



Reading Center for Active Living


Select Board Update

November 19th, 2024




Nearly a Decade of Work

2015



**Aging in Reading, Massachusetts:
A community needs assessment**

Commissioned by the Town of Reading and the
Elder and Human Services Division




**Community Engagement and
Planning: Reading Center for
Active Living (ReCal)**

December 2022

Commissioned by the Town of Reading

Center for Social and Demographic Research on Aging
Gerontology Institute
John W. McCormack Graduate School of Policy & Global Studies
University of Massachusetts Boston



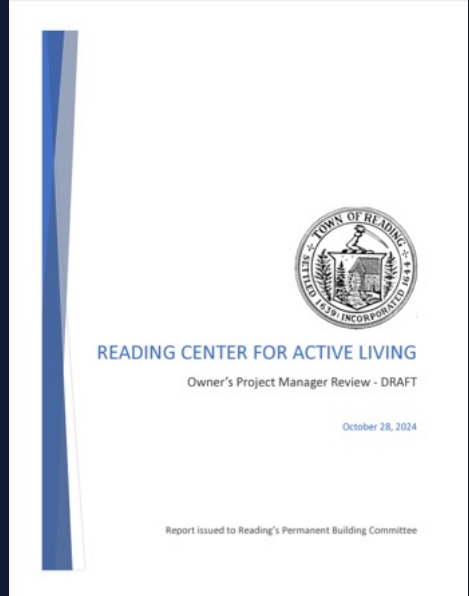
DRAFT

**READING CENTER FOR
ACTIVE LIVING**

Program and Site Selection Phase Report
prepared for the Town of Reading

June 2024

2024



READING CENTER FOR ACTIVE LIVING

Owner's Project Manager Review - DRAFT

October 28, 2024

Report issued to Reading's Permanent Building Committee

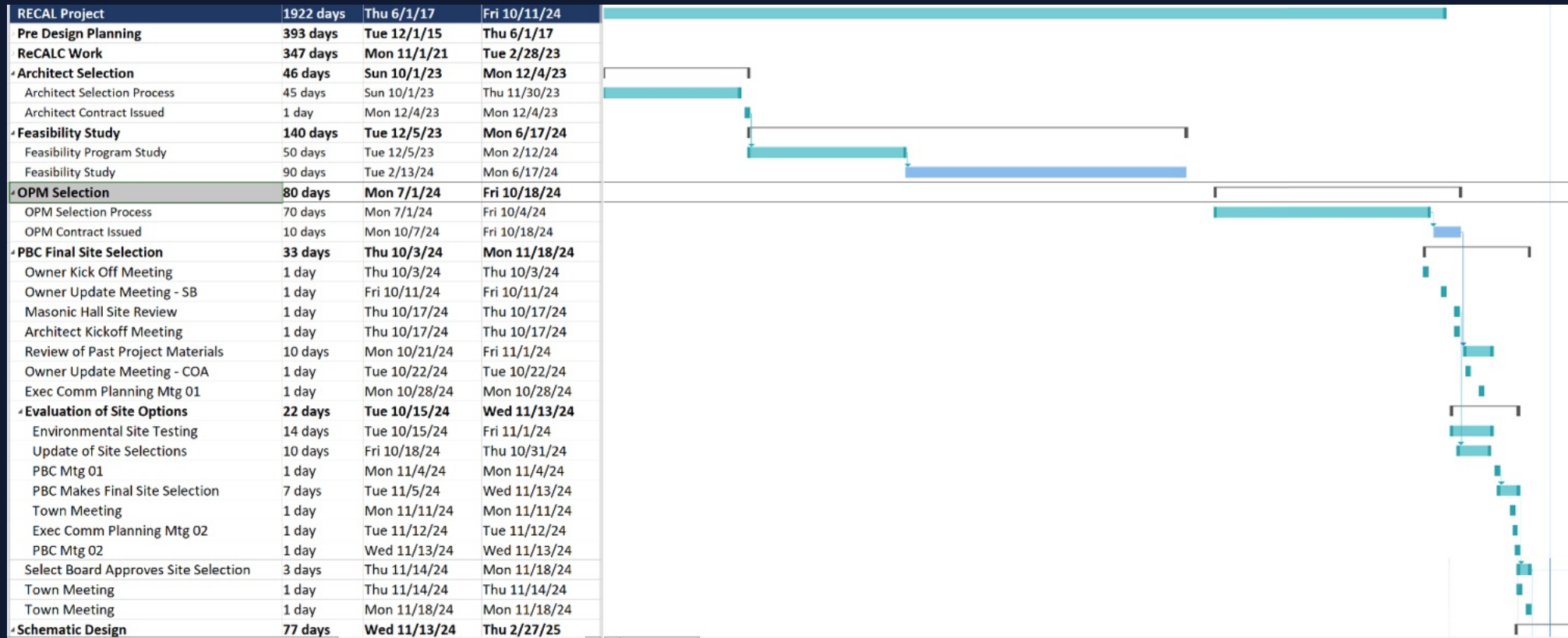
Moving Forward

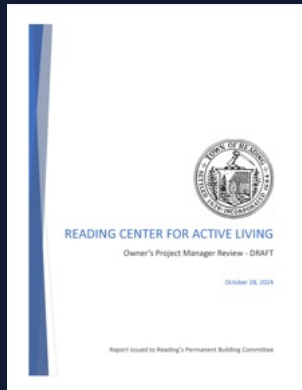


June 2024

October 2024

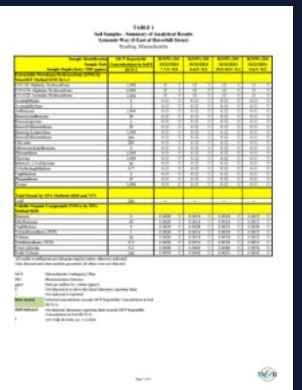
November 2024





Startup Activities:

- ✓ 10+ Meetings
- ✓ Multiple Site Visits
- ✓ 10 Years of Records Reviewed
- ✓ OPM Report on Past Work and Potential Sites
- ✓ Environmental Results for Symonds Way Building Site
- ✓ Permanent Building committee Review of Potential Sites



Reading, CA, Site Testing Results

Sample ID	Depth (ft)	Parameter	Value	Unit	Std	Yr
101	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
102	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
103	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
104	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
105	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
106	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
107	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
108	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
109	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
110	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
111	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
112	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
113	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
114	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
115	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
116	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
117	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
118	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
119	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
120	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
121	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
122	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
123	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
124	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
125	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
126	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
127	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
128	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
129	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
130	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
131	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
132	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
133	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
134	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
135	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
136	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
137	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
138	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
139	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
140	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
141	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
142	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
143	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
144	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
145	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
146	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
147	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
148	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
149	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014
150	1.0	Flow	0.00	gpm	0.00	2014
		Flow	0.00	gpm	0.00	2014

