



***PAST, PRESENT & FUTURE  
Of COMMUNITY RECREATION***



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# How we got to this point!

- Parks and Recreation needs assessment survey conducted 2014
- UNH needs assessment and report completed 2015
- Town wide facility study 2015
- Funds allocated to look at recreation park 8.6 acres of undeveloped land 2015
- National Parks and Recreation Association PRORAGIS agency performance report 2015
- Result and concept plan 2016- Tighe and Bond/ Cmk Architects



32 Court St  
Home to Exeter Parks and Recreation

The facility at 32 Court Street was built in 1848 as a high school. In 1912, it was converted into an elementary school. In 1959, the building was converted into a Community Center. On or about 1985, the historic building was then occupied by the Parks and Recreation Department, and this continues to present day. The building is used throughout the year for various classes, toddler programs, aerobics, and summer camps that typically have up to 250 participants. Parks and Recreation initiated UNH to do a study which further details space and program needs. Part of the recommendations from the earlier study includes relocating the administrative operations to a central building at the recreation fields. Space needs which have been mentioned during this process include:

1. Lack of a gym space to accommodate recreation programs.
2. Lack of a fully handicap accessible building.
3. Severely inadequate sports equipment storage.
4. Grounds keeping equipment storage (currently temporary, not secure, inadequate).

It is clear Parks and Recreation needs to acquire new space. The historical building does not adequately provide for the space/functional requirements of the organization. The building presents accessibility issues, as well as lack of a gym, no large meeting room/multi-purpose room, and inappropriate equipment storage (indoor sports equipment and outdoor grounds equipment). We do not recommend renovating the existing building due to the limitations of the age, structure, location and configuration of the building and the current needs and operational/program requirements of the Parks and Recreation Department.

\*\*\*\* Reference: Space Needs and Building Assessment, Dec 16, 2015

In addition, Exeter's population is growing. Access to and the availability of park and recreation facilities, programs, and amenities are important factors for residents' decisions to live in the town. For example, when given a list of town services such as "schools", "library", "public works", "parks and recreation", and "public safety", participants in the 2014 Recreation Needs Assessment Survey ranked parks and recreation second behind "school" as a factor in their decision to live in Exeter.

\*\*\*\* 2014 Recreation Needs Assessment Survey

# Assessed Value of 32 Court St

Building: \$462,400

Land: \$118,800

Total: \$581,200

Acres: .85

# 4 Hampton Rd, Recreation Park



The property was acquired in 1974, and is approximately 26 acres, with eight undeveloped acres. The property contains eight tennis courts, three soccer fields, two baseball fields, and one softball field. Planet playground is part of the facility and is located on leased land adjacent to the Town owned fields. The outdoor pool is located here along with a bath house and small concession stand. The pool house has had a few recent renovations including a new filter room, electrical room addition, and bathroom upgrades. Space needs which have been mentioned regarding this property include:

1. Antiquated playground – upgrades required.
2. Lack of adequate parking.
3. Need for a central administration building, central storage, and indoor multi-purpose space.
4. Expanded field space.
5. Accessible swimming pool.

The property sees significant use during its normal operations. The parking lot does not have the capacity to accommodate spectators and participants, and can be a safety issue during popular events. The Town has seen a reduction in baseball fields due to projects occurring on other school properties. The Hampton Road Facility and Town would benefit from the expansion of playing fields (soccer, baseball) at this location. Furthermore, the property could be developed to include a new Recreation Building that centrally houses the departments operations. A full size, indoor, multi-purpose space along with offices, restrooms, storage rooms, garage storage, meeting rooms, and other ancillary spaces would provide the needed environment to continue the success of the organization well into the future. Coupled with upgrades to the outdoor pool and playground would greatly enhance the property. While there is some question on access to a new building on the property, this should not be a deterrent to pursuing this idea.

\*\*\*Reference Space Needs and Building Assessment



Over 90% of respondents to the Recreation Needs Assessment Survey reported that athletic fields/facilities (soccer, baseball, softball and basketball) were either important or very important.

\*\*\* Exeter Parks and Recreation Needs Assessment-  
Conducted by UNH

# Cost of Project in 1974-1979

LWCF\*: \$155,470.82

Town: \$155,470.18

Total: \$310,970.00

What that cost would be today?

**\$1,023,642.67**

This existing facility couldn't be built for this amount of Money

\* Land and Water Conservation Fund

# Community Partners \*

Exeter Junior Baseball-Softball League

Exeter Youth Lacrosse Association

Exeter Youth Soccer Association

Exeter Seahawks Football

Littlefield Tennis Network

**Always open to more partnerships!**

\*Create and maintain partnership opportunities with relevant stakeholders, including businesses and organizations that are aligned with and share the values of the town of Exeter regarding parks and recreation provision.

-Continue maintaining active partnerships with outside private sport organizations (soccer, lacrosse, baseball/softball, football) to ensure that the youth sport needs and opportunities of the area are being met.

\*\*\* Exeter Parks and Recreation Needs Assessment 2015





# Youth sports participation In Exeter



## **Soccer**

EPRD Spring Soccer: 206

EPRD Fall Soccer: 248

EYSA Fall: 409 (33 youth teams)

EYSA Spring: 456 (21 Youth Teams, 5 High School Teams)

Total Annually: 1,319

## **Football**

EPRD Flag Football: 196

Seahawks Football: 250

Total Annually: 446

## **Lacrosse**

EPRD Pee Wee: 50

EYLA: 349

Total Annually: 399

## **Baseball**

EPRD: 154

EJBSL: 468 (Cal Ripken/ Babe Ruth 320, Softball 148)

Total Annually: 622

## **Field Hockey**

Grade Range: 3rd-5th

Total Annually: 35

## **Track and Field**

Total Annually: 110 (Largest in the State)

## **Basketball**

EPRD: 226 (Expansion Possible)



# Total participation in Youth Sports in Exeter

**3,157**

**More than the total enrollment of Exeter High School and Coop Middle School Combined**

**Not including Exeter High School Athletics, Seacoast Mavericks, Journeyman Basketball plus other AAU teams, Travel and private teams.**



# More than just sports!



# **Swim Lessons**

Age Range: 18 months-13 years old

Total Annually: 400

# Summer Camp



# **Summer Adventure Camp and Teen Adventure Camp**

Grade Range: 1st-9th

Total Annually: 280

Fills in 2 hours, 45 on wait list.

