

Appendix A: Parks Inventory

Individual Park Inventory Form

Name of Park/Recreation Site: Town Center Park

Site Location/Address: Town Center Boulevard

Maintenance: Town of Beekman Owner: Town of Beekman

SIZE OF THE AREA

Recreational Land Area (acres): 47.4 Recreational Water Area (acres): 0

Is Fishing Permitted?: No Is Boating Permitted?: No

PLAYING FIELD

Baseball/softball fields--Unlighted (#): 3 Lighted: _____ Bleachers: 2 per field

Soccer Fields--Unlighted (#): 1 Lighted: _____ Bleachers: _____

Football Fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Open Space Acres: _____

COURTS

Tennis Courts--Unlighted (#): _____ Lighted: _____

Basketball Courts--Unlighted (#): _____ Lighted: _____

GOLF

18 Hole Courses (#): _____ 9 Hole: _____ Miniature: _____ Driving Ranges: _____

SWIMMING

Number of Pools: _____ Total sq. ft. area of pools: _____

Non-Swimming Areas (lake, river)(#): _____

Water Play Areas (splash pads, water slides, etc.)(#): _____

PLAYGROUNDS

Multi-station Play Structures (#): 2

Individual Pieces of Play Equipment (swings, spring animal, etc.)(#): 3

TRAILS

Paved Trails (#): 1 Miles: 0.4 Unpaved Trails (#): 1 Miles: 0.4

ATV Trails (#): _____ Miles: _____ Other Trails list: _____

WATER ACCESS

Fishing Piers or Docks (total #): _____ Boat Ramps: _____ Marina slips or stalls: _____

Type of Boat Ramp: -- Motorboat _____ Kayak/Canoe _____

CAMPING

Camping w/utilities (# of sites): _____ other: _____

PICNIC FACILITIES

Pavilions (#): _____ Picnic sites: 3 Trash Receptacles: _____ Grills: _____

OTHER FACILITIES

Skate Parks: _____ BMX Tracks: _____ Amphitheaters: _____ Paved Parking Lots: _____

Unpaved Parking Lots: 1

List other developed outdoor recreation facilities on the site: Proposed Pavilion in SE Corner of Park

List any other enclosed buildings on the site such as Restrooms, Concession Stands, storage facilities, etc. _____

Are Restrooms ADA Accessible? No Well-Lit? No Other Buildings well-lit? No

Are there drinking fountains? No Accessible? _____ Adequate? _____

DESCRIBE THIS PARK

____ New Park (constructed within last 5 years)

X Park is in overall good condition (last 5-10 years)

____ Park is in overall good condition (over 10 years)

____ Park is in overall good condition (some facilities need repairs or upgrading)



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6



Picture #7



Picture #8



Picture #9



Picture #10



Picture #11



Picture #12

Individual Park Inventory Form

Name of Park/Recreation Site: Recreation Park

Site Location/Address: Recreation Road

Maintenance: Town of Beekman Owner: Town of Beekman

SIZE OF THE AREA

Recreational Land Area (acres): 25.76 Recreational Water Area (acres): 1

Is Fishing Permitted?: Yes, in Fishkill Creek Is Boating Permitted?: No

PLAYING FIELD

Baseball/softball fields--Unlighted (#): 2 Lighted: 2 Bleachers: 2 per field

Soccer Fields--Unlighted (#): 1 Lighted: _____ Bleachers: _____

Football Fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Open Space Acres: _____

COURTS

Tennis Courts--Unlighted (#): 1 Lighted: _____

Basketball Courts--Unlighted (#): 2 Lighted: _____

GOLF

18 Hole Courses (#): _____ 9 Hole: _____ Miniature: 1 Driving Ranges: _____

SWIMMING

Number of Pools: _____ Total sq. ft. area of pools: _____

Non-Swimming Areas (lake, river)(#): 1

Water Play Areas (splash pads, water slides, etc.)(#): 2

PLAYGROUNDS

Multi-station Play Structures (#): 2

Individual Pieces of Play Equipment (swings, spring animal, etc.)(#): 2

TRAILS

Paved Trails (#): 1 Miles: 0.2 Unpaved Trails (#): _____ Miles: _____

ATV Trails (#): _____ Miles: _____ Other Trails list: _____

WATER ACCESS

Fishing Piers or Docks (total #): _____ Boat Ramps: _____ Marina slips or stalls: _____

Type of Boat Ramp: -- Motorboat _____ Kayak/Canoe _____

CAMPING

Camping w/utilities (# of sites): _____ other: _____

PICNIC FACILITIES

Pavilions (#): 1 Picnic sites: 2 Trash Receptacles: _____ Grills: 1

OTHER FACILITIES

Skate Parks: _____ BMX Tracks: _____ Amphitheaters: _____ Paved Parking Lots: 2

Unpaved Parking Lots: _____

List other developed outdoor recreation facilities on the site: Sand Volleyball Court, Batting Cage

List any other enclosed buildings on the site such as Restrooms, Concession Stands, storage facilities, etc. Community Center, Day Camp Garage & Office, 1 Storage Facility, and Concession Stands

Are Restrooms ADA Accessible? Yes Well-Lit? Yes Other Buildings well-lit? Yes

Are there drinking fountains? Yes Accessible? Yes Adequate? Yes

DESCRIBE THIS PARK

____ New Park (constructed within last 5 years)

____ Park is in overall good condition (last 5-10 years)

X Park is in overall good condition (over 10 years)

____ Park is in overall good condition (some facilities need repairs or upgrading)

- Park is serviceable (needs several repaired or upgraded)
- All facilities provide barrier-free access
- Most facilities provide barrier-free access
- Some facilities provide barrier-free access
- Most facilities DO NOT provide barrier-free access

Is there appropriate separation between automobile right-of-ways and pedestrian ways? Yes

Are there observable safety concerns? I.E. damaged equipment, outdated, lighting? Bathrooms are slippery due to drainage issues, Lifeguard chairs are in poor condition

Are there observable drainage issues? Yes

Concerns or issues related to park entrance/access? (signage, lighting, no sidewalks, high traffic volumes) Yes, it is difficult to manage patrons as they enter the park, and whether they have paid.

Site Classification

- | | |
|--|--|
| <input checked="" type="checkbox"/> High density recreation area | <input type="checkbox"/> General outdoor recreation area |
| <input type="checkbox"/> Natural environment area | <input type="checkbox"/> Outstanding natural area |
| <input type="checkbox"/> Primitive area | <input type="checkbox"/> Historic & Cultural site |

Time Distance Classification

- | | |
|--|--|
| <input type="checkbox"/> Neighborhood (walking distance) | <input checked="" type="checkbox"/> Community/Town (within 15 min drive) |
|--|--|

NOTES:

- * Need to upgrade park computer system
 - * Need more storage facilities
-
-
-
-
-
-
-
-
-
-

PHOTOS

- | | |
|--|---|
| 1.) <u>Park Signage</u> | 7.) <u>Pavilion</u> |
| 2.) <u>Creekside Cove Miniature Golf</u> | 8.) <u>Concession Area</u> |
| 3.) <u>Multi-Use Playground</u> | 9.) <u>Gazebo</u> |
| 4.) <u>Swimming Area Drainage Basin</u> | 10.) <u>Basketball Court</u> |
| 5.) <u>Swimming Area Beach</u> | 11.) <u>Tennis Court</u> |
| 6.) <u>Swing Sets</u> | 12.) <u>Baseball Field & Scoreboard</u> |



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6



Picture #7



Picture #8



Picture #9



Picture #10



Picture #11



Picture #12

Individual Park Inventory Form

Name of Park/Recreation Site: Doherty Park

Site Location/Address: Beekman Road

Maintenance: Town of Beekman Owner: Town of Beekman

SIZE OF THE AREA

Recreational Land Area (acres): 65 Recreational Water Area (acres): 0

Is Fishing Permitted?: No Is Boating Permitted?: No

PLAYING FIELD

Baseball/softball fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Soccer Fields--Unlighted (#): 2 Lighted: _____ Bleachers: 1

Football Fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Open Space Acres: _____

COURTS

Tennis Courts--Unlighted (#): _____ Lighted: _____

Basketball Courts--Unlighted (#): _____ Lighted: _____

GOLF

18 Hole Courses (#): _____ 9 Hole: _____ Miniature: _____ Driving Ranges: _____

SWIMMING

Number of Pools: _____ Total sq. ft. area of pools: _____

Non-Swimming Areas (lake, river)(#): _____

Water Play Areas (splash pads, water slides, etc.)(#): _____

PLAYGROUNDS

Multi-station Play Structures (#): _____

Individual Pieces of Play Equipment (swings, spring animal, etc.)(#): _____

TRAILS

Paved Trails (#): _____ Miles: _____ Unpaved Trails (#): 1 Miles: 1.14

ATV Trails (#): _____ Miles: _____ Other Trails list: _____

WATER ACCESS

Fishing Piers or Docks (total #): _____ Boat Ramps: _____ Marina slips or stalls: _____

Type of Boat Ramp: -- Motorboat _____ Kayak/Canoe _____

CAMPING

Camping w/utilities (# of sites): _____ other: _____

PICNIC FACILITIES

Pavilions (#): _____ Picnic sites: _____ Trash Receptacles: _____ Grills: _____

OTHER FACILITIES

Skate Parks: _____ BMX Tracks: _____ Amphitheaters: _____ Paved Parking Lots: _____

Unpaved Parking Lots: 1

List other developed outdoor recreation facilities on the site: _____

List any other enclosed buildings on the site such as Restrooms, Concession Stands, storage facilities, etc. 1 Storage Facility

Are Restrooms ADA Accessible? _____ Well-Lit? _____ Other Buildings well-lit? _____

Are there drinking fountains? _____ Accessible? _____ Adequate? _____

DESCRIBE THIS PARK

_____ New Park (constructed within last 5 years)

_____ Park is in overall good condition (last 5-10 years)

X Park is in overall good condition (over 10 years)

_____ Park is in overall good condition (some facilities need repairs or upgrading)



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6

Individual Park Inventory Form

Name of Park/Recreation Site: Beyer Soccer Field

Site Location/Address: Beyer Drive

Maintenance: Town of Beekman Owner: Town of Beekman

SIZE OF THE AREA

Recreational Land Area (acres): 9.31 Recreational Water Area (acres): 0

Is Fishing Permitted?: No Is Boating Permitted?: No

PLAYING FIELD

Baseball/softball fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Soccer Fields--Unlighted (#): 1 Lighted: _____ Bleachers: 1

Football Fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Open Space Acres: _____

COURTS

Tennis Courts--Unlighted (#): _____ Lighted: _____

Basketball Courts--Unlighted (#): _____ Lighted: _____

GOLF

18 Hole Courses (#): _____ 9 Hole: _____ Miniature: _____ Driving Ranges: _____

SWIMMING

Number of Pools: _____ Total sq. ft. area of pools: _____

Non-Swimming Areas (lake, river)(#): _____

Water Play Areas (splash pads, water slides, etc.)(#): _____

PLAYGROUNDS

Multi-station Play Structures (#): _____

Individual Pieces of Play Equipment (swings, spring animal, etc.)(#): _____

TRAILS

Paved Trails (#): _____ Miles: _____ Unpaved Trails (#): _____ Miles: _____

ATV Trails (#): _____ Miles: _____ Other Trails list: _____

WATER ACCESS

Fishing Piers or Docks (total #): _____ Boat Ramps: _____ Marina slips or stalls: _____

Type of Boat Ramp: -- Motorboat _____ Kayak/Canoe _____

CAMPING

Camping w/utilities (# of sites): _____ other: _____

PICNIC FACILITIES

Pavilions (#): _____ Picnic sites: _____ Trash Receptacles: _____ Grills: _____

OTHER FACILITIES

Skate Parks: _____ BMX Tracks: _____ Amphitheaters: _____ Paved Parking Lots: _____

Unpaved Parking Lots: 1

List other developed outdoor recreation facilities on the site: _____

List any other enclosed buildings on the site such as Restrooms, Concession Stands, storage facilities, etc. _____

Are Restrooms ADA Accessible? _____ Well-Lit? _____ Other Buildings well-lit? _____

Are there drinking fountains? No Accessible? _____ Adequate? _____

DESCRIBE THIS PARK

____ New Park (constructed within last 5 years)

____ Park is in overall good condition (last 5-10 years)

____ Park is in overall good condition (over 10 years)

____ Park is in overall good condition (some facilities need repairs or upgrading)



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6

Individual Park Inventory Form

Name of Park/Recreation Site: Fishkill Creek Park

Site Location/Address: Van Wyke Court

Maintenance: Town of Beekman Owner: Town of Beekman

SIZE OF THE AREA

Recreational Land Area (acres): 5.54 Recreational Water Area (acres): _____

Is Fishing Permitted?: Yes Is Boating Permitted?: No

PLAYING FIELD

Baseball/softball fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Soccer Fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Football Fields--Unlighted (#): _____ Lighted: _____ Bleachers: _____

Open Space Acres: _____

COURTS

Tennis Courts--Unlighted (#): _____ Lighted: _____

Basketball Courts--Unlighted (#): _____ Lighted: _____

GOLF

18 Hole Courses (#): _____ 9 Hole: _____ Miniature: _____ Driving Ranges: _____

SWIMMING

Number of Pools: _____ Total sq. ft. area of pools: _____

Non-Swimming Areas (lake, river)(#): _____

Water Play Areas (splash pads, water slides, etc.)(#): _____

PLAYGROUNDS

Multi-station Play Structures (#): _____

Individual Pieces of Play Equipment (swings, spring animal, etc.)(#): _____

TRAILS

Paved Trails (#): _____ Miles: _____ Unpaved Trails (#): 1 Miles: 0.1

ATV Trails (#): _____ Miles: _____ Other Trails list: _____

WATER ACCESS

Fishing Piers or Docks (total #): _____ Boat Ramps: _____ Marina slips or stalls: _____

Type of Boat Ramp: -- Motorboat _____ Kayak/Canoe _____

CAMPING

Camping w/utilities (# of sites): _____ other: _____

PICNIC FACILITIES

Pavilions (#): _____ Picnic sites: _____ Trash Receptacles: _____ Grills: _____

OTHER FACILITIES

Skate Parks: _____ BMX Tracks: _____ Amphitheaters: _____ Paved Parking Lots: _____

Unpaved Parking Lots: 1

List other developed outdoor recreation facilities on the site: Multiple benches

List any other enclosed buildings on the site such as Restrooms, Concession Stands, storage facilities, etc. _____

Are Restrooms ADA Accessible? _____ Well-Lit? _____ Other Buildings well-lit? _____

Are there drinking fountains? No Accessible? _____ Adequate? _____

DESCRIBE THIS PARK

____ New Park (constructed within last 5 years)

____ Park is in overall good condition (last 5-10 years)

____ Park is in overall good condition (over 10 years)

Park is in overall good condition (some facilities need repairs or upgrading)



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6

Appendix B: Public Open Forum

Town of Beekman Recreation Master Plan



Project Overview

The Town of Beekman has initiated the preparation of a *Recreation Master Plan*, which will serve as a strategic blueprint for the community's recreational needs, facilities, and services.

The *Recreation Master Plan* will include an existing conditions and community profile, which will identify demographic trends, recreational services, and natural resources. The Town's recreational facilities, parks, and programs will then be compared with State and National standards.

The Plan will build upon the recreation goals and strategies of previously completed plans. The result will be a set of clear guidelines regarding the level and standard of recreation services, programs, and facilities to be provided for Beekman residents and property owners.



Public Open House Workshop

The Town understands that public participation is the key to any successful planning document, and will be holding a **Public Open House Workshop** in September to engage residents in a discussion on how the Town can provide better recreational services to the community.

Participants will be able to discuss their views on existing facilities, trails, and bicycle connections/linkages. These discussions will lead to an overall consensus of opportunities for additional recreational facilities and programming.

For more information, please join our mailing list or visit:

www.townofbeekman.com/recontent/recreation1.php

**Public Open
House
Workshop in
September
2009**

Town Center Park Master Plan

As a result of tremendous residential growth throughout the 90's, Beekman began studying the recreational needs of the community and potential sites for development of parks and recreational facilities.

In 1999, after purchasing 50 acres of undeveloped land, the Town designed the *Town Center Park Master Plan*. As a result of the Plan, several soccer and baseball fields, as well as a playground have been developed. The Town has continued to develop the land for the community, most recently by constructing a new library.



Please Join Us!

Public Open House Workshop in September 2009!

**Visit Town's website for date.*

RecPlex Feasibility Study

In 2008, the Town of Beekman completed the *RecPlex Feasibility Study*. The purpose of the study was to understand the costs associated with an indoor recreation facility.

Through public workshops and a survey, the Town identified op-

portunities for recreational facilities and programming.

The RecPlex was developed to respond to the desired recreational components that would meet the greatest key objectives for Beekman's residents. The RecPlex was designed to serve unmet demand, serve the needs and interest of the greatest number of community members, ac-

comodate the changing needs of the Town, and achieve long-term cost recovery objectives to offset operating expenses.

Based upon the preliminary cost estimate, the RecPlex Committee recommended a phased approach for construction of the facility. To address the highest priority needs and interests of the community, a building of approximately 61,504 square feet was proposed.

For the RecPlex to achieve its revenue objectives and serve the needs of the community, the program mix must be adaptable and responsive to user interest and demand.

The majority of the cost of operating the facility is attributable to

labor costs. To achieve financial success, there must be a commitment to creating, funding and executing an on-going marketing program.

Based on an industry average of 13 square feet per member, the 61,504 square foot RecPlex could support a member base of 4,731 people. The total probable operating and maintenance costs for the RecPlex are estimated to range between \$1,691,700 and \$2,180,450 annually.

Based on the demographics of the service area, the revenue potential for the facility is estimated to range from \$1,859,160 to \$2,142,715 annually.



2006 Recreation Master Plan Survey

The Recreation Master Plan Survey identified the need for the following: indoor pool, teen center, concert area, ice rink, aerobics, multi-purpose gym and indoor soccer field.

Most survey responders noted

their willingness to pay for reasonable access to recreation activities and facilities. Approximately 27% of the respondents selected "indoor recreational facilities" and "indoor swimming pool" as priority improvements.

Overall, residents expressed a strong need for not only quality, but also a diversity of recreational

opportunities in the Town.

Top activities that Beekman's residents participated in were walking (30.5%), swimming (20.9%), jogging/running (15.3%), and weight lifting (15.1%).

No recreational facilities offering an array of amenities expressed by the community survey exists within the study area.



Join our mailing list for Plan updates!
Please email Rich Gennaro or Eric Verhave at:
reccommission@townofbeekman.com



Town of Beekman

Recreation Master Plan



Public Open
Forum



Please Sign In

Introductions

Laberge Group

- Nicole Allen, AICP, Planning Services Manager
- Mike Hiller, Planner

Recreation Commission

- Eric Verhave, Recreation Commission Chairman
- Richard Gennaro, Recreation Master Plan Committee Chair
- Janeen Cunningham
- John Donnelly
- Eric Kanterman
- Mike Moran
- Viktor Nacov

Town Staff

- Jeanne Scigliano, Recreation Department Director



Recreation Master Plan



September 26, 2009

Agenda

- Purpose of Recreation Master Plan
- Collection & Review of Previous Planning Efforts
- Existing Conditions & Community Profile
- Inventory & Assessment of Park & Recreational Facilities
- Public Open Forum Results



Recreation Master Plan



September 26, 2009

Purpose of Recreation Master Plan

- Evaluate Existing and Future Recreation Needs
- Inventory and Assessment of Park and Recreation Resources
- Recommendations for Addressing those Recreation Needs
- Provide a blueprint for future trails, parks, & facilities in Beekman



Recreation Master Plan



September 26, 2009

Previous Planning Efforts

- Beekman Town Center Park Master Plan, 1999
- Town of Beekman Open Space Plan, 2005
- Town of Beekman Comprehensive Plan, 2007
- Town of Beekman RecPlex Feasibility Study, 2008



Recreation Master Plan



September 26, 2009

Existing Conditions & Community Profile

- The Town of Beekman's population grew 30.4% between 1990 and 2000.
- Residents between the ages of 15-24 years are expected to be the largest age cohort in 2012 (20.2%).
- Approximately 80.9% of all Town households consist of family households.
- Approximately 9.7% of the population is expected to earn more than \$200,000 in 2012.
- Beekman's highest elevations are the Hudson Highlands.



Recreation Master Plan



September 26, 2009

Inventory & Assessment of Parks and Recreational Facilities

- The Town of Beekman has five major parks, with a sixth proposed park that will provide new waterfront access.
- The Town offers several active and passive recreational facilities, including a mini-golf course, public swimming beach, and a major league baseball field with lights for night games.
- The Town has developed many new recreational facilities in the last 10 years, including Town Center Park, as well as, bike paths, and nature trails.



Recreation Master Plan



September 26, 2009

Inventory & Assessment of Parks and Recreational Facilities

- Town Center Park
 - Town owned and operated
 - 47.4 acre site
 - Excellent condition
 - Large unpaved parking lot
 - Nature Trail, 3 baseball fields, 1 soccer field, & 2 playgrounds
 - SCORP: Community Park
 - NRPA: Sports Complex



Inventory & Assessment of Parks and Recreational Facilities

- Recreation Park
 - Town owned and operated
 - 25.8 acre site
 - Good condition
 - Large paved parking lot
 - Swimming area, 3 baseball fields, 1 soccer field, 1 tennis court, 2 basketball courts, 1 mini-golf course, 2 playgrounds, 2 swing sets, sand volleyball court, & 2 batting cages
 - SCORP: Community Park
 - NRPA: Sports Complex



Inventory & Assessment of Parks and Recreational Facilities

- Doherty Park
 - Town owned and operated
 - 65 acre site
 - Good condition
 - Small unpaved parking lot
 - Nature trail, 2 soccer fields
 - SCORP: Community Park
 - NRPA: Community Park



Inventory & Assessment of Parks and Recreational Facilities

- Beyer Drive Soccer Field
 - Town owned and operated
 - 9.31 acre site
 - Fair condition
 - Small unpaved parking lot
 - Soccer field
 - SCORP: Neighborhood Park
 - NRPA: Neighborhood Park



Inventory & Assessment of Parks and Recreational Facilities

- Fishkill Creek Park (Unofficial Name)
 - Town owned and operated
 - 5.5 acre site
 - Good condition
 - Small unpaved parking lot
 - Nature trail, benches, & fishing area
 - SCORP: Neighborhood Park
 - NRPA: Neighborhood Park



Inventory & Assessment of Parks and Recreational Facilities

- Existing & Future Trails (paved, unpaved, & nature trails)



Inventory & Assessment of Parks and Recreational Facilities

- Existing & Future Trails (paved, unpaved, & nature trails)

- Existing Nature Trail
- Proposed Nature Trail
- Existing Paved Trail
- Proposed Paved Trail
- Long Term Proposed Trail
- Appalachian Trail



Public Open Forum Results

- Station 1 Questions:
 - Where do you go for recreation?
 - What do you like best about the Town's parks and recreation facilities?
 - What do you like the least about the Town's parks and recreation facilities?
 - Ideally, what will the Town's parks and recreation system look like in 5 years?



Public Open Forum Results

- Station 1 Results:
- Where Do You Go For Recreation?
 - Town Center Park – 13
 - Recreation Park – 10
 - Doherty – 2
 - Tymor Park – 2
 - Swimming (various locations) - 1



Public Open Forum Results

- Station 1 Results:
- What Do You Like Best About the Town's Parks & Rec Facilities?
 - Bathrooms – 1
 - Lots of Activities/Family Events – 5
 - Swimming – 1
 - Ballfields – 2
 - Price of Membership - 1



Public Open Forum Results

- Station 1 Results:
- What Do You Like Least About the Town's Parks & Rec Facilities?
 - No bathrooms at TCP – 5
 - Lake Closed too much – 2
 - High Taxes – 1
 - No dog parks – 1
 - No Pool – 2
 - No Fishing – 1



Public Open Forum Results

- Station 1 Results:
- Ideally What Will the Town's Park & Rec System Look Like in 5 Years?
 - More softball/baseball/lacrosse fields – 3
 - Better communication about existing facilities – 1
 - Indoor Gym/ RecPlex – 3
 - Maintaining the Quality of Lake – 4
 - Increase Hiking/Biking Trails – 3
 - More lights on Fields – 1
 - More Passive Recreation - 2



Public Open Forum Results

- Station 2 Questions:
 - What recreational programs do you currently participate in?
 - What recreational programs are needed?
 - What recreational programs could be improved?



Public Open Forum Results

- Station 2 Results:
 - What Recreational Programs do You Currently Participate In?
 - Women's Softball – 9
 - Youth Soccer – 5
 - Mini Golf – 1
 - Fishing – 2
 - Basketball – 3
 - Swimming - 2



Public Open Forum Results

- Station 2 Results:
 - What Recreational Programs Are Needed?
 - Longer Women's Softball season – 1
 - Football – 2
 - Concession Stands – 1
 - Dog Park – 1
 - Pool - 4



Public Open Forum Results

- Station 2 Results:
 - What Recreational Programs Could Be Improved?
 - Youth Softball – 1
 - Swimming Lessons – 1
 - Diving Board at Lake – 1
 - Cross-Country Skiing – 1
 - Increased Programs for Seniors - 1



Public Open Forum Results

- Station 3- 7 Questions:
 - What facilities are needed?
 - What facilities could be improved?



Public Open Forum Results

- Station 3 (Town Center Park) Results:
 - What Facilities Are Needed?
 - RecPlex - 2
 - Dog Park - 6
 - Concession Stands – 3
 - Restrooms – 1
 - Pool – 2
 - Walking Trail - 1



Public Open Forum Results

- Station 3 (Town Center Park) Results:
- What Facilities Could Be Improved?
 - Softball/baseball Fields - 2
 - Bathrooms – 4
 - Lights on the Fields – 2
 - Paved Parking Lot – 1
 - Swimming Area - 2



Public Open Forum Results

- Station 4 (Recreation Park) Results:
- What Facilities Are Needed?
 - Dog Park – 4
 - Swimming Pools – 2
 - Softball Fields – 2
 - Exercise Room – 1
 - Trails - 1



Public Open Forum Results

- Station 4 (Recreation Park) Results:
- What Facilities Could be Improved?
 - Concession Stands – 4
 - Allow Park to be Dog Friendly – 1
 - Lights on Field – 1
 - Recycling Bins – 2
 - Water – 1
 - Bathrooms - 1



Public Open Forum Results

- Station 5 (Fishkill Creek Park) Results:
- What Facilities Are Needed?
 - Better Marketing to Residents – 6
 - Hiking Trails – 1
 - Water Access - 1



Public Open Forum Results

- Station 5 (Fishkill Creek Park) Results:
- What Facilities Could Be Improved?
 - Restrooms – 1
 - Paved Trail to Creek - 1



Public Open Forum Results

- Station 6 (Doherty Park) Results:
- What Facilities Are Needed?
 - Concession Stands – 3
 - Dog Park – 3
 - Bathrooms - 3
 - Pavilion – 2
 - Bike Racks - 1



Public Open Forum Results

- Station 6 (Doherty Park) Results:
- What Facilities Could Be Improved?
 - Soccer Fields – 2
 - Parking Lot – 1
 - Pavilion – 1
 - Restrooms – 1
 - Bike Trails - 2



Public Open Forum Results

- Station 7 (Beyer Drive Soccer Field) Results:
- What Facilities Are Needed?
 - Dog Park – 7
 - Softball Fields – 1
 - Concession Stands – 1
 - Bike Racks – 1
 - Water - 1



Public Open Forum Results

- Station 7 (Beyer Drive Soccer Field) Results:
- What Facilities Could Be Improved
 - Dog Park – 3
 - Drainage of soccer fields - 1



Q & A

Questions and Answers...



MEMORANDUM

TO: Town of Beekman Recreation Commission

FROM: Laberge Group

DATE: November 9, 2009

RE: **SUMMARY RESULTS FROM THE RECREATION MASTER PLAN:
PUBLIC OPEN FORUM & COMMUNITY SURVEY**

This report summarizes the findings of the Recreation Master Plan: Public Open Forum held September 26, 2009 at the Beekman Recreation Center from 10am to 3pm. The Forum was conducted by the Recreation Commission in order to gauge public opinion on recreational programming and activities within the Town of Beekman.

