

# Town of Wellesley

## *Senior Center Building Committee*

*Senior Center Forum*  
*March 23, 2010*

# Building rendering

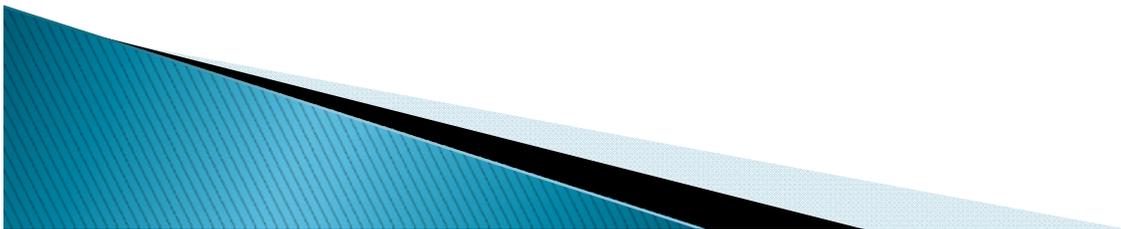
WELLESLEY SENIOR CENTER



- Stelling
- Asochmes
- Escopirmed
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- Asochmes
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# Presentation overview

- ▶ Chronology
- ▶ Demographics
- ▶ Vision and Goals of Senior Center
- ▶ Building Program Review/Spaces
- ▶ Site Plan and Floor Plans
- ▶ Parking and Traffic Study
- ▶ Acquisition of 494 Washington Street
- ▶ Cost of Senior Center
- ▶ Project Status and Next Steps



# Chronology

2007 – *Senior Study Committee* formed

2007/2008 – Review of Senior Services/Programming

2008

- Funds appropriated for Feasibility Study
- Feasibility Study completed

2009

- ATM appropriates \$600,000 for detailed building design and construction documents
- *Senior Center Building Committee* formed
- *Sterling Associates* engaged as architect
- *KVA Associates* engaged as Owner's Project Manager
- Programming Review completed
- Schematic design completed
- Traffic and Parking Study completed
- PSI Application filed

# Demographics

- ▶ Over 7,100 people over age of 55 in Wellesley
- ▶ Seniors comprise 29% of population\*
- ▶ Senior population growing

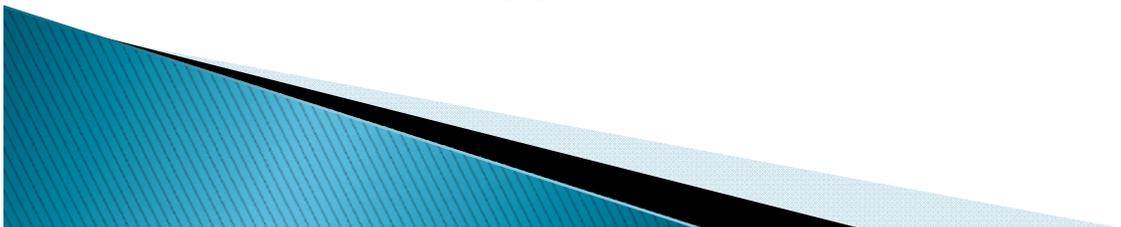
AGE RANGE 2009	NUMBER OF RESIDENTS <sup>†</sup>
45 – 49	2317
50 – 54	2024
55 – 59	1779
60 – 64	1595
65 – 75	1867
75 – 85	1333
85+	597
Total 55+	7171

\*Based on a Town population of 24,883 (excludes college students)

†Does not include Mt. St. Vincent's (157) or Newton-Wellesley Alzheimer Center (95) residents

