

SOUTHAMPTON SENIOR CENTER STUDY

1/12/2023



REAL ESTATE OWNER MEETING 12/22/2022 NOTES

79 Clark: Mitch Bolotin

- Broker representing Owner
- No information on site conditions
- Owner is receptive to selling land to the Town- "make me an offer"
- \$1.1 million mentioned
- Would consider selling just a portion of the site
- Adjacent industrial use is anticipated to stay
- No other plans for the land

89 Clark: Ryan Gueleher

- Perc info on upper part of site has been sent to us
- Documented contamination – low-level, not in soil to be disturbed
- Would like 50' easement to get to rear part of land
- No plans for remainder of land at current time
- Doesn't anticipate heavy industrial
- Will send any additional site information that he has

O College Highway: James LaBrie

- No immediate plan for the land
- Potential development plans done – but no immediate plan to move forward
- Willing to provide land for Senior Center and Public Safety building
- Will send any additional site information he has
- Willing to work with us – open to planning ideas for senior center
- 55+ Community being considered for development back from College Highway.

LOOK AHEAD SCHEDULE

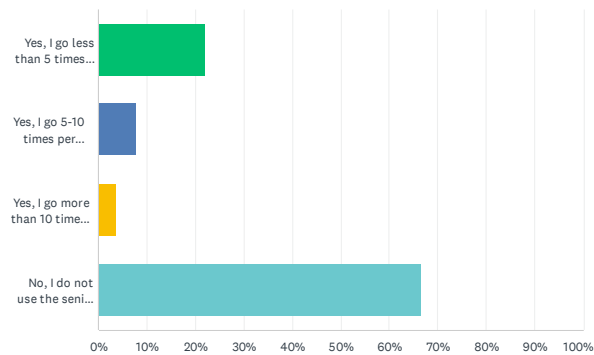
January 12:	Review schedule Review zoom meetings with 3 land owners Review SurveyMonkey Review plans adapted to sites Discuss other sites and Barnes Aquifer Discuss public meeting dates and goals
January 26:	Review input from engineers and potential impact on site choices Review updated plans Discuss relative merits of sites and decision making process Discuss public meeting
February 9	Review additional input from engineers and potential impact on site choices Review updated plans Discuss relative merits of sites and decision making process Discuss public meeting Meet with Public Safety Committee Update pros/cons matrix or narrative
February 23	Review draft report - submit 4 days ahead Resolve outstanding issues Review anticipated costs
March 1	Public meeting
March 9	Review final draft of report - submit 4 days ahead
March 16	Submit Final Report

SURVEY RESPONSES

Southampton Senior Center Survey

Q1 Do you use the current senior center? If yes, how many times per month do you use the current senior center?

Answered: 296 Skipped: 0



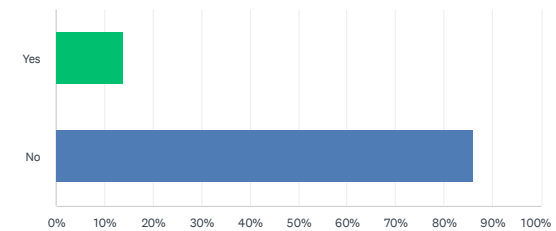
ANSWER CHOICES	RESPONSES
Yes, I go less than 5 times per month.	21.96% 65
Yes, I go 5-10 times per month.	7.77% 23
Yes, I go more than 10 times per month.	3.72% 11
No, I do not use the senior center.	66.55% 197
TOTAL	296

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Southampton Senior Center Survey

Q2 Do you feel the current senior center is sufficient to meet the needs of Southampton seniors?

Answered: 296 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes	13.85% 41
No	86.15% 255
TOTAL	296

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SURVEY RESPONSES

Southampton Senior Center Survey

Q3 What kinds of programs and activities do you enjoy doing at the senior center?

