

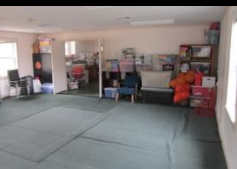
CHRISTOPHER P. WILLIAMS, ARCHITECTS

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Rye Recreation Needs Assessment

June 20, 2016



APPROACH TO THE CHALLENGE

Charge:

Evaluate owned and borrowed spaces with respect to physical condition, functionality of existing building systems, and adequacy for public use.

- Christopher P. Williams Architects – Norman E. Larson, AIA

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Common Findings:

#1 To one degree or another, most Spaces and Buildings have some degree of challenge in meeting the requirements of the ADA, some quite dramatically.



ACCESSIBILITY CHALLENGE

Recreation Road Facilities: Recreation House



ACCESSIBILITY CHALLENGE

Recreation Road Facilities: Recreation Modular



ACCESSIBILITY CHALLENGE

Recreation Road Facilities: Incidental Structures



ACCESSIBILITY CHALLENGE

Town Owned Facilities: Town Hall



ACCESSIBILITY CHALLENGE

Town Owned Facilities: Rye Schools



ACCESSIBILITY CHALLENGE

Borrowed Facilities: Church and Library



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STORAGE CHALLENGE

Moldy and Unhealthy Structures



STORAGE CHALLENGE

Storage that poses risks to staff and stored materials



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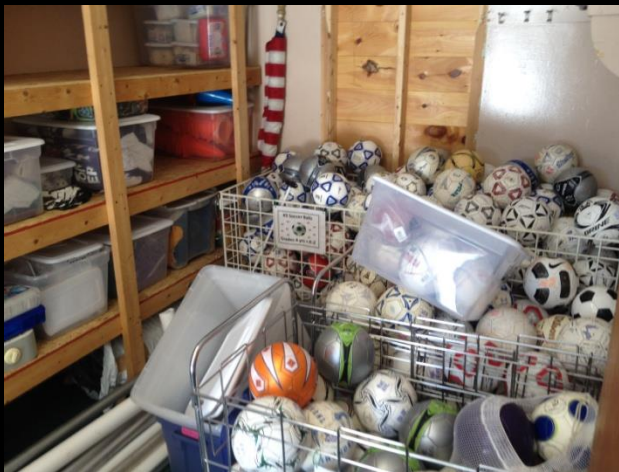
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#3 Not enough storage is available.

STORAGE CHALLENGE

Lack of Storage Space



APPROACH TO THE CHALLENGE

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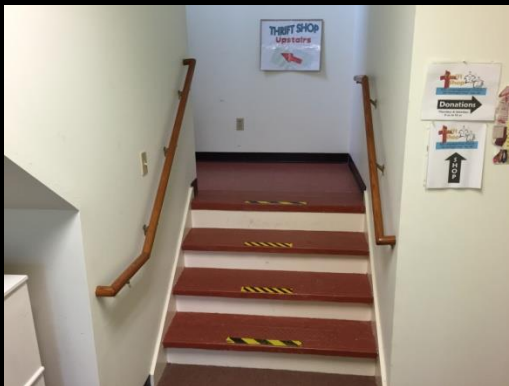
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- #4 Life safety and egress problems exist in borrowed spaces and those owned by town.

LIFE SAFETY CHALLENGE

Unsafe path of travel



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- #3 Not enough storage is available.
- #4 Life safety and egress problems exist in borrowed spaces and those owned by town.
- #5 Rye Recreation staff are “making due” with inadequate space for programming and for their own purposes. Structures built to be temporary have become permanent.

STAFF SUPPORT

Temporary Structures have become permanent.

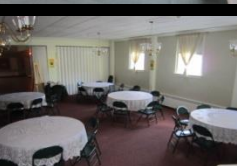


NEEDS ASSESSMENT

Charge: Assess space needs for recreation programming and Recreation Department functions in long and short term.

