0 College Highway Master Plan

Design Workshop, February 27, 2025

Catalyst for Regional Progress
PVPC

DODSON & FLINKER
Landscape Architecture and Planning



Agenda

Presentation (30 minutes)

Q&A (10 minutes)

Design Station Activities (90 minutes)

1. Modeling the Future
2. Visual preference survey--building types for housing
3. Town Center SWOT
4. Site Vision

Report out (10 minutes)

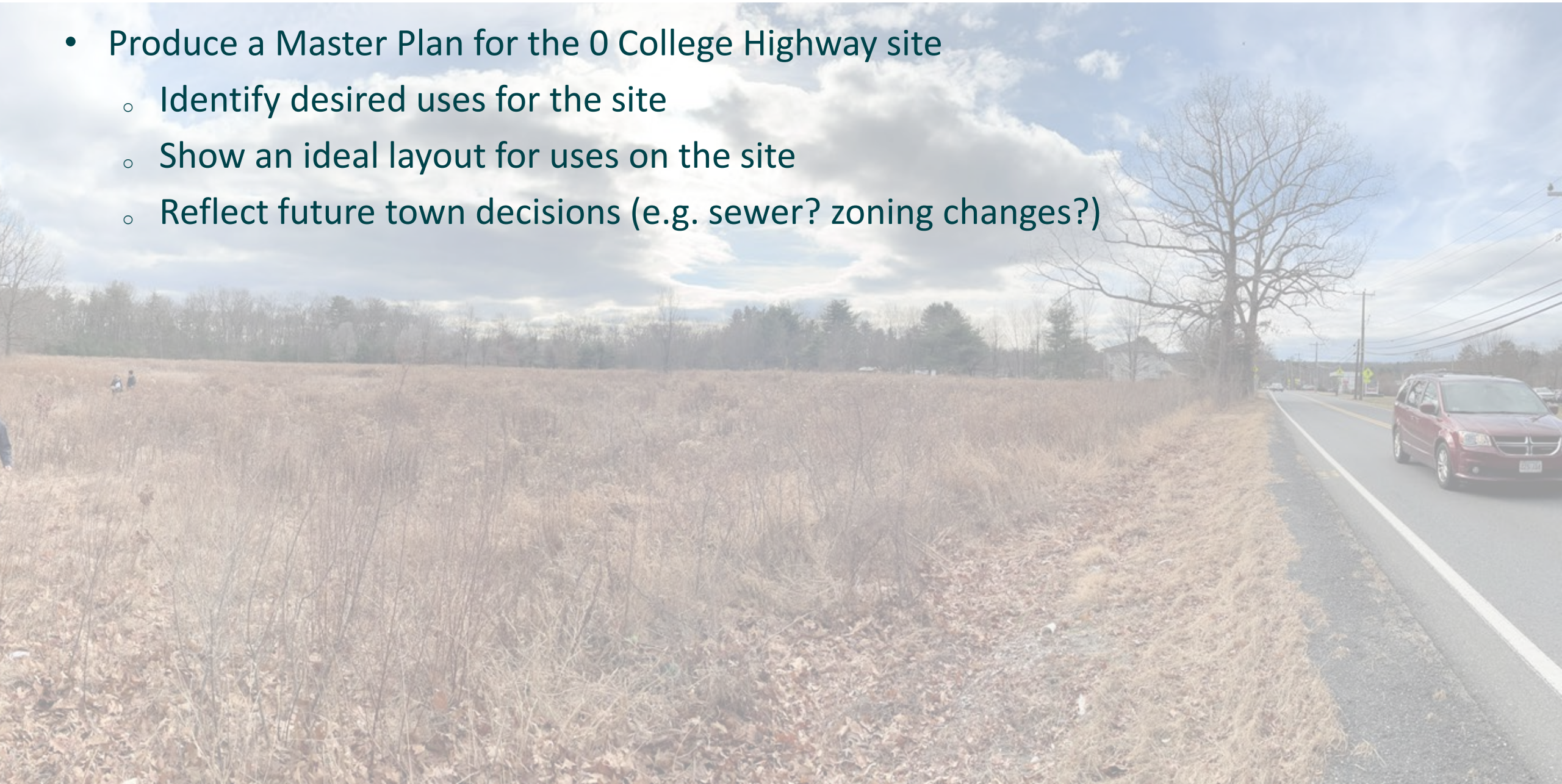






Project Goals

- Produce a Master Plan for the 0 College Highway site
  - Identify desired uses for the site
  - Show an ideal layout for uses on the site
  - Reflect future town decisions (e.g. sewer? zoning changes?)



Project Timeline

27 Feb.

Design Workshop
Survey opens

24 Mar.

Week of March 24: Committee Meeting. Review survey and workshop results. Review concept plan alternatives

7 Apr.

Week of April 7: Public Forum to review concept plan alternatives

14 Apr.

Week of April 14: Committee Meeting to discuss forum results. Identify preferred alternative and necessary revisions

17 May

Week of May 17: Review final concept plan and renderings. Discuss implementation plan.

Summer

Public forum to present final results

Goal of Tonight's Meeting

- Share what is known about the site and potential uses
- Get community input about:
  - Potential uses of site
  - Design preferences for layout of site
  - Design preferences for potential housing on site
  - What is working and not working about the neighborhood around the site? What is the vision for the future of the area and how does the site fit into that?
  - The name of the site



Summary of Site Analysis

0 College Highway



0 College Highway



0 College Highway



Transportation

- Concerns about traffic on College Highway
- Wide sidewalks with rapid flash beacons at two crosswalks along Rt 10
- Connections extend to Southampton Center Cemetery and William E. Norris School
- Future Greenway adjacent to site

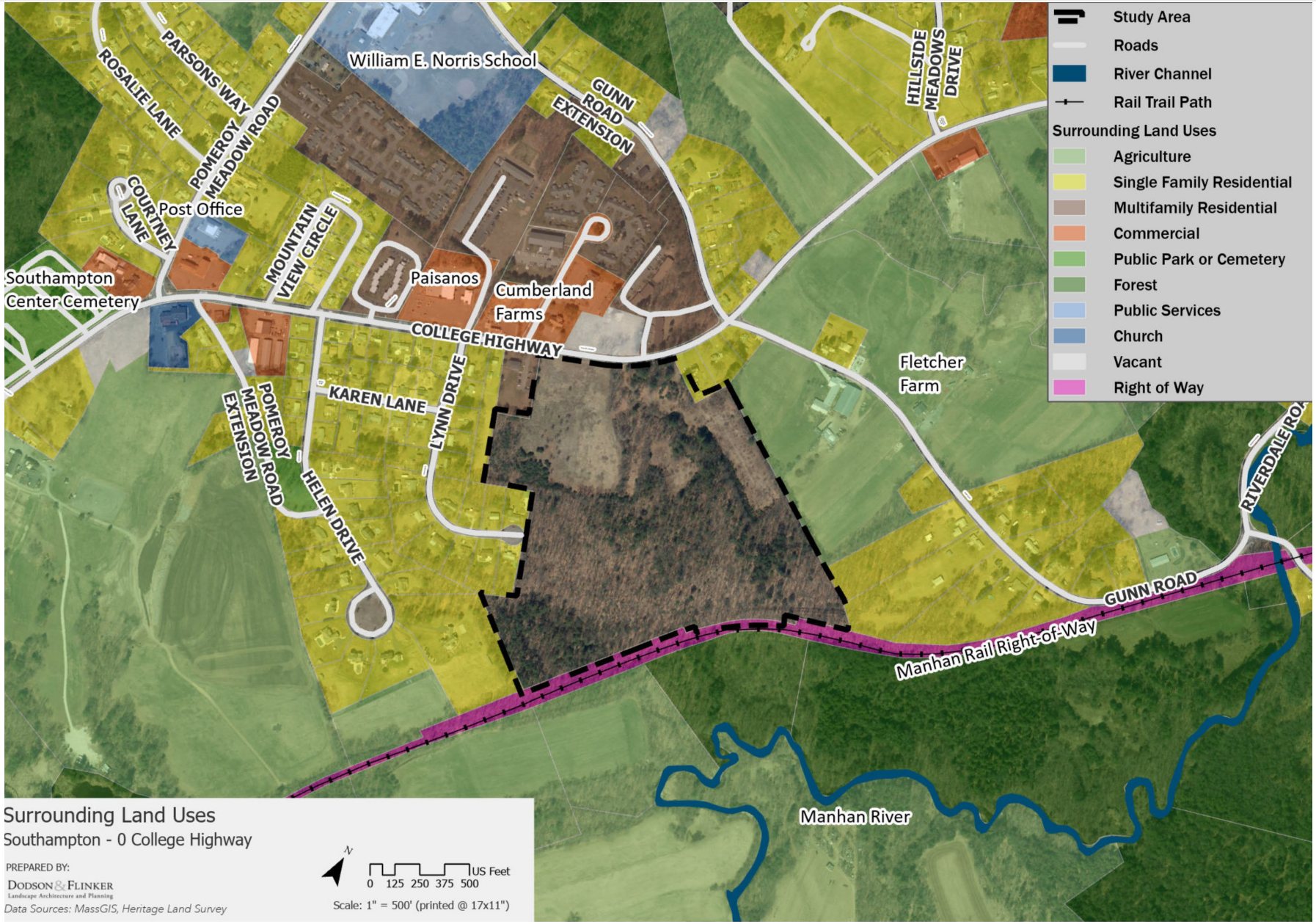




Surrounding Land Uses

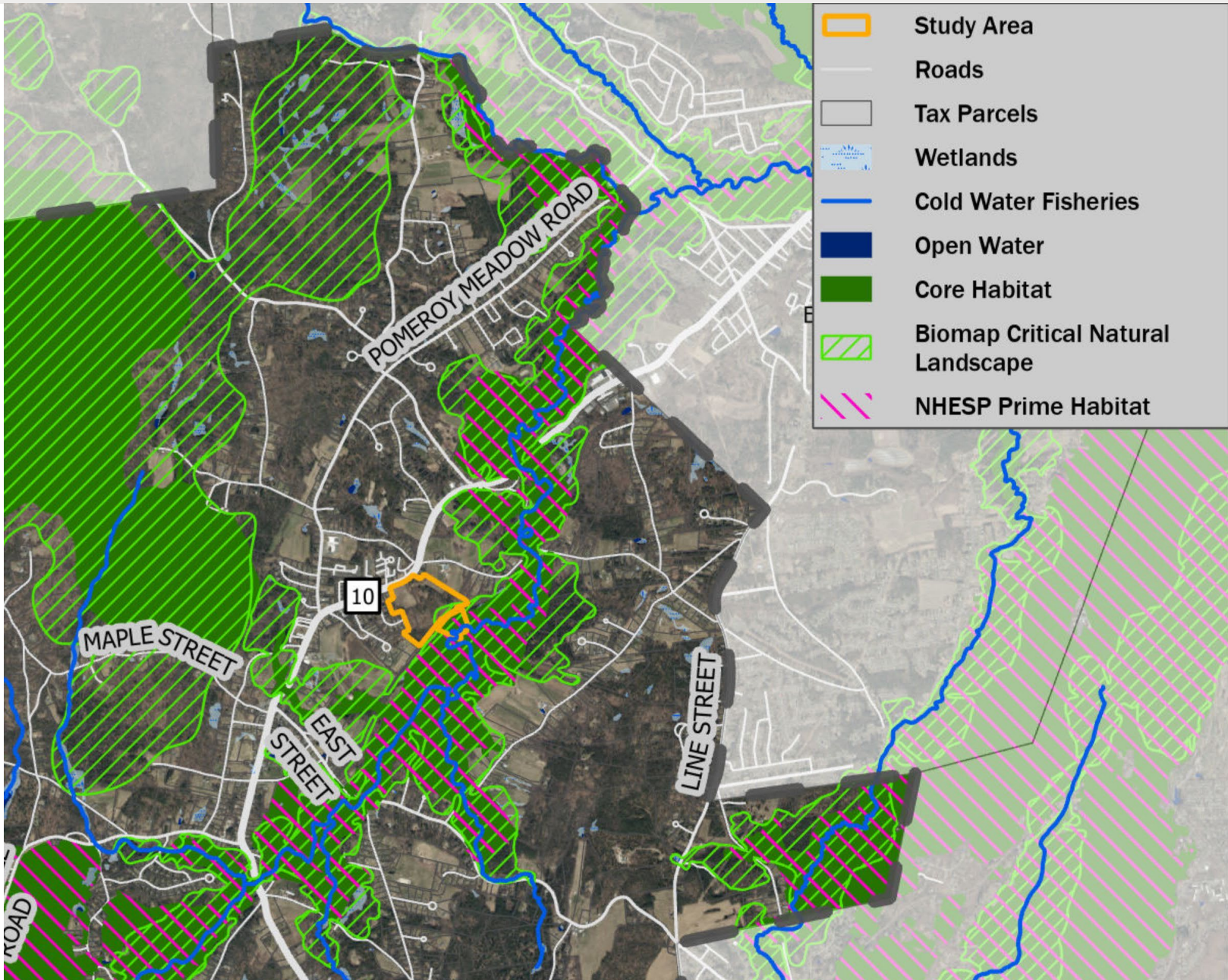
A variety of uses surround the site:

