

**AGENDA**  
**AD-HOC COMMUNITY CENTER COMMITTEE Thursday,**  
**November 20, 2023 – 7:00 p.m.**  
**at the Public Safety Building**

**Item 1.** Call to Order

**Item 2.** Attendance & Introductions

**Item 3.** Approval of November 9, 2023 Minutes

**Item 4.** Public Comment

**Item 5.** UTILE

- a. Review Program Including Square Footage
- b. Discussion of Potential Sites
- c. Community Engagement Plan

**Item 6.** Set next agenda items

**Item 7.** Adjourn



# Scarborough Community Center Feasibility Study

Utile, Inc.  
November 20th, 2023



# Agenda

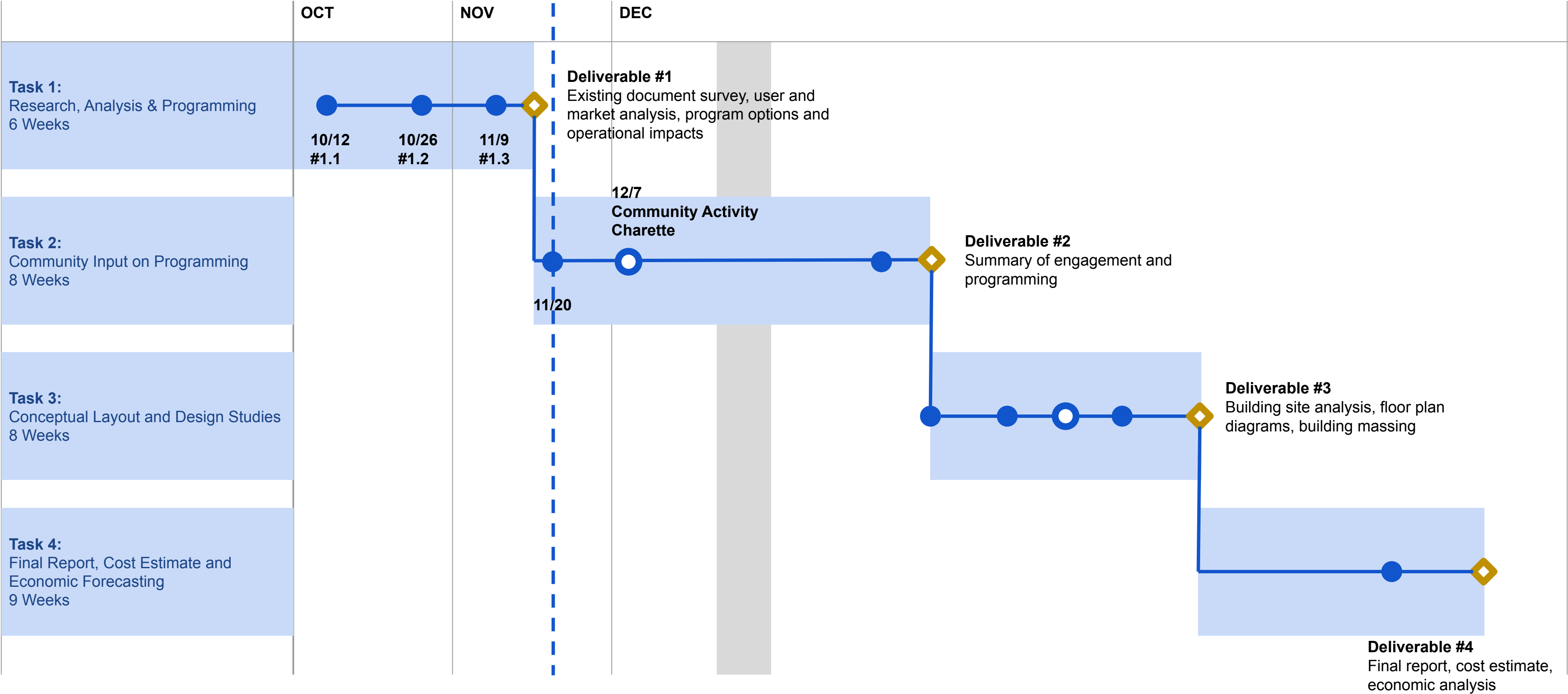
Design Meeting  
November 20th, 2023, 7pm

- 1. **Schedule Review**
- 2. **Review preliminary program including area**
- 3. **Community Activity Charrette - Thursday, December 7th**

Scarborough High School and Middle School  
Adult community at the Hub  
Drop-in Session at the Hub

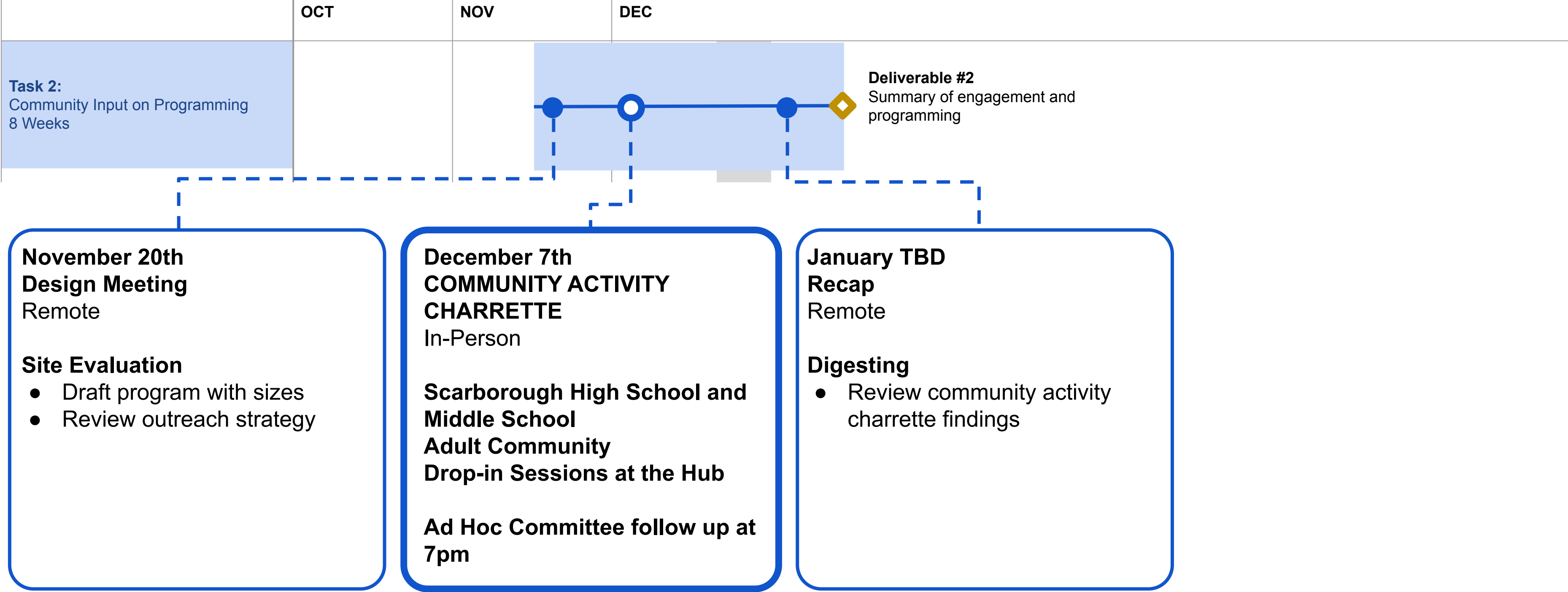
## 4. **Next Steps**

# Timeline



# Task 2

## Community Input on Programming



# Draft Building Program

			Unit SF	Num.	Subtotal	Gross
Entry Lobby					1,600	2,080
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000	
Reception Desk		2-3 Workstations for greeting and membership inquiries	100	1	100	
Storage			80	1	80	
Cafe		Leased concession space	300	1	300	
WCs		WCs in proximity to lobby	60	2	120	
Sports and Fitness					23,210	26,692
Gymnasium	⦿	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13,990	1	13,990	
Walking Track		Elevated walking track - oval or meandering	4,570	1	4,570	
Cardio and Freeweights	⦿	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500	
Fitness Studio	⦿	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
Fitness Storage			100	1	100	
Gymnasium Storage			500	1	500	
Athletic Office			150	1	150	
First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics					19,708	22,664
Lap pool	⦿	25 yard, 8 Lane short course competition pool	8,208	1	8,208	
Secondary Pool	⦿	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000	
Rinse Showers		Rinse off zone	350	1	350	
Spectator Seating		Provided inside aquatics space	1,000	1	1,000	
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

Gross Building SF: 61,00 SF - 73,900 SF

			Unit SF	Num.	Subtotal	Gross
Community					6,825	8,873
Multipurpose Rooms		A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
Multipurpose Room Storage		Storage for tables and chairs	200	3	600	
Meeting Rooms		Small to medium conference rooms for small group meetings	250	2	500	
Catering Kitchen		A warming kitchen for catered events	225	1	225	
Multi-generational game room		An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Child Watch		Drop-off child care for patrons at the facility	1,000	1	1,000	
Support Spaces					8,350	10,855
Locker Rooms / Showers		Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family Cabanas		Family locker rooms with shower and WC	250	2	500	
Single User WCs			60	4	240	
Multi-user WCs			300	2	600	
Loading/Receiving			200	1	200	
Mechanical / Boiler			1,500	1	1,500	
Electrical			500	1	500	
Tel/Data			250	1	250	
Trash			200	1	200	
Janitor			80	2	160	
Storage Closets			200	3	600	
Scarborough Community Services					2,100	2,730
Workstations				6	600	
Offices			130	2	260	
Meeting			250	1	250	
Project Layout			250	1	250	
Kitchenette / Break Room			300	1	300	
WC / Changing			60	2	120	
Laundry			80	1	80	
Storage			240	1	240	

