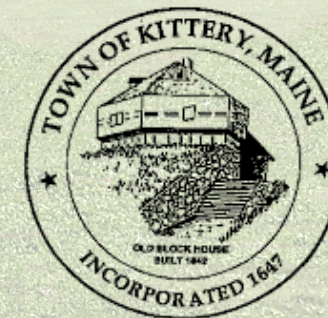


Community Center Campus Master Plan Kittery, Maine

May 17, 2023



Acknowledgements

BOARD OF DIRECTORS

WORKING GROUPS

SEEDS OF WONDER DAYCARE

KCC VISUAL ARTS COMMITTEE

DPW COMMISSIONER

KCC STAFF

ATHLETICS & FIELD COMMITTEE

Prepared by

Halvorson | Tighe & Bond Studio

Planning and Landscape Architecture

Tighe & Bond, Inc.

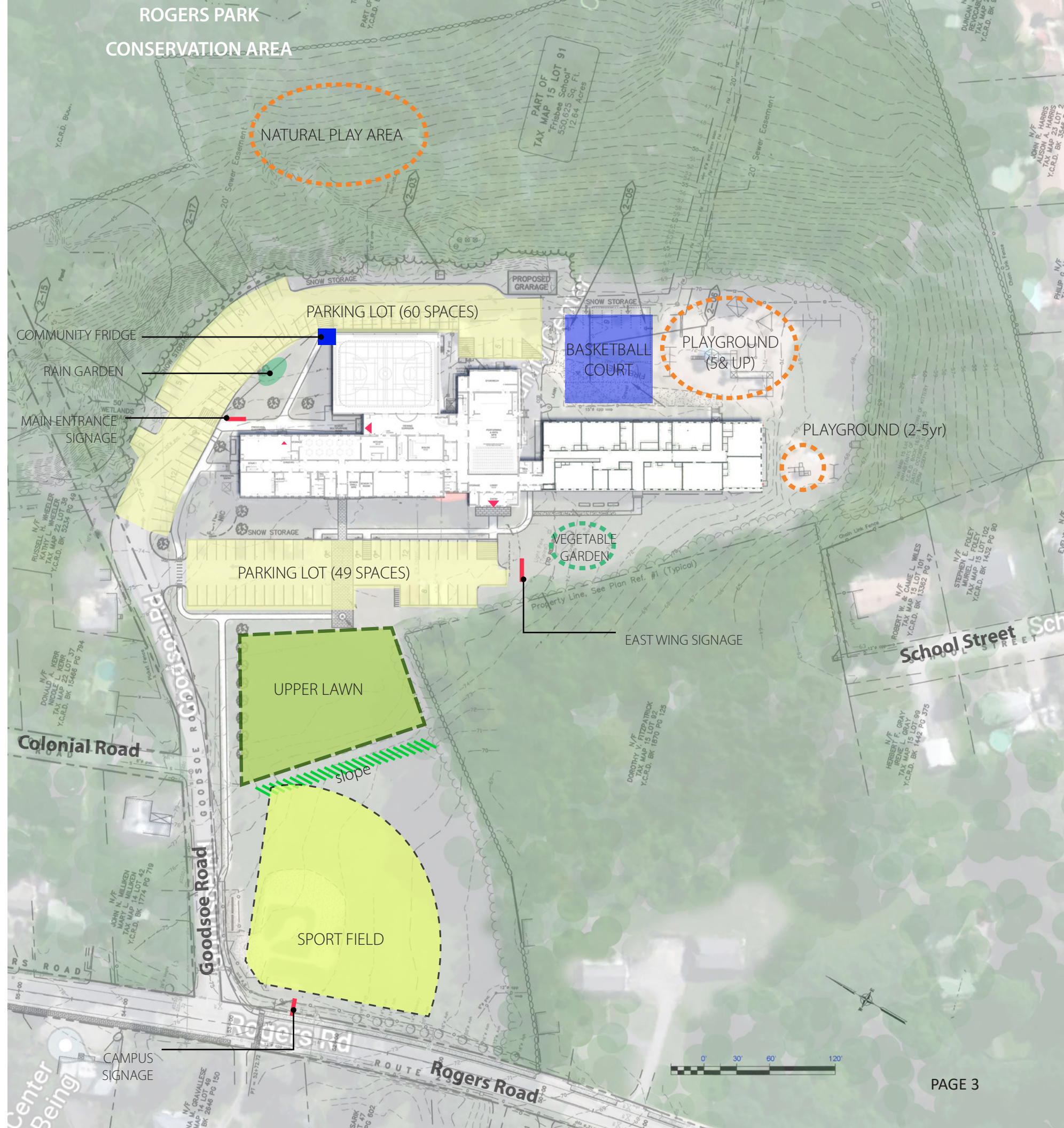
Civil Engineering

Background

The Kittery Community Center (KCC) has been in operation at its current location since 2012. The KCC hosts afterschool and summer programs, a forest-based preschool, a performing arts theater, fitness center, gymnasium, meeting rooms, catering kitchen, teen and senior programs, and other activities. The KCC is also the designated polling location for Town elections. Over 7000 people visit the KCC each year. The site currently contains 109 parking spaces, a little league field, a playground built in 2000, an outdoor “classroom”, and access to Rogers Park, a public park with walking trails and access to Spruce Creek.

Visitors to the KCC grow each year as programs evolve and expand. This is leading to conflicting uses of outdoor spaces, parking shortages, damage to the athletic field, and circulation challenges on the site. The existing playground is in need of replacement, and the athletic fields are not ideally sited for play, grounds maintenance, and visitor parking/use. The Town is hesitant to invest in replacing or rehabilitating these existing uses, if their locations are not ideal for the longer-range site needs and constraints.

The campus master plan will help the KCC and Town plan for future capital investment in its outdoor spaces and amenities to support the strategic goals of the KCC and address the growing demands on the site. The master plan will help the Town invest wisely, by providing a comprehensive site layout and a phasing approach that maximizes the use of each outdoor component. The master plan will also support grant applications and fundraising for implementation.



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



MASTER PLAN PROCESS

- “Hope & Dream” Meetings with Working Groups and Site Visit in January, 2023
- Present Conceptual Design Schemes to Board Members in February, 2023
- Present Refined Conceptual Plan to Board Members in March, 2023
- Present Preferred Conceptual Plan and Solicit input from public in April, 2023
- Present Master Plan Draft Report to Board Members in May, 2023