- Commercial and multi-family residential (North)
- Fletcher Farm (East)
- Farms & forest (South)
- Single family residential (West)
- Area has potential to be a village center but lacks cohesive identity



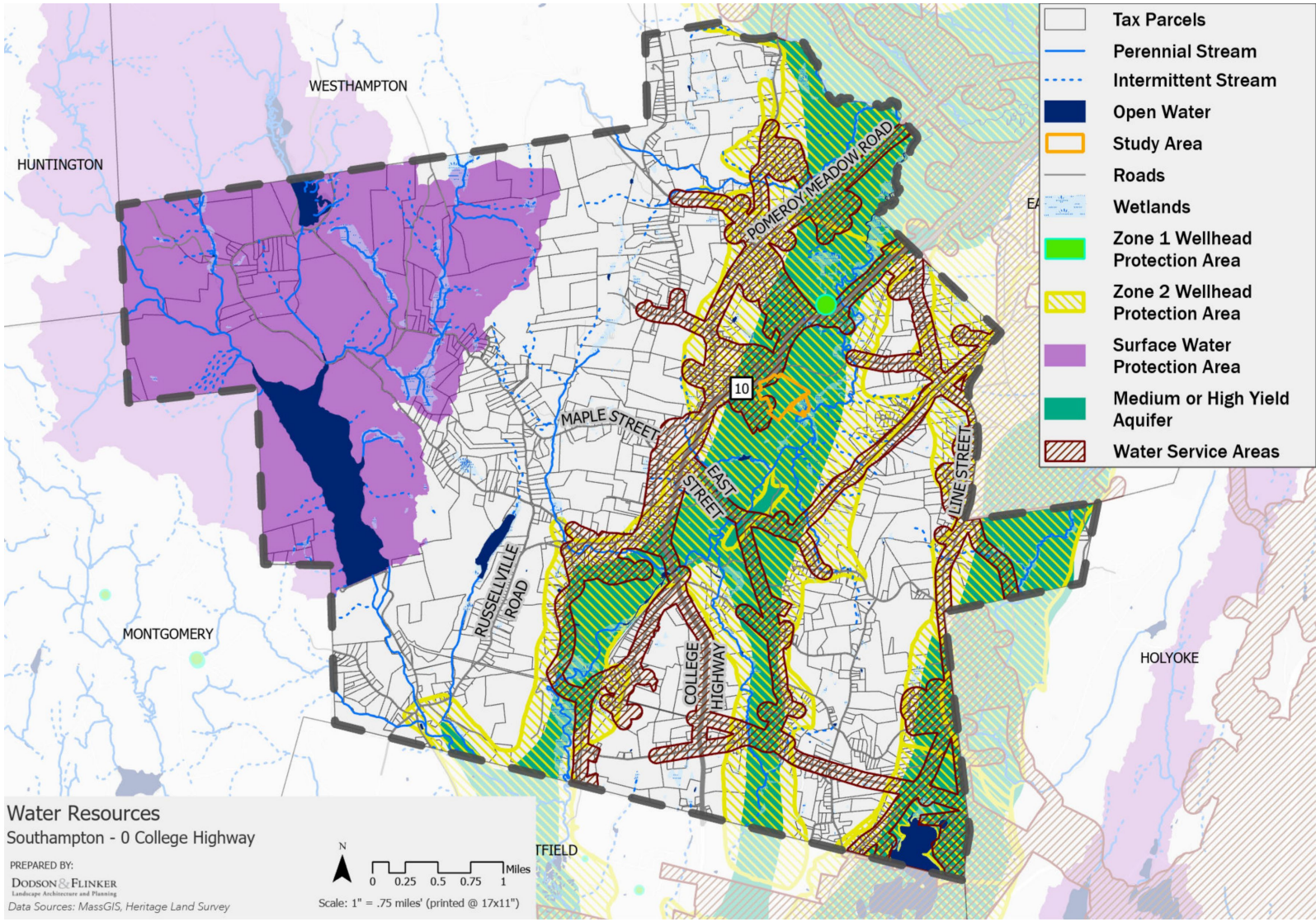
Ecological Resources

- Most of the site is outside mapped resource areas.
- Biomap critical natural landscape and NHESP Prime Habitat to southeast
- Manhan River is a coldwater fishery, but also has problems with water chestnut and e. coli
- In context of town, appropriate site for development but need to prevent harm to adjacent resources



Water Resources

- Within water service area
- Within Zone II wellhead protection area
- Sits over aquifer
- Shares similar constraints with almost all sites in water service area
- Site design should ensure protection of water resources
- A sewer system would help protect water resources



Site Characteristics



Site Characteristics



Site Characteristics



Site Characteristics



Site Characteristics



Site Characteristics



Site Characteristics

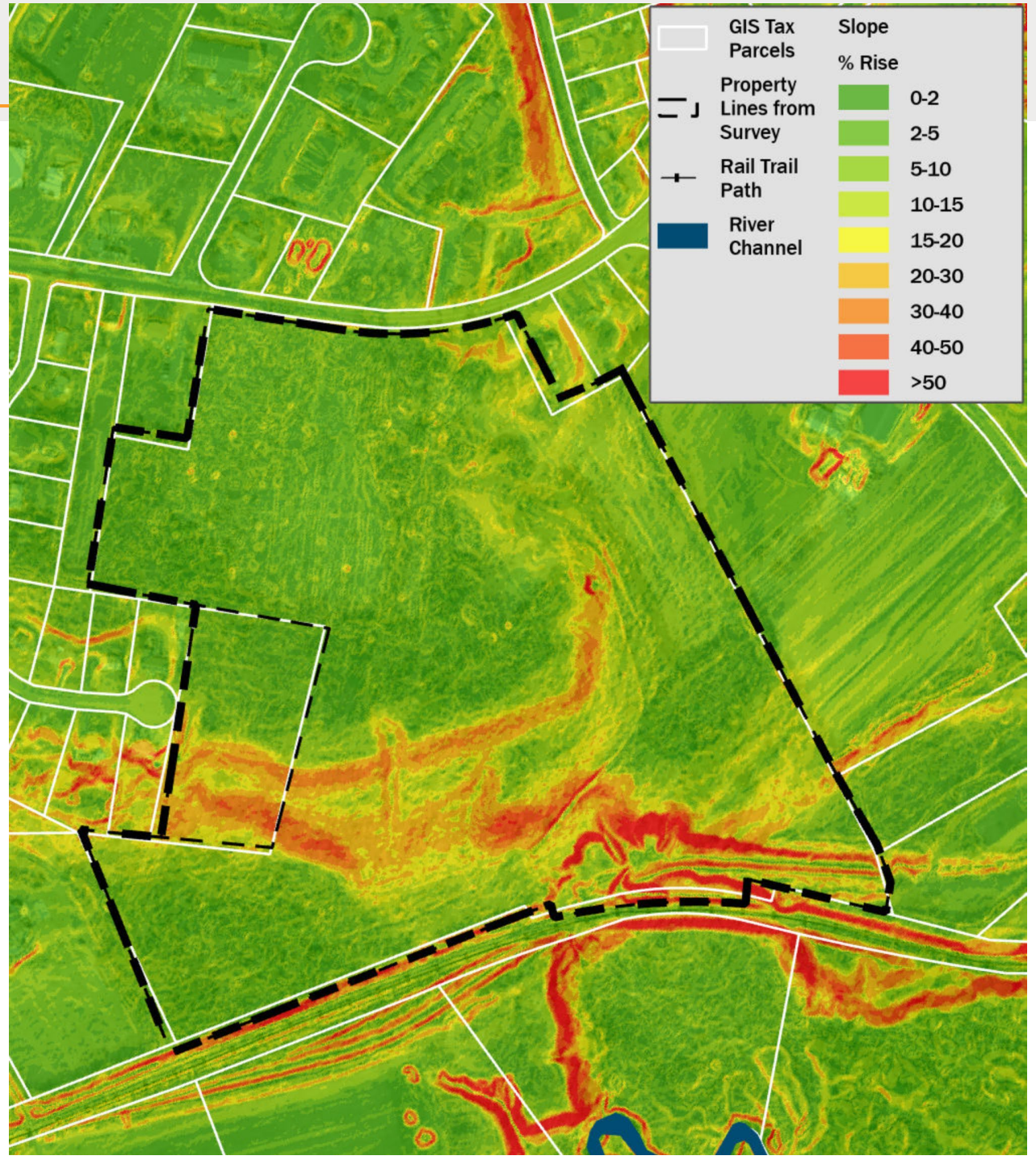


Site Characteristics



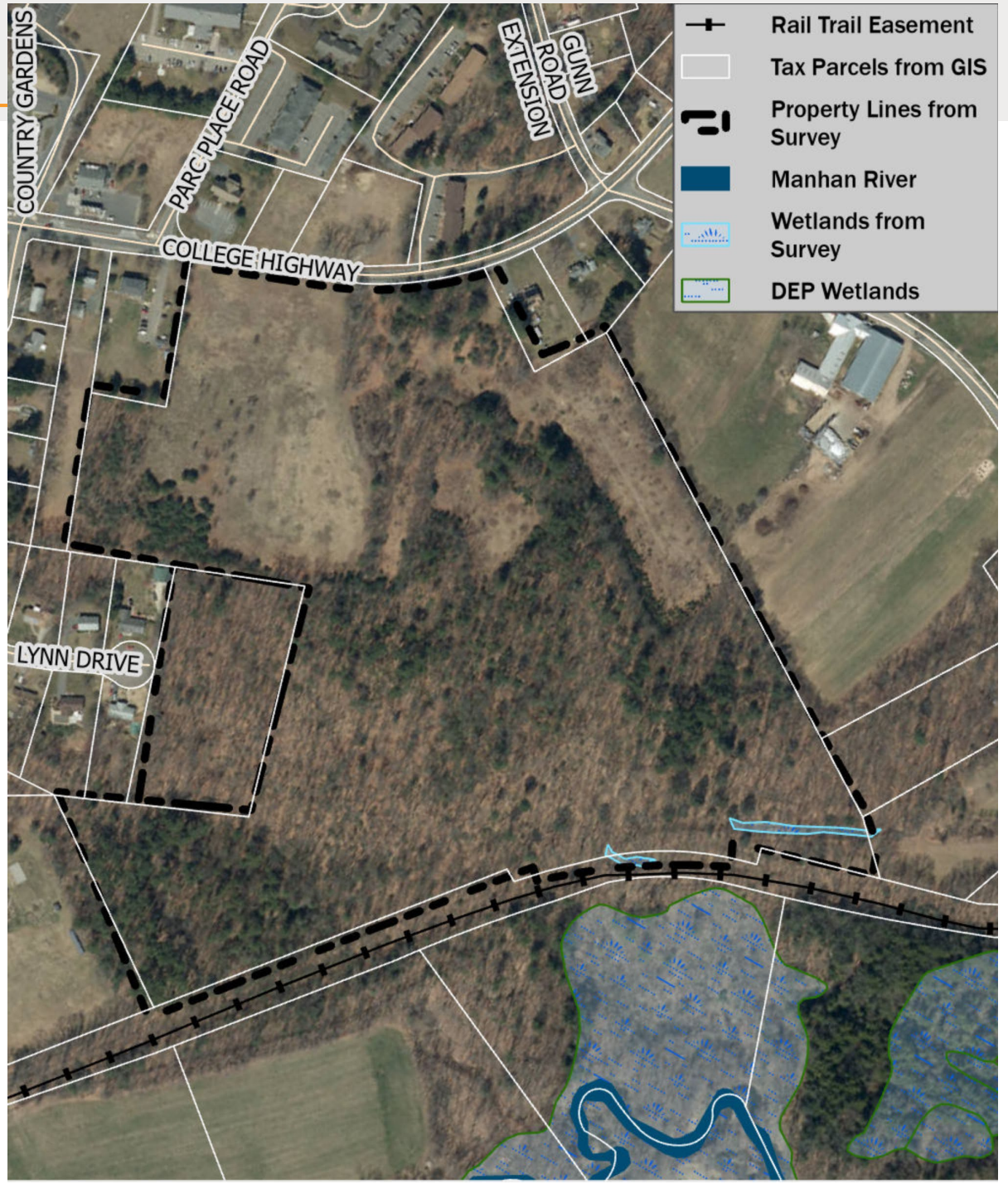
Slopes

- The site has a large, relatively flat area of shallow slopes along Rt 10 the north.
- There is a steep drop-off across the middle of the site where slopes exceed 20%.
- Discrete areas are >50%, which is extremely steep.
- Terrain levels out along the southern property boundary in the location of the former RR rail bed/future bike path.



