

Eruzione Community Center Initiative

Preliminary Report of the Citizens'
Committee

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Objectives

- Provide Winthrop youth and all residents with state-of-the-art recreational space in a new community center
- Replace an aging facility that is no longer adequate
- Eliminate the need to spend Town funds on repairs
- Expand programming to reach residents of all ages
- Use remaining space on site for economic development uses (residential units, etc.) to reinvigorate the downtown and support our central business district
- Simultaneously with this effort, support the Town in evaluating sites for a new Public Safety Building

Existing Building Challenges

- Floorplate, layouts, window locations and ceiling heights not amenable to effective re-use
- Significant hazardous materials need remediation
- Large areas of the building lack adequate light and natural ventilation
- Building not currently ADA/fully code compliant; Level of rehabilitation needed would likely trigger complying with current building codes
- Town cannot afford costs to improve, or maintain

Initiative

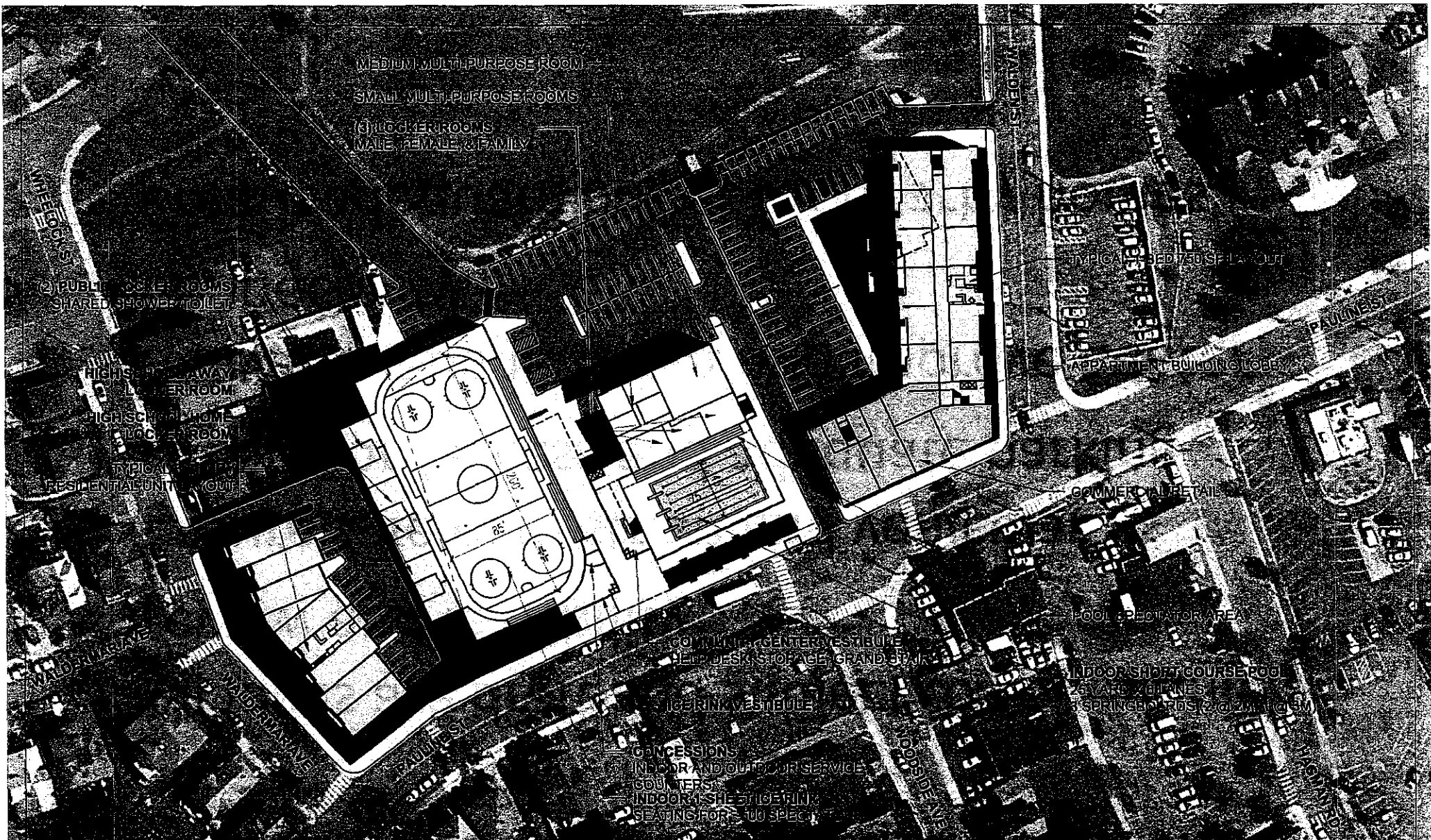
- Locate on the current middle school, auditorium, gym, skating rink site
- Phased demolition and new construction
- Remain Consistent with recently approved Central Business District Master Plan
- Add momentum to revitalize Winthrop Center
- Provide much needed multi-use/all-age facility

