

Worthington Senior Community Center Study

Hilltown CDC



*A total of 240 surveys were collected.

*There are currently 482 seniors in Worthington (over age 60), which is 40% of current population.

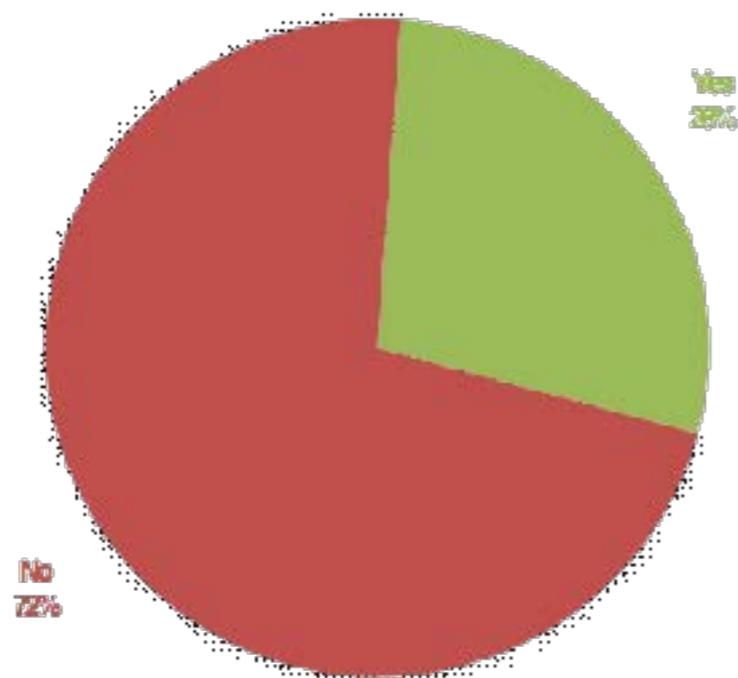
*80% of respondents said they were in favor of a combined senior/community center

*The majority of respondents aged 60+ are not currently involved in the Worthington COA.

*Only 10% of respondents said they would *never* regularly use a senior center.