# Draft Building Program

					Subtotal	Gross
Entry Lobby					1,600	2,080
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000	
Reception Desk		2-3 Workstations for greeting and membership inquiries	100	1	100	
Storage			80	1	80	
Cafe		Leased concession space	300	1	300	
WCs		WCs in proximity to lobby	60	2	120	
Sports and Fitness					23,210	26,692
		Indoor athletic space suitable for pick-up basketball, gymnastics, tumbling, cheer, pickleball, and other activities				
Gymnasium				1	13,990	
Walkway				1	4,570	
Cardio						
Free weights				1	2,500	
Fitness Studio		A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
Fitness Storage			100	1	100	
Gymnasium Storage			500	1	500	
Athletic Office			150	1	150	
First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics					19,708	22,664
Lap pool		25 yard, 8 Lane short course competition pool	8,208	1	8,208	
Secondary Pool		Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000	
Rinse Showers		Rinse off zone	350	1	350	
Spectator Seating		Provided inside aquatics space	1,000	1	1,000	
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

Lobby size is flexible

Cafe can share some space with lobby

Assumes lobby reception also serves SCS

					Subtotal	Gross
Community					6,825	8,873
		A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
		Storage for tables and chairs	200	3	600	
Meeting Rooms		Small to medium conference rooms for small group meetings	250	2	500	
Catering Kitchen		A warming kitchen for catered events	225	1	225	
Multi-generational game room		An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Child Watch		Drop-off child care for patrons at the facility	1,000	1	1,000	
Support Spaces					8,350	10,855
Locker Rooms / Showers		Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family Cabanas		Family locker rooms with shower and WC	250	2	500	
Single User WCs			60	4	240	
Multi-user WCs			300	2	600	
Loading/Receiving			200	1	200	
Mechanical / Boiler			1,500	1	1,500	
Electrical			500	1	500	
Tel/Data			250	1	250	
Trash			200	1	200	
Janitor			80	2	160	
Storage Closets			200	3	600	
Scarborough Community Services					2,100	2,730
Workstations				6	600	
Offices			130	2	260	
Meeting			250	1	250	
Project Layout			250	1	250	
Kitchenette / Break Room			300	1	300	
WC / Changing			60	2	120	
Laundry			80	1	80	
Storage			240	1	240	

# Draft Building Program

					Subtotal	Gross
Entry Lobby					1,600	2,080
Lobby		Main entry and gathering space with community and recreation spaces adjacent			1,000	
Reception Desk		2-3 Workstations for greeting and member services			100	
Storage					80	
Cafe		Leased concession space			300	
WCs		WCs in proximity to lobby			120	
Sports and Fitness					23,210	26,692
Gymnasium	⦿	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13,990	1	13,990	
Walking Track		Elevated walking track - oval or meandering	4,570	1	4,570	
Cardio and Freeweights	⦿	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500	
Fitness Studio	⦿	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
Fitness Storage			100	1	100	
Gymnasium Storage			500	1	500	
Athletic Office			150	1	150	
First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics					19,768	22,664
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Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

Options for gym sizes and walking track layout on following slides

					Subtotal	Gross
Community					6,825	8,873
Multipurpose Rooms		A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
Multipurpose Room Storage		Storage for tables and chairs	200	3	600	
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Single User WCs			60	4	240	
Multi-user WCs			300	2	600	
Loading/Receiving			200	1	200	
Mechanical / Boiler			1,500	1	1,500	
Electrical			500	1	500	
Tel/Data			250	1	250	
Trash			200	1	200	
Janitor			80	2	160	
Storage Closets			200	3	600	
Scarborough Community Services					2,100	2,730
Workstations				6	600	
Offices			130	2	260	
Meeting			250	1	250	
Project Layout			250	1	250	
Kitchenette / Break Room			300	1	300	
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Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000	
Reception Desk		2-3 Workstations for greeting and membership inquiries	100	1	100	
Storage			80	1	80	
Cafe		Leased concession space	300	1	300	
WCs		WCs in proximity to lobby	60	2	120	
Sports and Fitness					23,210	26,692
Gymnasium	●	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13,990	1	13,990	
Walking Track		Elevated walking track - oval or meandering	4,570	1	4,570	
Cardio and Freeweights	●	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500	
Fitness Studio	●	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
Fitness Storage			100	1	100	
Gymnasium Storage			500	1	500	
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Aquatics					19,708	22,664
Lap pool	●	25 yard, 8 Lane short course competition pool	8,208	1	8,208	
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Rinse Showers		Rinse off zone	350	1	350	
Spectator Seating		Provided inside aquatics space	1,000	1	1,000	
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room				1	150	
Aquatics Offices				1	150	

Sample pool layouts on following slides

Spectator seating potentially on mezzanine level

					Subtotal	Gross
Community					6,825	8,873
Multipurpose Rooms		A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
Multipurpose Room Storage		Storage for tables and chairs	200	3	600	
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Electrical			500	1	500	
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Entry Lobby							
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe					
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Storage							
Cafe		Leased concession space					
WCs		WCs in proximity to lobby	60	2	120		
Sports and Fitness				23,210		26,692	
Gymnasium	●	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13				
Walking Track		Elevated walking track - oval or meandering	4				
Cardio and Freeweights	●	Strength training equipment and lifting benches, cardio machines, free weights	2				
Fitness Studio	●	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200		
Fitness Storage			100	1	100		
Gymnasium Storage			500	1	500		
Athletic Office			150	1	150		
First Aid			150	1	150		
AV Closet			50	1	50		
Aquatics				19,708		22,664	
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Child Watch		Drop-off child care for patrons at the facility	1,000	1	1,000		
Support Spaces				8,250		10,855	
Locker Rooms / Showers		Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600		
Family Cabanas		Family locker rooms with shower and WC	250	2	500		
Single User WCs			60	4	240		
Multi-user WCs			300	2	600		
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Scarborough Community Services				2,100		2,730	
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Project Layout			250	1	250		
Kitchenette / Break Room			300	1	300		
WC / Changing			60	2	120		
Laundry			80	1	80		
Storage			240	1	240		

Meeting room and huddle rooms shown on following slides

Game room size shown on following slide

Multipurpose room layout shown on following slides

# Draft Building Program

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Entry Lobby					1,600	2,080
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000	
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Gymnasium Storage						
Athletic Office						
First Aid						
AV Closet						
Aquatics						
Lap pool	⦿	25 yard, 8 Lane short course competition pool				
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Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

Assumes separate multi user bathrooms for multipurpose room events instead of sharing locker room WCs

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Meeting Rooms		Small to medium conference rooms for small group meetings	250	2	500	
Catering Kitchen			225	1	225	
Multi-generational game room		flexible gaming , arcade and pool hall	1,500	1	1,500	
Child Watch			1,000	1	1,000	
Support Spaces					8,350	10,855
Locker Rooms / Showers		Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family Cabanas		Family locker rooms with shower and WC	250	2	500	
Single User WCs			60	4	240	
Multi-user WCs			300	2	600	
Loading/Receiving			200	1	200	
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Scarborough						
Community Services					2,100	2,730
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Laundry			80	1	80	
Storage			240	1	240	

Shared aquatics and gymnasium locker rooms

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First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics						
Lap pool	⦿	25 yard, 8 Lane short course competition pool				
Secondary Pool	⦿	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters				
Rinse Showers		Rinse off zone				
Spectator Seating		Provided inside aquatics space				
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

Community services located within the building instead of in leased space

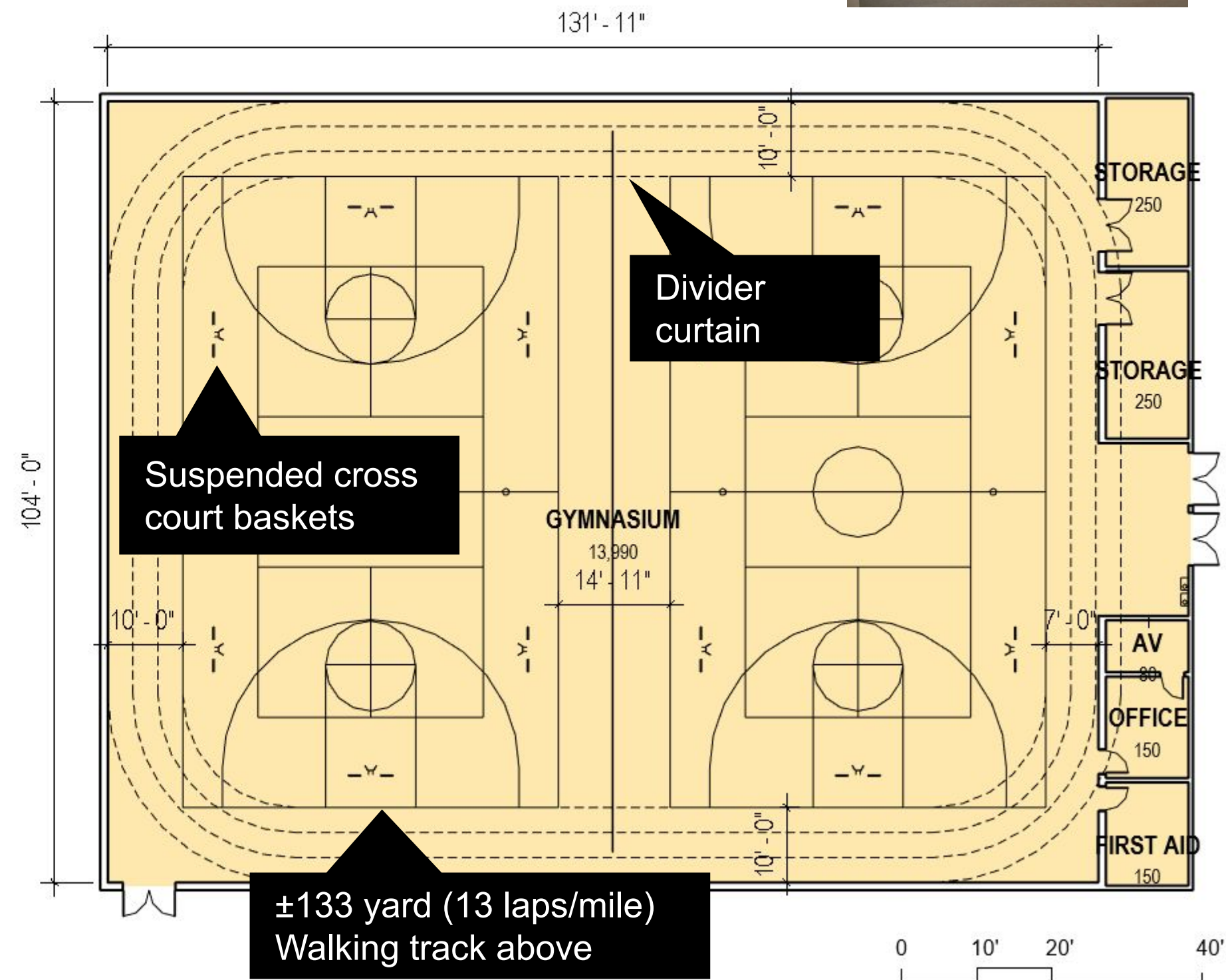
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Offices			130	2	260	
Meeting			250	1	250	
Project Layout			250	1	250	
Kitchenette / Break Room			300	1	300	
WC / Changing			60	2	120	
Laundry			80	1	80	
Storage			240	1	240	



