

### **Presentation Overview**

- Mission
- ReCALC Members
- Prioritizing Age 60+/Current Pleasant Street Center
- RECALC Progress Timeline (2017- current)
- Phase 1 & Phase 2 Efforts
  - Community Survey & Engagement, Site Visits
  - Identified Needs, Priorities and User Groups
  - ReCALC Charter Extension
  - Additional Site Surveys
  - Alignment with COA & Other Community Priorities

- Feasibility Study
  - Site Selection Process & Options
  - Site Selection Identified Pros & Cons
  - Site Selection Recommendation
- Next Steps

### Mission

Explore the current and future needs of the Community, and initiate planning for a potential new Senior/Community Center in town that will focus on residents aged 60+ and possibly other members of the Community.

<u>Senior/Community Center = Reading Center for Active Living (ReCaL)</u>

### **ReCALC Members**

- John O'Neill, Chair
- John Sasso, Vice Chair
- Ron Assini, Secretary
- Nora Bucko
- Michael Coltman, REC Representative
- Mark Dockser, Select Board Representative
- John Parsons, COA Representative

# Prioritizing a Vulnerable Population Age 60+

- <u>NEED</u>: The Reading Center for Active Living is a \*NEED\* supported by data provided by professional consultants and 8+ years of exploration.
- <u>IMPACT</u>: Serve the growing 60+ population: 20% in 2010, 26% 2020, 28.6% 2024, 30% 2030.<sup>1</sup>
- <u>SPACE</u>: Reaching more members of our 60+ population requires we create <u>better</u> <u>accessible and inclusive spaces</u> acknowledging that individuals will have a varying degree of interests and physical capabilities.

  1 Community Engagement and Planning Report, ReCal, December 2022



# Pleasant Street Center (PSC): NOT MEETING CURRENT NEEDS – LIMITED CAPACITY

- Space Constraints
  - 4,550 Sq feet of usable space
  - Effectively only three multipurpose program rooms
  - Have you tried to play pool in the game room?
- 1st Floor Main Room
  - 60 people capacity with Tables/Chairs
  - 85 people with chairs only
- 2<sup>nd</sup> Floor (2 Program Rooms)
  - Lounge Capacity 16 w/Table, 20 w/Chairs
  - "Kitchen/Art Room" 12 w/Table, 15 w/Chairs
- Many programs have waitlists due to space
  - Example: Annual Independence Day BBQ 28 on waitlist
- Center usage is Increasing (+11,753 over last year)
  - Interactions: FY23 25,384 / FY24 37,137

Overflow from Chair Yoga



# Pleasant Street Center Unable to Meet the Growing Age 60+ Community Needs

- The Pleasant Street Center
  "Reading's gathering place for Seniors
- Office in the Hallway



- No bathroom on first floor
- No private offices
- No one-on-one space
- Space Constrained Kitchen

- Unable to run multiple (lg.) programs at once
- 140 yr. old historical building
  - Smell of Gas!!!
- No dedicated space for art, fitness, social, library
- Building Access, Limited Parking



Kitchen



Non-Dividable Multi-Purpose Room (700 Sq. ft.)



Art/Lunch/Meeting Room (no dedicated storage)



Registration



Hallway Waiting Areas



Nurse & Senior. Case Worker Office (no privacy or one-on-one space)



Computer & Game Rooms (basement)



Reception



## **Project Timeline**

Metropolitan Area Planning Council (MAPC) Economic Development Plan Reading Centerfor Active Living Committee (ReCALC) formed UMASS new study, details need for programs, new space ReCALC Select Board Recommendations & Extend effort bh+a feasibility study: program and space needs. Stakeholder meetings & community charettes, Town Meeting & Community Vote.

Construction

Documents

2015)

2017

2021

2022

2023

2024

2025

UMASS
Gerontology
Institute
Community
Needs
Assessment

Select Board prioritizes RECALC, awards ARPA funds for feasibility, schematic design

RECALC & COA align with multiple joint meetings to discuss initiatives

Site evaluation and selection

PBC accepts project

10 Years of planning

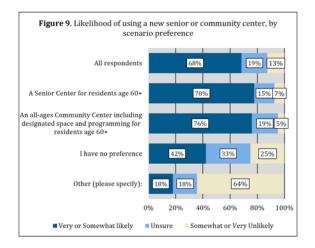
## **ReCALC Phase 1 & 2 Efforts**

## Defining the Users of RECAL

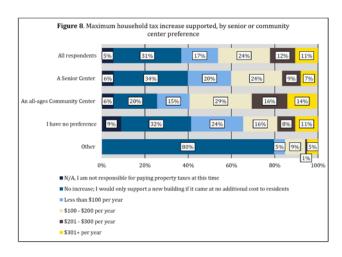
### **Key Findings in UMASS Study**

- Facilities and programming ability for age 60+ is insufficient today and getting worse.
- Senior center vs. Community Center with designated senior space?
  - Age 70+ prefer Senior Center
  - Nearly ½ of survey respondents preferred an "all-ages community center including designated space and programming for residents age 60+."
  - More than half of respondents under age 60 preferred an all-ages community center.
- Results from all data sources indicate that older residents are open to the idea
  of an all-ages community center, but must have their own space and
  experiences with peers

