

Public Input Session

Community Center Campus Master Plan Kittery, Maine



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4/12/2023

HALVORSON
Tighe&Bond STUDIO

Kittery Community Center (KCC) - The Art of Active Living

VISION:

A healthy, vibrant community for all ages and interests

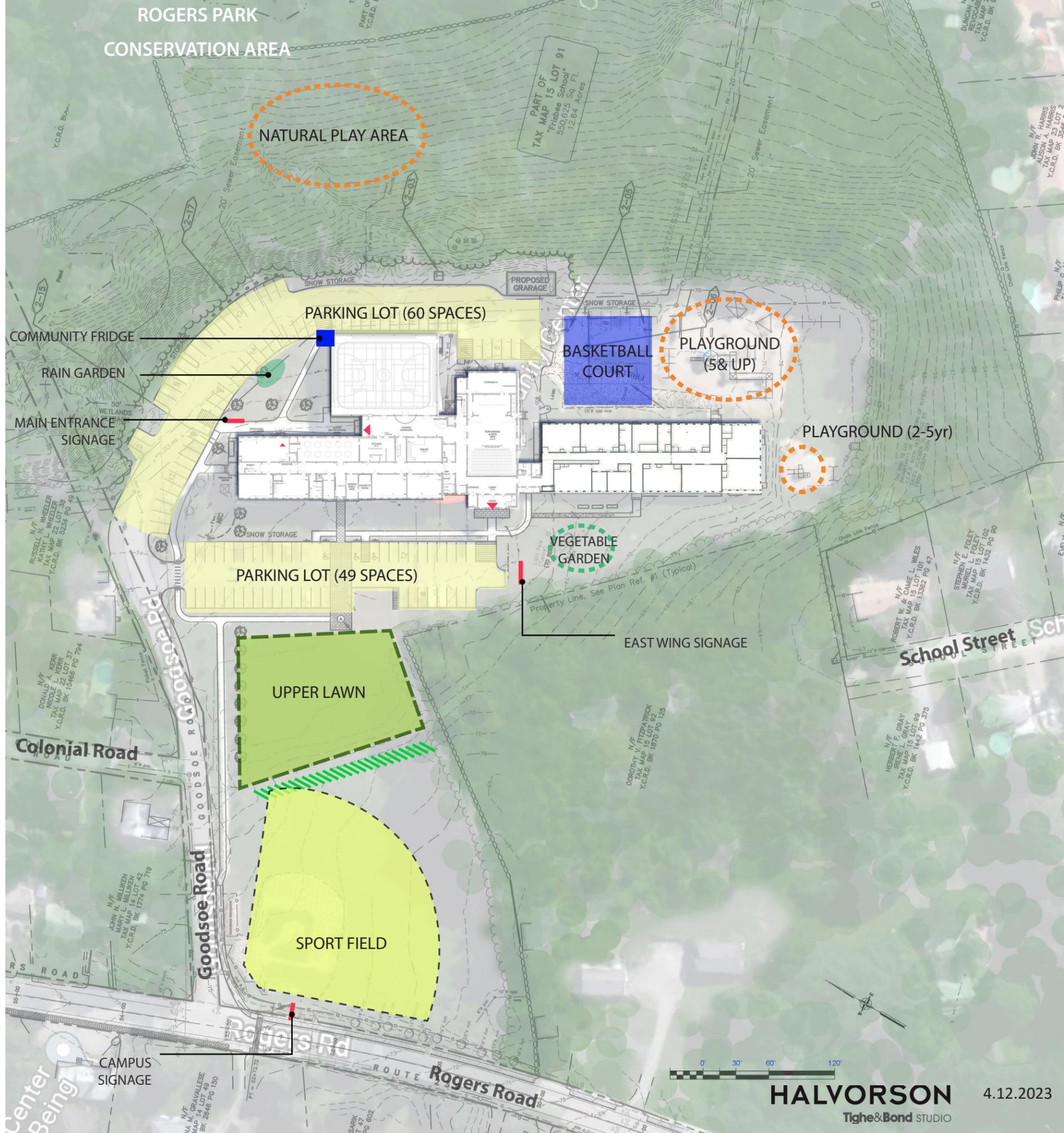


MISSION:

To provide multi-generational programs and service contributing to personal wellbeing and the quality of community life



Background



MASTER PLAN PROCESS

- “Hope & Dream” Meetings with Working Groups and Site Visit in January
- Present Conceptual Design Schemes to Board Members in February
- Present Refined Conceptual Plan to Board Members in March
- **Present Preferred Conceptual Plan and Solicit input from public in April**
- Next Steps: Finalize Master Plan



TONIGHT'S MEETING

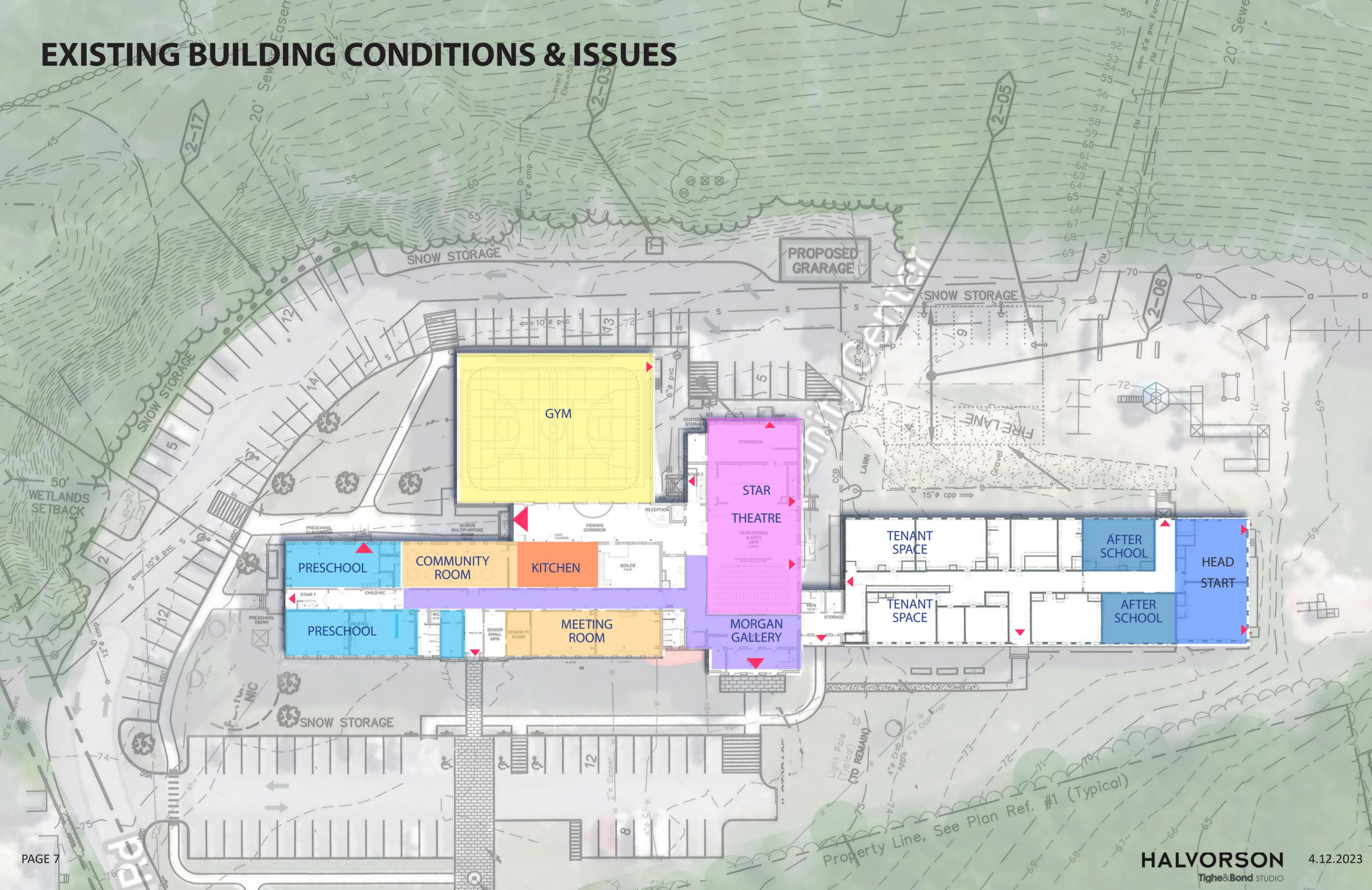
- Bring you up to speed
- Want your input on preferred conceptual plan and your thoughts on priorities

KCC STRENGTHS

- Shared amenities amongst programs
- Serves a wide range of user groups
- Diverse amenities for educational programs, visual art, athletic, and performance.
- Multi-use play areas/ open fields for outdoor programs and events in four seasons
- Natural wooded area and trail connections to Rogers Park

