

CITY OF WHITE PLAINS INTER/MULTI-GENERATIONAL COMMUNITY CENTER

FEASIBILITY STUDY

JULY 30, 2025



AGENDA

1. **Introductions**
 - LaBella Team
 - Feasibility Study Scope
2. **Existing Conditions & Square Footage Analysis**
 - 65 Mitchell Place: Community Center
 - 11 Amherst Place: Youth Bureau
 - 85 Gedney Way: Recreation & Parks Admin.
 - Battle Hill & Gillie Rooms: Recreation & Parks
4. **Square Footage Analysis**
 - Existing Square Footages & Percentages
 - Staff Comments
5. **Preliminary IGCC Space Requirements**
6. **Potential Site Location**
7. **Public Engagement**
 - Strategy
 - Public Outreach & Stakeholders
8. **Survey Results**
9. **Summary of Completed and Ongoing Tasks**
10. **Questions & Comments**



HERE TODAY



Pasquale Marchese

Position:
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Civil Designer
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INTER/MULTI-GENERATIONAL COMMUNITY CENTER FEASIBILITY STUDY: WHY?

THE CITY OF WHITE PLAINS IS LOOKING TO
CREATE A PROJECT MAP AND GUIDELINE FOR A
NEW INTER/MULTI-GENERATIONAL
COMMUNITY CENTER.

THIS FEASIBILITY STUDY WILL PROVIDE THE CITY
THE DATA, AND TOOLS, IT NEEDS TO MEET
CURRENT AND FUTURE COMMUNITY NEEDS.

A ONE-STOP WELLNESS, SOCIAL, AND
RECREATIONAL CENTER.

EXISTING CONDITIONS





65 MITCHELL PL: COMMUNITY CENTER



City of White Plains
Inter/Multi-Generational Community Center

65 MITCHELL PLACE - COMMUNITY CENTER

FACILITY DESCRIPTION

- This leased space acts as a community center and houses programming for both the Senior Center and Youth Bureau. This location also includes space for adult programming, special needs programming, afterschool programs, and program registration.
- The center is overseen and staffed by the Recreation & Parks Department.
- Staff: Approximately 16 associated staff (7 permanent and 9 flex).
- The seasonal Summer Camp office is also housed here which has a staff of up to 14 seasonal employees with 60 programs serving over 2000 kids per day.
- Many of the spaces are doing double (or triple) duty to meet the growing needs of the community.
- The space is difficult to access, with the entrance located in a rear alleyway.
- There is no dedicated parking, no dedicated bus drop off area, and no area for deliveries.
- Approximately 11,315 square feet total.



**11 AMHERST PL:
YOUTH
BUREAU**



City of White Plains
Inter/Multi-Generational Community Center

11 AMHERST - YOUTH BUREAU

FACILITY DESCRIPTION

- Located at the ground level (basement) of the Eastview Campus Middle School.
- Contains the Youth Bureau administrative offices with 16 to 18 full-time employees, and over 100 part-time employees.
- One gymnasium/basketball court serving multiple functions, not programmed by the City but used by the Youth Bureau after school hours.
- Boxing/athletics gym/fitness room, with multiple martial arts programs utilizing the space. Also used by the personnel/Police Dept. for training.
- The Spot: Teen Lounge (~20'x25'), not large enough to accommodate all who want to use it.
- Multiple classroom spaces serve over 80 middle school kids after-school.
- Afterschool program administrative offices: 3 full-time employees.
- Alternative leadership program: 4 full-time employees, 2 part-time employees.
- Aviation Room with flight simulator.
- Approximately 11,808 square feet total.



85 GEDNEY WAY: RECREATION & PARKS



City of White Plains
Inter/Multi-Generational Community Center

85 GEDNEY WAY - RECREATION & PARKS

FACILITY DESCRIPTION:

- This space is owned by the City and houses the Recreation & Parks administration offices.
- Staff: 10 permanent employees; some staff have a public-facing role.
- Registration for all Youth Programs are submitted at this facility.
- The space will need to be renovated.
- Approximately 2,693 square feet total.

BATTLE HILL ROOM & GILLIE ROOM

FACILITY DESCRIPTION:

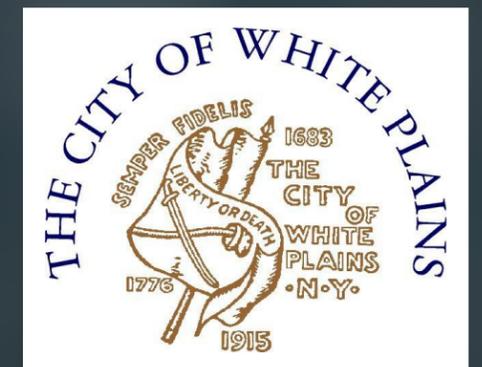
Battle Hill Room:

- This City operated space is located within a residential apartment complex.
- The space is programmed for a variety of classes and usages by the Recreation & Parks Department. It is also sometimes used by the Youth Bureau.
- There is no dedicated staff at this facility.
- Approximately 1,822 square feet total.

