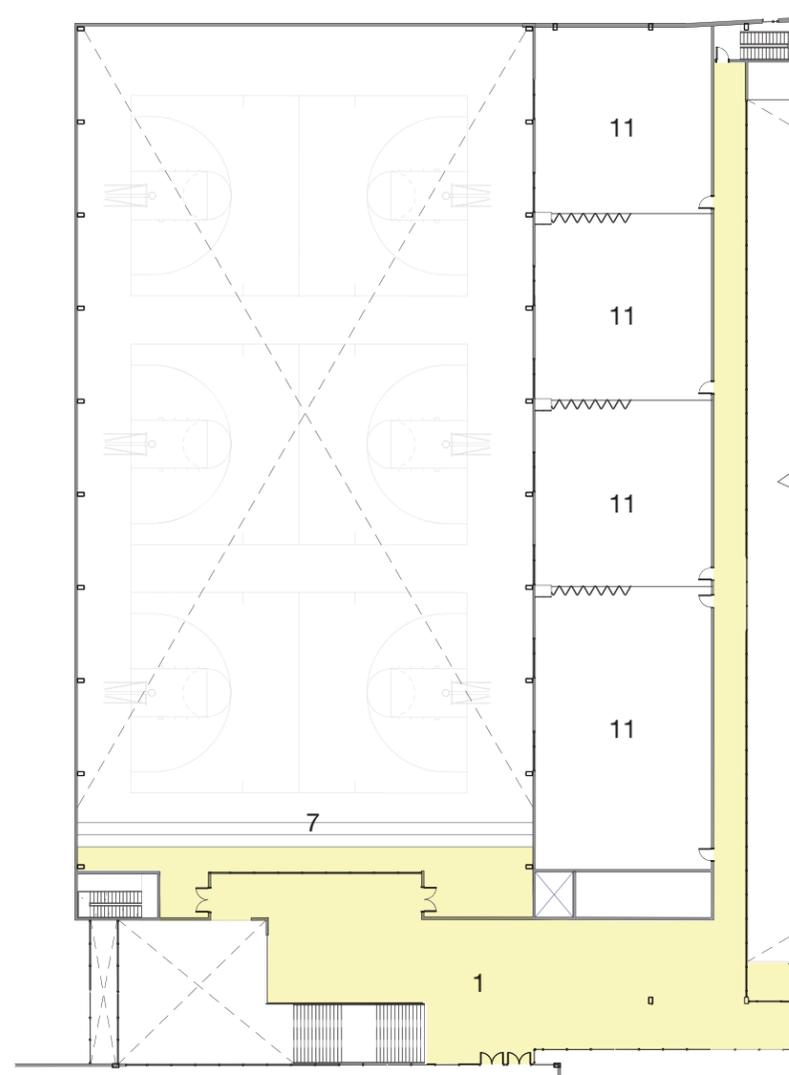


The three-court Gymnasium will be divisible into segments and include portable backboards for an NCAA feel. Courts will include resilient wood flooring systems that are preferred by athletes at all levels. Courts can be lined for 94' NCAA and pro-size or 84' high school and below and they can be used for volleyball, futsal, or any other activity that prefers a large wood floor and ceilings over 25' high. With transparency and ample daylight throughout, there will be many views into the space while the glare will be controlled. A mezzanine of spectator seating accommodates 220 spectators and provides great viewing, and links to the activities via the connecting walkways on the second level. Retractable bleachers at the court level can be used to accommodate an additional 200 spectators.

Gymnasium



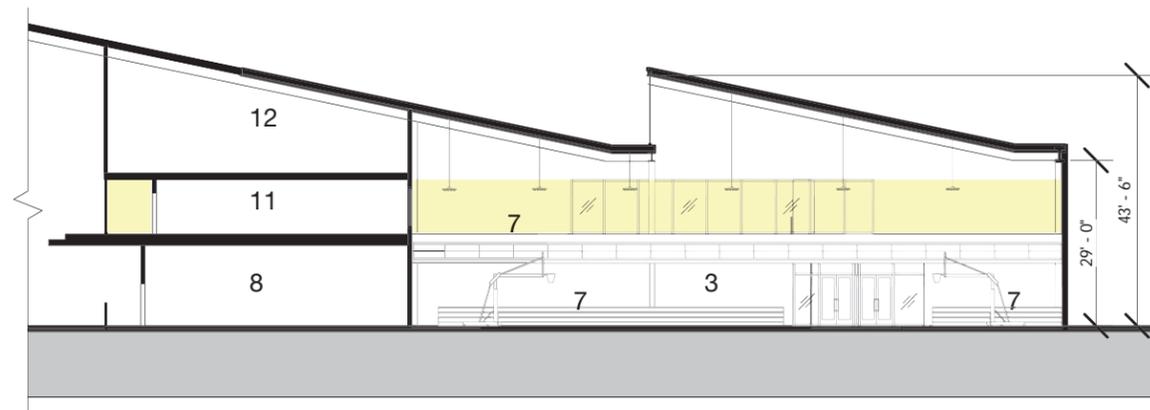
Three-Court Gym Ground Floor Plan



Second Floor Plan

The Gymnasium has an additional dedicated entrance and lobby, which is shared with the Skating Rinks. The additional lobby allows direct access to those venues from a drop-off area as well as connecting to the field level and the rest of the Sports Complex. The Gymnasium is bordered on the north by locker rooms that include eight separate team rooms, family changing areas, and large storage areas to support the various uses of the Gymnasium and Fieldhouse. Above the Locker Rooms are meeting rooms/activity spaces with operable partitions that also look into the Fieldhouse and can be used as conference rooms, breakout spaces, training rooms, classrooms, party rooms, etc.

- 1. Lobby & Ticketing
- 2. Restrooms
- 3. Three-Court Gym
- 4-6. Not Used
- 7. Spectator Seating
- 8. Locker Rooms
- 9. Assisted Changing Rooms
- 10. Official's Locker Rooms
- 11. Meeting/Classrooms/Conference
- 12. Mechanical
- 13. Building Storage
- 14. Medical/First Aid



Three-Court Gym N-S Section





Fieldhouse

Supported by the hotel space, spa, restaurants and concessions, the entire sport complex can be easily transformed into a convention host that would be unique to Cape Cod during any season of the year. The large open volumes of the 80,000sf Fieldhouse and 22,000sf Gymnasium will be the primary show and display spaces and/or large speaking venues. The complex is unified by the second level walkways and supplemented by various breakout rooms for seminars classrooms, and social functions.