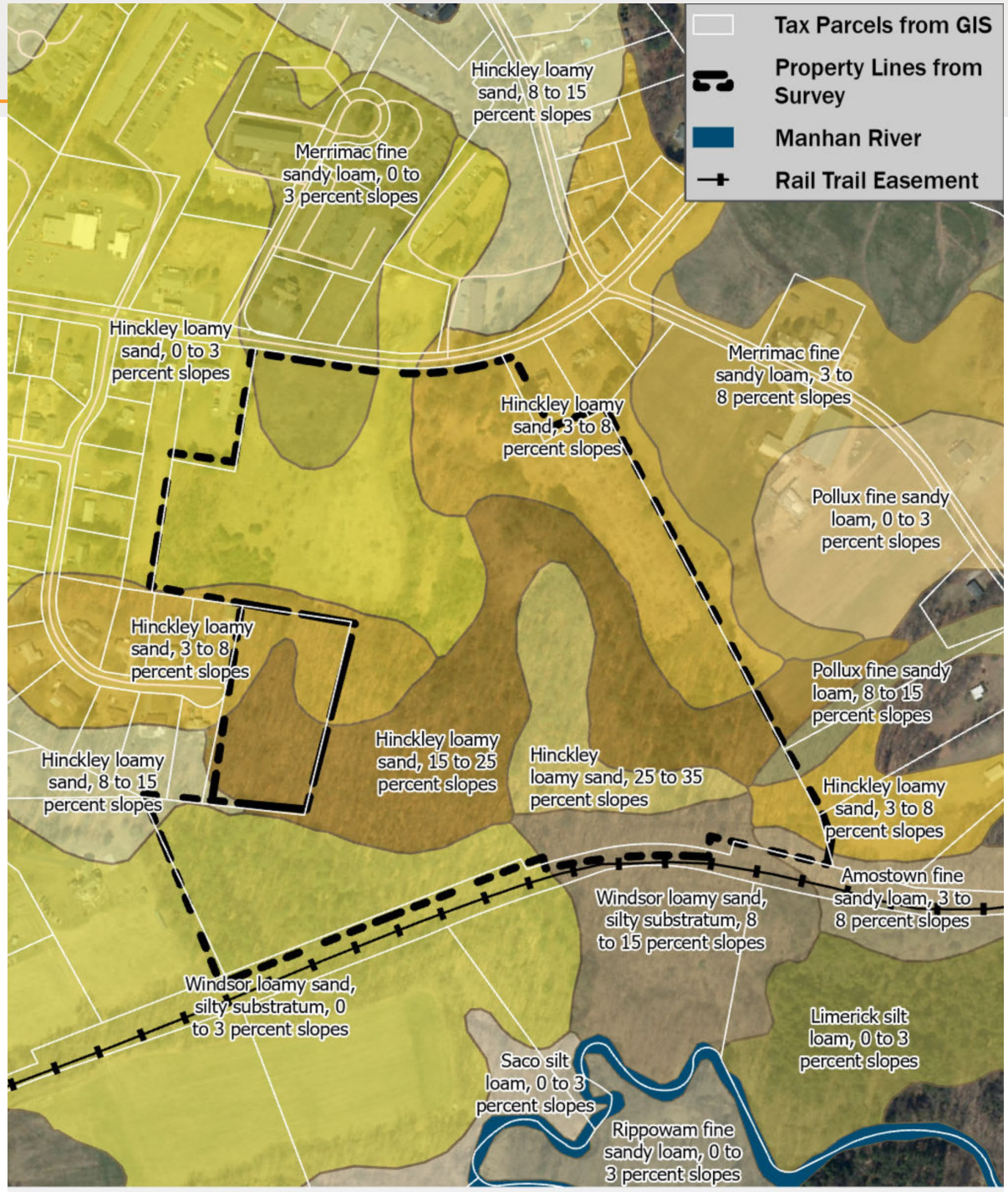
Wetlands

- Two isolated wetlands were surveyed at the SE corner of the property along the northern flank of the former RR rail bed/future bike path
- DEP data shows wetlands located to the south of the former rail bed/future bike path bordering the Manhan River
- Isolated wetlands and bordering wetlands have a 100’ WPA regulated boundary area
- Local wetlands bylaw requires 25’ wide strip of undisturbed vegetation adjacent to resource areas



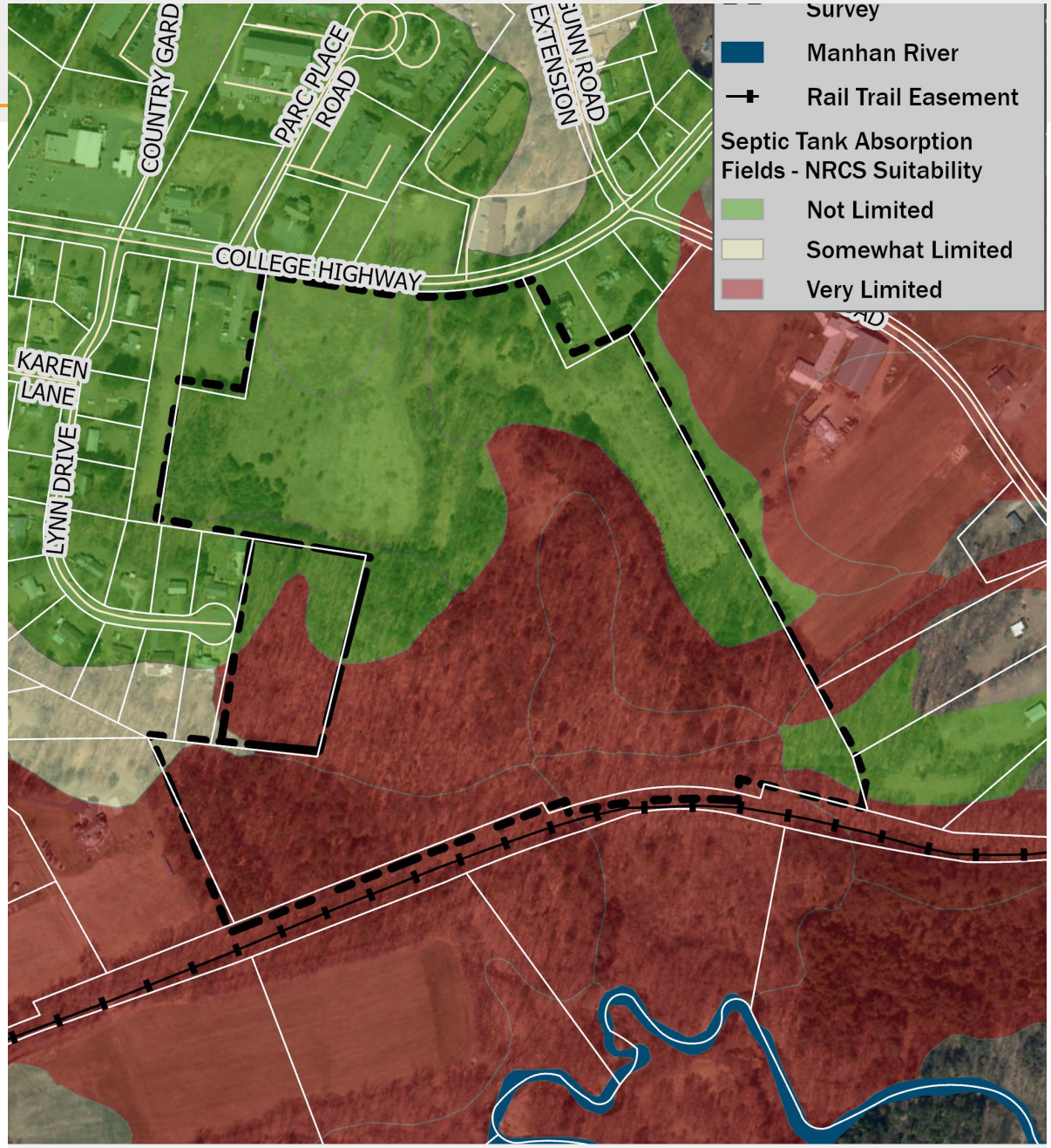
Soils

- Merrimac fine sandy loam is a deep, excessively draining soil in the flat area at the NW corner of the site on Rt 10. Are “prime farmland” soils.
- Hinckley loamy sand predominates the rest of the site. It is a glacial outwash soil that is very deep and well-draining and has a relatively fine texture.
- A small patch of Windsor loamy sand underlies the former rail bed and the isolated wetland at the SE corner of the property. This soil is also deep and well-drained.



Soil Suitability for Septic

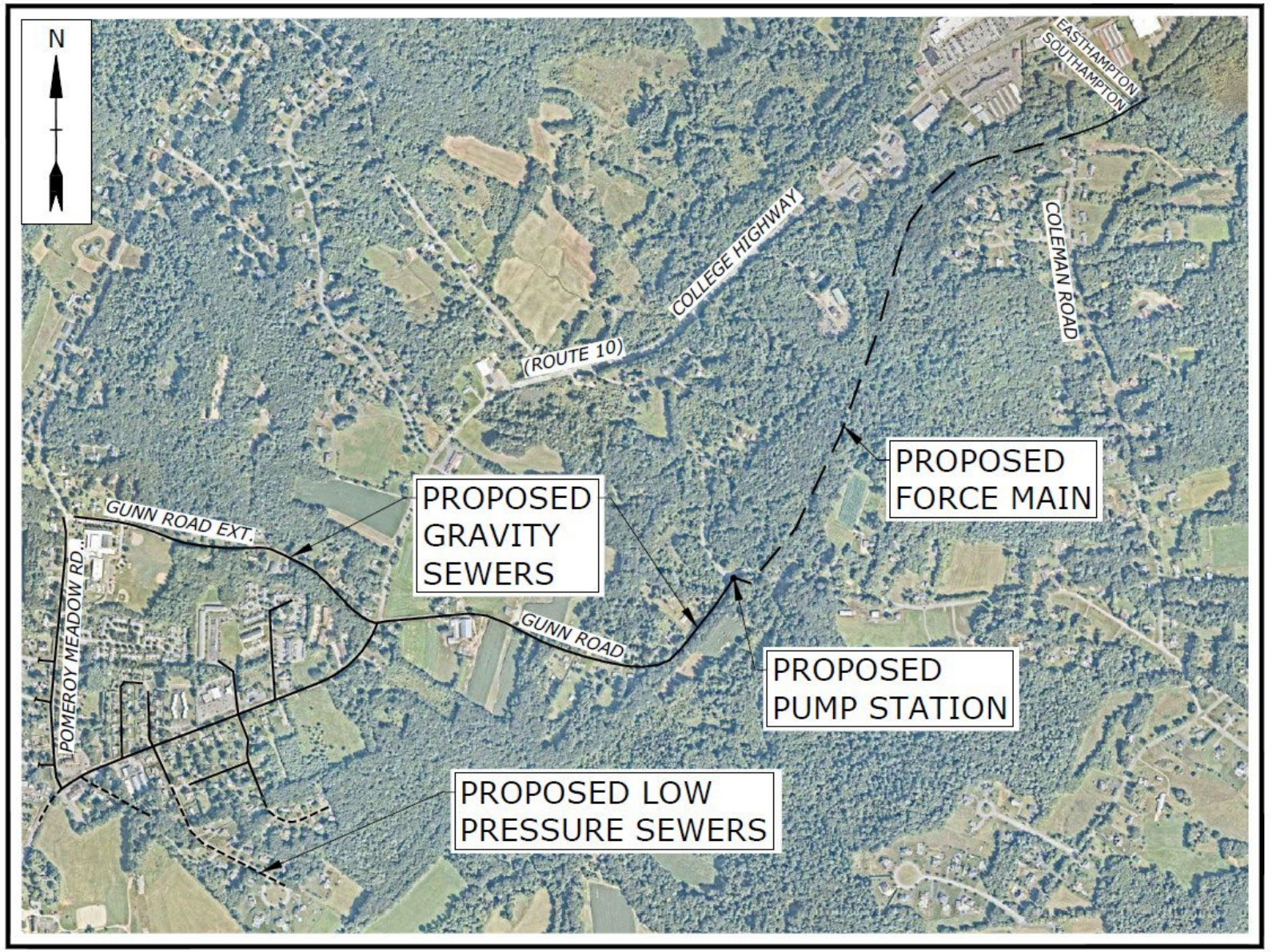
- Planning-level (NRCS soil survey) assessment. Soil tests not completed yet.
- Suitability for septic absorption is not limited in the relatively flat area on the north side of the property
- Suitability is very limited across the middle of the property where the slopes are steep and along the southern property boundary
- Site is within Zone II wellhead protection area. Limited to 4 bedrooms per 40,000 square feet of lot area, if on septic
- Septic is limited to under 10,000 gallons per “facility.”