# Spaces to Support Activities

## Gymnasium and Walking Track

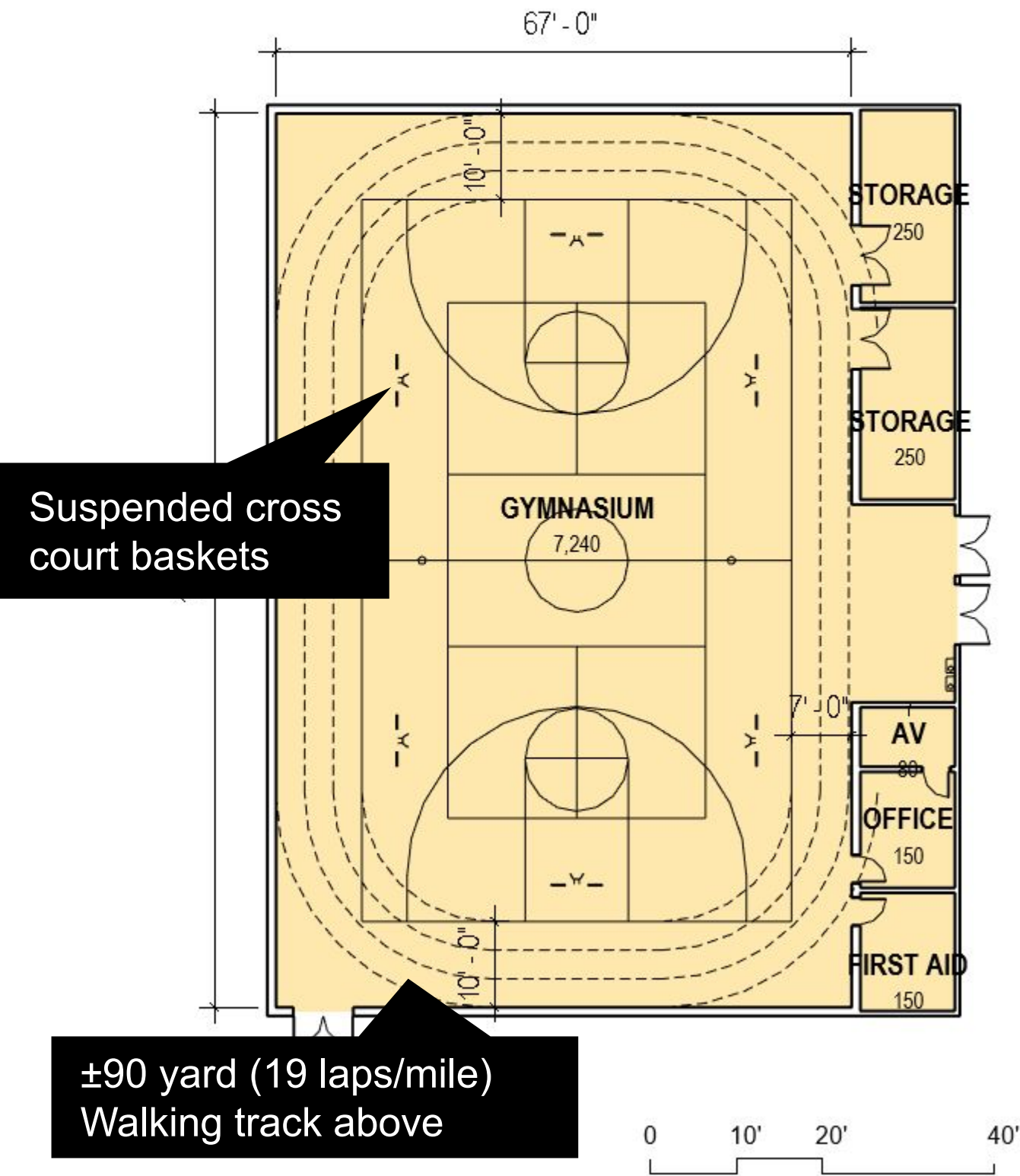
Activities	Pickup / intramural basketball, gymnastics, tumbling, cheer, tennis, pickleball, volleyball, batting practice, open gym, special events
Size	(2) Full-size High School courts, (4) cross courts
Space Description	Multi use recreation space for intramural athletics
Adjacencies	Lobby, locker rooms, fitness studio, patio, outdoor courts, existing recreation paths
Fixtures	Basketball hoops, room divider curtain, retractable bleachers, batting cage, volleyball pylons,
Considerations	Acoustic absorption, durable floor finish
Operational Costs and Revenue	Gymnasium are multi-purpose and beginning to be multi-surface. Can be used for much more than just a gymnasium. Exercise walking is the highest rate of participation nationally. Both items are inexpensive to operate by comparison of other areas.



# Spaces to Support Activities

## Gymnasium and Walking Track

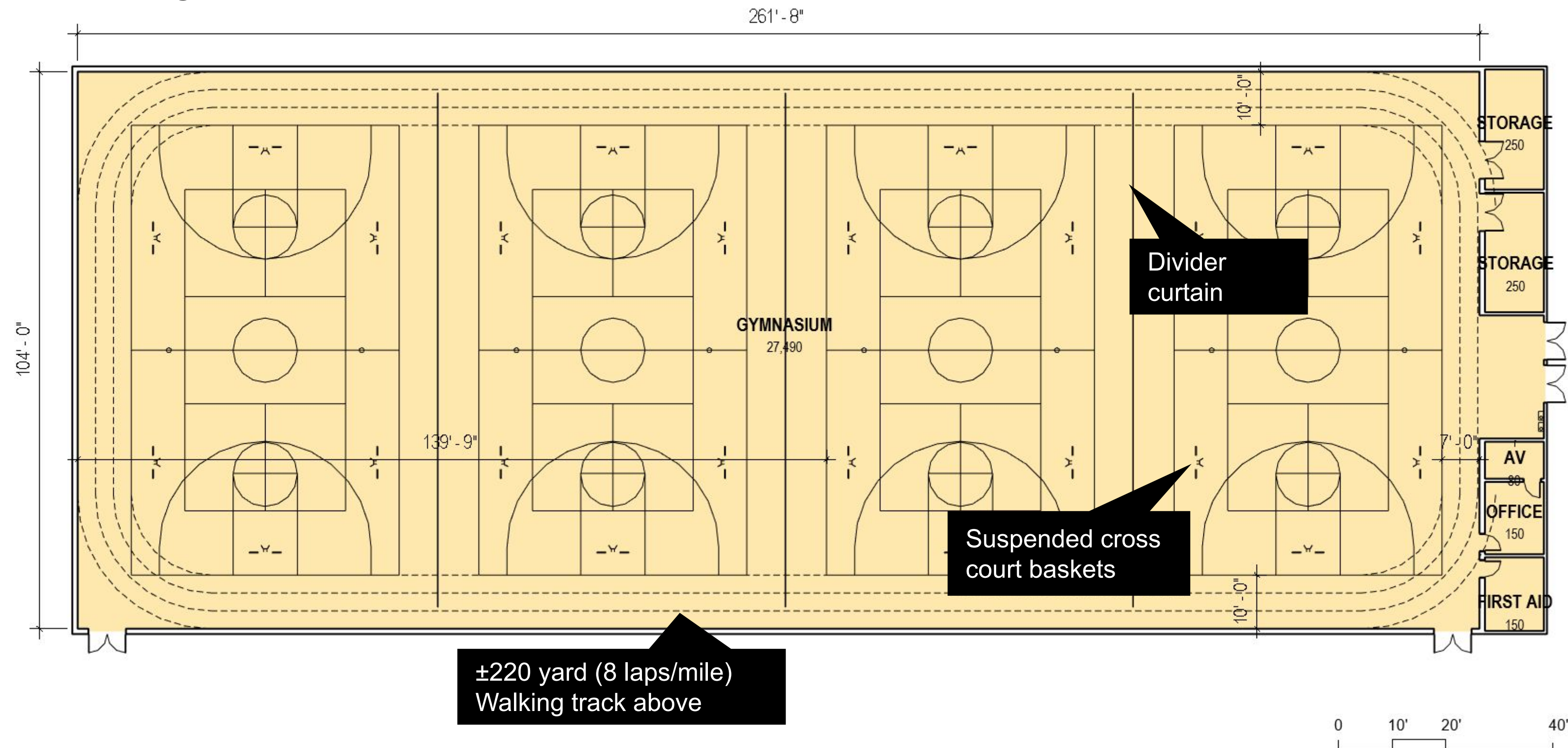
Activities	Pickup / intramural basketball, gymnastics, tumbling, cheer, tennis, pickleball, volleyball, open gym, special events
Size	(1) Full-size High School courts, (2) cross courts
Space Description	Multi use recreation space for intramural athletics
Adjacencies	Lobby, locker rooms, fitness studio, patio, outdoor courts, existing recreation paths
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# Spaces to Support Activities

