



Reading Center for Active Living (ReCAL)

Public Forum
December 17, 2024



Welcome and Introduction



The Reading Center for Active Living (ReCAL) will be a community asset, designed to support the Mission Statements of Elder & Human Services, Recreation and Veterans Divisions. ReCAL seeks to foster health and wellness by promoting social interaction, strengthening the community, and providing a point of access to programs and services for all ages.



Forum & Project Overview



Forum Overview

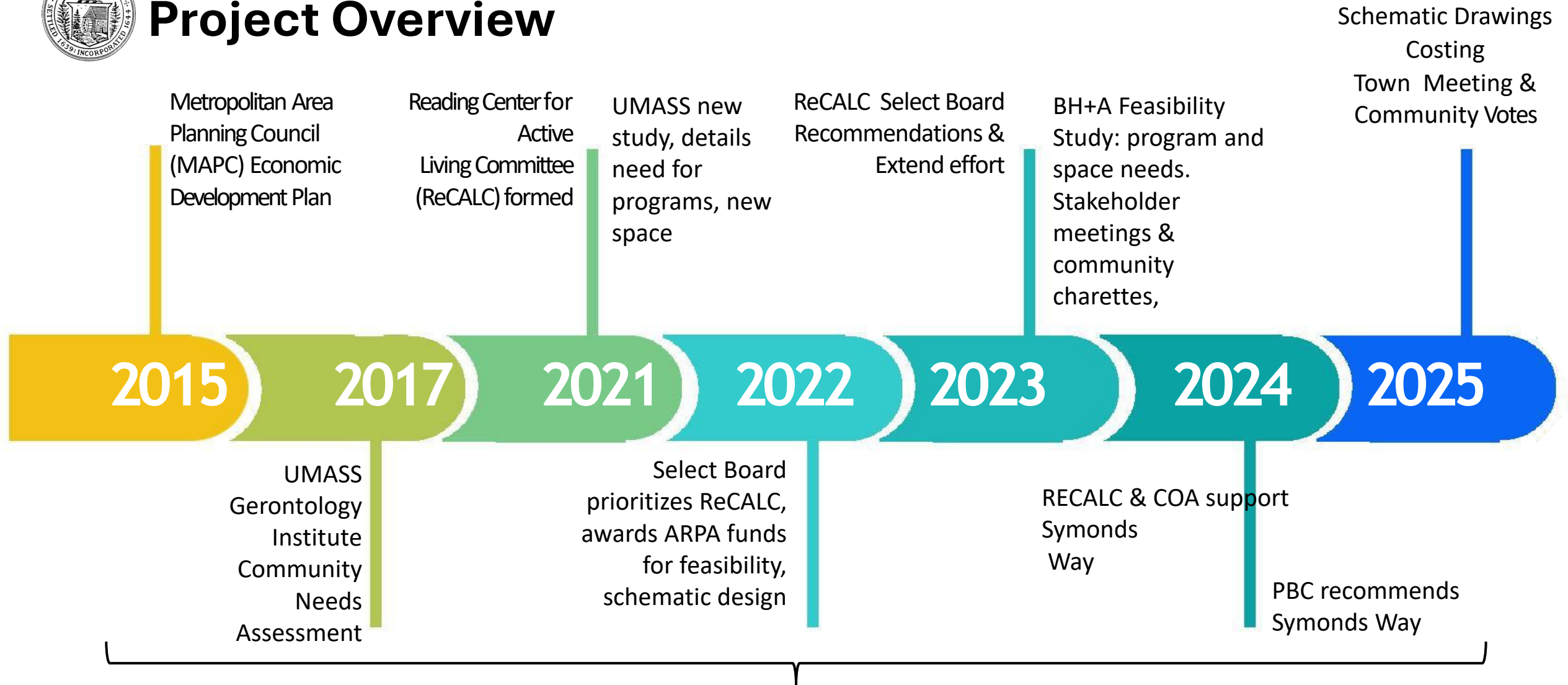
Agenda

- Project Overview
- Reading Center for Active Living Committee Summary
- Design Update
- Next Steps
- Understanding Reading Capital Projects
- Q & A





Project Overview



10 Years of Planning



Reading Center for Active Living Committee Summary



Reading Center for Active Living Committee Summary

Prioritizing a Vulnerable Population Age 60+

- NEED: The Reading Center for Active Living **is a NEED** supported by data provided by professional consultants and 10+ years of exploration.
- IMPACT¹: Serve the growing 60+ population: 20% in 2010, 26% 2020, 28.6% 2024, **30% 2030**.
- SPACE: Reaching more members of our 60+ population requires we create **better accessible and inclusive spaces** acknowledging that individuals will have a varying degree of interests and physical capabilities.



¹ Community Engagement and Planning Report, ReCal, December 2022



Reading Center for Active Living Committee update

Pleasant St Center: NOT MEETING CURRENT NEEDS

- Space Constraints
 - 4,550 Sq feet of usable space
 - Effectively only three multipurpose program rooms
 - Have you tried to play pool in the game room?
- 1st Floor Main Room
 - 60 people capacity with Tables/Chairs
 - 85 people with chairs only
- 2nd Floor (2 Program Rooms)
 - Lounge Capacity 16 w/Table, 20 w/Chairs
 - “Kitchen/Art Room” 12 w/Table, 15 w/Chairs
- Many programs have waitlists due to space
 - Example: Annual Independence Day BBQ 28 on waitlist
- Center usage is Increasing (+11,753 over last year)
 - Interactions: FY23 25,384 / FY24 37,137

LIMITED CAPACITY



Overflow from Chair Yoga



Reading Center for Active Living Committee update

Pleasant Street Center:

Unable to Meet the Growing Age 60+ Community Needs



Tight Kitchen



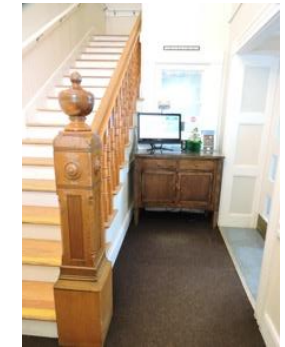
Non-Dividable Multi-Purpose Room (700 Sq. ft.)



Art/Lunch/Meeting Room (no dedicated storage)



Office in the Hallway



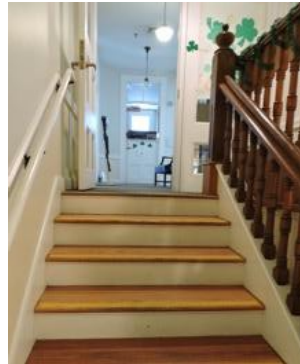
Registration in Stairwell



Nurse & Senior. Case Worker Office (no privacy or one-on-one space)



Waiting Areas in Hallways



Game Rooms (in basement) Too small



Computer Room (in basement)



Reading Center for Active Living Committee update

Pleasant Street Center:

Unable to Meet the Growing Age 60+ Community Needs



- No bathroom on first floor
- No private offices
- No one-on-one space
- Space Constrained Kitchen
- Unable to run multiple (lg.) programs at once
- No dedicated space for art, fitness, social, library
- Building Access, Limited Parking
- 140 yr. old historical building with **smell of gas!!**
- Aging HVAC, systems





Reading Center for Active Living Committee update

Programming a Solution

Key Findings: Multiple Studies, Community Survey

- Facilities and programming ability for age 60+ is insufficient today and getting worse.
- Senior center vs. Community Center with designated senior space?
 - Age 70+ prefer Senior Center
 - Nearly ½ of survey respondents preferred an “all-ages community center including designated space and programming for residents age 60+.”
 - More than half of respondents under age 60 preferred an all-ages community center.
- Results from all data sources indicate that older residents are open to the idea of an all-ages community center, but must have their own space and experiences with peers