Soil Suitability for Septic Tank

Southampton - 0 College Highway

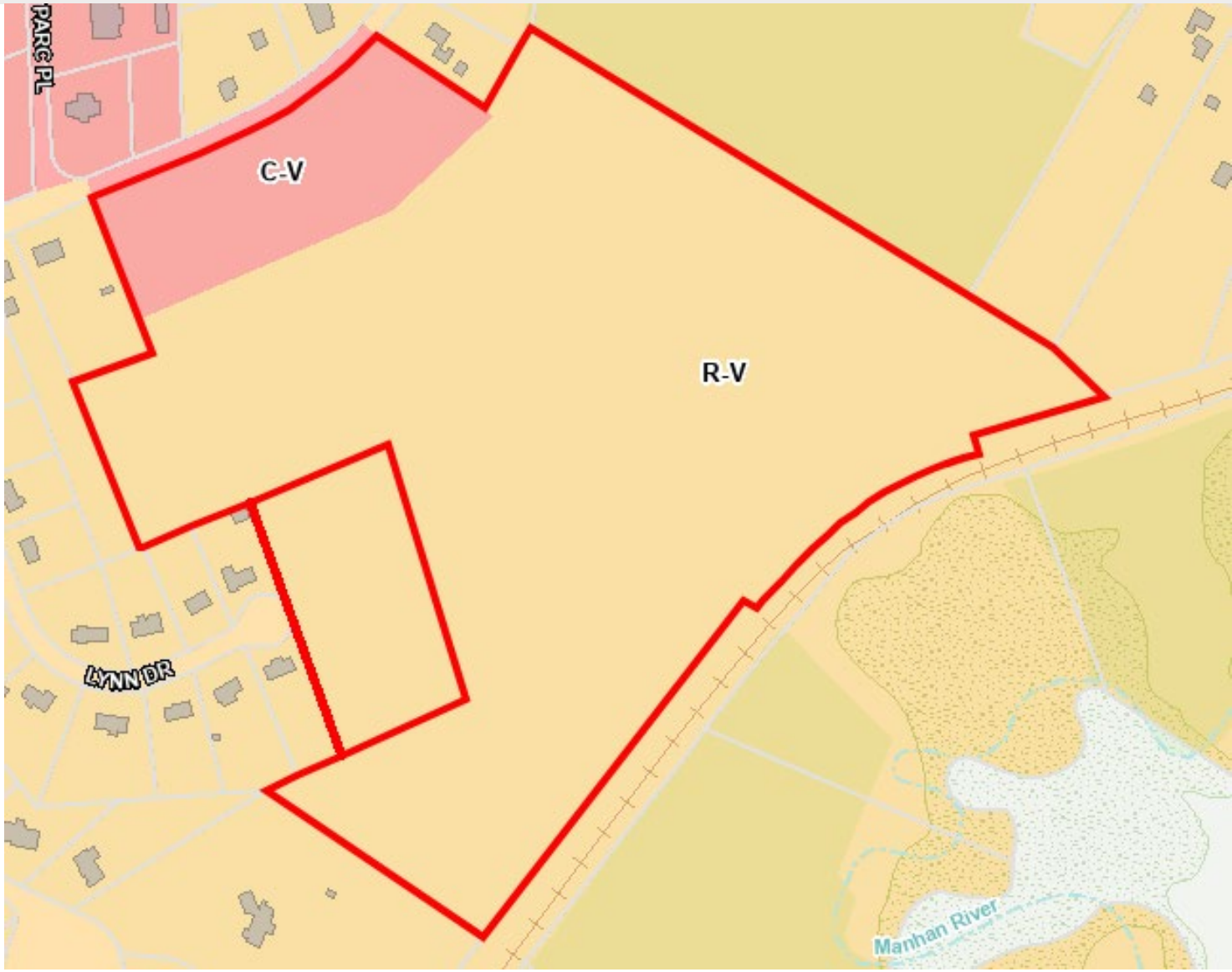
Potential Sewer System



Zoning

- Front of site is in C-V District.
  - Allows 2-family, town facilities, retail
  - Special permit for restaurant, office, multi-family.
  - 25,000 sq ft minimum lot size
- Rear of site in R-V District
  - Allows 1-family, town facilities
  - Special permit for 2-family, multi-family, clusters.
  - 30,000 sq ft minimum lot size
- In Water Supply Protection Overlay District*

*Also subject to Groundwater Protection Bylaw



Potential Uses of Site

Public Safety Complex Feasibility Study

by HKT Architects Inc

FACILITY OPERATION GOALS INCLUDED:

- Main public entrance
- Shared administration areas
- Community use rooms on same floor level
- Drive-through bays and sally port
- Separate emergency vehicle, staff, public parking
- Separate emergency vehicle access to main road
- Concealed sally port entrance from public view



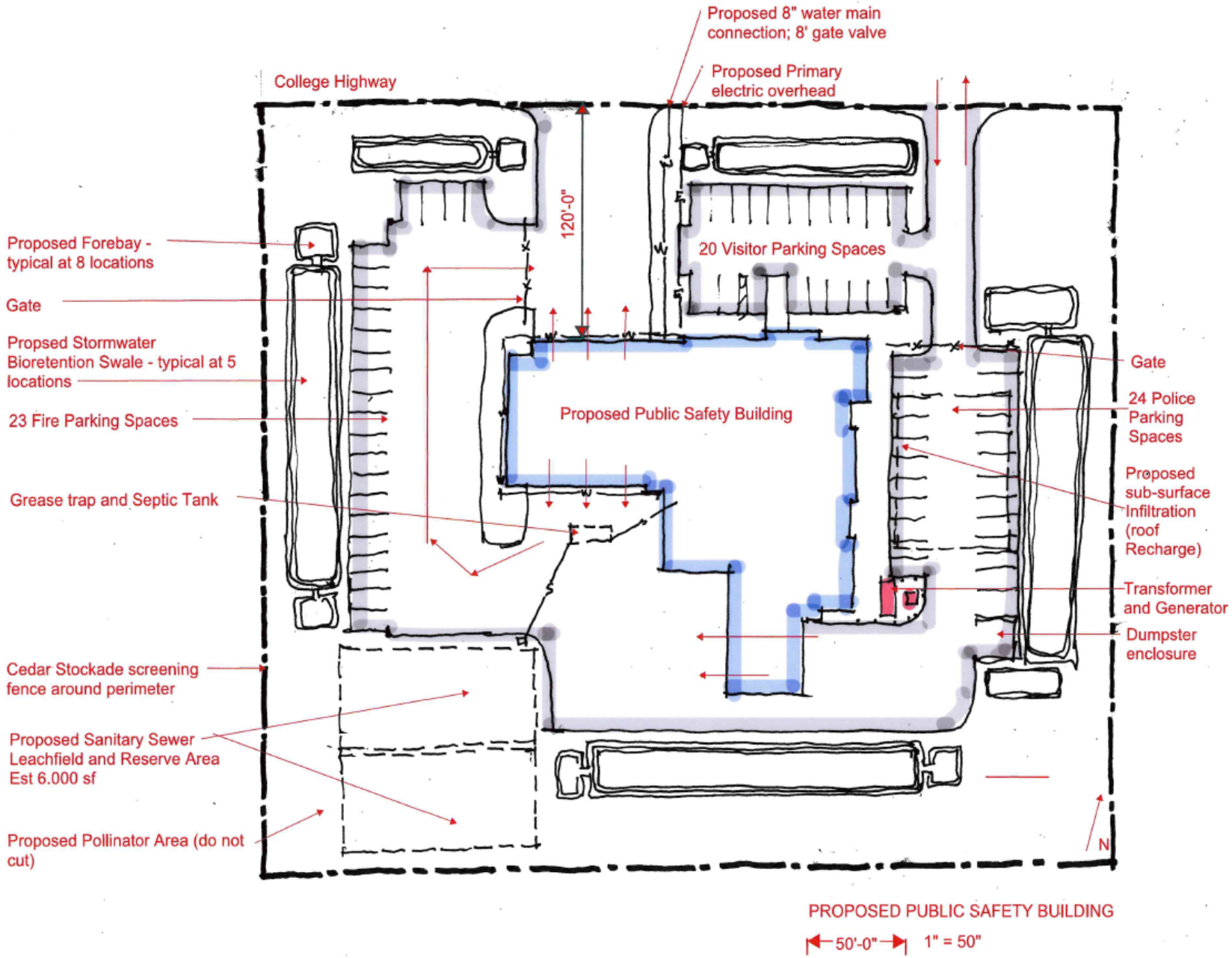


Public Safety Complex Feasibility Study

by HKT Architects Inc

PROPOSED SITE ENGINEERING:

- Short entrance drive for fast emergency access & response time
- Utilities
- Stormwater Detention Swales
- Sanitary Sewer Leachfield + Reserve
- Subsurface Infiltration
- Grease trap and Septic tank

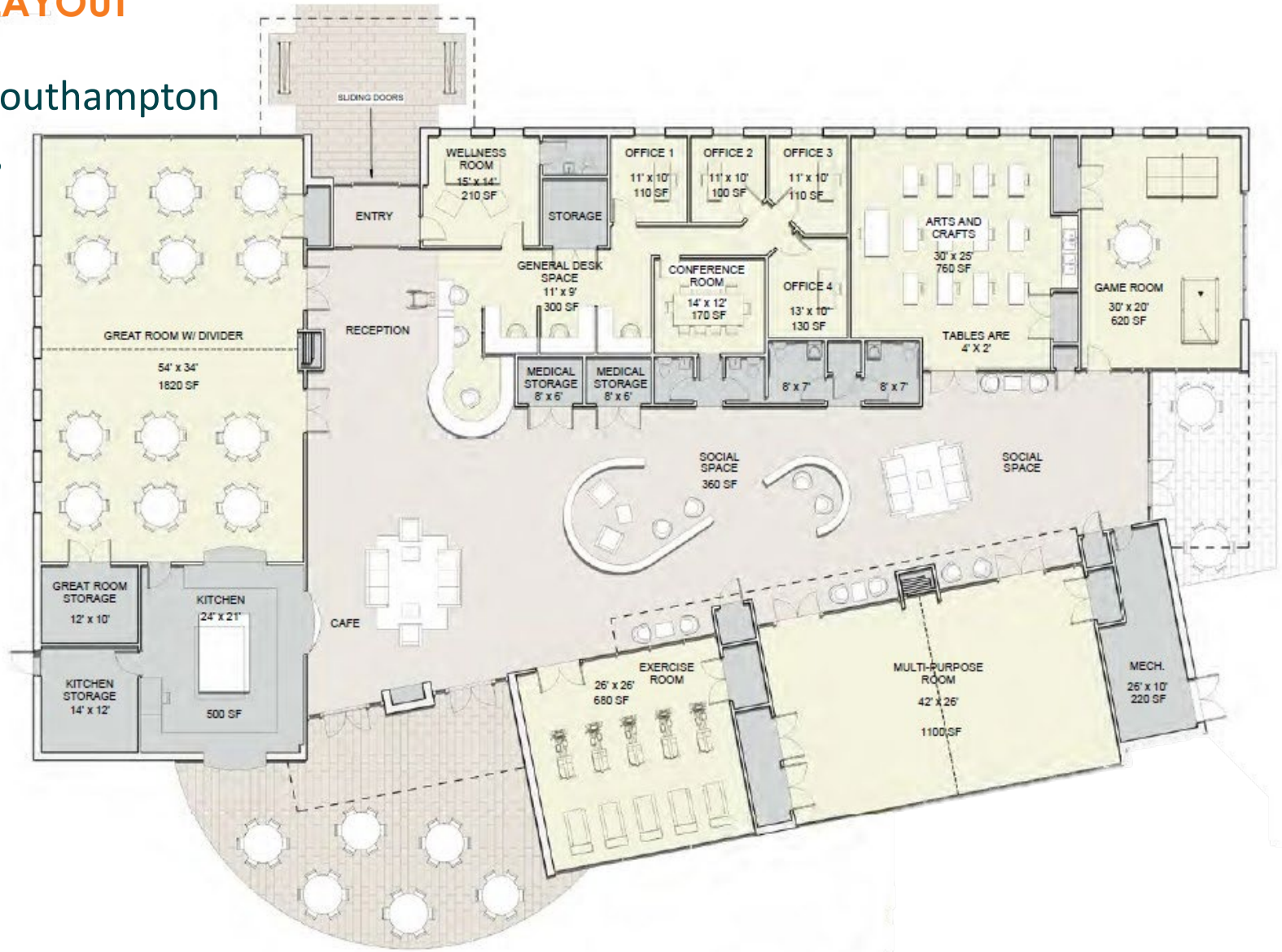


Senior Center Feasibility Study

by Abacus Architects + Planners

12,300 SQ FT CONCEPTUAL BUILDING LAYOUT

- Design suited for a town the size of Southampton
- Operable partitions to expand rooms
- Central social space
- Welcoming layout
- Informal gathering spaces
- Dynamic configuration
- Cozy nooks
- Multi-purpose rooms
- Art/craft spaces
- Ample storage
- Connections to outside
- Outdoor terraces



