



# City of Raleigh Senior Center Feasibility Study

**DRAFT REPORT  
FEBRUARY 2007**



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The City of Raleigh Senior Center Feasibility Study is a project of the City of Raleigh Parks and Recreation Department.

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## EXECUTIVE SUMMARY

On January 3, 2006, the City Council made the decision to proceed with a full scale Feasibility Study to look into the issue of establishing a Senior Center for the City of Raleigh. The Council charged the Parks and Recreation Department with this effort which, in turn, contracted with Taylor Wiseman & Taylor to collect and review data and information from the State of North Carolina, Wake County and a variety of other senior agencies, programs and centers. They were also to solicit public comment as part of the Feasibility Study for a Senior Center.

On July 13, 2006, the Feasibility Study was officially initiated with a Kick-off meeting held in the McKimmon Center at North Carolina State University. This meeting, which was attended by over 200 seniors from around the city, was held to inform area seniors of the study and to begin the process of public input and data gathering. A questionnaire was distributed to the participants to begin the public input portion of the effort. From that point, the study divided into two parallel processes: 1) obtaining citizen input in order to program and prioritize activities and spaces in a new senior center, and 2) beginning the geographic and demographic data in order to build a set of procedures using Geographic Information Systems to recommend a site for a new Senior Center.

The citizen input effort continued in the fall of 2006 with on-line access to the questionnaire via a website setup by the Raleigh Parks and Recreation Department. This initiative also supported small group discussions, each held in a different location within the city. Group discussions focused on three different topics: 1) Program Activities and Services; 2) Transportation and Accessibility, and 3) Senior Centers for now and in the future. From this information and opinion gathering effort, a list of programs and activities were developed and prioritized for inclusion in the planning efforts for the new Senior Center.

The study team designed an 'Interior/Exterior Space Usage Matrix' for planning the senior center space needed to support programs identified in the senior citizen public input and questionnaire process. Next, exterior space needs had to be determined for the surrounding land up-fit requirements (land, parking, access, etc.), and associated probable construction costs had to be determined. This space usage matrix was integrated with the determined needs and priorities, ultimately arriving at a proposed facility program and budget estimate of \$7,157,800 for constructing a new 25,456 square foot Senior Center on five acres of city-owned land. In addition to the projected development budget, the study researched other senior centers for potential revenue sources and operating costs.

Finally, a procedure was developed for the city's GIS system, using the priorities expressed both by senior citizens and city staff, which could present a list of potential locations for a Senior Center for further consideration, analysis and evaluation. Upon analysis of the suitable sites identified in this process, a list of the best sites was looked at by the TWT team and the City Parks and Recreation staff. The resulting recommendation is for a stand-alone Senior Center to be located at one of the following parks: Laurel Hills Park, Kiwanis Park, Lake Johnson Park, Kentwood Park or Leesville Road Park, with satellite Senior Center additions to existing neighborhood or community centers at the other locations.

## I. INTRODUCTION

The City of Raleigh has for a number of years offered a wide variety of programs for its senior citizens (aged 55 and older). These programs are offered through the City Parks and Recreation Department. Available to all Raleigh seniors, these programs serve approximately 5,500 senior adults, or about 12 % of Raleigh's total population.

The City of Raleigh does not currently have a center dedicated solely to use by seniors, but has sponsorship of a number of programs spaced throughout the city in community centers and at Senior Clubs meeting in non-city facilities. Wake County, in cooperation with surrounding municipalities and "Resources for Seniors" (RFS), has supported Senior Centers in Cary, Wendell, Garner, and Wake Forest, as well as at Whitaker Mill Senior Center in Raleigh.

The Whitaker Mill Senior Center is currently operated by RFS in a facility that is leased from Wake County. It is anticipated that the Whitaker Mill Senior Center would be closed in June 2004 due to the need by Wake County to use the building as a mental health facility. The seniors who utilized that facility expressed a strong desire for the City of Raleigh to provide them with a new senior center facility. On December 13, 2004, a group for concerned seniors known as SAAG (Senior Adult Action Group) presented this need to the City Council.

On January 3, 2006 the City Council made the decision to proceed with a full-scale Feasibility Study to document the potential of building a new Senior Center for the City of Raleigh.

### Excerpt Council Minutes January 3, 2006

#### **SENIOR CENTER – ADMINISTRATION TO PROCEED WITH FULL SCALE FEASIBILITY STUDY**

*Mayor Meeker reported the Budget and Economic Development Committee recommends that Administration develop a proposal and budget for a full scale Feasibility Study for a state of the art Senior Center with the study to include site possibilities, community input and possible operating budget. Information was in the agenda packet. The information in the agenda packet included the following recommendation:*

*The City Council has requested the estimated cost for completing a Feasibility Study for a Senior Center. The Feasibility Study will result in a project cost estimate for the construction of a senior center. The selected consultant of the Feasibility Study should perform the following tasks:*

- *Develop Criteria for site selection and make a recommendation of a preferred site.*
- *Develop the Senior Center Program. The Program statement should include type of activities and the anticipated scale of these activities. The Program statement should include the current programs and the interrelation of these current activities with proposed activities.*
- *Evaluate the facilities needed to support these activities.*
- *Make a recommendation concerning the operation of a proposed senior center*
- *Evaluate potential operating costs and anticipated revenue for the proposed center.*
- *Incorporate public input in the above tasks*

This report contains the steps, processes and procedures used by the Taylor Wiseman and Taylor team in accomplishing the tasks set forth above, and the resulting conclusions and recommendations.

## OUTLINE

Along with the staff of Parks and Recreation, the following process was developed for this study:

- 1) To conduct a “Needs Assessment” through review of existing reports and records, interviews with agency personnel, and information gathering among the senior population in order to determine up-to-date, and geographically and demographically appropriate information as to the needs of the senior citizens of Raleigh – which were getting met and which were not and the relative priority of various needs.
- 2) By using data gathered in the Needs Assessment and by visits to other senior center operations, to develop a “space program” for what type of building or facility could best serve the needs of the majority of Raleigh’s senior citizens.
- 3) By studying demographic data and other information gathered, to develop a method of utilizing data within available Geographic Information System (GIS) databases to select and rank locations for construction of a Senior Center.
- 4) To develop programming, construction and operational cost data for various facility configurations and locations.
- 5) To gather and report on funding alternatives for both construction and operation of a Senior Center.

The study effort was divided into five phases, each having a number of sub-tasks, and it was put on the following time line:

- Phase 1 – Obtain Data
  - ✓ TASK 1 - Project Start-up Jun 2006
  - ✓ TASK 2 - Kick Off Meeting with City Jul 2006
  - ✓ TASK 3 - Data & Information Gathering Aug 2006
- Phase 2 - Synthesize Data
  - ✓ TASK 4 - Preliminary Program Development Jul 2006
  - ✓ TASK 5 - Coordinate Public Involvement Jul 2006
  - ✓ TASK 6 - Forecast of Future Needs Jul 2006
  - ✓ TASK 7 - First Report to City - Process/Plan/Schedule Sep 2006
- Phase 3 - Site Selection
  - ✓ TASK 8 - Prioritization of Needs Oct 2006
  - ✓ TASK 9 - Develop Site Selection Criteria Oct 2006
  - ✓ TASK 10 - Potential Site Search and Recommendations Dec 2006
  - ✓ TASK 11 - City Review of Top Three Sites to City Nov 2006
  - ✓ TASK 12 - Second Report to City Nov 2006
- Phase 4 Programming and Budget Development
  - ✓ TASK 13 - Develop Cost Estimates for Construction Dec 2006
  - ✓ TASK 14 - Recommendations for Costs & Revenues Jan 2007
- Phase 5 Final Report and Recommendations
  - ✓ TASK 15 - Final Report to City Feb 2007

## METHODOLOGY

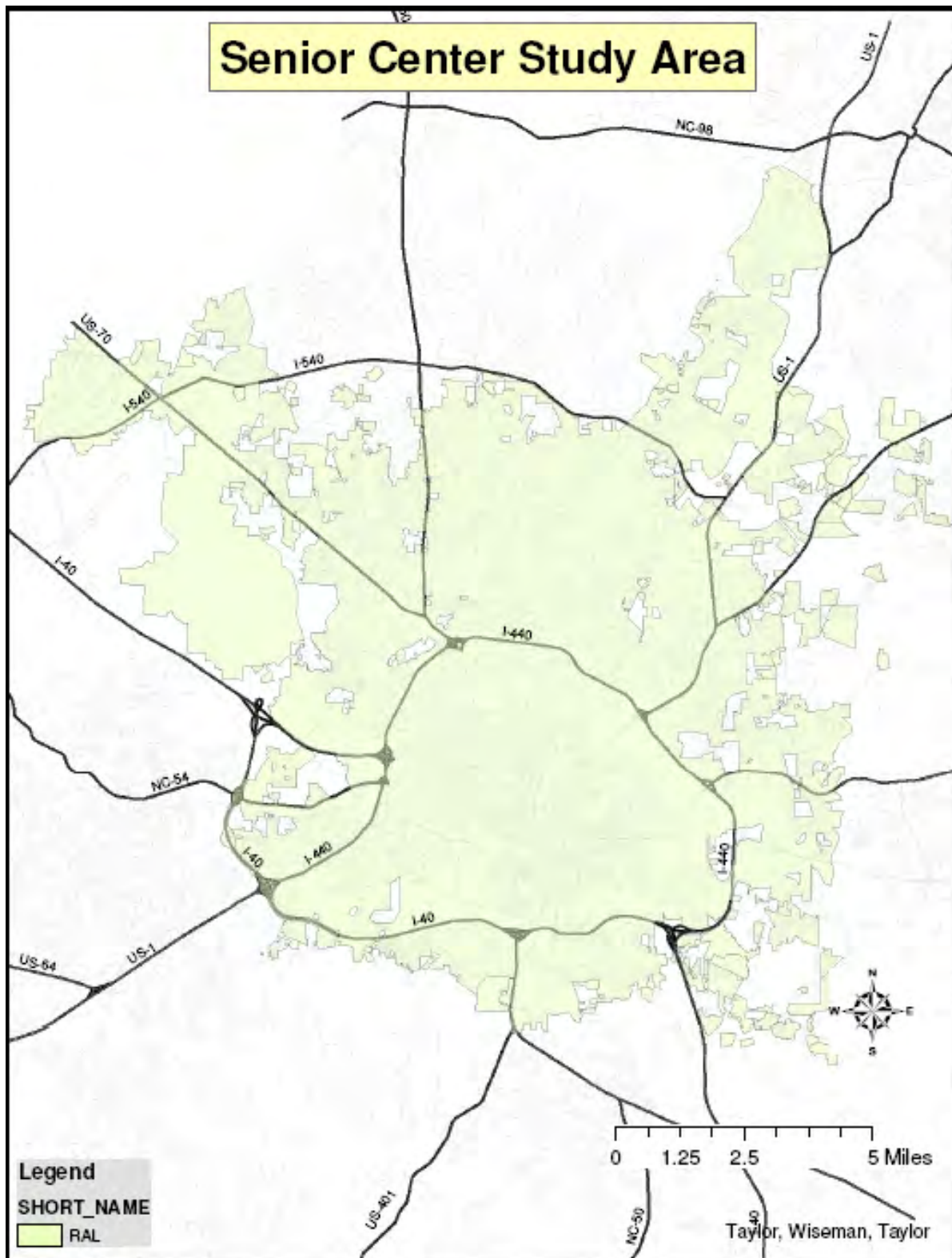
On July 13, 2006, the Feasibility Study was officially initiated with a Kick-off meeting held in the McKimmon Center at North Carolina State University. This meeting, which was attended by nearly 200 seniors from around the city, was held to inform area seniors of the study that was beginning and to elicit their input into the study. The attendees completed a questionnaire during this meeting which, together with responses received from the meeting, formed the basis of further focus groups. The study then proceeded with a period of information gathering. Information was obtained through the following sources:

1. A questionnaire available at the Kick-off meeting, online, and through the Parks and Recreation Department
2. Five focus groups held in five different locations on three different topics
  - a. Programs Activities and Services
  - b. Transportation and Accessibility
  - c. Senior Centers for Now and in the future
3. Comments provided by interested citizens through the Kick-off meeting, the City Parks and Recreation website, and addressed directly to the consultants
4. Research of area facilities, in terms of both programs and facilities
5. Research of data available, including census information, City CLASS and GIS data
6. Development of a matrix to determine the amount of space – both building and site – that a single facility, or that smaller modular additions to existing facilities, might require
7. Development of a cost estimate based on this facility matrix

It was necessary to put limits on the geographic and demographic data to be considered for this study. After analysis of senior club locations and zip codes of Kick-off meeting attendees, a primary study area was determined, as shown in the following map. This study area recognizes the surrounding land uses and transportation routes, especially south of I-540 and northeast of I-40. This area was used throughout the study and includes the location of all existing senior clubs listed with the city Parks and Recreation Department.



**FIGURE 1**  
**SENIOR CENTER STUDY AREA**



Additionally, the results of the questionnaire administered at the Kick-off meeting were used to develop a number of discussion topics that were the focus of five separate small group discussions (Focus Groups) held at various locations in the city. Participation in the focus groups was based on willingness to participate, as expressed on the questionnaire, and then sorted accordingly by the volunteer's preference on topics of discussion, existing zip code, and availability. A diverse cross-section of senior citizens was present at each focus group.

The prioritization of identified senior program needs in this report is based on a blending of proposed program needs as expressed senior citizen participants, by city staff and by other agency personnel.

The "Space Usage Matrix" for building space and site needs is based upon data gathered by visiting several senior centers, interviewing successful senior center directors, the experience of the Taylor Wiseman and Taylor team, and by input from the Parks and Recreation staff.

Geographic data was obtained from the Wake County GIS department, the City of Raleigh GIS department and the Parks and Recreation Department GIS coordinator. Preparation of the site selection model utilized standard ERSI software compatible with that operated by the Parks and Recreation Department.

Budget information was obtained through interviews with directors of other senior centers and city staff.

A considerable amount of information and consultation was provided by various members of the City of Raleigh Parks and Recreation Department who have guided the direction that portions of this study took and by a team of professors from the Center for Aging Research and Educational Services, Jordan Institute for Families at the School of Social Work at The University of North Carolina.

## **II. SENIOR PROGRAMS AND PROGRAMMING**

### **City of Raleigh Senior Programs**

The City of Raleigh currently offers a wide variety of directed activities and programs for its citizen seniors. These are provided through the Parks and Recreation Department and are available to anyone aged 55 and up. With the primary objective of providing services throughout the City within easy reach of all of seniors, the City offers some 48 'Golden Years' clubs to its citizens. These clubs are housed in a wide variety of places including community centers, churches and residential communities, and they meet weekly or twice a month. The clubs offer a wide range of activities and the opportunity for participants to get to know seniors who live in their area.

The City also offers seniors a range of travel opportunities through day trips and longer overnight trips. They even offer the opportunity for foreign travel through the senior adult program.

This program provides a number of opportunities for seniors to stay active and fit including low impact exercise classes, fitness equipment rooms available to seniors through the parks system, ballroom dancing, and yoga. It also provides for sporting activities including horseshoes, shuffleboard, softball, table tennis, tennis, golf, bowling, and walking groups.

Other activities made available for seniors through the City of Raleigh include various classes, games such as bingo, a chorus, and health and wellness sessions.

Below is a list of programs currently provided through the Raleigh Parks and Recreation Department:

- Aquatics / Swimming
- Badminton
- Ballroom / Social Dancing
- Basketball
- Bowling
- Cards, Board Games, Bingo
- Computers / Internet Access Classes
- Fitness Equipment
- Golf
- Health And Wellness Classes
- Horseshoes
- Indoor Exercise and Fitness
- Line Dancing
- Meetings And Clubs
- Music / Chorus
- Ping-Pong
- Putting Green, Croquet, Shuffleboard
- Racquetball / Handball
- Self-Help / Repair Classes
- Social Activities
- Softball
- Speakers / Programs
- Table Tennis
- Tai Chi, Yoga And Pilates
- Tennis
- Theater and Entertainment
- Trips and Travel
- Walking Trails

These programs are well received and attended and are providing a vital function for the Seniors of Raleigh.

The following tables were based on responses from the questionnaires collected for this study. In order to develop facility program requirements for different types of both indoor and outdoor space, the responses are sorted by "type" of space. They do NOT include all the programs offered to seniors by the city; however, they do serve as a means of prioritizing relative interest and importance for this study.

**TABLE 1**  
**COMBINED SUMMARY OF PROGRAMS REQUESTED FROM FOCUS GROUPS AND QUESTIONNAIRES**

**Programs requiring large multi-purpose type room**

Program	Responses	Program	Responses
Indoor exercise and fitness	110	Theater and entertainment	8
Line dancing	10	Ping-Pong	2
music	7	Ballroom dancing	18
Choral singing	3	Evening / weekend activities	4
Tai chi, yoga and palates	3		

**Programs requiring small meeting / classroom**

Speakers / programs	29	Indoor activities	13
Meetings and clubs	24	Computers / internet	19
Cards, board games, bingo	127	Book exchange	5
genealogy	5	Educational offerings	44
Cultural activities	7	Social activities	36

**Programs requiring special facilities**

Therapeutic activities	5	Fitness equipment	10
Library and reading room	6	Racquetball / handball	1
Cooking classes	4	Walking trail	27
Arts, crafts and wood shop	44	Bowling	1
Aquatics / swimming	41	Meals	25
showers	2	Billiards	6
TV / sports / movies	2	Car / home repair	1

**Programs requiring office type space**

Resources / volunteer services	6	Career and employment	3
Help for caregivers	1	health and wellness	38

**Programs requiring outdoor space**

Outdoor low impact exercise	13	Gardening	2
Putting green, croquet, shuffleboard	7	Walking trail	27
sports	5	Wildlife Programs	2
golf	1		

**Programs beyond a center**

Trips and travel	73	Transportation service	7
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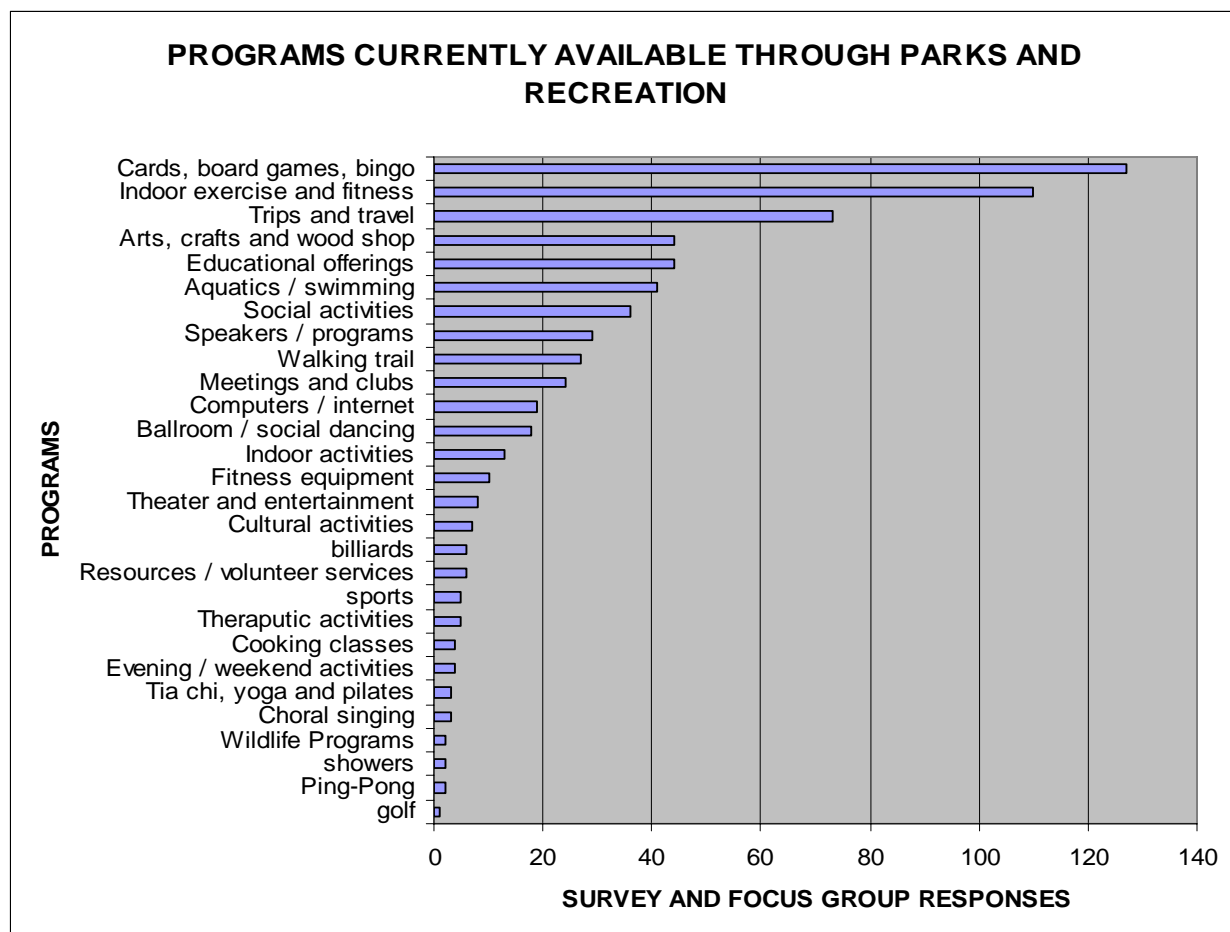
**Future Participation and Coordination of Programs**

Two separate streams of thought became obvious during the data-gathering phase of this project. First, that there was strong consensus that the City of Raleigh should establish a single location that will be designated as a Senior Center. Secondly, that since those currently involved in senior programs and activities have become accustomed to programs offerings close to where they live, there is a sense that a single Senior Center would not serve the senior population as well as expansions of program spaces at existing locations would, or perhaps as well as some new facilities, more conveniently located, would serve them.

As previously stated, the study identified both the importance of programs already offered by the city and the need for programs that are not currently offered. A single new facility cannot only provide space for the additional programs sought by the seniors in the city because the seniors living in close proximity to the center would want some of the same services that have already been offered by the city at other locations. The addition of space or staff to a number of the existing community centers for additional programs would also not meet the need of some specialized programs that should only be offered in one location. A unique facility such as the warm, therapeutic pool at the former YWCA, is the only program of its type in the city. Likewise, if meal programs such as Meals-on-Wheels were added in one or more locations, it would not be good stewardship of public monies to have the facilities replicated at many locations. City-provided coordination of all new and existing programs, with the continued addition of new senior clubs, should continue.

Figure 2 below shows a rating of programs offered by the city by the responses to the questionnaires and input from the focus groups. In the following section, the need for additional programs will be covered in more depth.

**FIGURE 2**  
**QUESTIONNAIRE AND FOCUS GROUP RATING OF IMPORTANCE OF SENIOR PROGRAMS**  
**ALREADY OFFERED BY THE CITY**



### III. NEEDS ASSESSMENT

#### Background

In the spring of 2004, following the announcement that the Whitaker Mill Road Senior Center would be closing, informational and open forum meetings were held to hear the responses of the seniors most affected by the closing of the center. Community residents that participated shared their ideas and priorities for the building and vitalization of a new facility with supporting programs that would replace the Whitaker Mill facility. This information, coupled with information presented in the *Senior Center Capacity Survey, June 2001* by the NC Division on Aging, *Growing Older Living with Dignity*, the Wake County Aging Plan 2004-2008, information obtained from a number of local government sources, the information obtained from the participant questionnaires at the July 2006 Kick-off meeting, and the hours of focus group discussions, together shaped the content and focus of this feasibility analysis. The following priorities developed in the 2004 and 2005 meetings were echoed in the responses obtained in this study.

- **Location** – It is of importance that there is a defined location or locations for the provision of senior services. People, especially seniors depend on set method of travel, activity and program routines that they come to rely on, and friends and acquaintances made at the center and at the area clubs. These safety nets are seriously disrupted when programs and activities shift between locations. Consistency of service is important.
- **Transportation** – Seniors do not always have access to private transportation – either because they do not own a vehicle or they are no longer allowed to operate one. They are also not always able to utilize public transportation. Often bus stops are too far away from their home, the ride too long to their destination or the routes do not serve their destination. Many seniors have never utilized public transportation and find it intimidating, fearing that they will be left behind or will get off at the wrong stop. Facilities must be located in a central area easily accessible to all modes and forms of transportation, from foot to buses, in order to make a center viable.

In addition to Capital Area Transit (CAT) and Triangle Transit Authority (TTA) *customized* transportation is being provided to seniors in Wake County on a limited basis. This includes limited door-to-door transport through the non-profit Resources for Seniors, bus and van service through Accessible Raleigh Transportation (ART), and limited door to door service through the Wake County TRAC program.

- **Programming** – The most wonderful center with the easiest access will still remain empty if the center does not provide what the participants want or need. Programs and activities offered must be based on their choices and desires, and facilities must be flexible enough to change as needs change. Also of prime importance is programming that addresses the activity level of each individual. People will, by nature and ability, choose different levels of activity and these needs must also be met.
- **Environment** – The facility must be a pleasant place to be in. People are going out of their way to reach a center and may be spending a fairly sizable amount of their time in there.

## Demographics of the Current Senior Population

As of July 2004, the City of Raleigh had 51,142 adults aged 55 and over, according to the 2004 American Community Survey produced by the US Census Bureau. This is 16.1% of the total population of Raleigh. By July 2005, the senior population in the City of Raleigh had risen to 51,385 adults aged 55 and over, according to the 2005 American Community Survey produced by the US Census Bureau. This is 16.3% of the total population of Raleigh and it is projected that by 2020 the senior population will have reached 24%. Raleigh's population breakdown by ages for 2004 and 2005 can be seen in Table 2. Note the growth in segments of the total population for 20 to 40 year olds, as well the 55 to 65 year olds.

**TABLE 2**  
**CENSUS AGE BREAKDOWN**

2004 Census Breakdown		2005 Census Breakdown	
Age Group	%	Age Group	%
Under 5 years	8.5%	Under 5 years	7.6%
5 to 9 years	5.4%	5 to 9 years	5.8%
10 to 14 years	5.9%	10 to 14 years	5.6%
15 to 19 years	5.5%	15 to 19 years	4.9%
20 to 24 years	8.0%	20 to 24 years	10.2%
25 to 29 years	11.5%	25 to 29 years	11.3%
30 to 34 years	8.1%	30 to 34 years	8.9%
35 to 39 years	6.4%	35 to 39 years	8.3%
40 to 44 years	9.0%	40 to 44 years	7.9%
45 to 49 years	7.2%	45 to 49 years	6.9%
50 to 54 years	7.5%	50 to 54 years	6.3%
55 to 59 years	4.6%	55 to 59 years	5.3%
60 to 64 years	3.1%	60 to 64 years	3.4%
65 to 69 years	2.3%	65 to 69 years	1.9%
70 to 74 years	2.1%	70 to 74 years	1.8%
75 to 79 years	1.7%	75 to 79 years	1.6%
80 to 84 years	1.8%	80 to 84 years	1.2%
85 years and over	1.2%	85 years and over	1.1%

2005 American Community Survey – US Census Bureau

Figure 3, on the next page, was created using available GIS data and creating representation of various density levels of senior population. This data was used in understanding where the majority of seniors lived within the study area, and can be used by the City in the future to track “trends” or movements in densities of senior population. This data was also used in ranking possible sites, as described later in this report, because the data behind it could show the total number of seniors residing in an area immediately around a perspective site.

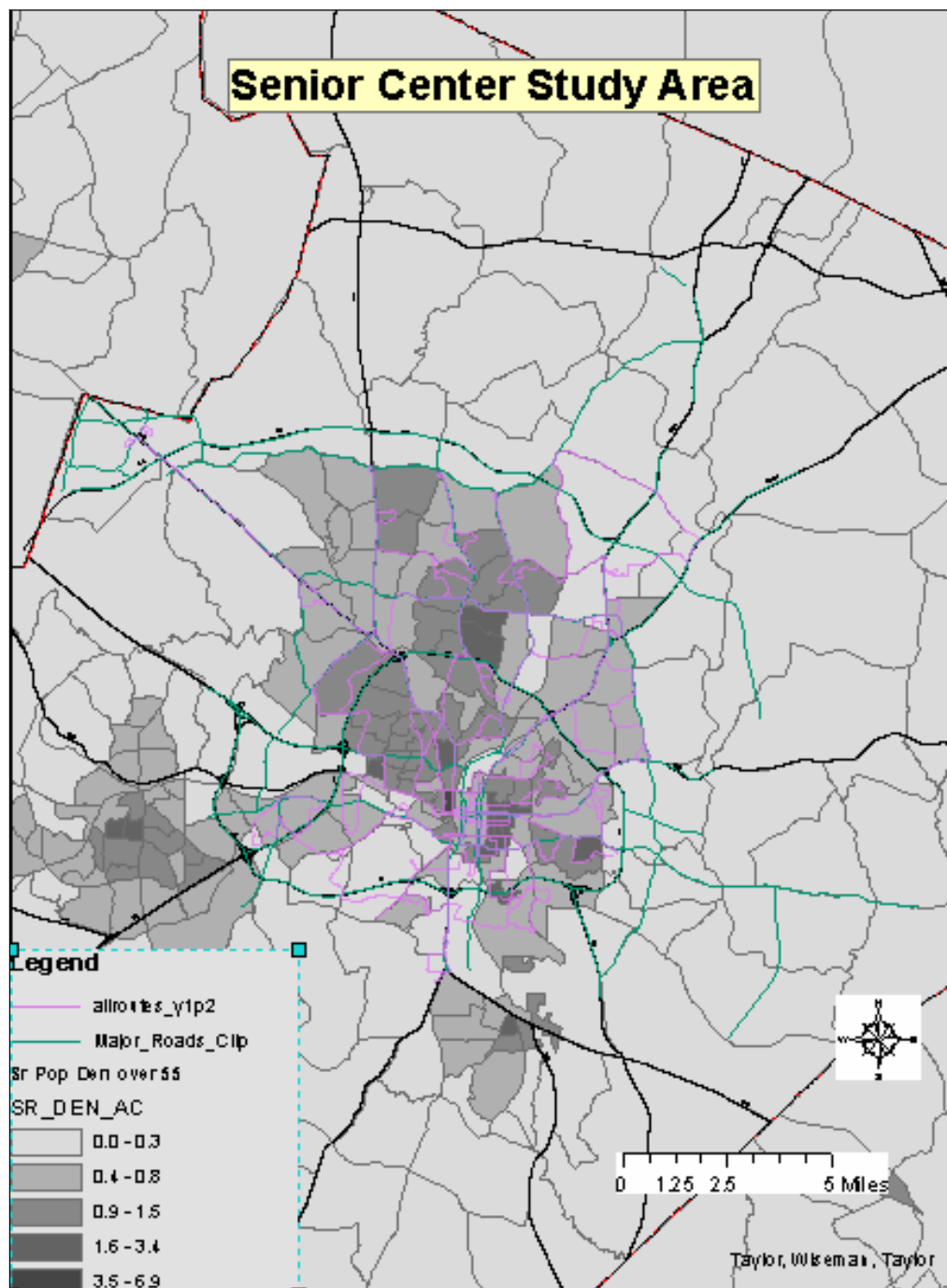
## Existing Senior Programs

Currently 49 separate clubs serve 5500 seniors in the City of Raleigh with a diversity of activities. These clubs range from meeting once a month or less, to meeting multiple times a week. Locations include community and elderly housing facility meeting rooms, city-run community centers, churches, and the YWCA. These programs are open to anyone aged 55 or older, and activities range from speakers, events and luncheons to games, crafts and day trips. Also available to seniors in Raleigh are a monthly day trip (through the Senior Adult program),

bingo games and senior exercise classes at multiple sites, chorus, bridge, horseshoes, shuffleboard, softball, basketball, badminton, table tennis, tennis and a walkers group.

Currently the only facility in Raleigh that carries the designation of Senior Center is the Whitaker Mill Senior Center, and it presently occupies half of a Wake County Human Services Building. The other half of the older brick building is used for Spectrum House, a county-run program for the mentally-challenged. This center serves an average of 120-150 persons a day and is operated by a non-profit entity – Resources for Seniors. This groups rents 5,008 sq. ft. of space in order to run its programs.