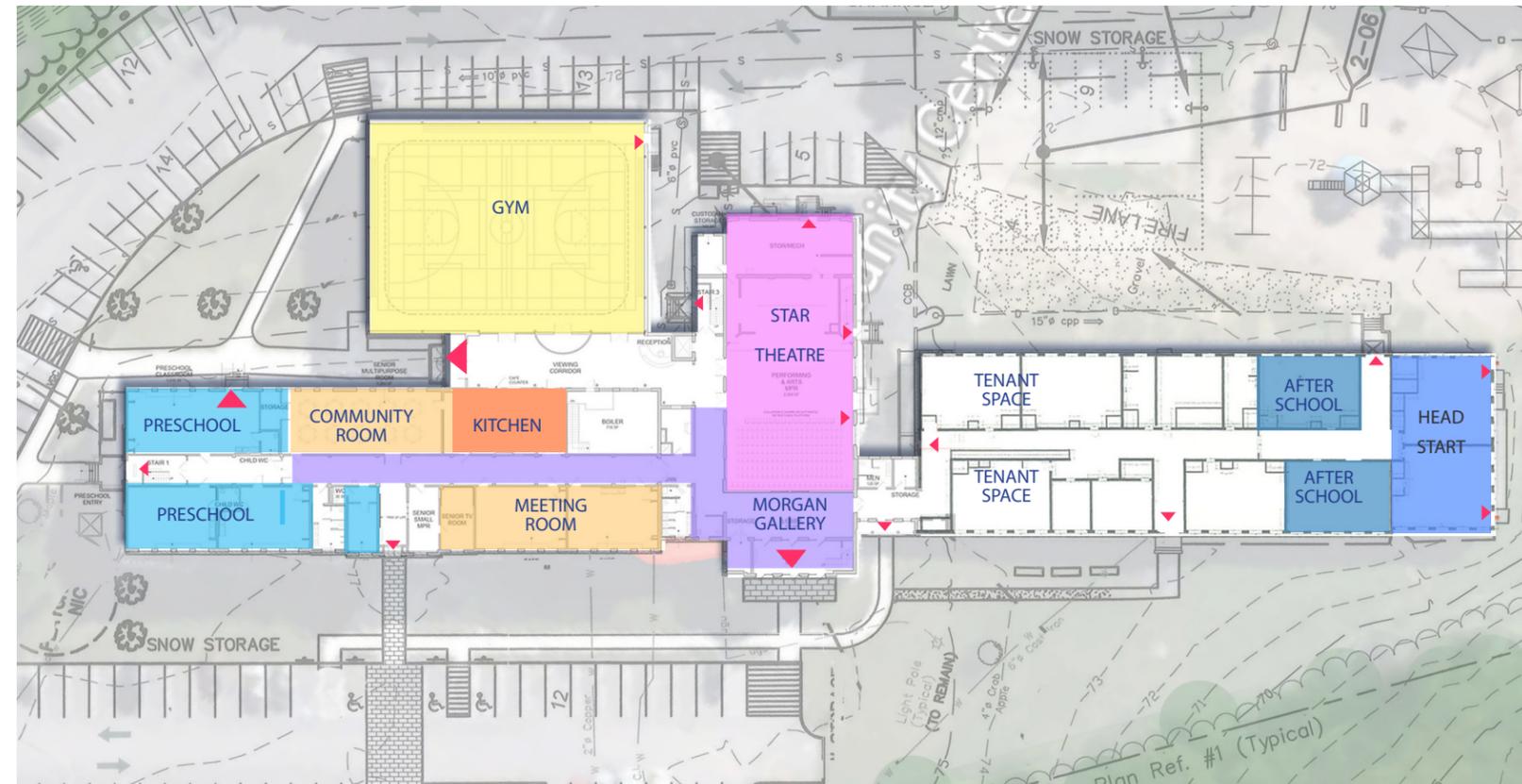


EXISTING BUILDING CONDITIONS & ISSUES



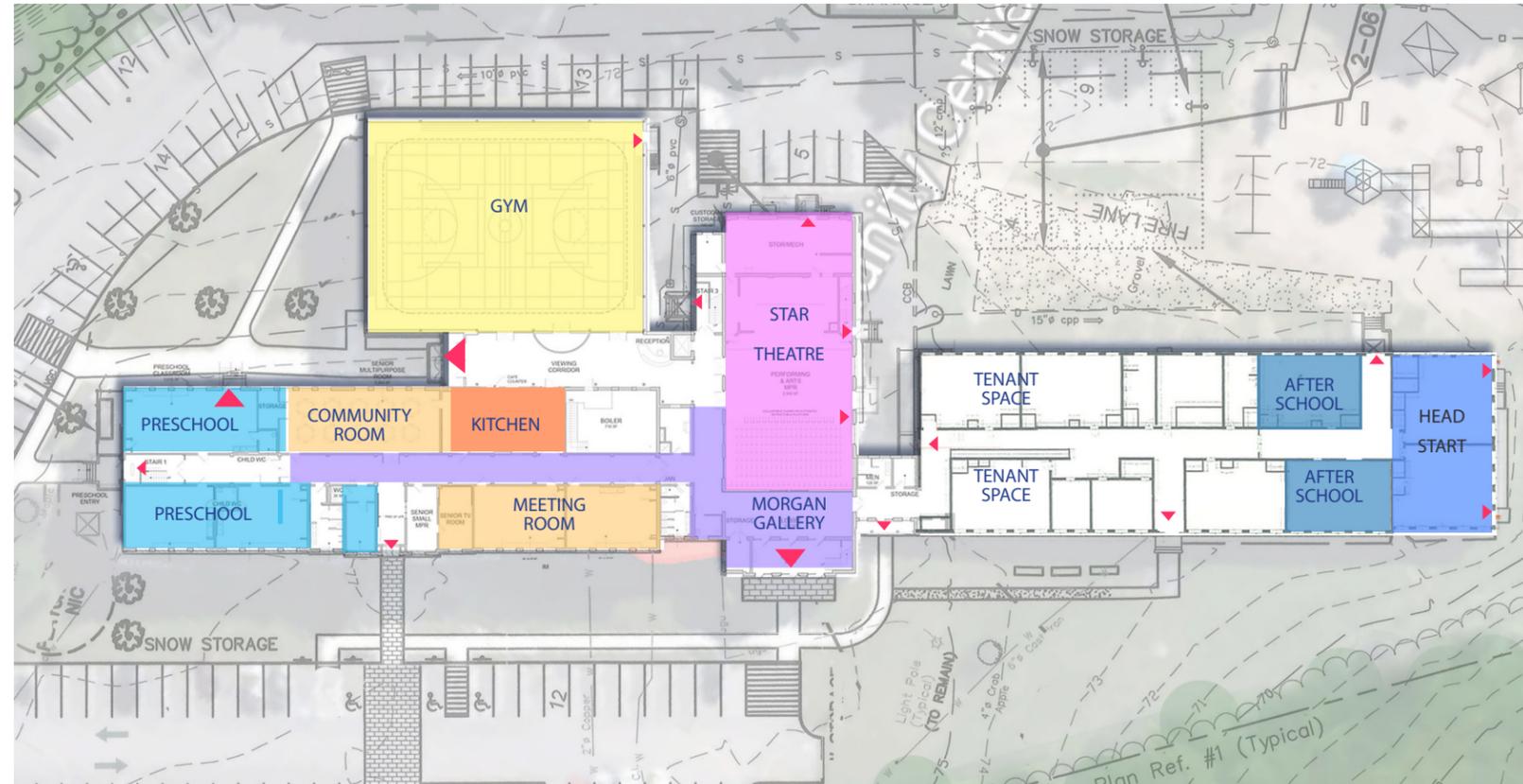
BUILDING ISSUES - ENTRANCES/CIRCULATION

- No clear hierarchy and definitions of main and secondary building entrances and access points
- Access and security monitored via front deck at main entry, however lack of security at other points of access for school and preschool, tenants and theater.
- Visual Arts Galleries lack visibility due to its location within the building and competition with other donor recognition and lack security as galleries are in the hallways.



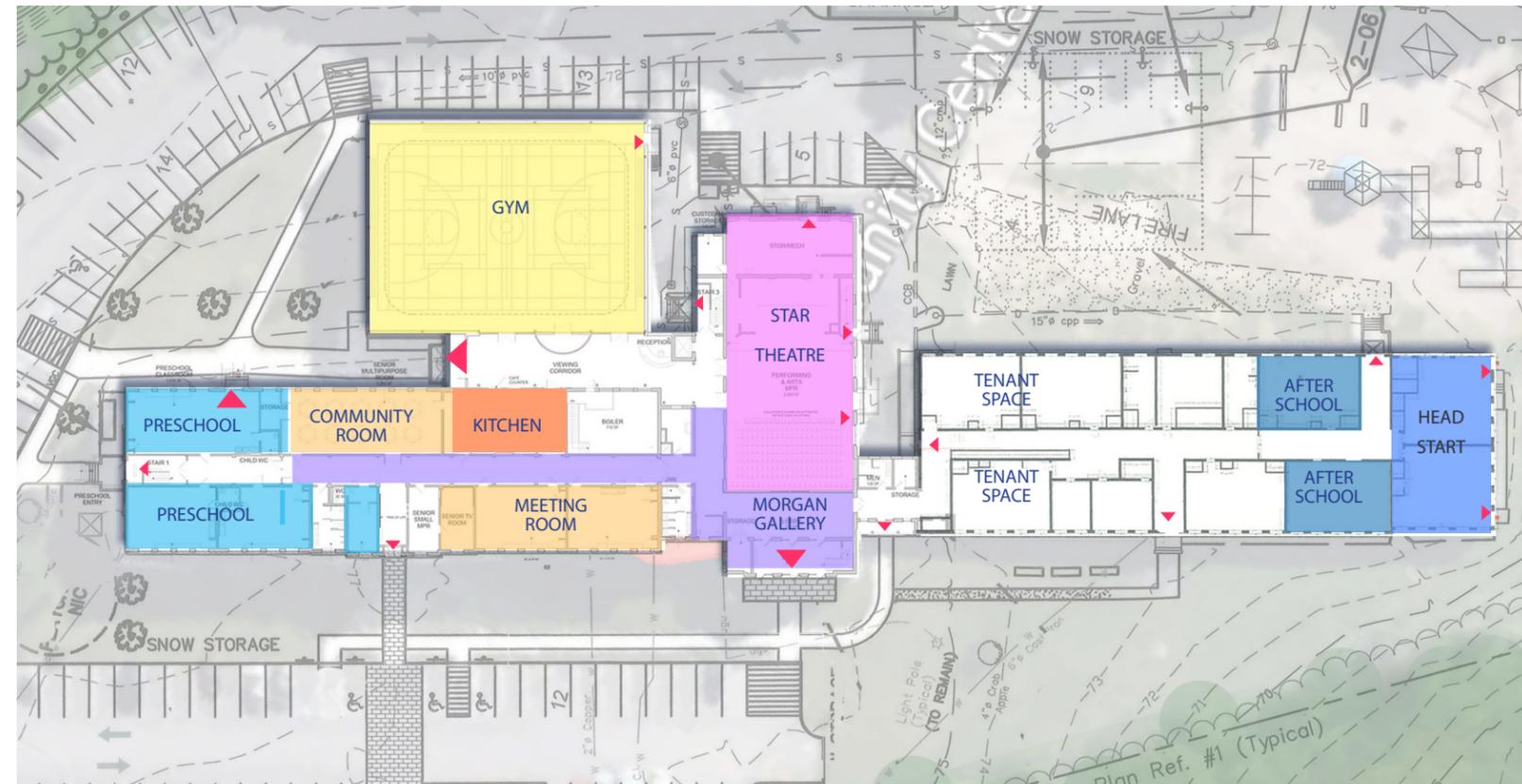
BUILDING ISSUES - UTILITIES / INFRASTRUCTURE

- Annex Building lacks air conditioning which limits use during summer and shoulder seasons.
- The Main Building with a gabled roof lacks a gutter from which snow, ice and rainwater fall and limit uses as building perimeter.
- Many niches and building entries create a high level of maintenance for staff
- Visual Arts Galleries hanging and lighting systems are deficient which limit the effectiveness of the displays.