Reading Center for Active Living Committee update

Programming a Solution

Community Forums



**Held 3 Community Forms
(172 participants)**

- Reading as a Place to Live
 - (+) Close knit, feel safe, social/cultural, proximity to Boston, downtown+, many resources
 - (-) Housing costs, tax rate, getting around
- Envisioning a Center
 - Age-inclusive space, meet a variety of needs and interests, flexible and adaptable.
 - Challenging, interesting, and active programs. Engage with children, young adults, & caregivers
- Specific Needs
 - Social space, meals, computer classes, movie room, evening & weekend programs, one-on-one mtg space
 - Parking & transportation, accessibility, comfortable
 - Dedicated art space, exercise room/equipment
 - Employment opportunities, low/no cost programs & services



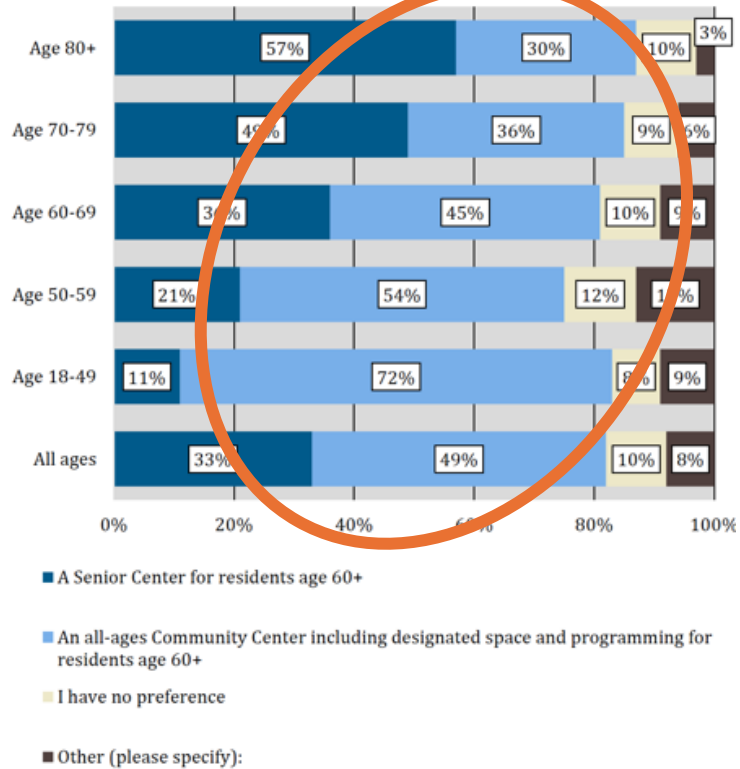
Reading Center for Active Living Committee update

Programming a Solution

Survey Results

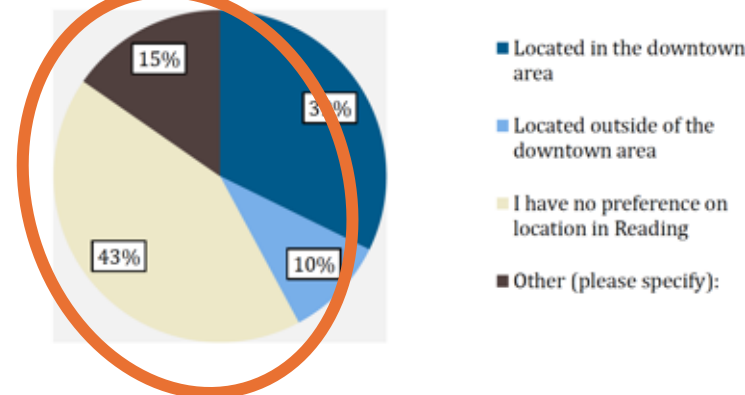
1472 Responses to 24 Questions

Figure 6. Most preferred scenario, by age



What: All-ages Community Center

Figure 7. Location preference for a future senior/community center



Where: Open to multiple locations



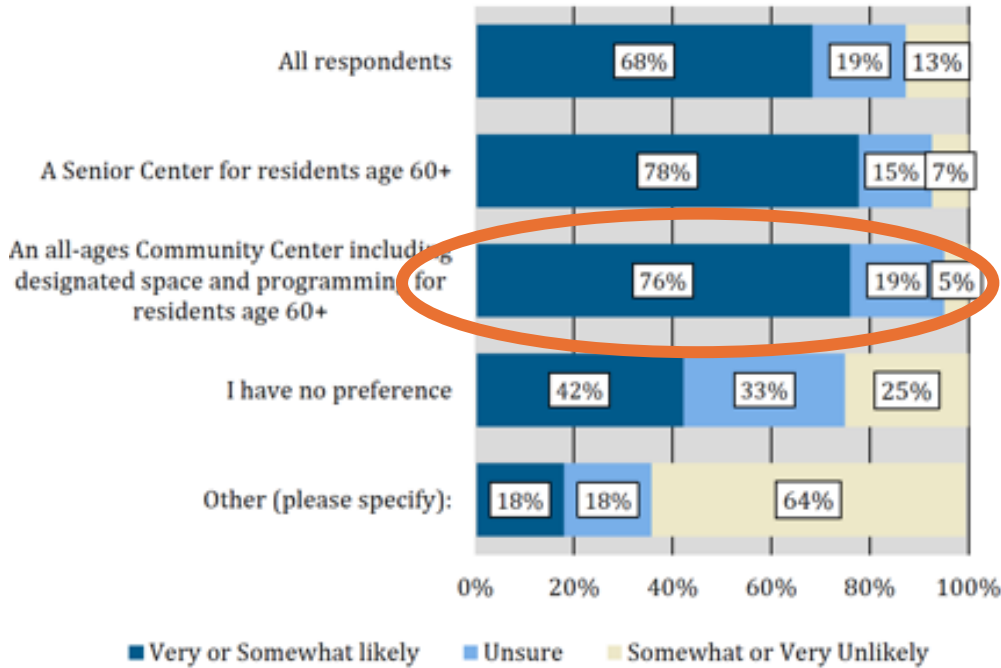
Reading Center for Active Living Committee update

Programming a Solution

Survey Results

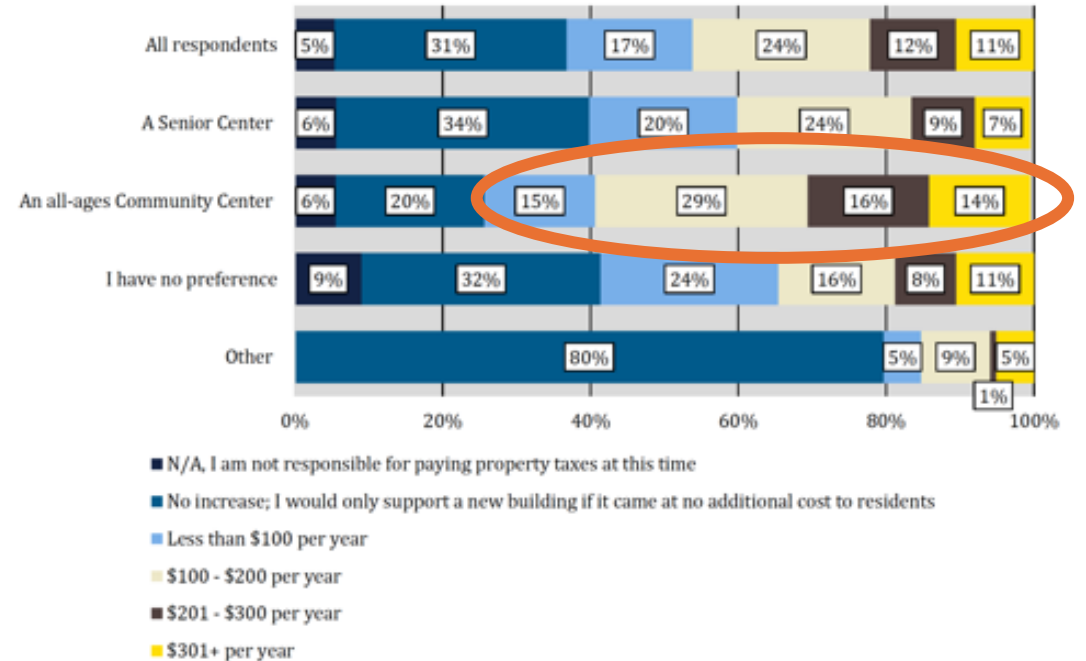
1472 Responses to 24 Questions

Figure 9. Likelihood of using a new senior or community center, by scenario preference



