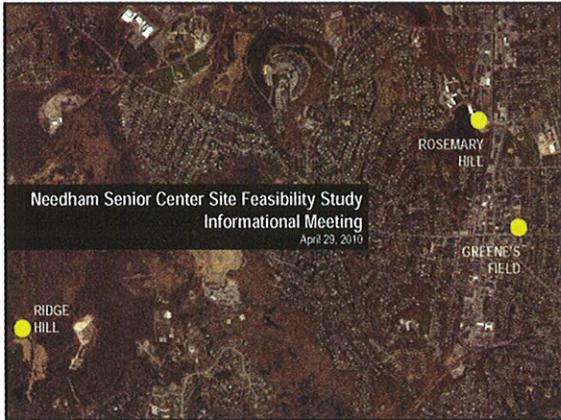


Needham Senior Center Site Feasibility Study
Needham, Massachusetts
June 18, 2010

APPENDIX A



Agenda

- Purpose and Scope of the Study
- Process History
- Factors that affect site selection

- Review Sites
 - Greene's Field
 - Rosemary Lake
 - Ridge Hill

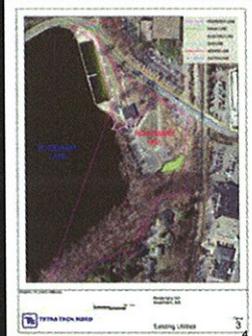
- Next Steps

Purpose and Scope of Study

- Study of three pre-selected sites
- Establish Site Evaluation Criteria
- Review each site based on the Criteria
- Study limited to \$49,000 appropriation
- Report to SCEC and Board of Selectman

Factors Affecting Site Selection

- Location
- Cost
- Restrictive Conditions
- Constructability
- Building Layout
- Site Layout
- Environmental Impact
- Traffic
- Accessibility
- Programming
- Ancillary Benefits
- Site Amenities
- Vision



Needham Senior Center Site Feasibility Study
April 29, 2010

Site Category	Site No.	Site Name	Area (sq ft)	Notes
Zoning & Dimensional Data	001	Site 1	10,000	...
	002	Site 2	15,000	...
	003	Site 3	20,000	...
	004	Site 4	25,000	...
	005	Site 5	30,000	...
	006	Site 6	35,000	...
	007	Site 7	40,000	...
	008	Site 8	45,000	...
	009	Site 9	50,000	...
	010	Site 10	55,000	...

25 Factors Analyzed for each Site

- Zoning & Dimensional Data
- Natural Site Conditions
- Environmental Conservation
- Hazardous Materials
- Permitting Issues
- Site Access
- Emergency Vehicle Access
- Parking
- Utilities
- Capacity for Expansion
- Abutters
- Adjacencies
- Impact on existing Use
- Impact on existing buildings
- Shared Use Possibility
- Location
- View Corridors
- Constructability
- Single or Multi-Level
- Other Outdoor Activities
- Intergenerational Activities
- Sustainability
- Operational Considerations
- Ancillary Benefits
- Cost

Cost Drivers

What factors at each site contribute to different total costs



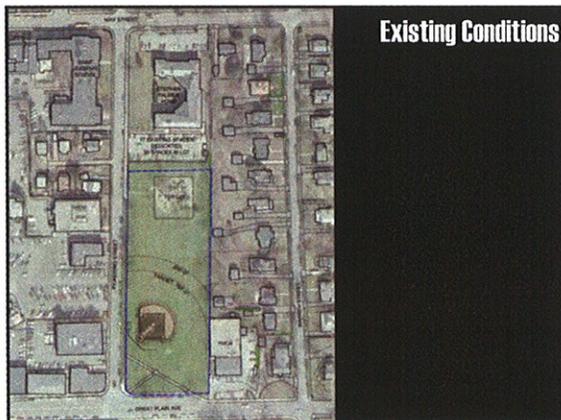
- Demolition
- Topography
- Soil Type
- Water Table condition
- Storm Water / Drainage
- Utilities Construction Access
- One Story, Two Story
- Built-in's for Expansion
- Hazardous Materials
- Driveways and Access
- Structured Parking
- Collateral improvements