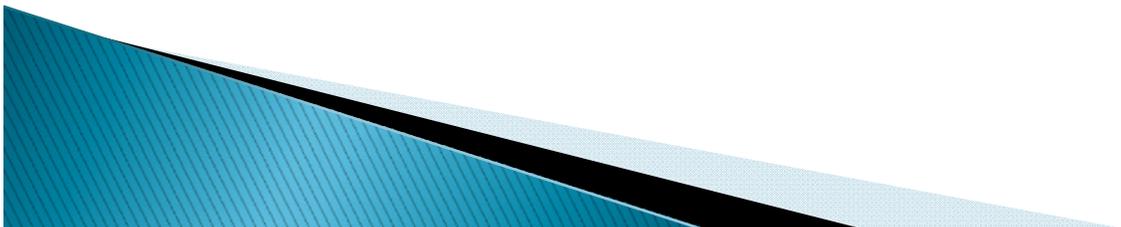
# Senior Center: *Vision and Goals*

- ▶ To enable and enhance a vibrant, engaged and healthy lifestyle in the senior population
- ▶ Provide adequate size and type of spaces necessary to enable a sense of place – to gather, connect, socialize, learn and exercise
- ▶ Effectively deliver and expand programs to meet needs and interests of adult population
- ▶ Provide flexible and comfortable spaces which are accessible and conducive to multiple activities
- ▶ Foster intergenerational participation
- ▶ Promote “aging in place” by supplementing home life with social opportunities and related support at Town center



# Building program review

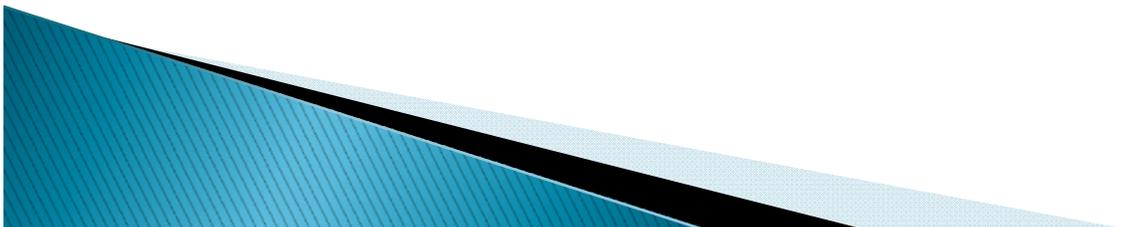
- ▶ A detailed summary of **activities and services** currently provided and anticipated number of participants
- ▶ A summary of **potential activities** in anticipation of growth in program offerings and rates of participation
- ▶ Specifications for the number, type, size and adjacencies of spaces to create an **inventory of spaces**
- ▶ Develop **floor plan** from inventory of spaces



# Building program review: *Benchmarking*

## Major Findings:

- New facilities yield increased utilization
- 20–25% utilization rate among seniors
- Socialization, drop-in area key
- Lunch program vibrant and attracts seniors for other activities
- Space enables concurrent programming
- Flexible spaces enable multiple/changing uses
- Private meeting spaces highly utilized



## Building program review: *flexibility*

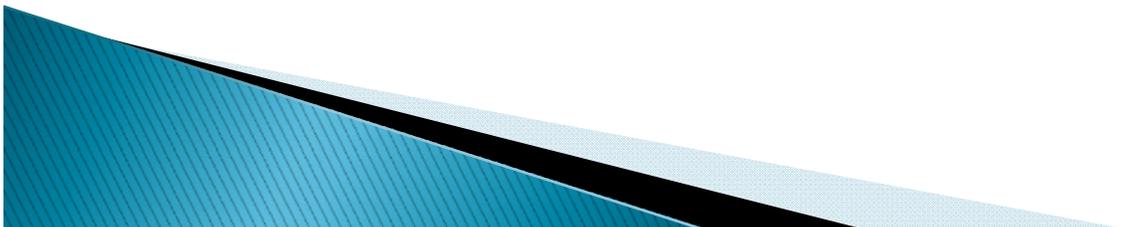
To enable flexibility and maximum usage, the following elements are integral to the design:

- ▶ Adjacencies which enable spaces to be combined or segmented
- ▶ Use of easily maneuvered partitions to create larger or smaller spaces depending upon need
- ▶ Easily moveable and readily stored tables/chairs to enable quick set-up and break-down of spaces by multiple users
- ▶ Storage spaces

