

## **DRAFT % --- July 26, 2023. FOR DISCUSSION ONLY**

### **Comparisons with other town Community Centers**

The CCBC communication team has followed up on the requests to evaluate what other nearby communities have built or plan to build for their town's Community Center.

We have visited a number of local towns Centers including Lexington, Belmont, Weston, Bedford, Concord, Wayland, Needham, and Winchester (any others?) with tours and often discussion with the town's COA director. We have also carried out research on town and community web sites and collected documentation in many cases of programs, space sizes and designs, building costs, sizes and dates of construction.

Several local towns have built, or are building new Community Centers. None of the towns have quite the same configurations as that which Lincoln is planning (shared space for COA&HS and PRD administration and certain activities). Some are solely COA, or solely PRD/Rec. In some towns COA and Rec share facilities (although some have Rec administration elsewhere), some share facilities with other town services -- Youth and Family Services, Fire Department, Health departments or other Town Offices.

This short summary is intended to provide useful information on the various facility spaces, costs, time frame for building or renovation etc. The information is drawn from town and facility web sites. Information may vary by source. Towns terminology varies – for example most use Council on Aging (COA). Lincoln uses COA&HS (& Human Services). Some towns have Recreation Departments (Rec), some Parks and Recreation Departments (PRD).

**Lincoln** (population 6,524, seniors 2,181) is planning to build a Community Center to provide both the COA&HS and PRD with administrative and certain activity spaces. Currently the COA&HS and the PRD have separate facilities. The COA&HS is located at Bemis Hall. The PRD is located at Hartwell Pod A on Ballfield Road.

**Dover** (population 6,180, seniors 1,489) is rebuilding its Caryl Community Center. The new design involves the demolition of the 1971 and 1931 additions to the original 1910 Caryl School. The new building complex will be almost 20,000 sf and will focus on the creation of a new pavilion addition to support congregate dining, small performances, presentations, and theatrical rehearsals. The other addition will be the Recreation Room which will be half the size of a regulation basketball court, but lined to support pickleball, elementary school level basketball, and a regulation half-court (for team practices or adult games). Town funds of \$25.4 M were approved in June 2023.

**Harvard** (population 6,829, seniors 1,435) has a new 5,400 sf senior Center, built in 2022/2023 by partial renovation of an acquired 1995 existing medical building. The town PRD has administration in the town offices, and activities in a number of locations.

**Stow** (population 7,210, seniors 2,164) renovated an existing 33,000 sf building in 2016 to house a Fire Dept location, shared storage, and the COA. Estimated space for the COA is 1/3 of the

building (~11,000 sf), cost details not found. Rec administration is in the town center, and activities in many locations.

**Weston** (population 11,806, seniors 3,045) built a free standing 22,500 sf Community Center in the style of a New England Barn in 2001. Building contains activity rooms and administration space for both COA and Rec, and the 2 ½ story Great Room (~3,200 sf) for large events, performances, receptions, dinners etc.

**Wayland** (population 14,325, seniors 4,323) is developing a an existing, never occupied, 10,500 sf, building shell as a Community Center, to house COA admin and activities, and Rec activities. The Rec administration is staying in the Town Building. The finished building will be 12,900 sf, and the interior construction and with parking/landscaping is expected to cost \$11 M. Funding was approved late June 2023.

**Bedford** (population 13,631, seniors 4,180) has an 18,000 sf building in the Town Center that houses the Health Department, Recreation Department, Youth & Family Services, and the Council on Aging. The Rec dept also has facilities in an extension building, with the Bedford Kids Club, and has activities in many locations.

**Concord** (population 18,424, seniors 4,975) has the Harvey Wheeler Community Center in West Concord for the Council on Aging/Senior services. It is in a repurposed, unused school building (2007) in West Concord, and includes space for the COA admin and activities. The Rec dept a number of facilities including the Hunt Recreation Center (which includes Rec admin) at Emerson Field, the Beede Swim and Fitness Center, and multiple school playing fields and playgrounds,

**Sudbury** (population 18,709, seniors 4,722) is currently rebuilding/adding to the multipurpose complex at Fairbanks, which houses school space, Rec admin and facilities (including gym and pool) and CoA admin and activity space, and shared space. Size is about 42,575 sf and town has approved funding of \$27.5 M.

**Acton** (population 23,829, seniors 5,004) has separate locatiосn for COA and Rec dept.

**Wellesley** (population 29,266, seniors 6,739) built the 12,400 sf Tolles Parsons senior center in 2017. Wellesley has also renovated its recreation center.

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**COMMUNITY CENTER COMPARISONS**

