

NOTE:

The following is a comprehensive preview presentation. The intent is to reduce the number of slides and length of the presentation to meet time constraints of the September 9 meeting.

York Community Center

Survey Results, Program, Site Studies & Concepts

bh+a
Bargmann Hendrie + Archetype, Inc.
September 9, 2024

A Project in 4 Phases

The project is currently in Phase 3 with this status update

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:

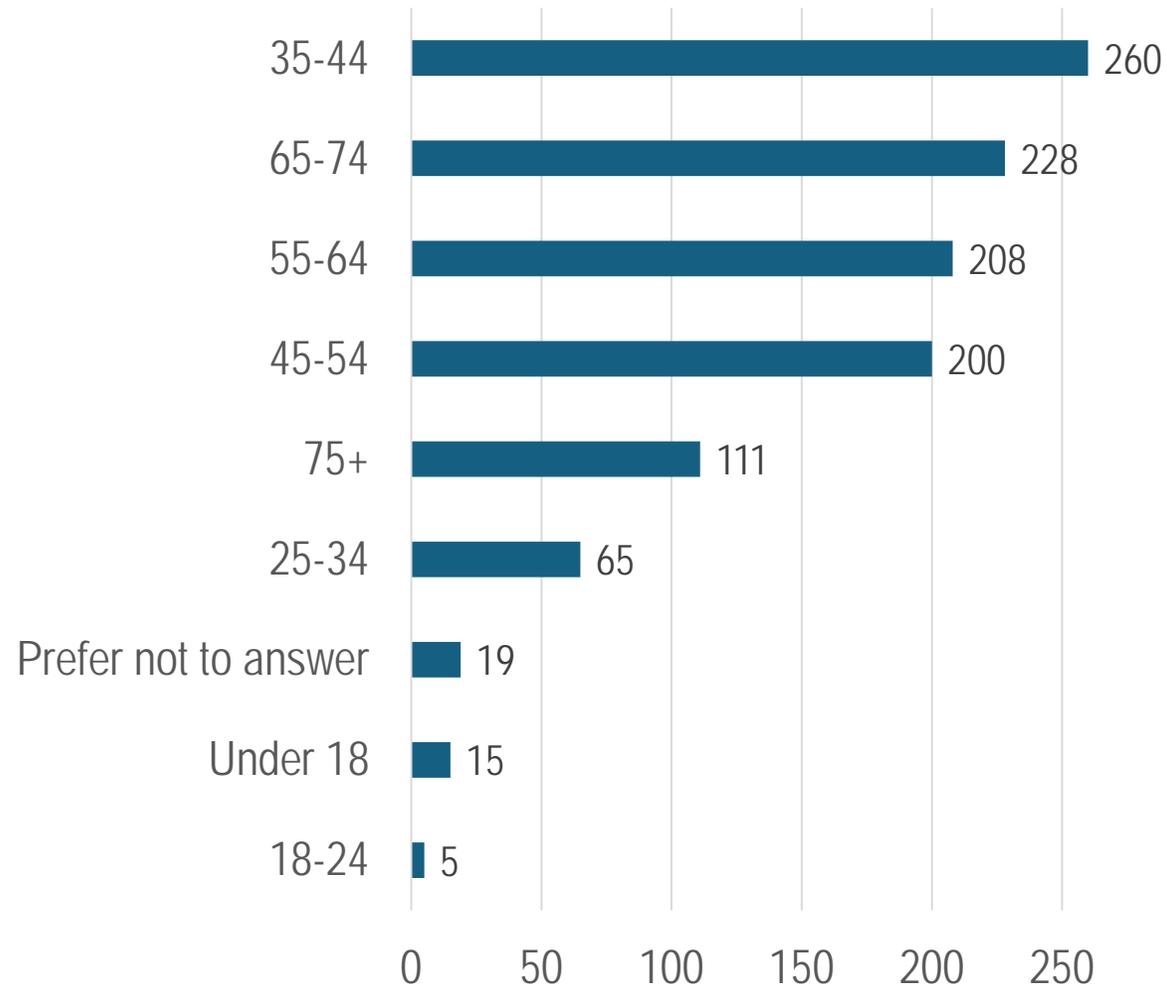
Preferred site,
conceptual building
design, cost and
implementation plan

Survey Results

A summary of key issues

York Community Center Survey Results (1,231 responses)

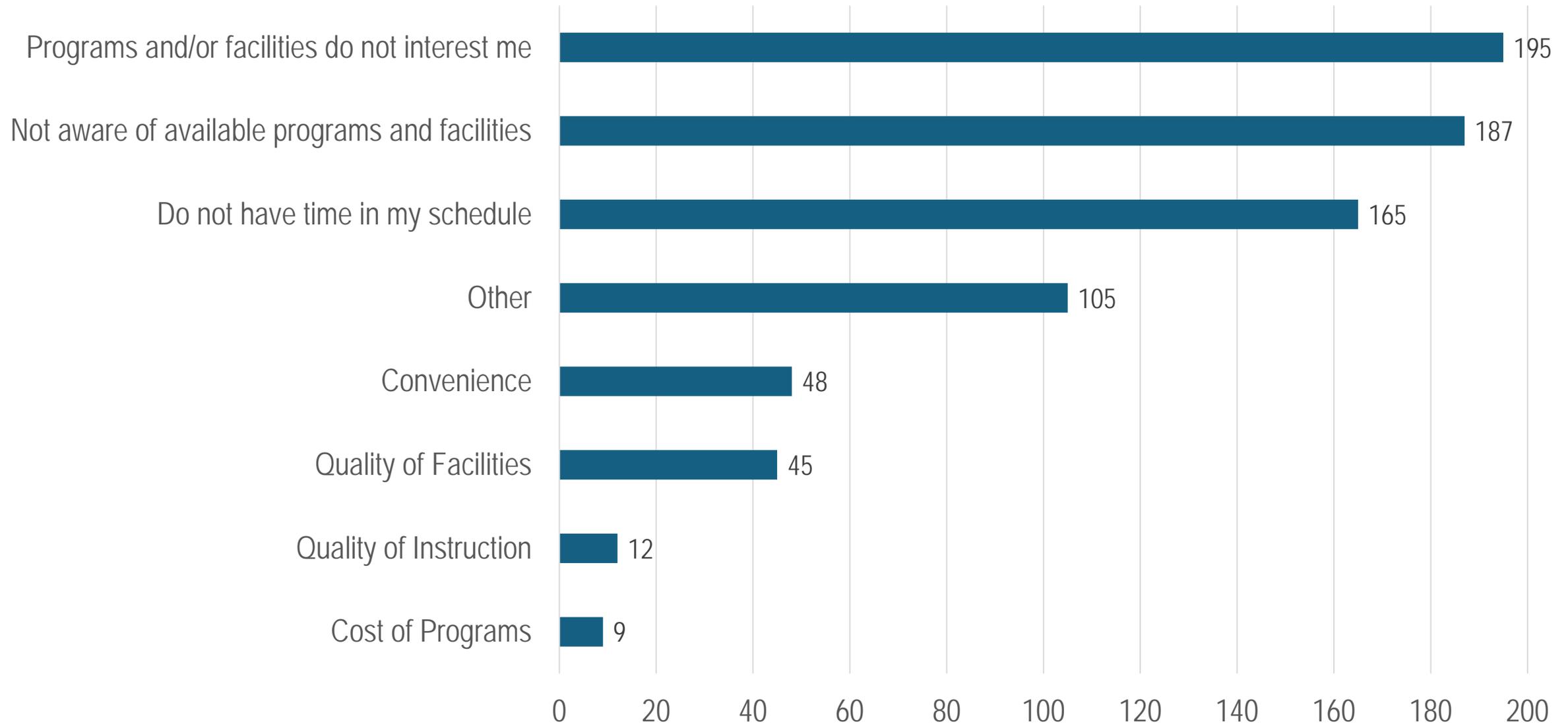
What is your age?



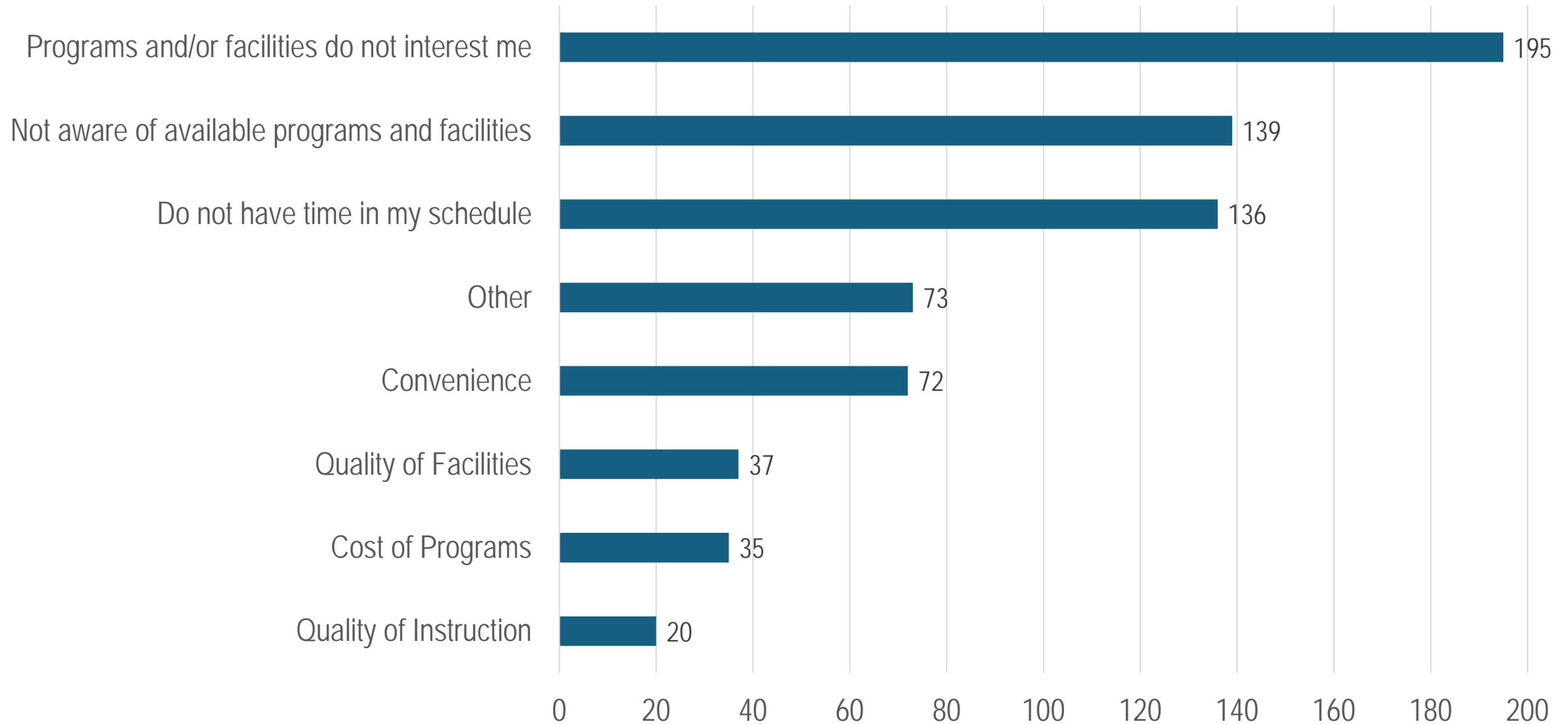
Key survey take-aways:

- 50% of respondents were seniors and 50% were under senior ages which points to widespread interest and a good mix of results.
- “Programs & Facilities” were the key barriers to participation reinforcing the need for access to facilities.
- An indoor swimming pool was the highest ranked request.
- Highly ranked weight and cardio program requests point to the lack of these offerings in York.
- Childcare facilities were a surprising highly sought after need.