Expansion possible with  
additional Space

Teen Camp Doubled 2016 from  
26 to 55

# Summer Sports Camp



## **Flag Football Camp**

Total Annually: 120 (Fills every year)

Expansion possible with additional  
Space

## **Soccer Camps**

Total Annually: 150

Currently Run: British Soccer Camps, Tetra Brazil and  
Mini Kickers programs and camps

# Total Participation in Outdoor Summer Programs/Camps

950

Not including other organization's outdoor sports camps

# In depth look at Exeter Parks and Recreation





Revolving over the years

# Expenses covered by program fees

<b>Year</b>	<b>Expenses</b>
2005	\$185,045.00
2006	\$179,145.00
2007	\$164,269.00
2008	\$330,456.00
	town withdrawal
2009	\$309,952.00
2010	\$343,550.00
2011	\$285,700.00
2012	\$477,992.00
2013	\$503,925.00
2014	\$458,868.00
2015	\$514,780.00
<b>TOTAL</b>	<b>\$3,813,682.00</b>



# Past capital projects



# Capital Expenses paid by the Revolving Fund

Rec Park Expan. \$8,800.00  
Spray Pad \$50,570.00  
Kids Park \$10,946.00  
Pad Repair \$5,640.00  
Pool Deck Expan. \$17,913.00  
Skate Park \$33,088.00  
Online Reg. Soft. \$15,799.00  
Playgrounds \$15,300.00  
Bathhouse Painting \$1,058.00  
Tennis Resurface \$8,668.00  
Shade Structure \$11,366.00  
Pool Painting \$30,650.00  
Deck Addition \$4,000.00  
Bathhouse Expansion \$48,304.00  
Small Slide \$1,174.00  
Fencing \$5,180.00  
Pool Lift \$3,995.00  
Pool Filter \$49,633.00  
Pool Painting \$45,500.00  
Van Payments \$25,000.00  
Tennis Ct. Cracks \$2,100.00  
Rec Park Repairs \$5,200.00

# Total \$399,884.00

Most of the expenses have gone into the pool, playgrounds and tennis courts.

Very little has gone into fields or building



How Exeter Parks and Recreation compares nationally?



**National Recreation  
and Park Association**

## Agency Effectiveness Ratios

	Your Agency	All Agencies	Population Density per Sq Mile 500 To 1,500
1. Operating expenditures per capita	\$68.05	\$76.44	\$71.67
2. Revenue per capita	\$34.36	\$18.22	\$13.81
3. Total revenue to total operating expenditures	50.5%	29.0%	26.0%
4. Total tax expenditures per capita	\$33.69	\$53.66	\$55.13
5. Operating expenditures per acre of parkland	\$58,125	\$8,000	\$7,125
6. Operating expenditures per acres of parks and non-park sites	\$20,825	\$6,476	\$5,004
7. Operating expenditures per FTE	\$88,912	\$96,055	\$89,409
8. FTE's per 10,000 population	7.7	7.4	6.8
9. Acres of parks per 1,000 residents	1.2	9.5	9.7
10. Number of residents per park	1,431	2,277	2,200
11. Number of acres per park	1.7	20.5	25.3
12. Number of participants per program	0	44	57
13. Ratio of fee programs to all programs	94.8	84.6	85.1
14. Ratio of building attendance to park attendance	340.0	50.0	50.8

\* Most departments surveyed include conservation in their departments



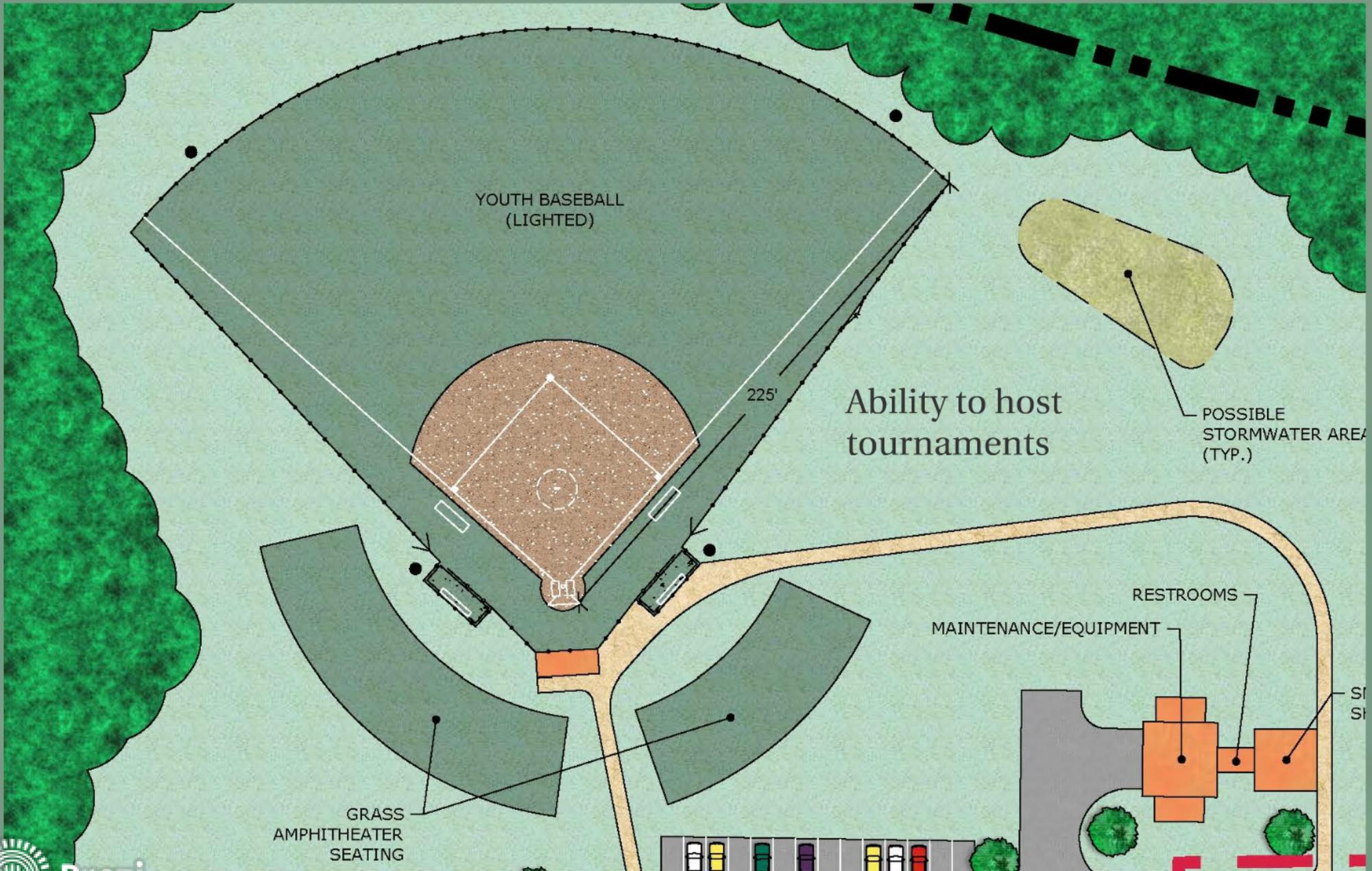
THIS PLAN IS INTENDED TO BE USED FOR CONCEPTUAL SITE PLANNING PURPOSES ONLY. A DETAILED ZONING REVIEW HAS NOT BEEN COMPLETED. LOCAL, STATE AND FEDERAL SETBACK PERMIT REQUIREMENTS AND EASEMENTS MUST BE VERIFIED. TOPOGRAPHIC, PERMETER AND WETLANDS SURVEY HAS NOT BEEN COMPLETED.  
 PROPERTY LINES BASED ON EXETER, NH ONLINE GIS.



