

NewCAL

Newton Center for Active Living

DRAFT

Site Tours

October 5, 2018

- Randolph Intergenerational Community Center
128 Pleasant St, Randolph, MA
- Natick Community – Senior Center
117 East Central St. Natick, MA

Attendees:

City of Newton:

Mayor Ruthanne Fuller
Jonathan Yeo

Newton Senior Center:

Jayne Colino

Newton Public Buildings:

Alex Valcarce
Josh Morse
Thomas Rooney

Parks & Recreation:

Bob DeRubeis
Nancy Scammon

Planning & Development:

Amanda Berman

City IT:

Rachel Sherman

NV5:

Italo Visco
Melissa Gagnon

Steffian Bradley Architects

Teresa Wilson
Joe Sirkovich



NV5 – Owner's Project Manager



Steffian Bradley Architects

Data Comparison



Newton Council on Aging – The Senior Center
345 Walnut Street, Newton, MA

Randolph Intergenerational Comm. Center, 10/2017
128 Pleasant St, Randolph, MA

Natick Community-Senior Center
Year Built: 2012
117 East Central St. Natick, MA

Lexington Community Center
Year Built: 2015
30 Marrett Rd., Lexington, MA

- **~ 9,850 GSF** (2 1/2 flrs.)
- **Current Population 2010**
Census: 85,146 (87,018^{**})
- **Age 60+ population 2010**
Census: 18,636 (19,230^{**})
21.8% of Total Population
(22.1%^{**})
- **SF per Senior** over 60 = **0.6**
(2010 Census) (.58^{**})
- **Projected Pop. Change over 65 years** old from 2010 to 2030:
61% to 63% *

- **~ 36,000 GSF**, est. (Two Floors)
\$14.2 m total proj.
- **Current Population 2010** Census:
32,112
- **Age 60+ population 2010**
Census: 5,055
16% of Total Population
- **SF per Senior** over 60 = **7.1**
(2010 Census)
- **SF per Resident** = **1.12**
- **Projected Pop. Change over 65 years** old from 2010 to 2030: **65% to 67% ***

- **26,000 GSF** est. Total, (Two Floors)
\$10 M Cost
- **Current Population 2010** Census:
33,006 (35,385, curr. Est.)
- **Age 60+ population 2010**
Census: 6,556 (7,465)
19.7% (21% of Total Population)
- **SF per Senior** over 60 = **4.0**
(2010 Census)
- **SF per Resident** = **0.79**
- **Projected Pop. Change over 65 years** old from 2010 to 2030: **66% to 69% ***

- **~34,000 GSF** Total, est. (Three Floors)
\$7M Cost
- **Current Population 2010** Census:
31,394
- **Age 60+ population 2010**
Census: 7,898
25% of Total Population
- **SF per Senior** over 60 = **4.3**
(2010 Census)
- **SF per Resident** = **1.08**
- **Projected Pop. Change over 65 years** old from 2010 to 2030: **53% to 55% ***