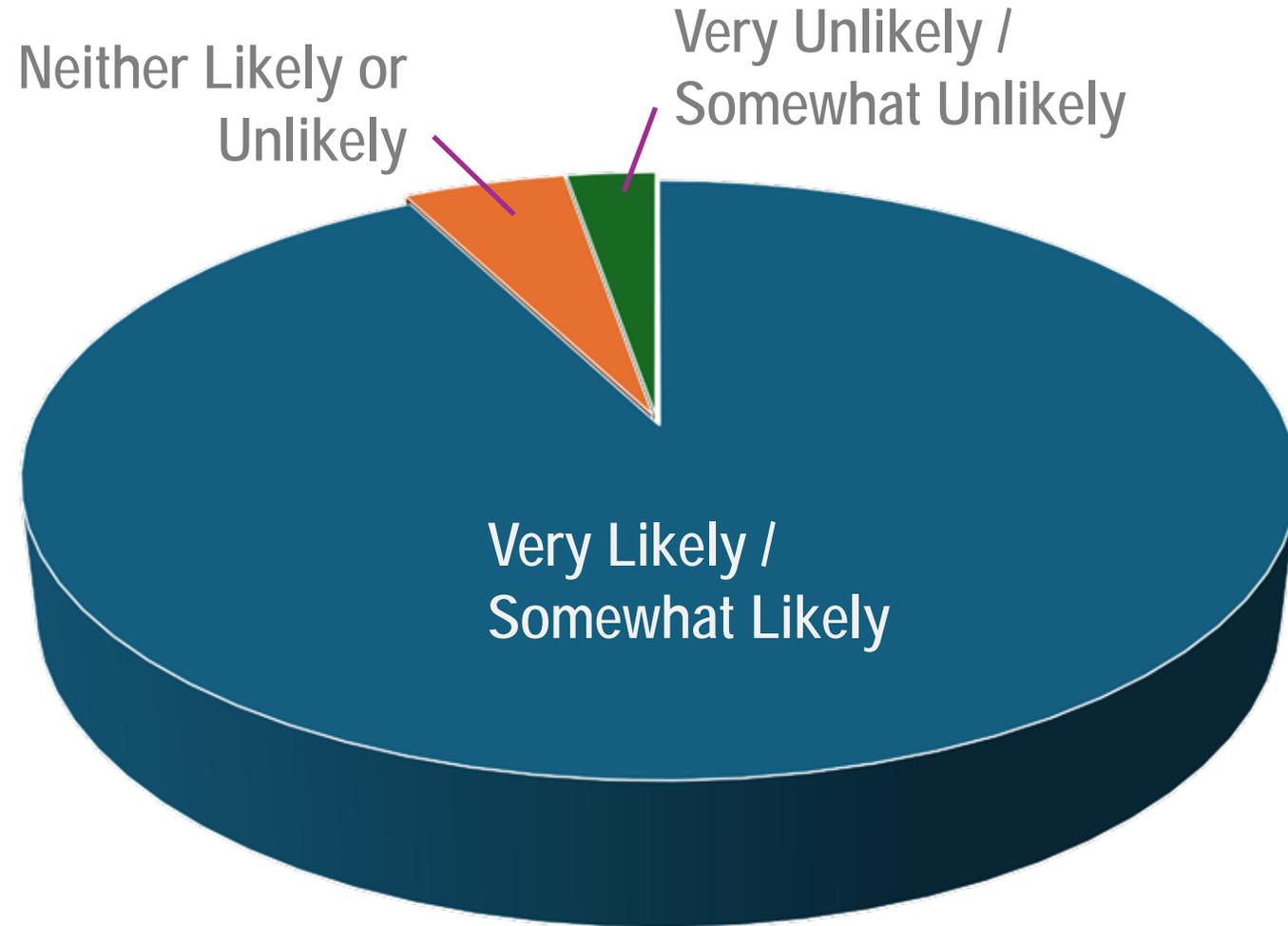
What barriers are preventing you from participating in Center for Active Living programs?



What barriers are preventing you from participating in Parks and Rec Department programs?



How Likely are you to Participate in Programs offered by York Parks and Rec



York Community Center Survey Results: “barriers to participation”

What barriers are preventing you or your family from participating in programs offered by the York Parks and Recreation Department?

- **Individual preferences and independence:** A preference for engaging in recreational activities on their own terms without the need for structured programs or group activities.
- **Age-related considerations:** Children “aging out” and not using the Parks and Recreation programs any longer, and seniors with limitations due to physical health or disabilities seeking reasonably priced exercise options.

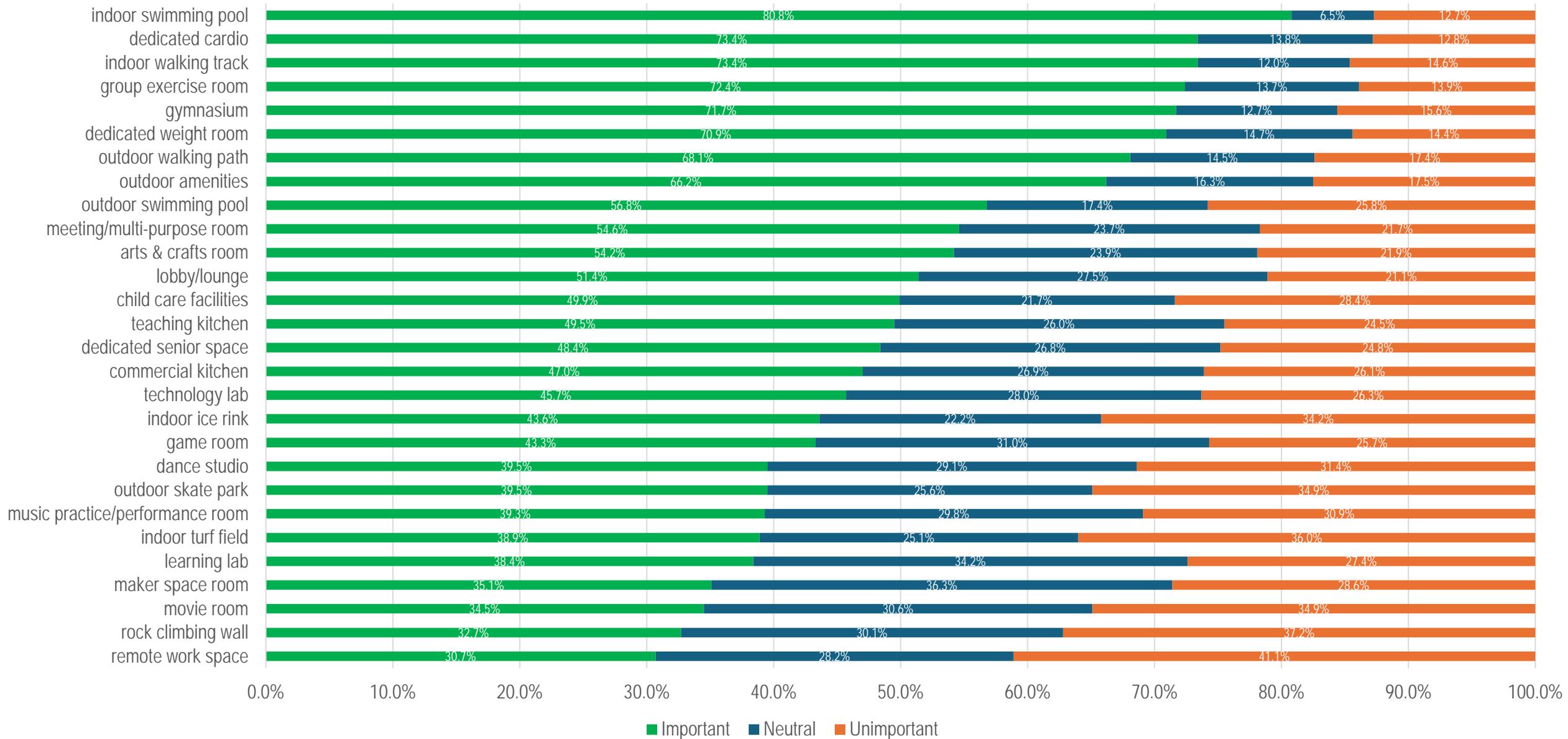
What barriers are preventing you or your family from participating in programs offered by the York Center for Active Living?

- **Age-related barriers:** Feeling that the programs were geared towards older individuals, while others mentioned being too young or not retired yet to fully engage in the activities.
- **Time constraints:** Being busy with work and family - timing of the activities did not align with their schedules. Would like activities that are more flexible or available in the evenings or weekends.