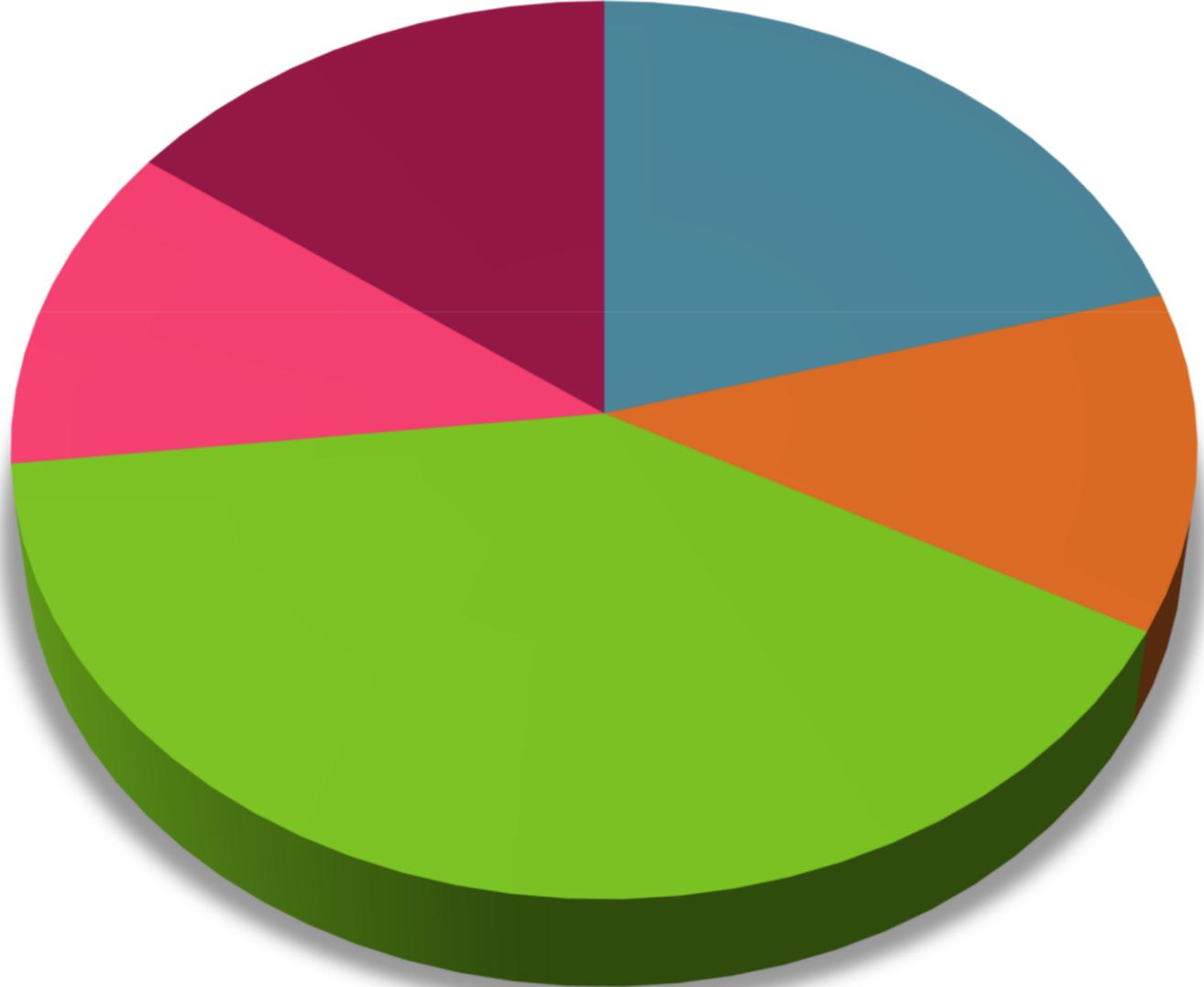
Gillie Room:

- This space is owned and operated by the City; located within the Gedney Way park complex.
- There is no dedicated staff at this facility.
- The space is in need of a renovation.
- This single room assembly space is programmed for a variety of classes and usages.
- Approximately 1,822 square feet total.

