Planning for the Growth of the Older Adult Population in Howard County

Appendix E: Facilities Master Plan

Creating an Age-Friendly Community

A Report from the Howard County
Department of Citizen Services
2015

Howard County, Maryland
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Facilities Master Plan

A major component of this project was an assessment of Howard County's existing senior centers and their capacity to meet the needs of a growing older adult population over the next 20 years. The KGRW team conducted on-site facility tours, program inventories and interviews with key personnel, including center managers, to assess existing conditions, space use, user challenges, accessibility and internal operational effectiveness. This analysis, together with information gathered throughout the planning process represented by this report, informed the KGRW team's recommendations for future facilities and service delivery for older adults in the county's various catchment areas.

The Role of Senior Centers

Senior centers play an essential role in the County's service delivery system for older adults. Whatever developments in technology and communications may bring in the future, there will continue to be a need for physical facilities that bring people together for camaraderie, education and recreation. There simply is no substitute for face-to-face interaction and shared activities. This is as true for the coming wave of caregivers that will be required to assist an aging population as it is for older adults themselves. In the future, senior centers could well have an expanded role to play, offering invaluable support to those who care for older adults, whether unpaid family members and volunteers or paid aides and professionals. A judiciously planned network of centers sited to reflect the county's growth patterns, transportation offerings and geography will help make it possible for older adults to remain in Howard County as they age.

Currently, the Howard County Office on Aging (OOA) manages seven senior centers: the Bain Center, East Columbia 50+ Center, Elkridge Senior Center, Ellicott City Senior Center, Glenwood 50+ Center, North Laurel 50+ Center and the Longwood Senior Center, which serves as a nutrition site.

The centers are multipurpose facilities that provide a wide range of activities, including recreational programs, exercise, arts and crafts, consumer services and benefits, life-long learning activities, nutrition

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and health services and counseling. All centers provide the same core service elements, along with specific activities that reflect the interests and needs of the community in which each is located. In an average month, Howard County's senior centers offer nearly 1,300 programs or activities. According to the OOA's annual performance report, the senior centers serve more than 5,000 older adults each year, with total attendance numbers in fiscal year 2014 exceeding 165,000.

Senior Center Usage and Facilities Review

Geographic Information System (GIS) data illustrates the locations of the current senior centers and the concentration of participants each facility serves as of June 2014. The map is followed by a site-by-site evaluation of the county's seven senior centers.
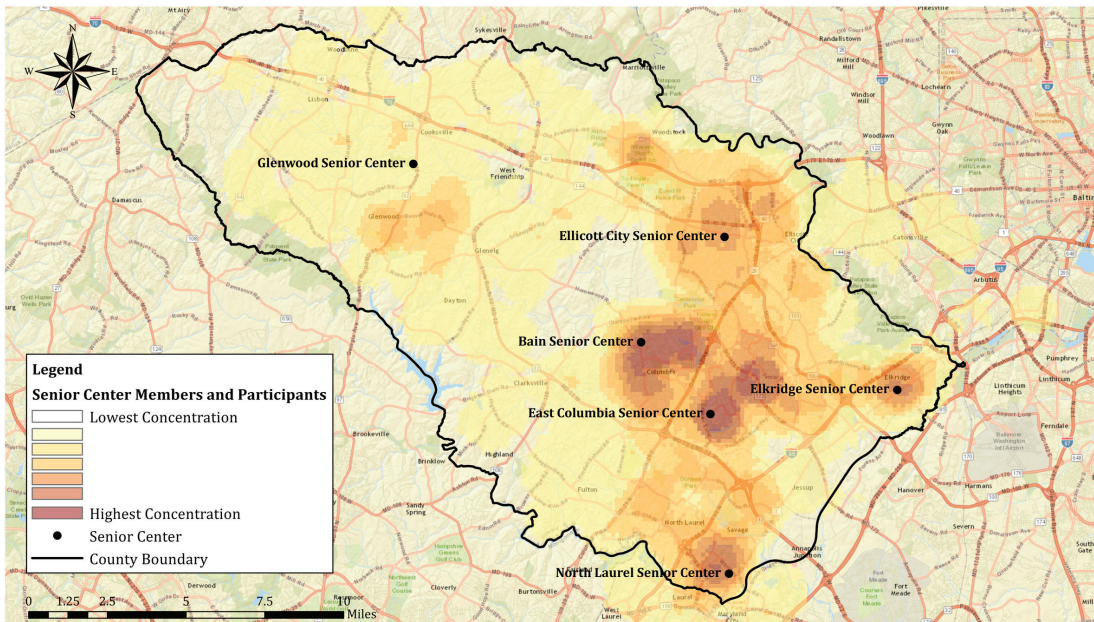
Created By: Howard County's Department of Citizen Services and Department of Planning and Zoning, Research Division
Data Source: Howard County's Department of Citizen Services, Office on Aging

Figure 1: Concentration of participants in the areas around all senior centers, according to home addresses, July 2012- June 2014.

The following review of existing senior centers includes floor plans for comparison of the various facilities. Please refer to this legend to understand how space is currently utilized.

CLASSIFICATION LEGEND

ADMIN	HEALTH SERVICES/ INDIVIDUAL COUNSELING	RECREATION
ARTS AND CRAFTS	INFRASTRUCTURE	STORAGE
CIRCULATION	MULTI-PURPOSE	TECHNOLOGY
EXERCISE	OPEN LOUNGE	RESTROOM
FOOD SERVICES	OUTDOOR ACTIVITY	OTHER

HATCH LEGEND

- SHARED SPACE
- SENIOR DEDICATED SPACE
- SENIOR PLUS DEDICATED SPACE
- OTHER DEDICATED SPACE

Figure 2: Legend for existing senior center floor plans.

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The Bain Senior Center
5470 Ruth Keeton Way, Columbia, MD 21044

Built in 1981, The Bain Center is a freestanding facility. It includes office space for the OOA's State Health Insurance Program, two Maryland Access Point staff, and staff from the county's Department of Recreation and Parks who provide older-adult programming in the community.

The center provides a comprehensive range of activity programs and is open one evening per week to provide programs for older adults who may work during the day. The facility's central living room is well used for socializing and as a quiet space to relax.

Attendance trends show strong increases, averaging a rate of 140% over the past few years. This center has a moderate ratio of attendance to available program square footage and appears able to support the expected growth. The Bain Center is an older facility that has been renovated. It was built with rooms dedicated to single activities and has been retrofitted to allow for more varied activities, increasing its potential utilization. The Bain Center will likely require systemic renovations to HVAC, plumbing and electrical systems, as well as to its program spaces, to meet increased demand. The addition of fitness equipment would be welcomed by participants.
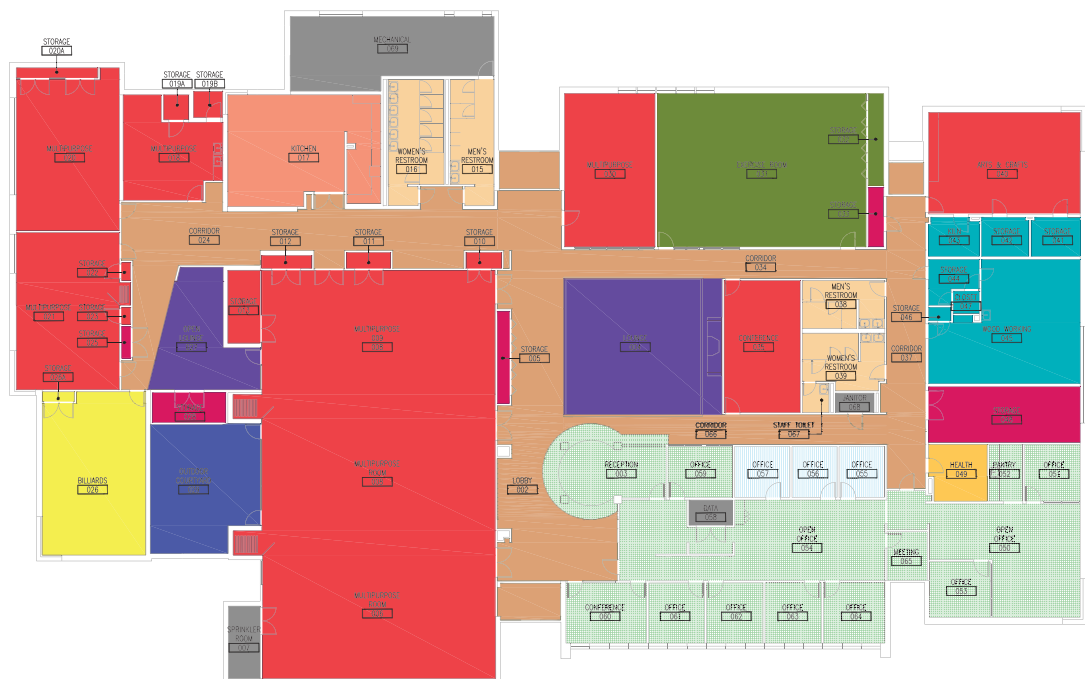
Figure 3: Of the Bain Center's 24,434 square feet, space is allocated at 63% for programs, 11% for administration, 16% for circulation and 10% for infrastructure.

East Columbia 50+ Center
6600 Cradlerock Way, Columbia, MD 21045

The East Columbia 50+ Center, built in 1992, is located within the East Columbia Library. It provides a full range of senior center activity programs, with box-lunch rather than hot-meal service five days a week. It is open two evenings per week. This center provides robust programming for older adults, including those working older adults who cannot attend during the day.

The average age of its participants trends younger. The center would benefit from creation of socializing and exercise areas and additional programming space to move it beyond its current use as a single-program destination. Average daily attendance is rising at East Columbia, which now serves more than 80 people each day. With additional square footage, attendance will increase. The center's current size is inadequate for current, much less future, needs.

The center should have high priority for capital improvement. Its parking lot is oversized and could allow for an expanded facility that would include a Senior Center Plus program, or a new freestanding center adjacent to the library that would bring a campus feel. The existing center would benefit from a study to investigate the feasibility of using the patio doors as a full-time entrance. This would create a more visible entryway, easier access when the library is closed, and greater identity for the center. The patio appears to have been designed as an entrance, but current landscaping impedes its use as such.
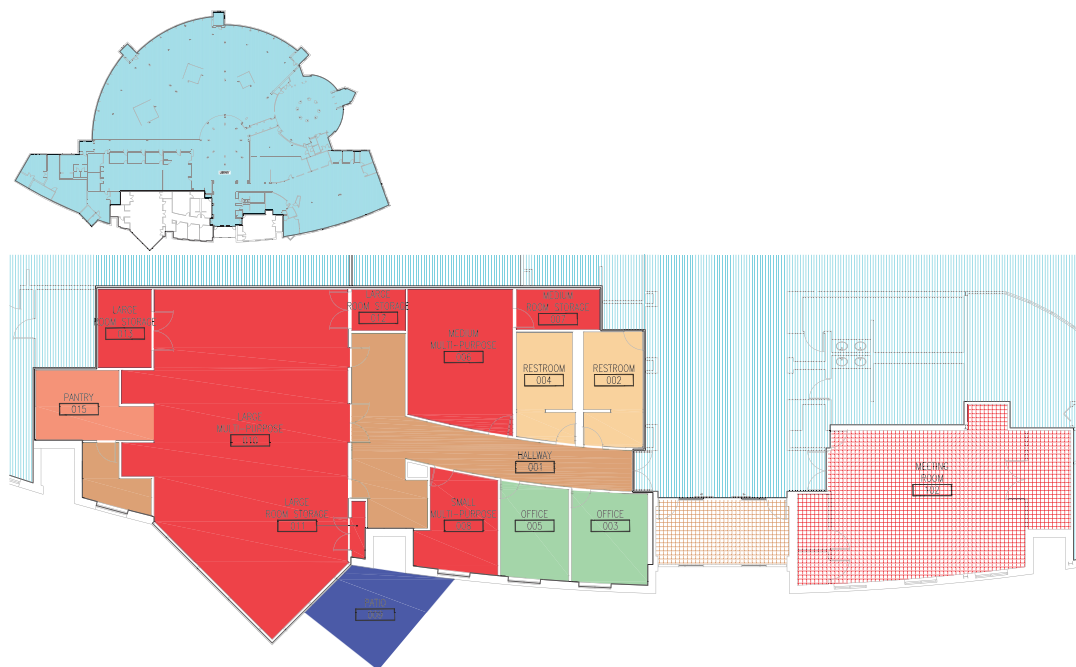
Figure 4: Of East Columbia 50+ Center's 3,821 square feet, space is allocated at 69% for programs, 9% for administration, 15% for circulation and 8% for infrastructure.

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Elkridge Senior Center
6540 Washington Boulevard, Elkridge, MD 21075

Built in 1991, the Elkridge Senior Center is located within the Elkridge Library and provides a range of senior center activity programs in a compact space.