Findings:

#1 The Rye Recreation Department needs a variety of available program spaces to support its dynamic program schedule which grows and shrinks to meet needs. The variety of spaces sought to be borrowed reflects both availability and specific needs.



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Mission

The Rye Recreation Commission believes that recreation provides a critical foundation for the quality of life that makes Rye unique. Recreation is essential to the health and well-being of the individual residents and the community of Rye. Recreation activities and services have far-reaching personal, social, economic and environmental benefits. The role of Rye Recreation is to ensure that a broad range of recreation opportunities is available and accessible for all residents and that these are consistent with the needs and interest of the community and the space and resources available.

NEED FOR VARIETY

Predictably available smaller spaces for small meetings



NEED FOR VARIETY

Predictably available medium sized spaces for larger meetings



NEED FOR VARIETY

Predictably available large meeting rooms for very large meetings



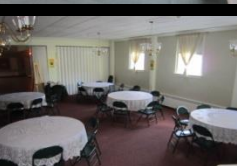
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#2 The Rye Recreation Department needs access to specialty spaces and buildings for programs that logically should occur there.



NEED FOR VARIETY

Need for access to specific buildings in or near Rye



NEED FOR VARIETY

Need for access to specific outdoor spaces



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#3 Storage is at a premium, and lack thereof is costing money in staff time wasted and material replacement. Storage should be located where it is used, or at least near the staff working space.

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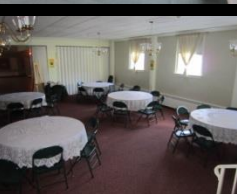
#5 As long as mutually agreeable, Rye After-school Program (RAP) is preferred to remain at Rye Elementary School. Whatever the location, the program should be made more realistically handicapped accessible.

RECOMMENDATIONS

Charge: Provide recommendations for a new Recreation Building to allow the Town to decide whether to proceed to subsequent preliminary design layout.

Recommendations:

#1 Any new Recreation Building should be located at the Recreation Road site and replace the aging and under-built existing buildings. The modular should be repurposed.



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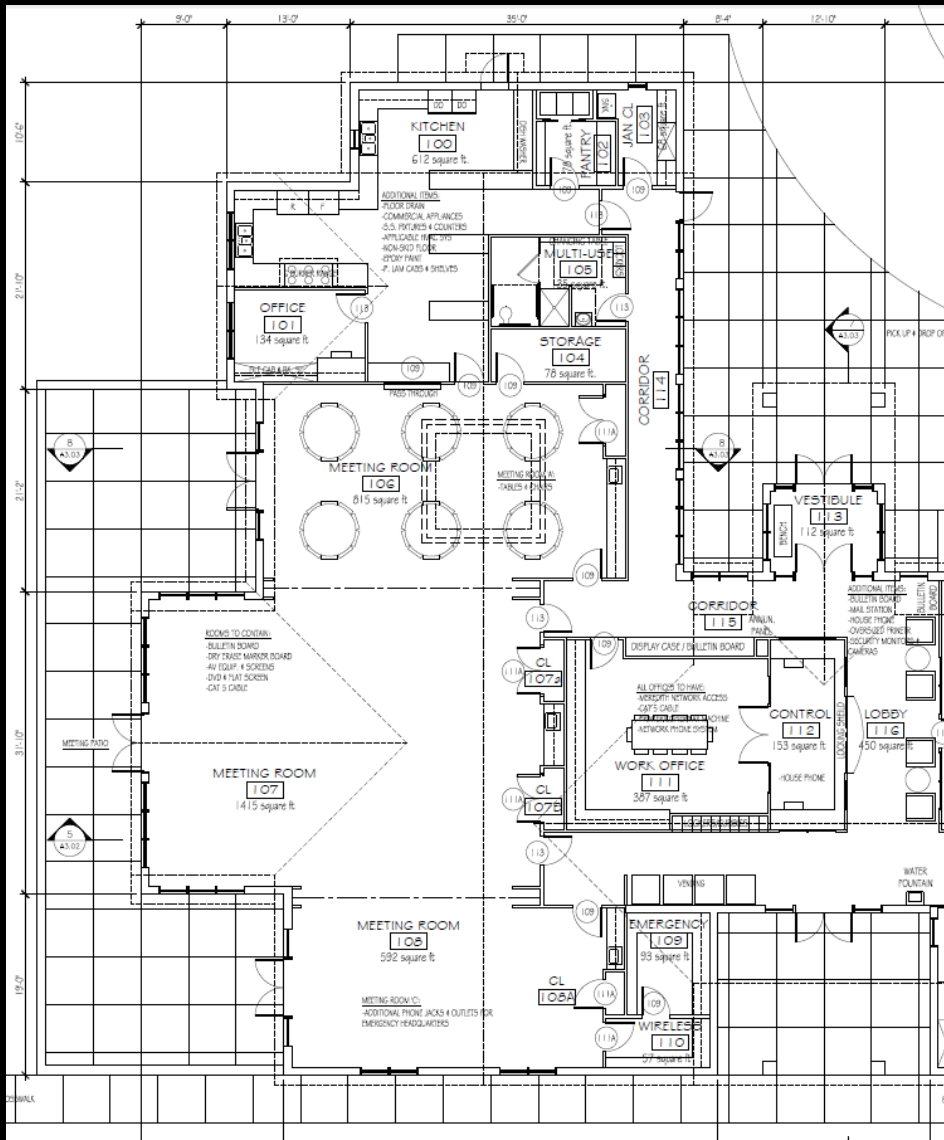
#1 Locate Recreation Building at the Recreation Road site

