



Montague Senior Center Planning Study Results Presentation

June 1, 2015

Walter Ramsey– Town Planner
John Catlin, Catlin and Petrovick Architects



About the Study

- ▶ Funded 100% by Block Grant Program
 - Administered by FCHRA
- ▶ Senior Center Planning Committee
 - 9 individuals from Montague
 - Staffed by the COA Director and Town Planner
 - Town hired Catlin+Petrovick Architects to conduct the study



The Purpose

- ▶ Do we need a new/rehabbed senior Center?
 - Space needs, projected demographics
- ▶ Is it feasible to rehab the existing senior Center?
- ▶ Evaluate potential on 4 municipal properties
- ▶ Develop a concept and cost estimate for a senior center on the committee's preferred site



The process

- ▶ Committee met 8 times over 6 months
- ▶ Community Needs Survey
- ▶ Focus Group
- ▶ Field trip to area Senior Centers
- ▶ 2 public presentations

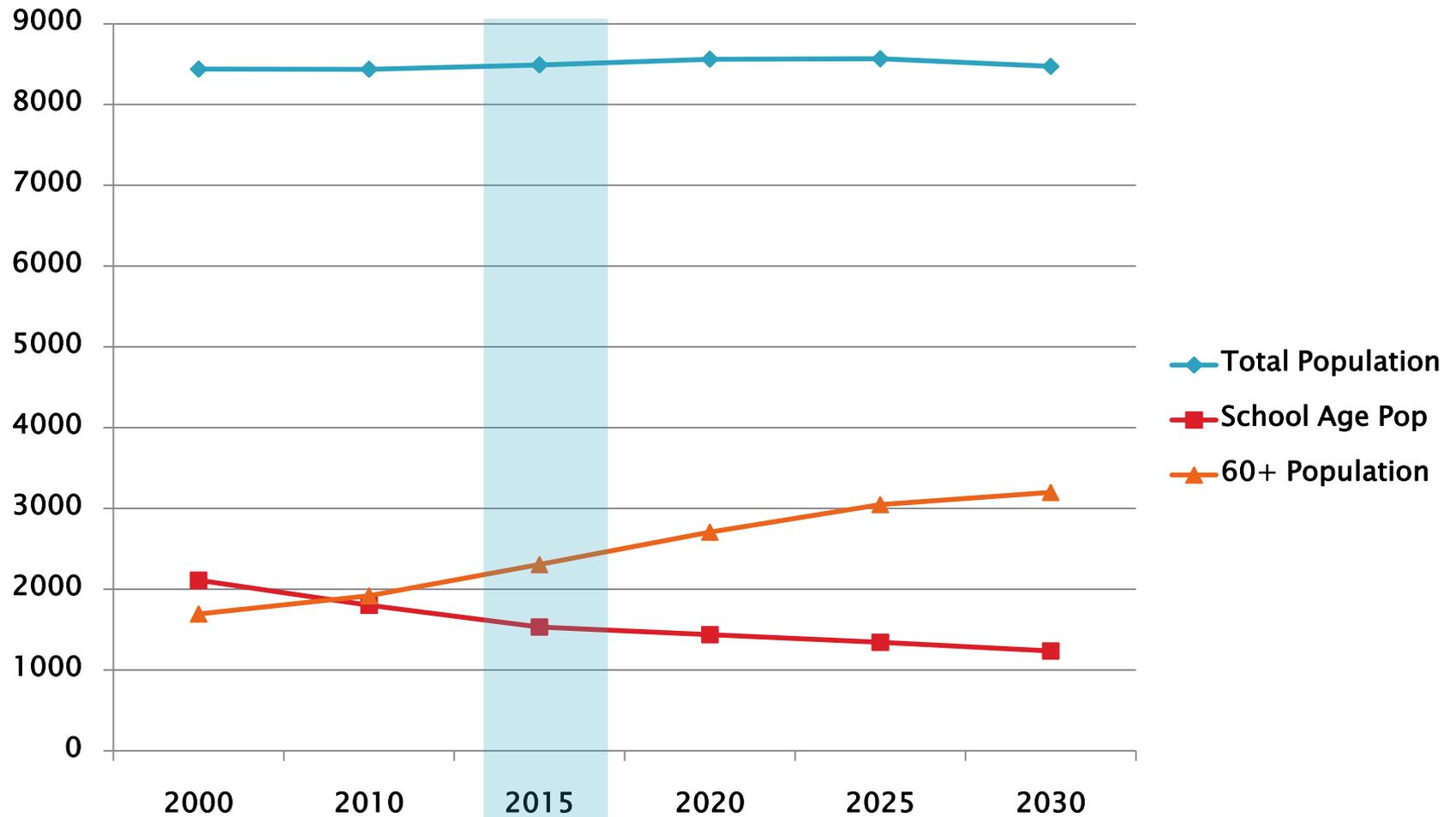




The Committee's Findings

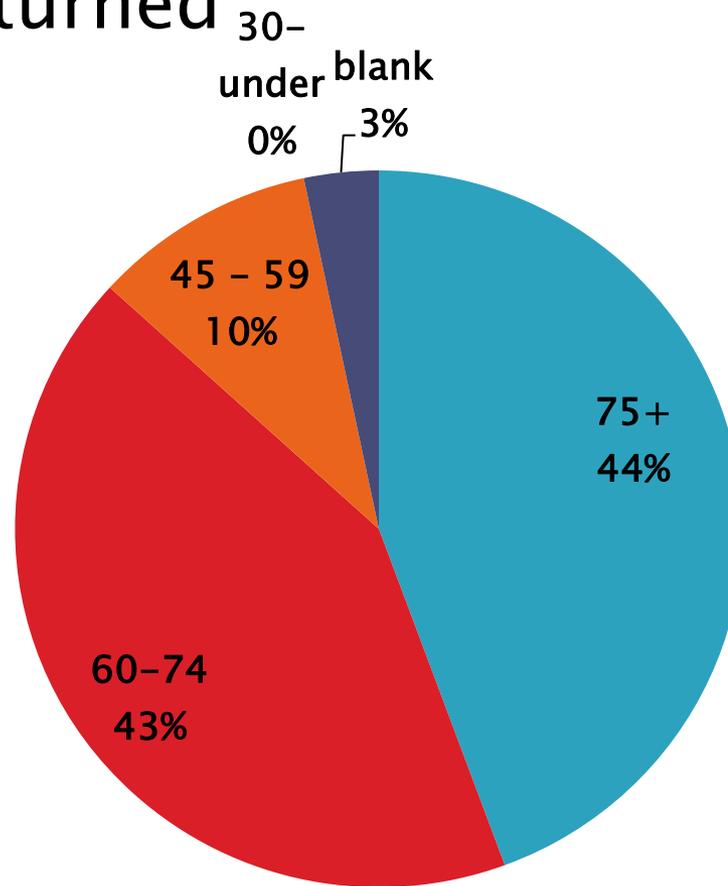
- ▶ The preferred space-needs is 11,847 square feet
- ▶ The existing site is not feasible to rehab to meet current and future needs
- ▶ The preferred site is 38 Avenue A*
- ▶ A building that size on that site would cost approx \$4.7M

