

MAYOR'S SPECIAL SENIOR CENTER STUDY COMMITTEE

July 18, 2000

10:00 AM

Chairman Shea called the meeting to order.

The Clerk called the roll.

Present: Alderman Shea, Alderman Lopez, Irene Robie, Penny Sconsa, Fred O'Connor, Rita O'Connor, Barbara Vigneault

Absent: Jack Royer, Bob MacKenzie

Messrs: T. Wallace, Vic Goulet, Doris Duhamel of REI

Continuing discussions relative to site selection of a senior center.

Mr. Wallace stated we are getting close to finishing up our feasibility study. What I am going to be presenting to you today are some conceptual designs for the four different sites that we talked about at the last meeting that were finalized. Because it has been some time since we met I thought we would just start out by reviewing the sites and very quickly going through them. I also took some photographs of the sites to kind of give you some better familiarity with the sites if you have not already been to them. We start over here. As I said there are four different sites. I have located them on this map just so you could see. I have also indicated just to give you some idea of the distance from City Hall a half-mile radius from City Hall here and a one-mile radius to there. The two sites at Singer Park which I have called Singer Park A and Singer Park B in the studies are down in this location just about a mile from City Hall at the far end of this park area here. The 1415 Elm Street site, which is the old, Sears building is in this location. The Derryfield Park site is up here at the corner of Bridge Street and Mammoth Road here. I took a look at the bus routes and there is a bus route that runs up Bridge Street and up Mammoth Road and comes down here past 1415 Elm Street and then back downtown. Both of these sites are running on that bus route. There is also a number of bus routes that run over on the West Side that cross the Granite Street Bridge and that is as close as the two Singer Park sites come to that. Of course the central bus terminal is right in this location here. That kind of gives you an overview. These pictures here that I have projected are from the Singer Park site. This one is kind of standing up in those mounds that we visited back in

April looking back towards the concession building and the soccer fields are off to the left here. This is kind of standing on the Riverwalk looking back. The sites we are talking about are here for the A site and the B site is back where these trees are in this location. This is the upper section of the Riverwalk and you can see that they were working there when I took the picture. This backhoe was riding around it would come down and get on the lower section of the walk that goes along the river there. This is another picture that I took at the site. This is actually I will show you when we get to the site plan but for both schemes this is when you come out of the...going to the side of that concession building where the entry drive into the parking area would be and the building would be behind you and to the right. As you come through that tree line there is a railroad bed there. The proposed road that you will see on the site plan runs parallel to the railroad lines. That is part of the gas company (EnergyNorth) buildings right across the railroad tracks. There are pictures of the building at 1415 Elm Street. This is the view on Elm Street from the Northwest of the building. Then the other picture is on the backside with some of the parking in the foreground. The main entrance of the parking area of the building is here. There are steps here and there is a ramp that goes into the building here. There is also an entrance on Elm Street on this side. This is the fourth site that we are talking about the Derryfield Park site. The picture here is on Bridge Street and the site we are talking about is behind all of those trees. You can see how long that sidewalk and the road goes down. The site extends almost to the intersection of Mammoth Road there. This picture is along the foul line of the ball field. This is the road that drives through the park and if you kept going on that you would go down all the way to Hillside Junior High. I believe this is about where we are proposing the entrance drive into the Senior Center at that location about where that truck is driving by.

Alderman Shea asked how much area is in there.

Mr. Wallace replied I believe the site size 2.2 acres somewhere in that range.

Alderman Shea asked that is city-owned property.

Mr. Wallace replied in the affirmative and stated as far as I can tell it is city-owned property as part of Derryfield Park.

Ms. Robie asked would that be enough for a good sized building that may, in the near future, have to be enlarged and hold a large parking lot too.

Mr. Wallace replied in the affirmative and stated and you will see that I have done the development for a plan there and I will be showing that a little bit later in the presentation.

Ms. Duhamel stated there is 100,000 square feet at Derryfield.

Mr. Wallace stated so 42,000 square feet per acre would be closer to 2.4 acres. This was a picture of the same site that I took in the middle of the wooded area. There is a walkway that you could walk. I was speaking with Ron Johnson of Parks and Recreation earlier today and he speculated that maybe this was part of a riding path at one point because where the Red Cross building is there used to be a riding stable and apparently they used that. There is a walkway that you go in from the parking lot and go through and it comes back and intersects with Reservoir Avenue. It is a really nice kind of quiet wooded site. I have done conceptual schemes for each of those four sites. I am going to handout plans. I am going to start with Singer Park A site and you can follow along with that. I will have the same drawings on the projector. The proposed access road that had been planned with some parking along the side comes down here. That picture that I showed you is looking in that direction up that way and you can see here the railroad tracks. As you come through here it will...line of trees as we break through to get access into the parking. That is where we will come in. This is similar to the plan I developed or presented at the last meeting. With the building a little more developed. The athletic field is over here the soccer field the concession building here. There would be about fifty cars here and then the remaining that we need for the hundred spaces is in here. What I tried to do on this A site was to stay away from this low area here to avoid the cost for some of that earthwork and so forth. I should mention that at the last meeting there was some discussion about the fill in that area. We did not have any borings done but we were able through David Fang to obtain test borings that were done for the concession building and also for the stage that is being planned for the fields itself. Those indicated somewhere between thirty and forty feet of fill that would be put in that area. It also indicated that there were some ashes in there also some oil or creosol was indicated. There are some potential problems with the foundations for the building that would have to be looked at and also maybe removing some of that contaminated material. I was trying to stay away from this low area so proposing at this building and also with the other one that you will see a two-story building at Singer Park. In this case it was to minimize the amount of ground cover of the building. There are also some savings in the construction cost if we go with a multi-level building. The downside is that the building probably needs to be a little bit larger to accommodate elevators and stairs that you would not necessarily have in a one-story building. It only impacts the area one or two thousand square feet so it is not a major issue.

Ms. Robie asked would there be a possibility that you could put a basement in it.

Mr. Wallace replied this one is two-story and I went up with the level. There would be a possibility of putting a basement in that area especially with the fill.

Ms. Robie asked would there be room for expansion if we get too large.

Mr. Wallace replied on this one your expansion would have to be in this direction and you would be getting into that low area in order to expand it.

Ms. Robie asked how about the parking area is there any.

Mr. Wallace replied any expansion for the parking area would have to be tied into what happens down this way in the future. The long-range master plan for this park development is to run this road down other potential sites that are further down the river that could be developed. But the only real good access to them is this road the Granite Street end of it.

Alderman Shea asked you have parking for forty-five people.

Mr. Wallace replied I have fifty-five in this general area here and forty-five back in here.

Alderman Shea asked so forty-five directly related to the center but fifty-five if you include the parking that is now with Singer Park is that right.

Mr. Wallace replied there is no real parking here now that is where they put their tents when they have games.

Alderman Shea asked how far is that lower parking from the main building.

Mr. Wallace replied probably about one hundred feet. This is almost as close as any parking on any site. The problem is that if there are activities here it is really hard to keep people out of that who are not coming to the Senior Center. This is the layout with the main entrance to the building here and I developed a plan so that there would be a delivery entrance on that side.

Alderman Lopez asked did you look into about utilization during the week versus the weekend.

Mr. Wallace replied I have not looked any further as I have been to the site. Most of the use now is evening and weekends. There is nothing to say that would not change. The indications that I gotten was as Singer Park was developed more and more there may be more activities occurring there at other parts of the day. That remains to be seen.

Ms. Vigneault asked where is the other lot.

