

**Falmouth Community
Recreation Center –
Space Needs**

Town Council – November 8, 2010

Local Need for a Center Exists

Increase in participants over the last 10 years:

- Adult Education +45%
- Recreation +25%

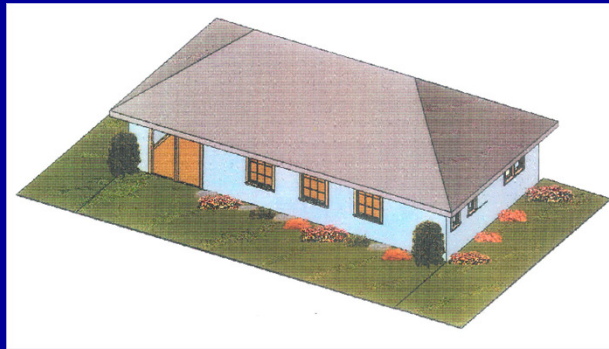


Limited daytime programming space

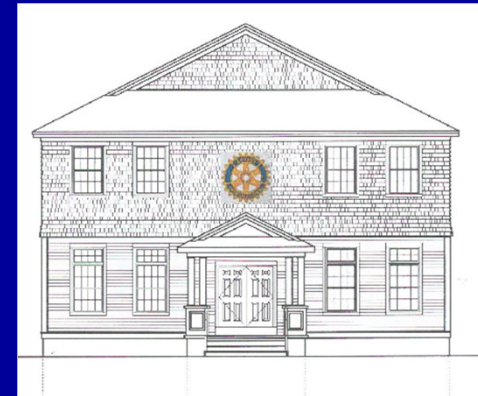
- Currently (1) Day Time program, Gentle Yoga, in Council Chambers
- Pre-school program spaces at Family Ice or the Library not always available

Not a New Concept...

1997: OceanView joint proposal for a *Senior Center*



1999-2006: Town funds for a upgrade/renovation at Village Park Warming Hut for an *Intergenerational Community Center*



2007: Falmouth Rotary Club proposal for a joint *Community Center/Meeting Place* at Village Park Warming Hut

Current Community Programs Budgets are Mostly Self-Sustaining

- **Adult Education Operating Budget**
 - Town share = 33%
 - State subsidy = 19%
 - Participant Fee share = 48%
- **Recreation Operating Budget**
 - Town share = 10%
 - Participant Fee share = 90%



Love to Offer these Programs

Wellness & Fitness Programs

Senior Chair Aerobics
The Diva's Fitness Hour
Power Hour Fitness

Senior Programming

Lunch 'n Learn
Monthly Breakfasts
The Reel Deal (lunch and a movie)
Knitting Circles
Card Games and More

Before Care/Afterschool Care

Preschool Childcare

Sweet Relief - Day Time Drop & Shop

Preschool Art & Music Programs

Tiny Stars Creative Drama
Squiggles & Giggles Art
Preschool Sing & Play
Manners Matter Most

Preschool Foreign Language

Mia Momma Y Yo (My Mom and I)
French for Kids

Mommy & Me classes

Mommy & Me Yoga
Stroller Boot Camp
Signing Time (Baby Sign Language)

Adult Bookclub

Between the Pages

Concepts for Falmouth Center

Concept A: 8,000 sf

- Community room (1) 3,200 sf
- Classrooms (5) 2,200 sf
- Meeting room (1) 600 sf
- Reception/office/storage/restrooms 2,000 sf

Concept B (incl. Gym): 18,065 sf

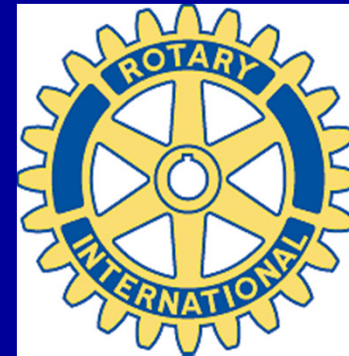
Concept C (incl. Gym and Pool): 38,065 sf

Total recommended size: min. 8,000 - max. 18,065 sf

Note: Reserve space for future expansion

Potential for Other Tenants

Rotary Club of Falmouth still interested



“Quality meeting space is something the town really needs and we are still very interested in exploring this.”

