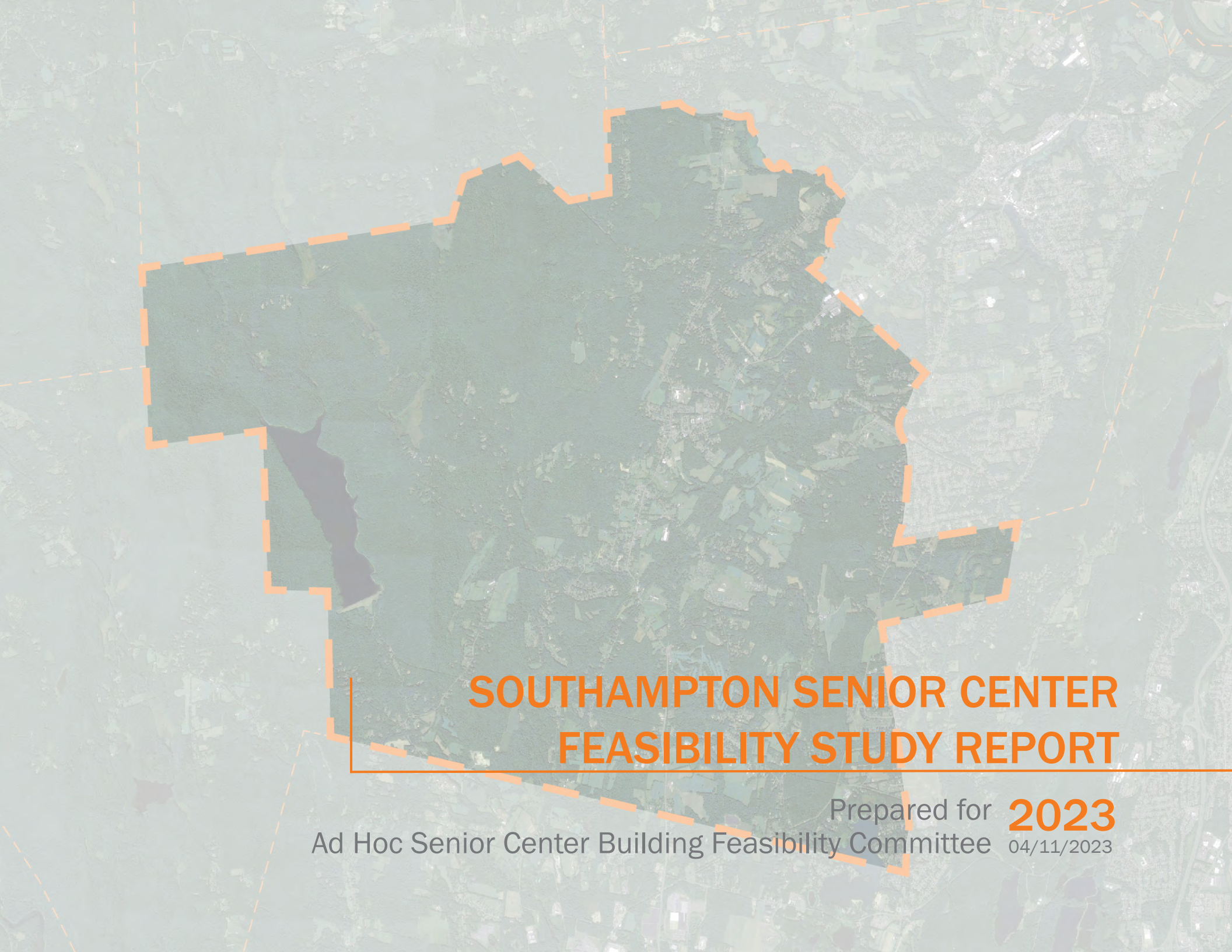


An aerial photograph of a rural area, likely South Hampton, showing a mix of green fields, forests, and some buildings. A large, irregularly shaped area in the center-left is highlighted with a solid green fill and an orange dashed border. This area contains a body of water on the left and a cluster of buildings in the center. The rest of the map shows more open land and scattered structures.