Total Project Cost

The "All In" cost

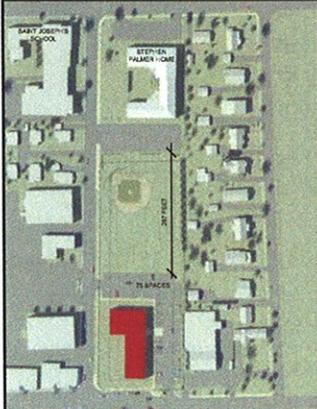


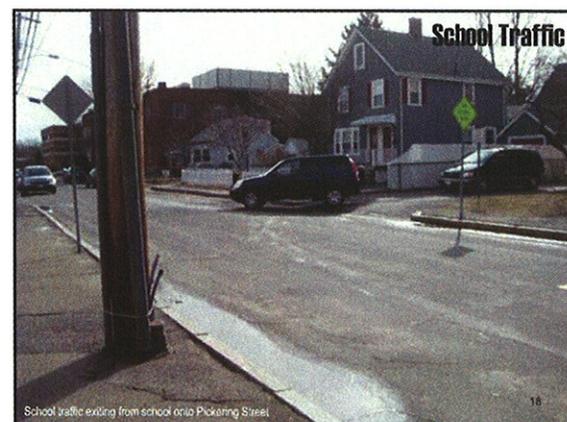
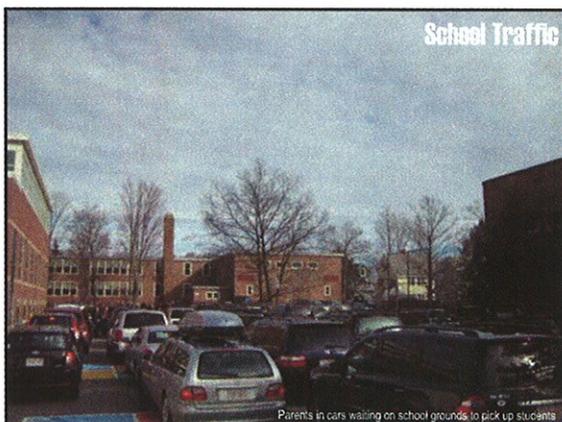
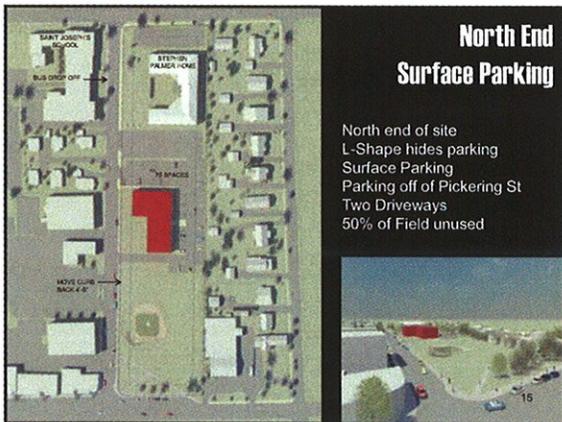
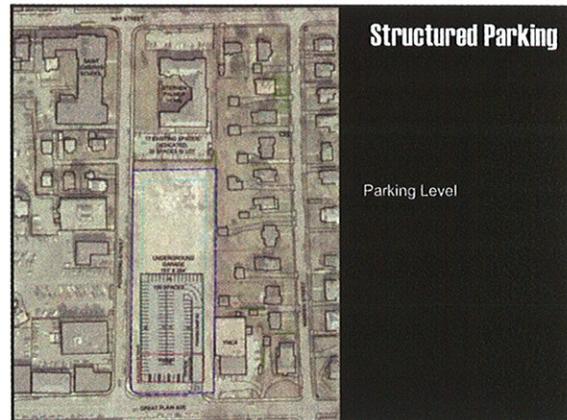
- Construction
- Architecture & Engineering
- Owner's Project Manager
- Furniture
- Equipment
- Phase I Environmental
- Unique Permitting Issues
- Legal
- Zoning Changes
- Moving
- Document Printing
- Contingency