| <b>As of July 2023</b>                              | <i>Lincoln<br/>current</i>                                                 | <b>Lincoln<br/>planned</b>                                                               | <b>Dover<br/>funds appr</b>                                                                                 | <b>Harvard<br/>just open</b>                                                              | <b>Stow<br/>existing</b>                                                                                              | <b>Weston<br/>existing</b>                                                                            | <b>Wayland<br/>funds appr</b>                                                                                             |
|-----------------------------------------------------|----------------------------------------------------------------------------|------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Population</b>                                   | 6,524                                                                      | 6,524                                                                                    | 6,180                                                                                                       | 6,829                                                                                     | 7,210                                                                                                                 | 11,806                                                                                                | 14,235                                                                                                                    |
| <b>Senior Population<br/>%</b>                      | 2,181<br>33%                                                               | 2,181<br>33%                                                                             | 1,489<br>24%                                                                                                | 1,435<br>21%                                                                              | 2,164<br>30%                                                                                                          | 3,070<br>26%                                                                                          | 4,323<br>30%                                                                                                              |
| <b>Year opened/planned open</b>                     | 1892/1950s                                                                 | 2026                                                                                     | 2025                                                                                                        | 2023                                                                                      | Renov.2016                                                                                                            | 2001                                                                                                  | 2024 ?                                                                                                                    |
| <b>Space (COA, Rec Dept, other)</b>                 | ~18,800 sf                                                                 | 20,038 sf                                                                                | ~ 20,000 sf                                                                                                 | 5,400 sf                                                                                  | ~11,000 sf                                                                                                            | 22,500 sf                                                                                             | 12,900 sf                                                                                                                 |
| <b>Activities, Departments<br/>located in space</b> | <i>Separate<br/>locations PRD<br/>~ 7,500,<br/>COA&amp;HS ~<br/>11,800</i> | <i>Community<br/>Center. CC<br/>13,000 sf: LEAP<br/>5,000 sf: sch<br/>maint. 2000 sf</i> | <i>Caryl<br/>Community<br/>Center COA,<br/>PRD: Caryl<br/>school 1910<br/>with 1931, 1971<br/>additions</i> | <i>COA only PRD<br/>admin in town<br/>building, rec<br/>activities else<br/>where</i>     | <i>COA only<br/>33,000 sf<br/>building shared<br/>with Fire Dept &amp;<br/>storage. Rec<br/>admin town<br/>center</i> | <i>Community<br/>Center<br/>Houses COA<br/>and Rec,<br/>building is near<br/>other town<br/>bldgs</i> | <i>Community<br/>Center<br/>Space for<br/>COAdmin,<br/>COA &amp; Rec.<br/>activities, Rec<br/>admin in town<br/>build</i> |
| <b>Building Cost/Estimated Cost</b>                 |                                                                            | \$17 - 18 M                                                                              | \$25.4 M                                                                                                    | \$2.85 M                                                                                  | 2016                                                                                                                  | \$3 M                                                                                                 | \$11 M                                                                                                                    |
| <b>Current activity status</b>                      |                                                                            | Planning,<br>includes CC,<br>LEAP ~\$5M,<br>school maint<br>~\$1M                        | Funded 6/2023<br>demolition of<br>addns, renov,<br>new Pavillion<br>Room, gym                               | (2021 \$)<br>Purchase &<br>partial<br>restructure<br>existing<br>building, +<br>donations | Renovated of<br>existing<br>building. In use                                                                          | (2001 \$)<br>Community<br>Center in use                                                               | Building out an<br>existing shell,<br>site work. Shell<br>acquired 2023                                                   |

Source: Town Clerks, ACS 2021 5 Year, Community Center web sites, COA and Rec Department web sites, Town web sites. Some estimates. Accuracy not guaranteed

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**COMMUNITY CENTER COMPARISONS**

| <b>As of July 2023</b>                          | <b>Bedford</b><br>existing                                                        | <b>Concord</b><br>existing                                                                    | <b>Sudbury</b><br>under constr                                                           | <b>Acton</b><br>existing                       | <b>Wellesley</b><br>existing                                                         | <b>Lexington</b><br>existing                                                                 |
|-------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|------------------------------------------------|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| <b>Population</b>                               | 13,631                                                                            | 18,424                                                                                        | 18,709                                                                                   | 23,829                                         | 29,266                                                                               | 33,210                                                                                       |
| <b>Senior Population</b>                        | 4,180                                                                             | 4,975                                                                                         | 4,722                                                                                    | 5,004                                          | 6,739                                                                                | 9,160                                                                                        |
| <b>%</b>                                        | 31%                                                                               | 27%                                                                                           | 25%                                                                                      | 21%                                            | 23%                                                                                  | 28%                                                                                          |
| <b>Year opened/planned open</b>                 | 1985                                                                              | 2007                                                                                          | 2022                                                                                     | 2017                                           | 2017                                                                                 | 2015                                                                                         |
| <b>Space (COA, Rec Dept, other)</b>             | ~18,000 sf                                                                        | ~ 26,700 sf                                                                                   | 42,575 sf                                                                                | ~ 20,000 sf                                    | 12,400 sf                                                                            | 32,500 sf                                                                                    |
| <b>Activities, Departments located in space</b> | <i>Health Dept/Rec/Youth Family Serv/COA . Rec and Youth Rec in adj building.</i> | <i>H. Wheeler Community Center COA Rec admin in Hunt Rec Center, Beede Pool &amp; Fitness</i> | <i>Multi purpose complex , Parks &amp; Rec, Seniors, Public Schools admin, pool, gym</i> | <i>Separate buildings for COA and Rec dept</i> | <i>COA, Tolles Parsons Center , Rec admin at town hall, rec activities elsewhere</i> | <i>Recreation &amp; Community Programs, Human Services Rec activies all ages, many locns</i> |
| <b>Building Cost/Estimated Cost</b>             | ??                                                                                | ??                                                                                            | \$27.5 M                                                                                 | ??                                             | \$4 M                                                                                | ??                                                                                           |
| <b>Current activity status</b>                  | Renovated 1891 school building. 14,000 sf addition in 1985                        | Harvey Wheeler CC in use. Many Rec facilites, town fields, playgrounds                        | New constr ongoing, building closed in, interior work ongoing                            | Actively In use                                | (2016 \$) Actively in use                                                            | Actively in use. Mansion grounds donated, large extension 2015                               |

Source: Town Clerks, ACS 2021 5 year, Community Center web sites, COA and Rec Department web sites, Town web sites. Some estimates. Accuracy not guaranteed