**FIGURE 3**  
**DENSITY OF SENIORS POPULATION IN STUDY**





Other centers available to seniors in Wake County include the Senior Center in Cary, the Eastern Wake Senior Center in Wendell, the Senior Center in Garner, and the Northern Wake Senior Center in Wake Forest. Raleigh seniors may be currently utilizing these facilities, while residents of these surrounding communities are using Raleigh's facilities.

The City of Raleigh currently has open space in the form of parks, greenways and lakes covering 8,588 acres. Of the parks, 22 contain staffed community centers, 9 have non-staffed centers, and 2 have art centers. There are 57 miles of greenways and there are lake facilities at four locations offering water activities, 2 with waterfront centers. Some of these sites are already utilized for senior activities, and portions of others could also serve the Senior Center program needs.

### Senior Questionnaire Results

The questionnaire that was developed for the Kickoff meeting in July was available on a special website set up by the city Parks and Recreation Department. It was also distributed to all senior clubs and the Whitaker Mill Senior Center, and it was direct-mailed by city staff to a large number of individuals on senior activity rosters. Through the questionnaire, Raleigh seniors indicated that they generally participated in senior activities once to three times per week. They preferred to participate in social activities, card games, bingo, crafts, meals, educational activities and speakers, dancing, trips, exercise, aquatics and club meetings. When asked to identify what programs they would like to see in the future, they asked for health and wellness programs, exercise, trips, speakers and programs, club meetings, walking trails, educational activities, arts and crafts, aquatics, dancing, card games and social activities. They identified their primary means of travel as the automobile. Table 1 contains a summary of the some of the responses to the study grouped by facility need. Table 3 contains a further summary of these responses to a number of topics.

**TABLE 3**  
**SUMMARY OF SENIOR QUESTIONNAIRE REPONSES**

#### Age of respondents – 265 responses

Age group	Reponses	Age group	Responses
Below 50	5	71-80	112
51-60	20	81-90	46
61-70	82	91 and above	0

#### Current Participation in Senior Activities –

##### Number of activities participated in per week – 171 responses

Activities per week	Reponses
1-3 times per week	137
4-6 times per week	30
7-12 times per week	4

##### Number of activity participated in per month – 83 responses

Activities per month	Responses
1-4 per month	62
5-8 per month	14
9 or more per month	7

Number of times activities participated in per year – 25 responses

Activities per year	Reponses
1-10 per year	5
11-50 per year	11
51-100 per year	6
More than 100 per year	5

Current clubs or places of participation represented in questionnaire – 287 responses

55+ club	5	Millbrook Exchange	40
Athens High	2	N. Blount St.	3
BYB Church	4	North Raleigh United Methodist	1
Capital Towers	1	North Wake Senior Center	1
Cary Senior Center	2	Optimist	1
Catholic Golden Age	2	Our Lady of Lourdes	3
Community United Church	1	Park View Manor	1
Duke Health	1	Powell Dr.	6
Eastgate Park	4	Pullen Park (aquatic center)	40
Edwards	1	Quail Hollow	6
Emanuel Baptist	3	Raleigh Senior Clubs	5
First Cosmopolitan Church	3	Rex Wellness	1
Fit 24	1	Roberts Park	5
Garner Senior Center	5	Robinson Park	2
Glenwood South	1	Senior Games	1
Golden Agers	1	Senior Net	4
Green Rd. Park	20	Southeastern Adult Day Health	5
Hayes Barton Methodist	8	Southeastern Sparkling Seniors	3
Hedingham	6	St. George Church	1
Heritage Pines	1	Stonehenge	1
Hillyer	1	Wake Forest Senior Center	2
Jaycee Park	9	Wakefield	3
Keenagers	3	Whitaker Mill	33
Lake Lynn	5	White Memorial Presbyterian	14
Laurel Hills	1	YMCA	3
Lions Park	9	YWCA	1
McKenly Center	1		

Current Programs in which seniors are participating - 541 responses

Program	Responses	Program	Responses
Computer	9	Genealogy	1
Spiritual Services	6	Volunteer Programs	2
Games	9	Singing / Chorus	7
Social Activities	33	Trips / Travel	65
Cards	74	Senior Business Management	3
Entertainment	6	Swimming	11
Bingo	49	Exercise	60
Crafts	14	Walking	9
Bowling	2	Basketball	2
Golf	4	Programs / Speakers	25
Shuffleboard	2	Communication	3
Health & Wellness	3	Politics	1
Meals	25	Club Meetings	72
Education	13	Line Dancing	4
Ballroom Dancing	10	Ping-Pong	3
Sports	4	Bicycling	1
Horseshoes	1	Tai Chi / Yoga	3
Library	5		

Programs desired to be in a new facility - 612 responses

Program	Responses	Program	Responses
Health and Wellness	22	Walking Trail	17
Indoor Exercise And Fitness	97	Theater And Entertainment	8
Trips And Travel	63	Educational Offerings	34
Line Dancing	4	Ping-Pong	2
Computers / Internet	8	Arts, Crafts and Wood Shop	37
Outdoor Low Impact Exercise	7	Aquatics / Swimming	28
Therapeutic Activities	5	Transportation Service	1
Putting Green, Croquet, Shuffleboard	1	Indoor Activities	13
Music	1	Ballroom Dancing	12
Speakers / Programs	29	Bowling	1
Fitness Equipment	10	Meals	21
Library and Reading Room	1	Help For Caregivers	1
Meetings and Clubs	24	Cards, Board Games, Bingo	120
Sports	5	Social Activities	34
Choral Singing	2	Showers	2
Tai Chi, Yoga and Palates	2		

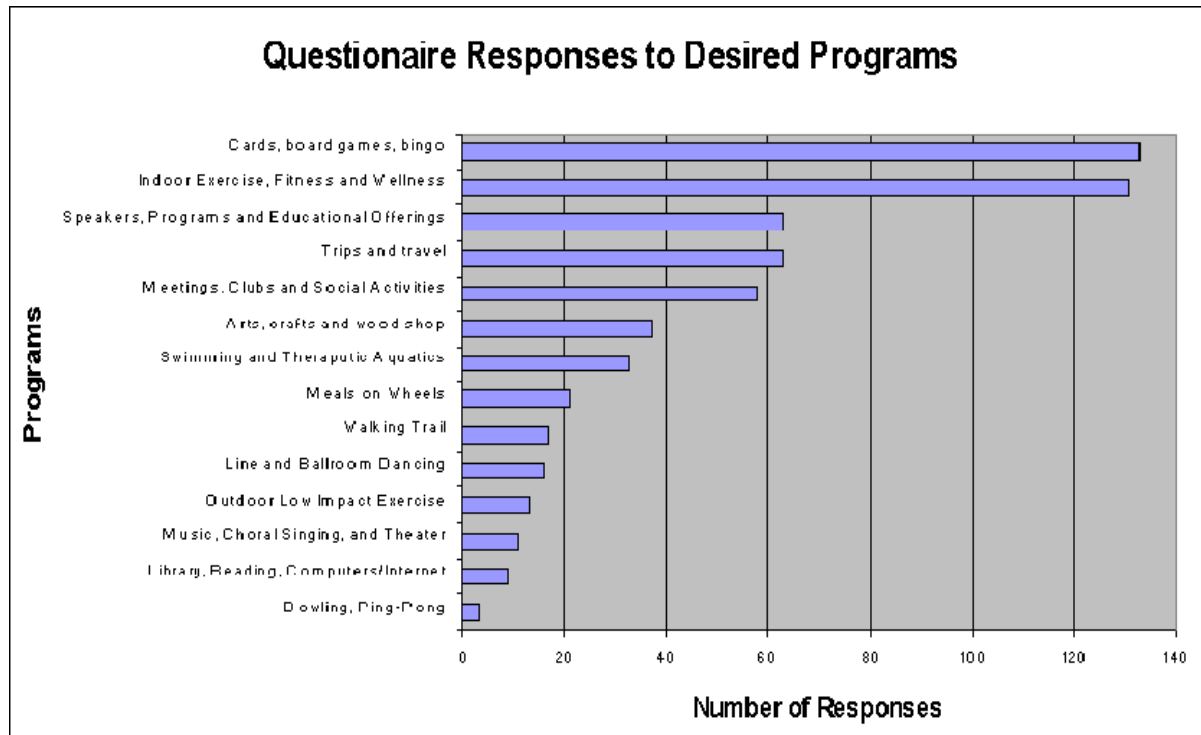
Methods of transportation currently used to get to Senior Programs – 247 responses

Transportation	Responses	Transportation	Responses
Drive / Car	216	Van / Bus	19
Walk	7	Other	5

What encourages your participation in senior programs – 516 responses

Encouragement	Responses	Encouragement	Responses
Friends	134	Easy Transportation	80
Services and Programs of Interest	200	Center Close to Home	102

**FIGURE 4**  
**QUESTIONNAIRE REPONSES TO DESIRED PROGRAMS**



### Focus Group Results

On August 14, 15, 16, 21 and 22 of 2005, Focus groups were held with Raleigh seniors who volunteered to give their time and insight toward the goal of formulating a consensus concerning their needs for a senior center. The information gained from these groups, along with information gained from the questionnaires filled out by area seniors in July and early August, formed the basis for focused discussions concerning programs desired and potential building space – quantity and structure – required to provide for these programs.

Each focus group was structured where an initial group of questions were asked. Appendix C contains the outline for the focus group discussions, including lists of topics and programs. These were basically the same for each group and were intended to ascertain how the seniors perceived themselves, seniors in general, and their needs. From this basis, the individual groups then were directed into the focus topic for the group for which the seniors had volunteered to participate. These topics included transportation and accessibility, senior programs and the future needs of seniors. The focus groups were held in different parts of the City based on the zip codes provided on the volunteer responses, providing an opportunity for the volunteers to serve in a group in or near where they lived. Purely by coincidence, persons from similar geographical locations within the City tended to also have similar interests in topics. A number of volunteers listed interest in multiple topics and were assigned to the closest group, but not to more than one group.

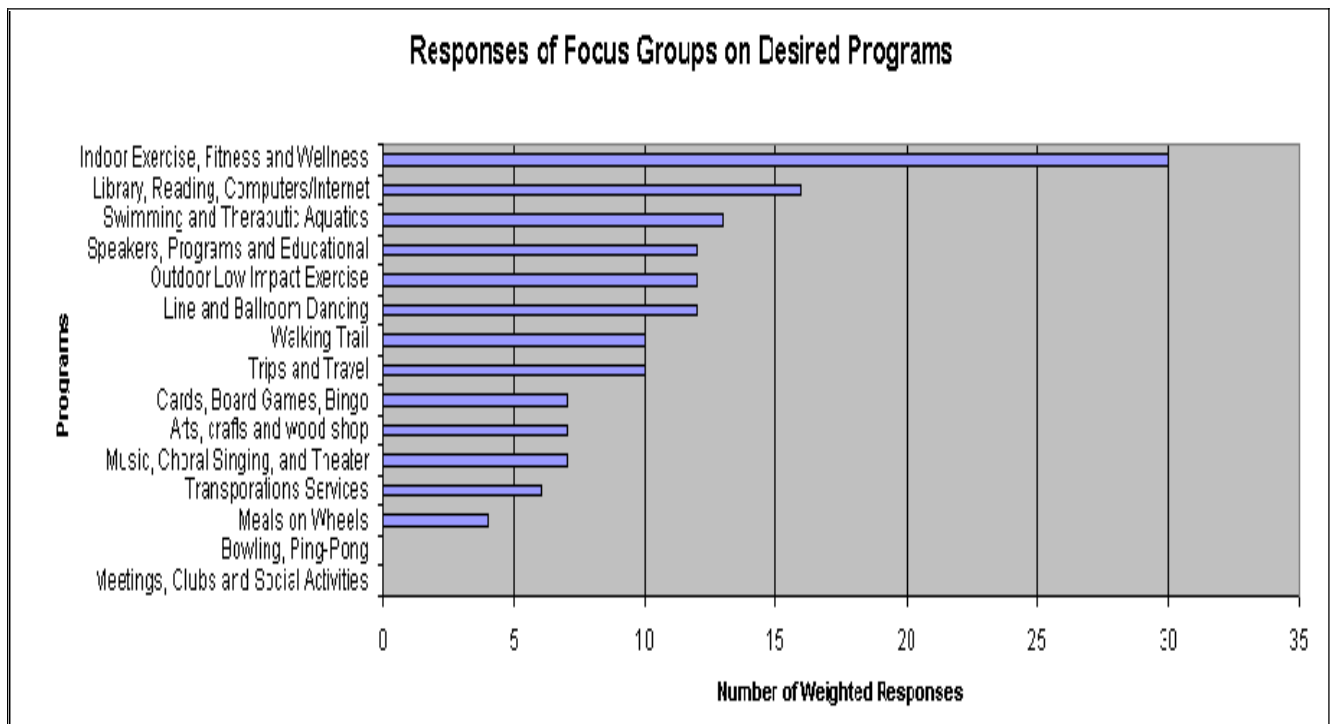
As a means of comparison of opinions as to desired programs for seniors, Figure 5 summarizes the responses of the focus groups. It should be noted that while the questionnaire was administered with very open-ended questions, the focus group discussion topics were more confined, perhaps resulting in responses that concerned the more critical needs of seniors.

Four groups were initially scheduled and persons assigned. At the request members of Senior Adult Action Group (SAAG,) a fifth focus group was held.

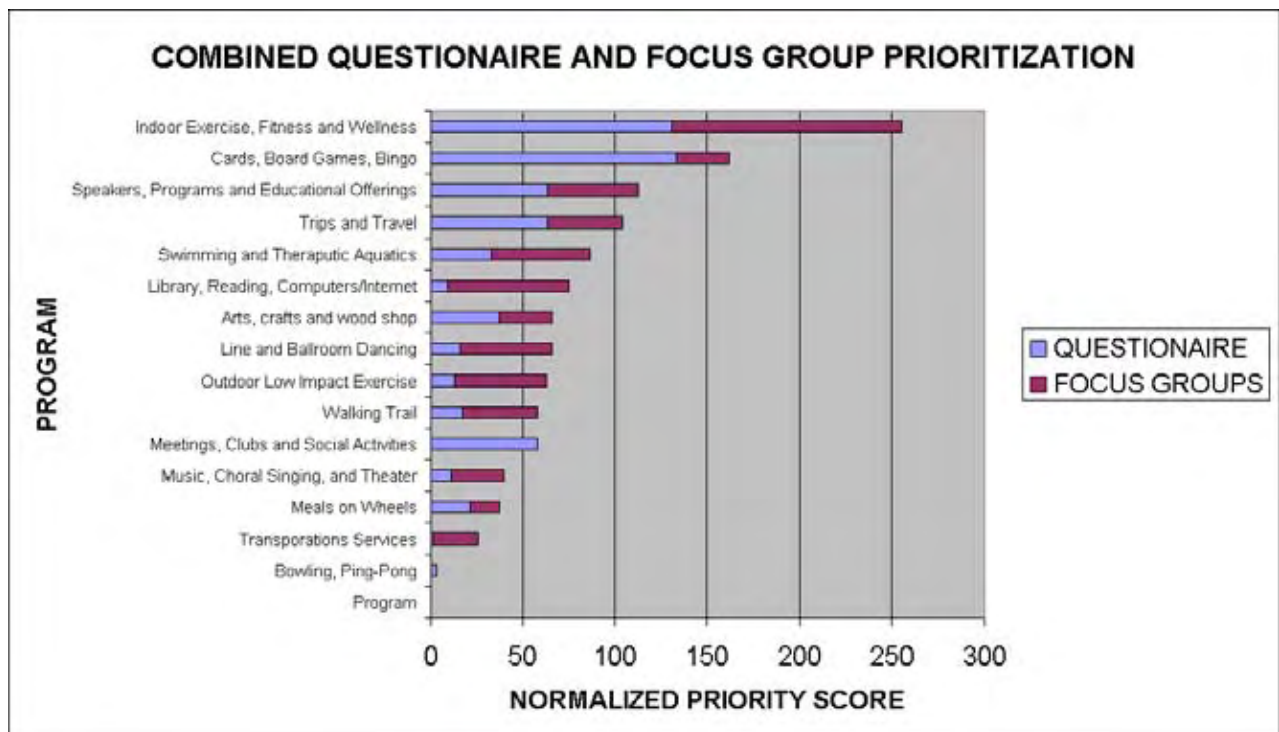
Appendix D contains summaries of the discussions in each of the five focus groups.

Figure 6 *normalizes* the sample group represented by the focus groups by proportionately expanding their responses in the various areas and adding their responses to those from the questionnaires.

**FIGURE 5**  
**FOCUS GROUPS RESPONSES TO DESIRED PROGRAMS**



**FIGURE 6**  
**COMBINED QUESTIONNAIRE AND FOCUS GROUP RESPONSES TO DESIRED PROGRAMS**

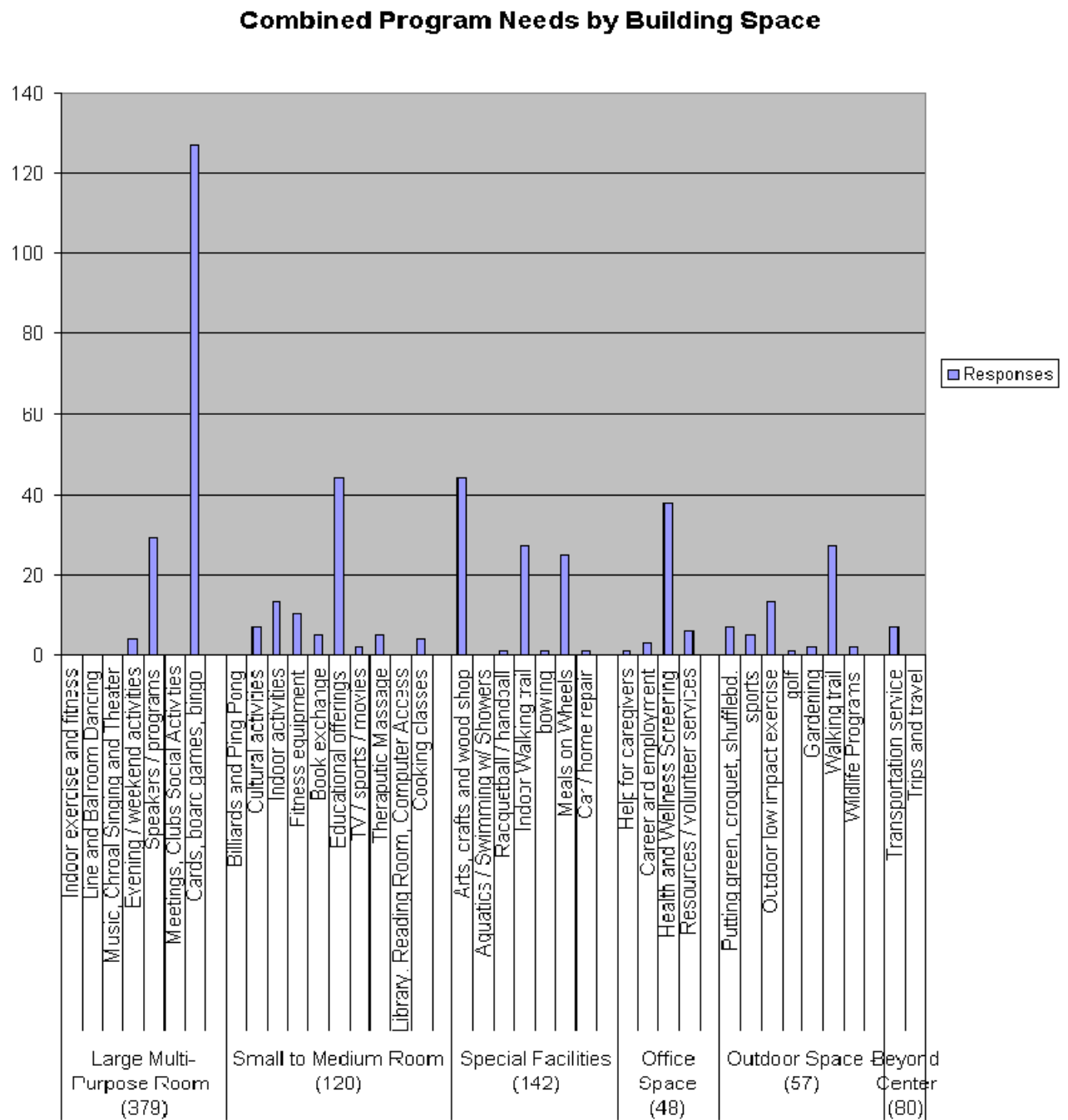


## SUMMARY OF NEEDS

As seen, Table 1 takes the programs identified above from both the questionnaire responses and focus group discussions and begins to sort them into the types of indoor or outdoor program space that would accommodate such activities.

This data then translates to building and facility space usage needs as shown in Figure 7 below. This information is then used in prioritizing the space allocation or types of space programmed into a new Senior Center.

**FIGURE 7**  
**COMBINED PROGRAM NEEDS BY SPACE DESCRIPTION**



## **IV. BUILDING RECOMMENDATIONS**

### **Programming Functional Needs**

Two separate streams of thought became obvious during the data-gathering phase of this project. First, there was strong consensus that the City of Raleigh should establish a single location that will be designated as a Senior Center. Secondly, that since the current seniors involved in senior programs and activities have become accustomed to program offerings close to where they live, there is a sense that a single Senior Center would not serve the senior population as well as expansions of program spaces at existing locations, or perhaps some new facilities more conveniently located.

As a point of interest, the following are summaries of discussions in the various focus groups concerning important features, characteristics of contents of a new senior center:

#### Focus Group 1

The participants were asked to list things that they felt were important to have in a senior facility. These included handicap bathrooms, exercise area / equipment, a defibrillator with possibly a first-aid station and a nurse, a craft room, game rooms, a place to play cards and/or billiards, meals on wheels, a library with a reading room, a computer room, a social room with a television, possibly a lounge, and outside, perhaps basketball and horseshoes.

When asked to identify activities that would attract more men, they suggested horseshoes, bocce ball, mini golf, walking trails of at least one mile in length, billiards, a driving range, special 'men's day' programs, male-oriented crafts and access to a fishing pond or special fishing day trips.

#### Focus Group 2

The group was asked if they had accessibility or building issues that needed to be addressed, should a center be provided. They responded that quite often it was difficult to access a building. Bathrooms were a major issue – both in terms of the number of stalls and getting into and out of a stall. Parking also needs to be close to the building. Entry doors that are not heavy and hard to open need to be selected. The group categorically indicated that if the building was to be used by seniors, the 'music needs to be turned down and the lights turned up.' They would be willing to use an elevator if the building had multiple levels.

#### Focus Group 3

The attendees were asked to indicate what elements of these programs make them attractive. Bridge, and games in general, were favored due to their function of socialization, because they help to keep the brain sharp, they are fun to play, and they provide competition. Pools were favored by the entire group because of their influence on general health, their function of socialization, and the provision of low-impact exercise. An exercise room was favored due to the health benefits and aerobic exercise, and due to the benefit of socialization. Programs and trips provide a social and an educational function. Line dancing provides great exercise and is fun. A walking track would provide healthy exercise and a social function as well.



#### Focus Group 4

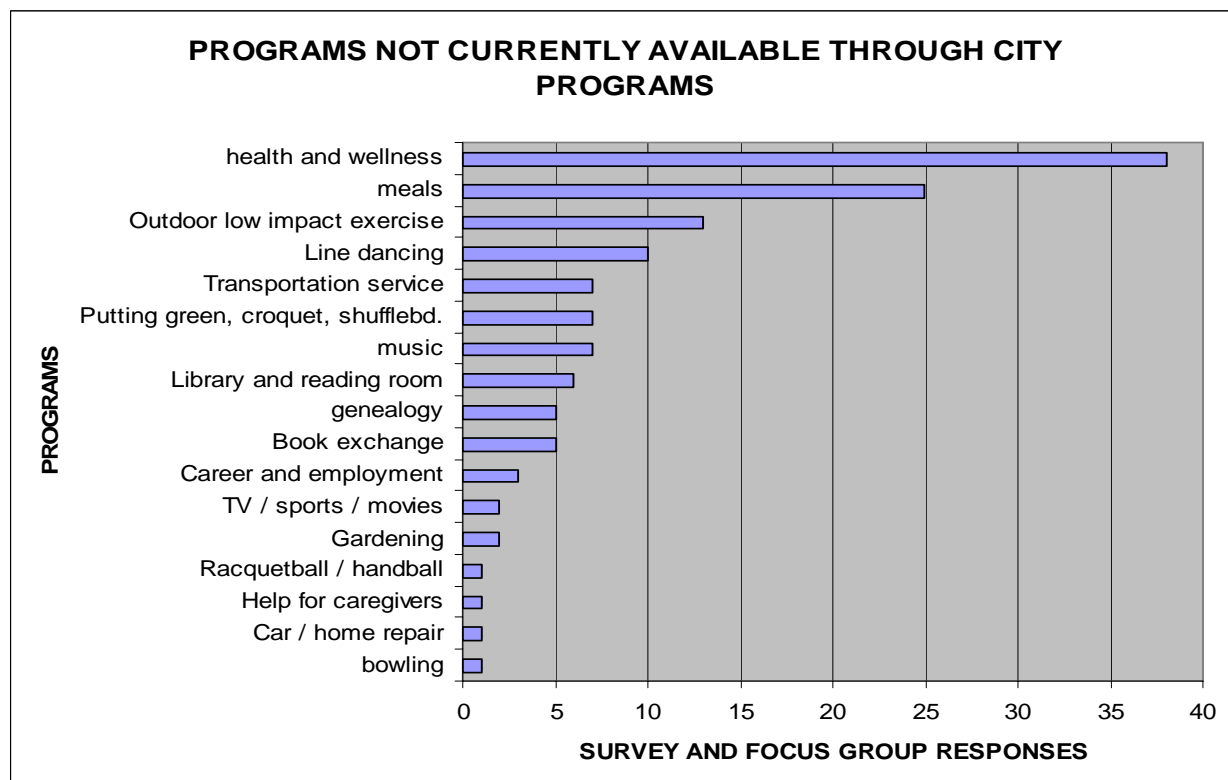
The group was asked to identify specific facilities, both indoor and outdoor, that they felt would be important to a senior center. They listed the following: swimming pool, Jacuzzi and sauna, a kitchen for food classes, an exercise equipment room, an exercise multi-purpose room, a games room, a room for small groups, a dining room, restrooms, locker rooms with showers and a change room, and comfortable seating.

#### Focus Group 5

The attendees were then asked to discuss what they felt were the most important aspects and services that were provided by a senior center. They felt that a center was a source of advocacy for seniors. It was a place for people to get together to play games and socialize. Fitness and exercise were of prime importance. They stated that it allowed them the opportunity to participate in a variety of activities that they would not otherwise have available to them. It felt like a safe haven. Also of importance to several was the fact that they got meals at the center.

Recalling Figure 2 from Section 3, and Figures 4, 5, 6 and 7 from the previous section, the programming of space in a new building or additions to existing buildings, and the consequent costs, is driven by the activities it is enclosing and its total occupancy. As has been stated before, the City of Raleigh has offered a large number of the highly desired programs for a number of years through its senior clubs and recreation and leisure programs. Figure 2 shows the relative importance from the questionnaires and focus groups of the programs already offered by the City of Raleigh. Figure 8 below shows the same for programs NOT offered by the City of Raleigh.

**FIGURE 8**  
**Relative Importance to Seniors of Programs NOT Offered by City of Raleigh**



## Building Space Narrative

All of the above information begins to take its place in a descriptive form for a new building called a *space narrative*. The building space narrative, as the term implies, is a word description of a proposed facility, rather than floor plans, site plans and exterior renderings of a proposed building. The building space narrative extracts conceptual images of the space to be programmed or designed from conversations with perspective users and presents them first as Basic Design Space Observations, and then a descriptive Building Space Recommendation including other considerations. This is to allow a future designer of the facility maximum flexibility as to the exact appearance and design of a facility while still conveying the primary end-user's goal. To put these building and program space needs into an understandable language, we begin comparing the activity and program space needs with that provided in other senior centers in North Carolina.

Figure 9 illustrates the process used by this Feasibility Study and is the current practice for most buildings and facilities being planned, designed and constructed. The scope of this Feasibility Study was to determine a recommended size and budget for a senior center, not a design. The process reported on in this study then, is not the complete process described in Figure 9.

### Basic Design Space Observations

During the last quarter of 2006, the TWT team compiled the information obtained from the focus groups and began to formulate concepts on what the *space* in a new Senior Center needed to accommodate. To confirm these concepts and gather additional information, the team made site visits to a number of Senior Centers, both inside and outside the state of North Carolina. Information, photographs and floor plans of many of these centers will be provided to city Parks and Recreation staff outside of this report. The following is a list of the centers visited in North Carolina:

- Wake Forest, NC
- Wendell, NC
- Wilmington, NC
- Charlotte, NC
- Durham, NC
- Cary, NC
- Fayetteville, NC

During these visits, observations were made of the space allocation and operation of these facilities. Interviews were held with key staff members. The size and staffing varied among the researched centers. Each center had a common focus on health and the activities provided for seniors, but had other varied offerings that were primarily the result of the revenues available for their center and population that it served. It was observed that most centers offered a daily meal through satellite agencies such as "Meals-on-Wheels." One center actually prepared meals for their participants within the premises. All had some sort of physical exercises space with equipment. In many cases, it was allocated to space that would be considered very small. In all cases, the number one need was more space and staffing. Many of the activity spaces were fixed for a specific activity, such as a crafts or computer room. It was observed that spaces needed to be more flexible with more storage. In most cases, storage was within the activity space itself which diminished the size of the "usable" space. A few of the centers were linked to outside activity areas such as parks and trails, but most were not.

As the senior population changes with each generation, the activity space needs to be flexible to accommodate new services for the changing senior population. For example, "boomers" tend to be computer-literate; thus, the need for fixed computer training may not be necessary. Also, current and future generations are more involved in physical activities. An emphasis on these activities would define required space. Most activities that were derived from the focus groups

could be accommodated in a typical modular space that need not be defined for a specific fixed purpose.

In 2001, it was found that 63% of North Carolina centers are freestanding buildings and only 8% are located in recreational or community centers. Many senior centers (55%) are run by a local department, council, or office on aging. It is the recommendation of this Feasibility Study that the City of Raleigh consider a combination of both – additions (satellites) to community centers for answering more immediate needs, and a well-sited, freestanding Senior Center for meeting a more comprehensive list of needs. The freestanding center should be expandable, and the City should always consider additional satellite senior facilities to meet changes in population and programs. Table 4, below, shows relative sizes of several senior centers in the state.

**TABLE 4**  
**RELATIVE SIZES OF SOME EXISTING SENIOR CENTERS**

City	2000 Pop. Over 55	Square Feet	Year Opened	Notes
Garner	3,435	6,700	1990	Building another 6,000 square feet
Wendell	847	6,000	1988	Sq. footage includes Total Life Center adult day care. More space needed for classrooms and storage.
Wake Forest	1,622	8,453	1994	More space is needed.
Cary	11,020	17,600	2000	Has room for expansion as needed.
Burlington	11,552	14,000	1999	
Chapel Hill	6,585	25,000	Under Const.	Already have 2 senior centers; outgrown 11,000 sq. ft.
Durham	29,127	44,000	2006	
Wilmington	18,097	30,000	1992	
Whittaker Mill (Raleigh)	53,701	7,975	1981	Usable space is approximately 2,200
<i>Raleigh (Proposed)</i>		<i>25,400</i>	<i>TBD</i>	

It is proposed that all spaces within the building have built-in flexibility and expandability. Whether the spaces be for activity or administrative uses, the spaces should be flexible and expandable to meet the growing population and the changing needs of that population. Our recommendation for spatial organization defines 4 major areas defined as “basic flexible cells” that have expansion capability, especially in the arrangement of activity spaces.

#### Building Space Recommendations

Our recommendation for the building portion of the Senior Center provides for 4 major areas. Seen conceptually in terms of the “Basic Flexible Cell” described above, they are as follows:

- Administrative
- Activities (Quiet)
- Activities (Noisy)
- Support

Exterior site activity areas are further addressed in other sections of the Study.