Convention Center



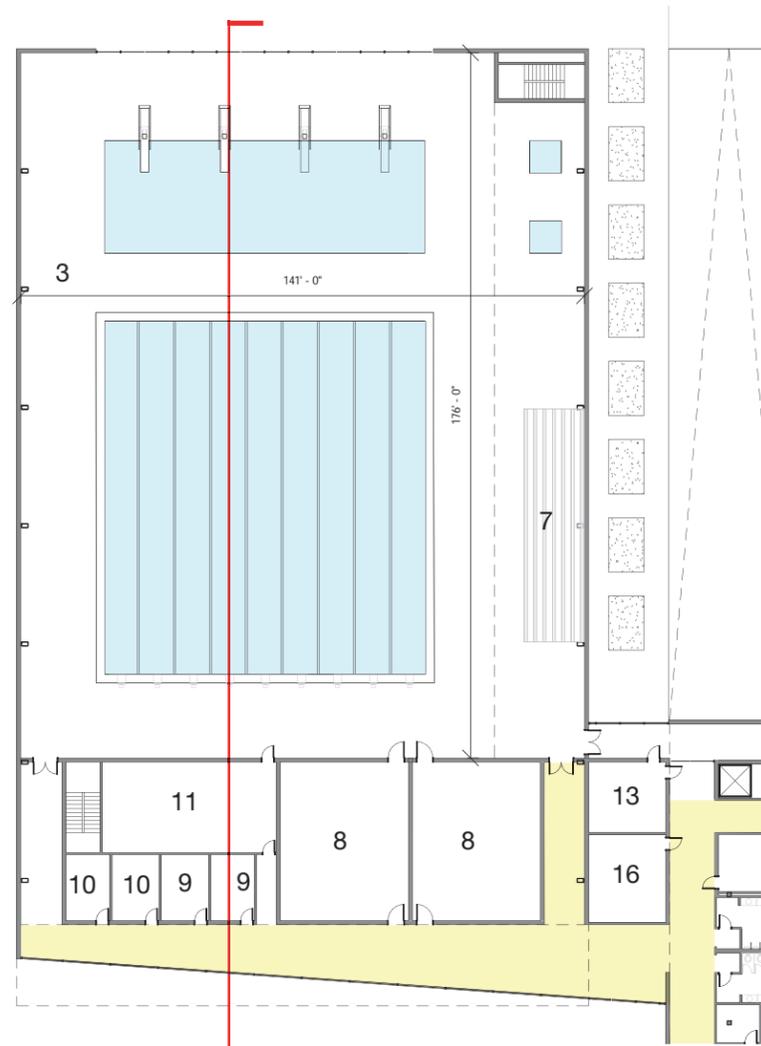
Gymnasium



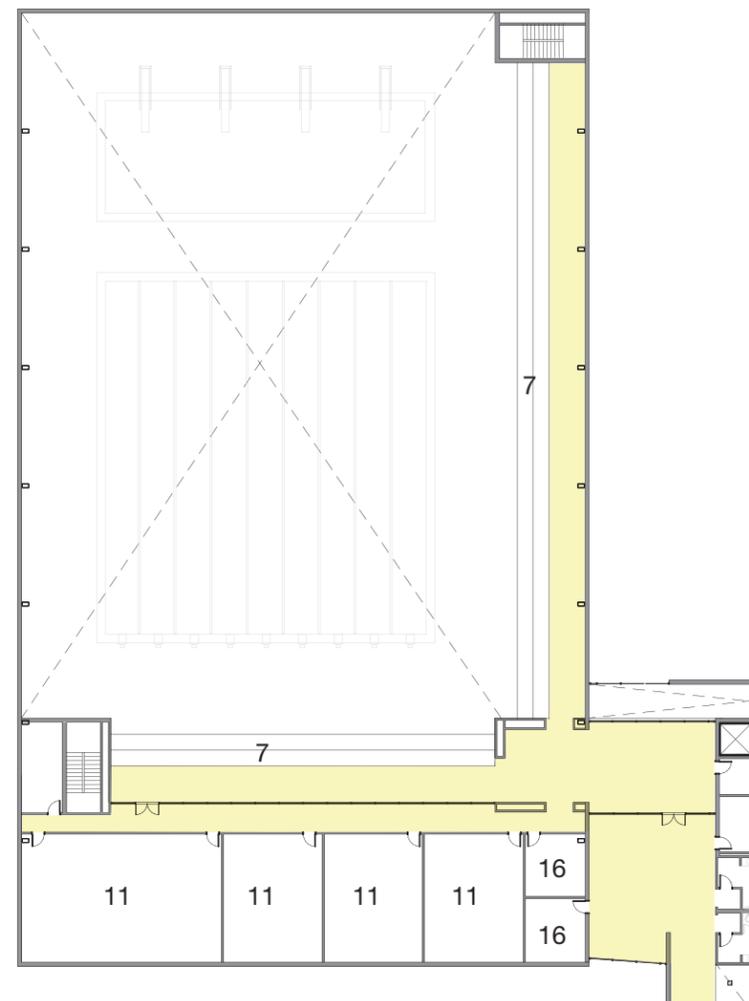


The Natatorium contains pools for competition swimming and diving, as well as whirlpools and deck space for relaxation and recreational use. The main pool is 25 yards long by 25 meters wide to provide 9-lanes of competitive swimming in either direction. The second pool includes two 1-meter and two 3-meter diving boards. Two whirlpools on the deck are surrounded by space for lounging and accommodations that complement the nearby Spa. Dedicated locker rooms, office storage and a wet classroom all support the activities of the natatorium. With transparency and ample daylight throughout, there will be many views into the space while the glare will be controlled.

Natatorium



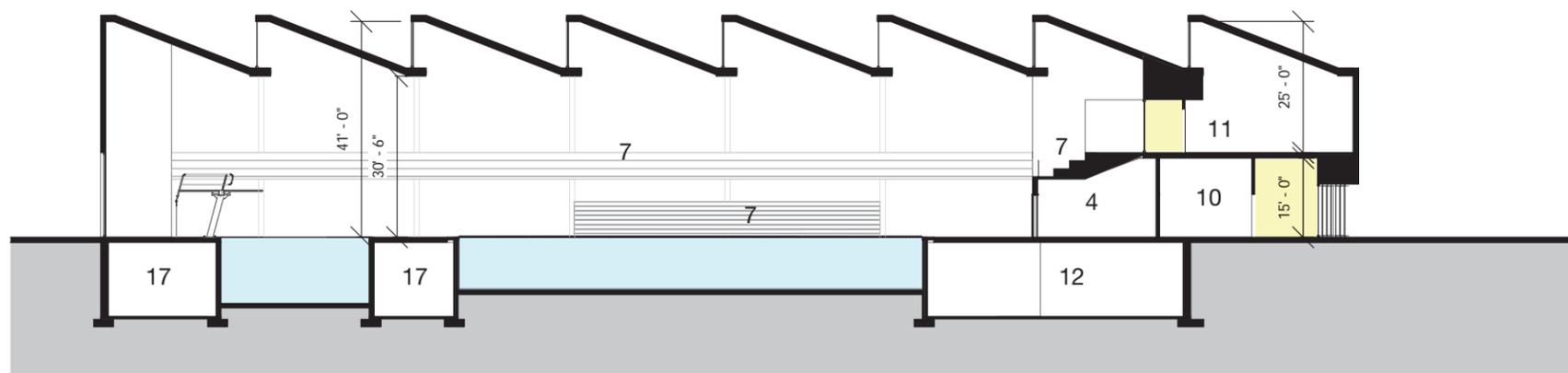
Natatorium & Locker Rooms Ground Floor Plan



Second Floor Plan

Second level seating accommodates 550 spectators and wraps around both the south end and the eastern side to give varied viewing angles. The Natatorium is suitable to host regional collegiate and high school tournaments and the deck space is large enough for various training apparatus and space for multiple teams. Similar to the Fieldhouse and Gymnasium, the upper level is connected to the entire complex and it includes meeting rooms or activity spaces that can be used as breakout spaces, training rooms, classrooms, party rooms, etc.