Answered: 159 Skipped: 137

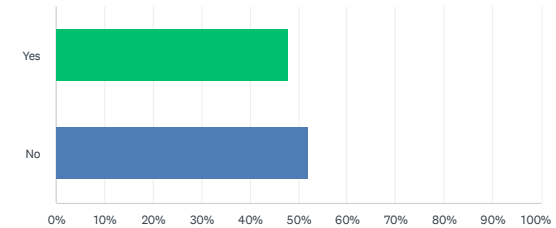
#	RESPONSES	DATE
1	Lectures, more yoga, educational courses, more exercise equipment , knitting, more like programming at Northampton, recommendations for handyman and home garden maintenance . , Tia chi	1/9/2023 9:40 AM
2	N/a	1/5/2023 11:40 PM
3	Physical fitness and socialization.	1/5/2023 10:39 PM
4	N/a	1/5/2023 9:53 PM
5	When I am a senior (shortly!) I would enjoy trips, talks, book groups, exercise classes (of various kinds - yoga, dance, tai chi, etc.), games, potlucks, seminars.	1/5/2023 7:21 PM
6	none	1/5/2023 5:44 PM
7	group gatherings	1/5/2023 5:43 PM
8	Exercise-crafts-information meeyings	1/5/2023 4:15 PM
9	Line dancing.classes	1/5/2023 2:40 PM
10	Pickleball - but I am just checking out these Qs for an article. I am a reporter, so please delete this Q'aire...and thanks!	1/5/2023 2:13 PM
11	Don't currently use, can't leave blank. Question #2needs N/Aresponse	1/5/2023 10:28 AM
12	exercise. social contacts dinners coffee health and safety	1/5/2023 9:03 AM
13	With a larger facility the Senior Center would be able to provide more activities locally instead of residents traveling outside their community.	1/5/2023 7:57 AM
14	Music	1/5/2023 7:27 AM
15	Card games, puzzles, conversations, celebrations, book reading and meeting people	1/5/2023 7:00 AM
16	N/A	1/4/2023 10:33 PM
17	craft, educational, exercise	1/4/2023 9:45 PM
18	I am not old enough to use it however more physical exercise/movement would be amazing to help reduce risk for falls	1/4/2023 8:56 PM
19	Day trips card games, intuitive classes, exercise backgammon	1/4/2023 8:38 PM
20	None. But I appreciate the fact that they have a memory cafe!	1/4/2023 8:33 PM
21	Should have exercise room.pitch leag	1/4/2023 8:27 PM
22	Art classes	1/4/2023 7:45 PM
23	I consider myself a "young senior" and am looking for programs catered to this age group. I am involved in pickle ball that is sponsored by COA.	1/4/2023 3:37 PM
24	Teaching Spanish, photography.memory cafe	1/4/2023 12:56 PM
25	Study groups, exercise, medical sessions.	1/4/2023 10:22 AM
26	Lunches with entertainment	1/4/2023 7:28 AM
27	N/A	1/3/2023 7:21 PM

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Southampton Senior Center Survey

Q4 The current senior center hours are 8:30am-3pm Monday-Thursday. Do you feel these hours of operation are sufficient?

Answered: 296 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	47.97%	142
No	52.03%	154
TOTAL		296

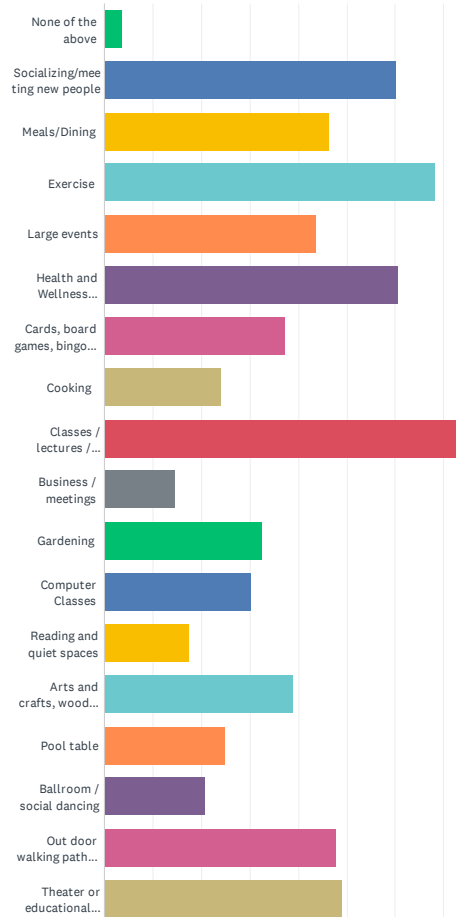
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SURVEY RESPONSES

Southampton Senior Center Survey

Q5 If there was a new senior center in Southampton, you would go for which of these programs or activities: (check all that apply)