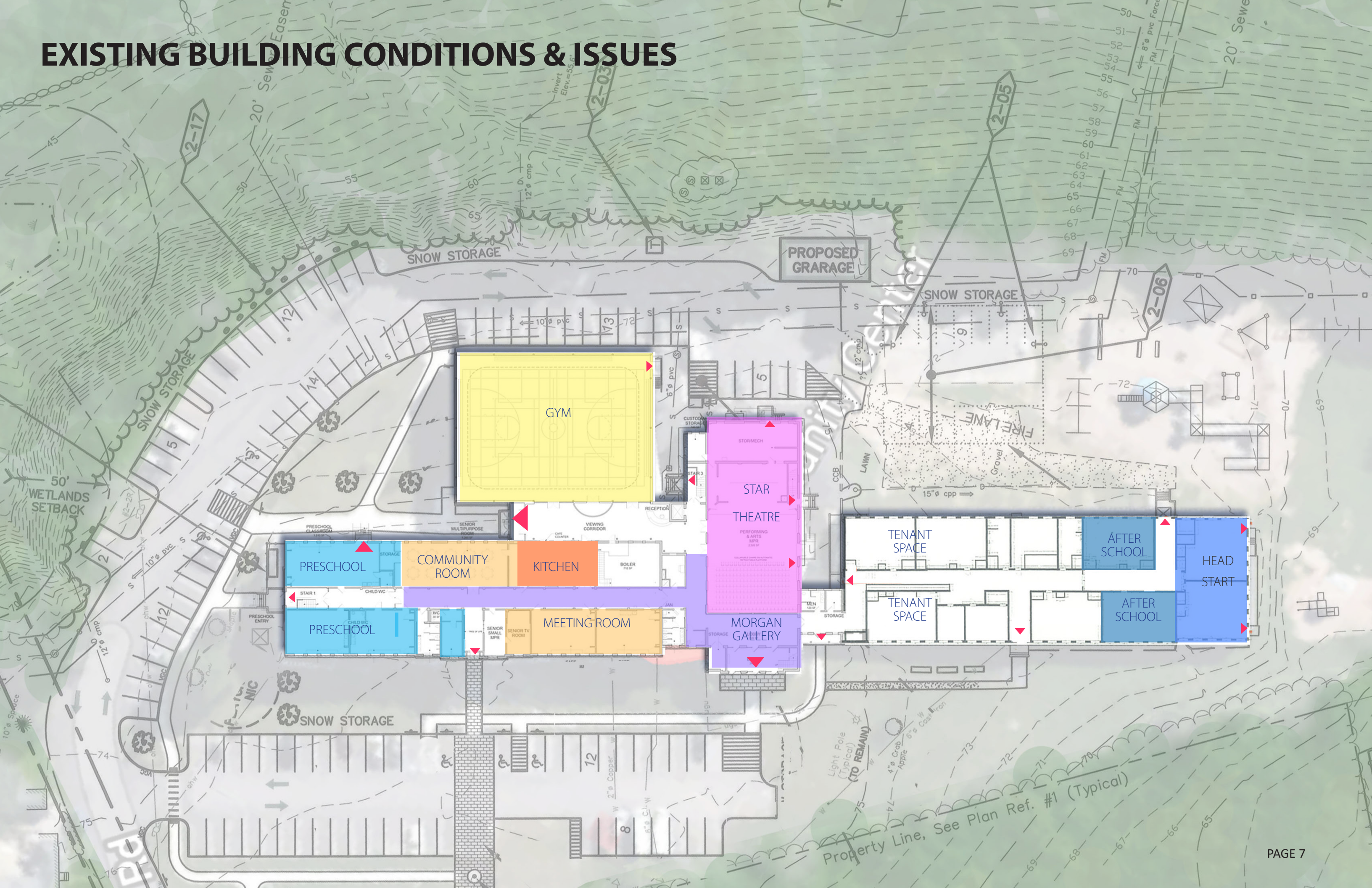


KCC STRENGTHS

- 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

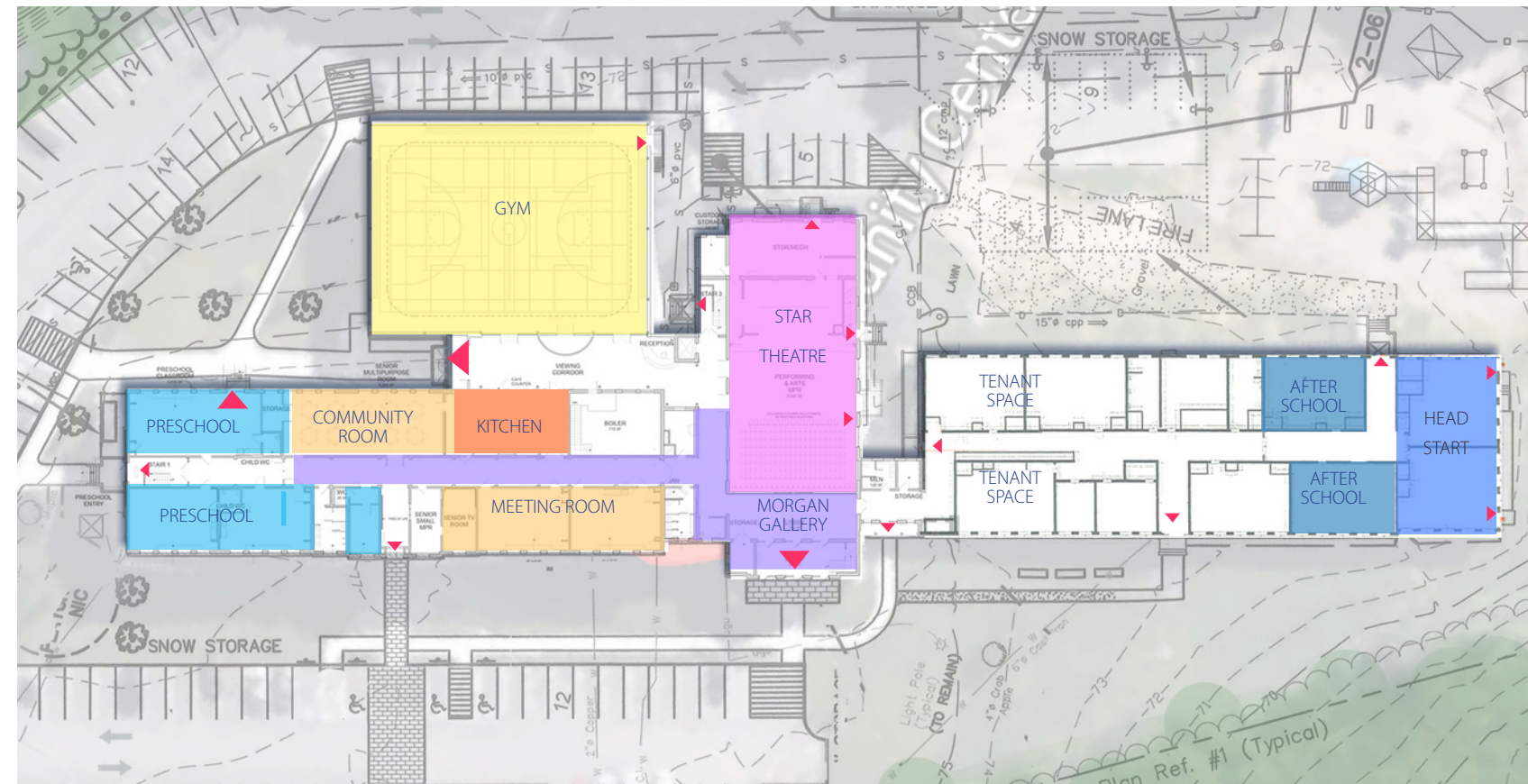


EXISTING BUILDING CONDITIONS & ISSUES



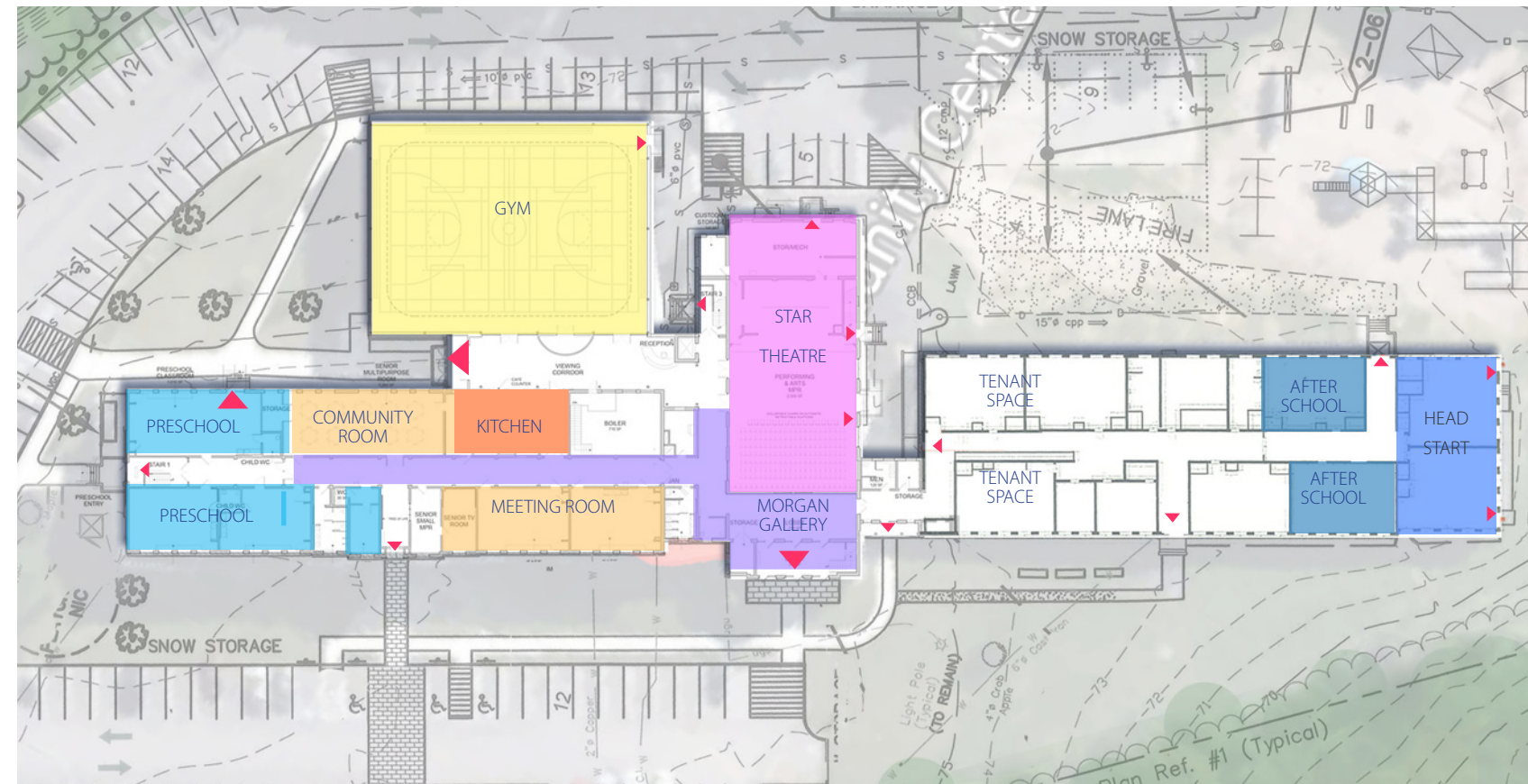
BUILDING ISSUES - ENTRANCES/CIRCULATION

- 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.