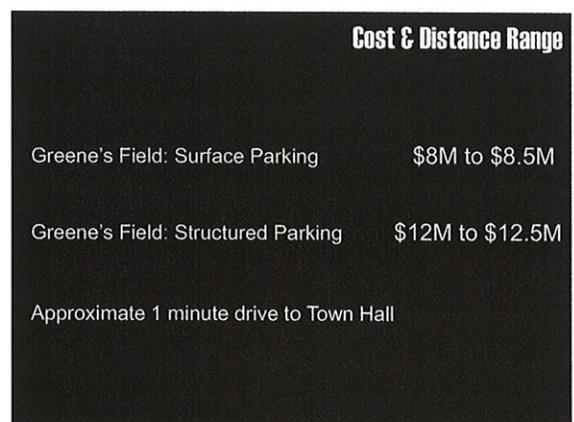
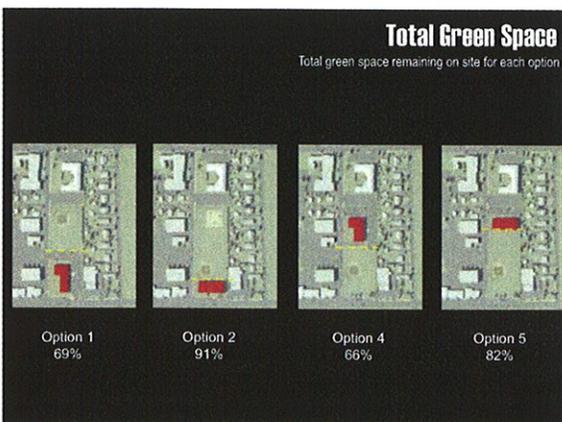
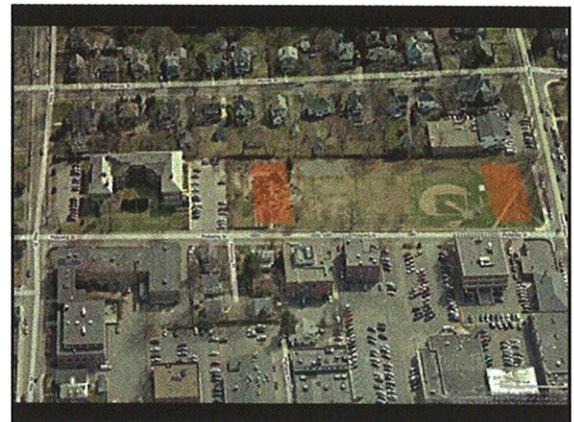
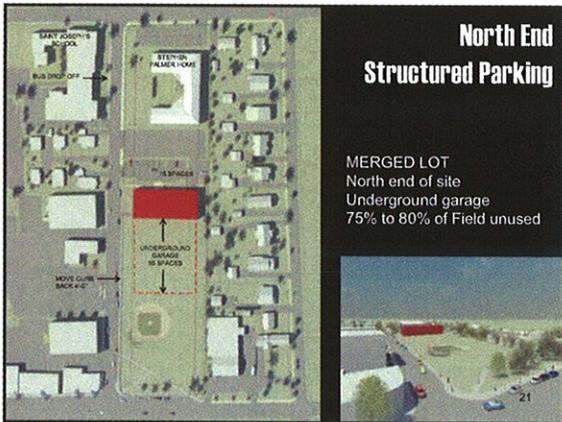
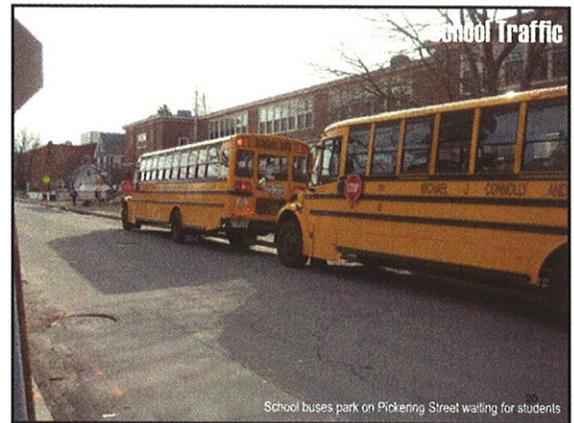
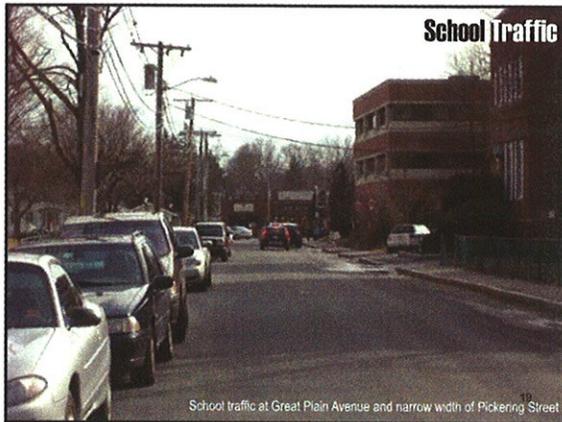


South End Surface Parking

South end of site
 Fronts Great Plain Avenue
 Surface Parking
 Parking off both streets
 L-shape to conceal parking
 50% of Field unused



