Adaptive Reuse of Doble USARC
Phase I – Senior Activity Center

September 2017

MANYPENNY | MURPHY ARCHITECTURE

Project Evolution

- **July 2013**: Blue Ribbon Committee defines needs for Senior Activity Facility
- **Feb 2015**: Senior Subcommittee endorses Doble facility
- **April 2015**: Conceptual plans for adaptive reuse
- **March 2017**: Phase I design initiated (underway)
- **March to Present**: Multiple meetings with City agencies and stakeholders

Redevelopment Plan

- Phased redevelopment for community programs
- **Phase I: Adaptive Reuse**
  - *Senior Activity Center Program*
  - *Emergency Shelter accommodations*
- Future Phases: TBD

Future Phase Development Considerations

- Multi-Generational Uses
- New Building Development
- Open Space / Outdoor Facilities
- Parking & Accessibility

Future Phase Opportunities

- Front driveway with limited parking
- West entry accessibility
- New building development to northwest
- Outdoor / Green space to northeast
- New parking southwest and southeast

Conceptual Site Development Plan

Phase I Design Focus

- Main Entrance / Accessibility
- Space Needs:
  - Administrative / Office
  - Drop-In Lounge
  - Activity Rooms
  - Prepared Food Service
  - Restrooms
  - Emergency Shelter Facilities
- Building Systems Modernization

Phase I Budget Items

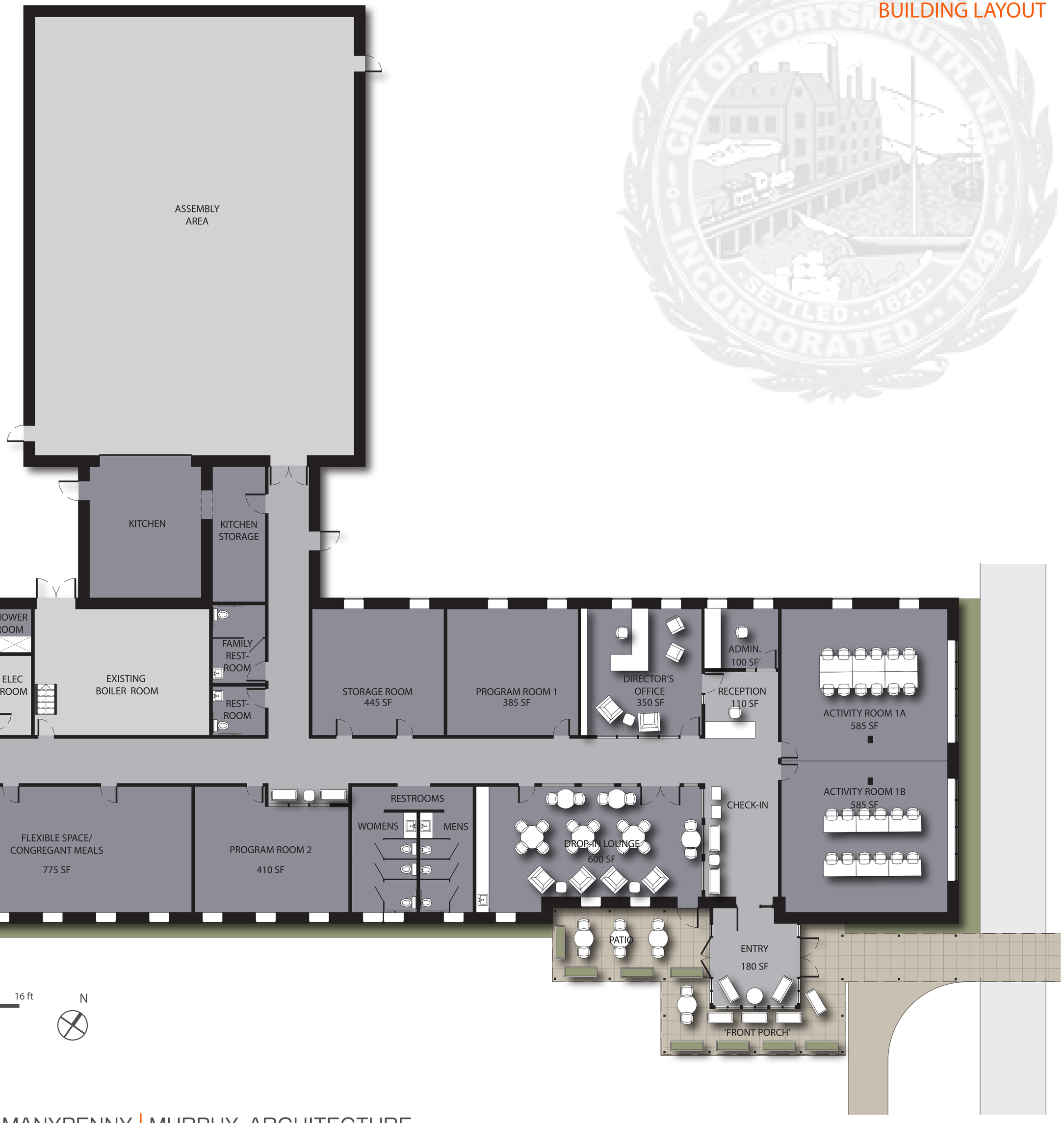
- Demolition & Abatement
- Main Entry Addition
- Life Safety Systems
- Thermal Enclosure (windows, doors, wall insulation)
- Electrical
- Lighting
- Plumbing
- HVAC
- Interior Finishes
- Landscaping / Hardscaping (limited)