#2 To support focus on core services, provide flexible meeting space that can be sized according to need. Do this with two or better three uniquely sized spaces totaling 2,200 to 3,000 s.f. and separated by movable acoustic partitions. This will allow many Rye Recreation programs to take place on site. A full kitchen should be provided for meal preparation as well as for classes.

NEED FOR VARIETY

Flexible meeting space with movable partitions (1000+550)





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Recommendations:

#1 Locate Recreation Building at the Recreation Road site

#2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.

#3 The Recreation Building (or Community Center) does not need a large gymnasium or multi-purpose room at this point, but planning should include the addition of such a future space if the need develops.

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Recommendations:

- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Space should be provided within the building for all the recreation staff not committed to other locations to work within the building in a manner suited to the Recreation Director and Recreation Commission's wishes. All archive storage for paper files should be accommodated within the conditioned building.**

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- #1 Locate Recreation Building at the Recreation Road site
- #2 Create flexible meeting spaces separated by movable acoustic partitions. Include a full kitchen.
- #3 Plan for future large multi-purpose space or gym without building it now.
- #4 Provide space for all Rye recreation administrative and program staff.
- #5 **Storage for all Rye Recreation materials that are used on the Recreation Road site, or that can not be stored where they are actually used, should be stored within the conditioned space of the new building in dedicated storage spaces. Specific portions of the flexible meeting space may be developed to support specific user needs (ie. Senior Meals, Art, and Camp programs, which may meet in the same space frequently.**

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- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.**

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- #6 Reception space for public should serve all the public, including the handicapped.
- #7 As long as mutually agreeable, Rye After-school Program (RAP) is preferred to remain at Rye Elementary School. Whatever the location, the program should be made more realistically handicapped accessible through the construction of an addition or other renovation to make at grade access to the lower level possible and to make a bathroom available at this level.

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- #5 Provide conditioned storage in dedicated storage areas.
- #6 Reception space for public should serve all the public, including the handicapped.
- #7 Renovate RAP space at Rye Elementary School or move program here.
- #8 Restrooms for the site should serve the site only with lockable doors at the exterior. Restrooms for the building users should be hands-free or use doors without latches. All restrooms should provide for Handicapped accessibility

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- #8 Provide separate, dedicated accessible Restrooms for inside and outside.
- #9 Dedicated facilities should be provided for maintenance of the site and building.**

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QUESTIONS

Thank you for your time. I'd be happy to answer any questions you may have.

