



# **Overview of Senior Center Facility Needs Assessment**

**21st Century Senior Center Task Force**

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# Current Facility Overview



## Location:

549 Middle Turnpike East,  
Manchester, CT.<sup>1</sup>



## Facility Heritage:

Originally an elementary  
school built in 1921.<sup>2</sup>



## Current Usage:

Repurposed as a Senior  
Center in 1980 with 8,963  
square feet of program  
space.<sup>3</sup>



## Community Impact:

Serves approximately 1,400  
residents through fitness,  
recreation, transportation,  
and meal services.<sup>4</sup>



# The Need for Transformation

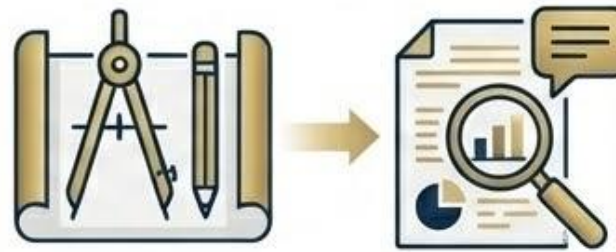
## Critical Stage:



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The 100-year-old building is now an impediment to meeting the evolving needs of emerging generations.

## Strategic Action & Study:



Human Services engaged Lifespan Design Studio to define a modern vision and space needs. The 2022 facility study explored national design trends, local needs and stakeholder input.

## Mission:



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Transition from a old repurposed school, with limited future use options to a center that is a vibrant community focal point.



# Research & Stakeholder Input

## Regional Benchmarking:



Conducted tours of nearby senior centers to assemble data on modern building activities.

## Community Voice:



A survey explored the programs, amenities, and drop-in activities of greatest interest to residents.

## Operational Insight:



Meetings with Health, Human Services, and Emergency Management staff defined specific departmental needs.

## Dual Utility:



Investigated the facility's potential secondary use as an Emergency Shelter.



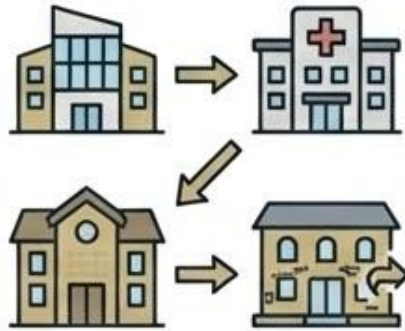
# Implementation & Planning Tools

## Program of Requirements (POR):



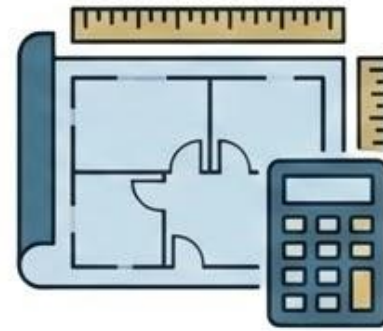
A detailed guide defining physical parameters for all recommended rooms and spaces.

## Flexible Deployment:



Analysis allows for evaluating new stand-alone facilities, combined facilities, or adaptive reuse of existing buildings.

## Gross Square Footage:



Calculations include allowances for corridors and structural needs to project the building's total size.

## Decision Guide:



The study provides a framework for reviewing options based on location, size, and project budget.



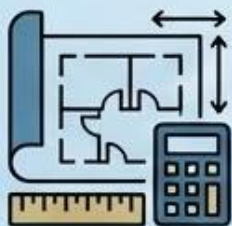
# Future Senior Center Overview as Proposed in the Study

The proposed facility design aligns with modern senior center trends, balancing essential core services with optional high-demand amenities.

## Facility Specifications



**Core Program:** 40+ specialized rooms and spaces.



**Footprint:** Approximately **18,000 Net SF** (~23,500 Gross SF) with **10-15,000 SF** in additional options such as a gymnasium.



**Benchmarking:** Size is consistent with regional and national trends for similar community demographics.

## Strategic Considerations



**Leading-Edge Amenities:** Includes options for professional-caliber education, cultural experiences, and high-tier fitness/recreation.



**Collaborative Growth:** Opportunity to utilize **public-private partnerships** or multi-departmental cooperation to support expanded programming.



**Active Aging Focus:** Designed specifically to meet the burgeoning demand of the modern 'active older adult' population.



# Modern Design Pillars for the Next Center

## Multidimensional Wellness:



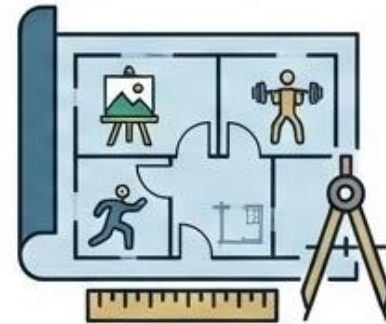
Committing to physical, emotional, intellectual, social, social, spiritual, environmental, and occupational health.

## The “Third Place”:



Prioritizing social space to encourage self-directed “drop-in” use and foster community camaraderie.

## Purposeful Architecture:



Ensuring rooms are appropriately sized and equipped for a robust slate of activities.

## Universal Accessibility:



Creating a seamlessly accessible environment that instills confidence in the post-Covid era.