- 1. Lobby & Ticketing
- 2. Restrooms
- 3. Pools
- 4-6. Not Used
- 7. Spectator Seating
- 8. Locker Rooms
- 9. Assisted Changing Rooms
- 10. Official's Locker Rooms
- 11. Meeting/Classrooms
- 12. Mechanical
- 13. Building Storage
- 14-15. Not Used
- 16. Offices
- 17. Pool Support



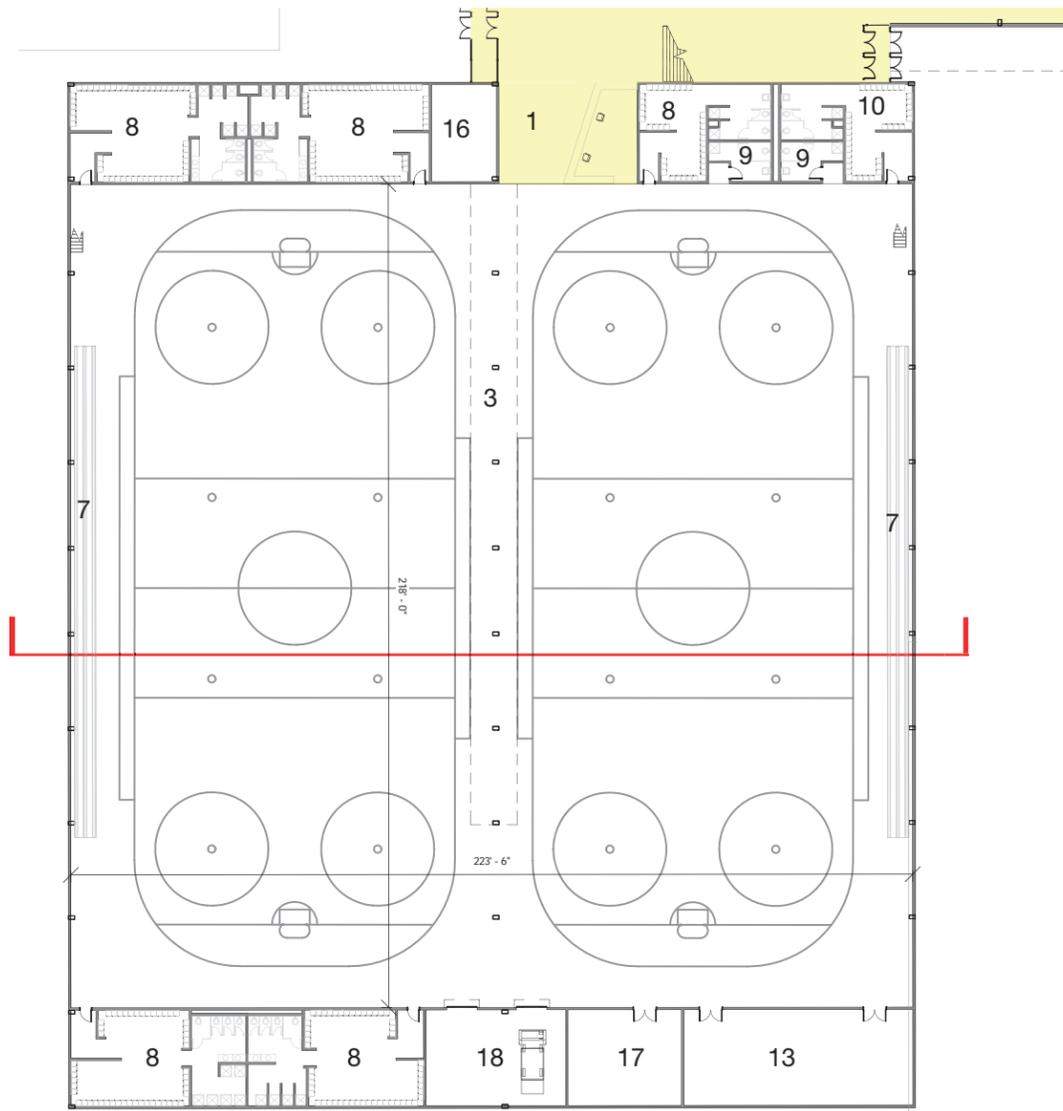
Natatorium & Locker Rooms N-S Section



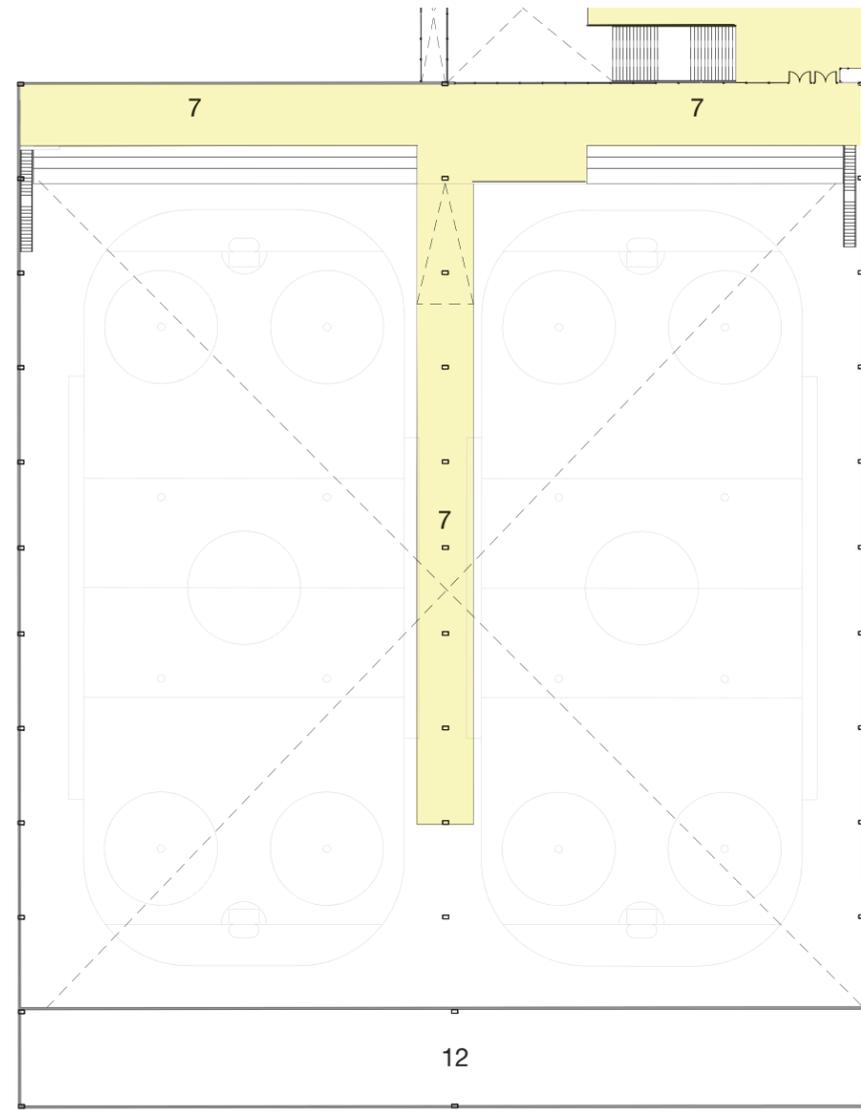


The skating complex includes two full-sized (85' x 200') sheets of ice that are suitable for ice hockey competition at any level including high school, NCAA and professional. Complete with dasher boards including player benches, penalty boxes and scorer's station, the rinks are supported by a skating shop and six dedicated locker rooms and the facility can easily be used by teams, figure skating or public skating.