SOUTHAMPTON SENIOR CENTER FEASIBILITY STUDY REPORT

Ad Hoc Senior Center Building Feasibility Committee

Prepared for **2023**

04/11/2023

This Southampton Senior center Feasibility Study is dedicated to **David “Red” Parsons**, whose generous donation made this study possible.

Red was a quiet, unassuming man; born and raised in Southampton, he lived in town for most of his life. Red received a physics degree from UMass Amherst then moved to California for a short period to pursue an engineering position. He then served in the Army for two years but returned to Southampton in 1958 for his lifelong passion for farming. Red farmed with the Searle family at Wolf Hill Farm for many years, and he continued to be involved with the farm until 2018, even keeping a small dairy herd after he retired from farming. Red also loved gardening and bird watching and could often be found at the farm watching and listening to the birds. As a young man, he enjoyed playing basketball, golfing, skiing, and fishing. Later in life, he liked watching sports, especially the Boston Red Sox.

David passed away in 2021 and bequeathed the remainder of his liquidated estate (approximately \$2.5 million) to the Southampton Council on Aging (COA) to be used for a “study of establishing a separate Senior center...” in Southampton. With the completion of this study, the remainder of the bequest will be available to continue Red’s wish for a new Senior Center for the residents of Southampton. The Southampton COA and Town are very grateful to David Parsons for his generous donation.

COMMITTEE MEMBERS:

Janet Cain	Co-Chair and COA Board Chair
Andrew LaFosse	Co-Chair and Architect
Elizabeth Baldwin	Engineer
Darcie Gasperini	Southampton Business Owner/Realtor
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Council On Aging Board Members

PLANNING AND DESIGN TEAM:

Abacus Architects + Planners	Prime Consultant
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EXECUTIVE SUMMARY AND RECOMMENDATIONS

01

The Ad Hoc Senior Center Building Feasibility Committee and their Consultant, Abacus Architects + Planners, engaged in a detailed study of the needs of the Senior Center, the user population, demographic trends, current and projected needs, and possible sites for a building that could meet those needs for the next 50 years. This information was used to develop conceptual plans for a new Senior Center that were then tailored to possible sites to evaluate their appropriateness.

The Consultant, experienced in the planning and design of similar facilities, organized bi-weekly open public meetings over the course of 6 months. The process engaged the Committee, Senior Center users and staff, citizens of Southampton and Town officials. Two public meetings and an on-line survey contributed valuable input. Civil engineers were also retained to evaluate subsurface

conditions and the potential of each site to accommodate a Title V compliant septic system.

The following summarizes the Committee's and the Consultant's evaluation process and recommendations:

- Building program options were developed based on the COA's needs, and on the study of Senior Centers in similar communities. A variety of building sizes and configurations were evaluated. The Committee and Consultant recommend a building of approximately 12,300 square feet with a variety of activity, social and service spaces to provide the programs needed over the next several decades.
- Eight possible sites were studied in detail. For each, a variety of pros and cons including location, size and anticipated development costs were considered and

documented at the bi-weekly meetings and in the pages that follow. We recommend that a new Senior Center be located at 89 Clark Street.

- The Committee and Consultant recommend that the Town of Southampton engage in negotiations with owners for the purchase of property, and to establish fair pricing.
- Geotechnical investigations and perc tests should be performed to confirm that subsurface conditions will not drastically increase project costs.
- The Town should investigate sources of funding available to pay for site acquisitions, design and engineering fees, soft costs, and construction, and work with the Select Board and others as appropriate to allocate funding to replace the existing inadequate facility.

FEASIBILITY BACKGROUND AND PROCESS

02

In July of 2021 the Southampton Council on Aging was notified that they were a beneficiary of approximately 2.5 million dollars from the Estate of David “Red” Parsons if a study for a new Senior Center was completed within two years of his death.

There is clear documentation and a widespread belief that the current facility is woefully inadequate in relation to the needs of Southampton seniors and facilities in similar communities. Expansion is impossible given the current site’s limitations, so the potential to utilize the funding for an improved COA was welcomed.