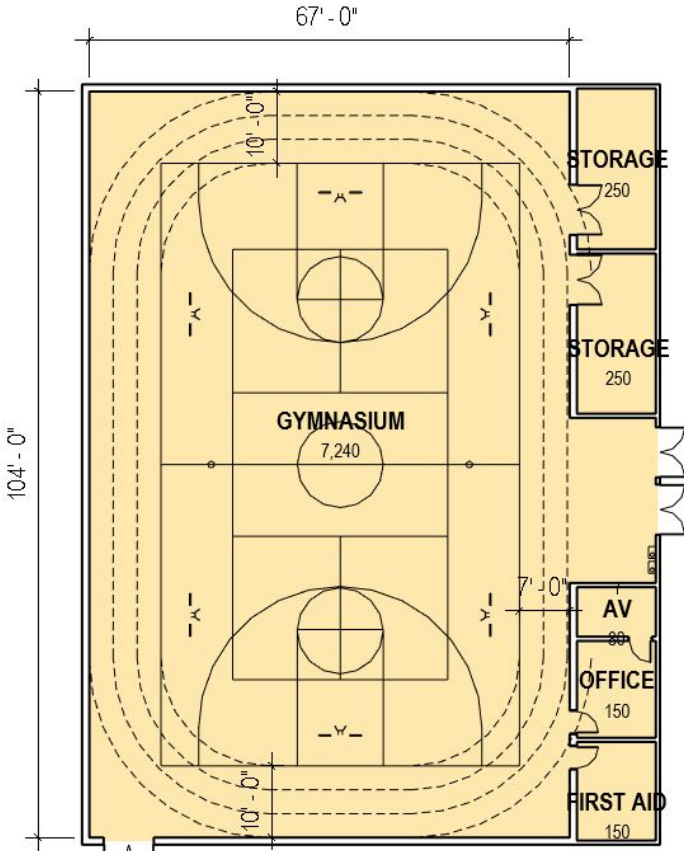
## Gymnasium and Walking Track



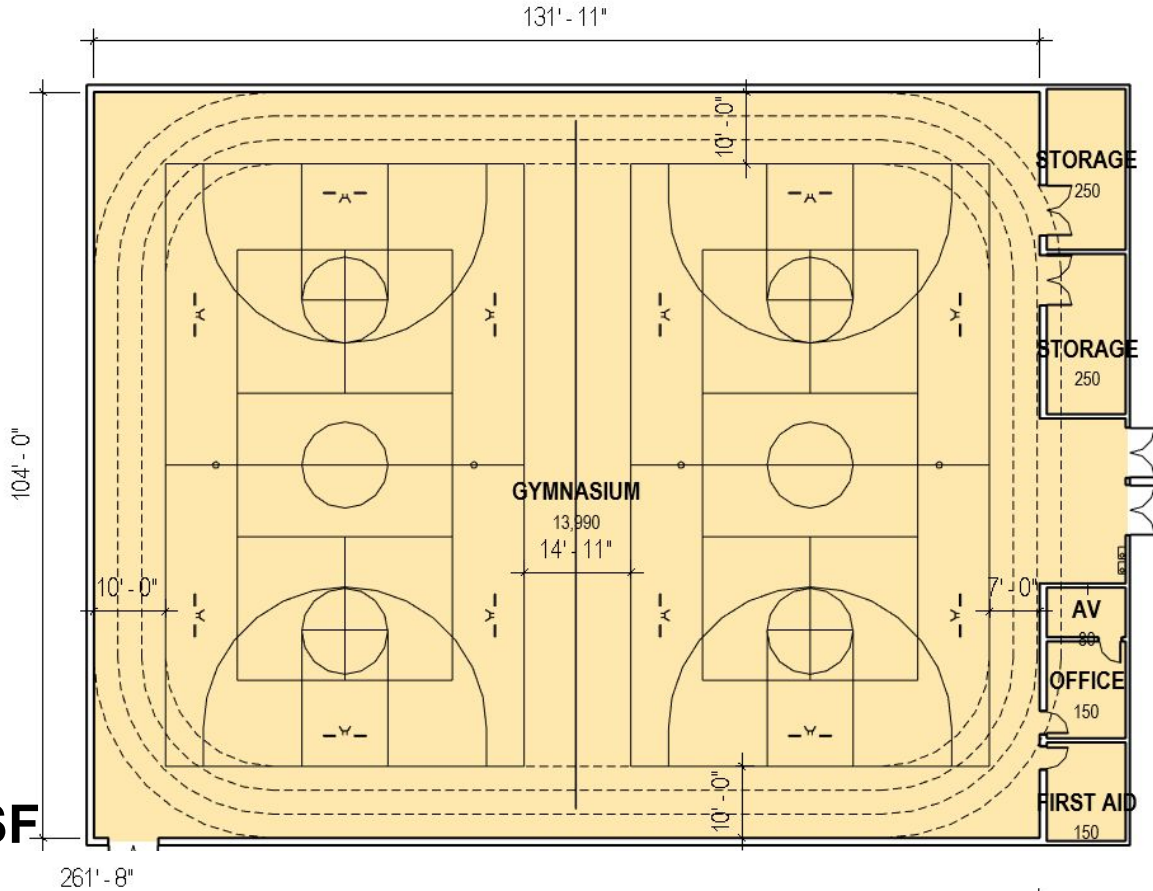
# Spaces to Support Activities

## Gymnasium and Walking Track Size Comparison

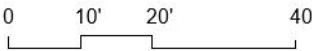
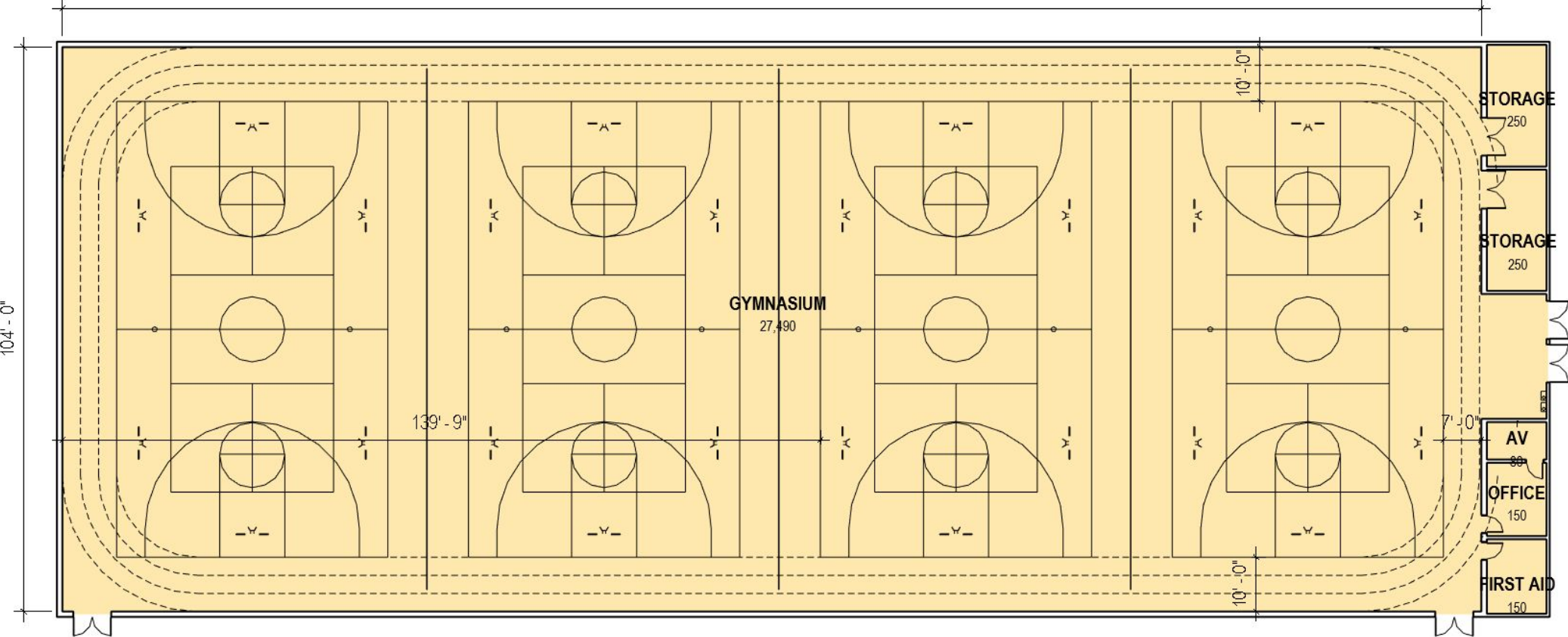
**1 Court  
7,240 SF**