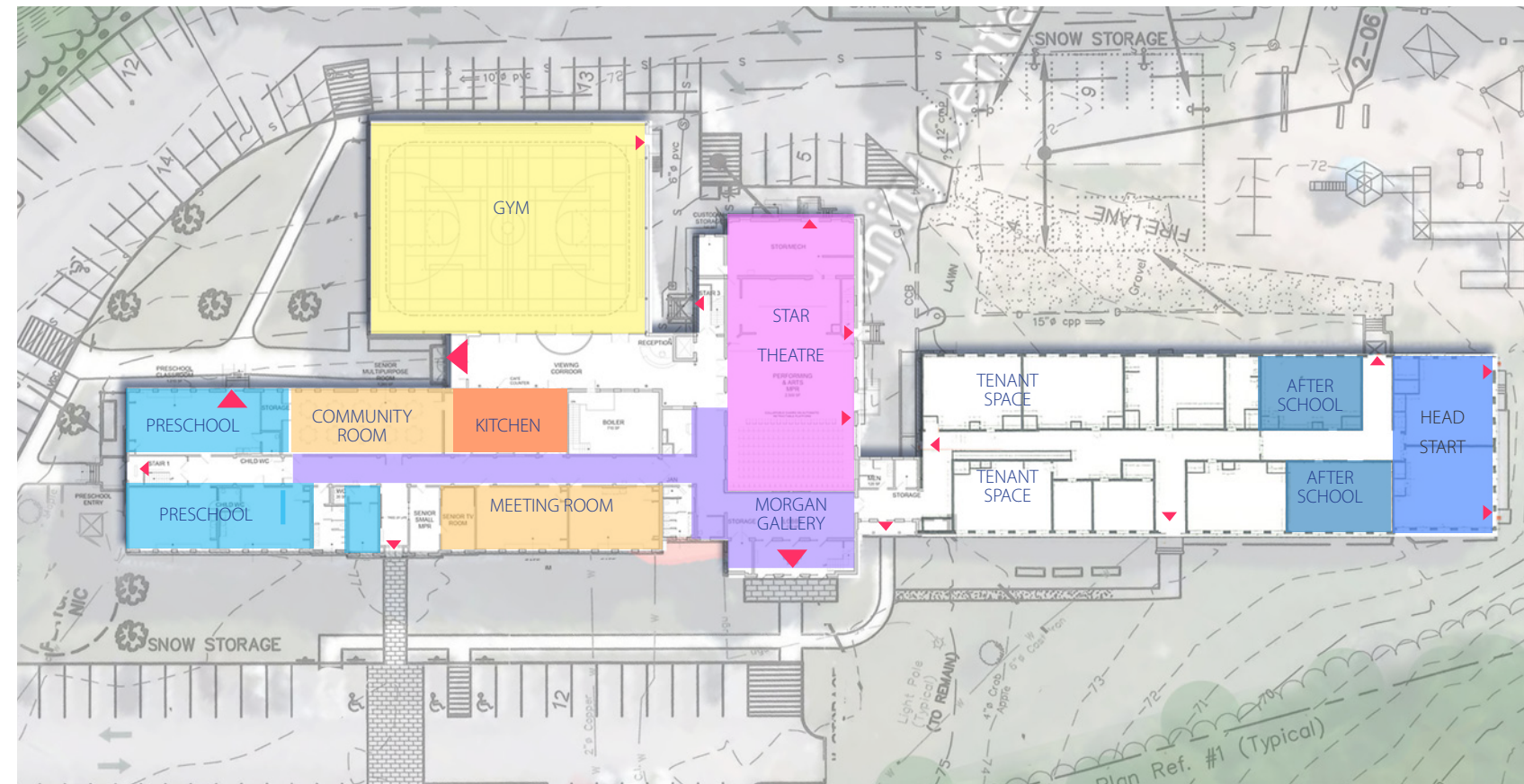
BUILDING ISSUES - UTILITIES / INFRASTRUCTURE

- 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.
- Visual Arts Galleries hanging and lighting systems are deficient which limit the effectiveness of the displays.
- Many niches and building entries create a high level of maintenance for staff



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



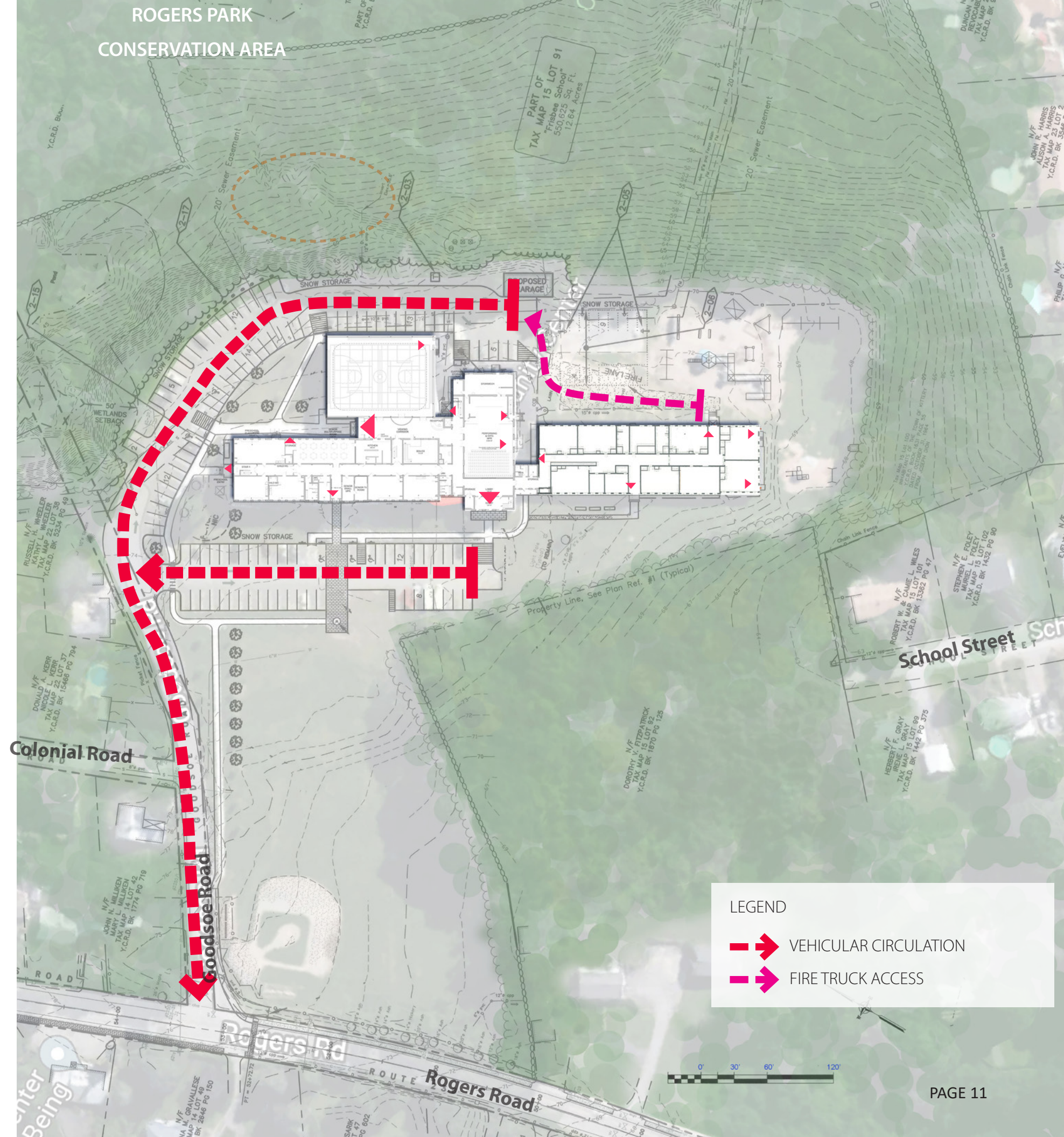
SITE ISSUES - CIRCULATION & PARKING

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:

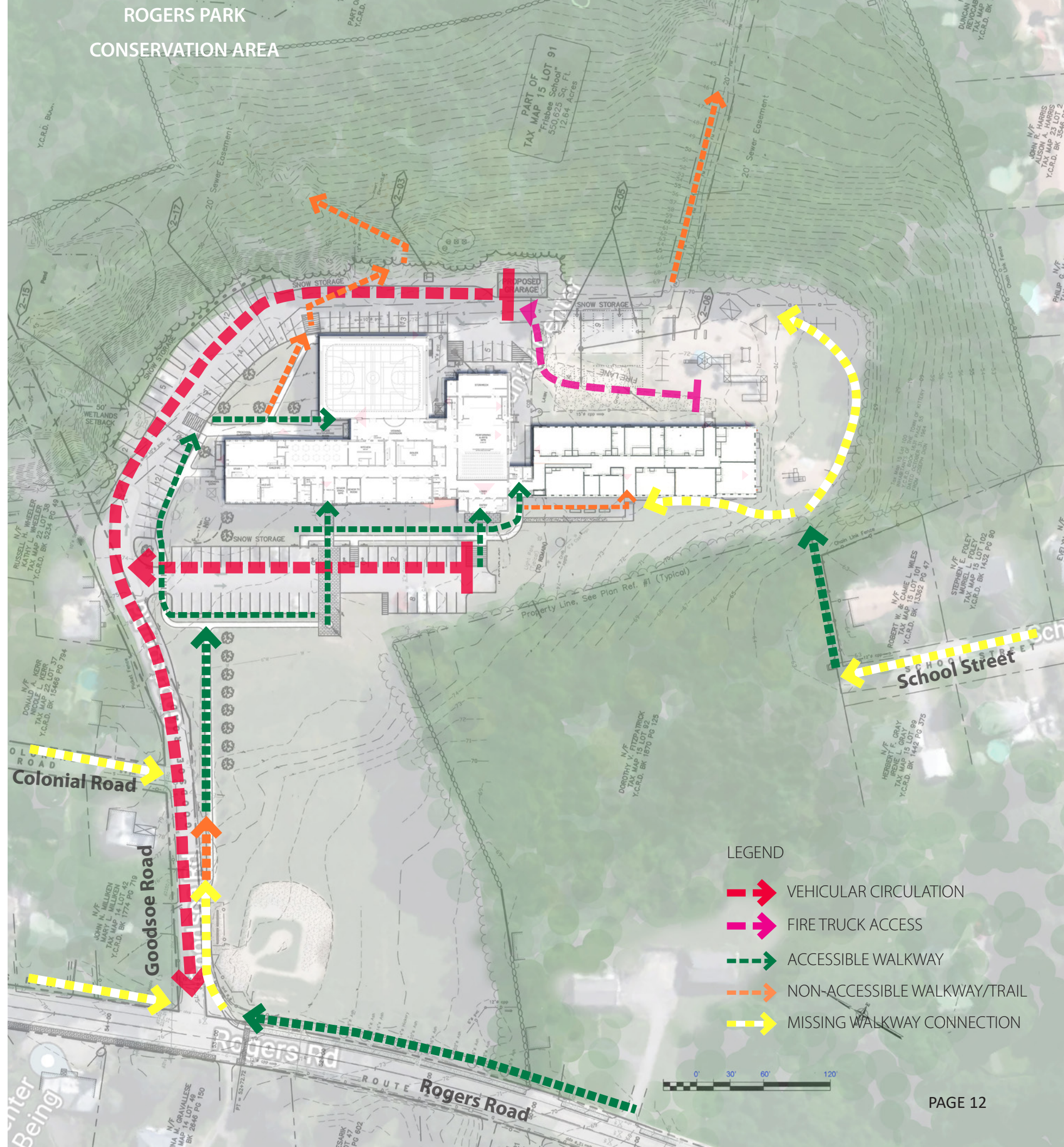
- Existing parking capacity (109 spaces) is insufficient when multiple events are scheduled at the same time or overlap.



SITE ISSUES - CIRCULATION & PARKING

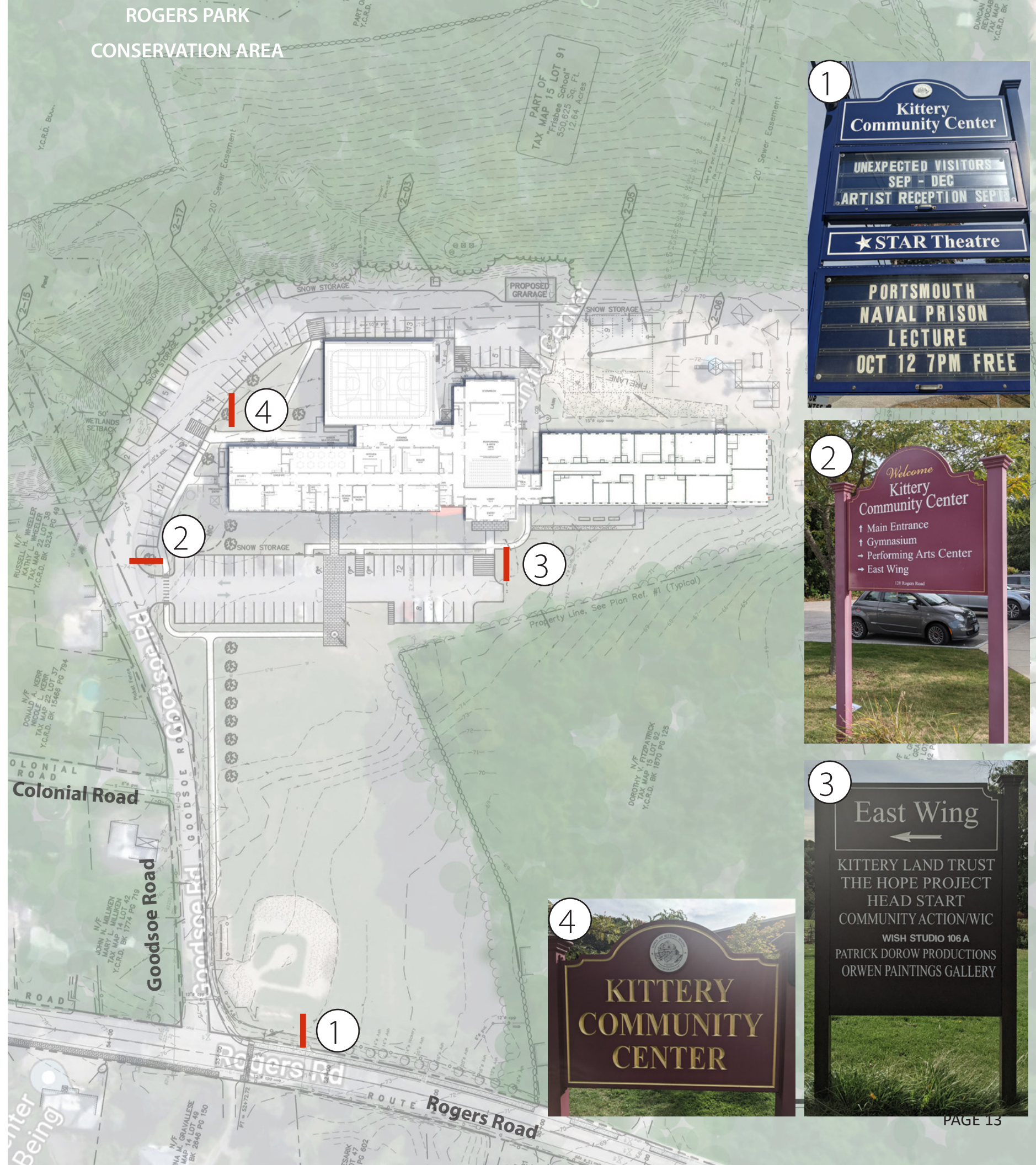
Pedestrian Circulation:

- 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

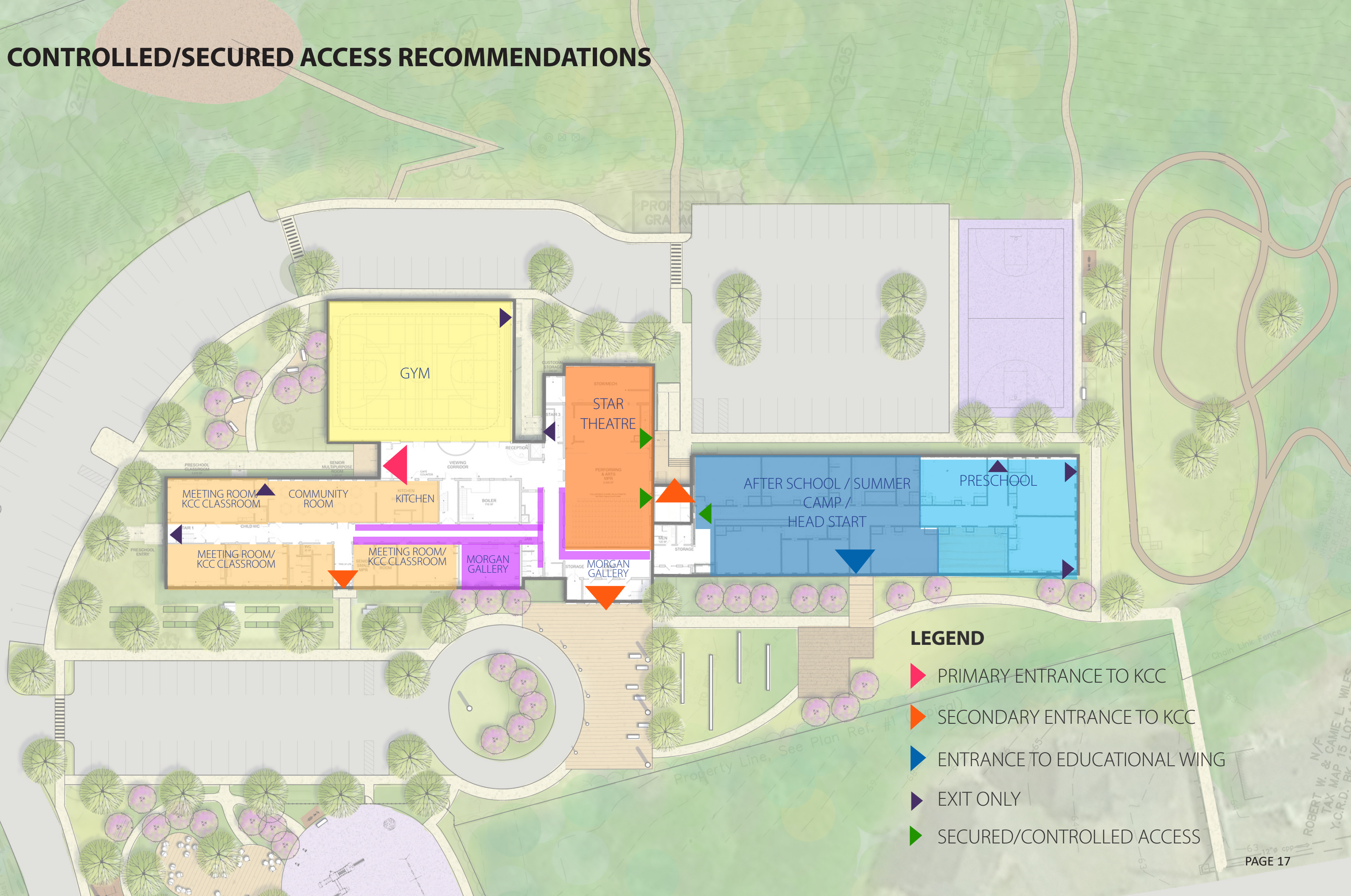
- Campus lacks site furnishings and seating that welcome you and encourage you to stay and use the site
- Campus landscaping is sparse and lacks shade, amenity and attractiveness
- Programs have overlapping uses without clear delineations between uses
- Play areas, equipment and basketball courts are 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








MASTER PLAN RECOMMENDATIONS - HIGHLIGHTS

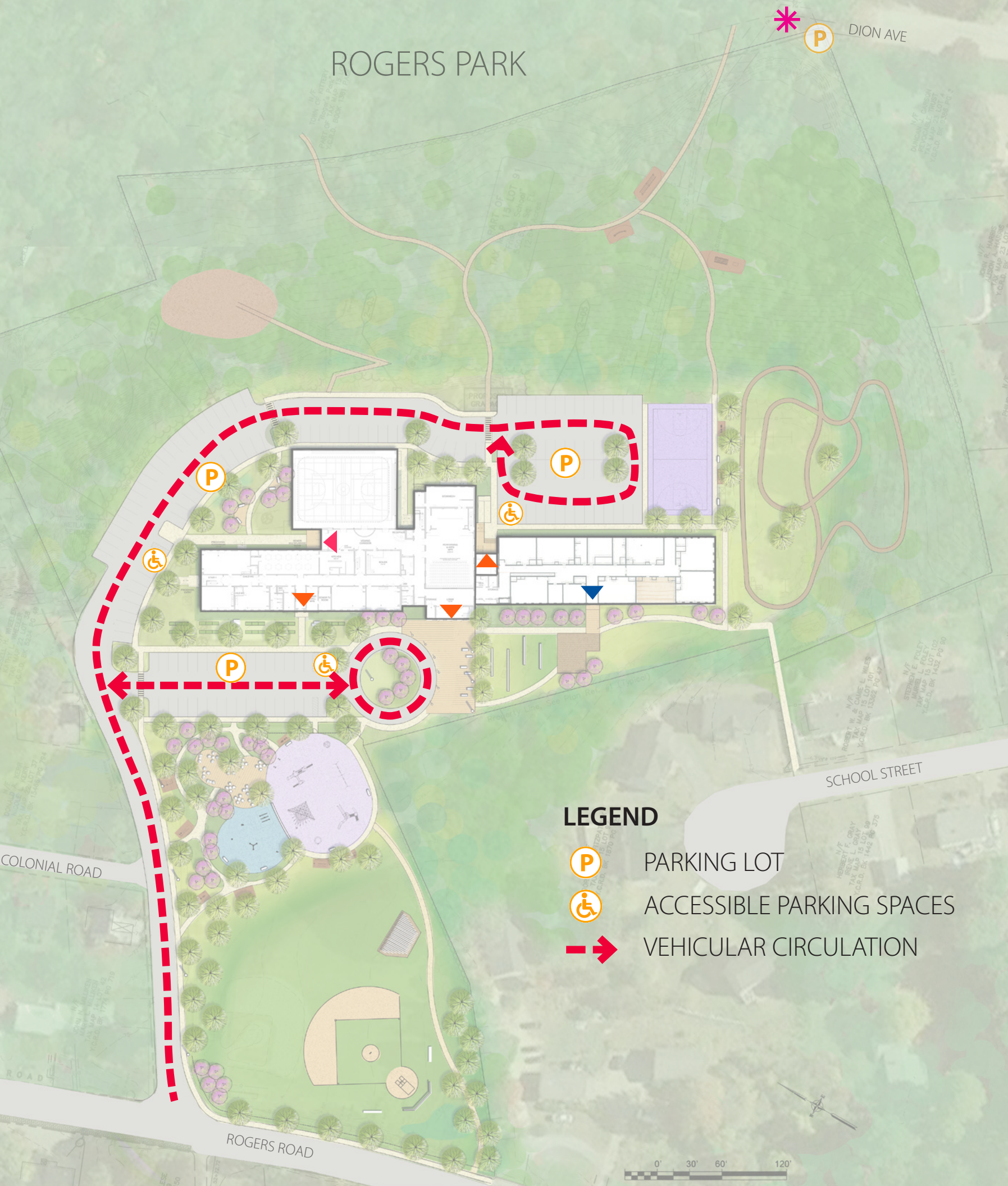
- Consider identifying the Annex Building as the Educational Wing to support Pre-school, After school and Summer Camp programs and activities
- Maximize visible activities and usable, programmable space on the front/ Rogers Street side of the building
- Redesign and reprogram the back/ Rogers Park side 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

CONTROLLED/SECURED ACCESS RECOMMENDATIONS



LEGEND

-  PRIMARY ENTRANCE TO KCC
-  SECONDARY ENTRANCE TO KCC
-  ENTRANCE TO EDUCATIONAL WING
-  EXIT ONLY
-  SECURED/CONTROLLED ACCESS



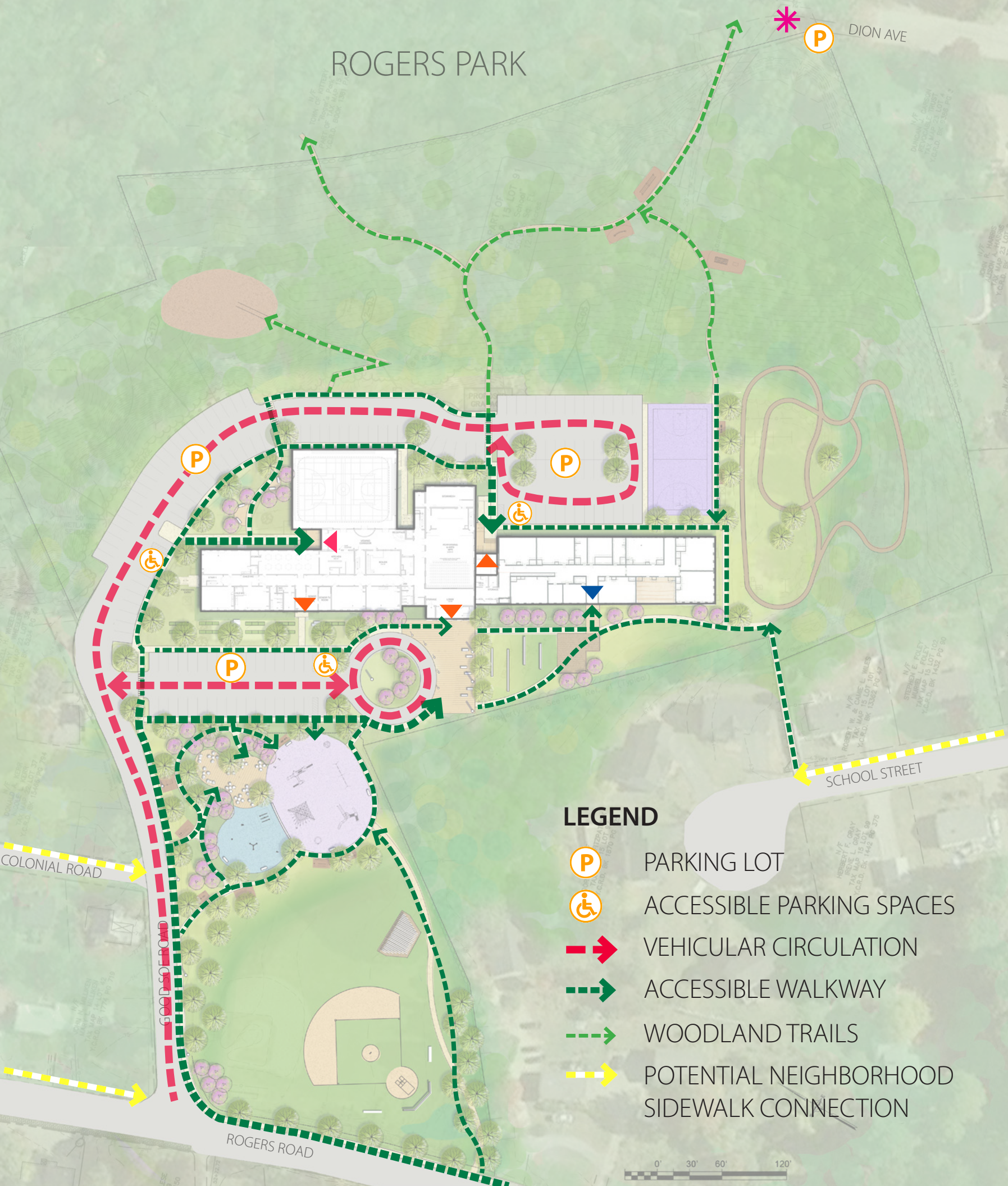
VEHICULAR PARKING & CIRCULATION RECOMMENDATIONS