To investigate Council on Aging and senior needs and develop a plan to meet those needs in a new building, an Ad hoc Senior Center Building Feasibility Committee was formed by the COA and the Town. A Request for Qualifications

for a Consultant was developed based on state guidelines and was advertised to architects and planners across the Commonwealth in the Massachusetts Central Register. A number of submissions were received. The Committee interviewed several applicants and selected Abacus Architects + Planners based on their experience with similar feasibility studies for municipalities and their planning, design and construction of public facilities.

Bi-weekly meetings were scheduled, most were conducted virtually, and were announced to the public in line with the state’s public meeting laws. The consultants prepared presentations for each meeting documenting their investigations and planning proposals, which were discussed in detail. Meeting minutes available online summarized the discussions and the direction set for

the next two weeks of work.

To define the needs of the senior community, two in-person meetings were organized for the public, one near the beginning of the study for seniors, and one near the end to obtain additional input on Senior Center needs. An online survey allowed anyone in Southampton to offer their opinion on the programs and facilities that they believed the Town and the COA should develop. Results are available to the public online.

The plan options that were developed reflect the broad range of input received, the programming needs anticipated by the COA, and the constraints and opportunities offered by the sites that are available. Options were discussed at Committee and public meetings and a consensus reached on the best option for Southampton.

The Consultant, Committee Members and the Senior Center Director reviewed the existing facility and noted its inadequacies in relation to desired programming and the facilities available in similar communities. An open meeting at the Senior Center attended by 75 Southampton seniors provided critical input from those most impacted by the inadequacies, and compelling ideas on what a new center should provide.

At 2,000 square feet, the current senior center in Southampton cannot accommodate the range of programs typical of contemporary facilities in the region. Senior centers are expected to meet a range of social, physical, emotional and intellectual needs. These include:

- Social connections to other seniors in the area
- Services that help seniors stay well and independent
- Healthy meals in a community setting

- Recreational and artistic opportunities
- Exercise and fitness activities
- Emergency response during challenging times
- Access to transportation
- Counseling on finances and physical and mental health
- Drop in center to get seniors out of the house and reduce social isolation
- Participation in games, conversation and other kinds of unscheduled activities

The current center is essentially one big room at one end of Town Hall, making it very difficult to provide these services.

It is challenging to program more than one activity at a time or to schedule activities that require the setup of furniture or equipment - especially given the very limited storage. Noise from one area makes it difficult to pursue quiet activities in another area, limiting the programs that can be offered.

Septic system inadequacies limit kitchen capabilities, therefore the current center is unable to provide meals to seniors - which are common at other facilities.

The single bathroom does not meet current code or community needs. And small shared offices don't allow the kind of privacy and confidential conversations that are often needed by a vulnerable population.

Outdoor space for parking, drop off and recreational activities is extremely limited and the small site makes an addition to the building difficult. Although the town purchased property adjacent to Town Hall and the Senior Center, it is steeply sloped and difficult to use for COA activities or the expansion of the existing structure.

All of these findings suggest that a new Senior Center on a new site is required to meet the needs of the aging Southampton population.

EXISTING FACILITY PHOTOS

The current Council on Aging facility is one large room that must accommodate a range of different activities. None of the activity areas are large enough for the number of people who want to participate, and different kinds of activities interfere with one another. The lack of enclosed storage space adds to the sense of clutter. Offices and bathrooms don't meet contemporary standards.



Before the Consultant was retained, the Committee investigated a series of public and private sites and compiled a list of those that appeared to be the most appropriate. Town owned sites were prioritized to eliminate the need for the allocation of public funds for purchase, while privately owned sites that appeared to offer advantages were considered as well. The Committee performed a preliminary evaluation of options and reviewed them with the Consultant.

Buildings are designed from the inside out, and from the outside in. Although a building's size and allocation of space may be the same no matter where it is located, the location and proportions of a site, along with its topography and other features, impact the ultimate building planning and design. Site assessments investigate the constraints and opportunities that structure the design process.

