

# Scarborough Community Center Feasibility Study

Utile, Inc.  
February 29th, 2024

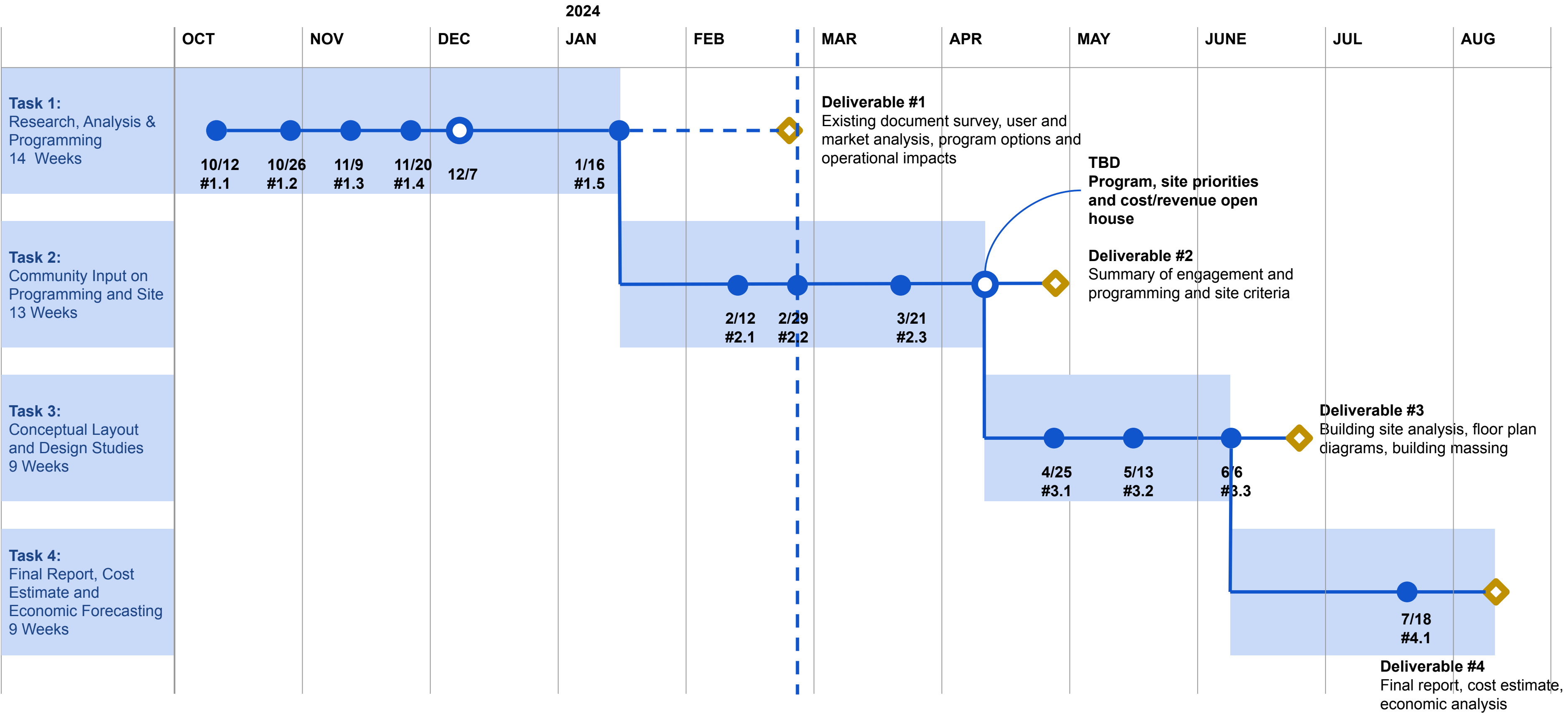


# Agenda

Design Meeting  
February 29th, 7pm

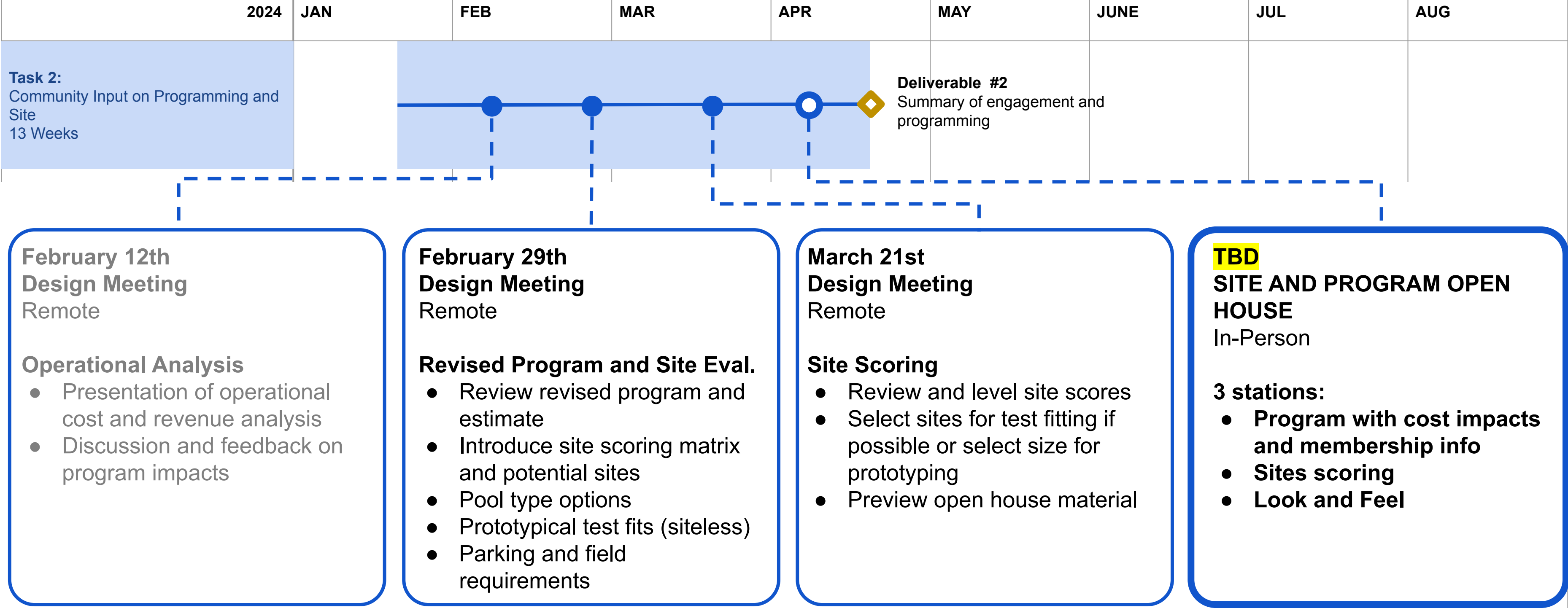
- 1. Review revised program and operational analysis (B\*K) - 15m**
- 2. Recreation/therapy pool options and case study (W&S) - 10m**
- 3. Comparable Parking Requirements - 10m**
- 4. Prototypical building layouts - 20m**
- 5. Site scoring matrix and potential sites - 20m**
- 6. Next steps**