Attendance trends are increasing, gaining 27% in 2011-2012 and 22% in 2012-2013. The center has a high ratio of attendance to available program square footage, which supports the need for expansion. While planning is underway for a new 10,000 square-foot senior center as part of a library expansion, it is clear that Elkridge will quickly outgrow this additional space. Given its remoteness from larger, regional senior centers, this area of the county would benefit from increased square footage in the new center or an additional neighborhood center nearby.
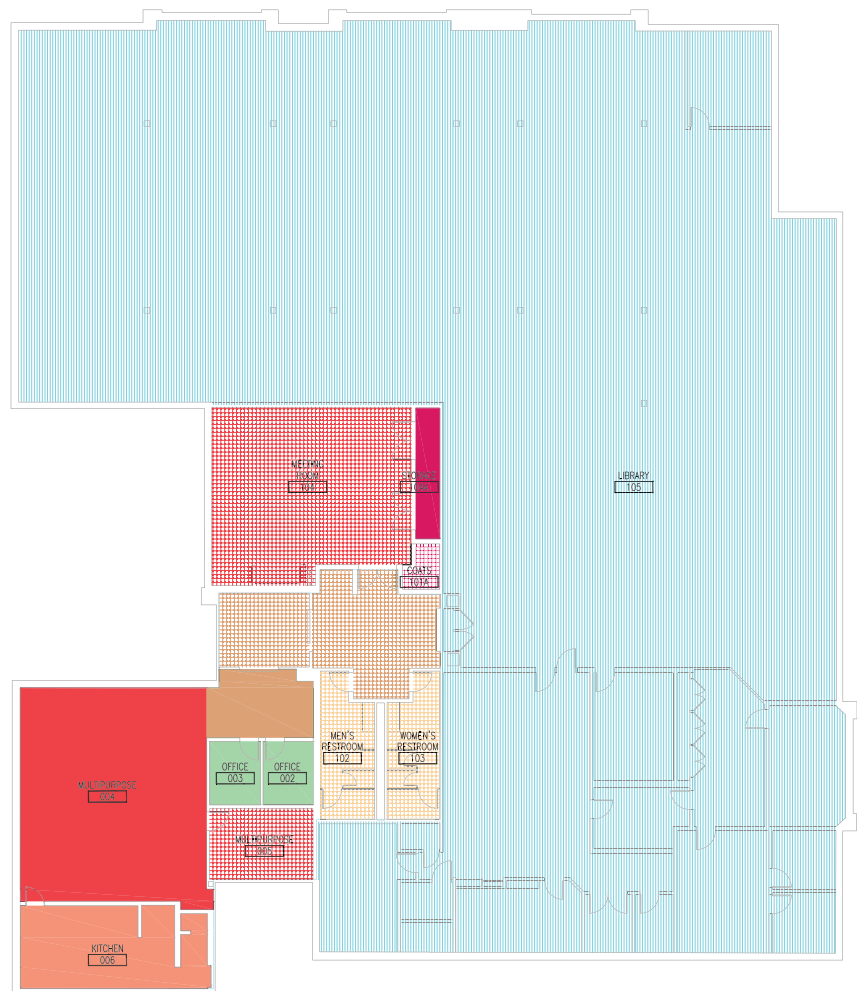

Figure 5: Of Elkridge Senior Center's 2,929 square feet, space is allocated at 55% for programs, 6% for administration, 23% for circulation and 16% for infrastructure.

Ellicott City Senior Center and Senior Center Plus Program
9401 Frederick Road, Ellicott City, MD 21042

The Ellicott City Senior Center, built in 2003, is a freestanding facility that offers a full range of activity programs. Its large multi-purpose space is used effectively as an area for socializing and self-directed activities, such as cards and games. Attendance trends at this center are relatively stable, with some growth over the past few years, which has perhaps been limited by the space constraints now being addressed with the addition of the annex. The center has a moderate ratio of attendance to available program square footage.

This center will gain dedicated program space as part of the re-development of the old Miller Library across the parking lot. The renovation will include a new Senior Center Annex, along with space for the Howard County Library system's administration. The Annex provides an additional 7,800 square feet, and will house an exercise studio, classroom and equipped fitness center. This space is, however, divided from the main building, creating operational challenges.

This building also houses a Senior Center Plus program, which is a specialized program for individuals with cognitive and/or physical disabilities who cannot otherwise function independently in the senior center. It provides a continuum of services and allows individuals to remain in the center with which they are most familiar, even as they age or experience disabling conditions. Such programs will become increasingly important as the population ages.
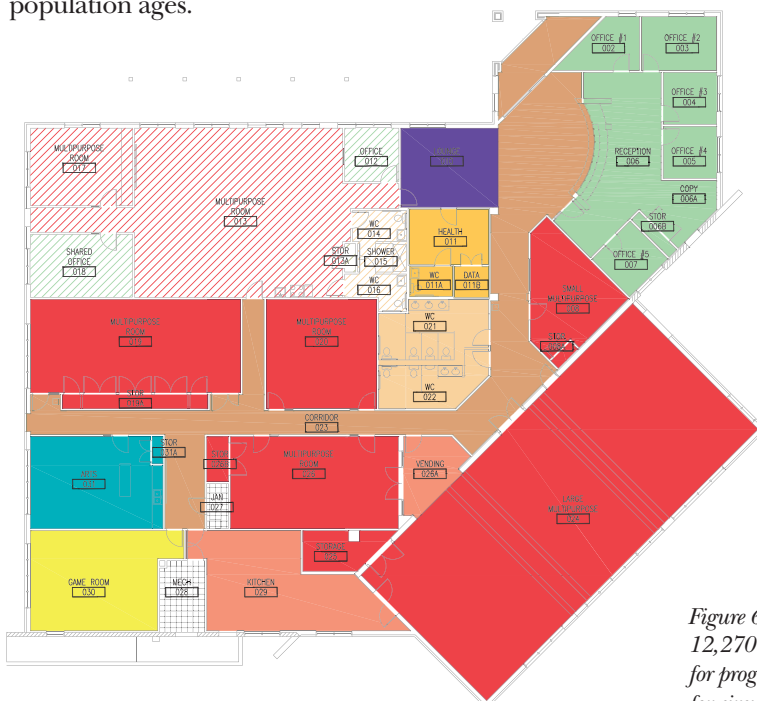
Figure 6: Of Ellicott City Senior Center's 12,270 square feet, space is allocated at 70% for programs, 12% for administration, 12% for circulation and 6% for infrastructure.

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Glenwood 50+ Center, Kindred Spirits Social Club & Senior Center Plus Program
2400 Route 97, Cooksville, MD 21723

The Glenwood 50+ Center operates out of the Gary J. Arthur Community Center. Built in 2005, the facility is managed by the Department of Recreation and Parks; most space is shared. The 50+ Center provides a full range of senior center activity programs. Attendance trends here have steadily increased at a rate averaging 110% over the past few years. This center has a moderate ratio of attendance to available square footage used for older adult programs.

The community center also houses a Senior Center Plus program and the Kindred Spirits Social Club, the only program in the county specifically for people in the early stages of memory loss. Kindred Spirits operates three days per week and provides a supportive environment for socializing and adapting to the difficult life changes that the participants face. This program would be a beneficial addition in other service areas throughout the county.

The 50+ Center would benefit from increased dedicated space that would allow more customization of activities to meet community needs. It would also benefit from a reorganization of existing space to take advantage of natural light and views to the outdoor terrace.
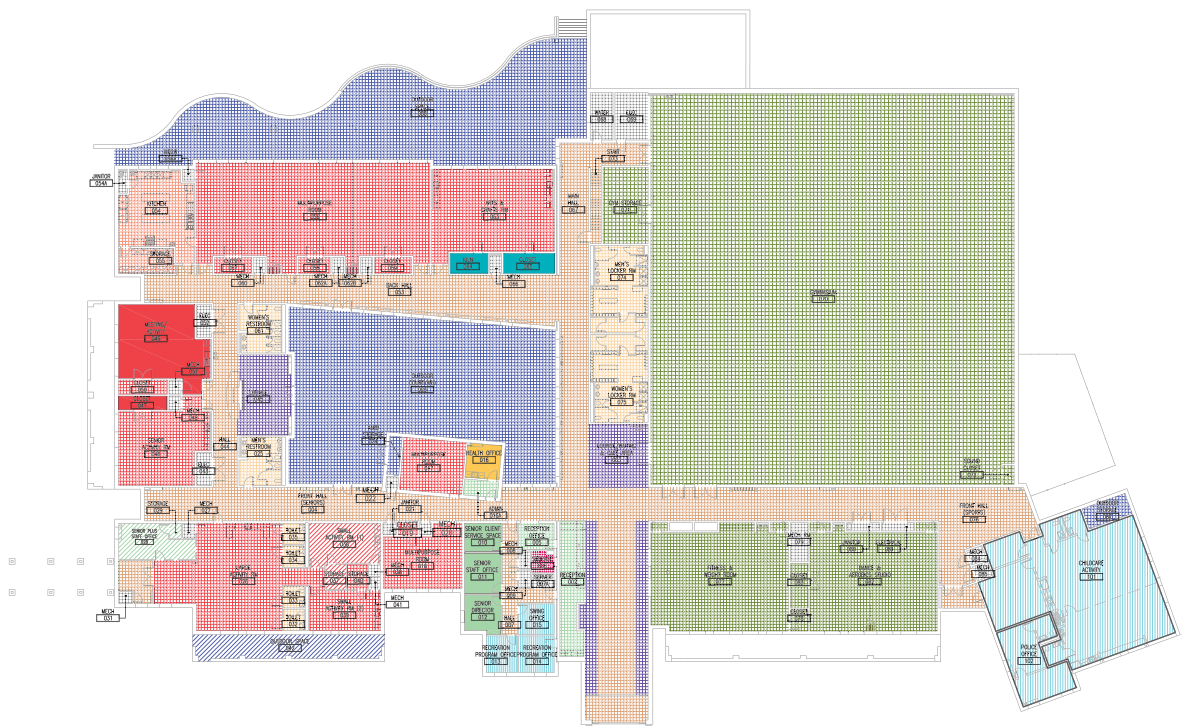
Figure 7: Of the building's 50,000 square feet, Glenwood 50+ Center uses 28,778 square feet. Space is allocated at 54% for programs, 5% for administration, 31% for circulation and 10% for infrastructure.

Longwood Senior Center

6150 Foreland Garth, Columbia, MD 21045

Longwood Senior Center operates out of the community space in the apartment complex. It is classified as a nutrition site and offers lunch as a core function, but also provides a range of activities in its limited space.

Longwood serves a multi-cultural and minority population, most of which is Asian. Attendance has decreased over the past few years, perhaps due to the addition of nearby Asian adult day care programs that are attractive to previous participants of the center. This center has a lower ratio of attendance to available program square footage. The current Asian population using the center wants community programs that accommodate their culture and language and a meal program that reflects their heritage. Future Asian generations may not share the linguistic barrier to participating in programs at other centers.

Longwood demonstrates that well run satellite-space programs can provide significant benefit to older adults. The size is conducive to socializing.
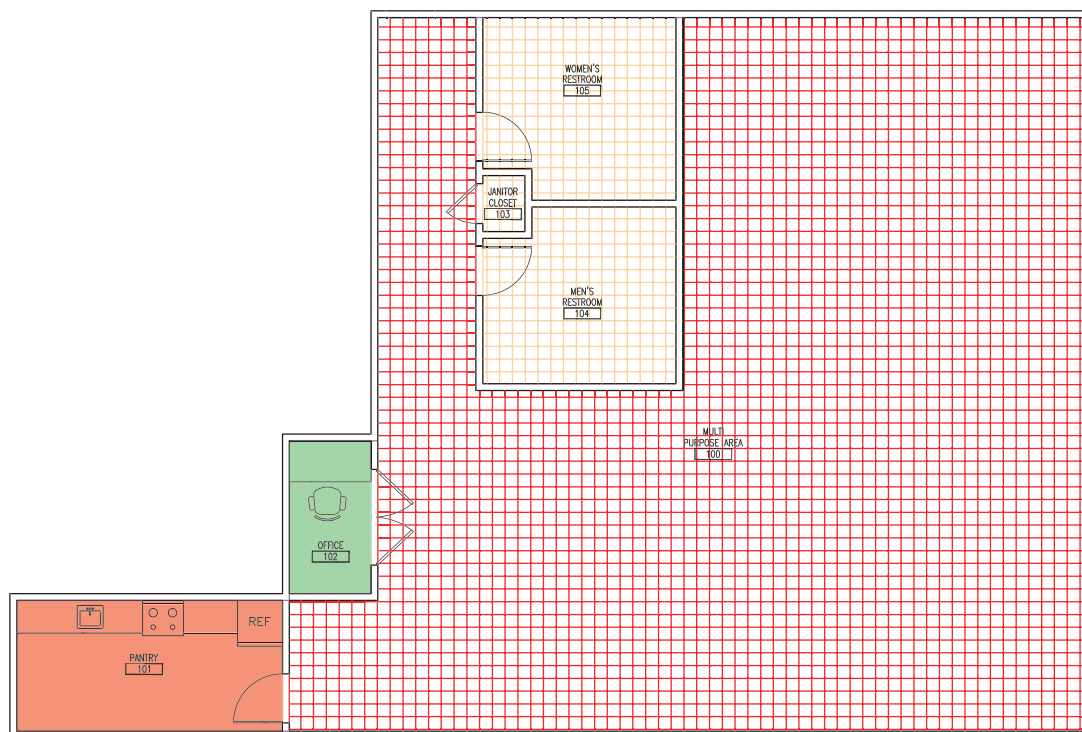
Figure 8: Longwood's 2,127 square feet is allocated at 85% for programs, 3% for administration, 0% for circulation and 12% for infrastructure.

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North Laurel 50+ Center and Senior Center Plus Program
9411 Whiskey Bottom Road, Laurel, MD 20723

The North Laurel 50+ Center operates out of the North Laurel Community Center. Opened in 2011, the facility is managed by the Department of Recreation and Parks; most space is shared. The 50+ Center provides a full range of senior center activity programs. A Senior Center Plus program is also housed in the community center, along with certain Health Department services and a sub-station of the Police Department.

The center enjoys a cooperative relationship with Recreation and Parks, yet there are opportunities to improve access to programs for older adults during prime hours and to reduce the impact of community rental on spaces where older adult programs are held. Creation of a living room space for socializing between activities is highly recommended. This would increase utilization beyond the center's current single-program destination status. In addition, the long corridor is not ideal for self-directed activities and socializing.

