



Town of Wellesley Senior Study Committee

Tolles-Parsons Center
Feasibility Study

Community Forums – January 14, 2009



Agenda

- Introduction
- Assessing the need
- Facility requirements
- Site options
- Feasibility Study of American Legion Site
- Community Voices
- Timeline
- Next steps



Feasibility Study Components

- Needs analysis/community outreach
- Program plan/space requirements
- Options review
 - Site assessment
 - Parking assessment
- Funding strategy/private partnership
- Operational budget



Assessing the Need

- Review of existing program & space needs
- July '07 Survey – 6,121 residents > age 57
- Fall '07 It Takes-A-Town Symposium (“50 and Beyond”)
- Consulted with National and State experts
- Veterans’ input
- Interviewed 23 community leaders and department heads
- September '08 Focus Groups
- Visited 13 senior centers in other towns



Collective Learnings

- Sense of Place: Get Connected & Community
 - To stay fit and vital, i.e., to socialize, learn, exercise
 - Community Leaders identified need for “Center”
- The Quality of the Facility Matters
 - Needs to be welcoming, accessible, aesthetically appealing, conducive to multiple activities, i.e. a Center
- The Need in Wellesley is consistent with other communities
 - Facility investment tapped pent-up demand



Program Plan/Space Requirements

- Bill Sterling and Associates
 - Reviewed Center's vision statement
 - Reviewed existing space requirements
 - Reviewed ITAT, survey results and focus group data
- Additional site visits
- Sought input from COA Exec. Director, COA Board and Study Committee



Facility Requirements

- Sterling Assoc. assessment for Wellesley: 12,440 sq. ft.
- Key characteristics
 - Flexible spaces: classes, fitness, meeting rooms, crafts
 - Socializing spaces: Café, library/living room area, billiards
 - COA offices: privacy, secure
 - Accessible
 - “Green”
 - Light, airy, inviting and welcoming



Site Options

- Wellesley Community Center
- Other potential options
- American Legion site



Other Options Considered

- High School: No space
- Morton Circle: NRC land
- Warren Building: ZBA Restrictions, NRC land, high utilization
- College land: not interested in selling



Sterling Associates – Feasibility of American Legion Site

- Site Plan
- Floor Plans
- Conceptual Exterior Design

Sterling
 Associates
 Incorporated

Architects



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PROPOSED LOCATION

CONTEXTUAL DESIGN

SITE ANALYSIS

**SITE BUILDING AND
PARKING OPTIONS**

SITE FEATURES

PROGRAM

FLOOR PLANS
-BASEMENT
-FIRST FLOOR
-SECOND FLOOR

RENDERINGS
-EXTERIOR
-INTERIOR

Sterling
 Associates
 Incorporated

Architects

496 Washington St. (former American Legion Bldg.)



Disclaimer:
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represent any legal rights, obligations, or interests in land. It is not a
survey and should not be used for any legal purposes. The map is not
guaranteed to be accurate and is not intended to be used for any legal
purposes. The map is provided as a service to the public and is not
intended to be used for any legal purposes.

Prepared on August 6, 2008

1 Inch equals 100 feet

DESIGN PROGRAM

Activity Rooms

Main Hall	1658	2nd
Caterer's Kitchen	620	2nd
Table / chair closets / Storage	152	2nd
Café / Drop In Center	367	1st
Large Meeting Room	391	1st
Activity Room	351	1st
Activity Room		
Storage / Coat	27	1st
Garden Room	0	
Resource Room	285	B
Game Room	246	2nd
Fitness Room	0	
Art Room	0	
Health Office	0	

