



Maynard Community Life Center Committee Final Report





Maynard Community Life Center Committee Final Report

Introduction and Executive Summary

The Maynard Community Life Center Committee (MCLCC) was created as the result of the Annual Town Meeting, held on May 16, 2011 where residents approved Article 21 *Community Life Center*.

The concept of a Community Life Center is for a single facility to support both the Senior population needs and recreational activities for the residents of Maynard. This report summarizes 16 months of review and analysis of Maynard resident concepts, opinions, needs and desires as it relates to a community life center.

To highlight key items:

- The envelope for programs and activities is at a point of being ineffective for the seniors and Council on Aging (COA). The report includes demographics projecting population growth over the next 25 years with a notable upward swing of those over the age of 60.
- As the result of closing and the demolition of the Memorial Gym, and the increase in demand for recreation programming, residents through a community wide survey and meetings with town wide groups, demonstrate support for and an interest in having a Community Center in Maynard.

To ensure longevity and fiscal responsibility, planning for a new Community Center requires capital planning, proper financial planning for staffing and ongoing maintenance. Probably the most important requirement for the new center is good leadership. With Leadership in place, the remaining items will be much easier to manage. A full time director will be able to drive the programs and continue monitoring the day to day and long term financial health of the center.

At the time of writing this report, the most viable site location identified to locate Maynard's Community Life Center is the building referred to as PK2, located at 129 Parker Street.



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Maynard Community Life Center Committee

I. Overview

Maynard Community Life Center Mission Statement

"The mission of the Maynard Community Life Center Committee (MCLCC) is to perform the following action items and create a list of recommendations to be submitted to the Maynard Board of Selectmen for discussion at a Town Meeting.

1. Analysis of need
2. Alternatives to address the need and a recommendation of a best solution
Including:
 - o Site Location – research and submit a summary of best possible locations for the proposed multi-use facility
 - o Facility Uses – research and submit a summary of the most important uses the facility should include: Senior Center and the relevant interests particular to that demographic (music, arts and crafts, games, internet access etc.) and recreation and relevant interests, such as a basketball court, indoor soccer, etc.
 - o Estimated Size and Cost
 - o Funding – research and submit a summary of all possible funding sources and any pertinent information (grants, fundraising, override, capital bond etc.)
 - o Potential Revenue"

The mission statement above established by the Town of Maynard Board of Selectmen in August 2011 led to the creation of the Maynard Community Life Center Committee.

The MCLCC consisted of nine members, appointed by the Council on Aging, Recreation Commission, School Committee and the Board of Selectmen to represent a diverse cross-section of the Maynard community. The nine members were:

- Jerry Culbert (Chair, School Committee Appointee)
- Dawn Capello (Vice-Chair, BOS Appointee)
- Mary Brannelly (Recreation Commission Appointee)
- Bill Freeman (Recreation Commission Appointee)
- Jack MacKeen (At-Large Appointee)
- Tom Papson (Council On Aging Appointee)
- Danielle Rocheleau (Youth Appointee)
- Joanne Sheehan (Clerk, At-Large Appointee)
- Al Whitney (Council On Aging Appointee)



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II. Analysis of Need

In an effort to analyze the interest and support for a Community Life Center the committee reached out to all Maynard Residents, Organizations, Boards and Committees through multiple channels. The outreach work seeking input and keeping everyone informed included:

- A Community Survey mailed to 4,745 households in Maynard with a response of 14%. Appendix A
- The student representative met with two classes from grades 8 – 12 to solicit input in regard to a Community Life Center (CLC). The results of the survey are provided in Appendix B.
- Presentations by a Committee Representative were done at the Fall 2011 and Spring Town Meeting in 2012
- Newspaper coverage in the *Beacon Villager* and *The Boston Globe Metro West Section*
- Personal contact inviting key partners to the meetings
- Posting minutes and agendas to the Town's website on a regular basis

The surveys noted above enabled the committee to better understand community needs and desires while also providing an opportunity to communicate the objectives of the committee and the Maynard Community Center study.

The bi-weekly public meetings held on the first and third Thursdays at 7PM in the Town Hall were regularly attended by a core group of senior citizens. In addition, attendees also included representation from the following:

- Assabet Valley Youth Baseball Organization
- Maynard Youth Soccer Organization
- Recreation Chairperson and Committee
- Maynard Youth Football
- Assabet Valley Boys and Girls Club

In addition, meetings were held between members of the MCLCC and the following:

- School Business Manager
- School Athletic Director

With input from surveys, attendees, and meetings with town officials, the MCLCC developed a list of activities/programs residents felt were important to be included in the MCLCC report.



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III. Council on Aging Assessment

The present Senior Center (Clocktower Place, Building 7, and Suite 180) **is unable** to meet the needs of seniors and others served for the reasons summarized below. A copy of the full report should be found on the COA section of the Town website.

- **Accessibility** - Not easily accessed due to location within complex; access to center can be hazardous due to weather conditions; no on-site parking
- **Adequacy** - Based on the *Design Considerations for Senior Centers* provided by the Massachusetts EOEA, the current Senior Center meets few, if any, of the design considerations.
- **Absence of amenities** – No running water, sink, kitchen, bathrooms or windows; no private office space for meetings or division of functional areas; no storage space of any kind, including durable medical equipment
- **Safety Issue** – Single entrance/exit, i.e., no second exit for safety.
- **Infrastructure**
 - **Décor** - Current space is “industrial/loft”: three brick walls and one “storefront glass wall”; a significant portion of the walls is painted black; visible pipes, wiring and electrical boxes, exposed ductwork, etc. Huge black pipes, suspended from and attached to the more than half of the perimeter walls, diminish useable floor space.
 - **Malodorous** Sewer system conduit runs under the corridor in front of the only door, resulting in sewerage odor during prolonged rainstorms or snow melts
 - **Unresponsive heating/cooling/ventilation system, extreme temperatures, minimal air exchange**
 - **Ceiling Leaks** - Occur when there is a heavy rain or a long-term snow melt; equipment must be covered with plastic tarps, and waste baskets are used to catch the dripping water.
 - **Periodic insect infestations**
 - **No janitorial service in the Center or Office**