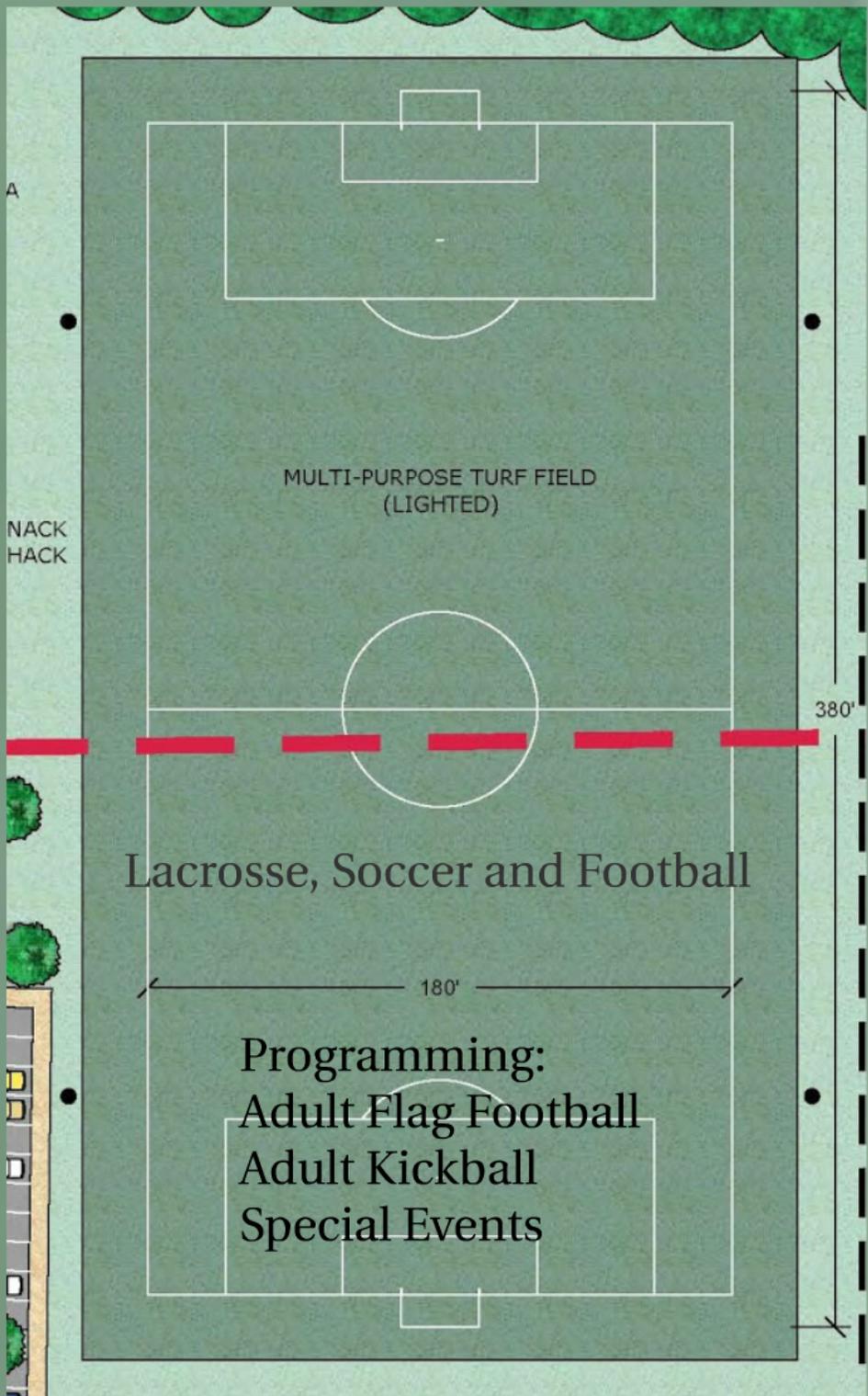
CONCEPT PLAN FOR EXETER RECREATION PARK  
 EXETER, NEW HAMPSHIRE



# Expanding Playing Field for EJBBSL



**Spring Use**  
Exeter Youth Soccer  
Exeter Youth Lacrosse  
Exeter Parks and Rec



**Fall Use**  
Exeter Youth Soccer  
Exeter Seahawks  
Exeter Parks and Rec

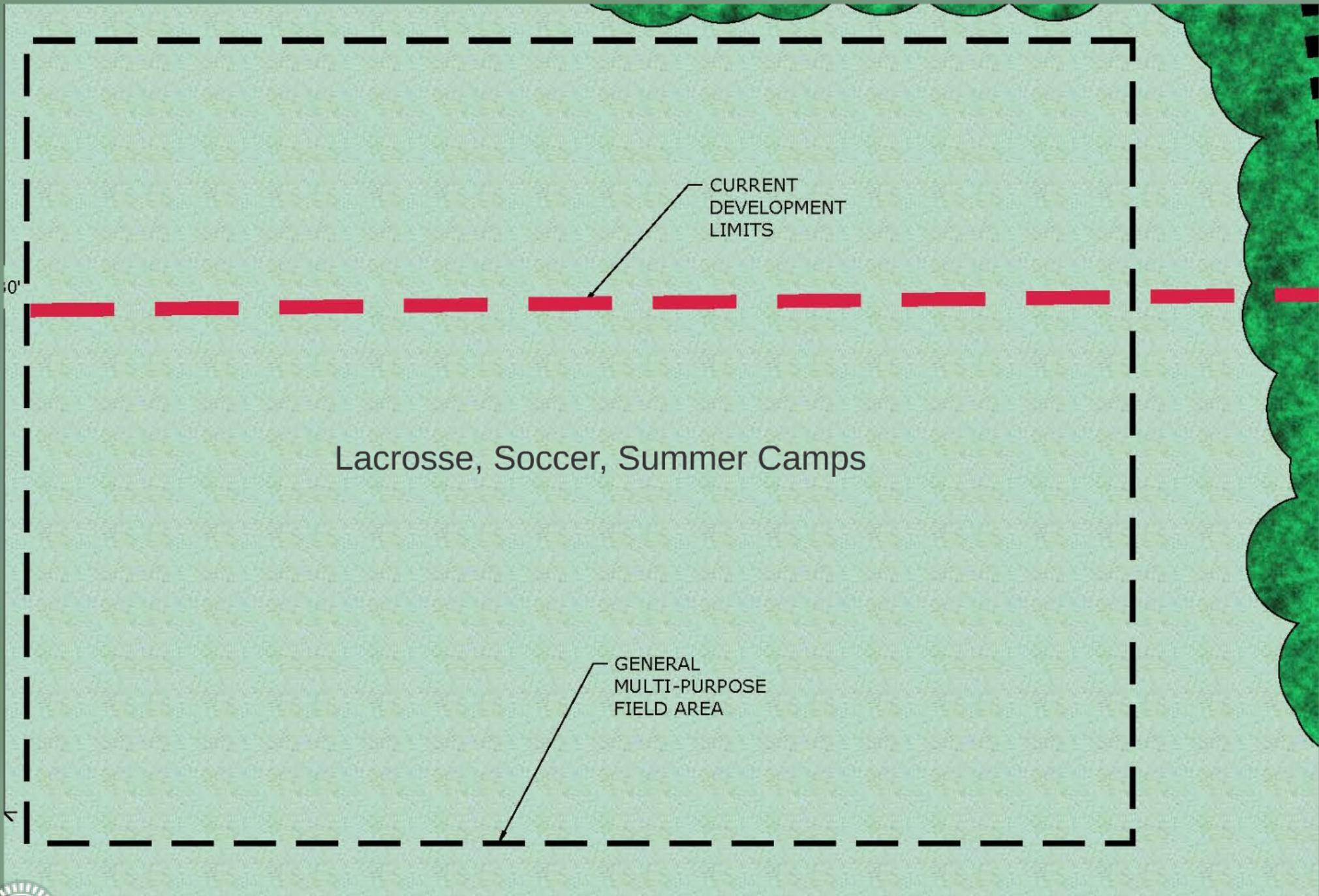
# Impact of Playing Time

Typical hours of usage for grass fields: 680-816 hours per year for a three season window, Limited window, rest required for grass health.

Typical Hours of usage for turf fields: 3,000 hours per year with no rest required. Creating greater flexibility for all organizations.

Synthetic Turf Playing Field exponentially increase playing and practice time because of durability in all types of weather.