SQUARE FOOTAGE ANALYSIS



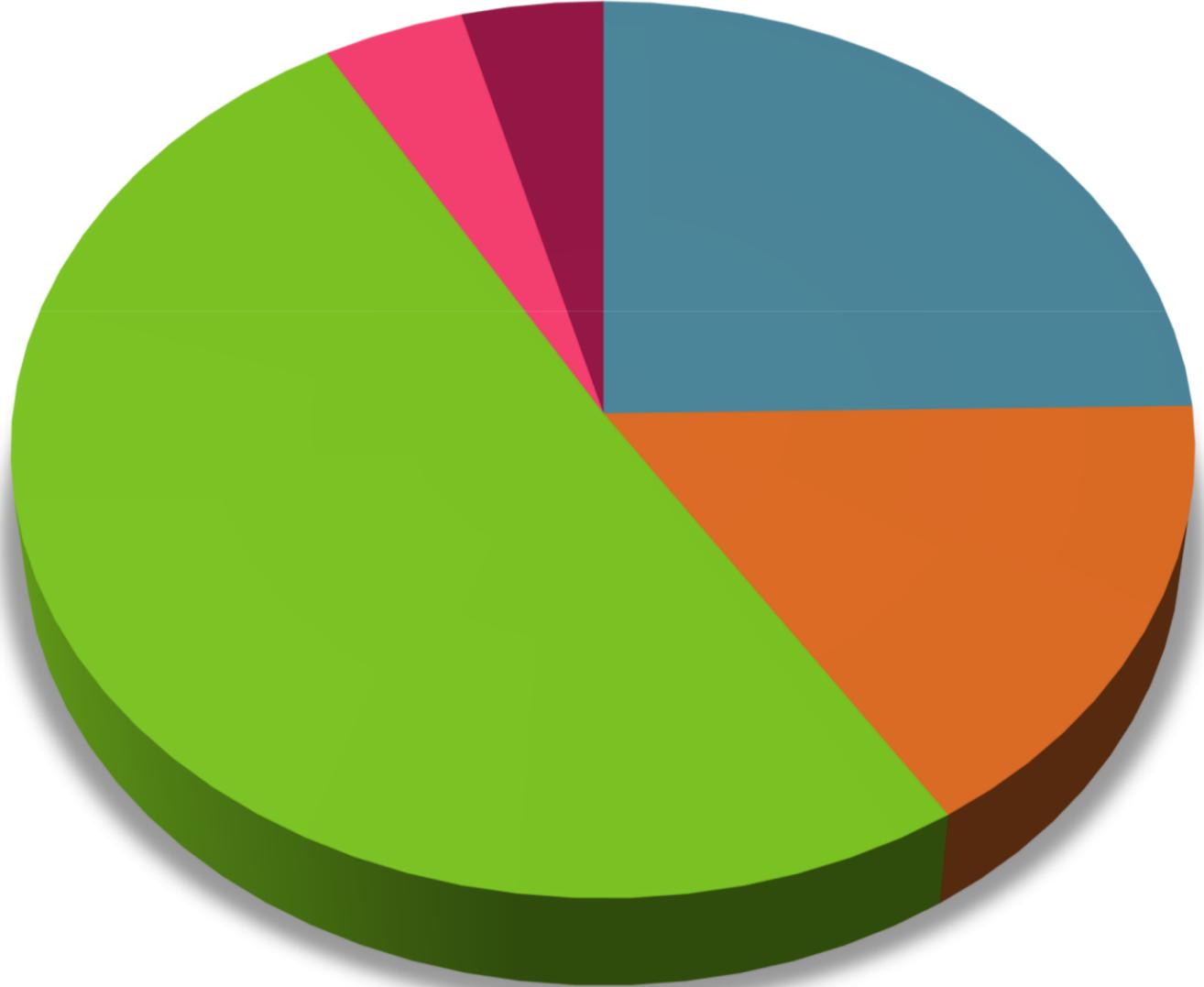
RECREATION & PARKS SQUARE FOOTAGE



- CLASSROOMS
- OFFICE & ADMINISTRATION
- STORAGE
- ACCESSORY
- ASSEMBLY

TOTAL SQFT	OFFICE SQFT	CLASS RM SQFT	ASSEMBLY	ACCESSORY SQFT	STORAGE SQFT
15,209 SF	3,136 SF	1,853 SF	6,147 SF	1,800 SF	2,273 SF
	20.6%	12.2%	40.4%	11.8%	14.9%

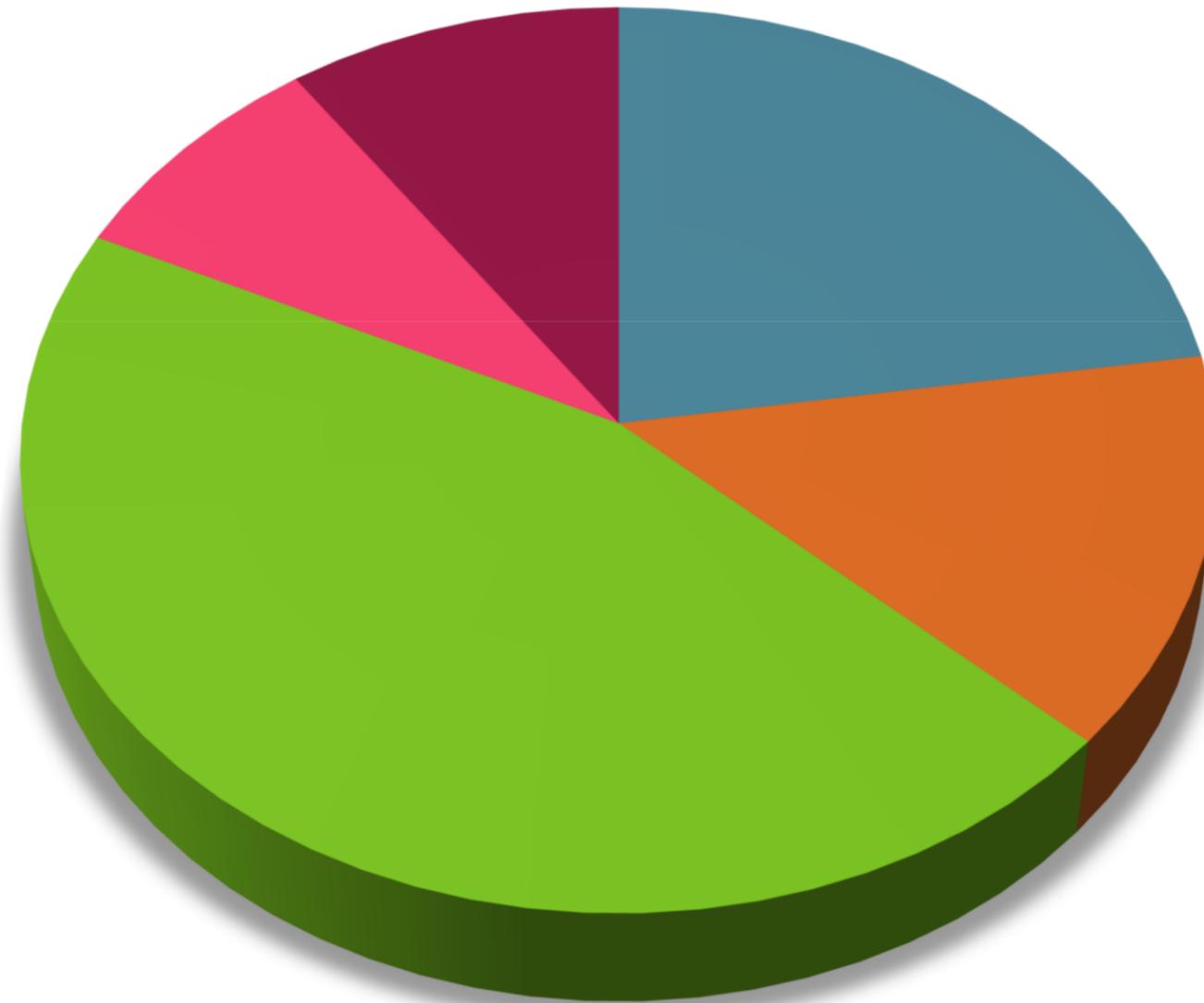
YOUTH BUREAU SQUARE FOOTAGE



- CLASSROOMS
- OFFICE & ADMINISTRATION
- STORAGE
- ACCESSORY
- ASSEMBLY

TOTAL SQFT	OFFICE SQFT	CLASS RM SQFT	ASSEMBLY	ACCESSORY SQFT	STORAGE SQFT
13,929 SF	3,445 SF	2,246 SF	7,074 SF	581 SF	583 SF
	24.7%	16.1%	50.8%	4.2%	4.2%