Answered: 281 Skipped: 15

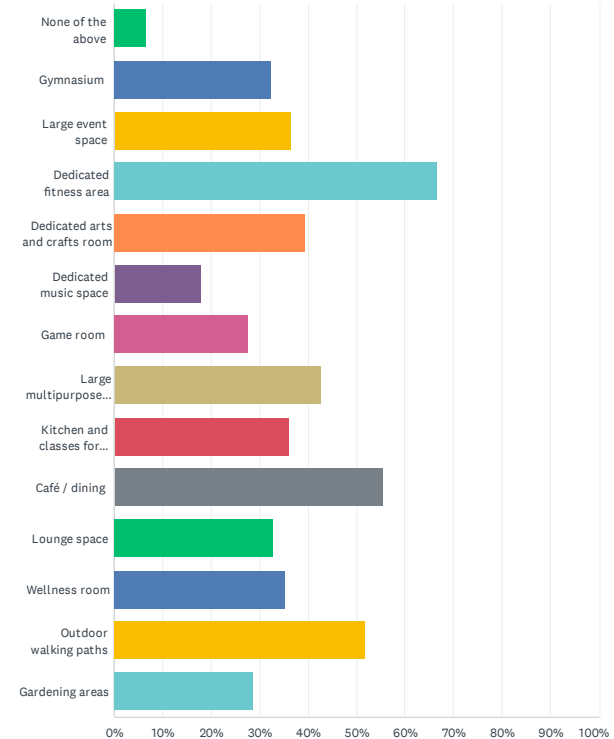


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Southampton Senior Center Survey

Q6 If there was a new senior center in Southampton, what kinds of spaces would attract you? (check all that apply)

Answered: 274 Skipped: 22



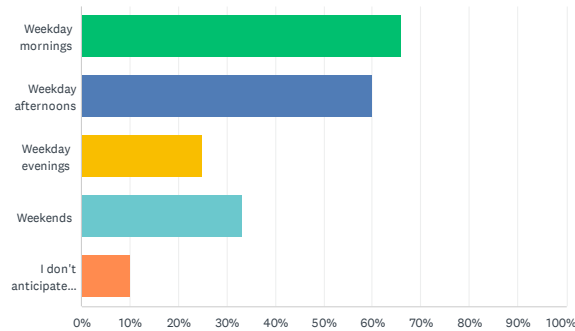
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SURVEY RESPONSES

Southampton Senior Center Survey

Q7 Check what times you would be most likely to use a new senior center:
(check all that apply)

Answered: 269 Skipped: 27



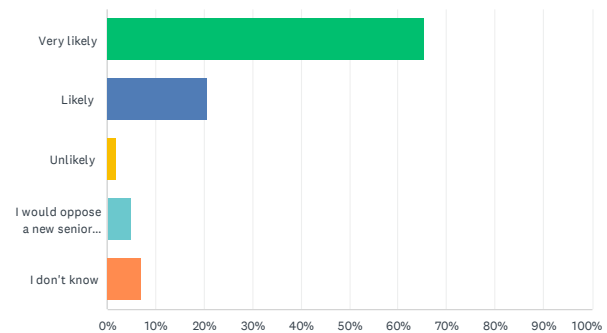
ANSWER CHOICES	RESPONSES	
Weekday mornings	65.80%	177
Weekday afternoons	59.85%	161
Weekday evenings	24.91%	67
Weekends	33.09%	89
I don't anticipate using a new senior center	10.04%	27
Total Respondents: 269		

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Southampton Senior Center Survey

Q8 If the Town of Southampton were able to identify sufficient resources through some combination of public funding, private fundraising, and user fees, how likely would you be to support moving forward with a senior center design and construction?