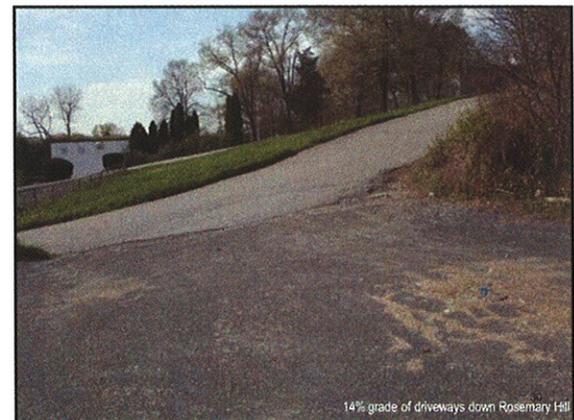
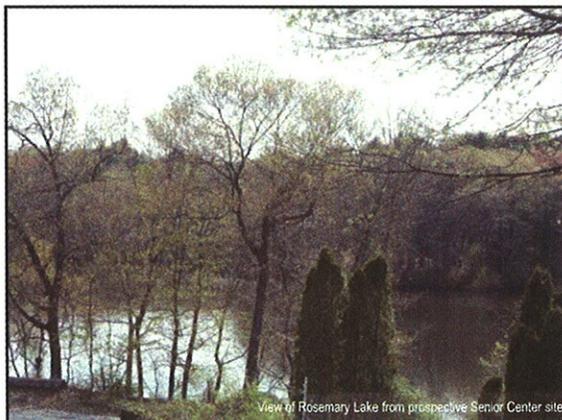


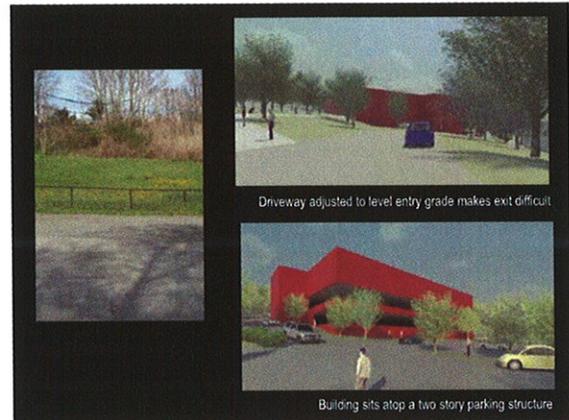
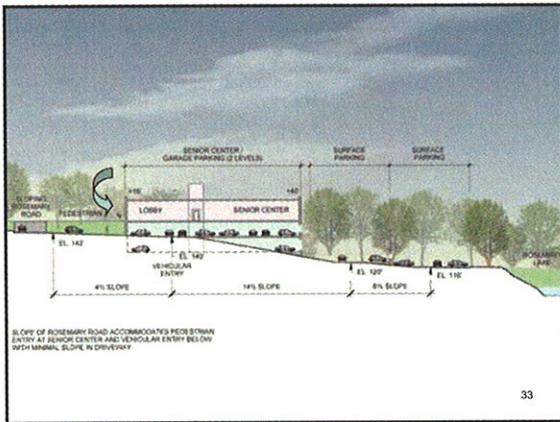
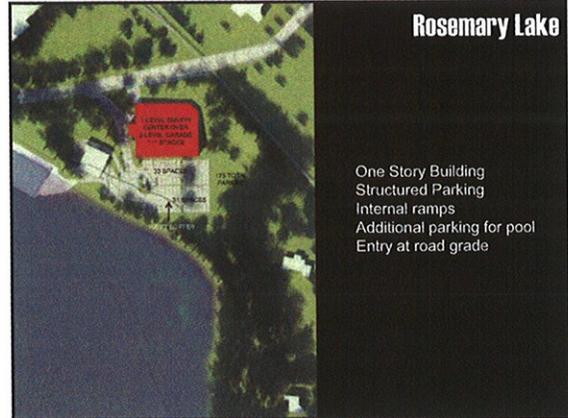
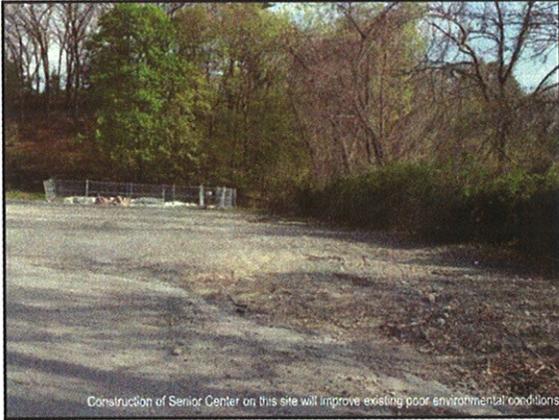
Key Elements