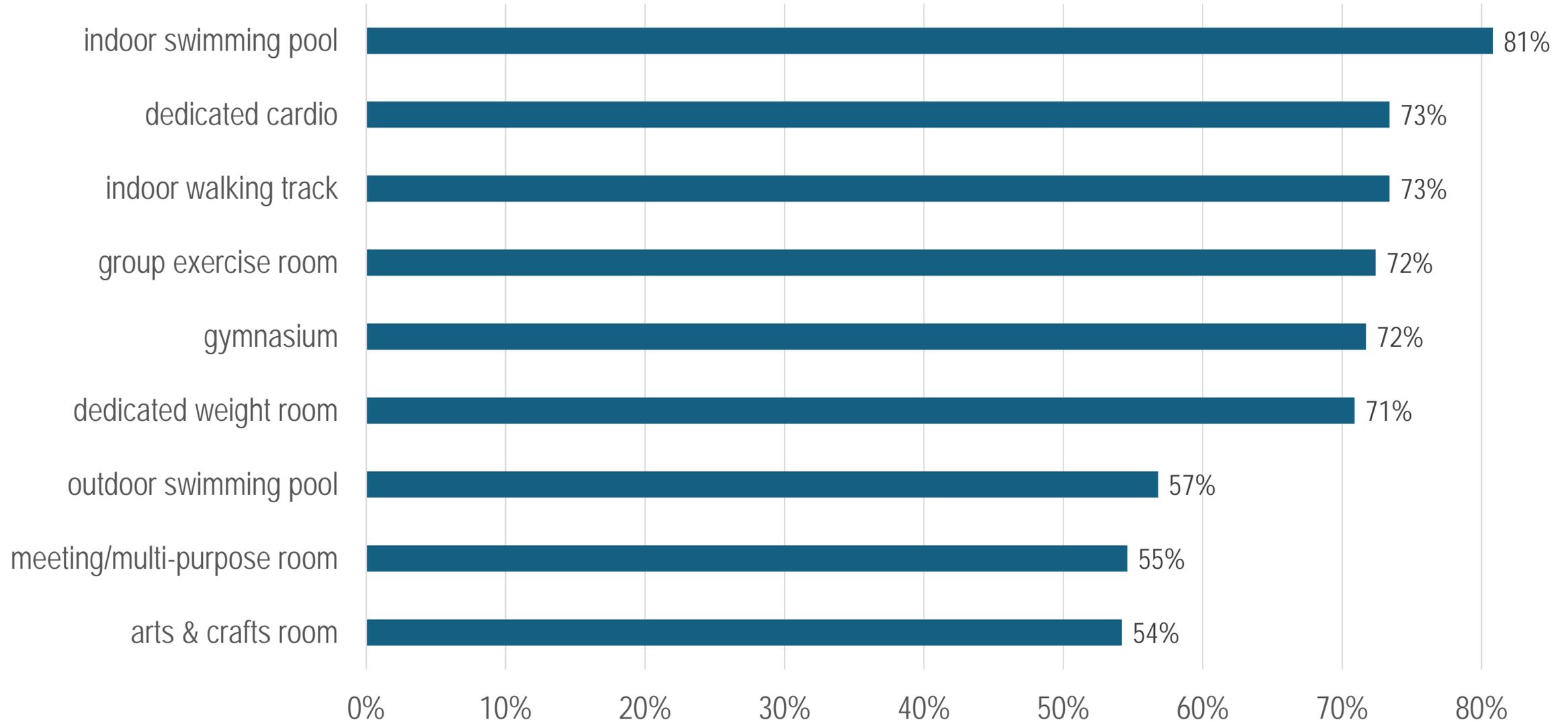
If you traveled to other communities to use recreational, athletic or community facilities, what were they?

- **Recreation and Fitness Facilities:** Fitness centers, yoga studios, basketball courts, gyms, swimming pools, ice rinks, and indoor tracks.
- **Community Engagement and Enrichment:** Educational programs, cultural events, workshops, and classes that bring people together for learning, socializing, and personal growth.

Results: rate how important each facility component is to you and/or your family

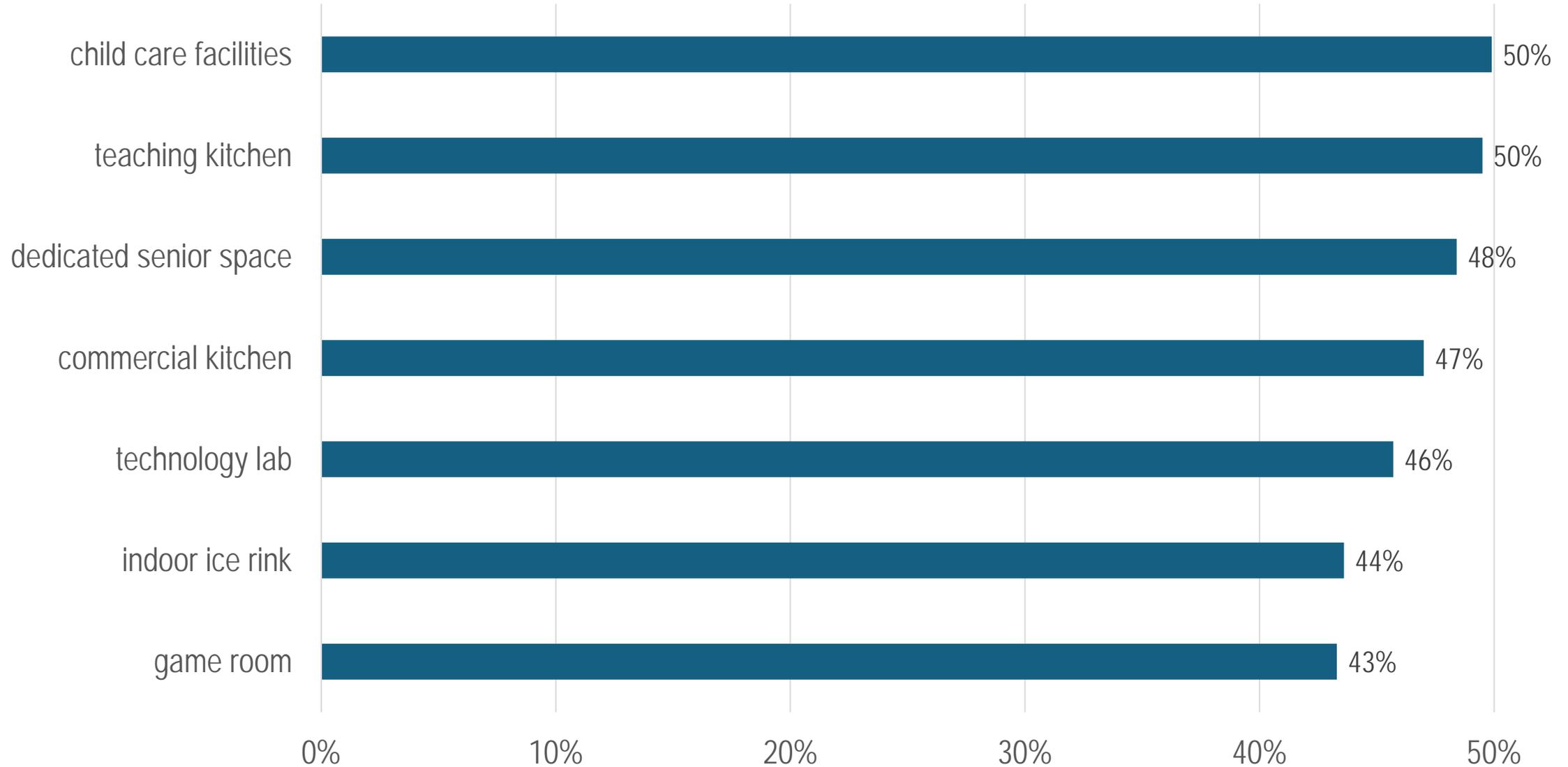


Facility Components Rated Important by at least 50% of Survey Participants

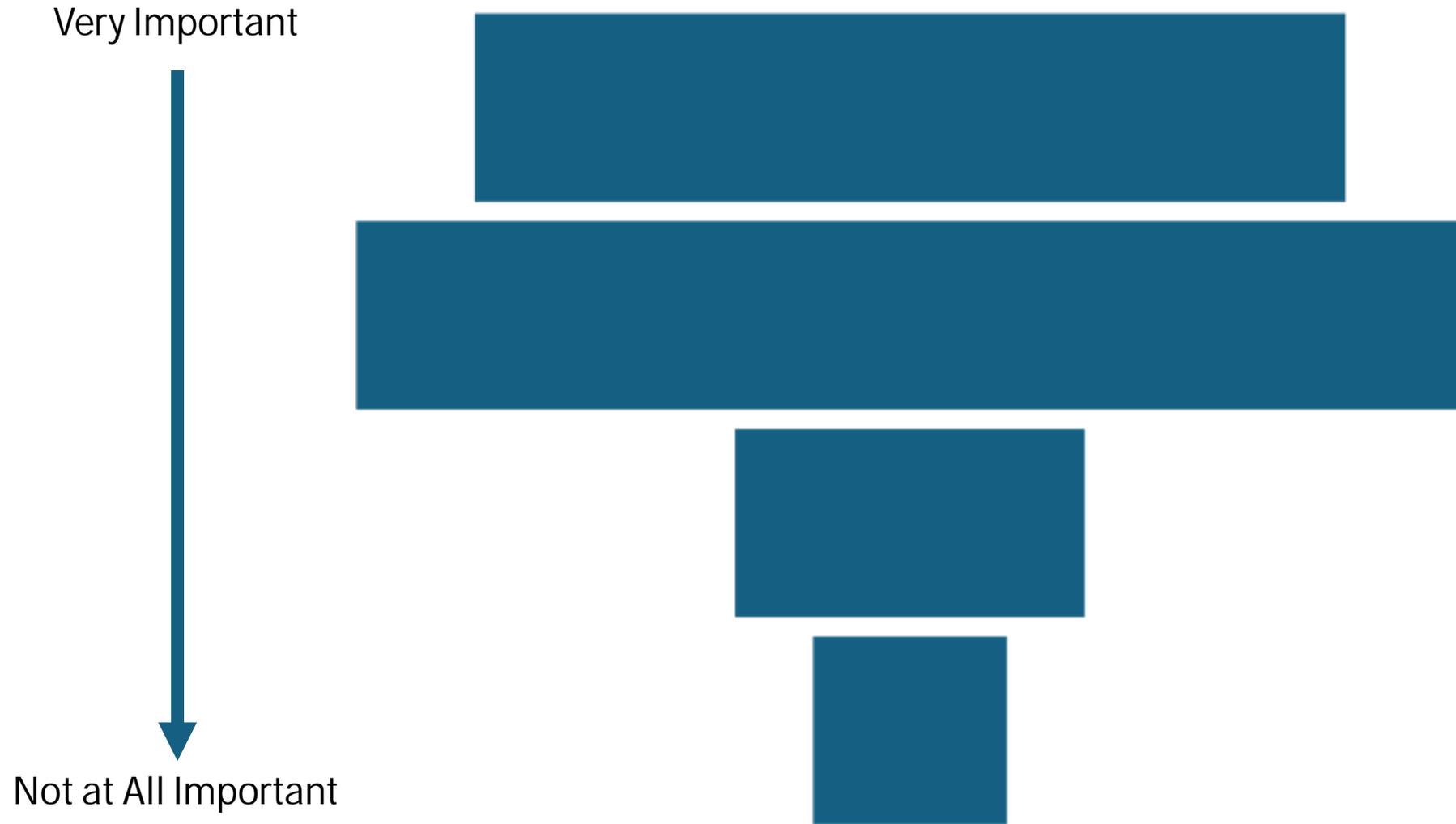


Note: outdoor walking paths & amenities were rated as important by 68% and 66% of survey participants

Facility Components Rated Important by 40-50% of Survey Participants



Importance of the Community Center Location When Considering Use?