Answered: 267 Skipped: 29



ANSWER CHOICES	RESPONSES	
Very likely	65.54%	175
Likely	20.60%	55
Unlikely	1.87%	5
I would oppose a new senior center	4.87%	13
I don't know	7.12%	19
TOTAL		267

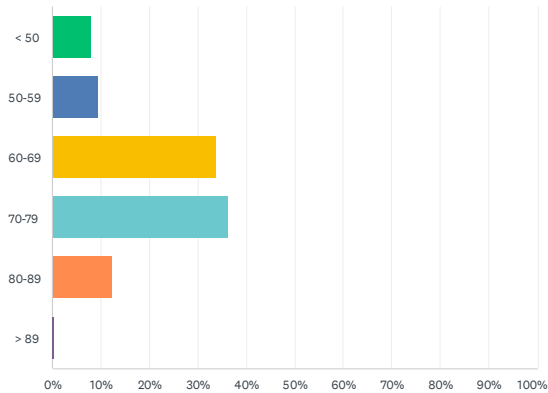
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SURVEY RESPONSES

Southampton Senior Center Survey

Q9 What age range do you fall into?

Answered: 265 Skipped: 31



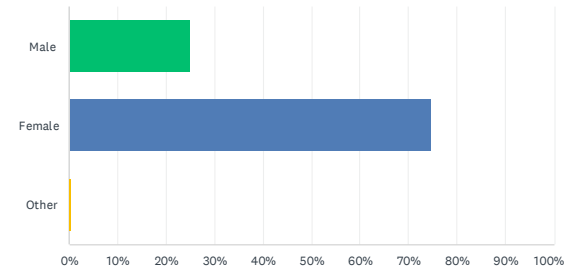
ANSWER CHOICES	RESPONSES	
< 50	7.92%	21
50-59	9.43%	25
60-69	33.58%	89
70-79	36.23%	96
80-89	12.45%	33
> 89	0.38%	1
TOTAL		265

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Southampton Senior Center Survey

Q10 What is your gender?

Answered: 265 Skipped: 31



ANSWER CHOICES	RESPONSES	
Male	24.91%	66
Female	74.72%	198
Other	0.38%	1
TOTAL		265

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SURVEY RESPONSES

Southampton Senior Center Survey

Q11 Based on your input, the Southampton Ad Hoc Senior Center Feasibility Study Committee will:· Formulate a building program or program options, with spaces and sizes· Develop conceptual building plans suggesting spatial layouts· Hold a public forum to review program, planning options, and facility feature options for input and further development.If you have any other thoughts and comments, please write them in the comment box below:

Answered: 56 Skipped: 240

#	RESPONSES	DATE
1	Options for transportation	1/10/2023 4:13 PM
2	Great ideas but we continue to spend money which raise our property taxes which many seniors cannot afford especially during this inflationary period we are living in.	1/6/2023 2:05 PM
3	Question #7 asking what times would one be most likely to use a new senior center required an answer and yet did not provide an option for those who don't necessarily have a preference but would attend depend on the activity and one's availability on/at the designated day and time. Therefore, my response that I don't plan to use a new senior center is misleading.	1/6/2023 1:49 PM
4	Space for support groups and offering of groups	1/5/2023 9:56 PM
5	Keep in mind that this new center should be a center that can stand alone ,as ground water heat pumps,multi fuel generator and provide emergency shelter for seniors in short periods ,like overnite or one to two days	1/5/2023 7:44 PM
6	Good air circulation! Bring the outdoors 'in! Good for body (less sharing of germs), mind and soul! Screened in areas, lots of windows that can open, a porch with screens and glass (so it can be a 'sunroom' in cool weather). Ceiling fans. Color contrast in design to assist folks with low vision. Truly accessible - no 'lips' between rooms and doors even wider than regulation (which barely allows wheelchairs through).	1/5/2023 7:34 PM
7	Add outreach/shine coordinator	1/5/2023 4:19 PM
8	Would be interested in public forum	1/5/2023 10:29 AM
9	Present to public renderings and make aware the large donation that had been willed by a certain late resident- spend it on the expanded Center wisely.	1/5/2023 7:32 AM
10	I am in full support of this project. It is necessary to support the growth and aging population in town!	1/4/2023 8:35 PM
11	Any time I have gone to the senior center there has never been many people there. I don't know if that is because of the size or what they offer for activities. I hope this survey helps this committee they have a difficult job.	1/3/2023 11:32 AM
12	Thank you for the opportunity to fill out the survey	1/3/2023 10:04 AM
13	Drop this idea. Current facility is adequate. One man's earmarked gift should not dictate where the town then taxes others.	1/3/2023 8:15 AM
14	It would be helpful to understand if the senior center would be open for use by non-seniors....49 yr old	1/3/2023 7:54 AM
15	Having Senior transportation has been extremely helpful to my widowed mother. It relieves the stress of bringing her to all of her appointments. I would like the seniors to also have transportation to and from the facility to attend activities regularly.	1/2/2023 8:34 PM
16	I don't feel a need for the senior ctr now, but feel happy to know those resources are there.	1/2/2023 7:23 PM