Senior Center Feasibility Study

by Abacus Architects + Planners

EXTERIOR AREAS

- Covered Drop off area and Van Parking
- Covered Porch area
- Parking Spaces: 80
- Patio/Porch/Terrace/Deck
- Game area
- Garden areas
- Exterior Storage
- Warm, welcoming style fits community context
- Sustainable landscaping

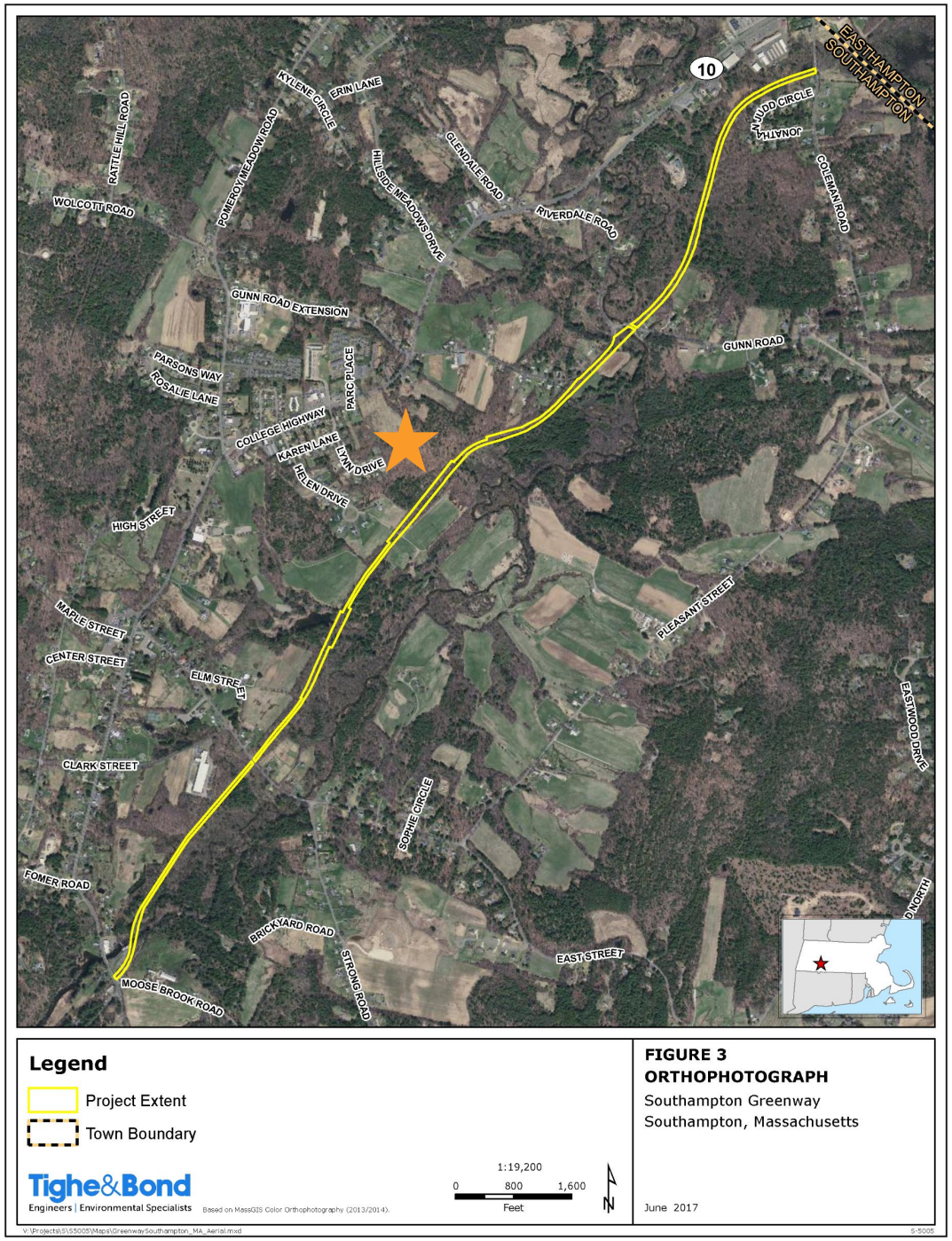


Rendering of another Senior Center by Abacus Architects + Planners

Rail Trail

- Site can be an access point for Rail Trail
- Former canal bed appears to be visible adjacent to Rail Trail. Potential for historic interpretation





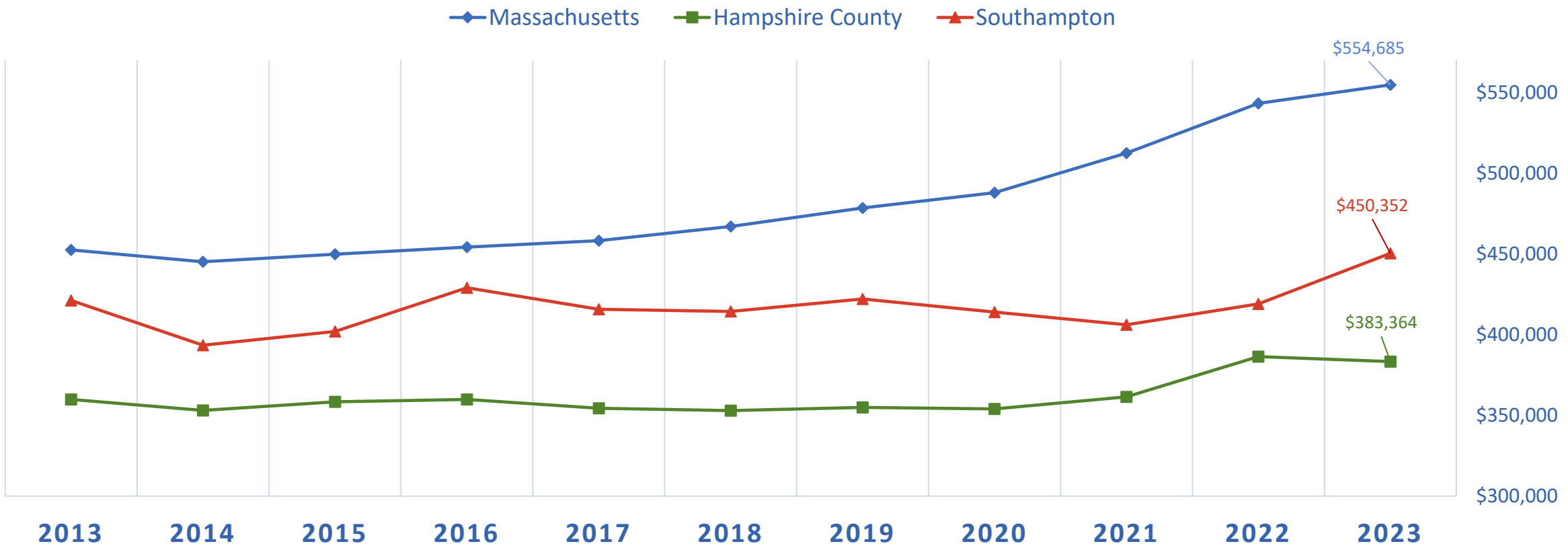
Other Potential Site Uses

- Commercial Development? Front of site is in commercial zoning district
- Housing? Housing Authority has reached out to affordable housing developers who are interested in
- Recreation?



Home Value

Median Home Value For Owner-occupied Housing



All values inflation-adjusted to 2024 dollars.

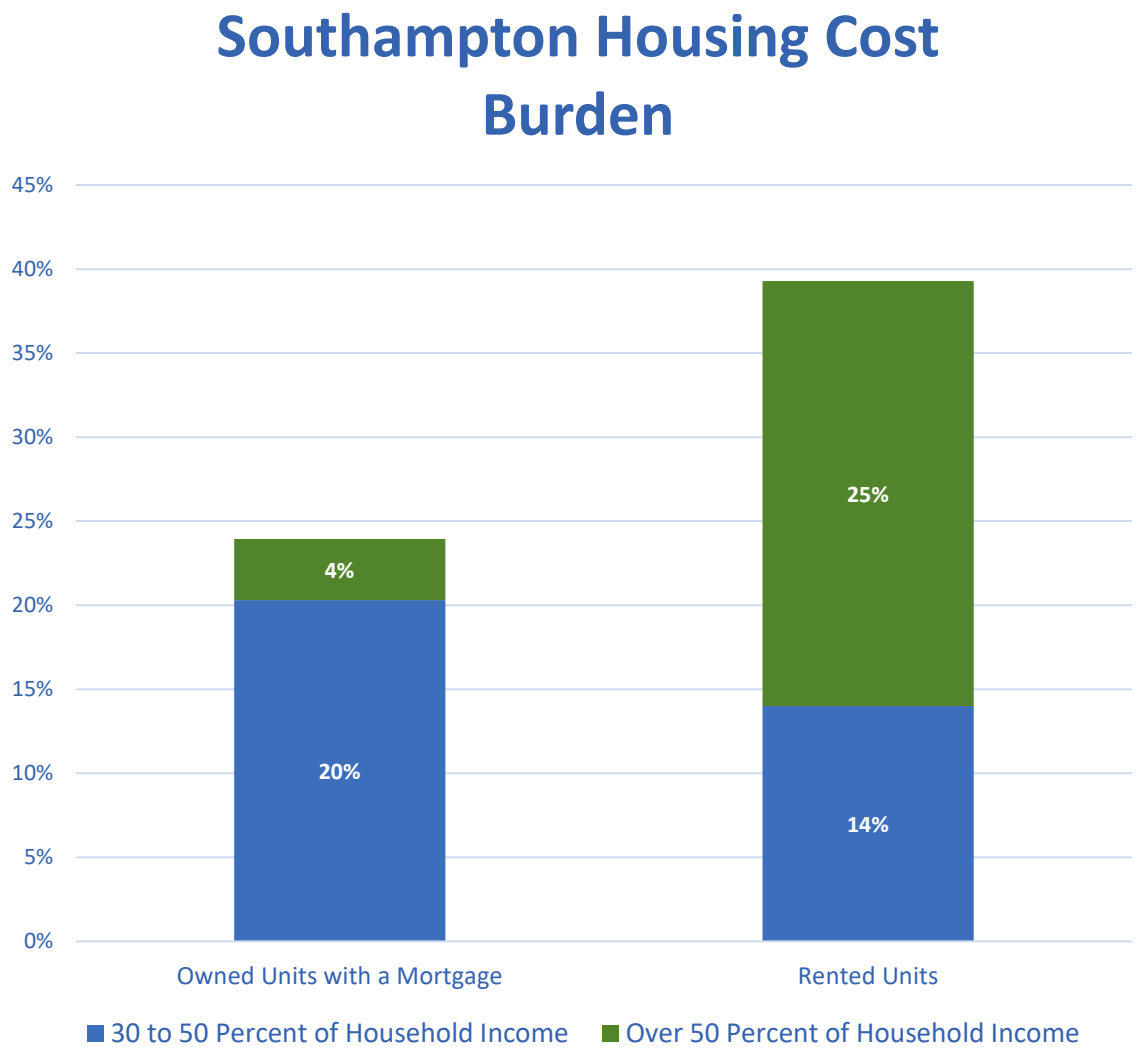
Housing Cost Burden

Almost **25%** of homeowners* and **40%** of renters are housing cost burdened.