Mr. Wallace replied the B site on Singer Park is actually leaning the building back that way and you will see that in a minute.

Ms. Vigneault stated no I mean the other one where they are putting the parking garage.

Mr. Wallace replied that is up in this area here.

Ms. O'Connor stated we have been there in the afternoon and they do use it for activities. We have been there for soccer games for the grandchildren. Central High School uses it. We are not going to have any assigned parking then.

Mr. Wallace replied that is a policy decision but it would be difficult to control who goes in and out of this particular lot. If there are activities at the same time then there will be a problem they will use those.

Ms. O'Connor asked so we are not going to have any wire fence.

Mr. Wallace replied you could put a gate across here but as I said that is a policy choice in the operation of the building as opposed to design choice.

Ms. Vigneault asked could the parking lot be utilized for the field.

Mr. Wallace replied that is one of the...it is being built to provide parking primarily for the Civic Center use but it is closer to Singer Field than it is to the Civic Center. If there are major activities at Singer Park they are going to use that parking garage.

Alderman Lopez stated that is not totally true that it is being built for the Civic Center. That parking garage you are talking about we are not going to get any return on the investment.

Mr. Wallace stated that was my understanding and I apologize.

Ms. Robie asked how large is that area, Tom.

Ms. Duhamel replied I think it is 80,000 including the concession stand or 75,000 square feet.

Mr. Wallace replied it says 25,000 and then it says 40,000 square feet. But I think they eliminated this area when they calculated that.

Ms. Duhamel stated if you take the two sites into consideration and add those two together plus the concession stand area, which was not considered.

Mr. Wallace stated when REI did that they were not really sure what the leasing arrangement was and the availability of this area. The City owns the property but they are leasing it to the Riverfront Foundation. There is a long-term lease. This is a proposed layout. We are in the conceptual stage so this is not cast in stone but it gives an idea of how the spaces might work. The entrance area is in here. The parking is over here and then some over here to come in. I have developed it so that there would be a covered entry so your buses could come in here and people could load. You would come in. The administrative offices down here. I provided the area to talk about the building proposal to develop that. There would be an elevator here that would get you up to the second level. I did not plan this with a basement although that would be possible. There is a lobby in here this line indicates that would be open to the second floor so you would have two-story space in the entry and a monumental stair would go up there. I thought that would be a way of connecting the two levels. Then off of that it would come down. I provided toilet facilities here. There are good size toilet rooms. One of the things in the program was that was an important consideration. Then that hallway leads down to the multi-purpose room with the kitchen facilities that could service that in this location. The mechanical equipment and the building services are in this area that could be served by a serviceman who is here. They would also service food coming in and out of the kitchen. This would be a thrift shop and craft shop in this location. Then an area for an adult day care facility with their own separate entrance would also access the center on this side. These are fire stairs that would be required by fire codes. This is the upper level plan for that. Because the multi-purpose room is a higher space you can think of it as a gymnasium space because of the size of it and the area that is needed. That would project up but it is not usable floor area in the upper level but it is in this location. This is that large stairway that would be the main connection for the users of the building to get upstairs. You would go down here and there would be a railing here so you could look down into the lower level. Then all of the various activity rooms would be located on the second floor. You have a craft space here, a smaller multi-use activity room here, a library space here, two smaller activity rooms here and it could be opened up and become one large room, a larger room here that could be used for exercising space, for computers here and a billiards room here all off of this corridor.

Mr. Goulet of the Elderly Services Commission asked in terms of the reason for having the administration offices on the first floor and the activity rooms on the second.

Mr. Wallace replied the reason I put the administration on the first floor was that would be the place where they would give out information and have something where people come in and out. I thought that was the better location for that. You will see that throughout all of these schemes. I tried to get that close to the front entryway. Handicap access would be by the elevator.

Ms. Robie asked do you think, Tom, that it is wise to put the library on the second floor. I always thought that if the library was on the first floor it would be more attractive to the people and they would feel more like stopping in and investigating whereas it would be out of their way to go to the second floor. They would perhaps get so involved in other things they would never make it to the library.

Mr. Wallace replied I am not sure the second floor is the best location. This particular scheme that is where it seemed to work better. I was mainly breaking up areas and trying to balance things from floor to floor.

Ms. Robie stated I have noticed that the centers we have visited those that had the library on the first floor one was very close to the entrance and another one was very close to the multi-purpose room. But the third one we visited was away from the center and it was hardly ever used.

Mr. Wallace stated that might be a good point and whatever scheme that is selected that is something that probably should go into the final design. You will see also in one of the schemes that I developed the library was not really a room by itself but it was an alcove off the lobby area. I wanted to introduce that as a possibility and see what the feeling was. There is one last slide for this particular scheme. This is a very rough sketch of what this particular scheme might look like. This is taken from the railroad tracks are in the foreground so looking over that entry drive. Some of your parking is here. This is the concession building. This is the bus canopy. You can see this is a building that is two stories going up. This is the multi-purpose room there. The service entrance is over in here. This is the adult day care area. The main entrance is right here and the administration office is behind it. Then some of the activity rooms are up on the second floor. This is just to give you some idea of the scale and all the materials and the layout are still conceptual at this point.

Ms. Vigneault asked where is the river.

Mr. Wallace replied the river is down on the other side behind this. This is where the Riverwalk is here so the river is just behind that.

Ms. Vigneault asked where would the buses come in for trips.

Mr. Wallace replied they would come in here and go around this way and come back out. I set it up so that they would enter here and there is a turn around for them here they would go through this.

Alderman Shea asked you said that the bus service goes on Granite Street now so how far a distance if they did not come into that.

Mr. Wallace replied it is a pretty good walk all the way down to Granite Street.

Alderman Shea asked so the buses would have to go in there.

Mr. Wallace replied I think so if you wanted to have an MTA bus go in.

Ms. Robie stated when I talked to Mr. Webster down at the bus station he said that wherever we place the Senior Center they would have shuttle buses. If it is down there they will have people who take buses stop at the City Hall and pick people up at City Hall and take them down. He did not say how often he would have them do it but he did say that bus service would be available to them.

Mr. Wallace stated I would think they would be willing to have a detour off the busline so people would not have to cross Granite Street.

Ms. Robie stated whatever he had in mind he said we would be assured to have bus service.

Mr. Wallace stated I am going to handout another one. This would be the Singer Park B site. This is also a two-level building but instead of going up with the building I have gone down with a portion of the building because what we have done is instead of the building sitting in this location I have pulled it back. There is a low area here spanning...the lowest part of that is down here but we are spanning with the grade goes down and then comes back up again. We have the building spanning across that. Since there is already some low areas it seemed to make sense to build down at this point and then try to open up the site this way so that it would have some access to the Riverwalk from the lower level. What that does is by pulling this down it adds to the site work. It frees up some space here. It is not as quite as tight against the existing site although there are again...I have divided this with the access road coming in here. I have fifty cars here and another fifty over here. You can either go through here or come around under here and the canopy is in this location. Deliveries could come in this way on the building. The multi-purpose room is also back in this area here and that is just a one-level area and this is two-level in that section.

Alderman Shea asked how far, Tom is that from the other building how many feet.

Mr. Wallace replied I would say it is probably about one hundred to one hundred twenty feet south of the other site.

Alderman Lopez asked did you check on the ravine as to being filled in.

Mr. Wallace replied I did have some discussions with the engineers from CLD about that and it will be an issue but it could be done. It would need some approvals from the corps of engineers.

Alderman Lopez asked if it could be done it is very possible that the A building and then parking in the back could also be done.