# Timeline



# Task 2

## Community Input on Programming



# Updated Building Program Options

			Unit SF	Num.	Subtotal	Gross
Entry Lobby					2,100	2,730
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,500	1	1,500	
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					33,020	37,973
Gymnasium	⦿	3 Court gym Suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	22,300	1	22,300	
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	4,000	1	4,000	
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					20,210	23,242
Lap pool	⦿	25 yard, 8 Lane short course competition pool with attached ramp and stairs	8,710	1	8,710	
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: 86,402 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	



# Newtown Lap and Recreation Pools



NEWTOWN COMMUNITY & SENIOR CENTER



# Newtown Lap and Recreation Pools

Images Courtesy of Weston and Sampson





# Parking Size Comparison

## Estimated Min. Parking by Zoning

For a ±85,000 Ft² building  
294 Parking Stalls required  
±117,000 Ft² @ 400 Ft² per Stall



Hannaford 417 Payne Rd, Scarborough  
243 Parking Stalls  
96,035 Ft²



Wentworth School Lot  
248 Parking Stalls  
96,142 Ft²



School Lot at Gorham Rd / Rt1  
105 Parking Stalls  
45,000 Ft²



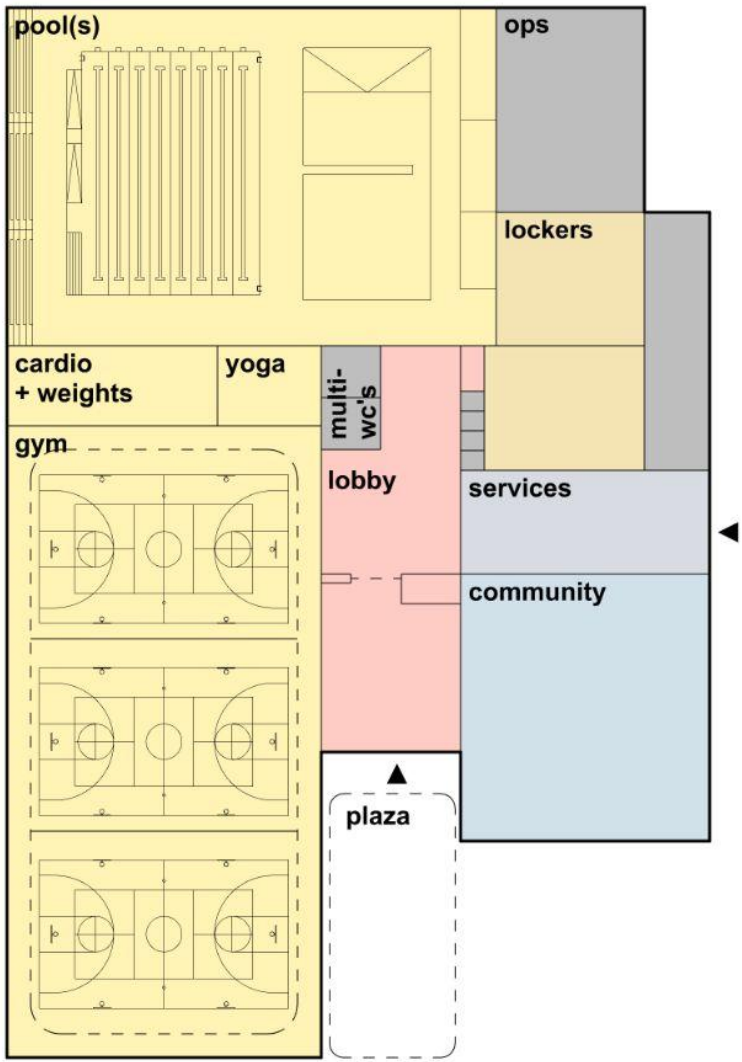
Boothbay YMCA (±58,200 Ft²)  
113 Parking Stalls  
45,000 Ft²