**2 Court  
13,990 SF**



**4 Court  
27,490 SF**

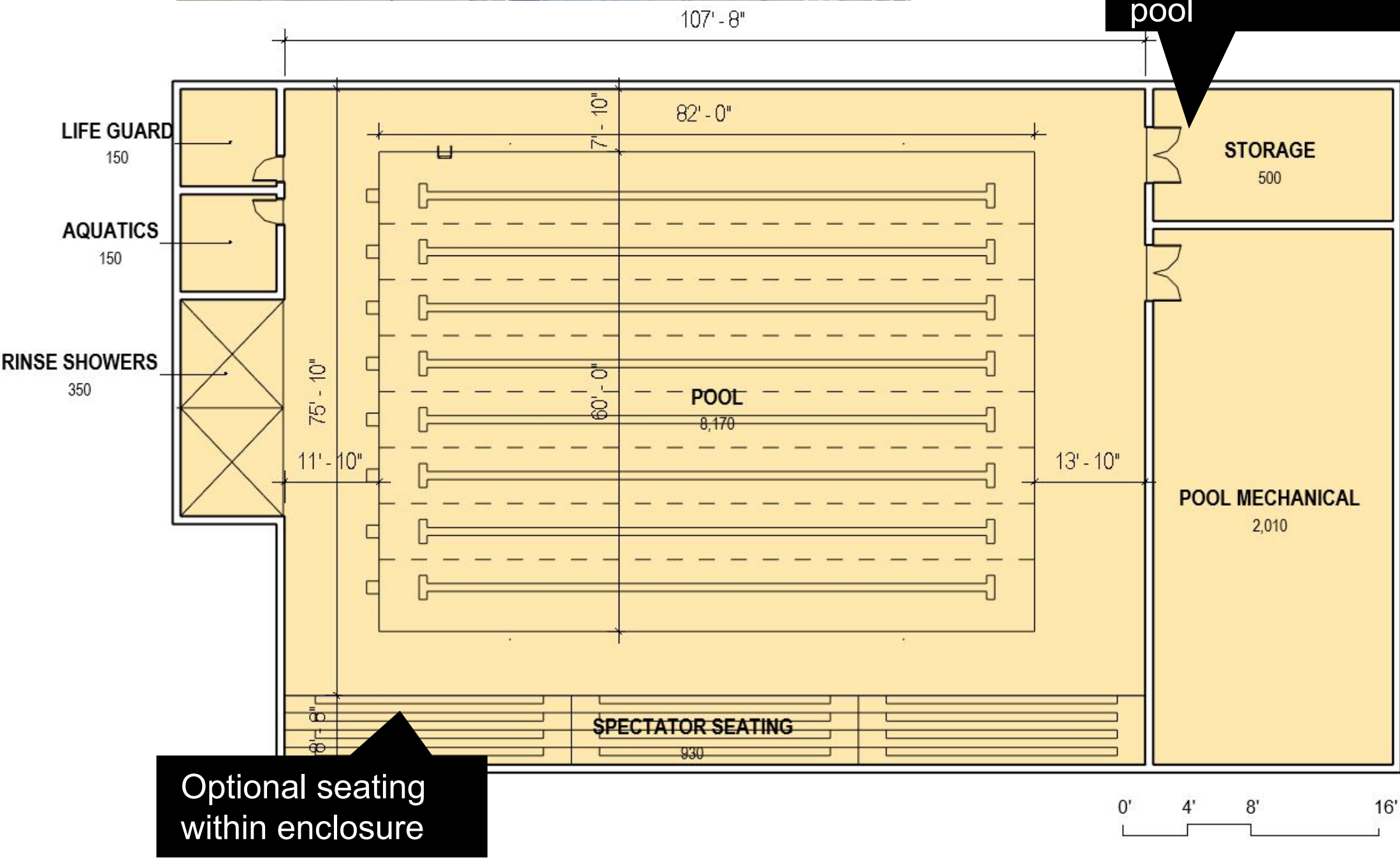




# Spaces to Support Activities

## Lap Pool

	<b>Goals:</b> Design a facility to be a multi-generational facility that creates an arena to be able to provide programing throughout the day.
Activities	Swim team practice, competition swimming, learn to swim classes, senior aerobics, aquatic rehab training, recreational lap swimming, SCUBA training, water safety / lifeguard training, private parties.
Size	8 Lanes short course 25' yard
Space Description	Multi-generational short-course competition pool with accessible ramp lane
Adjacencies	Locker rooms, lifeguard / office, bleachers, storage, mechanical
Fixtures	Diving blocks, diving boards, diving tower Rinse off showers, cubbies and system
Considerations	Acoustic absorption, Zero depth Operating throughout the day
Operational Costs and Revenue	Programing a pool throughout operational fee viability.



Diving boards impact depth and cost

Storage shared with secondary pool

Optional seating within enclosure



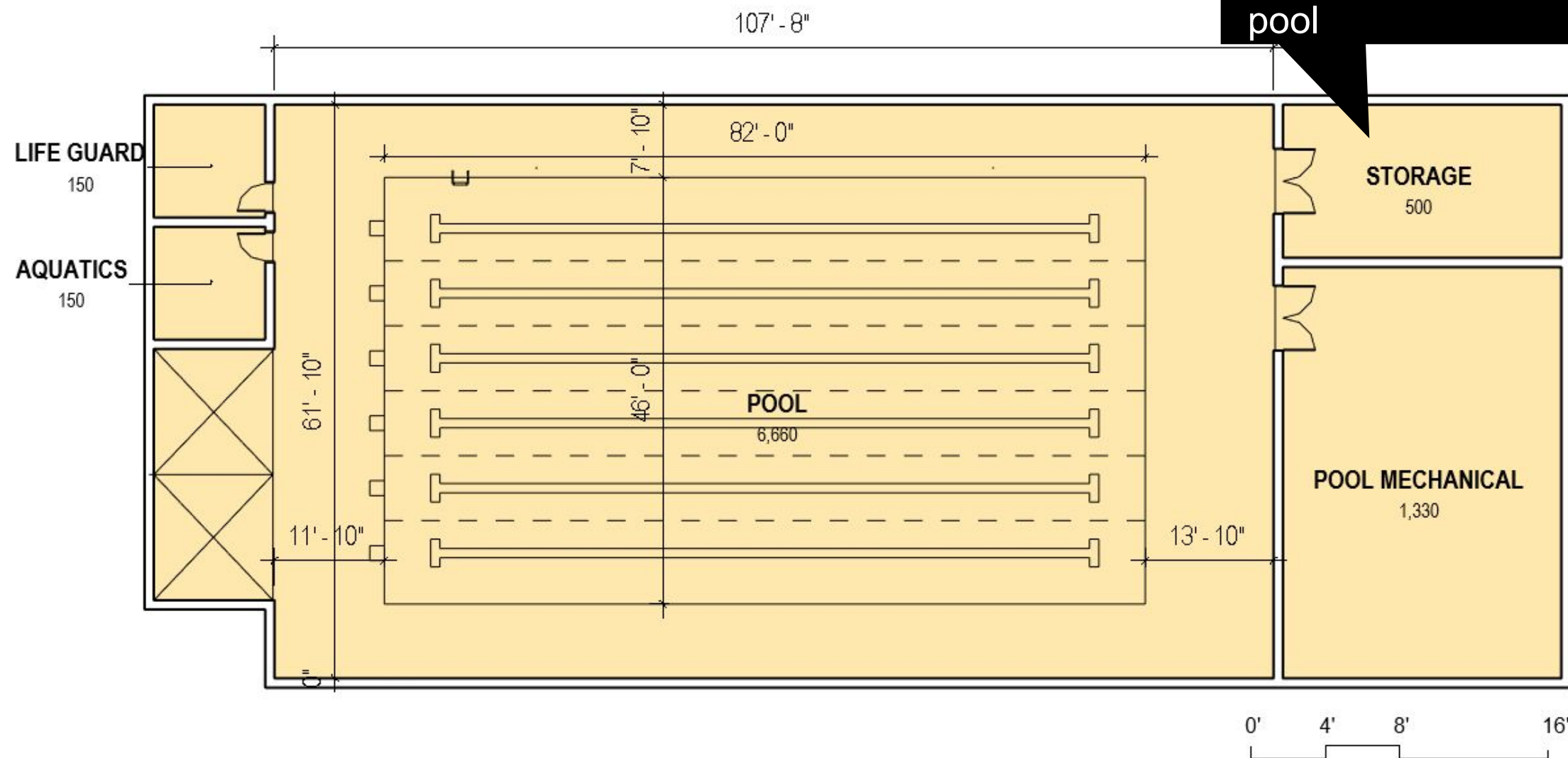
# Spaces to Support Activities

## Lap Pool

	<b>Goals:</b> Design a facility to be a multi-generational facility that creates an arena to be able to provide programing throughout the day.
Activities	Swim team practice, competition swimming, learn to swim classes, senior aerobics, aquatic rehab training, recreational lap swimming, SCUBA training, water safety / lifeguard training, private parties.
Size	6 Lanes short course 25' yard
Space Description	Multi-generational short-course competition pool
Adjacencies	Locker rooms, lifeguard / office, bleachers, storage, mechanical
Fixtures	Diving blocks, diving boards, diving tower Rinse off showers, cubbies and system
Considerations	Acoustic absorption, Zero depth Operating throughout the day
Operational Costs and Revenue	Programing a pool throughout operational fee viability.



