York Community Center Feasibility Study

Site & Program Selection Community Meetings

September 28 and 30, 2024

A Project in 4 Phases

The project is currently in Phase 3 with this status update

we are here

1

Phase 1:

Space Needs: Staff, Public Outreach and Community Survey

2

Phase 2:

Evaluation of 12 sites to the “finalist” sites

3

Phase 3:

In Depth review of 3 finalist sites

4

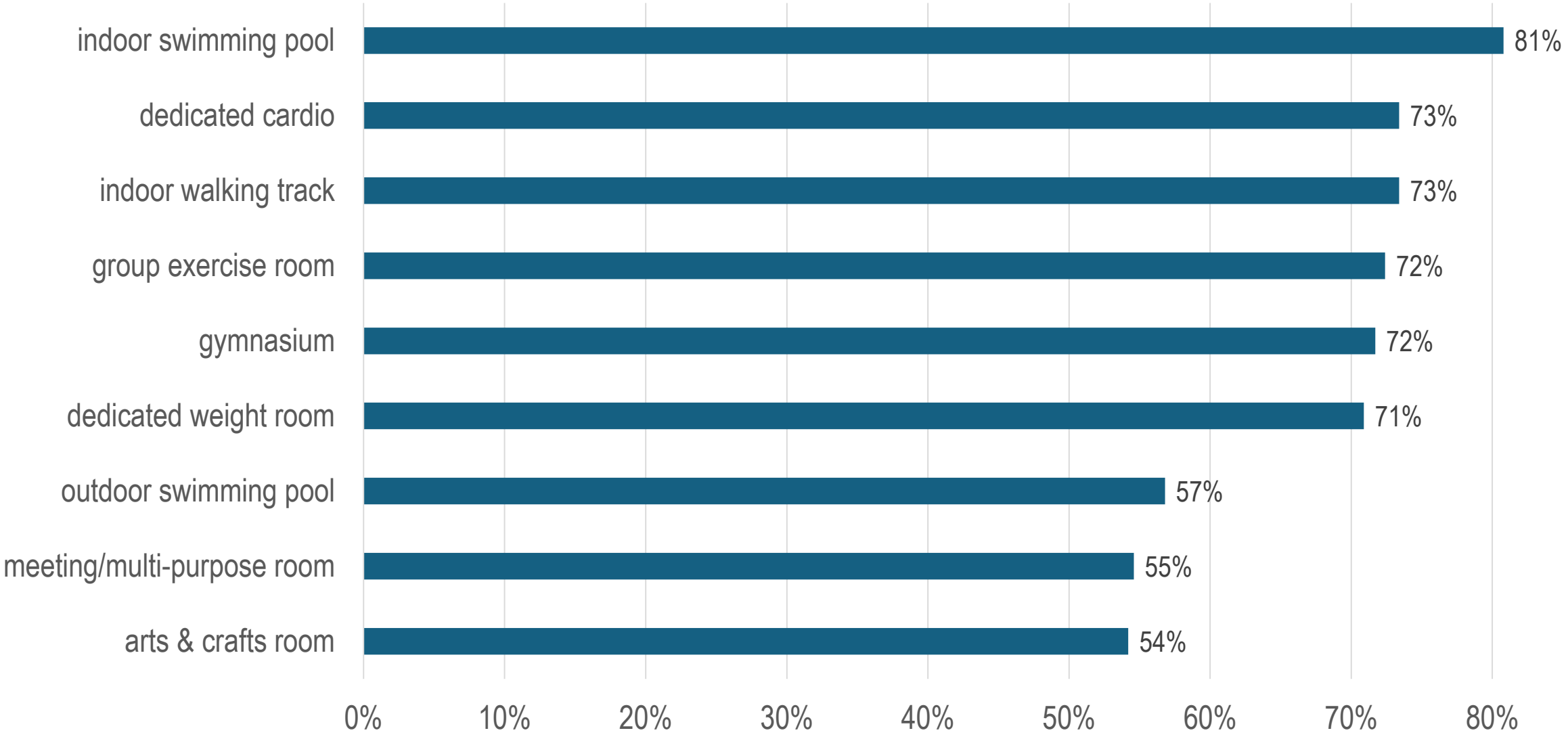
Phase 4:

Final site, design, operations, construction cost & implementation

Survey Results

Key results from 1,231 responses

Recreation Components Rated Important by over 50% of Survey Participants



Note: outdoor walking paths & amenities were rated as important by 68% and 66% of survey participants

Importance of the Community Center Location When Considering Use?

Some take-aways from community input

- Walk to from schools
- Save on driving
- Programs & facility are more important than location
- Traffic in Village
- Which site supports alternative transportation modes
- Flooding & Sea Level Rise

York Community Center Survey Results: “freelance responses” sorted by most frequent

Please share any additional information with the project team.

- This would be a boon to year-round residents and could provide ‘guest’ services to seasonal visitors (opportunities to generate additional revenue).
- It will be nice to have everything in one location instead of driving to different areas.
- Don’t make the programs so expensive that it is only available to the wealthiest residents.
- Facilities should be located withing walking distance of neighborhoods of families as well as Moorehouse Place and other YHA subsidized housing. Less driving.
- As a young family in York, a community center would be extremely helpful to meet other families and engage in the community!
- Please provide other interests for teens not involved in sports.
- Display bright and atmospheric lighting for York residents and seniors with eyesight problems.
- Having a dedicated remote work center would be an amazing addition for our full-time residents.
- Needs to be practical and somewhat budget friendly, not interested in any new tax burden.
- I don't believe we need a community center - we have beaches, parks, library, school facilities and an awesome rec department.
- Thank you for putting this back on the radar! Our community needs it!
- Appreciate the time and effort it takes to do this right to ensure this continues to be a town where people covet being a resident.

Space Needs

Major Program Components

Program Definitions

Pool = Swimming Pool, Locker Rooms and Filter Room

Gym = Gym and Walking Track

CAL = Center for Active Living or Senior Center

Rec = Recreation Offices and Program Spaces

Swimming Pools

Small, medium & larger pools and program accommodations

Lap Pool

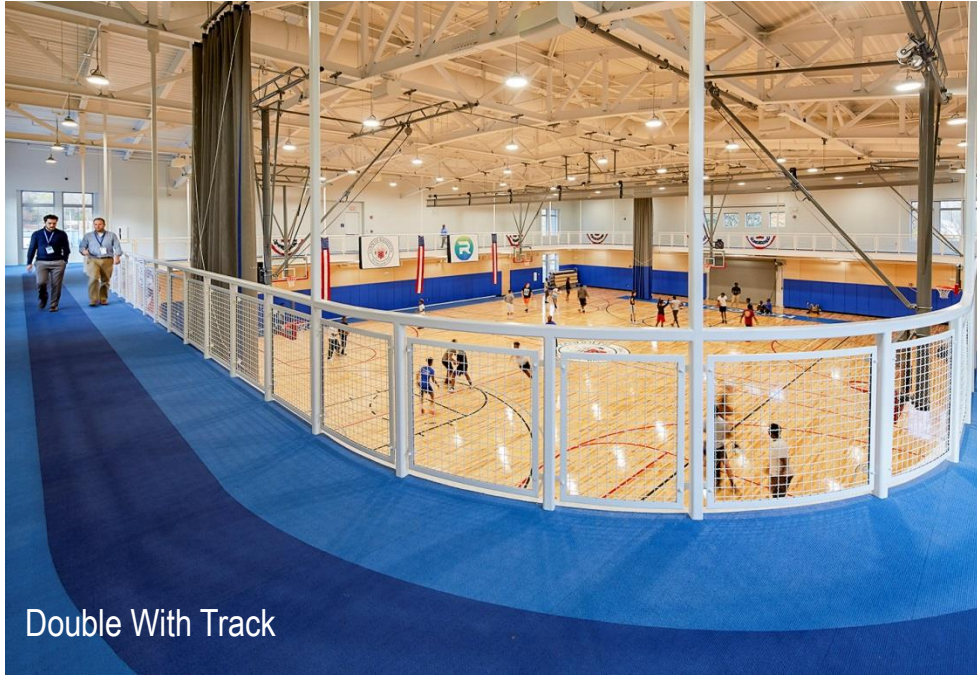
Lap Pool plus Warm Water Pool and Children's Pool

Lap Pool with Zero Depth Entry

Gym

Single, double & triple courts & floor treatment options for the “heart” of the rec program


Single (No Track)