Availability (Activity and service venues are fragmented)

The current Center is underutilized. It is extremely difficult to draw an audience or participants because of accessibility and lack of amenities. Some seniors have clearly stated that they do not or cannot attend the current Senior Center because of mobility and access issues. The floor space is inadequate and/or unsuitable, and does not lend itself to activities in which senior citizens are interested. The hours of the Senior Center are limited to 9AM – 1PM primarily due to the fact that the COA only has a “part time” director. Additional details of the existing senior programs are found in Appendix C



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IV. Recreation Assessment

The Town of Maynard has many recreational opportunities within Maynard and within close proximity for easy accessibility. Some of these recreational opportunities include:

- Private Fitness Centers
- Maynard Golf Course
- Assabet Wildlife Refuge
- Programming Offered through the Maynard Recreation Commission & Assabet Valley Boys and Girls Club
- Numerous youth athletic organizations including Little League, Soccer and Football

All recreation opportunities are in addition to the growing number of sports offered through the Maynard School Department and general exercise through field sports and walking/running.

In recent years, a number of changes have occurred that have created challenges to meet the current and forecasted recreational space needs of the Town of Maynard. Memorial Gym (part of the *ArtSpace* building on Summer Street) was being fully utilized for many years until it was demolished after determining the cost to repair the gym (water damage) was prohibitive. The closure of the gym occurred when the recreation commission had begun to re-establish programs and support the growing demand for more recreation opportunities for Maynard youth and adults.

Programs that utilized Memorial Gym included the following:

- Youth basketball recreational programs for Kindergarten – Grade 8 (150 to 200 children participating annually)
- Travel basketball program for Grades 4 - 8 (50 to 60 annually)
- Pickup high school basketball league for Grades 9 - 12
- Open family nights
- Adult volleyball
- Adult basketball
- Adult exercise classes
- Art classes
- Youth futsol/indoor soccer program
- Adult indoor soccer

Due to the closing of Memorial Gym, these programs have been forced to relocate or have been discontinued.



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Maynard Public School facilities indoors and outdoors, maintain a full schedule of meeting the needs of school- related activities. They also help support:

- Youth soccer (currently over 300 children per season who participate)
- Little League
- Youth football (program continues to grow)
- Youth cheerleading
- Youth basketball
- Adult basketball
- Adult boot camp
- Adult volleyball
- Youth tennis
- Boys and Girls Club gym activities (Monday – Friday from 7-9 PM and Saturdays/Sundays)
- Tae Kwon Do and Irish step dancing

An area of consideration requiring more review includes incorporating the Boys and Girls Club into the Community Life Center; it would bring with it many programs.

General consensus is that a Community Life Center would generate fees via programs and rentals from Maynard residents together with people from surrounding towns that would potentially help contribute toward funding programs and operational expenses. Acton-Boxboro and Weston offer many programs that could be duplicated at a similar facility in Maynard.



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V. Demographics

Maynard's senior population (ages 60 and older) is currently its fastest growing demographic group. In the period 1990 to 2010, Maynard's senior population grew by 36%, while the overall population grew by less than 4%. Planning agency projections indicate this trend will continue for the next several decades as described below.

Maynard Demographic Projections from MAPC as of March 2011 Metropolitan Area Planning Commission (MAPC) Metro-future 2035 Update

Maynard	1990	2000	2010	2020	2030	2035
Age 00-19	2,557	2,610	2,544	2,330	2,370	2,410
				% Change 2010-2035: (5.3%)		
Age 20-59	6,125	6,140	5,910	5,560	5,305	5,233
				% Change 2010-2035: (11.5%)		
Age 60-85+	1,643	1,683	2,239	2,858	3,530	3,806
				% Change 2010-2035: 70.0%		
Total Population	10,325	10,433	10,693	10,748	11,205	11,449
				% Change 2010-2035: 7.1%		
Number of households		4,292	4,593	4,770	5,116	5,230
				% Change 2010-2035: 13.9%		
Projected Employment			4,400	4,632	4,590	4,585
				% Change 2010-2035: 4.2%		

Two organizations, **MAPC** (Metropolitan Area Planning Council) and **MISER** (Massachusetts Institute for Social and Economic Research), produced population projections for this area that segment information by age groups. Appendix D shows details of the Maynard data from both of these studies. While the projections from the two organizations cover overlapping but somewhat different time periods, the trends identified for Maynard are nearly identical:

- Age group 0-19 will decline; -9% to 2020, rising to -5% by 2035
- Age group 20-59 will decline for the entire period; -11%
- Age group 60+ will increase; 60% to 2020, 70% to 2035
- The total population for Maynard will increase by approximately 7% by 2035

Data provided by the COA indicates Maynard had 1883 seniors in 2010, below both the MAPC and MISER projections. Averaging the MISER and MAPC projected growth rates from 2010 to 2020 (30.5%) indicates a senior population for Maynard in 2020 of approximately 2450, approaching 25% of the total population. Using MAPC projected



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growth rates thereafter, Maynard will have approximately 3,530- seniors in 2030 (27% of total) and 3,806 (28.6% of total) by 2035. See Table 2, Appendix D for detailed breakout.

VI. Facility Requirements Summary

Facility Requirements

As a result of Committee outreach, a list of the most relevant programs and activities for the Community Center was created. The committee believes that while much time was spent on this proposed list, other activities may certainly be included at this facility, and therefore we recommend that any construction and/or renovation should emphasize flexibility. For example, a swimming pool dependent on location and funding might be added at a later date. Based on community input, the following are physical needs:

- Activity/multipurpose room
- Administrative offices with door locks
- Carport (for the COA van)
- Classrooms with sinks and faucets
- Conference rooms and meeting space
- Storage for durable medical equipment (ex. walkers, wheelchairs, and crutches)
- Exercise room with exercise equipment
- Function room including a raised stage
- Game room for ping pong, pool and games
- TV/Movie Room
- Gymnasium
- Commercial-grade kitchen
- Locker Room
- Lounge and Lobby
- Outdoor Space; community garden, bocce courts, dining
- Indoor swimming pool
- Reading Room
- Restrooms
- Shower area

The Committee spent significant time identifying potential sites within Maynard which would be suitable to address the structural needs, and meet certain “preliminary” criteria, including the following:

- Potential availability, including current ownership
- Size of building or open space
- Availability of adequate parking, including handicapped
- Proximity to center of town
- Proximity to related buildings or activities
- Future expansion
- Multi-tenant capable (potential cost sharing)

The results for the four properties best meeting these criteria are summarized in Appendix E—Evaluation of Potential Community Center Sites



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VII. Conclusion and Recommendation

The conclusions are driven by four elements surfaced by the committee's engagement with the citizens of Maynard and the organizations which support them.