Mr. Wallace asked you mean move the parking to the back. That could be done.

Alderman Lopez stated that would give a buffer for the senior citizens that come.

Mr. Wallace asked so what you are saying is taking the A building and flipping it over so that the entrance is on that side and the parking is over there.

Alderman Lopez replied not necessarily but anything is possible. My question is that if we could fill in the ravine and have the sixty-car parking on the other side.

Mr. Wallace stated that is something that could be done. This is the upper level, which is the entry for this plan. Parking is over in here. The bus drop-off is here with the canopy. You come into a lobby entry here. Again I have put the administration in this area so that there is an information and control point at that location. I put the thrift and craft shop off of this lobby as well. Then a big storage area back here. Adult day care is here with a separate entry plus access into the building here. The kitchen facility is here and we started laying out some of the potential things we talked about storage and office space. A smaller kitchen for the residents to use or maybe a larger commercial type kitchen here. This is the multi-purpose room. It is basically the same shape as the scheme before except I have the stage in the corner and the storage area and maybe a program director in that location. I did not mention on the A scheme and this one as well that there are toilets located at both levels in kind of the same location and fairly good size toilets there are quite a few fixtures in them. This one had a one small activity area and the elevator for the upper level is here. You will notice on this one I did not develop that two-story lobby space. The result of that was that you will see the floor area for this building is a little bit smaller than it was in scheme A. I think that two-story space is nice in that it would help connect the floors but it does increase the size of the building a little bit in order to do it. But it is probably something that might be worth incorporating into these two-level

schemes. The red is the upper level. These stairways and the elevator go down to the lower level and the lower level is going to be in here and I will show you that.

Ms. Robie asked I did not see a plan for a stage in either one.

Alderman Shea replied it is right here in A and here in B.

Mr. Wallace stated this number is down so that is kind of access to the Riverwalk off of these activity rooms which is something I was trying to accomplish in the arrangement of these spaces. The multi-purpose room is above this area here. You could come down the stairs here or this elevator into where the toilets in the lower level are stacked below the ones above it. This area here is just kind of low grade and all windows here where the mechanical equipment and maintenance and storage space and elevator machine are over here. This would be used for exercise, billiards, the smaller activity rooms. This one the library is kind of an area off of this hallway. It gets to what you were talking about although it is not on the main level it is on the lower level. I would say when we went to the one in Chelmsford how they had that open area in the middle where people sat while they were in between things or just talking to one another. This would be an area off of a space. This area could be used for that kind of use. This is the craft area here. This area will have the computers in this location. I put it as an open area here trying to connect these two together but after thinking about it we would probably want to keep these in their own rooms just for security and control aspects.

Alderman Shea asked the lower level is that at ground level.

Mr. Wallace replied it is at ground level along this side here going out to the Riverwalk. I have not really worked out the exact grades but the ground slopes down as you go closer to the river so it seemed that there would be an opportunity to have this pretty much floor level here open out to grade at that point.

Alderman Shea asked in other words if someone is at the lower level they would actually be looking almost at the river.

Mr. Wallace stated we would have an opportunity to put some doors out here that would connect to the Riverwalk so you could go directly outside.

Alderman Shea asked as far as the snow that would not impact that.

Mr. Wallace replied I do not think that would be a problem. This is the view of that again it is taken from the same view as the first one I showed you. It does not really give you that sense of the Riverwalk and this side going off. But the entry would be in this location. The multi-purpose room here. But you can see this

going up because it is a higher space and then this being one level with the other level behind it on the backside. The river is beyond the building. The next one we have is 1415 Elm Street. I am going to orient you on some of the things on that one before we go to the plan. This is the existing site. Elm Street is here Chestnut Street here Harrison Street here and this is Prospect Street here. The site pretty much covers the entire block except for the notch that is taken out here for two apartment buildings and then there is a house that has been converted to an apartment on this corner. We lost that area. There is a side street or alleyways that run around this building here. It is all paved around that. There is also a utility right-of-way that runs along here that used to be an alley between here. There are some restrictions because of that in terms of where a building could be put on the site. Although the plan with developed is pretty much going to renovate this space. Everything on the site except for these little green areas is paved and there are about 185 parking spaces available. The drive-in window for the bank is here and the four lanes that come through here. There is access to the parking spaces from about five locations and then here is the loading dock for the building in this location. The main entrance is here and the Elm Street entrance is in that location. This is a layout of that space. I did not go through the exercise of re-laying out that parking space. I did look at the 185 that are there and they are pretty squeezed in. I would think as we develop this and put some kind of a canopy for the bus and try to upgrade some of those spaces to be handicap access we probably will end up with a little bit less than 185 spaces at the end. For the Senior Center, we are only looking for 100 spaces but the Senior Center would not occupy all of the floor area of that building. There would be some other uses for that space and those uses are going to need some parking spaces. I do not think we have a surplus of parking but it is probably adequate for the uses that are there. I do not want to spend a lot of time on the site plan because I just went through it but one of the things you would have to do is introduce some kind of an entrance here in order for all the buses to come in and go back out again. Maybe put some kind of a canopy here and utilize this main entrance for that. That would have an impact on some of the parking spaces that are in this area. We would have to relocate the handicap spaces somewhere else. There is about 18,000 square feet on each of the three floor levels. One in the basement which is the below grade and then one at grade and one above grade. I did walk through the entire building. It is generally in pretty good shape. At one time it was owned by Paul Harvey from Harvey Construction Company and he had gone through and did quite a bit of work in there upgrading some of the services and the heating system and so forth. There will obviously be renovation work in terms of taking partitions down and reconfiguring it but the basic materials and construction is pretty sound.

Alderman Shea asked how old is the building.

Mr. Wallace replied the original building was built in the early 1950's and then he renovated it back in the 1980's. About 2/3 to 3/4 of the building is currently occupied with different tenants. I did get a listing of the tenants and how much square footage they have and the terms of their leases. Most of the larger areas have two, three, four-year leases or left on their leases. They went to 2003 and 2004 so there would be a complication about that. If anybody wants the list...we have the information on the leases here when they expire. That would complicate somewhat the occupancy of this space because it is not like you have the whole building available immediately.

Mrs. O'Connor asked is this still going to be in the vicinity of four million dollars to buy this and then renovate it.

Mr. Wallace replied when we are done we would go through some cost estimates that I have done. I used as a rough figure 3.5 million dollars to buy it and then I have added the renovation cost to that.

Alderman Shea stated and that would be taken off the tax roll too.