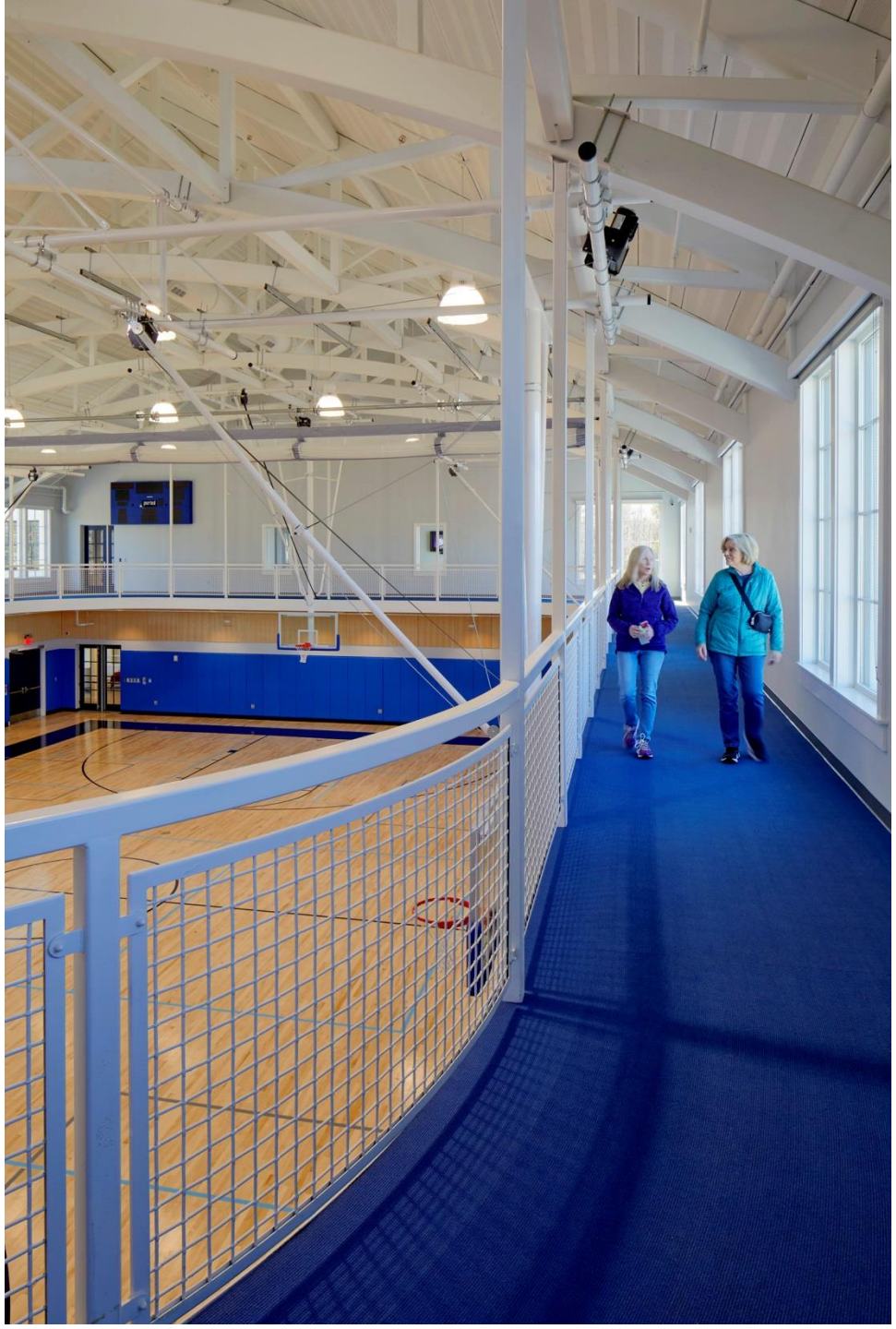

Double With Track


Pickleball


Triple With Track

Walking Track

A walking track can be provided on the second floor around the perimeter of the gym.



Multi-Purpose: How to Expand Your Uses

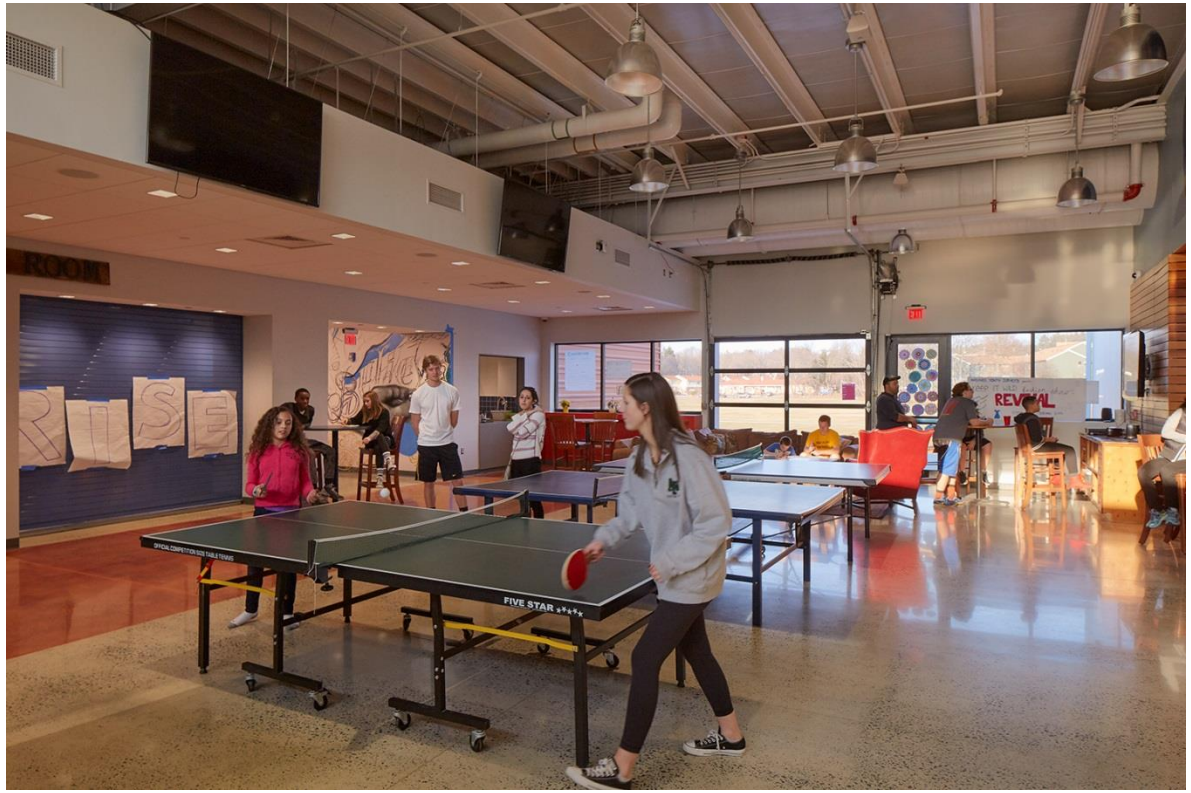
Large multi-purpose rooms can be used for various classes. Program rooms such as the lower left, can have floors that allow tables, chairs and cushioning for low impact exercise use. All expand the use of general rooms to a broad range of programs.

Kitchens can be user friendly program spaces while also supporting emergency shelter functions. Dining can be café casual freeing the MPR for other use.

Activity Spaces

An active billiards program works best in a dedicated, enclosed room. Card players may prefer a separate, flexible space due to the noise from billiards.

Uniquely Programmed Areas & Multi-Use Spaces



Example of maximizing use of “lobby” space. Members of the York CAL visited this facility and responded favorably to its use and appearance.

A contemporary “Arts & Crafts” space for a recreation center is similar to a Maker Space. Arts & Crafts is different for a CAL use than for a recreation use. This program is considered for additional discussion.