Randolph Intergenerational Community Center– Site Visit Notes



Steffian Bradley Architects

Information Needed:	Name of Center: Randolph Intergenerational Community Center
Hours	Sun-Thurs 7:30am – 9:00pm, F-Sa 7:30 am – 10:00pm
Number of people per day	200-220
Senior Center Only	No - Intergenerational
Welcome Desk Visible as enter	Not immediately visible, but very close to door
Administrative Suite	Behind the front desk
Stairs	Very visible from entrance, switchback stair. See stairs before elevator
wall - protection, handrails/lean rails	no
Seating Alcoves	No
Fitness Center - Exercise Machines / Weights	yes
Dance Floor	yes
Exercise Room / Yoga, Zumba, etc.	Multiple locations – first floor and second floor
Gym	Gym can be divided into 4 spaces with curtains, overhead walking track around perimeter – accessed from 2 nd floor. Moveable door (large barn door) opens to exterior park side of building, pickle ball courts interior and exterior,
Pool Tables - Size/Number	Currently 1 non-tournament size pool table,
Ping Pong Tables - Size/Number	Will be providing 1 ping pong table in tear future
Convenience Shower/Toilet Room	Toilet/locker rooms/2 showers (1 accessible) – close to gym
Dining Room	No dedicated dining room, use first floor room near entrance with moveable partitions
Meals per day	1 congregate meal, once a week
Commercial Kitchen	Yes? Kitchen appears to be commercial based on 3 bay sink and stove hood
Warming Kitchen	no
Catering Kitchen	Kitchen is used for staging meals on wheels for community delivery 250 meals every day
Teaching Kitchen	Yes, island in center of kitchen for standing and observing
Café	Yes. Well stocked and serves variety of foods, seating/booths provided, located at end of corridor next to gym, visible to people walking down main corridor
Rental Facilities	Yes, still exploring options
Multipurpose Rooms	Yes – with exception of billiards room, all rooms have flexibility to serve multiple uses based on furniture configuration
Number of MP rooms	6: 1 st floor – 1 large room (dividable), quiet lounge. 2 nd floor – 4 rooms (billiard, game, arts & crafts, dance studio)
Largest Size/Capacity/dividable)	150?, dividable with 2 garage doors opening to main corridor, adjacent to kitchen
Stage	no
Art Rooms - Specific Equipment	On second floor – adjustable height tables that can accommodate dividers for proctored testing.
Dedicated Rooms	Fitness room,
Store/Resale Shop	No, considering options: kiosk, purchasing at front desk or in casework
Drop in Space - Unprogrammed	Quiet lounge on 1 st floor near front desk, media free room. Close to greenhouse
Dedicated Volunteer Space	no
Storage Rooms Adequate	Could use more for furniture when rooms are reconfigured
Offices	Yes, town offices, Child/Teen Program Director, Adult/Senior Program Director, Veterans
Counseling Social Service Spaces	Yes, shine, outreach fuel assist., snap
Medical Exam Rooms	No room but provide flu clinic and blood pressure clinic
Medical Equipment Storage	Yes, small amount stored in mechanical room
Exterior Program Spaces	Adjacent to playground, splash area, ice rink and pickle ball, bocce courts
Other Spaces of Note:	Interior 1 st and 2 nd floor high ceilings, lots of windows, colorful walls and furniture
Serves as Emergency Shelter with generator	Warming/cooling station only, no generator
Used for Other Purposes	Community groups, town departments, committees and commissions, residents, youth groups, local businesses, condo associations, people of all ages benefit from and use the facility
Security	?
Other Features	96 parking spaces, 36,000 sf



Overall Impression – Abundant natural light, bright colors and modern furniture. High ceilings, wide public corridors enhance volume of space. Program areas visible from corridors with garage doors allowing easy access for large events.

Gym area dividable in to 4 sections with indoor walking track and large door to connect with outside activities.

Majority of programs devoted to activity spaces, lesser amount used for unprogrammed social and quiet spaces (nooks, dining, etc).

