

Angelides, Marie x
Bergeron, Marybeth x
Burden, Patricia x
Cotz, Timothy c
Hallahan, Phil x
Komaiszko, Jan x
Martin, Andy
McKenna, Tim
Reiter, Ginger
Russell, Jim x
Stolar, Eleanor x
VanDerhoof, Fred x
Crane, Stephen x
Squindo, Mike

Adult Center Building Committee (ACBC) Meeting
March 16, 2017 7 p.m.
GREENWOOD ADULT CENTER – MAPLE RD.

1. Welcoming remarks
2. Status of warrant article
3. Dietz & Co. presentation
4. Comments and suggestions
5. Adjournment

Chairperson Marybeth Bergeron called the meeting to order at 7 PM. She welcomed all present guests, including neighbors. She called for comments and none were made and it was decided comments would be reserved until after the presentation from Marco Crestini from Dietz.

Stephen Crane reviewed background information regarding the building project for the proposed Longmeadow Adult Center. He stated that a warrant has been prepared for the next town meeting for funds for further planning for the center. He reminded attendees of the defeat at the town meeting last fall. The select board and the town manager surveyed Greenwood Park in its entirety. It was determined that it was town-owned. Thus the process was initiated. Working with Bari of the Park and Rec and Amy of the Senior Center, Dietz was approached to design a facility that would be compatible with shared space and multi-use and which would promote a broader base of support in the community. A list of needs and space was identified for fun, fitness, union of interests, space to interact, new gymnasium, dance studio. He retorted that Bliss was a great space and the idea of incorporating recreation was well received. However, open space became the issue. The Pioneer Valley Planning Commission report highlighted programs that attract patrons. It framed our thinking and it was back to the drawing board. Dietz was commissioned to design a building whose core administration could share core functions with safety protocol for children. The

intent was to find efficiencies favorable to the operational budget. Additional revenue sharing front desk would reduce square footage with less cost. He introduced Marco Cresstini.

Marco presented billboards that included various views of the overall schematic. Taking the two functions into consideration, they looked for common space perusing the entire parcel. Taking direction from town manager, it was determined that the present facility and tennis courts would be demolished. Playground relocated, move the fields, keep swimming pool and wooded areas, building faced south, some parking up front, parking for 160 in rear, full size fields, ornamental and shielding plantings (designed to be green). Five views were featured including interior spaces.

Stephen reminded us that this is a concept and lots can be traded off in a combined function building, perhaps new revised programs with room to move things around.

Jim Russell asked how large/34,000 square feet. Slab/no basement. No second floor. "It is a tough site, boxed in!"

Phil Hallahan reminded all that that the scale was enormous and a problem (like Eastern States complex) and was incongruent to the Maple Street neighborhood. Federal look would complement town of Longmeadow.

Other comments from guests:

- Space ship look is hated! Not with tenor of town. Want a federal look. Ans: Large building hard to bring to scale/just a concept
- Bottleneck for children going to pool; lots of traffic; trees are gone
- If no room, why are we discussing it?
- It was one thing to build a gym at Bliss, but does the town need another gym?
- There is only 7,150 sq. ft. for seniors/less than what we have now. What do really need?/Day Care Center's space is larger!
- Can we combine uses/what spaces could be shared? Ans: lots of combined usable footage.

- Size-Limited programming for seniors. Ans: rooms can be shuffled to meet needs.
- Where is the dining room? Problems with the dining area. What if a simple cup of coffee? Ans: limited programs due to cost.
- Is it impossible to fix the present building?/Ans: Renovation is a loser.

Jim Russell commends the efforts put forth. It is innovative, builds working relationships. Tweaking can be done. Change causes pain.

Questions continued:

- Needs will explode if cutbacks, including meals on wheels. Will we be able to handle it?
- What are the costs? Marybeth: Perhaps in the range of \$13.6M, up to \$20M.
- Is a gym really needed?
- Architect fulfilling directives.
- Concept is different...a sharing process, probably a consideration.
Marybeth: Our plan served a diverse population. All spaces are used every day. If we cannot offer seniors what they need, let's just stay here.

Stephen: This is a better value for the community. Pool and summer camp will always be a part of life here. Actually an improvement for summer camp...better facilities. Gym needed for whole community but can be scaled down. We can move blocks around. Your goals have been cut in half with the budgets that we have.

Phil: Expanded programs can become self-sufficient and reduce burden. We want our own building according to our planning for the last 5 years...15K sq. ft. with room for expansion. We will survey other local senior centers for square footage needed for each program.

Marie: This is the beginning of the design process...square footage needed, do we want to share space? Will there be two buildings ? Will there be fewer functions in the park? Will we combine or not? Where are the problems?

Marybeth: We have five groups of people to sell this project to. To neighbors no open space from the road...just a parking lot. Open space folks...Community...Senior and center needs must be fulfilled. We need to look at other senior centers in western MA...What do they have?

Stephen: These are good points, must be open minded. Town folks chose Greenwood Park for senior center...a plus. A gymnasium is a good selling point. Select Board gave the directive to move forward. When asked about a 911 call center. Ans: not for sure.

Phil: All we need is 3 acres and a colonial style facility.

Marie: This and this and this will evolve in the planning. It is just the beginning: Design could shift. It is not being done behind closed doors. Requesting 250K for planning/design money in the fall.

Other comments:

- You did not listen. Ans Yes, we did listen. This composite of what has been put into it.
- All trying to do the best we can. This is our one shot. We are working the best we can.
- This is encouraging, however, will we have a better voice than department heads?

Stephen: This is a broad plan for the whole community. We started from scratch after getting input. We focus on the whole community. Camps and day care give us the largest bang. Day care is a money maker.

Phil reiterated the function and history of the building committee. A committee of eleven met more than 11 times; many were at 100% participation; an

administrator was present at every meeting; proposed 15K sq. ft. building; considered two products: programs and services; met one on one with many entities; more physical and cultural resources were needed; clarified what is or is not considered parkland; joint venture with 70/7 year olds is on table; we must analyze the products we are selling. The Park generates \$1million through recreational programming. Where do we go from here? What does it take to be self-sustainable?

Jim: two things to consider...square footage needed for shared and private office space and \$1 Million turned over to town. They look at every line item and what is a money maker for town. Park and Rec meeting now scheduled for Tuesday, March 21, 7 p.m. at fire station. All invited to attend.

Fred: Sharing space would provide more square footage. When asked what we would gain...depends on the programs in consideration.

Group discussion followed: need for interesting programs; present design not Longmeadow style.

Marybeth: go back to select board with own plan. Try to go to the Park and Rec meeting next Tuesday night. We need to meet again.

Meeting was adjourned at 9:35 PM

Respectfully submitted,
Patricia Burden, Secretary
March 17, 2017

Next meeting scheduled for April 6, 7 PM at Longmeadow Adult Center dining room.