**Administrative:** Administrative Area supports the varied staff assignments that would be necessary for the full operation of the Center. The Administrative Area should be in a central location off of the main entrance. This would provide for a point of control over the facility and central access for service to new and existing members. The Administrative Area would support the positions of Director, Assistant to Director, Activities Coordinator, and Health Services Coordinator. There should be additional support spaces for Administrative Conference/Meeting, Storage (including copy area), and Staff Toilet. Further, this area should be expandable to support future growth of services.

**Activities (Quiet):** The Activity (Quiet) Area would support activities that are basically quieter in nature, such as crafts, cards, lecture, etc. It is recommend that this Activity area be defined as an arrangement of 2 or 3 activity spaces that can be opened into one large space or defined by movable partitioning to break down into the individual activity spaces. Each space should have its own storage, a work area with wet sink, and pre-wired for audio-visual or computer connection within the space. This would allow for flexibility in how the space can be used as opposed to a fixed use that would not allow for maximum usage during the activity week. Furnishings should be light so that they are easily moveable by staff and members to rearrange space for specific activities. This could be accomplished by rolling tables and chairs, or light-weight folding tables. Computers could be stationed on rolling tables to move out of the way or could be laptops with wireless connections which would make it easier to store while utilizing furnishing that would suit varied activities.

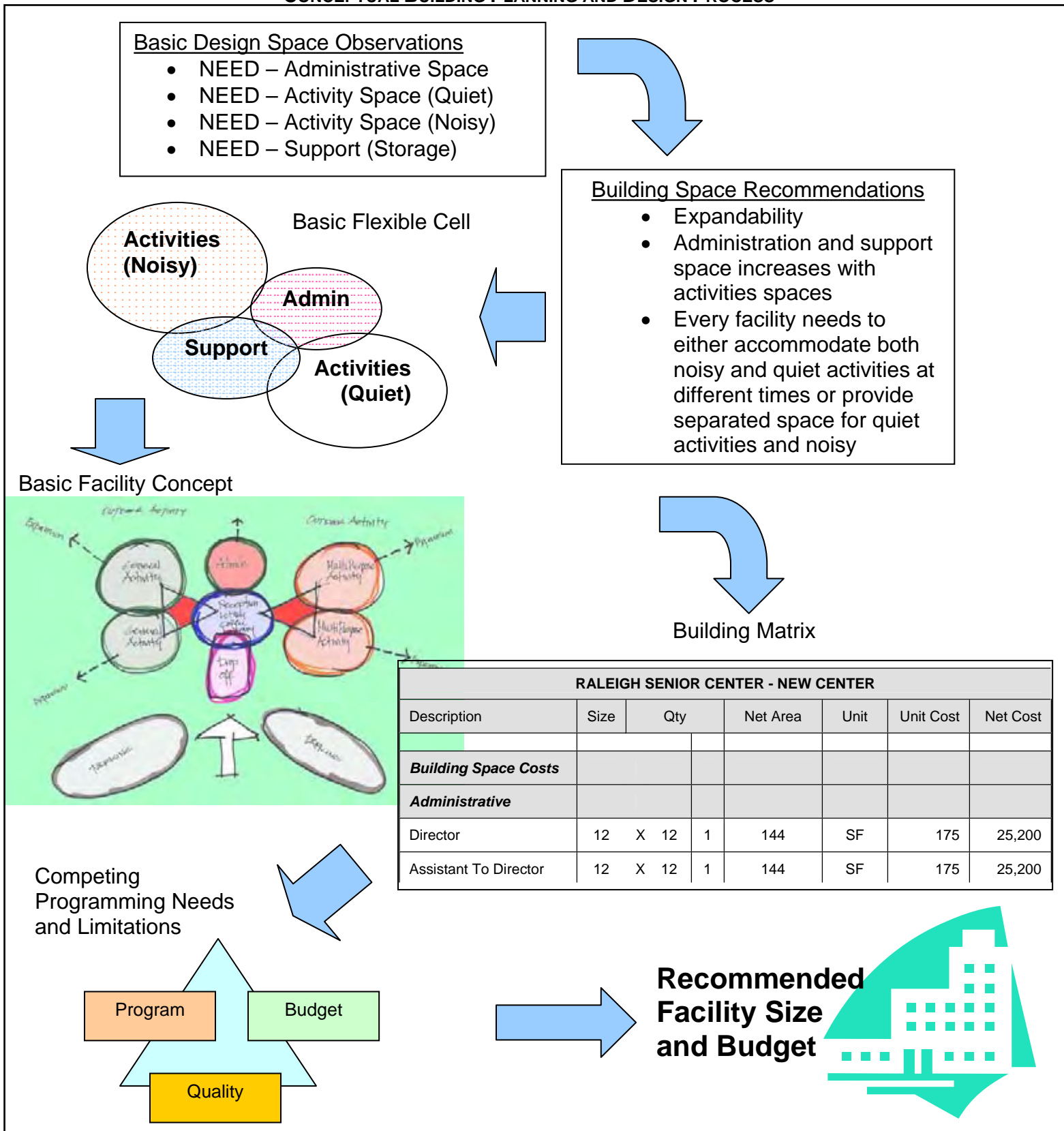
**Activities (Noisy):** “Noisy” activities should not be adjacent to “quiet” activities, but located in a separate section of the building. This activity area would support Billiards/Sports/TV area, Fitness Equipment, Small and Large Multi-purpose areas. The Large and Small Multi-purpose areas could serve as a dining space for “Meals-on-Wheels” or for serving at other activities such as a dance or sports game. Within this area, and in proximity to the Large and Small Multi-purpose areas, would be a catering Kitchen. The Kitchen would be adequate for warming and serving pre-prepared meals such as those provided by “Meals-on-Wheels.” It would also serve as a staging area to serve drinks and light food for events such as dances. Planning for a Nutrition Site Office for the nutritionist that is assigned to “Meals-on-Wheels” is also desirable.

The Small Multi-purpose area could be used for activities such as dance, yoga, physical fitness, and other similar programs. The Large Multi-purpose space could be used for half-court basketball, badminton, and other indoor team games. The two spaces could be combined for larger functions by the use of movable partitions. It has also been proven to be an asset to have a platform stage within the large space for plays, lectures, etc. There should be a audio-visual-lighting system installed within the Large Multi-purpose space and an audio system installed within the Small Multi-purpose space.

There should be a spacious fixed space suitable for physical fitness equipment. It is recommended that this room should be pre-wired for audio-TV cable connections to provide sound, music or video while exercising.

**Support:** The Support Area encompasses building support such as Rest Rooms, Janitorial, Sprinkler, Electrical and Mechanical Rooms. It further would include areas covered by the building proper such as Covered Porches and Drop-Off at the building entrance. It is important to have sufficient rest rooms that are spread throughout the facility. In planning the activity spaces, these support spaces of rest rooms and storage should be worked within the area.

**FIGURE 9**  
**CONCEPTUAL BUILDING PLANNING AND DESIGN PROCESS**



## Other Considerations

**Building Security:** Another significant recommendation would be one of access and security. The main entrance to the building should be the open entrance to the building while others should be secure except for emergency egress or controlled access to outdoor activity areas. Security is one of the chief concerns of seniors.

**Entrance and Gathering Area:** An entry to the building should be one that is open, full of light, and inviting. This could be a space that adjoins a Library that is combined with a Social and Coffee service area. It could also be an area that adjoins a Craft Shop where crafts and art made by the senior participants could be displayed and sold. This combination would make for an active entry spurring conversation, social interaction, and a special feeling of support. The administrative areas, including reception, should be near this area. These serve as a monitor of the entrance while serving as a greeting and information point for new and existing seniors.

**Material Selection and Building Design:** The building should be one that reflects a sensitivity to the natural environment; both in the selection of materials and the building design itself. It is recommended that selection of materials should be one that involves Green Building principals. The spaces themselves should take into consideration orientation, natural lighting, and energy savings design principals, all of which should be geared to providing a healthy building for its occupants. Further, material selection should be one that would provide for easy maintenance and a durable life. The building should be designed for long term use as most public buildings.

**Furnishings:** Building furniture should be selected based on good design and suitability for seniors. Chairs should be light and cushioned. Tables should be suitable for the activity and flexibility of use. All furniture should be selected based on its flexibility for movement and storage. Typical heavy folding tables should not be used since they are difficult for staff to move. Adequate storage for moveable furniture should be provided throughout the facility in separate areas from the activity areas.

## **Building Matrix - Organizing and Sizing Spaces**

The following figure demonstrates very conceptually how a Senior Center building could be configured to allow expansion. No size is depicted; however, from the basic flexible pod described above, the facility can be expanded by adding “pods” of both types of activity spaces along with associated administrative and support spaces. Figure 13 shows *conceptually* how the total building begins to take shape based on functional areas and the basic flexible pod described above.

When a multitude of programs have been identified for inclusion in a facility following the functional or modular process described above, the following matrix shown in Tables 5 and 6 is useful to arrive at a quick estimate for the size of a facility and its approximate budget cost. Net costs (probable costs of construction) are divided into two major categories: Table 5 - *Building Space Costs* and Table 6 - *External Development Costs*

As the matrix shows, for a Senior Center housing the needed activity and program space described above, the building would be approximately 25,400 square feet in size, with a probable construction cost of \$3,700,000. The associated external development, testing, consultant fees and costs would be approximately \$4,000,000.

**Table 5**  
**BUILDING MATRIX – BUILDING SPACE COSTS**

RALEIGH SENIOR CENTER - NEW CENTER								
Description	Size			Qty	Net Area	Unit	Unit Cost	Net Cost
<b>Building Space Costs</b>								
<b>Administrative</b>								
Director	10	X	12	1	120	SF	175	21,000
Assistant To Director	8	X	12	1	96	SF	175	16,800
Activities Coordinator	8	X	12	1	96	SF	175	16,800
Fitness Coordinator	8	X	12	1	96	SF	175	16,800
Health Services Coordinator	8	X	12	1	96	SF	175	16,800
Admin. Conference/Meeting	12	X	12	1	144	SF	175	25,200
Admin Storage	12	X	12	1	144	SF	175	25,200
Staff Toilet	8	X	8	1	64	SF	175	11,200
<b>Activities - Quiet</b>								
Activity Room 1	24	X	32	1	768	SF	150	115,200
Activity Room 2	24	X	32	1	768	SF	150	115,200
Activity Room 3	24	X	32	1	768	SF	150	115,200
Activity Room 4	24	X	32	1	768	SF	150	115,200
Activity Room 5	24	X	32	1	768	SF	150	115,200
Activity Room 6	24	X	32	1	768	SF	150	115,200
Activity Storage	8	X	24	6	1,152	SF	125	144,000
Library / Social / Coffee	16	X	16	1	256	SF	175	44,800
Lobby / Reception	16	X	16	1	256	SF	175	44,800
Health Screening Room	12	X	12	1	144	SF	175	25,200
<b>Activities - Noisy</b>								
Billiards / Sports / TV	24	X	32	1	768	SF	175	134,400
Fitness Equipment Room	24	X	32	1	768	SF	175	134,400
Small Multipurpose	24	X	32	1	768	SF	150	115,200
Large Multipurpose	72	X	72	1	5,184	SF	150	777,600
Activity Storage	15	X	30	2	900	SF	125	112,500
KITCHEN (Catering Type) (Incl. Storage)	16	X	32	1	512	SF	200	102,400
Nutrition Site Office	12	X	12	1	144	SF	175	25,200

Support								
Rest Rooms	10	X	20	4	800	SF	200	160,000
Janitorial	10	X	10	2	200	SF	65	13,000
Sprinkler Room	12	X	8	1	96	SF	65	6,240
Electrical Room	8	X	6	1	48	SF	65	3,120
Mechanical	24	X	24	1	576	SF	65	37,440
Covered Drop-Off	24	X	24	1	576	SF	75	43,200
Covered Outdoor (Porches)	8	X	60	1	480	SF	65	31,200
Net Total Building					19,092			
Corridors/ Halls/ Access Walls, Chases, Etc.					6,364	SF	125	795,500
Sprinkler System	25,456			1		SF	2.60	66,186
Sub-Total Building					25,456	SF	143.67	3,657,386
Occupancy is based on Occupancy Classification for Building as B (Business) per NC Code								



**TABLE 6**  
**EXTERNAL DEVELOPMENT COSTS**

<b>External Development Costs</b>					
<b>Land Development -</b>					
Clearing & Grubbing			6%	6%	134,000
Grading	55,500	CY			278,500
Erosion Control			5%	5%	100,000
Stormwater			11%	11%	234,000
Paving - Car	78,200	SF	10		782,000
Walks / Paths	26,500	SF	10		265,000
Landscape -					
Trees	150	each	250		37,500
Shrubs	1,070	each	30		32,100
<b>Civil Work -</b>					
Sewer			11%	11%	234,000
Water			14%	14%	300,000
Lighting			5%	5%	100,000
<b>Subtotal External Costs</b>					<b>\$ 2,497,100</b>
<b>Professional Fees</b>					<b>\$ 593,990</b>
<b>Survey w/ Trees</b>	5	ACRE	3,500		<b>\$ 17,500</b>
<b>Geotechnical / Soils</b>					<b>\$ 80,000</b>
<b>Contingencies</b>			3%	3%	<b>\$ 201,790</b>
<b>Building Up-fit</b>					<b>\$110,000</b>
<b>Total Probable Cost (Rounded)</b>					<b>\$ 7,157,766</b>

### **Variations In Building Construction Costs**

Building costs have long been thought of in terms of competing sides of the triangle shown in Figure 9 where the three critical factors:

- Program - space and function requirements,)
- Quality - the quality of finishes and construction materials used in the facility
- Budget -funding allocated for the acquisition or construction of a facility including furnishings and long term operations

Theoretically, all three factors can be adjusted but, in reality, at least one is fixed and another strongly influenced. Consequently, if the budget is fixed and the program is growing, the quality of construction materials and finishes will be pushed down. Or, if the budget is fixed and a particular quality is desired, as the value of finishes and equipment rise, the amount of program space diminishes.

## Facility Size and Budget Recommendations

As can be seen in Tables 5 and 6 above, a single, stand-alone Senior Center fulfilling the needs expressed in the interviews and questionnaires conducted in this study will be a building of approximately 25,400 gross square feet on 5 acres of land. The budget estimate for the building is approximately \$3,657,000 and for the land development, another \$2,500,000, not including acquisition of land, assuming a suitable, city-owned parcel of land is available in a location recommended by this study. An additional \$890,000 in design costs and contingencies and \$110,000 in up-fit and furnishings should be included in the budget. As shown above, a total budget of \$7,158,000 (rounded) is recommended for a stand-alone Senior Center.

As stated at the beginning of this section, the alternate or parallel strategy is to plan either separate Senior Center Additions at existing Community Centers in suitable locations. Using the Building Matrix and the process outlined above with the *basic flexible cells* it is possible to develop an alternative budget for Senior Center additions.

**TABLE 7  
SENIOR CENTER ADDITIONS**

<b>RALEIGH SENIOR CENTER – COMMUNITY CENTER ADDITION</b>						
Description	Size	Qty	Net Area	Unit	Unit Cost	Net Cost
<b><i>Building Space Costs</i></b>						
<b><i>Administrative</i></b>						
Fitness Coordinator	12 X 12	1	144	SF	175	25,200
Admin Storage	12 X 12	1	144	SF	175	25,200
Staff Toilet	8 X 8	1	64	SF	175	11,200
<b><i>Activities - Quiet</i></b>						
Activity Room 1	24 X 32	1	768	SF	150	115,200
Lobby / Reception	16 X 16	1	256	SF	175	44,800
<b><i>Activities - Noisy</i></b>						
Small Multipurpose	24 X 32	1	768	SF	150	115,200
<b><i>Support</i></b>						
Covered Drop-Off	24 X 24	1	576	SF	75	43,200
<b><i>Net Total Building</i></b>			2,720			380,000
Corridors/ Halls/ Access Walls, Chases, Etc.			900	SF	125	112,500
Sprinkler System	3,620	1		SF	2.60	9,400
<b><i>Sub-Total Building</i></b>			<b>3,620</b>	<b>SF</b>	<b>139</b>	<b>501,900</b>

**TABLE 8  
DRAFT - 32**

**EXTERNAL DEVELOPMENT COSTS FOR SENIOR CENTER ADDITIONS**

<b>External Development Costs – Community Center Addition</b>					
<b>Land Costs</b>		0	ACRES	300,000	0
<b>Land Development -</b>					
Clearing & Grubbing			6%	6%	16,800
Grading		7,000	CY		35,700
Erosion Control			5%	5%	14,000
Stormwater			11%	11%	30,800
Paving - Car		11,500	SF	10	115,000
Walks / Paths		3,900	SF	10	39,000
Trees		20	each	250	37,500
Shrubs		150	each	30	32,100
<b>Civil Work -</b>					
Sewer			11%	11%	30,800
Water			14%	14%	39,200
Lighting			5%	5%	14,000
<b>Subtotal External Costs</b>					<b>\$ 404,900</b>
<b>Professional Fees</b>					<b>\$ 136,000</b>
<b>Survey w/ Trees</b>		1	ACRE	3,500	<b>\$ 3,500</b>
<b>Geotechnical / Soils</b>					<b>\$ 10,000</b>
<b>Contingencies</b>			3%	3%	<b>\$ 27,200</b>
<b>Building Up-fit</b>					<b>\$15,000</b>
<b>Total Probable Cost (Rounded)</b>					<b>\$ 1,098,500</b>

As can be seen in Tables 7 and 8 above, an addition to an existing Community Center, to serve as a satellite Senior Center fulfilling a portion of the needs expressed in the interviews and questionnaires conducted in this study, will be an addition of approximately 3,600 gross square feet on 0.5 acre of land. The budget estimate for the building is approximately \$502,000, and for the land development, another \$405,000 – not including acquisition of land. An additional \$192,000 in design costs and contingencies is required. As shown above, and total budget of \$1,098,500 is recommended for a satellite Senior Center.

## **V. SITE RECOMMENDATIONS**

### **Site Selection for a Single Center**

The following was used to determine a site size that would be considered to be suitable for a single Senior Center building and associated facilities, meeting the needs expressed by the seniors who participated in the study and those individuals from the City of Raleigh who also assisted in this study.

Based on the information gathered from the questionnaire and the various focus groups, the following outdoor spaces are considered to be a part of the proposed Senior Center:

- An Outdoor exercise space: Estimated 25' x 30' = 750 SF
- Garden spaces: Approximately 10 plots, each estimated 5' x 10' = 500 SF
- Shuffleboard / Bocce Ball court / general game area: Estimated 40' x 60' = 2400 SF
- Outdoor walking path: 1 mile minimum length, flat path (This could be placed on virtually any site without adding to the overall size of the site)
- Outdoor picnic shelter: Estimated 20' x 40'

Also requested, but not added into this model, is an indoor pool.

The building is estimated to cover 25,400 square feet. In addition to the building footprint, area will need to be added to allow for the building location; this is estimated to take 1.5 times the building footprint (36,504 SF).

Additionally, parking and driveways will be required:

- A Senior Center will go into the use classification of Community Center which has a parking requirement of one space per 200 SF
- With 25,400 SF and handicap spaces, parking will need to be provided for an estimated 125 spaces of approximately 9' x 18' each (20,250 SF)
- Driveways to the parking and behind each parking space will require an estimated 54,000 SF (this could potentially be greatly reduced or increased depending on the access, slopes and shape of the parcel of land that is selected for the site)

The City of Raleigh Tree Conservation Ordinance (TC-7-04) will be brought into effect for any parcel over two acres, assuming a relatively square site, which would translate to 50' perimeter areas, or up to 15% of the total area depending on the zoning. At five acres, this equals 32,670 square feet. The total site size is estimated to be a minimum of 172,210 SF, or a minimum of four acres. In order to adequately site this structure and to take into consideration site shape and slope, it is recommended that 5 acres be considered as a minimum for the site.

### **Site Selection for Additions to Existing City Facilities**

As previously stated, it became increasingly evident during the course of the study that the City already had a great deal of the facilities requested by the seniors. These facilities are currently being used as integral parts of existing parks and community centers. One option that became increasingly evident from this study was for the City to add senior amenities and/or services to

already existing facilities. This would allow for facilities to be spread out among the population, thus easing any potential transportation difficulties for the city's senior citizens. It would also allow the City to use existing sites already available. With these criteria, the following site criteria were formulated. As shown in the previous section, this can be used to develop size and cost needs for the individual

Building Module size is estimated at 3,620 square feet. In addition to the building footprint, area will need to be added to allow for the building locating. This is estimated to take 1.5 times the building footprint, or 5,430 square feet.

In addition to the building addition itself, parking and driveways will be required. Because a Senior Center is in the Land Use classification of Community Center, there is a parking requirement of one space per 200 square feet, including an estimated eight handicap parking spaces and associated aisles. The total paved area is estimated at 11,500 square feet. This could potentially be greatly reduced or increased depending on the access, slopes and shape of the parcel of land that is selected for the site.

Again, City of Raleigh Code TC-7-04 will be brought into effect for any parcel over two acres. It is not likely that this will be brought into effect with this size of development

Total site size is estimated to be a minimum of 20,800 SF, or a minimum of 0.48 acres. In order to adequately site this structure and to take into consideration site shape and slope, it is recommended that .5 acres be considered as a minimum for the site.

### **Site Selection Overview and Recommendations**

Using the information gathered in the earlier phases of this effort, three location criteria stood out above the others. First, seniors did not like to travel more than 15 or 20 minutes to participate in a senior activity/program. Second, to meet the desire for outdoor activities and walking trails, the center should be sited close or adjacent to a city park with trails or with access to a greenway trail. Thirdly, related location criteria were that the center be located on a major transportation or bus route, and where possible, on land already owned by the City of Raleigh. Other comments from expressed by seniors were that it would be convenient to be close to libraries or universities, in close proximity to an indoor or aquatic facility, and for health and wellness screening, it should be near existing major medical facilities.

The team utilized several databases of information managed by both the City of Raleigh and Wake County GIS offices in finding and assessing possible senior center locations, and a number of *derived data coverages* were created using the procedures described in Appendix E to narrow in on the more relevant data. The steps used in creating these derived data coverages can be summarized as follows:

1. Create a GIS database of census data in the Study Area – this study was concerned mainly with seniors residing within the City of Raleigh. The study area roughly encompasses all the existing senior clubs and the population within a 2-mile radius of the clubs and all city jurisdictions between.
2. Create a GIS database of land-parcel information within the Study Area – Since the site will likely be within the study area, parcel data outside this area could be eliminated.
3. Import GIS databases coverages for Capital Area Transit (CAT) routes, street centerlines, major transportation corridors, locations of senior clubs, Wake County schools, fire stations, EMS stations, police stations, libraries and hydrology.

The census data is gathered in *census blocks*. The data in the census blocks within the study area were evaluated by the densities of seniors (individuals 55 to 64, 65 to 74, 75 to 84 and over 85 years in age) and shown on a map. This was in order to evaluate possible sites with respect to the densities of senior citizens.

Next, because distance was important, and several seniors had stated that they would walk to a center if it were close enough, a scoring system was introduced into site selection that ranked a site higher if it was closer to a public transportation route, a current park or city recreation facility, or a greenway. Many of the questionnaire respondents and focus group participants (86%) indicated that they would prefer no more than a thirty-minute commute to the senior center. The speed limit on major thoroughfares is posted at 55 mph with connector street speed limits at 45 mph. Determining the senior population within a three-mile radius of potential satellite sites would thus be instrumental in understanding a major portion of the travel time associated with a potential satellite. The steps taken to create this site scoring system for the three main criteria stated above is described in detail in Appendix E.

Based on focus group meetings and team discussions with the City of Raleigh's Parks and Recreation Department, proximity to public transportation and major thoroughfares was determined as a major factor in identifying potential senior center sites. Approximately 17,000 seniors per month use the public transportation system, with the heaviest ridership on WakeMed, South Sanders, Falls of the Neuse, Capital Blvd, and Rex Hospital bus routes.

<b>TOP 5 ROUTES USED BY SENIORS</b>
Wake Med
South Saunders
Falls of Neuse
Capital
Rex Hospital

There were a significant number of seniors, both in focus groups and those answering the questionnaire, that identified outdoor activities as an important characteristic of the senior center. The types of outdoor activities requested ranged from outdoor low-impact aerobics to swimming and therapeutic aquatics. To accommodate these requests, potential sites can be selected based on it's proximity to existing recreation centers with such amenities as walking trails, managed open spaces, and aquatics. A GIS Spatial Model, also shown in Appendix E, was developed to show the proximity of tax parcels to existing parks. The land parcels that ranked most suitable for the location of a senior center, based on the weighted overlay described above, were assembled in a database and graphically shown in red surrounded by the light yellow circles in Figure 10 that is located in Appendix E.

### **Review of Potential Sites**

As stated above, for the purposes of demonstrating the site prioritization potential of this model, a dataset of suitable sites established by the process described above was evaluated against the senior demographic data within a half-mile radius of each of the potential sites. A report (LOCATED IN APPENDIX E) presents a ranking of the suitable sites from the site with the highest number of senior citizens within the half mile buffer to the site, which although it still meets the basic location criteria, has the lowest number of senior citizens near it. Many sites

were not suitable for the building program and therefore were immediately removed from the list of potential sites.

At this point in the process, the analysis begins to be more *subjective*. For example, when examined on a map, the top site might make sense geographically since it is in an area of higher density senior population, but the next one is out on the northwest fringe of the study area in an area of lesser density. This could be due partly to the overall size of the census blocks, but looking at the senior population demographics, these two sites are actually on the top of the list because of the high number of seniors in the 59-year-old to 64-year-old range. A second level of subjective analysis involves ownership. If a suitable, high-ranking parcel is owned by the city, then property acquisition costs can be avoided.

The third level of the subjective analysis of these potential sites comes from an actual view of the parcels themselves and a determination of available land sufficient to construct a Senior Center and its accompanying site amenities and parking. It should be noted here that, even if some of the sites identified higher in the table are not selected for the single, stand-alone Senior Center, they are at least good candidates for satellite expansions of senior programs.

The final part of the subjective analysis of the potential sites requires an examination of wetland areas, flood hazard areas and stream buffers. If the available land on a parcel is taken up by these natural impedances to development, it obviously becomes less suitable. In order to quickly identify the presence of these features, another GIS database was created with the criteria of whether or not a stream or flood hazard area *touched* the parcel. The research team and staff also reviewed these sites on a case by case basis.

### **Site Recommendations**

Table 10 lists the most suitable sites based on the GIS model and a thorough analysis by the research team and staff. The table predominantly shows city-owned sites but also lists two sites identified by staff as potential locations of a new center. A portion of this table is also dedicated to describing the sites, the existing condition and future plans.

The sites were reviewed beyond whether the site was physically suitable. The research team and staff discussed *existing* opportunities on site or in close proximity that could contribute to the overall senior program for the center (ie – other recreational amenities, trails / greenways, nearby medical facilities and etc). A review of the future master plans for each, opportunities for the inter-connectivity of programming and maximization of spaces was also discussed (ie – Laurel Hills Park has a proposed aquatics facility in its Master Plan).

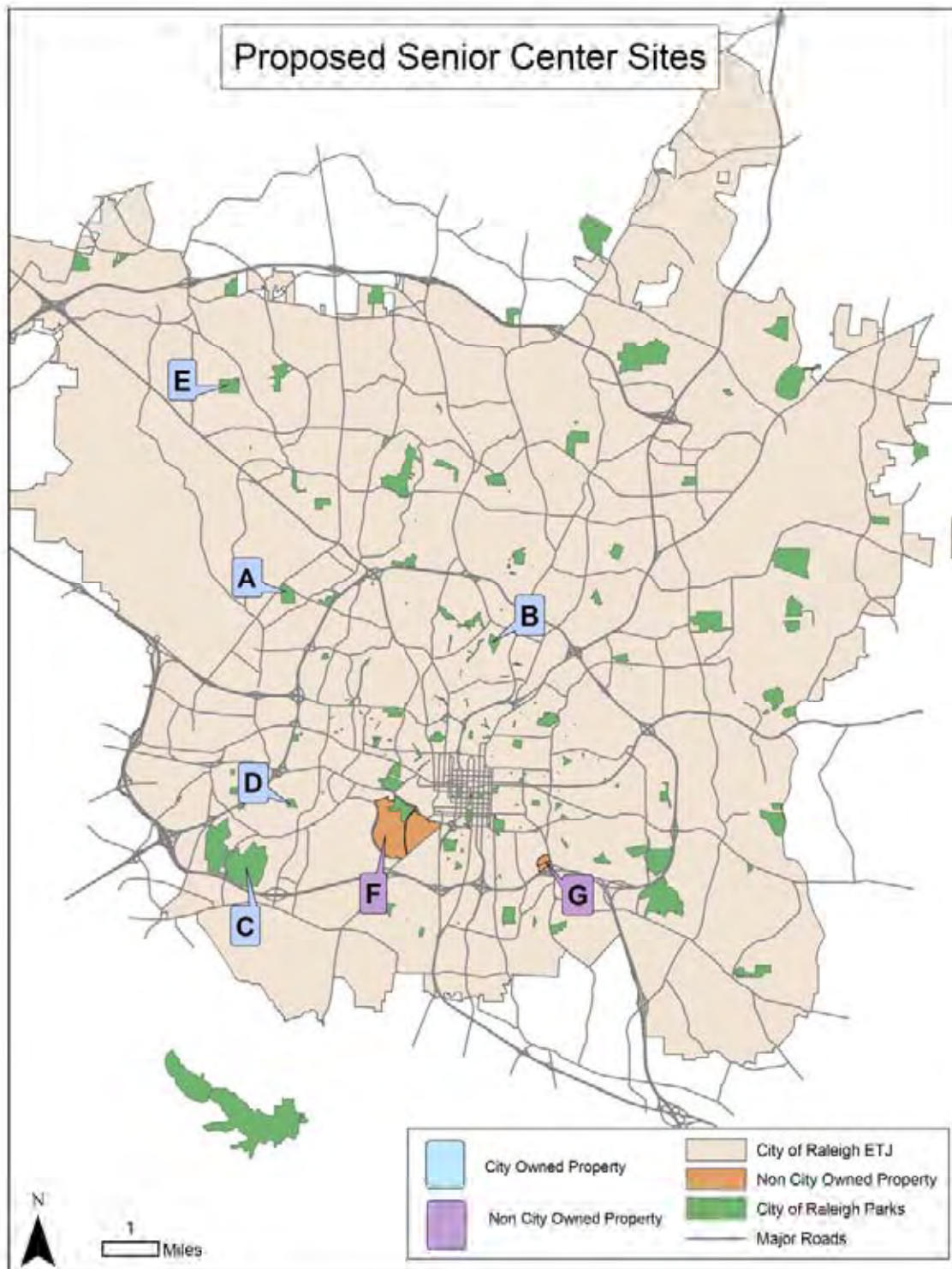
**TABLE 10**  
**DESCRIPTION OF PROPOSED SITES**