Are you currently involved with the Worthington COA?*

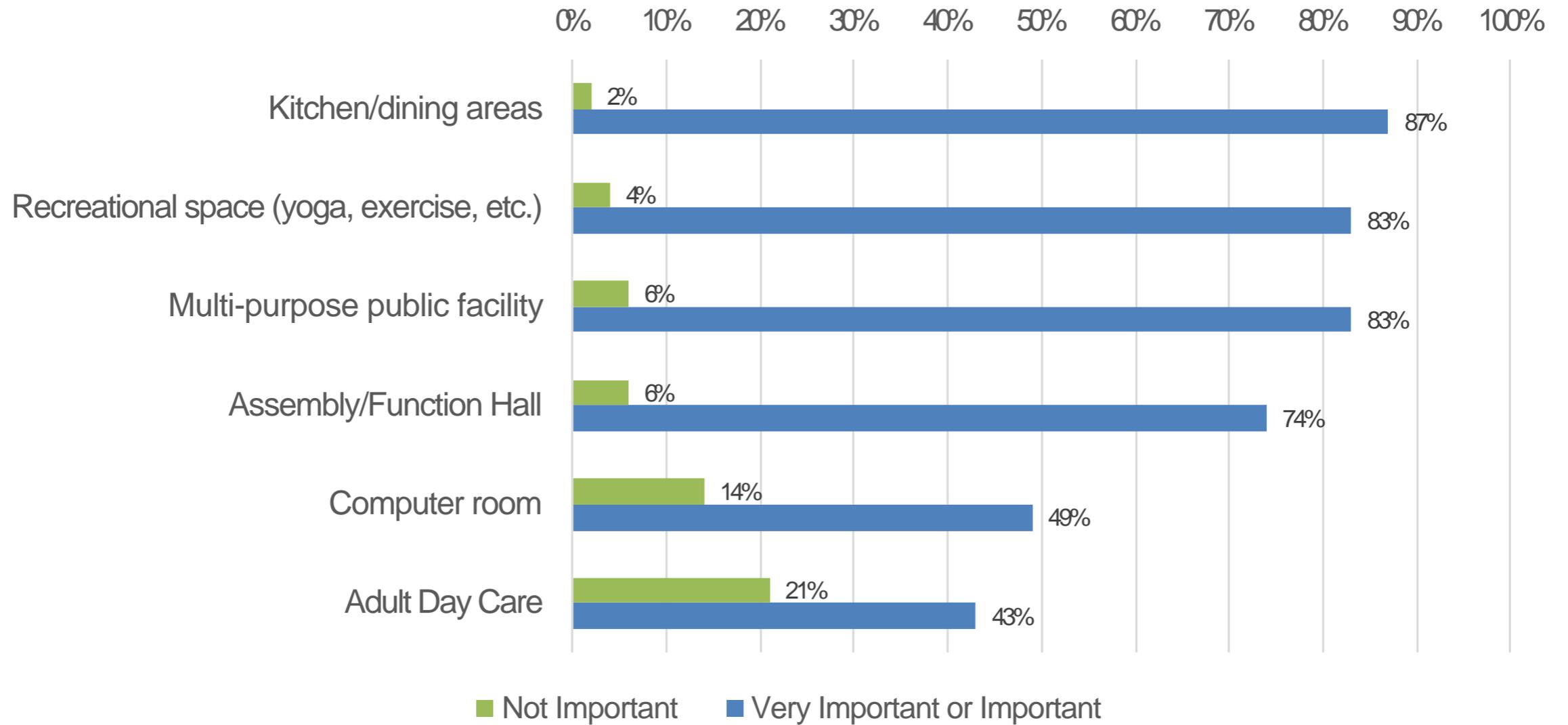
*respondents aged 60+



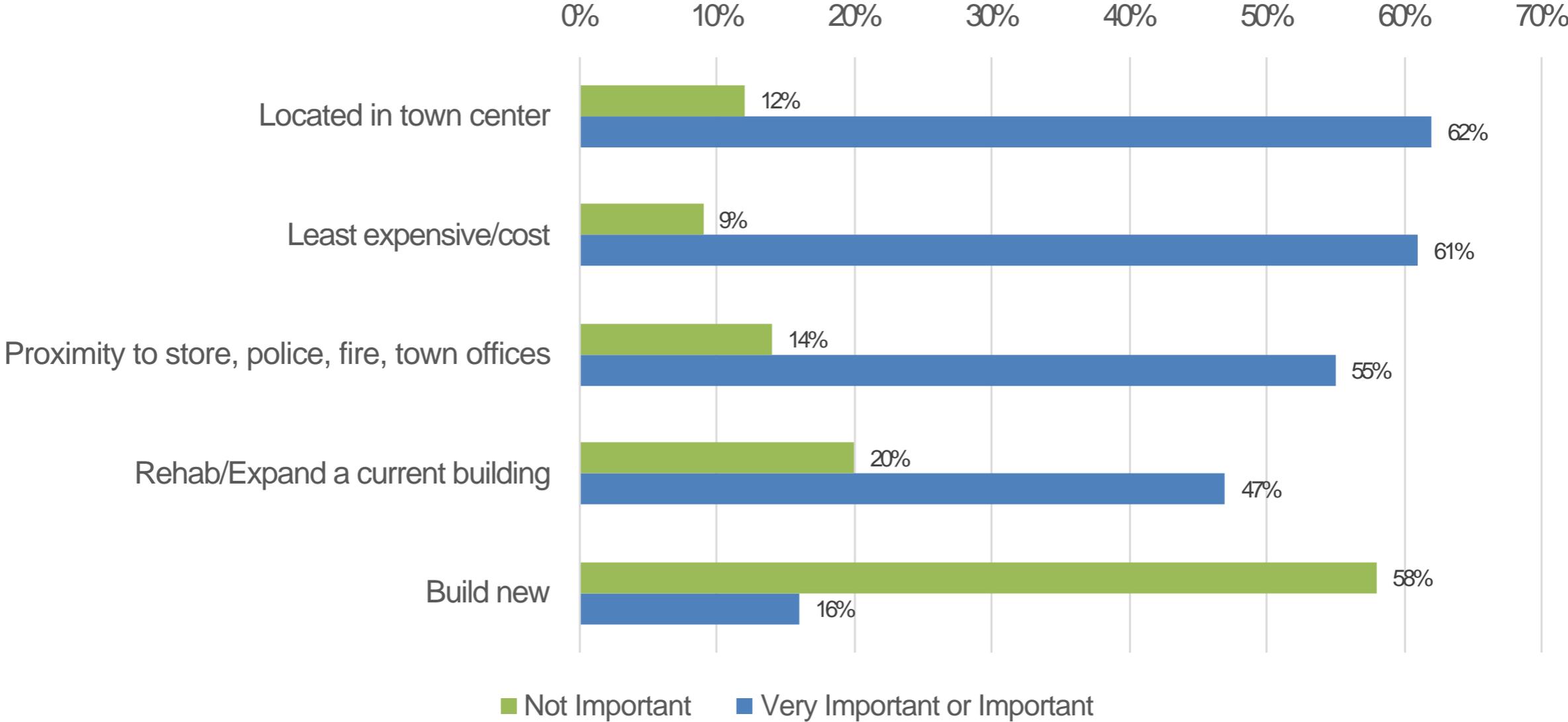
Would you regularly use a Senior Center in Worthington?



