
Community Center Building Committee

Selectboard Update

December 8, 2025

Bill Olsen, Chair



Community Center Building Committee (CCBC) Members

The CCBC formed four sub-committees based on the backgrounds and expertise of our committee members:

Funding	Construction	Operations	Communications
<p>Financing, fundraising/donations, grants, and impact on the taxpayer</p> <ul style="list-style-type: none">• Bill Olsen, CCBC, Chair and Parks & Recreation Board, Vice Chair• Adam Gould, Budget Committee representative	<p>Site surveys & evaluation, engineering tests to determine the buildability of preferred site, and evaluation of current design relative to the needs of the community</p> <ul style="list-style-type: none">• Richard Raimondi, Vice Chair• Greg Fyfe, Senior Citizens Advisory Board	<p>Benchmarking other communities, developing proposed operating budget</p> <ul style="list-style-type: none">• David Cohen• Peter Murray, Director of Parks & Recreation - ex-officio (non-voting) member	<p>Regular communications, website, social media, presentations</p> <ul style="list-style-type: none">• Greg Schwab, Secretary• Brianna Scott• Jacquelyn Crafts, alternate

In addition, Selectboard member Robert Palmer sits on the CCBC as an ex-officio (non-voting) member.



Activity Summary

July

- Contracted Bargmann Hendrie + Archetype (BH+A) for architectural plans.
- Site walk-through of Village Elementary School (VES) with BH+A.
- In-depth pool discussions with BH+A pool specialists outlining minimum requirements.

September

- BH+A presented various draft concepts of the proposed community center and corresponding capital costs.
- Reviewed civil report from BH+A confirming that the existing systems are in good condition and are adequate for proposed community center.
- Report from joint meeting of members of the York School Committee and CCBC with confirmation on the intent to vacate VES regardless of which school reorganization plan is chosen.

November

- Wright Collective, a philanthropy strategy organization, met with the CCBC for a preliminary consultation on what to consider and how to start a capital campaign.
- York Climate Action Committee agreed to partner with the CCBC on the development of an energy efficient plan for the project.

August

- Reviewed draft community center operating budget, including potential revenue streams.

October

- Decision made to move forward with developing a comprehensive proposal that includes major renovations to VES along with the addition of a two-court gymnasium and two pools.
- Reviewed revised design concepts from BH+A.
- Discussed possible fundraising strategies and financial impact to the York taxpayer.
- Observed increase in public comments and public meeting attendees.



Summary of Findings and Next Steps

Since our June 2025 Selectboard update, the CCBC has made significant progress towards our goal - to construct a multi-generational Community Center that will provide recreational and gathering space for all citizens of the Town of York.

We identified 4 key community concerns both **in favor** and **opposed** to a town community center.

No community indoor pool

Lack of gym availability

Lack of community gathering space

Tax burden

The committee has contracted architect Bargmann Hendrie + Archetype (BH+A) to draft architectural concepts for a Community Center at Village Elementary School.

CCBC will pursue a capital campaign to support both the construction and operational phases of the project.

“The simple act of creating a space together to foster a stronger community connection is exactly what we need now.”
– M.L., York resident