Scope

- New Hockey rink with improved ice sheet, expanded lockers, stands etc.
- Indoor swimming pool, and gymnasium
- Multiple multi-purpose rooms for programs serving residents of all ages
- Offices and adequate storage capacity for building management and oversight services

What the facility could look like

- All ideas are draft and subject to community review and feasibility
- Ensure safe pedestrian and vehicular circulation/access and adequate parking
- Activate Pauline Street and improve Center Connectivity
- Create adequate buffer for nearby homes



MEDIUM MULTIPURPOSE ROOM

SMALL MULTIPURPOSE ROOMS

(3) LOCKER ROOMS
MALE, FEMALE & FAMILY

(2) PUBLIC LOCKER ROOMS
SHARED SHOWER/TOILET

HIGH SCHOOL AWAY
LOCKER ROOM

HIGH SCHOOL HOME
LOCKER ROOM

TYPICAL OFFICE
RESIDENTIAL UNIT (OUT)

WALDEN AVE

WALDEN ST

WALDEN ST

COMMUNITY CENTER VESTIBULE
HELP DESK, STORAGE, GRAND STAIR

ICE RINK VESTIBULE

CONCESSIONS
INDOOR AND OUTDOOR SERVICE
COURTSESS
INDOOR SHEET METAL
SEATING FOR 100 PEOPLE

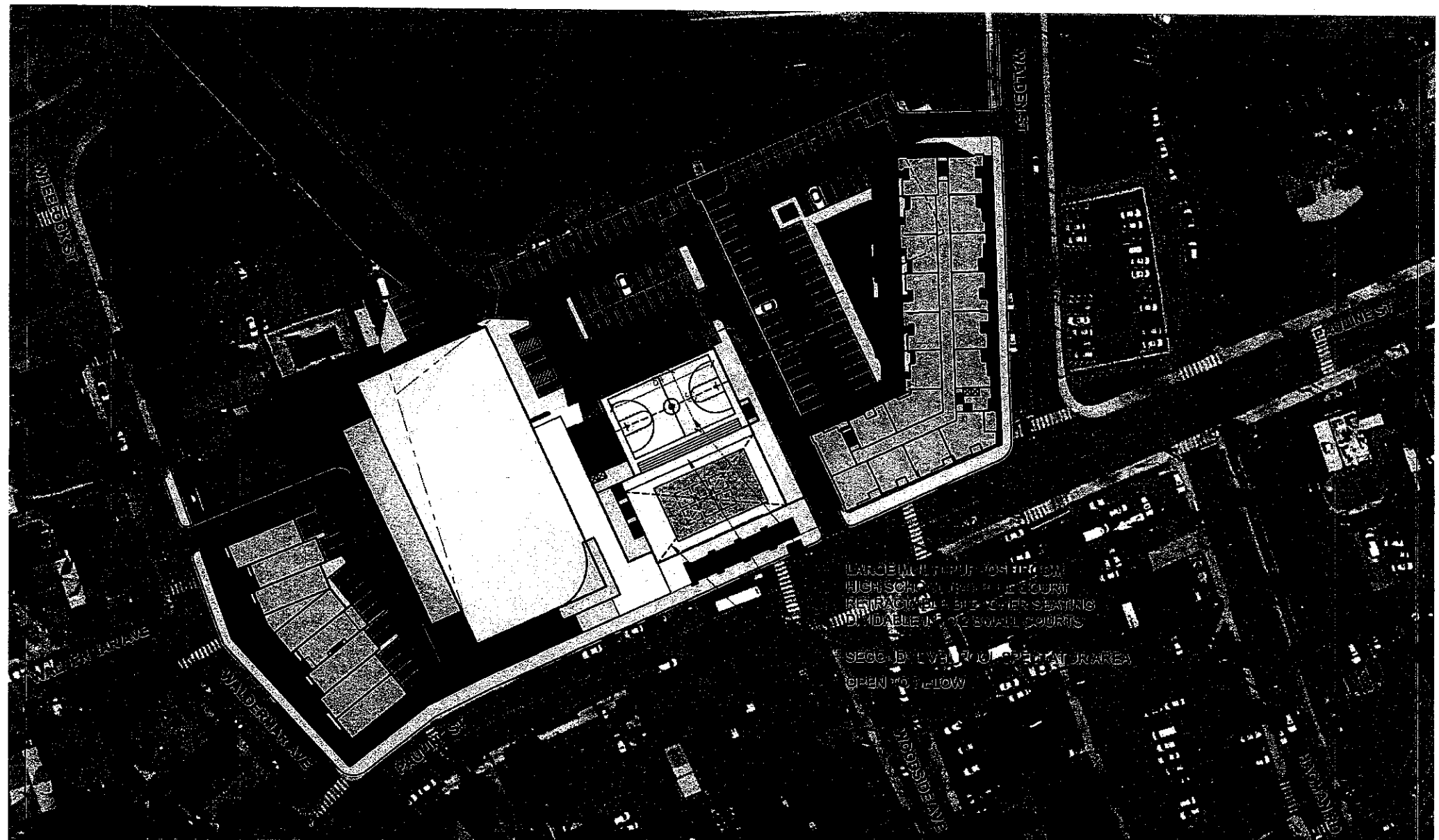
APARTMENT BUILDING SLAB OUT