Site Considerations

Traffic Impacts

Sustainable Development

Proximity to Other Resources

Abutter Impacts

Ground Suitability

Accessibility

Outdoor Recreation

Operations

Neighbourhood Disruption

Development Cost

Parking Availability

Development Risks

Operational Cost

Space for Future Expansion

Nature Conservation

Multiple Reviews



READING
PERMANENT
BUILDING
COMMITTEE



Architects
& Engineers



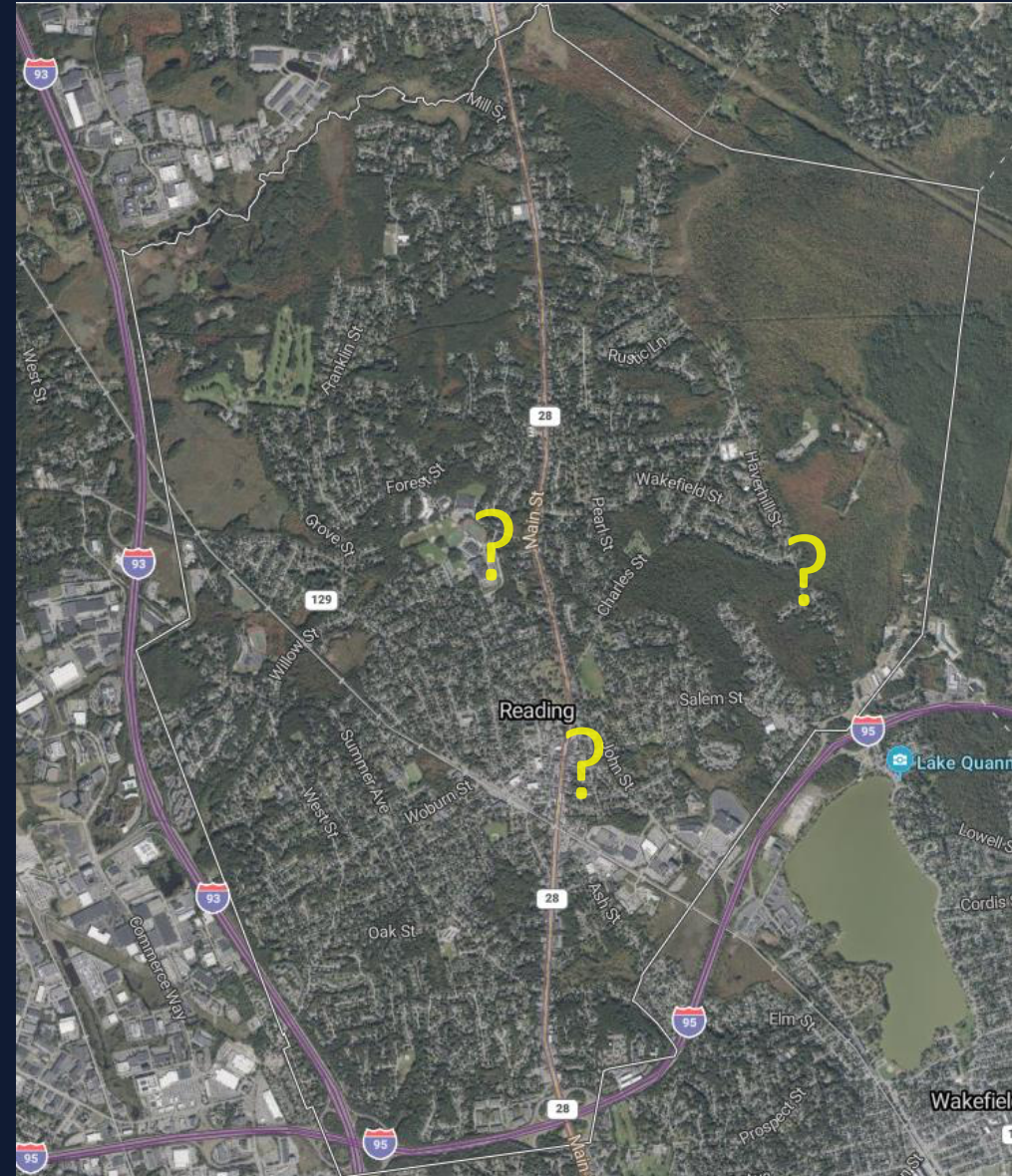
READING
CENTER FOR
ACTIVE
LIVING
COMMITTEE