Public Engagement

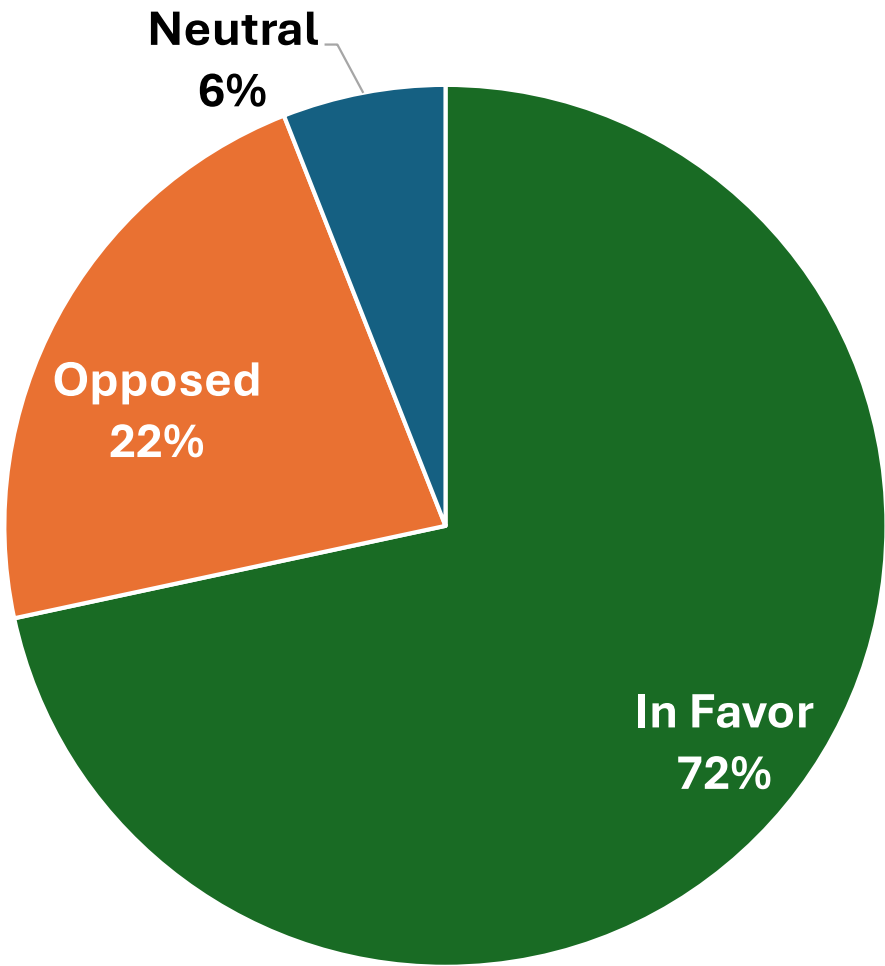
The CCBC has received **67 public comments** as of December 4.

Of those **in favor** of the project more than half stated that an indoor pool and additional gymnasium space is **needed**.

Of those who were **neutral** and did not express outward support or opposition to the project, all called for **due diligence** with exploration of all possible town facilities and ways to alleviate the tax burden on the town

Of those **opposed** to the project:

- 53% stated the **cost** and/or increase in taxes
- 33% stated there wasn't a need for the facility



Community Concern: No Community Indoor Pool

“Swimming is a life skill in general, but even more important in a beach town. A community center would underline a life of wellness which is incredibly important to my family.” - L.K., York resident

“We struggle to find affordable and available swimming lessons for our daughter and would gladly pay to have a membership to a pool in York. We love our coastal community and are fully supportive of efforts to increase swimming safety and proficiency within our community...” - L.M., Kittery resident

Community feedback continues to stress **water safety** as a top concern:

- In the U.S., drowning is a leading cause of death, particularly for young children, with an average of 11 deaths per day.
- We live by the water; it is imperative that residents of all ages have access to swim lessons and boater safety training.
- There are not enough local pools or classes to meet current youth swim class demand.
- Small and shallow pools can only accommodate classes at beginner swim levels.
- Little or no local availability to pools that can host competitive swimming, lap swimming, or water aerobics classes.
- Many hotel pools are cold and not set at a temperature that is enjoyable for recreational swimming.



Community Concern: Lack of Gym Availability

“What a town supported community center needs most of all is a large, multi-purpose gymnasium that could hold several practices or games simultaneously.” - S.C., York resident

“York does not have enough facilities for the amount of sports they provide... The community center would provide a place that is bigger and has more things to do.” - A.M., YMS 7th grade student

Community feedback continues to stress **lack of gym availability** as a top concern:

- Current youth basketball demand cannot be met due to lack of gymnasium availability. *(See next slide.)*
- No community open-gym hours; the gym can only be accessed through school PE classes or Parks and Rec programming.
- No daytime availability as all gyms are in school buildings.
- Frustration with changing youth practice times due to gyms being a shared space.
- Limited space and availability means young kids are practicing into the evenings.
- No local options for off-season training for any sport.