Yarmouth Community Services

- Town Department for Parks, Recreation and Adult Education
- Uses “Community House” (1,555 sf) – former fire barn/schoolhouse for bridge club, senior citizens club, quilters club
- Log Cabin – Reserved for use by school board and town council due to equipment. Off-limits for use by Community Services and others
- <http://www.yarmouthcommunityservices.org/>

Cumberland Recreation & Community Education

- Includes services for North Yarmouth
- Day Time Programming Spaces:
 - Wescustago Grange Hall – Aerobics classes
 - Prince Memorial Library - Tai chi, Mommy & Me Music
 - Cumberland Town Hall – single date programs (no block booking)
 - West Cumberland Community Hall (used periodically, party rental, meeting space, antiquated heating system, too far away)
- Greely Pool
- <http://www.cumberlandmaine.com/Recreation.cfm>

Freeport Community Center



- Operated by Freeport Community Services, a non-profit entity
<http://www.fcsmaine.org/>
- RSU 5 Recreation and Community Education (RSU 5-RCE) sponsors community activities <http://www.rsu5-rce.org/>
- RSU 5-RCE rents FCC basement for \$625/month for “Port” Teen Center (512 sf, open 3 hours/day, no weekends currently)
<http://www.theportteencenter.org/>
- No other Town spaces are used for recreation purposes.
- No Town programming at Casco Bay YMCA
<http://www.cumberlandcountymca.org/casco-bay-ymca>

Cape Elizabeth Community Services



- Division of School Department
- Community Center: Renovation of former mill work building (10,000 sf +/-)
 - Conference Room – max. 8 people
 - Meeting Room – max. 15 people
 - Activity Room space – max. 100 people
 - Bicycle Spinning room – garage bay in basement
 - Computer Room – 8 laptops
 - Community Room – w/ kitchen and tables chairs, cooking classes
 - (2) Classrooms dedicated to extended care
 - Game Room (Teen area) – pool table, air hockey, tv w/wii, etc.
 - Living Room (bridge tables, art programs)
- <http://www.cape.k12.me.us/commserv.htm>

Westbrook Community Center

- Re-use of (portion of) former Wescott Junior High School (move in 2009 – still in transition)
- Operated by Westbrook Community Services Department
- Includes: Gymnasium, Pool, Cafeteria, Classrooms
- Non-profit Tenants: Resale Shop, Center for African Heritage, PROP, Sudanese community
- Possible Future Tenants: Food Pantry, Westbrook Historical Society
- <http://www.westbrookcommunitycenter.org/>

Towns with Community Centers

<u>Location</u>	<u>SF size</u>
• South Portland	36,000 (60,000 w/ pool)
• Gorham	20,275 (no pool)
• Caribou	31,737 (no pool)
• Wiscasset	28,000 (35,000 w/ pool)
• Falmouth	8,000 - 18,065 sf (no pool)

Per Person Size

<u>Location (2000 population)</u>	<u>SF size/person</u>
• South Portland (23,324)	1.5 (2.6 w/ pool)
• Gorham (14,141)	1.4
• Caribou (8,312)	3.8
• Wiscasset (3,603)	7.8 (9.7 w/ pool)

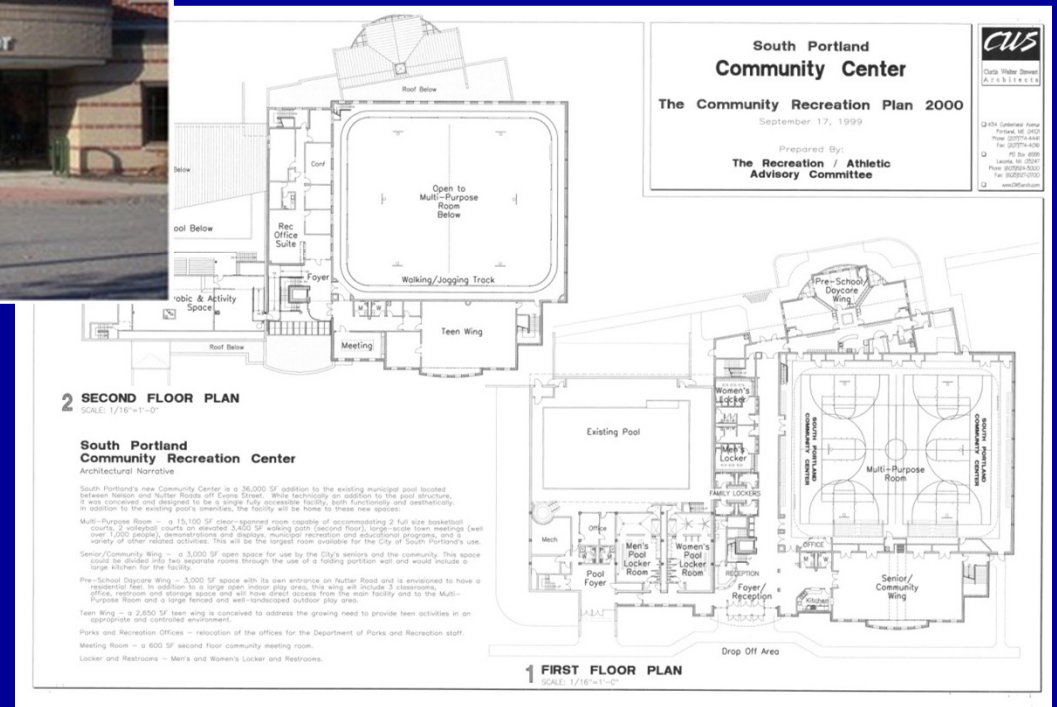
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| • Falmouth (10,310) | 0.8 - 1.8 sf/person |
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South Portland Community Center