Randolph Intergenerational
Community Center
128 Pleasant St, Randolph, MA

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Second Floor Plan



First Floor Plan

Randolph Intergenerational Community Center - Notable Features



Front Desk



Wide Central Corridor



Mosaic – Self Portraits by Randolph Citizens



Exercise in 1st Floor MP Room next to Gym



Café, Booths and Kitchen



Playground, Bocce, Pickle Ball park behind center

Randolph Intergenerational Community Center - Notable Features



View of Gym from Upper Walking Path



Looking Towards Main Lobby



Billiard Room Adjacent to Media Room



Quiet Lounge



Seating Options



Green House



Art Studio

Natick Community-Senior Center – Site Visit Notes

Information Needed:	Name of Center: Natick Community Senior Center
Hours	Monday – Friday 7:30AM – 8PM; Saturday 8 AM – 12:30PM – other times by rental agreement (m – f up to 10PM; Sat/Sun. 8 – 10pm
Number of people per day	400-500
Senior Center Only	No – we are a community-senior center
Welcome Desk Visible as enter	Yes
Administrative Suite	Yes – Veterans Agent, Human Services and Director of Community Services housed in building as well
Stairs	Building entrance is at ground level; interior stairs lead to 2 nd floor
wall - protection, handrails/lean rails	Decorative ledge in hall ways
Seating Alcoves	yes
Fitness Center - Exercise Machines / Weights	yes
Dance Floor	No designated dance room; most rooms are multipurpose
Exercise Room / Yoga, Zumba, etc.	1 “multi exercise room” – uses: pilates; small group personal exercise; chair volleyball* Would function better if egress to the fitness center was available
Gym / Pool	Gym – no pool
Pool Tables - Size/Number	2 tables
Ping Pong Tables - Size/Number	2 tables – portable – set up as needed
Convenience Shower/Toilet Room	Shower is not for public use; one bathroom designated as family use/single stall; Center is an emergency shelter this bathroom meets that requirement. Also have washer/dryer
Dining Room	Use – is ½ of our great room space – we have an acoustical room divider allowing us to have meal service in one half of the room and programs in the other half – seats approx 50 people(1/2) 120 full
Meals per day	Lunch is offered via two separate providers – folks are allowed to bring their own as well
Commercial Kitchen	yes
Warming Kitchen	no
Catering Kitchen	yes
Teaching Kitchen	Works for 6 – 8 people only
Café	Yes. see dining room – seats approx. 50 people-
Rental Facilities	Entire facility available for rent after 5pm and weekends
Multipurpose Rooms	Yes – all room are designed to function in more than one way
Number of MP rooms	6 (includes great room)
Largest Size/Capacity/dividable)	120- dividable; 30 capacity for next largest classroom style
Stage	Yes (Handicapped accessible)
Art Rooms - Specific Equipment	One multi-purpose room designated forart/crafts. No special equipment
Dedicated Rooms	Card room (but can be used for meetings); video/movie room; pool room; medical room,offices
	Large Conference room – small conference room,storage, computer lab – may also be used for classes or meetings and hosts MAB Low Vision Tech Center, Fitness Center, Multi-exercise room
Store/Resale Shop	Yes – operated by our Friends of Natick Senior Center but we could benefit by using space for other purpose
Drop in Space - Unprogrammed	Library café (first floor lobby); lobby on second floor;
Dedicated Volunteer Space	Friends of Natick Senior Center have office space but we could benefit from using that space differently -
Storage Rooms Adequate	Yes. We have generous and well used storage
Offices	Yes. Our building houses the COA, Veteran’s Agent, Human Services staff, and Community Services Director, Friends of Natick Senior Center also have office and gift shop
Counseling Social Service Spaces	yes
Medical Exam Rooms	Yes (1) – used for RN consults; podiatry and Dental Cleanings
Medical Equipment Storage	Yes – a portion of our storage housed this equipment
Exterior Program Spaces	Potential exists - study completed – two outside patios with seating presently exists – is possible to walk around the building (laps) weather permitting
Other Spaces of Note:	Parking – need more
Serves as Emergency Shelter with generator	yes
Used for Other Purposes	Community groups, town departments, committees and commissions, residents, youth groups, local businesses, condo associations, people of all ages benefit from and use the facility
Security	Camera feeds
Other Features	BandWidth considerations: Paging system; exterior recreational/leisure space; parking; staff lounge