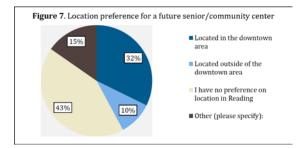
### Survey Results



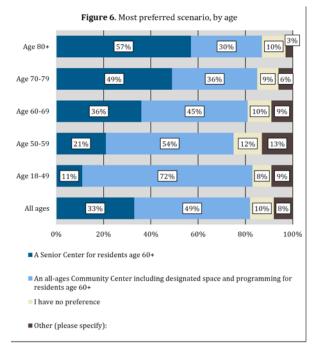
#### Will They Use It



How Much \$\$



#### Where



What



The Town of Reading has provided programs and services for residents aged 60 and over at the Pleasant Street Center (PSC) for 29 years. Increasingly, space installors have restricted opportunities to expand programming and infroduce updated design features in the existing space. A <u>community recels, assessment</u> conducted in 2017 by UMass Boston, in collaboration with the Town, demonstrated that the PSC has reached its limits. Conclusive recommendations included exploring the feasibility of expanding the capacity of Reading's Elder and Human Services Division.

In response to these challenges, the Town of Reading is engaged in a planning process to explore the development of a new senior centre or community center that often new opportunities for the expension of programming and new feelanges. This planning project, the Reading Center for Active Living (ReCall), is a forward-looking effort to plan for the needs and interests of the community. A critical component of this process is collecting feedback directly from Reading residents of all ages. We ask each individual in Reading to complete the survey. Surveys from each adult in the same household are encouraged.

You are invited to share your views and preferences for programming and services that will have implications for future space and staffing needs. This survey should take no more than 10 minutes. All of your responses will be kept confidential. Please do not include your name or other identifying information on this survey. You have questions or would like to complete this survey by phone, please leave a message at 617-287-7413 or email calculations, edul, and our staff will set up a time to go through the survey with two ourser the phone.

We thank you in advance for your participation.

Please return your completed survey to a drop-off box at Town Hall,
the Library, or the Pleasant Street Center
NO LATER THAN September 30th

#### **Community Survey**

- 1472 Responses to 24 Questions
- Focused on Community & Neighborhood, Future Senior/Community Center, Programs & Services

	Reading town census, residents age 18+, postcards mailed	Age distribution (%), town census	Number of responses	Response rate by age	Age distribution (%), survey responses
Age 18-29	3,597	18%	18	<1%	1%
Age 30-49	6,427	32%	267	4%	18%
Age 50-59	3,547	17%	212	6%	15%
Age 60-69	3,283	16%	342	10%	23%
Age 70-79	2,304	11%	329	14%	22%
Age 80+	1,302	6%	125	10%	9%
Age not provided			177		12%
All ages	20,460	100%	1,470	7%	100%

Who Responded

### **Community Forums**

### Reading as a Place to Live

- (+) Close knit, feel safe, social/cultural, proximity to Boston, downtown+, many resources
- (-) Housing costs, tax rate, getting around

### Envisioning a Center

- Age-inclusive space, meet a variety of needs and interests, flexible and adaptable.
- Challenging, interesting, and active programs. Engage with children, young adults, & caregivers

### Specific Needs

- Social space, meals, computer classes, movie room, evening & weekend programs, one-on-one mtg space
- Parking & transportation, accessibility, comfortable
- Dedicated art space, exercise room/equipment
- Employment opportunities, low/no cost programs & services



- Held 3 Community Forms (172 participants)
- General Feedback
  - Need Better Communication

### **VISITED 15 EASTERN MA PEER CENTERS**

#### Food Preparation and Meals

- 10 centers providing weekday lunch meal, 4 centers w/Chef on Staff
- Most charge nominal fee (\$2-\$4)
- 6 centers prepped meals on-site, 7 centers did not

#### Center Operations

- Average Peer Community Budget (FY22) \$860k vs. \$220.5k for Reading (\$356k FY24)
- Average Peer Community Bldg. 19,300 sf. vs. 7,000 sf. for Reading
- Average Peer Community Staff 14 F&PT vs. 6 for Reading

### Transportation & Parking

- All have transportation options
- Cost ranging from free, to donations, to \$20 depending on service
- On-Site Parking: 55 spaces (ave), 5 handicapped

#### What is Current Center Missing

 Dedicated Technology Room, More Parking, Outdoor Activities, Evening Hours, Gym, Commercial Kitchen, More Storage, Access, Private Office/Visit space, Lounge, Washer/Dryer

#### **Building Features**

Feature	Yes	No
Elevator	9	6
Bathrooms	15	0
Wheelchair Accessible	15	0
Visual/Auditory Impaired	8	4
Access		
Gym	6	9
Exercise Equipment	11	4
Showers	5	10
Admin Program Staff Offices	15	0
Library-Quiet Area	11	4
Individual Counseling Areas	13	2
Health Clinic	10	5
Creative Arts Room	14	1
Reception Area	14	1
Adequate Storage	7	4
Outdoor Programming Space	8	3

#### **Programmatic**

Question	Yes	No
Multiple Programs at once	15	0
Capped Programs	10	0
Centralized Programs	11	0
De-Centralized Programs	3	4
Intergenerational Programs	12	3
Can Large Room Be Divided	7	2









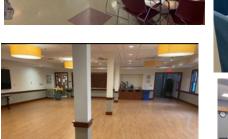








































# Recommendations from RECALC Delivered to Select Board February 2023

- Define and execute an immediate facility solution for replacing and/or expanding the current Senior Center
- 2. Continue to enhance (invest in) the programming/services for Seniors including new offerings and better accessibility (e.g. address transportation, evening programming, etc.)
- 3. Develop communications strategies and community outreach regarding the needs for Seniors.
- 4. The desire for an all-ages community center (with dedicated senior space) is real. However, it should not take precedence over first meeting program, service, and facility needs of Reading Seniors.