Mr. Wallace stated it is a taxing paying property. This would be a layout of the ground level. The access from the departments up here. You come in at this level. These areas that I have shaded in here would be because there is potential for other uses in here. This is common space. Everybody would use this lobby to come into the building and then people who were going to other areas or departments on the upper floor would use this elevator here. Someone coming off of Elm Street could use the stairway here to get to the offices above. The existing toilet facilities men and women's on each level are in this location. Those would be in the common areas as well. There is a fire stairwell in this corner and a freight elevator here off of this loading dock. The area for the Senior Center would be on this level that is not shaded in. The other areas might have other people using those. The entrance is here. I put the administration offices here at the end so they have control over the entry and can provide information. Craft shop here. Storage area and activity room here. This is going to be the library and the computer area that I forgot to label. It is right off of this entry. I put some toilet space just for senior activities here so that would supplement these that are existing. I thought there should be some toilets for just Senior Center use. Craft space down here. Activity room here that could be divided and the exercise area here. A lot of the activity spaces that were located on the second floor at Singer Park are on the main level here. This was kind of an extra space. In laying this out between this level and the lower level I was able to fit all of the spaces. This would be another activity area that could be used. One of the problems that I encountered in developing this space was how to treat the multi-purpose room. Because that is a larger space and a higher space it would not necessarily fit in this building at one of the levels. The

approach I took on this scheme was to put the multi-purpose room on the lower level (basement level) and then use then remove the floor here and the columns here so there would be some structural work to make that work. But it gives you a room pretty close to the size of the ones at Singer Park that you were building from scratch. But it is within the existing envelope and it would be at the lower level. I chose to put it at the lower level because I thought that there probably would not be windows at the bottom part of that and then the windows would be up higher in the room could provide some daylight to that. It seemed like that would be a way to use a good chunk of that basement space and still have natural lighting into it. That is the ground level for the 1415 Elm Street space. This plan is the basement level. This shaded area again is common space that serves the entire building. Here is the stairway that goes up to the Elm Street entrance. The two toilets here the freight elevator is here. This is currently where all the heating equipment and the electrical for the building are located. You want to keep those in that location. I have developed this lower level to be primarily the multi-purpose room here. This is the stairway that goes up to the main entry at the upper level. The elevator is here. This is an existing elevator that is already in place. The machine room is right next to it here. As you come down the stairs here or from the elevator there would be a little entry area before you go into the multi-purpose room and we could use that for some coats. This is the kitchen area with access back here to the freight elevator so you could come in at the loading dock down the elevator and into the kitchen space here. There also is existing open stairway in the building. If you noticed on the other plan it comes down from the main level here so that would be a way of connecting it. You have a lobby area here. You would have a small activity area and the billiards room would be here. This would be the multi-purpose room in this area. This is where we would remove the columns at that level and the floor above it to get a two-story space that you would need for that building. There are two areas here that really are not used or needed for the multi-purpose room. This one is about 2,200 square feet and this is about 2,000 square feet. Those could be used either for future expansion or in the meantime other City uses. That was more of the concept to this building since it is 54,000 square feet and the Senior Center only needs 24,000 square feet. There is going to be some surplus space. These are two of those areas we have.

Alderman Shea asked did you include an adult day care.

Mr. Wallace replied in the affirmative and stated it is going to be on the second floor. I could have put that in this space but there are no windows so I opted to put it on the upper level where we could get some windows to it.

Alderman Shea asked the spaces that you have here are those rented or leased now.

Mr. Wallace replied they are not all rented but a good portion of them are. I tried to work around those spaces and it ended up with such a convoluted plan that it really was not workable. This is the upper level. The only thing that would be part of the Senior Center that I put there is the adult day care that has access either from the stairway that goes down to the main entry or the elevator. This shaded area would be common space. Then two unused spaces here 3,500 square feet here and 8,500 square feet back in this area. The totals of the four spaces, the two in the basement and these two added up to about 17,000 or 18,000 square feet. There is obviously floor area lost on each floor with these common areas that makes up the difference between when you add the Senior Center space plus the four other spaces and then you have to add the common space to add up to the 54,000 square feet.

Ms. Vigneault asked some Senior buildings are having firewall designs where there are units like when things are on the second or third floors areas where they have wells or places where people could go during a fire because the elevators do not work during a fire. In order to get frail people from other floors they do it by means of putting them in these wells so that they could be rescued from those areas. What do you suggest.

Mr. Wallace replied that is a detail I have not gotten to. What you are referring to is called an "Area of Refuge". It is a fire-enclosed area that you could bring people to if you have a population that cannot negotiate the stairs. It is a place usually right next to or part of the stairway that they can be assembled and then firemen could come up and bring them down. That is a design detail that I have not gotten into at this point in time. On my other layouts when I sized the stairs I tried to make the landing large enough to accommodate some of that there are building code requirements in those areas. There may be a way of enclosing part of this. This area here is all part of the stair enclosure that goes up the three floors. If we went with this scheme or any of the schemes we would have to talk with the Fire Department.

Ms. Robie asked you are talking about the basement and the first floor what about the second floor.

Mr. Wallace replied that is what this plan is here. This shows the second floor and the only thing that would be part of the Senior Center initially would be the adult day care area.

Ms. Robie asked it would not be occupied by any other agencies.

Mr. Wallace replied I do not know who is going to use that. I would think there would be other agencies in here and in here initially.

Ms. Robie asked no guarantee that we will not have other agencies.

Mr. Wallace replied I would guarantee that there would be somebody there. They are not going to leave that space empty. One of the things that makes this appealing for the Board of Mayor and Aldermen is that when they buy this building they will have some additional space that would meet some of the other City space needs.

Alderman Shea asked you mentioned about 3.5 million dollars purchase price.

Mr. Wallace replied I think the asking price was four million dollars in speaking with Allen Clark.

Alderman Shea asked how much would you anticipate...

Mr. Wallace replied I would like to postpone my answer until after we finish Derryfield and then we will go through the costs. I just want to present all the costs together so you could look at them.

Mrs. O'Connor asked but you are still saying that most of these have leases for three or four years so that means nothing could be touched until three or four years.

Mr. Wallace replied I do not know that but it would take some negotiations and discussions with people and it could complicate moving in here. As I went through this I tried to work around what spaces are currently occupied. We are now down to the last one. All of these site plans that are shown are drawn on the same scale. They do give you comparable sizes when you look at them. This is the fourth site the Derryfield site. Bridge Street is here and Trinity High School is right in this area here. This is the turn-off if you were going onto Mammoth Road and straight to go through the traffic lights. The sign that says, "Number 1 City" is in that location. This is the drive that goes around the park and there is a parking area here and then the ball field would be up in this area here. The Red Cross building is in this area up here. On this scheme, because the sight was a little bit larger I decided to try a one-story layout. All 24,000 square feet are on a single level on this building. That is not to say that we could not put a two-story building here so I just wanted to see how it would accommodate that size. What I have done is introduce a driveway here. The bus turnaround would be in this area. We could develop about fifty spaces here and another fifty or so here and then forty here and ten more here. I have some handicap parking that could be developed

here. The main entrance to the building would be in this location. This is where the multi-purpose room would be. What I have tried to do here is try to show we would be able to keep a lot of the trees that exist in this space and clear out this area here and we could keep some of the trees or plant some trees in this area and keep some of that. That pathway I talked about is along here. We could keep some of that too. This could be used for some kind of passive recreation and have a nature trail go through. We would also have the fields that are here for more active recreation as well. This is what the entry would be in this location. Because this is a one-story one of the things I thought of was to put a skylight in here to accent this. The administrative offices again are next to the entry so that you have some information and control here. You would also have the possibility of the separate entrance here and there were about ten parking spaces here so that could be designated staff parking or people visiting the staff. Then I have located the craft and thrift shop here with storage area the men and women's toilets in this location crafts area here adult day care here with their own entrance here. Again there was some parking here that might be designated for the adult day care use as well. The activity spaces are primarily located in this area the two smaller could be divided or opened up and become a larger space. Exercise and billiards room here. Additional toilets down here. I split the toilets into two groupings so that someone close to this and close to the multi-purpose room. In this scheme I tried more of a square shape for the multi-purpose room and thought maybe it could have some kind of cupola over here and a stage would be in this location. Then the building mechanical space and storage maintenance off of that here with an outside access here. The kitchen and kitchen storage here with deliveries coming in this side. The access into the multi-purpose room off of here. This would be the library/computer room off this area as well. That is the layout for the one-floor option. As I said there is no reason why this could not be done as a two-level either going up or down. The last picture is the view looking from the ball fields side. The entry here. This is the multi-purpose room in this area with some kind of cupola on top to have daylight coming in from up above here. This is the administrative area and the kitchen facilities are back here and adult day care here in that location.