Short & Long Sands Road

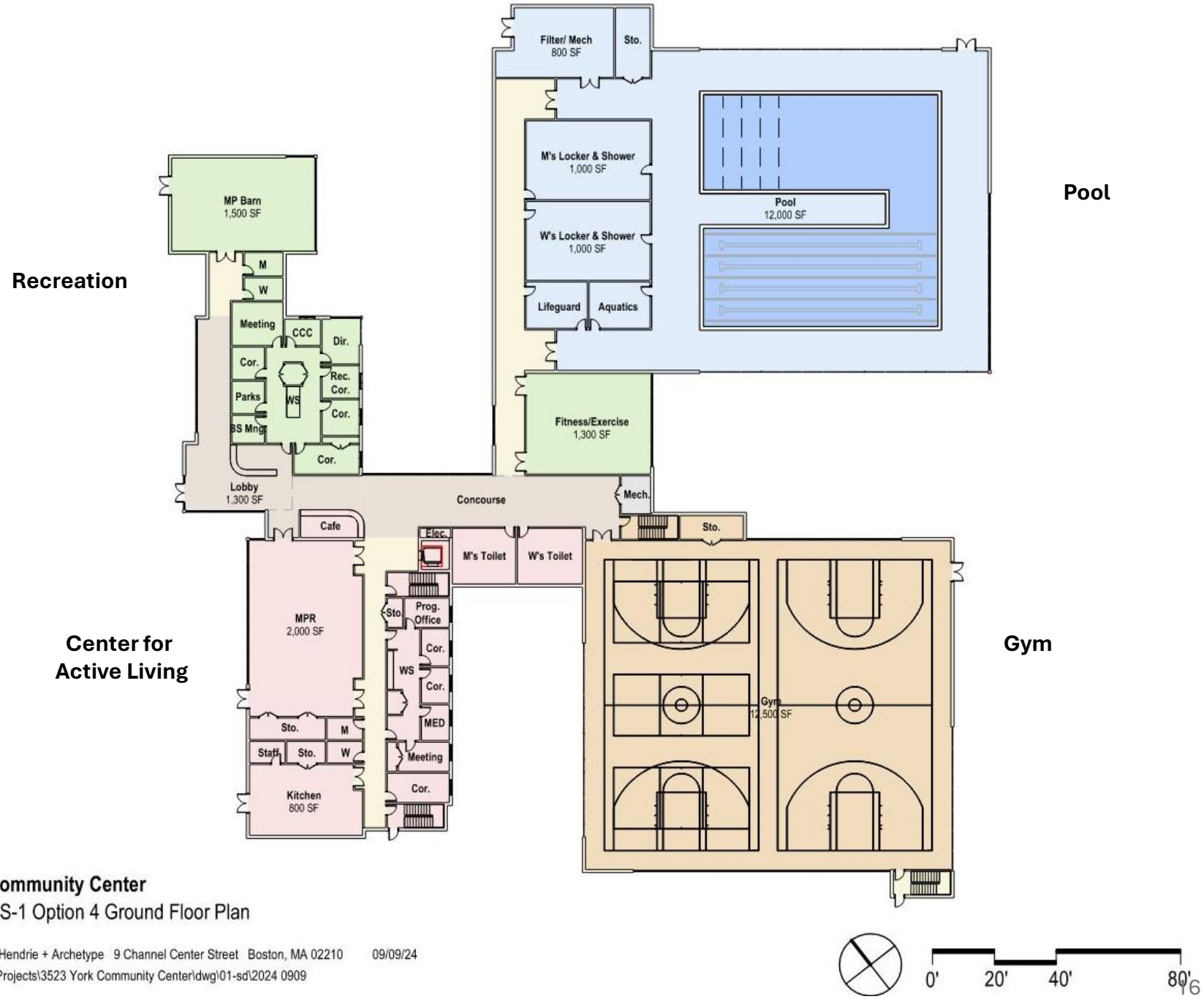
First Floor Plan

The floor plans are used to “test fit” the Short and Long Sands Road sites using the “full program”. It is not anticipated that the “full program” would be implemented day one. However, space for expansion years from now should be anticipated.

There is a separate plan for Village Elementary School.

The plans include the full program and how the project can be phased over time by organizing departments and program spaces as unique elements of the floor plan.

For example, the pool section can simply be left off without disruption to the rest of the design.



Short & Long Sands Road

Second Floor Plan

The floor plans are used to “test fit” the Short and Long Sands Road sites using the “full program”. It is not anticipated that the “full program” would be implemented day one. However, space for expansion years from now should be anticipated.

There is a separate plan for Village Elementary School.

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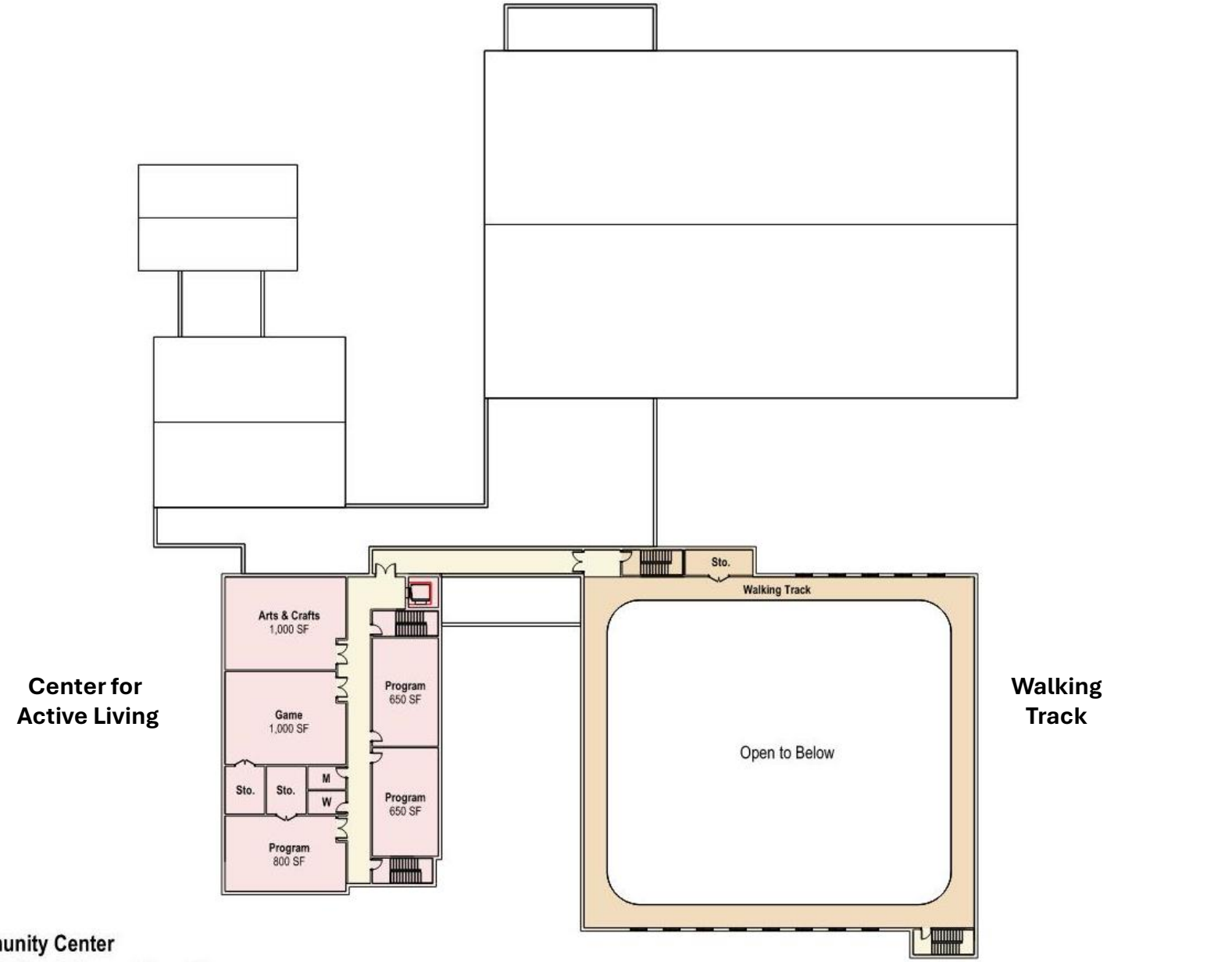


Phase 2 & 3 Site Analysis

Short Sands Road

32 Long Sands Road

Village Elementary School

Map of 12 Originally Considered Sites

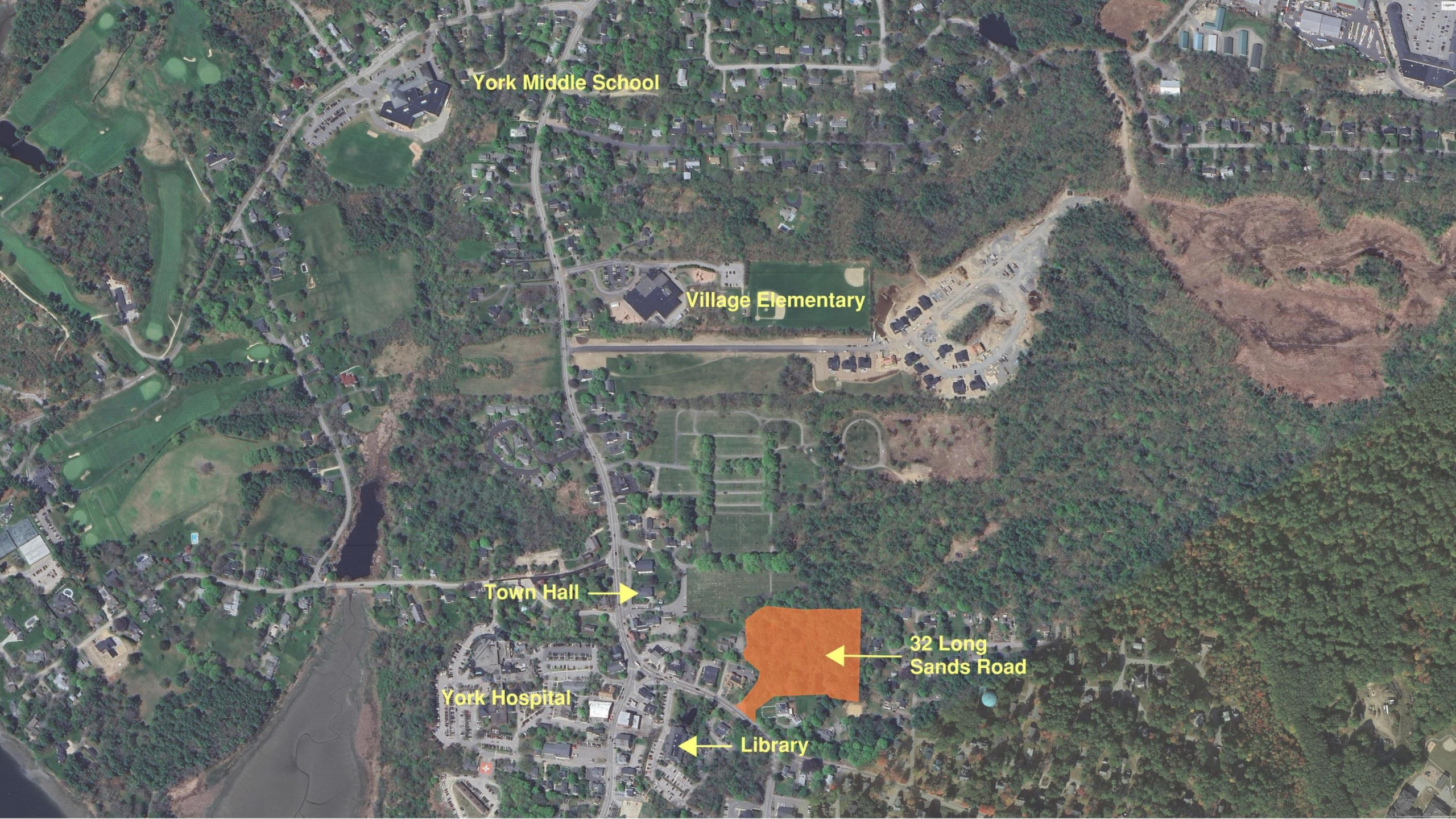
Blue arrow point to finalist sites

Sites for Initial and Final Review: (red indicates those selected for phase 3 evaluation)