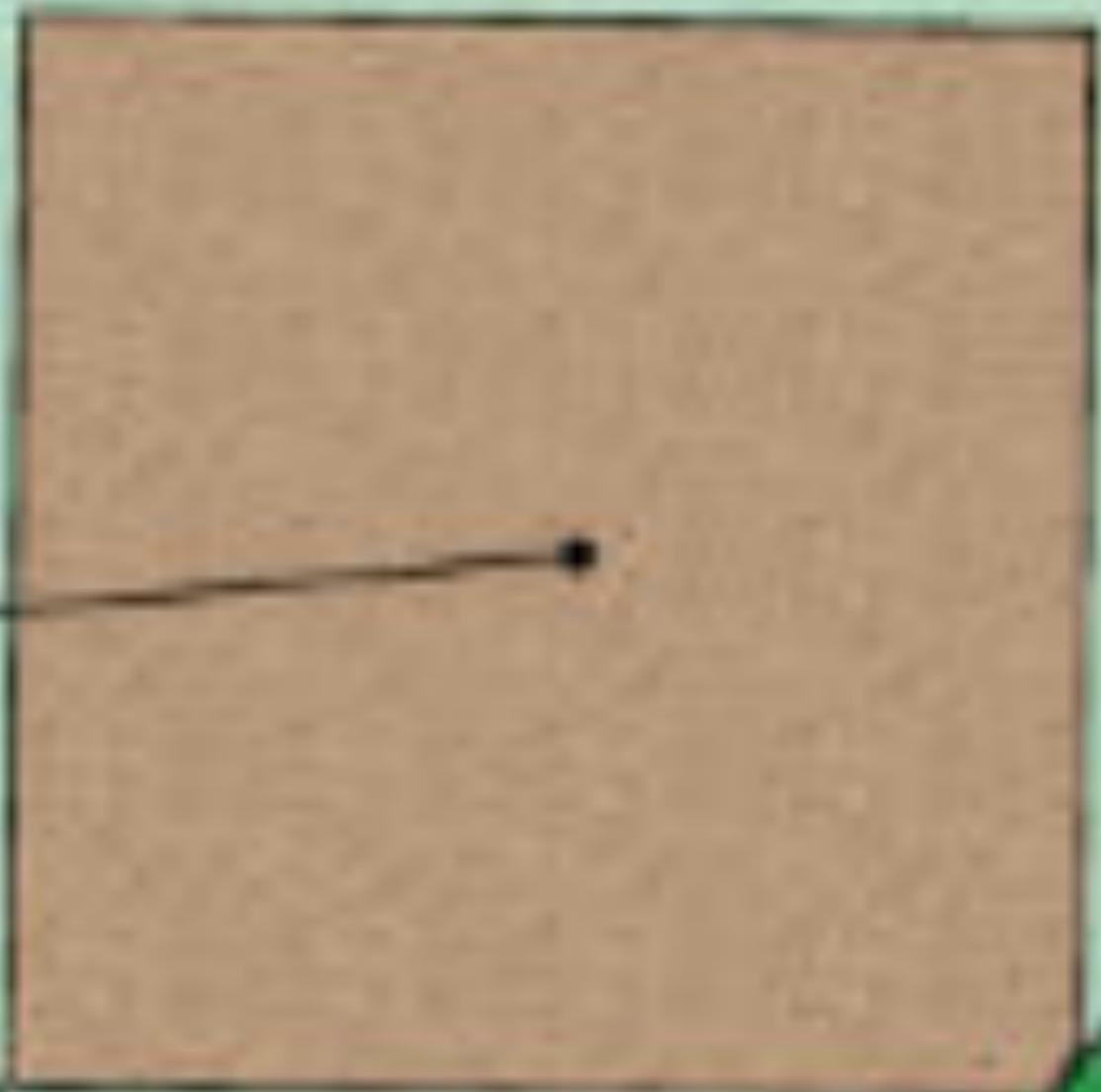
# Additional 75 Parking Spaces



Existing Baseball Fields will serve present programming

**Eliminates conflicts with Adult Softball (Field 3)**

RELOCATED  
PLAYGROUND





# Planet Playground

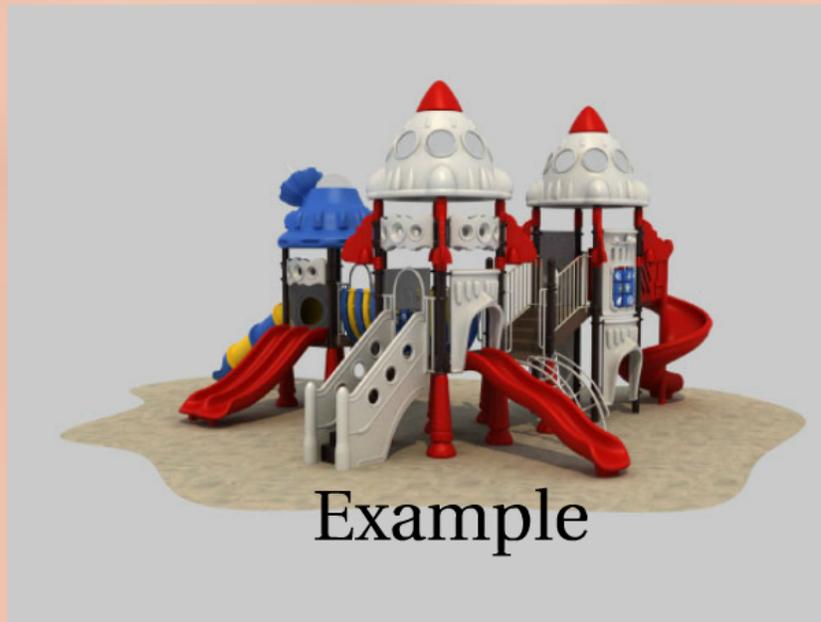
# Planet Playground

Built 1998

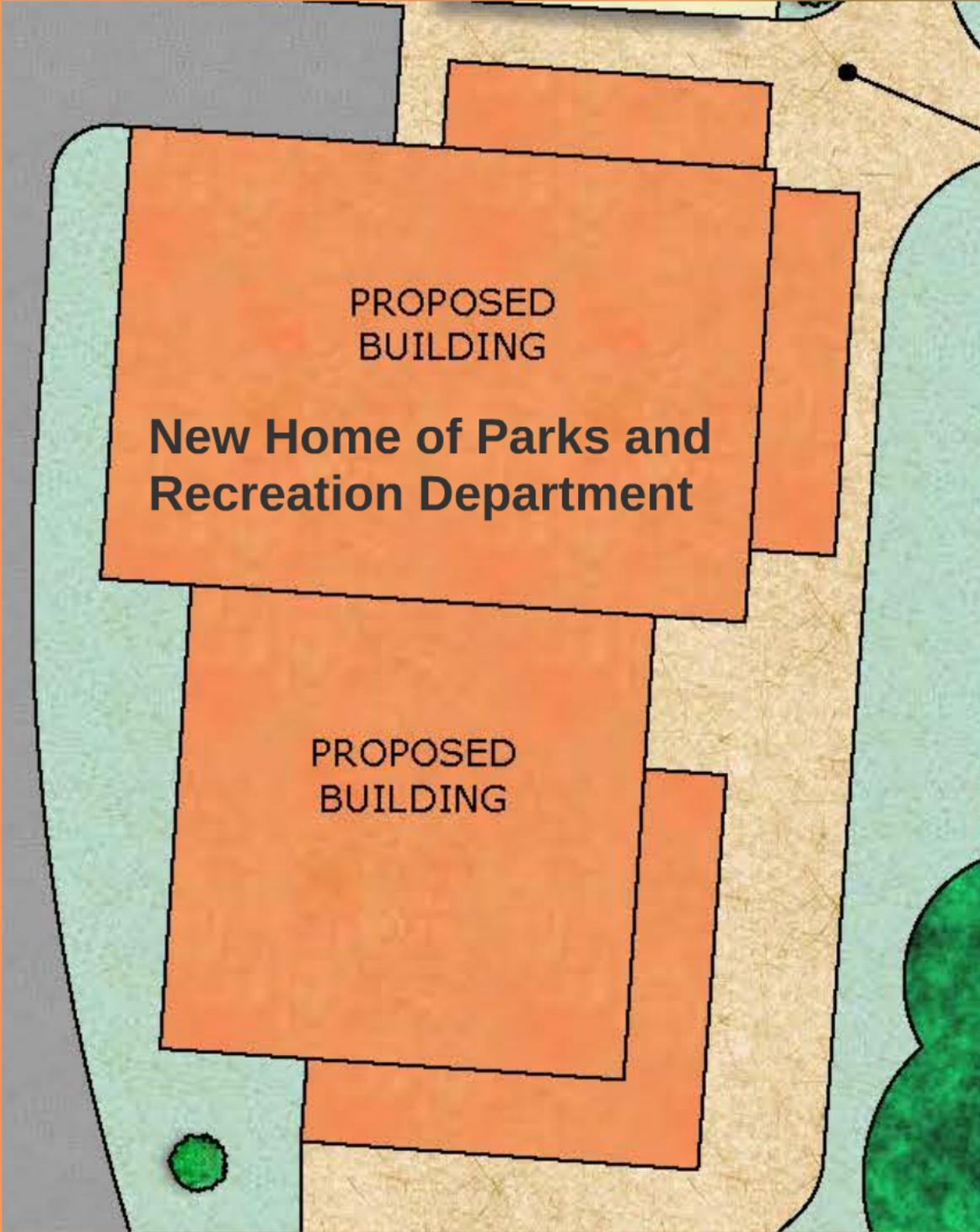
-On average life span for a playground is going to be in the ground for 20 years

-Leathers & Associates in Ithaca NY & Jupiter, FL, Helped in Design and Construction Recently Conducted a playground evaluation.

-Suggestion: Replacement in 2-3 years.



Example



## Who would use it?

### Basketball

- Expanding basketball program, less reliance on school facility
- Bringing back recreation basketball tournament.
- Adult basketball

### Summer Camp

- Expanding camp size-fills in 2 hours with 50 plus on wait list.
- Less reliance on school facility

### Senior Citizen Programming

- Senior exercise classes
- Pickle ball
- Wellness and nutrition classes
- Cognitive programming
- Ballroom dancing



## Activities:

- Music Together
- Adult Yoga
- Lego Camps
- Yoga Camp
- Video Game Design
- Wicked Cool For Kids Science Camp
- Music Lesson
- Adult Volleyball
- Home School PE (requested)
- Badminton (requested)
- Old School PE (proposed)
- Indoor Soccer (requested)
- Floor Hockey (Proposed)
- Pre school Activities (Proposed)\*

\*53% of public input participants noted that there was a need for pre-Kindergarten programs/services