Projected Demographics



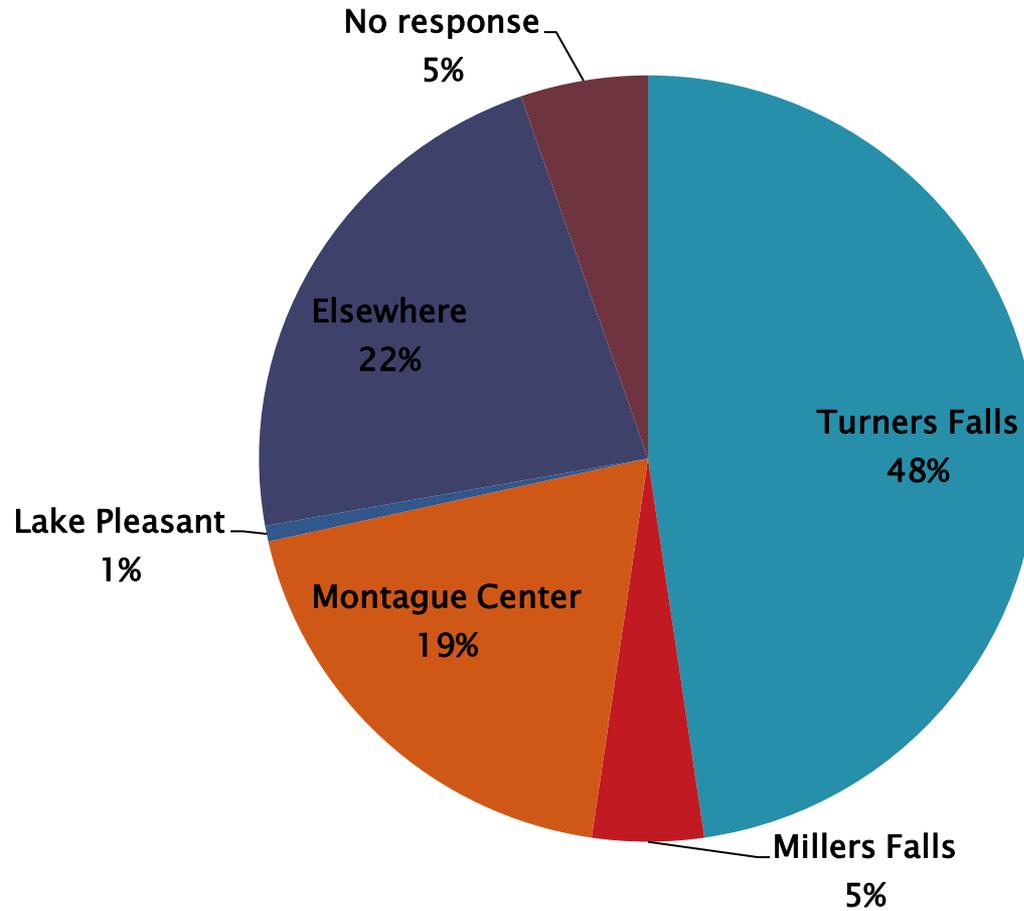
Senior Center Survey Results

- ▶ 151 Surveys returned