Assessments began with an evaluation of site size, slopes, the presence or absence of existing buildings, wetlands and other defining features. In general, a site for a Senior Center for a community like Southampton, along with parking and outdoor space, should be a minimum of 3.0 acres. The engineering report recommends 4.2 acres due to required sewage design flow in nitrogen sensitive areas.

The property must be accessible from a public way by pedestrians and vehicles. Proximity to population centers and civic and commercial amenities is desirable. All of these factors were taken into account during preliminary site assessments. Three sites were eliminated fairly early in the process:

16 East Street: Although it is close to the Town Center, it is not accessible from public ways due to the limited land available. The property's deed also prohibits

access to the site from Conant Park, restricting entries.

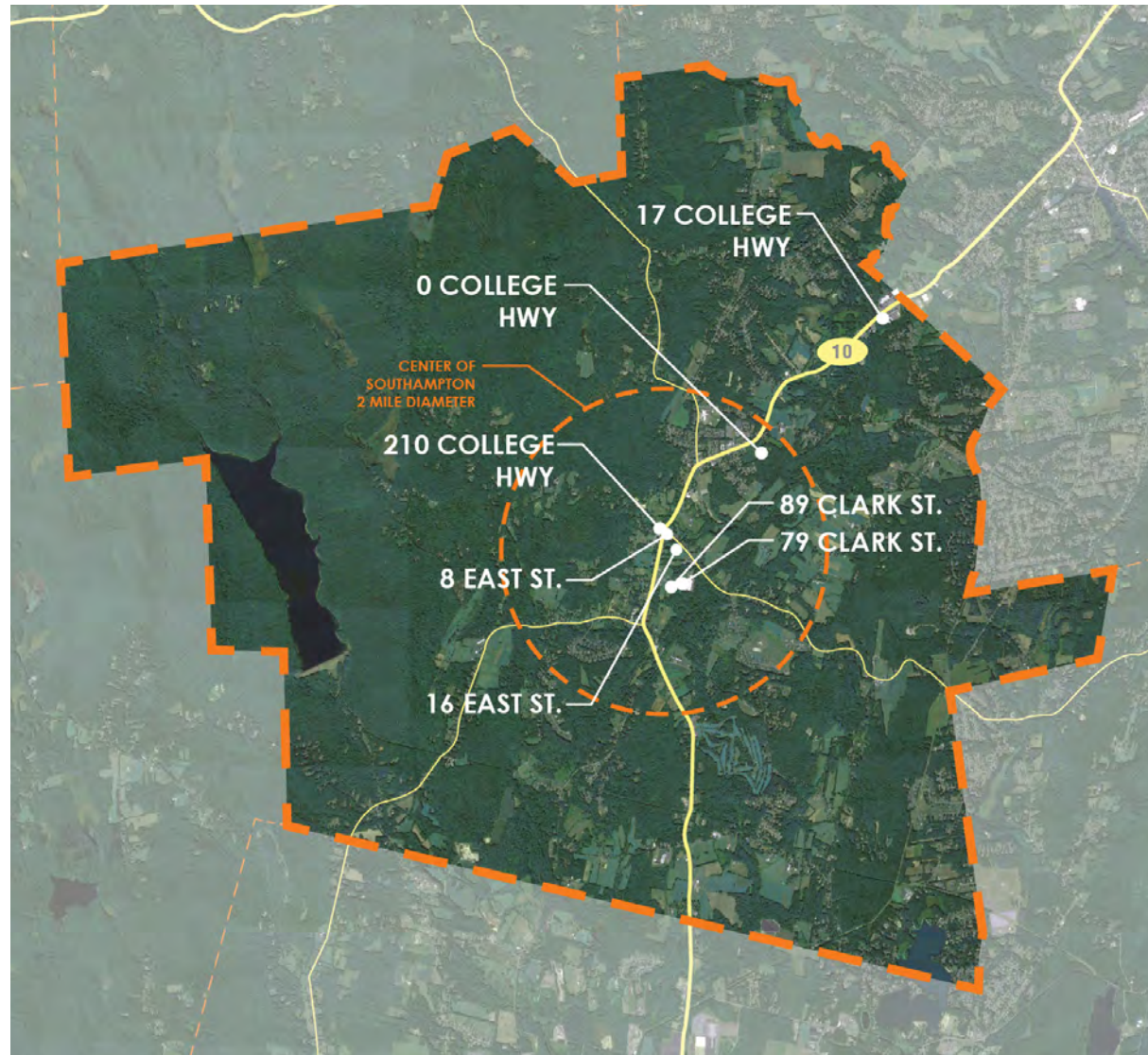
8 East Street: The historic building currently houses the police station which will ultimately move to a new public safety complex that is in the preliminary planning stages. The existing building is too small for a Senior Center, and at 1.14 acres, the site is too small and irregular to meet the needs of a Senior Center.