\*\*\*Exeter Parks and Recreation Needs Assessment



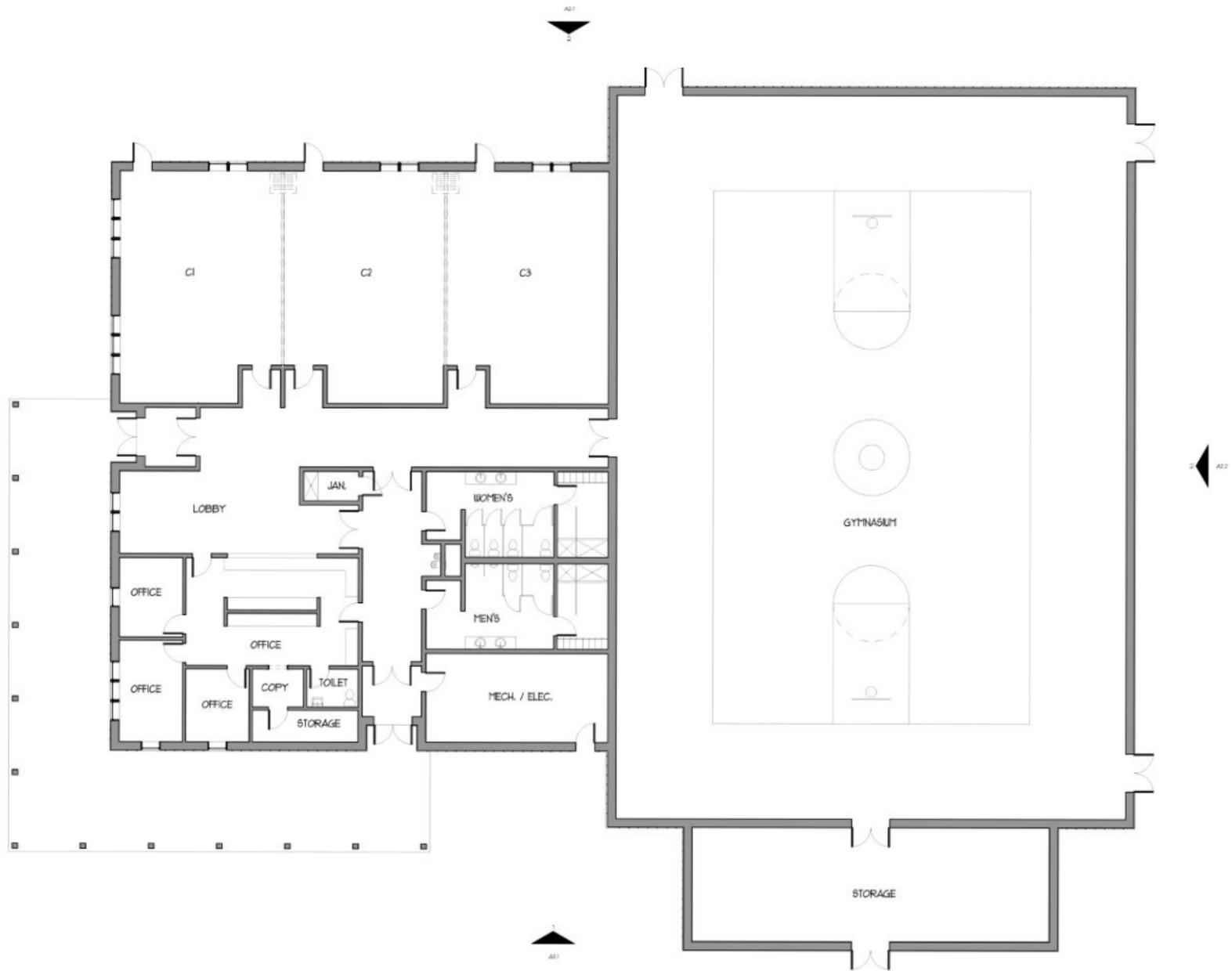
## Clubs/ Non Profits

- Girl Scouts (meetings)
- Exeter Youth Lacrosse (meetings and gym space)
- Exeter Youth Soccer (meetings)
- EJBSL (meetings and indoor batting cage)
- Families First (class)

## Special Events

- Sweethearts Dance
- Frozen Experience





MAIN FLOOR  
1/8" = 1'-0"



PROGRESS

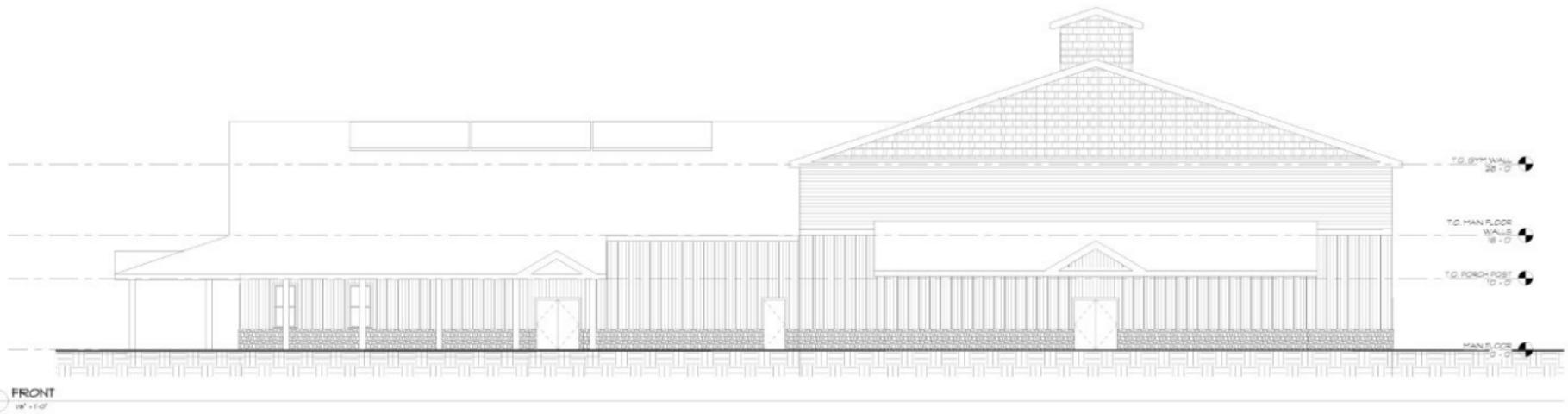


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DATE: 1/5/14  
SCALE: 1/8"  
PROJECT NO.:

A1  
DRAWN:

4-20-2014 10:44



1 FRONT  
1/8" = 1'-0"



2 BACK  
1/8" = 1'-0"

TITLE ELEVATIONS

DATE

SCALE

PROJECT NO.

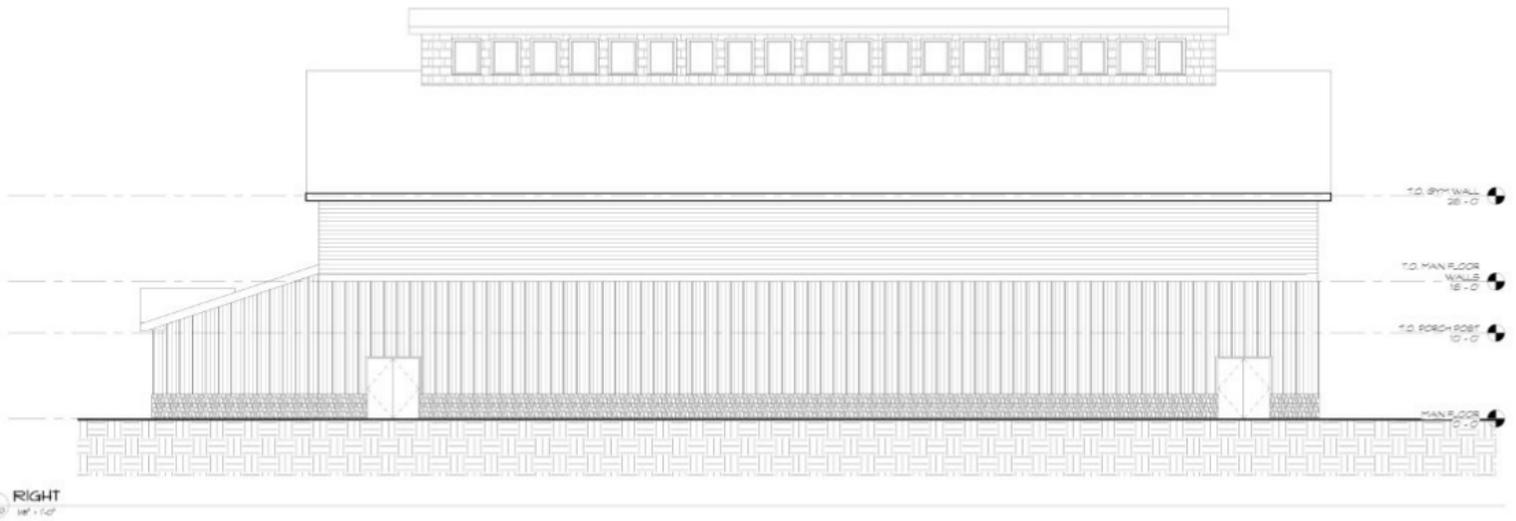
NO.

