



BARGMANN HENDRIE + ARCHETYPE, INC.

Architecture Planning Interior Design

300 A Street
Boston, MA 02210-1710

617 350 0450 tel
617 350 0215 fax

bha@bhplus.com
www.bhplus.com

August 1, 2008

Mr. Bart Hamlin
Scarsdale Community Center
102 Brite Avenue
Scarsdale, NY 10583

re: Scarsdale Community Center, Recommendations for Phase 2: DRAFT
BH+A Project 2843

Dear Bart:

BH+A began the comparative analysis of the three project sites in mid-June and now feel that we have obtained sufficient information and feedback to recommend elimination of one site as per the Phase One contract requirement between bh+a and SCC. The purpose of this letter therefore is simply to make a recommendation to eliminate one site. We are not ranking the remaining sites that will be studied in greater detail in Phase Two of the contract.

The process of Phase One involved review of the following criteria:

- Evaluation of the environmental issues on site including wetlands, flood plains and existing traffic conditions
- Vehicular access for service, deliveries and drop off
- Parking considerations
- Building expansion opportunities
- Cross marketing opportunities with other recreation or village programs
- Relative construction costs
- Relative operational costs
- Pedestrian access
- Residential abutters
- Permitting Issues such as planning board, zoning variances or EIS
- Test fit site plans to verify that sufficient area is available

We are basing our recommendation on the following.

Outdoor Pool Complex

1. The outdoor pool complex, regardless of the SCC's final location on the site, offers complementary programs that support the vision of the Community Center.
2. Locating the SCC near the existing pool complex will require us to address access, parking, and possible relocation of existing site elements. These issues are challenging but are worth further study.

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3. The outdoor pool site has been expanded to include the leaf transfer site and the small soccer field adjacent to Mamaroneck Road. If inclusion of this area is acceptable to the Village, this area is worthy of further study. The lots are large enough to support the facility and parking.
4. With inclusion of the leaf transfer area and the field this general site offers three reasonable alternative locations for further study.

Harwood Site

1. Preliminary wetland flagging indicates much smaller wetlands than what is indicated on the thirty plus year old Village wetland maps and that are consistent with NYS DEC maps. However, the defined Village watercourse on the south end of the site removes a significant amount of buildable area.
2. If the Village is willing to redefine the watercourse or allow modifications that increase the buildable site area, further study of the Harwood site is worthwhile.
3. Some potentially significant hurdles still exist at this site including, shared access with the library, removal of a significant amount of trees and vegetation, and opposition from neighbors adjacent to the Harwood and Library sites.

Freightway

1. The Freightway site has significant vehicular access and parking issues. Access is limited from Garth Road.
2. Parking must be within or below a structure that significantly increases the cost of the project. It is projected that the cost of the raised parking structure will add approximately \$2M to the project's construction cost.
3. Without going below grade, parking is limited to approximately 60 cars. This is not sufficient for the facility nor does it replace the parking that exists on site for commuters and shoppers. Providing additional parking below grade would be prohibitively expensive for SCC.
4. Traffic congestion in the morning and evening is significant and in our opinion a detriment to creating a sustainable membership.
5. The site will be even more constricted when the Popham Road improvements are completed. The small site area will not allow the full pool and locker room program to be on the same level. While you see lockers on different levels in older YMCA structures, it is highly undesirable. With accessibility requirements it is impractical. Therefore, not only is there no expansion opportunity at this site other than going vertical, the footprint is too constricting as is.
6. The site may be taken over in 2010 as a staging area for construction of the Popham Bridge expansion. Projections are that the bridge and access road reconstruction may take no less than two years meaning that construction for the SCC may not start until 2012 at the earliest.

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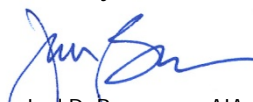
7. We have heard strong arguments for this site from the Village Center advocates; however the overall sense we have is that potential members and users from outside of the Village Center area do not like the site because of parking and traffic concerns.
8. The potential for partnering with another development exists at this site. Two possibilities have been mentioned during our visits. At this time, there are no concrete plans or proposals that can be evaluated by the SCC or BH+A.
9. Cross marketing at this site with other recreation programs is not as good as at the other two sites. There is also concern that a community owned and operated fitness center would compete with privately owned fitness centers in the Village Center. It is not the goal of the project to jeopardize private enterprise and it is feared that the threat could lead to organized opposition to the SCC at this location, a factor that has hampered community centers planned in other Towns.
10. Construction at this site will be the most costly of the sites considered due to the access issues, staging, train tracks, urban nature of the site and the added cost for parking already mentioned. With structured parking of some sort inevitable, operational costs for this site will necessarily also be higher than at the other sites.
11. The site does have good pedestrian access.
12. The site also is favorable from the view point of abutters. Its proximity to the garage and the train tracks means that it is unlikely that there would be significant opposition from residential neighbors.

Recommendation


BH+A recommends that the Freightway site be eliminated from further study. Based on the evaluation criteria, this site clearly ranked near the bottom in most of the categories.

The expanded outdoor pool site, including the leaf transfer and small soccer field across Mamaroneck Road should be included for further study. If the watercourse issue can be addressed, the Hardwood site should also continue to be studied.

Sincerely,



Joel D. Bargmann, AIA
Principal



Thomas A. Scarlata, AIA
Principal

cc: Neil Bicknell

enc: Ranking Chart