## **Select Board Additions to Charter (6/23)**

- Information for Feasibility Study: Using information obtained and developed through review of best practices, visits to and discussions with other senior /community centers around us, and survey results, provide a document and information to be used by the firm being hired to perform the feasibility study. Goal of sharing this within 45-60 days.
- <u>Program focus</u>: Using the above tools and new interviews, explorations and discussions, add programming review to help define what we may want to offer in terms of services for seniors. Focus on other similar communities, best practices, enticing new participants in the 60+ age bracket to attend programs at the center.
- <u>Operating Finance</u>: Explore a variety of financing alternatives used by other senior/community centers for programming activities to include donations, grants, town support and potentially other alternatives.
- <u>Transportation</u>: Explore transportation best practices for senior centers.

# **Project Priorities for RECAL**

### **Project Priorities**

A new center, focused on the needs of Reading's 60+ community, should provide spaces that support:



**Socialization:** Dedicated senior lounge space for informal gathering, and a multipurpose room sized to accommodate social events



**Diverse and concurrent uses:** Various sized program rooms that allow for a variety of programs at the same time



**Physical activity:** Fitness room, equipped with age-appropriate workout equipment and a separate gross motor room



**Meals programming:** Dedicated dining area and commercial kitchen to support it.



Outdoor activity: Space for formal and purpose-built activities, like pickleball



**Administrative support:** Adequate space for social services, staff collaboration and private consultations



**Accessibility:** Rooms are sized to exceed code minimums



**Affordability:** Both the building and program costs are affordable

### Additional Peer Site Visits

#### Focus on understanding financial, programmatic and transportation issues

	Needham (new 2014)	Burlington	Wakefield	Randolph (new 2017)
Finance/Staff	<ul> <li>\$2.5M Budget (w/HHS, Youth &amp; Family Services, Aging Services &amp; Veterans</li> <li>7 FT, 8 PT Staff</li> <li>Grants to support Shine Program</li> <li>Friends Group fundraising sponsors programs</li> <li>Program, Transportation &amp; rental fees</li> </ul>	<ul> <li>\$462k, 4 FT, 7 PT</li> <li>Grants but no friends group or fundraising</li> <li>Charge for Transportation, but not for programs or meals</li> </ul>	<ul> <li>No friends group for fundraising</li> <li>Charge for programs and transportation</li> <li>Use old school for Sr. Center (20 yrs now)</li> </ul>	<ul> <li>No charge for town transportation. Charge \$9.00 for Med. transportation.</li> <li>Had Friends Group but never got it restarted after Covid</li> <li>They do not charge for programs</li> </ul>
Program	Fitness, Special Entertainment, Community Dinners, Yoga	Fitness, Bingo, Pizza & Movie night, Musical Entertainment, Meals	Zumba, Aging Backwards, Chair Yoga, Shine, AARP Tax Support	<ul> <li>Programs enabled by facility that includes gym, exercise and fitness rooms, indoor walking track, greenhouse, meeting spaces, classrooms, a teaching kitchen, theatre and arts space, and outdoor amenities</li> </ul>
Transport	<ul> <li>4 Town owned Vans,</li> <li>600+ trips/month (only 2 PT drivers)</li> <li>No evening/weekend transport</li> </ul>	<ul> <li>2 Town Owned Vans, also use Lyft and Go-Go Grandparent (Town Subsidized \$11k/month)</li> </ul>	1 Van Driver, contract for medical trips when driver not available	2 Vans for transportation about to add a third van

- There is more work to be done, but Elder Services has already benefited from some of the cross pollination of Program ideas
- Financial and Transportation issues require more effort

# ReCALC & Council On Aging

- ReCALC engaged COA throughout the process.
- COA has contributed to this effort in a variety of ways
  - Communication of PSC deficiencies (video)
  - Held numerous open houses to allow the public to see the center
  - Expanded program opportunities given ARPA funding and has seen increase in participation (which further highlighted the center limitations to accommodate all)
- COA Participated in the feasibility project reviews and site selection activity resulting in a similar site prioritization as ReCALC
- Although not a COA initiative, Friends of Reading Seniors group (FORS60+) has been formed as a non-profit and has already begun fundraising activities