Alderman Lopez asked how far is this from the ballpark.

Mr. Wallace replied you have the road that goes across that wraps around this way and there is a parking area that is in here. The backstop is probably over in this area so one of the reasons I tried to leave some space here was so that we could keep some trees in here to block this view except for the opening for the driveway would be. This is the cost estimate for the four different schemes. I have included construction cost estimate and then I have added some of the related costs that you would need in terms of property acquisition, final design, furnishings and

equipment and other project related expenses. Those were involved in some additional survey and test borings and construction testing and that kind of thing.

Alderman Shea asked we are talking roughly 4.3 million dollars.

Mr. Wallace replied for Singer A and Singer B and Derryfield Park the other one is 6.3 million dollars. A good portion of that is the cost of the building. There are some saved construction costs because we are working with an existing building but that 3.5 million dollar starting point obviously pushes that up higher than the other three. The other three are pretty comparable. There are differences in use of lower square foot cost for the Singer Park A and B because they were two-levels. But there were some additional site development costs there because of the fill that is already there.

Alderman Lopez asked Derryfield Park, do we have to divide space in time to take it.

Mr. Wallace replied I am not aware of that if you are. I did speak with Ron Johnson and we were talking about a piece of property across the street that Trinity High School wanted to use and Ron was telling me that the space was something that was used when they realigned the street and they had to replace some park land lost so they had to put that to replace it. My thought was that a Senior Center was sort of a recreation use. I do not know whether you would be able to use that argument but it is a comparable use and I am not sure it is any different from putting a skating rink on park land either.

Alderman Lopez asked how did you come up with these prices.

Mr. Wallace replied I started with my areas for new construction renovation and I basically used square foot costs for those to get my new building and renovation costs. I added some of the other things that would not usually be included like the bus canopy and for the Elm Street site the demolition work. Site development I used pretty much experience with projects of similar size that I have worked on and used round numbers for that and factor in the number of parking spaces. They are educated guesses at this point and square foot costs.

Alderman Lopez asked it is less expensive to build a single building versus two stories.

Mr. Wallace replied actually not really. You will see the Derryfield Park for the building cost is actually higher than the other two. I used the higher square foot cost for that because it is only a single level you have more roofing and more foundation. The other two as I said earlier the fact that you are building the

elevator and extra stairs it increases the floor area. That is why Singer Park A ended up being the larger buildings. Singer Park B seemed to be a more efficient plan and I am not quite sure why but it is the smallest of the plans and it has all of the same areas. I used a lower square foot cost for the two-story buildings because of the fact that you would have less roofing and foundation.

Alderman Shea asked how about maintenance and upkeep is a two-story more costly than a one-story.

Mr. Wallace replied the only thing that would make a difference in terms of maintenance would be re-roofing cost. A two-story building would be cut in half but in this case not quite in half. Otherwise I do not think there is an awful lot of difference.

Alderman Lopez asked in your experience, Tom, how close are you on the market when you come out on estimates like this.

Mr. Wallace replied one of the reasons you see a contingency down at the bottom is that we are at a minimum six months from bidding this. There could be changes so I have tried using some of that contingency as kind of a hedge against being off on the estimate. But a lot of work that we do is projects that get funded at town meetings and they fund it based on estimates very similar to this. That is all the money that is available so we have gotten pretty good at trying to anticipate these kind of costs. The reason some of the contingencies are higher on Singer Park and Elm Street in terms of a percentage only because there are more uncertainties with those three projects than there are at Derryfield Park. The Derryfield Park site seems to be pretty straightforward. It is fairly level and there is not an awful lot of earthwork that needs to be done. In terms of percentage it is a little lower than the other three sites.

Ms. Vigneault asked there seems to be a big difference on site development between Singer Park both sites and Derryfield Park.

Mr. Wallace replied the reason for that is the issue of the fill at Singer Park that needs to be dealt with. That is one of the areas where I was anticipating more cost for that site. Then the number of parking spaces at the same would not be a factor. I tried to anticipate that using those estimates. The reason that site B is higher is because of the work in that ravine that will be more involved.

Ms. Vigneault asked is the tax loss included in here.

Mr. Wallace replied I have not factored that in. I have not done anything with the tax impact. The only one that would take something off the tax roll is 1415 Elm Street.

Mr. Fang stated this morning I spoke with Sam Maranto of CIP about the Derryfield site. He just wanted to make you aware that parkland might have some strings attached to Federal funds that would take many years to go through the red tape.

Mr. Wallace stated again depending on the definition of the use for that space it seems to me that a Senior Center is a recreation use. Elderly Services used to be part of the Parks Department at one point.

Alderman Shea stated Tom, could you clarify what David was saying.

Mr. Wallace stated there has been Federal money to my understanding because Ron Johnson mentioned it to me. There has been Federal money used at the City parks including Derryfield Park. Because in accepting that Federal grants there were some restrictions in terms of keeping that as park area. So if it were eliminated as park area you would have to replace the land somewhere else that would be designated as park area. That is how I understand it. But my argument would be putting a Senior Center in there is developing it as park recreation area. It would have to be checked out but it does not seem that is an unreasonable argument. It seems fairly reasonable.

Mr. Fang stated I would like to come back to the old Sears building. He did mention at the meeting about the parking lot in the back maybe we could do a different strategy. I mentioned to Tom that I did a quick sketch and it may not be the same approach as Tom but he could help us to retrofit it. I was hoping instead of using the existing building for renovation if we could somehow keep the existing building as rentable offices to get the tax revenue for the City. But in the back I do believe we have some possibilities to create service parking for the future Senior Center. But also not to disturb the existing 185 parking spaces. I mentioned to Tom while I was in San Francisco I saw they have a project it is a community they do not want to have cars in the community so their solution is every house you have your own parking underneath of you so the whole community is on top of a concrete deck. Here I think it is possible we could use the same concept. Underneath we have existing parking and if we could create a deck parking on top of this then we could put the Senior Center wherever we want it to be located. On the second floor, we could provide the service parking for the Senior Center. The only change would be the access to the Senior Center we have to have a ramp up and a ramp down. Not to eliminate any of the existing parking but we can create more parking and the front building could be rented as a tax

credit. I looked through the dollars on the cost estimate maybe it is a doable project. So we could transfer renovation dollars to a new structure but we can think about service parking and then underneath we have existing parking.

Mr. Wallace stated David did mention that to me and I did look at that in a preliminary way and my feeling was that I understood what he was saying but I did not think it was going to work. The existing parking has 185 spaces. As I mentioned, trying to put the Senior Center up in this area my concern was this area that was required by the Senior Center would eliminate some of those 185 spaces. So I said to try to minimize that and go with a three-story building there. We would lose twenty-five of the existing spaces that were there so we would be down to about 160 spaces. The parking that would be required on those two sites is about 280 spaces. If we had 160 spaces then we would have to provide another 120 spaces on the site somewhere and I just did not think we could fit another 120 in there in a parking garage doing it on one level. In theory, it might work but I could not make it work myself. Even if I could make it work it seemed to me that you are talking about fairly expensive parking spaces in there. The other thing that was a problem was this utility easement. It seemed that a building would have to be here.

Alderman Lopez asked you would also be talking about taking those apartment buildings then.