Key Attributes for Building Type/Use



Key Attributes for Location



CHESTERFIELD COMMUNITY CENTER

- The COA has occupied the renovated historic Grange Building at 400 Main Road since 2005. Project was done with block grant money and administered by HCDC. Funding mandated that center function exclusively as a senior center for five years before becoming a full community center. We anticipate that Worthington will follow this model.
- Entry is fully accessible by a ramp to front door. There is no formal reception area. Stair to lower level is directly on left. Director's office is on lower level. The main hall occupies the entry level.
- Occupancy for building is 215 persons. The main hall can accommodate about 100 people for seated meals.
- Sound baffling was just recently added in the main hall. Sound baffling is essential.



CHESTERFIELD COMMUNITY CENTER

- AC was just installed in 2019 after fourteen years of operation without.
- There is a fully accessible kitchen directly to the right of entry hall with a pass thru window to the main hall/ multi-purpose function room. Our team appreciated the efficient layout with everything needed in a minimum of sf.
- The main hall has a stage which can be accessed via an elevator. Two person elevator also goes to lower level. It was noted that the elevator is used at least 2x week.



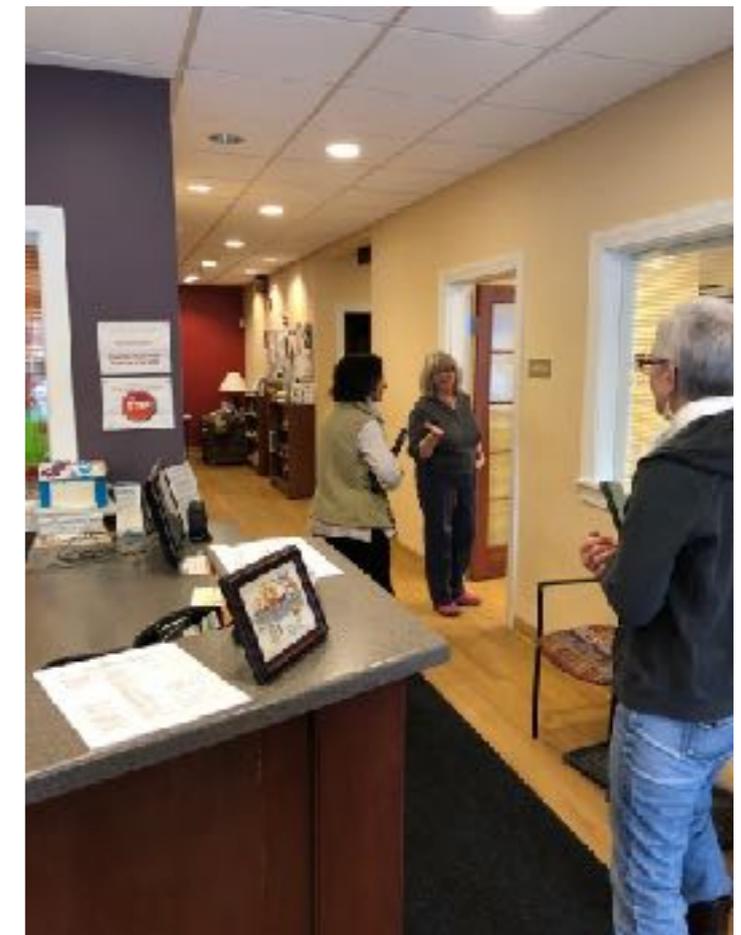
CHESTERFIELD COMMUNITY CENTER

- There is one unisex accessible toilet room on the main floor and two toilet rooms on the lower level.
- At the bottom of the generous stair down to the lower level is an open lounge area with activity table in center, lounge chairs and couch, lending library and puzzles etc. The Director's office opens on this space, as does a storage room with facilities for making coffee etc.(counter, sink). There is a good sized classroom and two toilet rooms adjacent.
- There is lots of natural light in each room from windows and good lighting fixtures.
- Parking is shared with the church next door, is not a problem. The parking lot itself is sometimes used for outdoor concerts and barbecues.