1. The current senior center is woefully inadequate and does not meet even the most basic of standards as described in *Design Considerations for Senior Centers* as provided by the Massachusetts Executive Office of Elder Affairs.
2. Multiple demographic studies project that the currently underserved senior population, defined as those ages 60 or over, will be the fastest growing segment of the population for the next 25 years. For Maynard, this means that seniors will make up over a quarter of the population in the foreseeable future.
3. Local independently and town managed recreation programs have been negatively impacted by the closure and subsequent demolition of Memorial Gym. The Assabet Valley Boys and Girls Club, which provides a private, non-profit recreation department for Maynard at this time, is at maximum capacity in their current aging facility. Their ability to expand program offerings is very limited and may cause them to seek a facility outside town as their charter is broader than just Maynard.
4. Returns from the Community Center survey, mailed to every household in town, were supportive of establishing a Community Center. In addition to the statistical response, over 250 residents offered specific comments.

All of the above demonstrate support for and an interest in having a Community Center in Maynard.

Other Factors Include:

Program leadership and funding

The Committee learned in its visits to other communities that key to sustaining a Community Center is program leadership supported by adequate funding. This a major issue that must be addressed as part of planning for a Community Center in Maynard, in that currently there is no Director for recreation programs and COA funding provides for only a part time Director (part time 20 hours/week)

Other organizations also reviewing facility needs.

The committee learned that the other entities in town are also seeking solutions for their facility needs, specifically School Administration, Town Administration, and the Assabet Valley Boys and Girls Club. This represents a potential opportunity for cost sharing if use of a common facility is determined to be feasible.

Possibility of public/private partnership

As mentioned previously, the Assabet Valley Boys and Girls Club (AVBGC), by agreement with the town, is currently providing the bulk of the youth and young adult recreation programming. For Maynard, as a public entity to work with AVBGC, a privately funded organization, their represents a unique challenge which will require careful



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attention, and if implemented, appropriate management oversight. It is an opportunity well worth exploring for cost sharing and funding purposes.

Regionalization

As a result of dialogue with Maynard senior citizens and neighboring communities, the committee learned that regionalization would not solve the problems that were the original impetus for this project. The issues around accessibility and the ability for Maynard seniors to have a place to build a sense of community among themselves as well as with other generations in the town of Maynard would not be improved with a regional senior center.

In addition, neighboring towns are struggling to meet their own recreation needs and were not eager to take on any additional children from Maynard. In fact, many of them attend the *Assabet Valley Boys and Girls Club*, which is located in Maynard. It should also be noted that combining school age recreation opportunities with other towns would likely incur significant transportation costs.

Summary and Recommendation

Many factors contributed to the list of possible alternatives to meet the needs outlined in the report. The committee developed the necessary uses for the Community Center, estimated the size and costs of construction/renovation, examined in a very limited way possible funding and revenue streams and examined possible site locations. The Committee examined the benefits and obstacles relative to open land (new) construction, renovation of or adding to existing buildings or regionalization with neighboring communities. One of the key factors as confirmed in visits to other successful community/senior centers is leadership. The town of Maynard is no different in its requirement for good leadership. Moving forward the COA requires a full time director in order to aggressively develop programs and have the time to accomplish this. Proper program development is key to attracting more senior participation along with having a facility to properly implement future programs.

The town of Maynard has significant unmet needs in two of its largest demographics. Our senior citizens and Council on Aging has long since needed additional space and a facility which is more accessible. In addition, the closure and demolition of Memorial Gym have left the town recreation programs in a state of uncertainty. While both situations have temporary fixes in place, neither is an adequate long term solution.

The Committee believes that the town-wide survey of over 4,700 households reflected resident interest in having a community center. Further, the report defines the parameters required for a successful center which would meet the needs of all demographic groups which it would serve. The net usable square foot size of a new community center is estimated to range from 13,000 sq. ft. to 29,000 sq. ft. The difference in size is based on a community center only or with a gym only or with a gym and pool.



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VIII. Appendices:

Appendix A - Maynard Community Life Center Survey

The letter and survey was mailed to all 4,745 homes in Maynard in late September with the survey forms required to be returned by October 19, 2012. Of the 4,745 surveys mailed, 662 were returned (14% return rate). The survey was designed to determine if a community center was needed or even wanted in the town and the survey results show the interest and desire are both there. The overall results are based on a scale of 1 to 5 with 1 being **very important** and 5 being **not important**, with a score of 1.69, the feedback reflects that the people that completed the survey reflected a need for a Community Life Center. Appendix A shows the actual results of the survey so you will see how each question was answered.

In addition to the 6 specific questions on the survey there was a 7th question which requested general feedback. Of the 662 completed surveys 250 provided feedback. All comments were reviewed by the committee and considered in the outcome of the report.

Comments included:

- Concerns regarding the impact to the taxes and general affordability
- Concerns regarding the ability to maintain another new facility in addition to the new high school and library
- Support for the center to provide additional programming and activities
- Recommendations on using existing buildings or the new high school



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Maynard Community Life Center Survey



TOWN OF MAYNARD
MUNICIPAL BUILDING
195 MAIN STREET
MAYNARD, MASSACHUSETTS 01754

Maynard Community Life Center Survey

*Please carefully read and respond to each question. Your feedback will be taken into consideration by the Maynard Community Life Center Committee.
Thank you.*

1. In the age ranges below, how many people reside in your home?

Age Range	0 to 5	6 to 12	13 to 18	19 to 24	25 to 39	40 to 49	50 to 59	60 and Older
# of Occupants								

2. Please circle all the appropriate activities your household regularly participates in, either in Maynard or in other towns.