**\*\*Not to Scale**

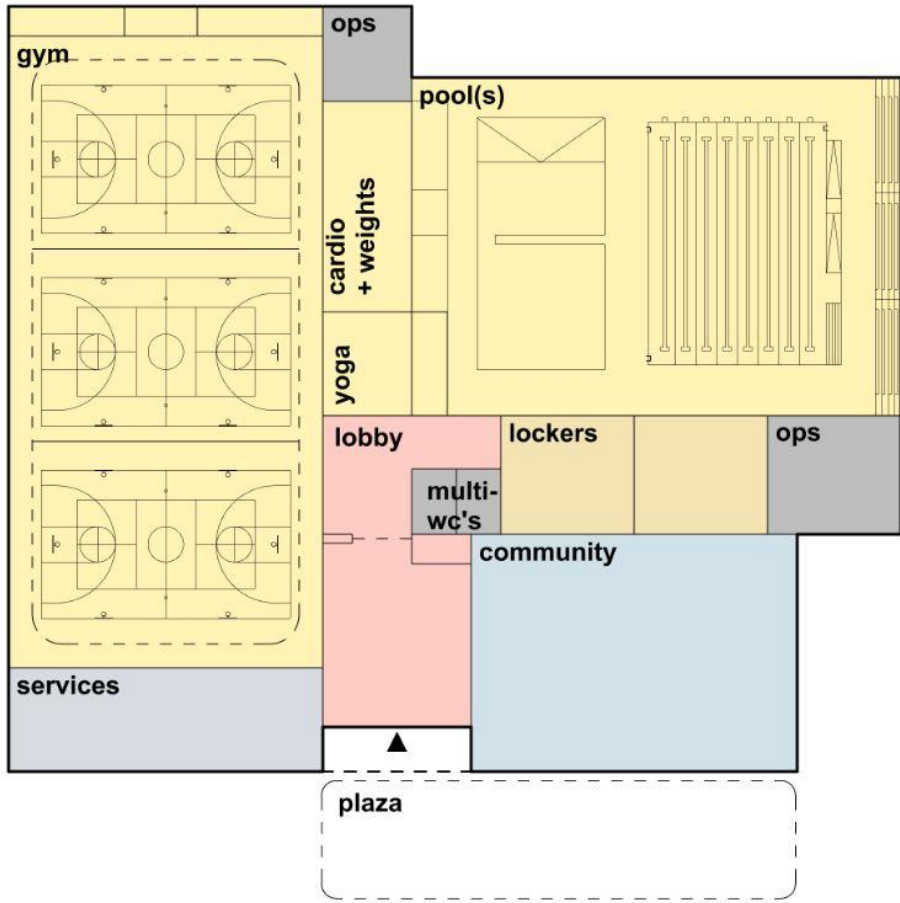


# Prototype Floor Plans

Single Story Building



Option1  
71,400 SF

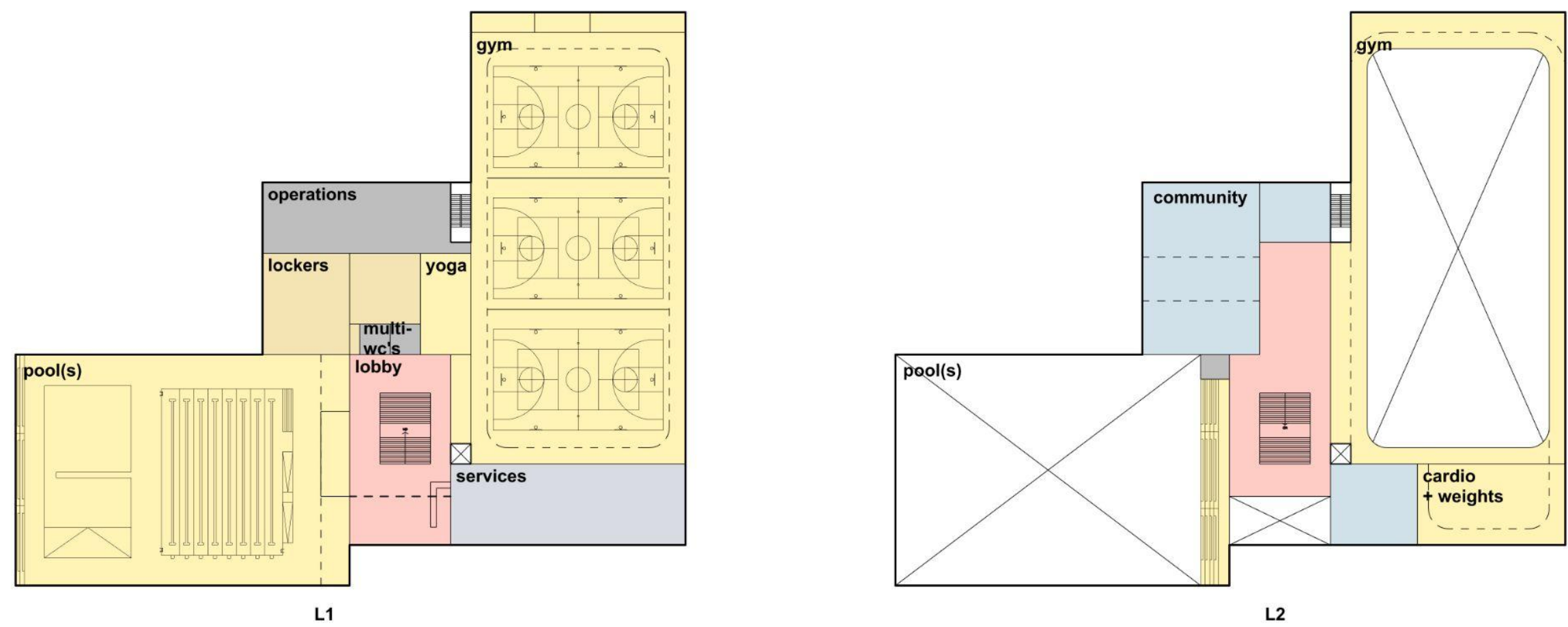


Option 2  
70,150 SF



# Prototype Floor Plans

## 2-Story Building



61,100SF footprint  
85,750 Building GSF



# Site Evaluation Matrix Overview

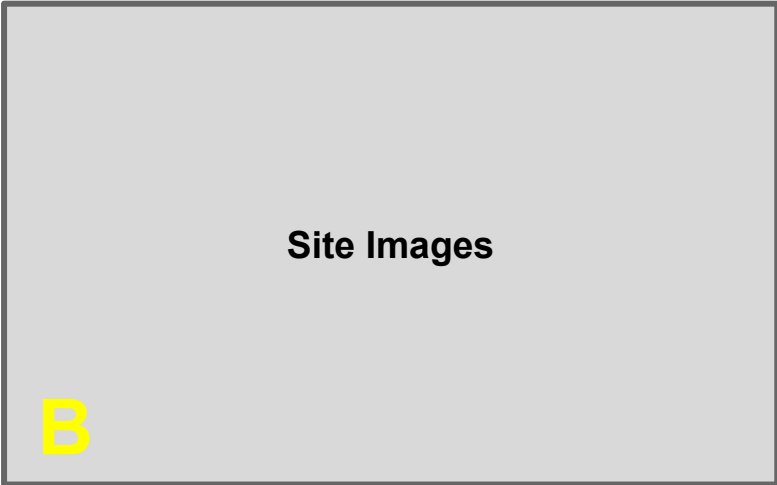
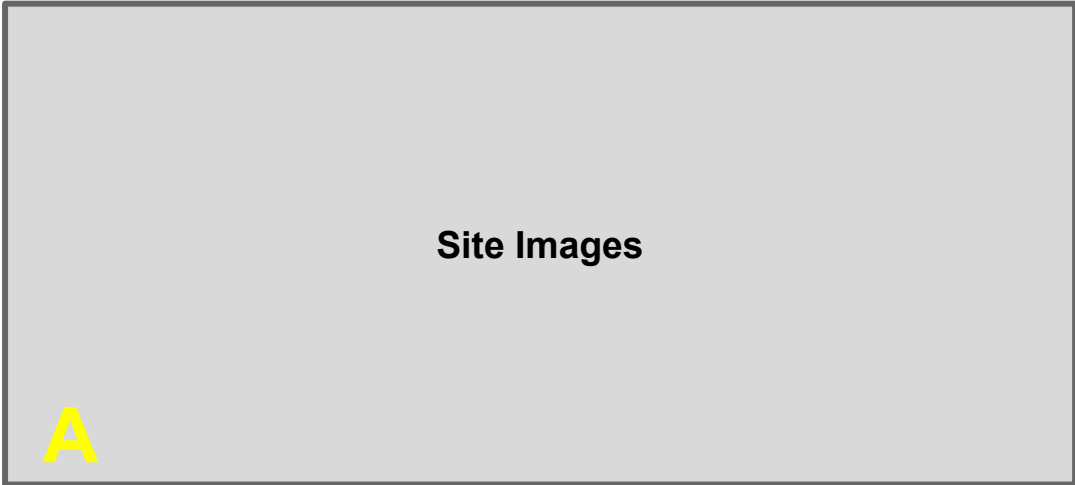
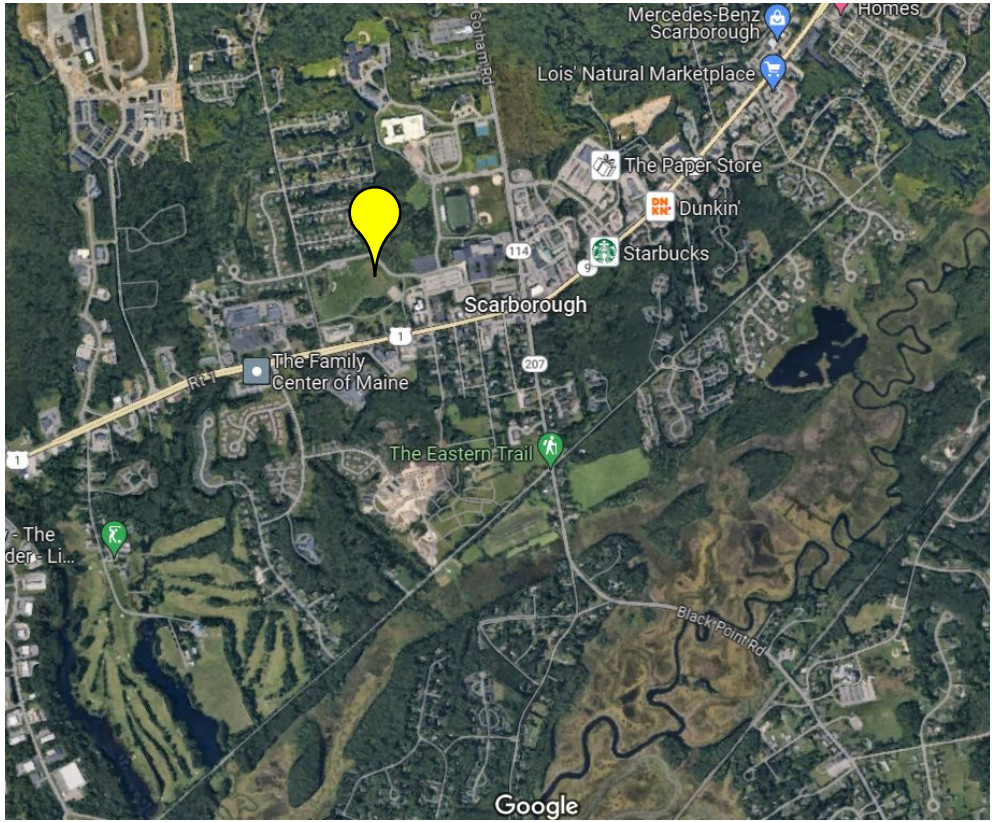
Program Test Fit	Optimal and Effective Use of Site	Geographic Location	Adjacencies	Site Conditions and Challenges	Cost / Land Acquisition / Ownership	Special Permits or Approvals