Parking:

- Increase parking by an additional 38 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

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







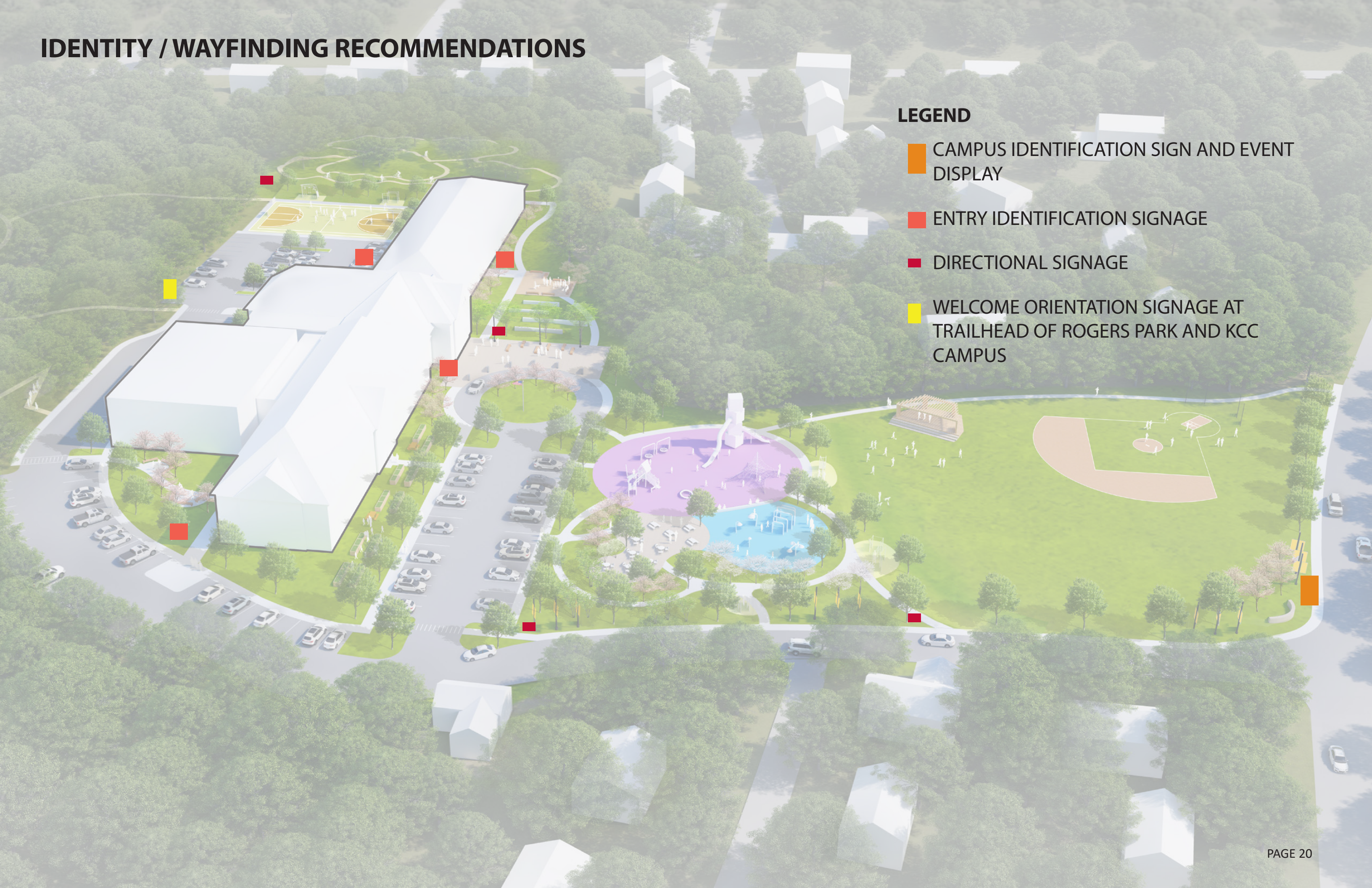
PEDESTRIAN CIRCULATION RECOMMENDATIONS

- 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

IDENTITY / WAYFINDING RECOMMENDATIONS

LEGEND

-  CAMPUS IDENTIFICATION SIGN AND EVENT DISPLAY
-  ENTRY IDENTIFICATION SIGNAGE
-  DIRECTIONAL SIGNAGE
-  WELCOME ORIENTATION SIGNAGE AT TRAILHEAD OF ROGERS PARK AND KCC CAMPUS



FRONT OPEN SPACES RECOMMENDATIONS

1. MULTI-USE LAWN ALONG ROGERS ROAD

INCLUDING:

A. SHADE / PERFORMANCE STRUCTURE

B. TEE BALL / COACH PITCH FIELD

(60' BETWEEN BASES)

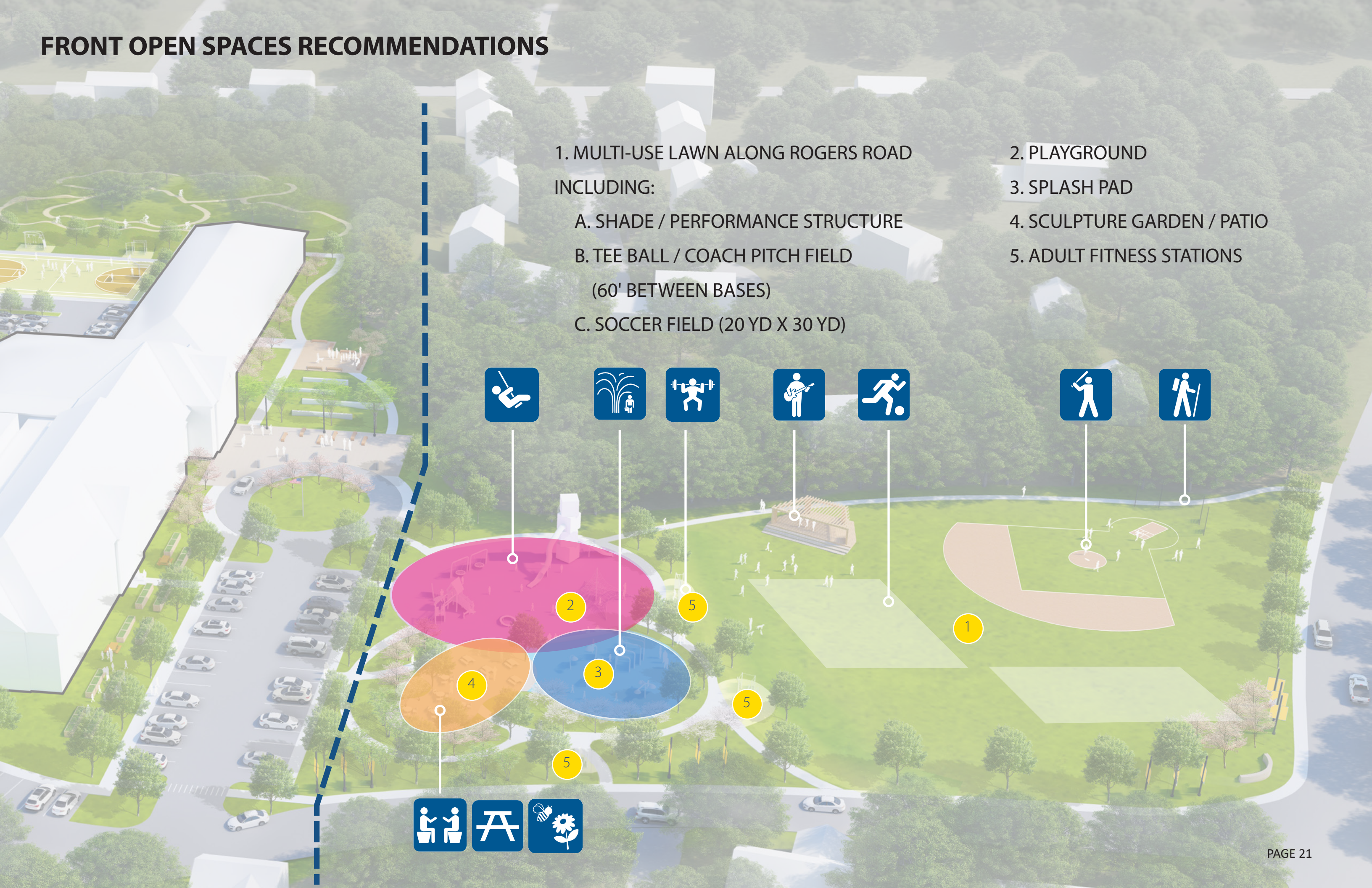
C. SOCCER FIELD (20 YD X 30 YD)