Adult Education

Arts/Theater

Hobbies/Crafts

Organizations/Clubs

Recreation/Fitness

Toddler Programs

Youth/Teen Classes

Youth Sports

Other _____



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3. Have members of your household regularly participated in activities at facilities either in Maynard or in other towns?

Yes* No

*If yes, please explain:

Activity	Facility Name	Frequency/Week	Estimated Household Annual Cost

4. The Community Life Center Committee is considering the following activities; please indicate your household's level of interest. Please only circle one per category.

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Not Important
Activity/game room	1	2	3	4	5
After school programs	1	2	3	4	5
Dance	1	2	3	4	5
Education programs	1	2	3	4	5
Exercise	1	2	3	4	5
Function rooms	1	2	3	4	5
Gymnasium	1	2	3	4	5
Intergenerational programs	1	2	3	4	5
Meeting rooms	1	2	3	4	5
Preschool programs	1	2	3	4	5
Senior programs	1	2	3	4	5
Swimming pool	1	2	3	4	5
Teen programs	1	2	3	4	5
Toddler programs	1	2	3	4	5
Youth programs	1	2	3	4	5
Other _____	1	2	3	4	5

5. How important are the following in a community center for your household? Please only circle one per category.

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Not Important



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Accessibility	1	2	3	4	5
Affordability of Program/Activities	1	2	3	4	5
Hours of Operation	1	2	3	4	5
Location of Center	1	2	3	4	5
Parking	1	2	3	4	5
Proximity to fields	1	2	3	4	5
Transportation to and from	1	2	3	4	5
Other _____	1	2	3	4	5

6. To what extent do you agree that Maynard needs a community center?

Completely Agree	Somewhat Agree	Neutral	Somewhat Disagree	Completely Disagree
1	2	3	4	5

7. If your household has additional feedback, please note it here:

The **completed survey** can either be **returned** via the enclosed envelope **by October 19, 2012** or dropped off in the designated box in the Town Hall lobby or at the Public Library.

Mailing Address:

Town of Maynard
C/O Town Clerk
195 Main St.
Maynard, MA 01754

Thank you



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Appendix A-1 - Maynard Community Life Center Survey Results

Maynard Community Life Center Survey Results

11/12/2012

Total Mailed	Surveys
4745	662
%	14%

Age	Sum
0 to 5	128
6 to 12	148
13 to 18	75
19 to 24	61
25 to 39	212
40 to 49	244
50 to 59	203
60 and Older	393
Other	58

Please circle all the appropriate activities your household regularly participates in, either in Maynard or in other towns.

Question 2	Sum
Rec/Fitness	370
Arts/Theater	260
Orgs/Clubs	253
Hobbies/Craft	179
Adult Ed.	179
Youth Sports	138
Toddler Prog	64
Youth/Teen Classes	63

Have members of your household regularly participated in activities at facilities either in Maynard or in other towns?

Question 3	Sum
Yes	426
No	202



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When reviewing the survey results, 662 surveys were returned for tabulation - not all answers were populated. The data included in the following questions reflects the number of surveys that were returned with an answer provided (Populated Answer), and if an answer was provided, the average rating (AVG Rating).

Completely Agree	Somewhat Agree	Neutral	Somewhat Disagree	Completely Disagree
1	2	3	4	5

The Community Life Center Committee is considering the following activities; please indicate your household's level of interest. Please only circle one per category.

Question 4	AVG Rating
Exercise	1.93
Ed Prog	2.07
Pool	2.23
Sen Prog	2.26
Gymnasium	2.40
Function Rms	2.63
Youth Prog	2.69
MeetRm	2.74
Teen Prog	2.78
AfSChPro	2.86
IntGen Prog	2.86
Act/Game	2.88
Dance	3.04
Toddler Prog	3.20
PreSchool Prog	3.23

Question 4	Total Populated Answered
Sen Prog	607
Exercise	606
Pool	589
Ed Prog	576
Function Rms	558
MeetRm	555
Act/Game	553
Gymnasium	552
Teen Prog	544
Youth Prog	544
IntGen Prog	539
Dance	537
AfSCh Prog	535
Toddler Prog	531
PreSchool Prog	530

How important are the following in a community center for your household? Please only circle one per category.

Question 5	AVG Rating
Affordability	1.62
Hours of Op.	1.77
Parking	1.92
Accessibility	2.02
Loc. of Center	2.14
Trans To & From	3.11
Prox. to Fields	3.11

Question 5	Total Populated Answered
Affordability	622
Parking	619
Hours of Op.	617
Loc. of Center	611
Accessibility	600
Trans To & From	582
Prox. to Fields	562

To what extent do you agree that Maynard needs a community center?

Question 6	AVG
Need Meter	1.69



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Appendix B - Teen Center Survey

The Maynard Community Life Center Committee wants to put a community center in Maynard. This center will be for people of all ages. As part of the committee, my responsibility is to ask teens what they would like to see in the Community Center. Teen Uses: There have been a lot of ideas for what kinds of rooms we want to put into the Community Center. Please check off the rooms you would like to see go into the center, and also list other ideas you might have.

- Computer Room
- Gymnasium
- Exercise Room
- Function Room
- Game Room (ping pong, pool table, games)
- Pool
- Locker Rooms
- Thrift Store
- TV/Movie Room
- Showers
- Stage Area

Please list other ideas below – this is your chance to have your voice heard!

There will also be 1 or 2 rooms for teens only. It will be called the Teen Center. I need your input as to what kinds of things/activities you would like to have. Please list at least 5 ideas below that you would like to see in a Teen Center.



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Teen Survey Data

Grade – Number of Respondents

- 7th Grade – 45
- 8th Grade – 40
- 9th Grade – 24
- 10th Grade – 25
- 11th Grade – 23
- 12th Grade – 21
- Total Respondents 178 out of 200

Student Survey Summary:

- During this week I passed out surveys to two classes in grades 7-12. Approximately 200 students were given surveys and we received 89% back. There was a lot of good feedback and ideas that they came up with.
- I talked with the students in Student Government at the high school and they had a few questions. Is it a possibility students could get jobs at the center? Examples would be they could watch little kids at a daycare or be a life guard. I also talked with the Student Government at the Fowler School and they liked the idea of group activities.
- A lot of the students were excited about the raised stage. Some asked if they'd be able to put on talent shows, or have some kind of a pops night where people can come and hear students sing.