Cost Range: represents lowest and highest due to parking
Between 50% & 80% of Greene's Field remains pending option
Best location relative to Town Center and local businesses
Flat and easy to construct
With garage, water table may affect construction and operations
Good and cost effective access to utilities
Expansion is constrained: adding new floor impacts operations
Traffic conditions at St. Joseph's School
Potential pedestrian conflicts at certain times of day
Road widening of 4 feet helps mitigate Pickering St traffic issues
Garage scheme will require irrigation to maintain Field
Best location for police and fire response (1-2 minute)

Possibilities

Multi-purpose room at Town Hall would be available for special events and/or large programs
Additional downtown parking at night could benefit Town Hall and area businesses
Downtown traffic can help local businesses
Potential for use of outdoor space surrounding building
Opportunities are created should YMCA or Stephen Palmer Home ever become available
Could add restroom accessed from outdoor for use by Greene's Field recreational users





Cost Range

Rosemary Lake, Structured Parking \$11.5M to \$12M

Approximate 2-3 minute drive to Town Hall

Key Elements

- Cost: with structured parking, it represents the high cost range
- Single level Senior Center, no stairs once inside & lowers cost
- Construction cost surcharge due to topography & garage
- Location near center of Town
- Revitalizes run-down site; utilizes unused and difficult to use site
- Improves a poor condition: storm water problems are remedied
- Steep hill creates difficult access and egress
- Great views of Lake
- Expansion via a new floor level will impact use
- All parking below level of Senior Center
- Parking garage requires maintenance
- Maintenance of lawn and snow removal is more challenging
- Difficult to make connection to outdoors from Senior Center

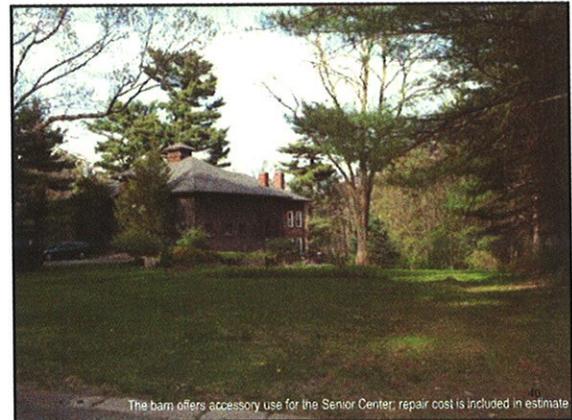
Possibilities

- All programs on one level for best accessibility
- Opportunity for integration of pool into senior programming
- Multi-purpose and lunch rooms have lake views
- Opportunity to rent multi-purpose room due to location
- Most parking of all schemes easily handles surge needs
- Collateral improvements for Town Pool and their users
- Brings attention to existing trails around Lake which then potentially become more frequented