BUILDING ISSUES - PROGRAM NEEDS

- Preschool requests additional space for teacher parent interaction and for training and educational events
- Visual Arts requests secured gallery space to enhance their available options for displaying art
- Main and Annex Buildings not fully utilized due to current post Covid uncertainty and changing Town and program needs so KCC assessing future programming and spatial allocations



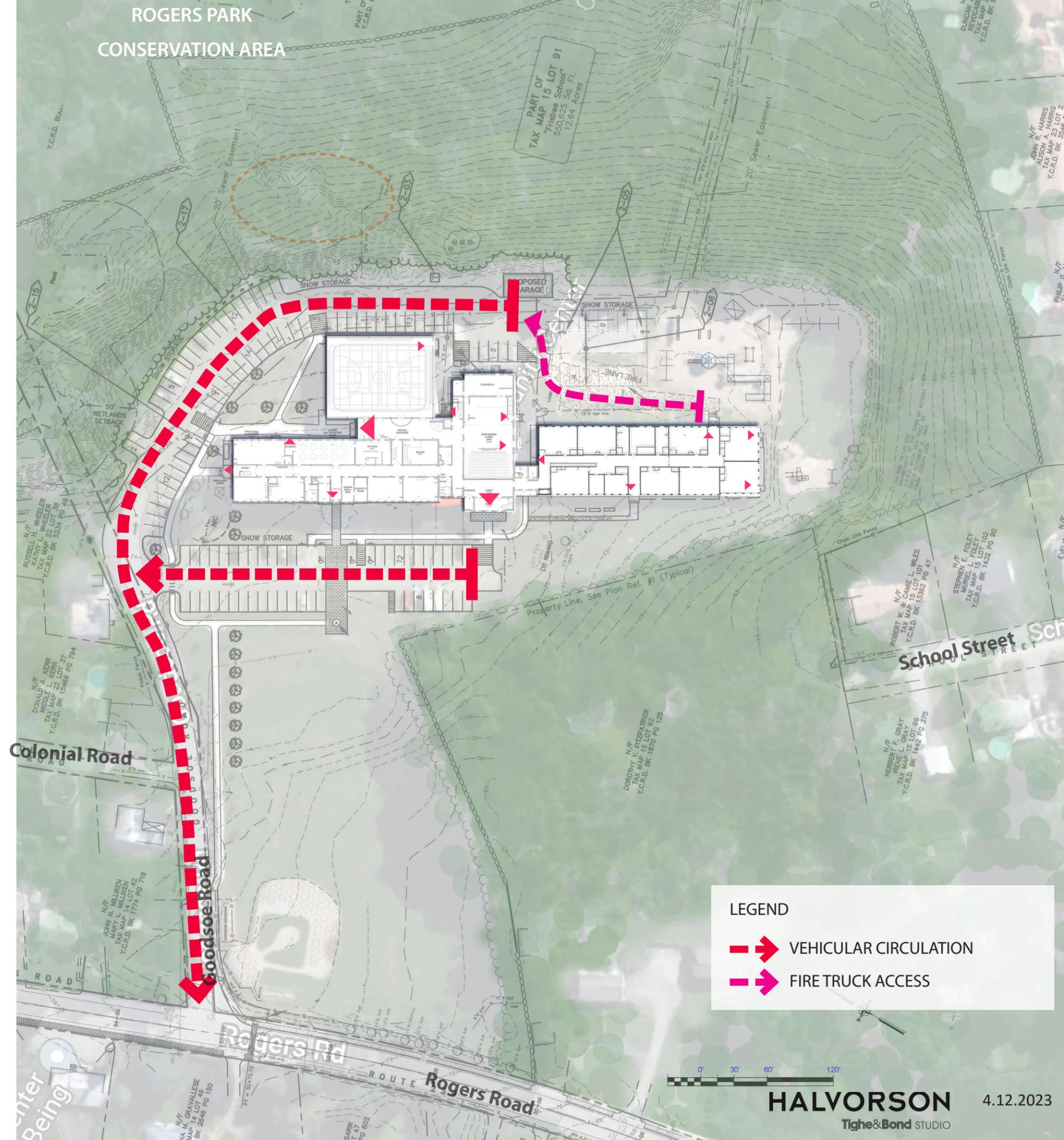
SITE ISSUES - CIRCULATION & PARKING

Vehicular Circulation:

- Both front and rear parking areas lack vehicular turnaround accommodations
- Existing Emergency Vehicle/ Fire Truck Access to back of Annex Building is over unstable gravel area which is difficult to maintain and provide a challenge to turn around

Parking:

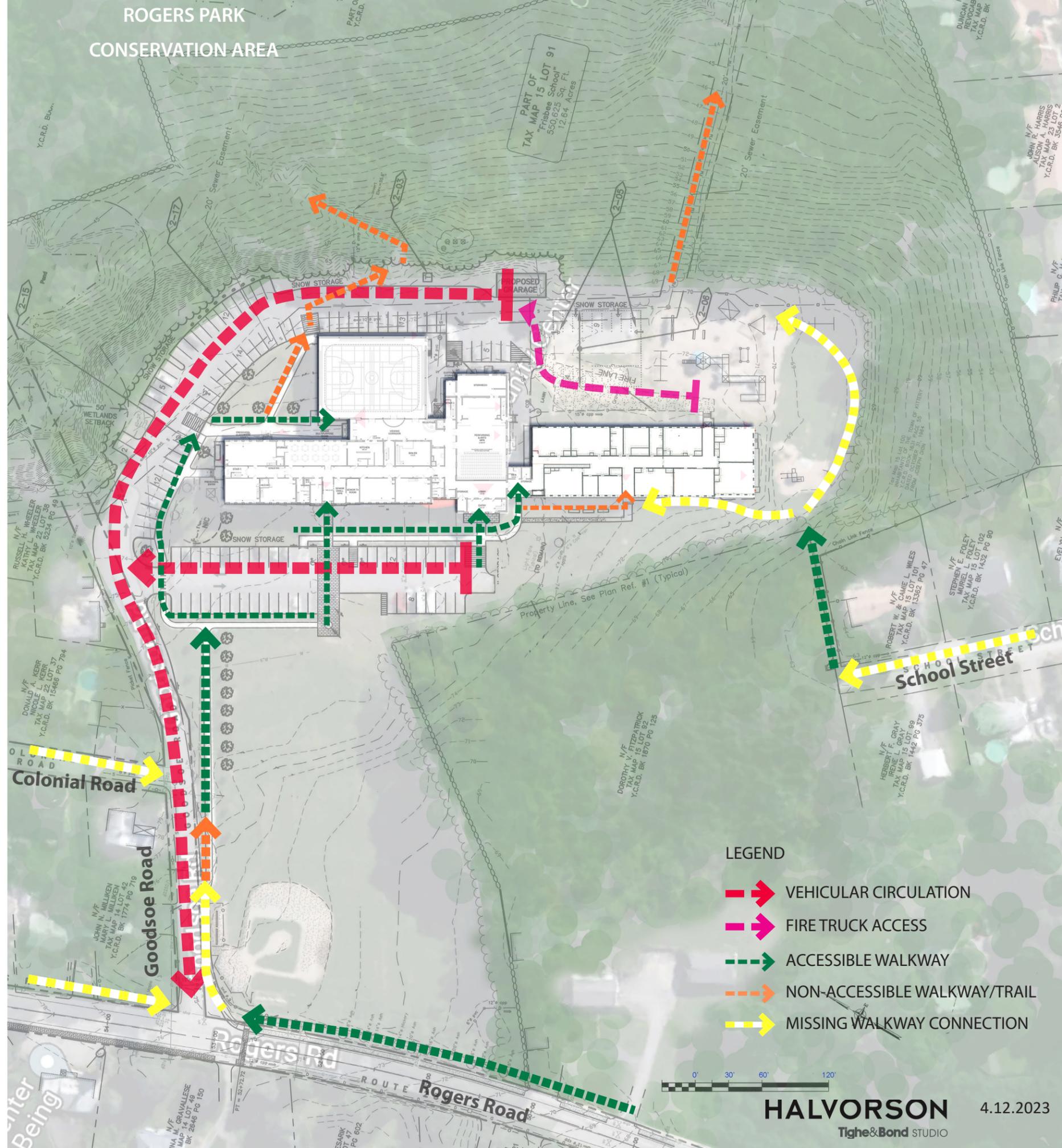
- Existing parking capacity (109 spaces) is insufficient when multiple events are scheduled at the same time or overlap.