Mr. Wallace replied in the negative and stated just the one on the corner.

Alderman Lopez stated I am not too enthused over the ramp idea.

Mr. Goulet asked is the utility easement underground.

Mr. Wallace replied as I said there is an alley that goes under here and I do not know what is in there it is just a twenty-foot utility that goes through.

Alderman Lopez asked what kind of recommendation do you have.

Mr. Wallace replied my recommendation of the four sites would be the Derryfield site. Cost-wise it is close to Singer Park. The environment up there is a quiet area as I mentioned earlier it allows for both passive recreation and some active recreation. The only drawback there that I can see and I did not feel it was a serious one was that it is the furthest from City Hall. It is shifted to the East Side but as you can see on that map that I had here it is less than one mile and a half from City Hall. It is not too much further from City Hall than the West Side Center is. It is a fairly easy place to get to. You have Bridge Street here and three bridges to get across and over.

Alderman Lopez asked if we had to replace that land it would be tied up for a long time.

Mr. Wallace replied that would be a problem.

Alderman Lopez asked if that were the case would your presentation wait or would you go to Singer Park.

Mr. Wallace replied not necessarily the indication I got talking with Ron Johnson is that he did not see it as a problem. He seemed to think it was a reasonable approach. He did mention it at the Parks and Recreation Commission meeting this morning and did not get objections to it.

Alderman Lopez stated I think the one-floor single concept building is a lot...my preference is Singer Park but I could live with either one of them. But Singer Park is a great setting with the bridge and the Riverwalk that is my first choice.

Ms. Robie stated the Committee and I have been very busy since our last meeting. We went up and looked at the Sears building and we thought it was really an ideal place but we have our "buts" about it. We have our "buts" about having other agencies or any other offices in the building because of past experiences. It is ideal because it has bus service and a lot of parking spaces and the three floors. They are very nervous about it. I took about one hundred names out of my original petition list. I did not take the names just the telephone numbers and made some calls. Lou Bago spoke to a great many people in her apartment building. Alice Wallace got everybody up around Mammoth Road and Tarrytown Road and she spoke to all of the volunteers at the Elliot Hospital. Mary Hussey did a great job in her community. We all came up with the same answer. How many times do we have to tell the City of Manchester that we want our own building. We do not want to move into another building and have all kinds of problems with it. They all said the same thing. That if they had their own building they could control the parking, the traffic and the traffic within the building. I would say that 10% of those people rejected Derryfield Park. Almost 100% of them are looking forward to Singer Park. But they are saying to you go on with your life do not bring anymore pictures about existing buildings and work on what you have. I think that gives you pretty much of a message of how the seniors in Manchester feel about it.

Mr. O'Connor stated I think the location is bad at Derryfield but the building is vast superior to anything else I have seen today because there are so many seniors that are eighty and over who are not going to be happy going upstairs or be involved in long distance walking from a parking lot like at Singer Park. Derryfield Park is the ideal spot for a senior center because it is accessible on main

roads and a quiet area there is not going to be heavy traffic like at Singer Park. Everybody on the West Side that I have talked to are questioning Singer Park because of the traffic and the cement towers. There are several things that I do not like. Even though the distance at Derryfield is farther it would be a much better site generally speaking overall than any other place I have been. The one thing I have said right along is that the ideal spot would be Bridge and Elm Streets.

Mrs. O'Connor stated we could stay on the West Side where we are and take the two buildings to the left that are for sale and stay right there. If we are going to put in six million dollars into this Sears building we are certainly not going to put that much into buying two buildings and two houses that are for sale to the left of the West Side Center.

Alderman Shea asked so your thoughts are not to build a center but just take the two properties.

Mrs. O'Connor stated you cannot please everybody that is true but to put this kind of money into 1415 Elm Street. The survey we had when the seniors came here they all said they did not want to go in with other agencies.

Alderman Shea stated we are talking about either Singer Park A, Singer Park B, 1415 Elm Street or Derryfield Park. Of those four, you are not in favor of any of them you would rather see something done on the West Side to knock down the buildings.

Mrs. O'Connor stated that is just a suggestion if we cannot keep what we have down there and take those buildings we are still going to be cheaper than going to 1415 Elm Street.

Alderman Shea stated we are not just talking about 1415 Elm Street.

Mrs. O'Connor stated we are comparing the four sites. I cannot see them going to Derryfield not people from the West Side. As far as location if we are narrowed down and we are going to put all of this money we should put the money into the West Side Arena site and fix the road so that it could be accessible in the winter. We have a lot down at the West Side Arena that we came up with in the beginning and the only reason was that they cannot get in and out of the road. But it is city-owned and cost-wise it is not feasible to look at 1415 Elm Street for the City. If we want to put the money into a building but if you are saying take your choice I say Singer Park over Derryfield Park if we have to.

Alderman Shea asked A or B.

Mrs. O'Connor replied whatever Tom would suggest I think that would be the choice. He would know more than I would.

Ms. Vigneault stated looking at all of them I think that the building design that I like is the Derryfield Park design. The building design is more conducive to utilizing the space and all the different programming aspects. You are hearing again the East and West issue because if you look at the circle number four is out of the way from the downtown area. It is as close to City Hall as the West Side Center but if you take the people at West and have to double that again it is a ways. I am thinking of the Meals on Wheels program where we are serving 150 people homebound meals to the West Side and those are volunteer drivers that are taking them there. That means that I cannot say that St. Joseph's would be willing or able to use the site if we move to Bridge Street. That would have to be worked out. I worry about it being too east because I still feel there is an East and West issue. Derryfield Park has that problem although I really like that building design. I think Singer Park being on the riverway is a good idea because it diminishes that East and West problem so that you could still serve the East folks and still serve the West folks. But I do have some concerns in the space design a little bit there and also I do not know whether we have answered all of the questions to the silos or if we have any answers to those questions like the parking garage is that still alive and some of the activity down there. I still have some questions about that area although I think that it is perfect to solve the East and West issue.

Alderman Shea asked in other words what you are saying now is you do not have a specific site you like the building at Derryfield but you like the site at Singer.

Ms. Vigneault replied in the affirmative.

Mr. Wallace asked do you like it because it is a one-story scheme or just the general layout.

Ms. Vigneault replied both the one-story scheme and the general layout I thought was more innovative than the site designs at Singer Park and I thought you did a nice job with the multi-purpose room and also I like the adult day care situation and how you designed it to work with the rest of the center more than the other two schemes.

Ms. Robie stated the problem is that some people are afraid to try out a new area. I can recognize and understand that myself. My son moved from Nashua to Lowell it took me a few trips with my daughter to get to Nashua to visit with him. When he moved to Lowell they were not that accessible. So what I did was go on a Sunday afternoon and take the trip by myself when there was not too much traffic and I did this back and forth for quite a while. Now I can go through at any

hour or anytime. If the people from the West Side came straight down Main Street to the Bridge Street bridge and crossed the bridge on a Sunday afternoon and go up to the park and back they would after awhile say it is not such a long trip. When they think that way then they could try a regular business day at 9:00 in the morning. Just now they are so settled on the West Side that they really do not realize how easy it is to travel in the City of Manchester. It is something that they have to learn before they get to be my age and they are not my age. It is too bad that we give up a place like Derryfield Park, which is quiet, loaded with trees, great possibilities because somebody is afraid to cross the bridge and cross Elm Street.

Alderman Lopez asked Tom; in the design of the building did you calculate how much you would loose if something like that was designed at Singer Park. A one-story versus a two-story building. If certain parts could be on the second floor to pick up space. If you take this building and put it down at Singer Park what would you loose.