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Southampton Senior Center Survey

Q12 Would you like to receive regular communications from the Ad Hoc Senior Center Feasibility Study Committee on upcoming meeting and planning proposals? If so, please provide the following contact information below. Thank you for taking the time to help make this study a success!If you have any questions about the survey, please email:

Answered: 104 Skipped: 192

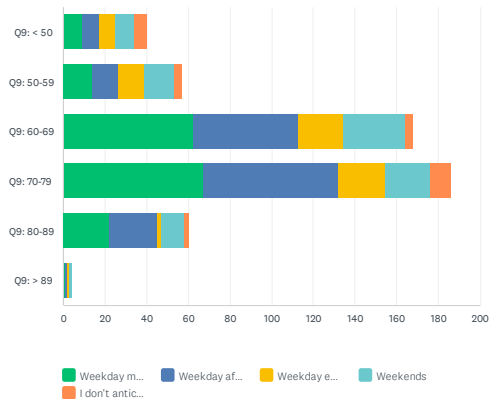
ANSWER CHOICES	RESPONSES
Name	98.08% 102
Company	0.00% 0
Address	0.00% 0
Address 2	0.00% 0
City/Town	0.00% 0
State/Province	0.00% 0
ZIP/Postal Code	0.00% 0
Country	0.00% 0
Email Address	100.00% 104
Phone Number	0.00% 0

SURVEY RESPONSES - AGE COMPARISON

Southampton Senior Center Survey

Q7 Check what times you would be most likely to use a new senior center: (check all that apply)

Answered: 265 Skipped: 0



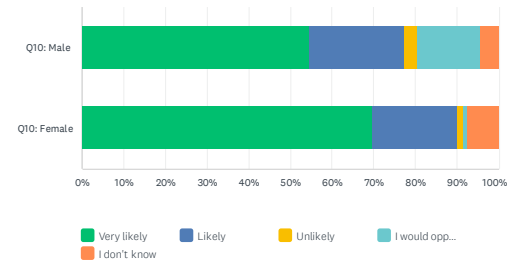
	WEEKDAY MORNINGS	WEEKDAY AFTERNOONS	WEEKDAY EVENINGS	WEEKENDS	I DON'T ANTICIPATE USING A NEW SENIOR CENTER	TOTAL
Q9: < 50	42.86% 9	38.10% 8	38.10% 8	42.86% 9	28.57% 6	15.09% 40
Q9: 50-59	56.00% 14	48.00% 12	52.00% 13	56.00% 14	16.00% 4	21.51% 57
Q9: 60-69	69.66% 62	57.30% 51	23.60% 21	33.71% 30	4.49% 4	63.40% 168
Q9: 70-79	69.79% 67	67.71% 65	22.92% 22	22.92% 22	10.42% 10	70.19% 186
Q9: 80-89	66.67% 22	69.70% 23	6.06% 2	33.33% 11	6.06% 2	22.64% 60
Q9: > 89	100.00% 1	100.00% 1	100.00% 1	100.00% 1	0.00% 0	1.51% 4
Total Respondents	175	160	67	87	26	265

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Southampton Senior Center Survey

Q8 If the Town of Southampton were able to identify sufficient resources through some combination of public funding, private fundraising, and user fees, how likely would you be to support moving forward with a senior center design and construction?

Answered: 264 Skipped: 0



	VERY LIKELY	LIKELY	UNLIKELY	I WOULD OPPOSE A NEW SENIOR CENTER	I DON'T KNOW	TOTAL
Q10: Male	54.55% 36	22.73% 15	3.03% 2	15.15% 10	4.55% 3	25.00% 66
Q10: Female	69.70% 138	20.20% 40	1.52% 3	1.01% 2	7.58% 15	75.00% 198
Total Respondents	174	55	5	12	18	264

PRELIMINARY SOUTHAMPTON SENIOR CENTER PROGRAM

The program below reflects information in the RFQ, the Director questionnaire and input from the Community Meeting. Social spaces have been enlarged and a sub-dividable multipurpose room added.