NOVEMBER - MARCH - GYM USAGE

SCHOOL	SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
YMS	Adult Volleyball 8:00am-11:00am 5/6 BB Rec. Practice 12:00pm-1:00pm 5/6 BB Rec. Practice 1:00pm-2:00pm 3/4 BB Rec. Practice 2:00pm-3:00pm 4:00pm-9:00pm Adult Pickleball	8th Grade B-Basketball 2:15pm-3:45pm 7th Grade G-Basketball 3:45pm-5:15pm 7th Grade B-Basketball 5:15pm-6:45pm 7th Grade B-Basketball 6:45pm-8:15pm	8th Grade B-Basketball 2:15pm-3:45pm 8th Grade G-Basketball 3:45pm-5:15pm 7th Grade G-Basketball 5:15pm-6:45pm 7th Grade B-Basketball 6:45pm-8:15pm YPR Adult Basketball 8:15pm-10:00pm	8th Grade B-Basketball 2:15pm-3:45pm 8th Grade G-Basketball 3:45pm-5:15pm 7th Grade G-Basketball 5:15pm-6:45pm 7th Grade B-Basketball 6:45pm-8:15pm YPR Adult Volleyball 8:15pm-10:00pm	8th Grade B-Basketball 2:15pm-3:45pm 8th Grade G-Basketball 3:45pm-5:15pm 7th Grade G-Basketball 5:15pm-6:45pm 7th Grade B-Basketball 6:45pm-8:15pm YPR Adult Basketball 8:15pm-10:00pm	8th Grade B-Basketball 2:15pm-3:45pm 8th Grade G-Basketball 3:45pm-5:15pm 7th Grade G-Basketball 5:15pm-6:45pm 7th Grade B-Basketball 6:45pm-8:15pm	York Youth Basketball League Games - Grades 3-6 8:00am-8:00pm
YHS	3/4B Travel BB 10:00am-11:30am 5/6G Travel BB 11:30am-1:00pm 3/4G Travel BB 1:00pm-2:00pm 5/6B Travel BB 6:00pm-7:30pm	Boys 1st/JV Team BB 2:30pm-3:45pm Boys Varsity BB 3:45pm-5:30pm Girls JV/Varsity BB 5:30pm-7:30pm	Boys 1st/JV BB 2:30pm-3:45pm Boys Varsity BB 3:45pm-5:30pm Girls JV/Varsity BB 5:30pm-7:30pm	Boys 1st/JV BB 2:30pm-3:45pm Boys Varsity BB 3:45pm-5:30pm Girls JV/Varsity BB 5:30pm-7:30pm	Boys 1st/JV BB 2:30pm-3:45pm Boys Varsity BB 3:45pm-5:30pm Girls JV/Varsity BB 5:30pm-7:30pm	Boys 1st/JV BB 2:30pm-3:45pm Boys Varsity BB 3:45pm-5:30pm Girls JV/Varsity BB 5:30pm-7:30pm	Girls JV/Varsity BB 8:00am-9:45am Boys Varsity BB 9:45am-11:30am YHS Wrestling Meets and Basketball Games
CRES		3/4G Rec. BB Practice 4:00pm-5:00pm 3/4B Travel BB Practice 5:30pm-7:00pm 5/6B Rec. BB Practice 7:00pm-8:00pm	3/4G Travel BB Practice 3:30pm-5:00pm 3/4B Rec. BB Practice 5:00pm-6:00pm 5/6G Travel BB Practice 6:00pm-7:15pm 5/6B Rec. BB Practice 7:15pm-8:30pm	3/4G Rec. BB Practice 4:00pm-5:00pm 3/4B Rec. BB Practice 5:00pm-6:00pm 5/6G Rec. BB Practice 6:00pm-7:00pm 5/6B Rec. BB Practice 7:00pm-8:00pm	3/4G Travel BB Practice 3:30pm-5:00pm 3/4B Travel BB Practice 5:00pm-6:00pm 5/6B Travel BB Practice 6:00pm-7:15pm 5/6G Travel BB Practice 7:15pm-8:30pm	3/4G Rec. BB Practice 4:00pm-5:00pm 3/4B Rec. BB Practice 5:00pm-6:00pm 5/6G Rec. BB Practice 6:00pm-7:00pm 5/6B Rec. BB Practice 7:00pm-8:00pm	(Dec. - Feb.) YPR 2nd Grade Basketball 8:30am-1:00pm (Feb.-Mar.) YPR Lil Ballers 8:30am-1:00pm
VES		PAL 3:00pm-6:00pm YPR Unified Basketball 6:30pm-8:00pm	PAL 3:00pm-6:00pm 3/4 Rec. BB Practice 6:15pm-7:15pm	PAL 3:00pm-6:00pm 3/4 Rec. BB Practice 6:15pm-7:15pm	PAL 3:00pm-6:00pm 3/4 Rec. BB Practice 6:15pm-7:15pm	PAL 3:00pm-6:00pm 3/4 Rec. Practice 6:15pm-7:15pm	YPR K-1 Youth Basketball 7:30am - 2:00pm