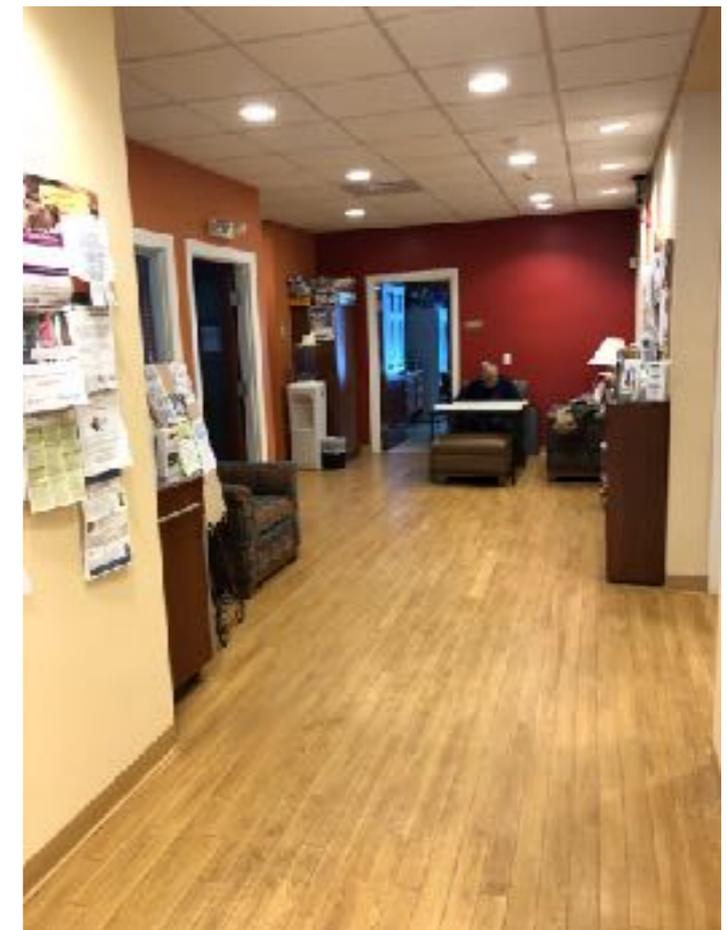
DALTON SENIOR CENTER

- The new building, completed in 2011 and serving a senior population of approx. 1600 persons, is located on town owned with generous grounds and outdoor exercise equipment and parking for 62 cars.
- The 5000 sf building is all on one level and does not have a sprinkler system, designed just below the threshold (re: MA Fire Code) that would require a sprinkler system to be installed in a new building.
- Entry includes a welcoming reception area with counter, surrounded by windows to offices beyond. It was noted that the high level of transparency made for a very open feeling.



DALTON SENIOR CENTER

- A 400 sf café/craft/movie room is located directly off reception, with four person tables, a pull down screen, and a counter with sink for coffee/food service. One wall is a folding wall that opens to a larger multipurpose room.
- An extra wide corridor is used as a lounge area, with lending library for books and DVD's (DVD's stored in efficient notebook system), a puzzle table and comfy chairs. This corridor leads to a health room and toilet rooms in the back, a conference/board meeting room, and another corridor (with storage closets) leading to kitchen and multipurpose room.



DALTON SENIOR CENTER



- The conference room is used for poetry readings and available for use by Town services, such as Historical Society.
- The health office is used as a clinic with washer/dryer and a shower/rest room in adjacent room for emergency use.
- The state of the art commercial kitchen with pass thru and counters to multi-purpose room is used for preparing weekly luncheons for 15-45 persons on average.

DALTON SENIOR CENTER

- The multipurpose room is a large vaulted room with another sliding wall to break it into two spaces (movable walls by molerco.com). Occupancy for all three rooms (café + 2 multipurpose) with both walls open is 136 persons.
- The large room is used for osteo exercise (the most popular class) which can have as many as 50 people in the summer.
- Additional spaces discussed that the COA could use- more storage, a woodshop, pottery studio, pool/poker room, place for a piano.
- It was noted that sound baffles were added after the building was in use, **a much needed improvement**. Even the large photo on the wall is now a sound baffle!
- The town paid for the construction (1.3 million, not including change orders. \$512,000 was financed over five years - estimating approx. 1.5 million total cost).



PROGRAM

*Large Multi-Purpose room: 1600 sf = **150 persons** capacity for meetings, lectures, or concerts.

*Commercial grade kitchen (code min. 200 sf) use Chesterfield as preferred model 15' x 15' = 225 sf

*Chair and table storage: 12' x 6' with (2) 6' openings/double doors for access = 72 sf

*Lounge / Cafe: 22' x 24' = 528 sf = **15 persons**

*Classrooms: 2 @ 225 sf each (14' x 16') = 450 sf/20 = **24 persons**

*Offices: 3 @ 120 each (one to be used as clinic) = 360 sf / 100 = **4 persons**

*Entry Hall: one level plan 8' x 12' = 100 sf

*Mechanical Room and Storage (talk about actual storage needs), allow 200 sf

*Janitor closet, allow 30 sf

Reception area with desk & seating, add 250 sf to Entry Hall

Dedicated Exercise Room (fitness lease model / re-purposed town hall?) – 1000 sf / 50 = **20 persons**