Mr. Wallace replied I would think I could do a one-story building at Singer Park. I tried to say that at the beginning that I tried different things just to see how they worked and to get some response to different layouts.

Alderman Lopez asked would you say it would be less than 24,000 square feet if you did.

Mr. Wallace replied I do not think I would save much area. The 24,000 square feet was as you can see I had a two-story scheme that had more area than the other one was less area for a two-story scheme. I do not know that we would be able to reduce the square footage but it might be 1,000 square feet but not an awful lot of difference.

Alderman Lopez stated I agree with Barbara and I do agree with Irene. I do not care where it is built if we are going to build. I rather it be a new facility and be their facility and it is a matter of just getting people there with transportation. Down at Singer Park the road could be designed terrific and some people would even walk because they want to. I do not think there is any problem with either site. The only thing I fear about with Derryfield is...and I agree it is a super site and I think people will go it does not make a difference but the case is how long it is going to take. If it is going to take two or three years getting tied up in land we do not know those answers. Why not go with something that we know we are not going to be tied up with.

Mr. Goulet stated Alderman Lopez expressed an awful lot of my sentiments. A lot of what he said was exactly what I had in my mind. I did personally feel a one-

story scheme was a much better design. I had some questions on some of the space layout on the two-story location. As well because I am on the Commission and I hear quite often is location, location, location. The Singer Park sites I feel are more accessible. I understand MTA routes can be changed to make it a two-minute longer ride out to Derryfield Park. That is still an issue and I liked Alderman Lopez's thought process on the one-story scheme be relocated to Singer Park. I know it is going back and looking at a whole new scheme.

Mr. Wallace stated and that is no problem.

Mr. Goulet stated but it seems to me that building on that site would be addressing the concerns I hear from both sides. With a little bit of tweaking it might work with a second level.

Mrs. O'Connor stated I would like to thank them. Tom and his group have done such a fantastic job and put a lot of time into this and tried to please us and we do appreciate what you have done.

Mr. Wallace stated what I wanted to do is look at alternatives and the different approaches just so you have an idea and a more understanding as to how the building would or could work.

Alderman Shea stated I think that the reason that we are building a Senior Center is that we want to make sure that we meet the needs of people that follow us. We have to understand that we are not building a Senior Center for the 2000 to 2003 or 2004 or even 2005. The Senior Center has to exist for the next twenty-five to thirty or forty years. Even though there are concerns about people who live in certain locations of the City not really buying into the idea of Derryfield Park, one has to realize that in the next few years most seniors will be driving. People who are fifty-five and the baby boomers will be driving at the age of sixty or sixty-five. They are not, in a sense, going to be relying as other people are today on bussing. When you weigh the factors, to me, I personally favor Derryfield Park. I think it is an ideal site if it is available. I think it would answer the needs of our seniors for the next twenty to twenty-five to thirty years and it would also be a pleasant area. People could go there and have their own walkway as you suggested along the fencing on the interior and they could also enjoy some of the amenities of the park as well if they want to participate in any kind of activities like tennis or anything else there is a tennis court there. There are certain other amenities there that they might participate in. To me, Singer Park is going to be developed. It is going to be so overrun in the next few years if you have a garage that is going to be Park and Ride these people are going to be coming and going and with the activities at Singer Park plus again an adjunct to that would be what any kind of activities that the Civic Center might bring during the day will impact the people

as well. I hate to bring this up but there are problems connected to that area as you see in the newspaper. There are people that are going along that area making places for living. Unfortunately, the homeless have found areas there and I do not really think that this is an area that the seniors would like. Some of the seniors have expressed to me that thought of safety and that is paramount in many of their minds. To me, even though Singer Park is close to the river and the Riverwalk I would prefer Derryfield Park before I would prefer Singer Park. That is my opinion.

Ms. Robie asked who is responsible for finding out whether we could get Derryfield Park.

Mr. Wallace replied I could begin some inquiries through the Planning Department and through the Parks and Recreation Department and see what restrictions they have. Maybe Sam Maranto could help us with that and see what the procedure of that would be.

Ms. Sconsa stated my first choice is Derryfield Park. I like the location. I do like the structure for the Singer Park for the building. That is how I stand right now.

Mr. Goulet asked concerning Derryfield Park which I have to admit walking in here I was much more in favor of but the other fact is that I took into consideration was it is close to Trinity High School which will also be there for the next twenty-five or thirty years. The fields are used for Legion Baseball as far as High School activities, Little League activities, Girls' Sports activities and I felt that it was again a mixture of the two generations using abutting properties. Granted it is a nice park to walk in but we are talking about the development of the Riverwalk and it would give the seniors a nice area for passive recreation in terms of walking.

Ms. Vigneault stated I do not know about air quality in conjunction with the cement towers because some seniors have breathing problems. Once you are in the building it would be controlled but say if you are going to your car and walking in that area. Is there any environmental law.

Mr. Wallace stated the plant sent some of the submissions to the Planning Department and they were discussing that. They may have some questions on the emissions.

Alderman Shea asked are you talking about the cement plant emissions.

Ms. Vigneault replied that are some of the questions I had about the garage and the towers. There are still some environmental concerns that you have about the area

that we really do not know a lot of facts about but as far as the location of it I think it is more appropriate only because it is not as far out.

Alderman Shea stated part of the problem that you mentioned about Singer Park A was the contamination.

Mr. Wallace stated there were test borings that we had indicated forty feet of fill with ashes in it and also indicated some oil contaminants.

Alderman Shea stated my concern would be that they have run into problems with the Civic Center and I am wondering if because of that connection it is not too far away. I do not know if Singer Park had any kind of...

Mr. Wallace stated it was a city dump and who knows what was put there.

Alderman Shea stated those would be handled I am sure.

Alderman Lopez stated anything is possible to be done and I think Alderman Shea is saying for the future and we are planning the future now for Riverwalk we are planning for a four million-dollar bridge connecting from the East Side to the West Side. The people are going to be walking around there. We are talking about craft shops down there. We are talking about a Riverwalk where the seniors and everybody is going to be walking down there and enjoying the quality of life. Derryfield if that is the substitute that we are taking away from everything that we are pouring millions into down by the river. The enjoyment that I can see and visualize that the seniors will enjoy down there. Nothing is perfect. There are 4,000 cars that go past my house everyday and I cannot get out from 3:30 to 4:30 so I do not go home unless it is 5:00. I think when Alderman Shea said we are planning for something for the future the seniors are going to get there by cars, by walking, by bus but where is the quality going to be. Is it going to be at Derryfield or is the quality of life going to be at Singer Park.

Mr. Wallace stated my feeling is that looking at both sites pretty carefully there are opportunities at both sites to develop and get something that would work. I am a little more comfortable with the Derryfield Park site frankly in terms of quality. After listening to a lot of comments about traffic, fighting with Singer Park people for parking spaces, fighting Trinity High School for parking spaces which I think is less of an issue, I just felt that the Derryfield Park was in my mind would be safer and am more confident that we could come up with a plan there. I saw some issues at Singer Park that maybe could be resolved but I was not 100% convinced that they were.

Alderman Lopez asked Mr. Chairman where do we go from here do we recommend two sites and let them go with that. It is time we report something to the Board of Mayor and Aldermen.

Alderman Shea replied we would have a vote and see what we come up with and then decide what we will do tomorrow night. I would say those in favor of Singer Park...I am trying to get a consensus of the group.