Storage shared with secondary pool



Diving boards impact depth and cost

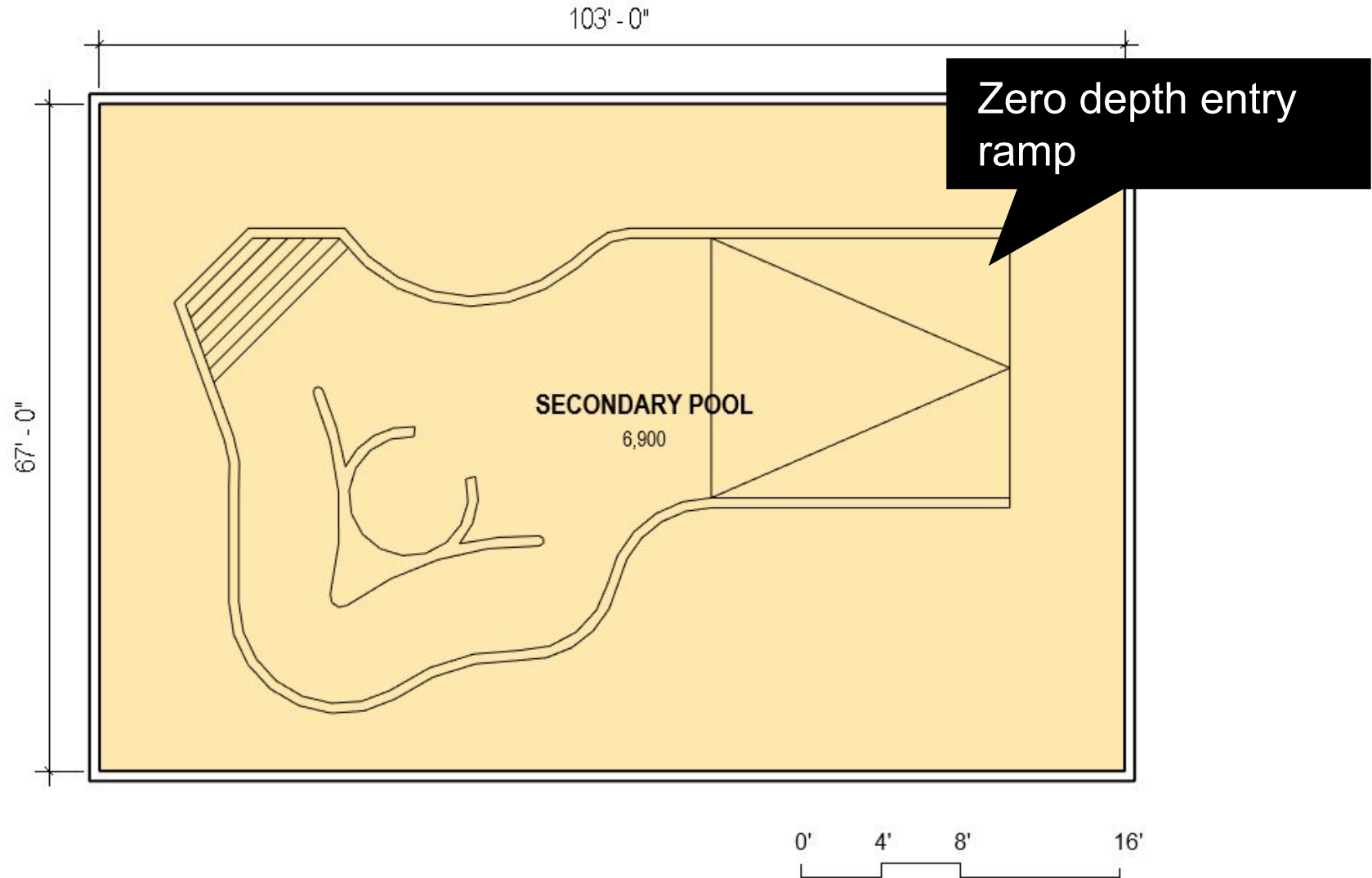
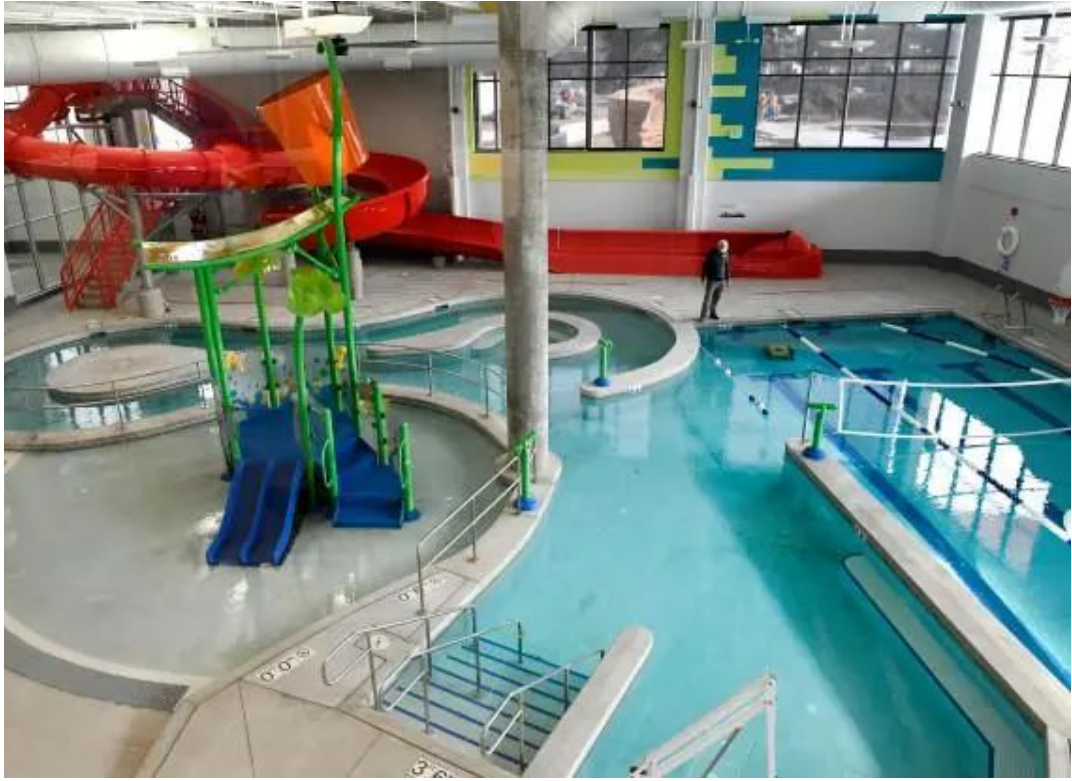


# Spaces to Support Activities

## Secondary Pool

**Goals:** Design a facility to be a multi-generational facility that creates an arena to be able to provide programming throughout the day.

Activities	Learn to swim classes, senior aerobics, aquatic rehab training, water safety / lifeguard training, private parties
Size	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters.
Space Description	Recreational pool with play equipment, zero depth entry and/or ramp access
Adjacencies	Lap pool, locker rooms, lifeguard / office, bleachers, storage, mechanical
Fixtures	Rinse off showers, cubbies, sound system
Considerations	Acoustic absorption, pool depths Zero depth  Operating throughout the day
Operational Costs and Revenue	Programing a pool throughout operational fee viability.