	Site	Consideration
Schools	**1. Village Elementary School**	**site for further study**
	2. Coastal Ridge Elementary School	insufficient site area for parking and building
	3. York Middle School	athletic field, wetlands and shoreland zoning restrict available land
Route 1 Sites	4. 66 Raydon Rd	wetlands & vernal pools with narrows site restrict available land
	5. 401 US Route 1	viable site under private ownership requires purchase
	6. 422 US Route 1	small site adjacent land is wetland, under private ownership requires purchase
	7. 810 US Route 1/DPW site	sufficient size but extensive topography, traffic and lack of sewer utility
Town Owned	8. 180 York St., First Parish Church	indirect access w/constrained dimensions, requires capital outlay
	9. 60 Bog Rd Recreation Fields	no water or sewer and wetlands encroach on buildable area; location not preferred
	10. 36 Main St., Existing CAL	insufficient size for building and parking
	11. 32 Long Sands Rd	**site for further study**
	12. Short Sands Road	**site for further study**

32 Long Sands Road Village Center

1 of 3 finalist sites


York Middle School
Village Elementary
Town Hall
32 Long
Sands Road
York Hospital
Library

32 Long Sands Road, Site Conditions

YVC-2 / York National Historic District /
Village Center Local Historic District

Unknown		LakePond		Culvert Outlet
Misc. Type	M	Manholes		Culvert
BUILDING		Sewer Pipes		Gravity
BUILDING OUT		Catch Basins		York Water Mains
DECK		Culvert Inlet		Freshwater Pond

32 Long Sands Road
Existing Condition

32 Long Sands Road

Entry Location

32 Long Sands Road

Full Program

32 Long Sands Road

Without Pool

The site plan demonstrates how program components can be phased.

Any combination of program components can be considered in phase 1.

32 Long Sands Road

with Pool without CAL

The site plan demonstrates how program components can be phased.

Any combination of program components can be considered in phase 1.

Without CAL" implies the existing CAL building remains in use, renovated to accommodate current needs.

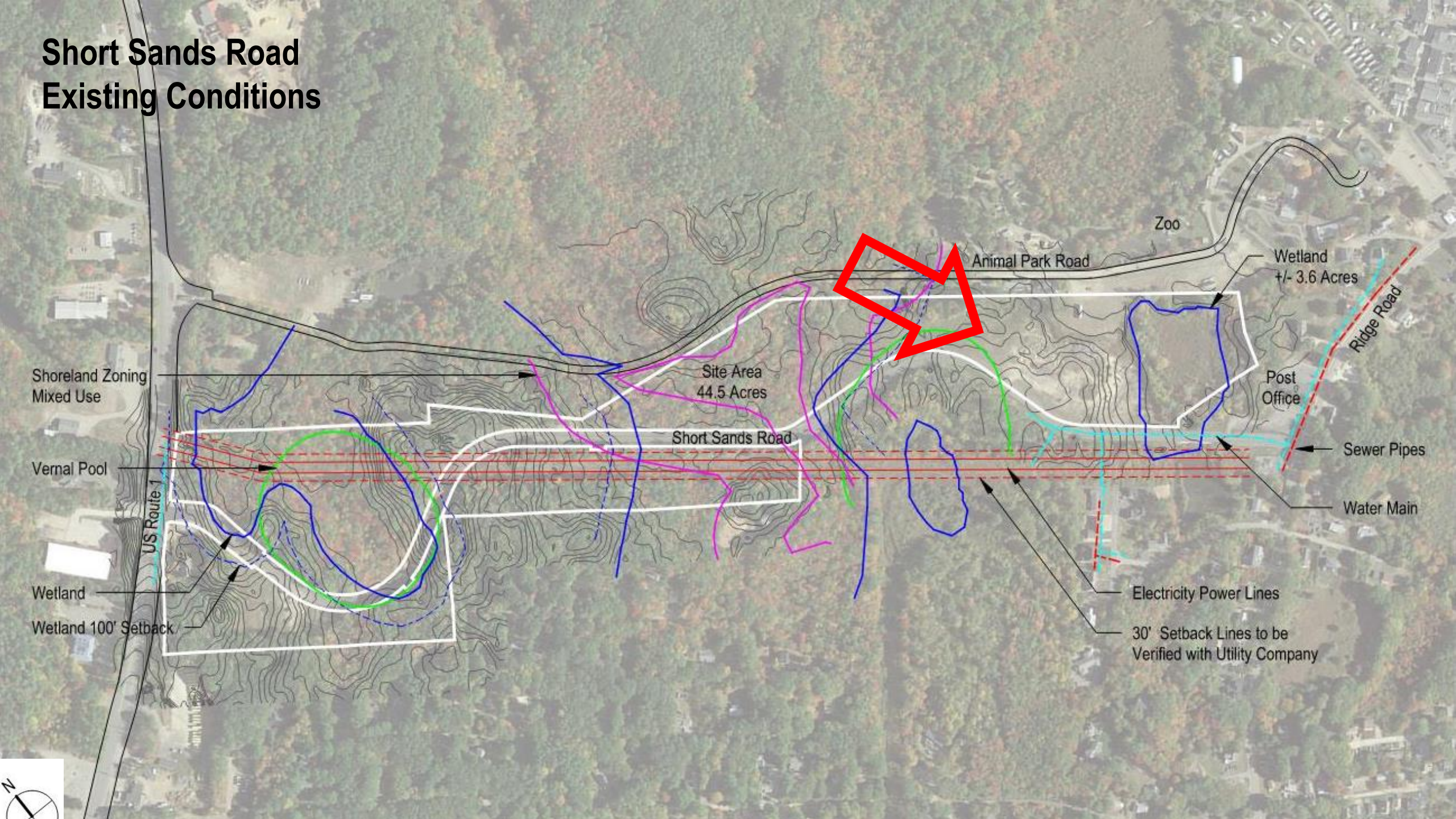
Short Sands Road
Near Ridge Road

2 of 3 finalist sites

Short Sands Road

Sea Level Rise & Beach Access

Short Sands Road
Existing Conditions

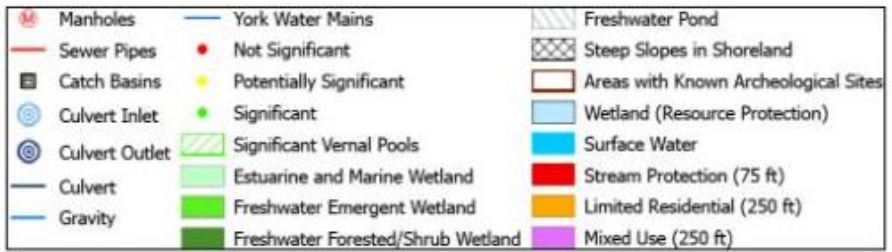


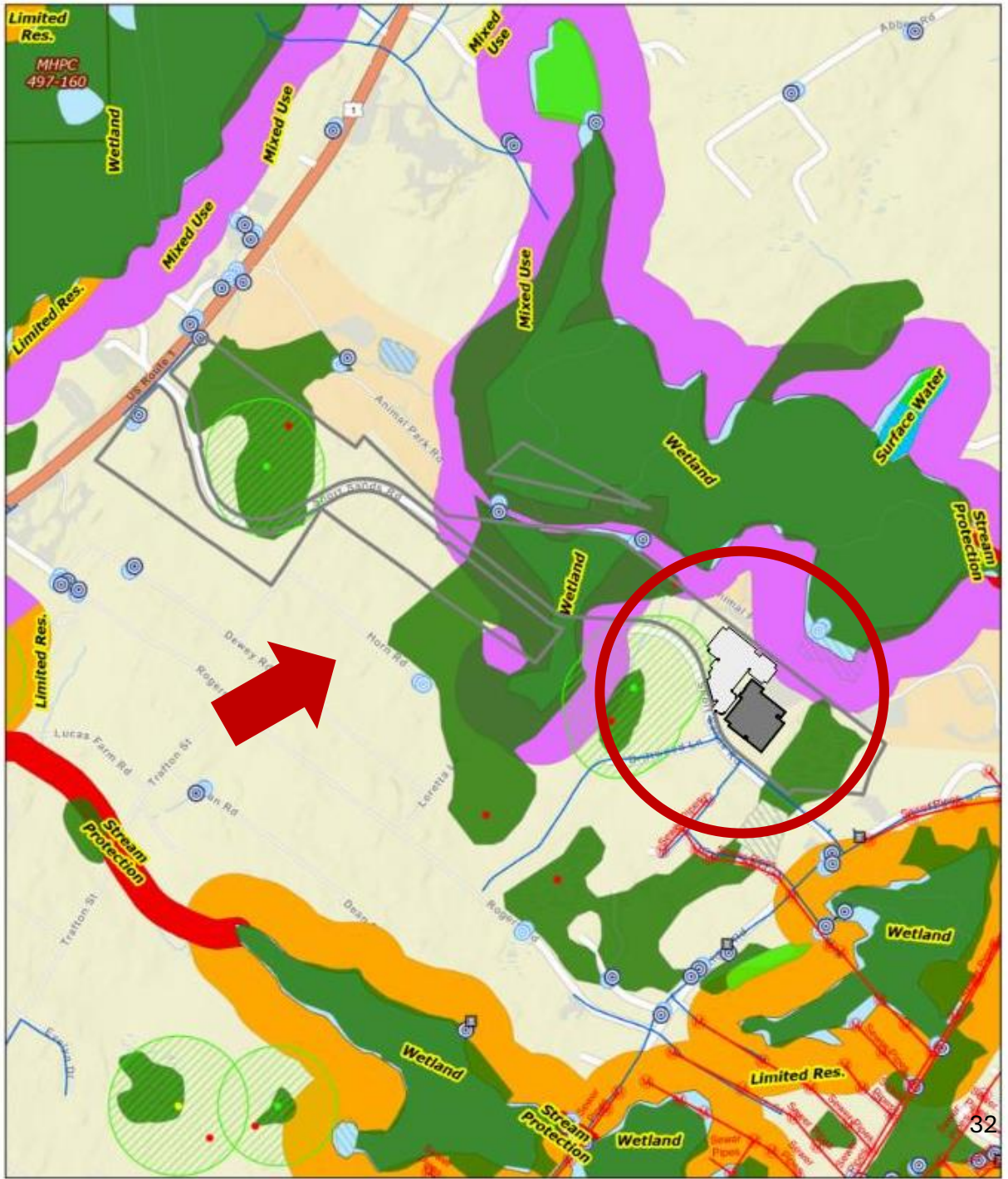
Short Sands Road, Site Selection Criteria