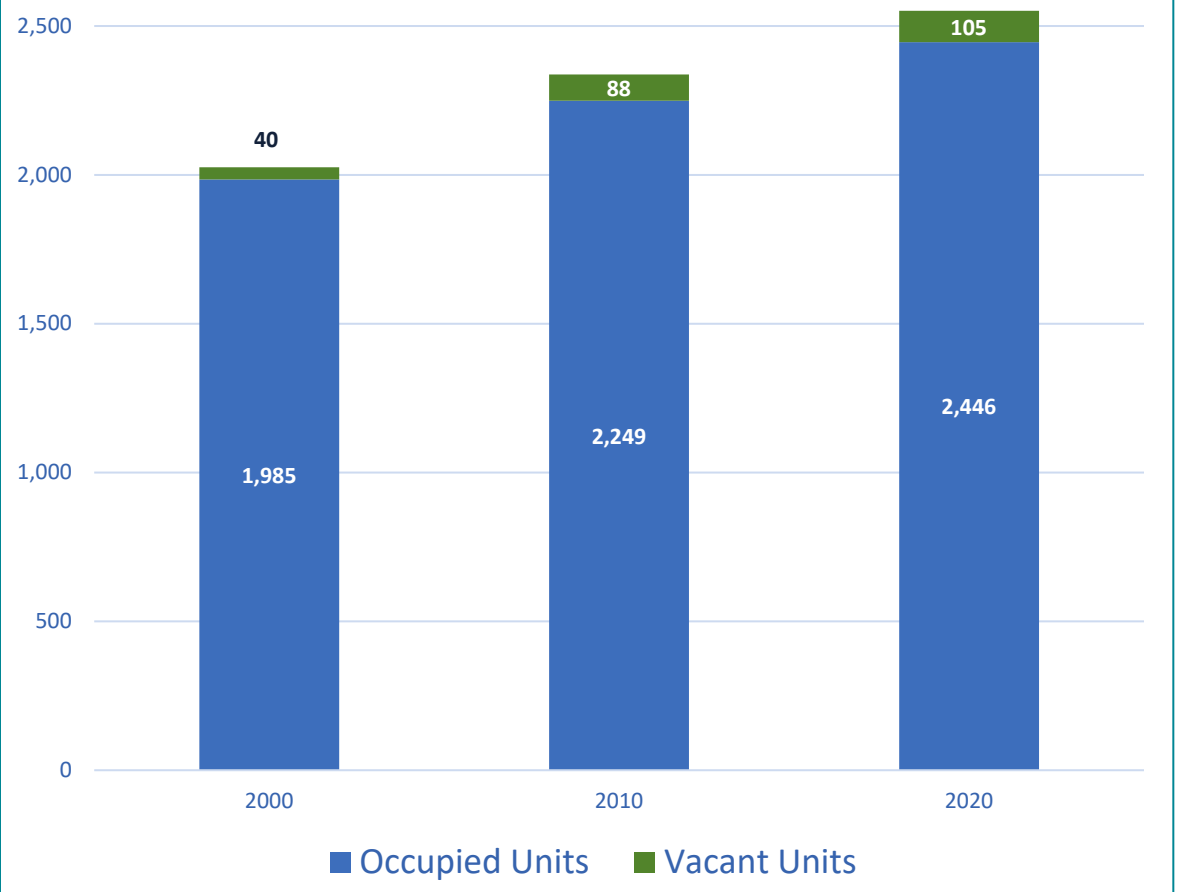
A household paying more than 30% of their total household income in housing costs is considered *housing cost burdened.*

Southampton has 1,374 housing units which are owned with a mortgage, and 257 rented units.

***With a mortgage**

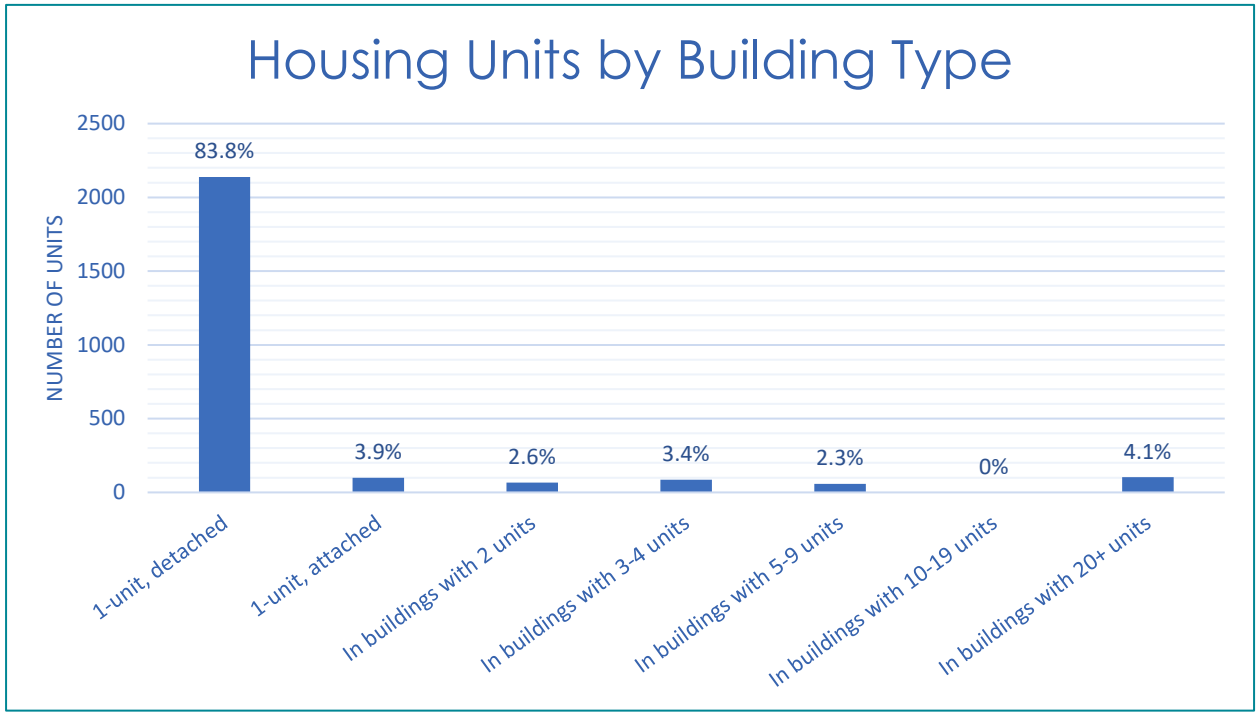


Total Housing Units

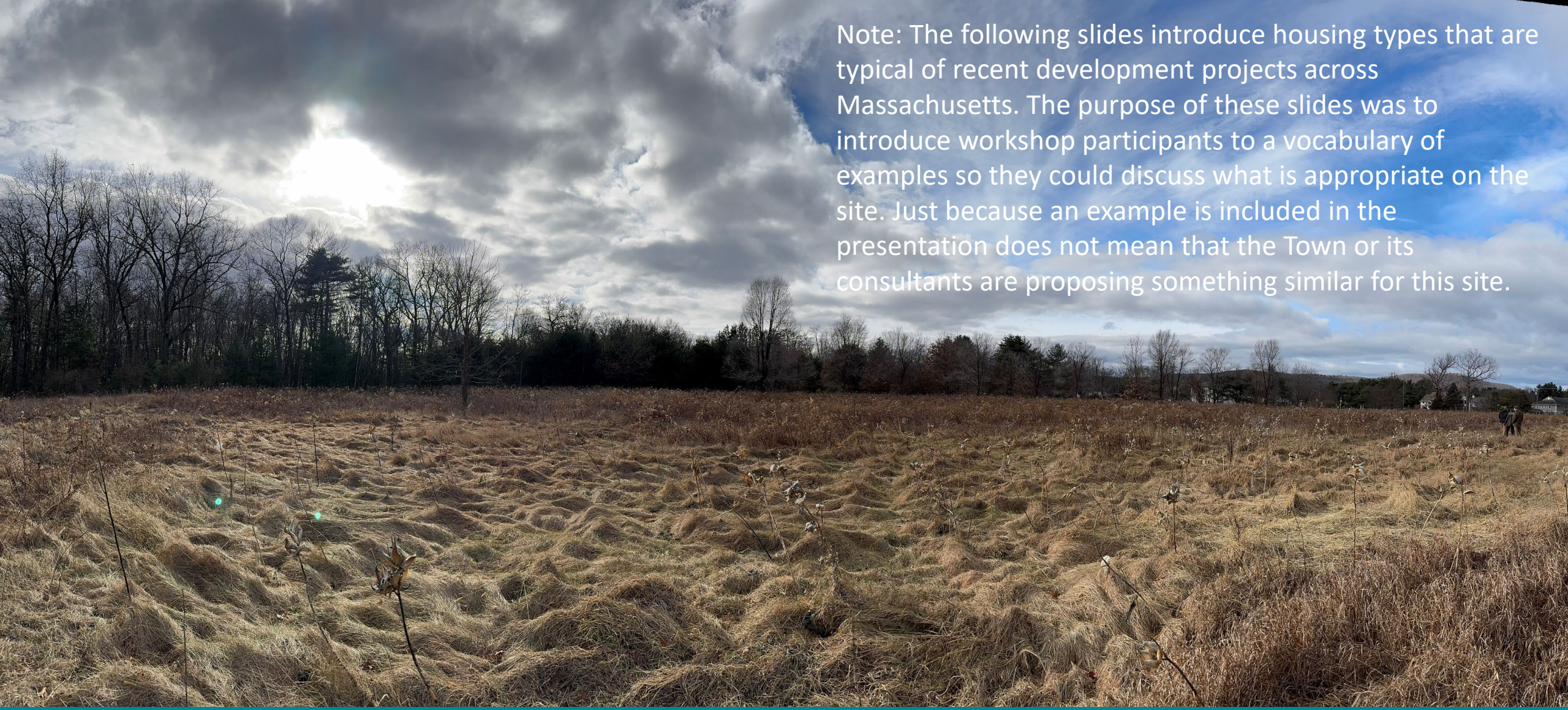


<u>2000-2010</u>:
312 units (15.4% increase)

<u>2010-2020</u>:
214 units (9.2% increase)



84% of the Town's housing is single-family detached



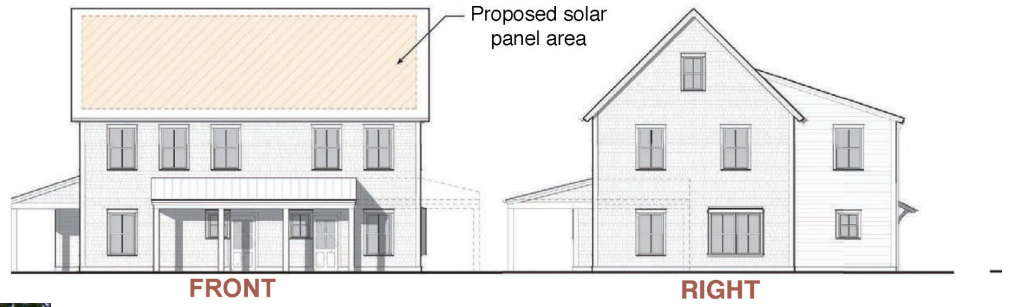
Note: The following slides introduce housing types that are typical of recent development projects across Massachusetts. The purpose of these slides was to introduce workshop participants to a vocabulary of examples so they could discuss what is appropriate on the site. Just because an example is included in the presentation does not mean that the Town or its consultants are proposing something similar for this site.