Ice Skating Rinks



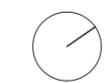
Ice Hockey Rinks Ground Floor Plan



Second Floor Plan

The Skating Rink and Gymnasium have an additional dedicated entrance and lobby that allows direct access to those venues from a drop-off area, as well as connecting to the field level and the rest of the Sports Complex. Seating for 150 spectators is accommodated at the ground level. An additional 400 seats on the second level of the north side as well as along a platform between the rinks provide great viewing to both sheets of ice.

- 1. Lobby & Skate Shop
- 2. Restrooms
- 3. Ice Sheets
- 4-6. Not Used
- 7. Spectator Seating
- 8. Locker Rooms
- 9. Assisted Changing Rooms
- 10. Official's Locker Rooms
- 11. Not Used
- 12. Mechanical
- 13. Building Storage
- 14-15. Not Used
- 16. Offices
- 17. Ice Support
- 18. Zamboni



Ice Hockey Rinks N-S Section

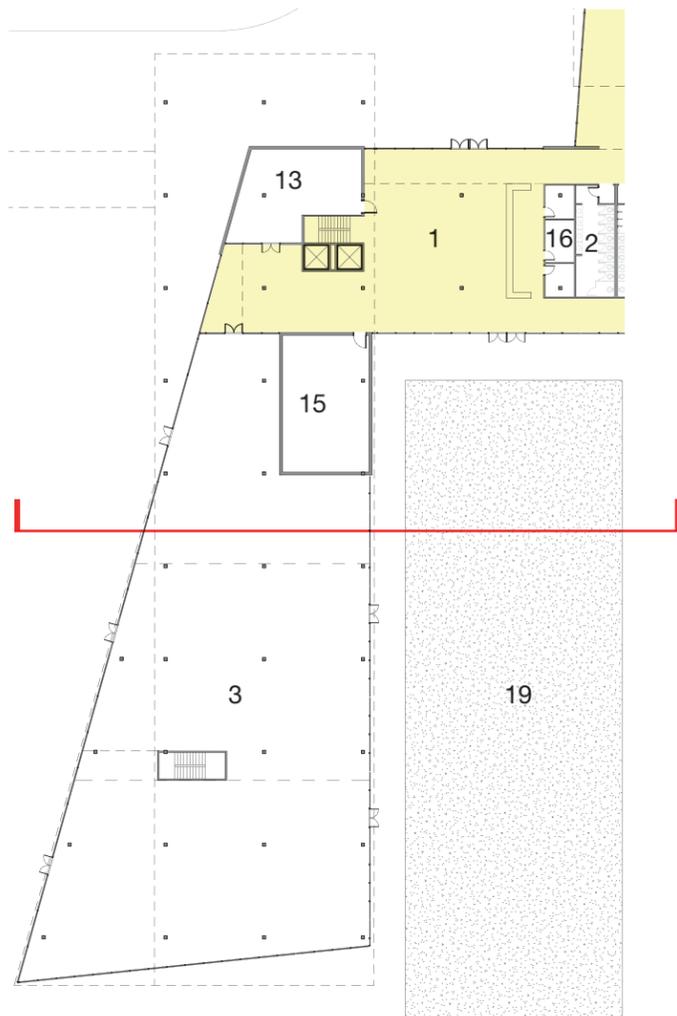




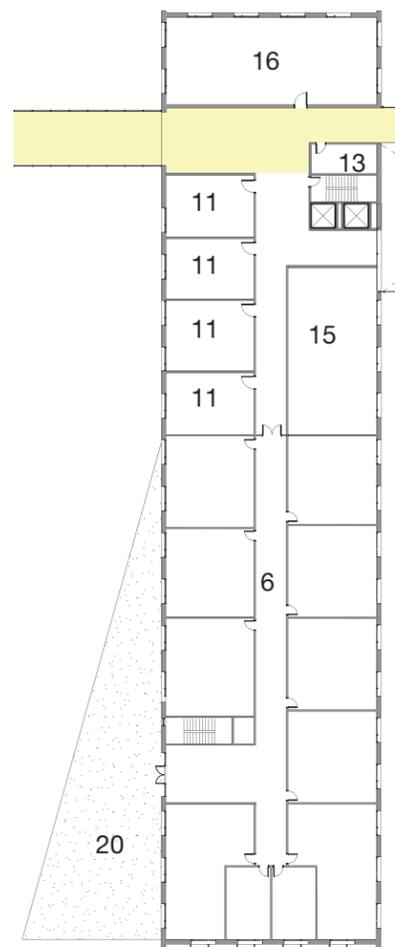
The 200-room Sports Hotel includes four levels of rooms beginning on level three. Guests enter the impressive entry lobby on the ground floor from the drop-off and concierge area. This hospitality zone serves both the Sports Hotel and the Spa Hotel. At the same level is a retail or restaurant area, a 3,000 sqft daycare center and a food service zone. One the levels above, guest rooms enjoy spectacular views across the entry plaza and the entire complex of fields.

The Sports Hotel is connected to the entire complex along an enclosed walkway and bridge system on the second floor