The State of Maine's sea level rise/storm surge projections recognize at least 3 feet of sea level rise for planning purposes. According to Maine.gov, the Maine Climate Council projects that sea levels in Maine will rise 1.5 feet by 2050 and 4 feet by 2100.

When reviewing maps of a static sea level rise projection (static only on top of a HAT tide) of 3.9' in this area (per Maine USGS), one should consider whether large municipal facilities, ones that may be used as emergency shelters, should be constructed in an area that is likely to feel the impacts of SLR and storm surge flooding.

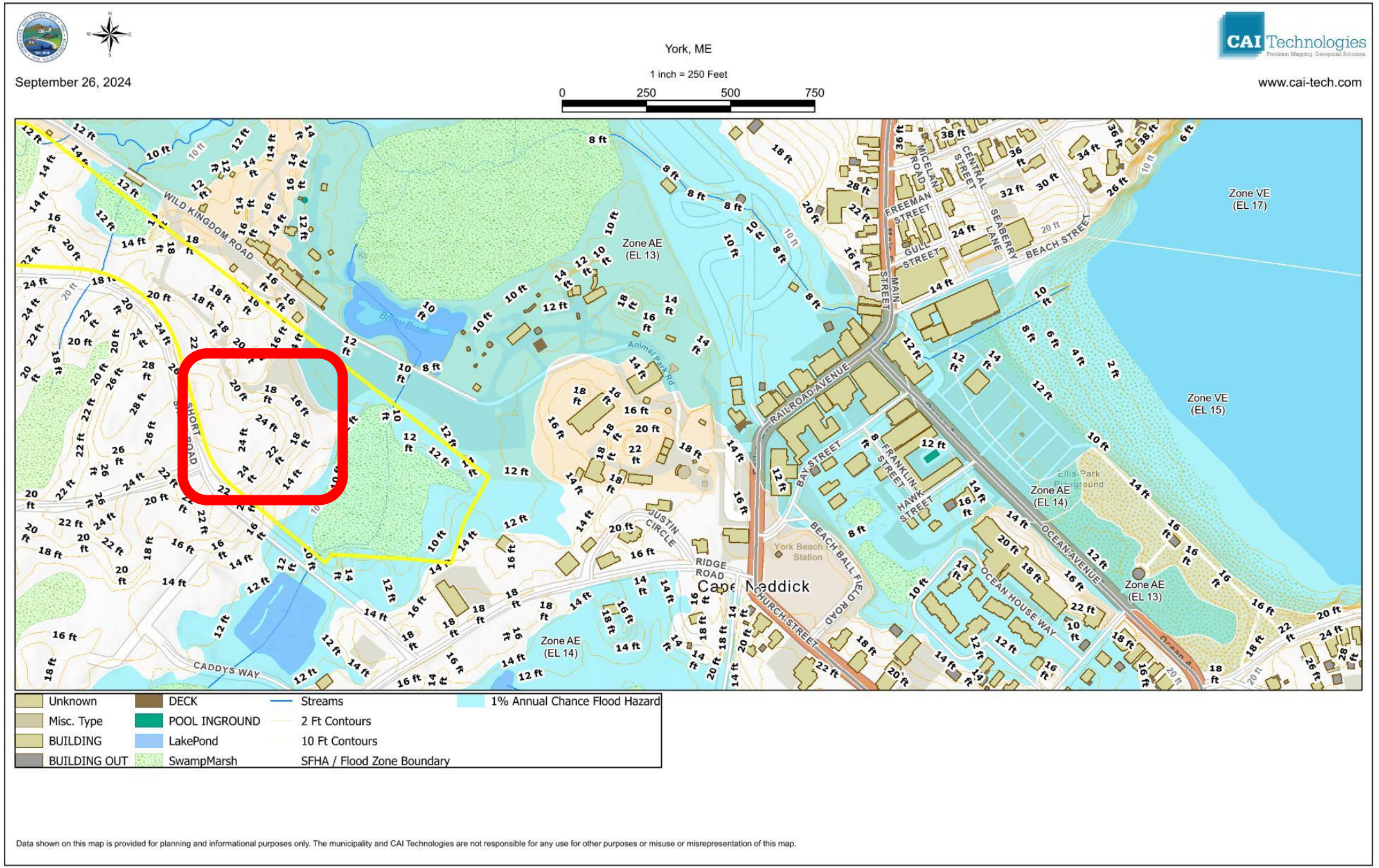
RT1-4 / GEN-3 / RES-7





The current 1% annual flood encroachment boundary is to the edge of the buildable site.

The site was planned to be raised 3'. This may not be sufficient to overcome future surge impacts that will increase with sea level rise (SLR).

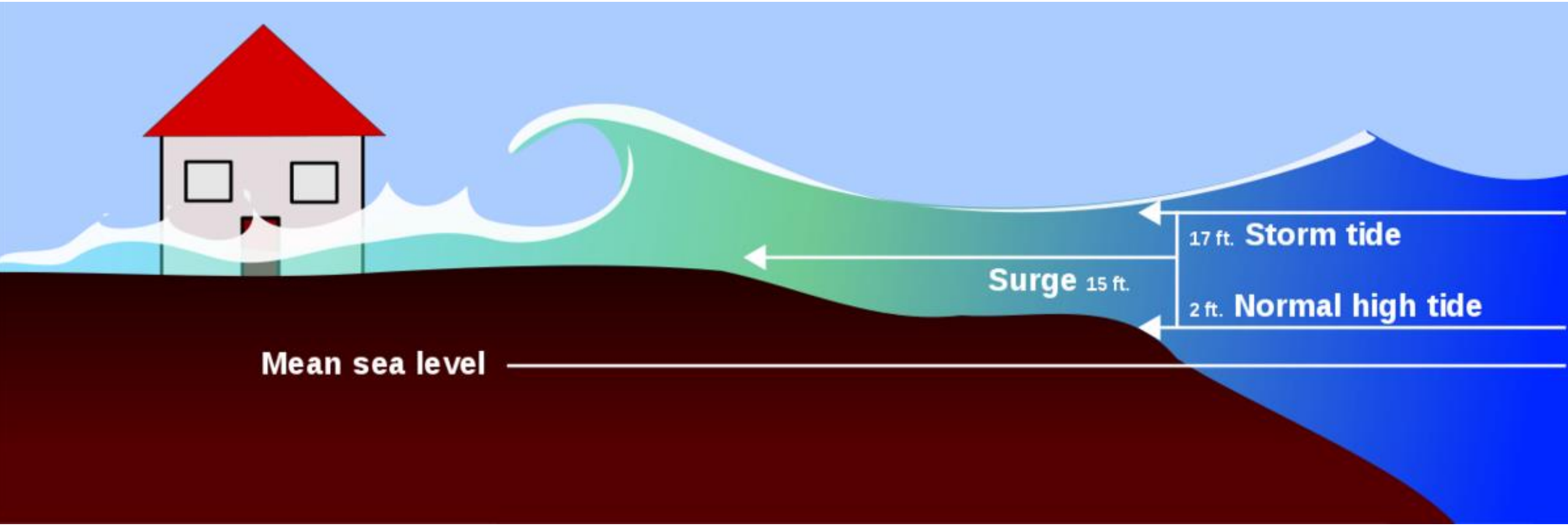


Short Sands Road Existing Conditions

The site has been cleared and contains piles of debris. Using this site would clean up an “eyesore.”

The site drops off from the elevation of the road. Ideally, the site would be raised for ease of access and more importantly, to raise higher above the flood plain.

Inland Storm Surge Impacts



Short Sands Road (full program)

The site plan shows how the program components can be phased over time.

Any combination of program components can be considered in phase 1.