What's your vision for the future? (Exploring examples from other places)

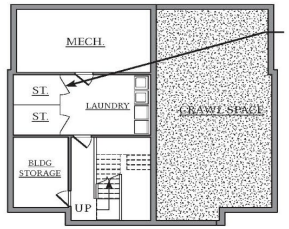
Duplex: 2 Units with shared walls







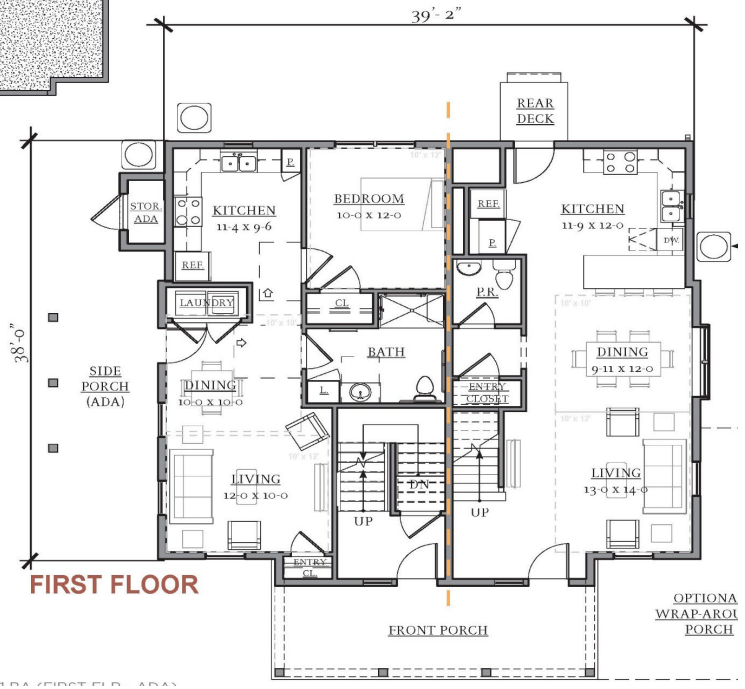




BASEMENT







FIRST FLOOR

Townhouse/Manor House: 3-5 Units with shared walls







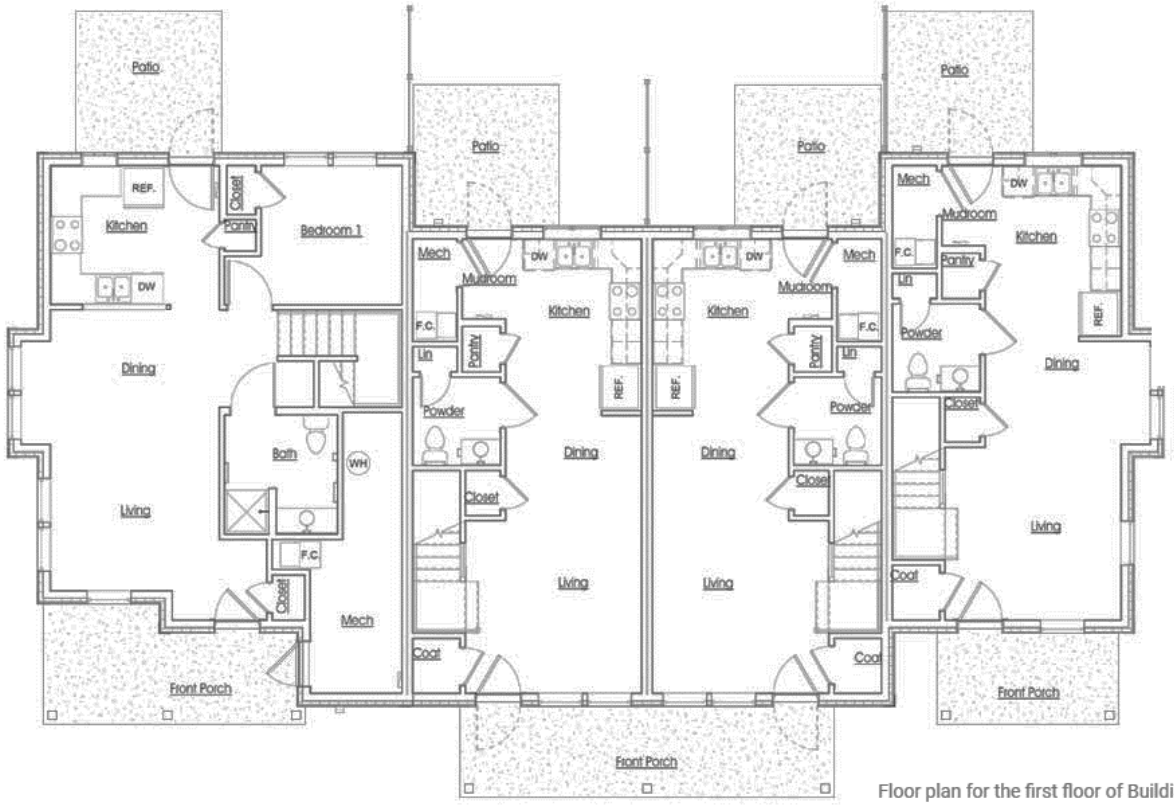






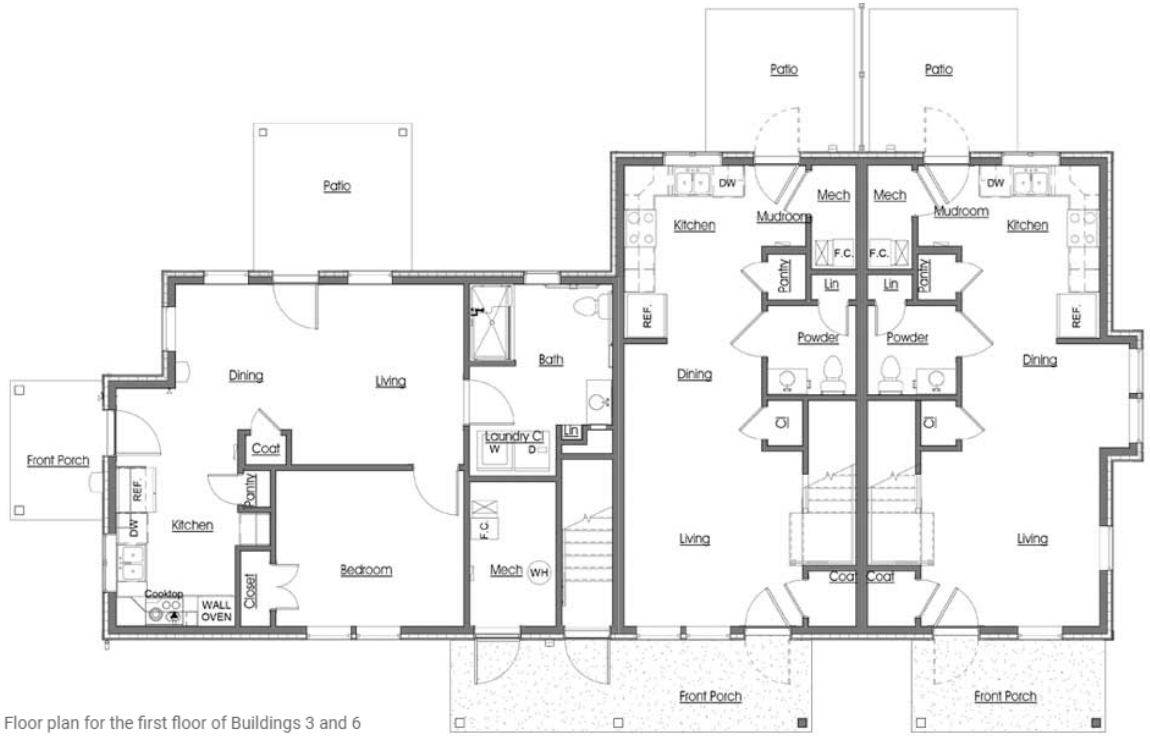
Terrapin Ridge, Sandwich





Floor plan for the first floor of Buildings 7 and 9

4-unit building



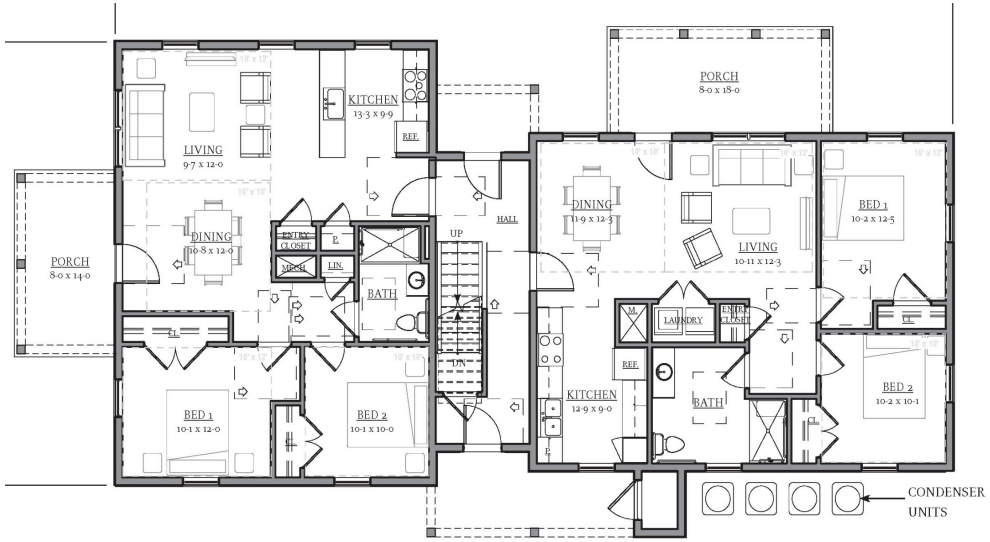
Floor plan for the first floor of Buildings 3 and 6