SITE ISSUES - CIRCULATION & PARKING

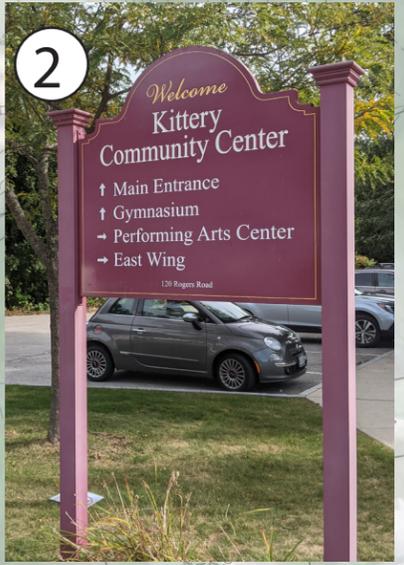
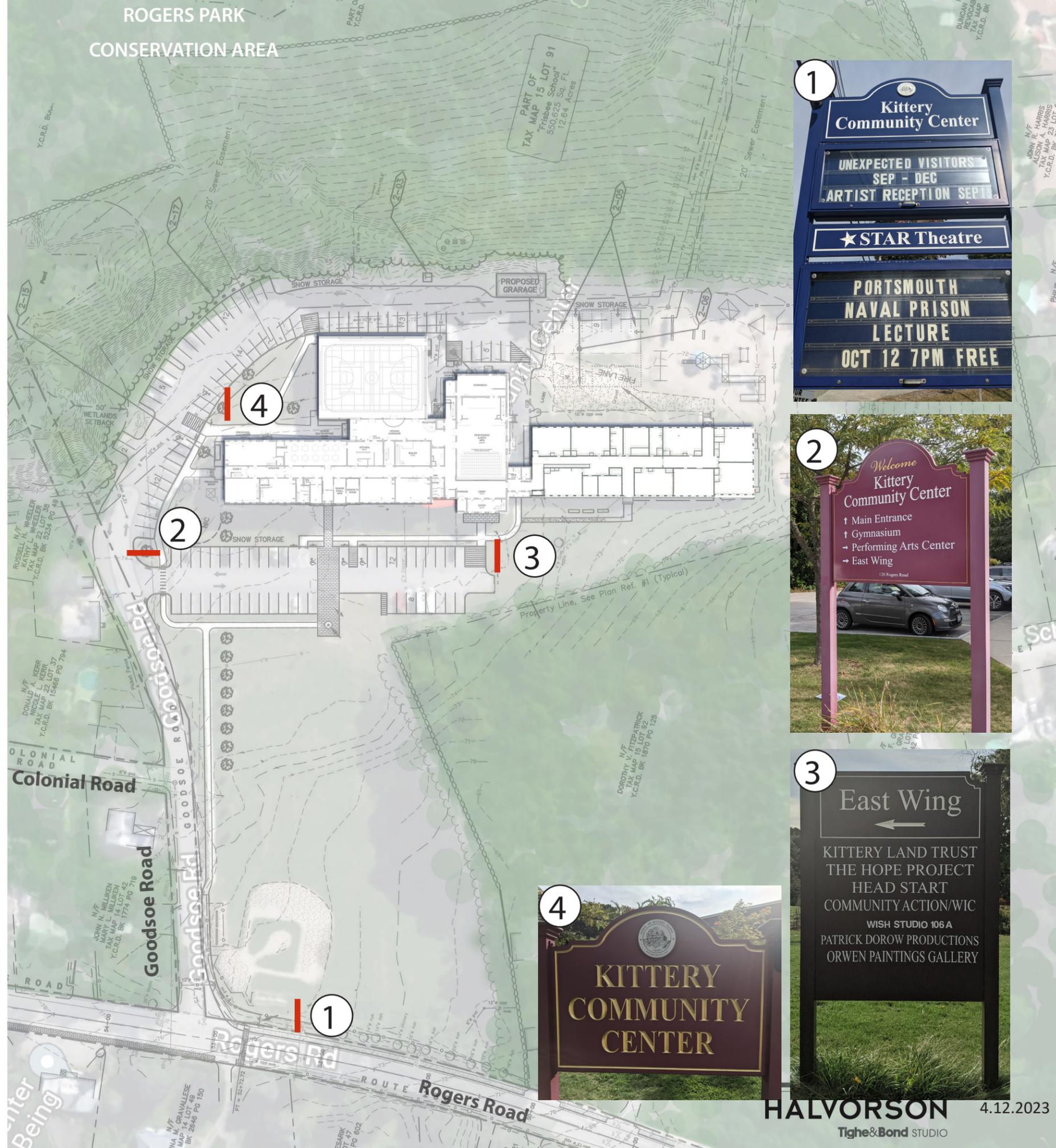
Pedestrian Circulation:

- There is no sidewalk approaching the site north of the site entry on Rogers Road
- There is a missing sidewalk connection from Rogers Road to the inner sidewalk at the front lawn
- The walkway from the Main building to the nature play area is non-compliant with accessibility standards making it a challenge for both children and adults to use
- The walkway from the Main Building to the nature play area is unsafe where it crosses the parking lot due to speed of vehicles and lack of visibility



SITE ISSUES - IDENTITY / WAYFINDING

- Existing signage lacks a uniform and legible identity, lacks the ability to provide multiple announcements and is missing key programmatic elements such as the Visual Arts
- Signage system and hierarchy doesn't currently provide wayfinding to help understand the campus and programmatic layout



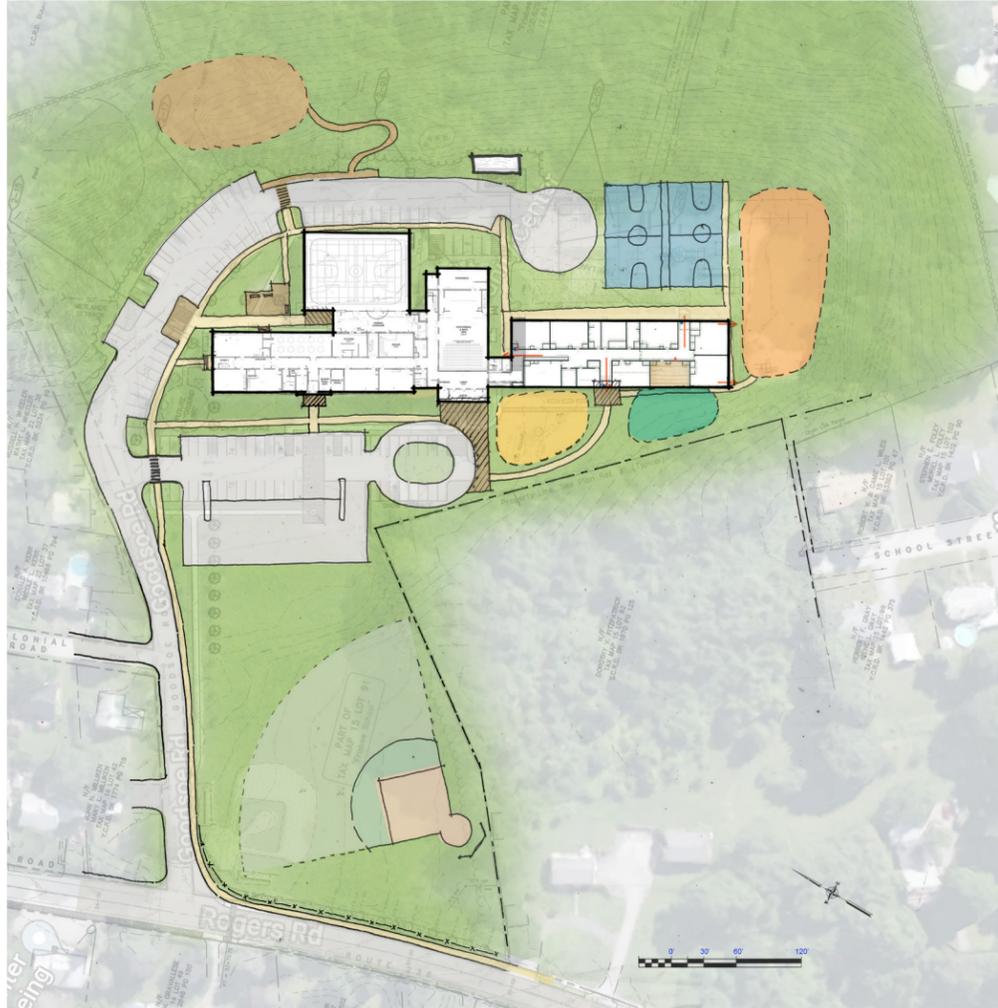
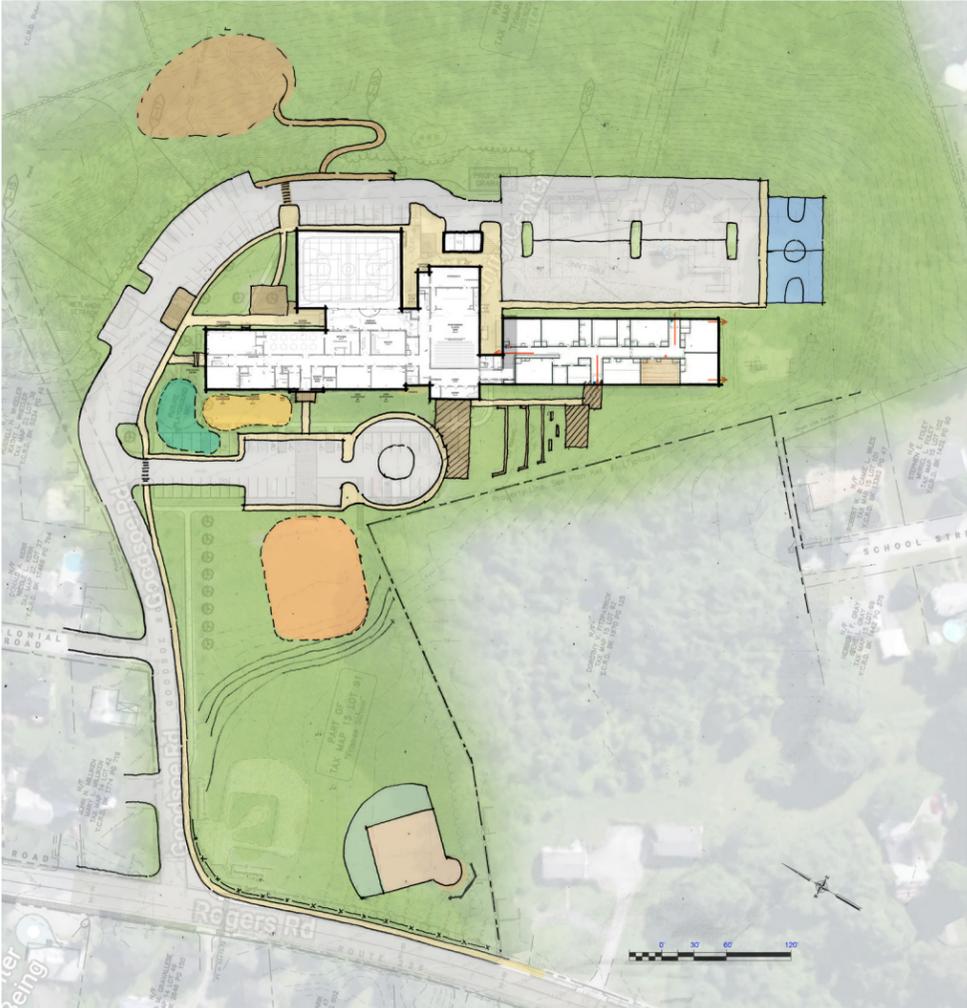
SITE ISSUES - OUTDOOR SPACES