Attendance trends are strongly increasing, reaching 130% since opening. This Center has a lower ratio of attendance to available program square footage, allowing room for increased growth. Its members would benefit from increased hours for those who can attend evening programs.
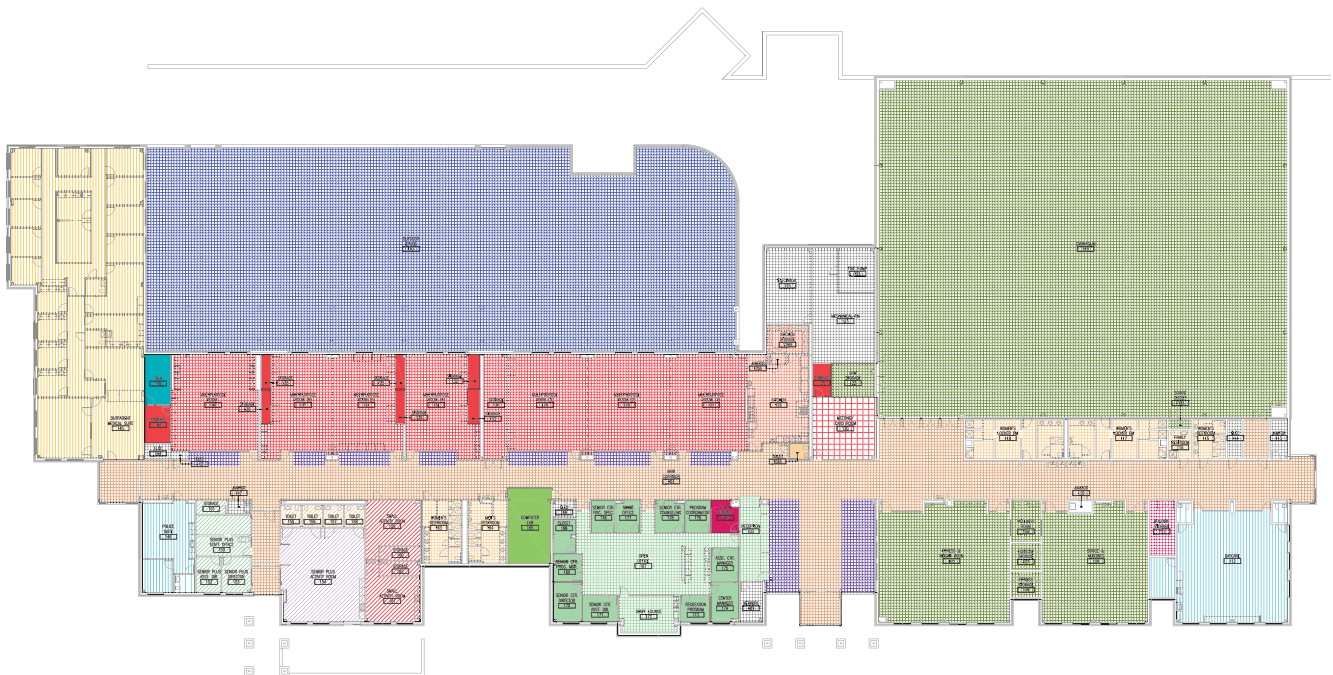
Figure 9: Of the building's total 63,000 square feet, the North Laurel Center uses 36,386 square feet. Space is allocated at 48% for programs, 11% for administration, 28% for circulation and 13% for infrastructure.

Comparative Attributes of Existing Centers

CENTER	SQUARE FEET	AGE IN YEARS	PRIMARY AREA SERVED	HOURS	SENIOR PLUS	KINDRED SPIRITS	TRANSPORTATION	LUNCH	SETTING
The Bain Center	23,434	34	Columbia	Day: Mon-Fri; Eve: Thu	No	No	Bus Access	Yes	Freestanding; primarily for older adults
East Columbia 50+ Senior Center	3,821	23	Columbia	Day: Mon-Fri; Eve: Mon & Wed	No	No	No Stops	Box Lunch	Collocated within library; dedicated space
Elkridge Senior Center	2,929	24	Elkridge	Mon.–Fri.	No	No	Bus Access	Yes	Collocated within library; new senior center capital project underway
Ellicott City Senior Center	12,270	12	Ellicott City	Day: Mon-Fri; Eve: Mon & Wed	Yes	No	Bus Access	Yes	Freestanding; renovations to senior center and Senior Center Plus areas underway
Ellicott City Annex	7,828	New	As Above	As Above	No	No	Bus Access	Yes	New construction in the old Miller Library
Glenwood 50+ Center	27,778, with 2,734 dedicated to Senior Center	11	Cooksville, West Friendship, Clarksville, western Howard County	Day: Mon-Fri	Yes	Yes	No Stops; Paratransit service upon request	Yes	Collocated in Gary A. Arthur Community Center with Department of Recreation and Parks; campus includes Glenwood Library
Longwood Senior Center	2,127	Leased	Residents of Longwood Apartments and Shalom Square	Day: Mon-Fri, 9 am - 2 pm	No	No	NA	Yes	A nutrition site, with limited programming, located in Longwood Senior Apartments
North Laurel 50+ Center	36,386, with 2,424 dedicated to senior center	6	Laurel	Day: Mon-Fri	Yes	Yes	Bus Access	Yes	Collocated in North Laurel Community Center with Department of Recreation and Parks, Health Department, Police Satellite Office

Figure 10: This chart shows the variety of spaces and attributes of the current network of senior centers.

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Site visits and interviews with key personnel by the KGRW team revealed a number of insights:

- Size, staffing and usage levels vary among centers.

- Most centers offer a daily meal through a contracted service.

- All have highly utilized exercise space, albeit with very limited square footage.

- Some centers have outgrown their existing spaces, especially those located within libraries.

- Fixed activity spaces constrain use of the space for other activities.

- Additional storage space is greatly needed in all facilities.

- Transportation access to the centers significantly impacts usage by older adults in the surrounding community.

Parameters for Planning Senior Centers

Understanding what activities or programs will be housed within each center is a critical piece of the recommendations puzzle. Howard County's existing senior centers offer an appealing mix of programs that serve residents in the immediate areas. Programming at all of the centers has evolved over time to meet the needs and interests of their constituents, with greater or lesser ability to adapt existing spaces for new uses. Participants do travel between centers for specific programs, but tend to drive less as they get older, making access to centers throughout the county essential.

Gender plays a role in senior center program planning. Compared to the county's overall 50+ population as documented by the U.S. Census, senior center participants tend to be older and mostly women. Men participate in numbers much lower than their proportion of the population. In addition, Maryland Access Point data indicates that a significant number of older women live alone. Senior centers have a vital role to play in combatting social isolation among both men and women as the population ages.

As life expectancy has increased, the age range of senior center participants has expanded. Multiple age cohorts, ranging in age from 50 to more than 100 years old, use the centers. Not surprisingly, participants across such a wide age spectrum have different interests and preferences, creating programming challenges now and in the future.

Another area of concern affecting senior center planning is the expected growth in the number of older adults with some type of physical or cognitive impairment, including Alzheimer's and other forms of dementia. The OOA currently offers two programs, delivered at the senior centers, for older adults with these specialized needs.

- **Senior Center Plus** is a supervised, four-hour program offered at three facilities: Ellicott City Senior Center, Glenwood 50+ Center and North Laurel 50+ Center. This program's therapeutic offerings and activities help participants remain in the community and maintain their independence, while providing respite services for caregivers. Senior Center Plus managers are licensed, certified healthcare professionals.

- **Kindred Spirits** is a social club for people diagnosed with early stage memory loss. It meets three days per week at the Glenwood 50+ Center. Highlights include therapeutic activities such as music, art, a support group and exercise. This program provides an opportunity for individuals to discuss the difficulties of working through the emotions of these diagnoses.

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Clearly, additional programs such as these will be required throughout the county as the population ages. Collocating the Senior Center Plus and Kindred Spirits programs with senior centers provides a richer experience for the participants and is more cost efficient than housing them at separate locations.

Given the diversity of ages and complexity of issues senior center participants embody, collocation with other services for older adults should be a priority, whether offered by public, non-profit or private entities. In addition, creation of a campus feel at senior centers could establish them as focal points beneficial for and attractive to the surrounding community.

Activity Preferences among Older Adults

In order to determine what programs might hold greatest interest for the county's older adults, questions about activity preferences were included in the community survey of residents aged 45 and older, conducted as part of this planning process. *(Complete survey results are included in Appendix C.)*

For planning purposes, it is important to consider that activity preferences may change over time. A survey taken 20 years ago would have revealed different interests and priorities. As one example, today's younger older adults are more computer literate. The type of fixed computer area for classes that served as a draw for the previous generation of senior center participants may no longer be needed; an Internet café may be a more attractive feature for the next generation. Space in the centers needs to be flexible in order to accommodate such changes over time. *(See Figure 11.)*

Expanding the Draw, On-Site and Off

Two of the three activities identified as most important in the community survey focus on health, fitness and exercise, revealing an opportunity for senior centers to increase services related to higher-rated activities in the years to come. These desires can be fulfilled by a combination of programs offered at the facilities and those offered off-site through partnership with area businesses and organizations.

Such attributes as enhanced walkability in and around the centers, for instance, could serve multiple purposes. Locations near more concentrated older adult populations could encourage higher usage by presenting walking as a healthy alternative to other transportation modes. Group walking activities could be planned with the senior center as a starting point or destination, which would also serve to make other activities at the center more visible and accessible.

Activity	4	5- Very important	Total
Walking for exercise	23%	62%	85%
Dining out	36%	43%	79%
Health/fitness facilities	30%	44%	74%
Educational classes or courses	35%	28%	63%
Attending live theater events	34%	27%	61%
Attending live music events	31%	26%	57%
Lectures on topics of interest	35%	21%	56%
Yoga or other low impact exercise classes	27%	28%	55%
Using programs, services and resources available at a...	28%	26%	54%
Going to the movies	29%	22%	51%
Attending events and programs at public libraries	31%	18%	49%
Religious group/church	17%	27%	44%
Art or craft classes or workshops	25%	14%	39%
Book club	20%	14%	34%
Bicycling	16%	14%	30%
Attending live sporting events	16%	8%	24%
Participating in team sports, other sport activities	11%	7%	18%

Figure 11: Relative importance of activities to older adults, according to survey results.

Health and fitness activities could also be supported by partnerships with existing health facilities, if they are conveniently located. Future senior centers may have health and fitness components within their walls, but they may also arrange special programs or hours in which private health and fitness centers cater to older adults. A nearby fitness center could provide senior-specific classes or programs at reduced rates. Senior center staff could work with area businesses and services to ensure that the specific needs of older adults are met with creativity and sensitivity.

Not all activities are best served by senior centers. The second highest preferred activity identified by the survey, for example, was dining out. While food service is an important component of the centers, area restaurants may do a better job of offering dining for entertainment rather than nutrition.

Finally, a recurring theme among desired activities relates to education and learning. Senior centers can serve this need within their walls, offering classes and lectures, and also through partnership with local resources such as Howard Community College, the public school system or the public library system.

Other results from the survey make it clear that the Boomer generation of older adults has different attitudes about age and aging than the Silent Generation that precedes them. To the older population, use of the term "senior center" is viewed positively. They identify it as a place that serves their needs. For the younger older adult population, the term "senior center" is viewed negatively as a place they don't yet and may never belong. A change in name could increase the draw across a broader range of generations and ages.

+ Comparing segments: the name is an obstacle to Boomers and Never-Beens

In the future, would you:

Yes/Definitely	NANB	Been	Boomers	Silent
Go to Senior Center	36%	70%	50%	62%
Go to all-ages center	49%	57%	55%	49%
Difference	+13	-13	+5	-13

NANB=Not Aware, Never Been
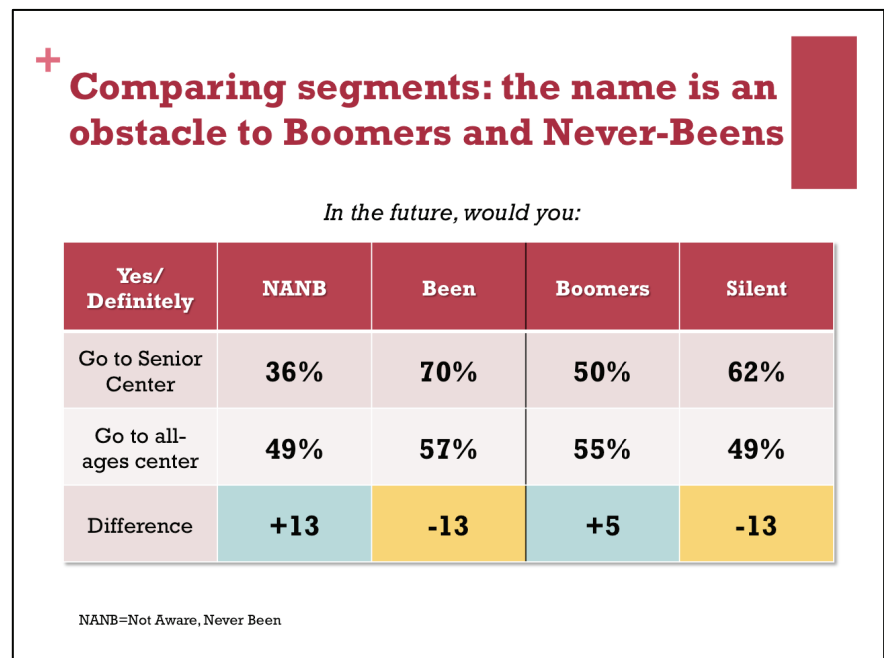
Figure 12: The name "Senior Center" may dampen next-generation participation.