A group of approximately 25 persons participated in the Saturday Forum, consisting of a 7 station workshop, answering questions regarding recreational programming, activities, and necessary improvements. Stations 1 and 2 asked participants general questions about the overall parks system and recreational programs in Beekman. Stations 3-7 asked which facilities were needed, and what could be improved about each of the parks in Town (Town Center Park, Recreation Park, Fishkill Creek, Doherty Park, and Beyer Drive Soccer Field).

In an effort to receive as much public opinion as possible and reach those residents unable to attend the Forum, the Town made the questions from stations 1 and 2 available in a survey format throughout the month of October 2009. The survey was available online and in paper format. The Beekman Recreation and Parks Department distributed hard copies of the survey at a variety of passive and active recreational programs and activities. The survey was completed by approximately 110 persons, ranging in ages and program participation.

Overall, the responses from participants were very diverse, but contained several similar themes. Most respondents indicated that they only recreate at Town Center Park (TCP) and Recreation Park in Beekman, followed by non-municipal recreational spaces, such as Tymor Park and local school fields. Many of the respondents enjoy varying recreational activities and family events provided by Beekman, as well as, the good field conditions and the existing exercise classes. However, many persons were not satisfied with the lack of an indoor pool, restrooms at TCP, and a dog park.

Most importantly, when asked what they believed Beekman’s park and recreational system would look like in 5 years, the majority envisioned the RecPlex (indoor recreation pool/facility) at TCP, an upgraded beach area, more trails, and a new dog park. Consistently, participants asked for an indoor pool and gym that would be available year round for residents, as well as, additional exercise classes. In addition, many participants wanted an increase in the amount of programs offered to residents of all age groups.

Workshop and Survey Results

Below are the results from the Recreation Master Plan: Public Open Forum and the corresponding survey. The number next to each item represents the amount of times a particular topic was mentioned. Items are ranked from highest to lowest in each respective category.

Station 1 (General Recreation)

Where do you go for recreation?

- Town Center Park - 70
- Recreation Park - 56
- Tymor Park - 39
- East Fishkill Parks (various locations) - 25
- Local School Fields - 22
- LaGrange Parks (various locations) - 20
- Doherty Park - 16
- Local School Gyms - 14
- Beyer Drive Soccer Field - 9
- Fishkill Creek Park - 2
- State Parks - 2
- Various trails - 2
- Poughkeepsie JCC - 1
- Private Gym - 1
- Swimming (various locations) - 1

What do you like best about the Town's parks & recreational facilities?

- Lots of Activities/Family Events (Tots & Toddlers, music, etc.) - 35
- Condition and maintenance of fields and facilities - 29
- Senior Programs/Activities (senior center, dancing, bus trips, etc.) - 26
- Exercise programs (Zumba, Dancing, etc.) - 14
- The staff - 12
- Swimming - 8
- Ballfields - 5
- Mini-golf - 3
- Playgrounds - 2
- The new walking trail at TCP - 2
- Price of Memberships - 2
- Restriction on Pets - 1
- Restrooms - 1

What do you like least about the Town's parks & recreational facilities?

- No pool - 14
- No restrooms at TCP - 10
- The lake - 10
- The price of activities (swimming, etc.) - 5
- Parking - 4
- Lack of exercise classes (Zumba, etc.) - 3
- No place to walk dogs - 3
- Condition of ballfields, equipment, and facilities - 3
- Lake closed too much - 2
- Lack of complete trail system (hiking and biking) - 2
- Lack of computer classes/facilities - 2
- High taxes - 1
- No fishing - 1
- Need more arts and cultural activities - 1

- Lack of coordination of field availability - 1
- Lack of indoor gym - 1
- Lack of recycling facilities - 1
- No place to walk dogs - 1
- Better security (cameras) - 1
- No transportation for seniors to recreation facilities - 1

Ideally, what will the Town's parks & recreation system look like in 5 years?

- Indoor gym/pool/RecPlex - 25
- It will include a better beach/swimming area - 9
- Increased hiking/biking trails - 7
- More programs - 5
- More softball/baseball/lacrosse fields - 4
- More preserved open space, trees, and landscaping - 4
- More facilities - 4
- Continued maintenance and upkeep of facilities and fields - 3
- Better communication/marketing about existing facilities - 2
- More passive recreation facilities and programs - 2
- More lights on ballfields - 2
- Improved day camp facilities for kids in summer - 2
- Very busy and active - 2
- Dog park and dog friendly areas - 1
- More security - 1

Station 2 (Recreational Programming)

What recreational programs do you currently participate in?

- Community Day - 64
- Exercise classes - 44
- Fall Festival - 42
- Bus trips - 38
- Summer beach membership - 36
- Senior Citizen Center - 34
- Concerts - 27
- Soccer - 25
- Egg hunt - 23
- Snowflake Spectacular - 22
- Swim lessons - 18
- Senior Line dancing - 18
- Senior Jazzercise - 17
- Softball - 16
- Toddler and Tots - 16
- Baseball - 15
- Trails - 15
- Community Center rental - 15
- Activity nights - 14
- Basketball - 11
- Family Fun Fridays - 11
- Pizza karaoke nights - 11

- Women's softball - 9
- Club Pizza K Nights - 6
- Youth soccer - 6
- Swim team - 6
- Day Camp - 5
- Pavilion party rental - 4
- Centerpiece workshops - 4
- Ballroom dancing - 4
- Basketball - 3
- Little League - 3
- Geocaching - 3
- Line Dancing - 3
- Swimming - 2
- Fishing - 2
- Mini Golf - 1
- Teen leadership council - 1
- Tennis - 1

What recreational programs are needed?

- More exercise/dance classes (teen, seniors, etc.) - 24
- Indoor pool/gym facility - 17
- Programs for children and teens - 10
- Program for seniors - 9
- Hiking/biking trails - 4
- Variety of sports (lacrosse, racquetball, hockey, flag football, etc.) - 4
- Football - 2
- Concession stands - 2
- Longer women's softball season - 1
- Astronomy - 1
- "Beekman Night" - 1

What recreational programs could be improved?

- Children programs - 7
- Senior recreational programs (more senior center days, etc.) - 7
- Develop hiking/biking trail network - 5
- Swimming in the lake - 5
- Exercise classes (Zumba, dancing, etc.) - 4
- Interaction between lifeguards and public - 2
- Youth basketball - 1
- Swimming lessons - 1
- Cross-country skiing - 1
- Pool - 1
- Passive recreational programs - 1

Station 3 (Town Center Park)

What facilities are needed?

- Dog park - 6
- Concession stand - 4
- Indoor pool/gym/RecPlex - 4
- Restrooms - 3
- Walking trails - 1

What facilities could be improved?

- Restrooms - 5
- Softball/baseball fields - 2
- Lights on the fields - 2
- Swimming pool - 1
- Paved parking lot - 1
- Better advertisement of existing facilities and programs - 1

Station 4 (Recreation Park)

What facilities are needed?

- Dog park - 4
- Swimming pool - 2
- Softball fields - 2
- Exercise rooms - 1
- Hiking/biking/skating trails - 1
- Indoor gym - 1

What facilities could be improved?

- Concession stand (hours, food, price, etc.) - 4
- Softball/baseball fields - 3
- Recycling bins - 2
- Restrooms - 2
- Lights on field - 1
- Access to water - 1
- Better advertisement of mini-golf - 1
- Make park non-smoking - 1

Station 5 (Fishkill Creek Park)

What facilities are needed?

- Better marketing to residents - 6
- Improve entrance/signage - 2
- Hiking trails - 1
- Water access - 1

What facilities could be improved?

- Restrooms - 1
- Paved trail to creek - 1

Station 6 (Doherty Park)

What facilities are needed?

- Restrooms - 5
- Concession stands - 3
- Dog park - 3
- Pavilion - 2
- Bike racks - 1
- Bike trail - 1

What facilities could be improved?

- Paved bike trails - 2
- Soccer fields - 2
- Parking lot - 1
- Pavilion - 1
- Restrooms - 1
- Connect trail to Appalachian Trail - 1

Station 7 (Beyer Drive Soccer Field)

What facilities are needed?

- Dog park - 7
- Softball fields - 1
- Concession stands - 1
- Bike racks - 1
- Water fountain - 1

What facilities could be improved?

- Dog park - 3
- Drainage of soccer fields - 1
- Bike trail connecting to other parks - 1

Appendix C: RecPlex Feasibility Study

TOWN OF BEEKMAN

DUTCHESS COUNTY, NEW YORK



REC PLEX FEASIBILITY STUDY

JANUARY 2009

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I. Introduction

Purpose of Feasibility Study

The purpose of the study is to understand the feasibility and the affordability of constructing the Recreation Complex (RecPlex) in the Town Center Park. This study examines the estimated costs of constructing and operating the facility, as well as its affordability to Beekman's residents. In order to ascertain these potential costs, the feasibility analysis examines the existing site's constraints, preliminary space programming for the facility, preliminary costs of the facility, and conceptual financing options.

RecPlex Design Goal

The Town established the Town Center Park to provide the residents of Beekman with passive and active recreational amenities. Such features are intended to meet both the present and future recreational needs of the Town. The natural features of the site present opportunities for multiple recreational uses.

The design goal of the RecPlex is to provide a complete and affordable family destination in the Town of Beekman.

Site Location

Beekman's Town Center Park is located on Clove Valley Road or County Road 9, northeast of the intersection of NYS State Route 55. The proposed indoor recreation facility, or the RecPlex, is meant to be easily accessible to the entire community.

Town Center Park Development

As a result of the residential growth experienced by the Town of Beekman, it was determined that a new Town park was necessary to meet growing recreational needs. The Town Board purchased land in 1998 for the development of the new park. The Town Board appointed the Recreation Construction Committee to work in conjunction with a professional planning firm in the development of the Town Center Recreation Park Master Plan.

The Plan included an inventory of the site's conditions, determination of recreational need based upon the standards and development guidelines established by New York State Office of Parks Recreation and Historic Preservation (NYS OPRHP), compliance with the State Environmental Quality Review Act (SEQRA), a list of recreation priorities, and a community survey conducted to assess the recreational needs and wants of residents.



Town Center Park

The recreational needs were ranked and prioritized; the highest priorities in the Town included the development of additional soccer fields, followed by baseball fields, a maintenance building, sports facility building and a roller hockey rink. Additional priorities were discussed with the hope of implementation during later phases of the project.

The Town Center Recreation Park Master Plan resulted in five development phases for the Park. Each phase was designed to build upon the previous phase by adding new elements or programs to the Park's design. Need, construction efficiency and financial constraints were also taken into account. It

was recognized that the development of the Park may not take a linear path and the development of the phases may incorporate one or more phases as funding became available. The development of an indoor recreation facility was identified as the last phase (Phase V). The facility would potentially include a swimming pool, a gymnasium, racquetball and handball courts, restrooms/locker areas, concession area/lounge, offices, and associated parking.

Over the past several years, the Town has successfully implemented several of the Park's recreational components. As, such, the next step is to understand the feasibility and affordability of constructing the indoor recreation facility.



II. Town Center Park Site Assessment

Highlights & Opportunities

- *Town Center Park includes 47.4 acres for passive and active recreation.*
- *Topography in the area of the proposed RecPlex is relatively flat and soils are generally well suited for construction of the facility.*
- *The proposed RecPlex location is not anticipated to impact any wetland areas.*
- *Cultural resource investigation indicates that there are three prehistoric and one historic site within a one-mile radius of the project site.*
- *Currently no municipal water and/or sewer services are available in the Town Center.*

Site Location

Beekman Town Center Park covers an area of 47.4 acres and is located in the northern part of the Town of Beekman, east of Fishkill Creek and Clove Valley Road, and north of Route 55, in the proximity of the new Town library and along the area designated in the Town's Comprehensive Plan as the Town Center.

According to aerial photography and a field visit the land of the Town Center Park includes approximately 1.5 acres of meadows, 15.5 acres of forested areas, 32 acres of agricultural lands, 6.5 acres of wetlands and 0.5 acres of paved surface.

The adjacent lands west, north and east of the site are used for residential development. The areas south and west of the site are zoned as Town Center (TC), while the areas east and north of the site are zoned as residential, so the park provides a civic anchor and a buffer between the Town Center and the residential areas. For more details see the Zoning Map included in the Town of Beekman Comprehensive Plan.

Existing Natural Conditions

Topography

The Town Center Park topography slopes downward from southeast to northwest, from an elevation of over 450 feet above sea level to an elevation of approximately 394 feet. The slope of the RecPlex site is gentle, varying between 3% and 8%. Along the southern border of the western half of the Town Center Park the slope varies between 8% and 15%. The remainder of the park is nearly level. The Town Center Park Topographic Map showing the site slopes is provided in Appendix A.

Soils, Surface & Bedrock Geology

According to the *Dutchess County Soil Survey*, the Town of Beekman spans two geologic provinces¹, the Valley and Ridge Province and the New England Upland Province. The site of the Town Center Park is located in the New England Upland Province in the area called the Highlands of the Hudson.

¹ Physiographic units

The site’s bedrock is generally comprised of the Wappinger Group (Ocw), which is composed of Fishkill limestone and dolomite. According to the SEQRA compliance files, the site has no bedrock outcroppings and the depth to bedrock varies between three and five feet.

Four soils types are found on this site and are described in **Table 1**. The soils in the area of the proposed RecPlex are primarily Stockbridge silt loam (Sk) and Galway-Farmington complex (Gs). The soils east of the RecPlex are Sun silt loam (Su) and Georgia silt loam (Gf).

Table 1: Town Center Park Soil Types & Characteristics

Soil Type	Soil Characteristics
Galway	<ul style="list-style-type: none"> • Moderately deep, well-drained and moderately well drained • Moderately permeable soils on bedrock controlled glaciated uplands • Formed in glacial till deposits over limestone bedrock • Bedrock is 20 to 40 inches of the surface • Slopes are complex and irregular • Depth to high water table 1.5 to 3 feet • Depth to bedrock greater than 20 to 40 inches
Georgia	<ul style="list-style-type: none"> • Very deep, moderately well drained • Moderately permeable over slowly permeable soils on glaciated uplands. • Formed in loamy glacial till • Slopes range from 0 to 15% • Depth to high water table 1.5 to 3 feet • Depth to bedrock greater than 60 inches
Stockbridge	<ul style="list-style-type: none"> • Very deep, well drained • Moderately permeable over moderately slow to slow permeable soils on glaciated uplands • Formed in loamy calcareous glacial till • Slopes range from 2 to 45% • Depth to high water table greater than 6 feet • Depth to bedrock greater than 60 inches
Sun	<ul style="list-style-type: none"> • Very deep, poorly drained and very poorly drained • Moderately permeable over slowly permeable soils on glacial till Plainses, drainage ways, and impounded areas • Formed in glacial till of mixed mineralogy • Slopes range from 0 to 3%. Depth to high water table 0.5 to 1 feet • Depth to bedrock greater than 10 to 20 inches

Source: Soil Survey of Dutchess County, New York, USDA, Natural Resources Conservation Service, Cornell University Agricultural Experiment Station.

II. Town Center Park Site Assessment

Soil surveys are one of the main tools available to help land users determine the potentials and limitations of soils. **Table 2** and **Table 3** present the building suitability of the site's soils.

Soils are ranked from slight to severe. Slight means that the soil properties are generally favorable and the limitations are minor and easy to overcome. Moderate means that good

planning, design and maintenance should be enough to alleviate the limitations of the soil. Severe means that soil properties are unfavorable and the limitations could be offset at very high costs. While some soils have notable limitations, the site's primary soils are the Stockbridge and Galway series, both suitable for construction of the RecPlex.

Table 2: Town Center Park Soil Suitability for Building Site Development

Building action	Galway (GfC)	Georgia (GsA)	Stockbridge (SkB)	Sun (Su)
Shallow Excavations	Severe: Depth to rock Wetness	Severe: Wetness	Slight	Severe: Wetness
Structures Without Basement	Moderate: Depth to rock Wetness	Moderate: Wetness	Slight	Severe: Wetness
Structures With Basement	Severe: Depth to rock Wetness	Severe: Wetness	Slight	Severe: Wetness
Small Commercial Building	Moderate: Depth to rock Wetness	Moderate: Wetness	Moderate: Slope	Severe: Wetness
Local Roads & Streets	Moderate: Depth to rock Wetness	Severe: Frost action	Moderate: Frost action	Severe: Wetness Frost action
Lawns & Landscaping	Moderate: Small stone Wetness	Moderate: Large stones	Slight	Severe: Wetness

Source: Soil Survey of Dutchess County, New York, USDA, Natural Resources Conservation Service, Cornell University Agricultural Experiment Station.

Table 3: Town Center Park Soil Suitability for Sanitary Facilities

Building action	Galway (GfC)	Georgia (GsA)	Stockbridge (SkB)	Sun (Su)
Septic Tank Absorption Fields	Severe: Depth to rock Wetness	Severe: Percs slowly Wetness	Severe: Percs slowly	Severe: Percs slowly Wetness
Sewage Lagoon Areas	Severe: Depth to rock Slope Wetness	Slight	Moderate: Slope	Slight
Trench Sanitary Landfill	Severe: Depth to rock Wetness	Severe: Wetness	Slight	Severe: Wetness
Area Sanitary Landfill	Severe: Depth to rock	Moderate: Wetness	Slight	Severe: Wetness
Daily Cover For Landfill	Poor: Area reclaim Small stones	Fair: Small stones	Fair: Small stones	Poor: Wetness

Source: Soil Survey of Dutchess County, New York, USDA, Natural Resources Conservation Service, Cornell University Agricultural Experiment Station.

A rating of “good” indicates that soil properties and site features are favorable for the use, and good performance and low maintenance can be expected; “fair” indicates that soil properties and site features are moderately favorable for the use and one or more properties of the soil make it less desirable than those soils rated “good”; “poor” rating indicates that one or more soil properties or site features are unfavorable for the use and overcoming the unfavorable properties requires special design, extra maintenance and/or costly alterations.

During the construction of the RecPlex a foundation will be dug. To achieve greater returns of the entire building process, sometimes the dug out soil is used on-site as

construction material. **Table 4** lists the soil’s suitability to be used as construction material. The soils are rated good, fair, or poor as a source of road fill and topsoil, and are rated as a probable or improbable source of sand and gravel.

In addition, the soils suitability for on-site water management is identified in **Table 5**. The limitations of the soil is considered slight if soil properties are generally favorable for the indicated use; moderate if soil properties are not favorable but can be overcome through special planning, design or maintenance; and severe if soil properties are so unfavorable and difficult that a considerable increase in construction costs and maintenance will be required.

Table 4: Town Center Park Soil Suitability for Construction Materials

Building action	Galway (GfC)	Georgia (GsA)	Stockbridge (SkB)	Sun (Su)
Roadfill	Poor: Area reclaim	Fair: Wetness	Good	Poor: Wetness
Sand	Improbable: Excess fines	Improbable: Excess fines	Improbable: Excess fines	Improbable: Excess fines
Gravel	Improbable: Excess fines	Improbable: Excess fines	Improbable: Excess fines	Improbable: Excess fines
Topsoil	Poor: Small stones	Poor: Small stones Area reclaimed	Poor: Small stones	Poor: Small stones Wetness

Source: Soil Survey of Dutchess County, New York, USDA, Natural Resources Conservation Service, Cornell University Agricultural Experiment Station.

Table 5: Town Center Park Soil Suitability for Water Management

Building action	Galway (GfC)	Georgia (GsA)	Stockbridge (SkB)	Sun (Su)
Pond Reservoir	Severe: Slope	Moderate: Seepage	Moderate: Slope	Slight
Embankments, Dikes & Levees	Severe: Piping	Severe: Piping	Severe: Piping	Severe: Wetness
Aquifer – Fed Excavated Ponds	Severe: No water	Severe: No water	Severe: No water	Severe: Slow refill
Drainage	Depth to rock Slope	Percs slowly Frost action	Deep to water	Percs slowly Frost action
Terraces And Diversions	Slope Depth to rock, Wetness	Large stones Erodes easily	Erodes easily Percs slowly	Wetness Percs slowly
Grassed Waterways	Slope Depth to rock Droughty	Large stones Erodes easily	Erodes easily Percs slowly	Wetness Rooting depth Percs slowly

Source: Soil Survey of Dutchess County, New York, USDA, Natural Resources Conservation Service, Cornell University Agricultural Experiment Station

Surface Waters and Watersheds

Nearly 95% of the Town of Beekman lies within the 190 square mile watershed of the Fishkill Creek. This valley aquifer is the largest sand and gravel aquifer system in Dutchess County. Sand and gravel aquifers produce large quantities of groundwater and therefore high yielding wells. The creek and its tributaries contribute to groundwater

aquifers and then ultimately drain into the Hudson.

According to the SEQRA Compliance files, approximately 44% of the site is well drained, 44% is moderately well drained and 12% is poorly drained. The Town Center Park falls within the Fishkill Creek Watershed outside of the 100 year flood area.

Wetlands

According to the NYSDEC, wetlands perform numerous functions, including improving water quality by removing excess nutrients from water. The Fresh Water Wetlands Act, Article 24, Part 664 of the Environmental Conservation Law requires NYSDEC to rank wetlands in four classes. Development is prohibited within a minimum of 100 feet surrounding a designated wetland. A permit for development is issued “if it is determined that the proposed activity satisfies a pressing economic or social need that clearly outweighs the loss of or detriment to the benefit(s) of the Class II wetland.”²

The Town Center Park contains approximately 6.5 acres of a NYSDEC Class II freshwater wetland (VB-37). This NYSDEC wetland is located in the northeastern part of the Park and encompasses the unnamed tributary of the Fishkill Creek. Due to the site’s topography, runoff generally drains in a southern to northern direction. The runoff is channeled under NYS Route 55 from other areas and enters the site in the southwest corner of the Park. Runoff then drains northward into the wetland. From here, it is directed through a former agricultural drainage ditch crossing the center of the site to a tributary of for Fishkill Creek.

The NYSDEC wetland and its 100-foot buffer area are located in the eastern part of the Town Center Park. A permit would be required for any development or disturbance to this NYSDEC wetland. A portion of this wetland is also identified as a Federal wetland on the National Wetland Inventory

(NWI). However, the proposed location of the RecPlex is not anticipated to disturb either the NYSDEC or the NWI wetland.

Vegetation & Habitats

The Town Center Park is located at the confluence of the Fishkill Creek watershed and Whaley Lake watershed³. Within the boundaries of these watersheds many endangered and rare species coexist, such as bog turtles, the Blanding’s turtle, Jefferson and marbled salamanders. This site, as other parts of the watershed, provides essential habitats for numerous “area-sensitive” species that require larger spaces to survive and reproduce.

The SEQRA Compliance files states that the site consists of meadows (1.5 acres), forested areas (15.5 acres), agricultural lands (32 acres), wetlands (6.5 acres), and paved surfaces (0.5 acres). The vegetation within the site consists in tall grass, with trees and dense brush with vines along the margins of the property⁴.

Cultural Resources

The Town Center Park’s numerous environmental features have also made it an attractive place for prehistoric settlement. The Town conducted a cultural resource investigation in 1999. The Stage 1 Cultural Study noted that there are no existing or eligible National Register sites, properties or districts are located within or adjacent to the Town Center Park. Also, the Study noted that there are no known prehistoric or historic archeological sites. However, there are three prehistoric and one historic site

² According to 6 NYCRR Subdivision 665.7 (e) Standards for Permit Issuance from the NYSDEC.

³ <http://fishkillcreekwatershed.org/pubs/mgtplan/FishkillCreekMgtPlan.pdf>

⁴ Stage 1 Cultural Resource Investigation. Beekman Centralized Recreation Facility, 1999.

within a one-mile radius of the project site. The Beekman Steam Furnace, a historic archeological site, is located approximately 900-feet north of the project area⁵.

Existing land use & zoning

The site is located in the Residential 45,000 square foot (R-45) Zoning District, a district intended for residential development. The land within the boundaries of the Town Center Park is dedicated as a community service use. The adjacent lands west, north and east of the site are vacant or used for residential development.

The adjacent area west and south of the Town Center Park is zoned as Town Center (TC) Zoning District. These adjacent lands are used primarily for commercial development. See Existing Land Use Map and Zoning Map attached in **Appendix A**.

Utilities

Currently, municipal water and sewer services are not available in the Town Center Zoning District, which includes the Town Center Park and the proposed RecPlex. The Town is currently conducting a feasibility study to determine if water and sewer infrastructure may be extended to the Town Center. Without municipal water and sewer at the proposed RecPlex, the site would rely upon a drilled well and a septic tank. The lack of municipal water and sewer may limit the types of recreational uses and activities feasible within the RecPlex.

⁵ Stage 1 Cultural Resource Investigation. Beekman Centralized Recreation Facility, 1999.

III. Community Outreach

Highlights & Opportunities

- *The Recreation Master Plan Survey generally identified the need for the following: indoor pool, teen center, concert area, ice rink, aerobics, multi-purpose gym and indoor soccer field.*
- *Most survey responders noted their willingness to pay for reasonable access to recreation activities and facilities.*
- *Approximately 27% of the respondents to the Comprehensive Plan Survey selected “indoor recreational facilities” and “indoor swimming pool” as priority improvements.*
- *Approximately 10% of the respondents to the Comprehensive Plan Survey indicated the most important issues facing the Town over the next 10 years was the “adequacy of parks and recreation facilities”.*
- *Overall, residents expressed a strong need for not only quality, but also a diversity of passive and active recreational opportunities in the Town of Beekman.*

2006 Recreation Master Plan Survey

In 2006, the Town made available to all its residents a Recreation Master Plan Survey designed to gather feedback on the community’s preferred recreational activities and facilities. The survey further obtained the public’s opinion about the appropriate membership fee for the proposed RecPlex. Full results of the survey are included in **Appendix B**.

The results of the survey were grouped in three categories: 1) All Residents, 2) Residents with a membership to the waterfront (“Waterfront Members”), and 3) Residents without a waterfront membership (“Non-Members”).

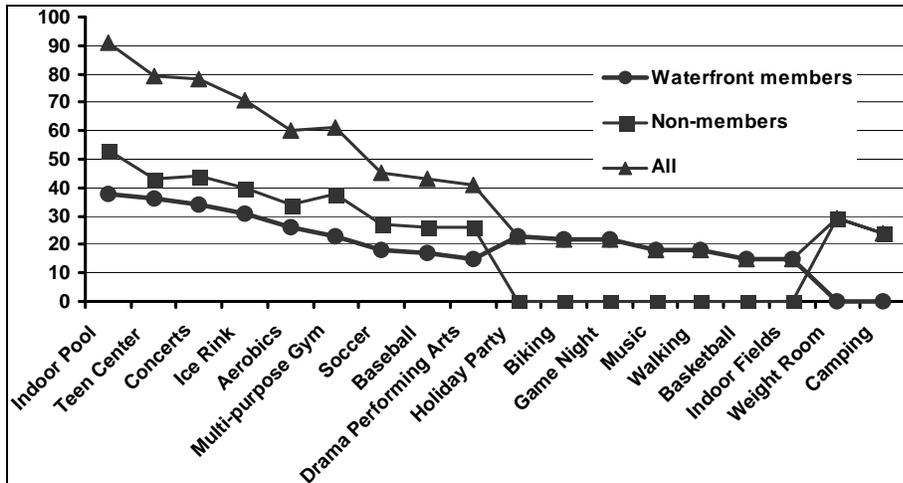
The first survey question asked the responders to choose from a list of activities/facilities and rank their importance for inclusion in the Town Center Park (see **Figure 1**).

An indoor pool was at the top of the list for all responders. A teen center and a place for concerts were identified as the second and third choices respectively from the proposed list.

Slight variations between the Waterfront Members and the Non-Members were noted in the ranking of the top activities/facilities. Both groups generally identified the need for the following: indoor pool, teen center, concert area, ice rink, aerobics, multi-purpose gym and indoor soccer field. There were several activities on which no opinion was expressed from one respondents group or the other, such as a place for holiday parties, biking, game night, music, walking, basketball, indoor fields, weight room, and camping.

When asked if the Town needs a centrally located multi-purpose recreation facility, 89% of the Non-Members and 89.4% of the Waterfront Members answered yes. See **Figure 2**.

