



Community Hub Center — Facility Program

DESIGN CONCEPT & PLANNING GUIDANCE

The Community Hub is the envisioned heart of each Romeo Foundation community — a spacious, three-floor wellness, health, learning, and recreation center. This document describes the design concept and a conceptual space program to guide architects, engineers, funders, and partners.

Important: Everything here is a **design concept**. Final building size, floor count, and service mix depend on architectural and engineering design, building/zoning code, permitting, professional licensing (health, dental, and clinical counseling must be operated by licensed providers), and available funding. Nothing described is built, licensed, or funded yet, and scope will phase in over time.

Guiding Principles

- **Right-sized, not oversized** — generous, uncramped spaces scaled to the number of homes and residents each community serves.
- **Whole-person wellness** — recreation, health, mental health, learning, and childcare under one roof.
- **Connected to food** — positioned in front of the community growing area and linked to a horticulture building through secure, locked doors.
- **Responsible & compliant** — regulated services delivered by licensed operators; design follows code and permitting.

Floor 1 — Aquatics, Fitness & Childcare

- **Two indoor pools:** a children's pool with slides and splash-play features, plus a separate good-sized adults' pool for laps and leisure (both indoor for year-round use).
- Sauna and hot tubs adjoining the aquatics area.
- Exercise and movement rooms for classes, strength, and cardio.
- Before- and after-school childcare area.
- Private, code-compliant locker and shower rooms for both sexes.

Floor 2 — Health, Counseling & Learning

- **Community health space** designed to accommodate routine procedures and imaging (e.g., an X-ray suite).
- **Dental suite** for community dental care (licensed, provider-operated).
- **Clinical counseling — two tracks:** substance-use recovery and family / relational therapy, with private offices.
- **Float therapy — three rooms**, each a private suite with tank, shower, and changing space.
- **Alternative schooling** classrooms for youth learning.
- **Large community library** with reading and study areas for all ages.

Floor 3 — Project Offices & Community Rooms

- Administrative offices for community housing staff, property managers, and project teams.
- Multipurpose meeting and community rooms for residents, workshops, and events.
- Staff support areas (break space, records/storage).
- Ample accessible restrooms distributed across every floor.

Conceptual Space Program

The allocation below is a rough planning starting point only, to be validated and revised by the design team based on community size, code, and budget.

Zone	Representative spaces	Conceptual scale
Aquatics & wellness	Two indoor pools, sauna, hot tubs, locker/showers	Large
Fitness	Exercise rooms, movement studio	Medium
Childcare	Before/after-care rooms, restrooms	Medium
Health & dental	Exam/procedure rooms, imaging-ready room, dental suite	Medium
Counseling	Therapy rooms + offices (two tracks)	Medium
Float therapy	Three private float suites	Small
Learning	Alternative-schooling classrooms, large library	Large
Offices & community	Project offices, meeting/community rooms, support	Medium

Regulatory & Operational Notes

- **Aquatics:** humidity/air-quality control, water treatment, ADA access, and lifeguarding designed to code.
- **Health, dental & imaging:** require professional licensing, radiation-safety compliance, and qualified operators/partners.
- **Clinical counseling:** delivered by licensed professionals under confidentiality standards.
- **Schooling:** developed with qualified educators per state education requirements.
- **Horticulture link:** secure locked-door connection keeps growing areas controlled.

How to Use This Document

Share with architects, engineers, funders, and prospective operating partners as a conceptual brief. It communicates intent and scope, invites feasibility input, and helps align partners around a phased path from pilot to full build-out.

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