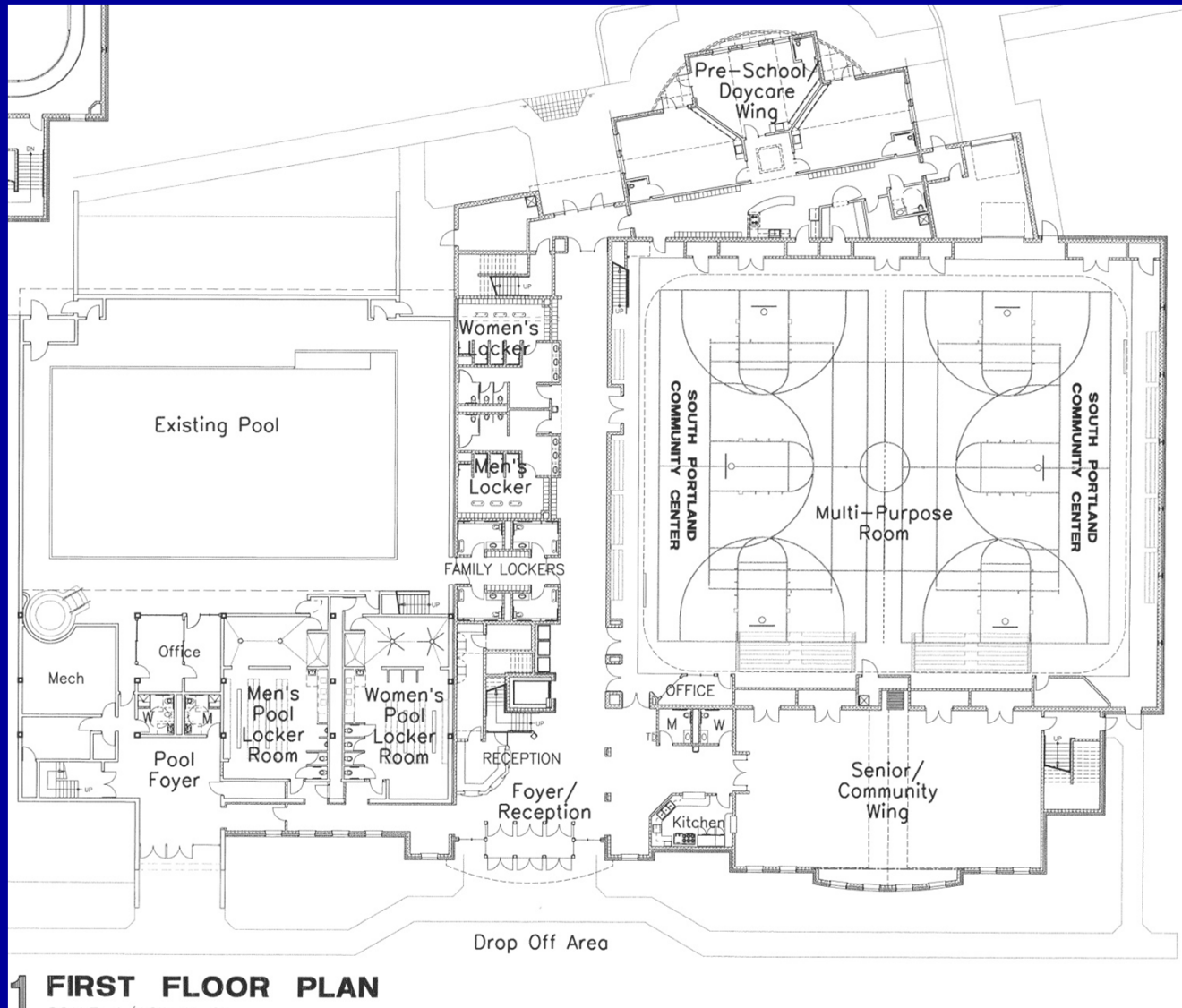


Operated by South
Portland Parks and
Recreation
Department

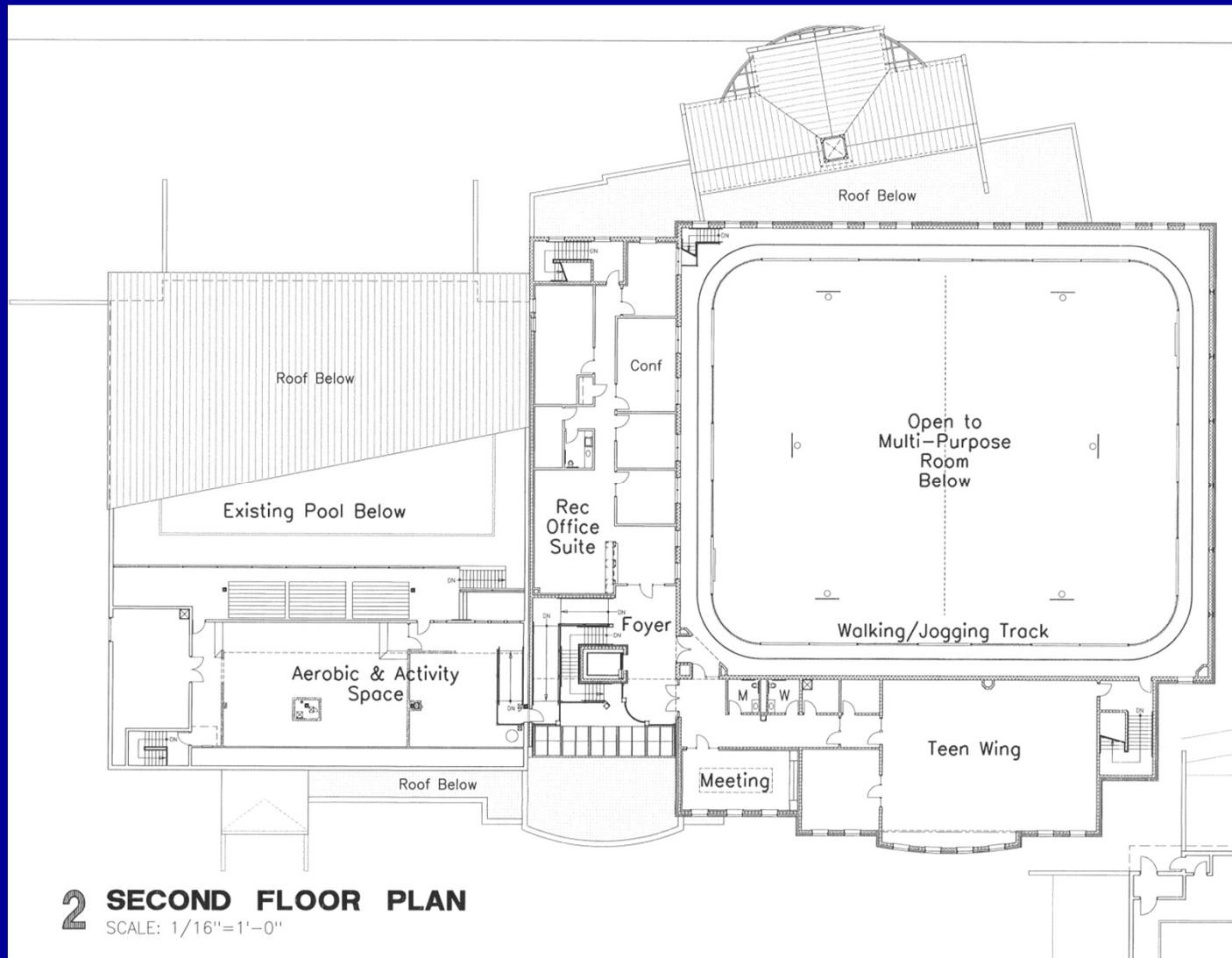
<http://www.southportland.org>



South Portland – 1st Floor



South Portland – 2nd Floor



South Portland Community Center

- Gym w/ elev. track 15,000 sf (25%)
- Senior/community wing 3,000 sf (5%)
- Teen wing 3,000 sf (5%)
- Daycare wing 3,000 sf (5%)
- Meeting 1,000 sf (2%)
- Office area 3,000 sf (5%)
- Kitchen/lockers 2,500 sf (4%)
- Reception/storage/etc. 5,500 sf (9%)
- Pool/aerobic activities 24,000 sf (40%)

Gorham Community Center