Site can accommodate important pieces of program including interior spaces, exterior spaces and parking	Existing buildings on site, site better suited for other uses / conforms to town growth plan	Proximate to Scarborough's residential population or is well served by multimodal forms of transportation (walk, bike, bus)	Adjacent uses are likely to add to the Center's success	Topographic or site conditions that make development challenging (wetlands, slope etc)	Not likely to be prohibitively costly given current ownership	Overlay districts, restrictive covenants, federal/state/county approvals required
<b>1</b>  Site cannot support program without considerable adjustment	<b>1</b>  Land is intended for conservation or residential growth	<b>1</b>  Geographically isolated	<b>1</b>  Adjacent uses unrelated	<b>1</b>  Challenging topography or wetland	<b>1</b>  Private-market building with new construction premiums	<b>1</b>  Additional permits / approvals required
<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>  Adjacent uses neutral or duplicative	<b>2</b>	<b>2</b>	<b>2</b>
<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>  Adjacent neighborhood uses	<b>3</b>	<b>3</b>	<b>3</b>
<b>4</b>  Program can be accommodated on site	<b>4</b>  Land is suited for redevelopment	<b>4</b>  Well located	<b>4</b>  adjacent complementary civic uses (school playground/park)	<b>4</b>  Flat, cleared site	<b>4</b>  Publicly-owned site	<b>4</b>  No known special requirements