# **RECAL Brings Together Community Priorities**



60+ Adults

Accessibility







Community Health Improvement Planning

Analyze



Intergenerational programs

Modern Accessibility Services



**Outdoor Recreation** 

# **Feasibility Study**

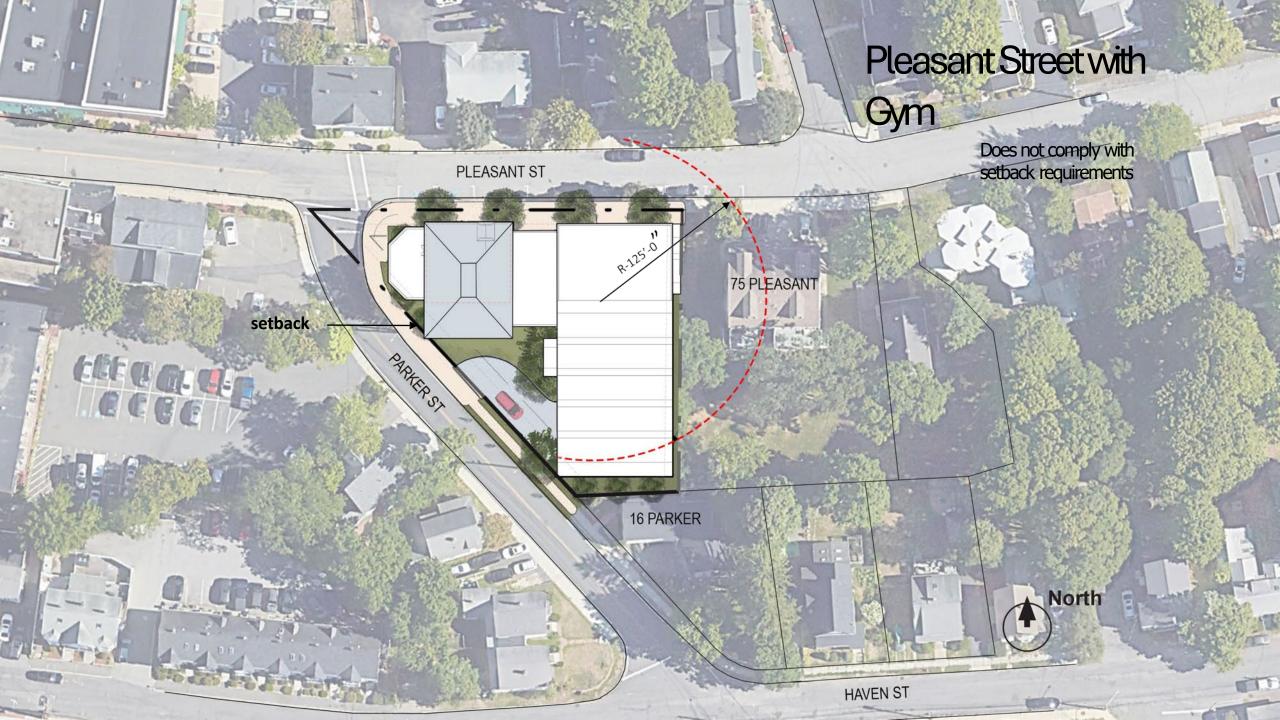
# Phase I & II Feasibility Study Efforts

- Town of Reading explored other opportunities and put out RFQs for non town-owned land which ended with no success.
- Town and consultant identified 3 parcels of town-owned land that could be viable for RECAL
  - Current Center on Pleasant Street
  - Oakland Road
  - Symonds Way
- Developed design options for building and site features in design charettes
- Held numerous community meetings to solicit feedback and address issues
- Performed comparative assessments of each site against defined criteria