Will they Use it: Yes

Figure 8. Maximum household tax increase supported, by senior or community center preference



Are they willing to incur tax increases: Yes



Reading Center for Active Living Committee update

Programming a Solution

[Review of Other Community Centers](#)

Visited 15 Eastern MA Peer Centers

Building Features

Feature	Yes	No
Elevator	9	6
Bathrooms	15	0
Wheelchair Accessible	15	0
Visual/Auditory Impaired Access	8	4
Gym	6	9
Exercise Equipment	11	4
Showers	5	10
Admin Program Staff Offices	15	0
Library-Quiet Area	11	4
Individual Counseling Areas	13	2
Health Clinic	10	5
Creative Arts Room	14	1
Reception Area	14	1
Adequate Storage	7	4
Outdoor Programming Space	8	3

Programmatic

Question	Yes	No
Multiple Programs at once	15	0
Capped Programs	10	0
Centralized Programs	11	0
De-Centralized Programs	3	4
Intergenerational Programs	12	3
Can Large Room Be Divided	7	2



Reading Center for Active Living Committee update

Programming a Solution

Review of Other Community Centers

Visited 15 Eastern MA Peer Centers

- Center Operations (much more than Reading)
 - Average Peer Community Budget (FY22) \$860k vs. \$220.5k for Reading (\$356k FY24)
 - Average Peer Community Bldg. 19,300 sf. vs. 7,000 sf. for Reading
 - Average Peer Community Staff 14 F&PT vs. 6 for Reading
- Transportation & Parking
 - All have transportation options
 - Cost ranging from free, to donations, to \$20 depending on service
 - On-Site Parking: 55 spaces (ave), 5 handicapped
- Food Preparation and Meals
 - 10 centers providing weekday lunch meal, 4 centers w/Chef on Staff
 - Most charge nominal fee (\$2-\$4)
 - 6 centers prepped meals on-site, 7 centers did not



Reading Center for Active Living Committee update

Programming a Solution

- What is the Current Center Missing?
 - Space– for multiple programmed activities
 - Social space
 - Dedicated rooms for Arts, Technology, Gaming
 - More Parking
 - Outdoor Activities
 - Evening Hours
 - Gym and walking track
 - More usable kitchen space for serving and cooking
 - More Storage
 - Improved accessibility
 - Private office space for nurse, counselors





Reading Center for Active Living Committee update

RECAL Brings Together Community Priorities



60+ Adults

Elder & Human Services

Recreation Veterans



Intergenerational programs



Modern Accessibility Services



Outdoor Recreation and Indoor Recreation



Community Health Improvement Planning



Reading Center for Active Living Committee update

Programming a Solution

Finding the Right Location

6 Sites Considered Top 3 Studied Closely Unanimous Results

	ReCALC			COA			ALL			BH+A			PBC		
	Average Score	Weighted Score	% of Max Score	Average Score	Weighted Score	% of Max Score	Average Score	Weighted Score	% of Max Score	Average Score	Weighted Score	% of Max Score	Average Score	Weighted Score	% of Max Score
	Pleasant	2.9	4.3	29%	3.3	4.9	33%	3.0	4.5	30%	2.0	3.0	20%	2.9	4.3
area of the site	3.9	5.8	39%	3.6	5.4	36%	3.6	5.4	36%	3.0	4.5	30%	4.1	6.2	41%
impact on abutters	4.7	4.7	47%	5.5	5.5	55%	5.1	5.1	51%	4.0	4.0	40%	5.4	8.2	54%
traffic conditions	2.7	4.1	27%	4.8	7.1	48%	3.9	5.8	39%	2.0	3.0	20%	3.1	4.7	31%
parking quantity	7.7	7.7	77%	7.1	7.1	71%	7.2	7.2	72%	8.5	8.5	85%	6.7	6.7	67%
location of parking	7.7	7.7	77%	8.9	8.9	89%	8.4	8.4	84%	10.0	10.0	100%	8.7	8.7	87%
wetlands/floodplains	4.3	6.4	43%	5.4	8.1	54%	4.9	7.4	49%	7.0	10.5	70%	6.1	9.2	61%
site construction cost	5.0	5.0	50%	5.4	5.4	54%	5.2	5.2	52%	3.0	3.0	30%	4.3	2.2	43%
operational costs	3.4	3.4	34%	5.5	5.5	55%	4.4	4.4	44%	7.5	7.5	75%	4.9	7.3	49%
multi-gen use	2.3	2.3	23%	2.6	2.6	26%	2.6	2.6	26%	1.0	1.0	10%	1.8	1.8	18%
outdoor activities	4.1	4.1	41%	3.5	3.5	35%	3.9	3.9	39%	4.0	4.0	40%	4.7	2.3	47%
sustainability impact	5.1	7.7	51%	4.8	7.1	48%	4.9	7.4	49%	4.0	6.0	40%	3.9	5.8	39%
senior center	54	63	44%	60	71	49%	57	67	46%	56	65	45%	57	67	46%
Total Score															
Oakland	7.4	11.1	74%	5.9	8.8	59%	6.9	10.3	69%	7.0	10.5	70%	6.0	9.0	60%
area of the site	3.4	5.1	34%	3.9	5.8	39%	3.9	5.8	39%	3.5	5.3	35%	4.0	6.0	40%
impact on abutters	5.1	5.1	51%	4.9	4.9	49%	5.1	5.1	51%	8.0	8.0	80%	4.8	7.2	48%
traffic conditions	7.3	10.9	73%	8.0	12.0	80%	7.8	11.7	78%	9.5	14.3	95%	7.2	10.8	72%
parking quantity	8.0	8.0	80%	8.5	8.5	85%	8.4	8.4	84%	8.0	8.0	80%	6.8	6.8	68%
location of parking	7.0	7.0	70%	6.4	6.4	64%	6.8	6.8	68%	9.5	9.5	95%	7.0	7.0	70%
wetlands/floodplains	3.9	5.8	39%	4.6	6.9	46%	4.1	6.2	41%	3.0	4.5	30%	5.3	8.0	53%
site construction cost	6.1	6.1	61%	6.5	6.5	65%	6.5	6.5	65%	7.5	7.5	75%	6.1	3.1	61%
operational costs	8.1	8.1	81%	6.8	6.8	68%	7.5	7.5	75%	6.0	6.0	60%	8.1	12.2	81%
multi-gen use	6.3	6.3	63%	5.5	5.5	55%	5.9	5.9	59%	5.0	5.0	50%	6.0	6.0	60%
outdoor activities	5.7	5.7	57%	6.1	6.1	61%	6.0	6.0	60%	8.5	8.5	85%	6.0	3.0	60%
sustainability impact	7.6	11.4	76%	7.3	10.9	73%	7.6	11.4	76%	8.5	12.8	85%	6.3	9.5	63%
senior center	76	91	63%	73	89	61%	76	91	63%	84	100	69%	74	89	61%
Total Score															
Symonds	8.9	13.3	89%	8.9	13.3	89%	8.9	13.4	89%	8.5	12.8	85%	8.4	12.7	84%
area of the site	8.1	12.2	81%	7.1	10.7	71%	7.7	11.6	77%	9.0	13.5	90%	7.6	11.3	76%
impact on abutters	6.6	6.6	66%	6.1	6.1	61%	6.4	6.4	64%	8.0	8.0	80%	5.9	8.8	59%
traffic conditions	8.7	13.1	87%	8.6	12.9	86%	8.8	13.2	88%	9.0	13.5	90%	8.7	13.0	87%
parking quantity	7.0	7.0	70%	7.6	7.6	76%	7.5	7.5	75%	7.5	7.5	75%	6.3	6.3	63%
location of parking	3.9	3.9	39%	4.8	4.8	48%	4.4	4.4	44%	4.5	4.5	45%	4.1	4.1	41%
wetlands/floodplains	5.1	7.7	51%	5.1	7.7	51%	5.1	7.7	51%	5.0	7.5	50%	6.1	9.2	61%
site construction cost	6.9	6.9	69%	6.1	6.1	61%	6.6	6.6	66%	8.0	8.0	80%	6.6	3.3	66%
operational costs	6.3	6.3	63%	6.4	6.4	64%	6.4	6.4	64%	5.5	5.5	55%	5.8	8.7	58%
multi-gen use	8.9	8.9	89%	8.6	8.6	86%	8.9	8.9	89%	9.0	9.0	90%	8.1	8.1	81%
outdoor activities	7.0	7.0	70%	6.6	6.6	66%	6.9	6.9	69%	8.0	8.0	80%	5.8	2.9	58%
sustainability impact	8.1	12.2	81%	8.1	12.2	81%	8.2	12.3	82%	10.0	15.0	100%	8.0	12.0	80%
senior center	85	105	72%	83	102	70%	85	105	72%	92	113	78%	81	100	69%
Total Score															
Subjective Score															
Pleasant	5.9	5.9	29%	8.8	8.8	44%	7.2	7.2	36%	5.0	5.0	25%	10.6	10.6	53%
Oakland	11.0	11.0	55%	11.8	11.8	59%	11.5	11.5	58%	12.5	12.5	63%	12.4	12.4	62%
Symonds	14.0	14.0	70%	17.2	17.2	86%	15.4	15.4	77%	16.5	16.5	83%	12.0	12.0	60%
Final Score - Pleasant	60	69	42%	69	80	48%	64	74	45%	61	70	42%	67	78	47%
Final Score - Oakland	87	102	62%	86	101	61%	88	103	62%	97	112	68%	86	101	61%
Final Score - Symonds	99	119	72%	100	119	72%	101	120	73%	109	129	78%	93	112	68%