Wood Shop / Crafts/ Ceramics, 600 sf / 50 = **12 persons**

Meeting/Conference Room = 250 sf / 20 = **13 persons**

CORE MINIMUM PROGRAM: (* program items) **195 occupants** - one level - 3,645 net sf

Net sq. ft. does not include halls/circulation, mechanical/misc., or wall thicknesses (add 30% of net for gross sf)

3,645 program + 220 toilets = 3,865 net + 1,160 (.30 net) = 5,025, round off to **5,000** GSF

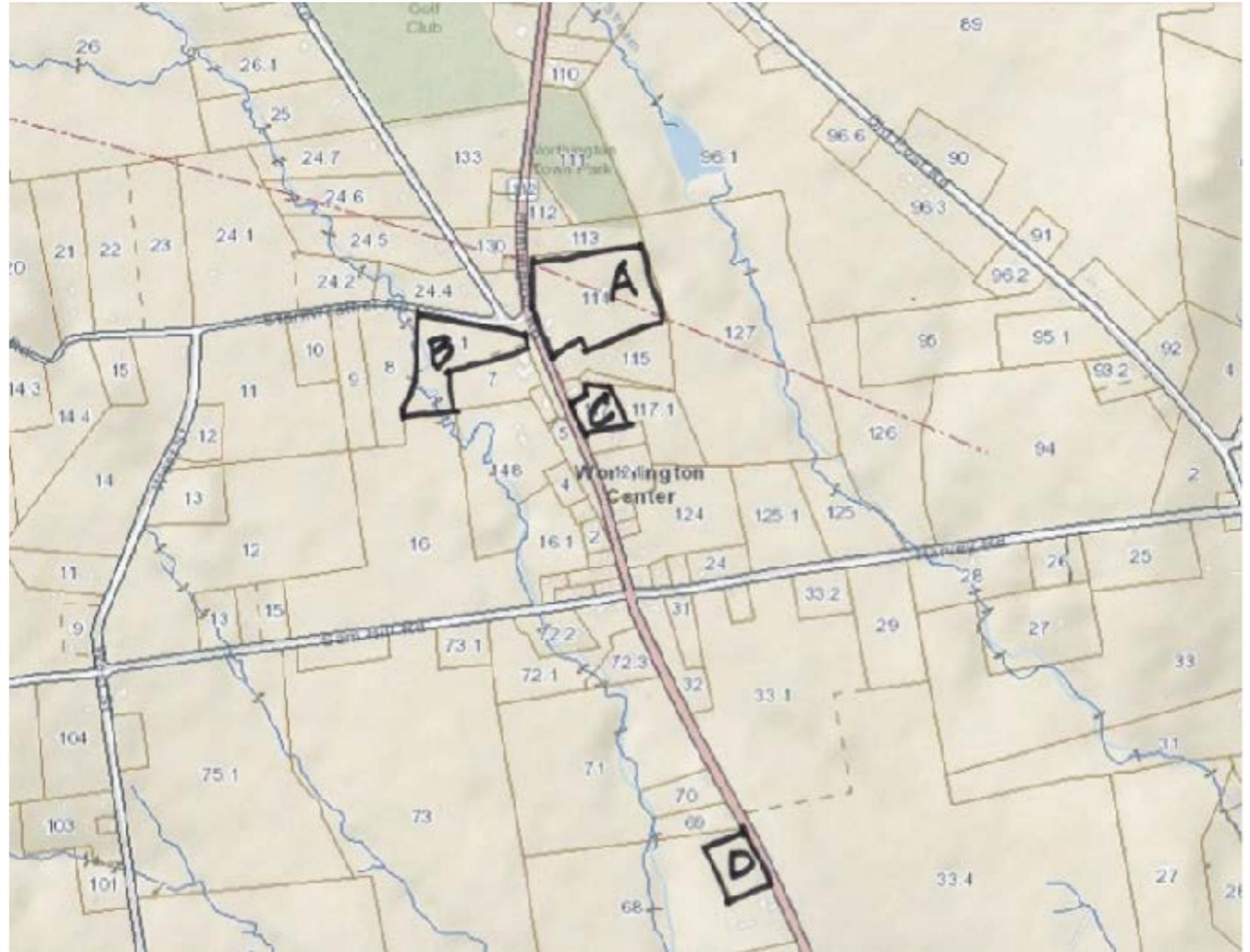
SITE OPTIONS

A. Blackburn Inn: briefly evaluated, eliminated after sale to current owner.

B. Town owned school land on Starkweather Road, eliminated because of need for future athletic facilities and proximity to wetlands.