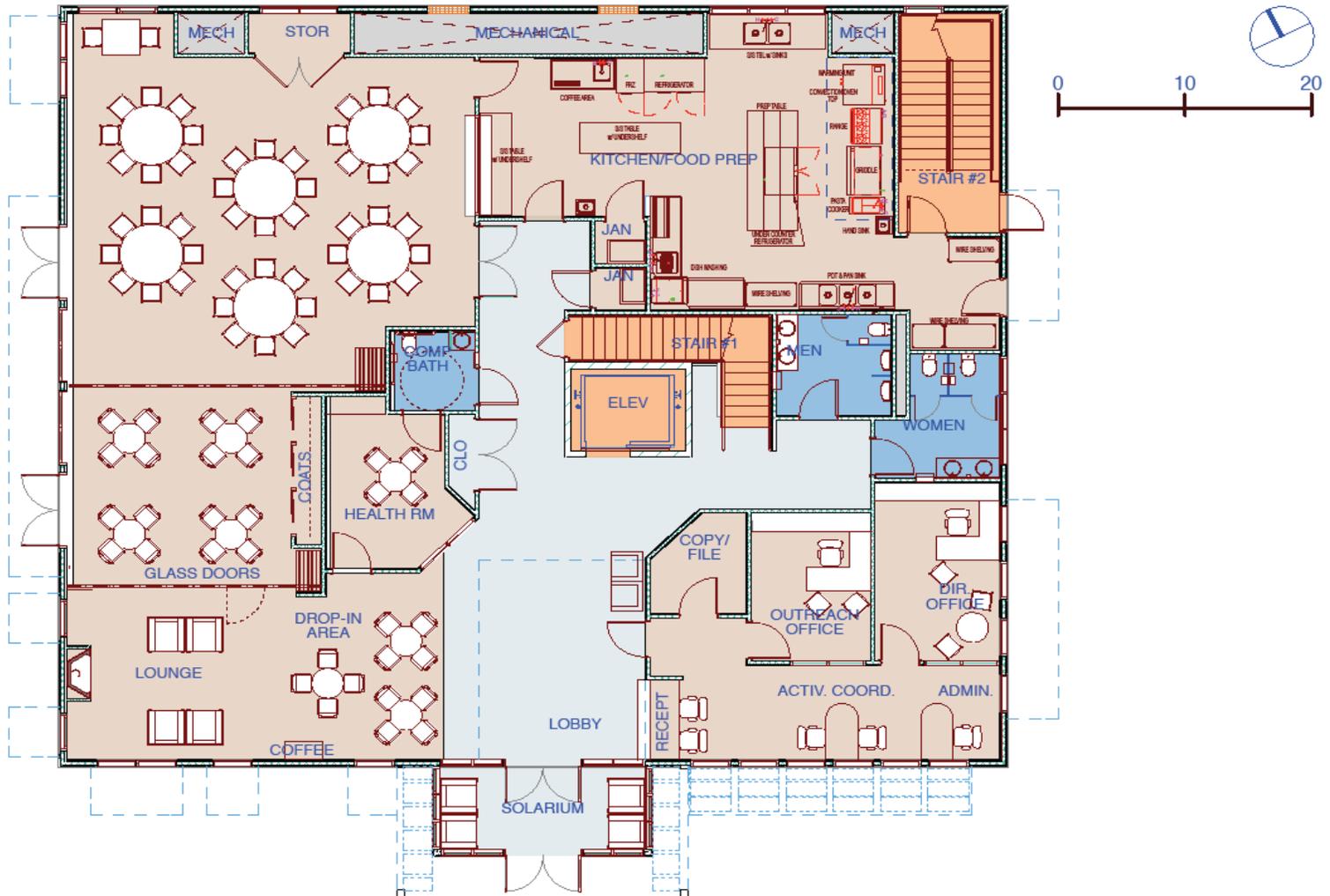
# Building program review: *spaces*

Five categories of spaces are necessary to accommodate activities:

- Scheduled activity spaces (large and small multi-purpose rooms/meeting halls)
- Meeting spaces (large and small)
- Dining/food preparation facilities
- Office/administration
- Informal gathering spaces