# Site #1: Memorial Field

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

ADDRESS
5 Durant Drive
OWNERSHIP
Town Owned
AREA
4.6 Acres / 200,376 Ft <sup>2</sup> 0.14 Acres / 6,098 Ft <sup>2</sup> Wetland
Buildable Area: 156,400 Ft <sup>2</sup> outside of draft 50' wetland setback
CURRENT USE
Scarborough Memorial Field and Skate Park
NOTES
Located near municipal campus
Flat site currently used for athletic fields
Adjacent Scarborough High School and municipal campus

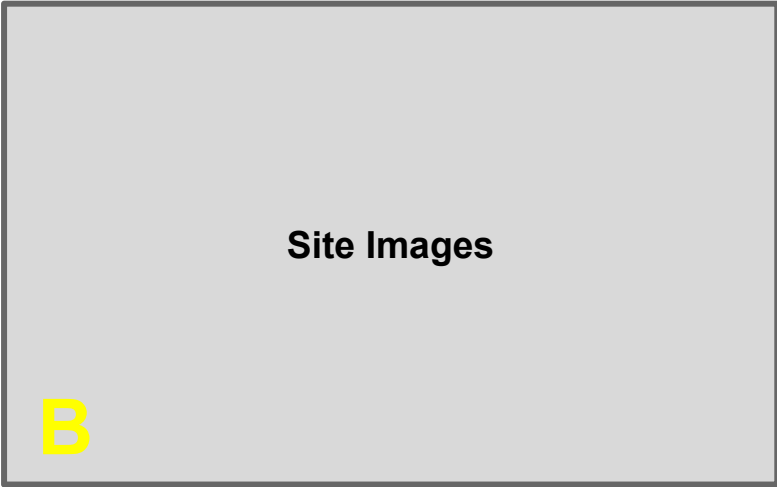
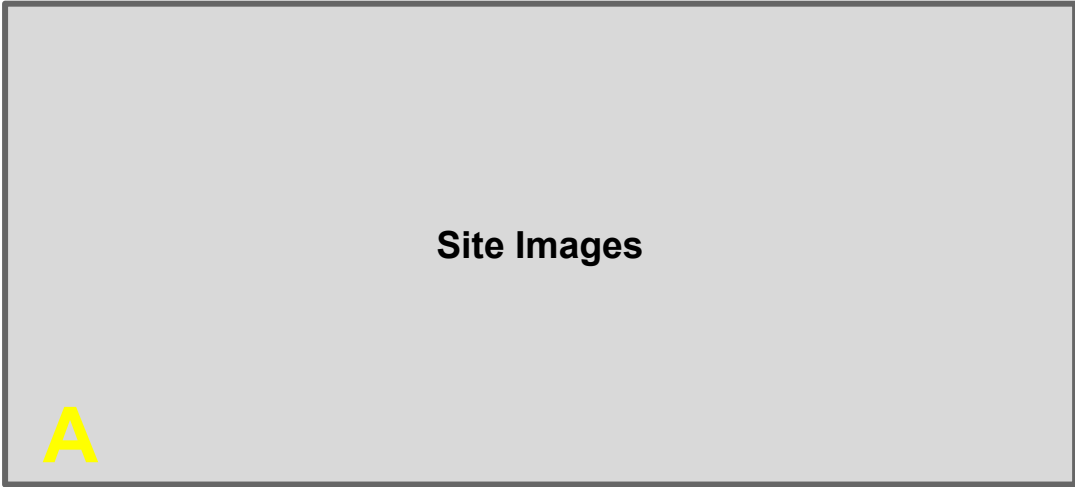
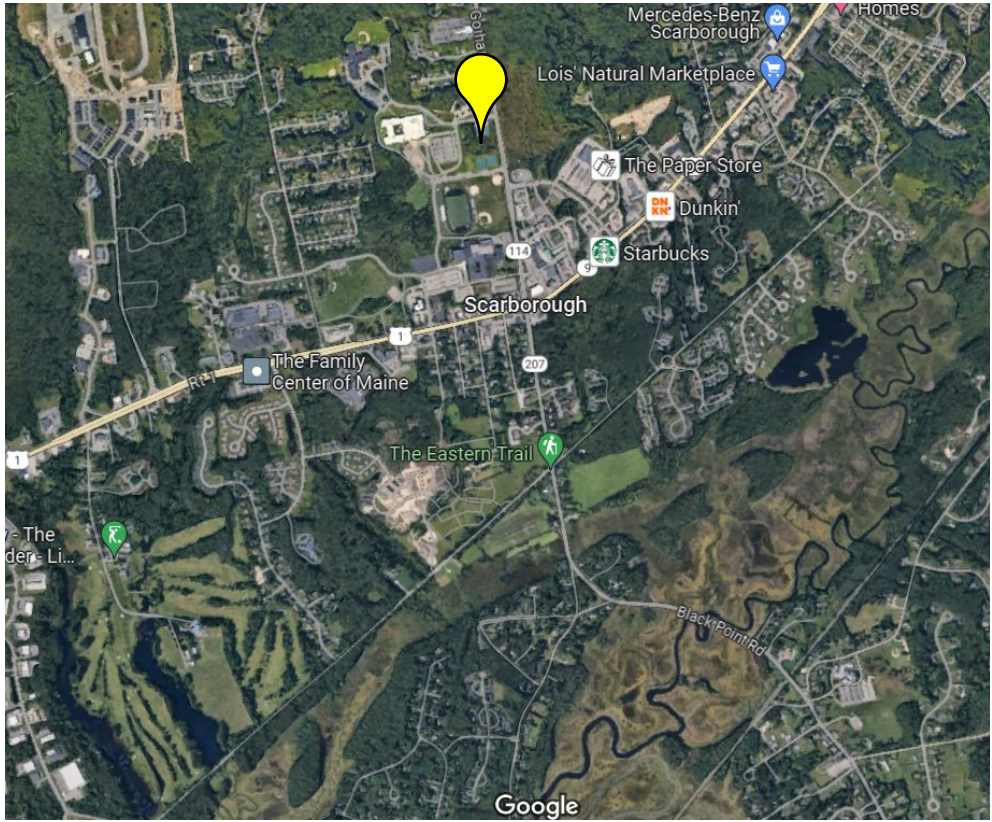




# Site #2: Municipal Tennis Courts

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

ADDRESS
<a href="#">11 Municipal Drive</a>
OWNERSHIP
Town Owned
AREA
5.93 Acres / 258,310 Ft <sup>2</sup> 2.4 Acres / 110,443 Ft <sup>2</sup> Wetland
Buildable Area: 32,218 Ft <sup>2</sup> outside of draft 100' setback
CURRENT USE
Public tennis and basketball courts
NOTES
Located near Wentworth School
Portions are flat and used for athletic courts.
Considerable wetlands on site