3-unit building

Source: Liveatterrapinridge.com

Walk-up/Stacked Flats: 6-12 Units with central stair hall











Apartments: 22-32 units with center hall on each floor











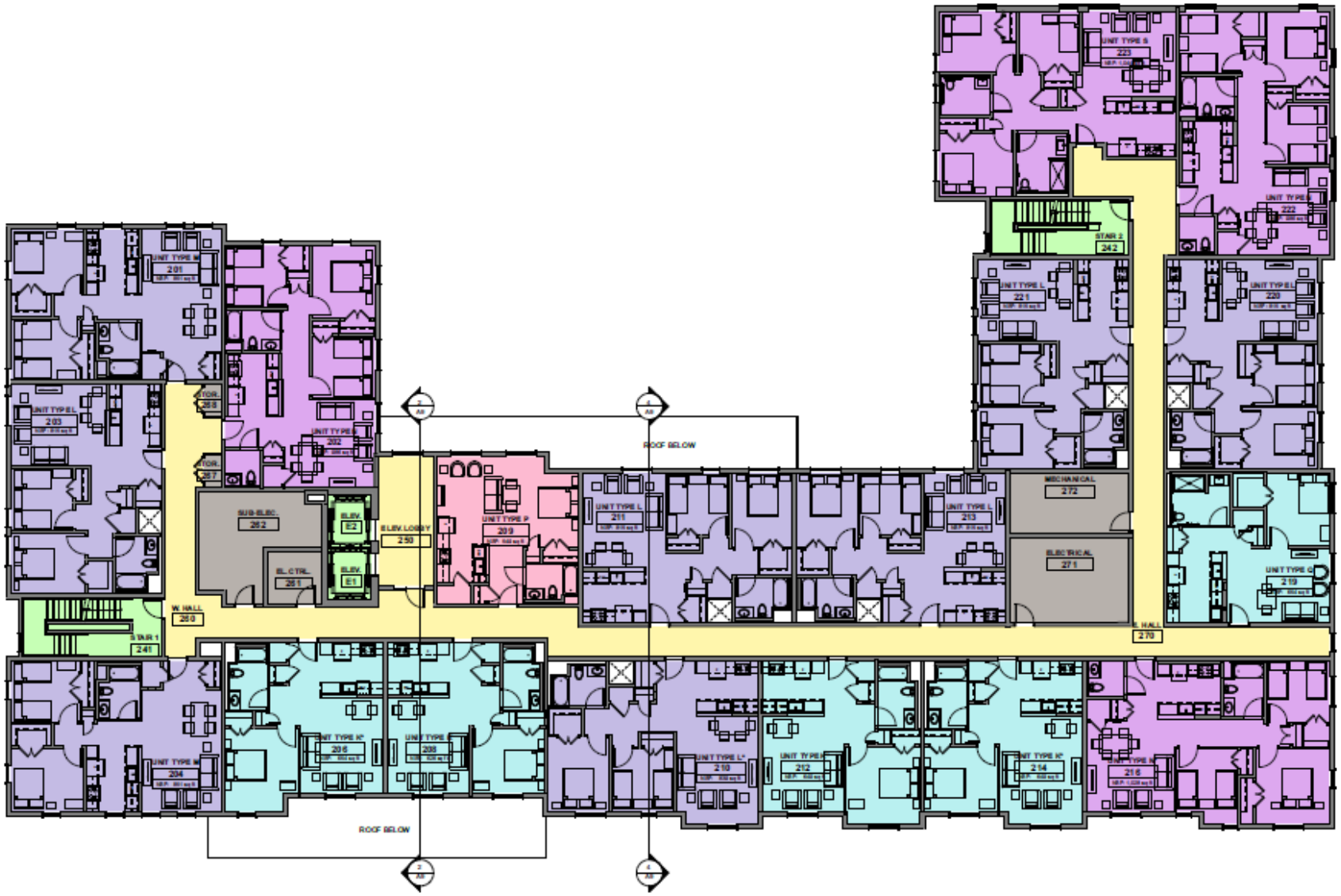
31Southeast Street, Amherst – 31 Units



Belchertown Road, Amherst – 47 Units



Belchertown Road, Amherst – 47 Units

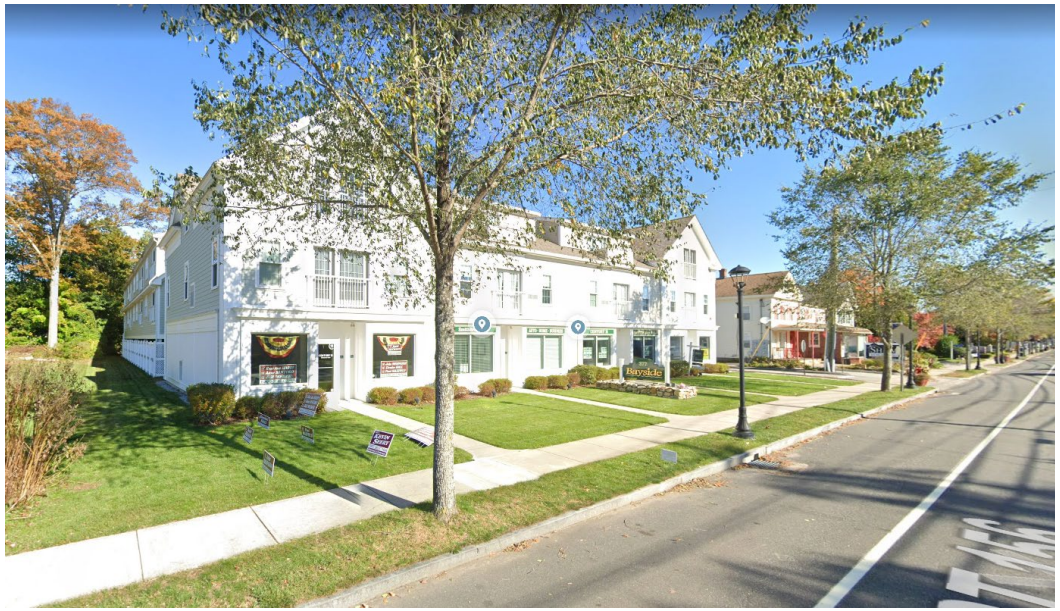


Mixed-Use: Apartments over ground floor commercial












Building C
Building B
Morning Glories
Building A




GUNTHER TOOTIES
GUNTHER TOOTIES


KITCHEN SPACES & INTERIORS
VILLAGE





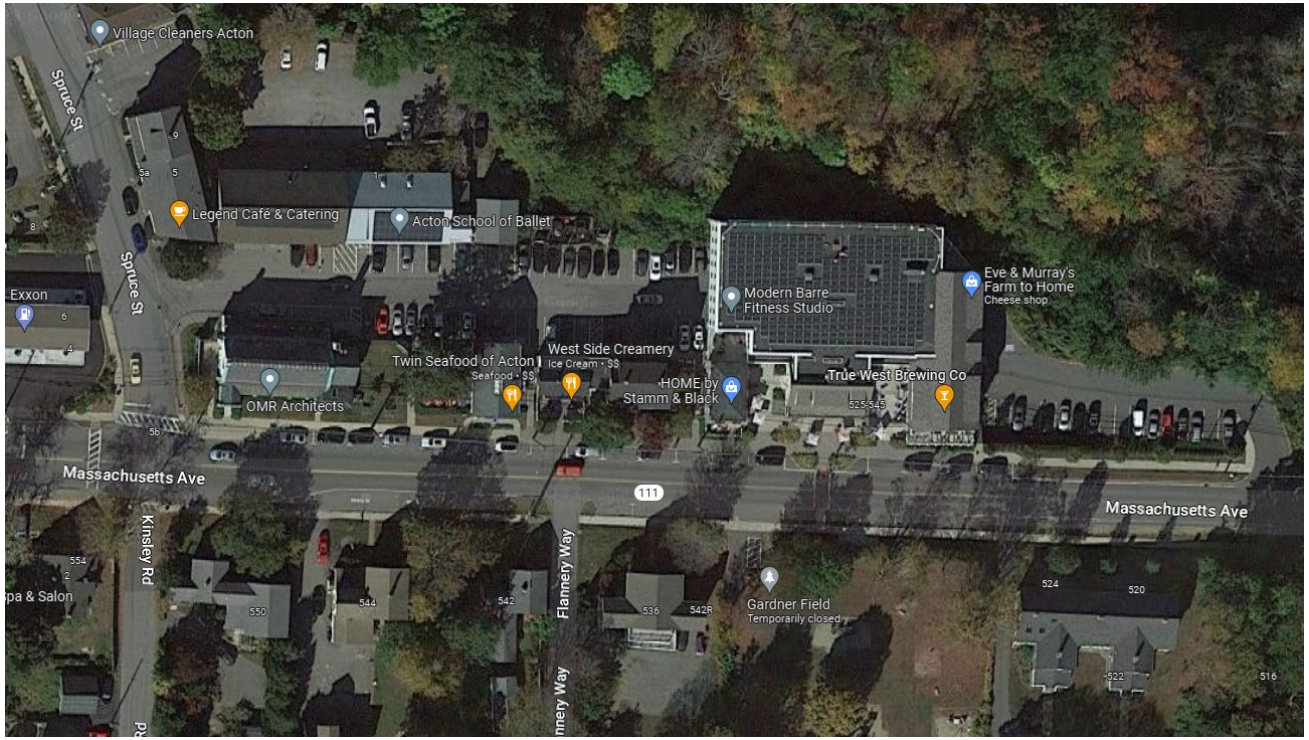
West Acton Village Center





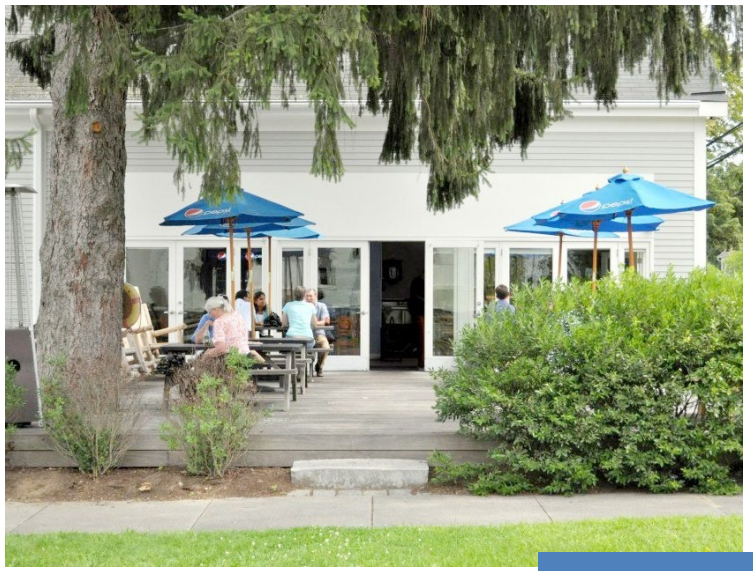


West Acton Village Center











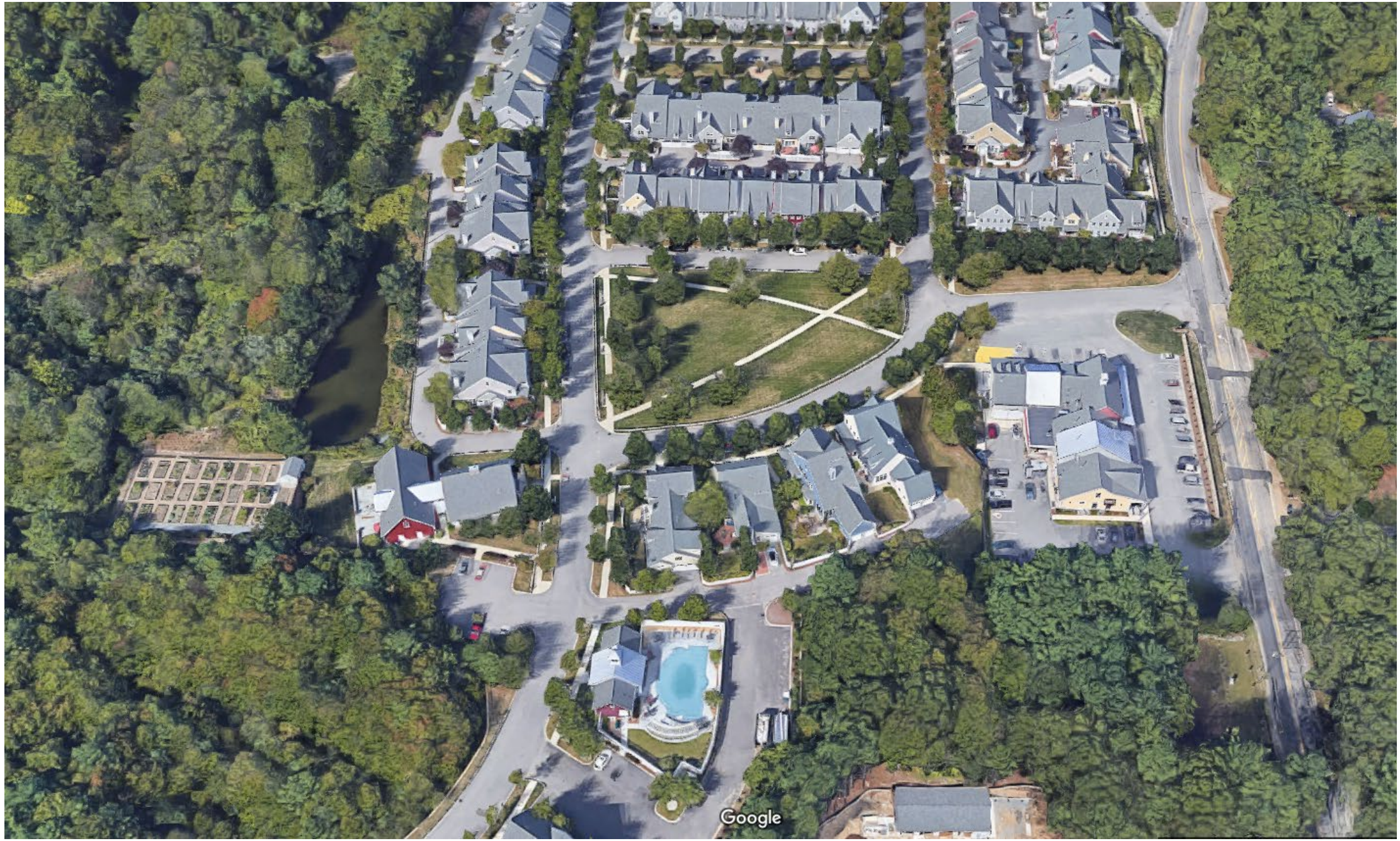
West Acton Village Center

RED MILL VILLAGE, NORTON, MA








Google





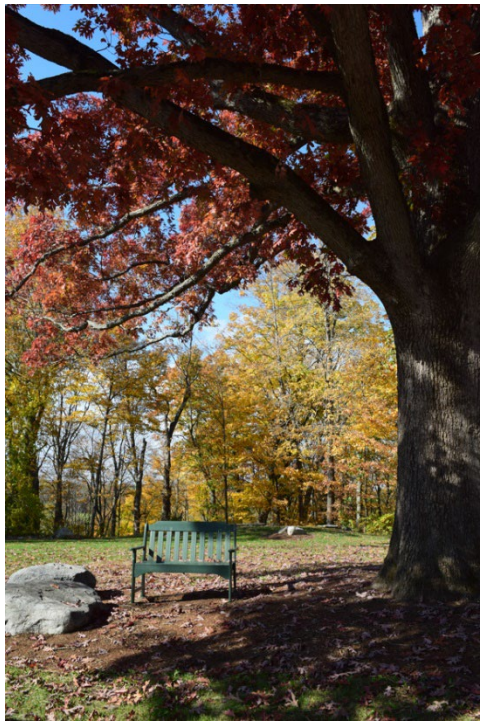




Village Hill, Northampton













Village Hill, Northampton









Design Station Activities

90 minutes

1. Modeling the Future
2. Visual preference survey--building types for housing
3. Town Center SWOT
4. Site Vision

Report out (10 minutes)







www.surveymonkey.com/r/0CollegeHighway



Survey is Open!

0 College Highway Master Plan

Catalyst for Regional Progress
PVPC

DODSON & FLINKER
Landscape Architecture and Planning