Additional Considerations

Over the course of this planning project, the following considerations also emerged to inform the KGRW team's recommendations:

- **Location** Convenient locations for delivery of older adult services are essential. Routines and set activities, programs and methods of transportation become more important as people age. Friendships formed in given contexts, such as through classes at a particular center, are not easily replaced. There is a comforting sense of belonging and ownership among users at each location. In addition, the centers must be convenient to areas in which the highest growth in older adults is expected. Creating a campus environment with collocated and nearby neighborhood resources and shopping will foster the concept of senior centers as community focal points.

- **Transportation** Older adults face myriad transportation challenges. They may no longer own a vehicle or have driving privileges, or may

rely on others who work full time or have separate schedules. Public transportation can be daunting for those unfamiliar with routes and schedules. To be viable, senior-specific facilities must be located in areas that are accessed by all modes of transportation. In western Howard County, fixed-route public transportation is not available, and elsewhere it is not as readily available or accessible as needed. If expansion of public transportation routes is not possible given Howard County's suburban configuration, the County should consider alternative transport, such as subscriber bus services similar to the school bus system for children. Whether this is paid or free, older adults could use the Internet or mobile phones to arrange on-demand transport to their local senior center for particular programs or events.

- **Programming** Program offerings at the centers have continually evolved to meet participants' changing needs and interests. The ability to do this will be even more critical in the future. Various levels of activity and diverse interests must be accommodated in spaces flexible enough to house a wide range of functions and group sizes.

- **Community Connection** Senior centers function as a vehicle to help educate and connect older adults with the support and services they need, both in the community and via government agencies. Collocation of public, private and non-profit resources within the centers would enable participants to easily access a wider range of services. In addition, the centers should continue to emphasize the skills and wisdom of older adults as community assets. This can occur through intergenerational programs in which older adults share expertise with area schools and students, and vice versa.

- **Age Range** A top priority for senior centers should be to continue to meet the needs of older adults throughout the age continuum, with some emphasis on the oldest older adults, who have the most physical, financial, mental and social needs. This age group is also where the population will increase most over the next 20 years. That said, if the County aspires to reach a wider population of older adults by offering services that enrich their lives, the senior center of the future must be attractive to younger groups of older adults as well. A "club house" feel would provide a welcoming atmosphere.

Activities targeted toward younger older adults would introduce the centers as an acceptable and possibly integral part of their lives rather than an expression of age or identity. For example, many tennis players over 55 appreciate and play in United States Tennis Association (USTA) 55+ leagues, yet also participate in broader 18+ and 40+ USTA leagues. Older USTA members do not want to

be limited or defined exclusively by age, but they also enjoy some age-restricted environments. An existing program, the OOA's Cycle2Health program, which is a non-competitive, peer-led bicycling club for adults of all ages and riding abilities, is a good example of this type program.

In the same way, senior centers could consider programs that reach out to younger older adults in ways that enrich their lives. An example of this would be providing support services for those who are caregivers for older family members.

- **Environment** Senior center spaces must be pleasant, with qualities that enhance happiness, creativity and social interaction. Abundant daylight and views to the outdoors, for example, are essential for mental and physical health in older adults. The spaces should feel like a club house and provide a comfortable home away from home. To function effectively, these spaces require specialized design, with control of such issues as lighting, glare and contrast that affect older adults in particular. In addition, buildings and spaces should be designed and constructed in a sustainable manner. Renewable energy and energy-efficient design, along with flexible construction methods, will allow for ease of renovation, less need for demolition and reduced waste as the needs of the center evolve.

- **Technology** Creative use of evolving communications and other technologies can increase the utility of senior centers and should inform all planning for the future. Subscriber lists, for example, can be used to inform older adults of programs of specific interest and also to alert caregivers to new resources and supports via email and mobile messaging.

Key Design Elements

When taken together, the information revealed during this planning process provides a conceptual basis for facilities recommendations, including the type and nature of spaces required, that will become the foundation for further planning and design. Based on its analysis, the KGRW team recommends a focus on flexibility as a key driver for space design. This concept will be further developed in the subsequent design phase of the project. With flexibility as a goal:

- Small activity areas should generally be the size of a classroom; as a guide, room for 40 is required for classes provided by the Howard Community College. Some rooms will be designed for more active programs, perhaps with hard floor surfaces, while others will be designed for more passive programs, perhaps with softer floor surfaces.

- Large activity areas should provide for more communal activities, such as dining, exercise, movies, concerts and lectures. A catering or warming kitchen should be included to serve this space.

- Comfortable conversation areas are needed to provide space for social connection outside of programmed activities and foster a more vibrant community. Studies show that enhanced social interaction is an integral component of wellness. The provision of this space will also encourage older adults to extend their visit to the center beyond a single activity or event. The Bain Center is a successful example of this principle at work.

- Administrative spaces must be sited within the center to provide efficiency for staff and easy access for participants seeking assistance.

- Support spaces must include adequate storage and flexibility to accommodate change over time.

- Space that can be utilized by other service providers could make senior centers one-stop shops for older adults and caregivers. Such collocation is a particularly attractive strategy given the limitations of the county's transportation system.

- Finishes should be low maintenance, including flooring and paint finishes.

Consideration should also be given to utilization of existing amenities in the adjacent community to avoid duplication of services and expense. This could be realized in a senior center's proximity to a Village Center, library or recreational building, along with partnerships with public, private or non-profit entities.

Space Requirements Analysis

The facilities needs analysis for this report began with a baseline premise: If the Howard County OOA continues to offer the same programs and services in the same manner it does now, what will be the effect of the demographic shift on existing facilities over the next 20 years? The obvious answer is that double the population of older adults will mean double the square footage required to offer the same programs. On this basis alone, the need for additional space is clear. Other parameters revealed in the process of developing this report give necessary clues as to the best size, configuration and use of both existing and potential new facilities over time.

The KGRW team projected 5-year and 20-year space requirements and recommendations for these facilities using U.S. Census figures, demographic projections, recommendations from *PlanHoward 2030* and its own research into the nature and needs of the next generation of older adults in Howard

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County. The team also assessed space requirements for specific programs, such as Senior Center Plus, that will become increasingly important as the population ages.

Space Needs Based on Census Projections

For the following projections of required space, a 2010 average of 1.26 square feet per older adult was used as a baseline. An adjustment was then made based on the usage patterns of the senior centers (*See Figure 1*). It is clear that usage of senior centers is primarily by older adults living closest to the centers. The map also shows that large areas of the county without a nearby senior center are underserved, even though they have significant older adult populations.

It is reasonable to assume at least a 20% location/usage/underserved factor, which results in an average of 1.51 square feet per older adult. This 1.51 is used to project approximate space needs over time. The total square footage is extrapolated in five-year intervals to determine space surplus or shortfall. The projected shortfalls take into account the addition of the new 10,000 square-foot Elkridge Senior Center currently being designed, as well as the new Annex to the Ellicott City Senior Center.

Howard County Space Needs Based on Current Services and Census Projections

	BASELINE 2010		2015		2020		2025		2030		2035		GROWTH	AVG
DEMOGRAPHICS														
All Ages	100.00%	287,085	100.00%	309,052	100.00%	332,249	100.00%	346,499	100.00%	357,101	100.00%	363,499	76,414	3,057
50–74	26.41%	75,808	29.70%	91,776	29.87%	99,233	29.01%	100,517	28.16%	100,559	27.69%	100,638	24,830	993
75+	3.98%	11,429	4.69%	14,505	5.85%	19,438	7.52%	26,052	9.13%	32,600	10.88%	39,537	28,108	1,124
Total 50+	30.39%	87,237	34.39%	106,281	35.72%	118,671	36.53%	126,569	37.29%	133,159	38.56%	140,175	52,938	2,118
FACILITY SQUARE FOOTAGE														
Current Facility SF		109,745		109,745		127,573		127,573		127,573		127,573	127,573	0.91
SF required	1.51	131,728		165,672		179,147		191,070		192,586		211,664	211,664	1.51
Elkridge				10,000										
Ellicot City				7,828										
Surplus(Shortfall)		(21,983)		(38,099)		(51,574)		(63,497)		(65,013)		(84,091)	(84,091)	

Figure 13: Space needs based on current Howard County services and census projections.

Space Needs Based on Existing Services

As a next step, the KGRW team considered the diversity of programs now offered and the types of facilities in which they are housed. Because the network of centers has grown by accretion over time, they vary widely in size and shape. For instance, only three of the facilities offer Senior Center Plus programs. More such programs are needed in the future. Only two centers are freestanding; others are collocated in community centers or within libraries. All deliver high-quality programs to older adults throughout Howard County, but the growth potential for some is limited by physical space.

Two Types of Facilities

Two basic types of facilities figure into the team's recommendations. First are **full-service centers,** which provide regional support and should be located in planning districts with the highest concentrations of older adults. These centers should provide the full range of programs and activities, including Senior Center Plus and/or Kindred Spirits programs, along with nutritional, educational, social and recreational opportunities. Within each center, space should be allocated for public, non-profit or private services geared toward older adults. The best sites for full-service centers are those that bring the advantages of collocation with other public/private amenities, such as fitness centers or a library, school or Village Center to create a campus-like setting.

Second are **neighborhood centers,** envisioned as smaller or mid-sized centers that provide localized, easily accessed services for older adults. The population density in a given catchment area may not justify the expense of building a full-service senior center, yet the closest regional center may be too far away for easy access. Neighborhood centers can bridge the gap, offering a more limited roster of activities and services easily accessed by nearby older adults. The specific size and configuration of these facilities will vary according to nearby and collocated service offerings. Flexible programming space should be utilized to maximize the effectiveness of these smaller spaces. Ideally, neighborhood centers would be located with or near other amenities. For example, instead of dedicated space for exercise within the neighborhood center, a nearby fitness club might be engaged to provide senior-friendly exercise programs.

The Next-Generation Regional Senior Center

Analysis of existing facilities and all the data gathered in this report support the following recommendations for the next generation of regional senior centers. Each center should offer multi-purpose rooms of varying sizes to support small and large group activities, both as they occur now at existing centers and as they are envisioned for the future. These rooms will be centered on an open lounge, a communal hospitality area similar to the central space at the Bain Center. This communal hospitality area should be created in all existing and new facilities, including neighborhood centers.

> The next-generation centers must also include Senior Center Plus and/or Kindred Spirits programs to provide activities for frail older adults and those with Alzheimer's and other forms of dementia, along with support and respite services for both paid and unpaid caregivers.

The architectural program will include a substantial fitness center with dedicated space for equipment as well as an open yoga/fitness class studio. Exercise in many forms was a high priority among survey respondents and is integral to any robust wellness program. There should also be dedicated space for recreation and game tables and for an art studio with access to water. These activities, so popular with today's older adults, will continue to be a draw in the future. They encourage participants to spend time with friends and learn new things, and they combat the social isolation that too often plagues older adults. Toward the same end, every regional center should have a communal dining area, with warming kitchen.

The next-generation centers must also include Senior Center Plus and/or Kindred Spirits programs to provide activities for frail older adults and those with Alzheimer's and other forms of dementia, along with support and respite services for both paid and unpaid caregivers. Design considerations for these programs must include ease of access to the activities offered within the senior center.

Regional centers should serve as community focal points for services and programs. Space will be needed to enable the OOA to provide a one-stop, no-wrong-door approach to service delivery through the inclusion of Maryland Access Point staff charged with providing long-term services and supports, information and assistance for older adults and county residents with disabilities.

Beyond OOA services, the centers should embody the collaborative strategy developed through this planning process by offering space for multiple agencies to come together to provide coordinated services for older adults and their caregivers. Whether this space is leased to other organizations or

comprises an office suite that can be reserved by outside groups for the day, it will contribute to the center's inclusiveness and broaden the range of services offered. This will also allow critical service providers to make connections with each other, as well as with county residents, at central, familiar locations easily accessed by public transportation.

The centers should also offer space in which organizations can collaborate on developing and growing new program models. Participating organizations could include public agencies, non-profits, businesses and civic organizations, e.g., Howard Community College, Meals on Wheels of Central Maryland, the Mental Health Authority and other mental health providers, Neighbor Ride, Chase Brexton and Howard County General Hospital.

Figure 14 shows the space allocation program for a proposed regional senior center.