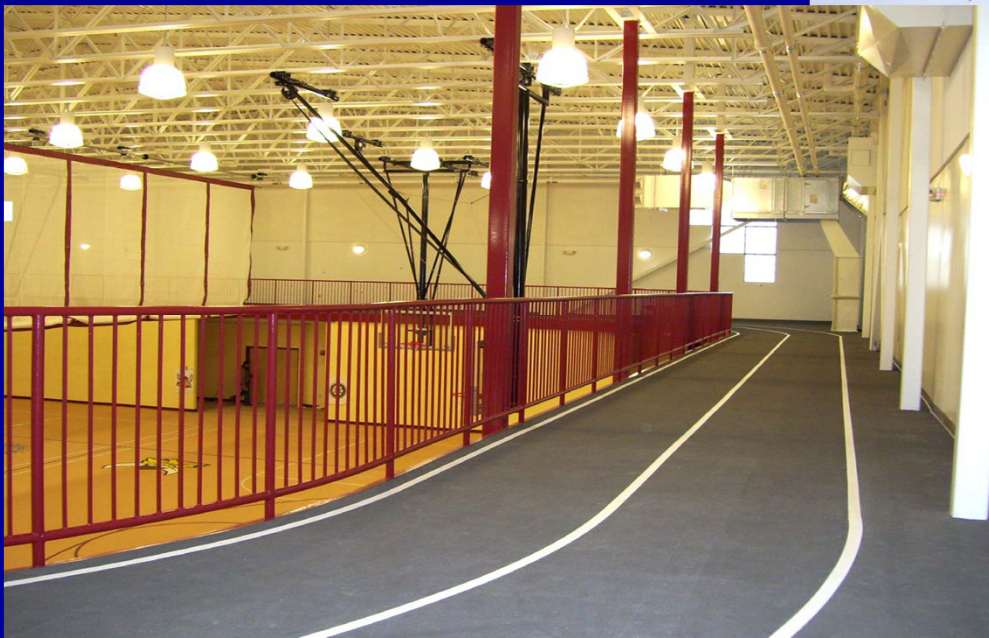
- http://www.gorham-me.org/Public_Documents/GorhamME_Recreation/index
- <http://www.gorhamrec.com/info/default.aspx>

Gorham Community Center

- Gym 8,466 sf (42%)
- Meeting areas 1,952 sf (10%)
- Kitchen area 1,674 sf (8%)
- Office area 1,122 sf (7%)
- Storage 1,496 sf (6%)
- Non assignable area 5,565 sf (27%)

Caribou Wellness Center

Operated by Caribou
Parks and Recreation
Department



<http://www.caribourec.org>

Caribou Wellness Center

Wiscasset Community Center



Operated by Wiscasset Parks and Recreation
Department

<http://www.wiscassetrec.com>

Wiscasset Community Center

- Gymnasium 7,000 sf (20%)
- Senior Center/Meeting Space 5,250 (15%)
- Fitness Room 1750 (5%)
- Locker Rooms 3,500 (10%)
- Kitchen 1,750 (5%)
- Office area 1,750 (5%)
- Storage Areas 5,250 (15%)
- Other Unassignable Spaces 1,750 (5%)
- Pool 7,000 (20%)

Falmouth Community Recreation Center

Total recommended size: min. 8,000 - max. 18,065 sf

Concept A:

- Multi-purpose space 3,200 sf (8%)
- Meeting spaces 2,800 sf (7%)
- Office/restrooms/storage 2,000 sf (5%)

Concept B: Add Gymnasium +10,065 (26%)

Concept C: Add Pool +20,000 sf (53%)