Map Key	Proposed Location	Description of Site and Opportunities
<b>A</b>	<b>Laurel Hills Park</b>	<ul style="list-style-type: none"> <li>• 48.3 Acres</li> <li>• Proximity to existing CAT bus route</li> <li>• Located on major transportation corridor (Edwards Mill Road) with good access</li> <li>• Close to Rex Hospital facilities</li> <li>• Existing facilities at the park will contribute to the overall Senior program (Including athletic fields, gymnasium, etc)</li> <li>• Master Plan contains a proposed aquatics facility that could be used cooperatively between existing community center</li> <li>• Connectivity to the Capital Greenway System and Crabtree Valley Mall</li> </ul>
<b>B</b>	<b>Kiwanis Park</b>	<ul style="list-style-type: none"> <li>• 24.14 Acres</li> <li>• Central geographic location within the city</li> <li>• Large portion of the site is undeveloped (<u>but</u> in 500 year flood plain)</li> <li>• Close proximity to existing CAT bus route</li> <li>• Site connected to the Capital Area Greenway System</li> </ul>
<b>C</b>	<b>Lake Johnson Park</b>	<ul style="list-style-type: none"> <li>• 471.96 Acres</li> <li>• Proximity to existing CAT bus route</li> <li>• Park has an existing seasonal pool</li> <li>• Master Plan contains a community facility</li> <li>• Broad array for other outdoor recreational opportunities exist on site including boating, fishing, swimming, trails and more.</li> </ul>
<b>D</b>	<b>Kentwood Park</b>	<ul style="list-style-type: none"> <li>• 14.63 Acres</li> <li>• Close proximity to CAT bus route</li> <li>• Site is largely undeveloped but the Center would conflict with existing disc golf course</li> </ul>
<b>E</b>	<b>Leesville Road Park</b>	<ul style="list-style-type: none"> <li>• 55.15 Acres</li> <li>• Site is completely undeveloped and still in planning stage</li> <li>• DRAFT plan to date recommends a community center and library</li> </ul>
<b>F</b>	<b><i>*Dorothea Dix Property</i></b>	<ul style="list-style-type: none"> <li>• 300+ Acres</li> <li>• Close Proximity to both TTA and CAT bus routes</li> <li>• Potential for adaptive re-use of existing buildings</li> </ul>
<b>G</b>	<b><i>*Watson Flea Market</i></b>	<ul style="list-style-type: none"> <li>• 29.79 Acres (Combination of two parcels)</li> <li>• Close proximity to existing CAT bus route</li> <li>• Located on major transportation route and interstate</li> </ul>

*\*Both the Dorothea Dix Property and the Watson Flea Market area are not city owned.*

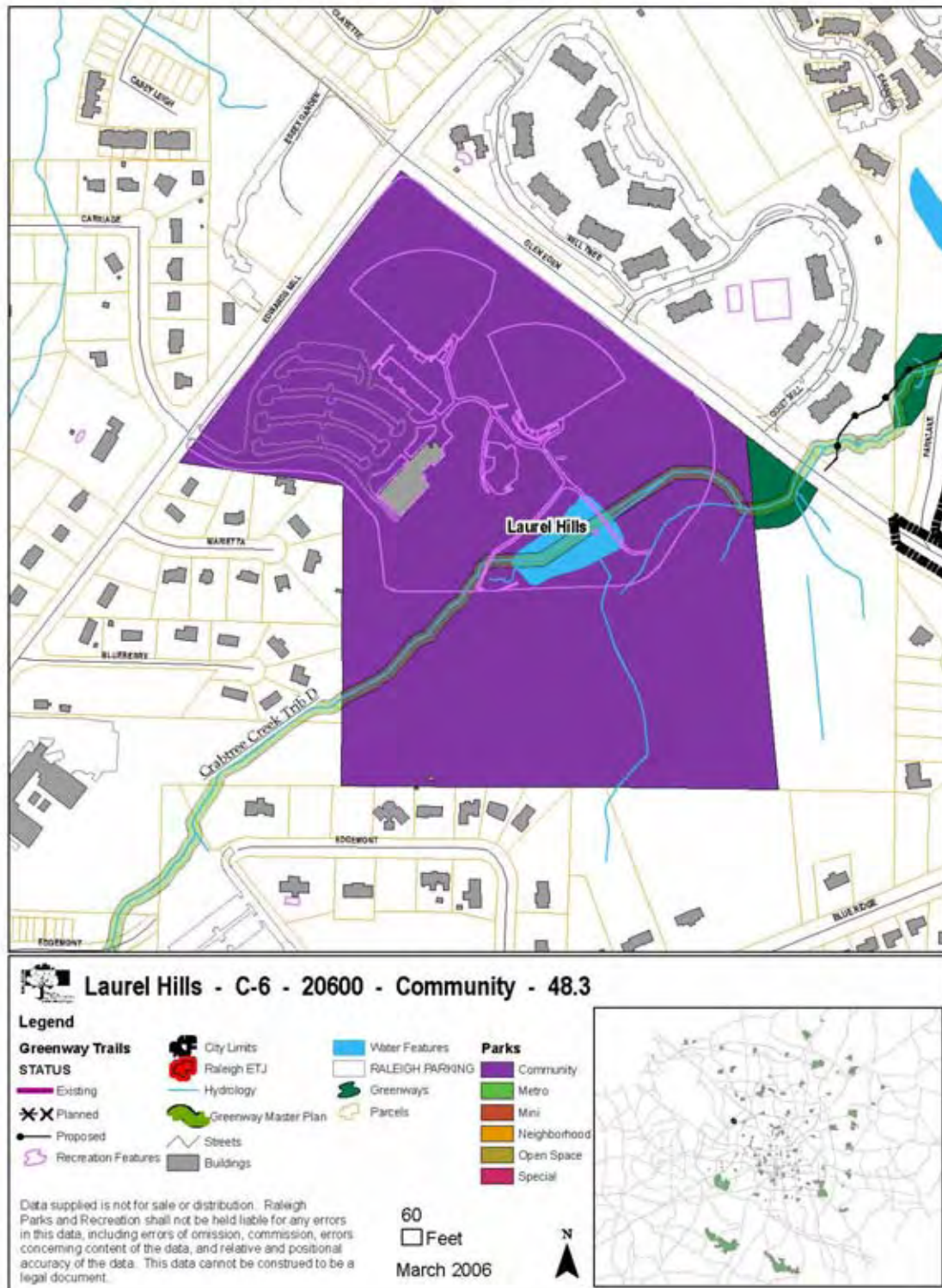


**FIGURE 10**  
**OVERALL MAP OF PROPOSED SENIOR CENTER SITES**



The following series of maps show the proposed sites in Table 10. There are also additional maps for each site located in Appendix E.

**Figure 11**  
**Site A – Laurel Hills Park**





**Figure 12**  
**Site B – Kiwanis Park**

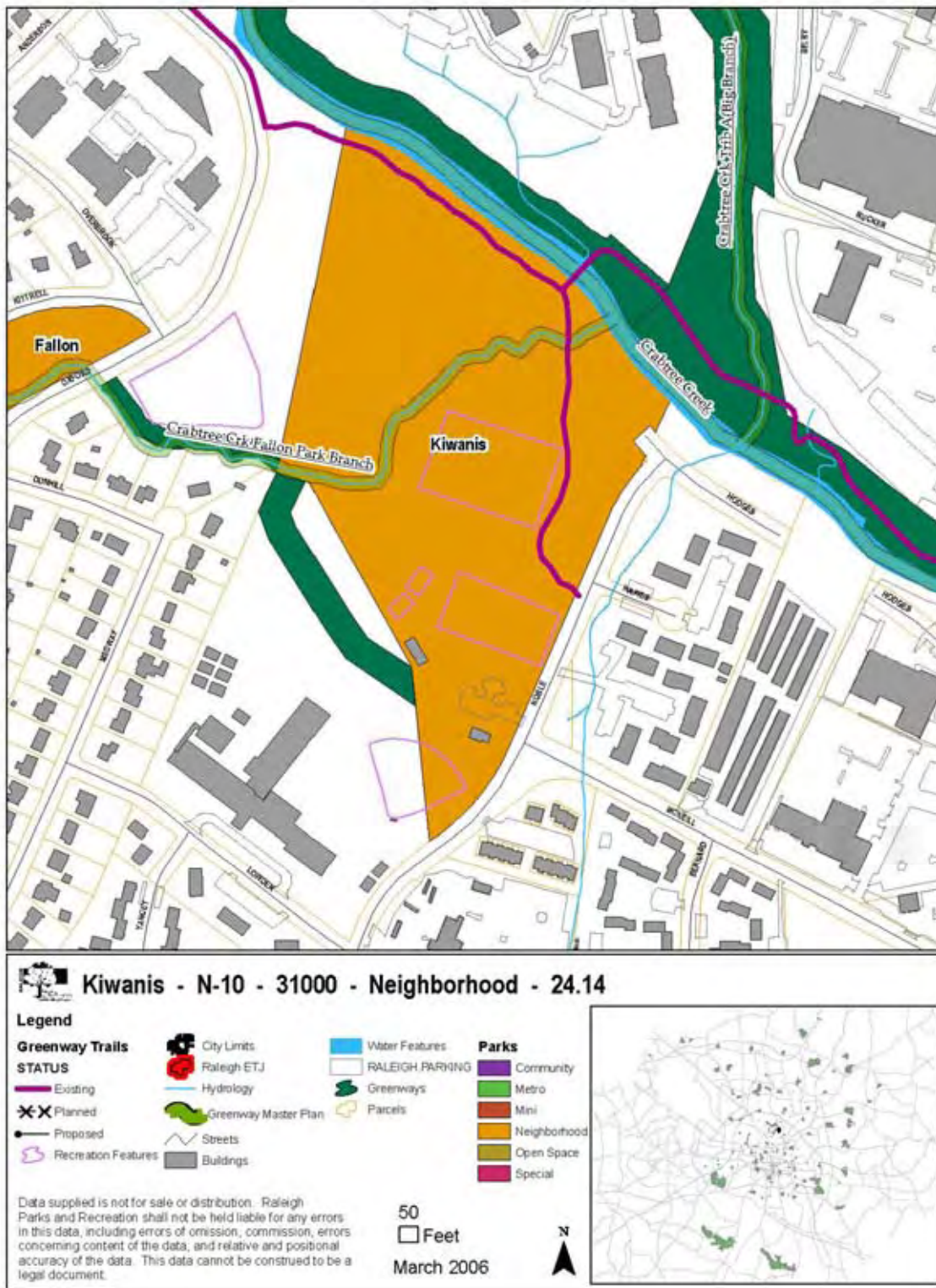
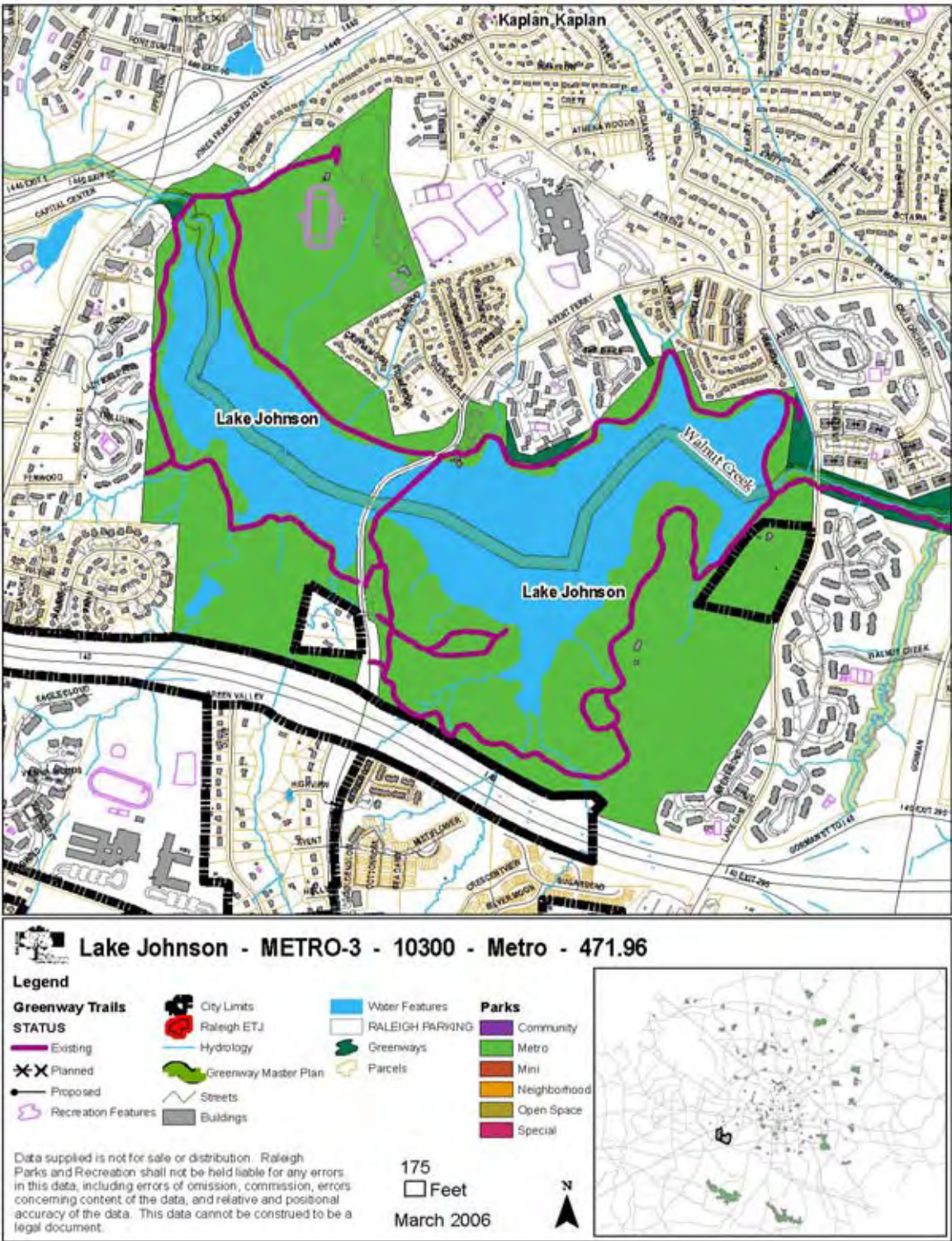


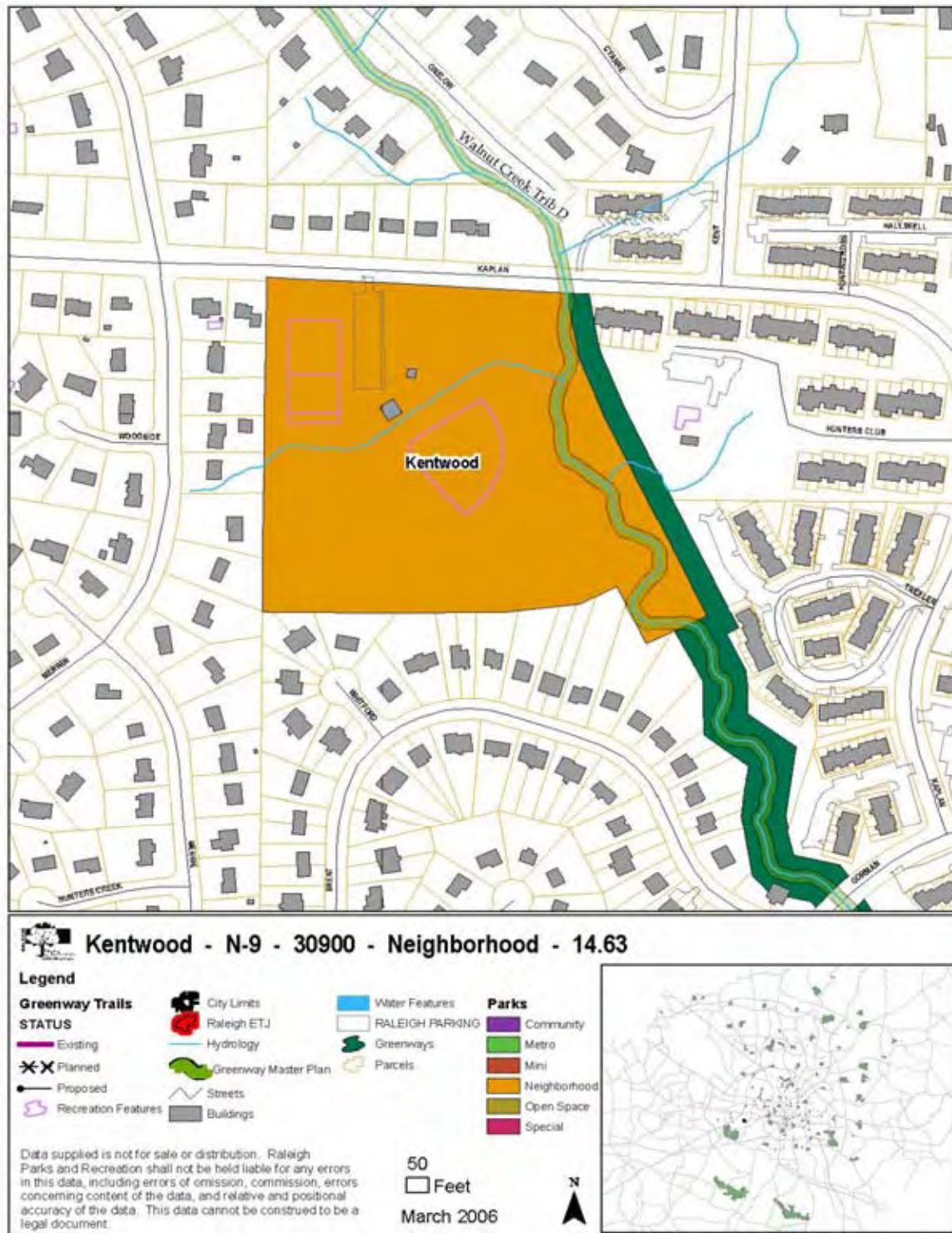


Figure 13  
Site C – Lake Johnson Park

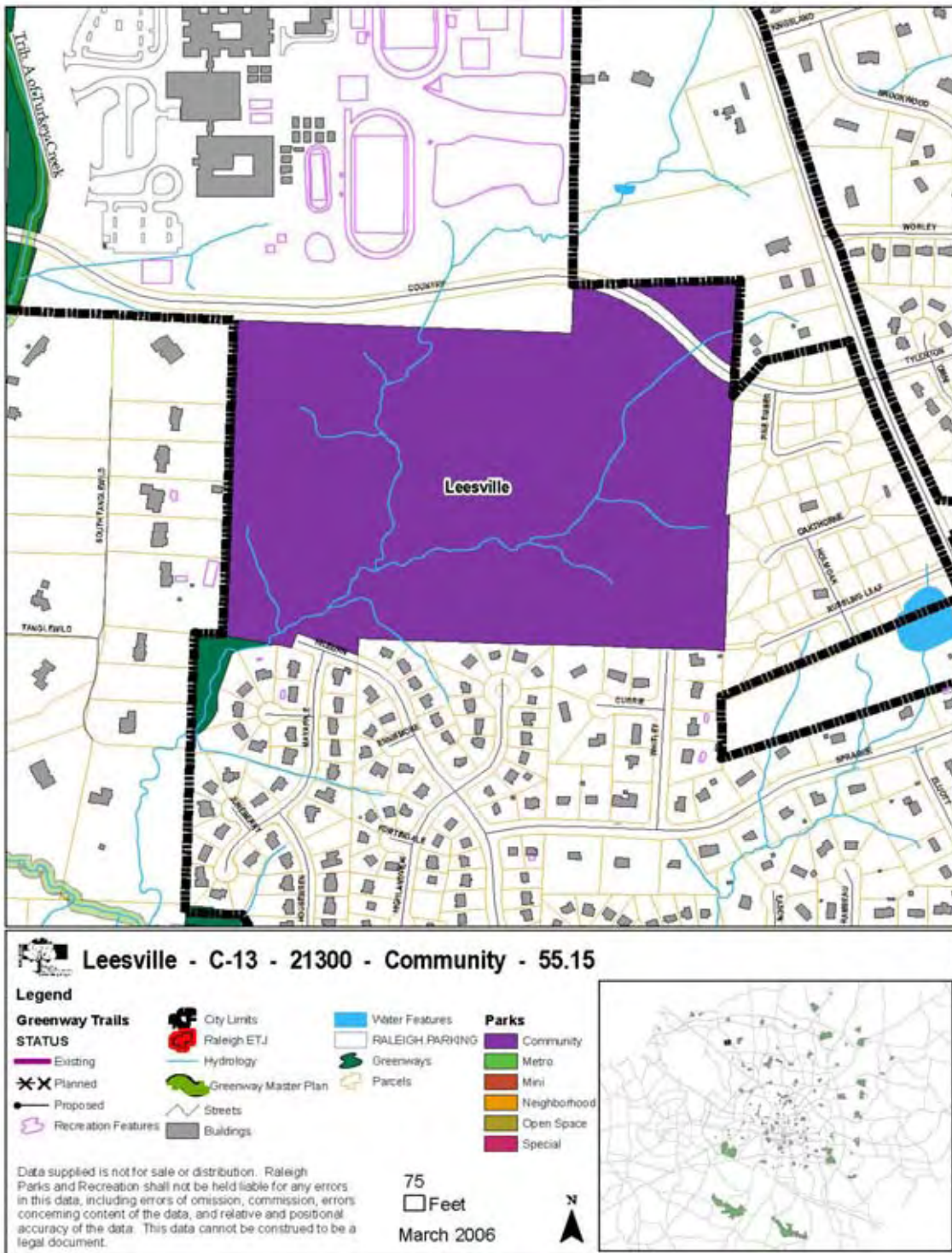




**Figure 14**  
**Site D – Kentwood Park**



**Figure 15**  
**Site E – Leesville Road Park**



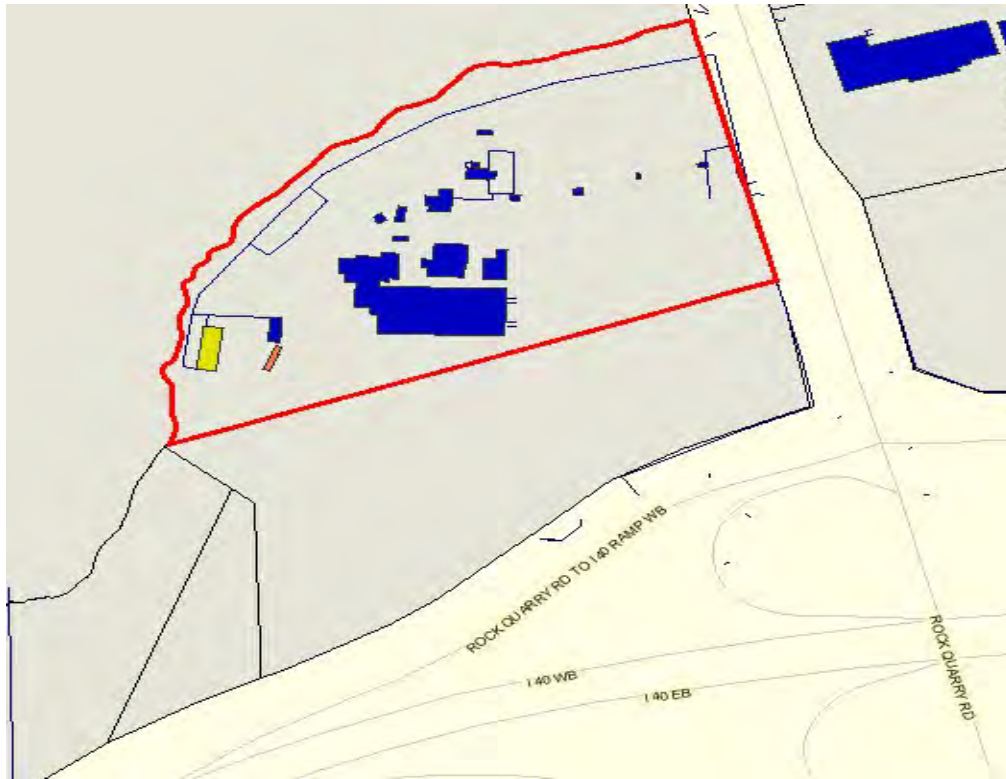


**Figure 16**  
**Site F – \*Dorothea Dix Property (Not City-owned)**



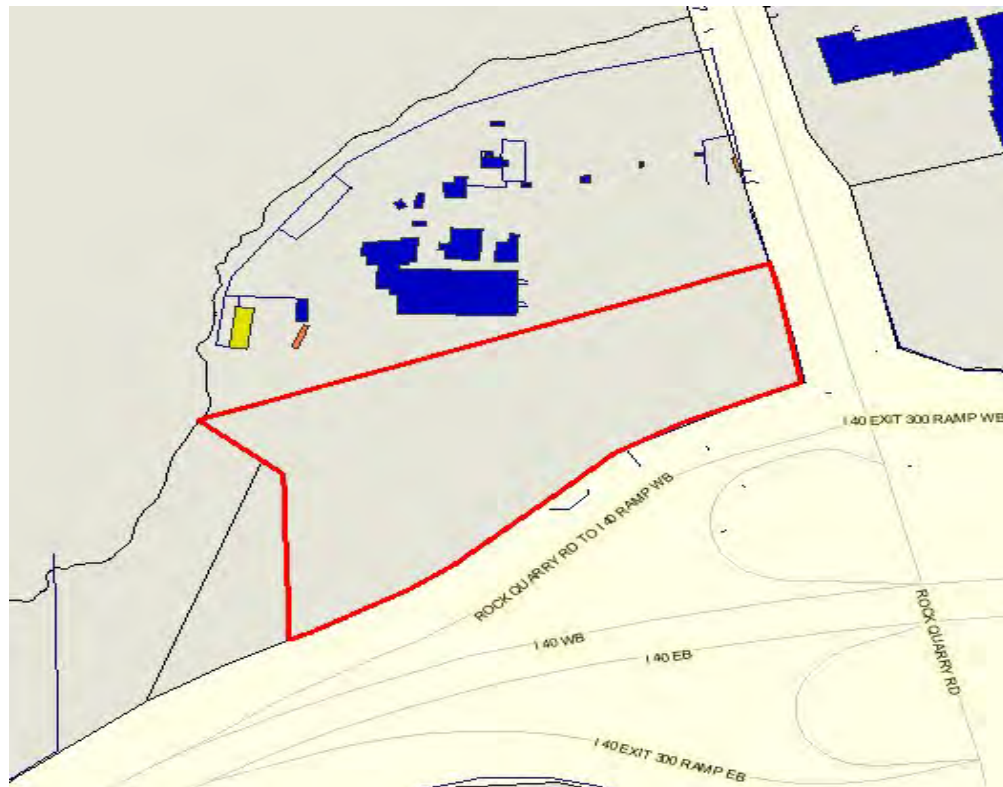


**Figure 17**  
**Site G1 – \*Watson Flea Market Site (Not City-owned)**





**Figure 18**  
**Site G2 – MCGE Rock Quarry Rd LLC (Not City-owned)**



## **VI. MANAGEMENT AND OPERATIONS**

### **Administrative and Operational Needs**

As the “baby boomers” approach senior status, the study of attitudes and preferences of the future senior population suggest that retirement will come later or not at all, and thus rather differing levels of “semi-retirement” are anticipated by this study. Separation from the younger population is not anticipated as a strong preference, except when safety is a concern. In assessing the future needs of seniors, it is apparent that the preferred level of physical activity will be greater than the current senior population exhibits; that coordinated “outings,” connections to greenways, bike trails and aquatics facilities, and even sports viewing rooms and coffee bars will be a significant part of providing senior services; and that coordination of available programs and activities will be very important in creating the senior-friendly community envisioned for the City of Raleigh. It is also true that the senior center providing for the most basic needs such as nutritional guidance, meals and social activities, will be in demand, perhaps as never before. The key in developing such a senior center involves appropriate planning for maximizing use of the facilities. Typically, the peak hours for senior activities in the Raleigh area are between the hours of 10:00am and 12:00noon, with a diminishing amount of activities in the afternoon, and a few senior clubs meeting in the evenings. This allows for additional uses of the facilities in the afternoons, evenings and weekends. Consistent and coordinated efforts to increase use of facilities would be ideal and may offer significant opportunities to generate additional revenue.

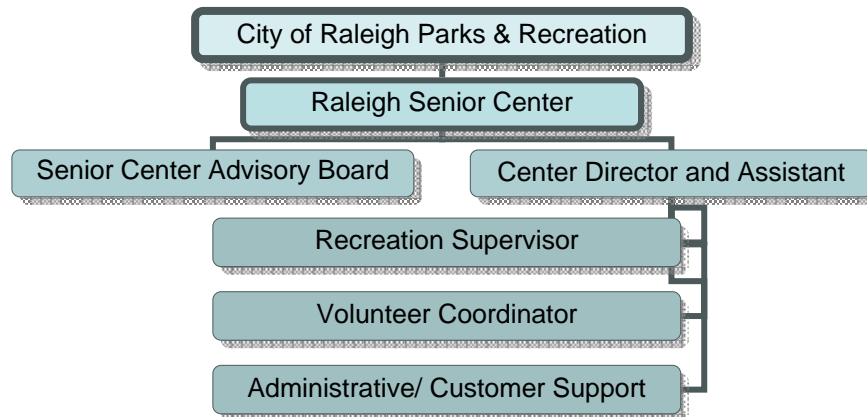
Perhaps most important, the governance of the senior center and its programs should include the user group. Working off the model already in place in the senior clubs, an Advisory Board could be established to provide program and scheduling input and direction, and work in cooperation with the center Director. This would provide a vehicle that would allow the population being served to have direct and meaningful involvement in the operation of the senior center facilities and programs.

Secondly, and in addition to the programs identified as desirable for physical, social and educational activities, a program focusing on volunteerism and appropriate projects for volunteers should be initiated. From evidence of volunteer programs already in existence with Resources for Seniors, it is believed that there are a large number of senior citizens, particularly those recently retired or semi-retired, who want to maintain involvement in the community and to contribute in vital necessary activities. These seniors may not want to be committed for long periods of time or to create for themselves obligations that limit their time and freedom. These people continue to be important assets to the community and could benefit by volunteering their services, expertise, time and effort through appropriate and effective coordination of volunteer projects and programs.

Such a program should involve a volunteer coordinator who would identify projects that could be done effectively by volunteers from a group of citizens expressing interest in such activities. Such an organization would provide a valuable means of accomplishing projects or tasks throughout the community on both public and private properties that may not be otherwise possible. Such a program could provide an outlet for those seniors who continue to be vital, contributing in a less structured way that previous employment would allow.

The following diagram illustrates a proposed model for the organization of the Senior Center administrative and advisory structure that would include the volunteer program described.

**FIGURE 19**  
**PROPOSED SENIOR CENTER ORGANIZATIONAL DIAGRAM**



Since one of the recommendations of this study is to provide expansions at existing Community Centers in support of additional senior programs, and since the current practice is for the Center Director of centers where a senior club meets to be the club's "Leaders," the current practice of having the Community Center Director and involved in senior activities could continue, with perhaps only the addition of a staff member as Recreation Supervisor, Volunteer Coordinator, or Customer Support as the program needs dictate.

One possible option that the City has for operating a proposed facility is to create a non-profit organization, a 501(c)(3). This would provide the center with the advantage of being exempt from paying Federal taxes and would allow individuals and organizations who make contributions to claim a deduction on their federal taxes.

## VII. PROJECTED BUDGET AND FUNDING

### Capital Costs

The following is a budget estimate of what the construction and outfitting of a new Senior Center for Raleigh may cost, based on the space programming described earlier in this study. As also shown below, the construction of satellite senior activity additions to existing Community Centers would be proportionately less, and could occur sooner with available funding.

Please note that no Land Acquisition Costs are included in either group.

Senior Center (24,400 Gross Square Feet)

<b>Order of Magnitude Building Construction Cost</b>	<b>\$ 3,657,386</b>
External Development Cost	\$ 2,497,100
Furniture, Fees, Survey, Testing, Contingency, etc.	\$ 1,003,280
<b>Total Preliminary Construction Budget</b>	<b>\$ 7,157,766</b>

Satellite Senior Activity Addition (3,600 Gross Square Feet on City Land)

<b>Order of Magnitude Building Construction Cost</b>	<b>\$ 501,900</b>
External Development Cost	\$ 404,900
Furniture, Fees, Survey, Testing, Contingency, etc.	\$ 191,700
<b>Total Preliminary Construction Budget</b>	<b>\$ 1,098,500</b>

### Operating Costs

The following expense analysis is a synopsis of projections made from review of operation budgets of nearby senior centers and cost at existing City of Raleigh Community Centers. This included information provided by the Cary, Garner, Fayetteville and Northern Wake Senior Centers concerning their operating costs and sources of revenue.