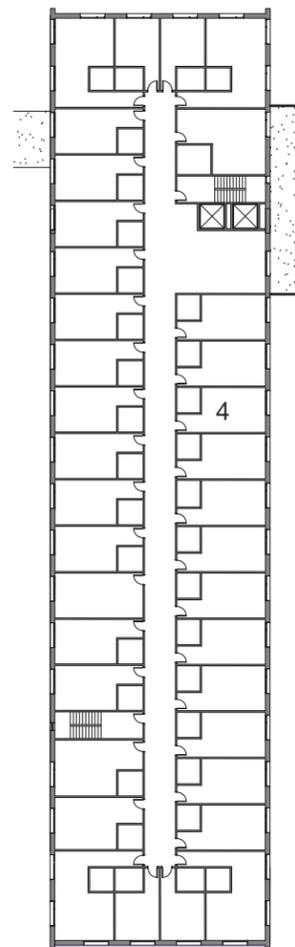
Sports Hotel



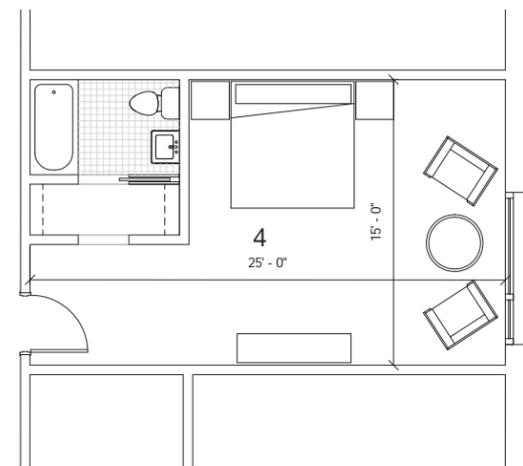
Sports Hotel Ground Floor Plan



Second Floor Plan

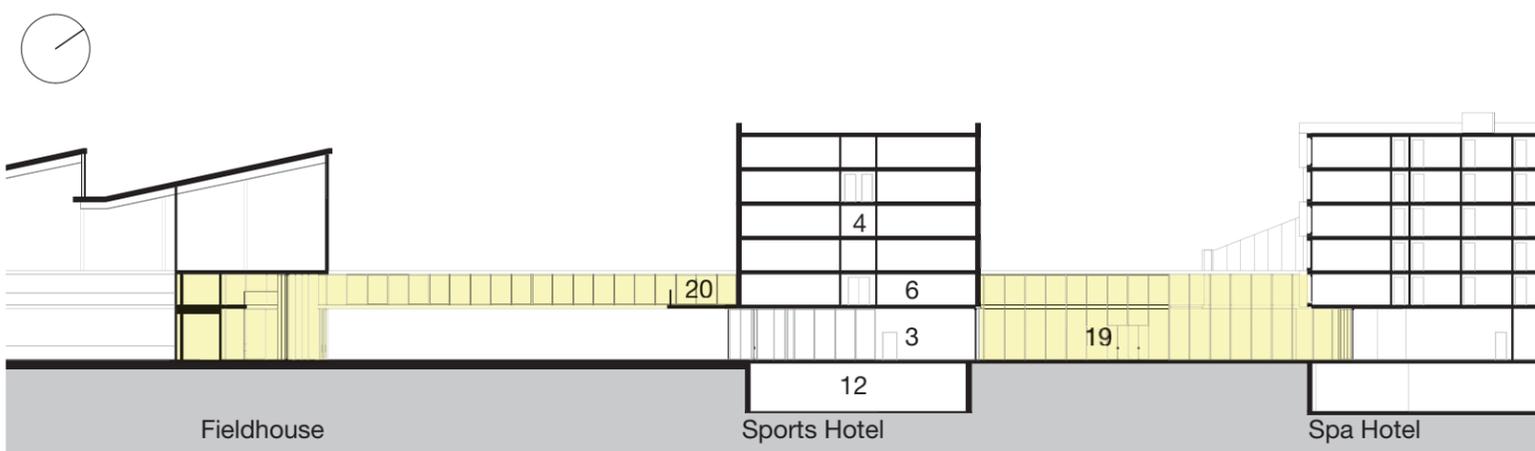


Typical Floor Plan

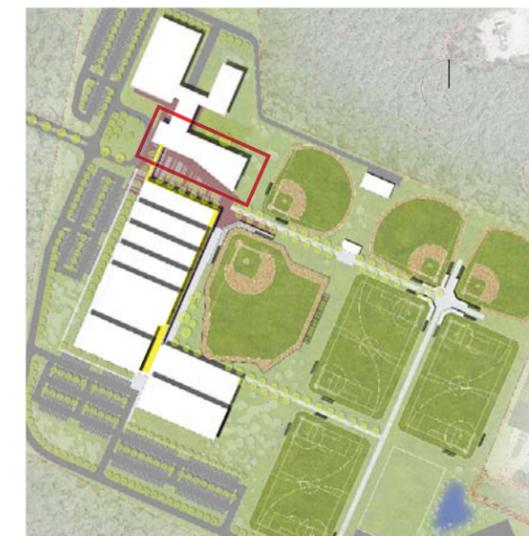


Typical Unit Plan

- 1. Lobby
- 2. Restrooms
- 3. Retail
- 4. Hotel Guest Rooms
- 5. Not Used
- 6. Executive Suites
- 7-10. Not Used
- 11. Conference Rooms
- 12. Mechanical
- 13. Building Storage/Support
- 14. Not Used
- 15. Food Service
- 16. Offices/Administrative Suite
- 17-18. Not Used
- 19. Courtyard
- 20. Roof Garden



Sports Hotel N-S Section

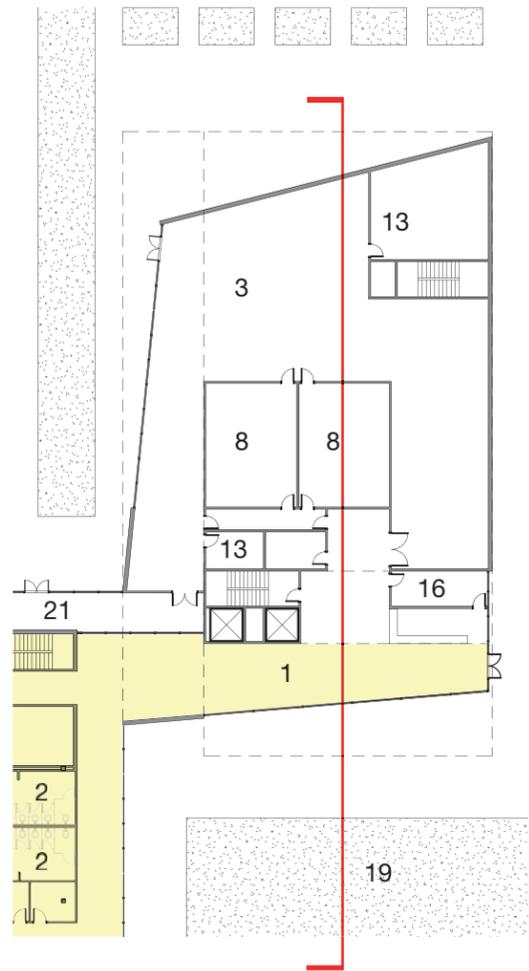




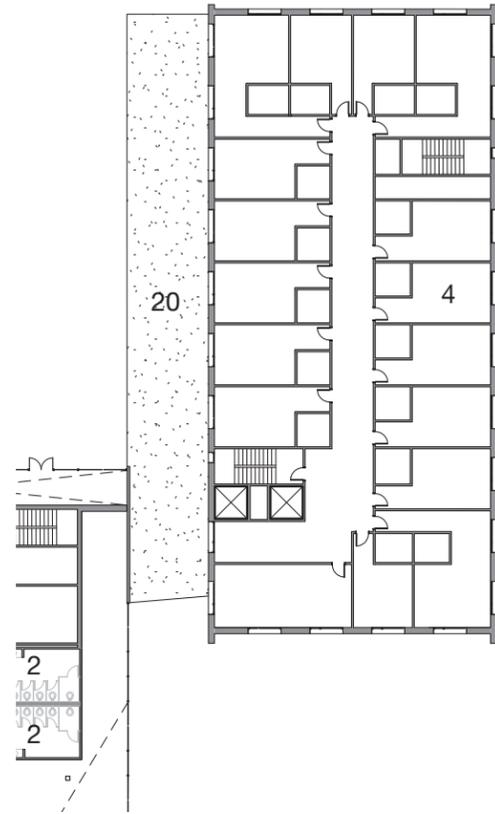
More remote and exclusive than the Sports Hotel, the 100-room Spa Hotel has larger rooms, a smaller floor plate and five levels of rooms beginning on level two. Guests enter the impressive entry lobby on the ground floor from the drop-off and concierge area. This hospitality zone serves both the Spa Hotel and the Sports Hotel. The lowest level includes a full-service spa with treatment rooms, sauna, steam, professional services dedicated locker rooms and direct connections to the swimming pool and whirlpool deck.

The hotels are connected to the entire complex along an enclosed walkway and bridge system on the second floor.