C. Lot adjacent to Town Hall, including site of demolished Moran house.

D. Town owned Albert Farmhouse.



SITE ASSESSMENT CRITERIA / PRIORITIES

CENTRAL LOCATION

EASY ACCESS TO ONE FLOOR

WELCOMING

SAFE

CONVENIENT

MULTI-USE

ACCOMMODATE PARKING

ACCOMMODATE SEPTIC

PRACTICAL

POTENTIAL FOR OUTDOOR RECREATION

TOWN HALL SITE

PRO

- center of town
- adjacency / combined use with town hall
- walking to school, town hall, church, restaurant
- strengthen presence of town center
- can combine parking with school and church
- town water
- relatively flat site, easy access
- potential for outdoor recreation space

CON

- new construction costs





ORTHO PHOTO
Scale 1"=60'



LOCUS MAP
42° 23' 56" N 72° 56' 11" W 1" = 2,000' ±

Hill
engineers
architects
planners

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Dalton, MA 01226
(413) 684-0925

44 Spring Street
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www.hillengineers.com

PRELIMINARY

NOT TO BE
USED FOR
CONSTRUCTION

REV.	ISSUED FOR REVIEW AND COMMENT	DESCRIPTION	DRN DxD.	FJS	DH	DATE
A						9/6/2019

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HILLTOWN COMMUNITY DEVELOPMENT CORP.
387 MAIN ROAD
CHESTERFIELD, MA 01012

PROJECT DESCRIPTION
WORTHINGTON SENIOR CENTER
FEASIBILITY STUDY

DRAWING TITLE
SCHEMATIC
SITE PLAN
SITE #1
OPTION #1

DRAWN BY: DL
DATE DRAWN: 8/22/2019
SCALE: 1" = 20'
APY'D BY: DH

CAD CODE:
HCD-9-001 CX101M.DWG
GRAPHIC SCALE:
0 20 40

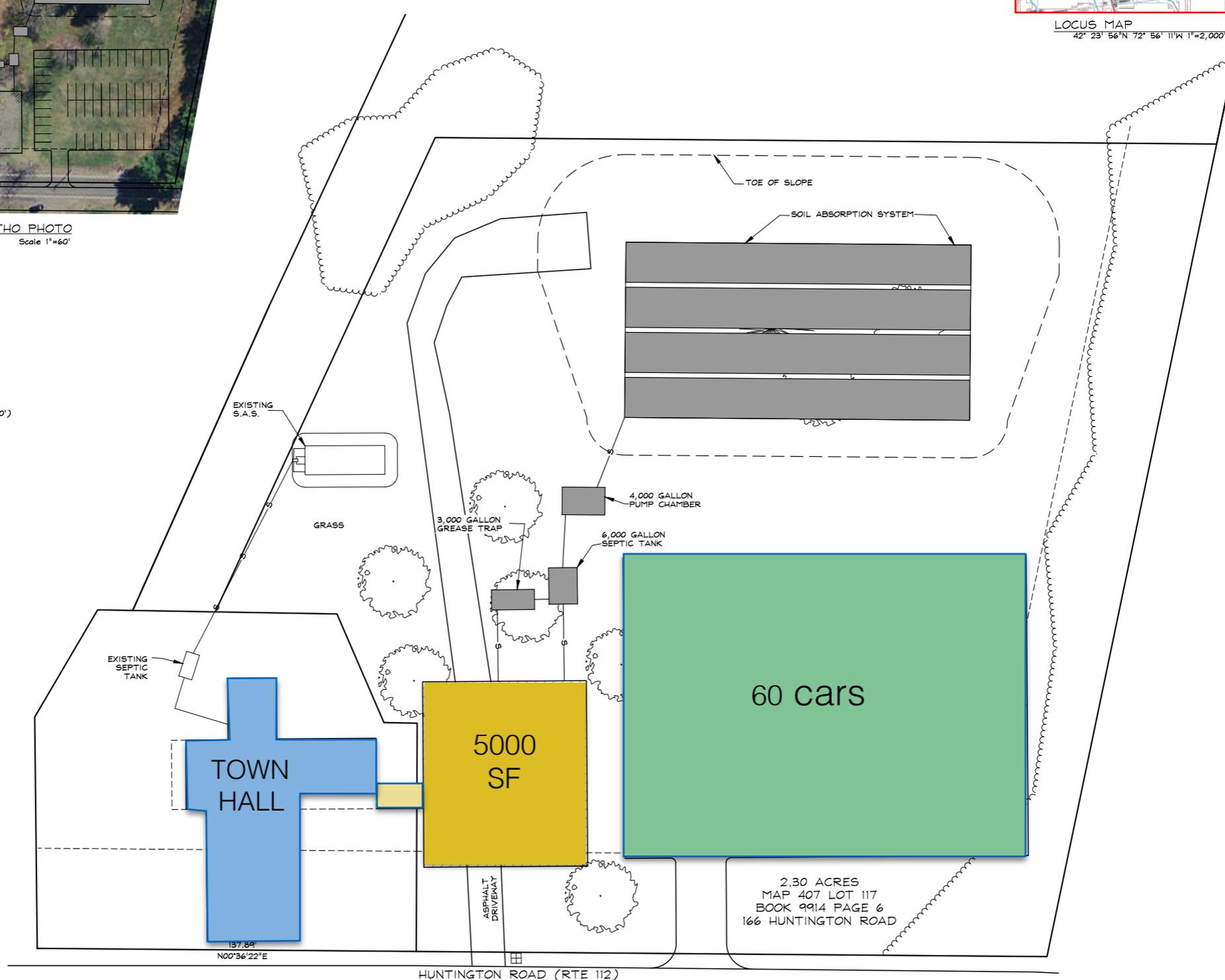
PROJECT NUMBER:
HCD-9-001
DRAWING NUMBER: CX101
REV: A