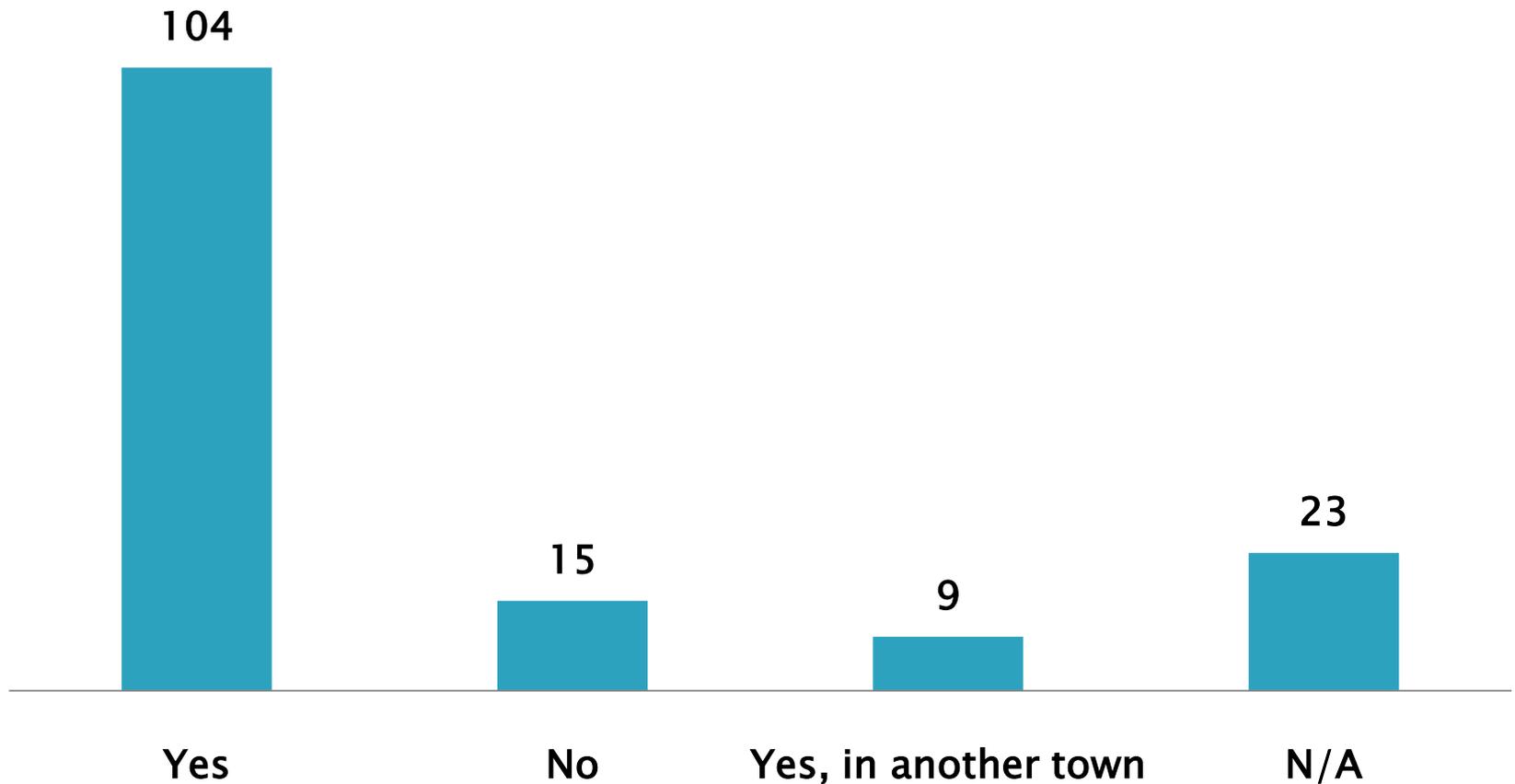


Age of Respondants

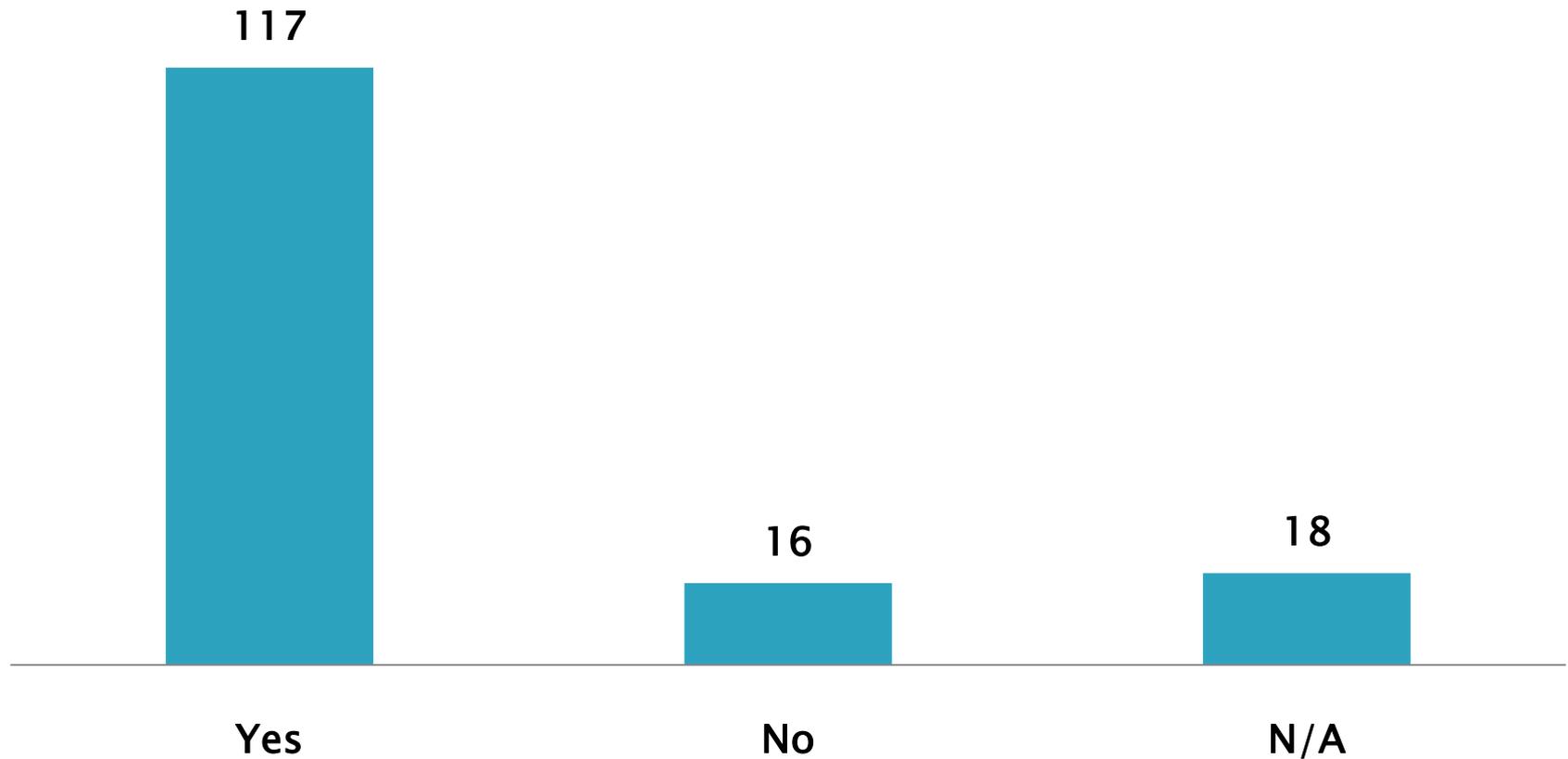
Where do you live?



