



BOND
PROGRAM 2023



Active Adult Center

Meeting #2
June 1, 2023

Denton Senior Center

- Service area
 - City-wide service area
 - 59,256 projected visits for FY 22-23
- Staff
 - 3 full-time employees
 - 1 part-time
 - 7,510 seasonal employee hours



Built - 1977
5,700 sf

Expanded - 1990
16,400 sf

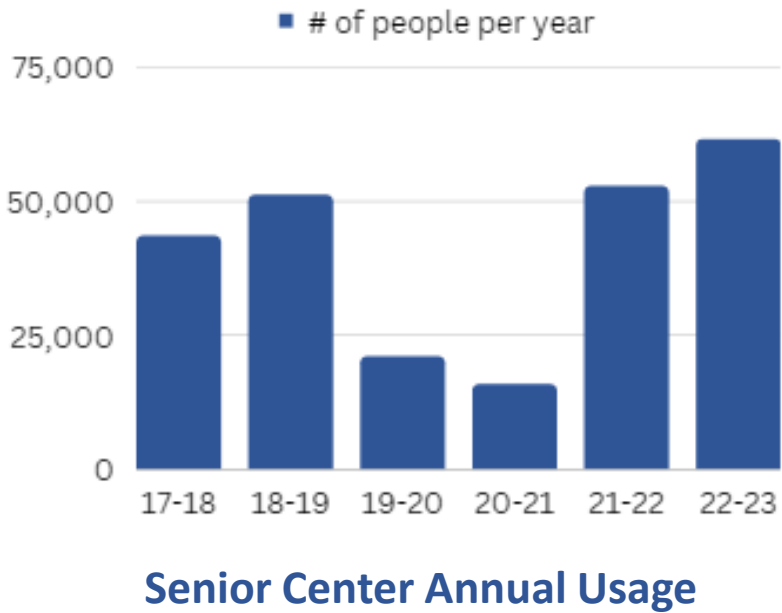
Expanded – 2010
19,430 sf



Future Demand

Denton is Aging and Growing

- Projected 2.3% increase in 50+ population over next 5 years
- All Boomers will have reached retirement age (65) by 2030
- The oldest Millennials will be 50 by 2030
- Desires and needs of the Adult 50+ community are changing



Assessment – Operations

Current Challenges

- Building is a physical barrier
 - Looks & feels old, disjointed
 - Does not serve new user groups
- Outgrown program spaces
 - Woodshop
 - Art room
 - Fitness gym/exercise classes
- Parking, accessibility, and navigation especially during the summer months when the Civic Center Pool is open
- Two Senior Centers located within a mile

Requested Amenities*

- Walking track
- Access to green space/trails
- Larger creative/maker spaces
- Multipurpose soundproofed facility
- Dedicated event space
- Dedicated gym/exercise room
- Adequate parking and accessibility
- Room for growth
- Desire for lap swim / aquatic space

Potential Opportunities

- Two senior centers within one 1-mile
- ALH Senior Center (7,600 sf) rebuilt in 2021 Provides an opportunity to disburse services and expand community reach
- Supports the growth of the city
- Develop synergy with South Library

*Based on feedback from Master Plan, focus group, members survey, senior advisory committee, staff, and various community engagement activities



Current Spaces

- Lobby
- Library
- Craft Store
- Fitness Room
- Multi-purpose Room
- Orange Room
- Blue Room
- Green Room
- Woodshop
- Craft Room
- Conference Room
- Kitchen
- Game Room

Video:

<https://youtu.be/VJOLiyjIAU0>



Current Conditions



EXTERIOR:

Dated appearance, disjointed

Quakertown Park addition by subtraction, Great park setting

Focus group feedback (#1) was the limited parking and parking in the summer during pool operations