- Campus lacks site furnishings and seating that welcome you and encourage you to stay and use the site
- Campus landscaping is sparse and lacks shade, amenity and attractiveness
- Programs have overlapping uses without clear delineations between uses
- Play areas, equipment and basketball courts are deteriorated, unsafe and do not provide play value nor comply with current play and safety standards
- Site lacks proximate outdoor play, seating, socializing and gardening opportunities to the classrooms
- Site lacks shade to provide relief to site users and summer camps in the summer
- Baseball field is not a standard size for Little League but appropriate size for Coach Pitch and Teeball League games
- Field area adjacent to Rogers Street is a low point resulting in poor stormwater drainage which adversely impacts the use of the site
- Steep slopes on the trail between the Main Building and the Outdoor Classroom area result in drainage challenges and erosion which makes the trail unusable in inclement weather
- The site lacks storage space to support outdoor recreation equipment for play areas and ball field



Initial Conceptual Plan Options (presented in February)

- Pedestrian Circulation
- Vehicular Circulation & Parking
- Wayfinding
- Outdoor Space
- Interior Programs and Access

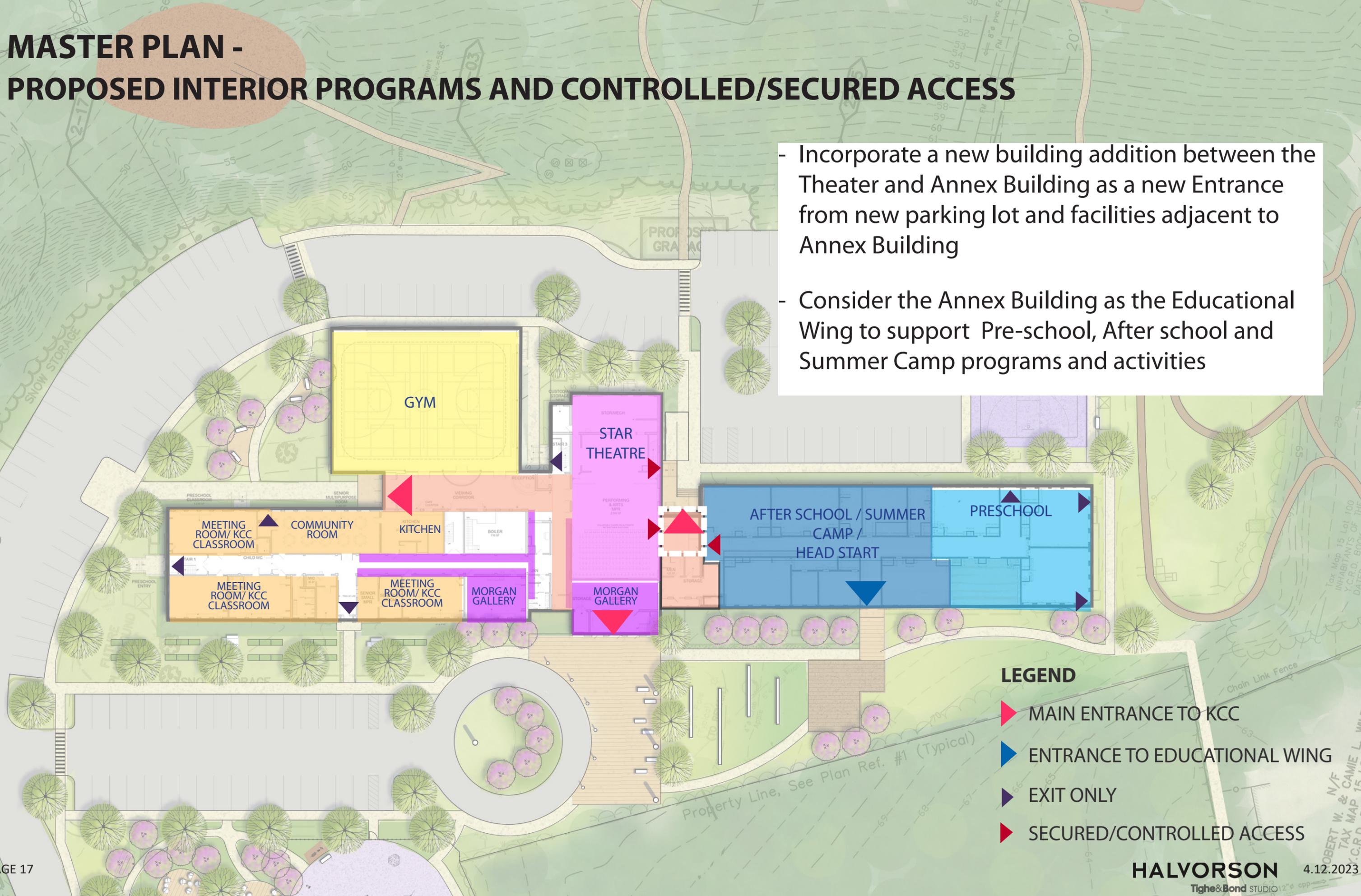


PROPOSED MASTER PLAN HIGHLIGHTS

- Consider identifying the Annex Building as the Educational Wing to support Pre-school, After school and Summer Camp programs and activities
- Maximize visible activities and usable, programmable space on the front/ Rogers Street side of the building
- Redesign and reprogram the back/ Rogers Park side of the building with additional parking, sports courts, pump track which are responsive to young adult programmatic aspirations
- Establish perimeter trail system with fitness station within the site and provide gateway and connections to trails to Roger's Park

MASTER PLAN - PROPOSED INTERIOR PROGRAMS AND CONTROLLED/SECURED ACCESS

- Incorporate a new building addition between the Theater and Annex Building as a new Entrance from new parking lot and facilities adjacent to Annex Building
- Consider the Annex Building as the Educational Wing to support Pre-school, After school and Summer Camp programs and activities



- LEGEND**
- ▶ MAIN ENTRANCE TO KCC
 - ▶ ENTRANCE TO EDUCATIONAL WING
 - ▶ EXIT ONLY
 - ▶ SECURED/CONTROLLED ACCESS

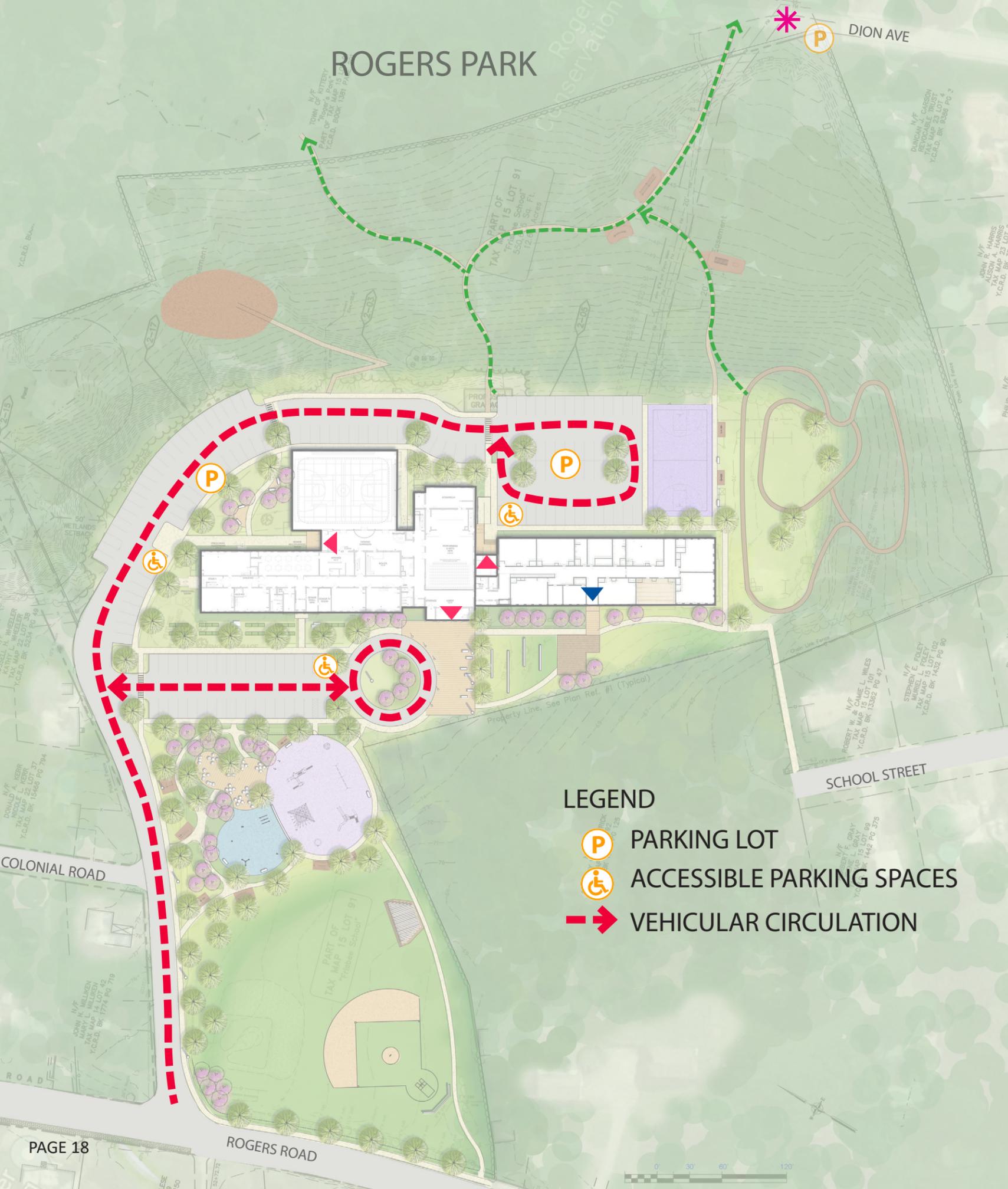
MASTER PLAN - VEHICULAR CIRCULATION & PARKING