Community Concern: Lack of Community Gathering Space

“I care about the community center that will benefit children, middle-aged, and senior residents. I am writing to strongly advocate for a comprehensive community center that will serve York for generations.” - E.W., York resident.

“All of us would benefit from more recreation space that is open and available year-round. Our kids crave spaces to play after school and right now there is nowhere for them to go. In an age where we want them to get off screens and interact with the real world, a community center could offer this kind of opportunity every day... Community members of all ages would benefit from a place that promotes wellness, collaboration, health, and town pride. Please make this happen for our town!” - M.M., York resident

“Being a member of the Center for Living, this project would give us so much needed space. Being able to hold our fairs and just have larger rooms for meetings would just be great. It would also be nice to have everyone in one area. This building is something we need now. This project is for all that live in York, young and old....” - D.M., York Resident

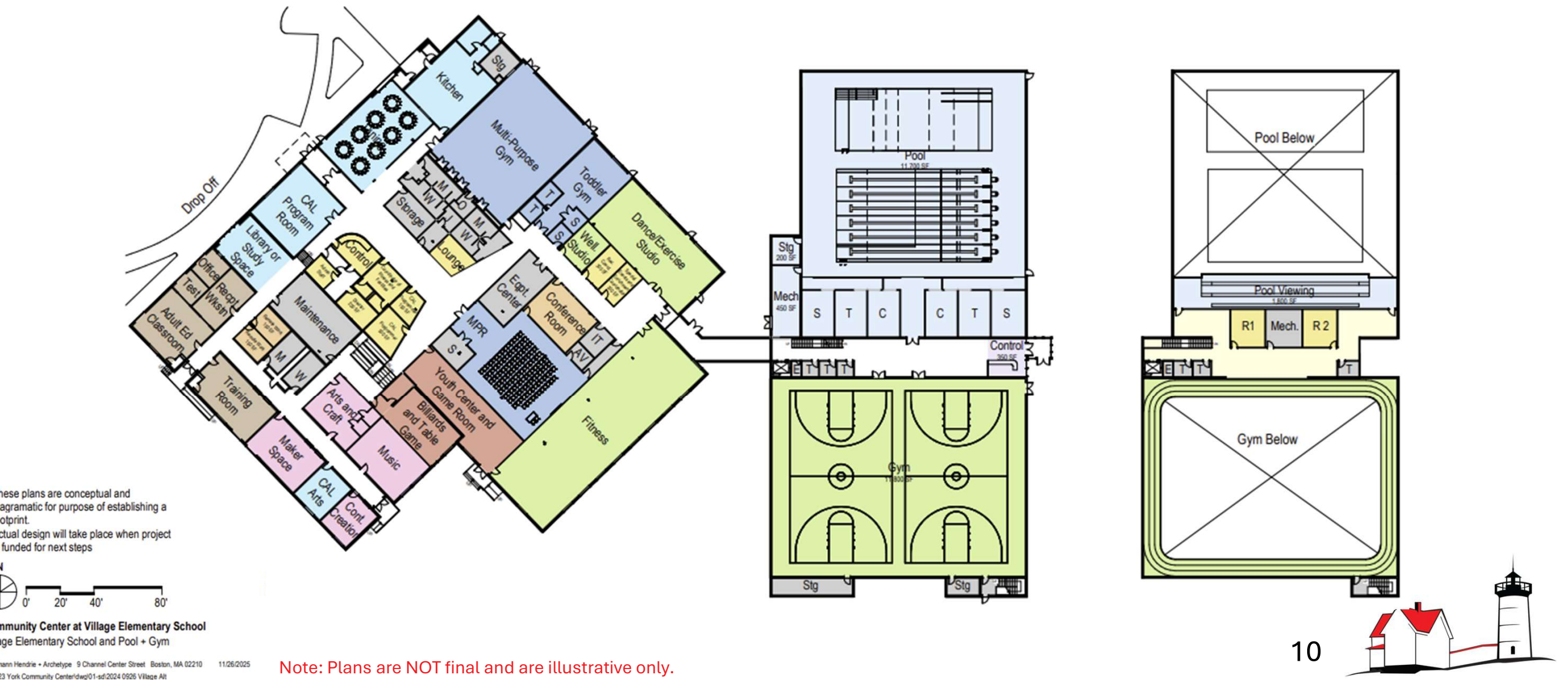
Community feedback continues to stress **a lack of community gathering space** as a top concern:

- Surgeon General of the United States Dr. Vivek H. Murthy calls “[loneliness, isolation, and lack of connection in our country](#)” both an “epidemic” and a “public health crisis.”
- The current Center for Active Living (CAL) building is an aged, former police building with limited space that restricts CAL from meeting current demands for programming.
- Currently there is no facility in town that attracts and connects all generations.
- Desire to create a space that fosters a strong connection between all generations of York citizens.

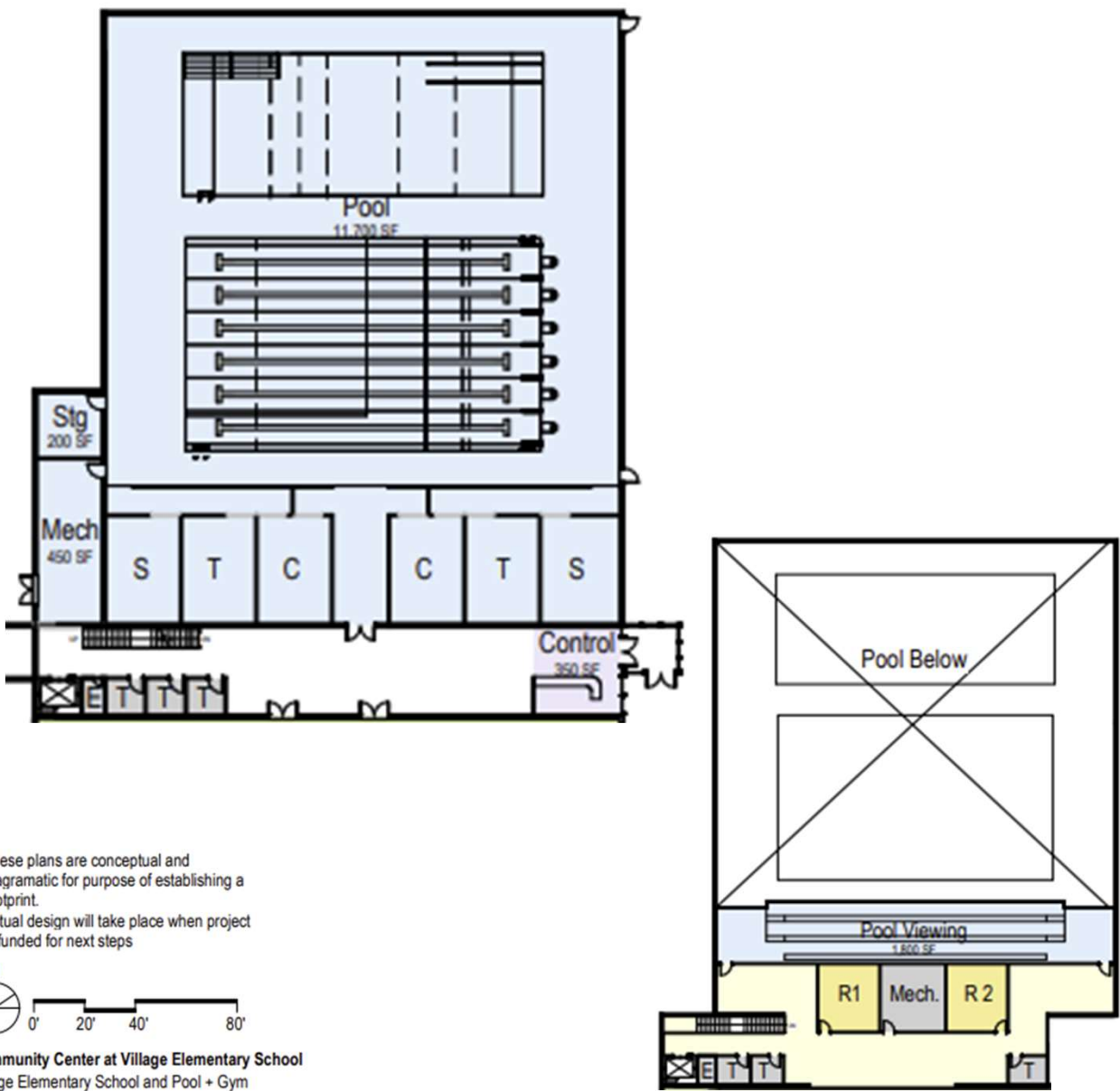


Draft Architectural Concepts: Community Center at Village Elementary School

In July the CCBC members voted to approve up to \$40,000 of our budget to contract Bargmann Hendrie + Archetype (BH+A) for architectural plans for a multi-generational community center that meets the community’s needs.