2. PLAYGROUND

3. SPLASH PAD

4. SCULPTURE GARDEN / PATIO

5. ADULT FITNESS STATIONS



REAR OPEN SPACES RECOMMENDATIONS



- 1. PUMP TRACK
- 2. BASKETBALL COURT
- 3. ACCESSIBLE TRAILS TO ROGERS PARK
- 4. ACCESSIBLE TRAILS TO NATURAL PLAY AREA

3

1

2

3

4

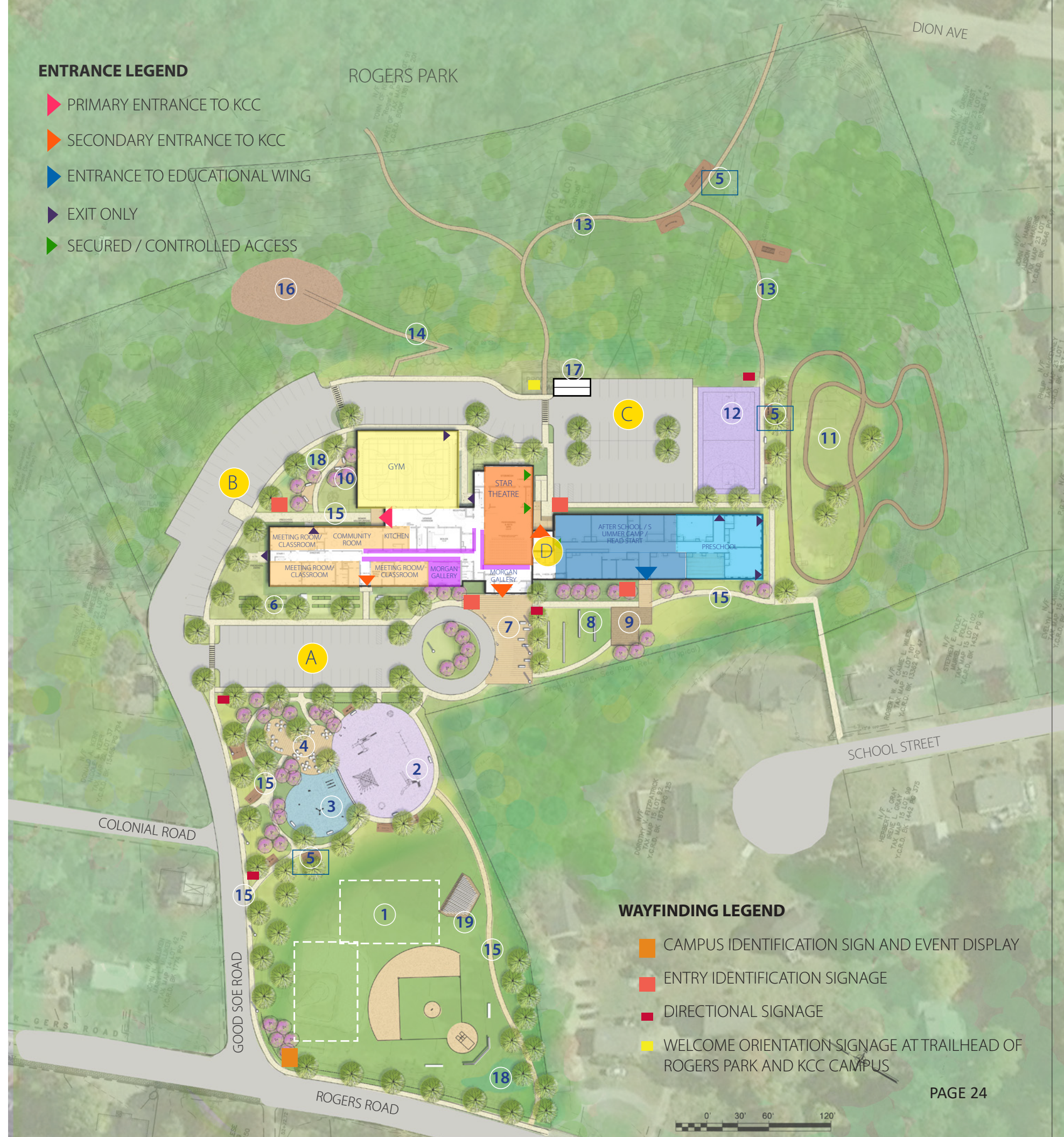


PARKING LOT

- A. Front Parking Lot - 36 parking spaces (including HP + EV spaces)
- B. Side Parking Lot - 64 spaces (including HP)
- C. Rear Parking lot - 47 spaces (including HP)
- D. Building Addition and Renovations

OUTDOOR SPACES

1. Multi-use lawn along Rogers Road including:
 - a. Tee Ball / Coach Pitch Field (60' between bases)
 - b. Soccer field (20 yd x 30 yd)
2. Playground
3. Splash Pad
4. Sculpture Garden / Outdoor Seating Terraces
5. Adult Fitness Stations
6. Vegetable Garden with Table and Seating
7. Star Theater Entry Plaza
8. Outdoor Amphitheater/ Terraced Seating
9. Stage / Outdoor Play Area / Outdoor Classroom
10. Main Entrance Seating Terraces
11. Pump Track
12. Basketball Court
13. Trails to Rogers Park
14. Accessible Trails to Natural Play Area
15. Accessible walkway
16. Existing Natural Play Area
17. Garage/ Storage Shed
18. Rain Garden
19. Shade Pavilion / Performance gazebo



ENTRANCE LEGEND

- ▶ PRIMARY ENTRANCE TO KCC
- ▶ SECONDARY ENTRANCE TO KCC
- ▶ ENTRANCE TO EDUCATIONAL WING
- ▶ EXIT ONLY
- ▶ SECURED / CONTROLLED ACCESS

WAYFINDING LEGEND

- CAMPUS IDENTIFICATION SIGN AND EVENT DISPLAY
- ENTRY IDENTIFICATION SIGNAGE
- DIRECTIONAL SIGNAGE
- WELCOME ORIENTATION SIGNAGE AT TRAILHEAD OF ROGERS PARK AND KCC CAMPUS