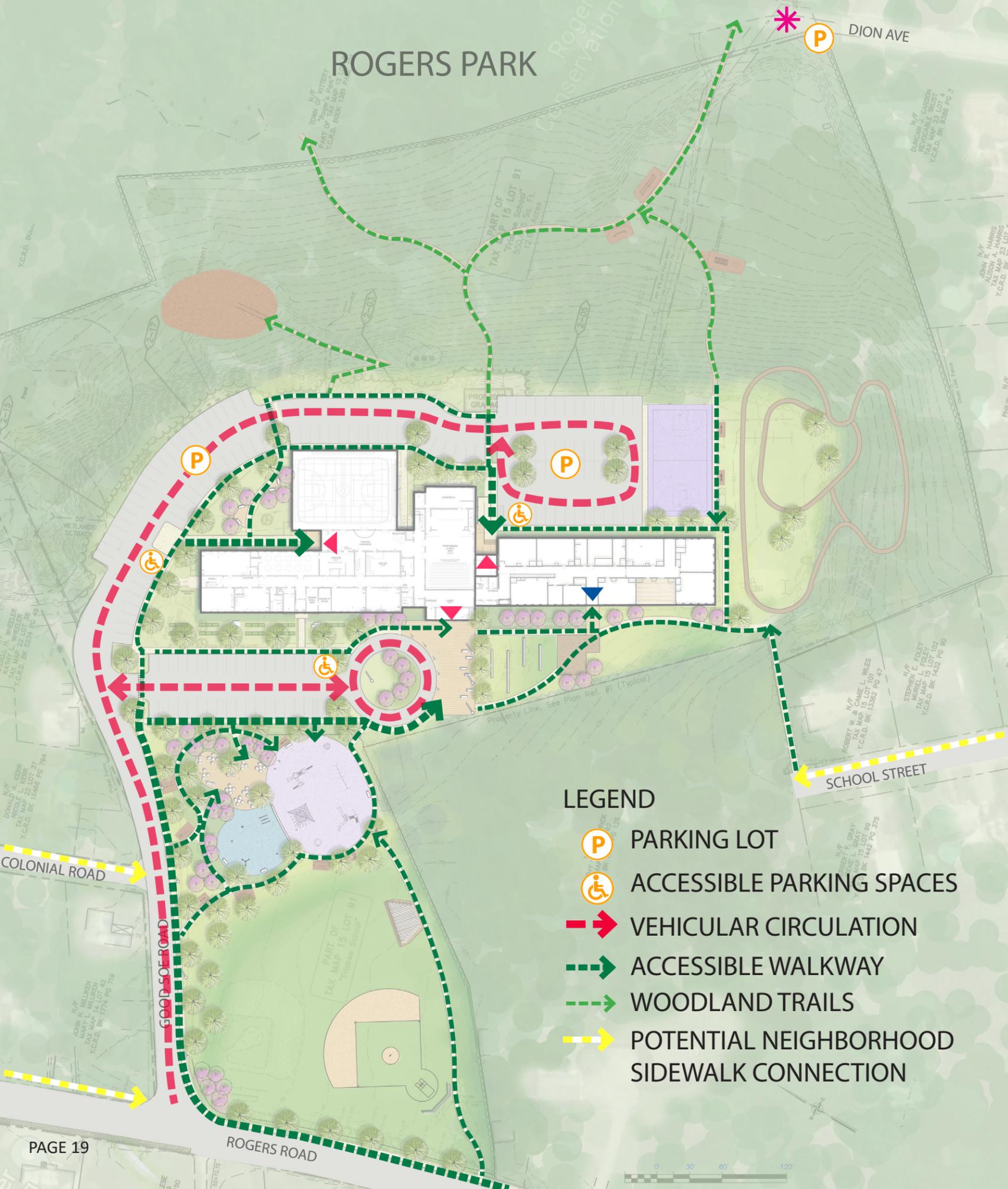
Parking:

- Increase parking by an additional 30 spaces in the Rear adjacent to Annex Building
- Redesign basketball court to serve as overflow parking adjacent to Annex Building
- Add EV charging stations/ parking spaces adjacent to Star Theater

Vehicular Circulation:

- Provide vehicular turnaround for both front and rear parking areas.
- Provide paved emergency vehicle and fire truck access and turnaround through proposed parking lot adjacent to Annex Building
- Provide vehicular pick up/ drop off area adjacent to Main Entrance and Star Theater Entrance





MASTER PLAN - PEDESTRIAN CIRCULATION

- Provide enhanced connections between KCC, Rogers Road and the surrounding neighborhood
- Provide continuous ADA compliant walkway around Campus perimeter and connecting new site amenities
- Provide improved safety for teachers and children crossing the parking lot by improving site lines, introduction pedestrian crossing signage and changing paving materials to read as pedestrian priority zone.
- Create pedestrian gateways and gentle sloped trail connections between KCC and trails to Rogers Park

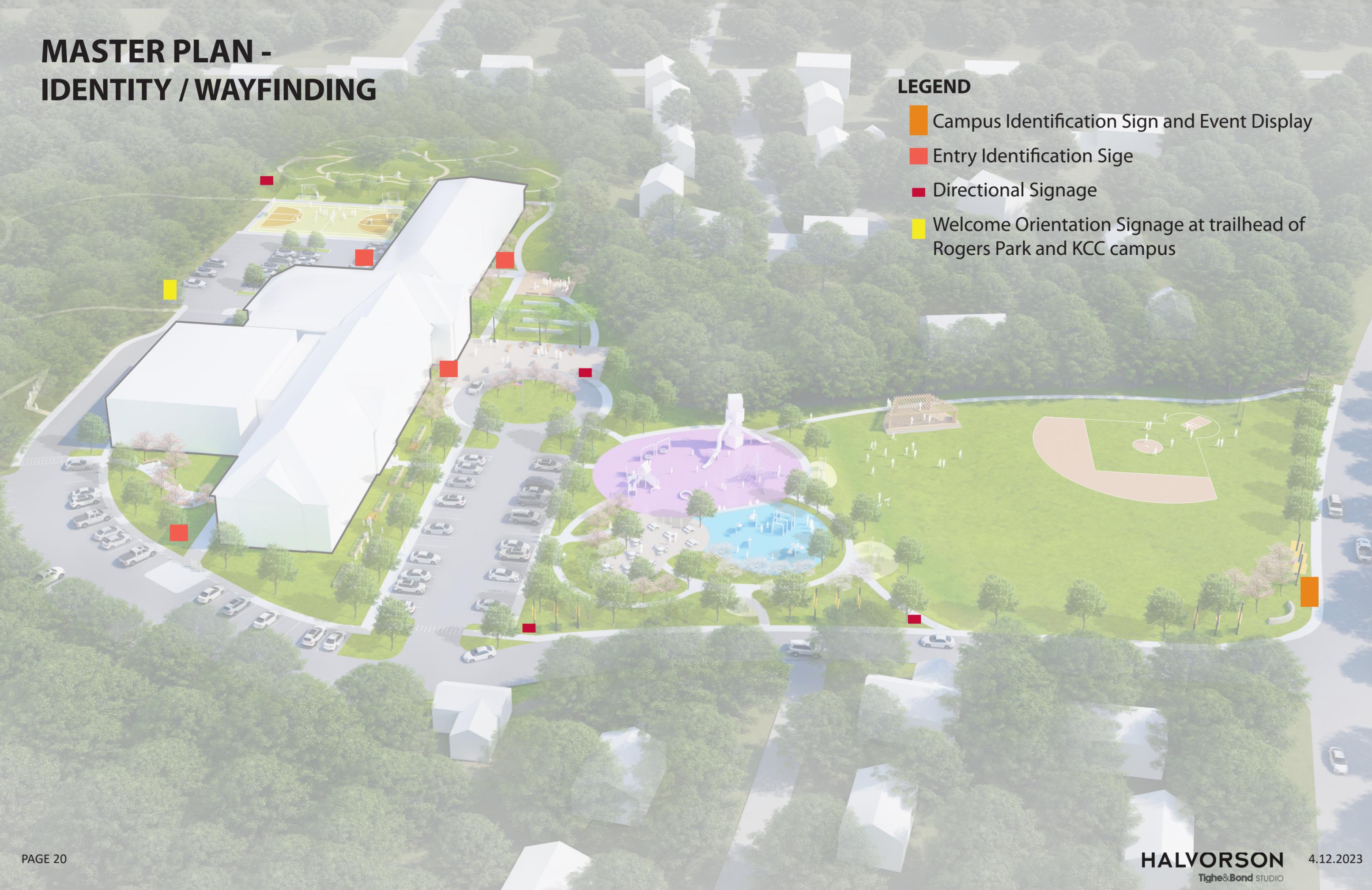
LEGEND

-  PARKING LOT
-  ACCESSIBLE PARKING SPACES
-  VEHICULAR CIRCULATION
-  ACCESSIBLE WALKWAY
-  WOODLAND TRAILS
-  POTENTIAL NEIGHBORHOOD SIDEWALK CONNECTION