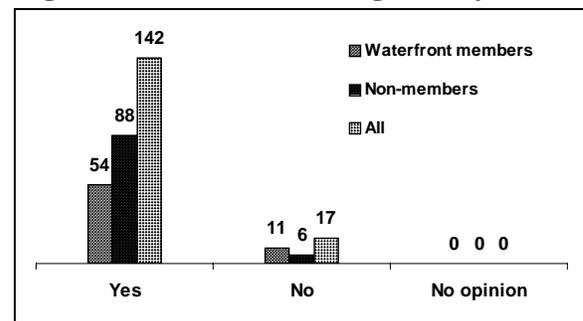
Figure 1: Preferred Activities & Recreation Facilities.



Source: 2006 Recreation Master Plan Survey

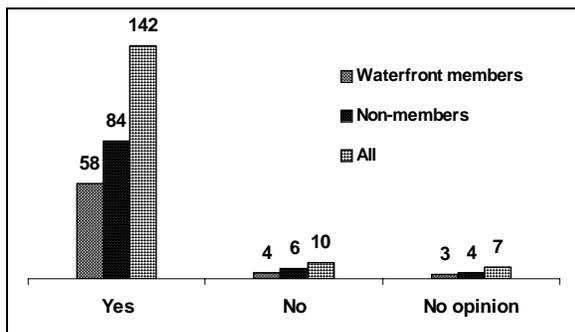
Most of the responders, 83% of the Non-Members and 93.6% of the Waterfront Members, noted their willingness to pay for reasonable access to recreation activities and facilities. See **Figure 3**. When asked how much would be willing to pay, the majority of both groups, preferred to pay \$50 or less. See **Figure 4**. It should be noted that this dollar figure was not based upon any developed services or the RecPlex space program.

Figure 3: Residents Willing To Pay



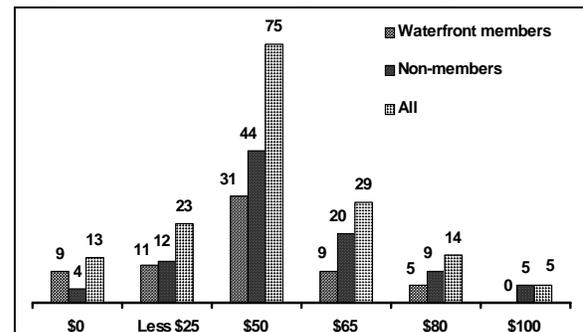
Source: 2006 Recreation Master Plan Survey

Figure 2: Need for RecPlex



Source: 2006 Recreation Master Plan Survey

Figure 4: Membership Fee Range



Source: 2006 Recreation Master Plan Survey

Town Comprehensive Plan

A community survey was conducted as part of the recent update to the Town's Comprehensive Plan. The Beekman Comprehensive Plan Review Committee (CPRC) developed, distributed and collected a Town-wide survey over the course of six months beginning early in 2006. Over 900 residents completed the survey providing a fair representation of the Town. The survey mainly consisted of multiple-choice questions and concluded with one open-ended question that allowed residents to share additional thoughts, comments or suggestions.

The survey included questions pertaining to the present and future recreation needs of the Town. Residents were asked if they agree or disagree to encourage the expansion of activities for youth; as such 270 responders strongly agreed, 384 agreed, 177 were neutral, and 51 disagreed. Residents were also asked to choose from a list of improvements and attractions needed in any of the Town's parks. Approximately 27.6% of the respondents selected "indoor recreational facilities" and 26.3% selected "indoor swimming pool" as priority improvements. Residents were also asked to select the most important issues facing the Town over the next 10 years, and more than 10% of the respondents selected the "adequacy of parks and recreation facilities".

Stakeholders Interviews & Workshops

Also as part of the Comprehensive Plan Update, the Town's consultants conducted in-person interviews with individuals and groups identified as stakeholders by the Town. A stakeholder is any individual or group that may be impacted by recommendations developed through the

Comprehensive planning process. In general, stakeholders represent government agencies, residential communities, business associations, and other local organizations, such as nonprofits or volunteer committees that perform a specific public function.

Stakeholder interviews included 45-minute to hour-long discussions with persons representing a variety of organizations, agencies, or business interests. The issues discussed with these individuals included but were not limited to the Town's infrastructure, environmental concerns, traffic issues, historic preservation, and parks and recreational resources.

The Town's Recreation Director was one stakeholder interviewed. The interview noted the need for more space for both active and passive indoor and outdoor recreation activities for all ages. The President of Dalton Farms Homeowners Association indicated support for the development of recreational facilities for seniors and youths. Seniors often bring their grandchildren to programs. The Vice President of the Beekman Athletic Club identified the need for more year-round playing fields and recreation facilities in order to continue to provide competitive programs.

During the public workshop on Natural Resources, Open Space & Recreation in March 2007, conducted as part of the Town's Comprehensive Plan update, participants reemphasized the need for an indoor recreational facility, a teen center and an indoor swimming pool. Overall, residents expressed a strong need for not only quality, but also a diversity of passive and active recreational opportunities in the Town of Beekman.

RecPlex Public Workshop

In July 2008 a public workshop was held at the Beekman Recreation Center to discuss the RecPlex Feasibility Study. Approximately a dozen residents, stakeholders, Town officials, and RecPlex Committee members participated in the workshop. A brief presentation at the beginning of the meeting informed participants of the purpose of the feasibility study. The presentation provided a review of the process, findings from detailed analysis, and images of the potential facility and its amenities.

An interactive workshop followed the presentation, during which participants worked in groups to review potential recreational amenities of the facility and to answer a series of questions related to the

RecPlex. Overall, community members involved in the workshop expressed both satisfaction and interest in regards to the proposed facility. During the group discussion, participants articulated a desire for green/sustainable building materials to be used during the facility's construction and operation. Another important issue to the community was the presence of adequate space in the pool area for both swimming activities and ample seating for viewing. Other emphasized features included a walking track, a low cost to the community, and daycare/teen centers.

IV. Sports & Recreation Market Analysis

Highlights & Opportunities

- *The Town of Beekman's population grew 30.4% between 1990 and 2000; growth trends indicate that from 2000 to 2006, the Town will have experienced a growth rate of approximately 14.9%.*
- *Beekman has a median age of 35.5 years and residents between the ages of 35 – 54 years are the largest age cohort in the Town (36.0%).*
- *The median household income rose 24.1% from \$53,127 to \$65,955 between 1990 and 2000.*
- *Top activities that Beekman's residents participated in were walking (30.5%), swimming (20.9%), jogging/running (15.3%), and weight lifting (15.1%).*
- *A survey of membership rates for existing private gyms and fitness centers within a 10 mile radius of the revealed annual membership rates ranging from \$396 to \$888 for one adult and \$600 to \$2,262 per family.*
- *No recreational facilities offering an array of amenities expressed by the community survey exists within the study area.*
- *Beekman's residents currently spend above the national average for recreational equipment.*

Demographic Profile

This section analyzes a number of local demographics affecting recreational supply and demand in the Town, including population, age, housing, and income. The information is primarily derived from ESRI Business Analyst Online, an analysis tool that presents U.S. Census recorded information and projections. In addition, supplemental data was obtained directly from the 2000 U.S. Census reports.

Population

Local population growth or decline is often dependent upon several factors including economic expansion, environmental capacity, housing suitability, age driven needs, and regional desirability. According to [corrected] U.S. Census Bureau data, the Town of Beekman experienced significant

population growth between 1990 and 2000. This trend is projected to continue through 2011, as the Town will significantly out-pace population growth within Dutchess County and throughout New York State.

The Town grew by 30.4% between the years 1990 and 2000, while Dutchess County's population grew by 8.0% during the same time period, and New York State's population grew by 5.5% from 1990 through 2000. See **Table 6**.

Age Distribution

The distribution of age groups is also meaningful toward determining appropriate recreational amenities and activities that would be well-utilized as part of a community recreation complex. While there can be a diverse set of interests within specific demographic cohorts, the

interpretation of age distribution trends can assist a community in its decision making.

The table and figure below illustrate a breakdown of population in the Town of Beekman by age and gender estimated for 2007 and projected for 2012. For both 2007 and 2012, the 15 - 19 year old age group represents the largest cohort within Town. The next largest cohort is the contiguous 20

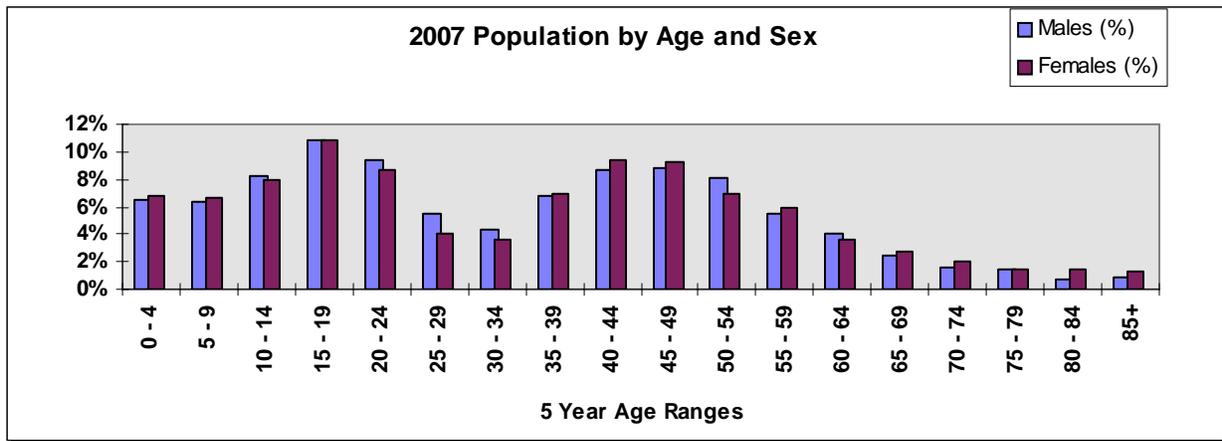
- 24 group. This group is followed closely in percentage of overall population by two other contiguous age groups: the 40 - 44 age group and the 45 - 49 age group. **Figure 5** and **Figure 6** below further illustrate the representation of discrete cohorts distributed throughout the Town's demography.

Table 6: Historic and Projected Population Trends

Year	(T) Beekman		Dutchess County		New York State	
	Number	Growth	Number	Growth	Number	Growth
1990	10,469	NA	259,462	NA	17,990,455	NA
2000	13,655*	30.4%	280,150	8.0%	18,976,457	5.5%
2006	15,693	14.9%	304,072	8.5%	19,532,703	2.9%
2011	17,177	9.5%	327,579	7.7%	19,953,521	2.2%
% Chg -1990-2006		49.9%	17.2%		8.6%	
% Chg -1990-2011		64.1%	26.3%		10.9%	

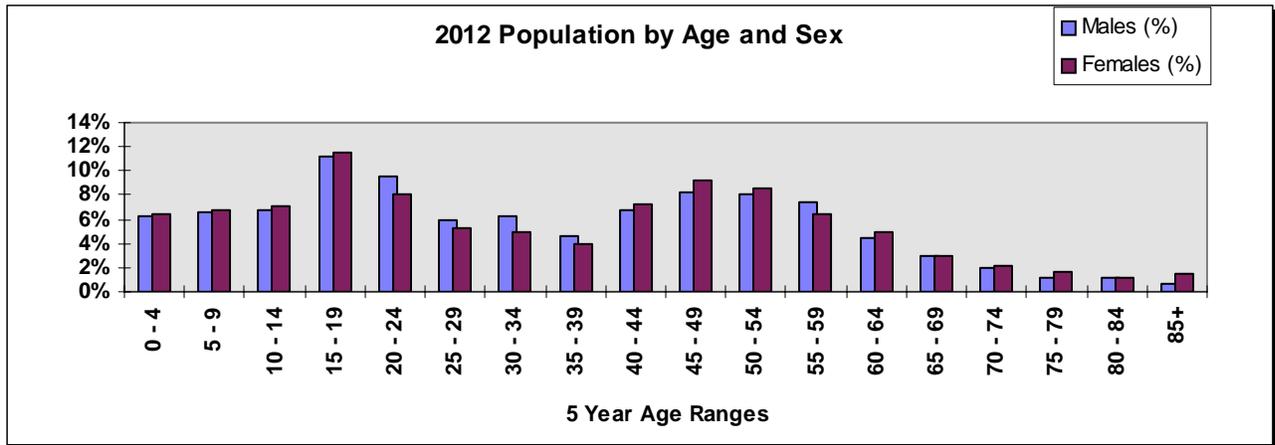
* This figure reflects the corrected population data as part of the Count Question Resolution (CQR).
 Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2006 and 2011. CQR data provided by www.census.gov/prod/cen2000/notes/cqr-ny.pdf

Figure 5: Projected Age Distribution, 2007



Source: ESRI forecasts.

Figure 6: Projected Age Distribution, 2012



Source: ESRI forecasts.

Comparisons between 2007 and 2012 demographic data indicate that the four fastest growing age groups also represent age cohorts that are likely to make intensive use of a Town recreation complex (see **Table 7**). Residents age 15 – 24 can be expected to be heavily involved in organized/team recreational activities. Residents age 40 – 49 are anticipated to be involved through active participation in supporting youth sporting events as officials, coaches and spectators. Moreover, the same cohort, ages 40 to 49, may also be expected to undertake a regular regimen of exercise utilizing equipment and facilities available at the recreational complex.

Understanding the current and projected breakdown of age cohorts is important because it allows community members to make optimal use of data tables by comparing it with their own real-life experience. Being able to match a number to actual experience creates a link between abstract data tables and the actual existence of these cohorts within the community. Taking this discussion one step further, historic and projected age distributions can provide insight into the segments of the population that have and will contribute to population growth.

Table 7: Total Town of Beekman Population by Age 2000 through 2012

Age Cohort	Total Population by Age					
	Census 2000		Estimated 2007		Projected 2012	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	905	7.9%	1,021	6.7%	1,020	6.4%
5 - 9	1,109	9.7%	1,001	6.5%	1,075	6.7%
10 - 14	1,003	8.8%	1,237	8.1%	1,109	6.9%
15 - 19	783	6.8%	1,654	10.8%	1,831	11.4%
20 - 24	439	3.8%	1,384	9.0%	1,418	8.8%
25 - 29	476	4.2%	739	4.8%	893	5.6%
30 - 34	895	7.8%	611	4.0%	893	5.6%
35 - 39	1,220	10.7%	1,053	6.9%	679	4.2%
40 - 44	1,206	10.5%	1,379	9.0%	1,128	7.0%
45 - 49	967	8.4%	1,381	9.0%	1,403	8.7%
50 - 54	730	6.4%	1,154	7.5%	1,342	8.4%
55 - 59	500	4.4%	878	5.7%	1,116	7.0%
60 - 64	360	3.1%	579	3.8%	750	4.7%
65 - 69	264	2.3%	403	2.6%	475	3.0%
70 - 74	230	2.0%	277	1.8%	335	2.1%
75 - 79	170	1.5%	226	1.5%	234	1.5%
80 - 84	110	1.0%	164	1.1%	175	1.1%
85+	85	0.7%	155	1.0%	176	1.1%
Total	11,452*	100.0%	15,296*	100.0%	16,052*	100.0%

* This population figure has not been corrected as part of the Count Question Resolution (CQR).

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Household Composition

Examining household composition provides additional insight into the needs and wants of the population anticipated to utilize the recreation center. In contrast to declining demographic trends at the national level, the Town of Beekman is expected to experience a small increase in household size over the next five years, from 3.04 to 3.05. Further, owner occupied dwellings are proposed to increase appreciably through 2012, along

with projected population growth. Whereas, renter occupied housing is projected to remain static over the same period.

Income

Income represents a significant consideration in determining the type and size of the potential recreation facility that would be practical for the Town to fund. As such, the Town of Beekman is projected to undergo a steady increase in household income through 2012 (see **Table 8**).

Table 8: Town of Beekman Household Income

Households by Income	2000		2007		2012	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	213	5.7%	179	4.2%	163	3.6%
\$15,000 - \$24,999	195	5.2%	155	3.6%	101	2.2%
\$25,000 - \$34,999	258	6.9%	159	3.7%	151	3.3%
\$35,000 - \$49,999	569	15.2%	443	10.3%	262	5.8%
\$50,000 - \$74,999	949	25.4%	842	19.7%	793	17.5%
\$75,000 - \$99,999	822	22.0%	888	20.7%	791	17.4%
\$100,000 - \$149,999	503	13.4%	1,056	24.7%	1,264	27.9%
\$150,000 - \$199,999	120	3.2%	317	7.4%	567	12.5%
\$200,000+	113	3.0%	243	5.7%	441	9.7%
Median Household Income	\$65,955		\$83,127		\$100,143	
Average Household Income	\$79,638		\$101,355		\$123,648	
Per Capita Income	\$26,437		\$30,510		\$37,221	

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.

Sports and Leisure Market Potential

Recreational Trends

Understanding the recreational market that currently exists in the Town is essential for determining how limited resources can best be allocated to support the proposed recreation complex. The information in the tables that follow is culled from the ESRI Business Solutions Sports and Leisure Market Report. This information provides insight into the type of active and passive recreational activities that the community is heavily engaged in, as well as highlights less popular activities within the Town. See **Appendix C** for the full Sports and Leisure Report.



As part of the report, a Market Potential Index (MPI) is established for each activity. The MPI measures the relative likelihood of the adults in the specified trade area, in this case Beekman, to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average. According to the Sports and Leisure Market Report, Beekman’s residents currently participate in many of the desired recreational activities proposed for the RecPlex. Top activities that Beekman’s residents participated in were walking (30.5%), swimming (20.9%), jogging/running (15.3%), and weight lifting (15.1%). See **Table 9**.

Low participation in a particular activity does not necessarily mean that community members are uninterested in the activity, but rather there may be limited opportunities to engage in that particular activity. Comparing the following analyses with the Resident Survey results will help reveal cases where this may be true.

Table 9: Summary of Beekman’s Residents Sports & Leisure Activities

Product/Consumer Behavior	Expected Number of Adults	% of Beekman’s Residents	MPI
Participated in walking for exercise	3,474	30.5%	111
Played cards in last 12 months	3,150	27.7%	114
Played board game in last 12 months	2,657	23.4%	136
Participated in swimming	2,380	20.9%	123
Participated in jogging/running	1,735	15.3%	154
Participated in weight lifting	1,714	15.1%	142
Danced/went dancing in last 12 months	1,461	12.8%	135
Played billiards/pool in last 12 months	1,367	12.0%	133
Participated in aerobics	1,292	11.4%	122
Participated in basketball	1,273	11.2%	136
Participated in yoga	679	6.0%	134
Participated in tennis	648	5.7%	132
Played chess in last 12 months	621	5.5%	142
Participated in volleyball	511	4.5%	139
Played backgammon in last 12 months	336	3.0%	130
Participated in racquetball	236	2.1%	152
Participated in martial arts	191	1.7%	134
Participated in kick boxing	157	1.4%	113
Spent on high end sports/recreation equipment/12 mo: <\$100	334	2.9%	120
Spent on high end sports/recreation equipment/12 mo: \$100-249	287	2.5%	111
Spent on high end sports/recreation equipment/12 mo: \$250+	393	3.5%	105
Total Residents purchasing high end sports/recreation equipment	1,014	8.9%	112

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

Source: ESRI Sports and Leisure.

As such, these residents could be anticipated to be interested in the proposed facility. In addition, approximately 8.9% of the community currently spends their incomes on high end sports and recreation equipment. The average MPI for such equipment expenditure by Beekman’s residents is 112, which is above the national average. The results of demographic analysis and resident survey responses indicate that a year-round, municipally own recreational complex with a full compliment of recreational amenities, including an indoor swimming pool, has the support of not only those responding to the

recreation survey, but by those currently paying for such recreational services.

Comparison of Regional Recreation Facilities

There currently exists an unmet year-round demand for various recreational opportunities, including additional fields/courts for organized team sports. A survey of facilities within approximately 10 miles of the Town, both public and private, was undertaken to identify existing facilities that may offer recreational amenities comparable to those sought by the Town of

IV. Sports & Recreation Market Analysis

Beekman. No recreational facilities offering an array of amenities expressed by the community survey exists within the study area. The closest, and only known such complex within the region, is the Dutchess County Y.M.C.A., located in the City of Poughkeepsie.

Annual Y.M.C.A. membership rates for an individual adult are \$480 annually. The family rate is \$700 annually. The [full-time] student rate is \$300 annually and the senior (62 and over) membership rate is \$380 annually. The Dutchess County Y.M.C.A. lies outside of the study area; the distance from the proposed site location to the Dutchess County Y.M.C.A. is approximately 16 miles from the proposed RecPlex, or approximately 25 minutes travel time.

As part of the cost feasibility, the Town of Beekman will also assess the membership costs and benefits associated with out-of-town residents. A search of public and private recreational facilities available to the general public was undertaken in order to provide a snapshot of the local recreational opportunities. Public parks within the study area were considered, but do not provide the most sought-after amenities identified for the RecPlex. Further, most specialized municipal recreational facilities are available to residents only, with the exception of hosting inter-municipal organized sporting events.

Within a 10-mile radius of the Town, there exist several private gyms and/or fitness centers that offer use of exercise equipment, weights and/or fitness programs. Physical rehabilitation offices that specialize in recuperation overseen by physical therapists were not included among the recreational centers listed. The private recreational

facilities identified in the area included the following:

- Sport & Wellness LLC: 190 Old Sylvan Lake Road Hopewell Jct. 12533 (less than 10 miles)
- Crush Fitness: Route 55 Lagrangeville (less than 10 miles)
- World Gym: 198 Route 22, Pawling, NY 12564 (less than 10 miles)
- The Little Gym: 2531 Route 52, Hopewell Junction, NY 12533 (less than 10 miles)
- Millbrook Training Center & Spa: Route 44, Millbrook, NY 12545 (less than 10 miles)
- Valley Fitness Inc: 1903 Main Street, Pleasant Valley, NY 12569 (less than 10 miles)
- East Coast Gym: 105 Dutchess Turnpike, Poughkeepsie, NY 12603 (less than 10 miles)
- Competitive Fitness Inc: 2 Commerce Street, Poughkeepsie, NY 12603 (less than 10 miles)
- Y.M.C.A.: 35 Montgomery Street, Poughkeepsie, NY 12601 (16 miles)
- Gold's Gym: 258 Titusville Rd, Poughkeepsie, NY (11 miles)
- All Sport Fishkill: 17 Old Main St # 1, Fishkill, NY (13 miles)

After a review of each of the facilities, both The Little Gym and the Competitive Fitness Inc were both determined to be private facilities not of similar purpose or function as the proposed RecPlex; therefore these facilities were removed from additional comparisons.

IV. Sports & Recreation Market Analysis

A survey of membership rates for existing private gyms and fitness centers within the 10 mile radius revealed annual membership rates ranging from \$396 to \$888 for one adult and \$600 to \$2,262 per family (see **Table 10**). Facilities and fitness

programs offered at these establishments are limited to indoor exercise equipment and fitness/aerobic classes. Private fitness instruction is generally not included in the rates cited.

Table 10: Facility Comparison of Membership Fees

Age	Sport & Wellness LLC		Crush Fitness		World Gym		Millbrook Training Center & Spa		Valley Fitness Inc.		East Coast Gym		Y.M.C.A. ¹		Gold's Gym		All Sport Fitness	
	Year	Month	Year	Month	Year	Month	Year	Month	Year	Month	Year	Month	Year	Month	Year	Month	Year	Month
Child (12 & under)	NA	NA	\$588 plus a one time \$21 fee	\$49 per month plus a one time \$21 fee	\$588 per person	\$49 per person	NA	NA	\$540 per person	\$45 per person	NA	NA	\$60	\$5	NA	NA	14 & under included w/ adult membership	NA
Youth (13-18)	\$576	\$48					\$582	\$49			\$300	\$25	\$150	\$13	\$504	\$42	\$858 (over 14 years)	\$72
Adult	\$888	\$74					\$798	\$67			\$396	\$33	\$504	\$42	\$624	\$52	\$858	\$72
Senior (65+)	\$768	\$64					NA	NA			NA	NA	\$468	\$39	\$420	\$35	\$728	\$28 bi-weekly
Family	\$1,536 minimum (plus \$2 per child per month)	\$128 per couple plus \$2 per child					\$1,272	\$106			\$600 (for 2 people)	\$25 per person in family	\$720	\$60	\$1,620	\$135 (covers up to 2 adults and 4 children)	\$858 for 1st adult, \$728 for second adult or \$2,262 for family with children over 14 years (14 years and under are free)	Varies

¹ The Y.M.C.A., Gold's Gym and the All Sport Fitness facilities are located greater than 10 miles from the study area but were included due to the types of amenities offered.

² Membership fees are approximate and can be modified based upon the desired programs, use of the facility (indoor and/or outdoor), size of family and age.

Source: 2008 Telephone Inquires with Recreational Facilities.

V. Space Program

Highlights & Opportunities

- *The space program was developed to respond to the desired space components that would meet the greatest key objectives for Beekman's residents.*
- *The space program was designed to serve unmet demand, serve the needs and interest of the greatest number of community members, accommodate the changing needs of the Town, and achieve long-term cost recovery objectives to offset operating expenses.*
- *Based upon the preliminary cost estimate, the RecPlex Committee recommended a phased approach for construction of the facility.*
- *To address the highest priority needs and interests of the community, a building of approximately 61,504 square feet is proposed.*
- *The Town's total debt service for the RecPlex during the years 2015 to 2019 would be \$1,381,918 and during the years 2020 to 2029 would be \$789,340.*

Programming Process

The first step in the programming process was to develop the list of indoor spaces and features necessary to serve the recreational needs and interests of the Town's residents without duplicating services adequately supplied. The space program was developed using information gathered from the community survey, the market analysis, and consideration of trends in recreational programming in the region. Planning considerations were given to spaces that: 1) serve unmet demand for activities and programs, 2) serve the needs and interest of the greatest number of community members, 3) accommodate the changing needs of the Town, and 4) achieve cost recovery objectives to offset operating expenses.

Residents were previously asked to identify the recreational features lacking or inadequate in the community and there was community consensus regarding several

space components. There was unanimity regarding the need for an indoor pool with multiple features. The pool could offer lap and fitness swimming, water exercise, team practice and swim lessons. The Town could market the pool to Arlington Central School District for swimming competitions, as well as host other competitive events for the region. The pool could be used for lessons, senior water exercise, arthritis classes, and other therapeutic uses. The addition of water play features for children and families would typically include warmer water and a shallow play area for safety.

Other spaces mentioned include a fitness room with machines and cardiovascular equipment, group exercise room, and classroom space. Several others expressed the need for a gymnasium, walking track, game room, and child daycare for parents using the facility. In addition, other noted desired space included a community room for social gathering, art, and drama.

The space program was developed to respond to the desired space components that would meet the greatest key objectives.

Key Objectives

Based upon citizen input, the key objectives for a community RecPlex can be summarized as follows:

- Contribute to community pride and foster a sense of community. “A place for neighbors, family and friends to meet”.
- Offer a broad range of activities promoting fitness and healthy lifestyles, recreation, and social interaction for all.
- Provide a safe, secure, warm and inviting atmosphere for all patrons.
- Provide maximum flexibility and multiple uses through the building’s design and programming, as well as be adaptable to changing interests.
- Provide a facility that is financially feasibly, affordable and can generate revenue to offset operating costs.

- Create a structure that will be a source of community pride.

Proposed Indoor Space Program

Recreation Space Selection

To address the highest priority needs and interests of the community, a building of approximately 61,504 square feet is proposed (see **Table 11**). Not all the spaces desired by the community are included within this space program. Recreational features and amenities that would maximize use by the community and have the greatest return on investment were selected for the facility. Emphasis was given to spaces that would maximize program opportunities for youth, teens, families, adults, and could provide multi-generational programming. In addition, the pool was designed with a “zero-entry” or a shallow slope to enable all age groups to easily enter and exit the swimming area.