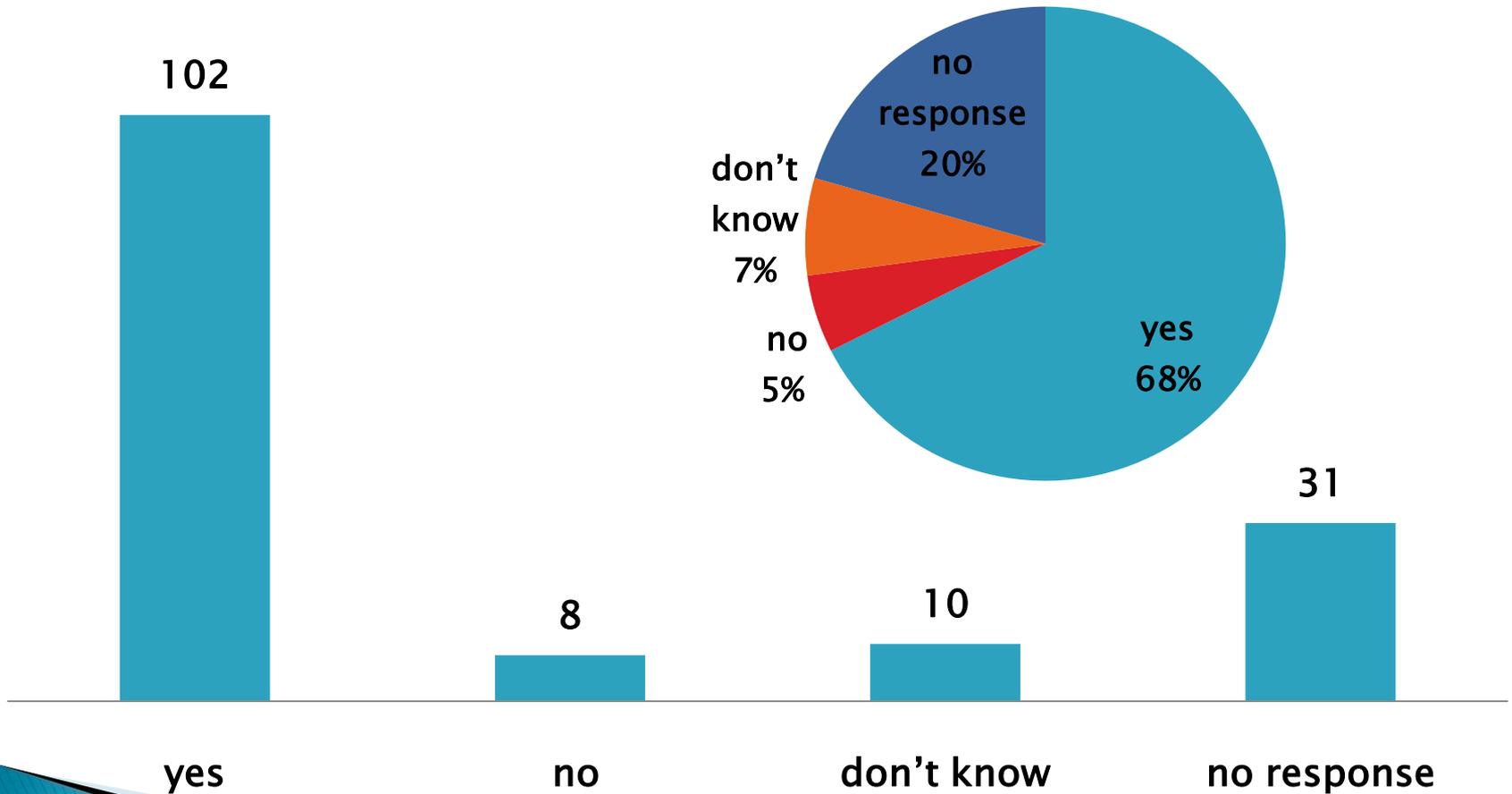
Have you participated in any Senior Center Programs in last five years?