MASTER PLAN - IDENTITY / WAYFINDING

LEGEND

-  Campus Identification Sign and Event Display
-  Entry Identification Sign
-  Directional Signage
-  Welcome Orientation Signage at trailhead of Rogers Park and KCC campus



MASTER PLAN - FRONT OPEN SPACES

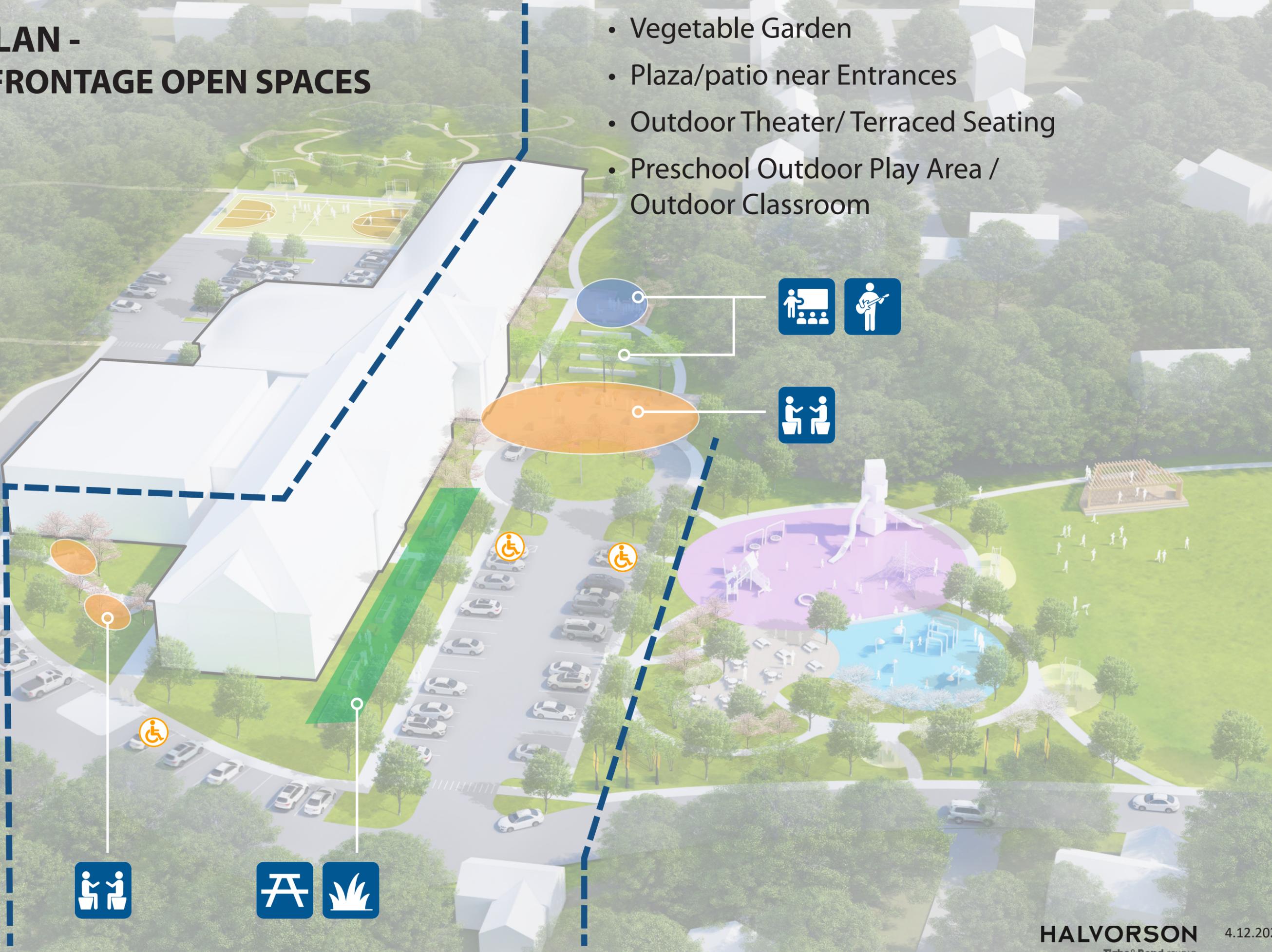
- Multi-use lawn along Rogers Road
- Shade Pavilion / Performance gazebo
- Tee Ball / Coach Pitch Field
- Soccer field (20 yd x 30 yd)

- Playground for age 2 and up
- Splash Pad
- Pollinator Garden / Sculpture Garden



MASTER PLAN - BUILDING FRONTAGE OPEN SPACES

- Vegetable Garden
- Plaza/patio near Entrances
- Outdoor Theater/ Terraced Seating
- Preschool Outdoor Play Area / Outdoor Classroom

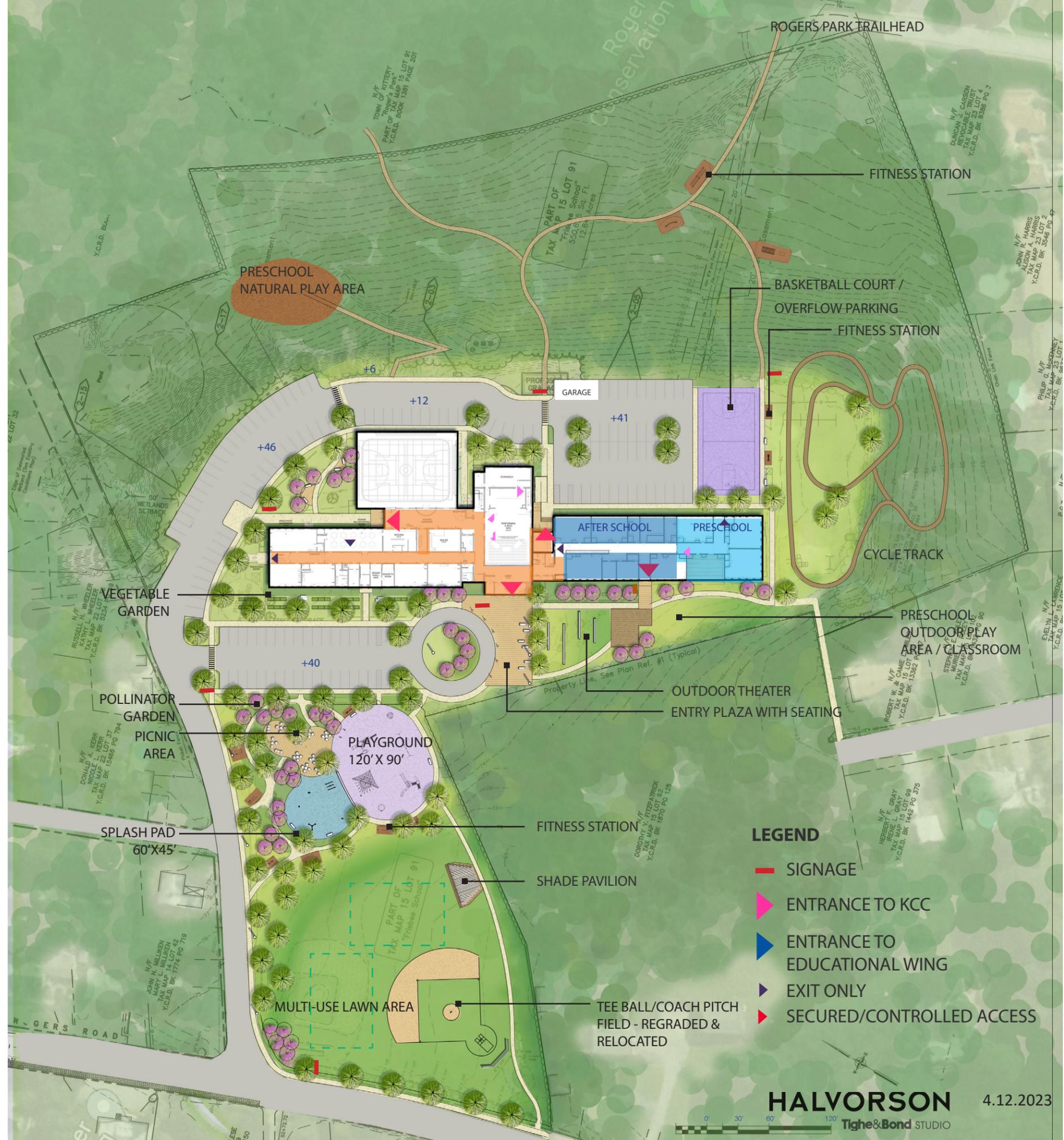


MASTER PLAN - REAR OPEN SPACES

- Cycle Track
- Basketball Court
- Trails to Rogers Park
- Trails to Natural Play Area