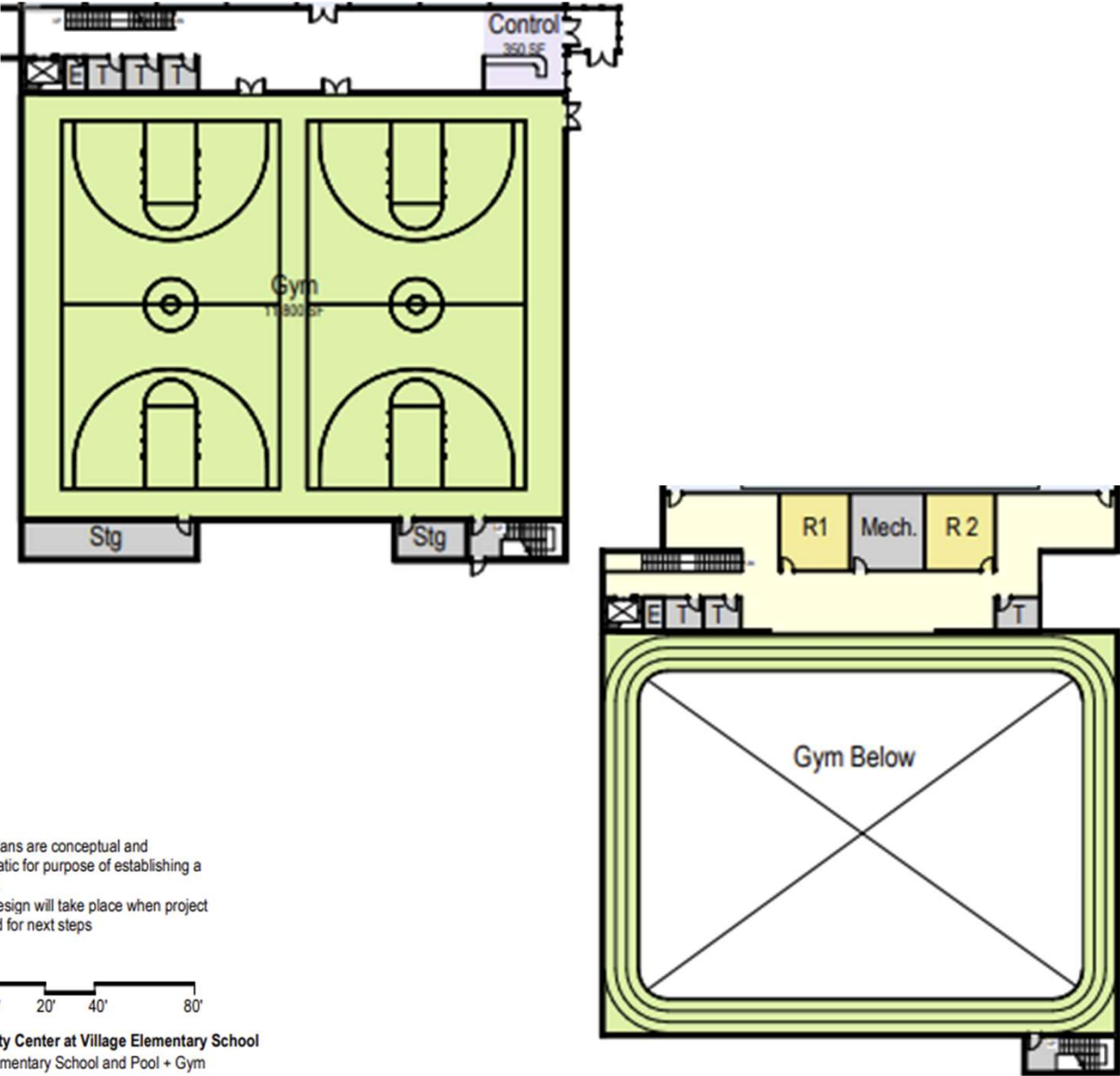
Draft Architectural Concept: Indoor Lap and Activity Pools



- To meet community needs, the CCBC recommends two pools – a lap pool and an activity pool.
- In order to host swimming competitions, one pool must be at least 25-yards with six lanes.
- Important to have a section of the pool that is deep enough to host boating safety, kayak training, and lifeguard training.
- Activity pool allows for swim lessons, family swim, and water aerobic classes to happen concurrently with lap swimming/swim meets.
- Dual pools allows the flexibility of operating the pools at different temperatures (cooler for the lap pool, warmer for the activity pool) and at least one pool open in the advent of a mechanical or hygiene issue with the other pool.
- To enable use by all members of the community, the pool facility must have a “zero entry” access point.

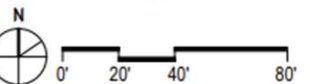


Draft Architectural Concept: Double Gymnasium with Walking Track



- The proposed double gymnasium would help meet the town demand for gym space.
- The double configuration would allow for multiple practices or games to happen at the same time.
- A walking track on the second floor overlooking the gymnasiums adds an additional multi-generational space for exercise and wellness.
- The second floor will also offer a viewing station for aquatic events.
- The gymnasiums anticipate being open 16 hours a day, 7 days a week.

These plans are conceptual and diagrammatic for purpose of establishing a footprint. Actual design will take place when project is funded for next steps



Community Center at Village Elementary School
Village Elementary School and Pool + Gym

Note: Plans are NOT final and are illustrative only.



Draft Architectural Concept: Community Spaces

Multi-generational facilities and programs have been found to effectively combat mental health issues and loneliness through fostering meaningful relationships, promoting a sense of purpose, and breaking down age-related stereotypes.