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DR

4-18-21







CORNELIUS MATUSZCZAK ARCHITECTS, P.A.

TITLE: RENDERSINGS

DATE: ISSU

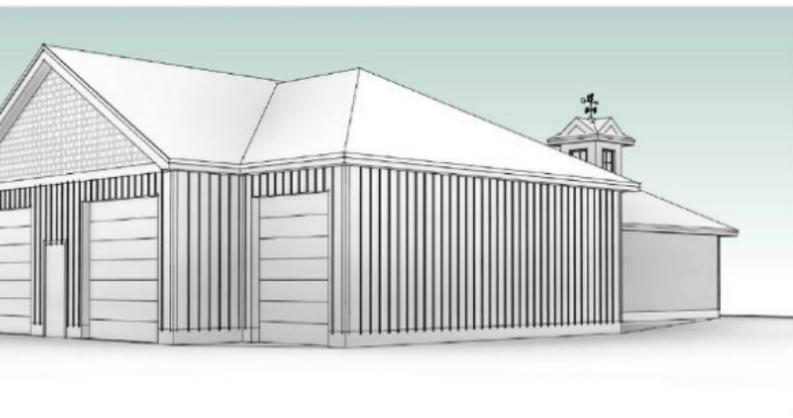
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PROJECT # 1

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CORZIUS MATUSZEWSKI-KRAUSE ARCHITECTS, P.A.

TITLE: RENDERINGS

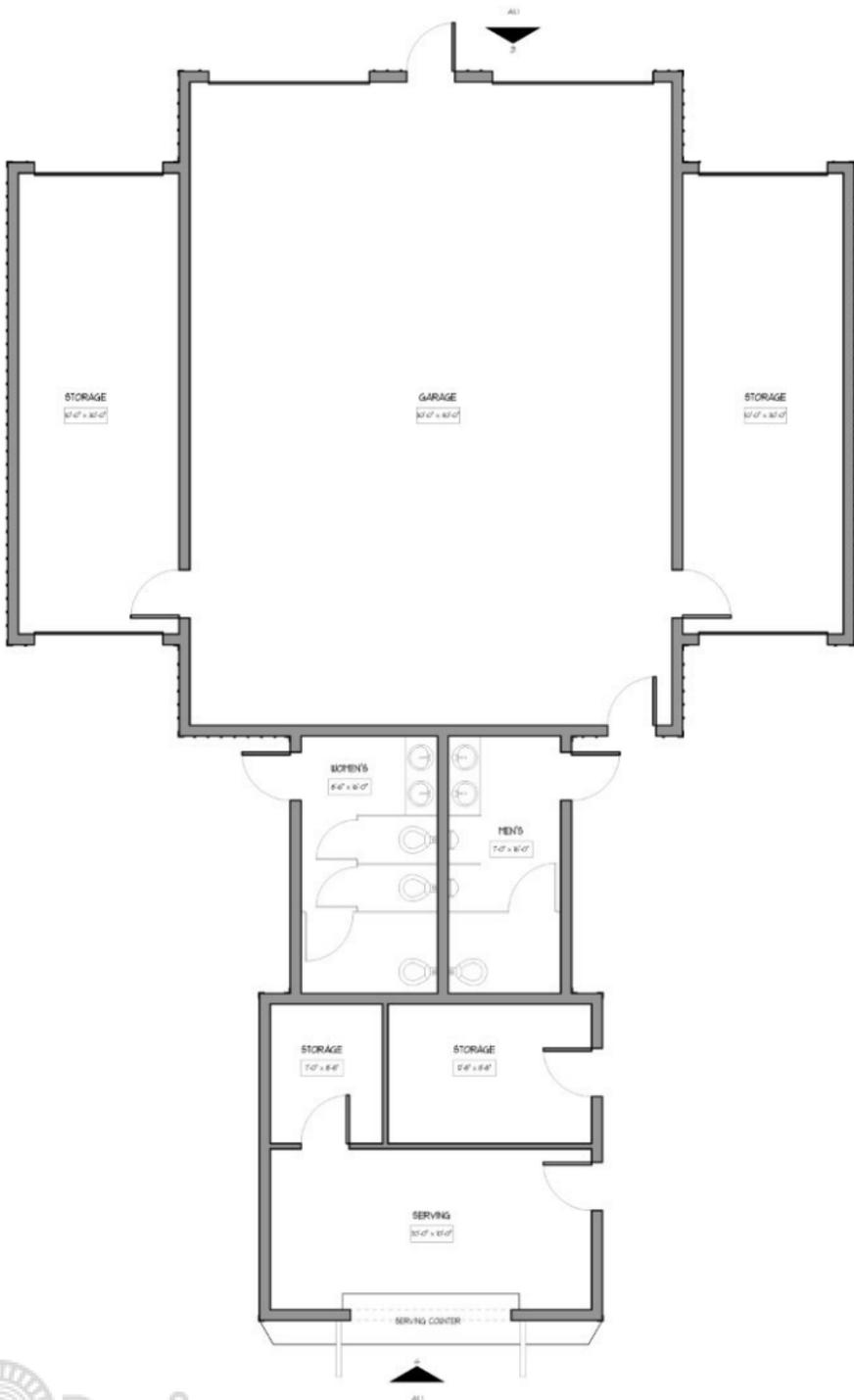
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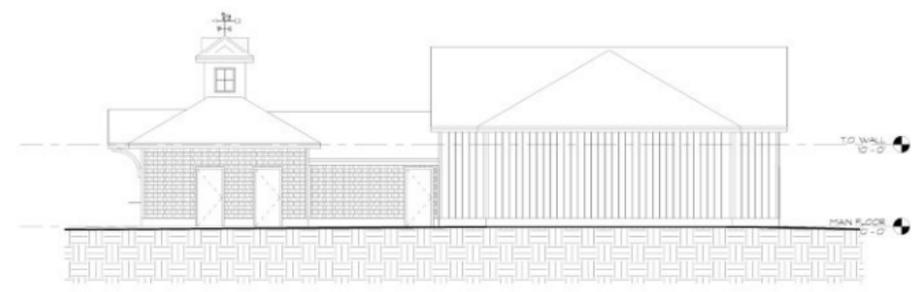
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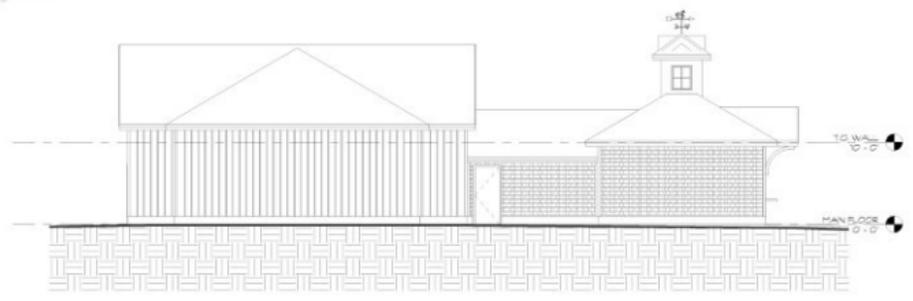
1 FRONT ELEVATION  
1/8" = 1'-0"