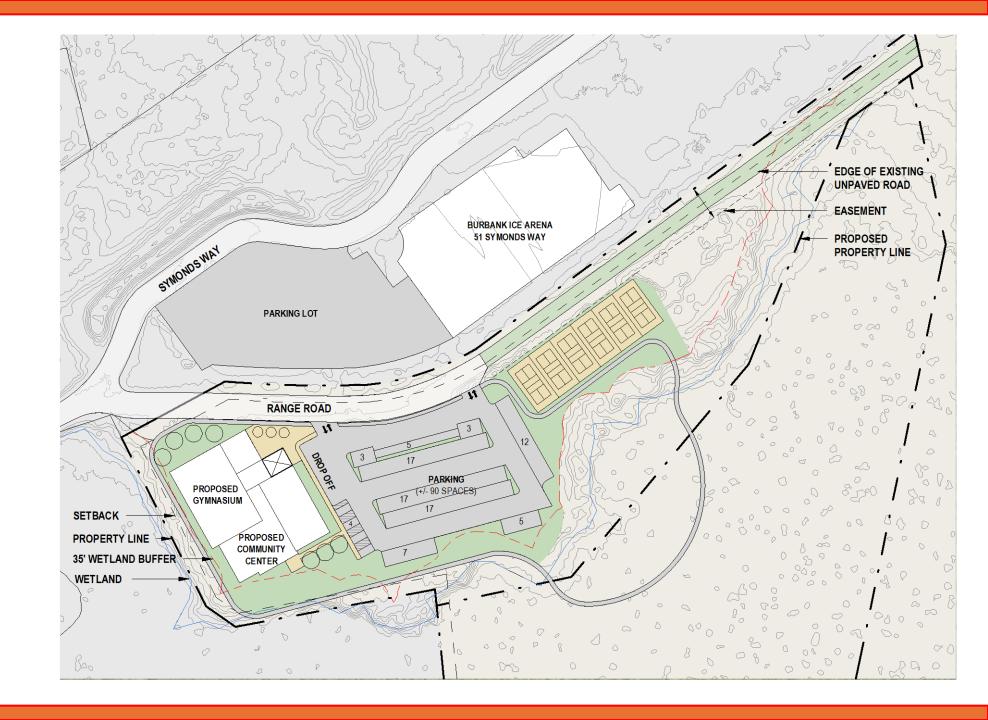


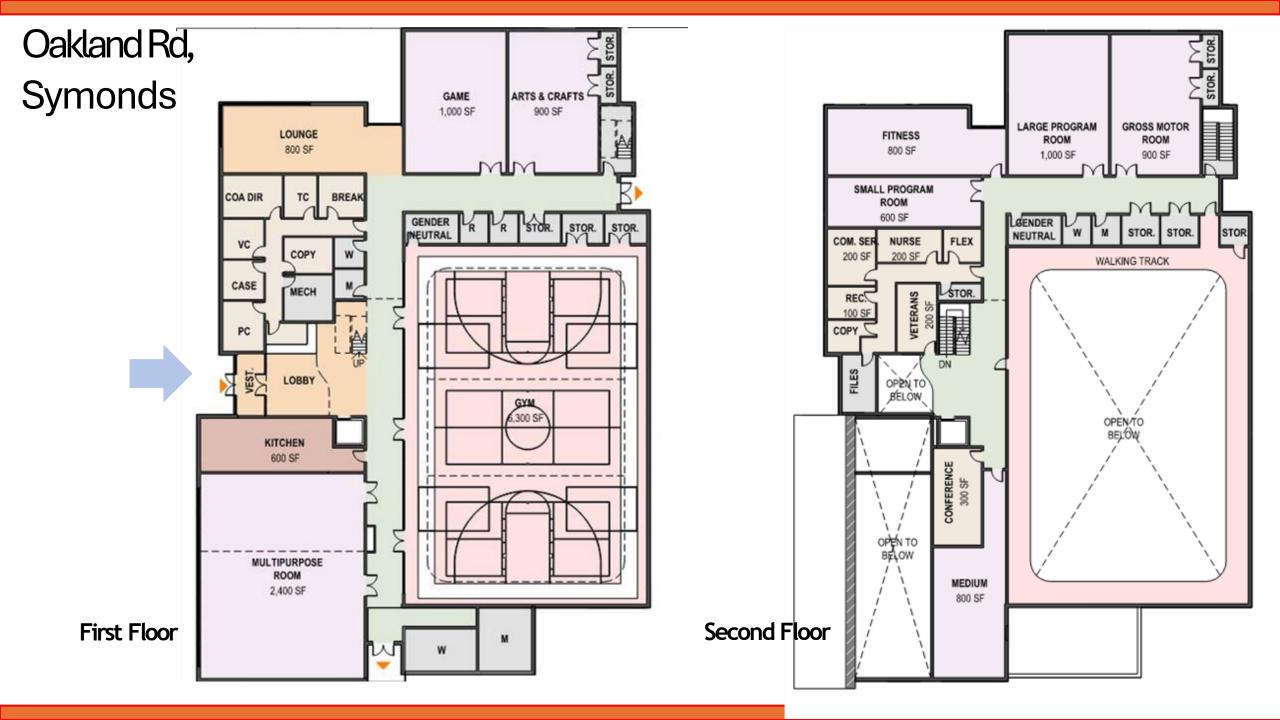






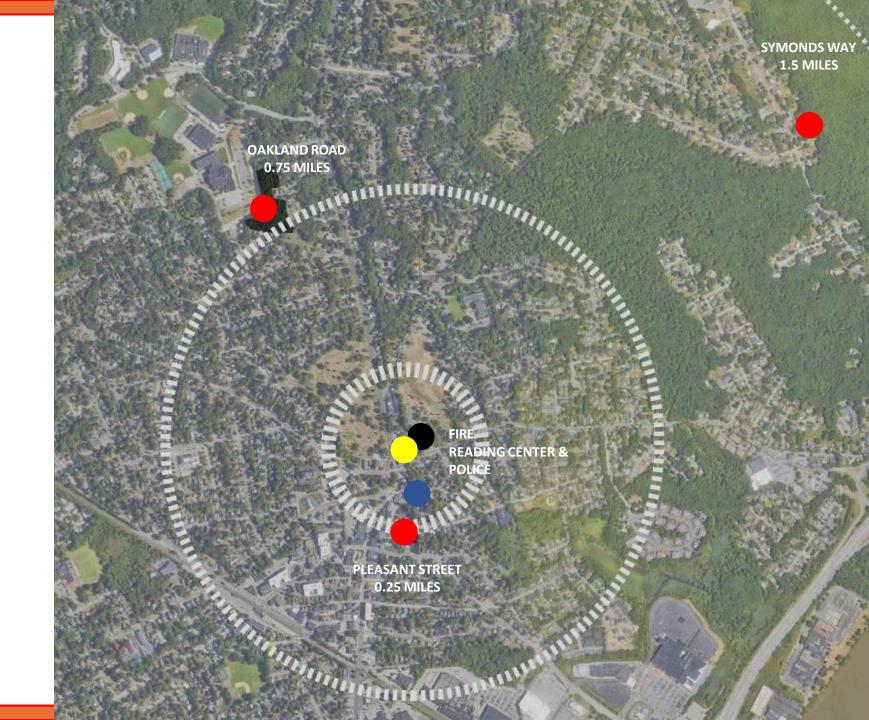
### Symonds Way





# **Site Options**

"Comparative Analytics"