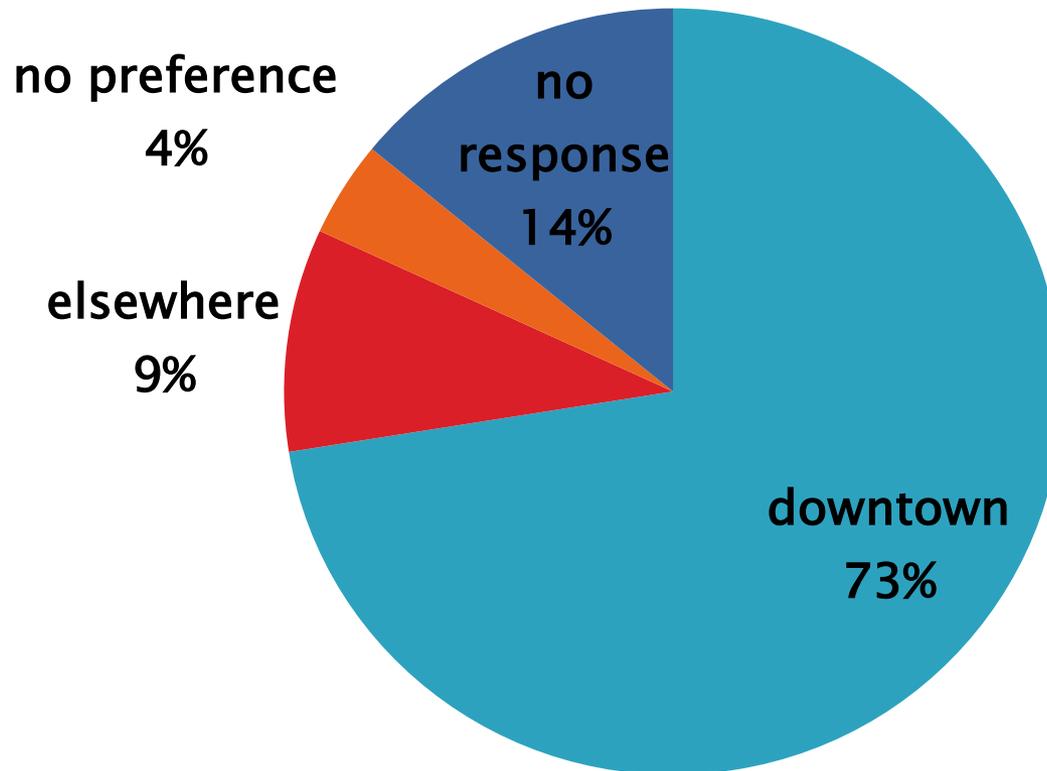
Would you or a household member use the Center more if it were modernized?



Do you think the town needs a new/updated senior center?



Where should the Senior Center be located?