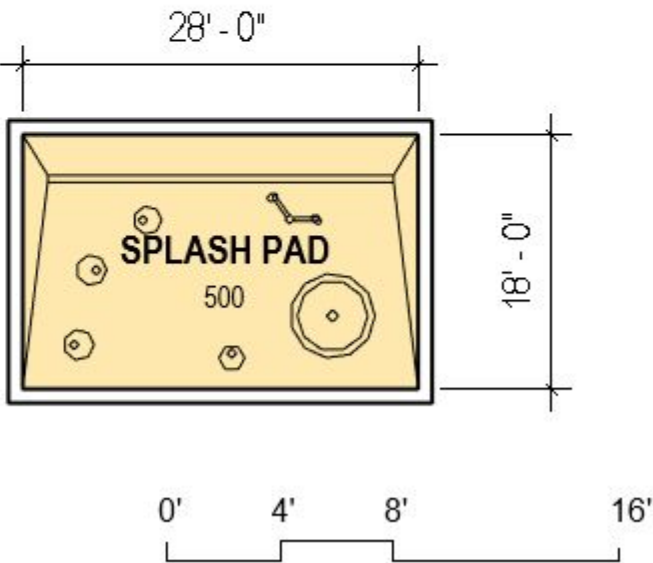




# Spaces to Support Activities

## Splash Pad

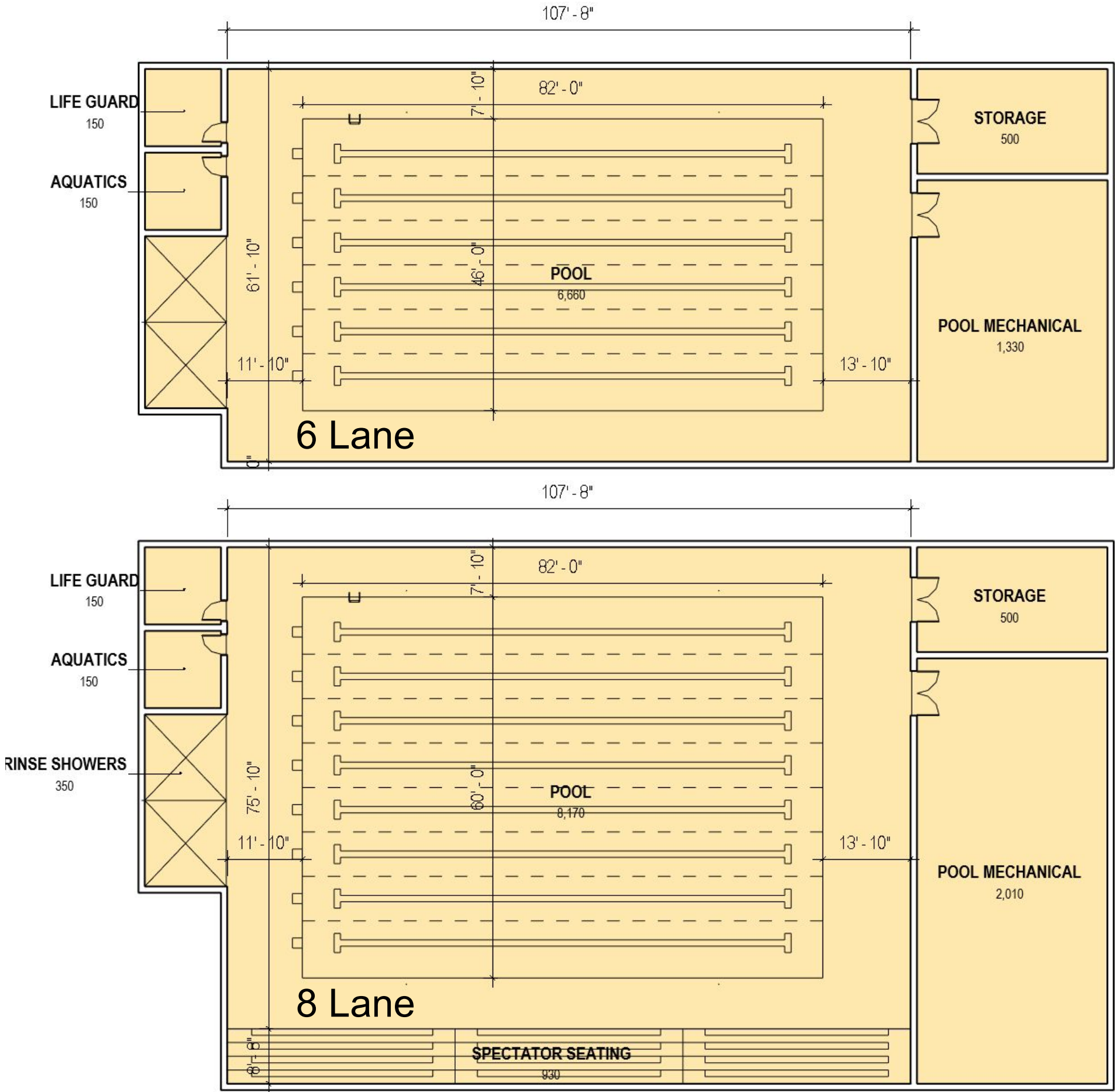
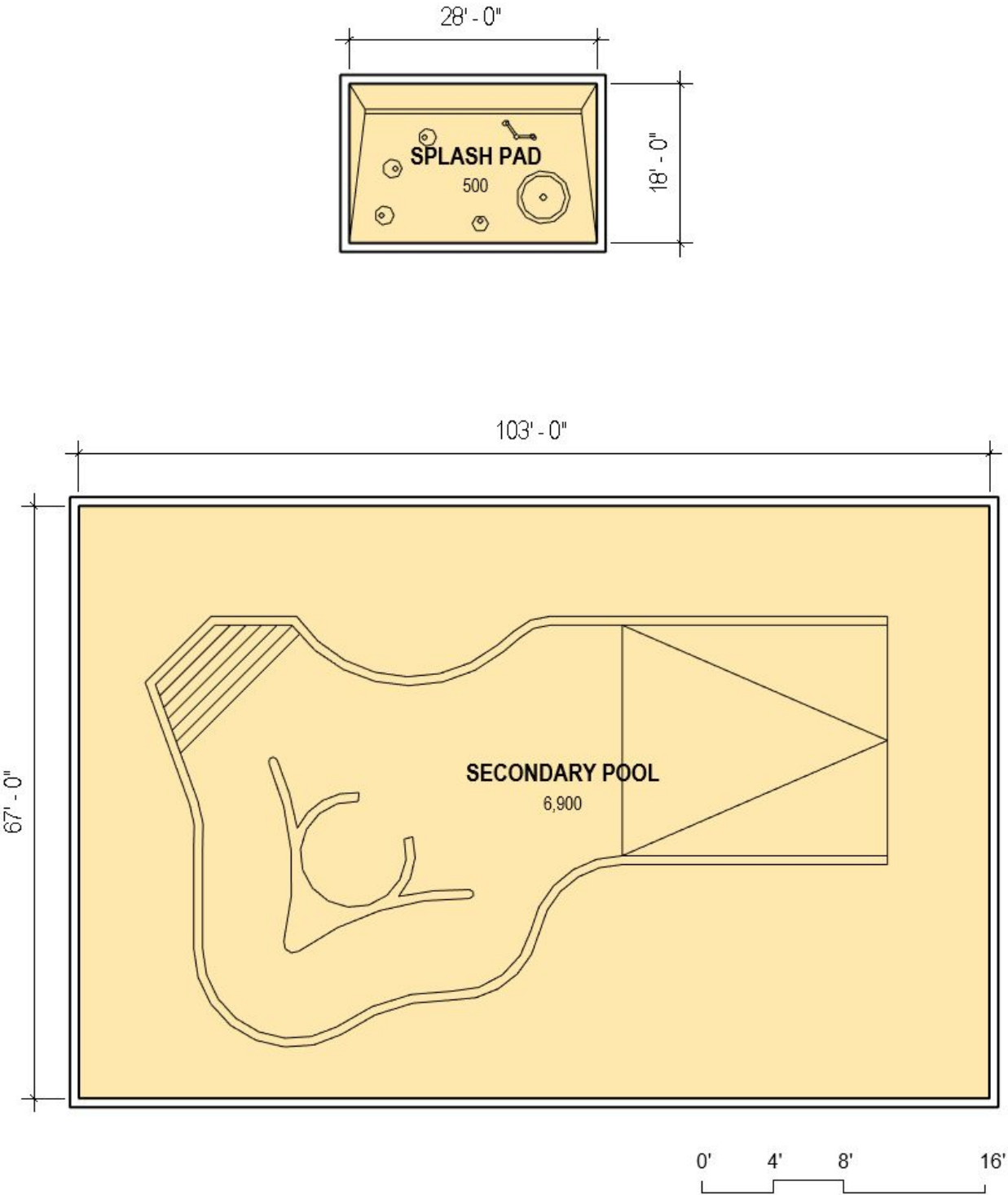
Activities	Water socialization, splashing and sitting
Size	Shallow/no depth splash area for small children to become accustomed to water
Space Description	Spray equipment <b>Indoor / outdoor</b>
Adjacencies	Lap pool, secondary pool, ocker rooms, lifeguard / office, bleachers, storage, mechanical
Fixtures	Rinse off showers, cubbies, sound system
Considerations	Acoustic absorption, pool depths Zero depth  Operating throughout the day
Operational Costs and Revenue	<b>Programing a pool throughout operational fee viability.</b>





# Spaces to Support Activities

## Aquatics Size Comparison

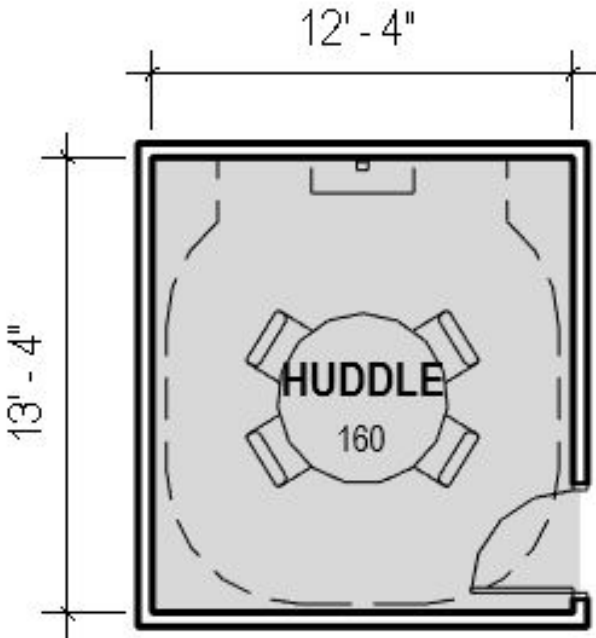
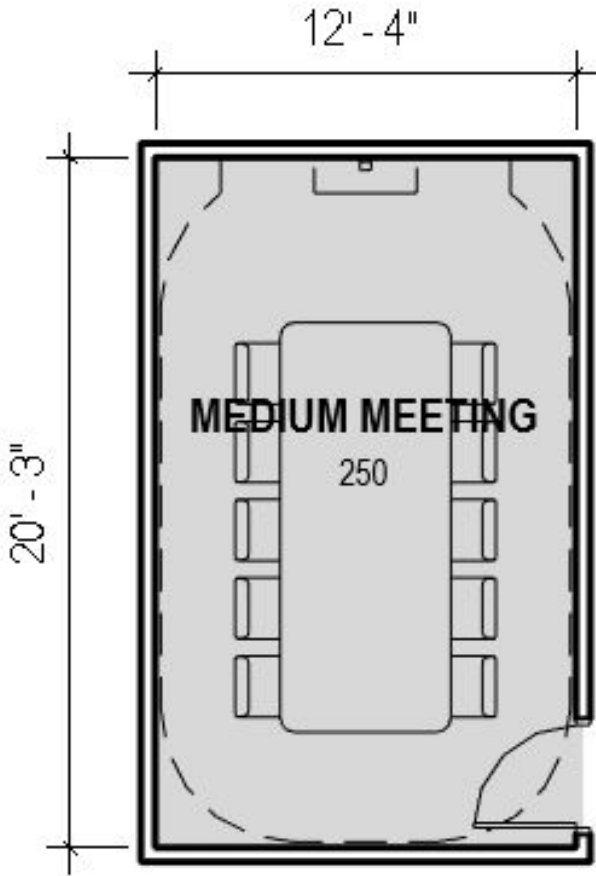


# Spaces to Support Activities

## Meeting and Huddle Rooms

Activities	HOA meetings, community group meetings, SCS meetings
Occupants	4 - 10 person table
Space Description	Small to medium conference rooms that could be rented hourly/daily or longer for small group meetings or individual consulting
Adjacencies	Reception, changing room, locker rooms, SCS offices
Fixtures	Foldable conference table, chairs, AV conferencing
Considerations	Acoustic separation, variable lighting, lockable storage, furniture storage