**TABLE 11**  
**PROBABLE EXPENSE SUMMARY**

<b>EXPENSE SUMMARY</b>		
New Raleigh Senior Center		February 2007
Description	Expenses Expressed in a Range	
<b>Personnel Services</b>	<b>\$ 122,100</b>	<b>\$ 160,700</b>
Full Time Permanent Salaries (2)	80,000	95,000
Part-Time Salaries	15,000	30,000
Overtime	0	600
Employee Benefits	26,100	35,100
Employee Training and Travel	1,000	1,500
<b>Commodities</b>	<b>16,500</b>	<b>19,000</b>
Uniforms	500	600
Contracted Services	10,000	12,000
Advertisement	2,000	2,200
Printing	4,000	4,200
<b>Maintenance/Repairs/Supplies</b>	<b>33,000</b>	<b>36,000</b>
Office and Program Supplies	23,000	25,000
Vehicle	0	0
Repairs to Building/Structure	10,000	11,000
<b>Utilities</b>	<b>49,000</b>	<b>53,500</b>
Telephone / Internet / Security System	5,000	5,500
Utilities	44,000	48,000
<b>Total Probable Expenses (rounded)</b>	<b>\$ 220,600</b>	<b>\$ 269,200</b>

## Revenue Potential

Revenue figures for both the construction and operation of senior centers came from a wide variety of sources as the team researched senior centers inside and outside of North Carolina. Basically revenue “streams” can be thought of in four categories: 1) Government funding, including Federal, State, County and Municipal; 2) Private Donations, 3) Participant fees; and 4) Space Rental, Leasing and Use fees.

The following list is just a sampling of funding and revenue opportunities that could be explored for both construction and operating costs:

**State General Purpose Funding** is the only one that goes directly to senior centers, and the amount depends on whether the center is certified and at what level. The total allocation this fiscal year (2006) was \$1.26 million. All the centers on the list on the division's website receive at least one share of these funds, but centers of merit receive

two shares, and centers of excellence, three. This year that was \$5,123, \$10,245, and \$15,368 respectively.

The other sources of funds are sent to the Area Agencies on Aging which disburse them. Outreach in 2006 was \$100,000 for all 17 regions. The cost of operations was \$2.9 million, but only 15 of the regions applied for funds (there's a 25% match), and Title III-D funds totaled \$700,000 for all 17 regions.

**Resources for Seniors** - For centers operated by Resources for Seniors, a major source of funding – unusual among the centers reviewed by the Center for Aging Research and Educational Services (CARES) – was a Robert Wood Johnson grant to participate in a research study. Otherwise, many Resources for Seniors centers raise money from various smaller events such as evening dances, yard sales, spaghetti dinners, quilt drawings, craft booths/sales. They also participate in Food Lion's "Shop and Share" program (similar to the way schools get extra funding), as do a few other centers. A number of centers have craft shops where participants sell things they've made and the center gets a share of the money.

**Civitans or Rotary** - Some centers have close partnerships with local service organizations such as the Civitans or Rotary Club International, or with faith organizations or their foundations. Others get sponsorships for some activities from local long-term care providers such as assisted living, home health, and nursing homes. Most have direct-fund drives or offer possibilities for memorial donations. These, however, probably provide relatively small amounts of money for specific purposes or events.

Many centers collaborate with community colleges and universities to get classes at low cost for participants. Others host students for various reasons, and in exchange get such things as free blood pressure screenings from nursing students. Many collaborate closely with local volunteer coordinators and have help with staffing that way, and others participate in the Title V training program and get at least temporary employees funded by another source.

According to the work done by CARES, senior center Directors in North Carolina are a remarkably resourceful group of people when it comes to operating on shoestring budgets. Many Senior Centers throughout the country have been constructed completely with private donations on land either acquired or donated. For example, a large computer, software or telecommunications company would donate the computer and telecommunications equipment; a large fitness and health company would donate fitness equipment; and extension programs offered by universities and major hospitals might donate the cost of constructing educational facilities or health-screening rooms. Our review of senior centers outside the state of North Carolina found that several centers from Virginia to New England were entirely constructed and furnished with donated funds. Many have also been constructed by local government and operated by a separate, not-for-profit (501 3C) organization, and others are associated with United Way funding. Table 12, below, shows a nominal annual donation toward revenue from an organization such as United Way based on revenue sheets from centers in Richmond and Charlottesville, Virginia.

The following revenue analysis is similarly adjusted from information obtained from other senior centers. Although, as described below, the feelings among seniors about activity or participant fees were widely varied, the analysis below includes a \$10 per year activity fee for at least 2,000 participants. This could be applied to all senior programs and activities in all locations throughout the city.

**TABLE 12**  
**REVENUE POTENTIAL SUMMARY**

<b>REVENUE SUMMARY</b>		
New Raleigh Senior Center		January 2007
Description	Revenue Expressed in a Range	
<b>Grants and Government Subsidies</b>	\$ 65,000	\$ 95,000
Federal Grant Programs for Seniors	50,000	75,000
Parks & Rec. Senior Programs	15,000	20,000
<b>Local Generated Revenue</b>	55,000	85,000
Facility/Space Rental	25,000	40,000
Program Activity Fees	20,000	25,000
Private Charitable Donations (1)	10,000	20,000
<b>Total Potential Revenue (rounded)</b>	<b>\$ 120,000</b>	<b>\$ 180,000</b>
Cost Recovery Potential – Worst Case	48%	
Cost Recovery Potential – Best Case	89%	
Cost Recovery Potential – Average	69%	
Annual Subsidy – Worse Case	\$ 129,000	
Annual Subsidy – Best Case	\$ 22,000	
Annual Subsidy – Average	\$ 56,000	

(1) Estimate based on report from senior center in Richmond, VA and existing revenues with the City of Raleigh Senior Program and Community Centers

In all of the focus groups, there was consensus that participants should pay the material costs involved with projects, and the actual costs associated with trips and outings. Opinions varied widely on the subject of participant fees or dues from nothing to the amount paid locally for membership in the YMCA or YWCA (about \$480.00.) All participants in one group thought that the term “membership” for a Senior Center was not appropriate in that the facility should be a public facility and open to the general public, and though they were willing to pay an annual general activity fee, concern was expressed for individuals who desired to participate who were unable to pay a fee.

The significant demand for consistent meal service to be associated with a new Senior Center suggests that with appropriate facilities and coordination with other local programs, there is an opportunity to secure funding for the program. Grants for meal programs are among the most accessible and should be pursued.

Finally, one of the most intriguing ideas for revenue to come out of this study is the inclusion of a commercial coffee shop (Starbuck, Caribou, etc.) in the Senior Center. The rationale for this is that many seniors meet in the morning for anything from social gathering to bible studies to checking the internet, and their meeting may as well be at the Senior Center with additional benefit of the revenue from the commercial leased space.

## **APPENDIX A – Notes from Kick-off Meeting**

### **Notes from the Raleigh Senior Center Feasibility Study July 13 Kick-off meeting**

- Vic Lebsock made an introduction of the project and the presenters for the meeting pointing out that this is a Feasibility Study not the planning for an actual specific building.
- A presentation was then made to the attendees by the Taylor Wiseman and Taylor design team – see the Powerpoint presentation and meeting outline for details from this presentation. This was followed by a question and answer period.

The following questions were posed individuals in the group to the team:

Q: Why could Raleigh not buy and use the YWCA?

A: This is a Feasibility Study and, while the possibility of using existing facilities does exist, part of the purpose of this study is to determine whether that is a good route to use in accomplishing the goal of providing a Senior Center. It was pointed out by several staff members from the City and TWT that the YWCA facility itself has already been sold and is no longer available.

Q: What about Dorthea Dix as an option?

A: This is again a potentially viable choice. Again, the attendees were reminded that this is a Feasibility Study and part of the process is to consider multiple options.

Q: Why are we not using information from other City Senior facilities?

A: We are obtaining input from other area Senior facilities. This input will be incorporated into the study.

Q: Have you studied the Senior Center at Morehead City?

A: No, that center has not been studied at this time.

D: At this point, other Senior centers were also queried as possible templates for a Senior center for Raleigh.

Q: Why are you not just using the information taken from the Whitaker Mill focus group?

A: This information is valuable input and will be considered. However, it is not the only input to be considered. Whitaker Mill is utilized by a small part of the total number of Seniors in Raleigh, and the input of the rest of the Senior population is also very valuable.

Q: Why not consider a phased approach? Why not do something temporarily for the immediate need and then something more permanent during a future phase?

A: This might also be a possible conclusion resulting from this study.

Q: Have you considered how long it takes to get something up and running? What will the Seniors use in the interim?

A: This is also something that might be answered through the input from this study.

Q: Have you considered Millbrook Exchange Park?

A: City owned property as well as other possible properties will be considered as possible sites, based on the direction provided through the input of the Seniors in general and of the focus groups specifically.



Q: What are you doing to ensure diversity?

A: The questionnaire is available to everyone at this meeting and will be made available to the general populace through the parks and recreation department. Every attempt will be made to contact people of diverse backgrounds.

Q: What are you doing to obtain input from the 45-55 year old group?

A: Again, the questionnaire is available to everyone at this meeting and will be made available to the general populace through the parks and recreation department. Every attempt will be made to contact people of diverse backgrounds.

At this point, the need from input from the attendees was stressed. Questionnaires were handed out and Jim Jatko then proceeded to explain what was being asked by each question.

The attendees were reminded that this is a Feasibility Study that will be used to help guide the City in their future pursuit of an actual center. This process will not producing a specific structure immediately, it is only an information-gathering mission at this time.

A final question period was initiated. The questions of cultural and age diversity were again brought up along with the query about other specific centers that could be used as a template for a center for Raleigh. Attendees were reminded that the questionnaire was the key to the input for this study at this time, and that they could help best by getting the word out to others to participate in the questionnaire. They were also reminded that information and the questionnaire were available on the City website and that the site address was on the bottom of the agenda. They were thanked for attending and for being a part of the process.

## APPENDIX B – Kickoff Questionnaire

### FEASIBILITY STUDY FOR A NEW RALEIGH SENIOR CENTER

#### KICKOFF MEETING - QUESTIONNAIRE

6:30pm - July 13, 2006

McKimmon Center, NCSU



1. What is the Zip Code of your residence: \_\_\_\_\_
2. How often do you participate in activities or programs for Seniors or with other Seniors?  
a. \_\_\_\_\_ times per week.    b. \_\_\_\_\_ times per month.    c. \_\_\_\_\_ times per year
3. At which Senior Center, Club, Community Center, Church, YMCA, University or Parks and Recreation Facility do you participate in these activities the most?  
\_\_\_\_\_
4. Which three (3) services or activities do you participate in the most at these locations?  
a. \_\_\_\_\_  
b. \_\_\_\_\_  
c. \_\_\_\_\_
5. What three services or activities do you think are most important to include at a Raleigh Senior Center?  
a. \_\_\_\_\_    b. \_\_\_\_\_    c. \_\_\_\_\_
6. How do you travel to obtain or participate in senior services or programs?  
\_\_\_\_\_
7. In which age group are you?  
a. 40 to 50    \_\_\_\_\_    b. 51 to 60    \_\_\_\_\_  
c. 61 to 70    \_\_\_\_\_    d. 71 to 80    \_\_\_\_\_  
e. 81 to 90    \_\_\_\_\_    f. 91 and above    \_\_\_\_\_
8. Of the following, which would encourage you to participate more in the services, activities and programs at a Raleigh Senior Center?  
a. Other friends who participate \_\_\_\_\_  
b. Services/Programs that interest me \_\_\_\_\_  
c. Easy Transportation \_\_\_\_\_  
d. If the center was closer to me \_\_\_\_\_
9. Would you care to participate in a Focus Group?    \_\_\_\_\_ Yes    \_\_\_\_\_ No  
If "Yes," which group interests you the most?  
a. Programs, Activities and Services \_\_\_\_\_  
b. Transportation and Accessibility \_\_\_\_\_  
c. Senior Centers for Now and the Future \_\_\_\_\_

If interested in participating in a Focus Group, please provide your name and phone number here (your name will be kept confidential): \_\_\_\_\_

## APPENDIX C - Raleigh Senior Center Feasibility Study

### Focus Group Discussion Topics

All topics will be generally covered at each meeting, with more discussion centered on the particular focus topics as appropriate. Key points and issues in discussions will be recorded on easel pads and consensus developed between priorities and importance on each topic in each meeting.

#### General:

- When you hear the term “senior” or “senior citizen,” what do you think?
  - Is each term a “positive” term (+) or a “negative” term (-)
- What do you think is the largest issue facing the aging population in Raleigh?
- What do you think is the second largest issue?
- What are your main sources of news and information?
  - **About the community?**
  - **About activities that may interest you?**
  - **About health, healthcare issues?**
- What do you feel about participating in activities with other seniors, or obtaining services or information at locations that are open to the general public?
- How far in time or distance do you feel you should have to go to participate in activities that interest you or to obtain information or services that you need?
- How did you get to this meeting?

#### Programs:

(Repeat of Questionnaire)

- What single program do you most appreciate at a senior activity or center where you participate?
- What are the elements of that program or service that make it important to you?
- Do you think your program or service interests have changed over the last 5 years?
- What program or service that you do not use now do you think may be important to you in the next 5 years? 10 years?
- What activity or program offering do you think would attract more **men** to participate in what a senior center has to provide?
- What activity or program offering do you think would attract people in their 50's?
- Multi-vote on which of the following Programs or Activities should be in a Senior Center (Vote for 7):

Music	TV/Sports
Card & Board Games	Art & Crafts
Swimming	Educational Offerings / Speakers
Exercise	Trips
Speakers / Classes	Computers / Internet
Line Dancing	Library / Reading Room
Pool Tables	Meals
Golf	Health and Wellness Information
Racket / Hand Ball	
- Of the current programs offered by Raleigh Parks and Recreation, what program do you think it would be easy for them to add at one or more of their activity locations?

- What role do you think the City of Raleigh has in providing these programs or services?
- What role do you think Wake County has in providing these programs or services?
- What role do you think the state has in providing these programs or services?
- How much would you be willing to pay a year to participate in the activities and programs at a senior center?
- All architectural issues (size, appearance, accessibility, etc.) aside, what do think a senior center of the future contains (what would it have in it and outside of it)?
- If you had to prioritize the following spaces for new senior center, how would you vote (Vote for 5):

Eating Area	TV Room
Outdoor Activity Area	Reading Room
Kitchen	Library
Racket Ball/Hand Ball Court	Computer Lab
Golf Course	General Class Room
Indoor Walking Track	Fitness Equipment Room
Arts & Crafts Room	Swimming Pool
Multi-Purpose Room	Game (cards) Room
Reception & Information Area	Music Room
First Aid/Health Screening Room	
- Should a senior center be called a SENIOR center? If not, what then?
- What Senior Groups or Clubs are represented here?

Transportation and Accessibility:

(Repeat of Questionnaire)

- How did you get to this meeting?
- What could change to not have that mode of travel available to you?
- What do you think you would do at that time?
- If you don't already, would you ever use public transit?
- If you don't already, would you ever use public para-transit (door-to-door vans)?
- What do you like or dislike about public transportation?
- Do you have accessibility issues at some places you go?
  - What are they?
- All architectural issues (size, appearance, accessibility, etc.) aside, what do think a senior center of the future contains (what would it have in it and outside of it)?
- What would a senior center have that could attract more men?
- Should a senior center be called a SENIOR center? If not, what then?
- What Senior Groups or Clubs are represented here?

Senior Centers for Now and into the Future:

- What is your earliest recollection of a "senior center?"
- What has changed since then?
- What do you think is the most important service provided by a senior center?
- What do you think that will be in 5 years, 10 years, 20 years?
- Could that service be provided by a center that is not strictly oriented to seniors?
- Have you visited a senior center somewhere in America that you really like?
  - Where was it?
  - What two things did you like best about it?
- Would the senior population of Raleigh be better served by a single comprehensive senior center or multiple center locations offering different comprehensive services?

- Multi-vote on which of the following Programs or Activities should be in a Senior Center (Vote for 6):

Music	TV/Sports
Card & Board Games	Art & Crafts
Swimming	Educational Offerings/Speakers
Exercise	Trips
Speakers/Classes	Computers/Internet
Line Dancing	Library/Reading Room
Pool Tables	Meals
Golf	Health and Wellness Information
Racket/Hand Ball	
- All architectural issues (size, appearance, accessibility, etc.) aside, what do think a senior center of the future contains (what would it have in it and outside of it)?
- If you had to prioritize the following spaces for new senior center, how would you vote (Vote for 5)

Eating Area	TV Room
Outdoor Activity Area	Reading Room
Kitchen	Library
Racket Ball/Hand Ball Court	Computer Lab
Golf Course	General Class Room
Indoor Walking Track	Fitness Equipment Room
Arts & Crafts Room	Swimming Pool
Multi-Purpose Room	Game (cards) Room
Reception & Information Area	Music Room
First Aid/Health Screening Room	
- What would a senior center have that could attract more men?
- Should a senior center be called a SENIOR center? If not, what then?
- What Senior Groups or Clubs are represented here?

## **APPENDIX D – Summary of Focus Group Discussions**

### **Focus Group 1 - August 14, 2006 Transportation and Accessibility**

In attendance: Edward Chauvaux, Mary Ruth Chauvaux, Roberta W. Howard, Karen Pharr, Marguerite Brailsford, Rose Simmons, Virginia R. Hinton, Margaret J. Wright and Gene McCabe. This group had 9 people total. Of these seven were women and two were men, seven were minority and two white.

The attendees were asked to define the term 'senior' and indicate whether this was a positive or negative term. Their response was: maturity (+), another phase of life (+), getting older (+/-), 65 and over (+/-), retirement (++) , living longer (+), changing life style (+/-), and 55 and over (+/-).

They were asked to list the greatest issues facing seniors in Raleigh. Number one in importance on the list was Transportation – due to the following factors: seniors not being able to drive, having a difficult time getting around, having failing eye sight and needing handicap access. They also indicated that seniors were not able to travel alone and were not aware of transportation services that might be available to them. Number two was affordable and accessible housing. Also on the list were limited social interaction and loneliness, meals and nutrition, health because they have difficulty getting to the doctor, have limited information available, and living alone.

The major sources of news and information concerning services and programs for this group are (in order of importance): television, churches, radio, word of mouth, senior expos, the newspaper, health fairs, parks and recreation mailers, the internet and City Hall.

The participants were asked if they would be willing to share facilities with other generations of people or if they felt that a senior center should be strictly for seniors. Their answers varied. Some felt that unless children are there for specific structured activities that they would be a hazard to the seniors because of potentially running into and knocking them down. For this reason they felt that a separate area set aside for the seniors needed to be provided. Others felt that interaction with other generations would be beneficial to both the seniors and the younger generations. They also felt that animals could be allowed into the center for the same reason. They expressed a desire to be able to teach children and pass on their knowledge and skills.

When asked how far or how long the seniors might be willing to travel, the following responses were provided. The seniors felt that they would not be willing to travel for longer than 30 min. with an ideal travel time of 15 to 20 min. They would be willing to walk up to a half mile if the way had good sidewalks and was fairly level. Otherwise they felt that any center that would be of use to them should be located within the area in which they live. They also expressed an interest in para-transit or bus if the ride were less than 30 min. Rides or bus stop waits that required them to be out for an hour or longer seemed to be a problem from the standpoint that they felt that they would need to have a bathroom provide. The attendees were asked how they had arrived at this meeting. All came by car with the drive being between 5 and 20 min.

The group was then directed into their specific topic of transportation. They were asked to consider their situation if their current method of transportation were to change. Answers included that they would take the bus, stay at home more, call on family and others for assistance, call a cab if they could afford it, look for specific transportation services geared to

seniors and take the City of Raleigh ART transit. They indicated that they felt they would be much more depressed and isolated and that getting out is what kept them going. All agreed that their schedule would need to become much more flexible in order to work around their transportation needs. Eight of the group said that they would ride the bus and all indicated that they would be willing to take para-transit.

When asked for their impressions of public transportation they indicated the following. They disliked waiting – especially if it involved waiting in weather. They felt that generally the schedules for the busses were not very reliable. All indicated that they could not stand for long and would not take the bus if benches were not available at the bus stop.

The group was asked if they had accessibility or building issues that needed to be addressed should a center be provided. They stated that quite often it was difficult to get into a building. Bathrooms were a major issue – both in terms of the number of stalls and in terms of getting into and out of a stall. Parking needs to be close to the building. Doors need to be selected such that they are not heavy and hard to open. They categorically indicated that if the building was to be used for seniors that the ‘music needs to be turned down and the lights turned up.’ They would be willing to use an elevator if the building had multiple levels.

The participants indicated a broad range of senior groups in which they were currently affiliated. These included the Roberts Park Senior club, First Cosmopolitan Church, Mt Peace Church, SouthEast Sparkling Seniors, SouthEast Wake Adult Day Health Center, Catholic Golden Agers from Our Lady of Lourdes, and Poplar Springs Church. They were asked if they had ever participated in SAAG and the attendees responded that they had never heard of SAAG.

## **Focus Group 2 - August 15, 2006 Programs # 1**

In attendance: Margie Lucas, Dolores Schnaidt, Patsy Chenny, Susan Adams, Gail Holden, John Markey, Betty Odham, Bill Cunningham, Betty Fitzgerald. This group had 9 people total. Of these seven were women and two were men, none were minority.

The attendees were asked to define the term 'senior' and indicate whether this was a positive (+) or negative (-) term. Their response was: close to dying (-), age as a label - 55 + (-), knowledge / wisdom (+), senior discounts (+), loss of physical and/or cognitive abilities (-), taking life in a new direction (+ but can be scary), respecting elders (+), retirement (+/-), will happen to 'me' in the future (-), busier than ever (+/-), like waiting at a grand train station (+), able to have a avocation rather than a vocation (+), a matter of perception (+).

They were asked to list the greatest issues facing seniors in Raleigh. Number one in importance on the list was Health and Health Care because the health care system is perceived as 'broken'. Number two on the list is isolation. They also indicated that seniors had issues concerning mobility, mental acuity, limited choices of places to go in Raleigh, transportation, security and the possibility of being victimized and the need for information / communication.

The major sources of news and information concerning services and programs for this group are: the internet, the newspaper, television, radio, the Raleigh parks and department, the health department, hospital newsletters, church, word of mouth. Of this group, four felt that they got enough information to stay current and four felt that they needed to get additional information.

The participants were asked if they would be willing to share facilities with other generations of people or if they felt that a senior center should be strictly for seniors. Their answers varied. Some felt that a center for seniors only would have a stigma. Others felt that multi-generations would create a problem if younger people were allowed to keep the seniors from using the facility. They felt that organization of the programs within the facility would be the key and that the City needed to ensure that non-seniors did not push out seniors. They did feel that youth interchange could be a bonus, but they felt that the seniors should take the lead with youth being invited to join in. One suggestion was that the Center could be programmed for senior use during the day when Seniors are more willing and able to be out and available to other generations during evening and night hours.

When asked how far or how long the seniors might be willing to travel, the following responses were provided. The seniors felt that they would not be willing to travel for longer than 20 min. with an ideal travel time of 7 to 8 min. The entire group is still driving. They indicated that they would be willing to drive for a longer period of time if there was a specific program that they were greatly interested.

They were asked to consider their situation if their current method of transportation were to change. Answers covered a wide range. One person indicated that they would move into a senior 'warehouse facility'. Several stated that they would take the bus if it was available. Others would resort to mobility by cab. Some indicated that they would simply stay home. A couple indicated that they would cycle regardless of situation if the traffic was light. Some would walk a short distance if the way was not hilly; others stated that they would not be willing to walk under any circumstances.

The group was then directed into their specific topic of Programs. They were asked to list programs that greatly interested. Those listed were as follows: bridge / cognitive games, a



therapeutic pool, aquatics, an exercise room with equipment and weights, speakers and special programs, line dancing, aerobics, separate facilities for men and women, an indoor padded walking track, and educational classes such as computer and general educational classes.

The attendees were asked to indicate what elements of these programs make them attractive. Bridge and games in general were favored due to their function of socialization, because they help to keep the brain sharp, they are fun to play and they provide competition. Pools were favored by the entire group because of their influence on general health, their function of socialization and the provision of low-impact exercise. An exercise room was favored due to its health benefits and aerobic exercise and due to the benefit of socialization. Programs and trips provide a social and an educational function. Line dancing provides great exercise and is fun. A walking track would provide healthy exercise and a social function.

The participants were asked if they thought that these program interests would change in the next five to ten years. They suggested that there would possibly be more demand for a computer lab and computer related classes and programs. Health screening might become more important. There might be more requests for programs to help supplement incomes; and also possibly more of a desire to pursue employment opportunities. Job fairs might be a future program need. Generally, they perceived that seniors in the next five to ten years will be more active than seniors today.

The next question posed addressed the issue of how to attract more men to a Senior Center. Possible programs included a golf course, a pool / billiards table, racquetball, a more masculine environment, a large screen television, a place to view sports, a wood shop and/or work shop, car repair classes and an associated facility, reading classes, male oriented trips such as fishing and hunting, meals and music.

They were then asked to consider what would attract more women to a facility. Possible programs included a book club, a sewing room, a place to come and converse with friends, a cooking club, exercise classes based on physical levels of the individual participants, and a book swap.

When asked to consider what role the City should take in providing these programs, the group provided the following responses. They pointed out that surrounding areas have programs paid for by the individual towns. The City has a greater expertise to run programs and for programs in which they have no expertise, the City could easily take on the role as a coordinator. At a minimum, the City should provide the space. It should also provide the funds to build, equip and operate a center.

The state also should have a role in providing a senior center, according to the group. The State has the expertise in areas of insurance, building codes and accessibility. It also should be providing a part of the funding - if only as a one time grant - and it could assist with the purchase of the land.

The participants were then asked to indicate how much they personally would be willing to pay out of pocket for senior center activities. Four of the group felt that the activities should be free except for special programs and trips. Two felt that an appropriate amount would be \$350 per year, one said \$480 and one said \$500. The final member of the group said that depended entirely on the offering of the center. All felt that there would be opposition to a 'membership' to a center that was available for general public use, and that they do not want to see large numbers of people.

When asked what kinds of spaces should go into the center they responded with the following list: a kitchen for cooking classes and for catering, multi-purpose rooms that can be large or small as per the need (this to include: movable furniture, folding tables, storage space for tables and chairs, mats for exercise, a stage - possibly moveable, and dividers), a computer lab (with a projector), art rooms (with sinks), an exercise equipment room, a pool for therapy and for water aerobics, an office, a nice reception area, a lounge / social area with sitting room (possibly with a commercial entity of a coffee shop), comfortable furniture, a specific room for games, a music room with a piano, and accessible bathrooms.

They felt that such a center could be called the 'enrichment center' or the 'active living center'. No one expressed any strong feelings or objections concerning labeling the center a senior center.

The attendees were then asked to consider what steps could be taken to attract younger 'seniors' - age 50 and older. They suggested providing more afternoon and evening activities, classes of interest to a younger group of people, exercise, educational activities, an area to watch sports and socialize, a place where they could learn about and obtain support concerning the care of aging parents, and possibly a place to provide sitting services for said parents.

The group represented a diverse group of programs. These included the Oberlin YWCA, the respite center - Shepherd Center of Raleigh, SAAG - Senior Adult Action Group, the Raleigh Bridge Club, the Quail Hollow Club at Eastgate, the Third Agers church group, the Pullen Park club, Wake Human Services, and the Grand Age club church group.

Beyond the recreation programs indicated by the group, they felt that the following services should also be offered: health screening, care for care givers to give them some time to themselves and program space for seniors with special needs with trained personnel.

### **Focus Group 3 - August 16 Programs # 2**

In attendance: Mona Keech, Lauren Llewellen, Dottie Scott, Emily Walls, Ann McQuoid, Alice Jones and JoLina Glenn. This group had 7 people total in attendance. Of these all were women; one was a minority.

The attendees were asked to define the term 'senior' and indicate whether this was a positive or negative term. Their response was: grey heads (-), interesting (+), experienced (+), old people / "not me" (+/-), better than 'elderly' (+), looking to enjoy life (+), active (+), time to travel (+), can enjoy things / have time to enjoy what is around you (+), time to make new friends (+), no fixed schedule but much to do (+/-), learning new things (+), more active (+).

They were asked to list the greatest issues facing seniors in Raleigh. Number one in importance on the list was health care - six of the seven participants felt that this was their greatest concern. Second in importance was transportation and the need to be with people. Other issues were the problem of a fixed income, loneliness and isolation.

The major sources of news and information concerning services and programs for this group are: the newspaper, the internet, television, radio, word of mouth, and bulletin boards at the grocery store and / or drug store.

The participants were asked if they would be willing to share facilities with other generations of people or if they felt that a senior center should be strictly for seniors. They felt that for some activities like meals and programs should be provided for seniors only. Multi-generational activities are desired in some instances because it exposes the seniors to more people but this should be controlled. They also indicated that it would be nice to have the ability for grandparents who are responsible for caring for grandchildren to use the facility. A childcare area would be desirable. This should be in the same facility but separated from the senior activity areas.

When asked how far or how long the seniors might be willing to travel, the following responses were provided. The seniors felt that they would not be willing to travel for longer than thirty minutes. They generally preferred to travel for less than twenty minutes, and several indicated that fifteen minutes would be more desirable. When asked how long it had taken to get to this focus group, six indicated that they traveled 10-15 minutes; one traveled 20 minutes. All drove to the meeting.

They were asked to consider their situation if their current method of transportation were to change. Responses varied. Some said that they would simply stay home; others said that they would take the CAT bus. They did express a need for the bus scheduling to be better listed and available and for the bus routes to include places where they would like to go. Some would use ART. They also indicated that they would be willing to walk up to twenty minutes to get to a center if the way were flat.

When asked what single program of the current programs that are available they most appreciated, the attendees indicated that travel was the most favored. Other programs that they listed were senior clubs, speakers and informational meetings, the 'fun golfers', book clubs, and a computer learning center.

They were then asked to identify what elements of these programs make them important to them. The group indicated that social interaction was a main element. Other elements

included: mental activity, learning new things, making new friends, being involved, active sports, and that the activities were fun.

The participants were asked how they felt that programs and activities have changed in the past five years. They felt that the attitude both of the people around them and of themselves toward seniors and senior activities has improved. There is a sense of more active senior people who are coming into the area.

When asked what they feel would change in the next five to ten years, they indicated better transportation, more programs for Seniors only, grocery delivery, fitness coaches and personal trainers, exercise geared to individual needs and offered at different levels, massage therapy and more spiritual programs.

They were asked to identify what types of programs would attract more men. The group indicated computer based programs, exercise, food, male oriented crafts and a wood shop and travel. They also suggested that men be invited to give informational sessions - that men are more inclined to attend events that are given by men.

The participants were also asked to identify what programs would attract more young Seniors (persons in their 50's). They suggested dance classes - couples, line dancing and dancing that required no partners. They also suggested exercise classes, self-help and study classes. Possible topics for these classes that they suggested were car repair, decorating and home repair.

The group was then asked to identify potential programs that could be offered in a senior center. The top programs were health / wellness activities, exercise and fitness and trips. These were followed in order of importance by swimming / aquatics, educational offerings and speakers, a library with a reading room and book exchange, computers and internet access, arts and crafts, outdoor low impact exercise, cards and board games, billiards, golf, line dancing, music, meals, racquetball / handball, and finally television and sports viewing. Other programs that they suggested that the City offer were water aerobics, crafts, course work and university level classes, Tia chi, yoga and pilates.

The attendees were asked to identify what role that they believed that the City should take in providing these programs. It was suggested that the City should provide multiple facilities that are close to the users so that no one has to travel more than thirty minutes to get to the center. The City could possibly provide specialized centers and should definitely provide the financing.

When asked what the participants would be willing to pay for programs answers varied. One suggested \$29 per month plus special fees for specific materials that might be required for specific activities. Another suggested \$10 per month plus special fees. Others stated that \$10-\$20 per month as a membership fee. They do not want to have to pay for every activity, but they would be willing to pay for special activities such as golf or art. Funding for extra senior activities could possibly come from taxes.

The group was asked to identify specific facilities both indoor and outdoor that they felt would be important to a senior center. They listed the following: swimming pool, Jacuzzi and sauna, a kitchen for food classes, an exercise equipment room, an exercise multi-purpose room, a games room, a room for small groups, a dining room, restrooms, locker rooms with showers and a change room, and comfortable seating.