Appendix E

Howard County Regional Senior Center Proposed Space Program

SENIOR CENTER	SQ. FT.	QT.	TOTAL	COMMENTS
Vestibule	200	1	200	Need effective storm box
Reception	350	1	350	
Lobby/Hearth	1,500	1	1,500	Community staging space: living room with community table and comfortable seating groupings for 25 people
Administrative Office Suite	1,800	1	1,800	Comparable to expanded Ellicott City and Annex
Food Service	700	1	700	Adjacent to large multi-purpose room, comparable to Bain and Glenwood
Large Multi-Purpose Room	1,300	3	3,900	Movable walls between rooms, seats 150 altogether, similar to Bain
Large Multi-Purpose Storage	100	3	300	
Fitness Center	4,000	1	4,000	Similar to Miller Annex, to accommodate exercise equipment and open floor area for dance, etc.
Medium Multi-Purpose Room	800	2	1,600	Accommodates up to 40 people
Medium Multi-purpose Storage	75	2	150	
Small Meeting Rooms	200	3	600	Small conference rooms for 8–10 people, for health screenings and financial and other counseling services
Recreation/Art & Craft	500	2	1,000	Assigned activities, sinks, pool tables
			16,100	
Projected Assigned USF			16,100	
Circulation, Mechanical, Support, Infrastructure			8,694	(35%, or 1.54 multiplier)
TOTAL PROJECTED ASSIGNED USF			24,794	

SENIOR PLUS CENTER	SQ. FT.	QT.	TOTAL	COMMENTS
Vestibule	150	1	150	
Offices	150	2	300	Windows required
Large Activity Room	1,200	1	1,200	Programs for 30 participants
Small Activity Room	330	2	660	Millwork with sink
Storage	300	1	300	
			2,610	Based on North Laurel and Ellicott City
Projected Assigned USF			2,610	
Circulation, Mechanical, Support, Infrastructure			1,409	(35%, or 1.54 multiplier)
TOTAL PROJECTED ASSIGNED USF			4,019	

HO CO AGENCIES	SQ. FT.	QT.	TOTAL	COMMENTS
Office Suite	550	2	1,100	Two offices and open office work space
Storage	50	1	50	
			1,150	
Projected Assigned USF			1,150	
Circulation, Mechanical, Support, Infrastructure			621	(35%, or 1.54 multiplier)
TOTAL PROJECTED ASSIGNED USF			1,771	

NON-PROFIT LEASABLE SPACE	SQ. FT.	QT.	TOTAL	COMMENTS
3 Offices	180	3	540	Unassigned spaces for outside organizations that provide services for older adults
Shared Conference Space	500	1	500	Meeting space for up to 20 people
Storage	100	1	100	
			1,140	
Projected Assigned USF			1,140	
Circulation, Mechanical, Support, Infrastructure			616	
TOTAL PROJECTED ASSIGNED USF			1,756	
PROJECT TOTAL USABLE SQUARE FOOTAGE			32,340	

Figure 14: Proposed space allocation for the next generation of senior centers.

The Role of Geography and Population Density

Current and future population density in specific planning districts across the county should determine the best location and size of facilities for older adults. *PlanHoward 2030* offers insight into the role of county geography over time, including plans and zoning. It shows where the highest population density is expected to reside in 20 years, affording an opportunity to project facility needs by area.
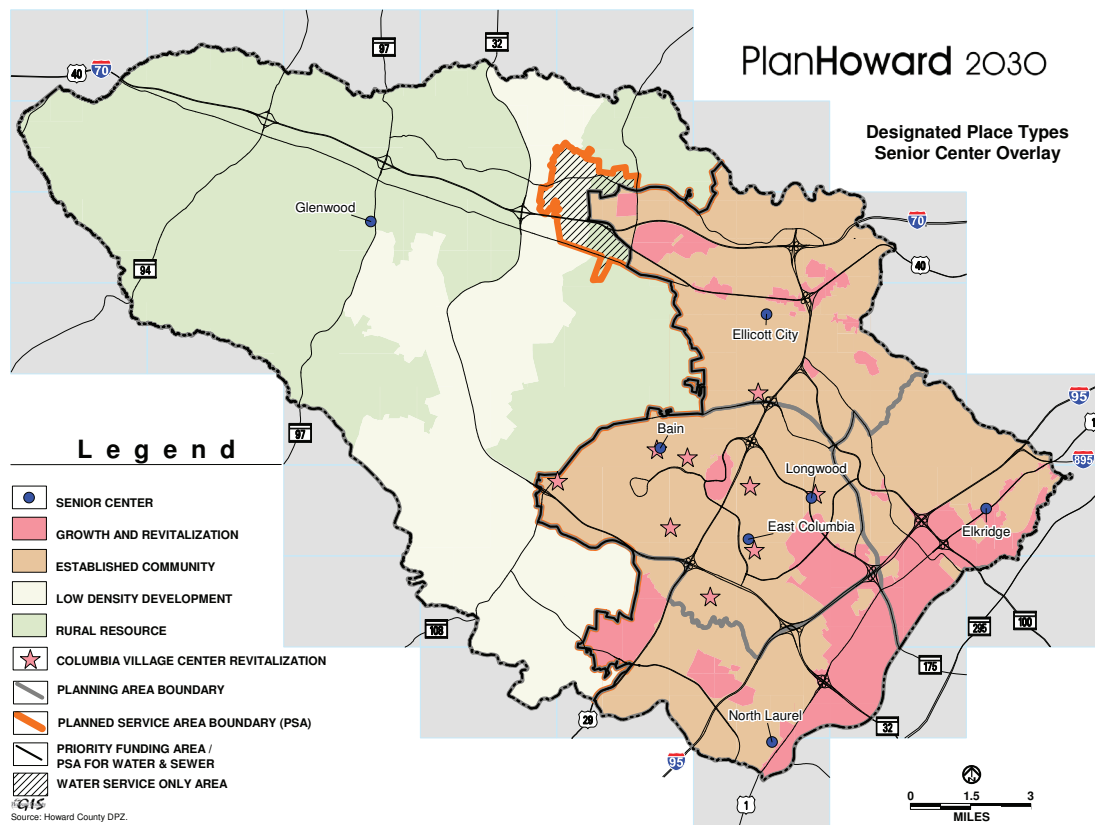

Figure 15: PlanHoward 2030 designated planning areas, with senior center overlay.

Participant Distribution at Existing Senior Centers

Understanding existing senior center usage and drive times to each center in Howard County are also essential elements in decisions related to existing and proposed new senior centers, including size, location, amenities, collocation potential and ease of access. Longwood Senior Center is not included in this discussion because it is a nutrition site that draws mainly from the adjacent apartment buildings.
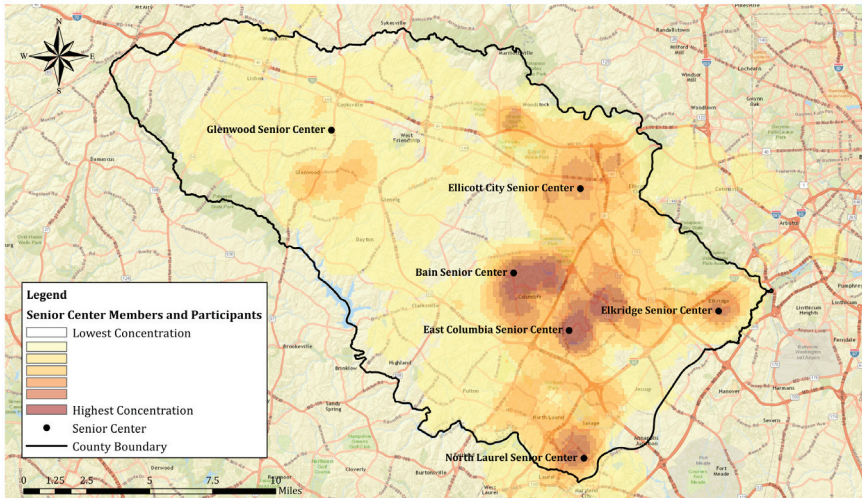
Senior center usage is concentrated around existing locations. Areas not near senior centers have lower usage. A number of older adults are likely underserved because a center is not located near where they live.
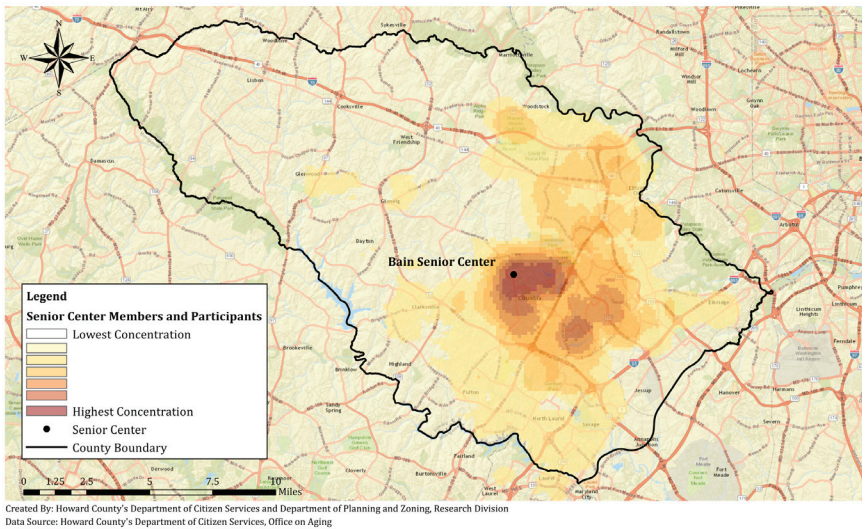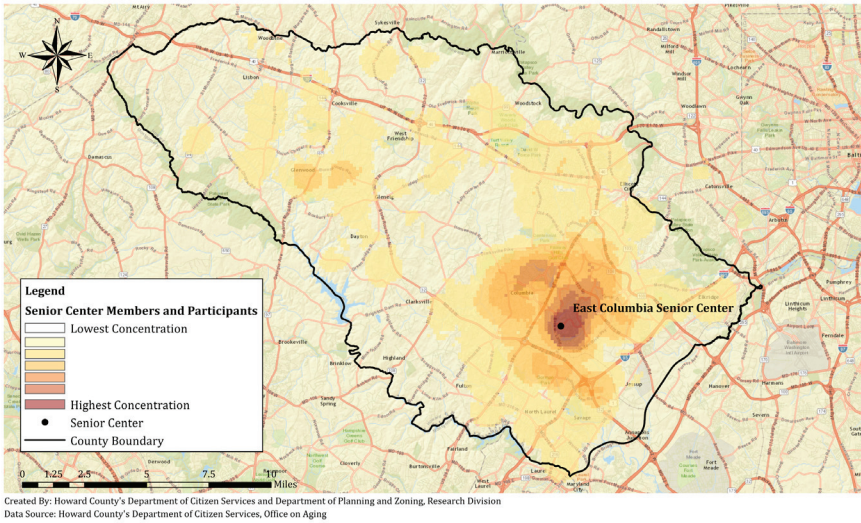
Created By: Howard County's Department of Citizen Services and Department of Planning and Zoning, Research Division
Data Source: Howard County's Department of Citizen Services, Office on Aging

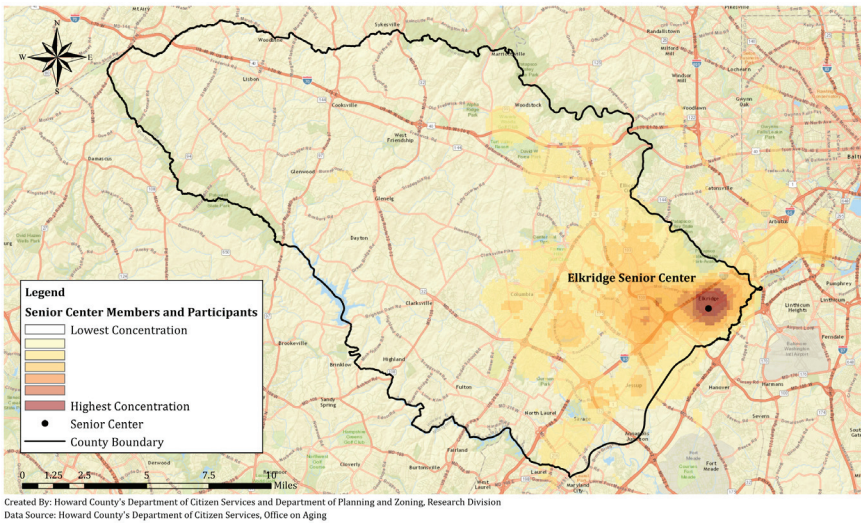*Figure 16: Senior center usage by home address, July 2012 – June 2014*

Most Bain Center participants come from the immediate surroundings

Created By: Howard County's Department of Citizen Services and Department of Planning and Zoning, Research Division
Data Source: Howard County's Department of Citizen Services, Office on Aging

Figure 17: Bain Senior Center usage by home address, July 2012 – June 2014

Participants at the East Columbia 50+ Center are mostly local.

Figure 18: East Columbia Senior Center usage by home address, July 2012 – June 2014

Usage of the Elkridge Senior Center is mostly local, with some additional participants coming from the area between Elkridge and northern/eastern Columbia.

Figure 19: Elkridge Senior Center usage by home address, July 2012 – June 2014
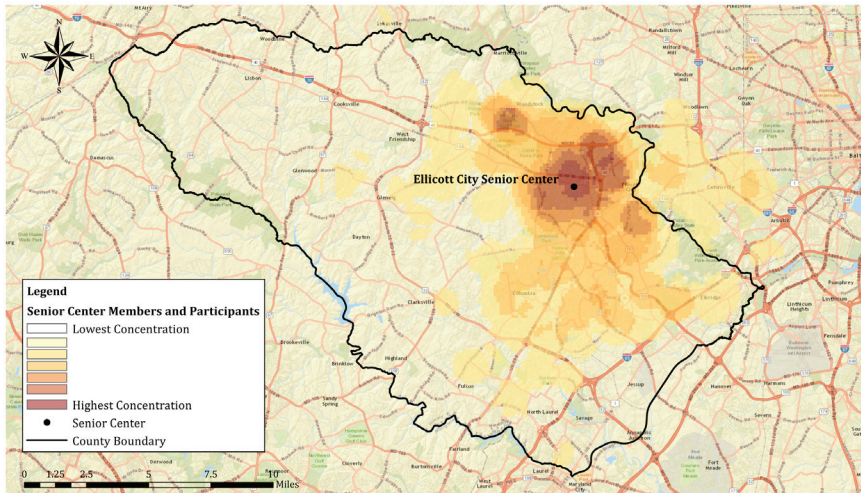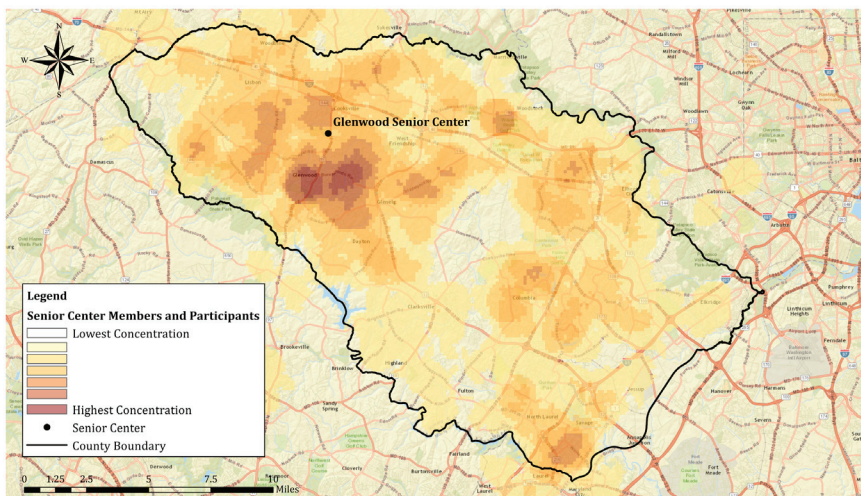
Figure 20: Ellicott City Senior Center usage by home address, July 2012 – June 2014

Partipants are largely concentrated around the Ellicott City Senior Center, with pockets of concentration coming from Marriottsville/Waverly and from east Ellicott City.