Source: http://www.coloniyouthcenter.org/ciccotti_center/

Table 11: Proposed Indoor Recreation Space Program

Proposed Indoor Recreational Features/Amenities		Units Proposed	Square Footage Per Unit	Total Square Footage
A1 Recreation Activities				55,875
	Swimming Pool	1	8,800	8,800
	Water Play Park	1	1,750	1,750
	Changing/Shower Rooms	2	2,000	4,000
	Mechanical Equipment Rm	1	800	800
	Gymnasium	1	20,625	20,625
	Locker/Shower Rooms	2	0	0
	Walking Track	1	7,950	7,950
	Exercise/Wt Rooms/Viewing	2	2,925	5,850
	Racquetball/Handball Courts	3	800	2,400
	Teen Ctr/Community/Conf	1	2,800	2,800
	Game Room	1	900	900
A2 Administration Spaces				1,500
	Lobby/Admin. Offices	2	300	600
	Conference/Meeting Room	0	600	0
	Daycare	1	900	900
	Storage	0	500	0
A3 Building Support Spaces				1,200
	Kitchen/Vending	0	450	0
	Men /Women Toilet Rooms	4	200	800
	General Purpose Storage	0	400	0
	Jan/Mech/Elec. Rooms	0	800	0
	Emergency Generator	0	200	0
	Vestibules	2	200	400
	Circulation (lobby & corridors)	5%	58,575	2,929
Total Municipal Conceptual Building Total:				61,504

Source: RecPlex features and unit square footage determined by RecPlex Committee in conjunction with Laberge Group.

Cost Estimate & Phasing

After selecting the recreational components for the RecPlex and determining the appropriate size for each of these spaces, a preliminary cost estimate was developed and presented to the RecPlex Committee for review. Based upon the preliminary cost

estimate, the RecPlex Committee chose to compare the costs of the project if constructed in one design year versus a phased approach to understand the fiscal impacts.

When considering the phased approach, Phase 1 would include the priority recreation items including the swimming pool,

locker/restrooms, exercise and weight rooms, a teen or community center, the lobby and administrative offices, day care facilities. In addition, the entire site work would be necessary to properly plan for the facility. This would include the parking, roads, and utilities. In addition, due to the current lack of municipal water or sewer, an on-site wastewater treatment system would be constructed in Phase 1.

Phase 2 and Phase 3 could be interchangeable depending upon interest or demand. For purposes of this study, Phase 2 includes the gymnasium, an elevated walking track, and additional parking and landscaping. Phase 3 includes an addition of a water play area to the pool and racquetball/handball courts.

For purposes of planning, a Build-Year of 2010 was anticipated, with each subsequent phase beginning in five-year increments (i.e. 2015 and 2020). A Build-Year of 2010 is a realistic construction year for the RecPlex, and takes into consideration the time and financing necessary to design, permit, and construct the facility. See **Appendix D**, Space Program & Cost Estimate.

Conceptual Floor Plan & Site Plan

A conceptual floor plan was developed based upon the space program needs of the Town. Consideration was given to cost, as well as the finance needs of the Town in order to successfully develop the recreational facility. Upon finalizing the floor plan with the RecPlex Committee, a conceptual site plan was developed to reflect the site's natural and environmental constraints. Existing topographic maps and aerial photography were used to develop the conceptual site plan for the RecPlex. Both the conceptual floor

plan and the site plan illustrates a phased approach for the RecPlex should the Town determine this alternative to be the most cost effective. See **Appendix E**: Conceptual Floor Plan and Site Plan.



Municipal Bond

Typically the construction of such a facility would be done through a municipal bond. By phasing the construction of the facility, the Town will minimize the overall initial cost to residents. However, over the long term, the phasing of the facility will result in an increased cost due to the additional site work each time of construction.

Many municipalities establish a separate bond for each phase of a construction project. Depending on the financing tools used, these bonds may be refinanced and/or consolidated over the course of the loans. An estimated Loan Amortization Schedule for each phase of the project has been created to assist the Town in budgeting for the facility. The Loan Amortization Schedules, including amortization schedules for the project if built in one design year or as part of a three phase project, are attached as **Appendix F (20 year and 30 year comparisons)**. The Loan Amortization Schedules use an annual interest rate of 5%. The actual interest rate may go up or down depending on the municipal bond rate at the time of issuance.

Table 12 compares the Town’s annual debt service for the project if the RecPlex were built entirely as one project versus if it were constructed as three phases. The annual debt service if the project was not phased is approximately \$1,329,620 per year. If the project is phased, the Town’s total debt service for the RecPlex would be offset during the first five years (2010 to 2014). However, in the following years (2015 to

2019) the annual debt service would increase to \$1,390,745 and would further increase to approximately \$1,504,000 during the next five years before decreasing to \$789,339 in the 2030 and further decreasing to \$113,255 in 2035. Due to interest, the project will cost approximately \$3,542,616 more if the Town decides to phase the project versus constructing the RecPlex in one design year.

Table 12: Yearly Loan Payment Comparison (20 Year Projections)

Loan / Phase	Year	Phase 1 Annual Debt	Phase 2 Annual Debt	Phase 3 Annual Debt	Annual Debt Service (3 Phased Project)	Annual Debt Service (No Phasing)
Loan 1 (Phase 1)	2010	\$714,661			\$714,661	\$1,329,620
	2011	\$714,661			\$714,661	\$1,329,620
	2012	\$714,661			\$714,661	\$1,329,620
	2013	\$714,661			\$714,661	\$1,329,620
	2014	\$714,661			\$714,661	\$1,329,620
Loans 1 & 2 (Phases 1 & 2)	2015	\$714,661	\$676,084		\$1,390,744	\$1,329,620
	2016	\$714,661	\$676,084		\$1,390,744	\$1,329,620
	2017	\$714,661	\$676,084		\$1,390,744	\$1,329,620
	2018	\$714,661	\$676,084		\$1,390,744	\$1,329,620
	2019	\$714,661	\$676,084		\$1,390,744	\$1,329,620
Loans 1, 2 & 3 (Phase 1, 2 & 3)	2020	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2021	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2022	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2023	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2024	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2025	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2026	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2027	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2028	\$714,661	\$676,084	\$113,255	\$1,504,000	\$1,329,620
	2029	\$680,629	\$676,084	\$113,255	\$1,469,968	\$1,202,989
Loans 2 & 3 (Phase 2 & 3)	2030		\$676,084	\$113,255	\$789,339	
	2031		\$676,084	\$113,255	\$789,339	
	2032		\$676,084	\$113,255	\$789,339	
	2033		\$676,084	\$113,255	\$789,339	
	2034		\$643,889	\$113,255	\$757,145	
Loans 3 (Phase 3)	2035			\$113,255	\$113,255	
	2036			\$113,255	\$113,255	
	2037			\$113,255	\$113,255	
	2038			\$113,255	\$113,255	
	2039			\$107,862	\$107,862	
Total Project Cost:					\$30,008,379	\$26,465,763

VI. Financial Analysis

Highlights & Opportunities

- *For the RecPlex to achieve its revenue objectives and serve the needs of the community, the program mix must be adaptable and responsive to user interest and demand.*
- *The majority of the cost of operating the facility is attributable to labor costs.*
- *To achieve financial success, there must be a commitment to creating, funding and executing an on-going marketing program.*
- *Based on an industry average of 13 square feet per member, the 61,504 square foot RecPlex could support a member base of 4,731 people.*
- *The total probable operating and maintenance costs for the RecPlex are estimated to range between \$1,691,700 and \$2,180,450 annually.*
- *Based on the demographics of the service area, the revenue potential for the facility is estimated to range from \$1,859,160 to \$2,142,715 annually.*

Elements for Success

The cost for the annual operation of the RecPlex and the ability to generate revenue to offset those costs are important considerations for the Town. Over the life of the building the cost to operate the RecPlex will exceed the cost of construction. However, through high public use, a recreation facility can generate substantial revenue to partially offset its operating costs. The challenge for every community is achieving a balance between space components that provide needed program space and space components that can generate revenue. To achieve operational and financial success, five key elements of success are discussed below.

Mix of Recreational Opportunities

The revenue potential identified in this report is based upon a mix of income from the sale of annual and daily passes, rentals,

programs, classes and drop-in activities. For the RecPlex to achieve its revenue objectives and serve the needs of the community, the program mix must be adaptable and responsive to user interest and demand. There must be a variety of offerings that target each market segment.



Professional Staff

The majority of the cost of operating the facility is attributable to labor costs. A creative and dedicated staff is essential to providing quality programs and a high level of customer service. On-going training and certification of professional staff, a high level of customer service, and clear employee policies are essential to a successful and efficient operation. Innovative technology, contemporary concepts regarding health and wellness, and the increasing popularity of fitness require that the staff stay current with new trends and offer creative programming to engage participants of all ages.



Pricing

Pricing is the third element in building a satisfied customer base. Facility fees must reflect the amenities offered and the prevailing market rates. The goal is to establish rates that are affordable to the broadest segment of the community while generating sufficient revenue to help sustain operations. The fees should be set so that the facility not only attracts adults, but also appeals to the family and youth market. Sliding scale fees and scholarships can be made available to residents who cannot afford to pay the full rate fee.

Marketing

To achieve financial success, there must be a commitment to creating, funding and executing an on-going marketing program. It is essential that marketing is consistent, professional, and well-targeted to the intended population. It is important to develop marketing materials that will increase participation and explain the required fees. Facility rentals can be a significant source of revenue, and in particular, revenues from the prime time rental of the community room. A high level of service is expected by the public to facilitate a resident's or group's special events that will take place in this space. While it is true that the costs for materials and personnel associated with the marketing effort will result in higher operating costs, if the marketing effort is well-executed, these costs will be exceeded by increased revenues. The operating budget includes an allocation for the publication and distribution of marketing materials and advertising. A well-executed marketing effort will help maximize the recovery of operating expenses from all available revenue sources.

Facility Maintenance

To attract and sustain participation by all user groups, it is essential that the facility be maintained at a high level. Studies conducted by the International Health, Racquet and Sports Club Association (IHRSA) indicate that the leading cause of membership attrition in both public and private facilities is the lack of cleanliness and deterioration of physical condition in both facilities and equipment. The second reason for attrition is poor quality of staff. Recreation facilities, because of their tremendous use and extended hours of operation, are high

maintenance buildings. An aggressive maintenance program is required to keep the facility in good, clean, working order. It is recommended that a motivated and consistent staff be assigned to the facility to ensure that it is maintained at the highest level possible. While maintenance is costly, a good maintenance program will provide substantial savings, improved customer satisfaction and sustained revenues over the life of the building. It is recommended that the facility include a “Building Reserve Fund”. This fund pays for major facility renewal expenses such as replacing mechanical systems, repairing or replacing the roof, refinishing the gymnasium floor, or replacing the pool tile. Facilities can become run-down quickly if adequate funding has not been allocated for major repairs and maintenance. If this fund is not included, a plan should be developed for funding major repairs and replacements.

Cost Analysis

The following is an estimate of probable annual operating costs, revenue potential, and cost recovery with consideration of local and regional costs.

Probable Operating Costs

The following operating assumptions were developed for the building. The primary costs of the RecPlex fall into three categories:

- Personnel: full-time, part-time wages, and benefits;
- Utilities and communications; and
- Supplies, materials, training and program-related expenses.

Personnel

The facility will operate approximately 100 hours a week throughout the year. With evening and weekend special events and rentals, the RecPlex may exceed 120 hours per week. These extended hours require high staffing levels to conduct a variety of activities and programs, perform maintenance, and service the needs of an intensive public service operation. A facility typically offers employment opportunities for 10 to 12 full-time employees, approximately 50 to 75 part-time employees and a number of contract employees. Contract employees include instructors for fitness, aquatics, climbing and special programs.

Utilities, Maintenance and Communications

The extended hours of operation and environmental requirements necessary to maximize human performance and provide a healthy environment have a significant impact on utility costs. Furthermore, the specialized spaces in the building place unique demands on mechanical systems, which in turn impacts utility consumption. The estimated costs for utilities include heating, ventilation, air conditioning, lighting, water and sewer services. Design decisions regarding facility spaces, types of materials and energy efficiencies will greatly impact the cost of utilities. Additionally, specific operational policies and decisions regarding hours and use of the facility will also impact these costs. Communications costs include expenses for electronic data and voice communication.

Commodities & Program Expense

The commodities category includes computer hardware and software, travel and training, staff uniforms, general office supplies, and other support materials utilized for general operation. Marketing materials, which include media tools and advertisements used to promote the facility and its programs are also included in this category. Additionally, there are program supply costs for classes, programs, and events.

The total probable operating and maintenance costs for the RecPlex are estimated to range between \$1,691,700 and \$2,180,450 annually (see **Table 13**). The “low” expense represents the lower end of the probable operating costs. The “high” represents greater program demand and usage, and the higher costs required to meet that demand. The following summary represents the probable operating costs for the RecPlex. Operating costs are stated in 2008 dollars.

Table 13: Probable Operating Costs

Probable Needs	Low	High
Recreation Service Manager	\$65,000	\$75,000
Full-Time Salaries & Benefits	\$611,000	\$847,950
Part-Time Employee Salaries	\$300,000	\$487,500
Contract Services	\$72,000	\$78,700
Repair & Maintenance	\$132,200	\$147,000
Utilities	\$258,000	\$282,000
Supplies, Marketing, Miscellaneous	\$253,500	\$262,300
Total Probable Operating Costs	\$1,691,700	\$2,180,450

Source: Based upon market assumptions identified by Laberge Group.

Table 14: Fee Assumptions – Daily Fees & Annual Passes

Type of Member			
Residents	Daily Cost	Annual Pass Offering	Cost of Annual Pass Per Month
Child (0 to 2)	Free		
Youth (2-18)	\$6	\$240	\$20
Adult	\$12	\$576	\$48
Senior (65+)	\$8	\$420	\$35
Family		\$960	\$80
Non-Residents	Daily Cost	Annual Pass Offering	Cost of Annual Pass Per Month
Child (0 to 2)	Free		
Youth (2-18)	\$8	\$336	\$28
Adult	\$14	\$672	\$56
Senior (65+)	\$10	\$516	\$43
Family		\$1,056	\$88

Fee Assumptions

To determine the annual revenue potential for the RecPlex, fees for daily and annual pass rates were formulated. An assumption was made that drop-in users will be charged a fee for the use of the facility and that monthly and annual passes can be marketed successfully to frequent facility users. Establishing rates that encourage sales to the broadest possible market will result in the greatest benefit to the citizenry and the highest revenue. To establish these hypothetical fees, consideration was given to a number of factors, including:

- Unique facility features
- Comparative analysis of local market
- Revenue objectives
- Existing fee structures
- Community expectations
- Revenue generation opportunities

The drop-in pass will allow one day admission into the RecPlex. The annual pass is marketed at a discount over the daily passes to encourage and reward more frequent use. Should the Town choose to phase the construction of the facility, the fee should also be reduced to reflect the

available services. **Table 14** illustrates the fee assumptions for drop-in and annual passes based upon full-buildout of the facility.

Revenue Potential

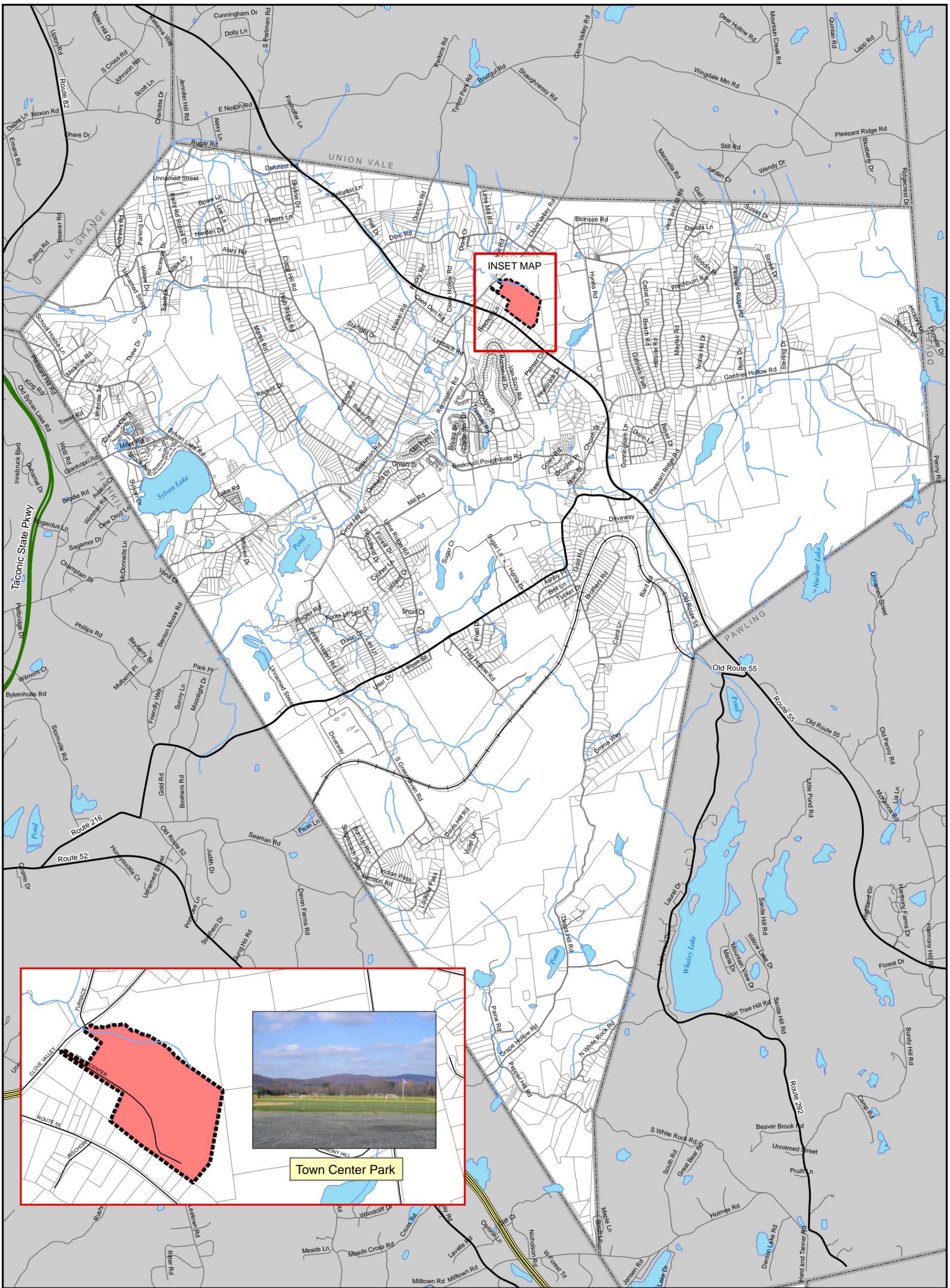
Revenues are based on an assumption that users will be charged a fee for the drop-in use of the facility and room rentals. Revenues derived from the sales of passes, daily tickets, swim lessons, water exercise classes and rentals serve as the primary means for offsetting operating costs of the RecPlex. Based on an industry average of 13 square feet per member, the 61,504 square foot RecPlex could support a member base of 4,731 people.

Based on the demographics of the service area, the probable market penetration rate for pass sales, and the expected volume of daily admissions, the revenue potential for the facility is estimated to range from \$1,859,160 to \$2,142,715 annually (see **Table 15**). To achieve higher revenue there must be continued aggressive marketing of the facility and its classes, and the development of additional programs offered at the facility.

Table 15: Cost Recovery Potential without Reserve Funds

Revenue Sources	Low \$	High \$
Membership		
Daily Pass Sales	\$191,000	\$208,800
Annual Pass Sales	\$1,068,000	\$1,170,000
Programs/Rentals & Classes		
Group Exercise/Dance Studio (net)	\$36,050	\$42,650
Child Watch/Tot Activity	\$68,800	\$82,000
Community Room (net for instruction)	\$224,000	\$300,500
Multi-Purpose Room (net for instruction)	\$18,570	\$28,420
Fitness Center	\$18,750	\$25,135
Gymnasium	\$91,950	\$108,180
8-Lane Lap Pool	\$135,490	\$168,280
Vending (net)	\$6,550	\$8,750
Total Annual Revenue Potential (at Full Build-Out)	\$1,859,160	\$2,142,715

Appendix A: Maps



LEGEND

- Taconic State Pkwy
- Interstate
- State Roads
- County and Local Roads
- Streams
- Railroads
- Water Bodies
- Tax Parcels
- Town Boundary
- Park Parcel

**Town Center Park
Town of Beekman**

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TOWN OF BEEKMAN
1788
ONE OF THE ORIGINAL TOWNS

N

0 0.5 1 2

Miles

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LEGEND

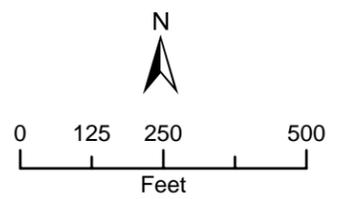
-  Town Center Park Parcel
-  Parcels
-  Water Bodies
- Roads**
-  Taconic State Pkwy
-  Interstate
-  State Roads
-  County & Local Roads
-  Streams
-  Railroads

Town Center Park
 Aerial Image of the Town Center Park
Town of Beekman

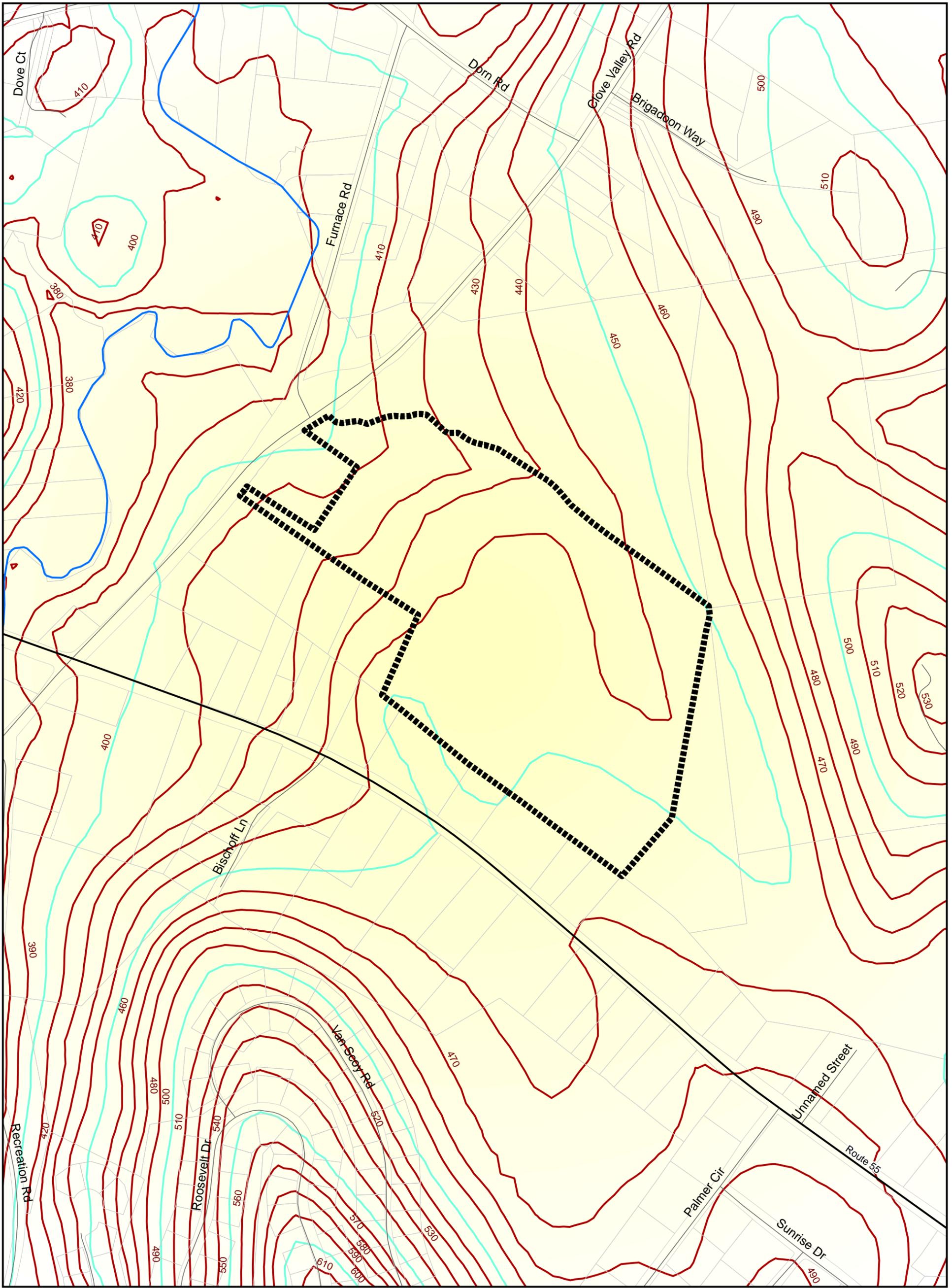
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LEGEND

- Taconic State Pkwy
- Interstate
- State Roads
- County & Local Roads
- Stream
- Body of Water
- Parcel
- Town Center Park Parcel

Contour Line

- 10 Foot Contour
- 50 Foot Contour

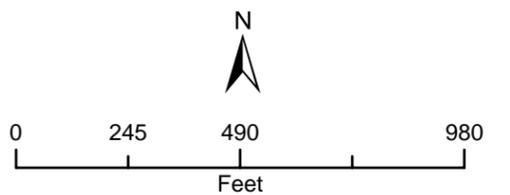
Town Center Park Topography
(10 and 50 Foot Contours)
Town of Beekman

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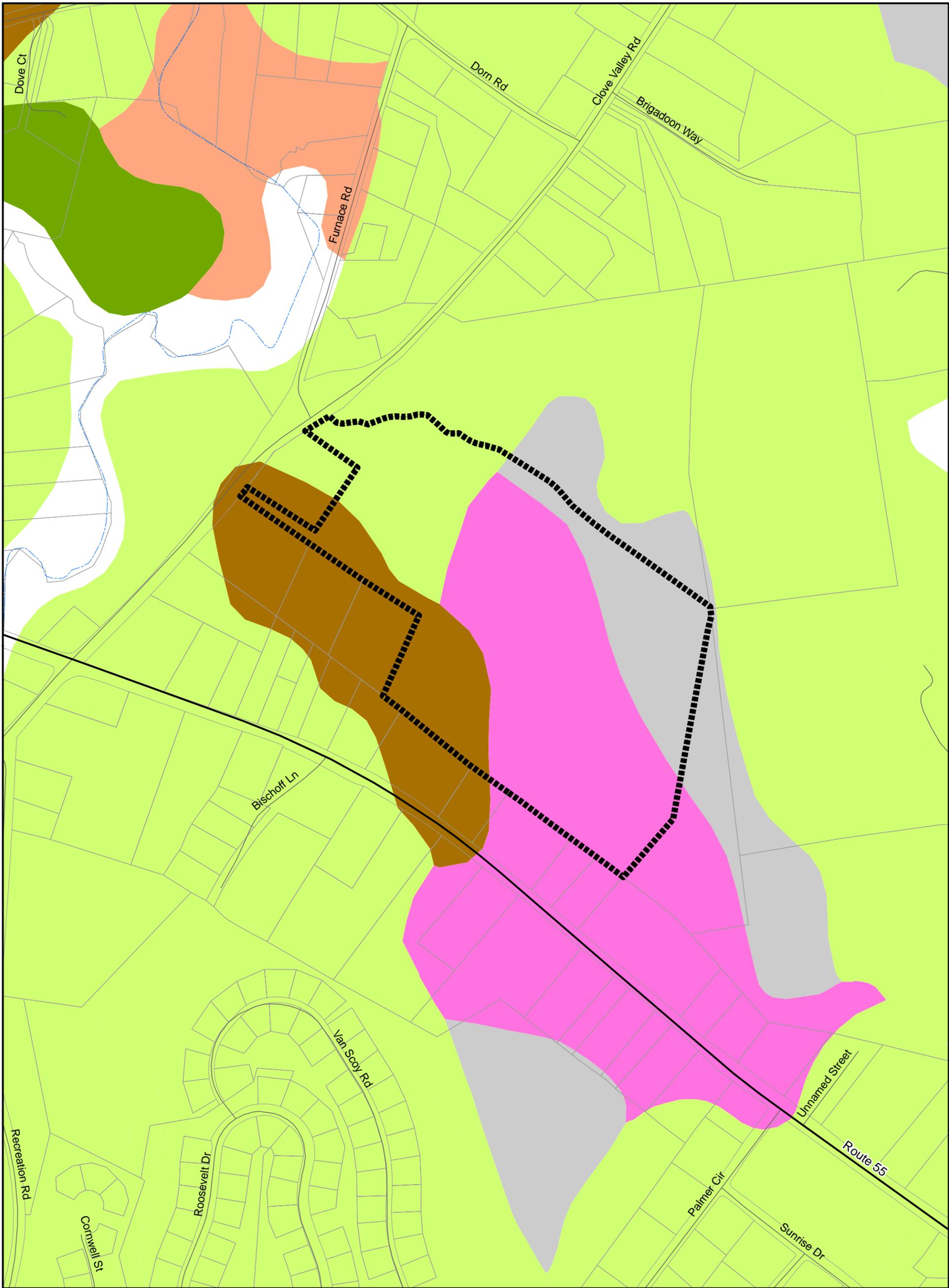