INTERIOR

Entry Area with canopy to drop off	200
Reception area and counter backing up to offices	150
Offices – 4 private offices, 1 share, staff area, work areas	750
Wellness Room (adjacent bathroom)	200
Conference Rooms	150
Open Social Space accommodating multiple uses, circulation	3,500
Great Room/Dining for 100+ with stage, adjacent to Kitchen*	1,800
Greet Room Storage	150
Multi-purpose room - can be divided in half	1,100
Exercise Room	700
Arts and Crafts Room	750
Game Room	600
Commercial Kitchen	500
Kitchen Storage Room	150
Bathrooms, shared and individual	250
Medical equipment storage, laundry	100
Storage adjacent to activity rooms including furniture	200
Mechanical/Electrical	250
Sub Total	11,500
Net to Gross	750

TOTAL 12,250

EXTERIOR

Covered Drop off area and van parking
Covered Porch area
Parking Space 80?
Patio/Porch/Terrace/Deck
Game area
Garden areas
Exterior Storage

CONCEPTUAL SENIOR CENTER BUILDING LAYOUT - SMALL OPTION

The plan below represents the program noted above. It will probably have to be reconfigured depending on the site that is chosen.



GROSS SQUARE FEET: **12,309 SF**

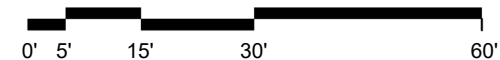
NET SQUARE FEET: **11,545 SF**

SQUARE FOOTAGE BREAKDOWN:

PROGRAM / ACTIVITY AREA: **6,260 SF**

SERVICE AREA: **1,778 SF**

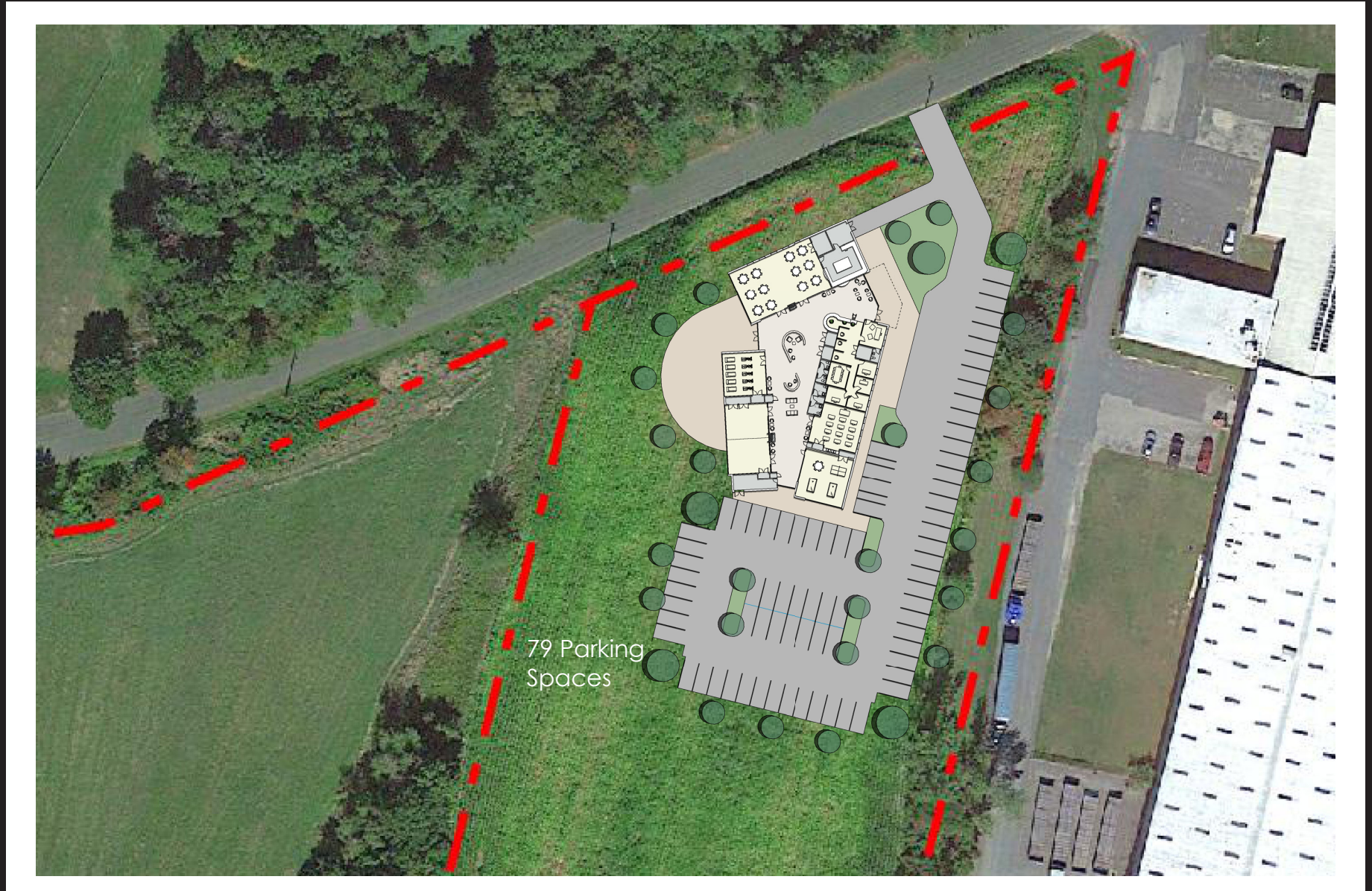
CIRCULATION / SOCIAL SPACE: **3,507 SF**