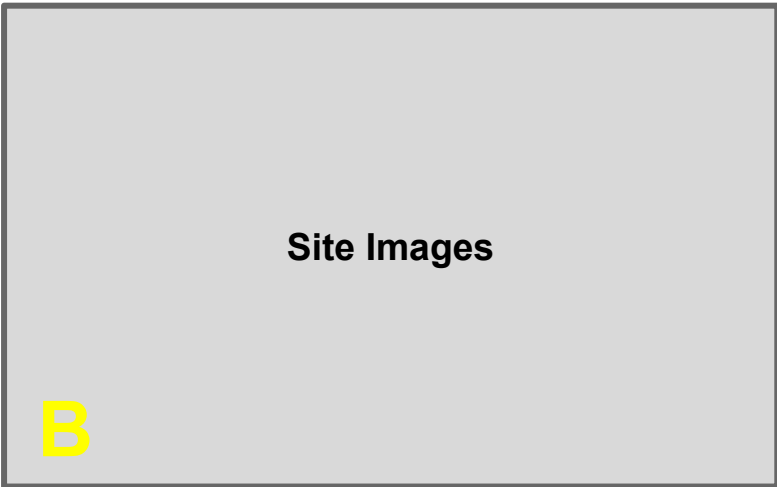
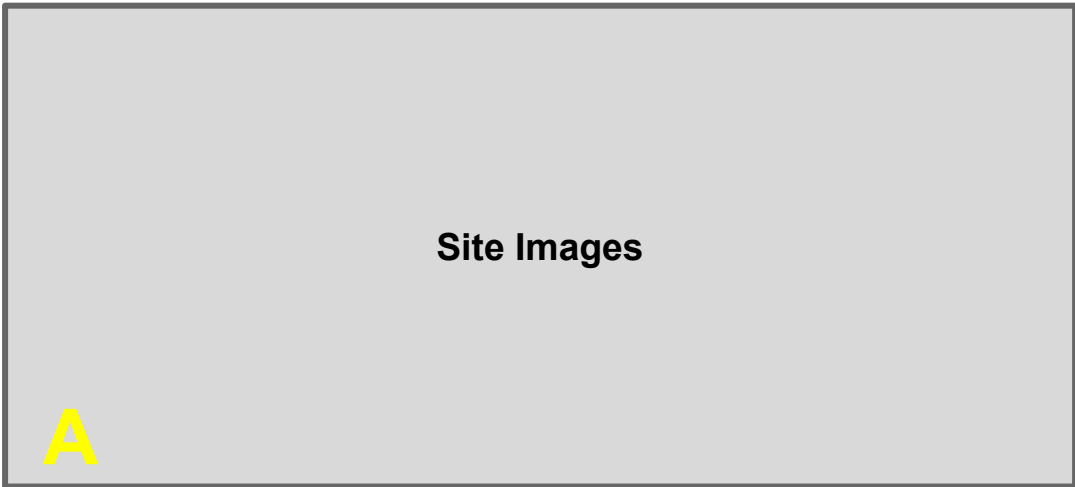
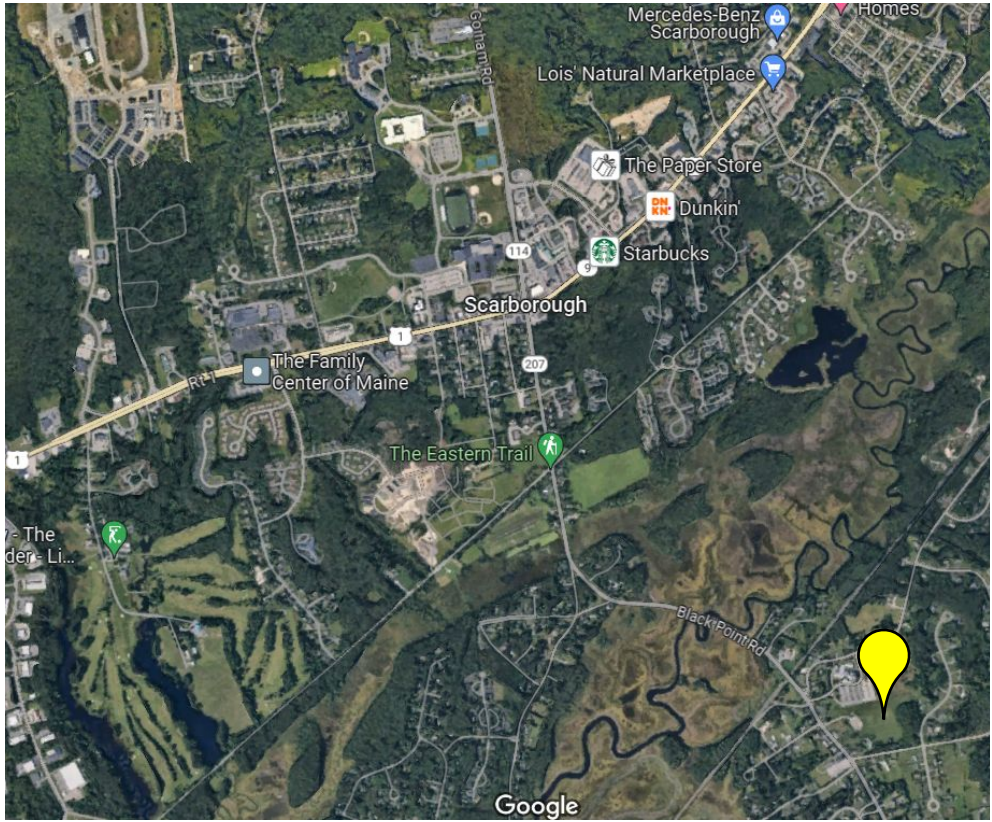




# Site #3: Black Point Park

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

ADDRESS
<a href="#">160 Black Point Road</a>
OWNERSHIP
Town Owned
AREA
Buildable Area: 11.6 Acres / 505,296 Ft <sup>2</sup>
CURRENT USE
Practice football field, playground, fields
NOTES
Flat site currently used for athletic fields