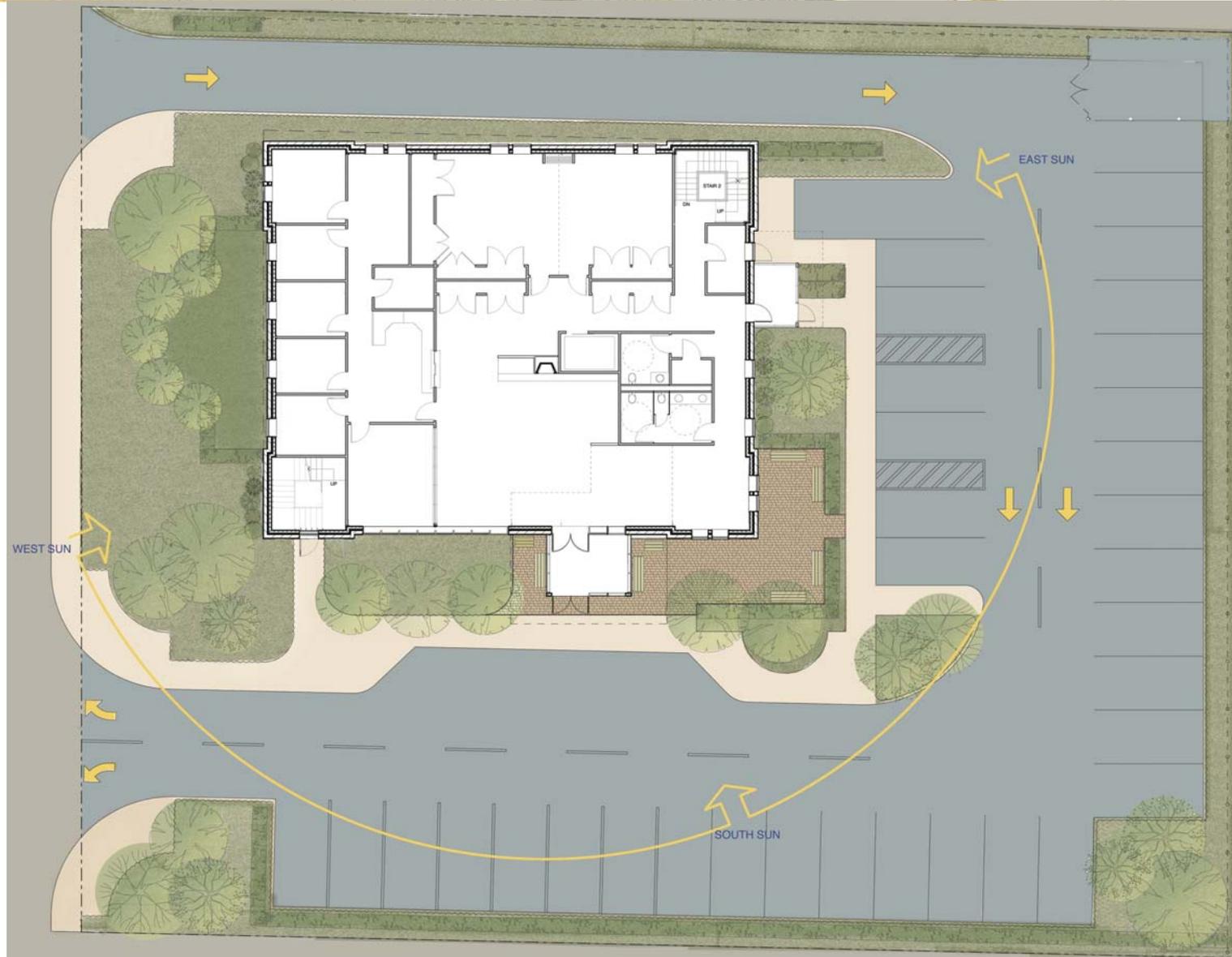
Office Area

Director's Office	152	1st
Reception Office / Circulation	337	1st
Activ. Coordinator	106	1st
Outreach	116	1st
Shared Offices	212	1st
Veterans Office	152	2nd
Board Room	243	1st
Sm Meeting Rm	0	
Supplies / Copy	69	1st
Admin.	144	1st

**DESIGN
PROGRAM**
Continued

	Second Floor	270	2nd
	Coat Closets	37	1st
	Mechanical Space	540	B
	Circulation - Corridors & Stairs	2,798	All
	Elevator	267	All
	Vestibule	127	1st
Other			
	Wall Thickness	1,512	
	TOTAL	12,440	