LEGEND

- ▣ CATCH BASIN
- 137.89' 137.89' 137.89' 137.89' APPROXIMATE PROPERTY LINE
- APPROXIMATE ZONING SETBACK LINE (40')
- ~ EDGE OF BUSHES/HEDGE
- s- EXISTING SEWER PIPE
- S- NEW SEWER PIPE
- ☀ CONIFEROUS TREE
- DECIDUOUS TREE

GENERAL PLAN NOTES:

- THIS PLAN IS COMPILED FROM MASSGIS INFORMATION, OBSERVATIONS IN THE FIELD AND SURVEY PLANS FROM THE REGISTRY OF DEEDS. THIS PLAN IS NOT THE RESULT OF TOPOGRAPHIC OR BOUNDARY LINE SURVEY.
- PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON AVAILABLE PLANS INCLUDING: PLAN PREPARED FOR TOWN OF WORTHINGTON BOARD OF SELECTMEN DATED DECEMBER 12, 1997, AND RECORDED IN THE HAMPSHIRE COUNTY REGISTRY OF DEEDS IN BOOK 183, PAGE 42.
- UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT "DIG-SAFE" AND HAVE ALL UNDERGROUND UTILITIES MARKED ON THE GROUND.
- RESOURCE AREAS INCLUDING BUT NOT LIMITED TO: FLOODPLAIN, INLAND BANK, RIVERFRONT AREA (RA), AND BORDERING VEGETATED WETLANDS ETC. MAY BE PRESENT ON THIS SITE. THESE AREAS HAVE NOT BEEN DELINEATED BY A WETLANDS SPECIALIST, APPROVED BY THE LOCAL CONSERVATION COMMISSION OR ACCEPTED BY THE MASSACHUSETTS DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). ANY RESOURCE AREAS SHOWN HEREON SHOULD BE CONSIDERED "APPROXIMATE", THIS PLAN SHALL NOT BE CONSTRUED AS INDICATING THE LIMITS OF AREAS SUBJECT TO M.G.L. 310 CMR THE WETLANDS AND RIVERFRONT PROTECTION ACTS OR U.S. ARMY CORPS OF ENGINEERS (CORPS) JURISDICTION.



HUNTINGTON ROAD (RTE 112)



FARMHOUSE SITE

PRO

- renovation/re-purpose existing building
- town water
- potential for outdoor recreation space

CON

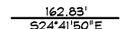
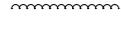
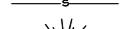
- sloped site, ramped entry
- new construction addition req'd
- increased site costs:
 - clearing, demolition, septic, abatement, soils contamination
- limited parking
- not walkable to town





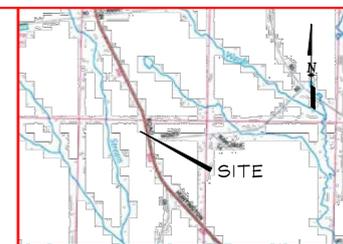
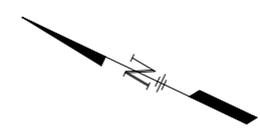
ORTHO PHOTO
Scale 1"=60'