OVERALL SQUARE FOOTAGE ANALYSIS



- CLASSROOMS
- OFFICE & ADMINISTRATION
- STORAGE
- ACCESSORY
- ASSEMBLY

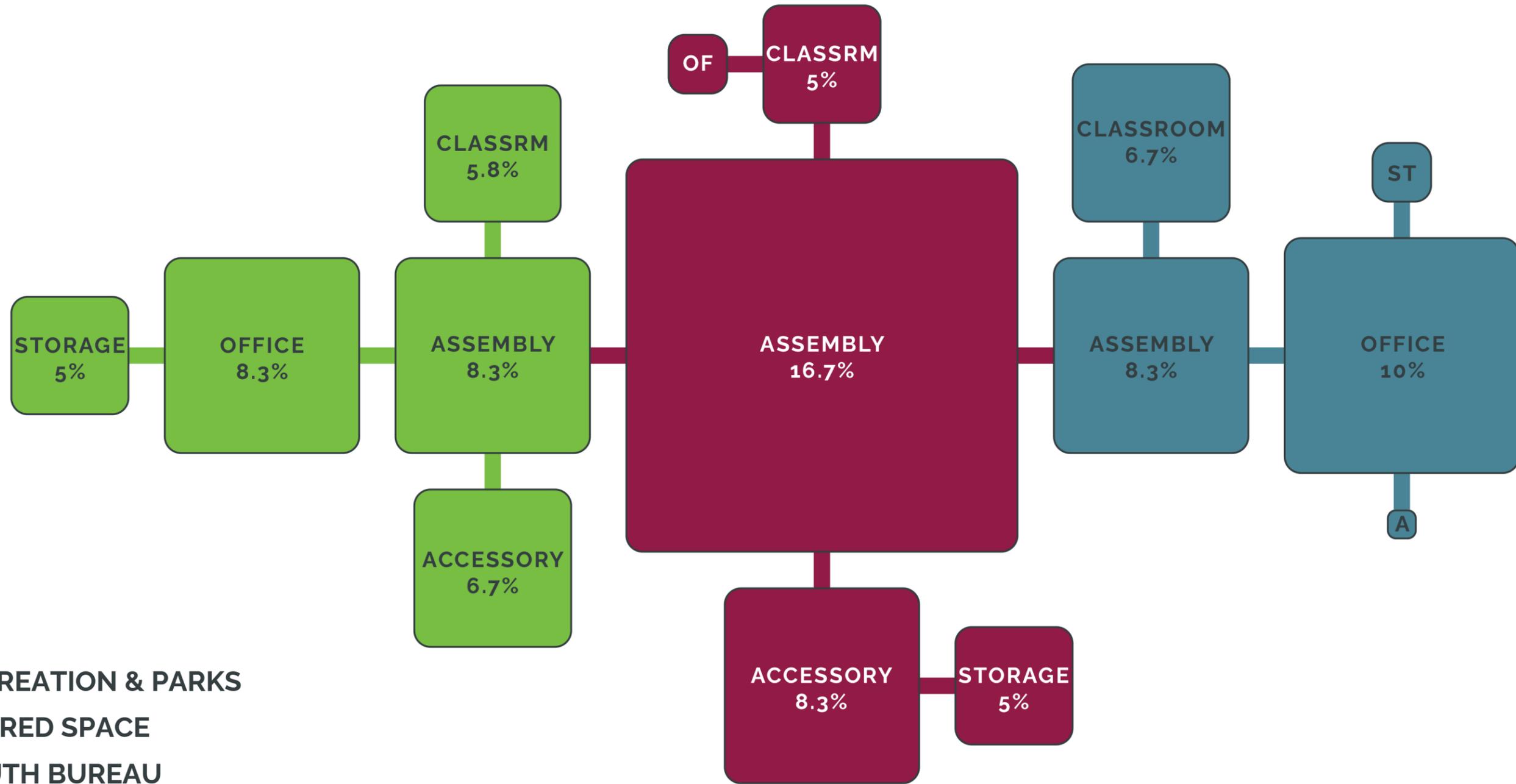
TOTAL SQFT	OFFICE SQFT	CLASS RM SQFT	ASSEMBLY	ACCESSORY SQFT	STORAGE SQFT
29,137 SF	6,580 SF	4,099 SF	13,221 SF	2380.9 SF	2856.3 SF
	22.6%	14.1%	45.4%	8.2%	9.8%

GENERAL STAFF COMMENTS

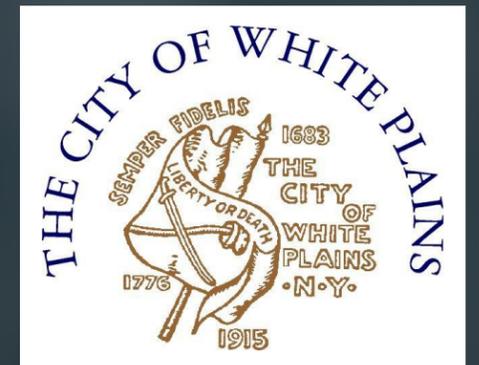
STAFF COMMENTS

- Some locations are not easy to find.
- Most locations have no designated parking, with only limited street parking.
- There is a need for larger public-staff interaction spaces.
- Staff expressed a desire for modernized bathrooms.
- Staff expressed a desire for employee lounges/kitchens.
- Programs do not meet the demand of the community; programs have waitlists.
- Spaces are not fully accessible for City programming/use.
- Lack of natural light was noted throughout; some offices have no windows.
- Limited storage space is already maxed out in all facilities.
- Storage needs to be larger, centralized, and more well organized.
- Different age groups require dedicated space.
- Additional spaces are needed for diversified activities.
- A more visible and accessible main entrance is needed at all facilities.