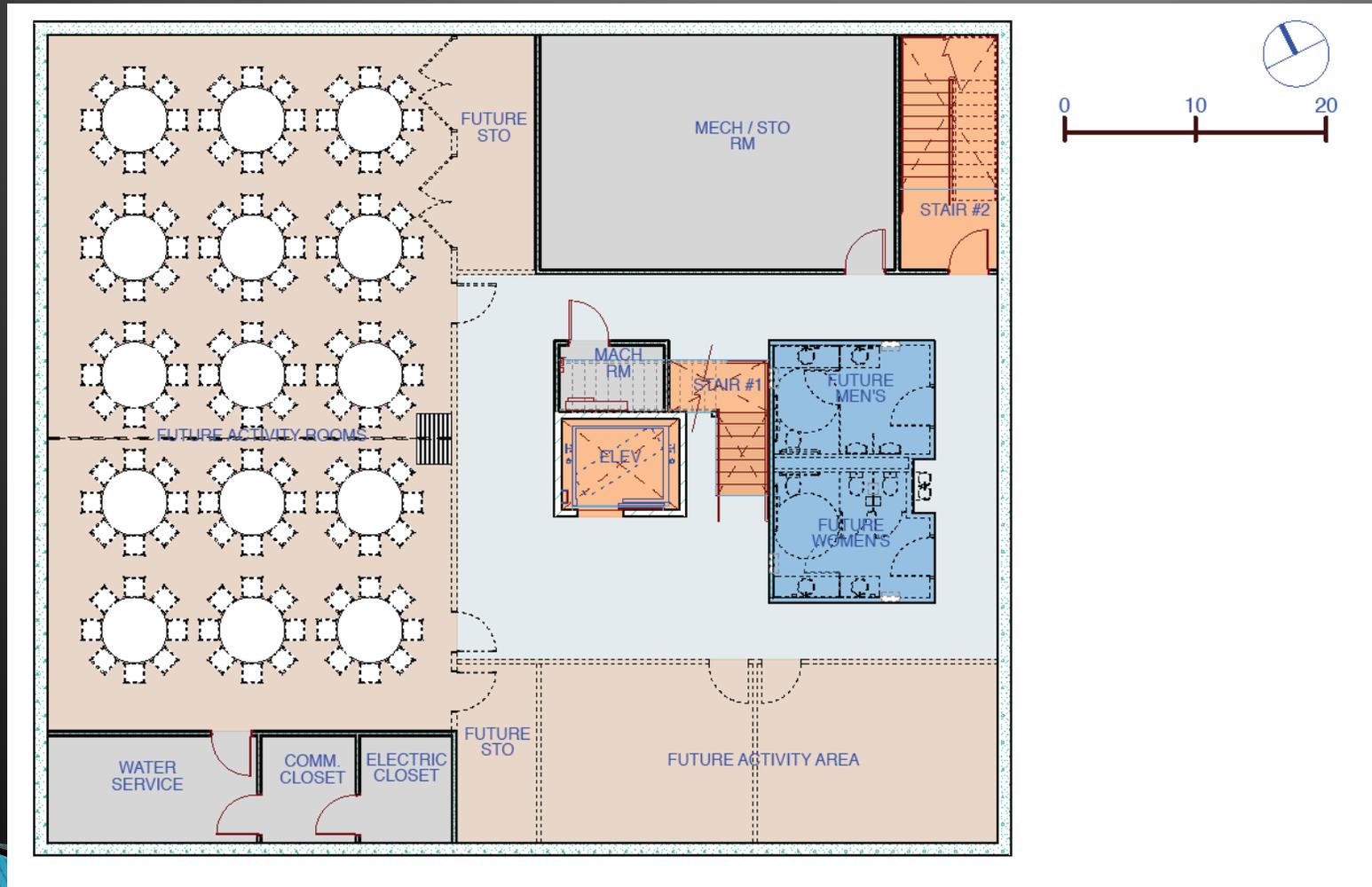
# First floor plan



# Second floor plan

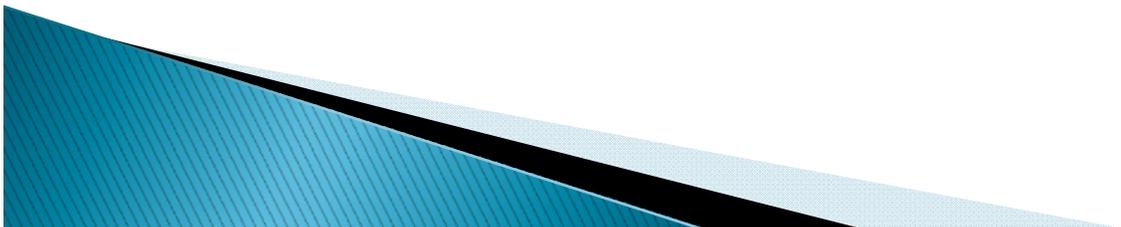


# Basement plan (unfinished)

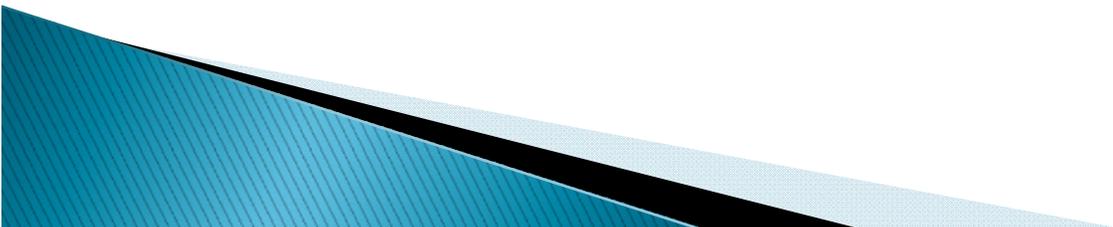


# Location and size of site

- ▶ Location at 496 Washington Street
- ▶ Building 14,173 square feet
- ▶ 34 parking spaces on site, including 2 handicapped



# Site plan



# Exterior of building

WELLESLEY SENIOR CENTER



- Stelling
- Asochmes
- Escopmed
- Arcanets
- Asochmes
- Escopmed

# Exterior of building

WELLESLEY SENIOR CENTER



-  Stirling
-  Asanovic