### Site Data Matrix

11 Adjacencies/Neighbors		_		=			_					
	Lifeth School	-	Chalir	ng Rink				Downtown				
			-									
List Adjacent Uses High School and Single Family				ng Rink				Commerical None				
Conflicting Adjacent Uses	None		Potential Expansi	/ON TOT IT	rec Dept		_	None				
12 Impact on Existing Use	- III	<u> </u>	- 1	_			_		1	1		
Impact of SC on existing use	Zoning Change Required	-	No	4		No			No			
13 Impact on Existing Buildings	Town Meeting Vote for Zoning Change Required	-	Not Applicable		Not Applicable				Not Applicable			
Impact on Existing Buildings	Environmental Impact Statement	-	Not Required			Not Required			Not Required			
14 Possibility for Shared Use	Planning Board Required	<del>-11</del>	Yes	4		Yes	Dev	Townselston and Teeffin	Yes	D. T. secondation and Tention		
Possibility for Shared Use	Design Review Required	41.7	Aisle Width		24 Feet			Transportation and Traffic Engineering Handbook	24 Feet	Per Transportation and Traffic Engineering Handbook	24 Feet	
15 Location	Site Plan Review Required	$\dashv$	Driveway Width (One Way)			Not Provided		Ingineering nanabook	Not Provided	Engineering nationous	Not Provided	
Proximity to Town Center / Downtown	Special Permit Required  Conservation Commission Required	-	Driveway Width (Two Way)		$\overline{}$	24 Feet			24 Feet		24 Feet	
Proximity to outdoor rec spaces	Permitting Surcharge in soft cost	$\exists \vdash$	Entrance and Exit Points	Re	ading CAL							
Unique characteristics of location	5 Site Access	41	Parking Set Back Requirements: Fro		uning or in							
Travel distances	Major street access is from	41	Parking Set Back Requirements: Sid				$\overline{}$	0 Oakland Road	Notes	0 E OF Haverhill S (Symonds Way)	Notes	49 Pleasant Street
16 View Corridors	Access to Parking	$\dashv$	Fairing our back marginations. Sa		Zoning & Dimenisor	onal Data	$\rightarrow$	V Vaniana nous	Hotes	o E Or Havelinii o (cymonas 113),	110103	To I regardit Otrest
Impact on view corridors	Entry and Exit from Site	∃I _'	Parking Location	-	Address	idi Data	$\overline{}$	0 Oakland Rd	1	0 E OF Haverhill S	1	49 Pleasant St
17 Constructability	Off-Street Loading & Service provision	-	C. D. Marie Control		Owner		$\rightarrow$	Town of Reading		Town of Reading		Town of Reading
Construction staging	Construction Vehicle Access	$-\Box$	Parking Green Space Requirements	s	Zoning District		$\rightarrow$	S-15		S-40		A-40
Construction vehicle access	Contractor Parking	$\exists \Box$	Off Street Loading Requirement	$\neg$	Zoning District Ty	f	$\rightarrow$	S-15 Residence		S-40 Residence		Residence
Disruption of adjacent uses	Walkable Pedestrian Access	$\exists \bot$	Oll Greek Loading Maquitonia	$\bot$		The second secon	$\rightarrow$	Not Applicable		Not Applicable		Not Applicable
Note observed construction cost surcharge	Bicycle Access	$\exists \Gamma$	Off Street Loading Screening	$\vdash$	Overlay Zoning Door Dietri		$\rightarrow$				0.000 annual chance of flooring	
18 Single Level or Multi Level	Bus/Van Drop Off	1	Width of Loading Spaces	-	Flood Plain Distri		$\rightarrow$	No No		Yes	0.2% annual chance of flooding	No No
Single Level or Multi Level	Public Transportation	$\exists \vdash$	Depth of Loading Spaces	-	Water Resource	e Protection District	$\rightarrow$	No	Zoning Clause 5.1.1 - the Town is	No	Zoning Clause 5.1.1 - the Town is	NO
19 Other Outdoor Activities	Auxiliary transportation required	$\dashv$	Bicycle Spaces Required	$\dashv$	Municipal Build	ing an Allowed Use	J	Yes per exemption	exempt from provisions of the Zoning	Yes per exemption	exempt from provisions of the Zoning	Yes per exemption
Other Outdoor Activities	6 Emergency Vehicle Access	41-	Proposed Program	$\dashv$	municipal canan	g an Alonea cae	J	ros por oxompron	Bylaw	ros por exemplicar	Bylaw	100 por oxonipriori
20 Intergenerational Activities	Police Department response time	1	Admin Admin	$\dashv$					Zoning Clause 5.1.1 - the Town is		Zoning Clause 5.1.1 - the Town is	Yes by SPP (Special Permit from the
Teen Volunteers	Fire Department response time	$\exists \vdash$		$-\parallel$	Community cent	iter an allowed use	J	Not Allowed	exempt from provisions of the Zoning	Not Allowed	exempt from provisions of the Zoning	Community Planning and
Rec Department	Fire Department Access requirements	$\exists \vdash$	Arts & Crafts Room						Bylaw		Bylaw	Development Commission)