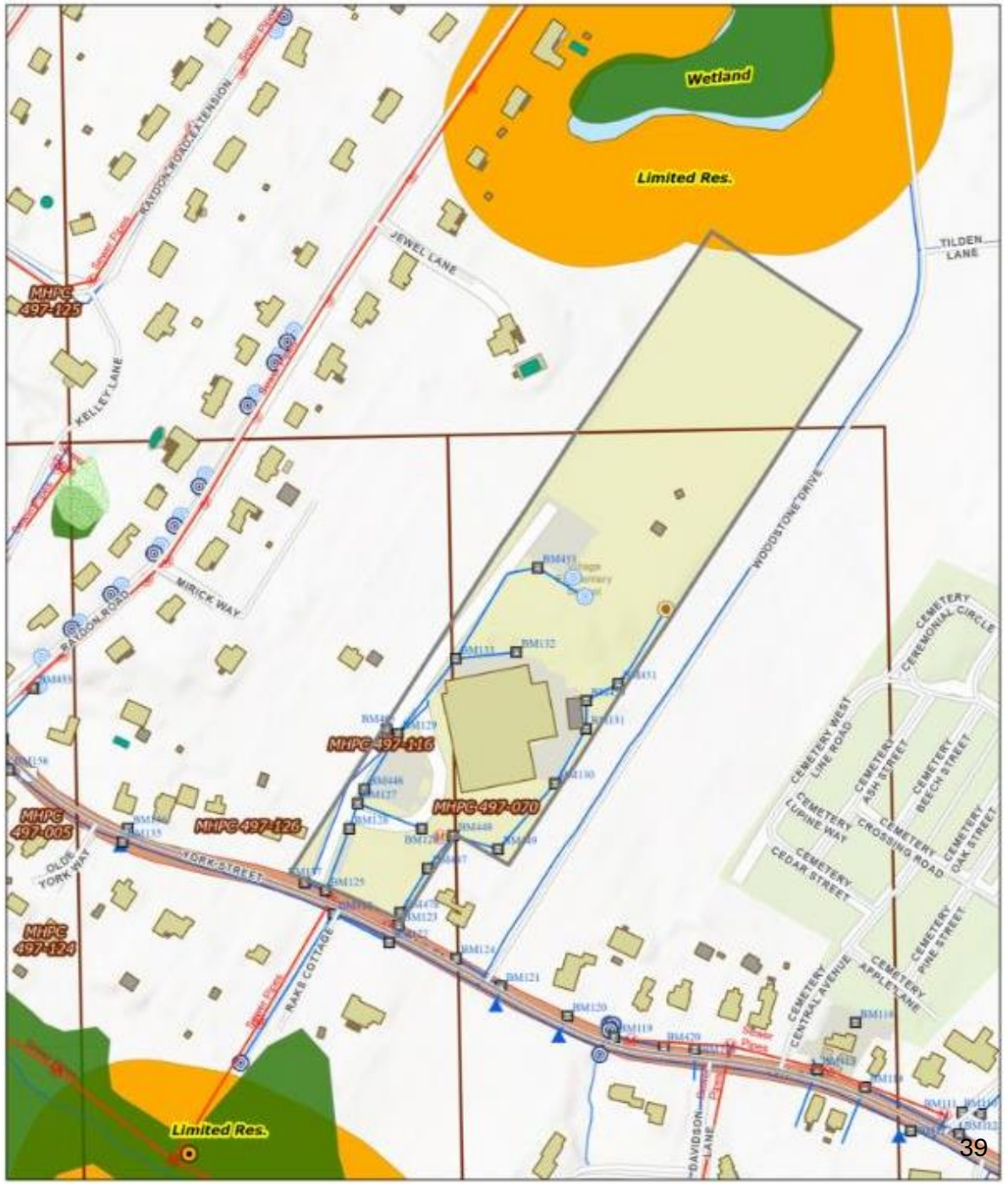
This parking lot has 50 extra spaces for beach overflow parking.

Village Elementary School

3 of 3 finalist sites


York Middle School
Village Elementary
Town Hall
York Hospital
Library

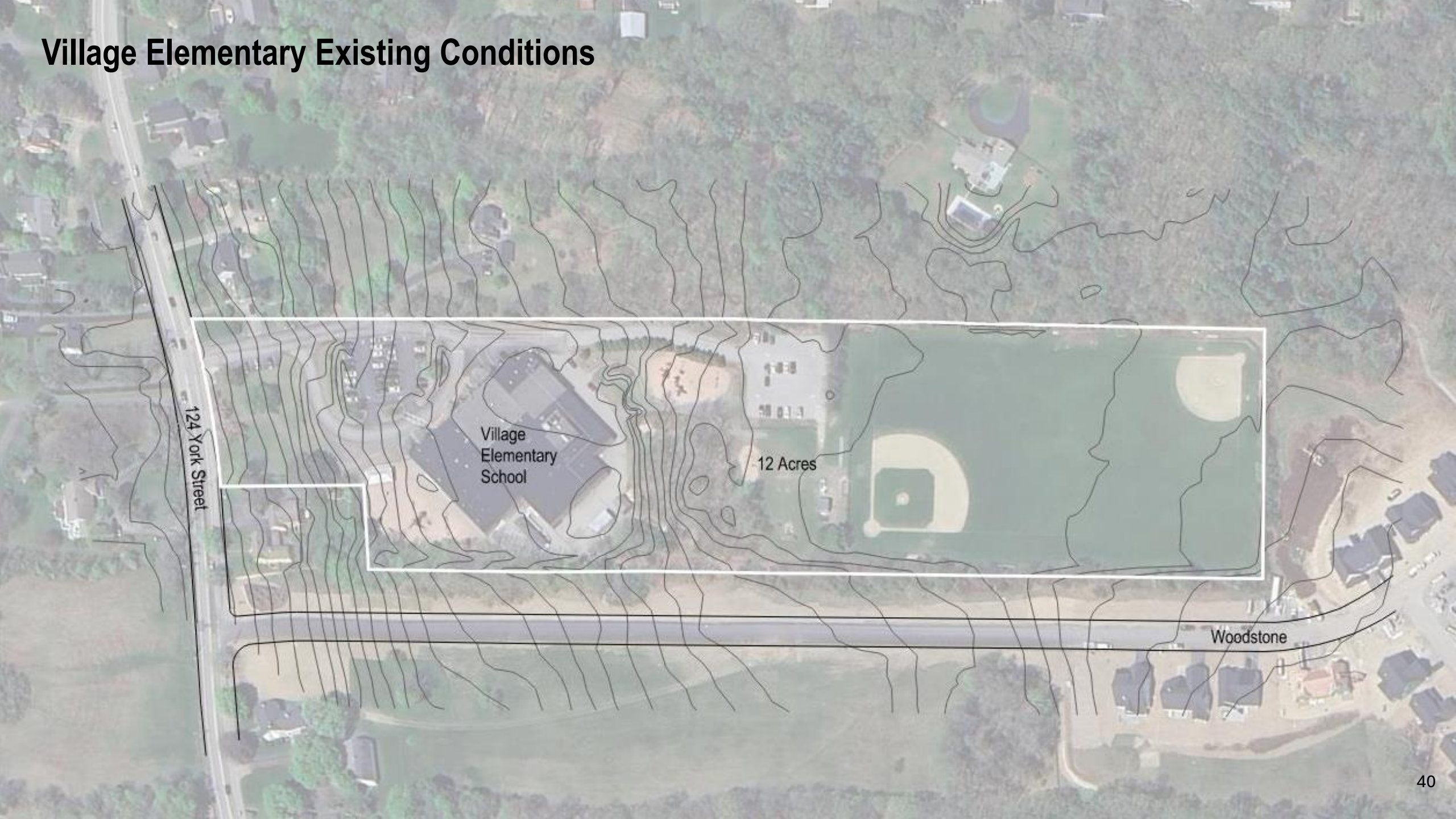
Village Elementary School, Site Conditions



RES - 1B / York National Historic District

Unknown	Sewer Pipes	Gravity
Misc. Type	Catch Basins	York Water Mains
BUILDING	Ditch	Significant Vernal Pools
BUILDING OUT	Pipe	Freshwater Emergent Wetland
DECK	Culvert Inlet	Freshwater Forested/Shrub Wetland
POOL INGROUND	Culvert Outlet	Areas with Known Archeological Sites
SwampMarsh	Drain Inlet	Wetland (Resource Protection)
Streams	Culvert	Limited Residential (250 ft)
Manholes		