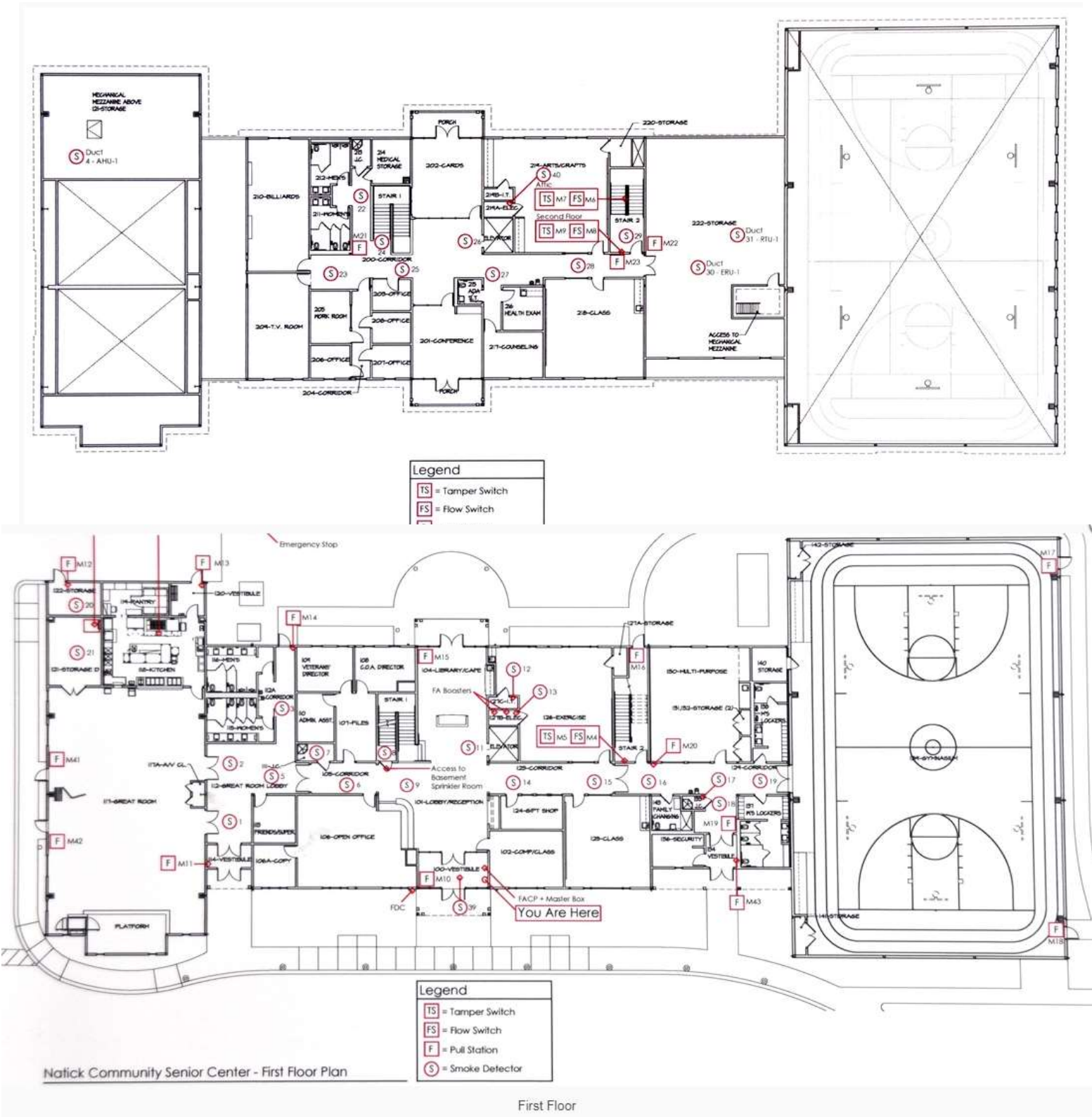
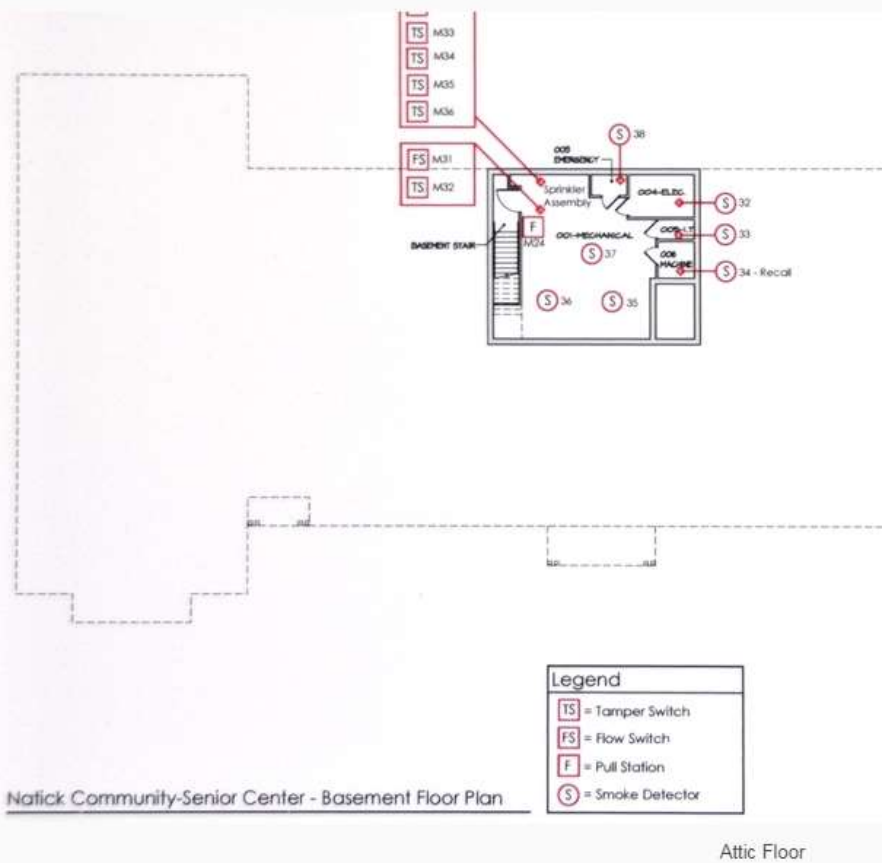
Overall Impression – large age-friendly center, extended hours, Mon-Sun. Anchored on one side with dividable great room for dining and activities. The other side anchored by a large gym with marked walking path.