Combining this group's suggestions with those of the previous groups, the participants were asked to identify by vote their first group of choices and then their second group of choices. The following is a listing of these choices with the number of votes each time listed as (first/second): aerobics exercise room (5/7), a large multi-purpose room (2/7), swimming pool and showers (6/6), an arts and crafts room (3/6), a lounge and social area (2/5), a general classroom (3/4), a computer lab (3/4), an indoor walking trail (2/4), Jacuzzi or sauna with showers (1/3), an eating area (1/3), fitness equipment with showers (2/2), a first aid and health room (1/2), a kitchen (1/2), a coffee or tea room (0/2), music room (0/1), bridge / cards and game room (0/1), billiards (0/1), a library and reading room (0/1), a reception and information area (1/1), a television or movie viewing area (0/0), racquetball / handball (0/0), outdoor activity area (0/0), a golf course (0/0), vending machines (0/0).

When asked to identify a name for the center the attendees suggested the Raleigh adult center or community center, senior center or the Adult Activity Center.

Participants in this focus group were asked to identify where they are currently attending senior programs. These included: YMCA, YWCA, White Memorial First Presbyterian, the senior club leader, Lions Senior Citizens Club, Senior Net, Heddingham Raleigh Fun Golfers, Parks and Recreation travel opportunities, Encore for Recreation, a book club, Lawnview water aerobics and the Western Preservation Society. They were asked if they had ever participated in SAAG and the attendees responded that they had never heard of SAAG.

#### **Focus Group 4 - August 21 Now and Future Needs**

In attendance – Mary Katherine Grubbs, Norma Alexieff, Jilma Shackelford, Carol Kennison, Mary Horn Odom, Terri Conti, Manis Strickland, Derrick Boissiere.

This group had 8 people total in attendance. Of these 6 were women, 2 were men, one was a minority.

The participants were asked to identify themselves and to indicate if they represented a senior group or programs. Groups represented were: Young at Heart, Lyons Club, SAAG, Millbrook, Quail Hollow and Senior Net.

The attendees were asked to define the term 'senior' and indicate whether this was a positive or negative term. Their response was: a recycled teenager (+), retirement (+), grandparents (+), part of the senior family (+), it is an appropriate identification for our 'class' of people (+), maturity and wisdom (+).

They were asked to list the greatest issues facing seniors in Raleigh. Tied for number one on the list were health and finances. Other issues included transportation, space and money, isolation, depression, companionship, staying active and viable in the community, and loneliness.

The major sources of news and information concerning services and programs for this group are word of mouth – especially at church, the internet, senior literature, senior clubs, television, radio and newspaper.

The participants were asked if they would be willing to share facilities with other generations of people or if they felt that a senior center should be strictly for seniors. They responded that exercise classes should be for seniors only, and that they did not want to be in the position of having to compete for space during the day with children who were off from school. Also for seniors only were crafts and games – they expressed embarrassment at the prospect of comparison with younger people concerning skills and abilities. When a facility is for seniors only, they felt that some people would be more encouraged to participate and be more able to bring out their hidden talents. Some educational opportunities should be for seniors only as well because it would only be relevant to seniors. They did not want other generations displacing senior activities. They did feel that on a limited basis younger people could be invited in for dancing and conversation.

When asked how far or how long the seniors might be willing to travel, the following responses were provided. They said that they felt that they did not want to travel longer than 30 minutes and that 20 minutes would be preferable. Ten miles seemed to be the maximum distance. They were willing to travel up to an hour for a specific program on occasion. Everyone in this group came by car, although one person required a driver to provide her with transport.

They were asked to consider their situation if their current method of transportation were to change. Several stated that they would get a ride with friends and family. Some stated that they would be willing to walk if the way were flat and the weather good. When asked how far they would walk the answers ranged from 3 blocks to 2 miles. One person stated that they would get a cab. Some of the group answered that they would take the public bus if they were on the bus line and the bus had handicap access. They strongly suggested that the senior center provide a van / shuttle.

At this point the group was led into their specific topic of now and future programs for a senior center. They were asked to describe their early memories of what a 'senior center' might be – what had been their first exposure to a senior activity (either as a participant or as a younger person looking in). They stated that initially their reaction was that they were 'too young' to be a part of anything Senior. That centers needed more variety of things to do and that they were dismal and seemingly temporary. They did like the opportunity that they had to meet other people of similar interests that occurred in these centers. When asked how they felt that this had changed – if it had changed, they responded that there seemed to be more grandparent / kid relationships in the centers today than in the past.

The group was then asked to discuss what first attracted them to a senior center or activity. They described sing-a-longs, meeting to work on genealogy, card games and classes that included ceramics, drama, foreign languages, quilting, line dancing and computers. They also talked about meeting that allowed them to meet other seniors in the area and day trips.

The attendees were then asked to discuss what they felt were the most important aspects and services that were provided by a senior center. They felt that a center was a source of advocacy for seniors. It was a place for people to get together to play games and socialize. Fitness and exercise were of prime importance. They stated that it allowed them the opportunity to participate in a variety of activities that they would not otherwise have available to them. It felt like a safe haven. Also of importance to several was the fact that they got meals at the center.

The participants were asked to consider how this might change in the next five to ten years. They stated that they felt future centers would have more space and more up-to-date equipment and that the people operating the centers would better be able to instruct the seniors in how to use the equipment. They thought that there would eventually be a shuttle service or some better way to address transportation needs and a health and wellness center as part of a senior center. In the future, the furniture might become more comfortable and better address the issue of providing seating for people with walkers or who require assistance. They felt that communication might improve than that they would have better and more available information concerning events of interest to them. The group expected that there would be interesting speakers that they could readily relate to and that they would continue to have nutritious meals. Future centers would most probably have activities geared for younger and possibly still working seniors. They thought that there would be more sports activities such as a putting green, golf lessons, croquet, and shuffleboard. They felt that there would be more organized travel with day trips and longer trips and that possibly they would in the near future have space travel available to them. As a group, they expected that their center would provide them with enrichment, togetherness, the opportunity to enjoy shared interests and the opportunity for some competition. Future centers will most probably provide career and employment services and volunteer services as well as social services.

The group was then asked to consider the issue of whether the future center should be for seniors only. They again responded that most of the activities of the center should be for seniors only. These activities included games, senior clubs, trips, educational activities that needed to be geared to the sight, hearing and mental facilities of seniors with a greater tolerance of their specific areas of need, a coffee clutch place and a reading room. They did concede that younger people could be allowed to participate in games and to be brought in for special occasions.

The participants were then asked to identify what activities and programs they would like to see in their future center. They stated sewing, woodworking, hobbies, therapeutic pools, aquatics,

health services with referrals, a meeting space, a fix-it person and possibly a help fair, a gift shop and possible a fair, activities for the evenings and weekends, movies, and a commercial &/or classroom kitchen.

The programs list that was developed as a result of the previous focus groups was combined with the one produced by this group and the participants were allowed to select those programs that most interested them they were as follows: health and wellness (7), computers and internet access (7), trips and travel (6), swimming (6), indoor exercise and fitness (5), cards and board games (5), cultural activities (5), educational offerings (4), library / reading room / book exchange (3), arts and crafts, a shop and sewing room (3), music (3), a walking trail (3), a shuttle service and transportation assistance (3), ballroom dancing (3), cooking classes (3), meals (2), outdoor low impact exercise (2), pool / billiards (2), career and employment opportunities (2), resources services (2), special event celebrations (2), a putting green (1), croquet (1), shuffleboard (1), evening and weekend activities (1), choral groups (1), television and sports viewing (0), racquetball / handball (0), golf (0), line dancing (0), volunteer services (0), movies (0).

The group was then asked to list specific facilities that they believed would be needed in a Senior center. They listed the following: an all purpose or multi-purpose room, a computer lab, a book exchange, a hobby room for crafts and sewing, a woodworking shop, a gym and a meeting room.

Combining their answers with those of previous groups, the participants were asked to vote for those facilities that most interested them. They selected as follows: a computer lab (8), swimming pool with showers (5), a library and reading room (5), a coffee shop (5), a music room (4), bridge / cards / game room (3), an indoor walking track (3), a lounge and social area (3), a large multi-purpose room (3), an arts and crafts room (2), a fitness and equipment room with showers (2), a general classroom (2), an outdoor activity area (2), a pool or billiards room (2), aerobic exercise room (2), a full kitchen (2), an eating area (1), a gym (1), a woodworking shop (1), a television / movie viewing area (1), a first aid or health room (1), a limited kitchen (1), racquet / handball courts (0), Jacuzzi and sauna with showers (0), a reception or information area (0), and a golf course (0).

Finally, the participants were asked if they felt that there was a specific name that the place should be given. They stated that the Senior Center or Raleigh Senior Center was fine. It gave them a sense of being the senior's own place.



### **Focus Group 5 - August 22 SAAG / Whittaker Mill Focus Group**

At the request of a special interest group known as SAAG (Senior Adult Action Group) a fifth focus group was added to the agenda. This was to be held at Whittaker Mill where the SAAG members currently participate and the persons invited were to be from a list of people that SAAG provided.

It should be noted that in each of the four previous focus groups the attendees were asked if they were familiar with SAAG and only three people indicated that they had ever heard of the group. SAAG provided the study team with eighteen names of people to include in this meeting. Of those, ten agreed to attend – one later withdrawing when she realized that the program would basically be the same as the one she attended the previous day. Four additional people showed up the day of the meeting. This group was asked to identify themselves as to SAAG membership. Five indicated that they were actually members of SAAG.

In attendance – Adelaide Staton, Meegan McDavid, Jim McDavid, Richard Cheves, Peggy Cheves, Jackie Bass, Kathy Cunningham, Brenda Hall, Keith Haslip, Jean Pope, Evelyn Zobel, Erin Bass, and Estella Clark.

This group had 13 people total in attendance. Of these 9 were women, 4 were men, two were a minority.

The attendees were asked to define the term 'senior' and indicate whether this was a positive or negative term. Their response was: opportunity (+), integrity (++), worker / doers (+), volunteers (+), experienced (+), informed (+), uninformed (-), wise (+), survivors (+), needy and poor (-), rich in spirit (+), veterans and heroes (+), fixed incomes (+/-), and involved (+).

They were asked to list the greatest issues facing seniors in Raleigh. Their number one responses were issues dealing with health and wellness – including healthcare, access to healthcare, it's quality and it's cost – and finances. They stated that the health care system was broken and no longer served their needs. Financial issues were related to social security, taxes, real estate and income. They stated that they felt that the current system of taxation and services was grossly unfair. Second in importance were housing, diet and nutrition, and transportation. Also listed were neglect and abuse of the elderly, isolation and problems being the 'sandwich generation' – grandparents needing to care for grandchildren or adult children needing to care for aging parents.

The major sources of news and information concerning services and programs for this group are television, newspaper, word of mouth, church, the library, the Senior Center, the internet, flyers – posted at places like the grocery store or drug store, organization newsletters, state government, retirement newsletters, and the AARP.

The participants were asked if they would be willing to share facilities with other generations of people or if they felt that a senior center should be strictly for seniors. They responded that some activities needed to be for seniors only. These included exercise geared for senior ability and energy levels, and singing groups. They stated that seniors tend to be vulnerable and unsteady, that they need to have parking that is wider and more geared to their driving ability. They also stated that they had different values and a different sense of ownership than younger generations and that they felt that young people would not take care of their equipment and facilities in an acceptable manner. They suggested that if young people wanted to attend a facility, they should be allowed only if they are bringing a senior. They were willing to have

younger (ages 50 – 70) seniors using the building at night and even renting out parts of the building at night and on weekends for other groups as a means of revenue.

When asked how far or how long the seniors might be willing to travel, the following responses were provided. They said that they felt that thirty minutes was the longest that they would be willing to go – four of the group were willing to travel this far. One said twenty five minutes and the rest stated that they were only willing to travel ten to fifteen minutes. They were then asked how they had gotten to the meeting. One took a cab, one walked – approximately a mile, and the rest drove.

They were asked to consider their situation if their current method of transportation were to change. They stated that they would use public transportation – the CAT bus, some would simply stay home, others would use a door-to-door or neighborhood-to-neighborhood service if it were available. The group suggested that the Center should provide a multiple drop-off shuttle service. They also mentioned that the City has a program that provides transportation vouchers that allow them to use a cab. Several mentioned that they would apply for this service if they could no longer drive themselves.

The participants were asked to list programs that they would like to see incorporated into a new center. They listed: exercise classes, aerobics, art, computers, educational classes, Pilates, low impact aerobics, gardening, genealogy, piano, chimes, chorus, strength bearing, speakers, ceramics, crafts, cooking classes, bingo, games, cards, volunteerism, knitting, sewing, meals, memory class, creative writing, outside walking trails, horseshoes, basketball, bocci ball, croquet, ping pong, and wildlife programs.

The programs list that was developed as a result of the previous focus groups was combined with the one produced by this group and the participants were allowed to select those programs that most interested them they were as follows: health and wellness (8), walking trail (6), indoor exercise and fitness (5), genealogy (5), trips and travel (4), educational offerings (4), line dancing (4), resources and/or volunteer services (4), computers and internet access (3), arts, crafts and a wood shop (3), outdoor low impact exercise (3), aquatics (3), pool / billiards (3), transportation service (3), a putting green, croquet and shuffle board (3), evening and weekend activities (3), music (2), ballroom dancing (2), cultural activities (2), gardening (2), wildlife programs (2), meals (1), library / reading room / book exchange (1), television, sports viewing and movies (1), career and employment (1), cooking classes (1), racquetball and handball (0), golf (0), cards and board games (0), and choral (0).

The group was asked to consider what programs and activities would bring more men into a center. They suggested slot machines, outdoor activities, hunting and fishing, a sports viewing area, a room dedicated to men, speakers of male interest, trips just for men, letting men do the planning and bird watching.

When asked what they felt was the City's responsibility in providing these services, they responded that the City should provide the funding in some portion. They also stated that their taxes were going to pay for schools but that they did not have children in schools. They felt that their taxes should be diverted toward providing their center. The participants felt that the City should finance the operation of the center, but that the State should be providing some assistance in financing of both the operation and in possibly in a building grant. The County should also aid in building and operational funding.

The attendees felt that operating costs, staffing and building operations should be determined by the City. Activities and programs provided need to be defined by the seniors. They would be

willing to pay only if all other methods of funding are exhausted and only if those unable to pay were provided with some form of scholarship. They would not be willing to pay for the general use of the facilities.

The group was then asked to identify spaces that they felt needed to be incorporated into a facility. They listed: a swimming pool, several exercise rooms, a canteen, a commercial kitchen, a catering kitchen with a classroom, a 'men only' room, adequate bathroom facilities, game rooms, meeting space, a multi-purpose room with dividers, a stage or platform that could be used as a stage, adequate storage space, eating spaces, a computer lab, a library with a reading room, an art room with a sink, a sewing room, an area for crafts and hobbies.

Combining their answers with those of previous groups, the participants were asked to vote for those facilities that most interested them. They selected as follows: aerobic exercise room (8), a large multi-purpose room with dividers (6), indoor walking track (5), a large storage area (4), kitchen – full (4), bridge / cards / game room (3), a swimming pool with showers (3), a computer lab (3), a lounge / social area / coffee shop (3), arts and crafts room with sink (3), a library and reading room (3), men's social room (3), general classrooms (2), a television / sports viewing / movie room (2), wood shop (2), eating area (2), outdoor walking trail (2), stage (1), gym (1), outdoor activity area (1), pool / billiards (1), first aid and health room (1), music room (1), Jacuzzi / sauna and showers (0), reception area (0), golf course (0), kitchen – limited (0), racquet ball / handball courts (0), and putting green (0).

When asked what they would name a new senior center, they stated that 'senior' had a bad connotation. They suggested the 'Raleigh Activity Center' or 'Something Else.'

## APPENDIX E – Site Suitability GIS Data Coverages

The following describe the derived data coverages used in selecting suitable locations.

Data Coverage	Source	Description
	Raleigh Transportation Dept.	Public bus routes – 10/2006
	Raleigh Parks and Recreation	Senior club meeting locations – 10/2006
	Wake County GIS Mapping Files	Street Centerline
	Wake County GIS Mapping Files	Wake County Tax Parcels
	Wake County GIS Mapping Files	Raleigh City Limit Boundary
	Wake County GIS Mapping Files	Wake County Schools
	Wake County GIS Mapping Files	Wake County Fire Stations
	Wake County GIS Mapping Files	Wake County EMS Stations
	Wake County GIS Mapping Files	City of Police Stations
	Wake County GIS Mapping Files	Major Roads
	Wake County GIS Mapping Files	Zip Code Boundaries
	Wake County GIS Mapping Files	Open Space - parks, greenways
	Wake County GIS Mapping Files	Libraries
	Wake County GIS Mapping Files	Census Block Groups - 2003
	Wake County GIS Mapping Files	Hydrology

### Derived Data Coverages

Data Coverage	Source	Description
	Raleigh Transportation Department	Proximity to public Transportation buffer Less than 100 feet from site = 1 Less than 300 feet from site = 2 Less than 1000 feet from site = 3
	Raleigh Parks and Recreation	Senior club buffers (1 mile radius)
	Wake County GIS Mapping Files	Proximity to Parks, Greenways buffer Adjacent to site = 1 Less than ½ mile from site = 2 Greater than ½ mile from site = 3
	Raleigh Parks and Recreation	Senior Population – Census 2003
	Raleigh Parks and Recreation	Senior Population – Tactician 2006
	Raleigh Parks and Recreation	Senior Population – Tactician 2011
	Raleigh Parks and Recreation	Extended Thoroughfare

## Site Suitability Models

Site Model	Source	Description
Proximity to Public Transportation	Taylor Wiseman Taylor	Selects sites based on its proximity to public transportation and major thoroughfares. Less than 100 feet from site = 1 Less than 300 feet from site = 2 Less than 1000 feet from site = 3
Proximity to Parks	Taylor Wiseman Taylor	Selects sites based on its proximity to Parks, Greenways, and Open Space. Adjacent to site = 1 Less than ½ mile from site = 2 Greater than ½ mile from site = 3
Population Distribution Model	Taylor Wiseman Taylor	Identifies distribution of senior populations relative to its proximity to selected sites within a 20-mile radius.
Population Growth Model	Taylor Wiseman Taylor	Senior Population growth from 2006–2011

## Methods

Key factors in identifying potential parcels included senior population density, City owned vacant land tax-value, proximity to parks and open space and proximity to both public transportation and major roads. Before the analysis could be performed, several preprocessing steps were completed. To determine potential sites with close proximity to existing parks and open space's, buffer's representing a half mile or greater, a half mile or less, and adjacent to parks were placed on the Potential Sites layer. A model was created to identify tax parcels that touched these buffers along with adding a field (Parks) to the ArcGIS table named parcel and classifying each parcel record as to its proximity to parks and open space. Different criteria were involved in each of the classifications. Adjacent sites were classified as One (1), sites less than a half mile in proximity were classified as two (2), and sites greater than a half mile were classified as three (3).

To determine potential sites with close proximity to public transportation, buffer's representing 1,000 feet or greater, 300 feet or greater, and adjacent to parks were placed on the ProxPubTran layer. A model was created to identify tax parcels that touched these buffers along with adding a field (PubTran9) to the ArcGIS table named parcel and classifying each parcel record as to its proximity to the public transportation system. Different criteria were involved in each of the classifications. Adjacent sites were classified as One (1), sites 300 feet or greater in proximity were classified as two (2), and sites representing 1,000 feet or greater were classified as three (3).

To determine potential sites with close proximity to major roads, buffer's representing 1,000 feet or greater, 300 feet or greater, and adjacent to parks were placed on the Major\_Roads\_Clip layer. A model was created to identify tax parcels that touched these buffers along with adding a field (RoadTran4) to the ArcGIS table named parcel and classifying each parcel record as to its proximity to major roads. Different criteria were involved in each of the classifications. Adjacent sites were classified as One (1), sites 300 feet or greater in proximity were classified as two (2), and sites representing 1,000 feet or greater were classified as three (3).

Census block groups were used to identify senior population groups. Population size was determined based on senior population density and senior total population for ages fifty-five plus and sixty-five plus.

## Spatial Model to determine proximity to Parks

### Variables

✱ <b>Parcels</b>		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel_samp		
✱ <b>Field Name</b>		
<i>Data</i>		<i>Type:</i> String
<i>Value:</i> Parks		
✱ <b>parcel_samp</b>		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel_samp		
✱ <b>new_os_samp (2)</b>		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> new_os_samp		
✱ <b>Change the Variable</b>		
<i>Data</i>	<i>Type:</i> SQL	Expression
<i>Value:</i> "TYPE" = 'PARK'		
✱ <b>Parks</b>		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> new_os_samp		
✱ <b>Parcels_Half</b>		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel_samp		
✱ <b>parcel_samp (4)</b>		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel_samp		
✱ <b>Parcels_Quarter</b>		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel_samp		
✱ <b>parcel_samp (3)</b>		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel_samp		
✱ <b>Parcels_Adjacent</b>		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel_samp		
✱ <b>parcel_samp (2)</b>		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel_samp		

## Processes

### ✚ Add Field

**Tool** **Name:**Add **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\AddField

#### ✚Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	String	Parks
Field Type	Input	Required	String	LONG
Field Precision	Input	Optional	Long	
Field Scale	Input	Optional	Long	
Field Length	Input	Optional	Long	
Field Alias	Input	Optional	String	
Field IsNullable	Input	Optional	Boolean	false
Field IsRequired	Input	Optional	Boolean	false
Field Domain	Input	Optional	String	
Output Feature Class	Output	Derived	Table View	parcel_samp

#### ✚Messages:

### ✚ Select Layer By Attribute

**Tool** **Name:**Select Layer By Attribute  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByAttribute

#### ✚Parameters:

Name	Direction	Type	Data Type	Value
Layer Name or Table View	Input	Required	Table View	new_os_samp
Selection type	Input	Optional	String	NEW_SELECTION
Expression	Input	Optional	SQL Expression	"TYPE" = 'PARK'
Output Layer Name	Output	Derived	Table View	new_os_samp

#### ✚Messages:

### ✚ Select Layer By Location (3)

**Tool** **Name:**Select Layer By Location  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

#### ✚Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel_samp
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	new_os_samp
Search Distance	Input	Optional	Linear unit	0.5 Miles
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel_samp

✚Messages:

✚Calculate Field (3)

**Tool** **Name:**Calculate **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	Field	Parks
Expression	Input	Required	SQL Expression	3
Output Feature Class	Output	Derived	Table View	parcel_samp

✚Messages:

✚Select Layer By Location (2)

**Tool** **Name:**Select **Layer** **By** **Location**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel_samp
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	new_os_samp
Search Distance	Input	Optional	Linear unit	0.25 Miles
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel_samp

✚Messages:

✚Calculate Field (2)

**Tool** **Name:**Calculate **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	Field	Parks
Expression	Input	Required	SQL Expression	2
Output Feature Class	Output	Derived	Table View	parcel_samp

✚Messages:

✚Select Layer By Location

**Tool** **Name:**Select **Layer** **By** **Location**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel_samp



Overlap Type	Input	Optional	String	BOUNDARY_TOUCHES
Select Layer	Input	Optional	Feature Layer	new_os_samp
Search Distance	Input	Optional	Linear unit	
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel_samp

⚡ Messages:

⚡ Calculate Field

**Tool** **Name:** Calculate **Field**  
**Tool Source:** C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

⚡ Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	Field	Parks
Expression	Input	Required	SQL Expression	1
Output Feature Class	Output	Derived	Table View	parcel_samp

⚡ Messages:

## Spatial Model to determine proximity to Public Transportation and Major Roads

### Variables

⚡ parcel			
<b>Data</b>	<b>Type:</b> Table	<b>View</b>	
<b>Value:</b> parcel			
⚡ Field Name			
<b>Data</b>		<b>Type:</b> String	
<b>Value:</b> PubTran9			
⚡ parcel_route			
<b>Data</b>	<b>Type:</b> Table	<b>View</b>	
<b>Value:</b> parcel			
⚡ allroutes_y1p2			
<b>Data</b>	<b>Type:</b> Table	<b>View</b>	
<b>Value:</b> allroutes_y1p2			
⚡ Change the Variable			
<b>Data</b>	<b>Type:</b> SQL	<b>Expression</b>	
<b>Value:</b> "FID" >= 0			
⚡ Routes			
<b>Data</b>	<b>Type:</b> Table	<b>View</b>	
<b>Value:</b> allroutes_y1p2			
⚡ PubTran1000			
<b>Data</b>	<b>Type:</b> Feature	<b>Layer</b>	
<b>Value:</b> parcel			
⚡ parcel_route (3)			
<b>Data</b>	<b>Type:</b> Table	<b>View</b>	
<b>Value:</b> parcel			
⚡ PubTran300			

<b>Data</b> <b>Value:</b> parcel	<b>Type:</b> Feature	Layer
✚ parcel_route (2)		
<b>Data</b> <b>Value:</b> parcel	<b>Type:</b> Table	View
✚ PubTran100		
<b>Data</b> <b>Value:</b> parcel	<b>Type:</b> Feature	Layer
✚ parcel_route (1)		
<b>Data</b> <b>Value:</b> parcel	<b>Type:</b> Table	View

## Processes






### ✚ Add Field

**Tool** **Name:**Add **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\AddField

#### ✚ Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel
Field Name	Input	Required	String	PubTran9
Field Type	Input	Required	String	LONG
Field Precision	Input	Optional	Long	
Field Scale	Input	Optional	Long	
Field Length	Input	Optional	Long	
Field Alias	Input	Optional	String	
Field IsNullable	Input	Optional	Boolean	false
Field IsRequired	Input	Optional	Boolean	false
Field Domain	Input	Optional	String	
Output Feature Class	Output	Derived	Table View	parcel

#### ✚ Messages:

-  Executing (Add Field): AddField parcel PubTran9 LONG # # # # NON\_NULLABLE NON\_REQUIRED # parcel
-  Start Time: Tue Dec 19 14:26:33 2006
-  Adding PubTran9 to parcel...
-  Executed (Add Field) successfully.
-  End Time: Tue Dec 19 14:27:33 2006 (Elapsed Time: 1 minutes 0 seconds)

### ✚ Select Layer By Attribute





**Tool** **Name:**Select **Layer** **By** **Attribute**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByAttribute

#### ✚ Parameters:

Name	Direction	Type	Data Type	Value
Layer Name or Table View	Input	Required	Table View	allroutes_y1p2
Selection type	Input	Optional	String	NEW_SELECTION

<b>Expression</b>	Input	Optional	SQL Expression	"FID" >= 0
<b>Output Layer Name</b>	Output	Derived	Table View	allroutes_y1p2

**Messages:**

-  Executing (Select Layer By Attribute): SelectLayerByAttribute allroutes\_y1p2 NEW\_SELECTION ""FID" >= 0" allroutes\_y1p2
-  Start Time: Tue Dec 19 14:27:33 2006
-  Executed (Select Layer By Attribute) successfully.
-  End Time: Tue Dec 19 14:27:33 2006 (Elapsed Time: 0.00 seconds)





**Select Layer By Location (3)**

**Tool** **Name:**Select Layer By Location  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

**Parameters:**

<b>Name</b>	<b>Direction</b>	<b>Type</b>	<b>Data Type</b>	<b>Value</b>
<b>Input Layer</b>	Input	Required	Feature Layer	parcel
<b>Overlap Type</b>	Input	Optional	String	WITHIN_A_DISTANCE
<b>Select Layer</b>	Input	Optional	Feature Layer	allroutes_y1p2
<b>Search Distance</b>	Input	Optional	Linear unit	1000 Feet
<b>Selection type</b>	Input	Optional	String	NEW_SELECTION
<b>Output Layer Name</b>	Output	Derived	Feature Layer	parcel

**Messages:**

-  Executing (Select Layer By Location (3)): SelectLayerByLocation parcel WITHIN\_A\_DISTANCE allroutes\_y1p2 "1000 Feet" NEW\_SELECTION parcel
-  Start Time: Tue Dec 19 14:27:33 2006
-  Executed (Select Layer By Location (3)) successfully.
-  End Time: Tue Dec 19 14:28:41 2006 (Elapsed Time: 1 minutes 8 seconds)


**Calculate Field (3)**




**Tool** **Name:**Calculate Field  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

**Parameters:**

<b>Name</b>	<b>Direction</b>	<b>Type</b>	<b>Data Type</b>	<b>Value</b>
<b>Input Table</b>	Input	Required	Table View	parcel
<b>Field Name</b>	Input	Required	Field	PubTran9
<b>Expression</b>	Input	Required	SQL Expression	3
<b>Output Feature Class</b>	Output	Derived	Table View	parcel

**Messages:**

-  Executing (Calculate Field (3)): CalculateField parcel PubTran9 3 parcel

-  Start Time: Tue Dec 19 14:28:41 2006
-  Executed (Calculate Field (3)) successfully.
-  End Time: Tue Dec 19 14:29:54 2006 (Elapsed Time: 1 minutes 13 seconds)





#### ✦ Select Layer By Location (2)

**Tool** **Name:**Select **Layer** **By** **Location**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

##### ✦Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	allroutes_y1p2
Search Distance	Input	Optional	Linear unit	300 Feet
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel

##### ✦Messages:

-  Executing (Select Layer By Location (2)): SelectLayerByLocation parcel WITHIN\_A\_DISTANCE allroutes\_y1p2 "300 Feet" NEW\_SELECTION parcel
-  Start Time: Tue Dec 19 14:29:54 2006
-  Executed (Select Layer By Location (2)) successfully.
-  End Time: Tue Dec 19 14:30:34 2006 (Elapsed Time: 40.00 seconds)





#### ✦ Calculate Field (2)

**Tool** **Name:**Calculate **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

##### ✦Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel
Field Name	Input	Required	Field	PubTran9
Expression	Input	Required	SQL Expression	2
Output Feature Class	Output	Derived	Table View	parcel

##### ✦Messages:

-  Executing (Calculate Field (2)): CalculateField parcel PubTran9 2 parcel
-  Start Time: Tue Dec 19 14:30:34 2006
-  Executed (Calculate Field (2)) successfully.
-  End Time: Tue Dec 19 14:31:37 2006 (Elapsed Time: 1 minutes 3 seconds)





#### ✚ Select Layer By Location (1)

**Tool** **Name:**Select Layer By Location  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

##### ✚ Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	allroutes_y1p2
Search Distance	Input	Optional	Linear unit	100 Feet
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel

##### ✚ Messages:

-  Executing (Select Layer By Location (1)): SelectLayerByLocation parcel WITHIN\_A\_DISTANCE allroutes\_y1p2 "100 Feet" NEW\_SELECTION parcel
-  Start Time: Tue Dec 19 14:31:37 2006
-  Executed (Select Layer By Location (1)) successfully.
-  End Time: Tue Dec 19 14:32:10 2006 (Elapsed Time: 33.00 seconds)





#### ✚ Calculate Field (1)

**Tool** **Name:**Calculate Field  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

##### ✚ Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel
Field Name	Input	Required	Field	PubTran9
Expression	Input	Required	SQL Expression	1
Output Feature Class	Output	Derived	Table View	parcel

##### ✚ Messages:

-  Executing (Calculate Field (1)): CalculateField parcel PubTran9 1 parcel
-  Start Time: Tue Dec 19 14:32:10 2006
-  Executed (Calculate Field (1)) successfully.
-  End Time: Tue Dec 19 14:33:22 2006 (Elapsed Time: 1 minutes 12 seconds)

## Spatial Model to determine proximity to Parks

### Variables

#### ✚ Parcels

**Data** **Type:**Feature Layer  
**Value:**parcel\_samp

Field Name

**Data** **Type:**String  
**Value:**Parks

parcel\_samp

**Data** **Type:**Table  
**Value:**parcel\_samp View

new\_os\_samp (2)

**Data** **Type:**Table  
**Value:**new\_os\_samp View

Change the Variable

**Data** **Type:**SQL  
**Value:**"TYPE" = 'PARK' Expression

Parks

**Data** **Type:**Table  
**Value:**new\_os\_samp View

Parcels\_Half

**Data** **Type:**Feature  
**Value:**parcel\_samp Layer

parcel\_samp (4)

**Data** **Type:**Table  
**Value:**parcel\_samp View

Parcels\_Quarter

**Data** **Type:**Feature  
**Value:**parcel\_samp Layer

parcel\_samp (3)