CONCEPTUAL SENIOR CENTER BUILDING LAYOUT - 89 CLARK ST



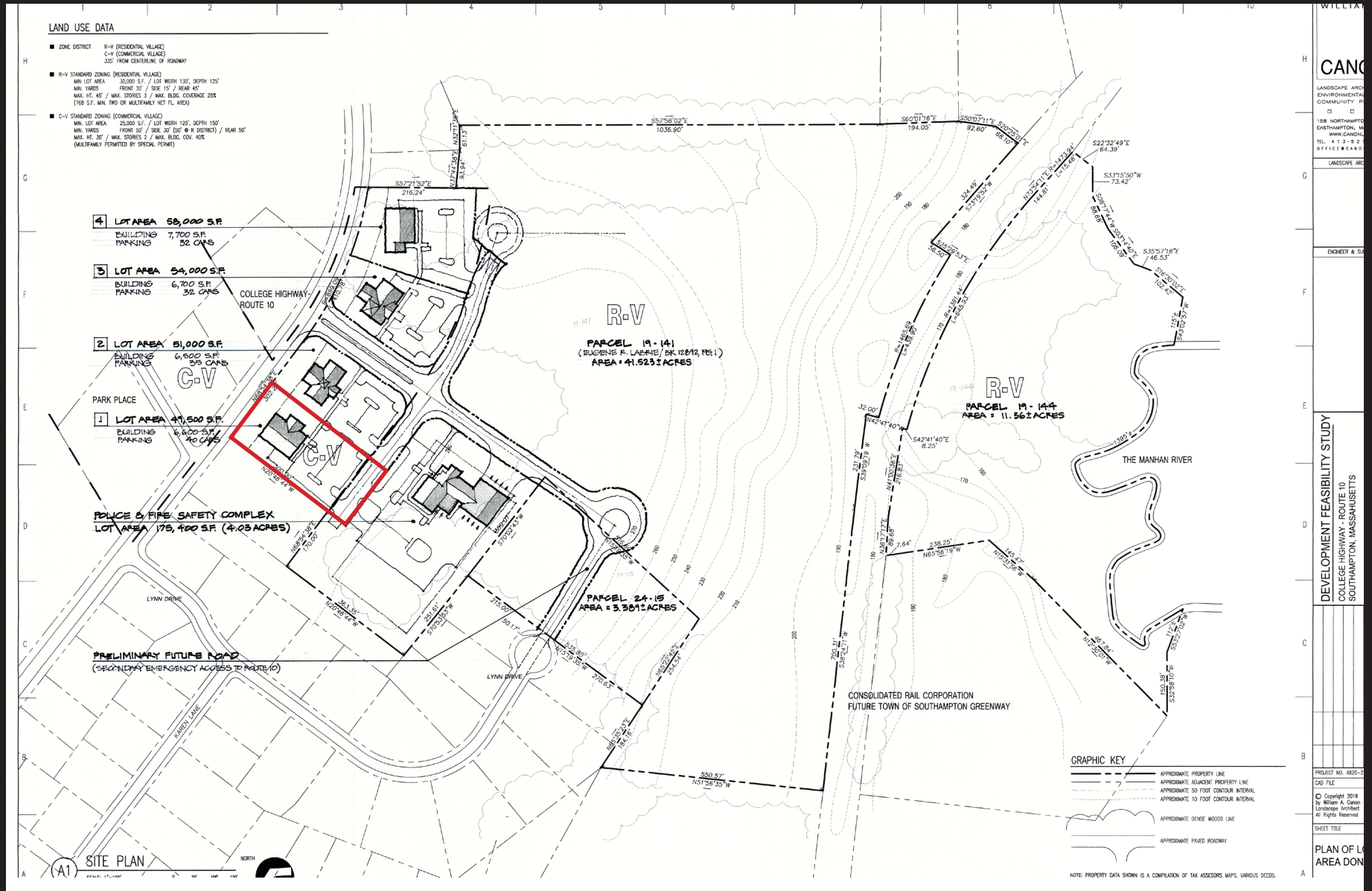
CONCEPTUAL SENIOR CENTER BUILDING LAYOUT - 79 CLARK ST