Other Ideas

- Almost every student loved the idea of a pool being in the town. Some kids also wrote down hot tub as an idea.
- Lounge area
- Music Room
- Playground (swings)
- Outside area (to play Frisbee, soccer, basketball, etc)
- Tennis Courts
- Video games
- A lot of students put down cool chairs? I didn't really know what it meant but I'm assuming things like bean bag chairs.
- Café (coffee shop)

When I talked to the Student Governments and some of my friends I asked if they'd even go to the Teen Center if it opened. There were a lot of kids who said that they were excited about the center. Some kids said they probably wouldn't come only because they think they'll be too old and won't want to go to a community center. Also because they think that the center is going to be a Boys and Girls Club. I think that since there really isn't anywhere teenagers can hangout in Maynard that most students might change their minds once they understand that the center is going to be more than a Boys and Girls Club.



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Appendix C - Maynard Senior Center Activities - Fragmented Approach

- The Drop-In Meets one morning a week in Fellowship Hall at the Congregational Church, where there is a full kitchen, bathrooms, and large windows. There is limited parking. A monthly usage fee is paid to the church. For \$2, a nutritious lunch is available. Usage fee is paid from the *Elder Affairs Formula Grant*.
- Line Dance Program Thursday afternoons from 2 - 3PM in donated space in the Common Room at the Concord Street Circle senior housing complex. The parking is somewhat limited.
- Services (lack of privacy, inadequate space/storage, no interview room/office)
- Exercise Equipment Lack of space in the Center allows only a limited area for one exercise bicycle and one treadmill. The chairs and tables must be rearranged to create an open area large enough for chair exercises. A modest exercise room, with room for floor exercise and a small amount of equipment is urgently needed.
- AARP Senior Tax preparation is held in the Library. *The SHINE* counselor advises seniors in the Police Station interview room. Note: both services have requested a private but shared office in the new Center.
- Fuel Assistance interviews are held in the open COA office. There is no privacy. It is not quiet. The COA Office is a SMOC fuel assistance intake and information site for the entire town.
- SNAP (Senior Nutritional Assistance Program). Interviews conducted and forms completed for seniors. There are privacy issues.
- SWOP (Senior Tax Work Off Program) Privacy issues, for in person and telephone interviews.
- COA Newsletter processing has to be done in the Senior Center as it is the only space with large enough tables for the team of volunteers and staff to work together. Accordingly, it is done after the normal hours of operating or on Wednesdays, the least busy day at the Center.
- Durable good service. There is inadequate room for storage of durable goods. Storage that was formerly in Town Hall is now in the front window of the Center. It is unsightly and we cannot store many items in the window.

A consolidation of these venues, services and activities at a new accessible Senior Center will allow the COA to provide expanded programs and meet the minimum requirements of a modest Senior Center. It will also facilitate providing more services with privacy and dignity considerations to seniors and other citizens of the town.



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Appendix D - Demographics

Demographic Projections

As noted previously, both MAPC and MISER projections for Maynard's senior population have been shown to be too high. For 2010, MAPC at 2230 and MISER at 1967 are both above the actual senior count of 1883 provided by the Maynard COA office.

Tables 2 and 3 below provide detailed information on the projections as produced by the MAPC and MISER systems.

Table 4 compares MAPC and MISER projections with the lower 2010 base number provided by COA, while using the same growth trends as predicted by MISER and MAPC. This results in three "cases" as follows:

- MAPC projection: As issued by MAPC
- MISER projection: As issued by MISER
- Adjusted 2010 base: Apply averaged MAPC growth rate for 2020, MAPC rates thereafter to COA provided 2010 senior population base.

Table 1 provides senior population growth rates from a selection of adjacent communities or communities with current senior population comparable to Maynard.

It is important to understand that all of these projections are built on a set of assumptions, any of which can shift with changes in the economy. However, a brief discussion with the Maynard Community Planner indicates that the above trends are nearly universal and reflective of the State population at large, including the growth of seniors and stability or decline in youth and adult populations. Individual towns will have variations based on the availability of land for development. Tables 1, 2 and 3 show potential growth in Maynard while Table 1, shows projected growth in the senior population in sample Massachusetts towns.

The growth in the senior population is caused by several different trends:

1. There will be a substantial growth in the senior population across the United States as baby boomers age.
2. With advances in medicine and greater awareness of the benefits of healthy living, seniors are living longer.
3. With more limited economic options, people are choosing to stay in Maynard as they age.

With this trend quite visible, activity is occurring in a number of area communities relative to senior or community centers. In addition to Maynard, Lexington, Lincoln and Marlborough are engaged in feasibility studies. Acton has completed a study in early 2012 to enlarge its current senior center, including the option of it becoming a community center. Appendix F contains COA data from other towns that currently have senior or community centers.

1. The Massachusetts Institute for Social and Economic Research (MISER) is an interdisciplinary research institute of the College of Social and Behavioral Sciences at the University of Massachusetts at Amherst. See <http://www.umass.edu/miser/>.



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MISER's last projections, covering 1980 to 2020, were done in 2003. They no longer perform regular demographic projections.

2. The Metropolitan Area Planning Council (MAPC) is a regional planning agency serving the people in the 101 cities and towns of Metropolitan Boston, including Maynard. MAPC performed a full demographic projection in 2000 (updated in January 2006). In 2008, they began a project known as *Metro Future* that as of March 2011 produced comprehensive projections to 2035 from a base year of 1990. See <http://www.mapc.org/>.