21 Operational Considerations	7 Parking	41—	Dance Studio	-	Non-Profit Phila	anthropic Institution or Cultural Facility ar	an I	Yes by SPP (Special Permit from the	e Zoning Clause 5.1.1 - the Town is	Yes by SPP (Special Permit from the	Zoning Clause 5.1.1 - the Town is	Yes by SPP (Special Permit from the
Operational Considerations	Projected/Required Total Parking for Site	11	Fitness Come Poom	-	allowed use	50	J	Community Planning and Development Commission)	exempt from provisions of the Zoning	Community Planning and Development Commission)	exempt from provisions of the Zoning	Community Planning and Development Commission)
22 Sustainability	Existing parking available at site	1	Game Room	-	+		$\rightarrow$		Zoning Clause 5.1.1 - the Town is		Zoning Clause 5.1.1 - the Town is	
Reduction in automobile use	Existing parking available off site	1	Gross Motor Activity	-	Civic or Private	Club an allowed use	J	Yes by SPA (Special Permit from the	exempt from provisions of the Zoning	Yes by SPA (Special Permit from the	exempt from provisions of the Zoning	Yes by SPA (Special Permit from the
Feasibility of solar		_	Gym	-L	10000000000000000000000000000000000000			Zoning Board of Appeals)	Bylaw	Zoning Board of Appeals)	Bylaw	Zoning Board of Appeals)
Adaptive reuse	New on-grade parking available & feasible	$\exists \vdash$	Indoor Track	-	Deed Restriction	0		No		Yes	Natural Resources Core Habitat and	Yes
LEED certification feasible	Structured Parking Required	$\exists \vdash$	Kitchen	-	1 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 - 2 -			3944		1	Critical Natural Landscape	. 15-
	Accessible parking provided		Lobby	-	Dimensional Rest	Contract of the Contract of th		1071		1 45.00 t	1	0.50
	Expansion capability	$\perp$	Lounge	_	Actual Lot Area f		$\overline{}$	4.37 Acres		15.20 Acres		0.52 Acres
	Shared uses, Alternate parking sources		Multipurpose Room			Foot Lot Area from GIS Map	-	190,197		662,112		22,651
	8 Utility Connections	41-	Office		Minimum Lot Are			15,000 SF	Table 6.3	40,000 SF	Table 6.3	10,000 SF
	Storm Drainage	41	Program Rooms	_	Minimum Lot Fro			100 Feet	Table 6.3	200 Feet	Not Provided	80 Feet
	Gas	1	Natural Site Conditions	41	Front Yard Setba	A STATE OF THE STA		20 Feet	Table 6.3	20 Feet	Table 6.3	20 Feet
	Water	1	Available Soil Report		Rear Yard Setba			20 Feet	Table 6.3	20 Feet	Table 6.3	None Required
	Sewer	1	Soil Conditions	_	Side Yard Setba	No.		15 Feet	Table 6.3	15 Feet	Table 6.3	None Required
	Electric, Telephone, Data & Cable	1	Water Table	_ _		Coverage for Structures		25%	Table 6.3	25%	Table 6.3	None Required
	9 Capacity for Expansion	41	Topography		Allowable Buildal			47,549	Excluding setbacks	165,528	Excluding setbacks	None Required
	Area available for expansion	411	Vegetation		Actual Lot Cover	erage of Structures		18,000		18,300	The state of the s	5,100
	Impact of expansion on traffic		Orientation, N-S-E-W		Allowable Lot C	coverage for Building & Parking		Not Provided		Not Provided	Î	Not Provided
	Impact of expansion on parking	2	Environmental Issues: Conservation	4		erage of Building & Parking		47,000		55,800		14,850
	Impact on system requirements	1	Flood Considerations		Max Building Hei			Not Provided		Not Provided		Not Provided
	10 Abutting Properties	41	Wetlands		Max Building Hei	/ight		35 Feet	Table 6.3	35 Feet	Table 6.3	40 Feet
		<b>1</b> 11	River or "Water Body" Setbacks	_	Accessory Build	dings on Site (Buildable Area)		600 SF or 25% of GSF of Principal	Section 5.5.1.1.f	600 SF or 25% of GSF of Principal	Section 5.5.1.1.f	600 SF or 25% of GSF of Principal
	Impact on Abutters		Vernal Pools	_				Structure, whichever is greater	0000010.0.11.11	Structure, whichever is greater	000000000000000000000000000000000000000	Structure, whichever is greater
		3	Environmental HAZMAT			dings on Site (Stories)		Not Provided		Not Provided		Not Provided
			Sub-Surface Soil Contamination	$\Box$		fings on Site (Feet)		Not Provided		Not Provided		Not Provided
			Building Asbestos		Parking Requirem							
			Building Lead Paint		Accessible Parki	ng Required		Yes	Required count per 521 CMR & ADA	Yes	Required count per 521 CMR & ADA	Yes
		4	Permitting	41	By Zoning: Nurr	nber of Spaces Required	J	1 per 300 SF	Per Retail Stores, Offices and Consumer	1 per 300 SF	Per Retail Stores, Offices and Consumer	1 per 300 SF
				ᆂ			-	<u> </u>	Services Establishments		Services Establishments	
				_	Width of Spaces		$\overline{}$	9 Feet	Section 9.1.2.2	9 Feet	Section 9.1.2.2	9 Feet
					Depth of Spaces	A		18 Feet	Section 9.1.2.2	18 Feet	Section 9.1.2.2	18 Feet