An exterior walking path surrounds the building and opens green space and garden. Additional outdoor activities such as Bocce are planned..

Efficiently designed with variety of room sizes to serve community needs and accommodates clubs, sports and classes in the evening.

Natick Community - Senior Center

117 East Central St. Natick, MA



Natick Community - Senior Center - Notable Features



Front Desk



Great Room & Commercial Kitchen



Corridor Windows to Activity Spaces



Health Room



Media Room



Fitness Room



Gym with Walking Path and Group Exercise



Multipurpose Room

Natick Community - Senior Center - Notable Features



Patio and Outdoor Walking Path

Future Outdoor Activities & Garden



Billiard Room and Ping Pong in Multipurpose Room



Good to Have – Staff Room & Large Storage Area

Lexington Community Center – Site Visit Notes

	Information Needed:	Name of Center: Lexington Community and Senior Center		
	Hours	8:00 AM - 9:00 PM Monday – Friday 9:00 AM - 5:00 PM Saturday		
	Number of people per day			
	Senior Center Only	Community Center and Senior Center		
	Welcome Desk Visible as enter	Yes		
	Administrative Suite	Yes, offices and copy area behind reception desk		
	Stairs	Yes, In main lobby and additional stairs in historic mansion		
	wall - protection, handrails/lean rails			
	Seating Alcoves	Off main lobby, at top of second floor stair landing/lobby near meeting rooms, sun room		
	Fitness Center - Exercise Machines / Weights	Yes		
	Dance Floor	Yes		
	Exercise Room / Yoga, Zumba, etc.	Yes, wood floor, mirrors yoga, ballet barre, built in bench		
	Gym / Pool	No		
	Pool Tables - Size/Number	2, competition size 8 footers		
	Ping Pong Tables - Size/Number	2, Competition size,		
	Convenience Shower/Toilet Room	Yes, Shower on Basement level		
	Dining Room	Seats 100		
	Meals per day			
	Commercial Kitchen	No		
	Warming Kitchen	Yes, staging area for meals on wheels		
	Catering Kitchen	Yes		
	Teaching Kitchen	No		
	Café	Coffee area with vending		
	Rental Facilities	To be confirmed		
	Multipurpose Rooms			
	Number of MP rooms	11		
	Largest Size/Capacity/dividable)	2 nd floor MP room 58’x17’/50+/yes 1 st floor dining 44’x36’/100+/no Lower Level dance/mp room 52’x28’/50+/yes		
	Stage	No		
	Art Rooms - Specific Equipment	Sink, storage, counters & cabinets		
	Dedicated Rooms	Ping-Pong, Fitness, strength training, fix-it shop, Window-pane retail store, games room		
	Store/Resale Shop	Yes		
	Drop in Space - Unprogrammed	Yes		
	Dedicated Volunteer Space	no		
	Storage Rooms Adequate	Yes		
	Offices	First floor behind reception desk 5 offices, 2 nd floor Rec office suite 5 offices, 2 nd floor COA offices,2		
	Counseling Social Service Spaces	yes		
	Medical Exam Rooms	yes		
	Medical Equipment Storage	yes		
	Exterior Program Spaces	Open space – yes, patio & lawn , no dedicated activities		
	Other Spaces of Note:	Grand central 2 story atrium with 2 nd floor lounge area		
	Serves as Emergency Shelter with generator	yes		
	Used for Other Purposes			
	Security			
	Other Features			