APARTMENT BUILDING LOBBY

COMMERCIAL RETAIL

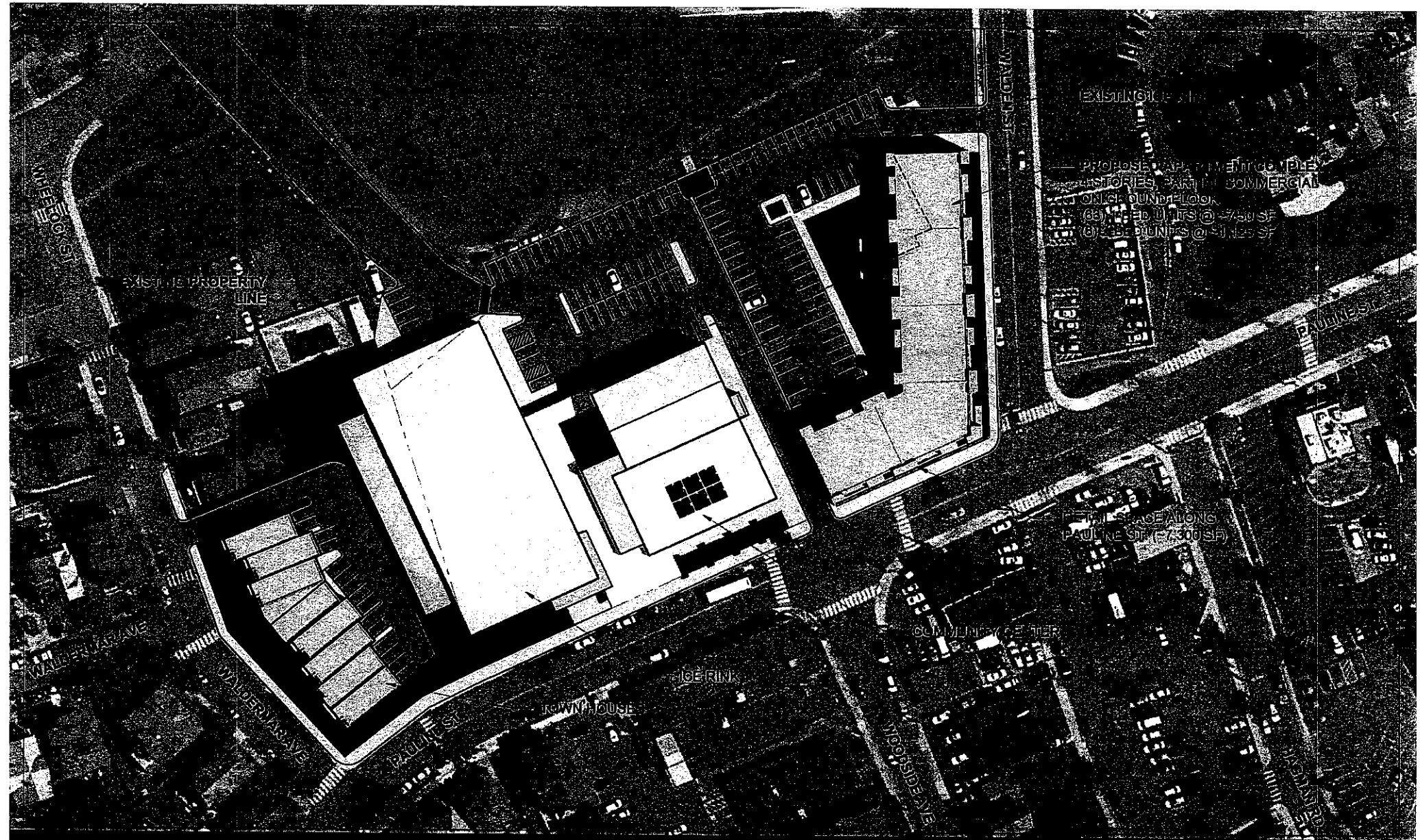
POOL DECK TERRACE

INDOOR SHORT COURSE POOL
25 YARD SWIMMING
SPRINGS FOR 2 @ 200 GPM



LARGE OPEN AREA FOR HIGH SCHOOL AND COURT RESTROOMS AND SEATING AND MIDDLE SCHOOL COURTS

SECOND LEVEL TO OPEN FLOW AREA OPEN TO FLOW



EXISTING 517
PROPOSED APARTMENT TYPE
3 STORIES PARTIAL COMMERCIAL
ONE GROUND FLOOR
(3) TYPED UNITS @ 750 SF
(2) TYPED UNITS @ 512 SF

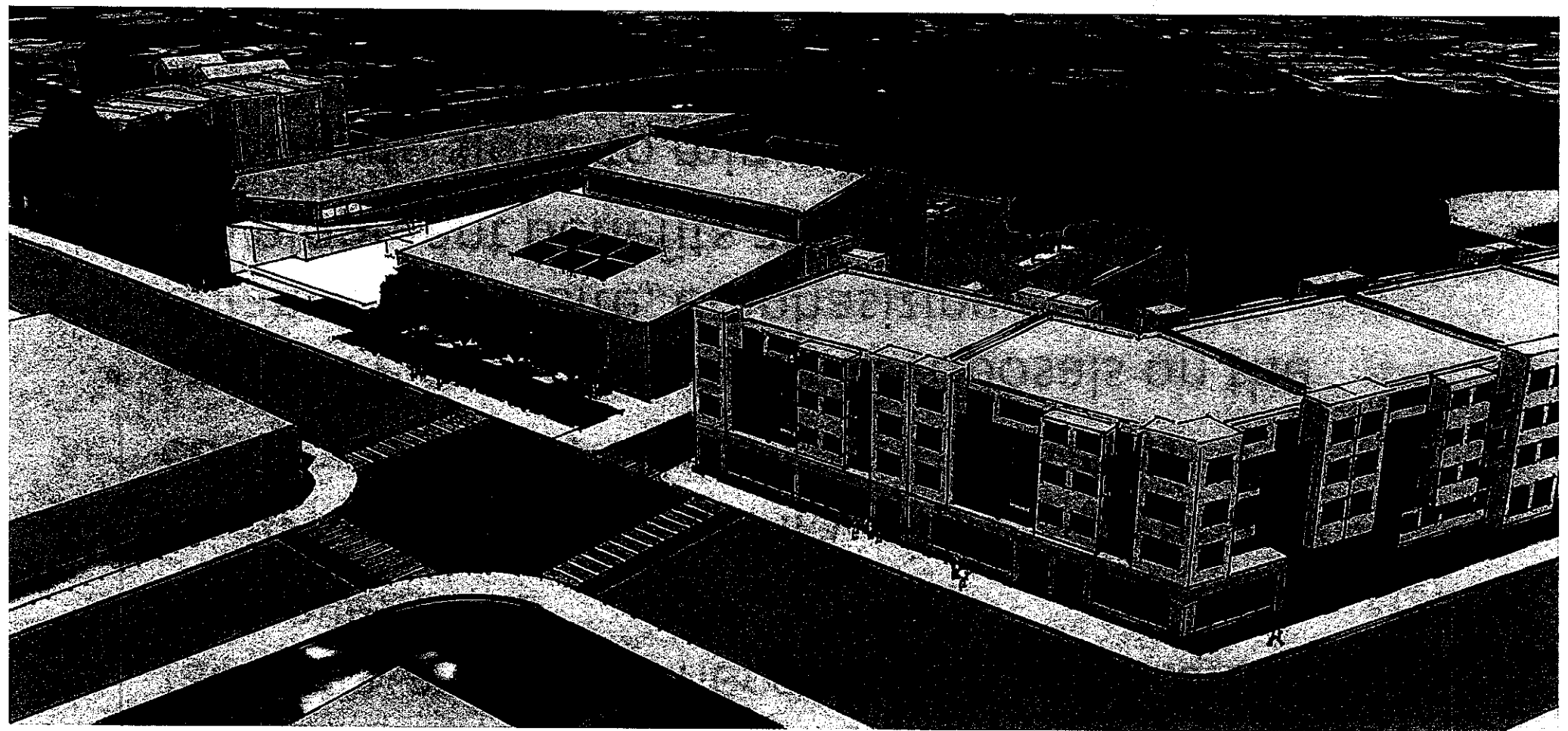
EXISTING PROPERTY LINE

SPACE ALONG
PAULINE ST (5750 SF)