- ReCALC
- Symonds Way
 - Oakland Road
 - Pleasant Street

- BH+A
- Symonds Way
 - Oakland Road
 - Pleasant Street

- COA
- Symonds Way
 - Oakland Road
 - Pleasant Street

TTH
“(Symonds Way) ranks the highest in terms of value between the three locations.”

- PBC
- Symonds Way
 - Oakland Road
 - Pleasant Street

Select Board
5-0 Vote for Symonds Way



Design update



A Project in 4 Steps

4.

we are here

1

Phase 1: what to include?

Space Needs: Staff, Public Outreach and Community Survey

2

Phase 2: where to build?

In-depth evaluation of 3 sites & Conceptual Plans for each site.

3

Phase 3: select preferred site

Evaluation process, Recommendations & Select Board vote

4

Phase 4: Schematic Design

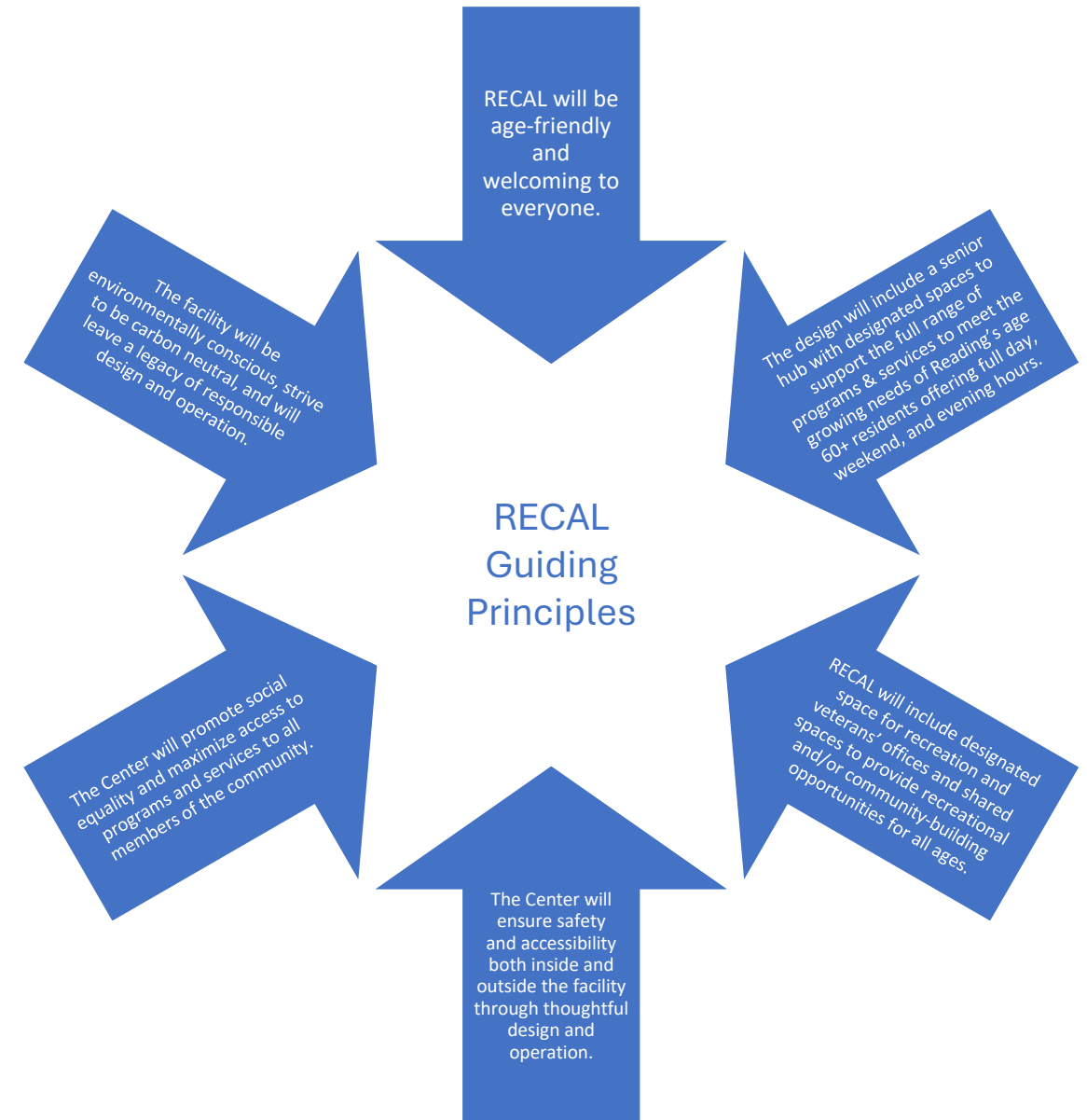
Design, Operations, Cost & Implementation