Importance of the Community Center to be in Walking Distance of schools?



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 addition revenue beyond local memberships).
- 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

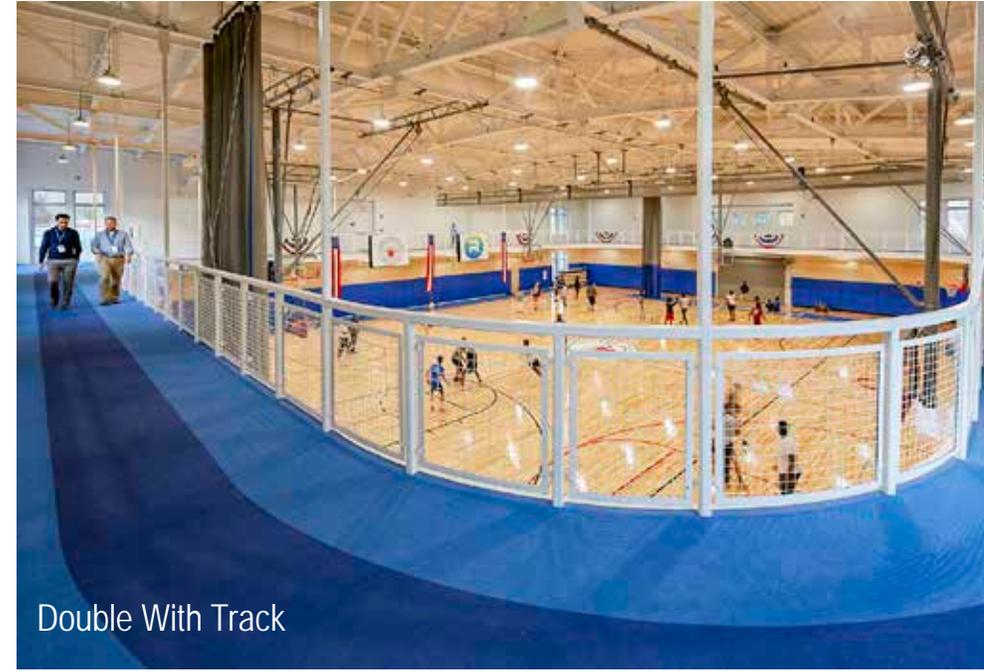
Examples of the Major Program Components & their size

The 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

Swimming Pools

Small, medium & larger pools and program accommodations



Lap Pool plus Warm Water Pool and Children's Pool



Lap Pool



Lap Pool with Zero Depth Entry

Multi-Purpose Room

Examples of the core space in the CAL demonstrating how it can be used for a wide variety of uses including meetings, presentations, banquets, performances and athletics.



Multi-Purpose & how to expand your uses of various rooms

The large multi-purpose room 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. Dining can be café casual and multi-functional freeing the MPR for other use.

Activity Spaces

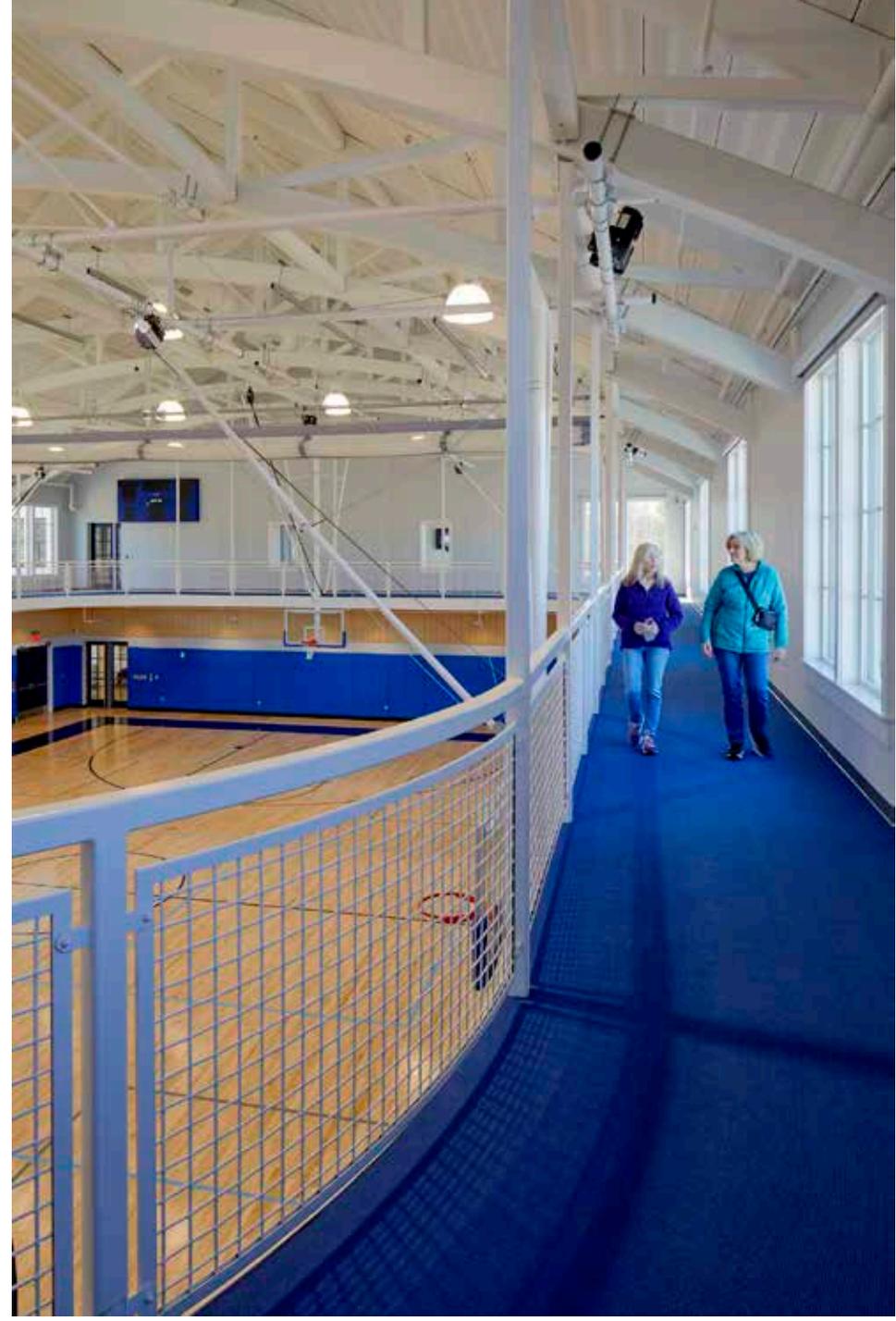
An active billiards program works best in a dedicated, enclosed room. Card players may prefer a separate, flexible space due to the noise from billiards.



Walking Track



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



Multi-Purpose use of Common Areas

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



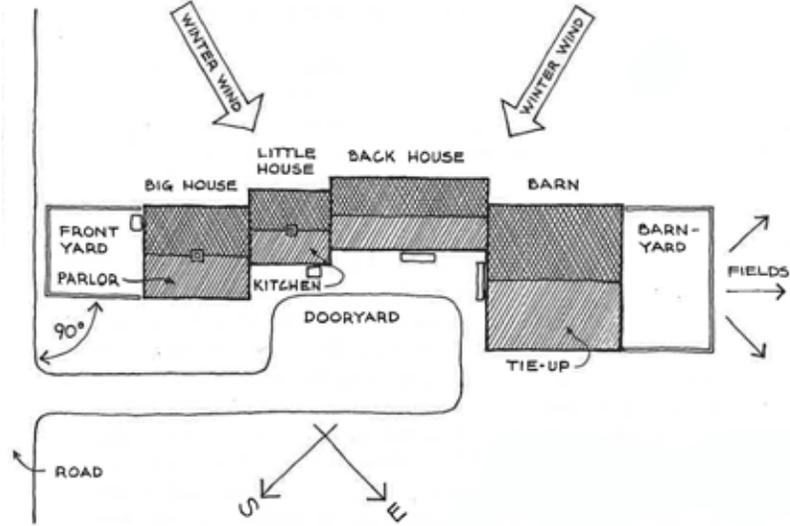


A contemporary "Arts & Crafts" space for a recreation center is similar to a Maker Space. Arts & Crafts is different for a CAL use than for a recreation use. This program is considered for additional discussion.