**Data** **Type:**Table  
**Value:**parcel\_samp View

Parcels\_Adjacent

**Data** **Type:**Feature  
**Value:**parcel\_samp Layer

parcel\_samp (2)

**Data** **Type:**Table  
**Value:**parcel\_samp View

Processes

Add Field

**Tool** **Name:**Add Field  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\AddField

Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	String	Parks
Field Type	Input	Required	String	LONG
Field Precision	Input	Optional	Long	
Field Scale	Input	Optional	Long	
Field Length	Input	Optional	Long	
Field Alias	Input	Optional	String	
Field IsNullable	Input	Optional	Boolean	false
Field IsRequired	Input	Optional	Boolean	false
Field Domain	Input	Optional	String	

Output Feature Class	Output	Derived	Table View	parcel_samp
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✚ Messages:

✚ Select Layer By Attribute

**Tool** **Name:**Select Layer By Attribute  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByAttribute

✚ Parameters:

Name	Direction	Type	Data Type	Value
Layer Name or Table View	Input	Required	Table View	new_os_samp
Selection type	Input	Optional	String	NEW_SELECTION
Expression	Input	Optional	SQL Expression	"TYPE" = 'PARK'
Output Layer Name	Output	Derived	Table View	new_os_samp

✚ Messages:

✚ Select Layer By Location (3)

**Tool** **Name:**Select Layer By Location  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✚ Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel_samp
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	new_os_samp
Search Distance	Input	Optional	Linear unit	0.5 Miles
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel_samp

✚ Messages:

✚ Calculate Field (3)

**Tool** **Name:**Calculate Field  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

✚ Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	Field	Parks
Expression	Input	Required	SQL Expression	3
Output Feature Class	Output	Derived	Table View	parcel_samp

✚ Messages:

✚ Select Layer By Location (2)

**Tool** **Name:**Select Layer By Location  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel_samp
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	new_os_samp
Search Distance	Input	Optional	Linear unit	0.25 Miles
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel_samp

✚Messages:

✚Calculate Field (2)

**Tool** **Name:**Calculate **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	Field	Parks
Expression	Input	Required	SQL Expression	2
Output Feature Class	Output	Derived	Table View	parcel_samp

✚Messages:

✚Select Layer By Location

**Tool** **Name:**Select **Layer** **By** **Location**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel_samp
Overlap Type	Input	Optional	String	BOUNDARY_TOUCHES
Select Layer	Input	Optional	Feature Layer	new_os_samp
Search Distance	Input	Optional	Linear unit	
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel_samp

✚Messages:

✚Calculate Field

**Tool** **Name:**Calculate **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

✚Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel_samp
Field Name	Input	Required	Field	Parks
Expression	Input	Required	SQL Expression	1
Output Feature Class	Output	Derived	Table View	parcel_samp



✚ Messages:

## Spatial Model to determine proximity to Public Transportation and Major Roads

### Variables






✚ parcel		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel		
✚ Field Name		
<i>Data</i>		<i>Type:</i> String
<i>Value:</i> PubTran9		
✚ parcel_route		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel		
✚ allroutes_y1p2		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> allroutes_y1p2		
✚ Change the Variable		
<i>Data</i>	<i>Type:</i> SQL	Expression
<i>Value:</i> "FID" >= 0		
✚ Routes		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> allroutes_y1p2		
✚ PubTran1000		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel		
✚ parcel_route (3)		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel		
✚ PubTran300		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel		
✚ parcel_route (2)		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel		
✚ PubTran100		
<i>Data</i>	<i>Type:</i> Feature	Layer
<i>Value:</i> parcel		
✚ parcel_route (1)		
<i>Data</i>	<i>Type:</i> Table	View
<i>Value:</i> parcel		

### Processes

✚ Add Field		
<i>Tool</i>	<i>Name:</i> Add	Field
<i>Tool Source:</i> C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\AddField		
✚ Parameters:		

<b>Name</b>	<b>Direction</b>	<b>Type</b>	<b>Data Type</b>	<b>Value</b>
<b>Input Table</b>	Input	Required	Table View	parcel
<b>Field Name</b>	Input	Required	String	PubTran9
<b>Field Type</b>	Input	Required	String	LONG
<b>Field Precision</b>	Input	Optional	Long	
<b>Field Scale</b>	Input	Optional	Long	
<b>Field Length</b>	Input	Optional	Long	
<b>Field Alias</b>	Input	Optional	String	
<b>Field IsNullable</b>	Input	Optional	Boolean	false
<b>Field IsRequired</b>	Input	Optional	Boolean	false
<b>Field Domain</b>	Input	Optional	String	
<b>Output Feature Class</b>	Output	Derived	Table View	parcel

⚡ Messages:

-  Executing (Add Field): AddField parcel PubTran9 LONG # # # # NON\_NULLABLE NON\_REQUIRED # parcel
-  Start Time: Tue Dec 19 14:26:33 2006
-  Adding PubTran9 to parcel...
-  Executed (Add Field) successfully.
-  End Time: Tue Dec 19 14:27:33 2006 (Elapsed Time: 1 minutes 0 seconds)





⚡ Select Layer By Attribute

**Tool** **Name:**Select Layer By Attribute  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByAttribute

⚡ Parameters:

<b>Name</b>	<b>Direction</b>	<b>Type</b>	<b>Data Type</b>	<b>Value</b>
<b>Layer Name or Table View</b>	Input	Required	Table View	allroutes_y1p2
<b>Selection type</b>	Input	Optional	String	NEW_SELECTION
<b>Expression</b>	Input	Optional	SQL Expression	"FID" >= 0
<b>Output Layer Name</b>	Output	Derived	Table View	allroutes_y1p2

⚡ Messages:

-  Executing (Select Layer By Attribute): SelectLayerByAttribute allroutes\_y1p2 NEW\_SELECTION ""FID" >= 0" allroutes\_y1p2
-  Start Time: Tue Dec 19 14:27:33 2006
-  Executed (Select Layer By Attribute) successfully.
-  End Time: Tue Dec 19 14:27:33 2006 (Elapsed Time: 0.00 seconds)





⚡ Select Layer By Location (3)

**Tool** **Name:**Select Layer By Location  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✖Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	allroutes_y1p2
Search Distance	Input	Optional	Linear unit	1000 Feet
Selection type	Input	Optional	String	NEW_SELECTION
Output Layer Name	Output	Derived	Feature Layer	parcel

✖Messages:

-  Executing (Select Layer By Location (3)): SelectLayerByLocation parcel WITHIN\_A\_DISTANCE allroutes\_y1p2 "1000 Feet" NEW\_SELECTION parcel
-  Start Time: Tue Dec 19 14:27:33 2006
-  Executed (Select Layer By Location (3)) successfully.
-  End Time: Tue Dec 19 14:28:41 2006 (Elapsed Time: 1 minutes 8 seconds)





✖Calculate Field (3)

**Tool** **Name:**Calculate **Field**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

✖Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel
Field Name	Input	Required	Field	PubTran9
Expression	Input	Required	SQL Expression	3
Output Feature Class	Output	Derived	Table View	parcel

✖Messages:

-  Executing (Calculate Field (3)): CalculateField parcel PubTran9 3 parcel
-  Start Time: Tue Dec 19 14:28:41 2006
-  Executed (Calculate Field (3)) successfully.
-  End Time: Tue Dec 19 14:29:54 2006 (Elapsed Time: 1 minutes 13 seconds)

✖Select Layer By Location (2)





**Tool** **Name:**Select **Layer** **By** **Location**  
**Tool Source:**C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

✖Parameters:

Name	Direction	Type	Data Type	Value
Input Layer	Input	Required	Feature Layer	parcel
Overlap Type	Input	Optional	String	WITHIN_A_DISTANCE
Select Layer	Input	Optional	Feature Layer	allroutes_y1p2
Search Distance	Input	Optional	Linear unit	300 Feet

<b>Selection type</b>	Input	Optional	String	NEW_SELECTION
<b>Output Layer Name</b>	Output	Derived	Feature Layer	parcel

**Messages:**

-  Executing (Select Layer By Location (2)): SelectLayerByLocation parcel WITHIN\_A\_DISTANCE allroutes\_y1p2 "300 Feet" NEW\_SELECTION parcel
-  Start Time: Tue Dec 19 14:29:54 2006
-  Executed (Select Layer By Location (2)) successfully.
-  End Time: Tue Dec 19 14:30:34 2006 (Elapsed Time: 40.00 seconds)





**Calculate Field (2)**

**Tool** **Name:** Calculate **Field**  
**Tool Source:** C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField

**Parameters:**

<b>Name</b>	<b>Direction</b>	<b>Type</b>	<b>Data Type</b>	<b>Value</b>
<b>Input Table</b>	Input	Required	Table View	parcel
<b>Field Name</b>	Input	Required	Field	PubTran9
<b>Expression</b>	Input	Required	SQL Expression	2
<b>Output Feature Class</b>	Output	Derived	Table View	parcel

**Messages:**

-  Executing (Calculate Field (2)): CalculateField parcel PubTran9 2 parcel
-  Start Time: Tue Dec 19 14:30:34 2006
-  Executed (Calculate Field (2)) successfully.
-  End Time: Tue Dec 19 14:31:37 2006 (Elapsed Time: 1 minutes 3 seconds)


**Select Layer By Location (1)**




**Tool** **Name:** Select Layer By Location **By** **Location**  
**Tool Source:** C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Layers and Table Views\SelectLayerByLocation

**Parameters:**

<b>Name</b>	<b>Direction</b>	<b>Type</b>	<b>Data Type</b>	<b>Value</b>
<b>Input Layer</b>	Input	Required	Feature Layer	parcel
<b>Overlap Type</b>	Input	Optional	String	WITHIN_A_DISTANCE
<b>Select Layer</b>	Input	Optional	Feature Layer	allroutes_y1p2
<b>Search Distance</b>	Input	Optional	Linear unit	100 Feet
<b>Selection type</b>	Input	Optional	String	NEW_SELECTION
<b>Output Layer Name</b>	Output	Derived	Feature Layer	parcel

**Messages:**

-  Executing (Select Layer By Location (1)): SelectLayerByLocation parcel WITHIN\_A\_DISTANCE allroutes\_y1p2 "100 Feet" NEW\_SELECTION parcel

-  Start Time: Tue Dec 19 14:31:37 2006
-  Executed (Select Layer By Location (1)) successfully.
-  End Time: Tue Dec 19 14:32:10 2006 (Elapsed Time: 33.00 seconds)





#### Calculate Field (1)

**Tool** **Name:** Calculate  
**Tool Source:** C:\Program Files\ArcGIS\ArcToolbox\Toolboxes\Data Management Tools.tbx\Fields\CalculateField Field

##### Parameters:

Name	Direction	Type	Data Type	Value
Input Table	Input	Required	Table View	parcel
Field Name	Input	Required	Field	PubTran9
Expression	Input	Required	SQL Expression	1
Output Feature Class	Output	Derived	Table View	parcel

##### Messages:

-  Executing (Calculate Field (1)): CalculateField parcel PubTran9 1 parcel
-  Start Time: Tue Dec 19 14:32:10 2006
-  Executed (Calculate Field (1)) successfully.
-  End Time: Tue Dec 19 14:33:22 2006 (Elapsed Time: 1 minutes 12 seconds)

## Potential Site Ranking

As stated above, for the purposes of demonstrating the site prioritization potential of this model, a dataset of suitable sites established by the process described above was evaluated against the senior demographic data within a half-mile radius of each of the potential sites. The resulting report presents a ranking of the suitable sites from the site with the highest number of senior citizens within the half mile buffer to the site, which although it still meets the basic location criteria, has the lowest number of senior citizens near it. The following table represents a segment of the report generated by tallying the senior demographic data near each selected site. This segment lists 12 ranked sites. The properties owned by the City of Raleigh meeting many of the location requirements are represented in **red**.

**TABLE E-1**  
**DEMOGRAPHIC RANKING OF POTENTIAL SITES**

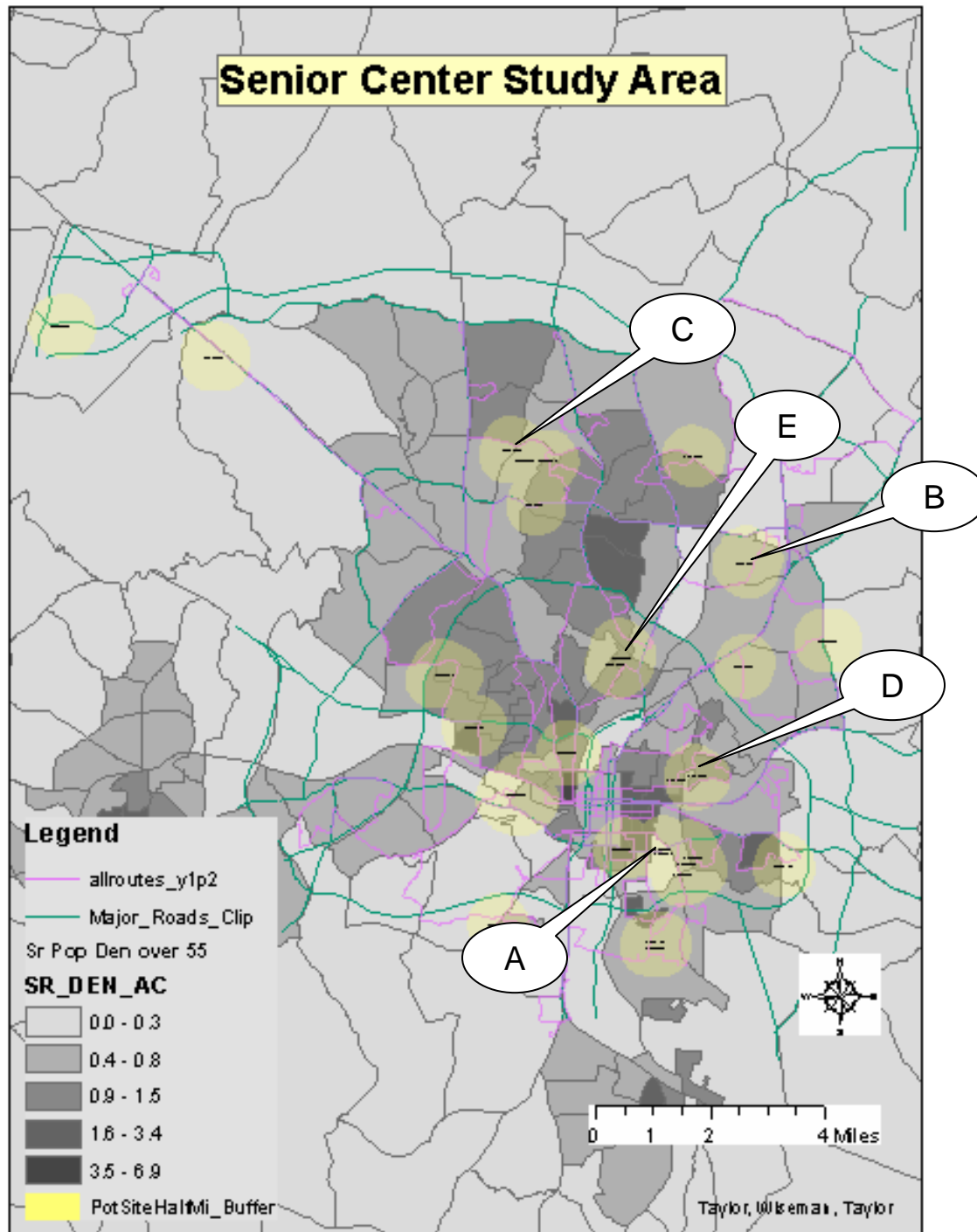
PIN_NUM	P55_TO_59	P60_TO_64	P65_TO_69	P70_TO_74	P75_TO_84	P85_OLDER	TOT_SR_POP	Floodplain	Streams
1717518000	576	366	229	150	177	27	1525	0	0
1712261136	230	185	178	138	148	29	908	0	0
1713436076	230	185	178	138	148	29	908	1	1
<b>1713342617</b>	<b>209</b>	<b>175</b>	<b>142</b>	<b>116</b>	<b>141</b>	<b>32</b>	<b>815</b>	<b>0</b>	<b>0</b>
1713436076	209	175	142	116	141	32	815	1	1
<b>1726018231</b>	<b>193</b>	<b>188</b>	<b>154</b>	<b>103</b>	<b>81</b>	<b>18</b>	<b>737</b>	<b>0</b>	<b>0</b>
<b>7979910625</b>	<b>231</b>	<b>158</b>	<b>123</b>	<b>97</b>	<b>85</b>	<b>15</b>	<b>709</b>	<b>0</b>	<b>1</b>
1706163731	130	126	149	133	130	19	687	0	0
1725015634	139	103	108	70	114	69	603	0	1

1714610267	96	62	60	68	147	88	521	0	0
1714612428	95	84	76	86	113	18	472	0	0
1705922836	49	39	35	38	142	147	450	1	1

Since the sites shown here have very close demographic rating, each site that this model identifies should be looked at individually. A second level of subjective analysis involves ownership. If a suitable, high-ranking parcel is owned by the city, then property acquisition costs can be avoided. Finally, the third level of the subjective analysis of these potential sites comes from an actual view of the parcels themselves and a determination of available land sufficient to construct a Senior Center and its accompanying site amenities and parking. It should be noted here that, even if some of the sites identified higher in the table are not selected for the single, stand-alone Senior Center, they are at least good candidates for satellite expansions of senior programs.

On pages following Figure E-1, are views of a number of sites generated from IMAPS (Internet Multi Access Parcel System), an online mapping service provided by the City of Raleigh and Wake County's GIS departments.

**FIGURE E-1  
PRELIMINARY POTENTIAL SITES**





IMAPS has the following disclaimer:

**Please Note:** It is understood that the data contained in the Internet Multi Access Parcel System (IMAPS) is subject to constant change and that its accuracy cannot be guaranteed. This page is a public resource of general information. The COUNTY OF WAKE or the CITY OF RALEIGH makes no warranty, representation or guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. Primary sources from which these data were compiled must be consulted for verification of the information contained in these data. The user knowingly waives any and all claims for damages against any and all of the entities comprising IMAPS that may arise from the mapping data.

Site A - PIN 1713342617



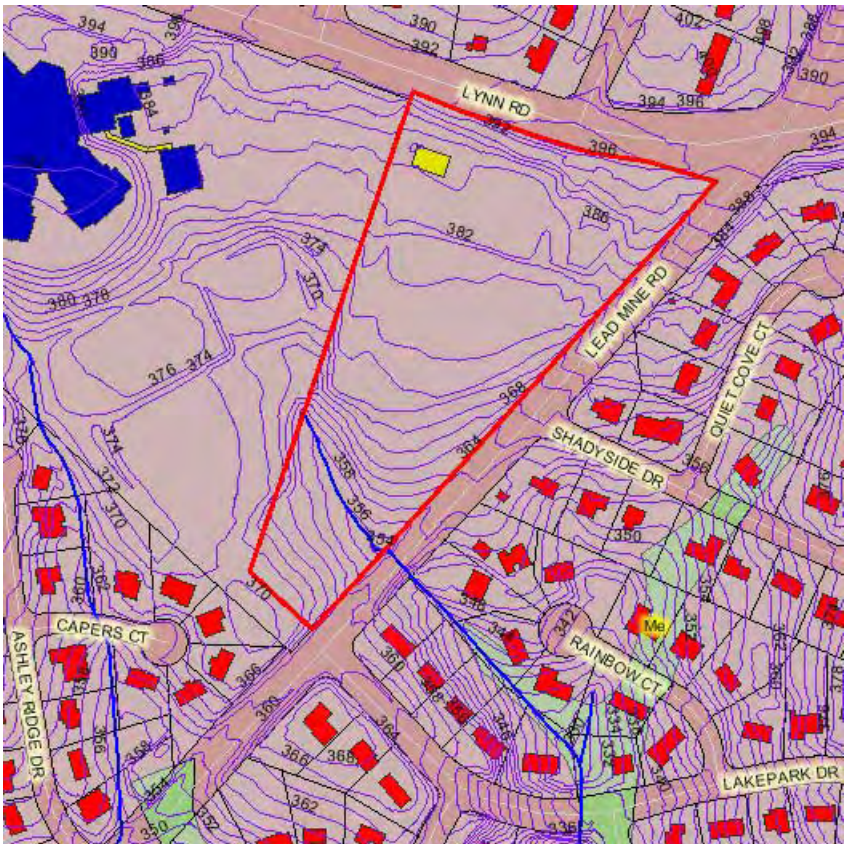


Site B - PIN 1726018231



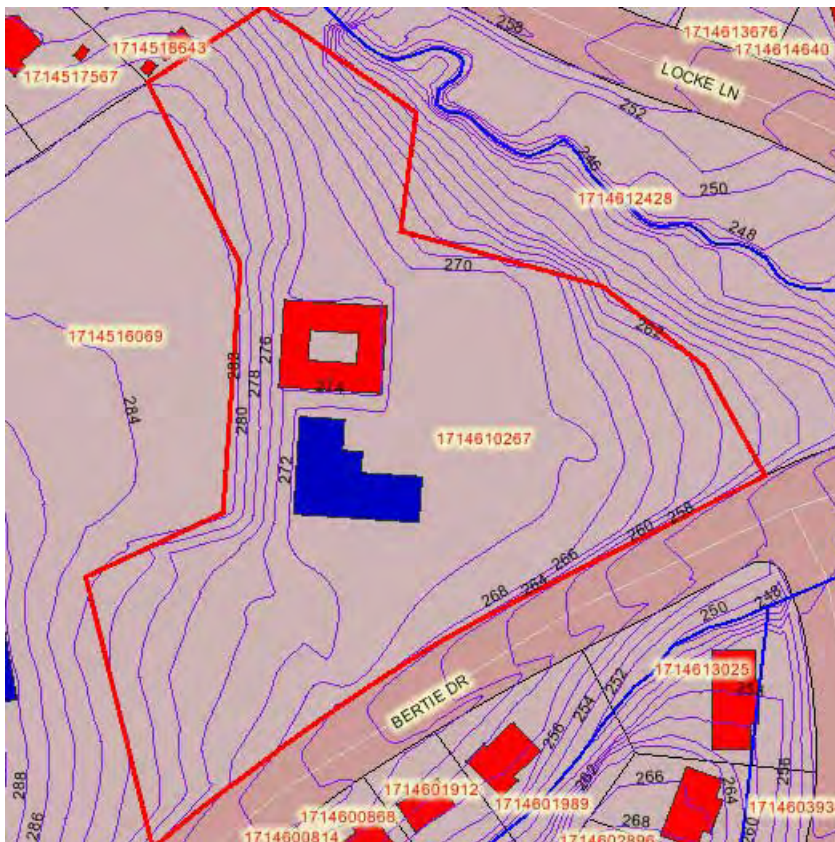


Site C - PIN 0797910625



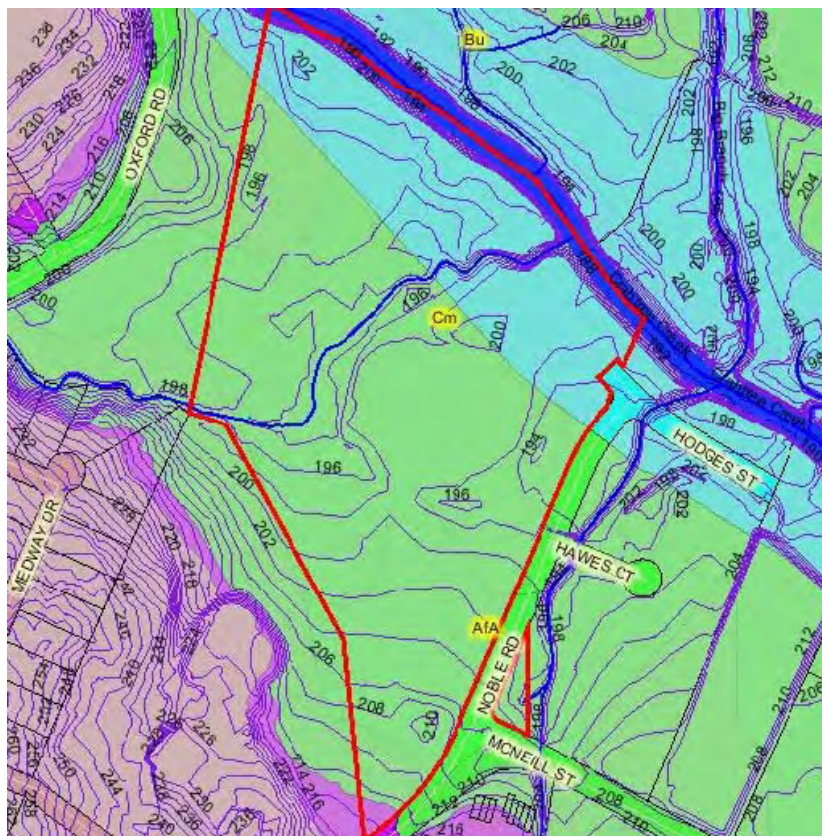


Site D - PIN 1714610267





Site E - PIN 1705922836



The final part of the subjective analysis of the potential sites requires an examination of wetland areas, flood hazard areas and stream buffers. If the available land on a parcel

is taken up by these natural impedances to development, it obviously becomes less suitable. In order to quickly identify the presence of these features, another GIS database was created with the criteria of whether or not a stream of flood hazard area *touched* the parcel. This was displayed in report form, but it is easier to see by showing these features on the IMAPS images, which have been provided following Figure E-1.

### Site Recommendations

From Table E-1, the five (5) preliminary potential locations for a Senior Center are the following. Notice that because the parcels are adjacent to each other, PIN 1714610267 and PIN 1714612428 have been combined as one site. The five sites are shown on Figure E-1.

**TABLE E-2**  
**VISUAL ANALYSIS OF BEST SITES**

Map Key	Parcel Identification Number	Closest Intersection	Analysis of Site
A	PIN 1713342616	Martin Luther King Jr. Boulevard and Rock Quarry Road	1.6 Acres Southwest of the Martin Luther King, Jr. Memorial (0.73 Acres) is inadequate for a full, stand-alone Senior Center.
B	PIN 1726018231	Green Road and Kilcullen Drive	Green Road Park and Community Center – 30 Acres with approximately 8 acres undeveloped; however, the undeveloped acreage is bisected by a stream and flood prone soils. Still sufficient acreage for a stand-alone Senior Center may exist along Green Road, north of the community center and along Kilcullen Drive.
C	PIN 0797910625	Lynn Road and Lead Mine Road	Williams Memorial Park and Community Center – 9.9 Acres of land with enough undeveloped area for a stand-alone Senior Center.

D	PIN 1714610267	Bertie Drive and Lord Ashley Road	3.94 Acres mostly occupied by Longview Pool. Sufficient space could be found for a Senior Center when combined with the 3.38 acres of city owned property to the Northeast (PIN 1714612428)
E	PIN 1705922836	Noble Road and McNeill Street	29.5 Acres predominately in 500-yr flood fringe area of Crabtree Creek. High ground sufficient for a Senior Center could be found around the Kiwanis Community Center or in conjunction with city owned property to the Southwest (Joyner Elementary School.)

As discussed earlier, the size of the census blocks and age grouping have a significant affect on ranking. The first three of these sites are in areas with large census blocks and, although the overall density of senior citizens may be lower than close into the city center, the population of the 55 to 64 year old seniors show up strongly. The last two sites are in areas with smaller census blocks and with a greater density of seniors living in these blocks, the greatest numbers of seniors are in the 75-years-old-and-older range. It could be argued that with the growth of the city, this segment of the senior population will be moving away from the city center. It could also be agued that senior citizens find more adequate transportation, as well as other services they need, available to them, the closer they live to the centers of cities; or as has been stated for many decades, the population in the suburbs is more mobile, both by choice and by necessity.

On-ground analysis of the above recommended sites only resulted in two locations well suited for a new Senior Center. The City Parks and Recreation staff asked the team to alter the search parameters and generate another set of suitable sites. For this additional analysis, the TWT team eliminated the site weighting factor related to being adjacent to a public transportation route. Table E-2 represents the results of the list of sites meeting all the search criteria except adjacency to a public transportation route. Following discussions with CAT management, we strongly believe these sites to be equally suitable to the first list in that there is high potential of being able to *move* a bus route to accommodate public transportation access to any of these sites.

Finally, at the request of the City, we added a demographic comparison of the Dorothea Dix site, which can be seen in Table E-3. As can be seen from the senior population, the Dorothea Dix site could serve a sizeable number of seniors residing close to the site.

**TABLE E-2**  
**DEMOGRAPHIC RANKING OF ADDITIONAL POTENTIAL SITES**

PIN_NUM	TOT SR_POP	P55 TO_59	P60 TO_64	P65 TO_69	P70 TO_74	P75 TO_84	P85 OLDER	DENSITY SR/AC	Floodplain	Streams
778082991	74	40	28	31	29	5	0	0	0	
1751153969	135	104	63	55	57	17	0.1	0	0	
1703983554	403	74	60	64	82	94	29	0.8	0	0

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1704336679	249	55	46	40	34	60	14	1.5	0	1
1704432648	55	46	40	34	60	14	1.5	0	1	
1704528222	249	55	46	40	34	60	14	1.5	1	1
1704528222	108	24	12	12	17	29	14	0.3	1	1
1714453411	172	26	21	34	34	52	5	0.6	0	0
1714574645	172	26	21	34	34	52	5	0.6	0	0
1714598313	26	21	34	34	52	5	0.6	1	2	
1714686861	26	21	34	34	52	5	0.6	0	2	
1714777971	172	26	21	34	34	52	5	0.6	1	1
1714453411	250	41	31	32	37	94	15	0.8	0	0
1714574645	250	41	31	32	37	94	15	0.8	0	0
1703983554	182	44	35	36	26	27	14	1.7	0	0
1713370325	200	37	42	25	36	46	14	0.7	0	0
1703953754	19	17	11	24	39	15	2	0	1	
1703983554	125	19	17	11	24	39	15	2	0	0
1713004765	101	36	26	12	10	15	2	0.3	0	0
1713017445	101	36	26	12	10	15	2	0.3	0	0
1713017445	112	26	20	14	14	29	9	0.6	0	0
1703953754	39	39	38	27	47	20	2.6	0	1	
1703533433	113	37	26	20	8	17	5	0.7	1	1
1703658558	37	26	20	8	17	5	0.7	0	1	
1703953754	27	15	28	25	36	15	1.6	0	1	
1703622060	137	30	26	27	21	25	8	1.3	1	1
1703658558	30	26	27	21	25	8	1.3	0	1	
793993406	72	31	23	9	2	5	2	0.4	1	1
793993406	11	3	1	3	4	0	0	0	1	1
793993406	0	0	0	0	0	0	0	0	1	1
1704336679	101	20	7	8	15	38	13	0.8	0	1
794831029	153	48	28	14	12	33	18	1	0	0
794966022	156	20	19	18	26	50	23	1.1	1	1
794966022	107	24	20	20	16	18	9	1	1	1
795366593	131	76	74	88	136	25	1.2	1	1	
795313373	254	51	32	34	36	89	12	0.9	0	0
1705454589	48	33	25	37	67	21	0.8	0	1	
1705546109	48	33	25	37	67	21	0.8	0	0	
1705640119	231	48	33	25	37	67	21	0.8	0	0
1705711204	231	48	33	25	37	67	21	0.8	0	0
1705740417	231	48	33	25	37	67	21	0.8	0	0
1705087835	58	22	28	45	93	10	0.4	0	0	
1705454589	58	22	28	45	93	10	0.4	0	1	
1714598313	43	40	27	38	56	17	0.5	1	2	
1705922836	450	49	39	35	38	142	147	1.4	0	0
1714868539	250	69	62	33	36	43	7	0.8	1	1
1714929487	250	69	62	33	36	43	7	0.8	0	0
1714944580	250	69	62	33	36	43	7	0.8	0	0
1724024987	250	69	62	33	36	43	7	0.8	0	0
1724121107	69	62	33	36	43	7	0.8	1	3	
1724121107	41	31	19	46	59	8	0.5	1	3	

1714777971	472	95	84	76	86	113	18	1.2	1	1
1714868539	472	95	84	76	86	113	18	1.2	1	1
1723583055	521	96	62	60	68	147	88	0.6	0	0
1724505547	96	62	60	68	147	88	0.6	1	3	
1713573169	815	209	175	142	116	141	32	1.1	0	0
1713719857	209	175	142	116	141	32	1.1	1	3	
1713735056	209	175	142	116	141	32	1.1	0	2	
1713924031	815	209	175	142	116	141	32	1.1	0	0
1723110159	815	209	175	142	116	141	32	1.1	0	0
1723114635	209	175	142	116	141	32	1.1	0	3	
1723320892	209	175	142	116	141	32	1.1	0	1	
1723414973	209	175	142	116	141	32	1.1	1	3	
1723424803	815	209	175	142	116	141	32	1.1	0	1
1712067853	230	185	178	138	148	29	0.5	0	3	
1713004765	908	230	185	178	138	148	29	0.5	0	0
1712553452	129	94	80	78	59	17	0.4	0	1	
1712556854	457	129	94	80	78	59	17	0.4	0	0
1712692629	457	129	94	80	78	59	17	0.4	0	1

**TABLE E-3**  
**DEMOGRAPHIC DATA ON DOROTHEA DIX SITE**

BGROUP	TOT SR_POP	P55 TO 59	P60 TO 64	P65 TO 69	P70 TO 74	P75 TO 84	P85 OLDER	DENSITY SR/AC
371830523022	291	89	66	42	45	45	4	0.1
371830510002	194	55	38	25	24	37	15	1.2
371830509001	113	37	26	20	8	17	5	0.7
371830522011	105	37	19	12	12	19	6	0.3
371830522012	95	32	14	9	13	25	2	0.4
371830511001	72	31	23	9	2	5	2	0.4
371830523021	37	10	7	2	2	10	6	0.1

Similar to the first group of sites, the following figures are IMAPS reports on the twelve sites in the above list that are city-owned property with the highest senior population. For the presentation of these additional sites we have left off the environmental information map figure.