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LEGEND

- Town Center Park Parcel
- Parcels
- Water Bodies
- Roads**
- Taconic State Pkwy
- Interstate
- State Roads
- County & Local Roads
- Streams
- Railroads

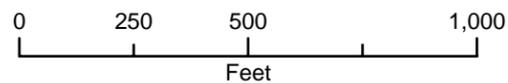
(Soil classification based on Name)

- Copake (CuA, CuB, CuC, CuD, CwA, CwB)
- Galway (GfB, GfC, GfD)
- Georgia (GsA, GsB, GsC)
- Hoosic (HsA, HsB, HsC, HsD, HsE, HtA, HtB, HuB)
- Stockbridge (SkB, SkC, SkD, SkE, SmB, SmC, SmD, SrB)
- Sun (Su)
- Others (We, Wy, Cc, Ff, Fr, Ha, Ln, Pc, Pg, Ps, PzB, Ur)

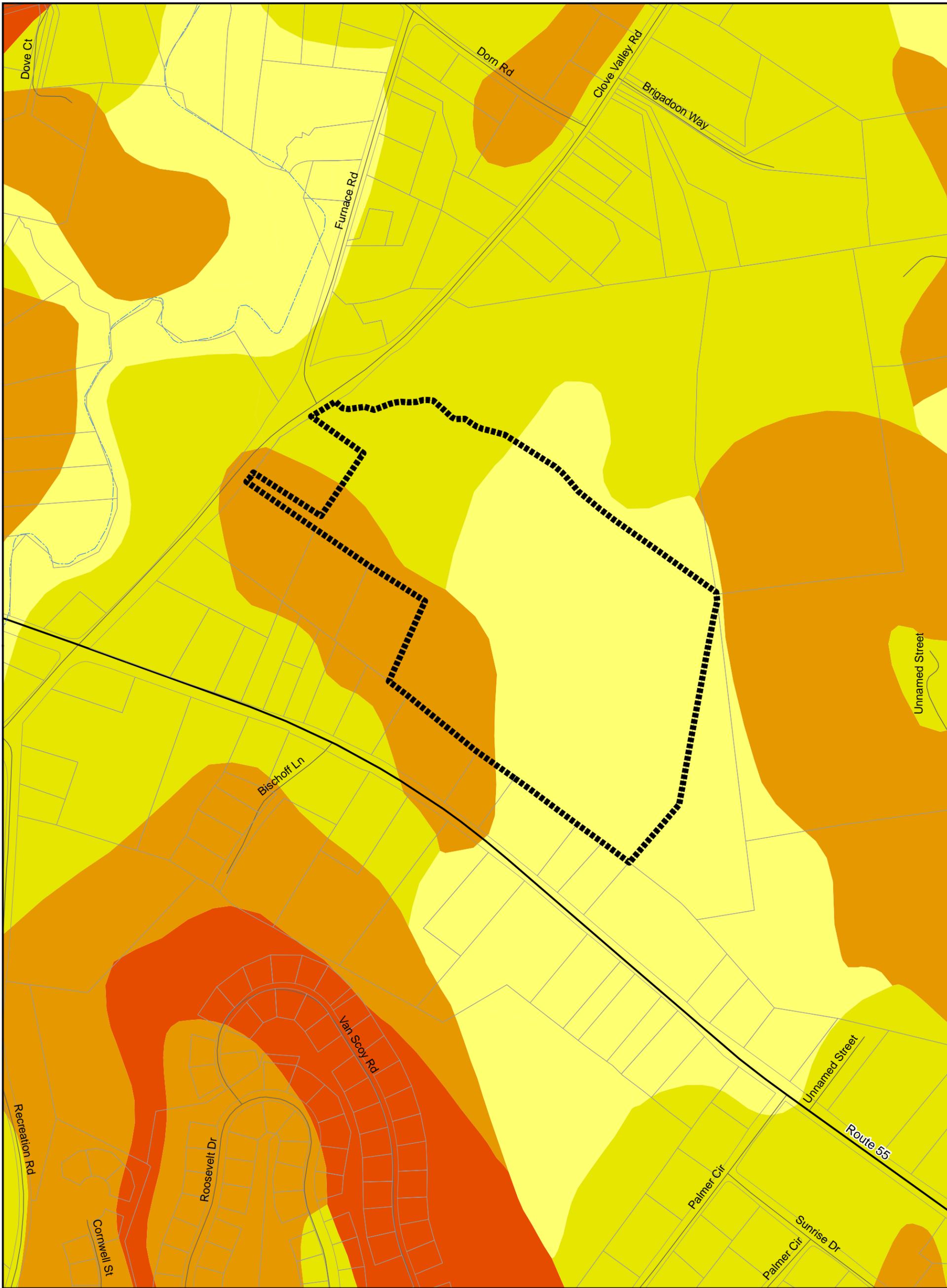
Town Center Park Soils
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LEGEND		(Soil classification based on Slope)	
	Town Center Park Parcel		(0 - 3) Nearly Level
	Parcels		(3 - 8) Gently Sloping
	Water Bodies		(8 - 15) Moderately Sloping
	Taconic State Pkwy		(15 - 30) Moderately Steep
	Interstate		(30 - 45) Steep
	State Roads		(45 - 60) Very Steep
	County and Local Roads		
	Streams		
	Railroads		

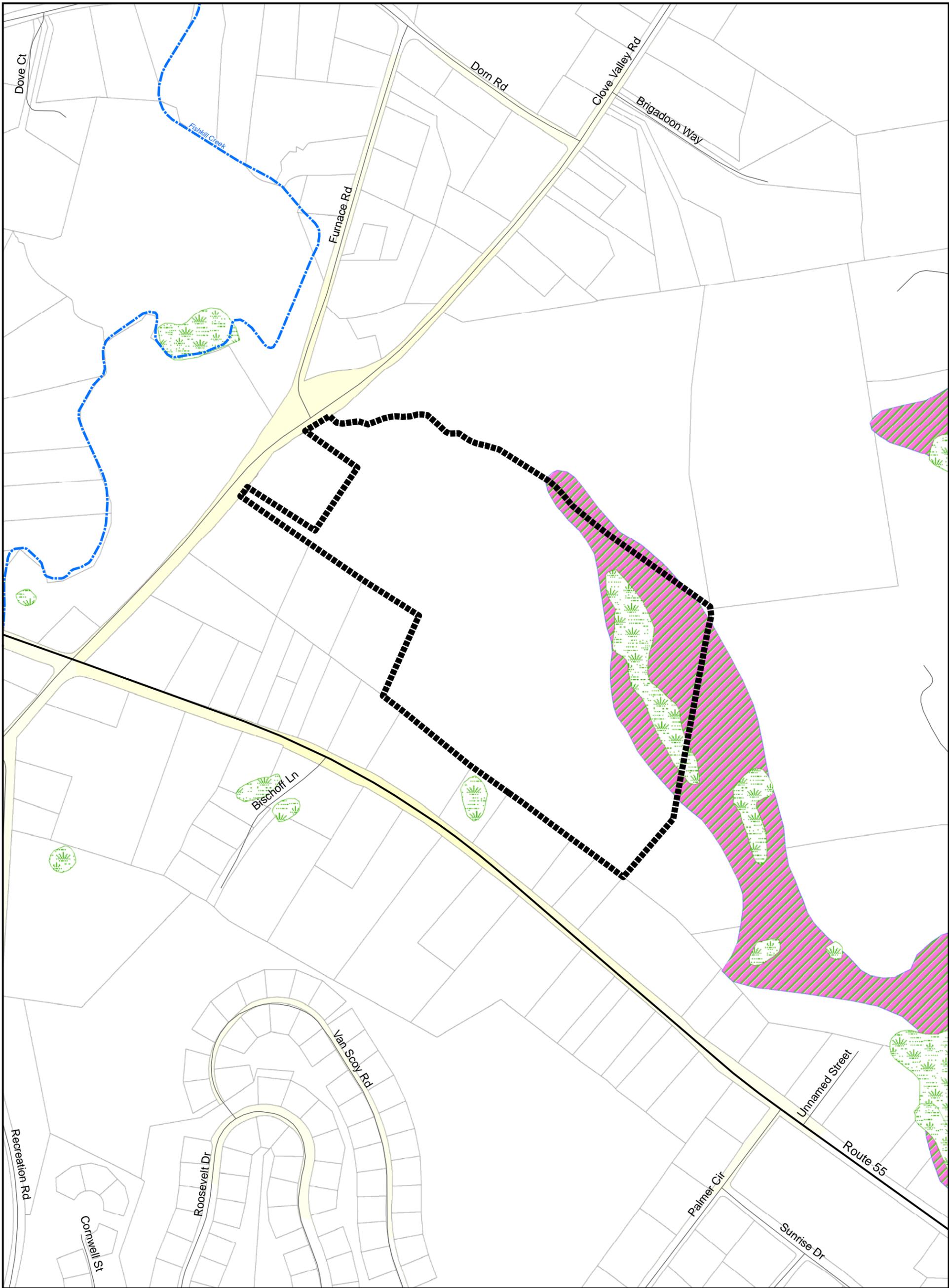
Town Center Park Soils
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Town of Beekman

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N

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Feet

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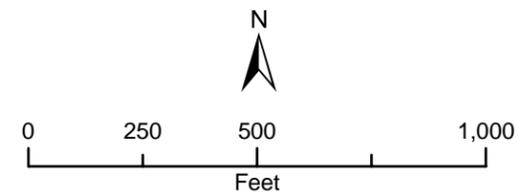
LEGEND

-  Town Center Park Parcel
-  NWI Wetland
-  NYSDEC Wetland
-  Body of Water
-  Parcel
-  Taconic State Pkwy
-  Interstate
-  State Roads
-  County & Local Roads
-  Streams
-  Railroads

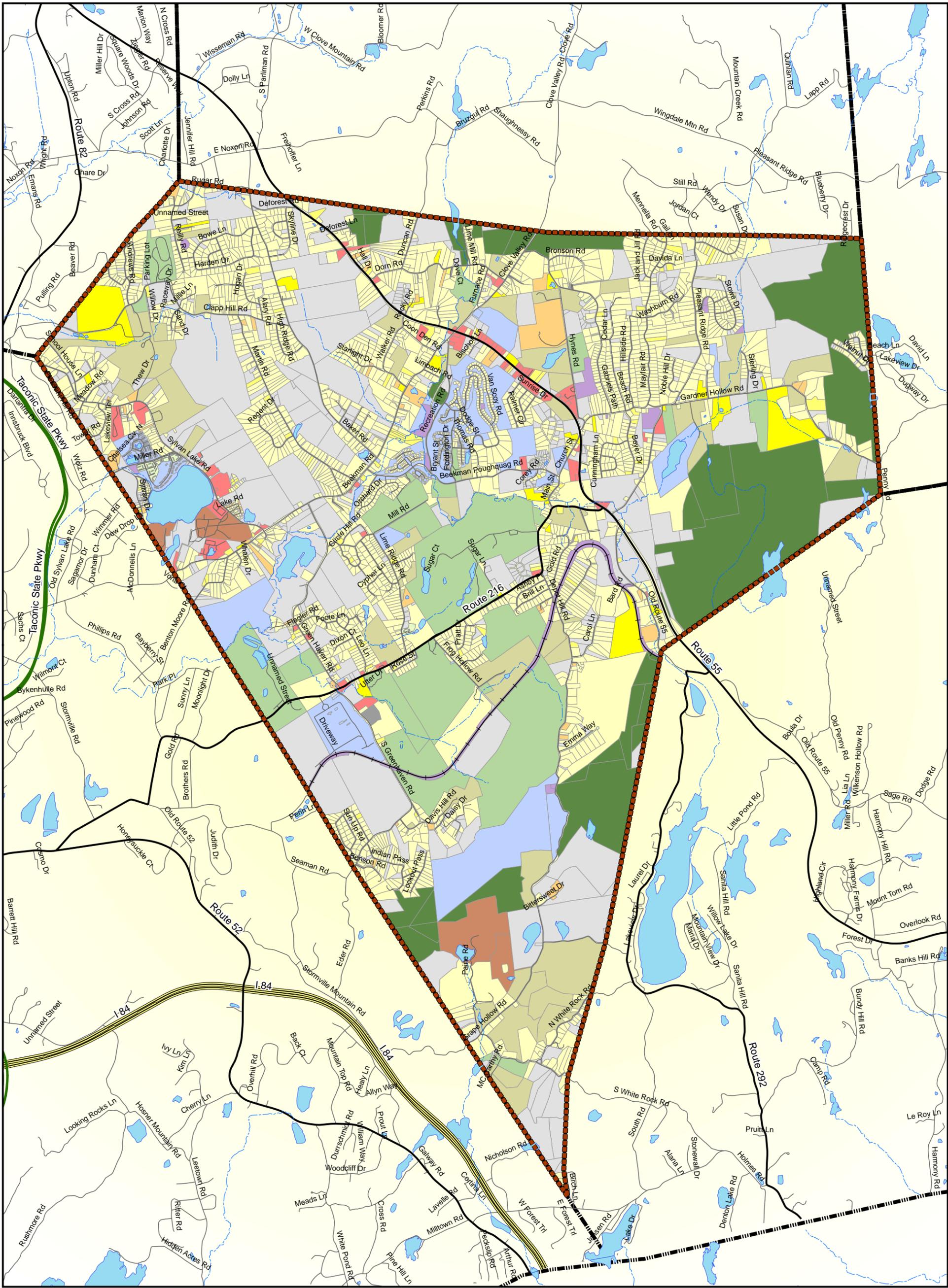
**Town Center Park Water Resources
Town of Beekman**



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Legend

-  Taconic State Pkwy
-  Interstate
-  State Roads
-  County and Local Roads
-  Streams
-  Railroads
-  Water Bodies
-  Tax Parcels
-  Town Boundary
-  Municipal Boundaries

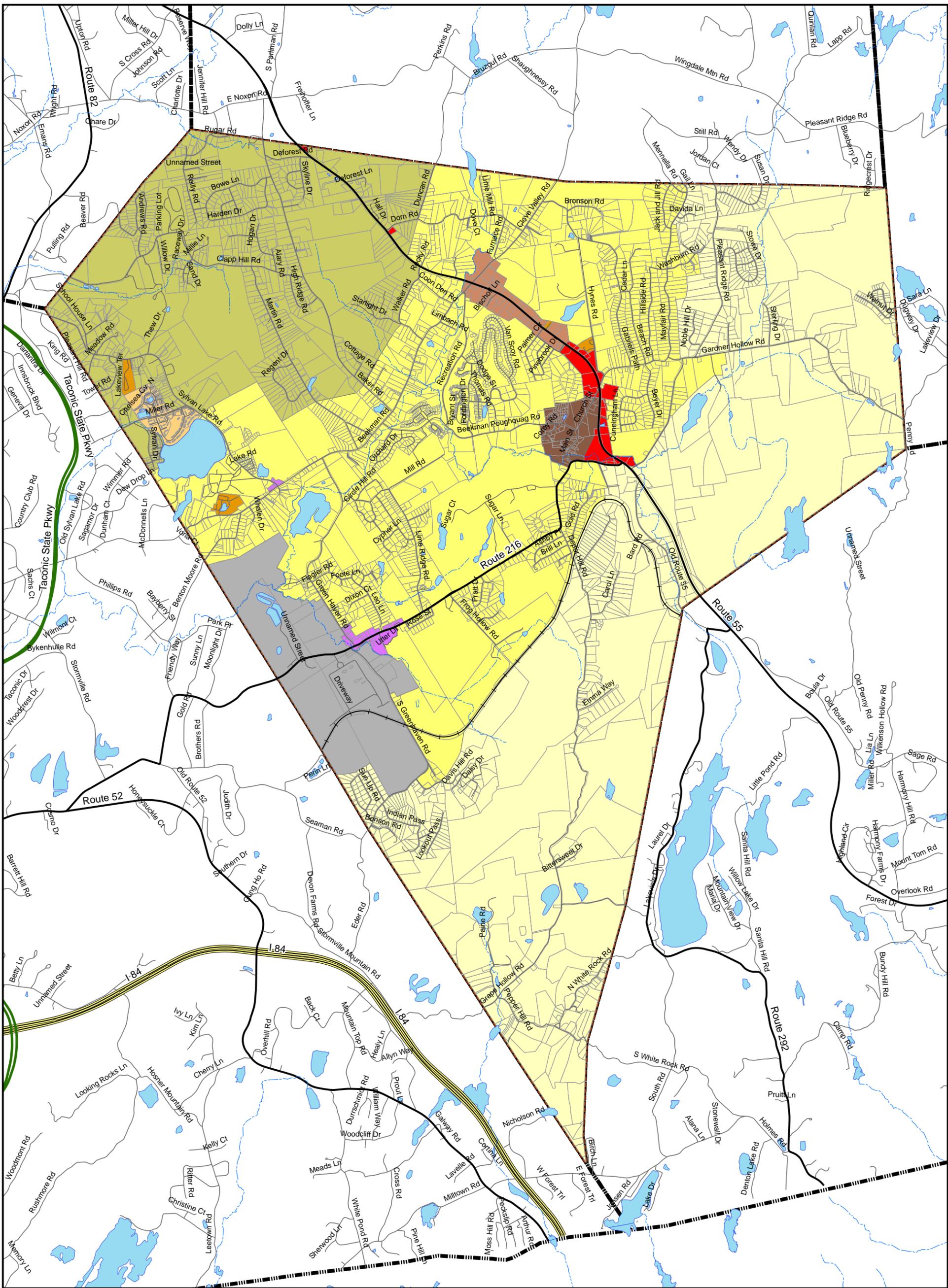
Land Use Town of Beekman



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Legend

- Zoning**
- (R - 135) Residential 135,000 sq.ft
 - (R - 45) Residential 45,000 sq.ft
 - (R - 90) Residential 90,000 sq.ft
 - (H - R) Residential 8du/acre
 - (R - MH) Residential Mobile Home
 - (C - 1) Neighborhood Commercial
 - (C - 2) Central Commercial
 - (TC) Town Center
 - (I - 1) Industrial
 - (P - H) Poughquag Hamlet
- Town Boundary
 - Municipal Boundary
 - Tax Parcels
 - Water Bodies
 - Taconic State Pkwy
 - Interstate
 - State Roads
 - County and Local Roads
 - Streams
 - Railroads

Existing Zoning Map Town of Beekman


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Appendix B: 2006 Recreation Survey & Results

YOUR OPINION COUNTS!!!

2006 REC PLEX SURVEY

Dear Beekman resident,

In an effort to improve the quality of life in the Town of Beekman, we are exploring the expansion of our community recreation. This brief survey is to ascertain specific data about your desire for a new recreational facility with the potential to offer community activities and instructional space, in addition to a year-round fitness and aquatic center.

1. **The Town of Beekman needs a centrally located multi-purpose community services and athletic facility for youth, families and other individuals.**

Agree Disagree No opinion

2. **Check the activities you would be most interested in:**

Indoor pool Multi-purpose gymnasium Fitness/Aerobic center
 Steam/sauna/whirlpool Indoor track Weight room
 Community meeting rooms Teen Activity Center Infant/toddler activity room
 Other (please fill in below): Indoor Soccer/Lacrosse Field

3. **If a facility is built, I/We would be willing to pay a reasonable base membership fee to join?**

Agree Disagree

4. **What do you consider to be a reasonable monthly base for a family membership?**

\$50/month \$65/month \$80/month Other

5. **How many members in your family will use this facility? What are their ages?**

_____ Seniors _____ Adults
_____ Teens _____ Children

6. **Do you currently have a membership to the Beekman Waterfront?**

Yes No

Name _____

Email _____ phone # _____

Thank you for your response.

Rec Plex Committee

Please return by Friday, June 30, 2006

By Fax: 227-9685

By Mail: Town of Beekman Recreation & Parks Department

4 Main Street, Poughquag, NY 12570

Online: www.townofbeekman.com

For any questions, please call the Recreation office at 227-5783.

2006 Recreation Master Plan Survey – Waterfront Members responses

94 Waterfront members completed the survey. 85 were filled out correctly. 9 were filled out incorrectly. Results are based on 85 surveys.

Top 10 responses (in total category; 1 – 10 responses)

Indoor Pool	53/85	62.35%
Concerts	44/85	51.76%
Teen Center	43/85	50.58%
Ice Rink	40/85	47.05%
Multi-purpose Gym	38/85	44.70%
Aerobics	34/85	40.00%
Weight Room	29/85	34.11%
Soccer	27/85	31.76%
Baseball	26/85	30.58%
Drama/Performing Arts	26/85	30.58%
Camping	24/85	28.23%

Top 10 responses (in category; 1 – 3 responses)

Indoor Pool	36/85	42.35%
Ice Rink	17/85	20.00%
Multi-purpose Gym	14/85	16.47%
Teen Center	13/85	15.29%
Baseball	12/85	14.11%
Soccer	11/85	12.94%
Weight Room	10/85	11.76%
Walking	10/85	11.76%
Outdoor Pool	10/85	11.76%
Aerobics	9/85	10.58%
Indoor Track	9/85	10.58%
Indoor Fields	8/85	9.41%
Biking	6/85	7.05%

Interesting observations can be drawn from the above data. Indoor Pool, Teen Center, Ice Rink and Multi-purpose Gym are in the top 5 in each list. Concert's comes in 2nd in the Top 10 List, and doesn't make the Top 3 List, which leads one to believe it was a very strong 5th through 10th for most surveys. Only 4 responses had Concerts in the Top 3. Drama and Camping were 'weak' scorers in the Top 3, but was strong overall in 4th – 10th.

Outdoor Pool, Weight Room and Walking are strong at 11.76% in the Top 3 lists, but only Weight Room makes the Top 10, thereby indicating that a select group of members feel strongly about an Outdoor Pool and Walking (Walking would be 12th on the overall list). It is possible that Outdoor Pool had a low scoring as it was a "write-in" on the survey.

Town needs centrally located multi-purpose community center.....
YES 84 (or 89.36%). No 6 (or 6.38%). No Opinion 4 (or 4.25%).

- Based on all 94 responses.

I would pay a reasonable amount.....
YES 88 (or 93.61%). No 6 (or 6.38%).

\$0 4 (or 4.25%). Less \$25.00 12 (or 12.76%). \$50.00 44 (or 46.80%).
\$65.00 20 (or 21.27%). \$80.00 9 (or 9.57%). \$100.00 5 (or 5.31%).

Appendix C: ESRI Sports and Leisure Report



Sports and Leisure Market Potential

County Subdivisions: Beekman town, NY

Demographic Summary	2007	2012
Population	15,296	16,052
Population 18+	11,377	12,081
Households	4,286	4,537
Median Household Income	\$83,127	\$100,143

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Participated in aerobics	1,292	11.4%	122
Participated in auto racing	202	1.8%	80
Participated in backpacking/hiking	1,046	9.2%	128
Participated in baseball	803	7.1%	128
Participated in basketball	1,273	11.2%	136
Participated in bicycling (mountain)	484	4.3%	113
Participated in bicycling (road)	1,210	10.6%	124
Participated in boating (power)	732	6.4%	113
Participated in bowling	1,415	12.4%	122
Participated in canoeing/kayaking	507	4.5%	108
Participated in downhill skiing	455	4.0%	121
Participated in fishing (fresh water)	1,388	12.2%	90
Participated in fishing (salt water)	520	4.6%	112
Participated in football	796	7.0%	146
Participated in Frisbee	790	6.9%	153
Participated in golf	1,456	12.8%	117
Play golf < once a month	587	5.2%	129
Play golf 1+ times a month	703	6.2%	106
Participated in horseback riding	336	3.0%	108
Participated in hunting with rifle	364	3.2%	71
Participated in hunting with shotgun	341	3.0%	77
Participated in ice skating	420	3.7%	134
Participated in jogging/running	1,735	15.3%	154
Participated in motorcycling	409	3.6%	106
Participated in roller blading/in-line skating	448	3.9%	127
Participated in roller skating	219	1.9%	98
Participated in snorkeling/skin diving	301	2.6%	135
Participated in soccer	479	4.2%	123
Participated in softball	607	5.3%	137
Participated in swimming	2,380	20.9%	123
Participated in target shooting	372	3.3%	91
Participated in tennis	648	5.7%	132
Participated in volleyball	511	4.5%	139
Participated in walking for exercise	3,474	30.5%	111
Participated in water skiing	258	2.3%	123
Participated in weight lifting	1,714	15.1%	142
Participated in yoga	679	6.0%	134
Spent on high end sports/recreation equipment/12 mo: <\$100	334	2.9%	120
Spent on high end sports/recreation equipment/12 mo: \$100-249	287	2.5%	111
Spent on high end sports/recreation equipment/12 mo: \$250+	393	3.5%	105
Attend sports event: auto racing (NASCAR)	529	4.6%	101
Attend sports event: auto racing (not NASCAR)	393	3.5%	96

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.



Sports and Leisure Market Potential

County Subdivisions: Beekman town, NY

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Attend sports event: baseball game	1,822	16.0%	132
Attend sports event: basketball game (college)	802	7.0%	139
Attend sports event: basketball game (pro)	829	7.3%	142
Attend sports event: football game (college)	1,152	10.1%	141
Attend sports event: football-Monday night game (pro)	299	2.6%	101
Attend sports event: football-weekend game (pro)	768	6.8%	119
Attend sports event: golf tournament	347	3.1%	110
Attend sports event: ice hockey game	566	5.0%	121
Attend sports event: soccer game	461	4.1%	127
Participated in kick boxing	157	1.4%	113
Participated in martial arts	191	1.7%	134
Participated in racquetball	236	2.1%	152
Participated in snowboarding	212	1.9%	146
Attend sports event: tennis match	214	1.9%	110
Attended adult education course in last 12 months	886	7.8%	121
Attended auto show in last 12 months	1,031	9.1%	115
Went to bar/night club in last 12 months	2,774	24.4%	126
Went to beach in last 12 months	3,308	29.1%	129
Attended dance performance in last 12 months	465	4.1%	111
Danced/went dancing in last 12 months	1,461	12.8%	135
Dined out in last 12 months	6,038	53.1%	110
Dine out < once a month	466	4.1%	103
Dine out once a month	761	6.7%	120
Dine out 2-3 times a month	1,456	12.8%	112
Dine out once a week	1,480	13.0%	112
Dine out 2+ times per week	1,089	9.6%	99
Gambled at casino in last 12 months	2,410	21.2%	118
Gambled at casino 6+ times in last 12 months	236	2.1%	82
Gambled in Atlantic City in last 12 months	404	3.6%	115
Gambled in Las Vegas in last 12 months	792	7.0%	123
Attended horse races in last 12 months	295	2.6%	94
Attended movies in last 6 months	7,975	70.1%	117
Attended movies in last 90 days: < once a month	4,150	36.5%	113
Attended movies in last 90 days: once a month	1,369	12.0%	123
Attended movies in last 90 days: 2-3 times a month	1,289	11.3%	147
Attended movies in last 90 days: once/week or more	366	3.2%	121
Prefer to see movie after second week of release	3,439	30.2%	112
Went to museum in last 12 months	1,986	17.5%	123
Attended music performance in last 12 months	3,085	27.1%	117
Attended country music performance in last 12 mo	613	5.4%	96
Attended rock music performance in last 12 months	1,386	12.2%	128
Went to live theater in last 12 months	1,828	16.1%	117
Visited a theme park in last 12 months	3,277	28.8%	125
Visited Disneyland (CA) in last 12 months	510	4.5%	138
Visited Disney World (FL)/12 mo: Animal Kingdom	329	2.9%	133
Visited Disney World (FL)/12 mo: Epcot Center	419	3.7%	134
Visited Disney World (FL)/12 mo: Magic Kingdom	538	4.7%	140
Visited Disney World (FL)/12 mo: MGM Studios	365	3.2%	135

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.