Figure 21: Glenwood Senior Center usage by home address, July 2012 – June 2014

Glenwood 50+ Center usage is less than that of centers in more populated areas, but it does draw participants from throughout the county. This may be due to the destination programs it offers, such as Kindred Spirits and various arts and crafts classes.
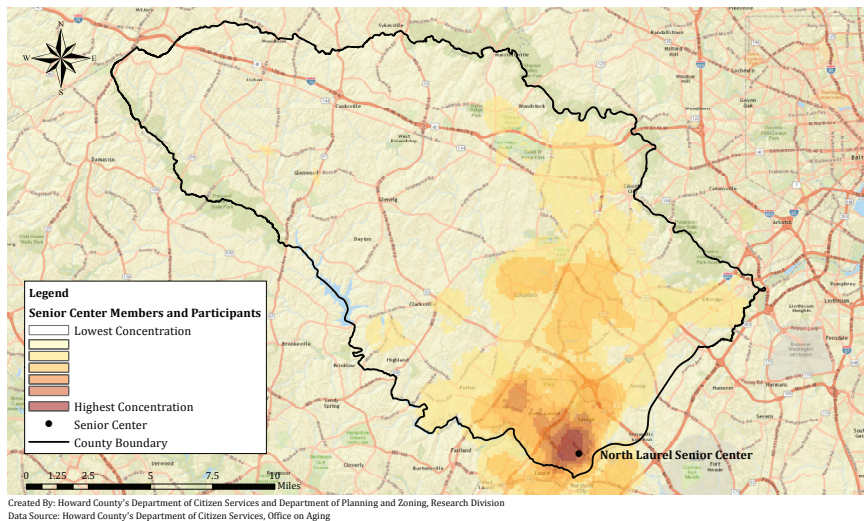
Most participants at North Laurel 50+ Center come from the immediate area, with some usage extending west and north of the center. Usage by Columbia residents may be attributed in part to the presence of the Senior Center Plus program, which serves some residents of Columbia.

Created By: Howard County's Department of Citizen Services and Department of Planning and Zoning, Research Division
Data Source: Howard County's Department of Citizen Services, Office on Aging

Figure 22: North Laurel Senior Center usage by home address, July 2012 – June 2014

Drive Time Analysis

Existing senior center usage was analyzed according to the distance between the addresses of senior center participants and the particular senior centers they use. Generally, the drive time to existing senior centers was six to seven minutes. However, the use of drive time as a definer of catchment areas must be understood in proper context. Some older adults are not able to drive to the senior centers, and it is reasonable to assume that the need for and use of public transportation to the centers will increase as the older adult population grows and ages. If they use public transportation, the duration of travel to the center is much longer than that defined by drive times. Similarly, transit times for those within walking distance of a center may be longer than the drive-time parameter indicates.

In addition, some areas of the county with significant populations of older adults, but without a nearby senior center, are underserved. The highest concentration of senior center usage is by participants nearest the centers. The older adult population, however, is not exclusively concentrated around senior centers; many who live farther away simply do not participate.

As the distance from a senior center increases, participation decreases. For example, portions of Columbia and Ellicott City show lower usage, but still have significant older adult populations. This has two effects: the overall usage of centers in these areas is lower than areas of the county that have nearby senior centers; and the drive time to the existing senior centers is skewed upwards by those older adults who make the trip to more remote senior centers, but would participate more actively if there were a center nearby. Strategically located new centers would reduce the drive time to existing and new centers.

As a planning tool, then, the drive-time catchment areas of three, five and seven minutes are useful. Given the factors noted above, a five-minute drive time catchment area would be a good target, with an understanding that the seven-minute drive time also falls close to the parameters of the existing usage analysis. Longwood Senior Center is not included in the analysis as it is a nutrition site that draws mainly from the adjacent apartment buildings.

Source: Howard County's Department of Citizen Services, Office on Aging

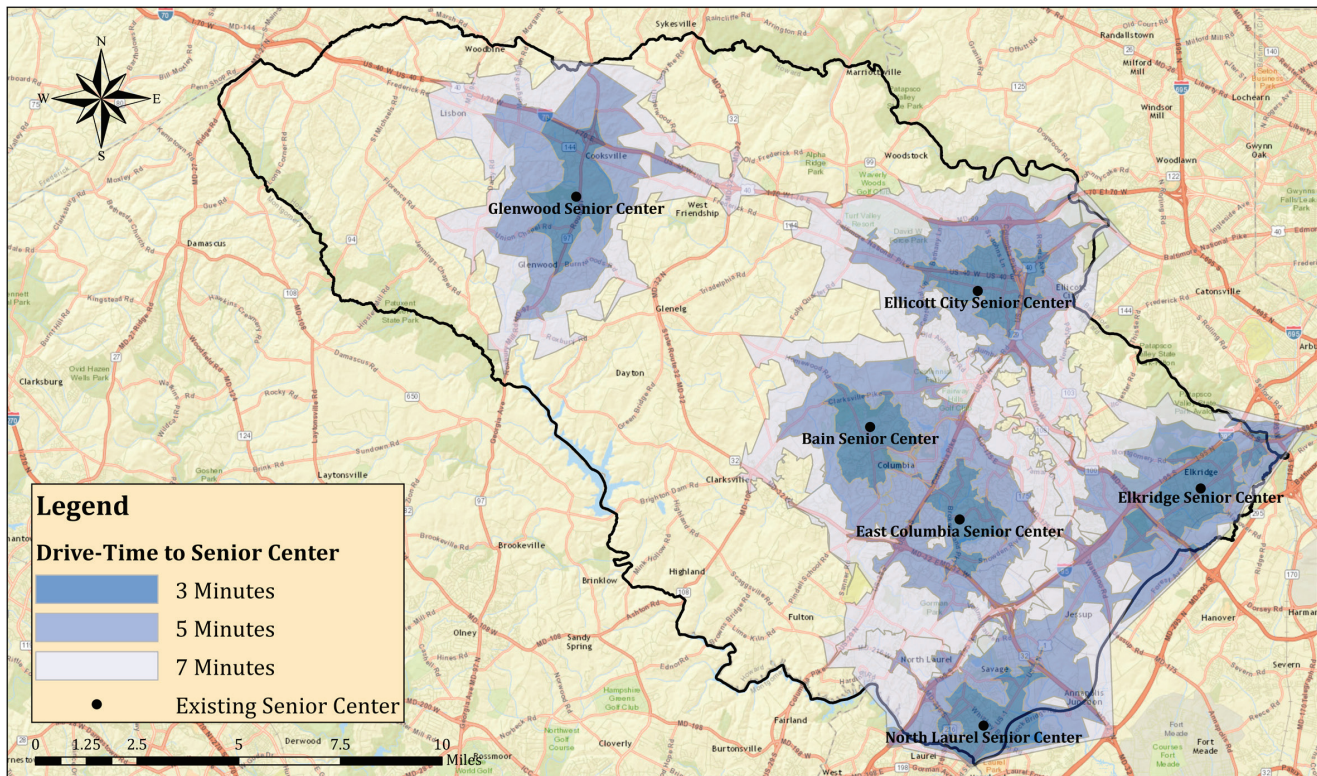*Figure 23: Drive times of three to seven minutes to existing senior centers.*

Geographic Population Density Projections

The KGRW team also investigated growth projections according to regional planning districts in 10-year increments. Figure 24 illustrates the projected population growth for ages 50 – 74 from 2010 to 2030. Figure 25 illustrates similar projections for adults over 74 years of age.
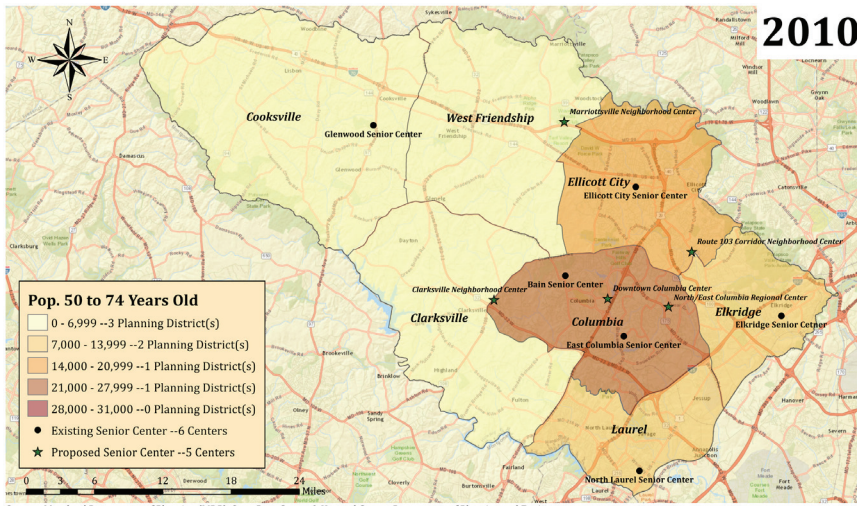
The highest concentration of adults aged 50 – 74 is in Columbia, followed by Ellicott City.
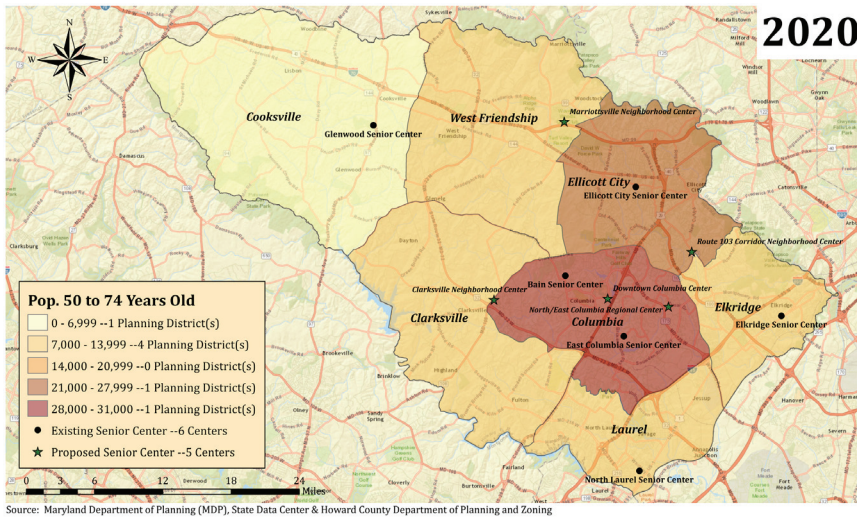
Time will bring an increased concentration of adults aged 50 – 74 in Columbia and Ellicott City, as well as in surrounding planning districts.
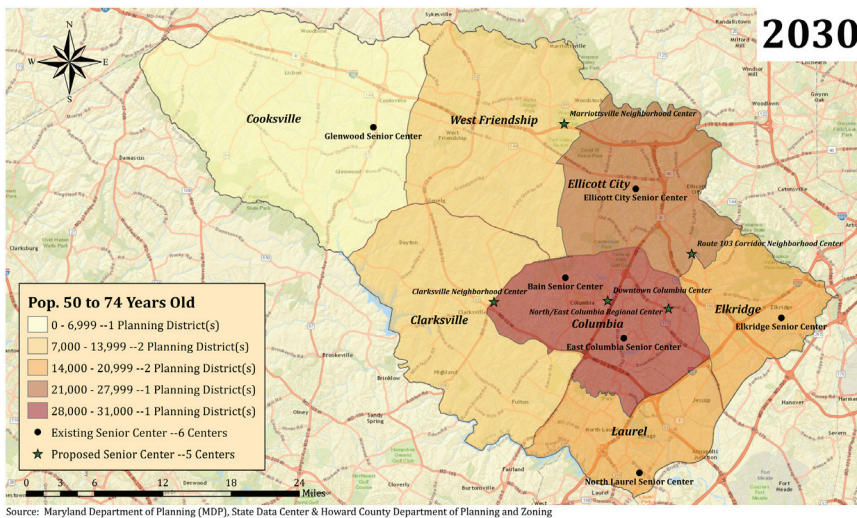
Twenty years will see a continued increase in the concentration of adults aged 50 – 74 in Columbia and Ellicott City, as well as in surrounding planning districts.