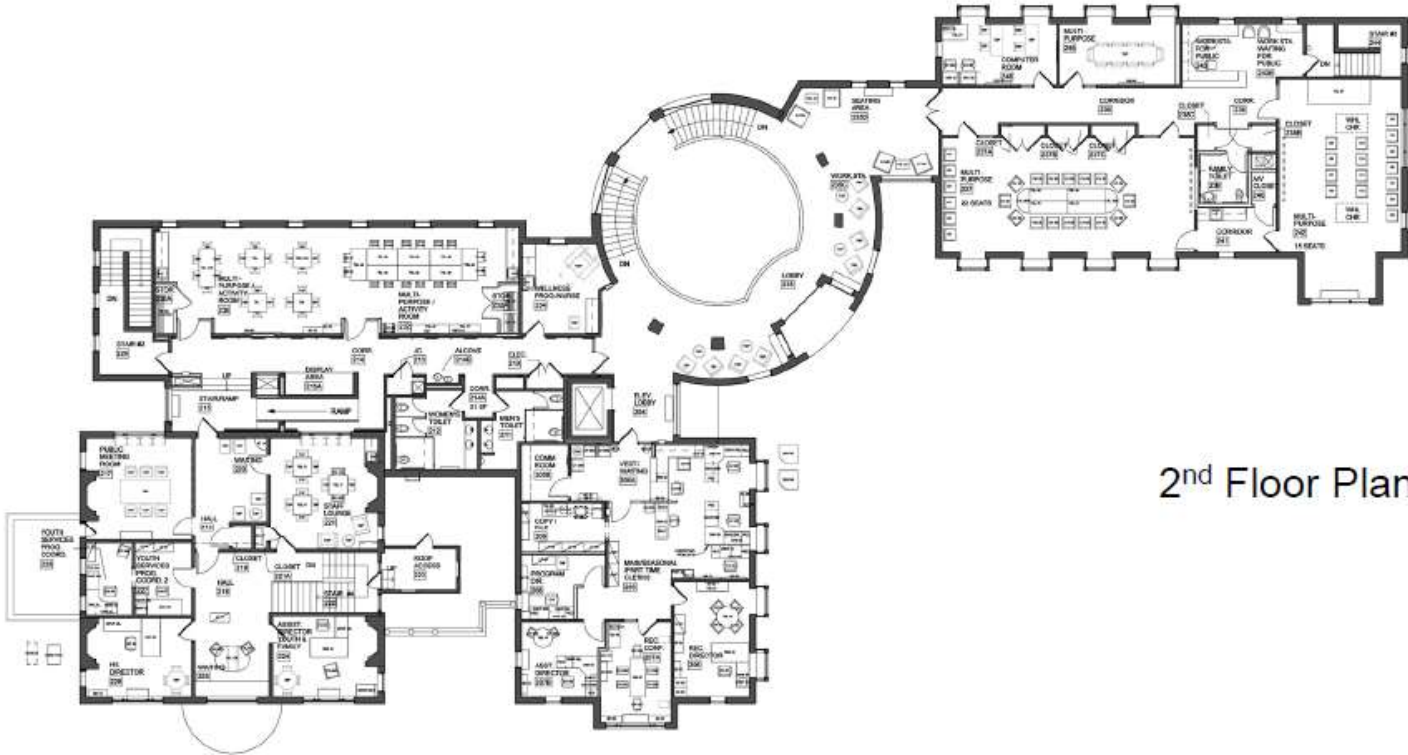
Overall Impression – an intergenerational center created from 2 existing buildings –1905 Mansion and addition in 2000 on 10 acres. Part of campus plan including town preschool/playground connected to site.

Goal to maximize program space and minimize interior renovations while retaining the original features in the Mansion for unprogrammed spaces.