Phase I Design Considerations

- Life Safety
- Accessibility
  - Parking | Entry | Waypointing
- Sensory Cues & Wayfinding
  - Flooring | Lighting | Color and Contrast
- Air Quality & Occupant Comfort
- Historic Preservation
- Green / Sustainable Practices
- Future Uses & Programs…

PORTSMOUTH SENIOR CENTER

BUILDING LAYOUT



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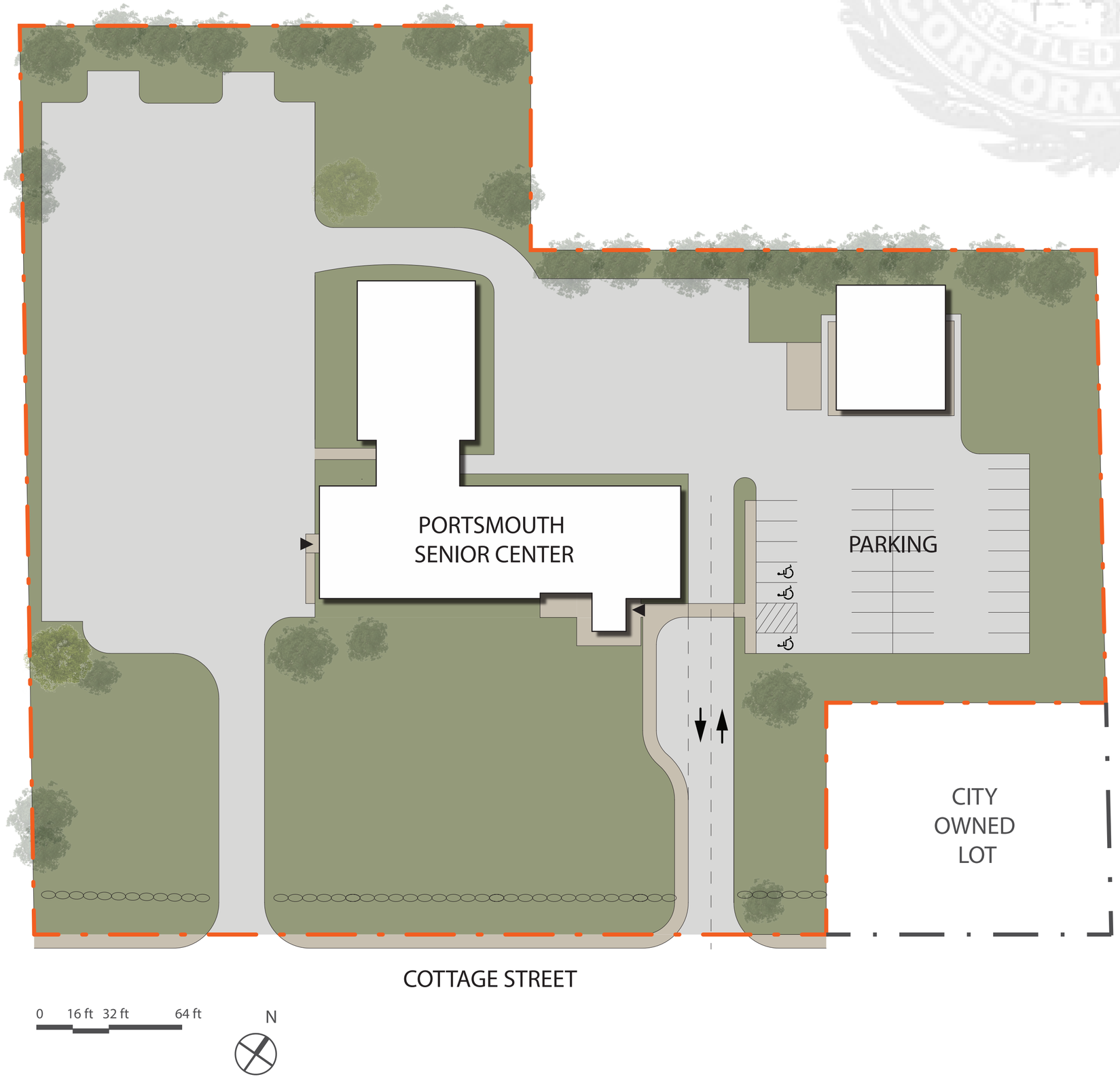
PORTSMOUTH SENIOR CENTER