Table 1 – Senior Population Growth from Selected Towns

This table is a sampling of data from towns either adjacent to or with senior populations similar to Maynard. Its purpose is to reinforce the general trend of sharply rising senior populations across the State when compared to overall population growth. As noted, data is based on MISER projections, the Maynard details of which are shown in Table 3. The Research Unit, Executive Office of Elder Affairs, based on MISER 12/2002 projections

City/Town	1990	2000	Change 1990-2000	2010	Change 2000-2010	2020	Change 2000-2020
Massachusetts	1,080,881	1,096,567	1.5%	1,272,323	16.0%	1,632,168	48.8%
Abington	2,233	2,319	3.9%	2,914	25.7%	3,807	64.2%
Acton	1,855	2,398	29.3%	3,381	41.0%	4,417	84.2%
Ashland	1,626	1,927	18.5%	3,020	56.7%	5,024	160.7%
Holliston	1,345	1,744	29.7%	2,467	41.5%	3,181	82.4%
Hull	1,538	1,834	19.2%	2,504	36.5%	3,648	98.9%
Littleton	1,132	1,276	12.7%	1,699	33.2%	2,326	82.3%
Hudson	2,569	2,977	15.9%	3,613	21.4%	4,647	56.1%
Maynard	1,642	1,683	2.5%	1,967	16.9%	2,622	55.8%
Pepperell	957	1,126	17.7%	1,799	59.8%	2,791	147.9%
Raynham	1,583	1,975	24.8%	2,860	44.8%	3,858	95.3%
Spencer	1,778	1,906	7.2%	2,420	27.0%	3,229	69.4%
Stow	523	752	43.8%	1,074	42.8%	1,378	83.2%
Sturbridge	1,277	1,421	11.3%	1,906	34.1%	2,679	88.5%
Sudbury	1,625	2,277	40.1%	2,958	29.9%	3,669	61.1%
Westford	1,689	2,180	29.1%	3,380	55.0%	5,342	145.0%



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Table 2 - Maynard Demographic Projections from MAPC as of March 2011

MetroFuture 2035 Update - Projected Population by Municipality and Age MetroFuture Modeling Region (164 Municipalities) March 8, 2011

Municipality	Age Range	1990	2000	2010	2020	2030	2035
Maynard	00-04	787	737	695	678	688	696
Maynard	05-09	647	744	707	651	693	708
Maynard	10-14	551	603	541	465	477	487
Maynard	15-19	572	526	600	535	511	519
Total Range	00-19	2,557	2,610	2,544	2,330	2,370	2,410
						Change 2010-2035	-5.3%
Maynard	20-24	689	395	601	571	530	534
Maynard	25-29	1,062	625	511	541	476	456
Maynard	30-34	1,137	984	564	608	579	552
Maynard	35-39	1,008	1,109	785	717	828	865
Maynard	40-44	759	949	918	738	847	900
Maynard	45-49	586	820	880	685	657	663
Maynard	50-54	458	726	846	784	650	601
Maynard	55-59	426	532	806	916	738	663
Total Range	20-59	6,125	6,140	5,910	5,560	5,305	5,233
						Change 2010-2035	-11.5%
Maynard	60-64	374	409	736	909	879	860
Maynard	65-69	378	337	481	716	932	991
Maynard	70-74	371	294	251	376	450	511
Maynard	75-79	276	279	274	345	509	587
Maynard	80-85	162	189	255	253	437	506
Maynard	85+	82	175	243	260	324	351
Total Range	60-85+	1,643	1,683	2,239	2,858	3,530	3,806
						Change 2010-2035	70.0%
Maynard Total Population		10,325	10,433	10,693	10,747	11,205	11,449
						Change 2010-2035	7.1%
Number of Households		4,292	4,593	4,770	5,116	5,230	
						Change 2010-2035	13.9%
Projected Employment			4,400	4,632	4,590	4,585	
						Change 2010-2035	4.2%



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**Table 3 - Massachusetts Institute for Social and Economic Research (MISER)
Population Projections for Maynard as of Dec 2003**

Gender	Age Group	1980 Census	1990 Census	2000 Census	2010 Projection	2020 Projection
Male	0-4	314	420	383	334	303
Female	0-4	274	350	354	321	291
Male	5-9	336	335	380	334	303
Female	5-9	317	326	364	321	291
Male	10-14	423	289	323	324	282
Female	10-14	387	253	280	305	277
Male	15-19	418	290	272	318	280
Female	15-19	394	287	254	306	270
Total Age Group 0-19		2,863	2,550	2,610	2,563	2,297
Age Group Growth 1990-2020						-9.9%
Male	20-24	420	347	192	238	239
Female	20-24	408	330	203	231	251
Male	25-29	510	555	307	324	379
Female	25-29	487	506	318	303	365
Male	30-34	409	574	439	254	316
Female	30-34	364	575	545	311	354
Male	35-39	312	496	520	295	312
Female	35-39	320	496	589	349	333
Male	40-44	255	380	484	391	227
Female	40-44	221	389	465	514	294
Male	45-49	224	292	411	462	262
Female	45-49	225	302	409	522	311
Male	50-54	209	244	343	458	372
Female	50-54	242	219	383	460	510
Male	55-59	235	206	246	370	418
Female	55-59	281	222	286	395	507
Total Age Group 20-59		5,122	6,133	6,140	5,877	5,450
Age Group Growth 1990-2020						-11.1%
Male	60-64	215	180	207	302	408
Female	60-64	260	190	202	330	400
Male	65-69	185	153	142	174	267
Female	65-69	229	223	195	243	339
Male	70-74	140	135	117	142	213
Female	70-74	169	223	177	184	305
Male	75-79	70	105	105	97	123
Female	75-79	130	185	174	159	202
Male	80-84	41	62	64	60	78
Female	80-84	101	78	125	107	116
Male	85-89	18	17	39	37	38
Female	85-89	39	41	90	74	73
Male	90 plus	10	7	14	16	18
Female	90 plus	21	20	32	42	42
Total Age Group 60-90+		1,605	1,642	1,683	1,967	2,622
Age Group Growth 1990-2020						59.7%
Total Population		9,590	10,325	10,433	10,407	10,369
Total Population Growth 1990-2020						0.4%



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Table 4 - Maynard Demographic Projection Case Variations