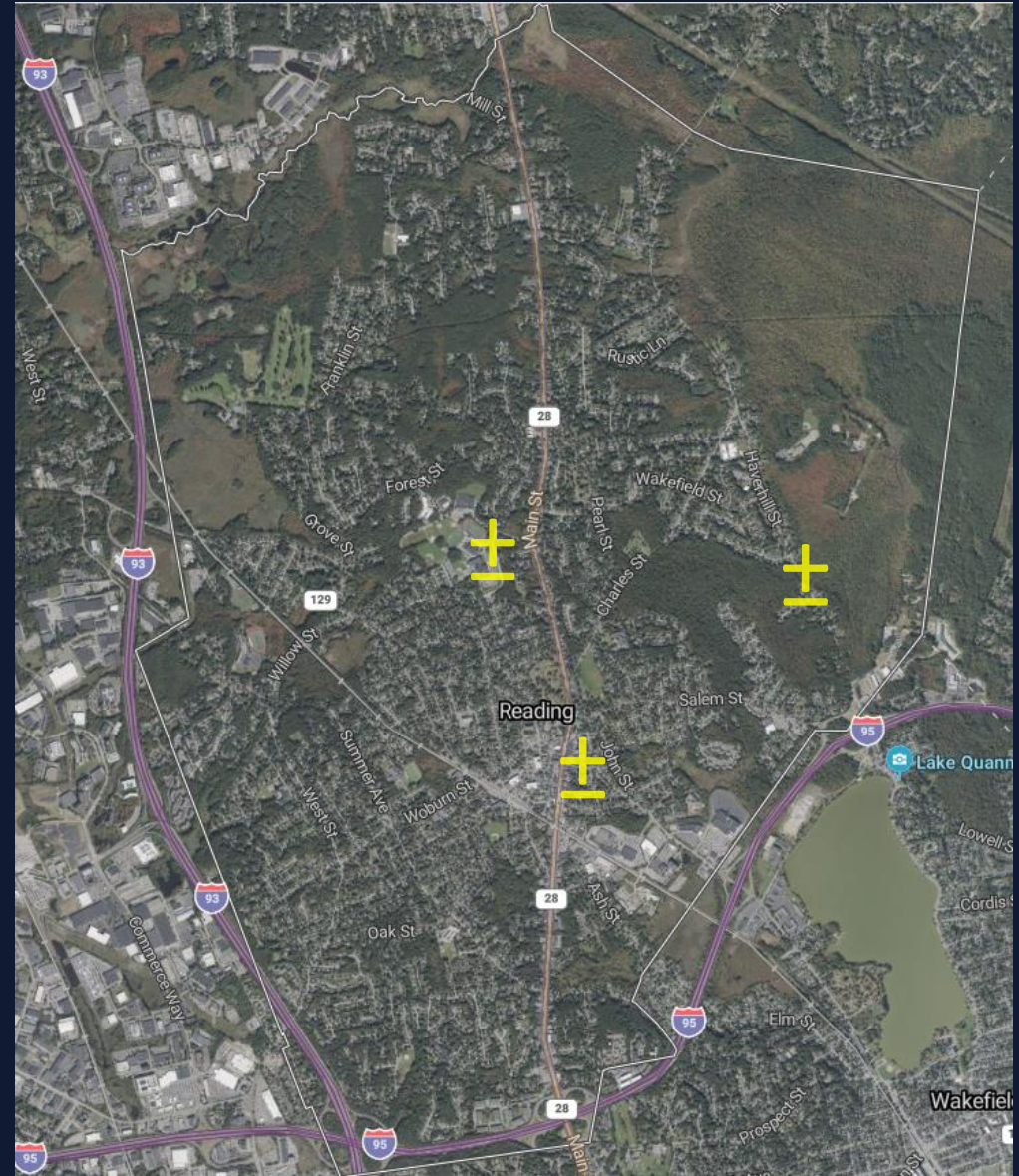
Owner's Project
Managers



READING
COUNCIL
ON
AGING



Each Site has Advantages & Disadvantages



One Site Proves Most Suitable



removing one category	pbc		
	pleasant	oakland	symonds
without area of the site	54	68	73 ✓
<i>spread</i>	14	5	19
without impact on abutters	52	70	74 ✓
<i>spread</i>	17	4	21
without traffic conditions	51	69	75 ✓
<i>spread</i>	18	7	24
without parking quantity	53	66	73 ✓
<i>spread</i>	13	6	19
without location of parking	50	67	75 ✓
<i>spread</i>	17	8	25
without wetlands/floodplains	48	67	77 ✓
<i>spread</i>	19	11	29
without site construction cost	50	68	75 ✓
<i>spread</i>	18	7	25
without operational costs	52	68	75 ✓
<i>spread</i>	15	7	23
without multi-gen use	52	66	76 ✓
<i>spread</i>	14	10	24
without outdoor activities	55	68	73 ✓
<i>spread</i>	13	6	18
without sustainability impact	52	68	76 ✓
<i>spread</i>	16	8	24
without senior center	53	67	73 ✓
<i>spread</i>	15	6	21

summary of scores	pbc		
	pleasant	oakland	symonds
area of the site	2.89	6.00	8.44 ✓
impact on abutters	4.11	4.00	7.56 ✓
traffic conditions	5.44	4.78	5.89 ✓
parking quantity	3.11	7.22	8.67 ✓
location of parking	6.67	6.78 ✓	6.33
wetlands/floodplains	8.67 ✓	7.00	4.11
site construction cost	6.11	5.33	6.11 ✓
operational costs	4.33	6.11	6.56 ✓
multi-gen use	4.89	8.11 ✓	5.78
outdoor activities	1.78	6.00	8.11 ✓
sustainability impact	4.67	6.00 ✓	5.78
senior center	3.89	6.33	8.00 ✓
total	57	74	81
<i>spread</i>	17	8	25

removing best/worst scores	pbc		
	pleasant	oakland	symonds
best score removed	48	66	73 ✓
<i>spread</i>	18	7	25
worst score removed	55	70	77 ✓
<i>spread</i>	15	8	22
best and worst score removed	46	62	69 ✓
<i>spread</i>	15	7	22