Precedents for Flexible Growth and Contextualism

Big House, Little House, Back House, Barn

Phasing, form & context in Maine Architecture



Form, Color & Connections in York's example

Dark colored "links" between buildings & use of multi-colored buildings





Floor Plans used for the site “test fits”

Short & Long Sands Road floor plans

Village Elementary School floor plans

Short & Long Sands Road

First Floor Plan

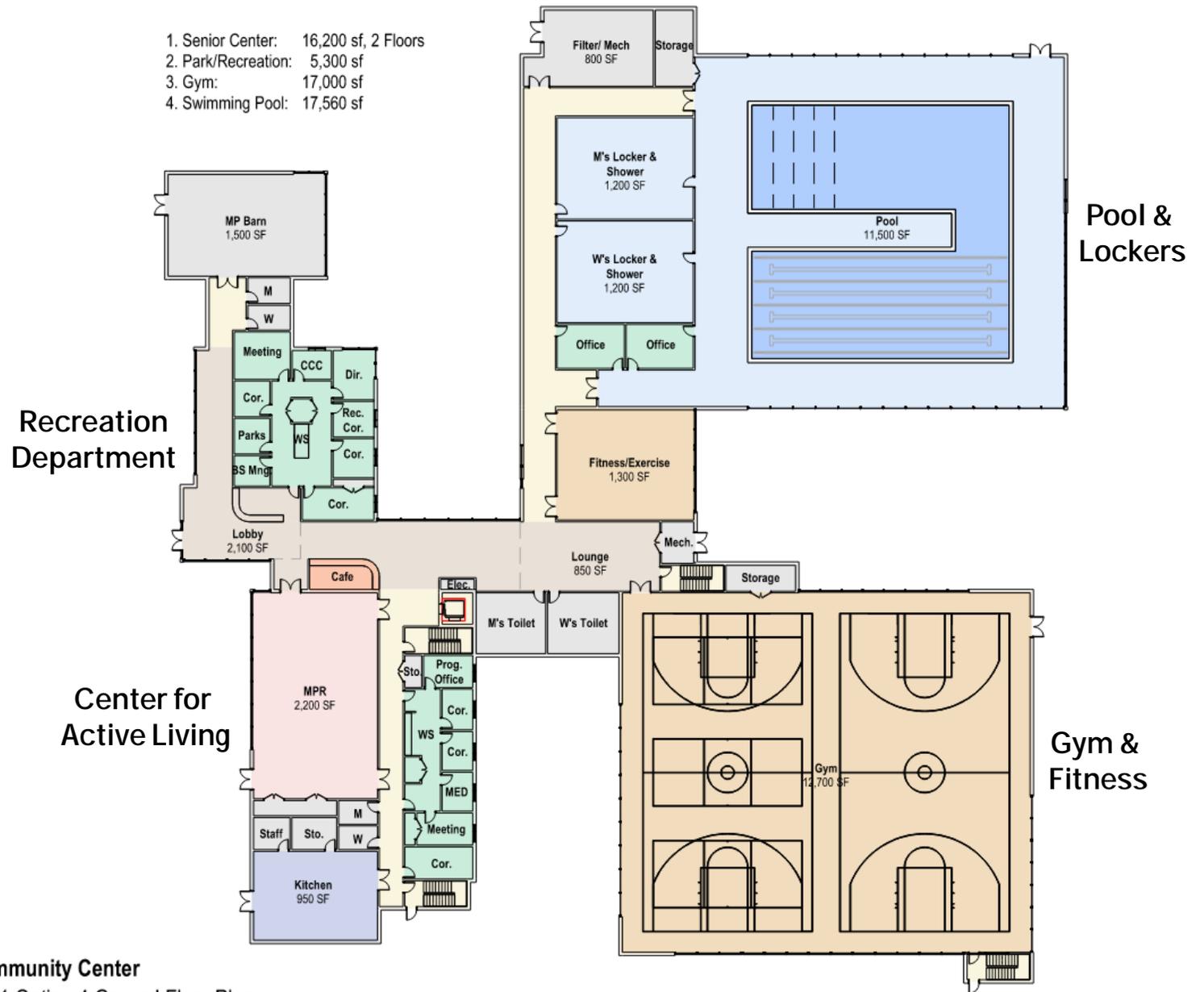
The floor plans are used to “test fit” the Short and Long Sands Road sites using the “full program”. It is not anticipated that the “full program” would be implemented day one. However, space for expansion years from now should be anticipated.

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.

1. Senior Center: 16,200 sf, 2 Floors
2. Park/Recreation: 5,300 sf
3. Gym: 17,000 sf
4. Swimming Pool: 17,560 sf



York Community Center
1045 US-1 Option 4 Ground Floor Plan

Short & Long Sands Road

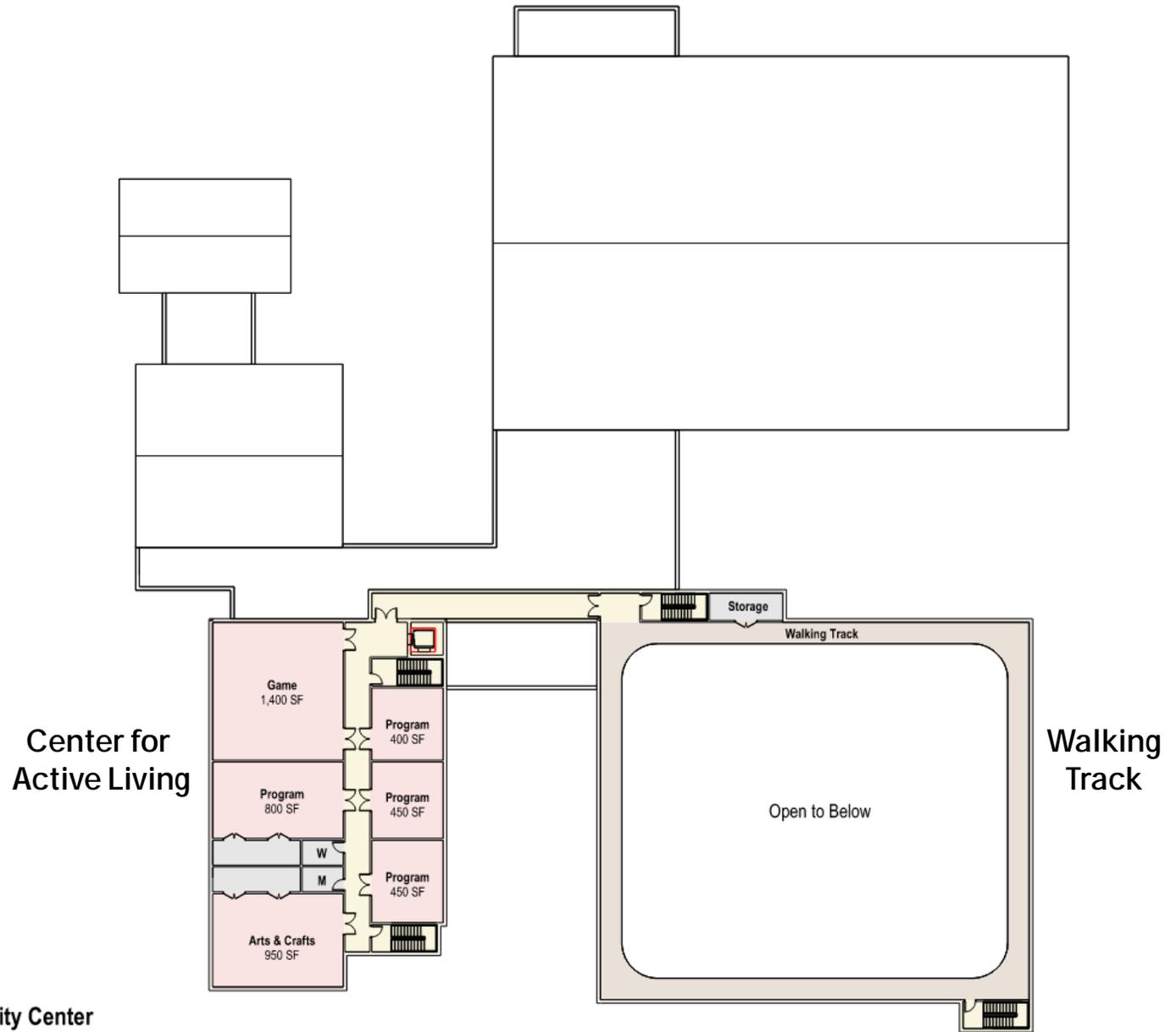
Second Floor Plan

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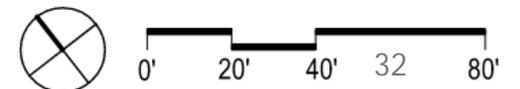
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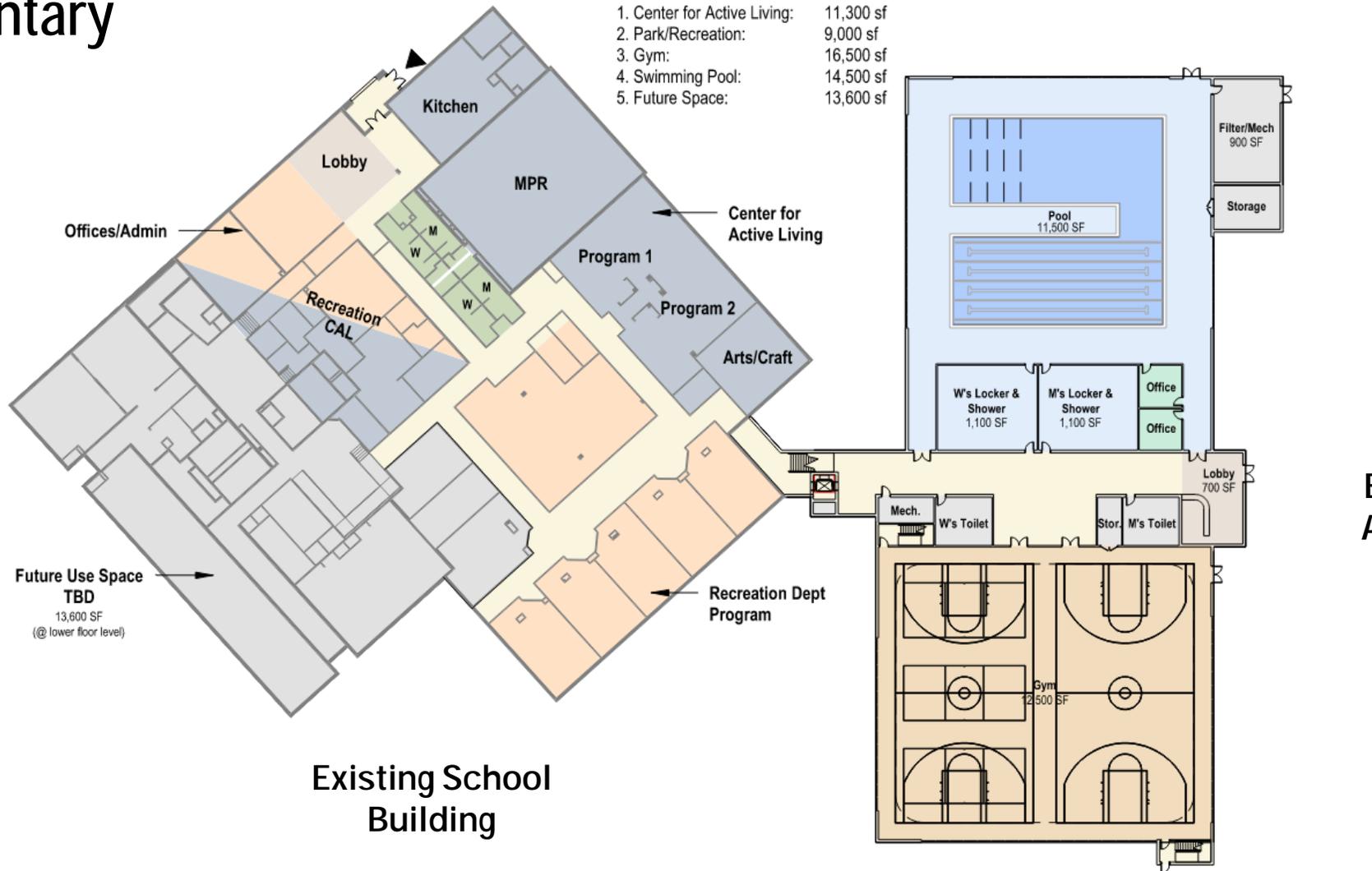