PRELIMINARY IGCC SPACE AND SQUARE FOOTAGE ANALYSIS



POTENTIAL SITE LOCATION





125 COURT STREET



City of White Plains
Inter/Multi-Generational Community Center

POTENTIAL SITE LOCATION



**125 Court Street: A centralized downtown location, owned by the City.
Approximate Size: 125' x 295' – 36,875 SqFt. - 0.84 acres**

PUBLIC ENGAGEMENT



PUBLIC ENGAGEMENT STRATEGY

Public Engagement Strategy:

- Public Survey
- Stakeholder Interviews
- Common Council Meetings
- Public Meetings
- Community Outreach at Key Public Events

Public Engagement Timeline:

- July 1, 2025 to September 15: Survey Open.
- July - August: Stakeholder interviews.
- July – September: Common Council Meetings, Public Meetings, and public events (to promote awareness, and encourage participation in the survey).
- October - November: Common Council meetings and Public Meetings (to present findings, and recommendations, as gleaned from the survey, community engagement, Stakeholder interviews, and additional staff input).

The results of the feasibility study, and survey will inform options for site placement, design concepts, service levels, capital budget, operational budgets, and funding strategies for the new community center. Community preferences, and needs, will be incorporated into the vision for development.



PUBLIC EVENT OUTREACH

EVENTS AND PLACES WE'VE CANVASSED:

- Independence Day Celebration (7/2)
- Common Council Meeting (7/7)
- Senior Outreach Event (7/16)
- Rock the Block (7/16)
- Public Meeting (7/30)

UPCOMING EVENTS:

- Senior Outreach Event (8/5)
- National Night Out (8/5)



**EVENTS INCLUDED SHARING
PROJECT INFORMATION,
SHARING THE SURVEY, AND
CONVERSATIONS WITH
RESIDENTS.**

STAKEHOLDER OUTREACH

STAKEHOLDERS WE'VE HEARD FROM TO DATE:

- Grandpa's United
- Slater Center
- El Centro Hispano
- Mayor's Advisory Committee
- Youth Bureau
- Mayoral Office Student Intern
- Residents & Local Volunteers
- School District
- Senior Center
- Business Improvement District
- Peace Outside Campus
- Common Council



**CONVERSATIONS
EMPHASIZED THE STRONG
DESIRE FOR
INTERGENERATIONAL
COMMUNITY SPACES.
THE CENTER MUST
ACCOMMODATE ALL AGE
GROUPS IN A WELCOMING
ENVIRONMENT.**

KEY TAKEAWAYS

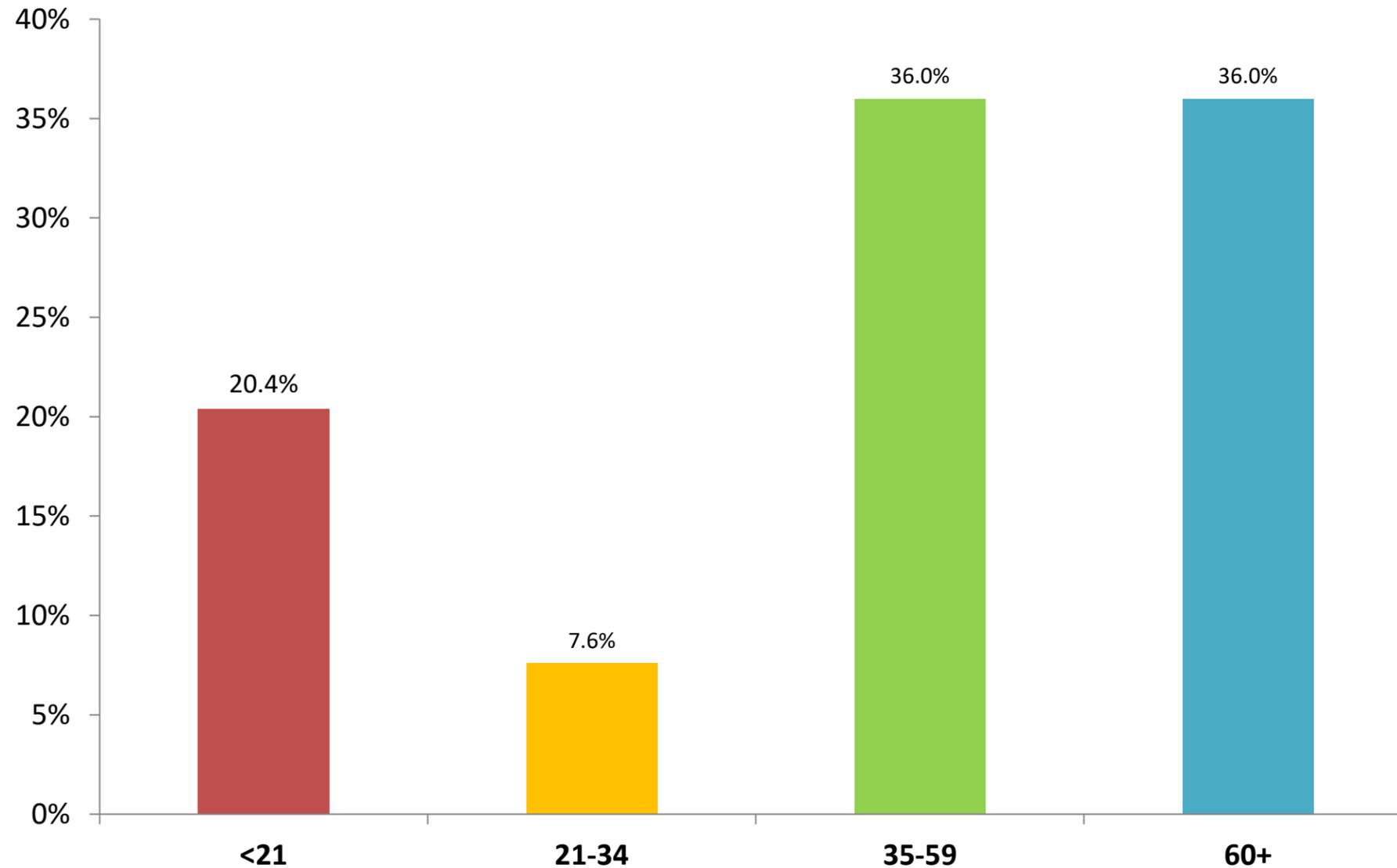
STAKEHOLDER MEETINGS:

- **Top Service & Facility Gaps Identified:** Year-round recreation, flexible spaces, more educational, social and wellness programming, indoor pool.
- **Accessibility & Location are Critical:** Must be centrally located, downtown preferred, accessible by public transit with ample/affordable parking, fully ADA compliant.
- **Inclusivity & Cultural Representation:** Should reflect community diversity and cultural programs. Outreach should be targeted to continue to expand diversity in participation.
- **Information & Awareness:** Need for clear communication and outreach to ensure the public is aware of the offerings.