17 College Highway: The site is remote from the Town Center. The former Harley Davidson showroom building currently on the site is too large for the Senior Center planned and not easily adaptable to this kind of a building. There is a lack of daylighting in the existing building. Typically, there is a high cost associated with this kind of an adaptive reuse project.

Please refer to the following page for the location of these sites within Southampton.

LOCATIONS OF SITE OPTIONS

Most of the sites selected for assessment are near the center of Southampton and close to Route 10 - College Highway. They reinforce the spatial character of Southampton and are accessible to most residents. Sites that were too remote were not considered. Below is a map of Southampton denoting all site locations and a circle with a 2 mile diameter centered on the middle of the town.



ELIMINATED SITE OPTIONS

The sites shown below in their neighborhood contexts were eliminated as part of the assessment process noted above. Other sites that remained under consideration have more significant positives and fewer negatives.



16 East Street
5.62 ACRES

- Site is not easily accessible from a public way
- The presence of wetlands would make projects costs high.



8 East Street (Police Station)
1.14 ACRES

- Site is too small and irregular to accommodate parking and other site uses
- Existing multi story building is too small and it's spatial structure is not well suited to a 21st century Senior Center.



17 College Highway
6.82 ACRES

- Too far from the center of town
- Existing industrial style building is too large for proposed program
- Too few windows to provide the light filled spaces that are critical for COA success.

POSSIBLE SITE OPTIONS

In the Committee's and Consultant's preliminary site analyses, the sites shown below all have positive attributes and are located near the town center. These sites seem to have challenges that can be addressed, which warranted further review and comparisons so that the selection of the best site could be proposed.



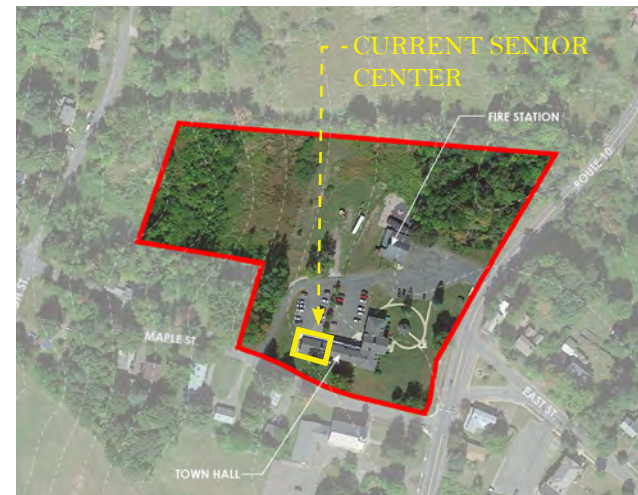
89 Clark St. 7.24 ACRES



0 College Highway 41.5 ACRES



79 Clark St. 12.4 ACRES



210 College Highway 9.2 ACRES

89 CLARK STREET SITE PHOTOS

This site slopes up from Clark Street, although the slope is low enough to be manageable. If the building were located near the road a limited number of trees would need to be removed. The owners would like a 50' easement so that they can access their land to the rear. Close proximity to Conant Park, Town Hall, ballfields, and the library is a valuable attribute of this site.