Figure 24: Growth in senior center usage by participants aged 50 – 74.
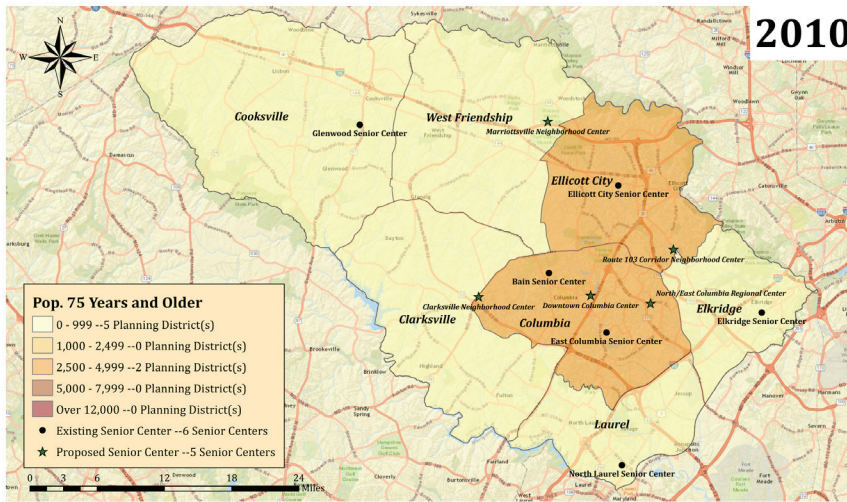
The highest concentration of adults aged 75 and older is in Columbia and Ellicott City.
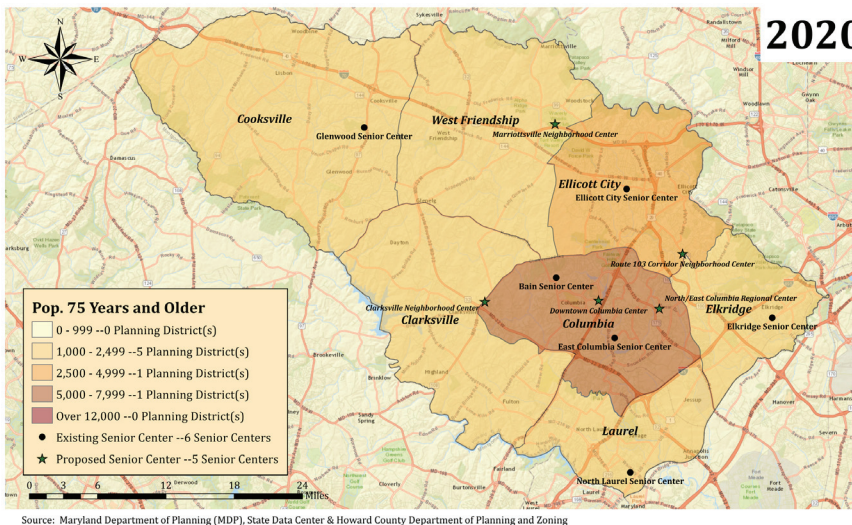
A decade will bring an increased concentration of adults aged 75 and older in Columbia, with accompanying increase throughout the county.
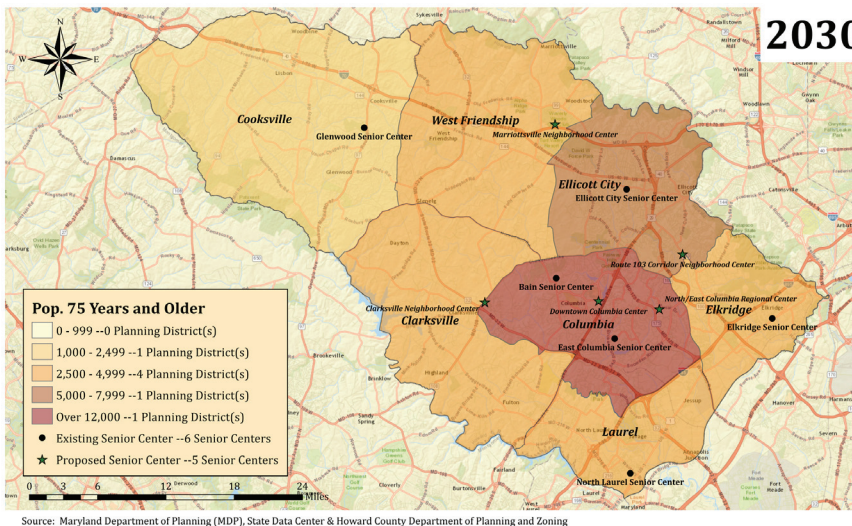
Twenty years will see the greatest concentration of adults aged 75 and older in Columbia, followed by Ellicott City, with additional growth in surrouding districts and less growth in far western Howard County.

Figure 25: Growth in senior center usage by participants aged 74 and older.

**2010–2030 Population Growth by Regional Planning District
50 to 74 Years of Age**
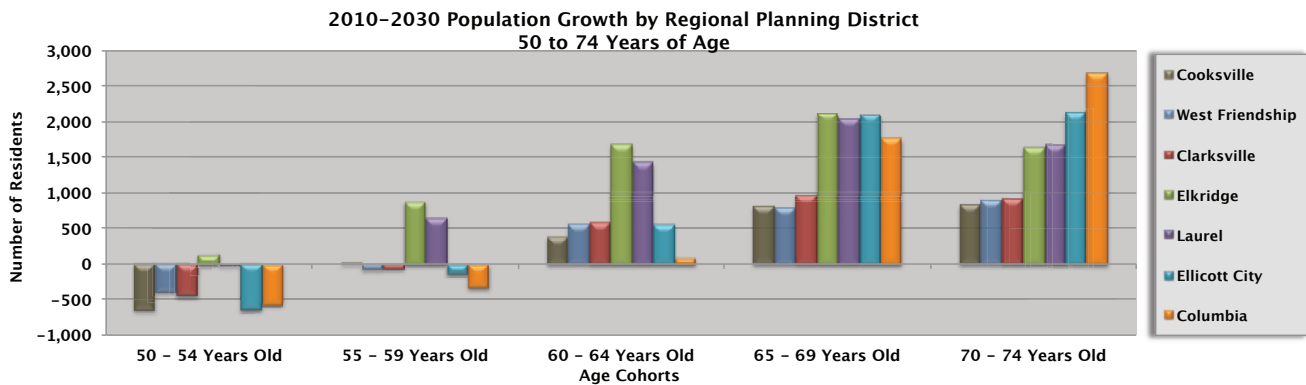
Figure 26: Columbia will see the greatest increase in the number of residents aged 70 to 74 over the next 20 years.

**2010–2030 Population Growth by Regional Planning District
75 and Older**
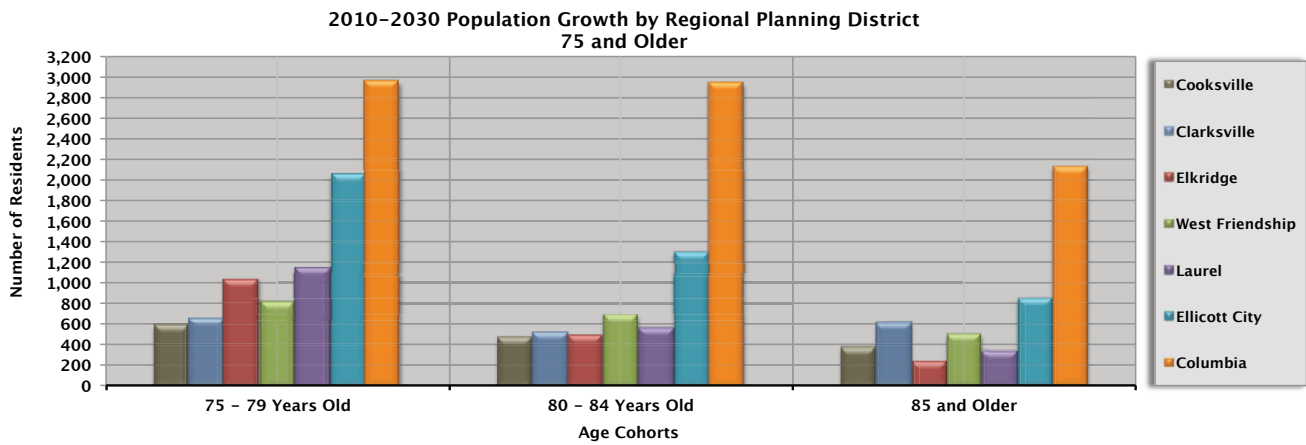
Figure 27: Columbia will see the greatest increase in residents aged 75 and older over the next 20 years.

Appendix E

Catchment-Area Specific Facilities Recommendations

With all the factors cited previously in mind, the KGRW team makes the following recommendations for the size, location and budget requirements of Howard County senior center facilities.

According to *PlanHoward 2030,* **western Howard County** will remain a rural, low-growth area over the next 20 years. The current size of the Glenwood 50+ Center is adequate to support the projected population of older adults in this area. Also, far western Howard County is near the Mt. Airy Senior Center in Carroll County, which is open to adults living within or outside Carroll County. The KGRW team recommends establishing a regular review process to ensure that space and programming continue to meet area needs.

**Laurel** will see moderate growth over the next 20 years. At the North Laurel 50+ Center, the shared space presents a scheduling challenge for programming. In summer, for instance, Recreation and Parks offers a number of youth camps in the building that significantly diminish the opportunity for the 50+ Center to provide activities for older adults. Still, this center is adequate in size and location to support demographic change over the next 20 years.

Elkridge is also expected to see moderate growth in its overall population over the next 20 years. However, significant growth is expected in the older adult population in this area. A new Elkridge Senior Center is in the early design phase of development. The plan calls for 10,000 square feet, collocated with a new Elkridge Library. When it opens, this space will allow for the core program elements provided in today's senior centers. It will not support the inclusion of a Senior Center Plus or Kindred Spirits program, a much anticipated fitness center, or the range of collocated services envisioned in this report for the regional centers of tomorrow. It will require expansion in the future. Additional space at the primary site or an additional neighborhood center in a location between Elkridge and Ellicott City may be needed.

Columbia and **Ellicott City** are targeted growth and redevelopment areas in Howard County. There is already a large population of older adults in this area, with substantial increases expected over the next 20 years. The area is currently beyond the catchment areas of the Bain Center and East Columbia 50+ Center, and therefore is the first proposed location for a new senior center. The KGRW team recommends the following enhancements in these areas:

- **East Columbia** should be provided with a regional senior center that includes a Senior Center Plus and/or Kindred Spirits program. This could be accomplished in several ways. Further study, which will be part of Phase 2 of this project, is required to determine the optimum location. At this time, at least three possible sites can be recommended for further study:

  - Expansion or a new stand-alone facility at the current location of the East Columbia 50+ Center. Collocation with the library is a benefit, but public transportation to the center would need to be improved along with its visibility and access. The current site includes the library, 50+ center, ball fields and parking.

  - Long Reach Village Center. A senior center could be part of planned redevelopment at this central, active location, capitalizing on potential synergies with adjacent uses.

  - Site near Blandair Park. This site is near existing recreational facilities and centrally located relative to multiple villages. However, it is somewhat removed from concentrated populations.

- As the **Bain Center** is now 34 years old, systemic upgrades will be needed to meet expected usage over the next 20 years. The addition of a fitness center would further solidify the Bain Center as a destination in the West Columbia communities. A capital improvement project could allow for the addition of a Kindred Spirits program, which is a niche program significantly different from the Winter Growth adult day care program next door. Expansion would also offer enhanced services to the growing older adult population west of Route 29.

- The addition of the **Annex in Ellicott City** will need to be assessed to determine the effectiveness of housing senior center operations in two different buildings.

- **Longwood Senior Center** appears to function well as a nutrition site and can continue to serve its constituent population in the future. Maintaining this site should, however, be re-evaluated in the course of determining the location of a new East Columbia 50+ Center.

Demographic and geographic factors indicate that additional neighborhood centers should be considered in the following areas:

- **East Ellicott City/North Columbia** The location of this center depends on the final location of the full-service, regional East Columbia center. As part of a 10-year plan, a neighborhood center here would serve older adults in east Ellicott City and define a catchment area

to fill the gap between Elkridge and Ellicott City senior centers in the northeastern part of the county. Further study is required to determine the best location. The geography of East Columbia indicates significant physical and transportation separation between the North Columbia/Long Reach/ East Ellicott City sector and the Southeast Columbia/ Oakland Mills/Owen Brown sector. If the existing East Columbia library site or a nearby location is chosen as the regional center location, then a neighborhood center may make sense along the Route 100/ Montgomery Road corridor between the Elkridge and Ellicott City Centers. If a Long Reach Village or Route 103 corridor location is chosen for the regional center, then a neighborhood center to enhance the level of service for southern East Columbia may take the form of expanding the existing East Columbia 50+ Center. If Blandair Park is chosen, further analysis will be warranted to consider the implications for programming and utilization of both the Longwood and East Columbia centers. Operational aspects of the existing Ellicott City Senior Center and Fitness Annex will require evaluation as an additional full-service regional center may be required.

> These proposed changes will reduce drive times for increased numbers of older adults and better reflect the population growth patterns of older adults across the county.

- **Marriottsville/Waverly** Significant numbers of active- and older-adult housing units have been or will soon be built in the Marriottsville corridor, stretching from Waverly to Frederick Road. As these communities age in place, the need for local senior center services will increase. In addition, the town centers at Waverly and Turf Valley have added considerable vibrancy to this area, reinforcing its ability to attract and retain residents. A facility in this location will serve the increasing population of older adults in Ellicott City and West Friendship planning districts, provide flexibility to offer services complementary to those at Glenwood 50+ Center, and offer a local catchment area between Ellicott City and Glenwood to support aging in place.