OTHER SUGGESTIONS:

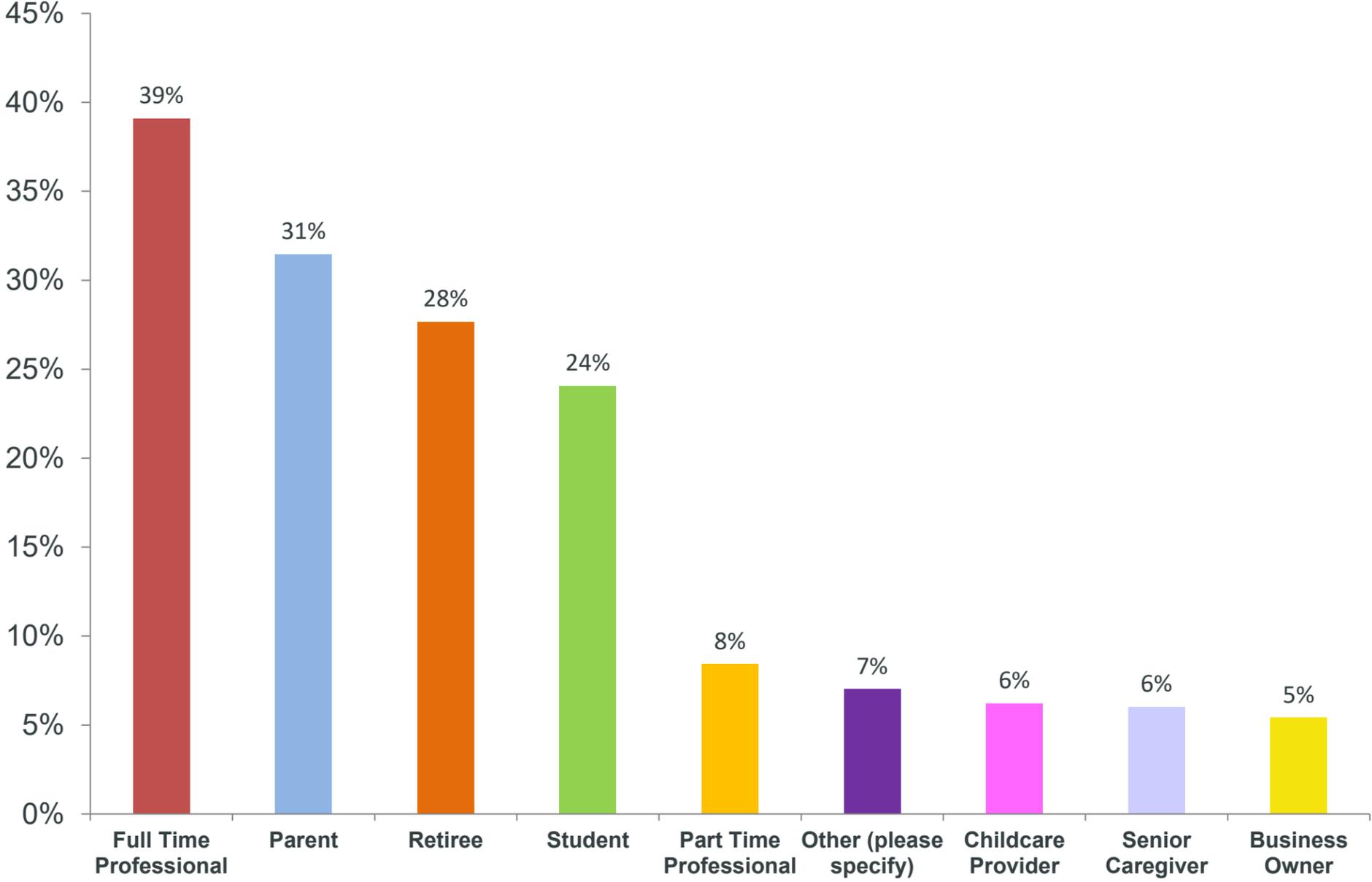
- Provide café/food options, tutoring, tech help, quiet spaces, & areas for social connection.
- Ensure sufficient parking, and consider on-site transportation.
- Create flexible, reconfigurable spaces.
- Continuously assess the needs of the community to ensure they are being met.