York Community Center
1045 US-1 Option 4 Second Floor Plan



Village Elementary

First Floor Plan

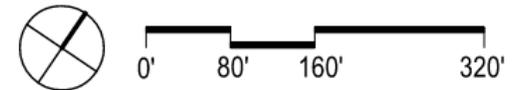


Existing School Building

Building Addition

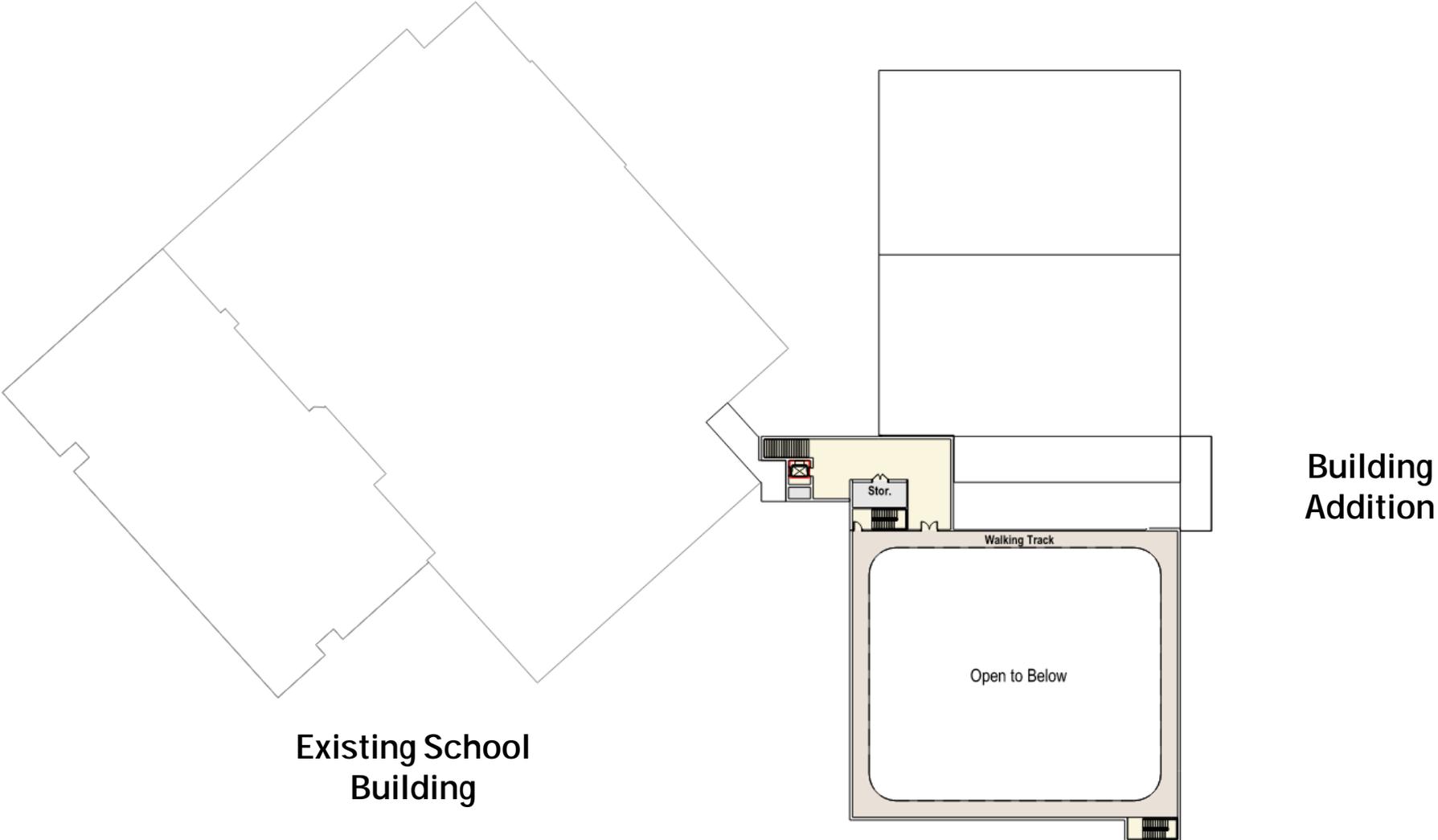
York Community Center
 Village Elementary School First Floor Plan

Bargmann Hendrie + Archetype 9 Channel Center Street Boston, MA 02210 09/09/24
 P\3523 York Community Center\dwg\01-sd\2024 0909



Village Elementary

Second Floor Plan



Existing School Building

Building Addition



York Community Center
Village Elementary School Second Floor Plan

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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



36 Main Street

Short Sands Road

810 US Route 1

50 Bog Road

1 Ridge Drive

66 Raydon Road

422 US Route 1

Village Elementary

180 York Street

32 Long Sands Road

401 US Route 1

30 Organug Road

Southside Rd

Southside Rd

Wabary Rd

Seaboard

Wabary Rd

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

	Site	Consideration
Schools	1. Village Elementary School	site for current 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
	8. 180 York St., First Parish Church	indirect access w/constrained dimensions, requires capital outlay
Town Owned	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 current study
	12. Short Sands Road	site for current study