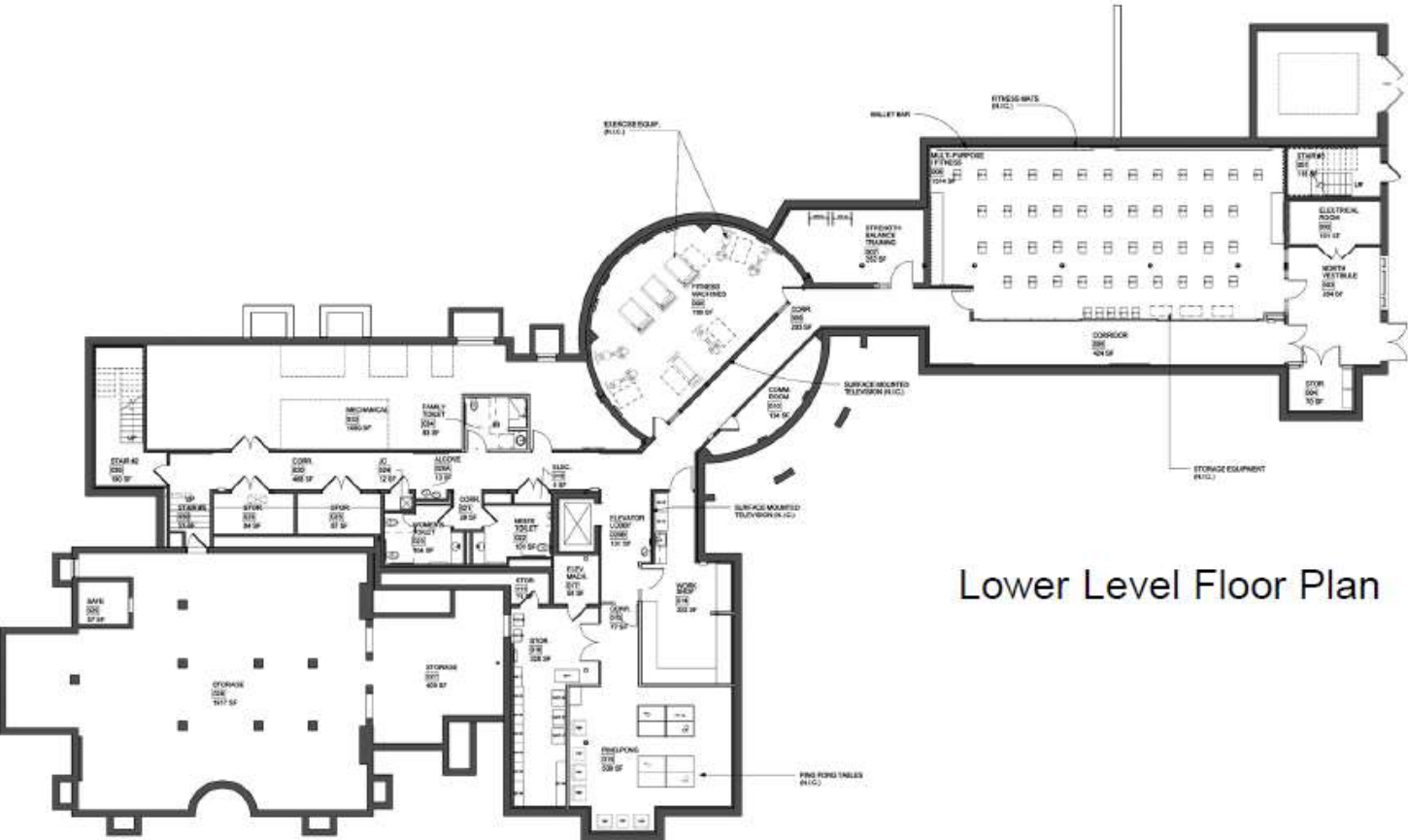
Dedicated fitness, game and dining rooms mix with multipurpose rooms and veterans/senior services. Furniture selected to serve all ages.