Sports and Leisure Market Potential

County Subdivisions: Beekman town, NY

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Visited any Sea World in last 12 months	574	5.0%	152
Visited any Six Flags in last 12 months	1,095	9.6%	133
Visited Universal Studios (FL) in last 12 months	404	3.6%	151
Went to zoo in last 12 months	1,798	15.8%	131
Played backgammon in last 12 months	336	3.0%	130
Played billiards/pool in last 12 months	1,367	12.0%	133
Played bingo in last 12 months	526	4.6%	100
Did birdwatching in last 12 months	510	4.5%	92
Played board game in last 12 months	2,657	23.4%	136
Played cards in last 12 months	3,150	27.7%	114
Played chess in last 12 months	621	5.5%	142
Cooked for fun in last 12 months	2,070	18.2%	111
Did crossword puzzle in last 12 months	1,857	16.3%	104
Flew a kite in last 12 months	456	4.0%	119
Did furniture refinishing in last 12 months	464	4.1%	106
Did indoor gardening/plant care in last 12 months	1,988	17.5%	106
Bought lottery ticket in last 12 months	4,014	35.3%	100
Bought lottery ticket in last 12 mo: Daily Drawing	483	4.2%	82
Bought lottery ticket in last 12 mo: Instant Game	1,828	16.1%	103
Bought lottery ticket in last 12 mo: Lotto Drawing	2,734	24.0%	100
Played lottery: <2 times in last 30 days	1,494	13.1%	114
Played lottery: 2-5 times in last 30 days	1,245	10.9%	91
Played lottery: 6+ times in last 30 days	1,312	11.5%	99
Played musical instrument in last 12 months	994	8.7%	112
Did painting/drawing in last 12 months	994	8.7%	130
Did photography in last 12 months	1,633	14.4%	122
Read book in last 12 months	4,663	41.0%	112
Surfed the Internet in last 12 months	4,037	35.5%	129
Played video game in last 12 months	1,919	16.9%	128
Did woodworking in last 12 months	637	5.6%	104
Member of business club	407	3.6%	145
Member of charitable organization	546	4.8%	90
Member of church board	452	4.0%	90
Member of fraternal order	506	4.4%	101
Member of religious club	823	7.2%	99
Member of school or college board	279	2.5%	139
Member of union	662	5.8%	117
Member of veterans club	280	2.5%	74
Bought any children`s toy/game in last 12 months	4,396	38.6%	108
Spent on toys/games in last 12 months: <\$50	698	6.1%	102
Spent on toys/games in last 12 months: \$50-99	271	2.4%	85
Spent on toys/games in last 12 months: \$100-199	759	6.7%	91
Spent on toys/games in last 12 months: \$200-499	1,391	12.2%	120
Spent on toys/games in last 12 months: \$500+	855	7.5%	137
Bought infant toy in last 12 months	968	8.5%	101
Bought pre-school toy in last 12 months	1,147	10.1%	119
Spent on toys/games (for child <6)/12 mo: <\$100	894	7.9%	93
Spent on toys/games (for child <6)/12 mo: \$100-199	592	5.2%	95
Spent on toys/games (for child <6)/12 mo: \$200+	1,245	10.9%	134
Bought for child in last 12 mo: boy action figure	1,190	10.5%	122

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.



Sports and Leisure Market Potential

County Subdivisions: Beekman town, NY

Product/Consumer Behavior	Expected Number of Adults	Percent	MPI
Bought for child in last 12 mo: girl action figure	433	3.8%	116
Bought for child in last 12 mo: bicycle	955	8.4%	116
Bought for child in last 12 mo: board game	1,714	15.1%	121
Bought for child in last 12 mo: builder set	484	4.3%	119
Bought for child in last 12 mo: car	1,033	9.1%	108
Bought for child in last 12 mo: construction toy	646	5.7%	104
Bought for child in last 12 mo: large/baby doll	861	7.6%	111
Bought for child in last 12 mo: fashion doll	881	7.7%	119
Bought for child in last 12 mo: educational toy	1,776	15.6%	108
Bought for child in last 12 mo: electronic game	1,291	11.3%	125
Bought for child in last 12 mo: mechanical toy	520	4.6%	109
Bought for child in last 12 mo: model kit	463	4.1%	113
Bought for child in last 12 mo: sound game	442	3.9%	126
Bought for child in last 12 mo: word game	441	3.9%	114
Bought book in last 12 months	6,716	59.0%	117
Bought 1-3 books in last 12 months	2,452	21.6%	111
Bought 4-6 books in last 12 months	1,296	11.4%	106
Bought 7+ books in last 12 months	2,967	26.1%	129
Bought paperback book in last 12 months	5,375	47.2%	123
Bought 1-3 paperback books in last 12 months	2,366	20.8%	121
Bought 4-6 paperback books in last 12 months	1,157	10.2%	113
Bought 7+ paperback books in last 12 months	1,855	16.3%	132
Bought hardcover book in last 12 months	3,947	34.7%	123
Bought 1-3 hardcover books in last 12 months	2,109	18.5%	120
Bought 4-6 hardcover books in last 12 months	799	7.0%	107
Bought 7+ hardcover books in last 12 months	1,038	9.1%	139
Bought book (fiction) in last 12 months	4,043	35.5%	124
Bought book (non-fiction) in last 12 months	3,640	32.0%	123
Bought adventure/role playing book in last 12 mo	258	2.3%	131
Bought biography in last 12 months	972	8.5%	115
Bought children`s book in last 12 months	1,797	15.8%	125
Bought cookbook in last 12 months	1,314	11.5%	106
Bought desk dictionary in last 12 months	353	3.1%	131
Bought history book in last 12 months	1,055	9.3%	118
Bought mystery book in last 12 months	1,398	12.3%	101
Bought personal/business self-help book last 12 mo	965	8.5%	129
Bought religious book (not bible) last 12 months	904	7.9%	98
Bought romance book in last 12 months	716	6.3%	91
Bought science fiction book in last 12 months	755	6.6%	137
Bought book through book club in last 12 months	743	6.5%	110
Bought book at book store in last 12 months	4,582	40.3%	128
Bought book at convenience store in last 12 months	270	2.4%	97
Bought book at department store in last 12 months	1,002	8.8%	108
Bought book at drug store in last 12 months	315	2.8%	100
Bought book through Internet in last 12 mo	1,298	11.4%	148
Bought book through mail order in last 12 months	475	4.2%	100
Bought book at supermarket in last 12 months	631	5.5%	106
Bought book at warehouse store in last 12 months	1,043	9.2%	126

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. average. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by Mediamark Research Inc. in a nationally representative survey of U.S. households.

Appendix D: Space Program & Cost Estimate

Proposed Space Program & Cost Estimate



Conceptual Space Program					Conceptual Budget			Phasing		
Space Name	No. of Spaces	Space Area (GSF)	Total Space (GSF)	Space Notes	\$/SF *1	Budget	Est. Prkg.	Phase 1 2010	Phase 2 2015 *2	Phase 3 2020 *2
A1	Recreation Activities		55,875	< Est. Total Rec Space GSF		\$11,982,500		\$5,018,750	\$7,810,500	\$1,326,413
	Swimming Pool	1	8,800	8 lanes; 59 x 84 pool	\$250	\$2,200,000	0	\$2,200,000		
	Water Play Park	1	1,750	35 x 50 water play area	\$225	\$393,750	12			\$641,813
	Changing/Shower Rooms	2	2,000	L/S Rms (125 capac ea)	\$275	\$1,100,000	16	\$1,100,000		
	Mechanical Equipment Rm	1	800		\$175	\$140,000		\$140,000		
	Gymnasium	1	20,625	125 x 165 multiple court	\$250	\$5,156,250	59		\$6,548,438	
	Locker/Shower Rooms	2	0	incl in Swimming abv	\$275	\$0	0			
	Walking Track	1	7,950	4 L; 1/10 m/lap +/- (550ft)	\$125	\$993,750	27		\$1,262,063	
	Exercise/Wt Rooms/Viewing	2	2,925	Wt / Cardio / Exer Rms	\$175	\$1,023,750	23	\$1,023,750		
	Racquetball/Handball Courts	3	800		\$175	\$420,000	6			\$684,600
	Teen Ctr/Community/Conf	1	2,800	capacity: 75	\$150	\$420,000	28	\$420,000		
	Game Room	1	900		\$150	\$135,000	18	\$135,000		
A2	Administration Spaces		1,500	< Est. Total Admin Space GSF		\$247,500		\$247,500	\$0	\$0
	Lobby/Admin. Offices	2	300		\$150	\$90,000	2	\$90,000		
	Conference/Meeting Room	0	600		\$150	\$0	0	\$0		
	Daycare	1	900		\$175	\$157,500	5	\$157,500		
	Storage	0	500		\$150	\$0		\$0		
A3	Building Support Spaces		1,200	< Est. Total Support Space GSF		\$810,000		\$810,000	\$0	\$0
	Kitchen/Vending	0	450	non-comm scaled equip.	\$200	\$0		\$0		
	Men /Women Toilet Rooms	4	200		\$275	\$220,000		\$220,000		
	General Purpose Storage	0	400		\$150	\$0		\$0		
	Jan/Mech/Elec. Rooms	0	800		\$225	\$0		\$0		
	Emergency Generator	0	200		\$250	\$0		\$0		
	Vestibules	2	200		\$200	\$80,000		\$80,000		
	Circulation (lobby & corridors)	5%	58,575		\$175	\$510,000		\$510,000		
Total Municipal Conceptual Building Total:			61,504	Building Budget >		\$13,040,000	195	\$6,076,250	\$7,810,500	\$1,326,413
				Sitework Budget >		\$1,300,000		\$1,200,000	\$100,000	\$0
				Site Prep/Site Utilities (5A+/-):		\$450,000		\$450,000		
				Parking/Roads/Landscaping :		\$250,000		\$150,000	\$100,000	
				On-site Wastewater Treatment:		\$600,000		\$600,000		
				Soft Costs Budget >		\$2,230,000		\$1,630,000	\$515,000	\$85,000
				A/E Fees/Permits (9%) :		\$1,280,000		\$950,000	\$250,000	\$80,000
				Admin/Legal/Accounting:		\$100,000		\$80,000	\$15,000	\$5,000
				Furniture, Fixtures & Equipment:		\$850,000		\$600,000	\$250,000	
				Conceptual Building/Site Budget >		\$16,570,000		\$8,906,250	\$8,425,500	\$1,411,413

Notes:

Identifies Phase 1 Components

Avg projected budget/sf Total > \$269

Escalated Full Development Budget: > \$18,743,163

*1: Includes 15% Contingency; *2: Escalation at 5%/Yr from Base Year

Appendix E: Conceptual Floor Plan & Site Plan

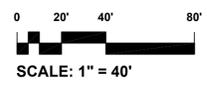


BUILDING PHASE KEY

- PHASE 1: SWIMMING POOL, MEETING AND SUPPORT SPACE
- PHASE 2: GYMNASIUM
- PHASE 3: RACQUETBALL COURTS AND WATER PLAY

SPACE KEY

- 1 SWIMMING POOL
- 2 DAYCARE
- 3 MEETING ROOM
- 4 GAME ROOM
- 5 LOCKER / SHOWER
- 6 GYMNASIUM
- 7 RACQUETBALL
- 8 WATER PLAY
- 9 EXERCISE / WEIGHT TRAINING
- 10 RUNNING TRACK



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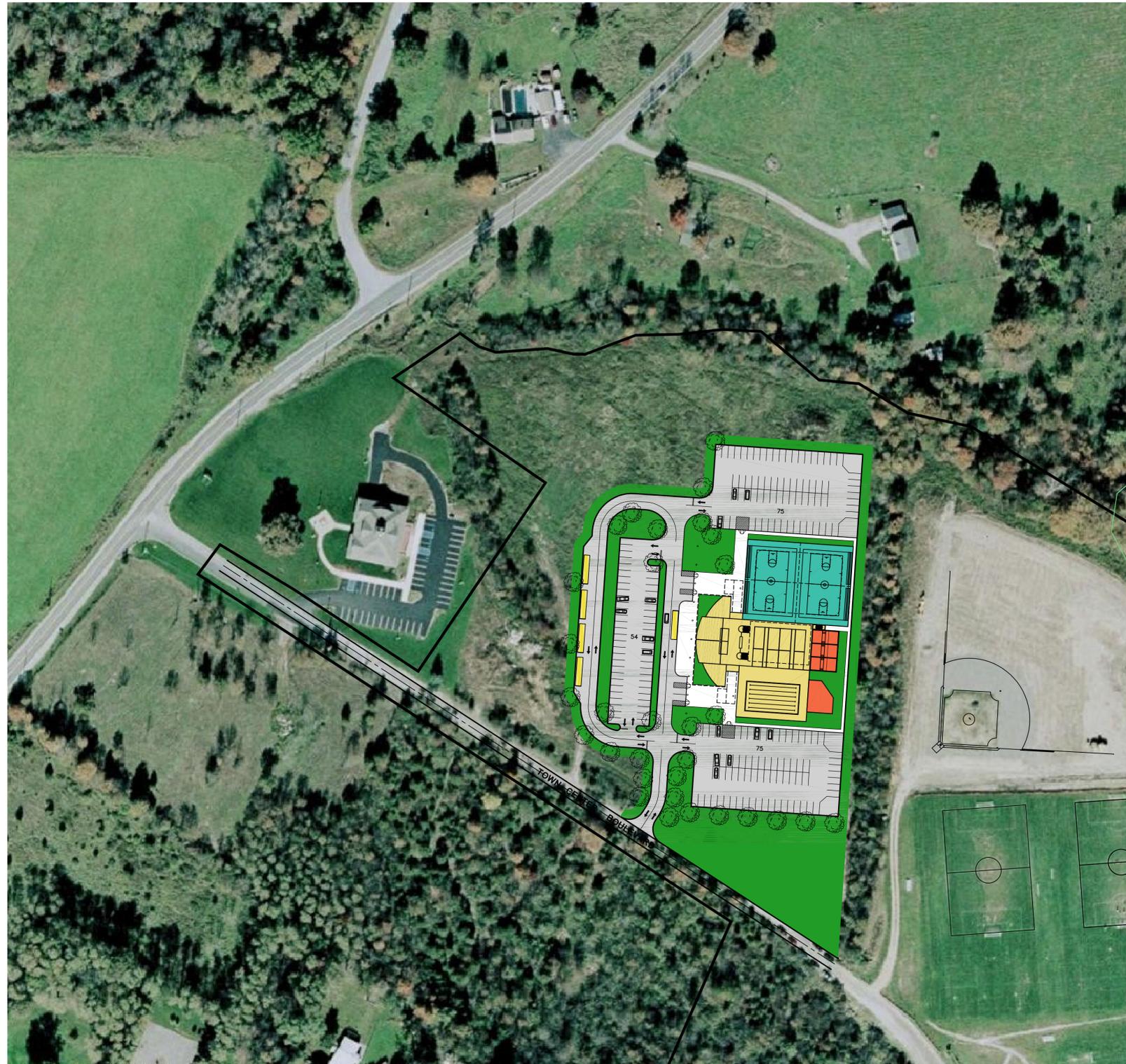
TOWN OF BEEKMAN
DUTCHESS COUNTY, NEW YORK

RecPlex
CONCEPTUAL PLAN

DESIGNED BY JCC		DATE 04/02/08
DRAWN BY MGM		SCALE 1"=40'
REVIEWED BY _____		SHEET _____

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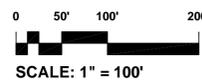
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BUILDING PHASE KEY

- PHASE 1: SWIMMING POOL, MEETING AND SUPPORT SPACE
- PHASE 2: GYMNASIUM
- PHASE 3: RACQUETBALL COURTS AND WATER PLAY

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

TOWN OF BEEKMAN
DUTCHESS COUNTY, NEW YORK

**RecPlex
CONCEPTUAL PLAN**

DESIGNED BY <u>JCC</u>		DATE <u>04/02/08</u>
DRAWN BY <u>MGM</u>		SCALE <u>1"=100'</u>
REVIEWED BY _____		SHEET _____

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Appendix F: Loan Amortization Schedule

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Completed as 1 Phase (20 Year Loan Period)

Enter values	
Loan amount	\$ 16,570,000.00
Annual interest rate	5.00 %
Loan period in years	20
Number of payments per year	1
Start date of loan	1/1/2010
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 1,329,619.67
Scheduled number of payments	20
Actual number of payments	20
Total early payments	\$ -
Total interest	\$ 10,022,393.39

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2011	\$ 16,570,000.00	\$ 1,329,619.67	\$ -	\$ 1,329,619.67	\$ 501,119.67	\$ 828,500.00	\$16,068,880.33	\$ 828,500.00
2	1/1/2012	16,068,880.33	1,329,619.67	-	1,329,619.67	526,175.65	803,444.02	15,542,704.68	1,631,944.02
3	1/1/2013	15,542,704.68	1,329,619.67	-	1,329,619.67	552,484.44	777,135.23	14,990,220.24	2,409,079.25
4	1/1/2014	14,990,220.24	1,329,619.67	-	1,329,619.67	580,108.66	749,511.01	14,410,111.58	3,158,590.26
5	1/1/2015	14,410,111.58	1,329,619.67	-	1,329,619.67	609,114.09	720,505.58	13,800,997.49	3,879,095.84
6	1/1/2016	13,800,997.49	1,329,619.67	-	1,329,619.67	639,569.80	690,049.87	13,161,427.70	4,569,145.72
7	1/1/2017	13,161,427.70	1,329,619.67	-	1,329,619.67	671,548.28	658,071.38	12,489,879.41	5,227,217.10
8	1/1/2018	12,489,879.41	1,329,619.67	-	1,329,619.67	705,125.70	624,493.97	11,784,753.71	5,851,711.07
9	1/1/2019	11,784,753.71	1,329,619.67	-	1,329,619.67	740,381.98	589,237.69	11,044,371.73	6,440,948.76
10	1/1/2020	11,044,371.73	1,329,619.67	-	1,329,619.67	777,401.08	552,218.59	10,266,970.65	6,993,167.34
11	1/1/2021	10,266,970.65	1,329,619.67	-	1,329,619.67	816,271.14	513,348.53	9,450,699.51	7,506,515.88
12	1/1/2022	9,450,699.51	1,329,619.67	-	1,329,619.67	857,084.69	472,534.98	8,593,614.81	7,979,050.85
13	1/1/2023	8,593,614.81	1,329,619.67	-	1,329,619.67	899,938.93	429,680.74	7,693,675.89	8,408,731.59
14	1/1/2024	7,693,675.89	1,329,619.67	-	1,329,619.67	944,935.88	384,683.79	6,748,740.01	8,793,415.39
15	1/1/2025	6,748,740.01	1,329,619.67	-	1,329,619.67	992,182.67	337,437.00	5,756,557.34	9,130,852.39
16	1/1/2026	5,756,557.34	1,329,619.67	-	1,329,619.67	1,041,791.80	287,827.87	4,714,765.54	9,418,680.25
17	1/1/2027	4,714,765.54	1,329,619.67	-	1,329,619.67	1,093,881.39	235,738.28	3,620,884.15	9,654,418.53
18	1/1/2028	3,620,884.15	1,329,619.67	-	1,329,619.67	1,148,575.46	181,044.21	2,472,308.68	9,835,462.74
19	1/1/2029	2,472,308.68	1,329,619.67	-	1,329,619.67	1,206,004.24	123,615.43	1,266,304.45	9,959,078.17
20	1/1/2030	1,266,304.45	1,329,619.67	-	1,266,304.45	1,202,989.23	63,315.22	0.00	10,022,393.39

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Phase 1 of 3 (20 Year Loan Period)

Enter values	
Loan amount	\$ 8,906,250.00
Annual interest rate	5.00 %
Loan period in years	20
Number of payments per year	1
Start date of loan	1/1/2010
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 714,660.54
Scheduled number of payments	20
Actual number of payments	20
Total early payments	\$ -
Total interest	\$ 5,386,960.84

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2011	\$ 8,906,250.00	\$ 714,660.54	\$ -	\$ 714,660.54	\$ 269,348.04	\$ 445,312.50	\$ 8,636,901.96	\$ 445,312.50
2	1/1/2012	8,636,901.96	714,660.54	-	714,660.54	282,815.44	431,845.10	8,354,086.51	877,157.60
3	1/1/2013	8,354,086.51	714,660.54	-	714,660.54	296,956.22	417,704.33	8,057,130.30	1,294,861.92
4	1/1/2014	8,057,130.30	714,660.54	-	714,660.54	311,804.03	402,856.51	7,745,326.27	1,697,718.44
5	1/1/2015	7,745,326.27	714,660.54	-	714,660.54	327,394.23	387,266.31	7,417,932.04	2,084,984.75
6	1/1/2016	7,417,932.04	714,660.54	-	714,660.54	343,763.94	370,896.60	7,074,168.10	2,455,881.35
7	1/1/2017	7,074,168.10	714,660.54	-	714,660.54	360,952.14	353,708.41	6,713,215.96	2,809,589.76
8	1/1/2018	6,713,215.96	714,660.54	-	714,660.54	378,999.74	335,660.80	6,334,216.22	3,145,250.56
9	1/1/2019	6,334,216.22	714,660.54	-	714,660.54	397,949.73	316,710.81	5,936,266.49	3,461,961.37
10	1/1/2020	5,936,266.49	714,660.54	-	714,660.54	417,847.22	296,813.32	5,518,419.27	3,758,774.69
11	1/1/2021	5,518,419.27	714,660.54	-	714,660.54	438,739.58	275,920.96	5,079,679.69	4,034,695.66
12	1/1/2022	5,079,679.69	714,660.54	-	714,660.54	460,676.56	253,983.98	4,619,003.13	4,288,679.64
13	1/1/2023	4,619,003.13	714,660.54	-	714,660.54	483,710.39	230,950.16	4,135,292.75	4,519,629.80
14	1/1/2024	4,135,292.75	714,660.54	-	714,660.54	507,895.90	206,764.64	3,627,396.84	4,726,394.44
15	1/1/2025	3,627,396.84	714,660.54	-	714,660.54	533,290.70	181,369.84	3,094,106.14	4,907,764.28
16	1/1/2026	3,094,106.14	714,660.54	-	714,660.54	559,955.23	154,705.31	2,534,150.91	5,062,469.58
17	1/1/2027	2,534,150.91	714,660.54	-	714,660.54	587,953.00	126,707.55	1,946,197.91	5,189,177.13
18	1/1/2028	1,946,197.91	714,660.54	-	714,660.54	617,350.65	97,309.90	1,328,847.27	5,286,487.03
19	1/1/2029	1,328,847.27	714,660.54	-	714,660.54	648,218.18	66,442.36	680,629.09	5,352,929.39
20	1/1/2030	680,629.09	714,660.54	-	680,629.09	646,597.63	34,031.45	0.00	5,386,960.84

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Phase 2 of 3 (20 Year Loan Period)

Enter values	
Loan amount	\$ 8,425,500.00
Annual interest rate	5.00 %
Loan period in years	20
Number of payments per year	1
Start date of loan	1/1/2015
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 676,083.92
Scheduled number of payments	20
Actual number of payments	20
Total early payments	\$ -
Total interest	\$ 5,096,178.37

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2016	\$ 8,425,500.00	\$ 676,083.92	\$ -	\$ 676,083.92	\$ 254,808.92	\$ 421,275.00	\$ 8,170,691.08	\$ 421,275.00
2	1/1/2017	8,170,691.08	676,083.92	-	676,083.92	267,549.36	408,534.55	7,903,141.72	829,809.55
3	1/1/2018	7,903,141.72	676,083.92	-	676,083.92	280,926.83	395,157.09	7,622,214.88	1,224,966.64
4	1/1/2019	7,622,214.88	676,083.92	-	676,083.92	294,973.17	381,110.74	7,327,241.71	1,606,077.38
5	1/1/2020	7,327,241.71	676,083.92	-	676,083.92	309,721.83	366,362.09	7,017,519.88	1,972,439.47
6	1/1/2021	7,017,519.88	676,083.92	-	676,083.92	325,207.92	350,875.99	6,692,311.95	2,323,315.46
7	1/1/2022	6,692,311.95	676,083.92	-	676,083.92	341,468.32	334,615.60	6,350,843.63	2,657,931.06
8	1/1/2023	6,350,843.63	676,083.92	-	676,083.92	358,541.74	317,542.18	5,992,301.90	2,975,473.24
9	1/1/2024	5,992,301.90	676,083.92	-	676,083.92	376,468.82	299,615.09	5,615,833.07	3,275,088.34
10	1/1/2025	5,615,833.07	676,083.92	-	676,083.92	395,292.26	280,791.65	5,220,540.81	3,555,879.99
11	1/1/2026	5,220,540.81	676,083.92	-	676,083.92	415,056.88	261,027.04	4,805,483.93	3,816,907.03
12	1/1/2027	4,805,483.93	676,083.92	-	676,083.92	435,809.72	240,274.20	4,369,674.21	4,057,181.23
13	1/1/2028	4,369,674.21	676,083.92	-	676,083.92	457,600.21	218,483.71	3,912,074.00	4,275,664.94
14	1/1/2029	3,912,074.00	676,083.92	-	676,083.92	480,480.22	195,603.70	3,431,593.78	4,471,268.64
15	1/1/2030	3,431,593.78	676,083.92	-	676,083.92	504,504.23	171,579.69	2,927,089.55	4,642,848.33
16	1/1/2031	2,927,089.55	676,083.92	-	676,083.92	529,729.44	146,354.48	2,397,360.11	4,789,202.81
17	1/1/2032	2,397,360.11	676,083.92	-	676,083.92	556,215.91	119,868.01	1,841,144.20	4,909,070.81
18	1/1/2033	1,841,144.20	676,083.92	-	676,083.92	584,026.71	92,057.21	1,257,117.49	5,001,128.02
19	1/1/2034	1,257,117.49	676,083.92	-	676,083.92	613,228.04	62,855.87	643,889.45	5,063,983.90
20	1/1/2035	643,889.45	676,083.92	-	643,889.45	611,694.97	32,194.47	0.00	5,096,178.37

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Phase 3 of 3 (20 Year Loan Period)

Enter values	
Loan amount	\$ 1,411,413.00
Annual interest rate	5.00 %
Loan period in years	20
Number of payments per year	1
Start date of loan	1/1/2020
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 113,255.43
Scheduled number of payments	20
Actual number of payments	20
Total early payments	\$ -
Total interest	\$ 853,695.61

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2021	\$ 1,411,413.00	\$ 113,255.43	\$ -	\$ 113,255.43	\$ 42,684.78	\$ 70,570.65	\$ 1,368,728.22	\$ 70,570.65
2	1/1/2022	1,368,728.22	113,255.43	-	113,255.43	44,819.02	68,436.41	1,323,909.20	139,007.06
3	1/1/2023	1,323,909.20	113,255.43	-	113,255.43	47,059.97	66,195.46	1,276,849.23	205,202.52
4	1/1/2024	1,276,849.23	113,255.43	-	113,255.43	49,412.97	63,842.46	1,227,436.26	269,044.98
5	1/1/2025	1,227,436.26	113,255.43	-	113,255.43	51,883.62	61,371.81	1,175,552.64	330,416.80
6	1/1/2026	1,175,552.64	113,255.43	-	113,255.43	54,477.80	58,777.63	1,121,074.84	389,194.43
7	1/1/2027	1,121,074.84	113,255.43	-	113,255.43	57,201.69	56,053.74	1,063,873.15	445,248.17
8	1/1/2028	1,063,873.15	113,255.43	-	113,255.43	60,061.77	53,193.66	1,003,811.38	498,441.83
9	1/1/2029	1,003,811.38	113,255.43	-	113,255.43	63,064.86	50,190.57	940,746.52	548,632.40
10	1/1/2030	940,746.52	113,255.43	-	113,255.43	66,218.10	47,037.33	874,528.42	595,669.72
11	1/1/2031	874,528.42	113,255.43	-	113,255.43	69,529.01	43,726.42	804,999.41	639,396.14
12	1/1/2032	804,999.41	113,255.43	-	113,255.43	73,005.46	40,249.97	731,993.94	679,646.11
13	1/1/2033	731,993.94	113,255.43	-	113,255.43	76,655.73	36,599.70	655,338.21	716,245.81
14	1/1/2034	655,338.21	113,255.43	-	113,255.43	80,488.52	32,766.91	574,849.69	749,012.72
15	1/1/2035	574,849.69	113,255.43	-	113,255.43	84,512.95	28,742.48	490,336.75	777,755.21
16	1/1/2036	490,336.75	113,255.43	-	113,255.43	88,738.59	24,516.84	401,598.15	802,272.04
17	1/1/2037	401,598.15	113,255.43	-	113,255.43	93,175.52	20,079.91	308,422.63	822,351.95
18	1/1/2038	308,422.63	113,255.43	-	113,255.43	97,834.30	15,421.13	210,588.33	837,773.08
19	1/1/2039	210,588.33	113,255.43	-	113,255.43	102,726.01	10,529.42	107,862.31	848,302.50
20	1/1/2040	107,862.31	113,255.43	-	107,862.31	102,469.20	5,393.12	0.00	853,695.61

