

### ESG Associates Inc – Proposed Base Recreation Complex (Private Only Programming)

At the last Ad Hoc Community Center meeting the committee asked the ESG/Downs group for more detail on what elements of the recreation complex would be included in a strictly private facility. The following outlines the likely private facility program.

*It is very important to note that with a private facility without the town as an anchor tenant, access and preferred use time for various amenities will end up being entirely market driven, as will the specific design and programming of the complex. The opportunity for the town to be an anchor tenant would guarantee its desired amenities and designate public access and prime use times.*

Some of the details of a strictly private facility are not clear or set, because to-date we've delayed marketing to many private recreation end-users and tenants to provide time for the community to consider your programming first.

Amenities to be included in a private format:

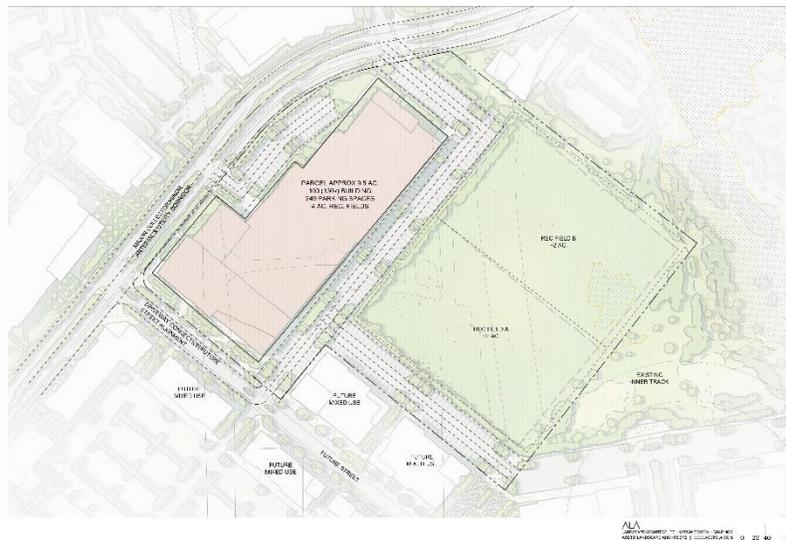
- **Ice Rink** – at least one full sheet of ice focused on youth and adult league hockey and skating programs, and also private and public school needs for the greater-Portland area. There is potential for an additional 1/3 of a sheet (1/3 of a rink) depending on market demand.

- **Indoor Turf Field** – an indoor turf field will be included in the facility focused on club soccer, lacrosse, field hockey, baseball and other organizations and associated events and tournaments.



- **Outdoor Turf Field** – at least one outdoor turf field for the same sports, clubs and private organizations that have demand for the indoor turf field.
- **Strength and Conditioning** – ESG will include a strength and conditioning component with fitness, weight training, exercise machines, and related equipment. As a private facility, this would be programmed based on the needs of the anchor tenants and private demand.

- **Pro-Shop** – ESG will include a retail pro-shop that sells sports, athletic and associated goods
- **Pool** – Given the town’s high level of interest in a pool, ESG has delayed heavily marketing to other pool/swim organizations and clubs, but there is private demand for pool use in the area. Based on this demand, if the town doesn’t move forward as the anchor tenant and/or operator of a pool, ESG will seek private pool end-users and will design a private pool facility based on their specific needs.
- **Concessions** – the facility will include concessions and related food and drink sales to users and visitors
- **Other Tenant Spaces** – ESG has delayed committing to other private entities in order to guarantee space for the town. If these spaces aren’t desired by the town after this process, there are a range of private athletic, physical therapy, tutoring, child care and related groups and businesses who are interested in joining The Downs Sports Center ecosystem.



We hope this outline provides the Ad Hoc committee with a better sense of the programing and amenities within a private facility and look forward to reviewing this in more detail with the group at your next meeting.

This overview is being provided at the request of the committee to clarify what a strictly private facility would look like. That said, ESG and the Downs remain committed to offering the town the ability to be a lead tenant and guarantee the town public use and access to the recreational / community center uses that are desired as determined by the town through this process.