- **Clarksville/River Hill** Over time, there may be a need for a neighborhood center for this aging population in response to the longer-term growth in the number of older adults west and south of Columbia. There is a walkable town center area in River Hill and adjacent multifamily housing that could make it a desirable location for a center. Geographically this area is disconnected from the Bain Center because of the route required to navigate the Middle Patuxent River Valley. A neighborhood center located here would be more accessible for residents of western Columbia and also supplement services for western county residents now offered only at the Glenwood 50+ Center and the Bain Center.

• **Downtown Columbia/Merriweather** Significant growth is projected for downtown Columbia. Depending on the percentage growth of older adults, there may be a need for senior center services over time. A diverse population is likely to develop in this more urban, walkable downtown. The downtown may also be a desirable destination where a mid-sized neighborhood center could provide specialty programs that draw participants from across the county. The proposed revitalization of downtown Columbia makes this an exciting option.

These proposed changes will reduce drive times for increased numbers of older adults and better reflect the population growth patterns of older adults across the county. Longwood Senior Center is not included as it is a nutrition site that draws mainly form the adjacent apartment buildings.

Source: Howard County's Department of Citizen Services, Office on Aging
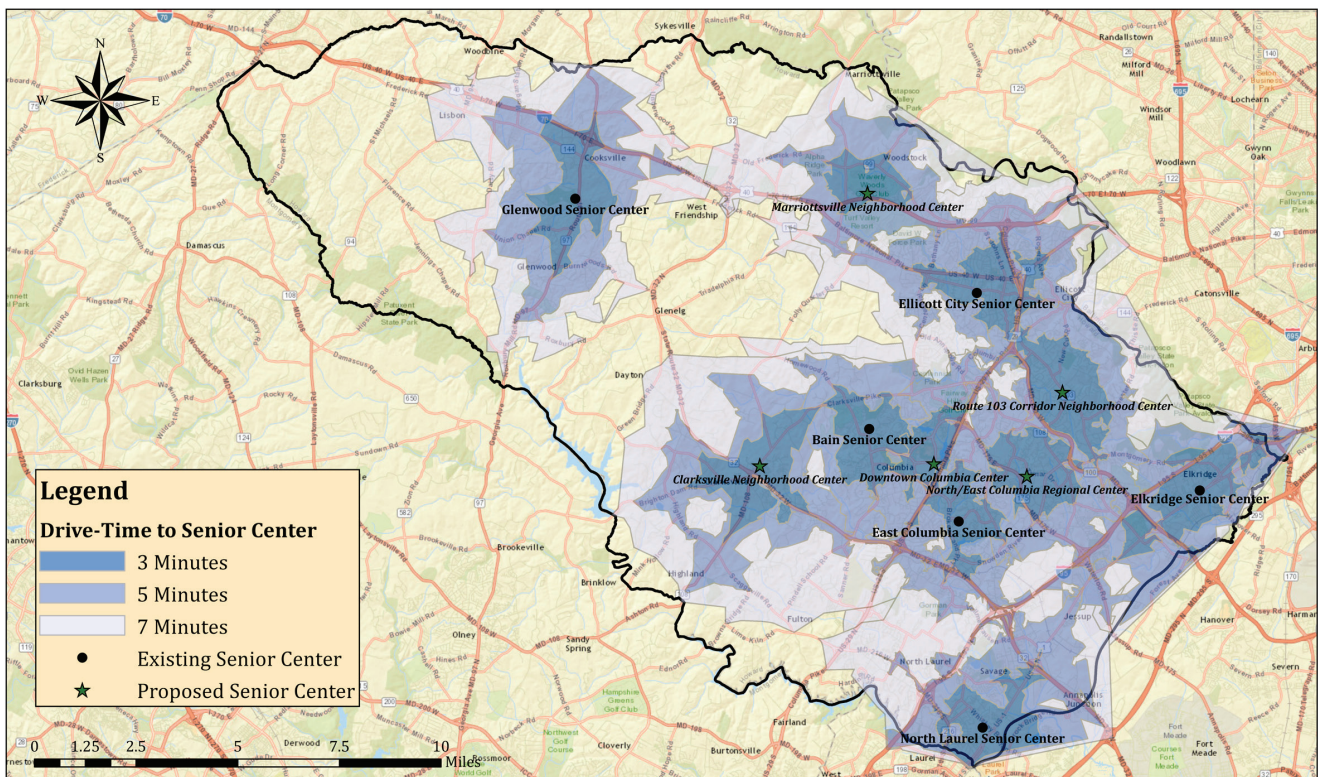
Figure 28: Drive times to proposed and existing senior centers in Howard County.

Building Program Recommendation Timeframe

The KGRW team recommends consideration of the following facilities program for existing and new centers over the next 20 years.

- **Assessed Need for Years 1 - 3**
  - New 10,000 square-foot Elkridge Senior Center capital project currently underway
  - New regional center in East Columbia, to include a Senior Center Plus program

- **Assessed Need for Years 4 - 10**
  - Expansion and renovation of the Bain Center, to include a fitness center and possibly a Kindred Spirits program
  - Neighborhood or regional center in East Ellicott City (Route 100/ Montgomery Road corridor between Route 29 and I-95)

- **Assessed Need for Years 10 - 20**
  - Neighborhood center in Marriottsville corridor
  - Neighborhood center in Clarksville/River Hill area
  - Neighborhood center in downtown Columbia, with specialized county-wide destination programs

- **Assessed Need for Years 0 – 20 (on-going)**
  - A Facility Condition Assessment (FCA) to be conducted as soon as possible to plan facility renewal expenditures for the next 20 years.

Expanding Existing County Facilities

Further study is required to refine these recommendations into a plan of action. For instance, it would be useful to explore ways in which amenities for older adults, such as fitness centers and larger exercise studios, can be added to existing sites and facilities, both as a means of controlling costs and to make it affordable and easier for residents to access a wide variety of services in their own communities.

Facilities Renewal Need

The KGRW team's review of existing facilities revealed the immediate need for a comprehensive maintenance program. It should provide for ongoing maintenance as well as more extensive renovations and updates for older facilities. It should also include the ability to analyze the status of existing buildings and balance the costs and benefits of renovations vs. new construction on current or new sites. Older buildings can often be renovated to increase efficiency and capacity at a much lower cost than demolition and new construction.

Facilities maintenance is a priority for the Department of Citizen Services/ OOA, with service provided by the Bureau of Facilities. Annual investment of operating funds for the maintenance of capital assets is not always possible and, historically, the operating budget has not been able to sustain adequate and ongoing levels of facilities renewal.

The KGRW team recommends adopting an annual operating spending formula based on an industry guideline of 2% of the replacement value (RV) of county buildings. This ongoing spending is intended to keep the backlog of repairs from growing by fixing it within the capital budget. Factors such as facility age and condition can help define the existing backlog so that funds can be allocated for specific replacement and renovation projects.

Consideration should also be given to whether funding for facility maintenance and renovation should continue to be included in the Department of Public Works' systemic improvement fund or if such a fund should be created in the Department of Citizen Services' budget. In addition, it is strongly recommended that Citizen Services evaluate the amount it budgets annually for furniture and equipment replacement to ensure that funding keeps pace with costs.

Appendix E

Fiscal Year 2014–2033 Proposed Facilities Renewal Program ($'000)

	1 FY2014	2 FY2015	3 FY2016	4 FY2017	5 FY2018	6 FY2019	7 FY2020	8 FY2021	9 FY2022	10 FY2023
Bain Center	141	145	149	154	158	163	168	173	178	183
East Columbia	23	24	24	25	26	27	27	28	29	30
Ellicott City	74	76	78	80	83	85	88	91	93	96
Miller Fitness Center	0	47	48	50	51	53	54	56	58	59
Elkridge (new)	0	0	16	16	17	17	18	18	19	19
Glenwood	173	178	183	189	194	200	206	212	219	225
Longwood	0	0	0	0	0	0	0	0	0	0
North Laurel	218	225	232	239	246	253	261	269	277	285
Total Facilities Renewal Request	628	694	731	752	775	798	822	847	872	898

	11 FY2024	12 FY2025	13 FY2026	14 FY2027	15 FY2028	16 FY2029	17 FY2030	18 FY2031	19 FY2032	20 FY2033
Bain Center	189	195	200	206	213	219	226	232	239	247
East Columbia	31	32	33	34	35	36	37	38	39	40
Ellicott City	99	102	105	108	111	115	118	122	125	129
Miller Fitness Center	61	63	65	67	69	71	73	75	78	80
Elkridge (new)	20	21	21	22	22	23	24	25	25	26
Glenwood	232	239	246	254	261	269	277	285	294	303
Longwood	0	0	0	0	0	0	0	0	0	0
North Laurel	293	302	311	321	330	340	350	361	372	383
Total Facilities Renewal Request	925	953	982	1,011	1,042	1,073	1,105	1,138	1,172	1,207

Figure 29: Proposed 2014-2035 facilities renewal plan.

Facilities 1-, 5- and 20-Year Proposed Renewal Budget

FACILITY	SQUARE FEET	CURRENT REPLACEMENT COST	FACILITIES RENEWAL BUDGETING YEARS		
			1	5	20
Bain Center	23,434	$ 7,030,200	$ 140,604	$ 746,486	$ 3,778,082
East Columbia	3,821	$ 1,146,300	$ 22,926	$ 121,717	$ 616,030
Ellicott City	12,270	$ 3,681,000	$ 220,860	$ 390,859	$ 1,978,197
Miller Fitness Center	7,828	$ 2,348,400	$ 140,904	$ 196,497	$ 1,179,689
Glenwood	28,778	$ 8,633,400	$ 518,004	$ 48,700	$ 4,639,654
Longwood	2,127	$ 638,100	$0	$0	$0
North Laurel	36,386	$ 10,915,800	$ 218,316	$ 1,159,069	$ 5,866,233
Elkridge (Current)	2,626	$ 787,800	$0	$0	$0
Existing Total	117,270	$ 35,181,000	$ 1,261,614	$ 2,663,328	$ 18,057,885
Elkridge (Potential)	1 10,000	$ 3,000,000	$0	$ 916,718	$ 368,918
Revised Total	124,644	$ 38,181,000	$ 1,261,614	$ 3,580,046	$ 18,426,803

ASSUMPTIONS

- **Current Backlog of Deferred Maintenance:** 3 years
- **Facilities Renewal Target:** 2% of current replacement cost
- **Escalation:** 3% per year
- **Current Replacement Cost:** $300 per square foot
- Elkridge (Existing) is removed from the Revised Total, according to the current County plan.
- Longwood Senior Center is a rented commercial space.
- Facilities renewal is defined as the planned renovation, adaptation, replacement or upgrade of the systems of a capital asset during its lifespan such that it meets assigned functions in a reliable manner.

Figure 30: Facilities 1- , 5- and 20-year renewal budget.

Appendix E

Capital Budget for Recommended 20-Year Building Program

The following is a capital budget estimate for the senior center construction and renewal program described in this report. Construction of neighborhood centers would be considerably less costly than full-service, regional centers and could occur sooner as funding becomes available.

FACILITY	YEAR OF PLANNED CONSTRUCTION	SQUARE FEET	CONSTRUCTION COST [1]	DESIGN [2]	FFE [3]	TOTAL
Regional Center: East Columbia	3	32,340	$ 10,493,683	$ 1,361,996	$ 2,269,994	$ 14,125,673
Renovation/Addition: Bane Center	5	8,000	$ 2,807,661	$ 394,148	$ 656,913	$ 3,858,722
Neighborhood/Regional Center: East Ellicott City	8	8,000	$ 3,158,236	$ 498,723	$ 831,205	$ 4,488,164
Neighborhood Center: Marriottsville/Waverly	12	8,000	$ 3,694,690	$ 682,537	$ 1,137,561	$ 5,514,787
Neighborhood Center: Clarksville	15	8,000	$ 4,156,023	$ 863,627	$ 1,439,378	$ 6,459,028
Neighborhood Center: Downtown Columbia	18	16,000	$ 9,349,922	$ 2,185,526	$ 3,642,544	$ 15,177,922
Total		80,340	$ 33,660,216	$ 5,986,556	$ 9,977,594	$ 49,624,366

[1] Current Construction Cost per Square Foot = $300, with 4% Escalation per Year
[2] Planning and Design is 12% of Construction Cost
[3] Furniture, Fixtures, Equipment is 20% of Construction Cost

Figure 31: Proposed capital budget. Please note: No land acquisition costs are included.

	1 FY2014	2 FY2015	3 FY2016	4 FY2017	5 FY2018	6 FY2019	7 FY2020	8 FY2021	9 FY2022	10 FY2023
Facility 1		P 1,362	C 10,494	F 2,270						
Facility 2				P 394	C 2,808	F 657				
Facility 3							P 499	C 3,158	F 831	
Total Capital Request	0	1,362	10,494	2,664	2,808	657	499	3,158	831	0

	11 FY2024	12 FY2025	13 FY2026	14 FY2027	15 FY2028	16 FY2029	17 FY2030	18 FY2031	19 FY2032	20 FY2033
Facility 4	P 683	C 3,695	F 1,138							
Facility 5				P 864	C 4,156	F 1,439				
Facility 6							P 2,186	C 9,350	F 3,643	
Total Capital Request	683	3,695	1,138	864	4,156	1,439	2,186	9,350	3,643	0

Note: P=Planninng and Design. C=Construction Cost. F=Furniture, Fixtures, Equipment.

Figure 32: Proposed 2014-2033 capital construction program.