

## Analysis of Study done for Senior Center Expansion

By Allen Nitschelm, January 9, 2012

The Senior Center Expansion Report (January, 2009) reviewed usage data “every 90 minutes” for eight weeks. The chart presented showed the times “where the parking lot was over 100% full.” (Page 36, Report).

1. The study took approx. 240 data points (9 am, 10:30 am, 12 noon, 1:30 pm, 3 pm, 4:30 pm.) Only the data showing when the parking lot was full has been presented. I asked for the rest of the data and it is unavailable.
2. Only 10% of the time is the parking lot full (23 times out of 240). That means that 90% of the time (217 times out of 240) it is not full.
3. If parking is the metric being used to determine that the Senior Center is being used above capacity, the Study shows two additional parking lots that can be constructed at the current site. (Page 6, Report).
4. According to town staff, the building’s capacity is approx. 100 visitors. None of the data presented approached the building’s capacity and the average during these 23 busy events is 46 visitors. We cannot calculate the average over the study period.
5. Of the data presented, there were no busy days on Friday and no busy times after 3 pm and only one busy time at 3 pm.
6. There were two or more events taking place 80% of the time that the parking lot was full (19 out of 23). If these events were moved to 3 pm or to Friday, the parking problem may have been greatly reduced just through better scheduling.

While the report concludes we need a new Senior Center, the data as presented is misleading and does not support this conclusion. There is no data being presented that shows the Senior Center as nearing actual capacity.

While no one can predict the future, it does not seem like the Senior Center’s usage has greatly increased since the report was completed, and building a new Center based on potential future capacity seems like a big gamble that we cannot afford.

The Study hypothesized that with an expanded parking and facility, the current location would be inadequate in five years. However, anecdotal evidence indicates that the Senior Center is rarely busy and three years have already passed.

I did an informal survey in June/July of 2011. I visited the Senior Center 30 times at different times of the day and the average number of cars was 12 and the average number of visitors was 12. At no time was the parking lot totally full.

The decision to proceed now based on the 2009 Study would be a mistake. A better study of current usage should be undertaken before we proceed. But conducting a new study to determine whether usage has increased, let alone whether it is near actual capacity, is not part of the “Senior Center Building Committee’s” current mandate.

## Study Data

From October 20<sup>th</sup> through Dec 11<sup>th</sup> of 2008, COA Staff counted the number of people using the senior center and the number of cars in the parking lot every 90 minutes on every day that the senior center was open.

When popular events occurred and during overlapping exercise classes, parking spaces were frequently unavailable. The parking situation clearly provides an upper limit on the number of seniors who can participate in popular single events or in multiple events that are scheduled at the same time.

In this table, the # of "building spaces" used is based on the 3 rooms available for programs: Living Room, Dining Room and Computer ( Consultation) Room. The latter has a capacity of 6 people.

The maximum # of activities would be 4, if all programs rooms were used and the Living Room or Dining Room had two activities occurring simultaneously.

This table shows the times where the parking lot was over 100% full.

	day	date	time	Parking % full	# of people in Sr Ctr	# of building spaces used	# of activities
Week 1	Mon	20-Oct	10:30	115	51	3	4
	Mon	20-Oct	12:00	100	38	2	2
	Tues	21-Oct	9:00	100	36	2	2
Week 2	Mon	27-Oct	10:30	115	54	3	3
	Mon	27-Oct	12:00	100	40	2	2
	Tues	28-Oct	9:00	113	46	1	1
	Tues	28-Oct	1:30	100	44	3	3
	Thurs	30-Oct	12:00	115	43	2	2
	Thurs	30-Oct	1:30	108	42	3	4
Week 3	Mon	3-Nov	10:30	113	63	3	4
	Thurs	6-Nov	1:30	108	40	2	2
Week 4	Mon	10-Nov	10:30	118	53	3	3
	Mon	10-Nov	12:00	100	35	2	2
Week 5	Mon	17-Nov	9:00	103	43	1	1
	Mon	17-Nov	10:30	110	54	3	4
	Mon	17-Nov	12:00	100	34	2	2
	Tues	18-Nov	10:30	100	37	3	4
	Tues	18-Nov	12:00	120	67	1	1
	Tues	18-Nov	1:30	108	53	3	4
	Thurs	20-Nov	12:00	103	64	1	1
Week 7	Tues	2-Dec	9:00	100	41	3	4
Week 8	Tues	9-Dec	10:30	105	43	3	4
	Thurs	11-Dec	3:00	125	55	2	3

## Site Layout

This picture shows the site layout for an expanded senior center on Audubon Hill. The blue roof line is the existing building. The gold roofs are the expanded space. The expansion follows the existing roof lines to minimize expense and maintain design integrity. Similarly, the pink parking spaces are the added parking.



## Building Interior Layout

The expansion would provide 9,031 sq feet of space (the current center is 5280 sq ft).

The layout shown here is a 'proof of concept' that is intended to show a way that the space could function. This design shows a larger dedicated exercise space, more spaces for small simultaneous events, private rooms for medical or financial consultations and staff space near the entrance.