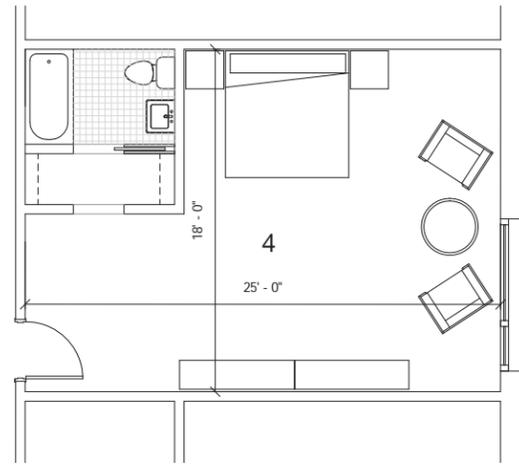
Spa Hotel



Sports Hotel Ground Floor Plan

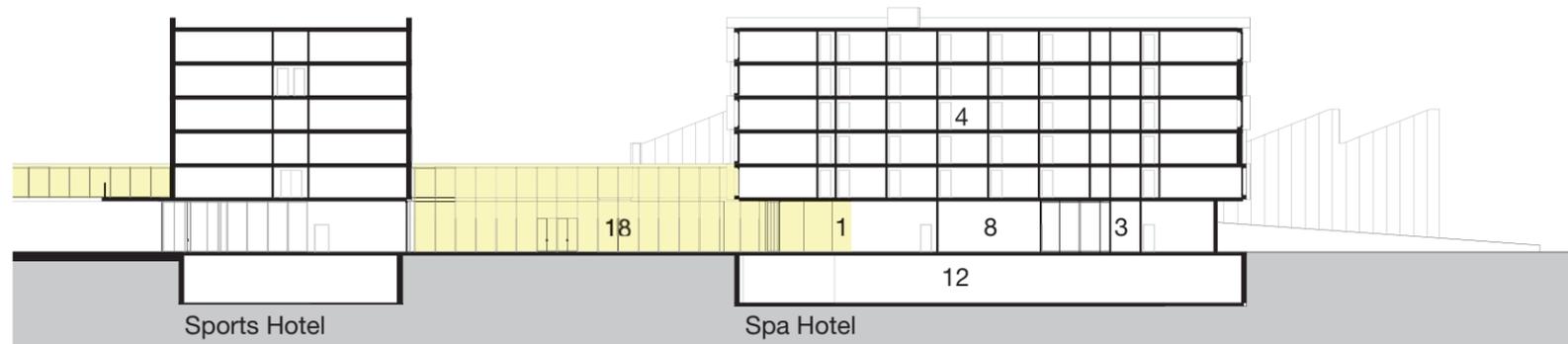


Second & Typical Floor Plan



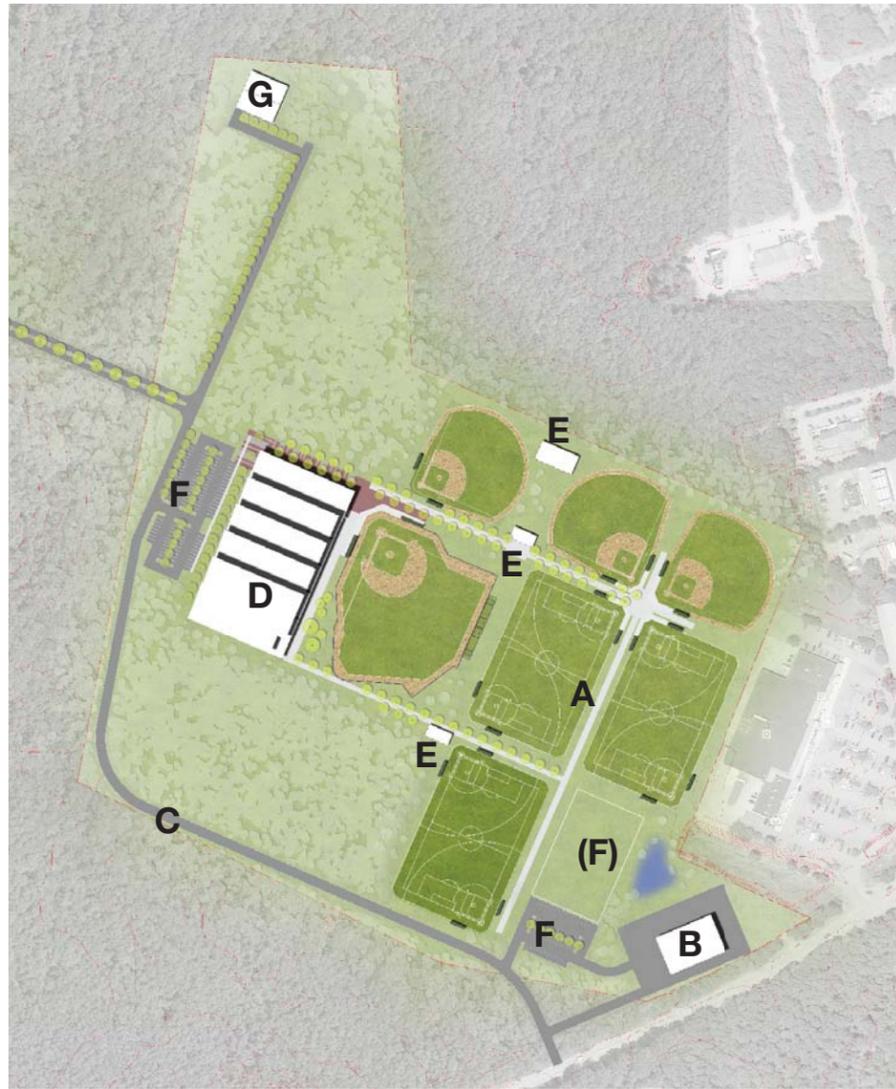
Typical Unit Plan

- 1. Lobby
- 2. Restrooms
- 3. Spa
- 4. Hotel Guest Rooms
- 5-7. Not Used
- 8. Locker Rooms
- 9-11. Not Used
- 12. Mechanical
- 13. Building Storage/Support
- 14-15. Not Used
- 16. Offices
- 17-18. Not Used
- 19. Courtyard
- 20. Roof Garden
- 21. Natatorium Concourse



