

AYER SENIOR CENTER FEASIBILITY STUDY

TOWN OF AYER, MA  
MARCH 25, 2024

# INCLUSIVE WORK WITH STAKEHOLDERS

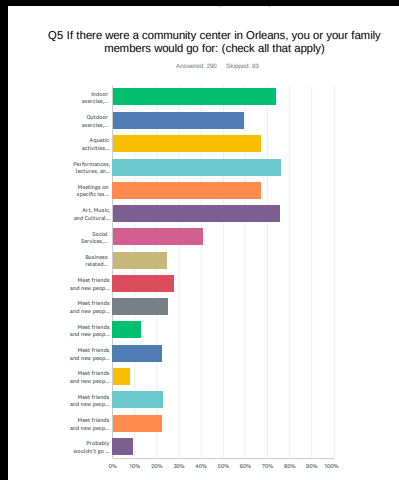
We have developed effective ways to ask the kinds of questions and spark the kinds of discussions in towns like Ayer that will clarify community needs and build support.



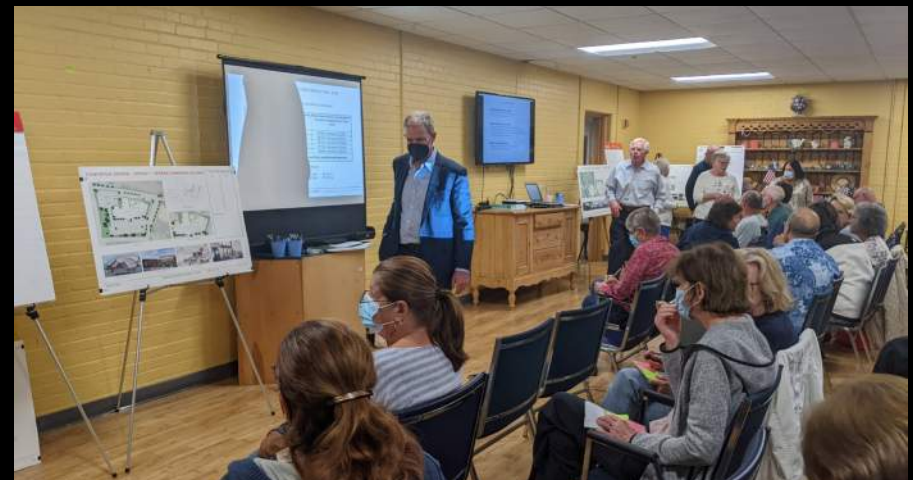
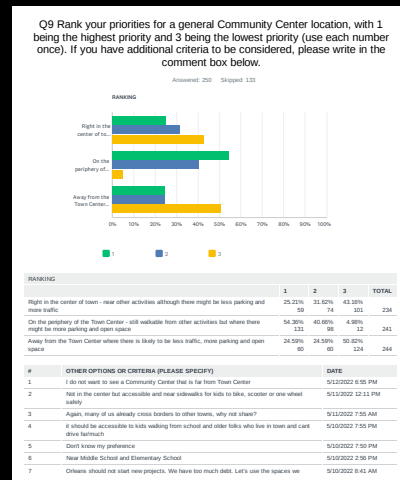
DESIGN CHARRETTES



POST-IT NOTE QUESTIONS/ANSWERS



SURVEY MONKEY DIGITAL, OR ANALOG, SURVEYS



FOCUS GROUPS

# “OUTSIDE THE BOX” THINKING ABOUT ACTIVE LIVING

We can explore the kinds of activities and spaces that will support active living for a broader constituency than the typical “senior center” - while providing seniors with a place they can call their own.



YOGA / DANCE / FITNESS CLASSES



CARDIO & WEIGHT MACHINES



ARTS & CRAFTS / ART CLASSES



OUTSIDE LIVING ROOM / LOUNGE

# THOUGHTFUL DEVELOPMENT OF PLANNING OPTIONS

We usually develop a range of program options with square footages and conceptual plans so that we can zero in on what a community wants - and wants to pay for.