Site A – 0792878755



Site B – 0783487507

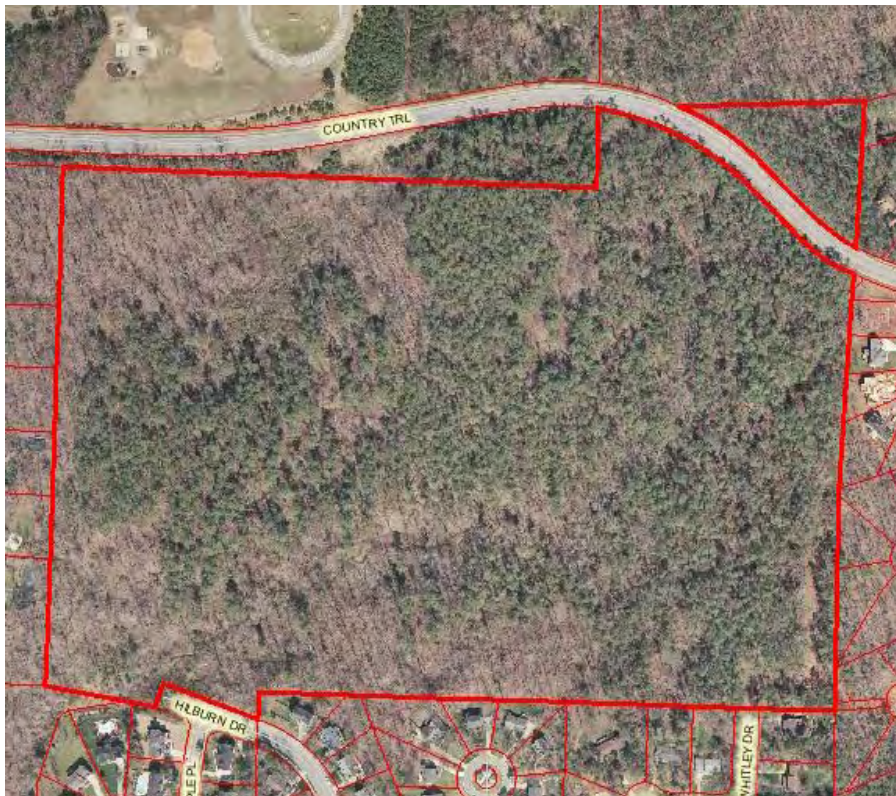




Site C – 0787981355



Site D – 0787462839

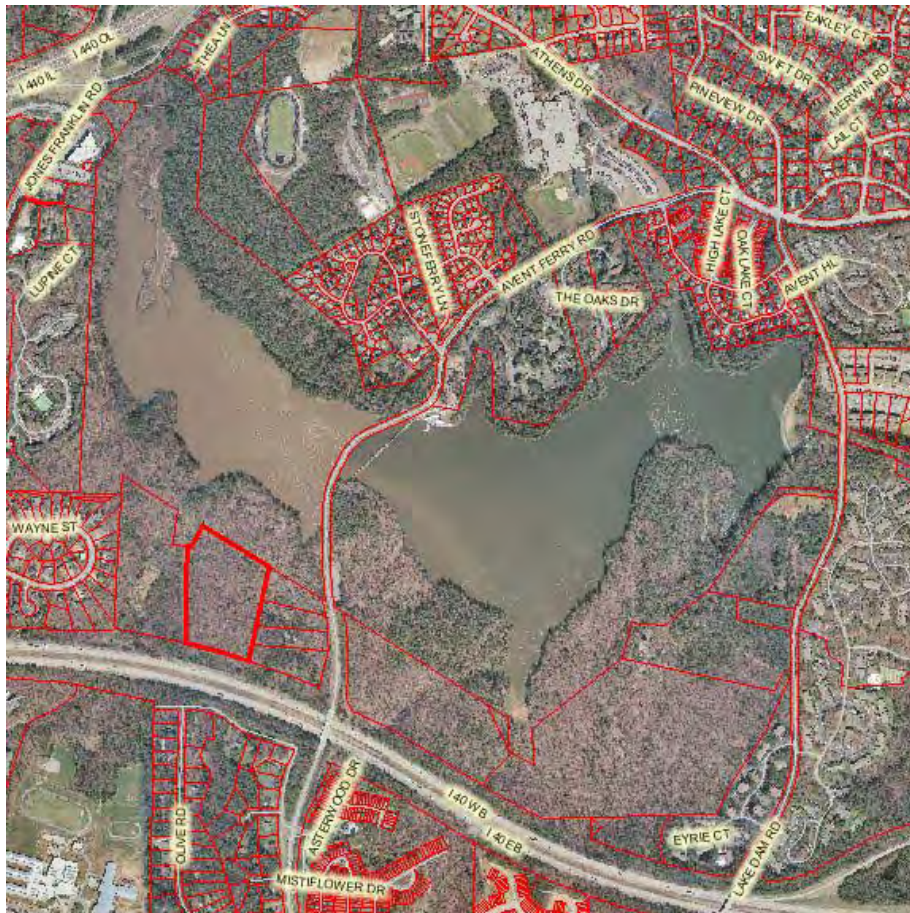




Site E - 0785964984



Site F - 0783311136





Site G - 0758735086



Site H - 0788464197





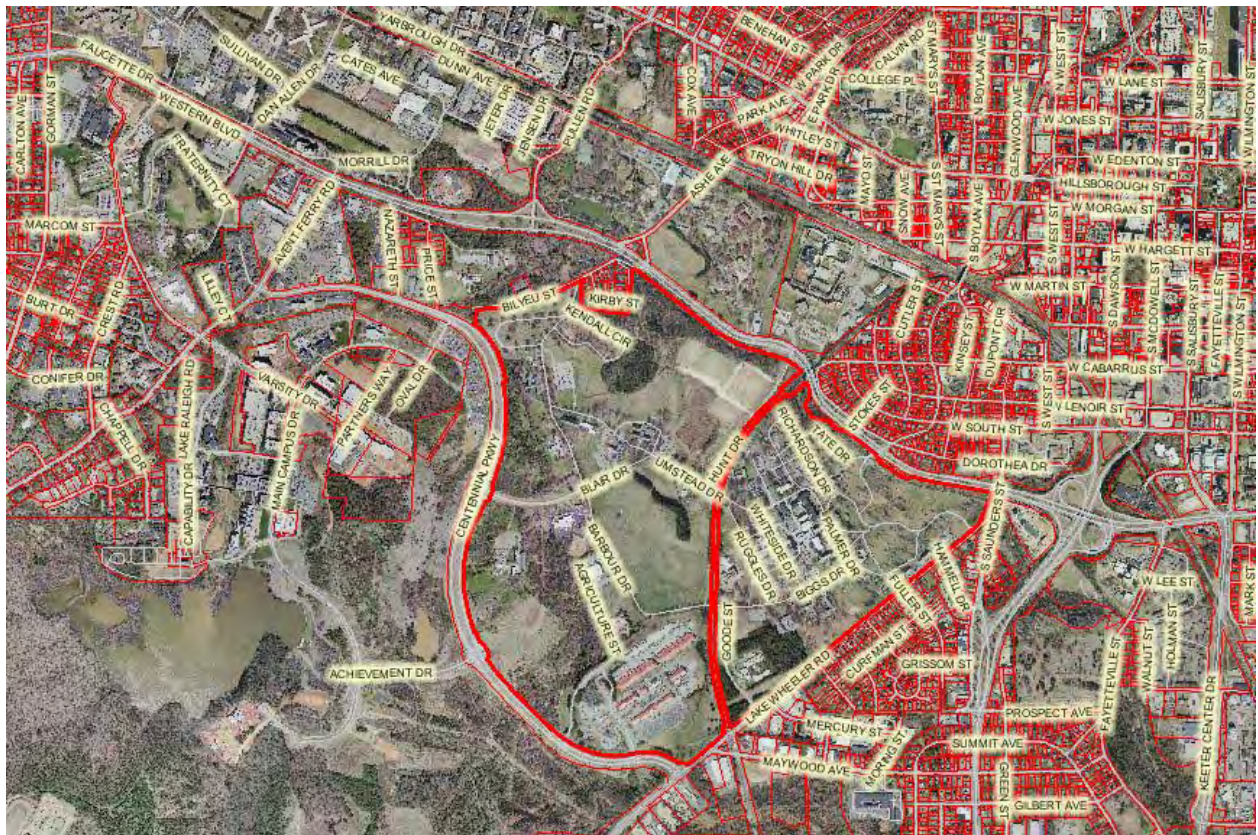




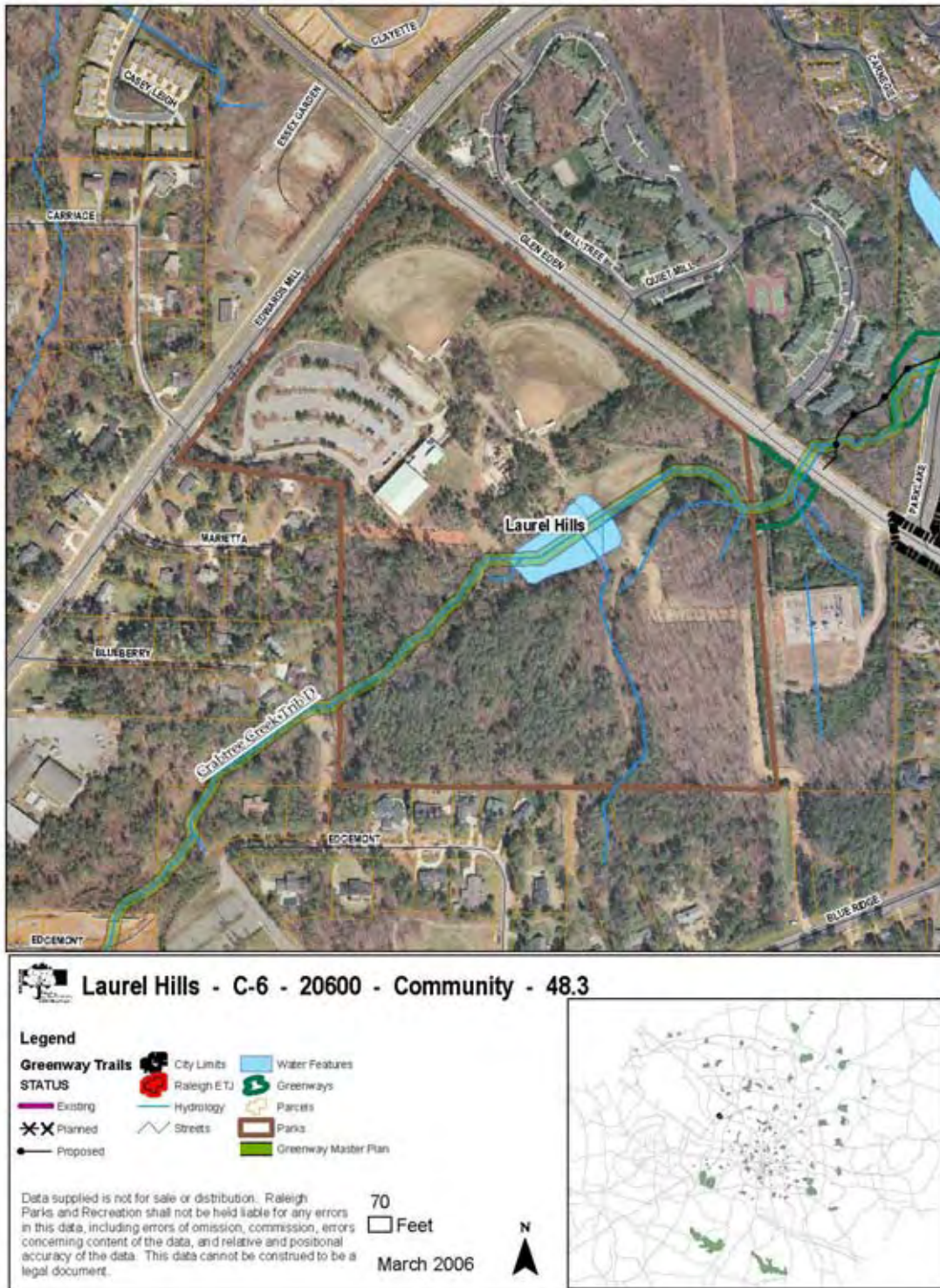
Site K - 0796068983



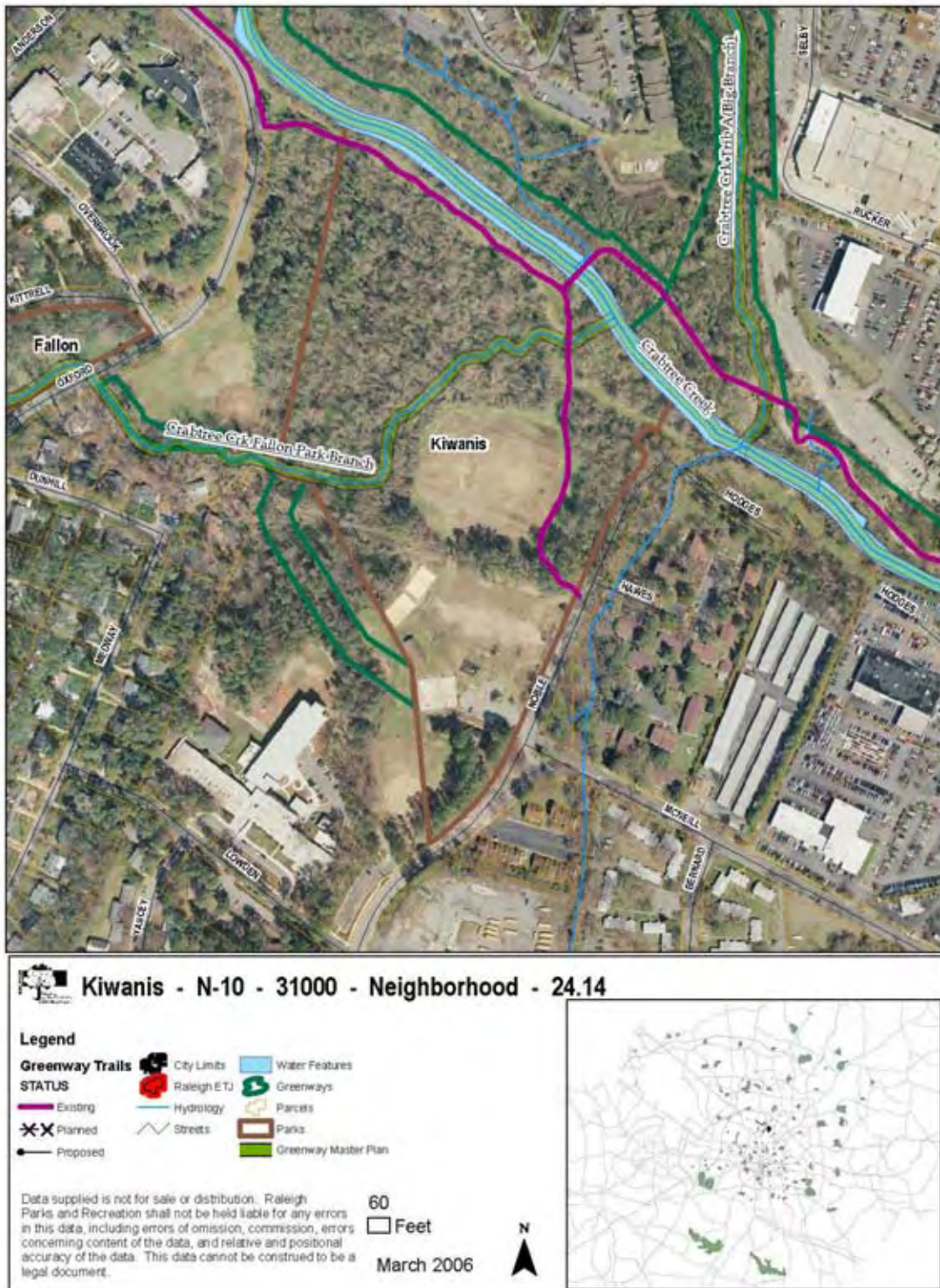
Dorothea Dix Site - 1703051169



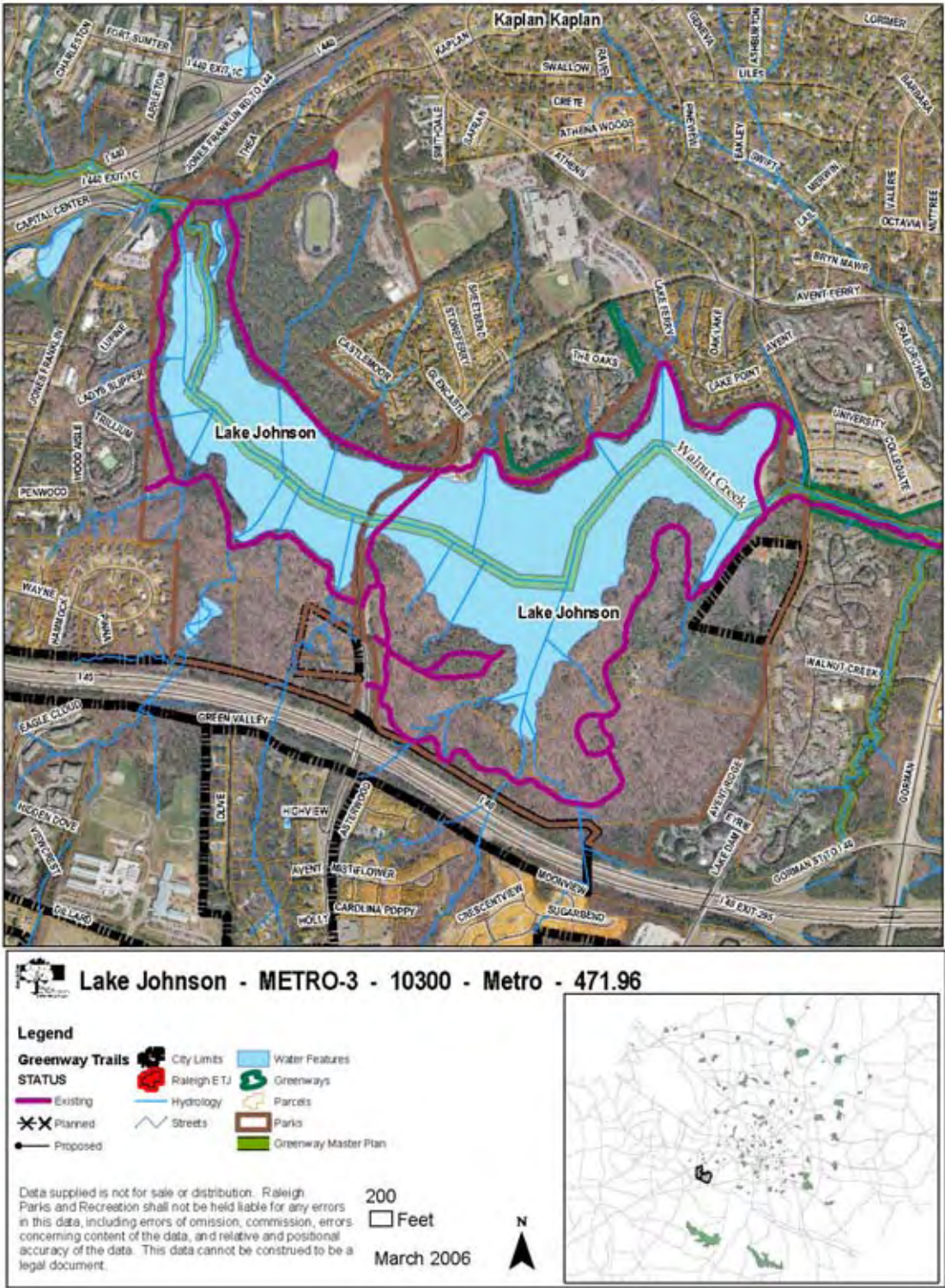




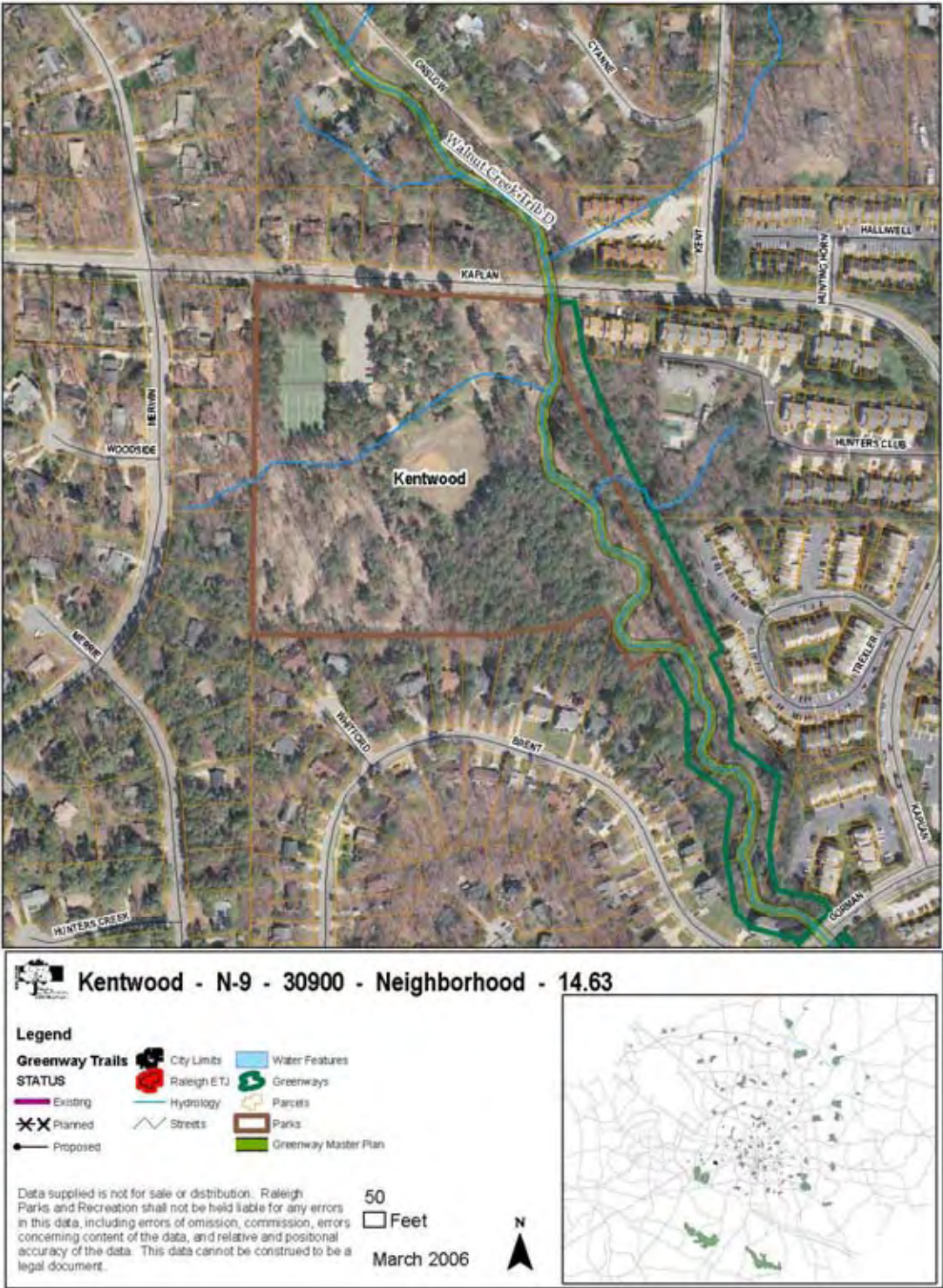




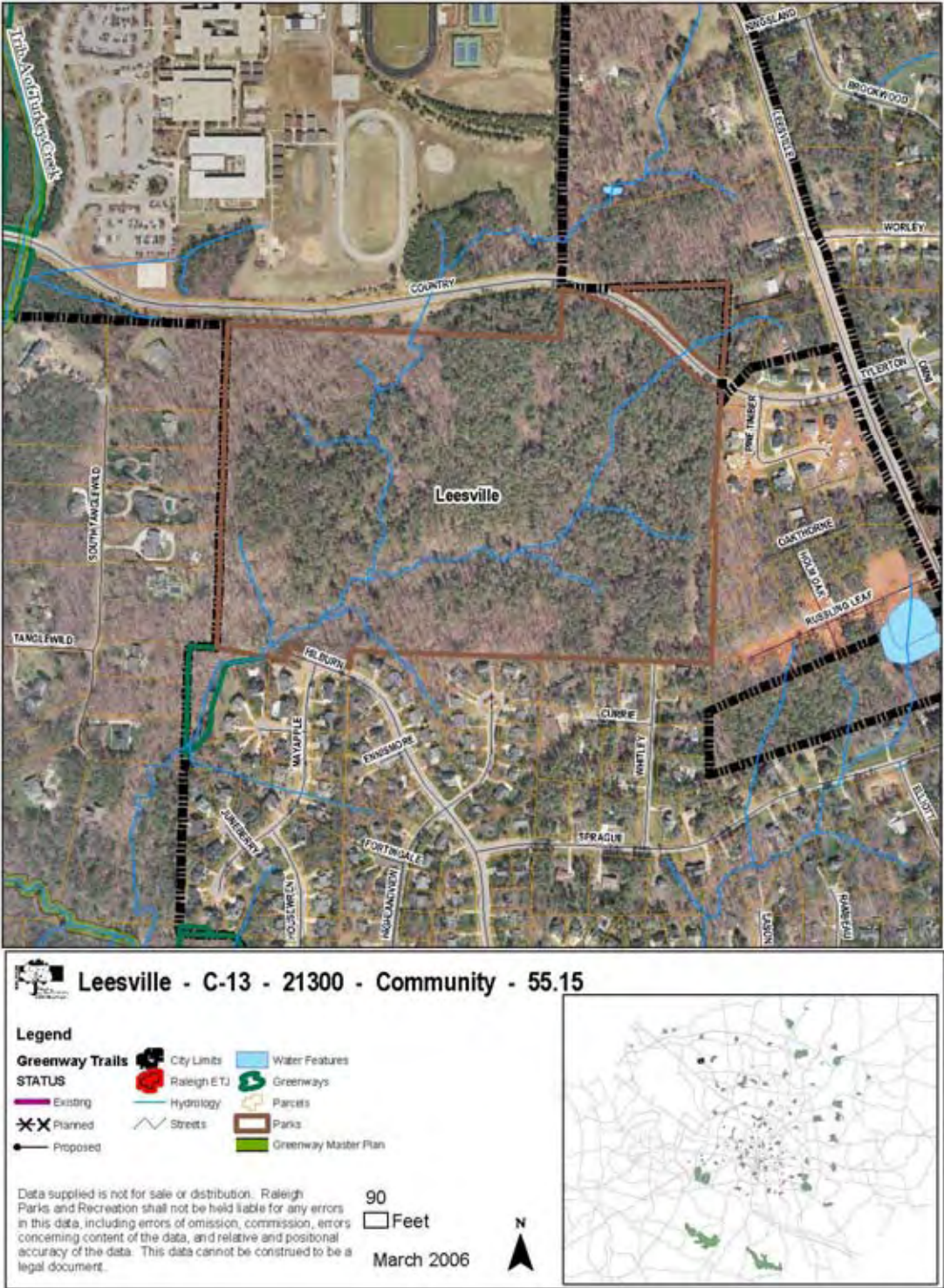












## APPENDIX F

### Center for Aging Research and Educational Services

The Senior Center Feasibility Study team has invited the staff of the **Center for Aging Research and Educational Services (CARES,)** to review the procedures, focus group reports, findings and recommendations of the study. CARES, established by Gary M. Nelson, DSW, in 1987, is part of the Jordan Institute for Families, University of North Carolina, Chapel Hill School of Social Work. CARES is dedicated to serving social work practitioners and decision makers who work with older and disabled adults and their families.

CARES has enjoyed a productive relationship with the Adult Services Branch of the Division of Social Services and with the Division of Aging, both in the NC Department of Health and Human Services. In 2003-2004, these two groups joined forces as the Division of Aging and Adult Services. Here are some of our present and past collaborative projects:

#### Continuing Professional Education

CARES regularly has offered seven curricula for adult services social workers and managers. See our training calendar for descriptions of these events and dates for 2005-2006.

CARES also offers a one-day event for directors of senior centers on the certification process (see the description below) and participates in delivering modules of the Ann Johnson Institute for Senior Center Management. Follow the link for details and registration materials.

#### Community Planning for Long-term Care

In response to Session Law 2003-284, Section 10.8 F, the NC Department of Health and Human Services has begun an initiative to "support local coordination of long-term care and . . . pilot the establishment of local lead agencies to facilitate the long-term care coordination process at the county or regional level."

The NC Division of Aging and Adult Services developed the Communications and Coordination Initiative, with assistance and guidance from the DHHS Long-Term Care Cabinet and a State Team composed of representatives from all DHHS Divisions involved in long-term care. Two pilot communities, New Hanover and Mecklenburg Counties, participated in this project in 2003-04, evaluating local long-term care services and identifying and initiating strategies to strengthen the long-term care system for older and disabled adults.

To provide support for other communities desiring to plan, DAAS and CARES staff members have collaborated on a Planning Basics Guide, which reviews strategic planning and provides suggestions and support for managing the process.

#### Certification for Senior Centers

CARES has worked with the Division of Aging and the Senior Center Development Task Force to develop a process and tools for strengthening senior centers around the state. CARES staff members currently serve on site visit teams. Approximately 32 centers statewide have been certified as centers of excellence or of merit. To learn more about this initiative, visit the Division of Aging's website for a [description and tools](#).

To understand the status of senior centers across the state at the beginning of the certification process, CARES conducted a survey in 2000-2001 and provided a report to the Division of Aging in 2002.

The staff of CARES is as follows:

Gary M. Nelson, DSW, Director

Daniel C. Hudgins, ACSW, Program Coordinator

Tanya Beckerdite, MSW, Training and Program Development Specialist

Kathleen Lowe, MSW, Education Specialist

Margaret L. Morse, PhD, Publications/Web

Libby Phillips, Office Assistant

Mary Anne Salmon, PhD, Aging Research Specialist