Village Elementary Existing Conditions

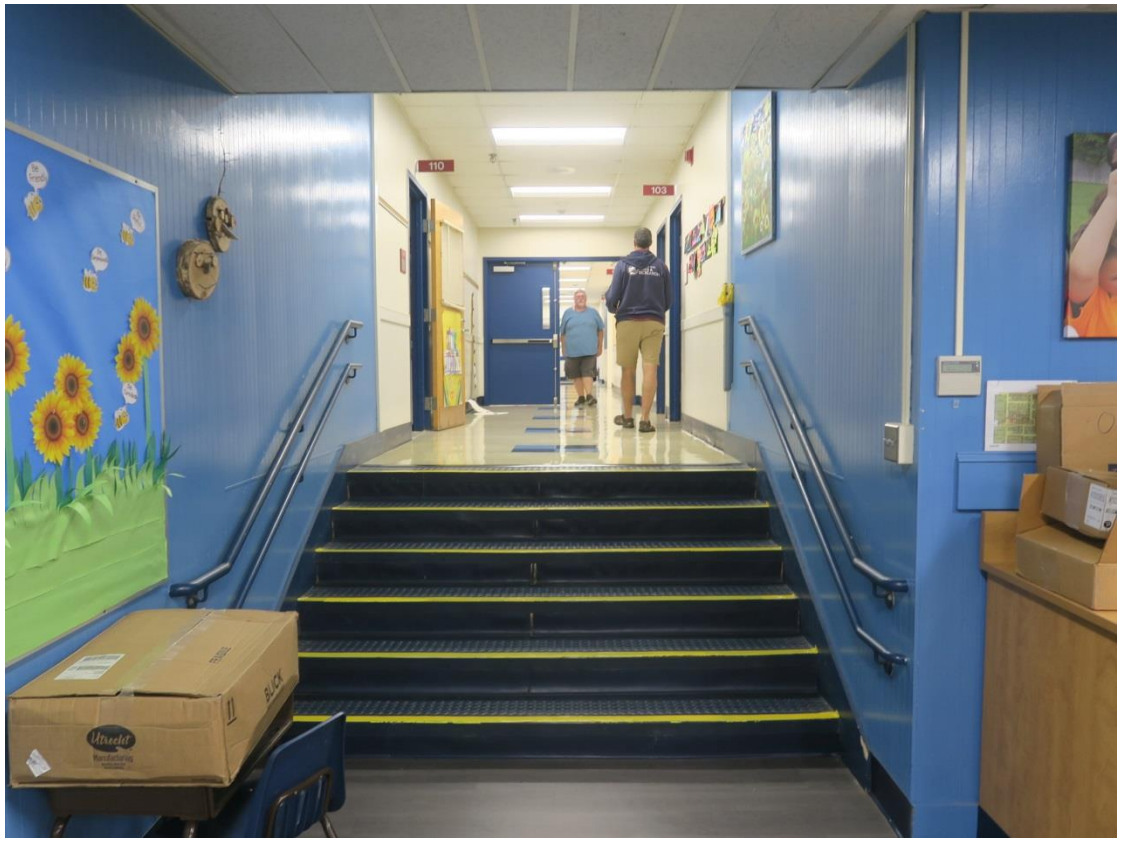


Village Elementary Existing Conditions

The main entry would be on the left above reducing distance from parking to entry. It also keeps everything on one level. The entry to the right could access a separate 12,000 sf use or tenant.

Current condition of fields at Village Elementary.

Village Elementary Existing Conditions



The school is on two levels without accessible paths in locations. The Rec & Senior space could fit on the upper level and thus be barrier free.

The existing gym is for kindergarten and first grade. It is an undersize court, but the space would make a great multi-purpose room.

Village Elementary Existing Conditions

Many of the rooms are without windows, natural light and open window fresh air. Other rooms are serviced by only 1 window. The interior finishes would need upgrading.

Village Elementary, Connected Buildings (full program)

The school building is renovated for the CAL and Recreation Dept. offices and programs. An addition houses the Gym and potential pool if considered now or in the future.

To maintain the recently renovated playground, reduce field and locate parking between playground and field.

Village Elementary, Separate Buildings (full program)

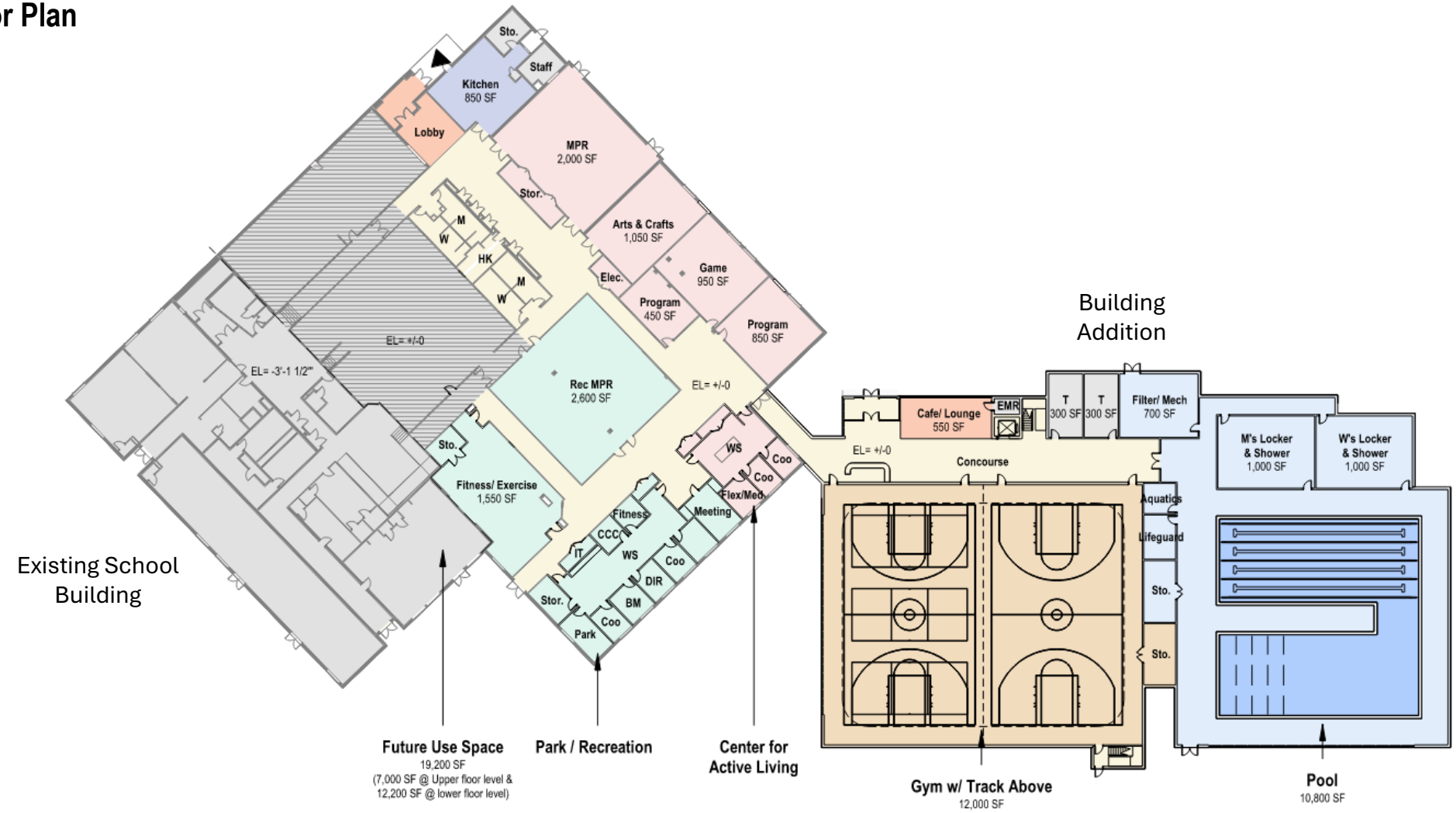
The school building remains a school. The CAL and Recreation offices and programs are in new construction. The full program is shown if considered now or in the future.

The playground and tree buffer remains. The baseball diamond will need to be relocated.

Village Elementary, Premium for Site Excavation & Foundations

Village Elementary: Connected Buildings

First Floor Plan



York Community Center

Village Elementary School First Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 09/18/24

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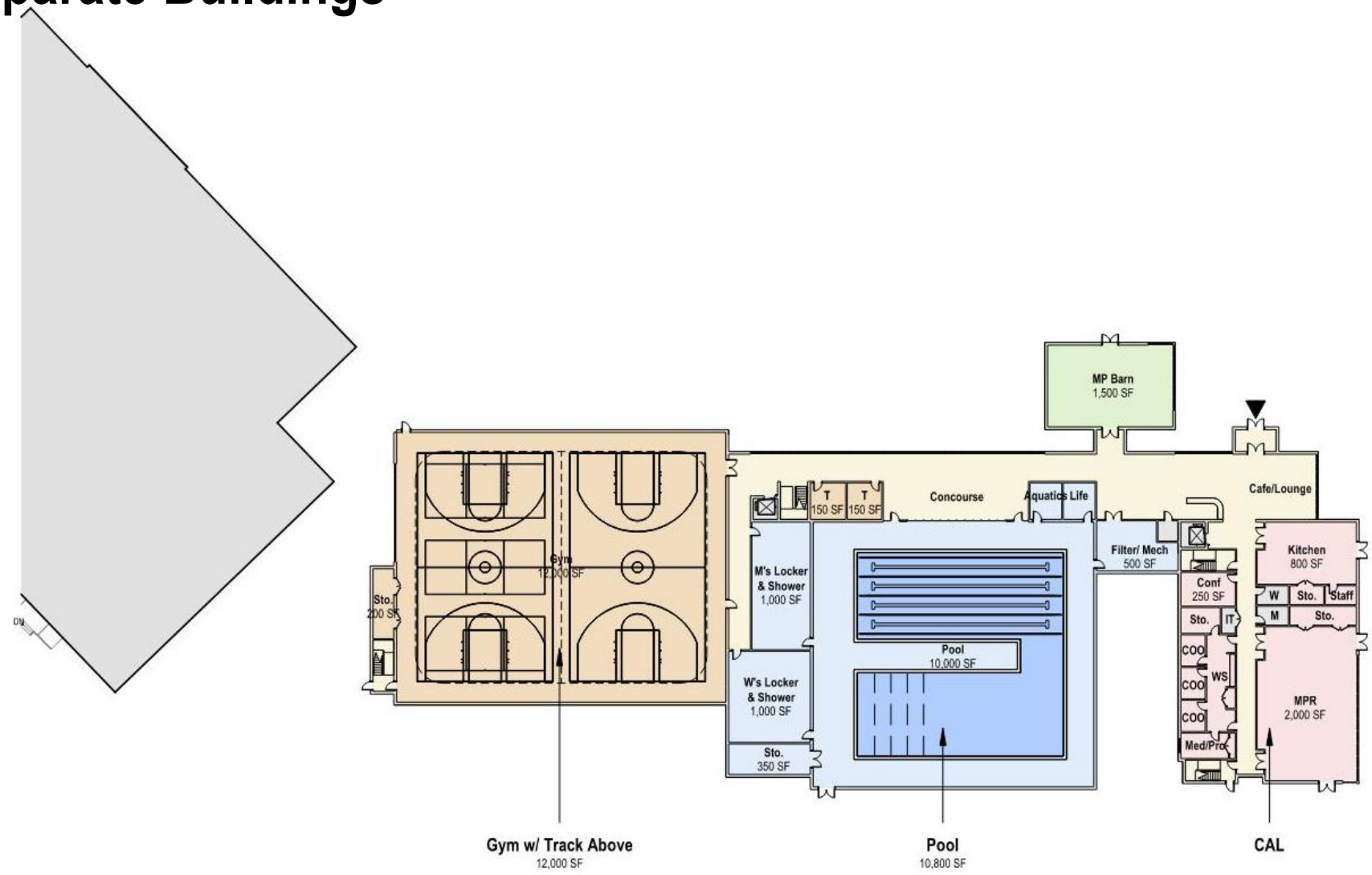
0' 25' 50' 100'