MISER Projections As Provided

Municipality	Age Range	1990	2000	2010	2020
Maynard	60-64	370	409	632	808
Maynard	65-69	376	337	417	606
Maynard	70-74	385	294	326	518
Maynard	75-79	290	279	256	325
Maynard	80-84	163	189	167	194
Maynard	85-89	58	129	111	111
Maynard	90 plus	27	46	58	60
Total Range	60-90+	1,669	1,683	1,967	2,622
Decade by decade growth %			0.8%	16.9%	33.3%
			Change 1990-2020		57.1%

MAPC Projections As Provided

Municipality	Age Range	1990	2000	2010	2020	2030	2035
Maynard	60-64	374	409	736	909	879	860
Maynard	65-69	378	337	481	716	932	991
Maynard	70-74	371	294	251	376	450	511
Maynard	75-79	276	279	274	345	509	587
Maynard	80-85	162	189	255	253	437	506
Maynard	85+	82	175	243	260	324	351
Total Range	60-85+	1,643	1,683	2,239	2,858	3,530	3,806
Decade by decade growth %			33.1%	27.6%	23.5%	7.8%	
			Change 2010-2035		70.0%		
Maynard Seniors in 2010 as Documented by COA				1,883			
Growth factor applied (From MISER/MAPC)				30.5%	23.5%	7.8%	
Projected 60-90+			1,883	2,457	3,035	3,271	
			Change 2010-2035		73.7%		



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Appendix E - Evaluation of Potential Community Center Sites

Criteria	129 Parker St., PK2 facility	Upper Sudbury St. Lot	Maynard Country Club	141 Parker St. (Former DCU)
Building	Existing	New Constr. required	Existing? or new Constr.	Existing
Building size	51,000 sq. ft. single story	MCLCC proposal 14,000 sq. ft. gross	Estimated @ 1,500 sq. ft.	30,000 sq. ft, three story, w/elevator
Ownership	Private	Private	Town	Private
Location	Peripheral	Central	Peripheral	Peripheral
Parking	Yes, adequate to meet need	TBD	Yes, with current building	Yes, adequate to meet need
Multi-tenant capable, e.g., school admin	Yes	Depends on design	Not at present	Yes
Proximity to related buildings or activities	Yes, adjacent to school complex and athletic fields	No	No	No
Multi-activity, e.g., gym, pool	Expansion possible	TBD	TBD	Not at present
Future expansion capability	Dependent on negotiation with owner	TBD	TBD	Yes, limited
Availability	TBD	Immediate	Years	Immediate
Cost	Unknown	Unknown	Unknown	\$1.4M, plus adaptation



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Appendix F - Outside of Maynard Analysis

Members of the MCLCC visited seven communities, meeting with Department heads for both Recreation and/or Council on Aging to gain a better understanding of the following areas in order to assist with the MCLC analysis:

- Current facility design/structure
- Current occupants of the building/facility
- Current use and program offerings
- Current usability of infrastructure
- Operating finances/expenses for the facility and department
- Hours of operation and support staff
- Lessons learned/recommendations

SITE VISIT DATA

1. Bedford

12 Mudge Way
Town Center Building
Fay Russo, Consultant Manager Full time
781-275-4880
29,261 square feet
Monday – Friday 8 – 4 office hours
Facilities Department maintains the building
13,000 town population
3,533 senior population
Facility Budget not available

Description of facility: Welcome area, full kitchen, game room, 10 offices approximate, dining area, meeting rooms several, fixit shop, exercise room, dance area, 3 conference rooms, kids room, teen room for middle school.

Departments located in facility: Board of Health, Council on Aging/Senior Center, Recreation Dept., Youth and Family Services includes Veterans Service Officer.

Tenants: Chamber of Commerce, Minuteman Senior Services, Kids' Club (before and after school childcare), Bedford Community Table/Pantry

Council-on-Aging budget \$175,000.
Recreation budget self-supporting staff and programs



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2a. Concord

1276 Main Street

Harvey Wheeler Community Center

Ginger Quarles, full time facility manager/Council on Aging Director

978 318-3020

15,000 square feet estimated

Monday – Friday 8:30 – 4:30 PM office hours, rentals 7 – 10 PM

4 Full time and 7 part time staff plus van drivers

17,668 town population

4,666 senior population

Facility budget \$133,083

Description of facility: Auditorium 110 people, room 25 – 35 people, full galley kitchen, conference room for 12, copy room, wellness room, 6 offices, conference room for 10, library/computer lab, lecture room 30 or 15 with furniture, game room with pool table and 2 game tables, gift shop, hostess desk area, coat room, storage room, basement for equipment and supply storage. Recreation operates 4 classrooms and office in one wing for preschool and after school program.

Departments located in facility: Council on Aging full time facility, Recreation uses part of this facility and 4 other town/school facilities.

Tenants: many other departments use facility for meetings and special events

Council-on-Aging budget \$296,834.

Recreation pre-school and after school are self-sustaining through user fees

2b. Concord

Stow Street

Hunt Recreation Center

Danner DeStephano full time facility manager and Recreation Director

978 369-6460

Monday – Friday 8:30 – 4:30 office, evening gym 6:45 – 9:30 PM Adult use basketball and volleyball, youth after school program and summer day camp

6 full time staff and many part time staff

17,688 town population



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4,666 senior population
\$103,000 facility budget

Description: gymnasium, 2 locker rooms, 1 great room, conference room, 3 offices, kitchen, lobby welcome area, 15 parking spaces across the street and on street parking

Departments located in the facility: Recreation and they operate out of 4 other town buildings

Tenants: none

3. Pepperell

37 Nashua Rd
Pepperell Senior Center
Marcia Zaniboni, full time facility manager and Council on Aging Director
978 433-0326
6,490 square feet
Monday – Friday 40 hours
1 full time and 3 part time staff
13,000 approximate town population
2,000 senior population
\$170,000 operating budget includes 116,000 in salaries

Description: 70 parking spaces (need more)

Departments located in facility: Council on Aging

Tenants: other town departments and scouts at night

4. Sudbury

40 Fairbank Road
Fairbank Community Center
Debra Galloway, full time facility manager
978 443-3055
Monday – Friday 9 – 4 PM office
2 full time, 1 half time staff
18,160 town population
3,200 senior population facility used by 1,700 seniors
\$130,000 town appropriation plus grants