SURVEY RESULTS: AGE RANGE



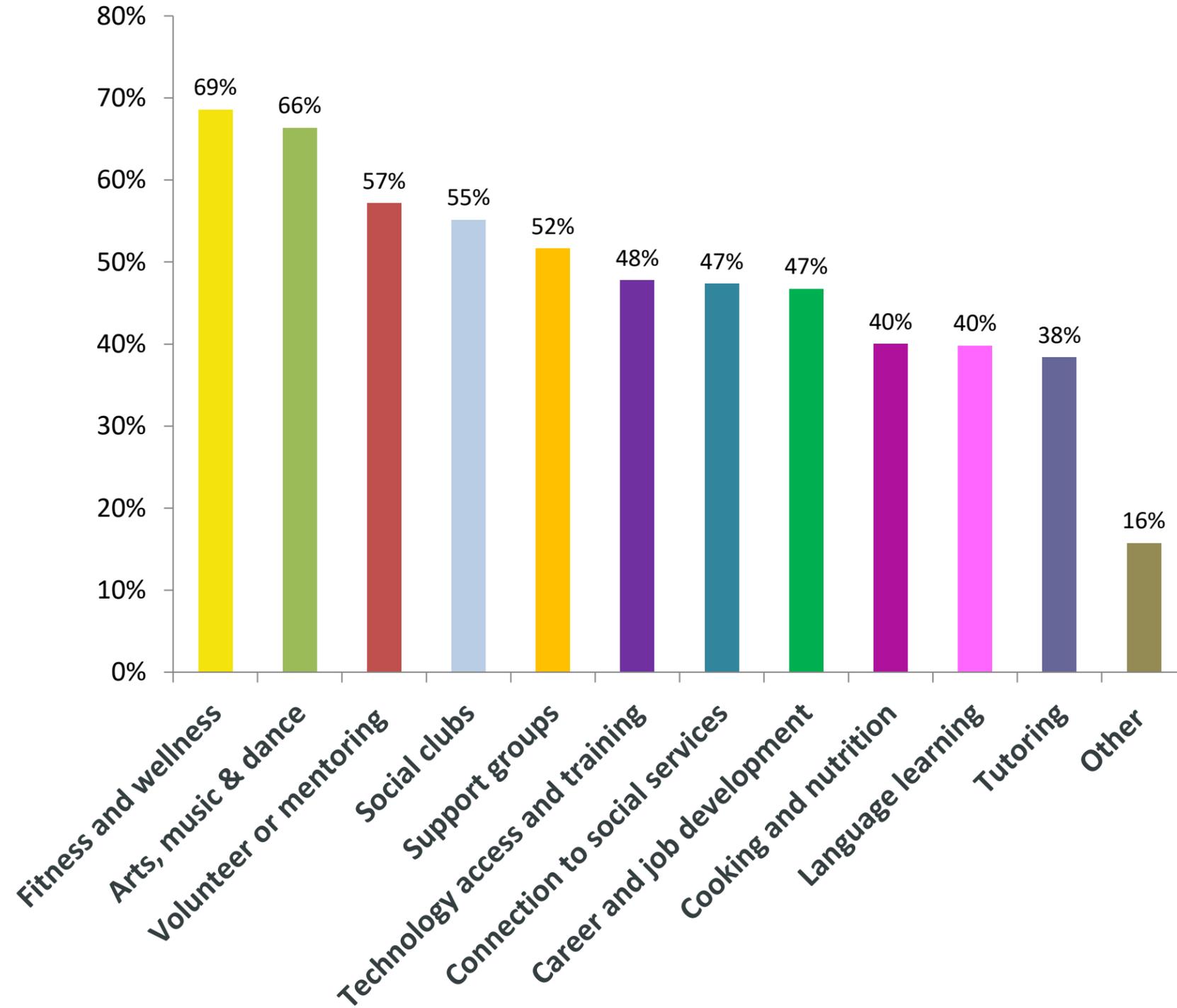
- To date: 500 responses have been received.
- The survey closes on September 15th.