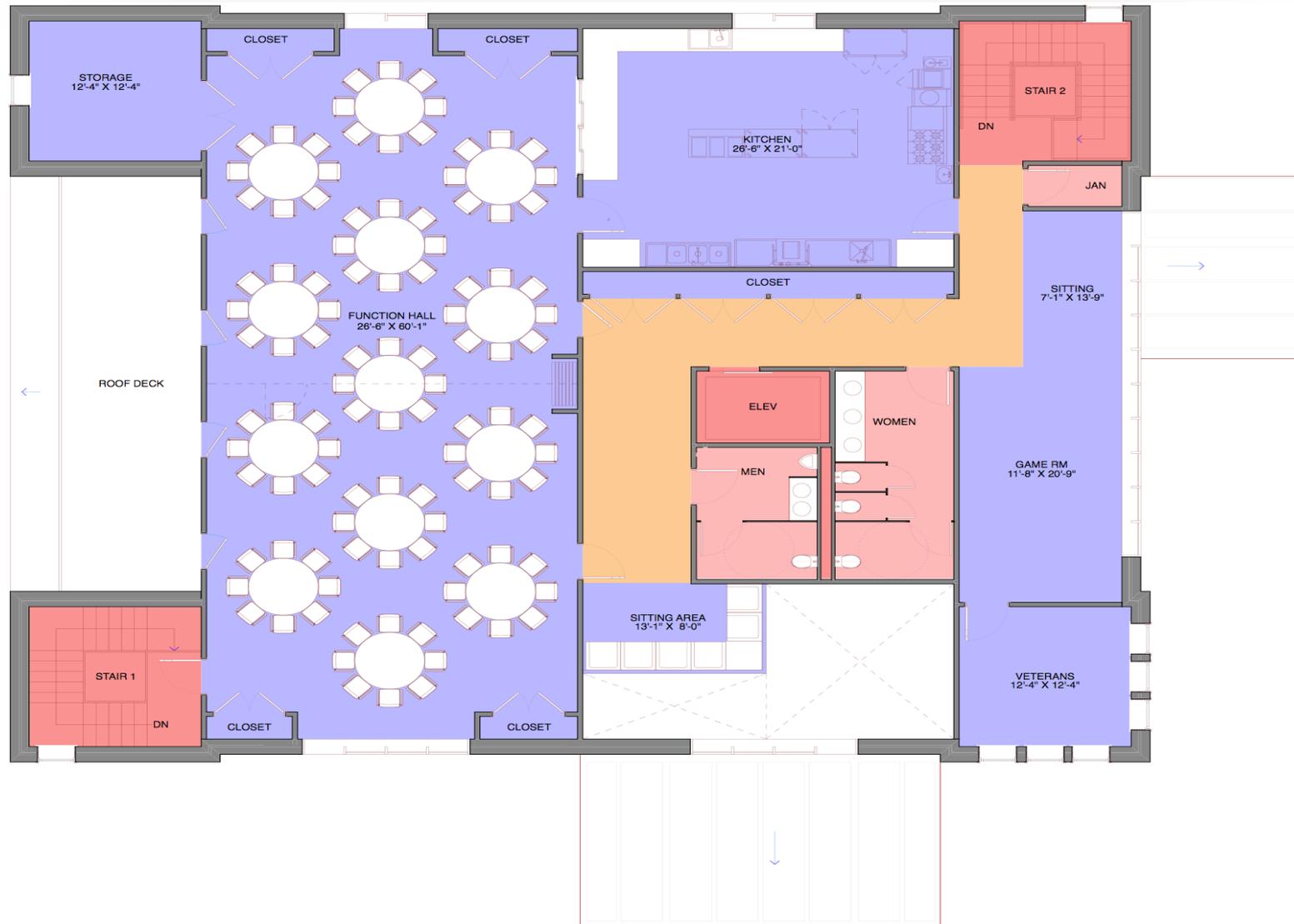
Site Plan



1st Floor



2nd Floor







American Legion Site

- Preliminary concept complies with zoning
 - 5,000 sq. ft. footprint
 - Basement plus two stories
- Potential of 15,000 square feet of space
- Parking spaces: 33 onsite, 50 on-street



Strengths of Site

- Centrally located
- In the “Heart of Wellesley”
- Pedestrian access by many seniors
- Can accommodate 90% of space needs
- Under the auspices of the Selectmen
- Collaboration with Veterans
- Between High School and Middle School



Challenges of Site

- Programs on three levels
- Egress onto busy street
- Utilization of on-street parking
- Limited possibilities for expansion



Parking Mitigation Options

- Offsite parking, e.g. State Street aqueduct parcel
- Increased busing support, particularly for large events

Project Cost

Project cost estimate	\$ 5,830,493
Less: Tolles bequest	800,000
Net cost	<u>\$ 5,030,493</u>
Financing assumptions:	
<i>Amortization period (yrs.)</i>	20
<i>Interest rate</i>	4.50%
Annual debt service cost	\$ 477,897
Median tax bill impact	\$ 43

Spending Context

School Budget	
FY10 School budget	\$ 53,876,640
Health insurance	6,700,000
Total	<u>\$ 60,576,640</u>
Enrollment	4,847
Cost per student	\$ 12,498

COA Budget	
FY10 COA Budget	\$ 211,455
Health insurance	9,000
Total	<u>\$ 220,455</u>
Residents > age 60	5,328
Cost per senior	\$ 41



Community Voices

- Mary Bowers, COA Associate Board member
- Barbara Peacock-Coady, ITAT Coordinator
- Mary Dummer, COA Board member



Timeline Looking Forward

- Community input
 - January 14th Forums
 - Additional dates TBD
- Distribute Feasibility Study Reports (January 16th)
- Review Feasibility Study with PBC
- Final recommendation to Selectmen by early February
- Review Feasibility Study and proposed next steps with Advisory
- Spring 2009 Town Meeting
 - Report findings
 - If appropriate, seek appropriation for design and construction