32 Long Sands Road

1 of 3 finalist sites

York Middle School

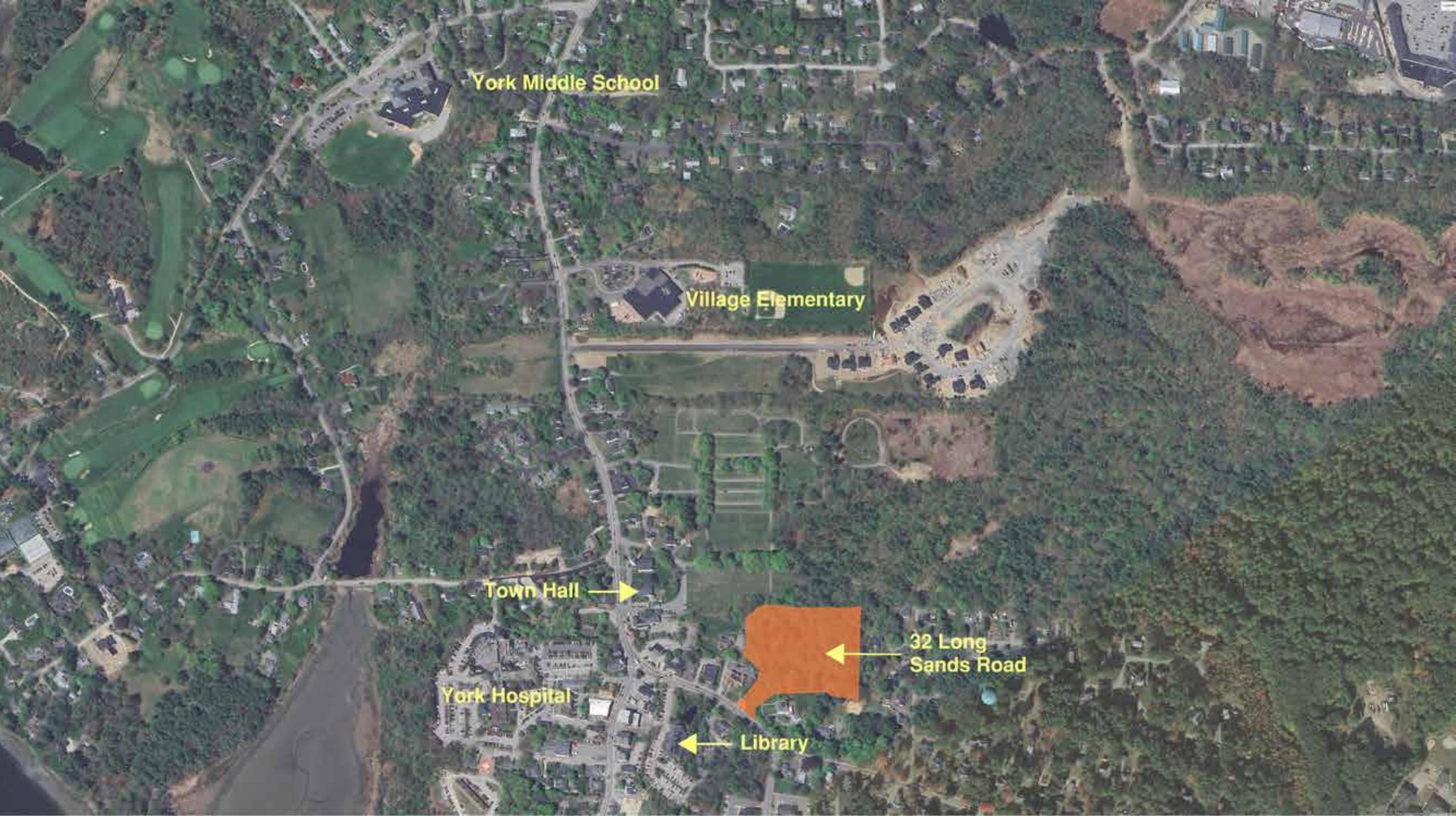
Village Elementary

Town Hall

32 Long Sands Road

York Hospital

Library



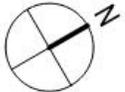
32 Long Sands Road, Site Conditions

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

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



32 Long Sands Road, Existing Conditions



32 Long Sands Road

Full Program

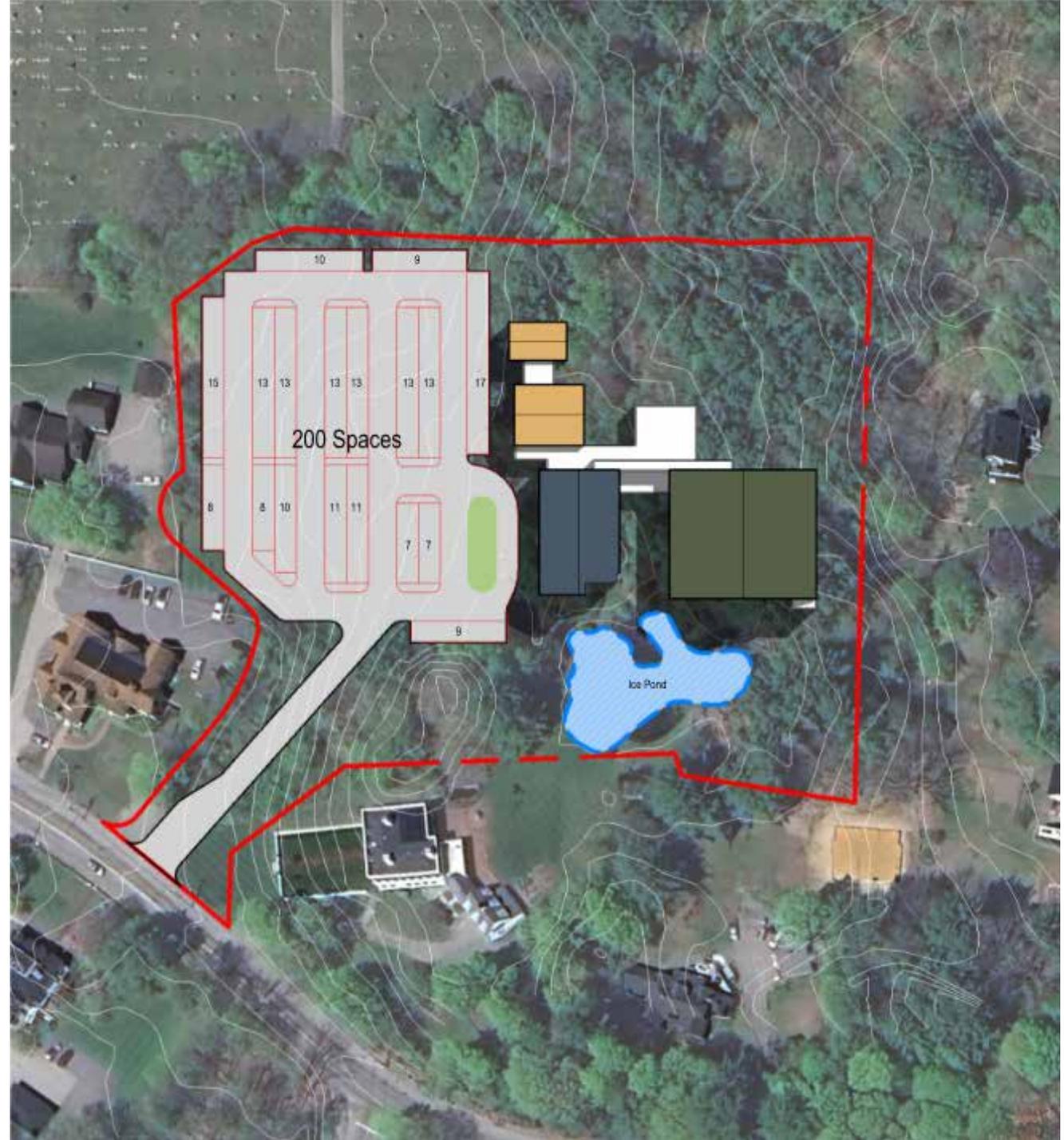
The site plan shows how the unique program components can be phased over time.

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



32 Long Sands Road

Without Pool



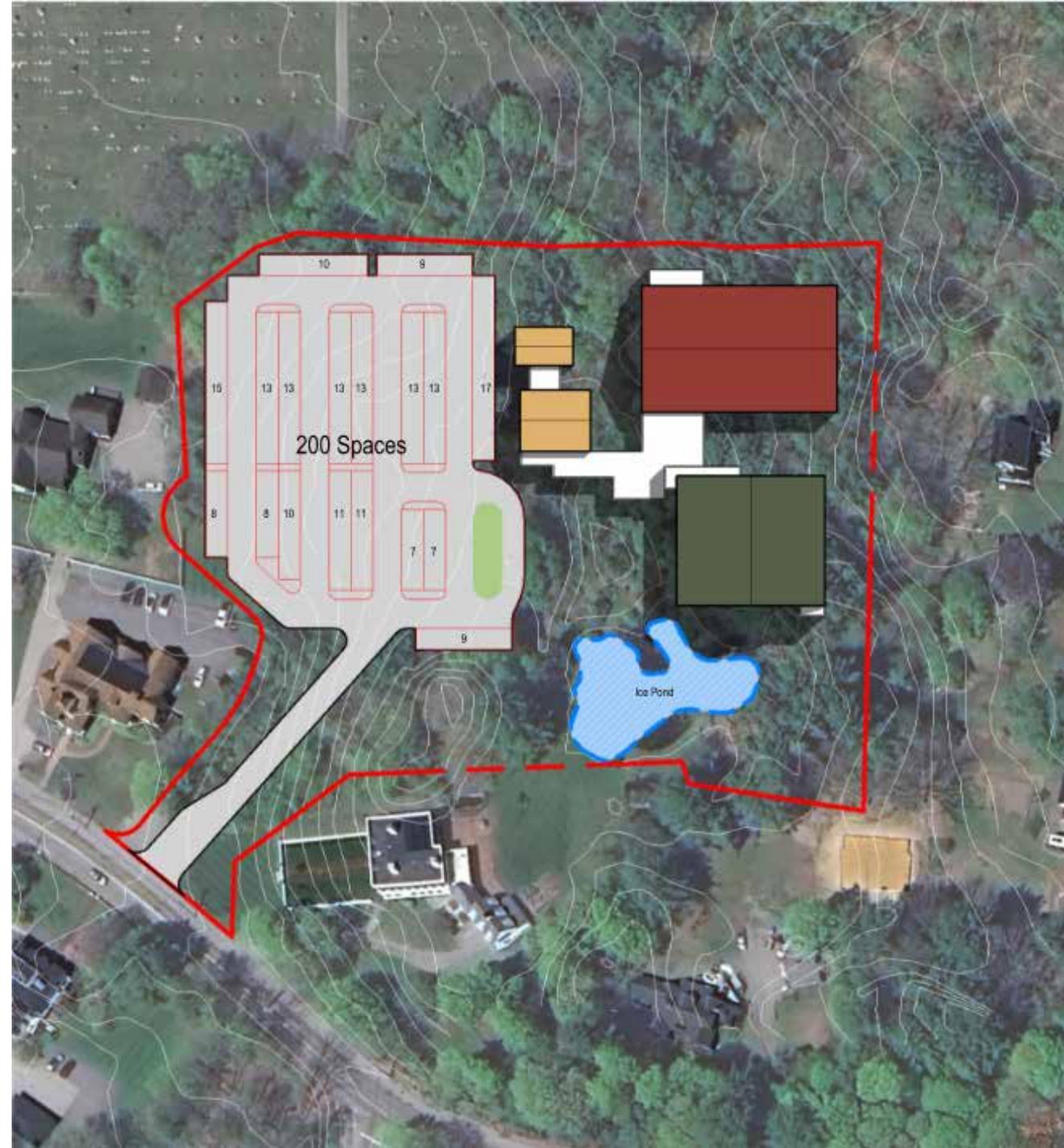
32 Long Sands Road

with Pool without CAL

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

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

“Without CAL” implies that the existing CAL building would remain in use, renovated to accommodate current needs.



Short Sands Road

2 of 3 finalist sites

Short Sands Road

Sea Level Rise & Beach Access



Site

0.5 miles

0.6

0.7

Short Sands Road

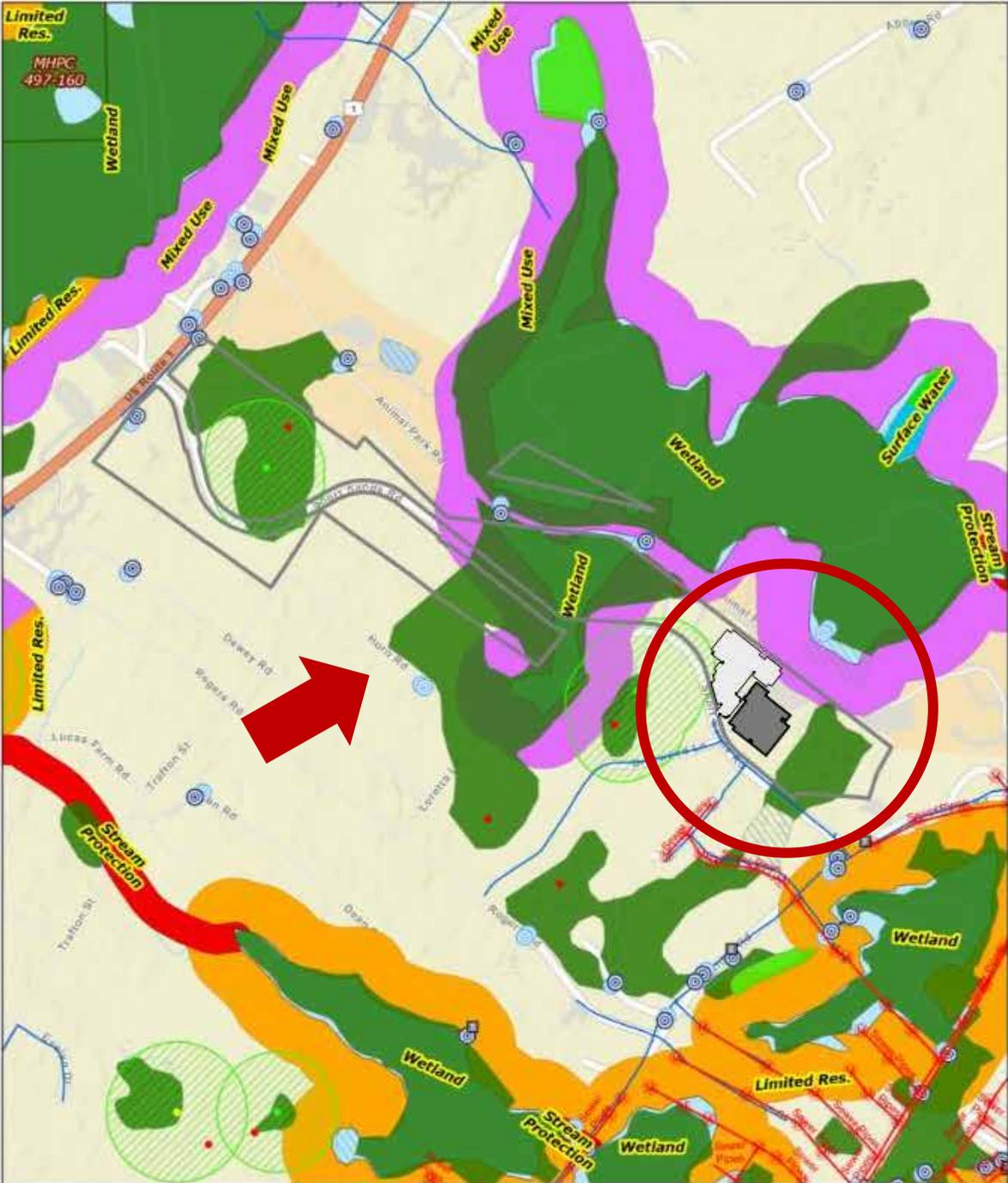
Full Extent of the site. Blue arrow indicates buildable area