SURVEY RESULTS: PARTICIPANT IDENTIFIED ROLES



*Choose all that apply

PRIORITIZED PROGRAMS & SERVICES

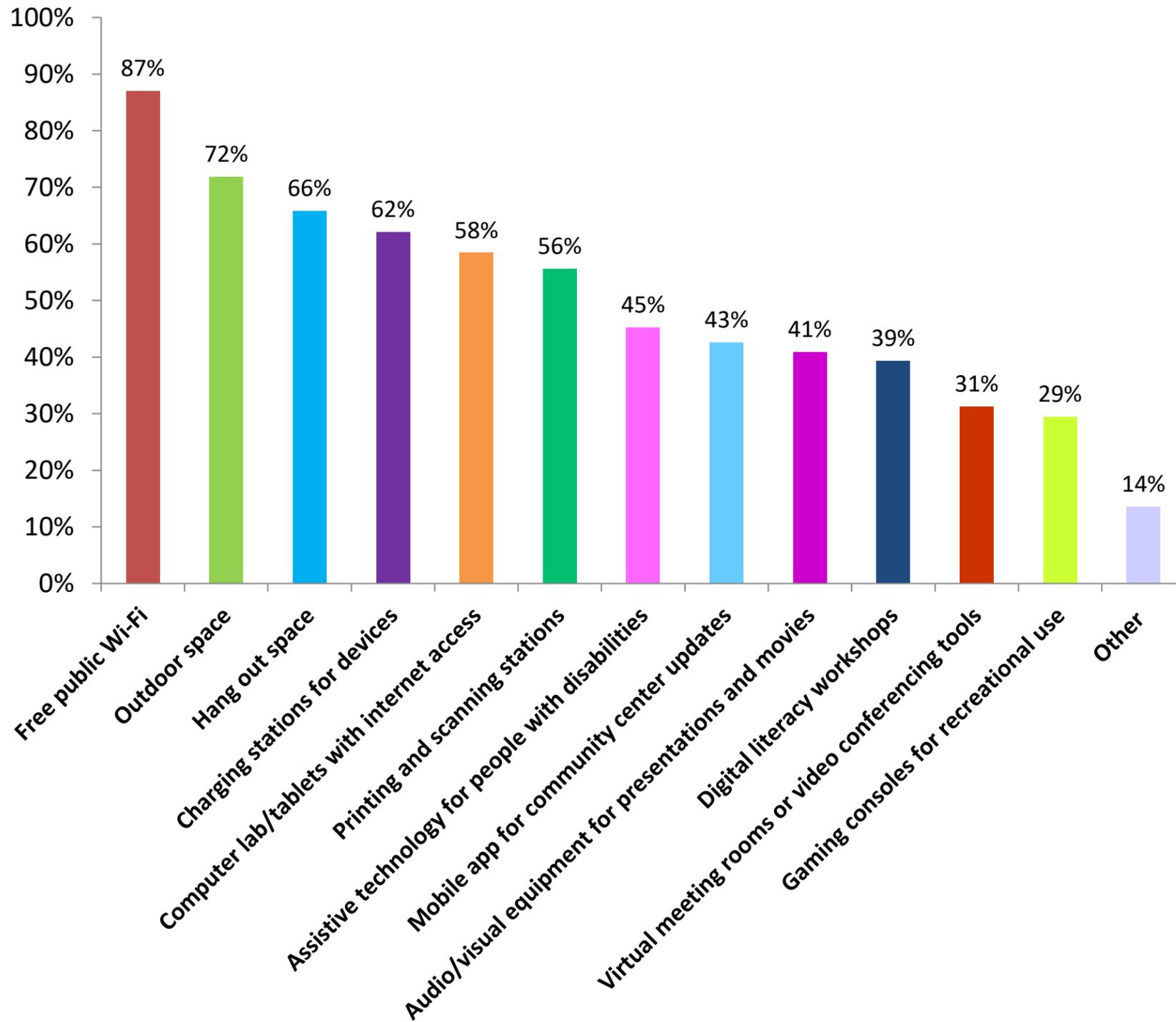


What programs and services should be prioritized in a community center in the City of White Plains?

*Choose all that apply

SURVEY RESULTS

DESIRED TECHNOLOGIES

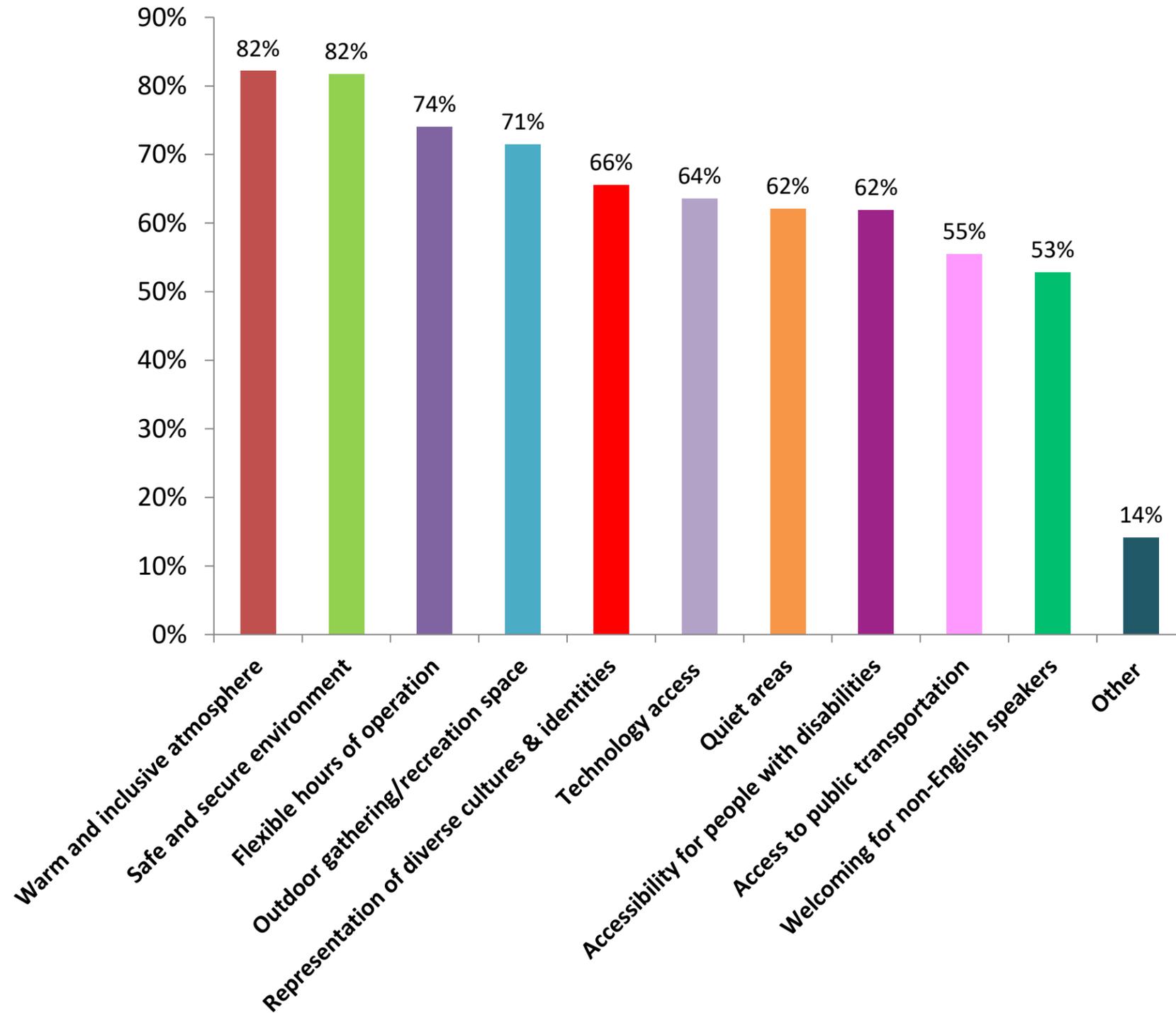


What kind of technologies would you like to see in a community center?

*Choose all that apply

SURVEY RESULTS

WELCOMING & ACCESSIBLE ASPECTS



What would make a community center feel welcoming and accessible?

*Choose all that apply

SURVEY RESULTS

COMPLETED & ONGOING TASKS SUMMARY

- Preliminary Meeting with City Departments
 - Youth Bureau
 - Recreation and Parks
 - Community Center Staff
- Site Visits and Existing Conditions Review
- Usage, and Square Footage Analysis
- Kick-Off Meeting at Mayor's Office with City Staff
- Survey Launched (July 1st)
- Community Engagement Events
- Stakeholders Meetings
- Common Council Interviews
- Community Meetings
- Common Council Meetings



THANK YOU!