-  Independent
-  Architects
-  10/10/17

# Exterior of building

WELLESLEY SENIOR CENTER



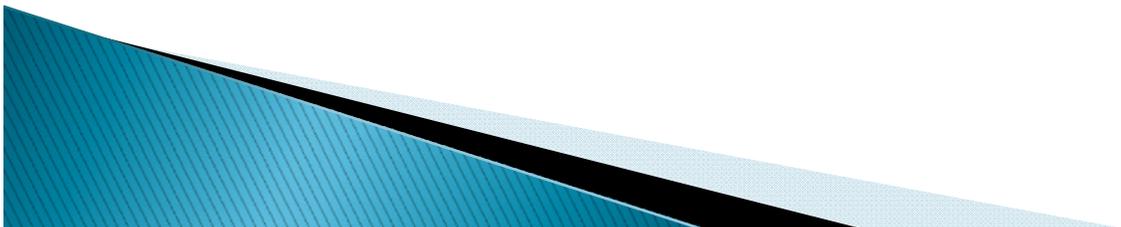
-  Sterling
-  Asanimit
-  Independent
-  Accents
-  10000

# Traffic and Parking Study

*Conducted by Howard Stein-Hudson*

Site plan includes specification for the following:

- 34 on site parking spaces (2 HC)
- 47 public parking spaces on Washington Street (likely reduced to 41 to accommodate new curb cut and improve sight distance)



# Traffic and Parking Study:

## *Scenarios*

Five *parking demand scenarios* were assessed:

- ▶ Scenario 1A – weekday with 150 visitors
- ▶ Scenario 1B – weekday with 130 visitors
- ▶ Scenario 2 – typical Wednesday during school year (noon dismissal)
- ▶ Scenario 3 – major mid-day event at Center
- ▶ Scenario 4 – Funeral at St. Paul's

# Traffic and Parking Study:

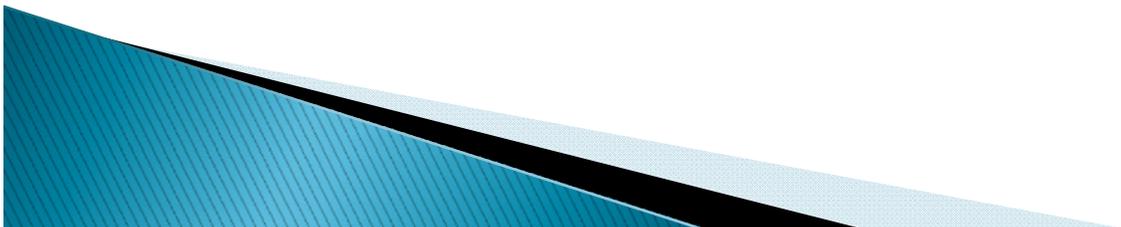
## *Conclusions*

1. The *new vehicle trips* generated by the Center will not adversely impact study area intersections
2. Adequacy of parking:
  - Under all scenarios, use of some public spaces on Washington St is necessary
  - Under Scenario 1A (*150 visitors*), peak parking demand for 50 spaces between 11:00 and 11:30 and between 2:00 and 3:00; use 16 spaces on Washington St
  - Under Scenario 1B (*130 visitors*), peak parking demand for 56 spaces between 11:00 and 11:30 and between 2:00 and 3:00; use 24 spaces on Washington St
  - Under Scenario 2 (Wednesday during school year), noon dismissal at St. Paul's coincides with peak activity; mitigation through scheduling needed
  - Under Scenario 3 (*major event at Center*), which will occur a few times each year, parking demand will exceed available spaces
  - Under Scenario 4 (*funeral at St. Paul's*), parking demand may exceed available spaces between 10 and 11 if over 130 attendees at funeral

# Traffic and Parking Study:

## *Conclusions (continued)*

- With strategic planning and cooperation among Center, St. Paul's and Police Dept, available spaces on Washington Street should be sufficient to accommodate typical needs

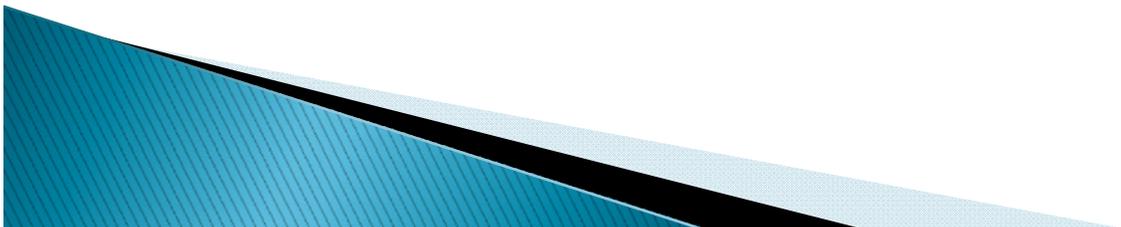


# TDRT: *Formed to review parking*

- ▶ **Benchmarked** with other Senior Centers with similar demographic and senior population, but varying on-site and off-site parking capacity (some with fewer spaces and at least 100 visitors each day)
- ▶ **Findings:**
  - Other centers have at least two vans/buses to provide transportation to seniors
  - Use of volunteer drivers – Mashpee, Winchester, Marshfield
  - Contract for transportation services – Newton
  - Encourage car pooling