Lexington Community Center

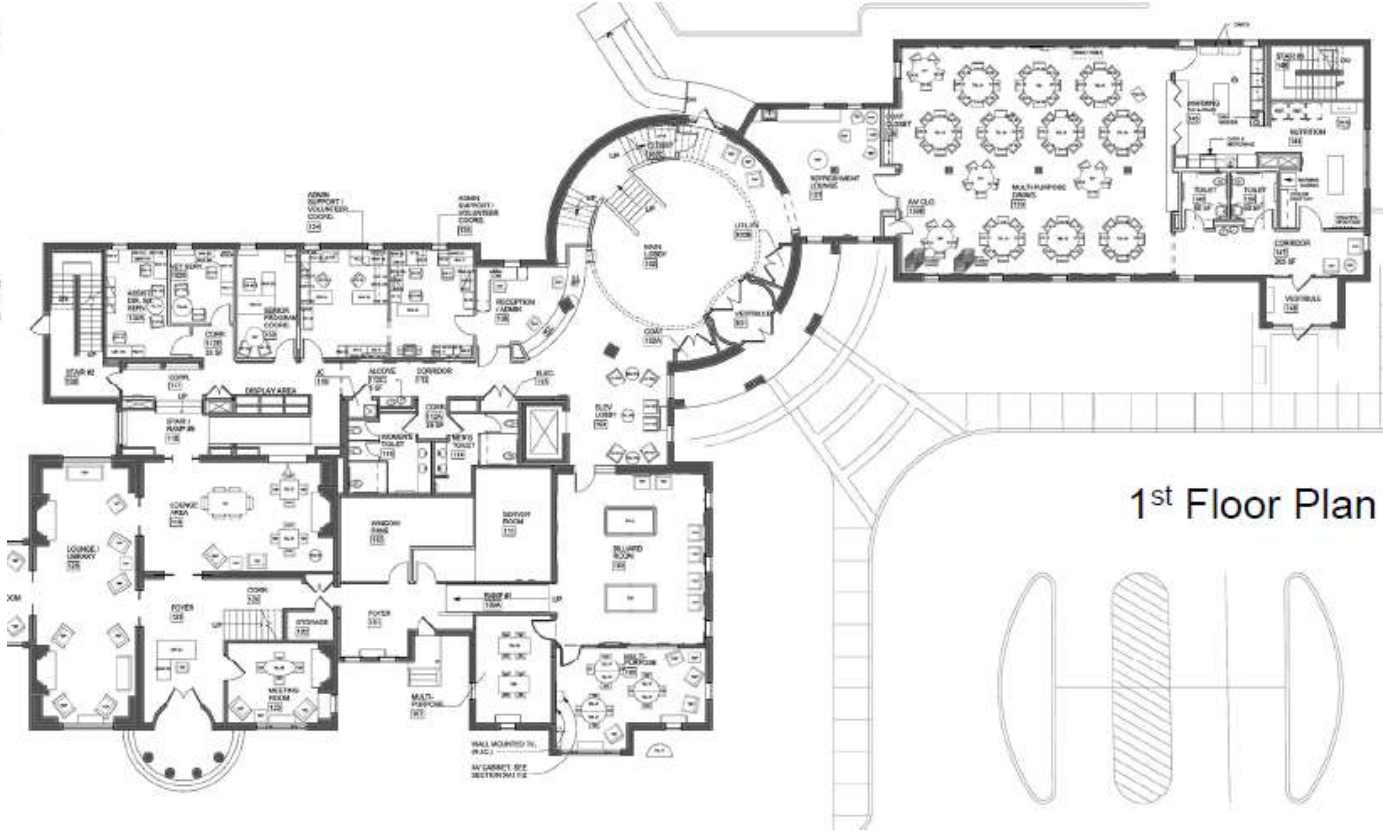
30 Marrett Rd., Lexington, MA



2nd Floor Plan



Lower Level Floor Plan



1st Floor Plan

Lexington Community Center - Notable Features



Front Desk & Upstairs Lounge Area



Multipurpose Room



Outdoor Patio, Unprogrammed Mansion Spaces



Dining & Drop-in Cafe

Lexington Community Center - Notable Features



Seating Outside Pool Table Room



Fitness Room



Exterior Entrance to Lower Level and Exercise Room



New Corridor Finishes and Multipurpose Room used for Ping Pong



Fix-It Shop