Unanimous Results From All Reviewers

RECALC

1. Symonds Way
2. Oakland Road
3. Pleasant Street

COA

1. Symonds Way
2. Oakland Road
3. Pleasant Street

BH+A

1. Symonds Way
2. Oakland Road
3. Pleasant Street

	RECALC			COA			ALL			BH+A		
	Average Score	Average Weighted Score	% of Max Score	Average Score	Average Weighted Score	% of Max Score	Average Score	Average Weighted Score	% of Max Score	Average Score	Average Weighted Score	% of Max Score
Pleasant												
area of the site	2.9	4.3	29%	3.3	4.9	33%	3.0	4.5	30%	2.0	3.0	20%
impact on abutters	3.9	5.8	39%	3.6	5.4	36%	3.6	5.4	36%	3.0	4.5	30%
traffic conditions	4.7	4.7	47%	5.5	5.5	55%	5.1	5.1	51%	4.0	4.0	40%
parking quantity	2.7	4.1	27%	4.8	7.1	48%	3.9	5.8	39%	2.0	3.0	20%
location of parking	7.7	7.7	77%	7.1	7.1	71%	7.2	7.2	72%	8.5	8.5	85%
wetlands/floodplains	7.7	7.7	77%	8.9	8.9	89%	8.4	8.4	84%	10.0	10.0	100%
site construction cost	4.3	6.4	43%	5.4	8.1	54%	4.9	7.4	49%	7.0	10.5	70%
operational costs	5.0	5.0	50%	5.4	5.4	54%	5.2	5.2	52%	3.0	3.0	30%
multi-gen use	3.4	3.4	34%	5.5	5.5	55%	4.4	4.4	44%	7.5	7.5	75%
outdoor activities	2.3	2.3	23%	2.6	2.6	26%	2.6	2.6	26%	1.0	1.0	10%
sustainability impact	4.1	4.1	41%	3.5	3.5	35%	3.9	3.9	39%	4.0	4.0	40%
senior center	5.1	7.7	51%	4.8	7.1	48%	4.9	7.4	49%	4.0	6.0	40%
Total Score	54	63	44%	60	71	49%	57	67	46%	56	65	45%
Oakland												
area of the site	7.4	11.1	74%	5.9	8.8	59%	6.9	10.3	69%	7.0	10.5	70%
impact on abutters	3.4	5.1	34%	3.9	5.8	39%	3.9	5.8	39%	3.5	5.3	35%
traffic conditions	5.1	5.1	51%	4.9	4.9	49%	5.1	5.1	51%	8.0	8.0	80%
parking quantity	7.3	10.9	73%	8.0	12.0	80%	7.8	11.7	78%	9.5	14.3	95%
location of parking	8.0	8.0	80%	8.5	8.5	85%	8.4	8.4	84%	8.0	8.0	80%
wetlands/floodplains	7.0	7.0	70%	6.4	6.4	64%	6.8	6.8	68%	9.5	9.5	95%
site construction cost	3.9	5.8	39%	4.6	6.9	46%	4.1	6.2	41%	3.0	4.5	30%
operational costs	6.1	6.1	61%	6.5	6.5	65%	6.5	6.5	65%	7.5	7.5	75%
multi-gen use	8.1	8.1	81%	6.8	6.8	68%	7.5	7.5	75%	6.0	6.0	60%
outdoor activities	6.3	6.3	63%	5.5	5.5	55%	5.9	5.9	59%	5.0	5.0	50%
sustainability impact	5.7	5.7	57%	6.1	6.1	61%	6.0	6.0	60%	8.5	8.5	85%
senior center	7.6	11.4	76%	7.3	10.9	73%	7.6	11.4	76%	8.5	12.8	85%
Total Score	76	91	63%	74	89	61%	76	91	63%	84	100	69%
Symonds												
area of the site	8.9	13.3	89%	8.9	13.3	89%	8.9	13.4	89%	8.5	12.8	85%
impact on abutters	8.1	12.2	81%	7.1	10.7	71%	7.7	11.6	77%	9.0	13.5	90%
traffic conditions	6.6	6.6	66%	6.1	6.1	61%	6.4	6.4	64%	8.0	8.0	80%
parking quantity	8.7	13.1	87%	8.6	12.9	86%	8.8	13.2	88%	9.0	13.5	90%
location of parking	7.0	7.0	70%	7.6	7.6	76%	7.5	7.5	75%	7.5	7.5	75%
wetlands/floodplains	3.9	3.9	39%	4.6	4.6	46%	4.4	4.4	44%	4.5	4.5	45%
site construction cost	5.1	7.7	51%	5.1	7.7	51%	5.1	7.7	51%	5.0	7.5	50%
operational costs	6.9	6.9	69%	6.1	6.1	61%	6.6	6.6	66%	8.0	8.0	80%
multi-gen use	6.3	6.3	63%	5.4	5.4	54%	5.9	5.9	59%	5.5	5.5	55%
outdoor activities	8.9	8.9	89%	8.6	8.6	86%	8.9	8.9	89%	9.0	9.0	90%
sustainability impact	7.0	7.0	70%	6.6	6.6	66%	6.9	6.9	69%	8.0	8.0	80%
senior center	8.1	12.2	81%	8.1	12.2	81%	8.2	12.3	82%	10.0	15.0	100%
Total Score	85	105	72%	83	102	70%	85	105	72%	92	113	78%
Subjective Score												
Pleasant	5.9	5.9	29%	8.8	8.8	44%	7.2	7.2	36%	5.0	5.0	25%
Oakland	11.0	11.0	55%	11.8	11.8	59%	11.5	11.5	58%	12.5	12.5	63%
Symonds	14.0	14.0	70%	17.2	17.2	86%	15.4	15.4	77%	16.5	16.5	83%
Final Score - Pleasant	60	69	42%	69	80	48%	64	74	45%	61	70	42%
Final Score - Oakland	87	102	62%	86	101	61%	88	103	62%	97	112	68%
Final Score - Symonds	99	119	72%	100	119	72%	101	120	73%	109	129	78%