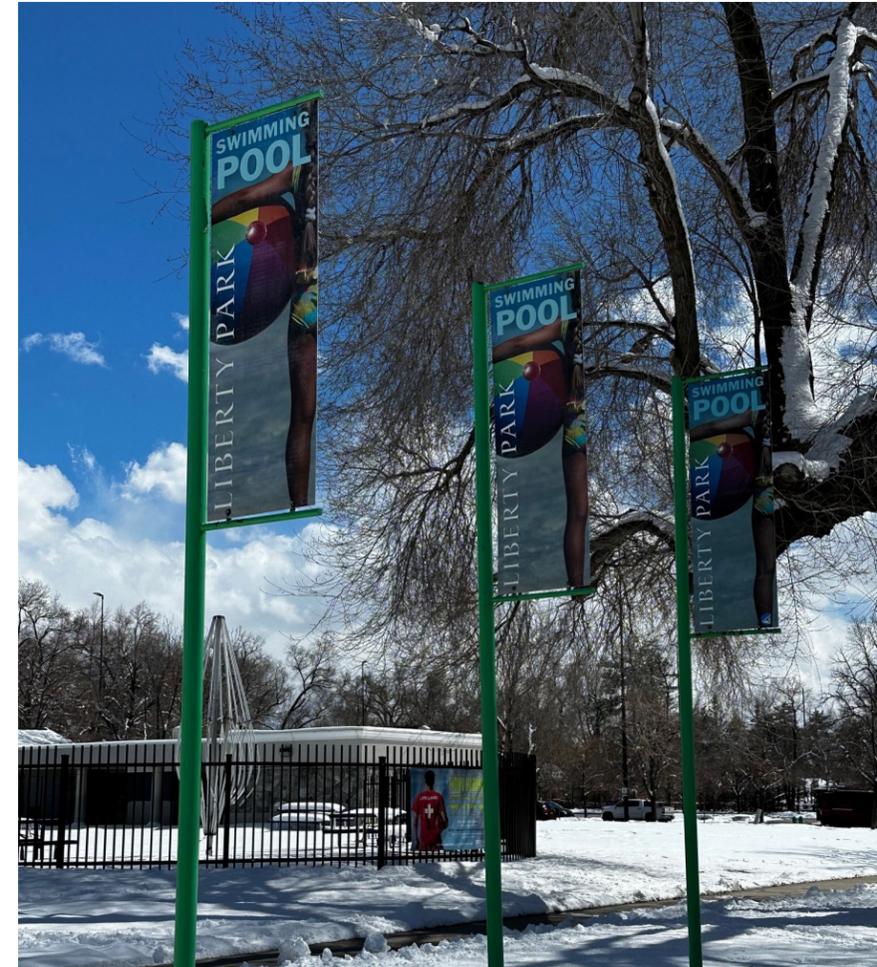
MASTER PLAN



MASTER PLAN - VIEW



PRECEDENTS - FRONT OPEN SPACES



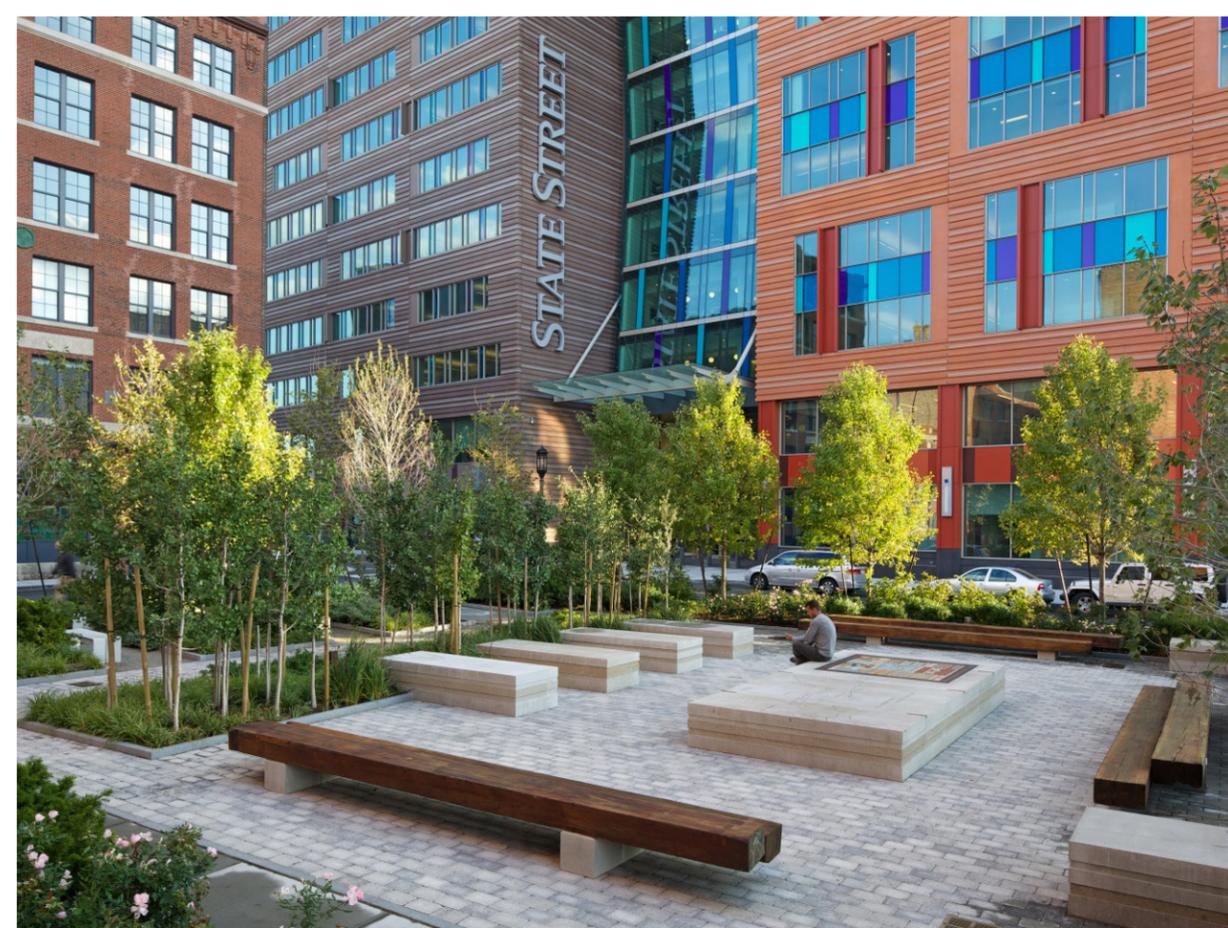
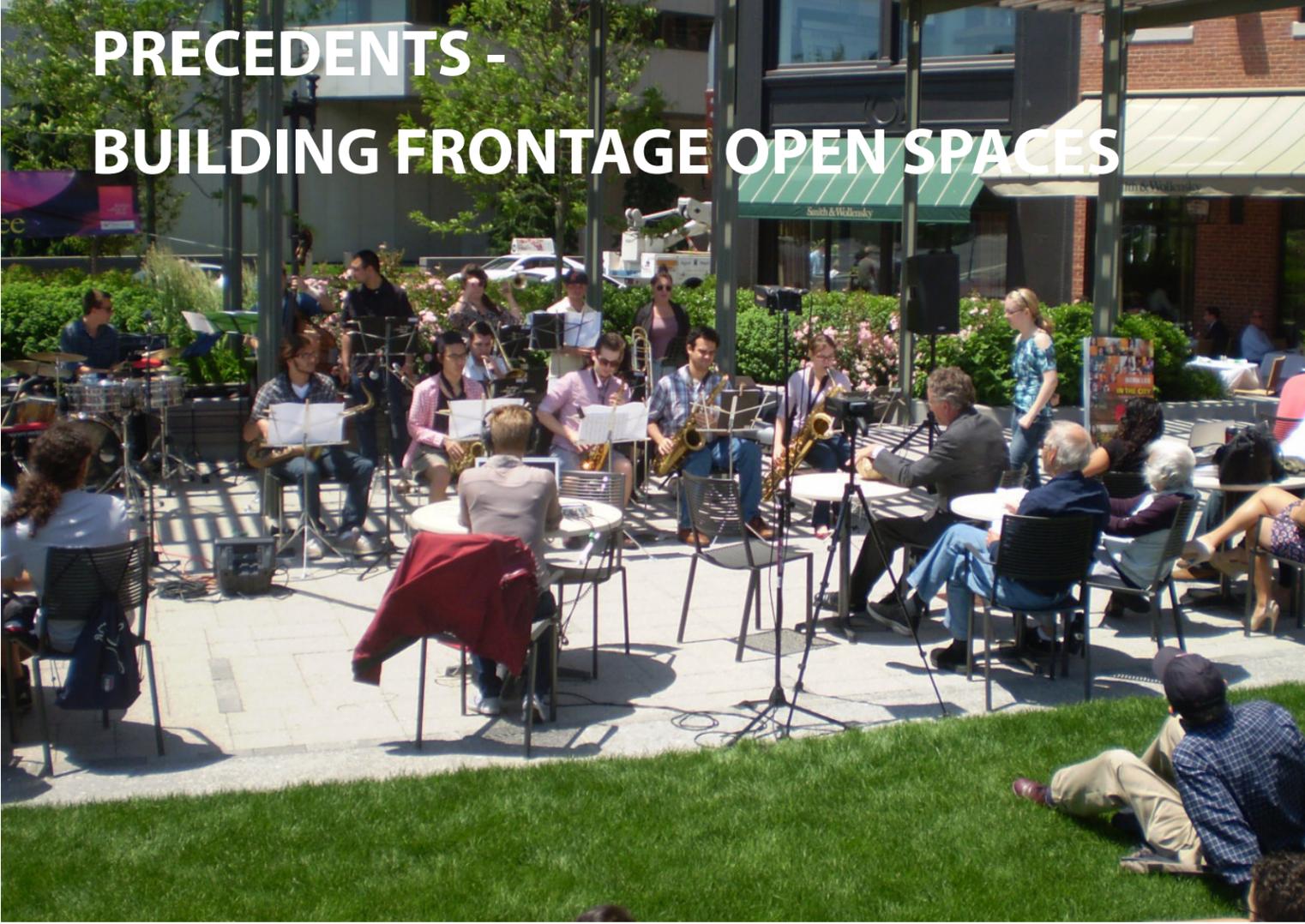
PRECEDENTS FRONT OPEN SPACES



PRECEDENTS - BUILDING FRONTAGE OPEN SPACES



PRECEDENTS - BUILDING FRONTAGE OPEN SPACES



PRECEDENTS - CYCLE TRACK AND FITNESS STATIONS



YOUR THOUGHTS, COMMENTS AND QUESTIONS