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Completed as 1 Phase (30 Year Loan Period)

Enter values	
Loan amount	\$ 16,570,000.00
Annual interest rate	5.00 %
Loan period in years	30
Number of payments per year	1
Start date of loan	1/1/2010
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 1,077,902.28
Scheduled number of payments	30
Actual number of payments	30
Total early payments	\$ -
Total interest	\$ 15,767,068.38

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2011	\$ 16,570,000.00	\$ 1,077,902.28	\$ -	\$ 1,077,902.28	\$ 249,402.28	\$ 828,500.00	\$16,320,597.72	\$ 828,500.00
2	1/1/2012	16,320,597.72	1,077,902.28	-	1,077,902.28	261,872.39	816,029.89	16,058,725.33	1,644,529.89
3	1/1/2013	16,058,725.33	1,077,902.28	-	1,077,902.28	274,966.01	802,936.27	15,783,759.31	2,447,466.15
4	1/1/2014	15,783,759.31	1,077,902.28	-	1,077,902.28	288,714.31	789,187.97	15,495,045.00	3,236,654.12
5	1/1/2015	15,495,045.00	1,077,902.28	-	1,077,902.28	303,150.03	774,752.25	15,191,894.97	4,011,406.37
6	1/1/2016	15,191,894.97	1,077,902.28	-	1,077,902.28	318,307.53	759,594.75	14,873,587.44	4,771,001.12
7	1/1/2017	14,873,587.44	1,077,902.28	-	1,077,902.28	334,222.91	743,679.37	14,539,364.53	5,514,680.49
8	1/1/2018	14,539,364.53	1,077,902.28	-	1,077,902.28	350,934.05	726,968.23	14,188,430.48	6,241,648.72
9	1/1/2019	14,188,430.48	1,077,902.28	-	1,077,902.28	368,480.76	709,421.52	13,819,949.73	6,951,070.24
10	1/1/2020	13,819,949.73	1,077,902.28	-	1,077,902.28	386,904.79	690,997.49	13,433,044.93	7,642,067.73
11	1/1/2021	13,433,044.93	1,077,902.28	-	1,077,902.28	406,250.03	671,652.25	13,026,794.90	8,313,719.97
12	1/1/2022	13,026,794.90	1,077,902.28	-	1,077,902.28	426,562.53	651,339.75	12,600,232.37	8,965,059.72
13	1/1/2023	12,600,232.37	1,077,902.28	-	1,077,902.28	447,890.66	630,011.62	12,152,341.71	9,595,071.34
14	1/1/2024	12,152,341.71	1,077,902.28	-	1,077,902.28	470,285.19	607,617.09	11,682,056.51	10,202,688.42
15	1/1/2025	11,682,056.51	1,077,902.28	-	1,077,902.28	493,799.45	584,102.83	11,188,257.06	10,786,791.25
16	1/1/2026	11,188,257.06	1,077,902.28	-	1,077,902.28	518,489.43	559,412.85	10,669,767.63	11,346,204.10
17	1/1/2027	10,669,767.63	1,077,902.28	-	1,077,902.28	544,413.90	533,488.38	10,125,353.73	11,879,692.48
18	1/1/2028	10,125,353.73	1,077,902.28	-	1,077,902.28	571,634.59	506,267.69	9,553,719.14	12,385,960.17
19	1/1/2029	9,553,719.14	1,077,902.28	-	1,077,902.28	600,216.32	477,685.96	8,953,502.82	12,863,646.12
20	1/1/2030	8,953,502.82	1,077,902.28	-	1,077,902.28	630,227.14	447,675.14	8,323,275.68	13,311,321.27
21	1/1/2031	8,323,275.68	1,077,902.28	-	1,077,902.28	661,738.50	416,163.78	7,661,537.18	13,727,485.05
22	1/1/2032	7,661,537.18	1,077,902.28	-	1,077,902.28	694,825.42	383,076.86	6,966,711.76	14,110,561.91
23	1/1/2033	6,966,711.76	1,077,902.28	-	1,077,902.28	729,566.69	348,335.59	6,237,145.07	14,458,897.50
24	1/1/2034	6,237,145.07	1,077,902.28	-	1,077,902.28	766,045.03	311,857.25	5,471,100.05	14,770,754.75
25	1/1/2035	5,471,100.05	1,077,902.28	-	1,077,902.28	804,347.28	273,555.00	4,666,752.77	15,044,309.75
26	1/1/2036	4,666,752.77	1,077,902.28	-	1,077,902.28	844,564.64	233,337.64	3,822,188.13	15,277,647.39
27	1/1/2037	3,822,188.13	1,077,902.28	-	1,077,902.28	886,792.87	191,109.41	2,935,395.26	15,468,756.80
28	1/1/2038	2,935,395.26	1,077,902.28	-	1,077,902.28	931,132.52	146,769.76	2,004,262.74	15,615,526.56
29	1/1/2039	2,004,262.74	1,077,902.28	-	1,077,902.28	977,689.14	100,213.14	1,026,573.60	15,715,739.70
30	1/1/2040	1,026,573.60	1,077,902.28	-	1,026,573.60	975,244.92	51,328.68	0.00	15,767,068.38

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Phase 1 of 3 (30 Year Loan Period)

Enter values	
Loan amount	\$ 8,906,250.00
Annual interest rate	5.00 %
Loan period in years	30
Number of payments per year	1
Start date of loan	1/1/2010
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 579,364.34
Scheduled number of payments	30
Actual number of payments	30
Total early payments	\$ -
Total interest	\$ 8,474,680.31

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2011	\$ 8,906,250.00	\$ 579,364.34	\$ -	\$ 579,364.34	\$ 134,051.84	\$ 445,312.50	\$ 8,772,198.16	\$ 445,312.50
2	1/1/2012	8,772,198.16	579,364.34	-	579,364.34	140,754.44	438,609.91	8,631,443.72	883,922.41
3	1/1/2013	8,631,443.72	579,364.34	-	579,364.34	147,792.16	431,572.19	8,483,651.56	1,315,494.59
4	1/1/2014	8,483,651.56	579,364.34	-	579,364.34	155,181.77	424,182.58	8,328,469.80	1,739,677.17
5	1/1/2015	8,328,469.80	579,364.34	-	579,364.34	162,940.85	416,423.49	8,165,528.94	2,156,100.66
6	1/1/2016	8,165,528.94	579,364.34	-	579,364.34	171,087.90	408,276.45	7,994,441.05	2,564,377.11
7	1/1/2017	7,994,441.05	579,364.34	-	579,364.34	179,642.29	399,722.05	7,814,798.76	2,964,099.16
8	1/1/2018	7,814,798.76	579,364.34	-	579,364.34	188,624.41	390,739.94	7,626,174.35	3,354,839.10
9	1/1/2019	7,626,174.35	579,364.34	-	579,364.34	198,055.63	381,308.72	7,428,118.72	3,736,147.82
10	1/1/2020	7,428,118.72	579,364.34	-	579,364.34	207,958.41	371,405.94	7,220,160.32	4,107,553.75
11	1/1/2021	7,220,160.32	579,364.34	-	579,364.34	218,356.33	361,008.02	7,001,803.99	4,468,561.77
12	1/1/2022	7,001,803.99	579,364.34	-	579,364.34	229,274.14	350,090.20	6,772,529.84	4,818,651.97
13	1/1/2023	6,772,529.84	579,364.34	-	579,364.34	240,737.85	338,626.49	6,531,791.99	5,157,278.46
14	1/1/2024	6,531,791.99	579,364.34	-	579,364.34	252,774.74	326,589.60	6,279,017.25	5,483,868.06
15	1/1/2025	6,279,017.25	579,364.34	-	579,364.34	265,413.48	313,950.86	6,013,603.77	5,797,818.92
16	1/1/2026	6,013,603.77	579,364.34	-	579,364.34	278,684.16	300,680.19	5,734,919.61	6,098,499.11
17	1/1/2027	5,734,919.61	579,364.34	-	579,364.34	292,618.36	286,745.98	5,442,301.25	6,385,245.09
18	1/1/2028	5,442,301.25	579,364.34	-	579,364.34	307,249.28	272,115.06	5,135,051.97	6,657,360.15
19	1/1/2029	5,135,051.97	579,364.34	-	579,364.34	322,611.75	256,752.60	4,812,440.22	6,914,112.75
20	1/1/2030	4,812,440.22	579,364.34	-	579,364.34	338,742.33	240,622.01	4,473,697.89	7,154,734.76
21	1/1/2031	4,473,697.89	579,364.34	-	579,364.34	355,679.45	223,684.89	4,118,018.44	7,378,419.66
22	1/1/2032	4,118,018.44	579,364.34	-	579,364.34	373,463.42	205,900.92	3,744,555.02	7,584,320.58
23	1/1/2033	3,744,555.02	579,364.34	-	579,364.34	392,136.59	187,227.75	3,352,418.43	7,771,548.33
24	1/1/2034	3,352,418.43	579,364.34	-	579,364.34	411,743.42	167,620.92	2,940,675.00	7,939,169.25
25	1/1/2035	2,940,675.00	579,364.34	-	579,364.34	432,330.59	147,033.75	2,508,344.41	8,086,203.00
26	1/1/2036	2,508,344.41	579,364.34	-	579,364.34	453,947.12	125,417.22	2,054,397.29	8,211,620.22
27	1/1/2037	2,054,397.29	579,364.34	-	579,364.34	476,644.48	102,719.86	1,577,752.81	8,314,340.09
28	1/1/2038	1,577,752.81	579,364.34	-	579,364.34	500,476.70	78,887.64	1,077,276.10	8,393,227.73
29	1/1/2039	1,077,276.10	579,364.34	-	579,364.34	525,500.54	53,863.81	551,775.57	8,447,091.53
30	1/1/2040	551,775.57	579,364.34	-	551,775.57	524,186.79	27,588.78	0.00	8,474,680.31

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Phase 2 of 3 (30 Year Loan Period)

Enter values	
Loan amount	\$ 8,425,500.00
Annual interest rate	5.00 %
Loan period in years	30
Number of payments per year	1
Start date of loan	1/1/2015
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 548,090.87
Scheduled number of payments	30
Actual number of payments	30
Total early payments	\$ -
Total interest	\$ 8,017,225.99

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2016	\$ 8,425,500.00	\$ 548,090.87	\$ -	\$ 548,090.87	\$ 126,815.87	\$ 421,275.00	\$ 8,298,684.13	\$ 421,275.00
2	1/1/2017	8,298,684.13	548,090.87	-	548,090.87	133,156.66	414,934.21	8,165,527.47	836,209.21
3	1/1/2018	8,165,527.47	548,090.87	-	548,090.87	139,814.49	408,276.37	8,025,712.98	1,244,485.58
4	1/1/2019	8,025,712.98	548,090.87	-	548,090.87	146,805.22	401,285.65	7,878,907.76	1,645,771.23
5	1/1/2020	7,878,907.76	548,090.87	-	548,090.87	154,145.48	393,945.39	7,724,762.29	2,039,716.62
6	1/1/2021	7,724,762.29	548,090.87	-	548,090.87	161,852.75	386,238.11	7,562,909.53	2,425,954.73
7	1/1/2022	7,562,909.53	548,090.87	-	548,090.87	169,945.39	378,145.48	7,392,964.14	2,804,100.21
8	1/1/2023	7,392,964.14	548,090.87	-	548,090.87	178,442.66	369,648.21	7,214,521.49	3,173,748.42
9	1/1/2024	7,214,521.49	548,090.87	-	548,090.87	187,364.79	360,726.07	7,027,156.69	3,534,474.49
10	1/1/2025	7,027,156.69	548,090.87	-	548,090.87	196,733.03	351,357.83	6,830,423.66	3,885,832.32
11	1/1/2026	6,830,423.66	548,090.87	-	548,090.87	206,569.68	341,521.18	6,623,853.98	4,227,353.51
12	1/1/2027	6,623,853.98	548,090.87	-	548,090.87	216,898.17	331,192.70	6,406,955.81	4,558,546.21
13	1/1/2028	6,406,955.81	548,090.87	-	548,090.87	227,743.08	320,347.79	6,179,212.74	4,878,894.00
14	1/1/2029	6,179,212.74	548,090.87	-	548,090.87	239,130.23	308,960.64	5,940,082.51	5,187,854.63
15	1/1/2030	5,940,082.51	548,090.87	-	548,090.87	251,086.74	297,004.13	5,688,995.77	5,484,858.76
16	1/1/2031	5,688,995.77	548,090.87	-	548,090.87	263,641.08	284,449.79	5,425,354.69	5,769,308.55
17	1/1/2032	5,425,354.69	548,090.87	-	548,090.87	276,823.13	271,267.73	5,148,531.56	6,040,576.28
18	1/1/2033	5,148,531.56	548,090.87	-	548,090.87	290,664.29	257,426.58	4,857,867.27	6,298,002.86
19	1/1/2034	4,857,867.27	548,090.87	-	548,090.87	305,197.50	242,893.36	4,552,669.76	6,540,896.22
20	1/1/2035	4,552,669.76	548,090.87	-	548,090.87	320,457.38	227,633.49	4,232,212.39	6,768,529.71
21	1/1/2036	4,232,212.39	548,090.87	-	548,090.87	336,480.25	211,610.62	3,895,732.14	6,980,140.33
22	1/1/2037	3,895,732.14	548,090.87	-	548,090.87	353,304.26	194,786.61	3,542,427.88	7,174,926.94
23	1/1/2038	3,542,427.88	548,090.87	-	548,090.87	370,969.47	177,121.39	3,171,458.41	7,352,048.33
24	1/1/2039	3,171,458.41	548,090.87	-	548,090.87	389,517.95	158,572.92	2,781,940.46	7,510,621.25
25	1/1/2040	2,781,940.46	548,090.87	-	548,090.87	408,993.84	139,097.02	2,372,946.62	7,649,718.28
26	1/1/2041	2,372,946.62	548,090.87	-	548,090.87	429,443.54	118,647.33	1,943,503.08	7,768,365.61
27	1/1/2042	1,943,503.08	548,090.87	-	548,090.87	450,915.71	97,175.15	1,492,587.37	7,865,540.76
28	1/1/2043	1,492,587.37	548,090.87	-	548,090.87	473,461.50	74,629.37	1,019,125.87	7,940,170.13
29	1/1/2044	1,019,125.87	548,090.87	-	548,090.87	497,134.57	50,956.29	521,991.30	7,991,126.42
30	1/1/2045	521,991.30	548,090.87	-	521,991.30	495,891.74	26,099.57	0.00	8,017,225.99

Town of Beekman RecPlex Feasibility Study

Loan Amortization Schedule - Phase 3 of 3 (30 Year Loan Period)

Enter values	
Loan amount	\$ 1,411,413.00
Annual interest rate	5.00 %
Loan period in years	30
Number of payments per year	1
Start date of loan	1/1/2020
Optional extra payments	\$ -

Loan summary	
Scheduled payment	\$ 91,814.44
Scheduled number of payments	30
Actual number of payments	30
Total early payments	\$ -
Total interest	\$1,343,020.23

Lender name:

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
1	1/1/2021	\$ 1,411,413.00	\$ 91,814.44	\$ -	\$ 91,814.44	\$ 21,243.79	\$ 70,570.65	\$ 1,390,169.21	\$ 70,570.65
2	1/1/2022	1,390,169.21	91,814.44	-	91,814.44	22,305.98	69,508.46	1,367,863.23	140,079.11
3	1/1/2023	1,367,863.23	91,814.44	-	91,814.44	23,421.28	68,393.16	1,344,441.95	208,472.27
4	1/1/2024	1,344,441.95	91,814.44	-	91,814.44	24,592.34	67,222.10	1,319,849.60	275,694.37
5	1/1/2025	1,319,849.60	91,814.44	-	91,814.44	25,821.96	65,992.48	1,294,027.64	341,686.85
6	1/1/2026	1,294,027.64	91,814.44	-	91,814.44	27,113.06	64,701.38	1,266,914.58	406,388.23
7	1/1/2027	1,266,914.58	91,814.44	-	91,814.44	28,468.71	63,345.73	1,238,445.87	469,733.96
8	1/1/2028	1,238,445.87	91,814.44	-	91,814.44	29,892.15	61,922.29	1,208,553.73	531,656.25
9	1/1/2029	1,208,553.73	91,814.44	-	91,814.44	31,386.75	60,427.69	1,177,166.97	592,083.94
10	1/1/2030	1,177,166.97	91,814.44	-	91,814.44	32,956.09	58,858.35	1,144,210.88	650,942.29
11	1/1/2031	1,144,210.88	91,814.44	-	91,814.44	34,603.90	57,210.54	1,109,606.98	708,152.83
12	1/1/2032	1,109,606.98	91,814.44	-	91,814.44	36,334.09	55,480.35	1,073,272.89	763,633.18
13	1/1/2033	1,073,272.89	91,814.44	-	91,814.44	38,150.80	53,663.64	1,035,122.09	817,296.83
14	1/1/2034	1,035,122.09	91,814.44	-	91,814.44	40,058.34	51,756.10	995,063.76	869,052.93
15	1/1/2035	995,063.76	91,814.44	-	91,814.44	42,061.25	49,753.19	953,002.50	918,806.12
16	1/1/2036	953,002.50	91,814.44	-	91,814.44	44,164.32	47,650.13	908,838.19	966,456.24
17	1/1/2037	908,838.19	91,814.44	-	91,814.44	46,372.53	45,441.91	862,465.65	1,011,898.15
18	1/1/2038	862,465.65	91,814.44	-	91,814.44	48,691.16	43,123.28	813,774.50	1,055,021.44
19	1/1/2039	813,774.50	91,814.44	-	91,814.44	51,125.72	40,688.72	762,648.78	1,095,710.16
20	1/1/2040	762,648.78	91,814.44	-	91,814.44	53,682.00	38,132.44	708,966.78	1,133,842.60
21	1/1/2041	708,966.78	91,814.44	-	91,814.44	56,366.10	35,448.34	652,600.67	1,169,290.94
22	1/1/2042	652,600.67	91,814.44	-	91,814.44	59,184.41	32,630.03	593,416.27	1,201,920.97
23	1/1/2043	593,416.27	91,814.44	-	91,814.44	62,143.63	29,670.81	531,272.64	1,231,591.79
24	1/1/2044	531,272.64	91,814.44	-	91,814.44	65,250.81	26,563.63	466,021.83	1,258,155.42

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance	Cumulative Interest
25	1/1/2045	466,021.83	91,814.44	-	91,814.44	68,513.35	23,301.09	397,508.48	1,281,456.51
26	1/1/2046	397,508.48	91,814.44	-	91,814.44	71,939.02	19,875.42	325,569.46	1,301,331.93
27	1/1/2047	325,569.46	91,814.44	-	91,814.44	75,535.97	16,278.47	250,033.50	1,317,610.41
28	1/1/2048	250,033.50	91,814.44	-	91,814.44	79,312.77	12,501.67	170,720.73	1,330,112.08
29	1/1/2049	170,720.73	91,814.44	-	91,814.44	83,278.40	8,536.04	87,442.32	1,338,648.12
30	1/1/2050	87,442.32	91,814.44	-	87,442.32	83,070.21	4,372.12	0.00	1,343,020.23

Appendix G: RecPlex Feasibility Public Workshop



Welcome

Town of Beekman

Draft RecPlex Feasibility Study

Public Workshop





Introductions

RecPlex Committee

- Mike Moran
- Tom Kinsley
- Eric Verhave
- Viktor Nacov
- Janeen Cunningham

Liberge Group

- Nicole T. Allen, A.I.C.P. – Planning Services Manager
- James C. Clarke, RA - Managing Architect
- Michael Hiller - Planner



RecPlex Workshop
July 29, 2008





Workshop Outline

- Purpose of the Feasibility Study
- Overview of the Process
- RecPlex Space Program Workshop





RecPlex Workshop
July 29, 2008





RecPlex Feasibility Study

The Purpose of the Study is to understand the feasibility and the affordability of constructing a Recreation Complex (RecPlex) in the Beekman Town Center Park.

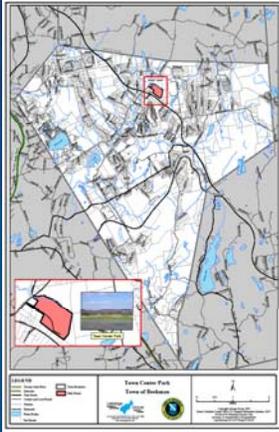
Task 1	Town Park Assessment
Task 2	Community Outreach
Task 3	Sports & Recreation Market Analysis
Task 4	Space Program
Task 5	Financial Analysis



RecPlex Workshop
July 29, 2008










RecPlex Workshop
July 29, 2008





Town Center Park Assessment

- Town Center Park includes 47.4 acres
- Flat and suitable for construction
- No impacts to wetlands or protected natural resources
- Currently no municipal water or sewer services available in the Town Center



RecPlex Workshop
July 29, 2008




Community Outreach

Ongoing Public Outreach Efforts:

- Recreation Master Plan Survey (2006)
- Comprehensive Plan Community Survey (2006)
- Comprehensive Plan Public Workshops (2007)
- Stakeholder Interviews & Workshops (2007)
- RecPlex Space Program Workshop (2008)



RecPlex Workshop
July 29, 2008

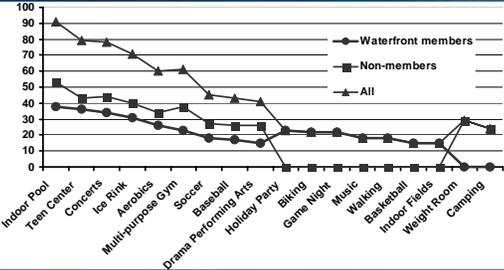



Community Outreach

Recreation Master Plan Survey Results:

Top Needs for Town of Beekman

- Indoor Pool
- Teen Center
- Concert Area
- Aerobics
- Multi-Purpose Gym
- Soccer



Facility	Waterfront members (%)	Non-members (%)	All (%)
Indoor Pool	40	55	90
Teen Center	35	45	80
Concerts	35	45	75
Ice Rink	35	45	70
Aerobics	30	40	60
Multi-purpose Gym	25	35	55
Soccer	20	30	45
Baseball	20	30	40
Drama Performing Arts	20	30	35
Holiday Party	20	30	30
Biking	20	30	25
Game Night	20	30	20
Music	20	30	20
Walking	20	30	20
Basketball	20	30	20
Indoor Fields	20	30	20
Weight Room	20	30	20
Camping	20	30	20

RecPlex Workshop
July 29, 2008




Community Outreach

Comprehensive Plan Survey Results:

- 27% - indoor recreational facilities and indoor swimming pool "priority improvements"
- 10% - "adequacy of parks and recreation facilities" is the most important issue facing the Town over the next 10 years

Stakeholder Interviews Results:

- Need: Recreational facilities for seniors and youth, passive indoor and outdoor recreation activities, and year-round playing fields

Workshop Results:

- Need: Indoor recreational facilities, teen center, and indoor swimming pool

RecPlex Workshop
July 29, 2008



Sports & Recreation Market Analysis

- Analysis of Local Demographics
- Sports and Leisure Market Potential
- Comparison of Regional Recreational Facilities

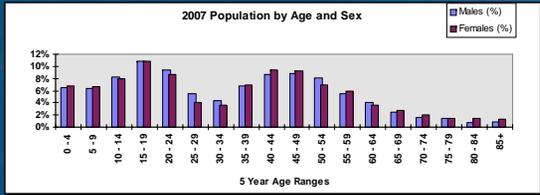


RecPlex Workshop
July 29, 2008

Sports & Recreation Market Analysis

Demographic Highlights:

- Beekman's population grew 30.4% between 1990 & 2000
- Beekman's median age is 35.5 years
- The median household income rose 24.1% to \$65,955 (2000) and was projected to be \$83,127 by 2007



RecPlex Workshop
July 29, 2008

Sports & Recreation Market Analysis

Recreation Trends:

- Top activities reported:
 - Walking (30.5%)
 - Swimming (20.9%)
 - Jogging/running (15.3%)
 - Weight lifting (15.1%)
- High participation in racquetball, basketball, and yoga
- Residents currently spend above the national average for recreational equipment



RecPlex Workshop
July 29, 2008

Sports & Recreation Market Analysis

Nearby recreational facilities:

Age	Y.M.C.A. ¹		Gold's Gym		All Sport Fitness ²	
	Year	Month	Year	Month	Year	Month
Child (12 & under)	\$60	\$5	NA	NA	14 & under included w/ adult membership	NA
Youth (13-18)	\$150	\$13	\$504	\$42	\$858 (over 14 years)	\$72
Adult	\$504	\$42	\$624	\$52	\$858	\$72
Senior (65+)	\$468	\$39	\$420	\$35	\$728	\$28 bi-weekly
Family	\$720	\$60	\$1,620	\$135 (covers up to 2 adults and 4 children)	\$858 for 1st adult, \$728 for second adult or \$2,262 for family w/ children over 14 years (14 years and under are free)	Varies

RecPlex Workshop
July 29, 2008



Space Program

Space Programming Process

1. Serve unmet demand for activities and programs
2. Serve needs and interests of community
3. Accommodate changing needs of the Town
4. Achieve cost recovery objectives to offset operating expenses




RecPlex Workshop
July 29, 2008





Space Program

Potential RecPlex Facility Amenities

- Zero-entry indoor swimming pool
- Elevated track
- Racquetball/ handball courts
- Exercise/ weight lifting room
- Teen center
- Game room
- Day care
- 61,504 square feet (indoor facilities)



RecPlex Workshop
July 29, 2008





RecPlex Feasibility Study



RecPlex Workshop
July 29, 2008






RecPlex Workshop
July 29, 2008








How to Brainstorm

- One person starts by offering an idea.
- Note Taker will write the idea down (without stopping to discuss).
- Move on to the next person at table. That person offers an idea, it gets written down.
- Everyone gets chance to offer one idea before the next person can speak.
- Keep going around the table to generate ideas.



Thank You



**Town of Beekman
RecPlex Feasibility Study**

Public Workshop #1

July 29, 2008

The following is a summary of the RecPlex Feasibility Study Public Workshop held at the Beekman Recreation Center on July 29, 2008. Approximately a dozen residents, stakeholders, Town officials, and RecPlex Committee members participated in the workshop. The meeting began with a brief presentation explaining the purpose of the Feasibility Study, which included a review of the process, findings from detailed analysis, as well as images of a potential recreational facility and its amenities.

Following the presentation was an interactive workshop, which engaged the participants to review various potential recreational amenities of the facility and to answer a series of questions related to the proposed facility. The participants were broken into two tables, later presenting their ideas to the whole group. Overall both groups expressed satisfaction and interest in the proposed RecPlex and the associated amenities. Both tables expressed the need to use green/sustainable building materials during construction and operation of the facility. Another important issue to the community was the pool area and providing enough room for both swimming activities in the pool area, and sufficient seating for viewing. Other topics that were important to the groups were the walking track, low cost to the community, and daycare/teen centers.

The following are the comments from the workshop:

Question #1: What do you like about the proposed recreation space and features?

Table #1

- Overall Concept
- Pool is the number one priority
- The amount of research is great
- Walking Track
- Green Oriented

Table #2

- Walking Track
- Pool/ Play Area
- Close to Home
- Racquetball Court/ Yoga/ Aerobics
- Meeting Rooms
- Teen Center
- Green Building Techniques (*this issue was stressed as being very important)
- Sense of Community
- Family Membership

Question #2: What do you dislike about the proposed recreation space and features?

Table #1

- The cost associated with the facility
- The exclusive feeling of the facility, not being open to the public

Table #2

- Noise Level (Sound Proof so that noise does not disturb the Library patrons)
- Elevator
- Daycare Location
- Indoor vs. Outdoor Pool

Question #3: What amenities would you change?