77 respondents from Turners Falls,
109 respondents wanted it in downtown



(Some) Written feedback –Siting

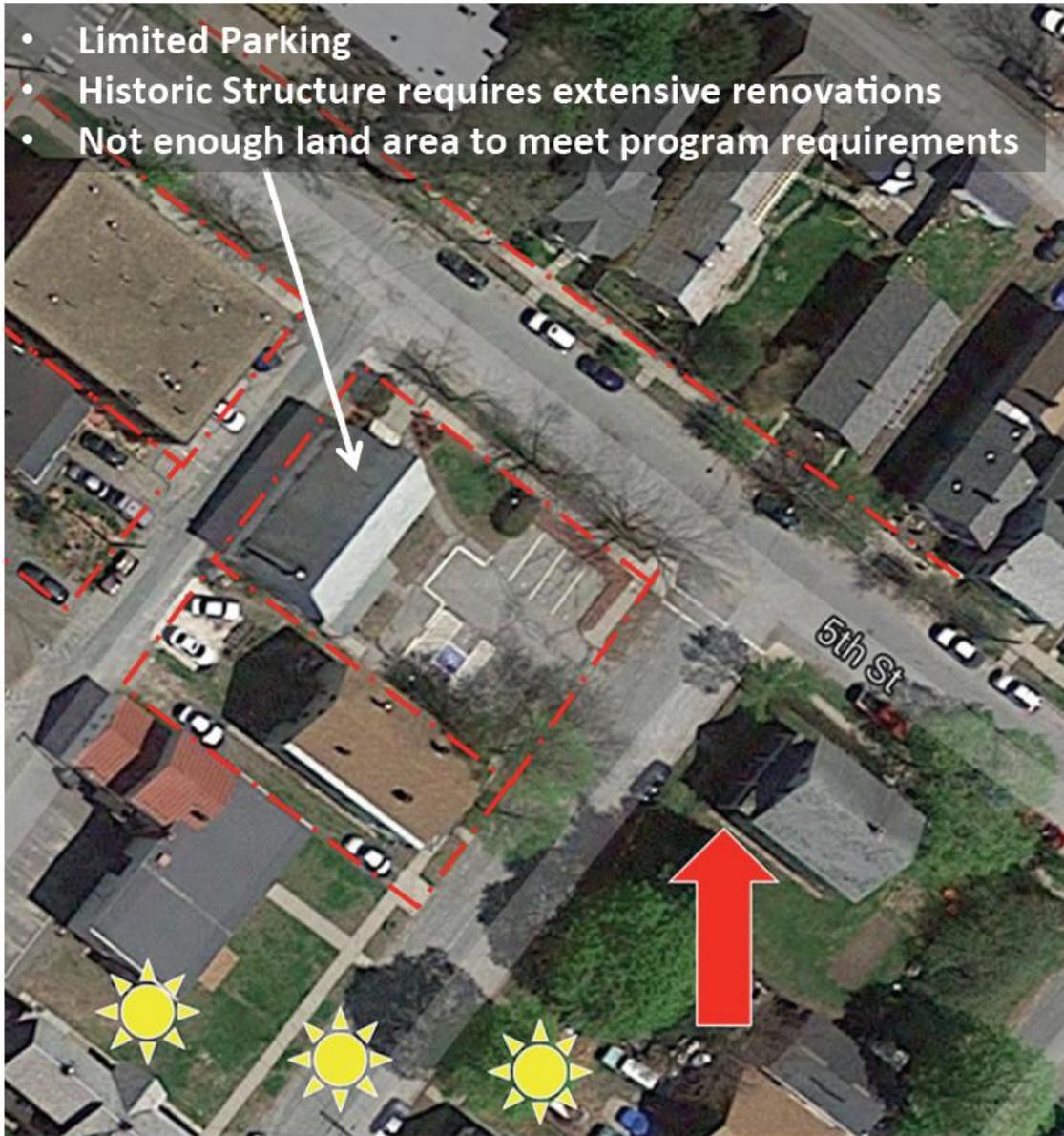
- ▶ “Accessibility”
- ▶ “Adequate parking”
- ▶ “Central to all villages”
- ▶ “Central to largest population of seniors”
- ▶ “On a bus line”
- ▶ “Provide transportation”
- ▶ “Near a park and general services”
- ▶ “Outdoor space for recreation and gardening”



Programming Priorities

- ▶ #1 Fitness
- ▶ #2 Socializing
- ▶ #3 Health
- ▶ #4 Classes/education
- ▶ #5 Arts crafts
- ▶ #6 Business/finance

- Limited Parking
- Historic Structure requires extensive renovations
- Not enough land area to meet program requirements

