

Falmouth Recreational Center Preliminary Proposal

Briefing Materials for Town Council Meeting
March 9, 2009

Feasibility Committee:

Hugh Cox: *Co-Chair & Falmouth Citizen*
Charlie Hurdman: *Co-Chair & Falmouth Citizen*
Andy Hyland: *Architect & Falmouth Citizen*
Scott Rousseau: *Falmouth HS Varsity Boys Hockey Coach & Falmouth Citizen*
Cristina Scassa: *Falmouth Boys Hockey Booster President & Falmouth Citizen*
Barry Kurland: *Cumberland, North Yarmouth and Greely HS representative*
Kevin Sackville: *Family Ice Center Executive Director*

Town of Falmouth Liaisons:

Lucky D'Ascanio: *Community Programs*
Matt Gilbert: *Community Programs*
Jay Reynolds: *Parks and Public Works*

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Executive Summary

1. **Demonstrated uses for sports, recreation & community activities**
 - November – March: Ice hockey, figure skating, public skating, speed skating, etc.
 - April – October: Indoor turf (spring/fall) and concrete floor (summer)
2. **Potential for broad community support**
 - Preserve existing use, add new Town of Falmouth programming options
 - Add to and integrate with FIC, and Town Center concept and plans
3. **Net neutral to town – capital and operating budget**
 - FIC non-profit & funding model; leverage FIC cost efficiencies
 - Due diligence design and O&M with other multi-purpose facilities
 - Independent from FIC for now, but organizations are actively collaborating
4. **Goals for today:**
 - Review preliminary proposal for Town of Falmouth support
 - Receive guidance and support on process moving forward

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Community Needs and Proposed Uses

- **Community needs –new multi-use venue for skating, sports & activities**
 - Current/rapidly growing shortage of ice-time (HS, MS, Girls, Regional, CBYH, etc.)
 - Mitigate impacts of weather on sports & programs
 - Create community-building/town-center gathering place
 - Enable expansion of programming/activities offered by Town of Falmouth
- **Proposed uses – school and community programs**
 - Winter (Nov–March) → Public skating, hockey, figure skating
 - Spring (April–May), Fall (Sept–Oct) → Turf
 - Summer (July – Aug) → Inline skating and community programs
 - Year-round meeting/party room
- **Potential broad base of support**
 - School, community, regional associations, etc.

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Facility Design Goals

- **Build low cost facility (e.g., NYA type Arena)**
 - Minimize capital, total life cycle and operating costs
- **Plan based on validated programming & usage fees/revenue**
- **Conservatively phase construction/uses**
 - Ability to privately raise funds to cover capital costs
 - Capability to secure program fees to cover O&M
- **Integrate/coordinate with FIC, Village Park, Community Programs**
 - Environmentally sensitive, zoning, parking, programming
- **No financial burden on Town of Falmouth for:**
 - Up-front capital costs to be raised by private funding
 - Ongoing operating costs to be covered by fees & advertising

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Request for Town Support

- **Replace existing outdoor rink with multi-use venue → benefits to Town:**
 - Easy school and community access
 - Reinforce community-gathering & town-center goals
 - Integrate with other potential uses of community land
 - Easy coordination with FIC, FCP, Parks & Public Works
 - Reduce outdoor rink maintenance costs
 - Create extra parking capacity
- **Request of Town:**
 - Long term lease for land to non-profit (FIC model)
 - Reduce initial acquisition costs
 - Reduce ongoing property tax and insurance costs
 - Reduce ongoing risk (control, liability, etc.)
 - Zoning district amendment

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Next Steps and Guidance Needed

- **Finalize overall plan**
 - Design (facility, site and parking plan & visuals)
 - Capital cost estimates
 - Pro-forma (fees, revenues, actual O&M)
 - Fundraising process, timeline, team and targets
- **Where we need guidance from Town Council**
 - Feedback: what are key Town Council considerations?
 - Timeline and process for securing community support
 - Process for securing long-term, low-cost lease for site from Town
 - Process for amending the zoning district
 - Coordination with Town Council moving forward