## **Comparative Information**

Location	PSC (Existing)	PSC (New) w/2 Story Parking Garage	Oakland Rd & Symonds Way
Overall Bldg. (sq. ft.)	7,160	20,000 w/Gym	26,300
#Program Rms	5	6 w/Gym (no lounge)	8
Multipurpose	1650 sq. ft. Cannot be divided	1970 sq. ft.	2430 sq. ft.
Gym Options	None	Adding gym results in reduced program areas and no walking track	6300 sq. ft.
Site Ranking	N/A	A distant 3 <sup>rd</sup>	Symonds Way #1 Oakland Road #2

- Historical Commission: Modifications to PSC not favored
- Meeting with Abutters: Objections to Oakland Rd site (see next slides)
- Conservation: Wetlands delineated but plan will have to be presented to Conservation
- Community Development: CPDC review after a plan is available
- Recreation: Engaged with committee and has provided input on opportunities for synergy

### **Site Benefits**

#### **Pleasant Street Center**

- Close to Downtown
- Historical Integrity
- Familiarity for current users

#### **Oakland Road**

- Intergenerational Opportunities being located next to 3 schools of various age groups
- Walkability from school sites to the center after school
- Still close proximity to downtown
- Near by outdoor recreational opportunities already exist
- Could be a net-zero building
- Parking would be great
- Overflow Parking opportunities on select days of the week
- Can accommodate other outdoor Activities like a trail, bocce court, garden, etc.

#### **Symonds Way**

- Connection to Nature
- Opportunity for many outdoor recreational opportunities--trails, pickleball courts, bocce etc.
- Near by outdoor recreational opportunities already exist
- Intergenerational Opportunities with Burbank Ice Arena and Killam Elementary School
- Parking would be great
- Overflow Parking opportunities with Burbank Ice Arena on certain days of the week
- Could be a net-zero building
- Most Potential for Expansion

### **Site Drawbacks**

#### **Pleasant Street Center**

- Close to abutters
- Parking Garage not ideal for senior population
- Historical Commission not in favor of design proposals that dwarf existing building which would in turn not allow RECAL to have full center needs
- No opportunity for outdoor recreation
- No potential opportunity for expansion
- Smaller Rooms and less rooms

#### **Oakland Road**

- Close to abutters
- Potential impact on traffic with the High school already causing some concerns
- Topography could limit construction or make construction a nuisance and/or costly

#### **Symonds Way**

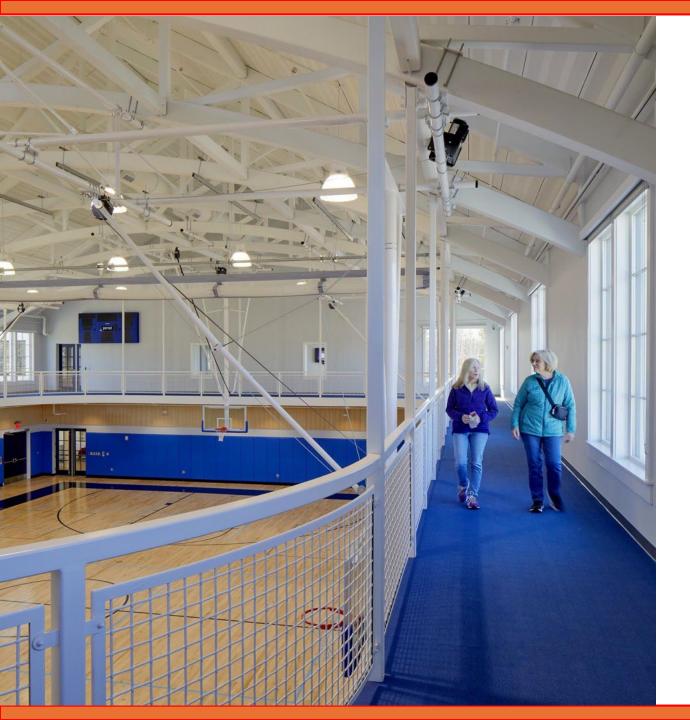
- Furthest Away from downtown
- Unknown impacts on contaminates on land which could be costly to remediate
- Various user groups are interested in the site, though compatible with plans

### **ReCALC Recommends Symonds Way Site**

- New Center is needed => community high priority and long overdue
- Preferred building includes a gym and walking track
  - Best meets needs of 60+ AND the broader community
  - Other communities that include them love them
  - Those communities that did not include, wish that they had
- Symonds Way is preferred site
  - Reviewed by ReCALC and COA using evaluation criteria (from multiple other communities) => ranked Symonds Way first
  - #2 is Oakland Road but with some concerns
  - Current PSC too small to accommodate size, especially if gym is to be considered

# Where are we now Next Steps ReCALC Sunsets August 31

- Permanent Building Committee (PBC) agreed to take on program
  - ReCAL building committee consisting of PBC + 1 COA member and 1 SB member
  - PBC to hire OPM to help coordinate the completion of Schematic Design Phase
  - Complete site review to concur with recommendations, provide cautions and plan. ETA: Mid-Q4 2024
- Upon completion of PBC site review, return to Select Board
  - Finalize site selection and move ahead to schematic drawings (by BH&A, already funded via ARPA funds).
  - Additional site testing during schematics—funding TBD
- Return to Select Board in late 2024/early 2025 with plan and costs.
  - Community will have an opportunity to review/scrutinize/ask questions.
  - Present to Spring town meeting 2025 and then to voters
- With Symonds Way site, opportunity to explore new uses for Pleasant Street Center
- Funding
  - Financial approach for funding TBD (contingent on final cost estimate)
  - Town Meeting & Community approval required for any debt exclusion
  - Project Timing considerations multiple town priorities



# Questions