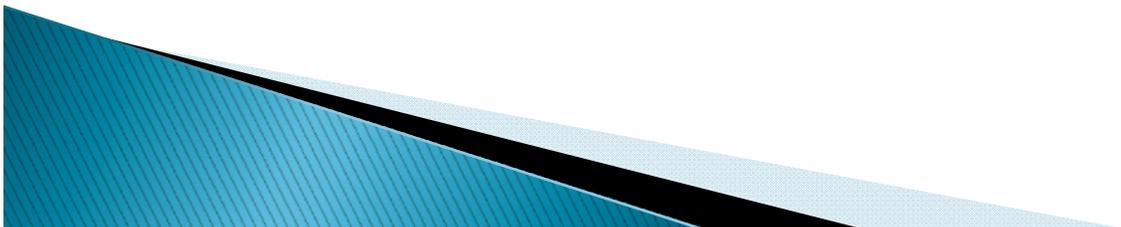
# TDRT: *Conclusion*

- ▶ Benefits of site and needs of seniors outweigh periodic parking constraints
- ▶ Proceed with project with further study of transportation options
- ▶ PBC and BOS agree project should move forward



# Proposed acquisition of 494 Washington Street

- ▶ Lot size of 12,489 square feet
- ▶ Combined with Senior Center site, total parcel of 41,924 square feet (almost one acre)
- ▶ Price of \$1,270,000



# Rationale for purchase

- ▶ Well-located land increasingly rare in Wellesley and this represents a unique opportunity to add value to an existing Town asset
- ▶ Acquisition would increase existing site from 29,435 square feet to 41,924 square feet
- ▶ Ideal location for any municipal purpose because of close proximity to Town Hall, Police Station, Library and downtown Wellesley
- ▶ Increases viability of site as location of Senior Center by accommodating additional on-site parking spaces

# Current cost estimate for Senior Center

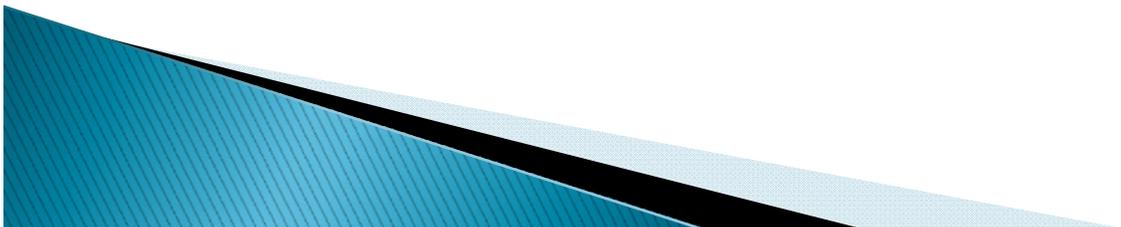
- ▶ Senior Center building – \$5,062,000
- ▶ Billie Tolles' gift – \$800,000
- ▶ Land purchase – \$1,270,000
- ▶ Total including land purchase and Tolles' gift – \$5,532,000
- ▶ If no land purchase, total of \$4,262,000

# Cost of borrowing

- ▶ If approved, the purchase of the property will be paid through short-term borrowing.
- ▶ If the purchase is approved and the Senior Center is not approved, the borrowing will become long-term debt under the levy limit. Assuming 15-year amortization at 4% interest, median tax bill increase will be \$12 in FY12 and declining thereafter.
- ▶ If purchase and Senior Center approved by voters, increase to median tax bill of \$44 in FY12 and declining thereafter.
- ▶ If purchase not approved and Senior Center approved, increase to median tax bill of \$34 in FY12 and declining thereafter.

# Project status

- ▶ PSI Application (without additional property) filed on January 5, 2010
- ▶ Schematic design completed and site plan filed (without additional property)
- ▶ Permitting process placed on hold pending results of Special Town Meeting
- ▶ If acquisition approved, submit revised site plan to Planning Board and Design Review Board and continue with permitting process
- ▶ If acquisition not approved, continue with permitting process with current design plan



# Next steps

- ▶ Special Town Meeting on April 12 to seek approval and appropriation for acquisition; requires 2/3 vote of Town Meeting
- ▶ If approved, funding will be done through short-term borrowing and rolled into debt exclusion for entire Senior Center project (if approved)
- ▶ Permitting for Senior Center placed on hold until after Special Town Meeting