SITE LAYOUT



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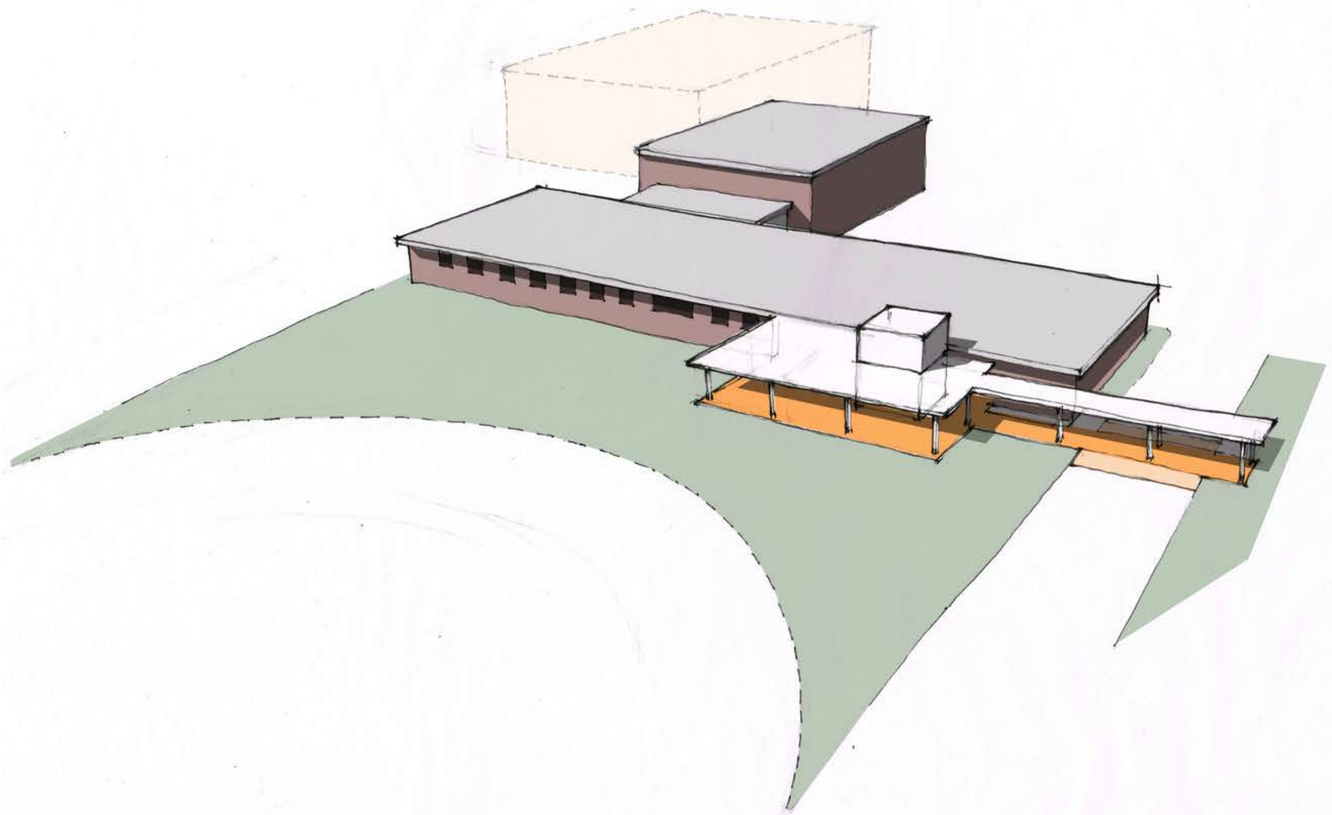