LEGEND

-  162.83' S24°41'50"E APPROXIMATE PROPERTY LINE
-  APPROXIMATE ZONING SETBACK LINE (40')
-  EDGE OF BUSHES/HEDGE
-  NEW SEWER PIPE
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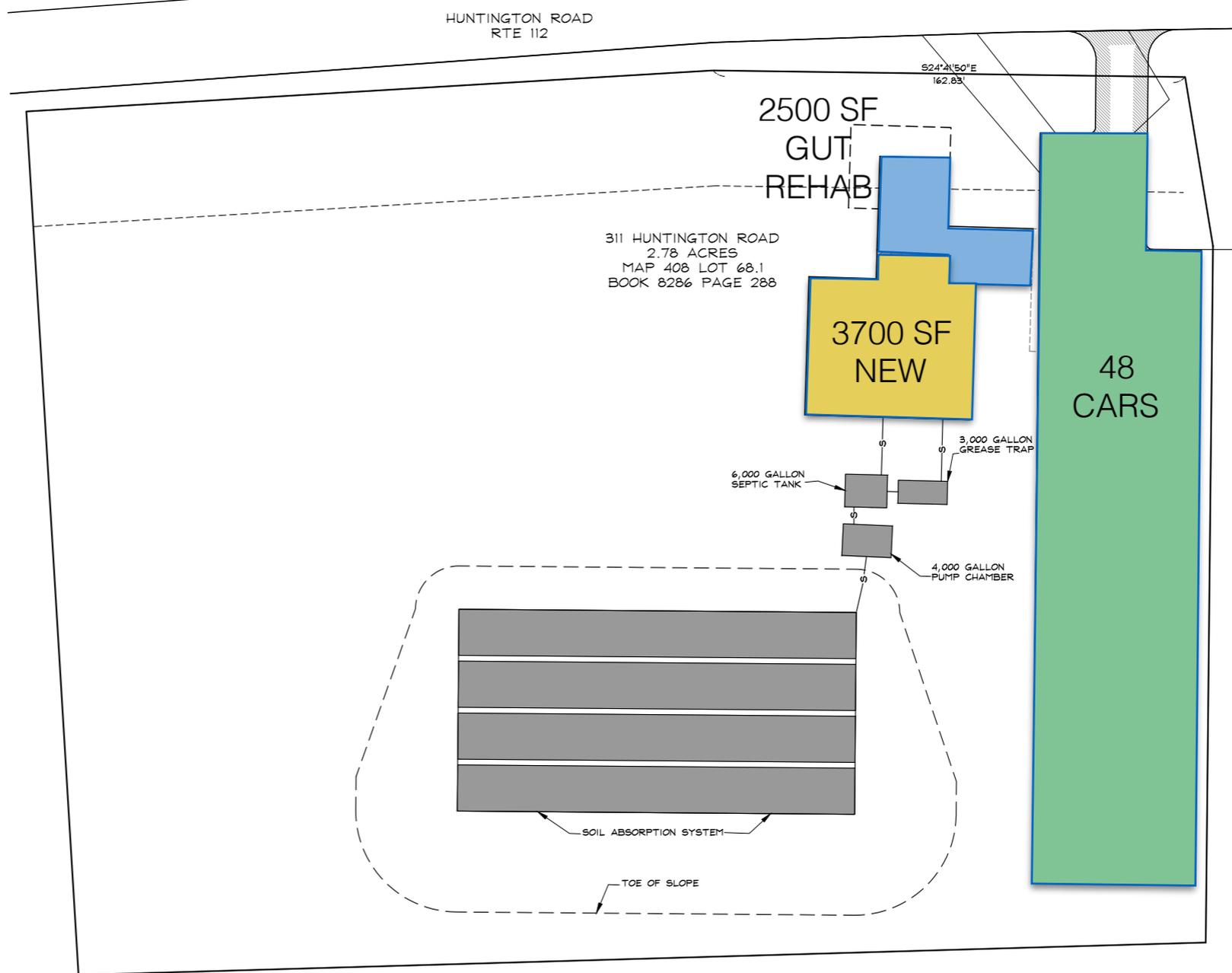
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HILLTOWN COMMUNITY DEVELOPMENT CORP.	
387 MAIN ROAD CHESTERFIELD, MA 01012	DRAWING TITLE SCHEMATIC SITE PLAN SITE #2 OPTION #1
PROJECT DESCRIPTION WORTHINGTON SENIOR CENTER FEASIBILITY STUDY	

DRAWN BY	DL
DATE DRAWN	8/22/2019
SCALE	1" = 20'
AP'D BY	DH

CAD CODE:
HCD-9-001 CX101M.DWG
GRAPHIC SCALE: 0 20 40

PROJECT NUMBER:
HCD-9-001

DRAWING NUMBER	REV.
CX103	A

RECOMMENDATIONS - NEXT STEPS

CONTINUE TO DEVELOP PROGRAM GUIDELINES FOR TOWN HALL SITE

APPLY FOR COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

- March 2020, for Design/Construction Document Development fees
- July 2020 - March 2021, Prepare complete bid plans and detailed cost estimate with HCDC as Project Manager
- March 2021, for Construction funding (pre-determine all sources of funding, including cost to Town (TM) if required)

BIDDING

- Put project out to bid early 2021 for Aug. 1, 2021 start date

CONSTRUCTION

- Allow 9-10 months construction for June 1, 2022 opening

Town Hall a great space in a historic context and will absolutely have a place in the design of this proposed project.