PROPOSED RENDERING - VIEW FROM NORTHWEST



PRECEDENTS - FRONT OPEN SPACES



PRECEDENTS - FRONT OPEN SPACES



PRECEDENTS - BUILDING FRONTAGE OPEN SPACES



PRECEDENTS - BUILDING FRONTAGE OPEN SPACES



PRECEDENTS - PUMP TRACK AND FITNESS STATIONS



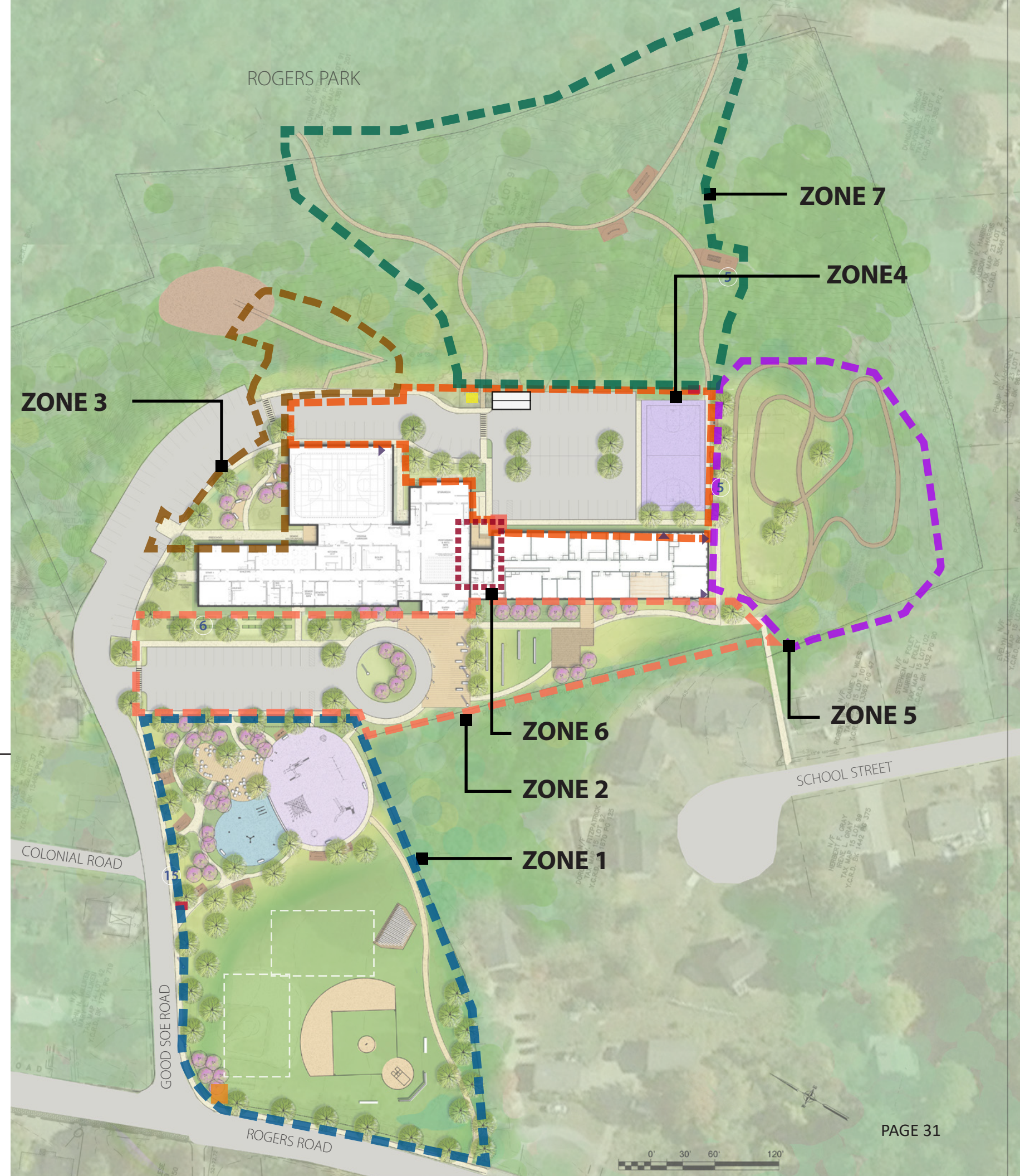
OPINION OF PROBABLE CONSTRUCTION COST SUMMARY BY ZONE

Kittery Community Center Master Plan - OPCC
Kittery, ME

May 15, 2023

Assumptions:
No contaminated soil remediation/export

ZONE 1 - Front Lawn Area	\$3,096,000.00
ZONE 2 - Building Front Area	\$1,232,000.00
ZONE 3 - Main Entrance and Natural Play Area	\$354,000.00
ZONE 4 - Rear Parking + Basketball Court	\$688,000.00
ZONE 5 - Pump Track	\$206,000.00
ZONE 6 - Building Addition and Renovation	\$2,284,000.00
ZONE 7 - Wooded Area to Rogers Park	\$176,220.00
TOTAL	\$8,036,220.00



OPINION OF PROBABLE CONSTRUCTION COST - ZONE 1

ZONE 1 - Front Lawn Area		TOTAL	
Site Preparation	\$	159,287.50	
Playground	\$	732,157.50	
Adult Fitness Station 8 Stations	\$	135,000.00	
Outdoor Seating Terraces / Sculpture Garden	\$	206,157.50	
Water Play Equipment (Re-circulating System)	\$	592,509.38	
Baseball field (Tee Ball / Coach Pitch Field)	\$	184,660.00	
Shade / Performance Structure	\$	137,400.00	
Signage	\$	22,000.00	
Landscape Plantings, Lawn Area & Irrigation	\$	377,330.00	
Construction Subtotal	\$	2,546,501.88	
Construction Contingency - 20%	\$	509,300.38	
Design Contingency - 20%	\$	40,000.00	
Total Project Cost Estimates	\$	3,095,802.25	
Unit Cost per sf-ft	\$32.59		



OPINION OF PROBABLE CONSTRUCTION COST - ZONE 2

ZONE 2 - Building Front Area		TOTAL	
Site Preparation	\$	58,975.00	
Star Theater Entry Plaza	\$	329,335.00	
Outdoor Amphitheater	\$	226,850.00	
Vegetable Garden	\$	64,500.00	
Front Parking Lot + Roundabout	\$	156,615.00	
Signage	\$	12,000.00	
Landscape Plantings, Lawn Area & Irrigation	\$	153,800.00	
Construction Subtotal	\$	1,002,075.00	
Construction Contingency - 20%	\$	200,415.00	
Design Contingency - 20%	\$	30,000.00	
Total Project Cost Estimates		\$1,232,490.00	
Unit Cost per sf-ft	\$30.81		



OPINION OF PROBABLE CONSTRUCTION COST - ZONE 3

ZONE 3 - Main Entrance and Natural Play Area

	TOTAL
Site Preparation	\$ 46,735.00
Main Entry Seating Terraces + Accessible Crossing	\$ 38,790.00
Accessible trail to the Natural Play Area	\$ 116,900.00
Signage	\$ 6,000.00
Landscape Plantings, Lawn Area & Irrigation	\$ 70,100.00
Construction Subtotal	\$ 278,525.00
Construction Contingency - 20%	\$ 55,705.00
Design Contingency - 20%	\$ 20,000.00

Total Project Cost Estimates \$354,230.00

Unit Cost per sf-ft \$21.17



OPINION OF PROBABLE CONSTRUCTION COST - ZONE 4

ZONE 4 - Rear Parking + Basketball Court

	TOTAL
Site Preparation	\$ 68,400.00
Basketball Court	\$ 59,975.00
New Parking Lot at Rear of Annex Building	\$ 269,630.00
Storage Shed	\$ 69,000.00
Signage	\$ 12,000.00
Landscape Plantings & Lawn Area	\$ 69,025.00
Construction Subtotal	\$ 548,030.00
Construction Contingency - 20%	\$ 109,606.00
Design Contingency - 20%	\$ 30,000.00
Total Project Cost Estimates	\$ 687,636.00

Unit Cost per sf-ft \$22.92



OPINION OF PROBABLE CONSTRUCTION COST - ZONE 5 & 6

ZONE 5 - Pump Track

	TOTAL
Site Preparation	\$ 68,925.00
Pump track	\$ 53,600.00
Landscape Plantings	\$ 32,600.00
Construction Subtotal	\$ 155,125.00
Construction Contingency - 20%	\$ 31,025.00
Design Contingency - 20%	\$ 20,000.00
Total Project Cost Estimates	\$ 206,150.00

Unit Cost per sf-ft \$5.43

ZONE 6 - Building Addition and Renovation

	TOTAL
Site Preparation	\$ 28,600.00
Rear Plaza	\$ 81,385.00
Building Addition + Renovations	\$ 1,760,000.00
Construction Subtotal	\$ 1,869,985.00
Construction Contingency - 20%	\$ 373,997.00
Design Contingency - 20%	\$ 40,000.00
Total Project Cost Estimates	\$ 2,283,982.00

Unit Cost per sf-ft \$1,141.99



OPINION OF PROBABLE CONSTRUCTION COST - ZONE 7

ZONE 7 - Wooded Area to Rogers Park

	TOTAL	
Site Preparation	\$	45,600.00
Accessible trail to the Rogers Park	\$	30,600.00
Adult Fitness Station in the Wood	\$	38,000.00
Landscape Plantings	\$	20,150.00
Construction Subtotal	\$	134,350.00
Construction Contingency - 20%	\$	26,870.00
Design Contingency - 20%	\$	15,000.00
Total Project Cost Estimates	\$	176,220.00

Unit Cost per sf-ft \$8.01



POTENTIAL PHASING DIAGRAM & ASSOCIATED OPINIONS OF PROBABLE COST

PHASE 1 (ZONE 1)	\$3,096,000
PHASE 2 (ZONE 4+5)	\$894,000
PHASE 3 (ZONE 2)	\$1,232,000
PHASE 4 (ZONE 3 + 7)	\$530,000
PHASE 5 (ZONE 6)	\$2,284,000