2 RIGHT ELEVATION  
1/8" = 1'-0"



3 BACK ELEVATION  
1/8" = 1'-0"



4 LEFT ELEVATION  
1/8" = 1'-0"



TITLE: FLOOR PLAN & ELEVATIONS

DATE: 10/15/2015  
SCALE: AS SHOWN  
PROJECT NO.: 15010

DRAWN BY: [Signature]

# Estimated Cost of Project

## **SITE DEVELOPMENT**

**Driveway, Parking and Sidewalks (gravel lot) \$700,000.00**

**Turf Field: \$1,500,000.00 (subtotal below)**

*lights: \$170,000.00*

*light installation: \$100,000.00*

*turf & drainage base: \$700,000.00*

*fencing: \$125,000.00*

*site work: \$405,000.00*

**Lighted Baseball: \$550,000.00 (subtotal below)**

*lights: \$95,000.00*

*light installation: \$65,000.00*

*sod and installation: \$65,000.00*

*fencing: \$30,000.00*

*site work: \$295,000.00*

**Non Light baseball (site work): \$200,000.00**

**Utilities: \$300,000.00**

**Stormwater Management: \$250,000.00**

**Small Parking Lots & Walking Trail: \$50,000.00**

**Fencing and Landscape: \$150,000.00**

**Pool Deck Moving: \$15,000.00**

**Playground Demo: \$25,000.00**

**New Playground: \$225,000.00**

**Building Pad Prep: \$100,000.00**

**Field Total: \$4,065,000.00**

**Recreation Building (\$200/ft.): \$3,000,000.00**

**PROJECT SUBTOTAL \$7,065,000.00**

**geotechnical, wetlands, survey, civil, architect (15%) \$1,059,750.00**

**Contingency (10%) \$812,475.00**

**TOTAL PROJECT COST \$8,937,225.00**

The above does not include soft costs for engineering and permitting. Please note we will need an accurate survey, wetlands delineation and a geotechnical study to provide a more accurate determination of costs



# Funding Opportunities

- Public grant programs
  - Land and Water Conservation Fund
- Private Grants
  - US Soccer Foundation
  - MLB Tomorrow Fund
  - USA Football Field Grant
- Impact Fees
- Sponsorship/ Naming Rights
- Public/ Private Partnerships
- Donations/In Kind
- Usage Fees (Rentals to out of town groups)

# If Fully Bonded

Town of Exeter  
Recreation Park Redevelopment

Amount  
Interest Rate  
Years (up to 25)  
ANNUAL PAYMENT

\$7,513,733  
2.50%  
15  
500,916

Taxable Valuation  
1,696,035,282

#	PRINCIPLE	INTEREST	PRINCIPLE BALANCE	Tot Prin Plus Interest			Impact Fee Offsets	Revolving Contribution	Park Revenues
			7,513,733			275K home			
1	500,916	187,843	7,012,818	688,759	0.41	112	14,000	15,000	25,000
2	500,916	175,320	6,511,902	676,236	0.40	110	14,000	15,000	25,000
3	500,916	162,798	6,010,987	663,713	0.39	108	14,000	15,000	25,000
4	500,916	150,275	5,510,071	651,190	0.38	106	14,000	15,000	25,000
5	500,916	137,752	5,009,156	638,667	0.38	104	14,000	15,000	25,000
6	500,916	125,229	4,508,240	626,144	0.37	102	14,000	15,000	25,000
7	500,916	112,706	4,007,324	613,622	0.36	99	14,000	15,000	25,000
8	500,916	100,183	3,506,409	601,099	0.35	97	14,000	15,000	25,000
9	500,916	87,660	3,005,493	588,576	0.35	95	14,000	15,000	25,000
10	500,916	75,137	2,504,578	576,053	0.34	93	14,000	15,000	25,000
11	500,916	62,614	2,003,662	563,530	0.33	91	14,000	15,000	25,000
12	500,916	50,092	1,502,747	551,007	0.32	89	14,000	15,000	25,000
13	500,916	37,569	1,001,831	538,484	0.32	87	14,000	15,000	25,000
14	500,916	25,046	500,916	525,961	0.31	85	14,000	15,000	25,000
15	500,916	12,523	0	513,438	0.30	83	14,000	15,000	25,000
=====									
Total	7,513,733	1,502,747	0	6,324,059	0.35	97	210,000	225,000	375,000
	Total Principal	Total Interest		Average Payment					
				601,099					

Assumes 0% valuation increase

Grants	200,000	LWCF
	86,000	Lighting
	40,000	Artificial Turf
Totals	326,000	
Revolving Fund Initial	50,000	
Available Impact Fees	237,492	
Total	613,491.65	



# How Cities and Towns use park for Economic Development

Parks provide intrinsic environmental, aesthetic, and recreation benefits to our cities. They are also a source of positive economic benefits. They enhance property values, increase municipal revenue, bring in home buyers and workers, and attract retirees.

## Key Points

#1 Real property values are positively affected.

#2: Municipal revenues are increased.

#3: Retirees are attracted and retained.

#4: Knowledgeable workers and talent are attracted to live and work.

#5: Home buyers are attracted to purchase homes.

\*\*\*American Planning Association



# Next Steps

**Continue work with groups on concept plan**

- Look at project phasing and funding**
- Review in-kind services/outside funding opportunities including grants**
- Prepare CIP submittal for review by Planning Board**
- Report back to Selectboard July 2016 with updates**



***PAST, PRESENT & FUTURE  
Of COMMUNITY RECREATION***