The renovated existing Village Elementary School building will house:

- Center for Active Living
- York Adult Education
- Content & video creation
- Multi-purpose programming rooms
- Library/quiet spaces
- Full-service kitchen
- Dining and gathering space
- And more!
- Fitness center
- Arts & crafts
- Makers space
- Game room
- Music room
- Lounge



Note: Plans are NOT final and are illustrative only.



Community Charrettes

- The CCBC will continue to solicit valuable community engagement through upcoming community presentations.
 - We encourage the community to continue providing feedback through public comment submissions online or by attending a meeting.
- BH+A will present the architectural plans in greater detail at multiple community meetings designed for public feedback and input.

Please join us at the **York Public Library** to listen to a presentation from BH+A and provide your feedback in small breakout sessions facilitated by the CCBC.

Date	Time
Saturday, February 28	12 p.m. – 2 p.m.
Thursday, March 5	6 p.m. – 8 p.m.



Community Concern: Tax Burden

“The town of York must stop increasing its budget. It’s becoming unaffordable for residents on [a] fixed income to remain.” - D.L., York Resident

“I appreciate this committee and the work that they have put into this endeavor. However, the taxpayers of York cannot afford this additional expense and bonding at this time in my opinion...” - M.M., York Resident

Those opposed to the community center continue to stress the potential **tax burden** as the main objection:

- They do not want taxes to go up again.
- Concerns that a small population will use the community center, but all will have to pay for it.
- The CCBC has been urged to consider not only the one-time construction expense, but the ongoing operating budget, and how that cost will also impact taxes going forward.
- Feedback notes that some residents believe there are enough local pools and the ocean for swim lessons plus the Kittery Community Center for gym access that it does not justify the cost of building a York facility.
- Alternative suggestions include improving existing infrastructure and programming instead of creating something new.



Capital Campaign & Friends of the York Community Center

In 2026, the CCBC's primary focus will be to launch a **capital campaign** to support both the construction and operational phases of the project.

- Launch the **Friends of the York Community Center**, a 501(3)(c) fundraising arm, to be the source for contributions for all phases of the project and to serve as a grassroots promoter of the overall community center project and capital campaign.
- Desire to hire a professional capital fund director to conduct a feasibility study and guide our campaign efforts.
- Interest in pursuing a diverse capital stack with philanthropy as a key component, but revenue streams may also include individual donations, major gifts, corporate grants and sponsorships, in-kind donations, private grants, government grants, events, and bequests.
- Ability to name elements in the facility for monetary support of the project (i.e.: naming the pool facility, the gymnasium, or a multi-purpose room)

**We
need
your
help!**

We are looking for community members who are interested in joining the

Friends of the York Community Center.

If you would like to learn more, please join our meeting on

Thursday, January 22 at 6 p.m.

Grant House, 200 U.S. Route 1, York, ME

Or reach out to a CCBC member or via our online form at

www.yorkparksandrec.org/community-center



Next Steps

January – March 2026

- Host community charrettes to present current draft architect plans
- Create *The Friends of the York Community Center* as a 501(c)(3) organization to advocate and raise community engagement and fiscal support for the project and begin feasibility study.
- Partner with York Climate Action Committee on the development of an energy efficient plan including solar energy
- Continued development and refinement of annual operating budget

April – June 2026

- Report out of Community Charettes feedback and revised architectural plans
- Launch a Capital Campaign to gather grants, gifts, low-interest loans, and pledges for the construction and operating phases of the project
- Consider alternative sites if VES does not become available
- Presentation of updated Project Proposal to Selectboard



Appendix



Community Center Building Committee Project Goal

The Selectboard seeks to construct a multi-generational Community Center that will provide recreational and gathering space for all citizens of the Town of York.

It is anticipated this will mean the construction of a new municipal building located on one of the three proposed town-owned sites. Such a building will be a significant addition to recreational and available useable space within town.

Some of the key factors which should be taken into consideration:

- Space, amenities, and funding
- Historic appropriateness
- Energy efficiency
- Design

Source: [CCBC Charter](#)