Description:.. Multiple parking lots



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Departments located in facility: Council on Aging, Parks and Recreation, School Administration

5. Townsend

16 Dudley Road

Townsend Senior Center

Christine Cahill full time facility coordinator Council on Aging Director

978 597-1710

4,000 square feet

Monday – Friday 9 – 3 office hours

2 full time, 2 part time and van drivers

10,000 town population

1,400 senior population

\$54,000 operating budget

101 parking spaces

Departments located in the facility: Council on Aging and great room shared with Library
Tenants: Golden Age Club

6. Weston

20 Alphabet Lane

Weston Community Center

Doug MacDougall, Recreation Director

781-786-6260

22,500 square feet

Monday – Friday 8:30 – 4:30 office hours

Recreation and Council on Aging have 5 full time staff and unknown number of part time along with volunteers

11,000 town population

2,700 senior population

\$90,000 facility operating budget

\$300,000 Council on Aging budget

Description: COA has first floor of 3 story building, 2 sm. Private offices, warming kitchen, 2 rooms (1 small and 1 large), outdoor patio, custodian room, 2 storage closets, outside storage

Recreation has office, commercial kitchen, 4 classrooms, atrium, and classroom with sink and exercise room mirrored. Separate parking lots.

Departments located in facility: Council on Aging and Recreation

Tenants: out of town businesses rent weekend space



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Appendix G - Data from nearby towns which have senior/community centers

	Acton	Bedford	Billerica	Chelmsford	Concord	Franklin	Hopkinton	Milford	Sudbury	Westford	Weston
Number of seniors in town	3200	3300	6,300	7,000	3,700	4,400	1,400	4,300	2,880	3,000	2,300
Year completed	1994	2005	2004	1989	2004	2007	2006	2004	1991	1992	2001
Renovated space	no	yes	yes	no	yes	no	no	no	yes	yes	no
New building	yes	no	no	yes	no	yes	yes	yes	no	no	yes
Building cost	NA	~ 6.0M	1.35M	NA	3 M	6.2M**	4.2M	4.0M	NA	NA	4.2M
Senior Center only	yes	no	yes	yes	no	yes	yes	yes	no	yes	no
Shared w/other Town	no	Rec/BoH	no	no	Rec	no	no	no	Rec	no	Rec
Total finished sq. ft.	5,200	7000	15,334	NA	12,500	16,000	14,300	16,000	NA	9,000	NA
Unfinished sq. ft.	0	0	0	0	2,000	3,000	0	2,000	0	6,000	0
Recommended sq. ft.	17,600	18,150	34,650	38,500	20,350	24,200	7,700	23,650	15,840	16,500	12,650
Parking spaces/Adequate?	39/no	40/no	55+/no	100?/no	114*/no	90/no	56/no	72/no	52/no	40±/no	NA
Public spaces											
Lobby	no	yes	yes	no	no	yes	yes	yes	no	no	yes
Office Receptionist	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Waiting Area	no	no	yes	no	no	yes	yes	no	no	no	yes
Living room space	yes*	yes*	yes*	yes	yes	yes	yes	yes	yes	yes	yes
Great room (dining)	yes	no	no	no	no	no	no	no	no	no	no
Dining only	no	no	yes	yes	yes	yes	yes	yes	yes	yes	yes
Multi-purpose space	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes	yes
Partitions	no	yes	yes	no	no	yes	no	yes	yes	no	no
Separate Café area	no	yes	no	no	no	yes	yes	no	yes	no	no
Kitchen	yes	yes	yes	yes	yes	yes	yes	yes	yes	no	yes
Meals on Wheels	yes	yes	yes	yes	no	no	NA	yes	yes	yes	yes
Daily meals served on site	yes	yes	yes	yes	no	yes/100	yes/45±	yes	yes	yes	no
Exercise room	no	yes	yes*	yes	yes*	yes	no	yes	yes	yes	yes
Exercise equipment area	no	no	yes	yes*	no	yes*	no	yes	no	no	no



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COA Information	Acton	Bedford	Billerica	Chelmsford	Concord	Franklin	Hopkinton	Milford	Studbury	Westford	Weston
# of Program rooms	1	5	6	6	7	5	7	3	4	4-5	
Card/game room	no	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes*
Pool/ping pong room	yes*	yes*	yes*	yes*	yes*	yes*	yes*	yes	no	yes	no
Computer lab	yes	yes*	yes*	yes*	yes*	yes	yes*	yes*	no	yes*	no
Library	no	yes*	yes	yes*	yes*	yes	no	yes*	no	yes*	no
Craft/art room	no	yes*	yes*	yes*	yes*	no	yes	yes*	yes	yes*	yes*
Conference room	no	yes	yes	yes	yes	yes	yes*	yes	yes	no	yes*
Clinic space	no	no	yes*	yes*	yes	yes*	yes	yes	yes*	no	yes*
Medical equipment	yes	yes	no	yes	yes	yes	yes	yes	no	yes	yes
Gift shop	no	no	yes	yes	yes	yes	yes	yes	no	yes	no
Handyman space	no	yes*	no	yes	no	no	no	no	no	yes	no
Adequate program	no	yes	no	no	no	yes	no	yes	no	no	no
Staff Space											
Adequate staff offices	no	yes	no	yes	no	yes	yes	no	no	no	no
Adequate office	no	no	no	no	yes	no	yes	no	no	no	no
Break/lunch room	no	yes*	yes*	no	yes*	yes	no	yes	no	no	no
Conference room	no	yes*	yes*	no	yes	yes	yes	yes	no	no	no
Custodial room	no	yes	yes	yes*	yes	yes	yes	yes	yes	no	yes
Outdoor space	yes	no	yes	yes	yes	yes	yes	yes	no	no	yes
Patio	yes	no	no	no	yes	yes	yes	yes	no	no	yes
Recreational	no	no	yes	no	yes	no	no	no	no	no	no
Van service	yes	yes	no	yes	yes	yes	yes	yes	yes	yes	no

End of Report