ADA challenges throughout facility

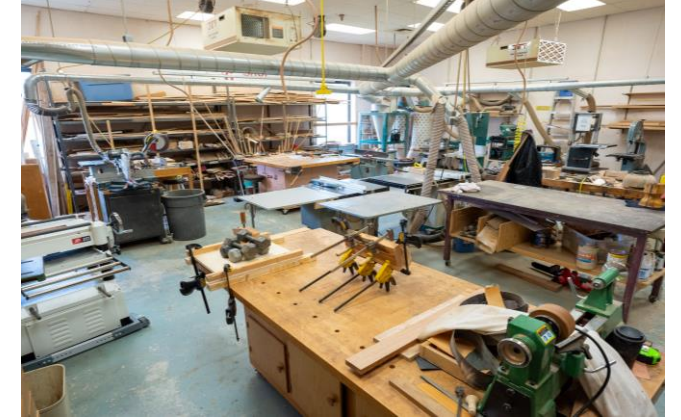


MULTIPURPOSE ROOM/GYM:

Lack of storage for event tables, chairs and equipment

Event space must also serve as group exercise room and music rehearsal space

No dedicated gym space for programs



WOODSHOP/CLASSROOMS:

Safety standards allow 6 in at a time, not sufficient for current user base

Lack of storage and workspace

Need additional programmable space

Assessment – ADA

- ADA Transition Plan adopted in 2022
- ADA Assessment identified 151 barriers at the Senior Center
- (27) barriers fall within the high priority category.

Barriers	Number of Barriers
High Priority	27
Medium Priority	114
Low Priority	10
Total Items	151

High Priority Barriers:		
• Parking (16)	High Priority 4	The parking stall/access aisle contains abrupt edges and surface irregularities over a 1/4 inch vertical. Moderately out of compliance.
• Parking (2)	High Priority 4	The cross slope (short/narrow dimension) of the access aisle exceeds 2 percent. Moderately out of compliance.
• Parking	High Priority 4	The accessible parking stall is not wide enough. Moderately out of compliance.
• Path of Travel (3)	High Priority 2	The accessible route on the site has running slopes greater than 5 percent and has not been constructed as a ramp. Severely out of compliance.
• Path of Travel (2)	High Priority 4	The top of the curb ramp does not have a level landing that is a minimum of 36 inches in length. Moderately out of compliance.
• Path of Travel	High Priority 4	The walkway contains abrupt vertical edges and/or variations over 1/4 inch. Moderately out of compliance.
• Multipurpose Room	High Priority 4	The ramp has cross slopes greater than 2 percent. Moderately out of compliance.
• Multipurpose Room	High Priority 4	The top landing of the ramp does not meet minimum size requirements. Moderately out of compliance.

Assessment – Facility Condition

Facility Assessment

- Complete assessment of all city facilities (2023)
- Parking lot, finishes, flooring, PA/sound system, ADA barriers, infrastructure, wall cracks, shifting floor, major mechanical systems
- Significant investment in 5 years
- End of life span in 10 years

Facility Condition Index	Current	3-Year	5-Year	10-Year
Senior Center	0.40%	11.10%	19.80%	32.70%

0-5%	In new or well-maintained condition.
5-10%	Subjected to wear but in serviceable and functioning condition.
10-30%	Subjected to hard or long-term wear, nearing end of useful life.
30%	Has reached the end useful or serviceable life. Renewal necessary.

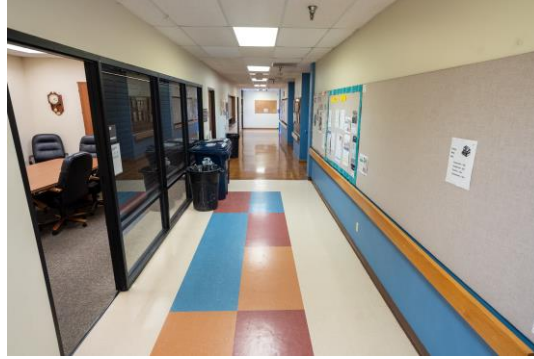
DFW Active Adult Centers



DFW Active Adult Centers



Questions?



Active Adult Center

Gary Packan

Gary.Packan@cityofdenton.com