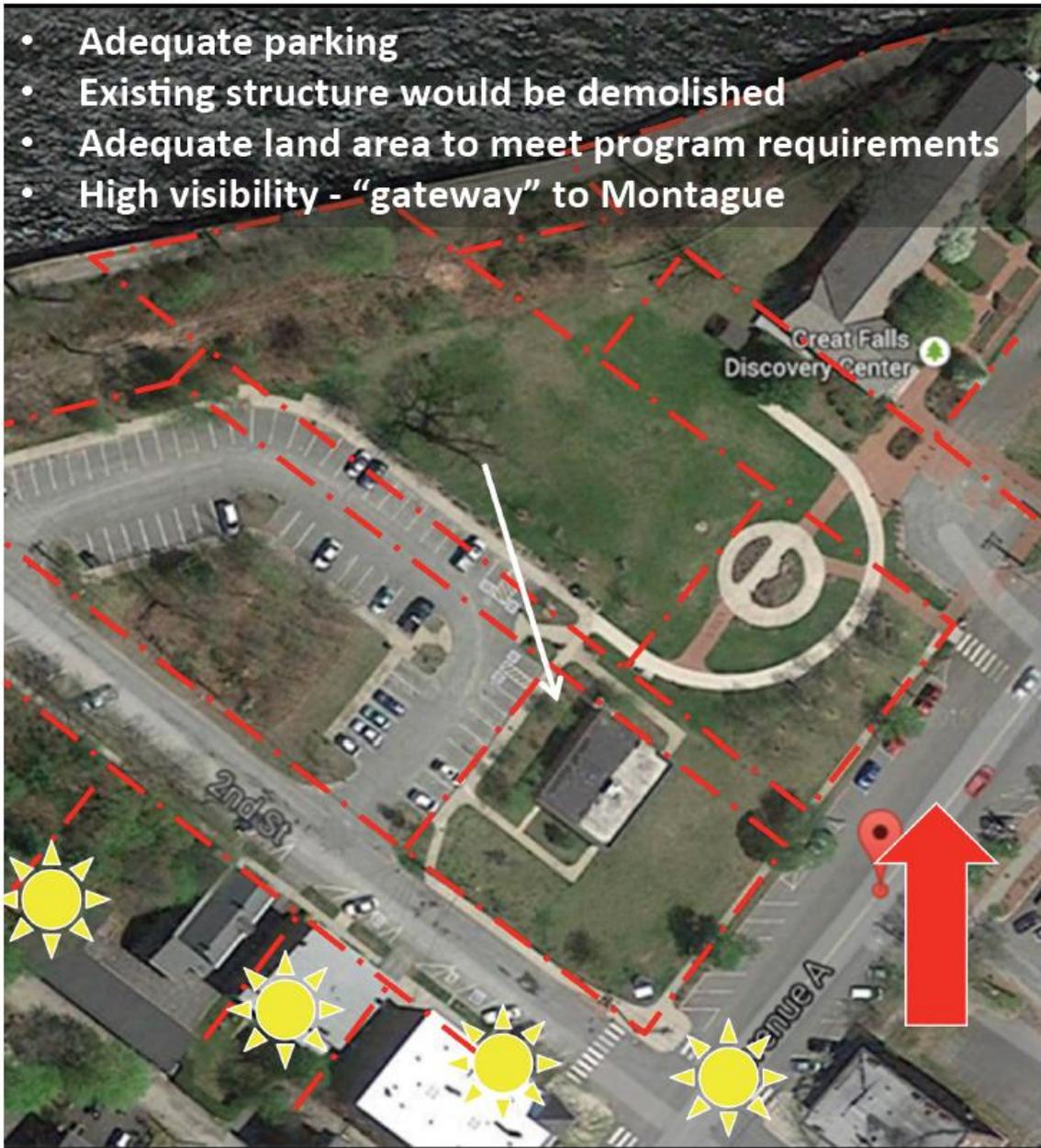


Existing Senior Center

(Turners Falls Athletic Club)

- a. Central Location – Turners Falls
- b. Not Town Owned –but could be purchased \$1
- c. Extg. Building = 3,250sf
- d. Extensive renovation would be required – does not comply with HCP access.
- e. Secondary road access
- f. Limited parking – 6 spaces.
- g. Town water and sewer
- h. Natural gas
- i. Site relatively flat but sloped from front of building to street.
- j. No wetlands.
- k. Geology unknown

- Adequate parking
- Existing structure would be demolished
- Adequate land area to meet program requirements
- High visibility - "gateway" to Montague



Former Cumberland Farms Site

- Central Location
- Site = 0.34 acres
- Town ownership
- Existing Structure
- Hazardous materials – no
- Secondary road access
- Town water and sewer
- Natural Gas Available
- Gently Sloped site
- Geology - unknown at present/Hydrology
- No wetlands
- "Gateway to Town"

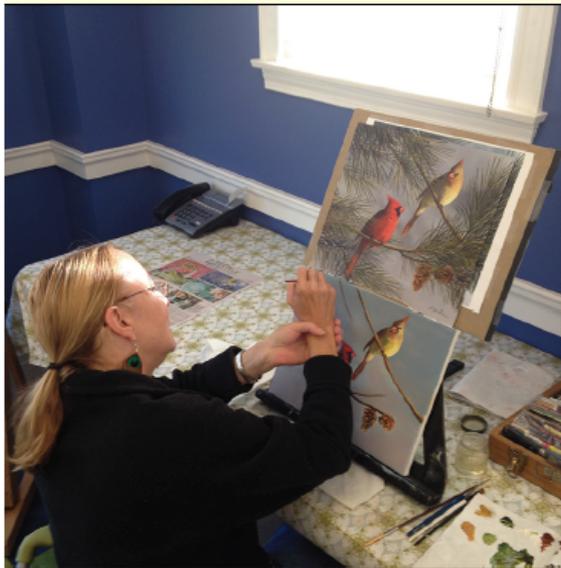


Program

What functions and spaces are needed for a successful senior center?