SMALL COMMUNITY CENTER



MEDIUM COMMUNITY CENTER



LARGE COMMUNITY CENTER



SMALL COMMUNITY CENTER + COA



MEDIUM COMMUNITY CENTER + COA



LARGE COMMUNITY CENTER + COA

## SMALL COMMUNITY CENTER

REC Offices	600
Warming Kitchen	250
Lobby/Lounge	700
Game Room	650
Teen Room	700
Small Fitness/Multipurpose Room	650
Medium Fitness/Multipurpose Room	1,000
Medium Fitness/Multipurpose Room	1,000
Large Fitness/Multipurpose Room	1,800
(pickle ball plus out of bounds)	
Art Room and Craft Room	1,000
Bathrooms	300
Storage	500
Mechanical/Maintenance	300
Circulation	800
Net to Gross	1,200
<b>Total</b>	<b>11,450</b>

## SMALL COMMUNITY CENTER /COA (Add to previous)

COA Offices	800
Wellness	150
Conference	200
Bathrooms	100
Storage	300
Med Storage	400
Kitchen Storage	200
Full kitchen	250
Day Center	1,000
Circulation	400
Senior Lounge	600
Activity Area 7	650
Net to Gross	500
COA Add	5,550
<b>Total</b>	<b>17,000</b>

## MEDIUM COMMUNITY CENTER (Add to small)

Off, Stor, Mech, Bathrooms add	1,000
Medium Fitness/Multipurpose Room	1,000
Arts Room	1,000
Weight Room	1,000
Children's Play Area	400
Circulation, Lobby add	600
Net to Gross add	1,000
Community Center Add	6,000
<b>Total</b>	<b>17,450</b>

## MEDIUM COMMUNITY CENTER /COA (Add to above)

Senior Center Add	5,550
<b>Total</b>	<b>23,000</b>

## LARGE COMMUNITY CENTER (Add to medium)

Lobby/Lounge add	400
Locker Rooms/Shower	800
Gymnasium/ Basketball	7,200
Off, Stor, Mech, Bathroom	500
Circulation add	500
Net to Gross add	1,000
Community Center Add	10,400
<b>Total</b>	<b>27,850</b>

## LARGE COMMUNITY CENTER /COA (Add to above)

Senior Center Add	5,500
<b>Total</b>	<b>33,350</b>

## CREATIVE THINKING ABOUT POSSIBLE SITES

Part of the planning process is identifying possible sites, evaluating each site's opportunities and constraints, and then narrowing down to the best options.



0 College Highway  
41.5 ACRES



89 Clark St.  
7.24 ACRES











79 Clark St.  
12.4 ACRES



210 College Highway  
(Town Hall) 9.2 ACRES

# RIGOROUS EVALUATION OF PROS AND CONS

Site and planning options can be evaluated for how effectively they meet community needs.

