



Overview of Senior Center Facility Needs Assessment

21st Century Senior Center Task Force

Current Facility Overview



Location:

549 Middle Turnpike East,
Manchester, CT.¹



Facility Heritage:

Originally an elementary
school built in 1921.²



Current Usage:

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



Community Impact:

Serves approximately 1,400
residents through fitness,
recreation, transportation,
and meal services.⁴

The Need for Transformation

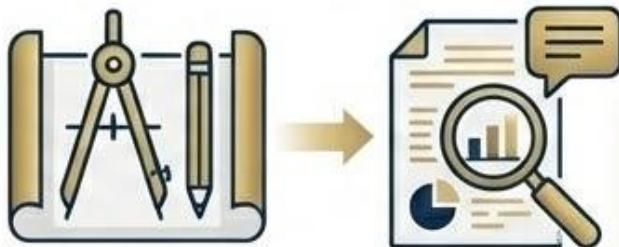
Critical Stage:



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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:



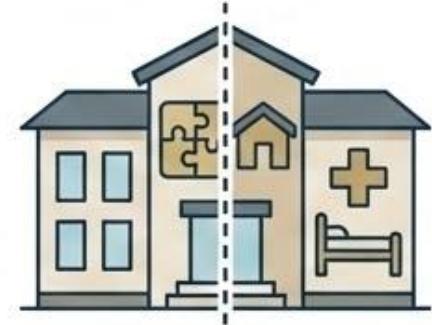
A survey explored the programs, amenities, and drop-in activities of greatest interest to residents.

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.

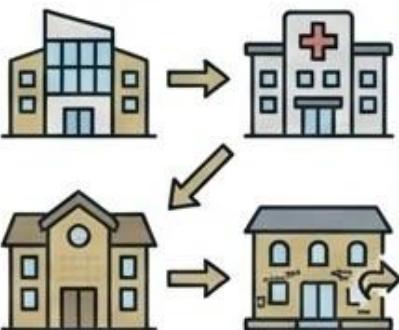
Implementation & Planning Tools

Program of Requirements (POR):



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

Flexible Deployment:



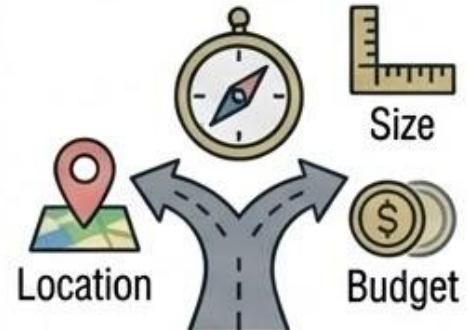
Analysis allows for evaluating new stand-alone facilities, combined facilities, or adaptive reuse of existing buildings.

Gross Square Footage:



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

Decision Guide:

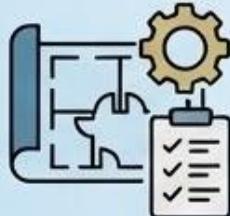


The study provides a framework for reviewing options based on location, size, and project budget.

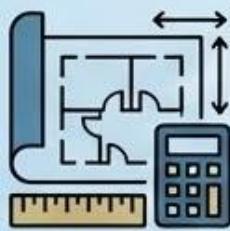
Future Senior Center Overview as Proposed in the Study

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.

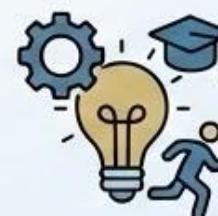


Footprint: Approximately **18,000 Net SF** (~23,500 Gross SF) with **10-15,000 SF** in additional options such as a gymnasium.



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.



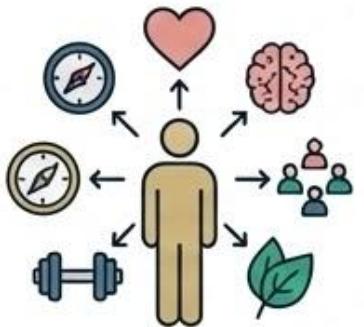
Collaborative Growth: Opportunity to utilize **public-private partnerships** or multi-departmental cooperation to support expanded programming.



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:



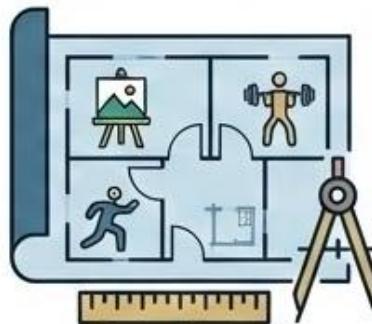
Committing to physical, emotional, intellectual, social, social, spiritual, environmental, and occupational health.

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.