Entry	Lobby	800
	Lounge	1,000
Administration	First floor CoA Senior Center	
	Reception Counter	200
	Elder Services Director	150
	Caseworker (social services)	100
	Volunteer Coordinator	100
	Mental Health Coordinator (future)	
	Program Coordinator	100
	Transportation Coordinator	100
	Break Room	150
	Copy/Storage	150
	Second floor Recreation / Community Services	
	Community Services Director	150
	Community Services Assistant	100
	Recreation Office	150
	Recreation Coordinator	100
	Veterans Office	200
Nurse & Flex Office for visiting professionals	225	
Conference Room	300	
Copy/Supplies	150	
Storage, File Storage	200	
Gym	Gymnasium	6,500
	Gymnasium Storage	200
	Walking Track	-
MPR	Multipurpose Room	2,400
	Storage	250
	Commercial Kitchen	700
Program Rooms	Large Program Room & Storage	1,000
	Arts & Crafts Program Room & Storage	1,100
	Flex Program & Exercise	1,100
	Fitness Studio	1,000
	Medium Program Room	700
	Medium Program/Conference Room	600
	Senior Lounge	500
	Card Room	500
	Games Room, Billiards	800
Support	Restrooms	1,000
	General Storage	250
	Mechanical / Electrical	250

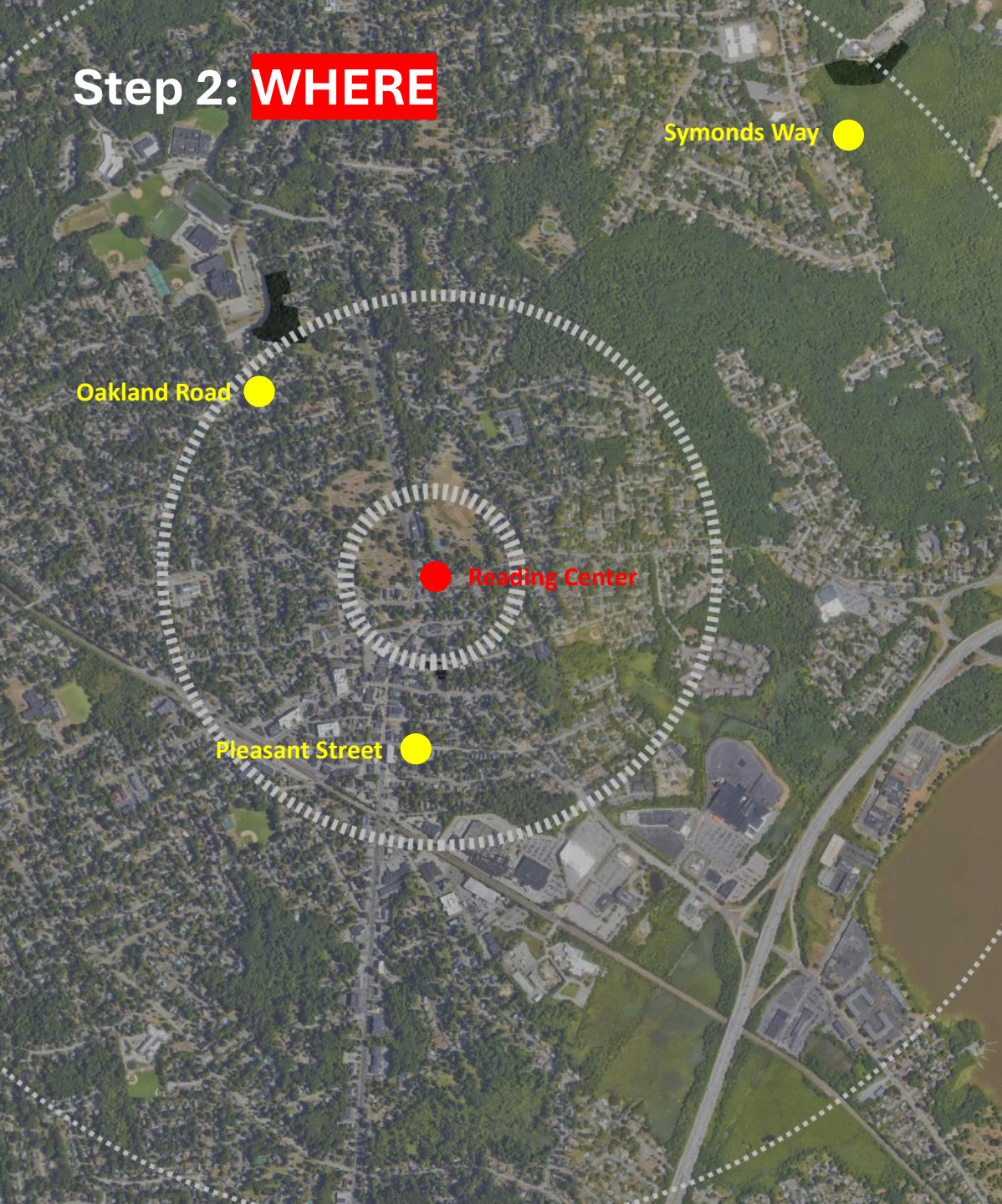
part of gym, not a room

Step 1: **WHAT** is Needed?

29,400 sf building



Step 2: **WHERE**



Symonds Way











Oakland Road



Pleasant Street

Step 4: Schematic Design

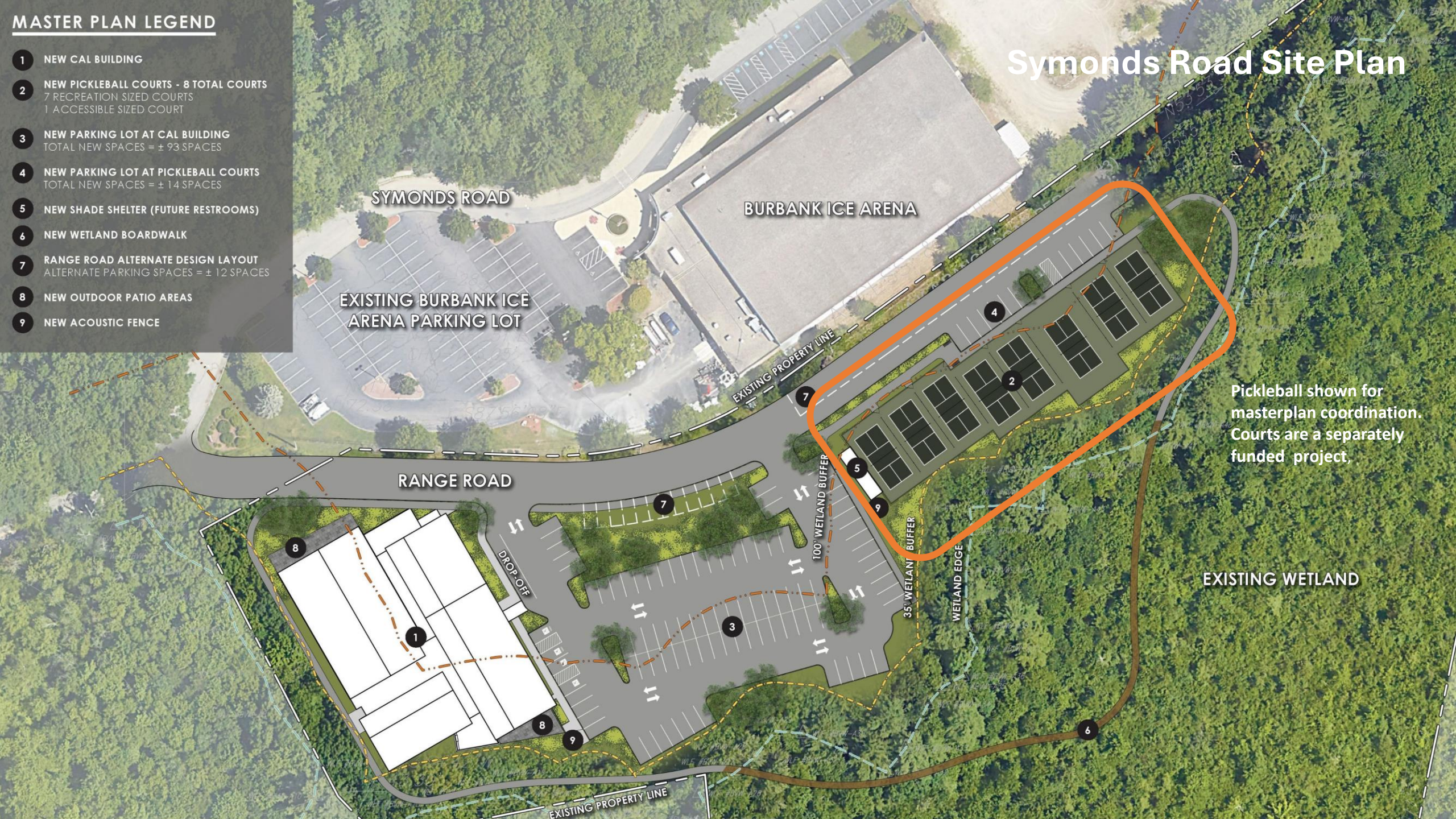
Goals of Schematic Design:

	Nov	Dec	Jan	Feb	Mar	Apr
Select Site; Begin Schematic Design						
Schematic Design; Sustainability Goals Public Forum 1						
Finalize Schematic Design; Public Forum 2						
Operational Plan; Cost Estimate						
Total Project Budget; Warrant Article Public Forum 3						
Outreach Community Meetings						
Town Meeting						

MASTER PLAN LEGEND

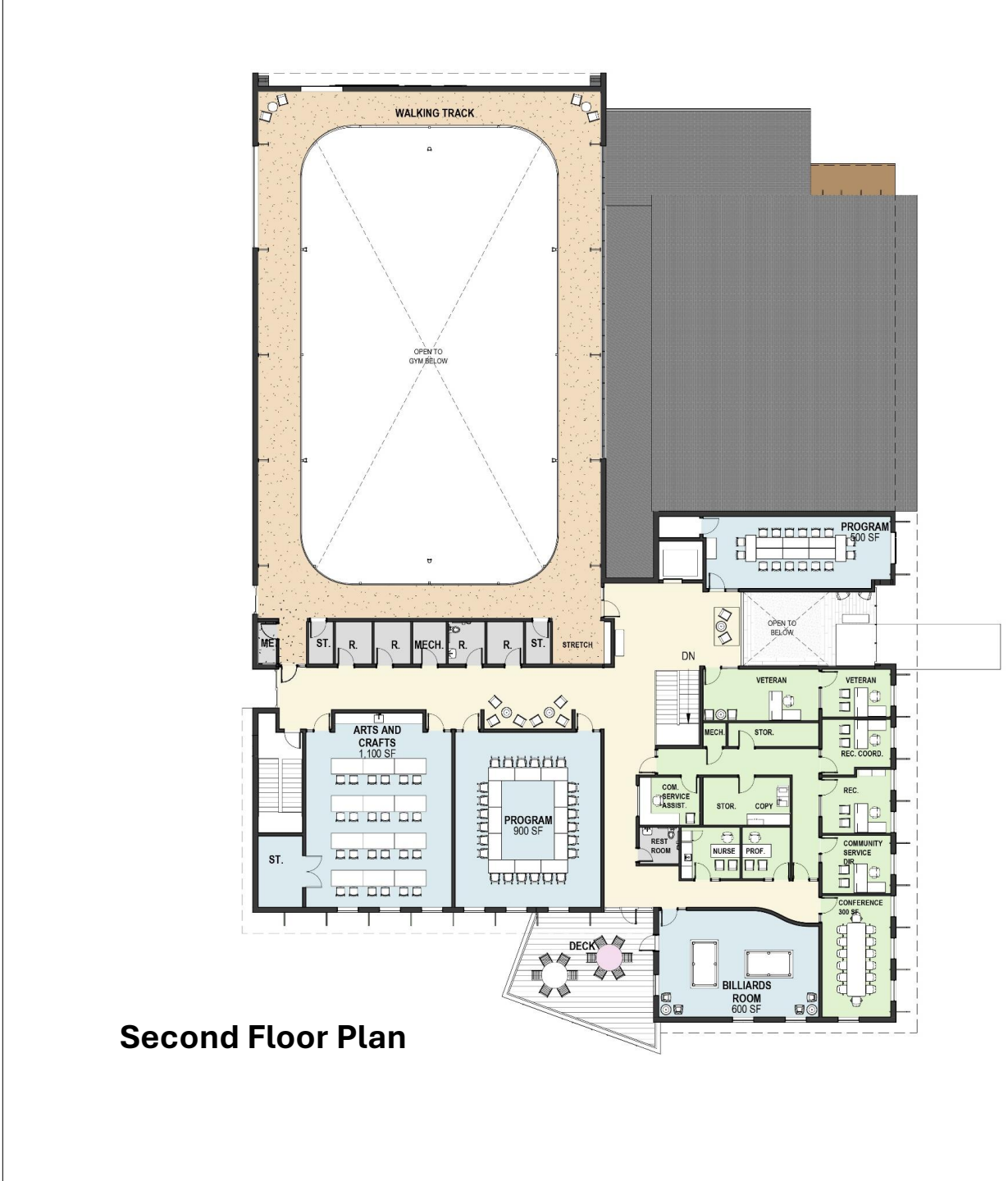
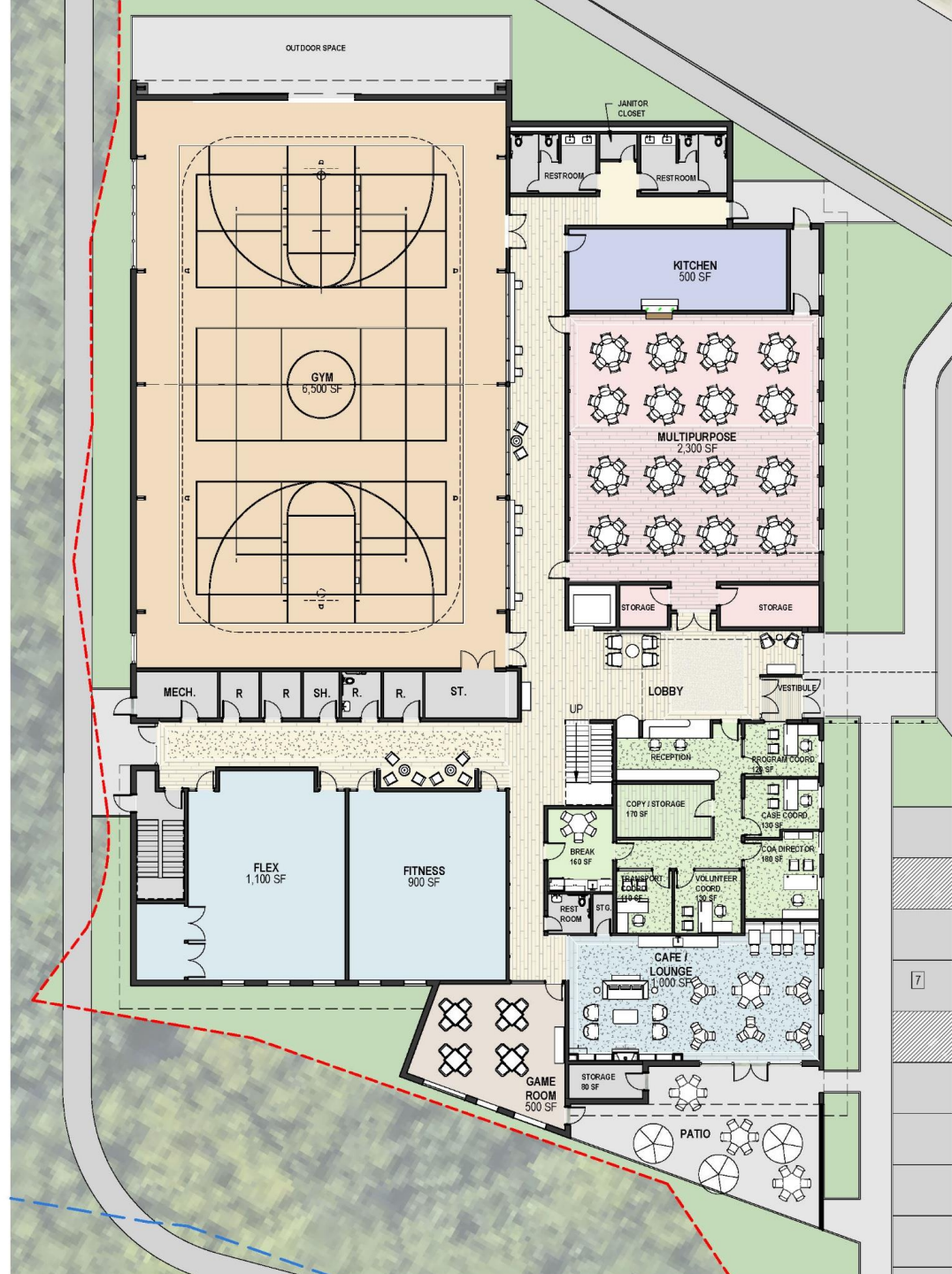
- 1 NEW CAL BUILDING
- 2 NEW PICKLEBALL COURTS - 8 TOTAL COURTS
7 RECREATION SIZED COURTS
1 ACCESSIBLE SIZED COURT
- 3 NEW PARKING LOT AT CAL BUILDING
TOTAL NEW SPACES = ± 93 SPACES
- 4 NEW PARKING LOT AT PICKLEBALL COURTS
TOTAL NEW SPACES = ± 14 SPACES
- 5 NEW SHADE SHELTER (FUTURE RESTROOMS)
- 6 NEW WETLAND BOARDWALK
- 7 RANGE ROAD ALTERNATE DESIGN LAYOUT
ALTERNATE PARKING SPACES = ± 12 SPACES
- 8 NEW OUTDOOR PATIO AREAS
- 9 NEW ACOUSTIC FENCE