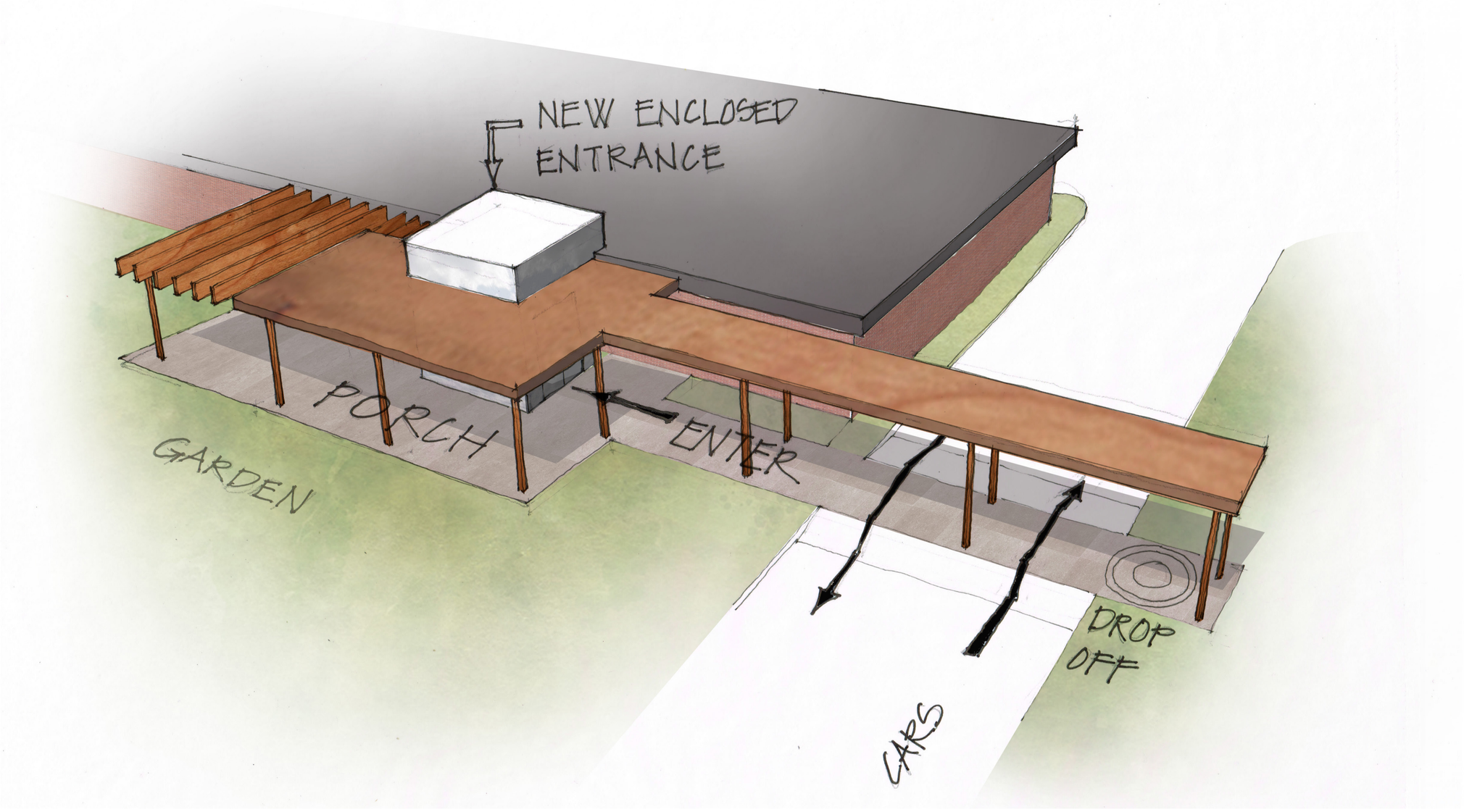
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SITE PERSPECTIVES