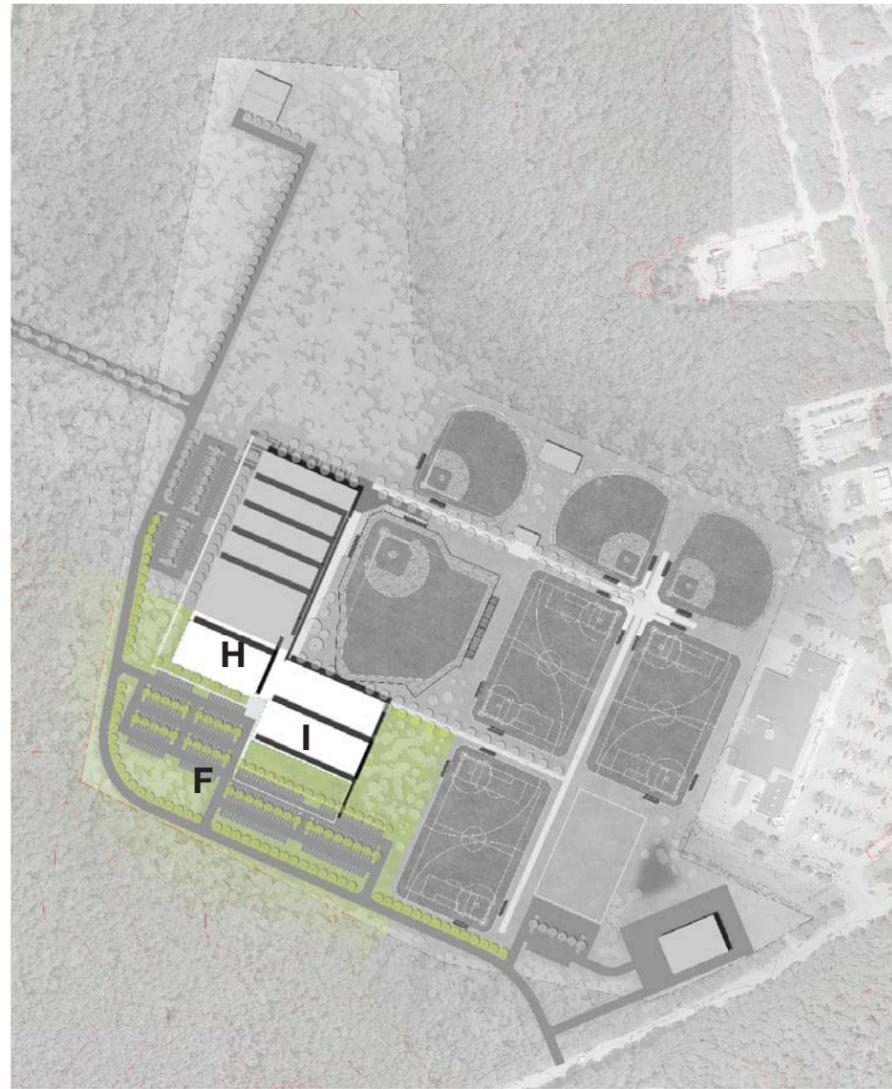
Spa Hotel N-S Section





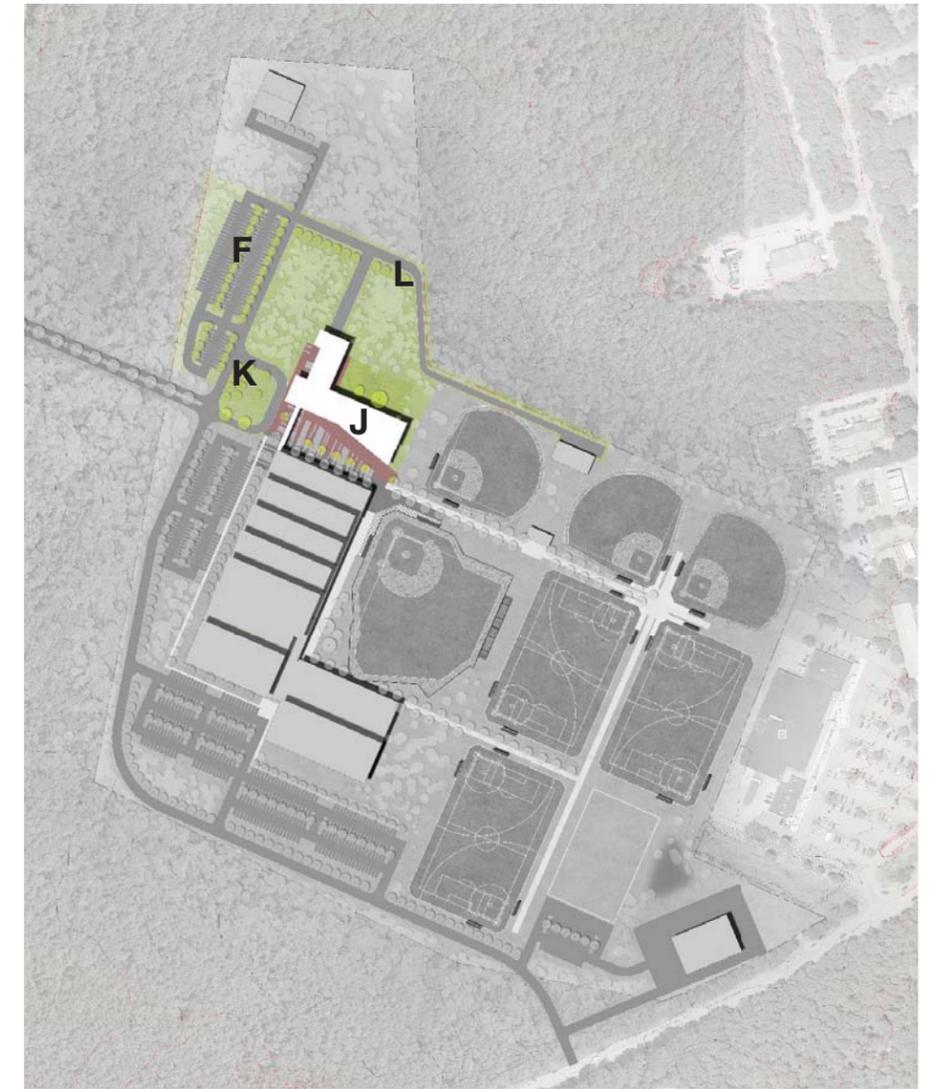
PHASE 1

- A. Fields
- B. Retail
- C. Roads
- D. Fieldhouse
- E. Support Buildings (Toilets & Storage)
- F. Parking (Overflow)
- G. Water Treatment Facility



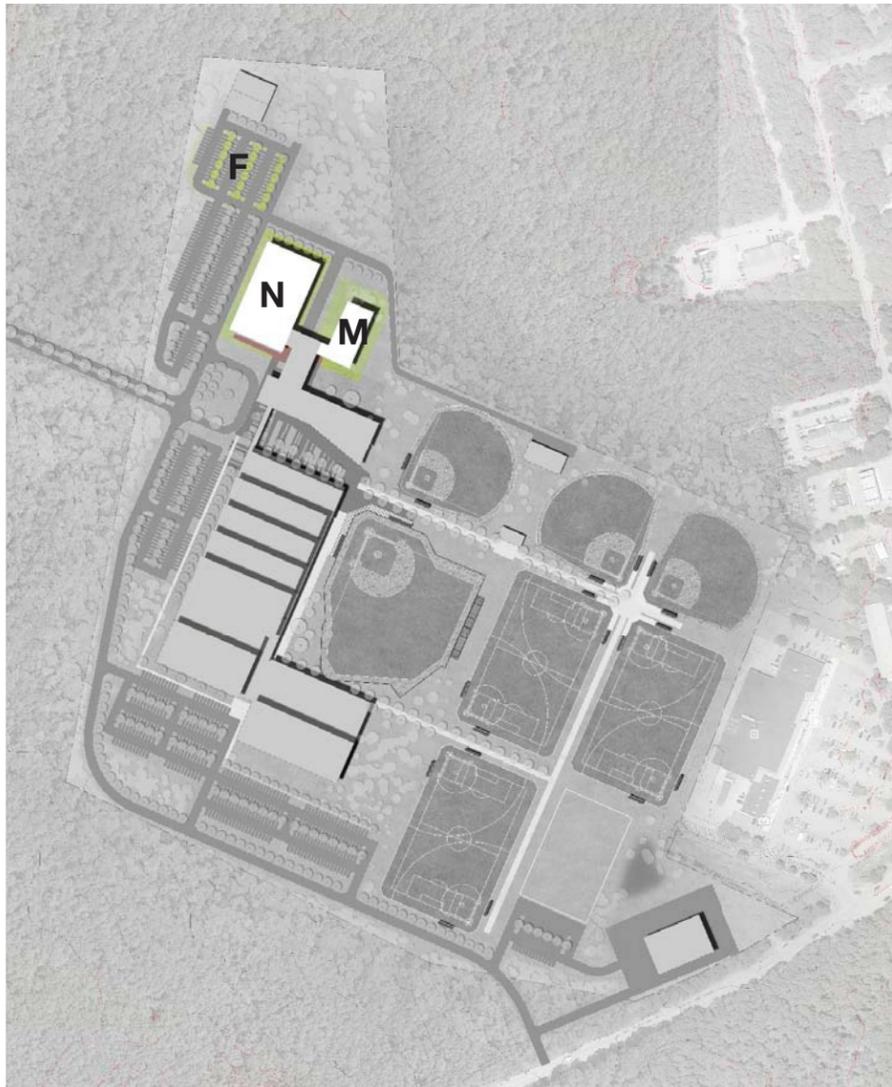
PHASE 2:

- F. Parking
- H. Gymnasium
- I. Ice Rinks



PHASE 3:

- F. Parking
- J. Sports Hotel & Bridge
- K. Drop-Off
- L. Service Road & Loading



PHASE 4 (FINAL):

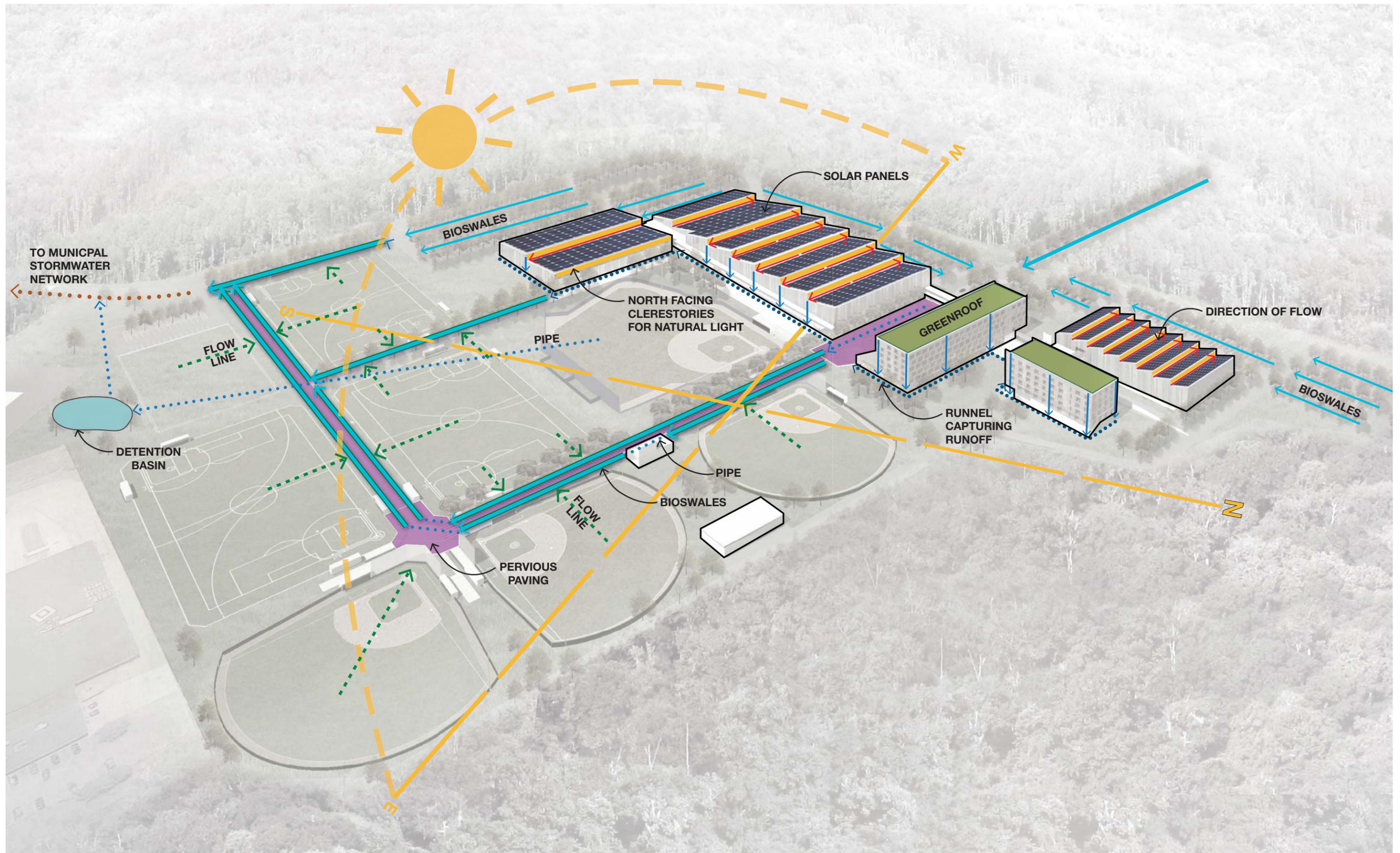
- F. Parking
- M. Spa Hotel
- N. Natatorium



FULL BUILD-OUT

- A. Fields
- B. Retail
- C. Roads
- D. Fieldhouse
- E. Support Buildings (Toilets & Storage)
- F. Parking
- G. Water Treatment Facility
- H. Gymnasium
- I. Ice Rinks
- J. Sports Hotel
- K. Drop-off
- L. Service Road
- M. Spa Hotel
- N. Natatorium

Phasing



Systems and Sustainability Diagram

The entire Sports Complex is developed to maximize sustainability and minimize its impact on the environment. Maximizing the benefits of solar orientation and efficiencies in system distribution were driving factors in the entire layout of the complex, and the goal of the Complex is to generate its own energy to compensate for the energy it uses on an annual basis, creating a zero-net energy impact. Among the strategies being considered for the project:

- Photovoltaic solar panels throughout the complex on all of the large roofs
- Pervious surfaces for parking
- Light reflective roofing surfaces
- Dark-sky compliant lighting
- Water collection for reuse
- Efficient building envelopes with increased insulation
- Natural ventilation and night flush ventilation
- Expansive daylighting with controls to reduce the use of artificial light
- Exterior window shading and operable windows where possible
- Native drought-resistant trees will provide shade and minimize the need for irrigation
- Recycled and renewable products will be used where appropriate
- Recycling and composting collection

The complex is considering two basic options for mechanical systems:

1. A consolidated central plant providing a complex-wide heating and cooling medium to each building in the complex. This plant will incorporate an overall Combined Heat and Power (CHP) system using gas to provide electricity, steam (for heating and DHW), and chilled water.
2. Each building includes standalone systems with two local plants at the hotel (serving hotel, hotel spa, conference center, food and beverage, and the natatorium) and at the Fieldhouse (serving fieldhouse, gymnasium, and the ice rinks). These plants will provide heating using gas and cooling using electric and will not include a cogeneration component

Septic demands of the Complex will be reviewed in conjunction with those of neighboring developments, including potential future nearby expansion to determine the most efficient solution for the immediate district.

Systems and Sustainability