SOUTHAMPTON SENIOR CENTER SITE SELECTION MATRIX									
Positive		210 COLLEGE HWY	79 CLARK ST	89 CLARK ST	0 COLLEGE HWY (Commercial Zone)	0 COLLEGE HWY (Residential Zone)	17 COLLEGE HWY	8 EAST ST	16 EAST ST
Mixed Bag									
Negative									
Not Enough Information / Not applicable									
TOWN OWNED	2	0	0	0	0	0	0	2	0
ADEQUATE SIZE FOR BLDG. AND SITE DEVELOPMENT	1	2	2	0	0	1	0	0	0
ADEQUATE SPACE FOR ON SITE PARKING	0	2	2	0	0	2	0	1	1
ADEQUATE OUTDOOR SPACE	1	2	2	0	0	1	0	1	1
SPACE FOR EXPANSION	0	2	1	0	0	1	0	0	0
PROXIMITY TO TOWN CENTER	2	2	2	1	1	0	2	2	2
PROXIMITY TO OTHER TOWN SERVICES	2	1	1	0	0	0	2	2	2
PROMINENT/ACCESSIBLE LOCATION	2	2	2	1	1	1	2	2	2
ACCESS TO NATURE (CONSERVATION LAND, WETLANDS)	2	2	2	1	1	1	0	1	1
NEAR PARKS/RECREATIONAL RESOURCES	2	2	2	0	0	0	1	2	2
MANAGEABLE ENVIRONMENTAL CONSTRAINTS	0	1	2	2	2	1	1	0	0
MANAGEABLE TOPOGRAPHY	1	2	2	2	2	2	2	2	2
MANAGEABLE WETLANDS	1	1	1	2	2	1	2	0	0
ADEQUATE CONDITIONS FOR SEPTIC	0	0	2	2	2				
MANAGEABLE PROTECTED HABITAT ZONES	2	1	1	2	2				
MANAGEABLE SUBSURFACE CONDITIONS	0	1	2	2	2				
MANAGEABLE ADAPTIVE REUSE ON SITES WITH EXISTING BUILDINGS	0					0	0		
CONSTRUCTION NOT CONTINGENT ON OTHER PROJECTS	0	2	2	0	0	2	1	2	2
PROPERTY COST (INCLUDING ANY EXISTING BUILDINGS)									
TOTAL SCORE	18	25	28	15	15	13	15	15	15

# CREATIVE THINKING ABOUT POSSIBLE SITES

Part of the planning process is identifying possible sites, evaluating each site's opportunities and constraints, and then narrowing down to the best options.



**PARCEL 1-2, 99 FITCHBURG ROAD**



**PARCEL 19-8, 106 PARK STREET**



**PARCEL 19-13, 0 BROOK STREET**



**PARCEL 20-1, 115 WASHINGTON STREET**



**PARCEL 26-97, 6 GROTON STREET**



**PARCELS 32-11 & 32-13, 211 WEST MAIN STREET**

## TEST FIT PROGRAMMING ON THE POSSIBLE SITES

Then we do “test fits” to see how effectively the sites can accommodate the programs for inside and outside uses