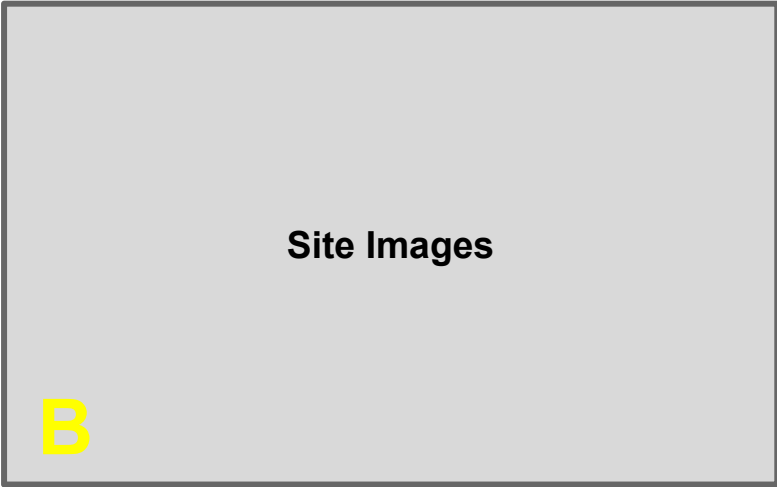
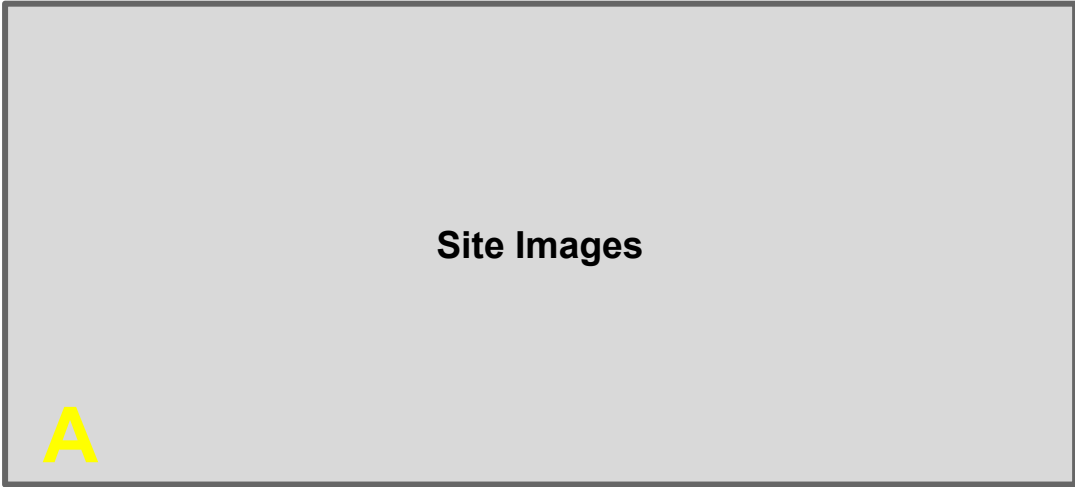
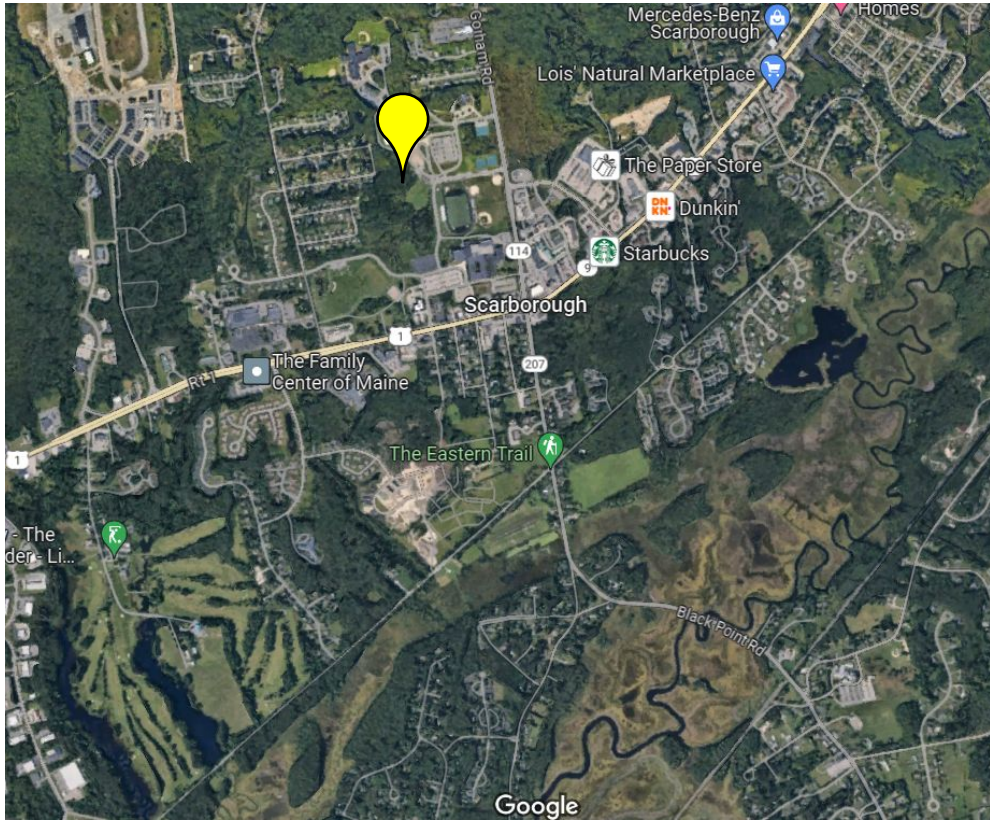




# Site #4: Ice Rink

Note: Sites are high level location studies for review purposes only. They do not represent formal site proposals and require additional review and investigation.

ADDRESS
<a href="#">20 Municipal Drive</a>
OWNERSHIP
Town Owned
AREA
8.68 Acres / 374,616 Ft <sup>2</sup> 2.84 Acres / 123,710 Ft <sup>2</sup> Wetland
Buildable Area: 211,624 Ft <sup>2</sup> Area outside of draft 100' setback
CURRENT USE
Practice football field, playground, fields
NOTES
Flat site currently used for athletic fields and skating rink





# Site Evaluation Matrix Preliminary Scoring

Site	Program Test Fit	Optimal and Effective Use of Site	Geographic Location	Adjacencies	Site Conditions and Challenges	Cost / Land Acquisition / Ownership	Special Permits or Approvals	Total Score
Site #1 - Memorial Field								
Site #2 - Municipal Tennis Courts								
Site #3 - Black Point Park								
Site #4 - Ice Rink								

4	Excellent
3	Good
2	Fair
1	Poor



# Next Steps

**Next meeting March 21st, 2024**

- **Review and level site scores**
- **Select sites for test fitting**
- **Preview open house material**



# Thank You!