### Operational Costs and Revenue

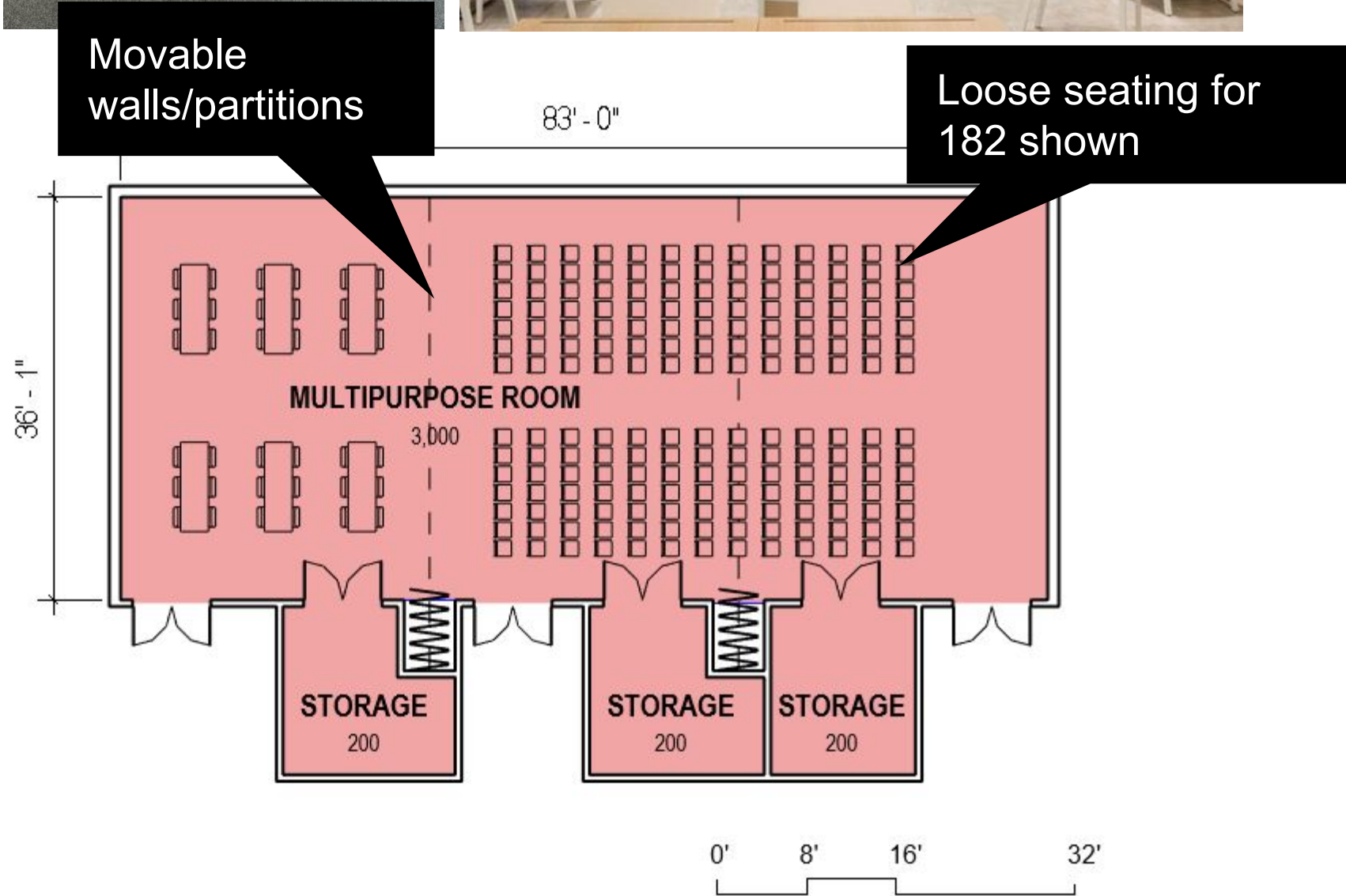




# Spaces to Support Activities

## Multipurpose Rooms

Activities	Youth clubs, movie night, lunch and learns, seminars, Bingo, support groups, HOAs/community groups, preschool breakout activities
Occupants	Able to be subdivided into classroom / meeting rooms depending on the size Workshop @ 36 people Seminar @ 70 people Lecture @ 182 people XL @ 322 people
Space Description	A flexible interior space with adjustable partitions that can be programmed for multiple sizes and reconfigured with flexible furniture for seminars or catered events and tradeshow
Adjacencies	Reception / lobby, warming kitchen / catering kitchen, multiuser WCs, childcare, furniture storage
Fixtures	Moveable furniture, built-in millwork and sinks
Considerations	Openings to the lobby, built-in millwork and sinks, acoustic separation while partitioned, multiple points of access, A/V for presentation and teleconference,
Operational Costs and Revenue	Relatively inexpensive to operate, but come with opportunities to generate significant revenue. The finishes in these spaces become crucial in terms of the market and ability to set an appropriate price point.





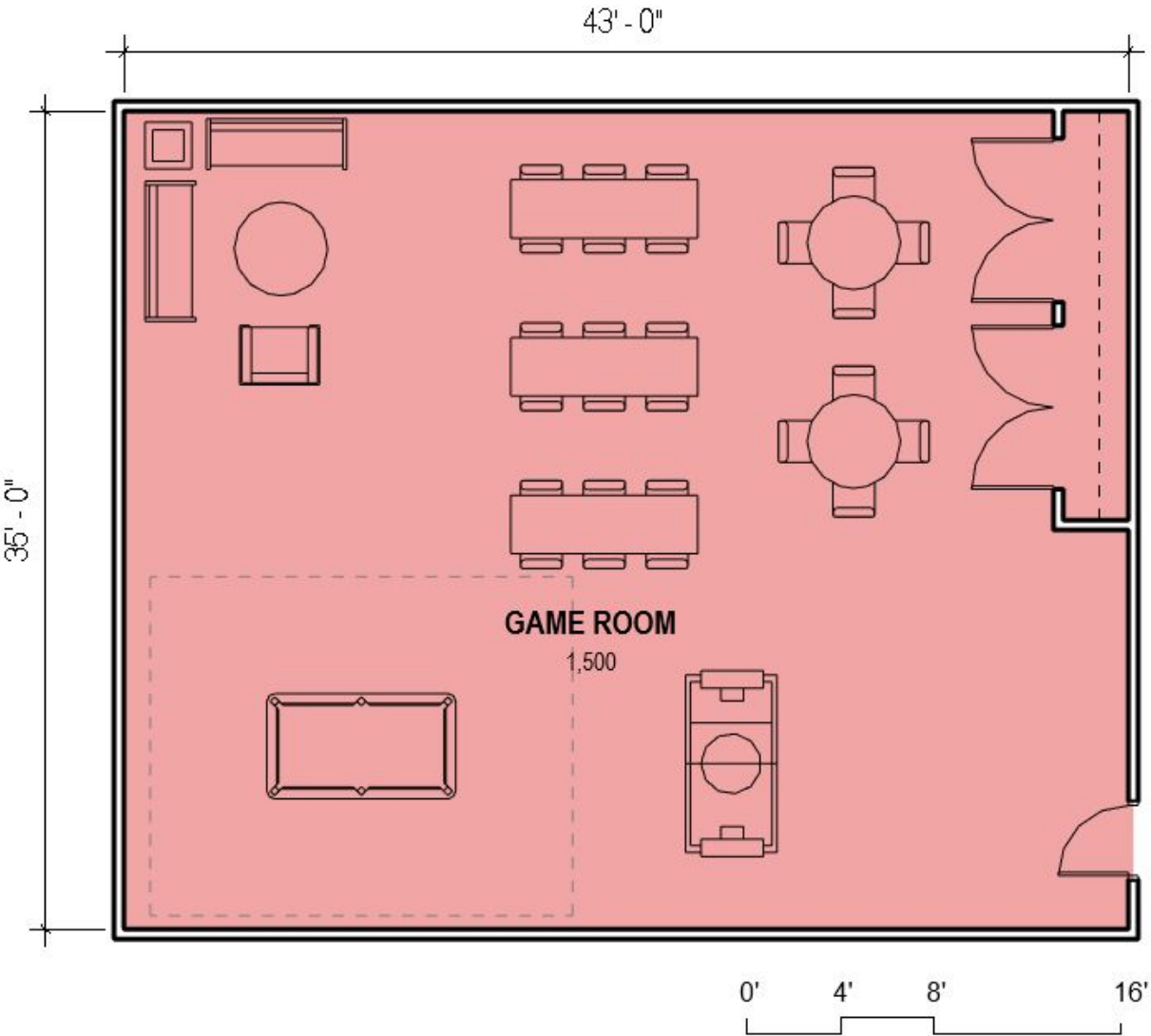
# Spaces to Support Activities

## Multi-Generational Game Room

Activities	Board games, puzzles, chess, Lego building, ping pong,  Televised sports, video gaming, esports competitions
Occupants	TBD Pending Discussion
Space Description	An area with both soft and hard seating with flexible gaming tables <b>for people of all ages</b> to play tabletop, arcade and pool hall style games that can host community movies and TV sporting events viewed on large screen TV.
Adjacencies	Reception / Lobby, cafe
Fixtures	TVs, game consoles, lockable storage, comfortable seating, games tables, ping pong table, pool table, darts, foosball, entertainment center, air hockey
Considerations	Acoustic separation from other program and absorption within the space
Operational Costs and Revenue	

The location of the building will in part determine the program

The game room should be a single, multigenerational space. The time of day may determine who is using it





# Community Activity Charrette

## Meeting Times

Middle School (11:15am - 12:00pm)

High School (12:15pm - 1:00pm)

Break (1:00pm - 2:00pm)

Adults at Hub for Gingerbread Making (2:00pm -3:30pm)

Break (3:30pm - 5:00pm)

Open @ HUB (5:00pm - 7:00pm)



Thank You!