Short Sand Road, Site Selection Criteria

RT1-4 / GEN-3 / RES-7

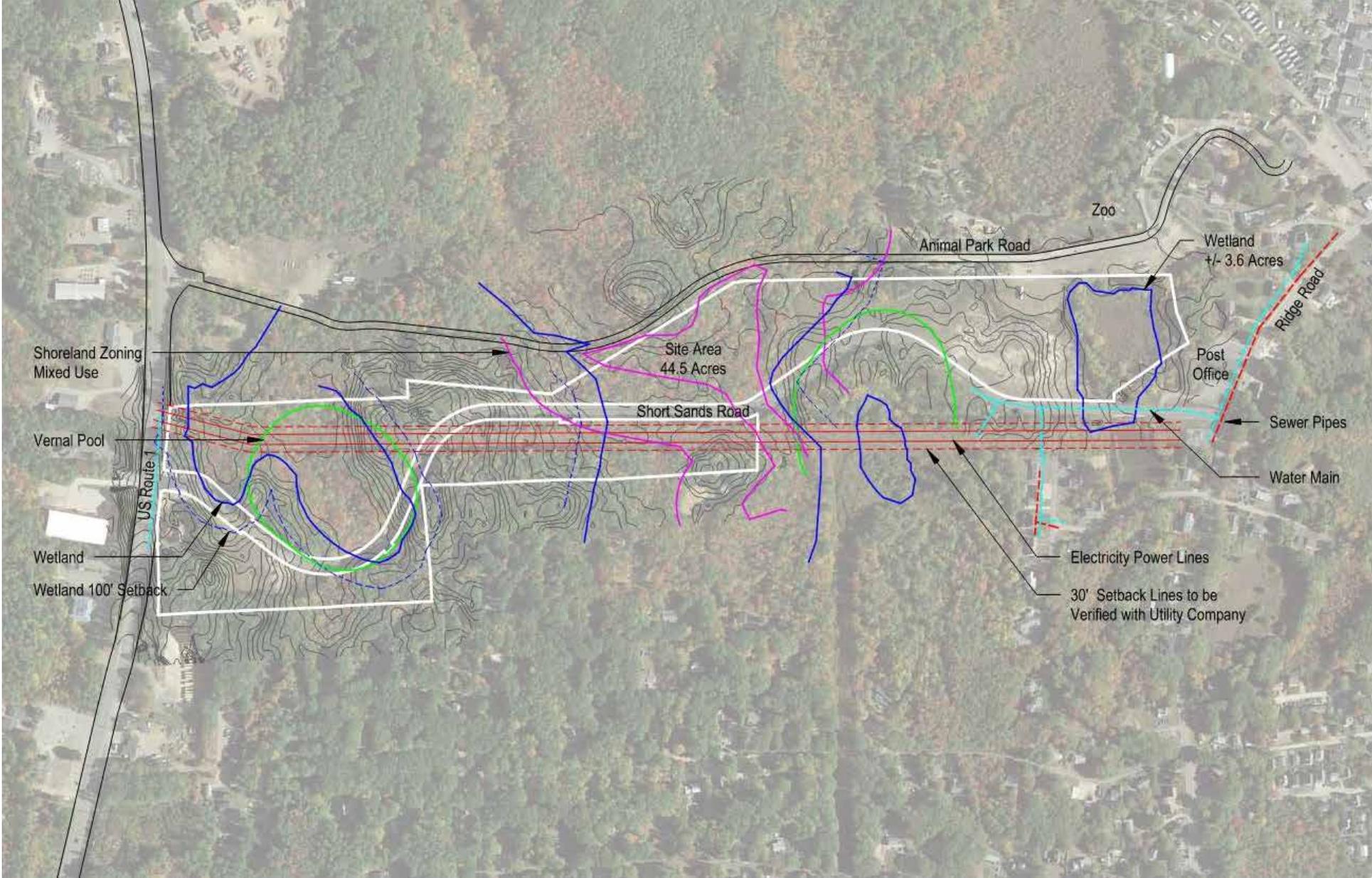
Manholes	York Water Mains	Freshwater Pond
Sewer Pipes	Not Significant	Steep Slopes in Shoreland
Catch Basins	Potentially Significant	Areas with Known Archeological Sites
Culvert Inlet	Significant	Wetland (Resource Protection)
Culvert Outlet	Significant Vernal Pools	Surface Water
Culvert	Estuarine and Marine Wetland	Stream Protection (75 ft)
Gravity	Freshwater Emergent Wetland	Limited Residential (250 ft)
	Freshwater Forested/Shrub Wetland	Mixed Use (250 ft)



Short Sands Road

2 of 3 finalist sites

Short Sands Road, Existing Conditions



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.

Short Sands Road with "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 contains 50 extra spaces for beach overflow parking.



Short Sands Road Perspectives



Short Sands Road

2 of 3 finalist sites

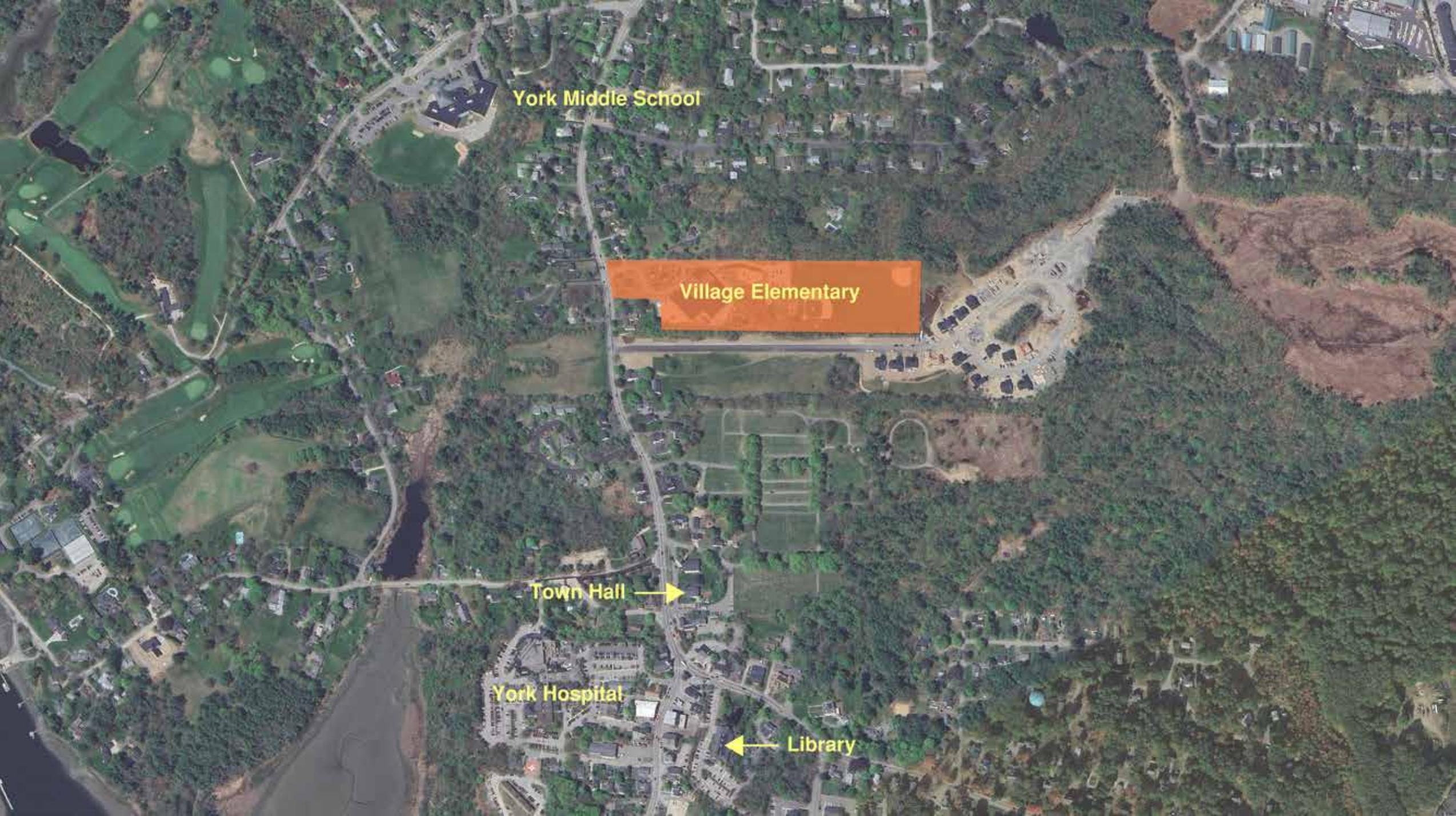
York Middle School

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



124 York Street

Village
Elementary
School

12 Acres

Woodstone

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 kinder garden and is undersized 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 Existing Conditions



The kitchen is a good size and would fit needs. The two areas are ideal for cooking and packaging "meals on wheels" delivery options.

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.



The rear of the site where parking and the addition would go involves a significant grade change.

Village Elementary

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.

Parking is "held off" of the playing field as much as possible. Between the 2 parking lots there are 200 spaces.



Field @ Village Elementary School