	PBC		
	Average Score	Average Weighted Score	% of Max Score
Pleasant			
area of the site	2.9	4.3	29%
impact on abutters	4.1	6.2	41%
traffic conditions	5.4	8.2	54%
parking quantity	3.1	4.7	31%
location of parking	6.7	6.7	67%
wetlands/floodplains	8.7	8.7	87%
site construction cost	6.1	9.2	61%
operational costs	4.3	2.2	43%
multi-gen use	4.9	7.3	49%
outdoor activities	1.8	1.8	18%
sustainability impact	4.7	2.3	47%
senior center	3.9	5.8	39%
Total Score	57	67	46%
Oakland			
area of the site	6.0	9.0	60%
impact on abutters	4.0	6.0	40%
traffic conditions	4.8	7.2	48%
parking quantity	7.2	10.8	72%
location of parking	6.8	6.8	68%
wetlands/floodplains	7.0	7.0	70%
site construction cost	5.3	8.0	53%
operational costs	6.1	3.1	61%
multi-gen use	8.1	12.2	81%
outdoor activities	6.0	6.0	60%
sustainability impact	6.0	3.0	60%
senior center	6.3	9.5	63%
Total Score	74	89	61%
Symonds			
area of the site	8.4	12.7	84%
impact on abutters	7.6	11.3	76%
traffic conditions	5.9	8.8	59%
parking quantity	8.7	13.0	87%
location of parking	6.3	6.3	63%
wetlands/floodplains	4.1	4.1	41%
site construction cost	6.1	9.2	61%
operational costs	6.6	3.3	66%
multi-gen use	5.8	8.7	58%
outdoor activities	8.1	8.1	81%
sustainability impact	5.8	2.9	58%
senior center	8.0	12.0	80%
Total Score	81	100	69%
Subjective Score			
Pleasant	10.6	10.6	53%
Oakland	12.4	12.4	62%
Symonds	12.0	12.0	60%
Final Score - Pleasant	67	78	47%
Final Score - Oakland	86	101	61%
Final Score - Symonds	93	112	68%

PBC

1. Symonds Way
2. Oakland Road
3. Pleasant Street

TTH

“(Symonds Way) ranks the highest in terms of value between the three locations.”