Village Elementary: Separate Buildings

First Floor Plan



York Community Center

Village Elementary School First Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 09/26/24

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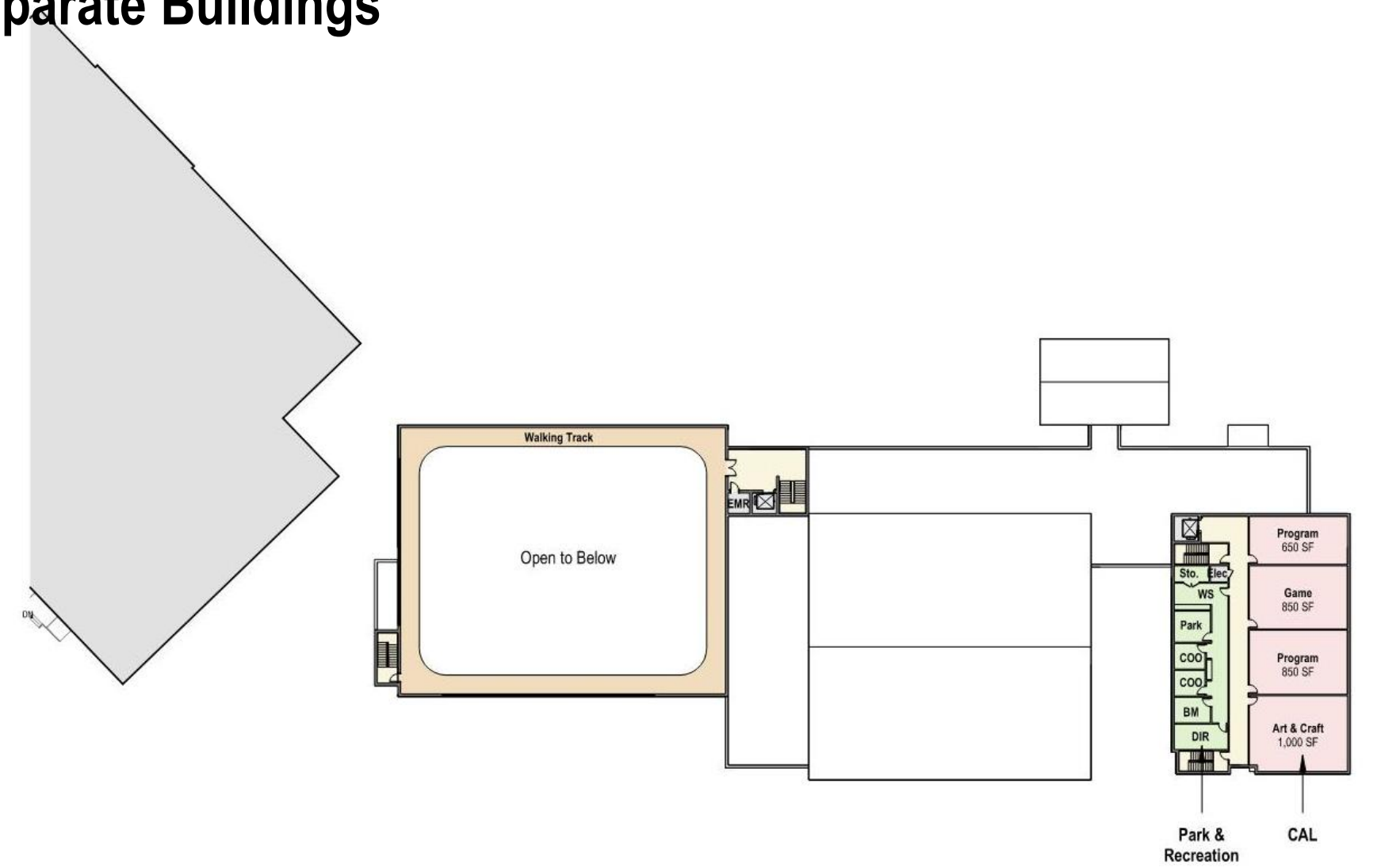
0' 25' 50' 100'

Village Elementary: Separate Buildings

Second Floor Plan



York Community Center

Village Elementary School Second Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 09/26/24

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0' 25' 50' 100'

Cost Ranges for Sites & Alternative Programs

What does “Project Cost” mean to an average home

The mean assessment value of a non-waterfront home in York is approximately $730,000.

A table bond rate of 1.472 provides the average tax cost for a project assuming a 20-year bond.

The **approximate** annual project tax cost range is as follows

$15,000,000 = $105

$20,000,000 = $140

$30,000,000 = $210

$40,000,000 = $280

Note: One can extrapolate from these ranges the approximate tax range on the multiple options that follow.

			32 Long Sands Road Village Center	Short Sands Road Near Ridge Road	VES Separate	VES Addition
LR	Rec & Pool	22,500	$21M	$23M	$23M	$20M
	Rec & Gym	19,000	$16M	$18M	$17M	$14M
	Rec, Gym & CAL	30,500	$24M	$26M	$25M	$17M
LR	Rec, Pool & CAL	34,000	$30M	$32M	$31M	$23M
	Rec, Pool & Gym	35,000	$32M	$34M	$33M	$30M
	Rec, Pool, Gym & CAL	46,500	$40M	$42M	$41M	$33M

Rec office & program space included for management & operations.

Notes to the Preliminary Total Project Cost

1. Costs are projected to September 2025 start date.
2. The cost chart is not organized by program preference.
3. Costs are based on simple, utilitarian, energy efficient structures.
4. The Recreation office & programs are included in all options. Remote Recreation would negatively impact operational costs for staff, operations and maintenance.
5. It is anticipated that options that do not include a new CAL would have funds spent on renovation and enlargement of the current CAL building to make it program compliant. These costs are not included in the estimates.
6. Short Sands Road cost includes fill to raise the building and parking 3 feet above current FEMA flood plain elevations.
7. Short Sands Road includes 50 additional parking spaces for beach overflow parking. Additional parking and fill account for the difference in cost between this site and the Long Sands Road site.
8. Value engineering (program or building) could be considered upon selection of preferred alternative.
9. The plan is designed to enable easy phasing of the components without closing the facility.
10. Costs for the Village Elementary School option do not include cost of the relocated school programs.
11. Costs do not include improvements to the “extra space” not used by Recreation or CAL at Village Elementary School.
12. Costs do not include any proceeds from sale of existing CAL property if considered.

Notes to the Preliminary Total Project Cost

Long Sands vs Short Sands

- Short Sands Road sitework costs are $2M more than 32 Long Sands Road, so in all options, Short Sands Road is $2M more than Long Sands Road

VES Rec & Pool

- Addition option includes the renovation costs of the Rec, which totals $2M
- Separate option includes the new build costs of the Rec, which total $5M
- This results in a difference of $3M between these two options

VES Rec & Gym

- Addition option includes the renovation costs of the Rec, which totals $2M
- Separate option includes the new build costs of the Rec, which total $5M
- This results in a difference of $3M between these two options

VES Rec, Gym & CAL:

- Addition option includes the renovation costs of the Rec and CAL, which total $5M
- Separate option includes the new build costs of the Rec and CAL, which total $13M
- This results in a difference of $8M between these two options

VES Rec, Pool & CAL:

- Addition option includes the renovation costs of the Rec and CAL, which total $5M
- Separate option includes the new build costs of the Rec and CAL, which total $13M
- This results in a difference of $8M between these two options

VES Rec, Pool & Gym:

- Addition option includes the renovation costs of the Rec, which totals $2M
- Separate option includes the new build costs of the Rec, which total $5M
- This results in a difference of $3M between these two options

VES Rec, Pool & CAL:

- Addition option includes the renovation costs of the Rec and CAL, which total $5M
- Separate option includes the new build costs of the Rec and CAL, which total $13M
- This results in a difference of $8M between these two options

Questions & Comments