CONCEPTUAL SENIOR CENTER BUILDING LAYOUT - 0 COLLEGE HWY

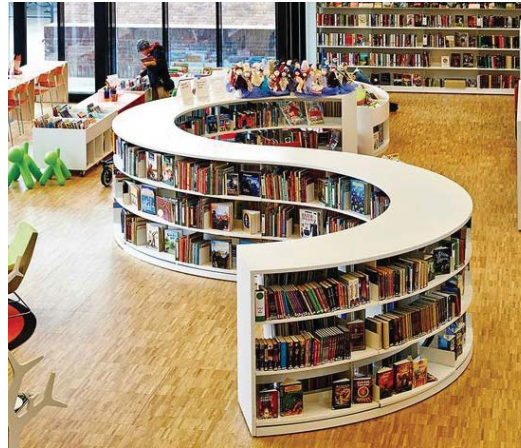
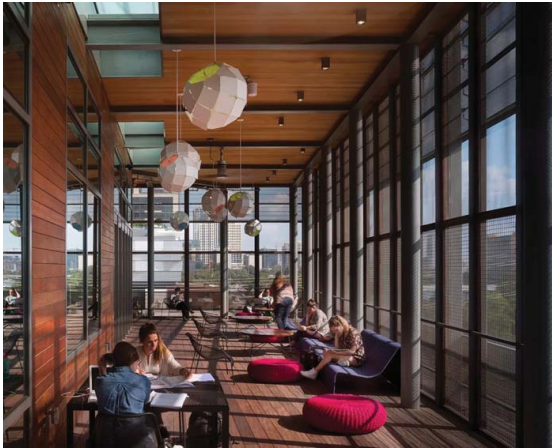


CONCEPTUAL SENIOR CENTER BUILDING LAYOUT - 0 COLLEGE HWY



WHAT MIGHT THE FORMS AND SPACES LOOK LIKE?

Interior spaces can take a variety of forms and support different uses. These images suggest some of the possibilities.



WHAT MIGHT THE FORMS AND SPACES LOOK LIKE?

Bright colors, warm wood, high windows, glass walls, cozy corners, soaring roofs - are all ways to connect people to each other and the world around them.



SITE OPTIONS BACKGROUND INFORMATION

Critical information for the sites is noted below. On the pages that follow scaled blocks representing a 12,000 SF senior center and parking are laid out on the sites to suggest whether the property is big enough to support the program. These diagrams will be developed further as program is clarified.

PROPERTY	STATUS	SIZE	WETLANDS
210 College Highway - Town Hall	Town owned	9.2 Acres	Partial
79 Clark Street	Owner willing to sell	16.2 Acres	Partial
89 Clark Street	Owner willing to sell	7.24 Acres	Unknown
0 College Highway (Parcel 141)	Willing to donate for public safety, possibly willing to sell for senior center.	41.5 Acres	Unknown
8 East Street / 215 College Highway - Police Station	Town owned, acreage too small	1.14 Acres Combined	No
17 College Highway	Owner willing to sell, existing warehouse on site	6.82 Acres	Unknown