COMMUNITY CENTER

ICE RINK

TOWNHOUSE



Building the facility

- First demolish the area needed to build new facilities, and make necessary infrastructure improvements
 - Build new rink/community center; demolish current rink *only* after new rink is open
 - Issue RFP for development proposals on the balance of the site, emphasizing economic development benefits and revenue to the Town
 - Utilize site slope to minimize visual concerns and maximize development opportunity
-

Who uses it

- These will be public facilities open to all Winthrop residents, and serving all ages
- First priorities for use of the rink are Town hockey teams, leagues and public skate. Community Center uses will focus on being available to all Winthrop residents
- Continue to rent to private parties to generate income for financial sustainability

The Youth Voice

- In June 2016, CASA's Youth Advisory Board, 21st Century Afterschool Program, Parks & Recreation, Cervizzi's Martial Arts, Winthrop Police Explorers and Winthrop Yacht Club Sailing Program organized an event for youth to voice what they want to see in their community.
- 150 youth gathered ranging from 10-18yrs old
- 100's of suggestions included:
 - A safe and welcoming place
 - Fun options for social activities on evenings and weekends
 - A way to keep youth from risk behaviors (some examples were drinking, fighting, and stealing)
 - Help with homework
 - College support
 - Meeting new friends
 - Staying active
 - Learning new skills
 - Opportunities to becoming a leader
 - Finding trusted adults



Why is the Youth Voice so important?

NATIONALLY

- According to national crime statistics, juveniles are also at greatest risk of becoming victims of a violent crime during the four hours after school each day (U.S. Department of Justice, 1999)
- After-school hours are also the prime time for kids to smoke, drink or use drugs, or be involved in a car crash (Southern California Injury Prevention Research Center, 2000)
- Teens who were left unattended for eleven or more hours each week without opportunities for positive engagement were twice as likely to become involved with substance use as those benefiting from adult supervision (U.S. Department of Education, 1998).

LOCALLY

- When asked if they had their first drink of alcohol before the age of 13 WHS youth answered YES 9% of the time in 2007, 13% of the time in 2009, 15% in 2011 and 16% in 2014, with a state average of 11%*.
- Only 65% of students believe there is a great or moderate risk of people harming themselves when they binge drink (having five or more drinks of alcohol 1-2 times a week)*
- 11% of High School Students carried a weapon in the past 30 days and 21% have been in a physical fight in the past 12 months*
- 28% reported feeling so sad or hopeless almost every day for two weeks or more in a row that they stopped doing some usual activities in the last 12 months*

**According to Prevention Needs Survey
Results, April 2016*

Costs - Initial Estimates

(To be evaluated and revised, if needed, during feasibility period)

- **1) Site Demolition** (including hazardous materials remediation; utility and site preparation) - **\$5M**
- **2) Rink Construction** (preliminary, based upon other public rinks) - **\$5M**
- **3) Community Building** (depends, in part, upon final program elements) - **\$9M**

Preliminary Approach to Financing

- Demo/Site Package from Commonwealth of MA - \$5M
- Land Value for Housing - \$2M
- Private fundraise - \$3M
- Town Sources via 5 year Capital Plan - \$3M
- Commonwealth of MA for new construction - \$3M
- Other public (MWRA, Massport etc.) - \$5M
- Note - \$2M of contingency included

Next Steps

- Council vets plan with public – June/July 2017 (note: community involvement and feedback would be ongoing)
- Council approves further developing proposal, and appoints citizen group to advise Council on financial feasibility – July 2017
- Town engages architect to advance design, and other consultants as determined necessary by citizen advisory group – July 2017
- Town submits MassWorks site demo and infrastructure application – August 1, 2017
- Town receives approval of MassWorks and demolition begins – Spring 2018
- Final financing achieved – Fall 2018
- Community Center Construction Start – Spring 2019
- 40 YR Gold Medal celebration Winter 2020.