Ms. Vigneault stated at this point maybe Alderman Lopez had a good idea of presenting the two sites at least.

Alderman Shea asked would we be presenting them as being equal or do we favor one or the other. Is the opinion of the group that we say there were two sites. I am not sure if it is two or three sites; Singer A, Singer B and Derryfield or Singer A and Derryfield or Singer B and Derryfield or what. We sort of could narrow it down to a couple.

Alderman Lopez stated the selection of Singer Park and Derryfield Park we are looking at the building that was designed at Derryfield to see whether it could fit in Singer Park and at the same time we are looking at exchange of land because it is park land or whether we could use it because it is going to be a Senior Center at Derryfield. If we run into obstacles there the second phase is Singer Park does have some and we have to look farther into that to see whether we could build and the contamination down there. But we have narrowed it down to Singer Park and Derryfield Park as the place we want to go.

Ms. Robie stated when I look at Singer Park where it is now I am a little bit disillusioned because when I first started this whole issue I was set on Singer Park until the soccer field started to take over and I do feel like we are being cramped in one spot so bad to have additional space we have to include the drop. If we are being cramped on a piece of land.

Mr. Wallace replied that ravine is certainly a restriction and as we said earlier it could be dealt with and covered over it would allow you to move to expand to the south. I think the A site is cramped. The B site if we move south it gives you more room and frees up some space. Ultimately it may even give you more space than Derryfield Park. If you keep going that part goes all the way down by Queen City Avenue. There are plans I saw at the engineer's office on commercial development further down there that some of that could be used for the Senior Center. It means getting across that ravine.

Ms. Robie stated it just appears, from what you have showed us that we are cramped and I went up there and we are being pushed into the corner. Derryfield Park seems to be more space what is the footage.

Mr. Wallace replied it is 2.4 acres at Derryfield Park but there are boundaries. Singer Park depending on what you find as the site it could get larger because once you get across that ravine then you could keep going almost indefinitely. It is just that ravine and the cost of jumping across that area could become a problem.

Mr. O'Connor stated I am still concerned about Singer Park because of the traffic. It is going to be increased tremendously over the next three or four years. Where Derryfield Park is more or less...there will be traffic there from the school and so forth but it would be much less than ever it is at Singer Park at the present time. I know Derryfield is out quite a way but I just have to say that I am scared of Singer Park.

Alderman Shea stated why don't we get a consensus. How many favor Singer Park A if you could raise your hand.

There was no response.

Alderman Shea asked how about Singer Park B does anyone favor that.

Alderman Lopez stated that it is an unfair question.

Alderman Shea asked how many favor 1415 Elm Street.

There was no response.

Alderman Shea asked how many favor Derryfield Park. The consensus is that four people favor Derryfield Park, no one favors Elm Street. As far as Singer Park is concerned I guess you favor that if Derryfield is not available that is what the consensus has been. I would like a recommendation for the Board of Mayor and Aldermen. I want to go in and say the Committee who the Mayor appointed more favor Derryfield Park than favor Singer Park but that is up to the different discussions that will take place at the Aldermanic meeting.

Mr. Wallace stated part of our contract requires at the end that we make a recommendation. The way it was outlined in the contract is that the recommendation is going to come after we present it to the Board of Mayor and Aldermen. I have already given you what my opinion is at this point in time.

Ms. Vigneault asked when is your final recommendation as a site is that a September timeframe.

Mr. Wallace replied it is actually approximately two weeks after tomorrow's meeting. Partly because I anticipate some questions that would come from that meeting that would need to be addressed. The way it is we have two weeks so it will probably be around early August.

Alderman Shea asked so you will be attending the Board of Mayor and Aldermen meeting tomorrow to make a presentation.

Mr. Wallace replied in the affirmative.

Alderman Lopez asked you are not considering anything as far as the problems with Derryfield or Singer Park.

Alderman Shea replied I am considering every aspect of every question. I am not saying that Derryfield Park is the site I am just saying that I want a consensus of the group here as far as what they favor and what they do not. It is as simple as that. Now if there are problems connected with Derryfield Park obviously we cannot get that site or if there was some disagreement regarding Derryfield Park then on the part of either the Board of Mayor and Aldermen or whomever. This Committee was appointed by the Mayor to make a recommendation that is my understanding that as a Committee we were supposed to make a recommendation. If we just present to the Board of Mayor and Aldermen four options then we are not doing our job. In answer to your question all will be examined and all aspects will be looked into.

Alderman Lopez stated the only point I would make here is that Mr. Wallace indicates the problems.

Chairman Shea stated the four Committee members for Derryfield Park were Fred O'Connor, Penny Sconsa, Irene Robie and Alderman Shea.

Ms. Vigneault stated I still have questions so I just cannot vote.

Mrs. O'Connor stated I want these questions answered too.

Alderman Shea stated three people did not vote including Alderman Lopez.

Mr. Fang asked out of all the sites, which one is going to bring an economic investment for the City.

Mr. Wallace replied I do not know that any of them are going to bring economic investment. I do not think that is the purpose of the Senior Center. It is to provide a service for the elderly not to generate economic development.

Mr. Fang stated 1415 Elm Street is a potential economic investment for the City. For 3.5 million dollars you can get it and there are existing tenants so we could get tax revenue right away and we have parking spaces. We have a potential site that could be utilized for other things. We are going to design one story Senior Center in the back. Five years from now we have some new site and we can think down the road we could have a much better Senior Center on the new site. It is a good investment for the City. You are not thinking about the whole process. The money that the City is going to put in and the City is going to get any investment value from that. If you use Derryfield Park or Singer Park you put money in for the Senior Center for construction and that is it. At 1415 Elm Street you spend the money and purchase the property you have a building that is rentable. You have parking spaces and you can a new facility.

Mr. Wallace stated what I do not understand is that building is generating tax revenue now. I am not sure how putting a Senior Center on that site would enhance it.

Mr. Fang stated you have the tax revenue coming in. You could do a one-story building and have parking space for the Senior Center maybe not exactly 100 parking spaces but the City is going to own the building and the land also. That is a long-term investment for the City.

Mr. Wallace stated I do not think that was what I was asked to do. It was to look at all the possibilities of where to put the Senior Center. I think that is what was done.

Mrs. O'Connor stated the study that we had when everybody came for the general meeting the seniors all voted that they did not want to go in a building like that with multiple agencies coming in. That was something they specified they did not want. That is going against what they want. Are we building a center for the seniors or are we building something for the City to get money from.

Mr. Fang stated we are building a new Senior Center in back of the parking space. We are not touching the existing building so the existing building is still rentable space but we have a new Senior Center using some parking spaces.

Mrs. O'Connor asked you mean put a building out in the parking area now. How many parking spaces is that going to give you.

Mr. Fang replied parking is not the Senior Center's responsibility because that is the City's responsibility. The City is supposed to be working on a parking strategy plan whether it be a garage. I do not believe the Senior Center should take responsibility. If we want 100 parking spaces for the 1415 Elm Street site we can only get 65 that is better than zero. If we could have a brand new Senior Center on that site we would have to come back and re-think or present different sites. We have the specific site selection criteria. That is the location and what is available for the future Senior Center. We have to keep thinking those two critical elements how to make the quality Senior Center. That is why I think 1415 Elm Street based on your recommendation I believe you have potential at this site. The other sites presented every single layout your main entrance is on northeast side.

There being no further business to come before the Committee, on motion of Irene Robie, duly seconded by Fred O'Connor, it was voted to adjourn.

A True Copy. Attest.

Clerk of Committee