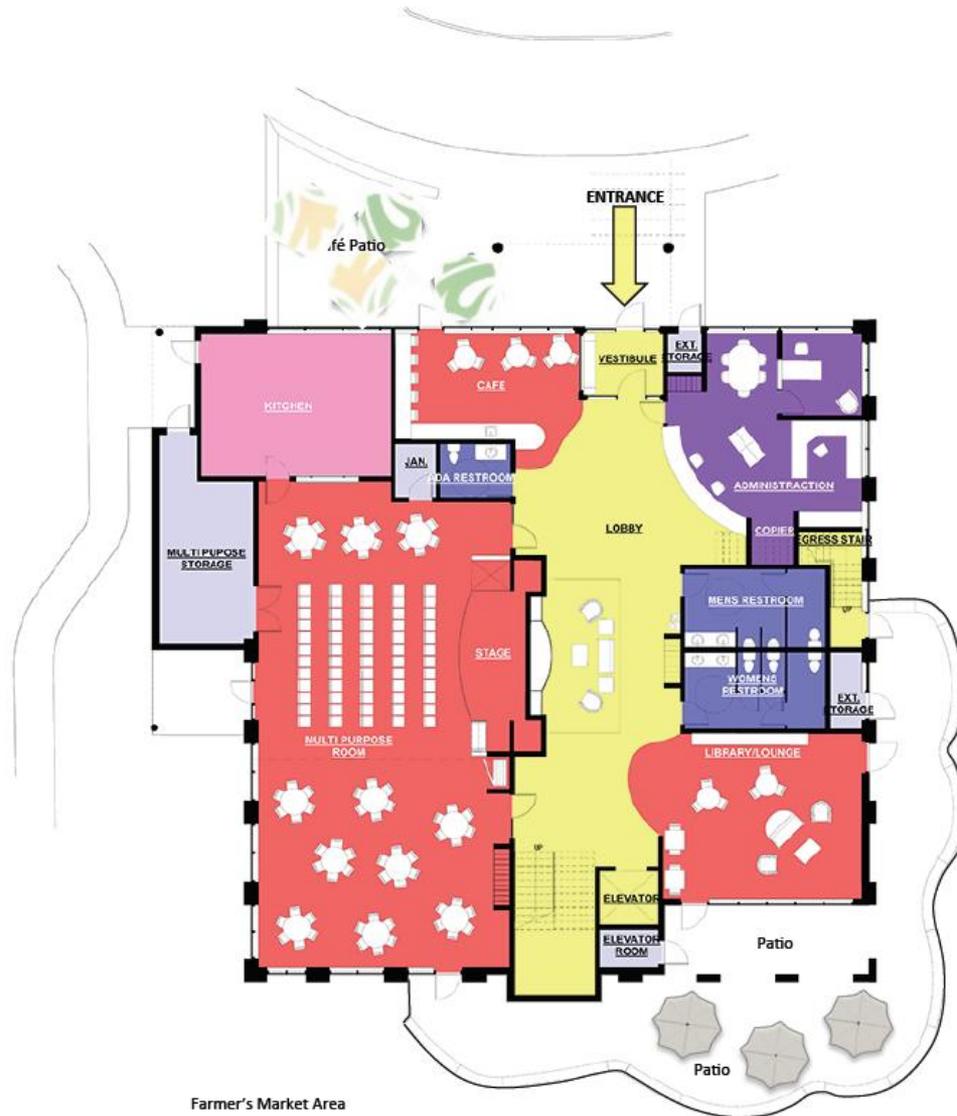


Town of Montague Senior Center • Program Menu •13 February 2015 REV 2				
Space Identification	Occupancy	How Many?	size of space	
1 Reception	2	1	250	sf
2 Administration	4	2	300	sf
3 Copier/Storage/Files	0	0	100	sf
4 Lounge/Library	12	1	250	sf
5 Café (coffee bar)	10	1	150	sf
6 Multipurpose Room	150	1	2550	sf
7 Game Room	15	1	375	sf
9 Card/Conference Room	16	1	192	sf
10 Arts/Crafts Classroom	18	2	1080	sf
11 Classroom	18	1	540	sf
12 Fitness Room	10	1	400	sf
13 Wellness Room/Nurses Office	5	1	140	sf
14 Kitchen	4	1	450	sf
15 Pantry/Receiving	0	1	100	sf
16 Group Toilets		4	600	sf
17 "Companion" Toilet		2	100	sf
18 Lobby	25	1	250	sf
19 Vestibule		1	60	sf
20 Janitor's Closet		2	75	sf
21 MP Room Storage		1	400	sf
22 Arts/Crafts Classroom Storage		2	200	sf
23 Classroom Storage		1	0	sf
24 Medical Equipment Storage		1	100	sf
25 Exterior Storage		1	75	sf
26 Patio Storage		1	100	sf
27 Mechanical Area		1	300	sf
General Storage	Storage		200	sf
Coats (no rooms)		6 areas	60	sf
Other				
Total Net Square Feet (NSF)			9,397	NSF
Gross To Net Efficiency Factor - Gross SF = 1.25 x NSF			1.25	11,746.25
				GSF



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Concept Program – 1st Fl



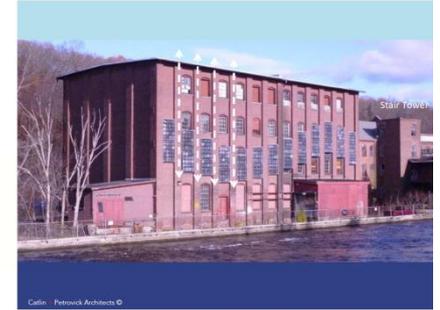
Farmer's Market Area

Farmer's Market Area

Concept Program- 2nd Fl



Concept- 38 Ave A



Concept- 38 Ave A (rear)



Concept– Street Elevation



Street Elevation
Avenue A towards 2nd Street
Looking West



Next Steps

- ▶ Geo-technical (below ground) analysis of site
- ▶ Phase I Brownfields Assessment
- ▶ Apply for bid-ready design plans and specs (CDBG)
- ▶ Start private fundraising
- ▶ Town capital planning