**PARCEL 19-8, 106 PARK STREET**



**PARCEL 26-97, 6 GROTON STREET**



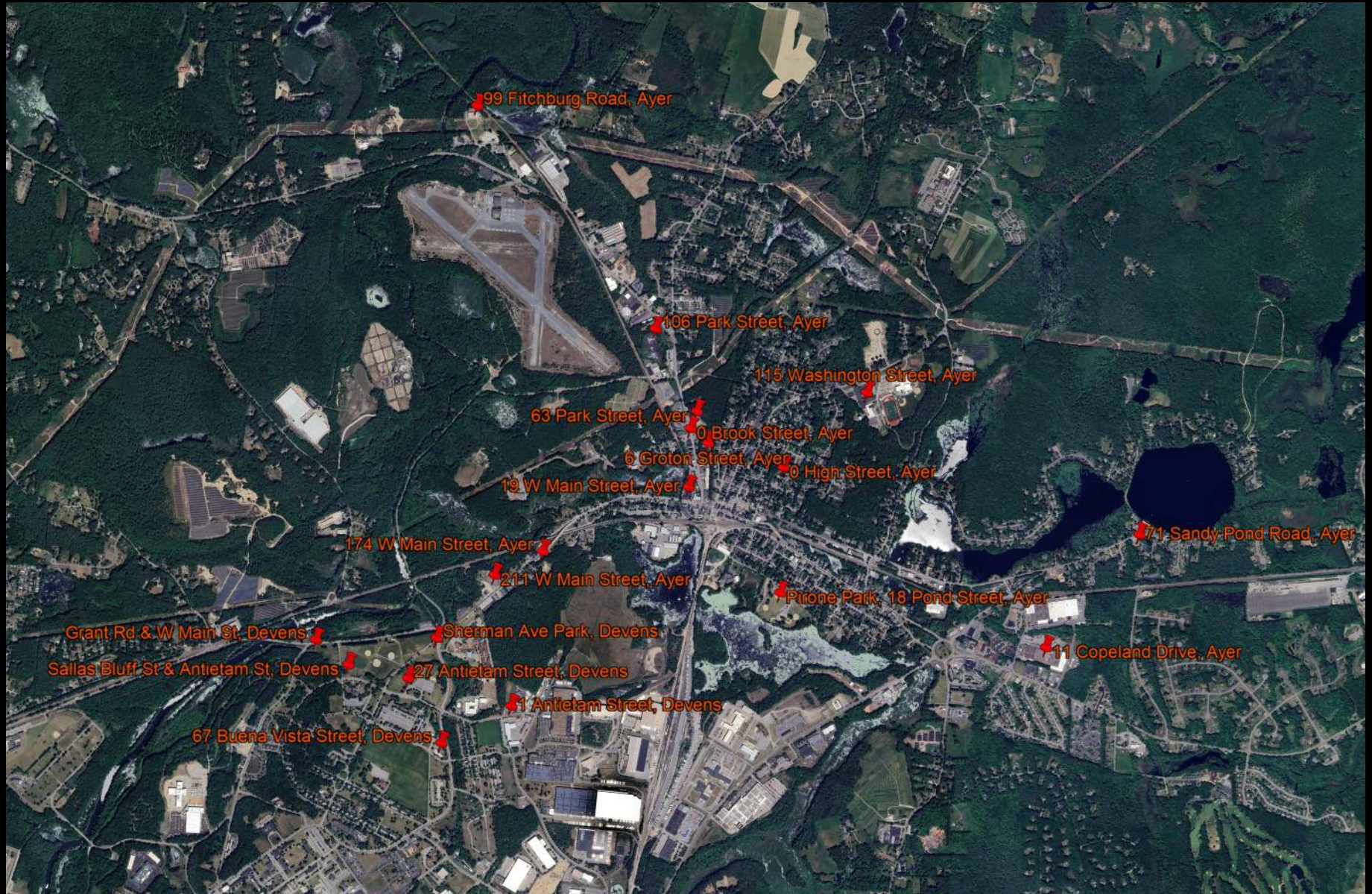
**PIRONE PARK, 18 POND STREET, AYER**



**PARCELS 32-11 & 32-13, 211 WEST MAIN STREET**

## FAMILIARITY WITH AYER

In our previous work with Ayer we looked at a long series of possible sites and evaluated whether they had potential as a new home for the Senior Center



# EXPERIENCE WITH SUSTAINABLE HIGH PERFORMANCE BUILDINGS

We emphasize energy use reduction, high indoor air quality, and site and building resiliency methodologies on every project to support community aspirations.



ISLAND PARKSIDE - PASSIVE HOUSE, GREEN ROOF, SOLAR PV; HIGH PERFORMANCE SYSTEMS AND ENVELOPE



ALLENCREST COMMUNITY CENTER - PASSIVE SOLAR PV; HIGH PERFORMANCE SYSTEMS AND ENVELOPE



WEINBERG HOUSE - LEED GOLD, SOLAR PV; HIGH PERFORMANCE SYSTEMS AND ENVELOPE



GEOHERMAL WATER SOURCE HEAT PUMPS; SOLAR PV; RESILIENCY PLANNING

## EXPERTISE IN UNIVERSAL DESIGN

Our buildings and sites have been widely recognized for their responsiveness to the needs of people with all kinds of abilities and disabilities. Universal Design is part of our thinking from the start.



WEINBERG HOUSE, 2LIFE COMMUNITIES



FRAMINGHAM PUBLIC LIBRARY



TAFT LIBRARY, MENDON



SENIOR CENTER & HOUSING, CONCORD

## LONG SERIES OF SIMILAR PROJECTS

Abacus has been designing centers for community life for nearly three decades; we know how to make them welcoming places for everyone.



CONCORD



MILTON



CARLISLE



CONCORD



MILLIS



BILLERICA



MILTON



MEDFORD



CAMBRIDGE



BRIGHTON



LINCOLN



CARLISLE



LEOMINSTER



CONCORD



MILTON



BRIGHTON