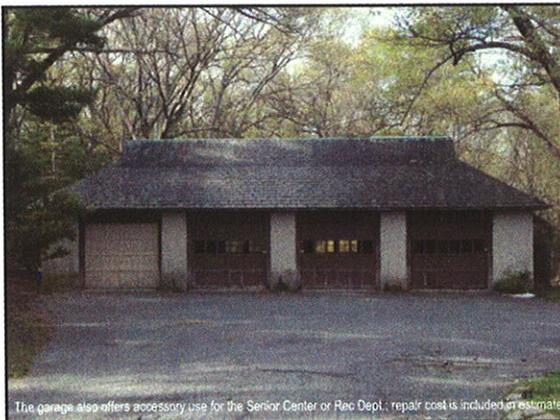
Ridge Hill



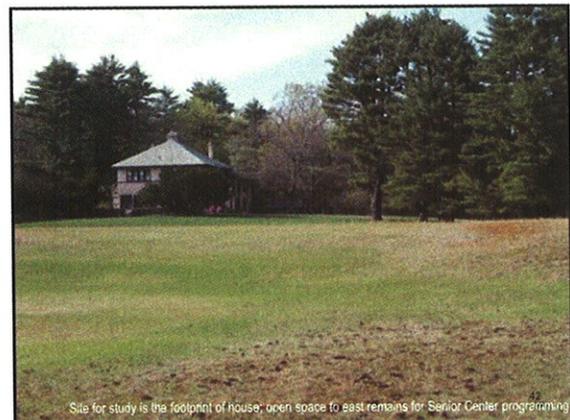
Previous Design



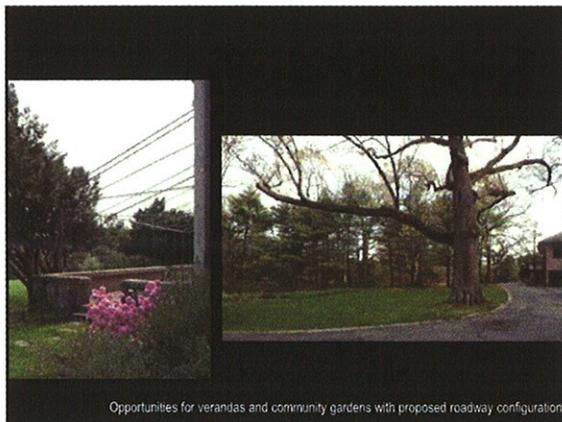
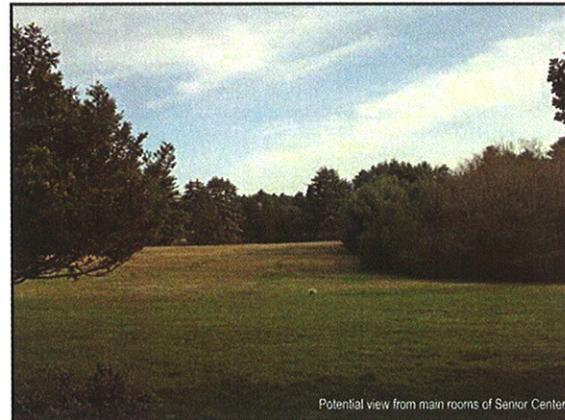
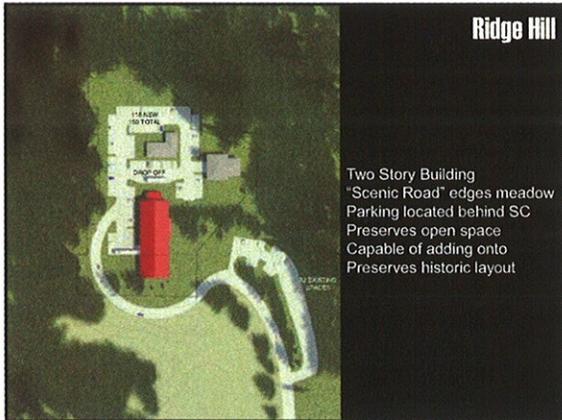
The barn offers accessory use for the Senior Center; repair cost is included in estimate



The garage also offers accessory use for the Senior Center or Rec Dept.; repair cost is included in estimate



Site for study is the footprint of house; open space to east remains for Senior Center programming



Cost Range

Ridge Hill	\$10M to \$10.5M
Approximate 10 minute drive to Town Hall	

Key Elements

- Cost: Represents the mid-range cost alternative
- Requires renovation of adjacent accessory structures
- Cost includes renovation of existing Barn and Garage
- Longest travel time from Town Hall
- Longest public safety response time (5 and 6 minutes)
- Flat building site with good soil; no water table issues
- Needs new utilities and wider entry road; long distance to Road
- Only site that allows expansion "at grade"
- No pedestrian access; no sidewalks on Charles River Street
- Some asbestos and lead paint to abate in existing house
- Pump station necessary for new sewer (requires maintenance)
- No conflicting adjacent uses or traffic
- Site maintenance will be more extensive (inc 2 historic structures)

Possibilities

- Development of site results in long term Town asset
- Campus estate plan expands the sense of place
- Building has opportunity to connect with outdoors
- Major outdoor programming possible
 - fruit, vegetable and flower gardening
 - cross programming between inside & outside
 - cultural programming opportunities
 - exercise programming opportunities
- Renovates two buildings that require work regardless
- Accessory buildings could incorporate additional programs
- Service access unencumbered by outside influences
- Building is not constrained by parking garage below
- Building design is the least constrained of any site
- Meadow is an asset for large outdoor programming

Next Steps

- Draft Report – June 4, 2010
- Final report – June 18, 2010
- Information Meetings/Hearings during summer, 2010
- Recommendation by SCEC to board of Selectman – September, 2010
- Board of Selectman recommendation for design funding – November, 2010