Symonds Road Site Plan



Pickleball shown for masterplan coordination. Courts are a separately funded project.

EXISTING WETLAND



Second Floor Plan

Entry View



Entry Lobby

- 1) Greeting & Information
- 2) Sign-In (my senior center)
- 3) Today's Events
- 4) Multi-Purpose Room entry

1

2

3

4



Entry Lobby to "Senior Hub"



Lounge



Lounge Extends out to Patio



Card Room



Game Room Considerations

1. Number of pool tables
2. Comingling cards with billiards
3. Acoustical Considerations (doors & glass)



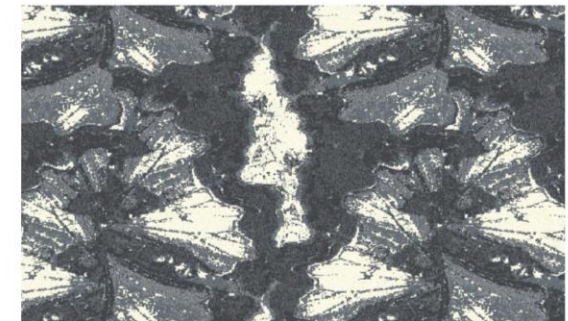
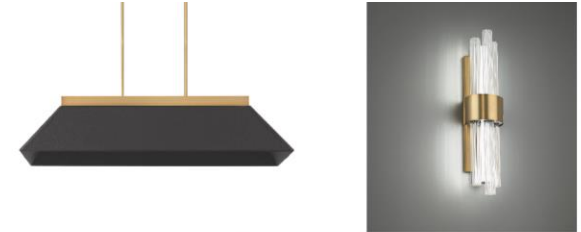
Game Room “Sketch in Progress”

Image shown for dimensional purposes



NEXT: “creating character” through interior design

4.



What is a Flex Program Room:

Specialized cushioned floor allows programs & exercise



Program Rooms

This sketch is to show the room dimensions



Multi-Purpose Room



Alternative Multi-Purpose Room Design

Example to show flexibility of multi-purpose spaces



Kitchen Type:

(congregate meals, meals on wheels, grab & go, catered events?)



Example of a professional or commercial kitchen



Example of a warming & snack kitchen used by volunteers

Arts & Crafts or Maker Space

in addition to or replacing the typical arts & crafts room



Gym & Track:

Exercise, Recreation, Voting Center, Town Meeting Hall, Emergency Management Shelter



Gym & Track:

Divider Curtain Down



Gym & Track

The gym and walking track are social & physical program spaces



Bird's Eye View

from South



fence

South Façade View



Range Road View



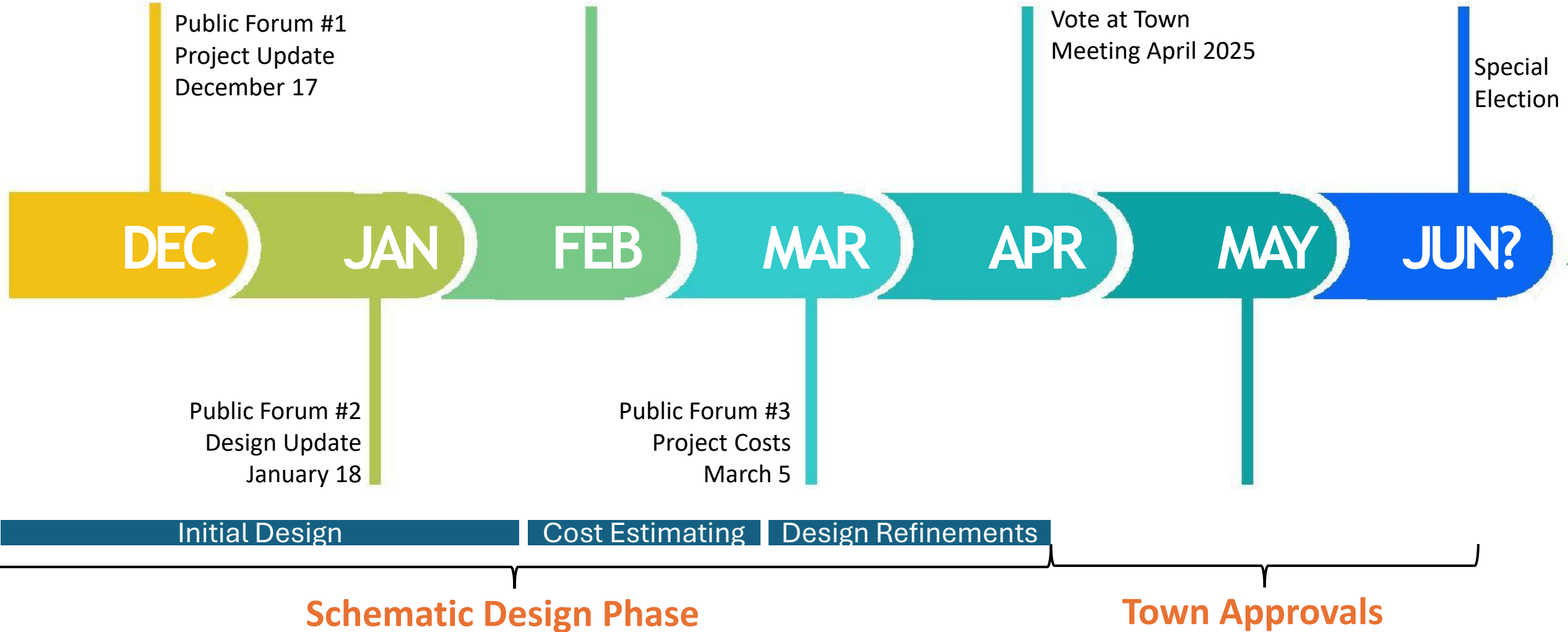


Next Steps



Next Steps

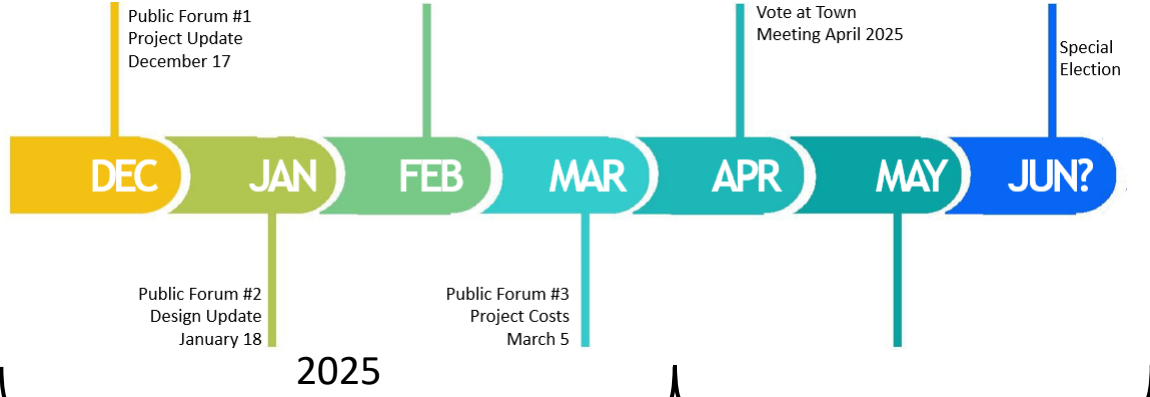
Where we go from here





Next Steps

Where we go from here



Schematic Design Phase Town Approvals

Design Development Phase

Construction Documents

Bidding

2027

2026

2028

Construction Phase

Move In /
Closeout

Reading Center for Active Living

ReCAL Master Project Schedule
Date: Mon 12/22/24

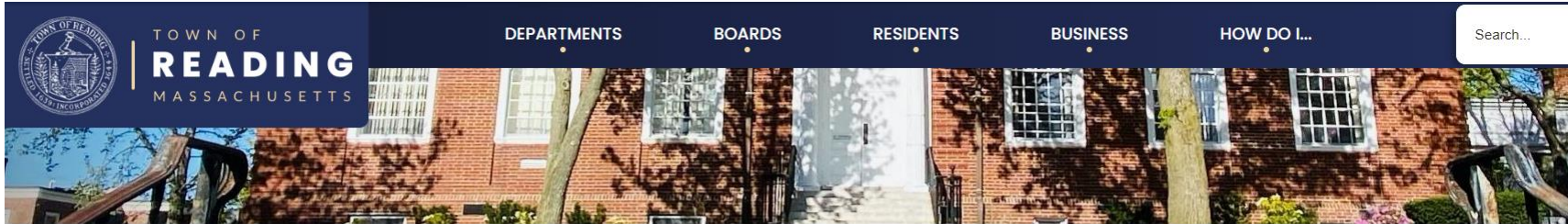
ID	Task Name	Duration	Start	Finish	Dec 24	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25
1	Killam Project	2938 days	Mon 3/1/21	Wed 6/2/22							
37											
38	Town of Reading										
39	Public Outreach										
40	Public News										
41	Public News Update/Forum										
42	Public Forum Reasons, Co										
43	Public News Update/Forum										
44	Public Forum										
45	Public News Update/Forum										
46	Public Forum										
47	Public Outreach										
48	Prepare Town										
49	Town Election										
50	April Town Meeting										
51	Special Election										
52											
53	ReCAL Project										
54	Pre Design Plan										
55	ReCAL Work										
56	Architect Selection										
57	Feasibility Study										
58	OPM Selection										
59	PBC Final Site										
60	Schematic Design										
61	Establish Site										
62	Establish Site										
63	Draft Project										
64	Schematic Design										
65	Geotech Site										
66	Edge Sports Area										
67	PBC Community										
68	Establish Co										
69	Communications										
70	Prepare Pre-Update, Forum										
71	Set Up Project										
72	Communications										
73	Create Video										
74											
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Next Steps Get Involved

www.Readingma.gov/recal



Reading Center for Active Living

Project timeline

Community Needs Assessment



Get Involved

Frequently Asked Questions (FAQ)

Reading Center for Active Living
Committee (ReCALC)

Community Resources

Explore Project
Details

[Home](#) > [Departments](#) > [Public Services](#) > [Elder & Human Services](#) > [Reading Center for Active Living](#) > [Get Involved](#)

GET INVOLVED

Have questions or want to provide feedback?

We'd love to hear from you! If you're interested in getting involved or have any questions, feel free to reach out. We'll be happy to add your question to our FAQ section and provide you with all the answers you need.

Email us at RECAL@readingma.gov



Provide Feedback

Upcoming Public Forums



Attend Public Forums

- o Tuesday December 17: Pleasant Street Center
- o Tuesday January 28: Pleasant Street Center
- o Tuesday March 5: Pleasant Street Center

Community Notifications

Stay up to date and sign up for RECAL community meetings by using the links below.



[Notifications](#)



Stay Up to Date

Use our Notify Me system to receive emails about changes to our website.



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Understanding Reading's Capital Projects



Understanding Reading's Capital Projects

Caring for our infrastructure

- 17 Different Facilities
 - Regular Maintenance
 - Periodic Upgrades
 - Building Life span / Facility Renewals
 - Use Changes/Changing Needs
 - Updated Building Code Requirements
 - Updates to meet current energy and technology demands
- Ebb & Flow to Facility Renewals
 - Last Facility Renewal in 2015 (Library)
 - 2000 – 2006 4 School Renewals in 6 years
- Current Town Priorities
 - Pleasant Street Center constructed 1850 (some improvements in 1993)
 - Killam School constructed in 1968



[Home](#) > [Departments](#) > [Facilities Department](#)

FACILITIES DEPARTMENT



Understanding Reading's Capital Projects

Paying for Facility Improvements

- Good Financial Standing
 - Strong Financial Management
 - Cash Reserves
- Ability to Borrow
 - Good Credit Rating
- Past Debt Falling Off by July 2025
 - Borrowing for many Past Facility Improvements Complete
 - Room for absorbing debt structure in current tax assessments
 - Some tax increases for ReCAL and Killam to be expected



[Home](#) › [Departments](#) › Finance Department

FINANCE DEPARTMENT



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Understanding Reading's Capital Projects Overseeing Improvement Project

- Permanent Building Committee
 - 5 Permanent Members
 - Additional Associates & Temporary Members
 - All experienced building industry professionals
 - Oversee all large capital improvement projects
 - Focus on Quality, Cost, ROI
- A Public Process
 - Meetings and Presentations are open to the public
 - Recorded/Televised Meeting
 - Open to Public Feedback (at meetings and through email)
- Reading Center for Active Living
 - Hire OPM
 - Site Selection
 - Schematic Design (Layout, Materials, Building Systems, Sustainability, Cost, Efficiency)
 - Supported by OPM, Architect, Engineers



[Home](#) › [Boards](#) › Permanent Building Committee

PERMANENT BUILDING COMMITTEE

Patrick Tompkins
Chair, Term Expires: 2027

Ari Greenberg
Associate, Term Expires: 2026

Nancy Twomey
Vice Chair, Term Expiring: 2026

Michael Nazzaro
Associate, Term Expiring: 2025

John Coote
Member, Term Expiring: 2026

Mark Dockser
Temporary Member

Kirk McCormick
Member, Term Expiring: 2025

Nancy Ziemplak
Temporary Member

Gregory Stepler
Member, Term Expires: 2027



Q & A



THANK YOU!