Table #1

- Tennis courts...possibly outdoors
- Bleacher space for pool area
- Need to market to/target every age group
- “Green” construction technology (Solar energy, Geo-thermal, etc.)
- Wireless access
- Concession area

Table #2

- Waterslide
- Bleachers in the Gym/ Pool
- Put Exercise Equipment Looking Over Gym
- Children’s Party Room

Question #4: What isn’t being met?

Table #1

- Large locker areas

Table #2

- Elevator
- Daycare Location
- Indoor vs. Outdoor Pool

Question #5: Is the facility too small or too big?

Table #1

- The facility should be able to hold a large amount of people

Table #2

- No Complaints Regarding the Size

Question #6: Should the facility be phased? If yes, what features would you include in Phase 1?

Table #1

- N/A

Table #2

- The entire RecPlex facility should be constructed in one phase.

Question #7: How much would you pay per month to be a member?

Table #1

- \$700/year per family
- \$300/year in taxes

Table #2

- Family Membership - \$120/ month
- Individual Membership - \$60/ month
- Senior Membership - \$25/month, \$300/ year

Appendix D: NYS Trail Funding Guide

FUNDING FOR TRAIL-RELATED PROJECTS

June 3, 2000

Whether to support initial trail planning, move established plans to implementation, or to maintain or improve existing trails, most trail efforts incur financial costs at some point. Funding will be needed to meet these costs. This can be in the form of direct fundraising, grant applications, or both. It would be useful early in a trail advocacy group's existence to assign responsibility to an interested and able individual or subcommittee to take the lead in fundraising and/or applying for grants. Good fundraisers should like organizing special events. They should be skilled at describing the goals and merits of the trail project to any potential donor or supporter and speaking in public. A good grant writer should be skilled at writing clearly, concisely, and persuasively about the trail project's goals and merits, as well as being detail oriented for assembling the required application budget and supporting documents.

While fundraising can appear to be a daunting task, a sense of creativity, fun, and imagination has reaped great rewards for some trail organizations. Here are several examples of successful trail fundraising activities and events:

- A dairy in Dutchess County, New York supported the Appalachian Trail by creating "Appalachian Trail Mix Ice Cream." A percentage of the proceeds were donated to trail groups maintaining the Appalachian Trail.
- A microbrewery in Park City, Utah covered the costs of their local trail's promotional celebration by selling "Rail Trail Ale" in specially labeled bottles.
- Eastern Mountain Sports (E.M.S.) and the Albany Pine Bush Commission sponsored a snowshoe hike in the Pine Bush and held a raffle for a pair of snowshoes. The proceeds were donated to the Albany Pine Bush Commission.

- Local sportsmen's clubs in the Hudson River Valley actively raise funds by sponsoring raffles and holding auctions.
- Don't forget service organizations. The local Lions Club in Grand Junction, Colorado raised more than \$90,000 for a greenway along the Colorado River.
- Other fundraising ideas include the sale of buttons, T-shirts, calendars, cookbooks, posters, raffle tickets, educational brochures, decals, and books.
- In-kind assistance from community – Local businesses and professionals may be willing to donate products and services or to assist with the project.
- Basic organizational or friends group membership fees may help defray basic costs and overhead.

One of the best days to hold your largest fundraising event is on **National Trails Day**, held on the first Saturday of June each year. This event builds awareness about trails and trail systems throughout the U.S. The American Hiking Society is the national sponsor. By participating, your local community event gains added profile as part of a coordinated national movement/effort. For more information on National Trails Day, contact the American Hiking Society at 1422 Fenwick Lane, Silver Spring, MD 20910 or call (301) 565-6704, ext. 204. You can also visit their website at www.americanhiking.org. You can also contact the Hudson River Valley Greenway Trails Director at (518) 473-3835 or (800) TRAIL 92.

TRAIL FUNDING RESOURCES

The following is a list of regional organizations and foundations working in the Hudson River Valley that provide assistance for trail related projects. Contact each organization to receive grant applications, grant guidelines and funding cycle information. Whether successful or not, work to build a good ongoing relationship with the funding source and keep them apprised of your efforts, successes and challenges. See Appendix I for a chronological schedule of deadlines.

Greenway Conservancy Grants Program

The Greenway administers a grant program that offers technical and financial assistance to municipalities and nonprofit organizations within the legislatively designated Greenway area. This annual program provides funding for natural and cultural resource protection, regional planning, economic development, heritage and environmental education, and the promotion of public access to the river. Projects to plan and implement community trails that further the development of the Hudson River Valley Greenway Land and Water Trail System are also eligible. Total funding available is \$100,000. Grants range from \$5,000 to \$10,000. A local match of 100% of funds requested is required, with many eligible forms of in-kind match. For information, please contact the Greenway Conservancy for the Hudson River Valley, Inc., Capitol Building, Capitol Station, Room 254, Albany, NY 12224 or call (518) 473-3835.

1996 Clean Water / Clean Air Bond Act

There is an annual call for proposals. The specific due-date changes each year. The following are programs within this fund that have particular relevance to Greenway Trail System development:

Hudson River Valley Greenway

- Capital construction costs only – No land acquisition.
- Municipalities and not-for-profit organizations within the legislatively designated Greenway area are eligible applicants.
- Requests for funds may not exceed \$300,000.
- A 100% local match is required. Federal and State funds are not eligible.
- Eligible project categories are: public and private infrastructure projects related to the development of the Hudson River Valley Greenway Trail System, waterfront and main street revitalization, including those projects that protect resources and improve or rehabilitate existing facilities; infrastructure development related to a regional tourism strategy and natural resource inventories. Contact the Hudson River Valley Greenway at Capitol Station, Room 254, Albany, NY 12224, or call (518) 473-3835.

New York State Office of Parks, Recreation and Historic Preservation

- Projects must develop, expand or enhance public access to bodies of water, promote water-based recreation, or enhance the natural, cultural, or historic aspects of water.
- Standard funding cap of \$500,000.
- Special funding cap of \$1,000,000 for projects over \$4,000,000.
- A 100% local match is required. Federal and State funds are not eligible as match.
- Eligible project categories are:
 - A) Parks – improve, protect, preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes.
 - B) Historic Preservation – improve, protect, preserve, rehabilitate or restore properties on the State or National Register for use by all segments of the population for park, recreation, conservation or preservation purposes in accordance with the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation.
 - C) Acquisition – a permanent easement in or fee title to lands, waters, or structures for use by all segments of the population for park, recreation, conservation or preservation purposes, including open space or properties on the State or National Register, identified in a local Heritage Area management plan, or listed in the New York State Open Space Plan.
 - D) State Designated Heritage Areas - implementation of management plans.
- Contact: **Saratoga/Capital District Region** (Albany, Greene, Rensselaer, and Schenectady) - Harold Hagemann - Saratoga Spa State Park, 19 Roosevelt Drive, Saratoga Springs, NY 12866-6214, (518) 584-2000; **Taconic Region** (Ulster, Columbia, Dutchess, Putnam, and Westchester) and **Palisades Interstate Park Commission** (Ulster, Orange, and Rockland) - Ron Rader - Mills Mansion, Staatsburg, NY 12580, (914) 889-4100.

Environmental Protection Fund

There is an annual call for proposals. The specific due date changes each year. The following are programs within this fund that have particular relevance to Greenway trail system development:

New York State Office of Parks, Recreation and Historic Preservation

- As established under Environmental Conservation Law § 54-09.
- Funding cap of \$350,000.
- Funding cap of \$1,000,000 for projects over \$4,000,000 total.
- A 100% local match is required. Federal funds are not eligible, State funds are.

- Eligible project categories are:
 - A) Parks – improve, protect, preserve, rehabilitate or restore lands, waters or structures for park, recreation or conservation purposes.
 - B) Historic Preservation – improve, protect, preserve, rehabilitate or restore properties on the State or National Register for use by all segments of the population for park, recreation, conservation or preservation purposes in accordance with the Secretary of the Interior’s Standards and Guidelines for Archeology and Historic Preservation.
 - C) Acquisition – a permanent easement in or fee title to lands, waters, or structures for use by all segments of the population for park, recreation, conservation or preservation purposes, including open space or properties on the State or National Register, identified in a local Heritage Area management plan, or listed in the New York State Open Space Plan
 - D) State Designated Heritage Areas - implementation of management plans.
- Contact: **Saratoga/Capital District Region** (Albany, Greene, Rensselaer, and Schenectady) - Harold Hagemann - Saratoga Spa State Park, 19 Roosevelt Drive, Saratoga Springs, NY 12866-6214, (518) 584-2000; **Taconic Region** (Ulster, Columbia, Dutchess, Putnam, and Westchester) and **Palisades Interstate Park Commission** (Ulster, Orange, and Rockland) - Ron Rader - Mills Mansion, Staatsburg, NY 12580, (914) 889-4100.

*New York Department of State – Division of Coastal Resources
and Waterfront Revitalization*

- As established under Environmental Conservation Law § 54-11.
- Planning, design, feasibility studies, and construction projects that advance preparation or implementation of Local Waterfront Revitalization Programs (LWRP) are eligible for funding.
- Any municipality located on New York State’s coastal waters (including the tidal Hudson River) or on a designated inland waterway is eligible, although some restrictions apply.
- A 100% local match is required.
- Trail-relevant priorities include:
 - A) General Local Waterfront Revitalization Program Preparation/Implementation – planning needed to prepare or complete an LWRP or components of a program; or, project planning, feasibility, design or construction of projects identified in a LWRP or component which frequently include public access and/or trails projects.
 - B) Waterfront Redevelopment – financial assistance available to prepare and implement redevelopment strategies for abandoned and underutilized waterfronts, where development can provide new public access, spur economic activities, and improve environmental quality of the redeveloped area.

- C) Public Coastal Education – to start or expand educational and interpretive programs designed to build public awareness and stewardship of coastal resources such as citizen actions to improve water quality, design and dissemination of information on critical resources, and volunteer programs to improve coastal resources.
- Contact: New York Department of State’s Division of Coastal Resources
Albany, NY 12231-0001, (518) 474-6000.

New York State Department of Environmental Conservation

- Administers acquisition of significant natural, scenic, cultural, and recreational lands identified through public and agency input in the official New York State Open Space Plan. There is no competitive application. DEC allocates EPF funds as they are available. Contact your regional DEC office to contact your regional open space committee, or receive a copy of the plan. The Greenway Area is located within DEC Regions 3 and 4.

Hudson River Improvement Fund

The Hudson River Improvement Fund supports physical projects that require capital construction, development, or improvement. Priority categories are: Public Access – development or improvement of facilities that increase physical or visual access for the public to the Hudson River with a special interest in disabled facilities; Education Facilities – development or improvement of facilities suitable for Hudson River education programs; Habitat – repair, restoration, or creation of habitat including acquisition of unique shore and shallows habitats. Eligible applicants include non-profit organizations 501(c)(3), and governmental bodies. Application deadlines for 2000 are March 15 and October 16. Grants typically range from \$500 to \$20,000 though a few larger awards are made. In-kind services and matching funds are encouraged. For more information contact the Hudson River Improvement Fund at the Hudson River Foundation, 40 West 20th Street, 9th Floor, New York, NY 10011 or call (212) 924-8290.

Hudson River Estuary Management Program Grants

This program supports projects within the Hudson River Estuarine District. Eligible recipients include municipalities and non-profit corporations. Projects must be consistent with the Estuary Action Plan and fall into one of the following five categories: Community Interpretive Centers and Education Projects, Habitat Protection and/or Restoration, Scenic Resource Conservation, Community Conservation and River Stewardship, and River Access: Boating, Fishing, Swimming, Wildlife-related Recreation. Grants range from \$2,500 to \$100,000. A 20% local share of project cost is required. For further information contact John Albert, Hudson River Estuary Grants Administrator at NYSDEC, 50 Wolf Road Room 410C, Albany, NY 12233-4255, or call (518) 457-4208.

Transportation Enhancements Program – TEA-21

Federal Highway funding program administered by New York State Department of Transportation. These Transportation Enhancements Program (TEP) funds are dedicated to transportation-related projects that do not fall under the ‘traditional’ heading of highways and bridges. The eligible categories for TEP funding include the following:

- Provision of facilities for bicycles and pedestrians, including safety and educational activities
- Preservation of abandoned railway corridors, including conversion and use for bicycle and pedestrian trails
- Acquisition of scenic easements and scenic or historic sites
- Landscaping and other scenic beautification
- Environmental mitigation to reduce vehicle-caused wildlife mortality while maintaining habitat connectivity
- Rehabilitation and operation of historic transportation buildings, structures, or facilities
- Scenic or historic highway programs and provision of tourist and welcome center facilities
- Archaeological planning and research
- Establishment of transportation-related museums
- Control and removal of outdoor advertising
- Historic preservation
- Mitigation of water pollution due to highway runoff

Funding is on a reimbursement program and requires a 20% local share of project cost. Minimum eligible project cost is \$50,000; maximum is \$2.5 million. Eligible applicants include Municipalities, State Agencies, and Authorities. Local Municipal Planning Organizations (MPO's) review and rank project applications. MPO contacts for counties in the Hudson River Valley Greenway Area are as follows: **Albany, Rensselaer, Saratoga & Schenectady** - Capital District Transportation Committee (518) 458-2161. **Dutchess & Town of Lloyd** - Poughkeepsie / Dutchess Transportation Council (914) 486-3615. **Westchester, Putnam & Rockland** - New York Metropolitan Transportation Council – Lower Hudson Valley (212) 938-3310. **Orange** - Newburgh / Orange Transportation Council (914) 291-2318. **Ulster & Columbia** - New York State Department of Transportation – Region 8 (914) 431-5729. **Greene** - New York State Department of Transportation – Region 1 (518) 486-5520. **Bronx & Manhattan** - New York Metropolitan Transportation Council – New York City (212) 938-3310.

National Recreational Trails Program – RTP

This program is a trail trust fund financed by a portion of the federal gas tax attributable to off-highway vehicle use (i.e. snowmobiles, all-terrain vehicles, etc.). States receive an annual apportionment of which 30% must be used for motorized trail recreation, 30% for non-motorized trail recreation, and 40% discretionary with an emphasis on trail projects that serve compatible multiple uses. Eligible projects include trail development, acquisition of trail easement or rights-of-way, and trail maintenance activities. Projects must be identified in, or further a specific goal of a recreational trail plan, New York's Statewide Comprehensive Outdoor Recreation Plan, (SCORP). The program is administered by NYS Office of Parks and Recreation and Historic Preservation (OPRHP). The total fund is \$1,000,000, and grant amounts range from \$5,000 to \$80,000, with a 20% minimum local share of project cost. Contact: Regional OPRHP Grants Administrators in the Palisades and Taconic Regions at (914) 889-4100, and in the Saratoga/ Capital District area at (518) 584-2000 ext. 150.

American Hiking Society (AHS) National Trails Endowment

AHS provides funds for trail projects normally beyond the financial resources of the sponsoring organization, putting the money where the need is most urgent. Types of projects eligible for endowment grants are: The construction of new trails and/or improvement of existing trail facilities, increasing access to people with disabilities, purchasing of trail lands, and trail research projects. Grants are typically limited to \$10,000. New grants will be announced in March 2000. For more information contact the National Trails Endowment, American Hiking Society at 1422 Fenwick Lane, Silver Spring, MD 20910 or call (301) 565-6704 ext. 204. You may also visit the American Hiking Society at www.americanhiking.org to learn more about the program.

Recreational Equipment, Inc. (REI) Recreation and Conservation Grants

Grants of up to \$5,000 are available to not-for-profit organizations working to protect and restore the environment for recreation. Community Recreation projects include outdoor education, recreational access, and safe participation in muscle-powered sports. Grants of either funding or equipment are available in this category. Conservation projects are those dedicated to mobilizing community support, encouraging advocacy and influencing public policy to protect, encourage access, and enhance opportunities for recreation on public lands and water. Contact: REI, P.O. Box 1938, Summer, WA 98390-0800. Phone: (253) 395-3780 or online at www.rei.com.

Preserve New York

The Preservation League of New York and the New York State Council on the Arts offer a grant program to municipalities and not-for-profit organizations undertaking **historic structure reports, historic landscape reports** and **cultural resource surveys**. The Preservation League, a statewide, not-for-profit organization, and the Council, the state's arts funding agency, seek to support efforts to plan for the preservation, restoration and rehabilitation of historic buildings and landscapes throughout the state. This program is intended to support the direct costs of carrying out broad historic overview and existing conditions statements, detailed descriptions of historic buildings and sites, statements of historic and architectural significance, photographs and maps, nominations for local, state and national historic designation. These costs can include consultant fees and travel, photography, report production costs and other associated expenses. A total of \$106,500 is available and will be split among all three project types. Grants will range between \$3,000 and \$15,000 each. Applications must be postmarked by May 1 and applicants will be notified in September. Prospective applicants are advised to first discuss their projects with League staff. Contact Emily Curtis, Program Coordinator (518) 462-5658 extension 17 (Albany), or Tania Werbizky, Director, Technical and Grants Programs, (607) 272-6510 (Ithaca).

Furthermore

The Kaplan Fund's *Furthermore* program provides grants for publications (maps, pamphlets, books, guides, and catalogues) that expand the public interest in the built and natural environment: historic resources and preservation, cultural history, art landscape, and design. Grants range up to \$20,000 and are awarded in April and October with March 1 and September 1 deadlines. For more information call (518) 828-8900 or write to 518 Warren Street, P.O. Box 667, Hudson, NY 12534.

Land and Water Conservation Fund

A Federal Program that provides money for land acquisition and recreational/park improvements, including trails. Grants in the past have ranged from \$7,000 to \$400,000. Nearly twenty million dollars may be available to New York annually for state and local projects. Contact your congressional representatives for more information about this recently re-established grant source.

TRAIL AWARDS PROGRAMS

Kodak American Greenways Awards

Non-profit organizations, public agencies, and individuals are eligible for small grants of \$500 to \$2,500 (typically up to \$1,000) to stimulate the planning and implementation of greenways in communities throughout America. Grants may be used for activities such as mapping, conducting ecological assessments, creating brochures, hosting conferences, surveying land, producing interpretive displays, building trail and trail facilities and other creative projects. Applications may be submitted from March 1 and June 1 each year. Announcement of awards will be made in early fall. Contact: American Greenways The Conservation Fund, 1800 North Kent St., Suite 1120, Arlington, VA 22209. Phone (703) 525-6300. Visit their Website at www.conservationfund.org.

Trails for Tomorrow Awards Program

Dupont Cordura recognizes ten trail groups that best display the spirit and goals of National Trails Day with a Trails for Tomorrow award. Winning clubs receive a \$500 cash prize from Cordura and nearly \$1,500 worth of packs, footwear, and apparel from Cordura partner manufacturers that clubs can auction off to raise money for future trails projects. Winners also receive recognition in the American Hiking Society Newsletter and *Backpacker* magazine. A representative from each group is also treated to a trip to Salt Lake City for a special awards banquet. To receive a nomination form, contact the American Hiking Society at 1422 Fenwick Lane, Silver Spring, MD 20910 or call (301) 565-6704 ext. 204. Visit them on the web at www.americanhiking.org. You may also visit Dupont Cordura's website at www.dupont.com/cordura/html/ntdftf.

Vibram Volunteer of the Year Awards

Vibram Soles sponsors an award through the American Hiking Society for the top volunteers from each of the 50 states who dedicate their time and sweat to trail maintenance, construction, and improvement. The selected volunteers are honored on National Trails Day each year. For a nomination form, please write to American Hiking Society at 1422 Fenwick Lane, Silver Spring, MD 20910 or call (301) 565-6704 ext. 204, or visit them on the web at www.americanhiking.org.

Other potential grant sources for trail efforts can be located in the following publications:

Guide to Federal Funding and Assistance for Rivers, Trails and Open Space Conservation

This guide published by the National Center for Recreation and Conservation provides comprehensive overviews of federal grants, loans, and other types of financial assistance and technical assistance (non-monetary support) for rivers, trails, and open space conservation projects. Limited copies of the guide are available from the Hudson River Valley Greenway, or contact the National Center for Recreation and Conservation, National Park Service, P.O. Box 37127, Washington, DC 20013-7127 or call (202) 343-3780.

Guide to Foundation Grants for Rivers, Trails and Open Space Conservation

This guide published by the National Center for Recreation and Conservation provides a comprehensive list of potential grantors for rivers, trails, and open space conservation projects. Limited copies of the guide are available from the Greenway Conservancy or contact the National Center for Recreation and conservation, National Parks Service, P.O. Box 37127, Washington, DC 20013-7127 or call (503) 241-3506.

Directory of Funding Sources for Grassroots River and Watershed Conservation Groups

This comprehensive guide published by River Network lists potential funding sources for grassroots river and watershed organizations. To purchase a guide, contact River Network at P.O. Box 8787, Portland, OR 97207-8787 or call (503) 241-3506.

Other Helpful Fundraising Hints

Courtesy of the American Hiking Society and *Saving America's Countryside**.

Present a Positive Public Image. Develop a positive public image before your organization initiates a fundraising campaign.

Establish Contacts. Use all possible contacts in the community – friends, neighbors, civic groups, second homeowners, officers of local corporations and community boards.

Collect Names. Make sure that your organization has a device to collect the names of those who attend your trail events. People attending trail events may not be prepared to donate funds to your organization at the event, but they will probably do so in the future since they have been exposed to the great benefits that trails provide and the work of your organization. These same people can also be contacted in the future to volunteer with fundraising activities, advocacy mailings and trail maintenance or stewardship projects.

Maintain a Volunteer Time Record. Record volunteer hours in order to show community support for your project. Volunteer time may also be used as an in-kind match for some grant programs.

Communication. Keep volunteers, partner organizations and the community informed of your organization's progress and invite them to events.

Personal Contact. Personally contact prospective donors. Invite them to events and keep them involved and up to date. This type of contact is most effective because it puts a face to a name on a grant application.

Media Coverage. Don't forget to alert the media (TV, radio, and newspapers) about your events. Prepare a press release and submit it to these media outlets. This is an excellent way to reach a larger audience to publicize your trail and organization.

Be Specific. Specify funds or items when making a request. Estimate in advance what a donor may be able to give.

Provide Information and Publications. An information table set-up at a trail event with brochures or publications is extremely helpful to educate the public on the trail and your organization. Post a wish list of items needed by your organization at trail events because someone may be willing to donate these items.

Don't give up. Fundraising can be time consuming with unexpected delays and even rejection. Have patience and your efforts will be rewarded.

* Stokes, Samuel N., and Watson, A. Elizabeth. *Saving America's Countryside: A guide to Rural Conservation*. Baltimore, M.D.: Johns Hopkins University Press, 1989: p.83.

Appendix I: Chronological Grant Deadline Schedule

Grant Name Source	Eligible Projects	Application Due	Funds Available	Contact
Furthermore (The Kaplan Fund)	Publications (maps, pamphlets, books, guides, and catalogues, etc.) to expand public interest in the built and natural environment, historic resources and preservation, cultural history, art landscape and design.	March 1 st and September 1 st	Grants range up to \$20,000.	(518) 828-8900
Hudson River Improvement Fund (Hudson River Foundation)	Physical projects that require capital construction, development or improvement. Priority categories: Public access, physical or visual with special interest in disabled facilities. Education facilities and habitat creation or restoration	March 15 th and October 16 th	Grants range from \$500 to \$20,000. A few larger awards are made.	(212) 924-8290
Recreation and Conservation Grants (Recreational Equipment, Inc.)	Not-for-profit organizations only: community recreation projects including outdoor education and recreational access, conservation projects to encourage community support, advocacy and public policy to protect access and recreational opportunities.	March	Grants up to \$5,000	(206) 395-7100
National Recreational Trails Program (NYS OPRHP & Federal Highway Administration)	Trail development, acquisition of trail easements or rights-of-way, and trail management activities.	Irregular call for proposals (Usually in the spring)	Total funding \$1,000,000. Grants range from \$5,000 to \$80,000.	(914) 889-4100 or (518) 584-2000 ext 150
Preserve New York (The Preservation League of NY & NYS Council on the Arts)	Historic structure and/or landscape reports and cultural resource surveys to plan for the preservation, restoration or rehabilitation of historic buildings and landscapes.	May 1 st	Total funding \$106,500. Grants range from \$3,000 and \$15,000.	(518) 462-5658 ext 17 or (607) 272-6510
American Greenways Awards (Kodak)	Projects to stimulate planning and implementation of greenways throughout America. Activities such as mapping, ecological assessments, surveying land, building trails and trail facilities are eligible.	June 1st	\$500 to \$2,500 typically up to \$1,000.	(703) 525-6300
Trails For Tomorrow Award (DuPont Cordura)	Award that recognizes ten trail groups that best display the spirit and goals of National Trails Day	June 19 th	\$500 cash prize plus nearly \$1,500 worth of gear.	(301) 565-6704 ext. 204
1996 Clean Water / Clean Air Bond Act	<p>Hudson River Valley Greenway: capital construction projects related to development of the Hudson River Valley Greenway Trail System, waterfront and main street revitalization, regional tourism strategies, and natural resource inventories</p> <p>NYS Office of Parks, Recreation, and Historic Preservation: park preservation or rehabilitation, historic preservation of properties on the State or National Register, and acquisition of easements for use by general public for recreation, conservation, or preservation purposes.</p>	Coordinated annual call for proposals (Usually in the summer)	<p>Requests for funds should not exceed \$300,000</p> <p>Standard funding cap of \$500,000, special funding cap of \$1,000,000 for projects over \$4,000,000</p>	(518) 473-3835 (518) 584-2000 or (914) 889-4100

Appendix I: Chronological Grant Deadline Schedule Continued

Grant Name Source	Eligible Projects	Application Due	Funds Available	Contact
Environmental Protection Fund	<p>NYS Office of Parks, Recreation, and Historic Preservation: park preservation or rehabilitation, historic preservation of properties on the State or National Register, and acquisition of easements for use by general public for recreation, conservation, or preservation purposes</p> <p>NY Dept. of State Division of Coastal Resources and Waterfront Revitalization: General local waterfront revitalization or redevelopment, public coastal education</p>	Coordinated annual call for proposals (Usually in the summer)	<p>Funding cap of \$1,000,000 for projects over \$4,000,000 total</p> <p>Typically \$10,000 to \$500,000</p>	<p>(518) 584-2000 or (914) 889-4100</p> <p>(518) 474-6000</p>
Transportation Enhancements Program (NYS Department of Transportation)	Dedicated to transportation related projects - facilities for bicycles & pedestrians, scenic or historic highway programs, tourist & welcome center facilities, transportation related museums, control & removal of outdoor advertising, environmental mitigation to reduce vehicle-caused wildlife mortality, landscaping & scenic beautification, etc.	Irregular call for proposals (Usually in the summer)	\$50,000 to \$2.5 million	See MPO contact list in full grants program description
Furthermore (The Kaplan Fund)	Publications (maps, pamphlets, books, guides, and catalogues, etc.) to expand public interest in the built and natural environment, historic resources and preservation, cultural history, art landscape and design.	March 1 st and September 1 st	Grants range up to \$20,000.	(518) 828-8900
Hudson River Estuary Management Program	Projects within the Hudson River Estuarine District - Community interpretive centers and education projects, habitat protection or restoration, scenic resource conservation, community conservation and river stewardship, and river access: boating, fishing, swimming, and wildlife related recreation.	October	Grants range from \$2,500 to \$100,000	(518) 457-4208
Hudson River Improvement Fund (Hudson River Foundation)	Physical projects that require capital construction, development or improvement. Priority categories: Public access, physical or visual with special interest in disabled facilities. Education facilities and habitat creation or restoration	March 15 th and October 16 th	Grants range from \$500 to \$20,000. A few larger awards are made.	(212) 924-8290
National Trails Endowment (American Hiking Society)	Construction of new trails or improvements of existing trail facilities, increasing disabled access, purchasing of trail lands, trail research projects, and constituency-building for a specific trail project	November 30 th	Typically limited to \$10,000.	(301) 565-6704 ext. 204
Greenway Grants Program (Greenway Conservancy for the Hudson River Valley, Inc.	Natural & cultural resource protection, regional planning, economic development, heritage & environmental education, promotion of access to the Hudson River	Annual call for proposals (Usually in the winter)	Total funding \$100,000. Grants range from \$5,000 to \$10,000	(518) 473-3835
Land and Water Conservation Fund	Provides money for land acquisition and recreational/park improvements including trails.	Federal program not yet established	Grants have ranged from \$7,000 to \$400,000.	Congressional Representative