79 CLARK STREET SITE PHOTOS

The 79 Clark Street site is similar in size and characteristics to the adjacent 89 Clark Street, although it is narrower. That may make planning and development more difficult. The adjoining industrial use does not seem to generate traffic or noise. The close proximity to other town resources is a positive characteristic.



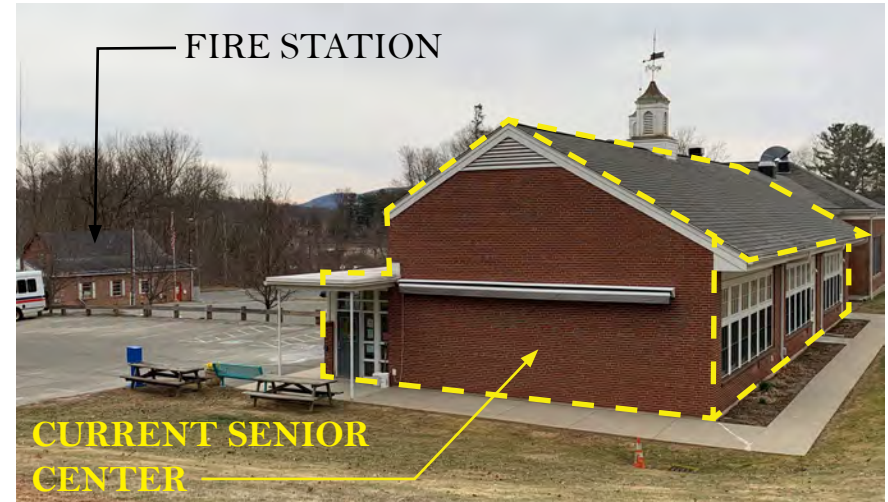
0 COLLEGE HIGHWAY SITE PHOTOS

The property is primarily open space with woods to the rear. The College Highway location could be noisy for a Senior Center. The owner is in discussion with a possible buyer who aims to purchase the property to develop plans for a condo housing community. This plan would include commercial uses along College Highway. It is not clear where a Senior Center would be located, given that development plans are still in the planning process.



210 COLLEGE HIGHWAY SITE PHOTOS

Town Hall, current Senior Center, fire station, parking and other site uses take up most of this site. A variety of challenges such as wetlands, steep topography, and unsuitable subsurface conditions are present on this site and would raise the project costs. The best location for a new Senior Center is the on the site of the current fire station. A new public safety complex is being planned and would need to be completed before a Senior Center could be built.



This report was initiated because the COA received a donation from the estate of David Parsons to prepare a feasibility study for a new Senior Center due to the small size, poor layout and other inadequacies of the current building, and its inability to meet the needs of users and staff. The development of an appropriate building program reflecting these needs was a critical part of this study. Determining the ideal size, component spaces, and their relationship to each other was also essential in evaluating possible sites for a new Senior Center.

In anticipation of this study, a sub-committee of the Southampton COA visited a series of Senior Centers in the region to understand the building sizes and layouts that similar communities found appropriate. The Consultant brought their own expertise in the planning of similar facilities. In collaboration with the Committee,

the Consultant organized a Senior Center community meeting and interviews with the COA director to understand the kinds of spaces and planning principles that would be appropriate.

Exterior programs, recreation, green space and parking were also considered as part of the programming investigation. The outdoor spaces are critical to the evaluation of site options so that there is sufficient land for access, site circulation and a range of outdoor requirements.

Before initiating an online survey, the Committee organized a public in-person meeting on November 10, 2022. The goal was to gather preliminary information on the needs of Southampton's seniors and additional input from other residents. The following pages show a summary of collected responses from programming exercises performed during the meeting.

An online survey was used to evaluate general perceptions of the current Senior Center, and to generate and evaluate ideas for the kinds of activities and spaces that would be appropriate for a new Senior Center. The survey results summary shown on the following page both support the perception that a much larger facility is needed, and suggest the range of interests Southampton's seniors have. Please refer to the appendix for detailed results of the survey.

Especially critical, is that 255 responders felt that the current facility does not meet their needs, while only 41 believed that it did.

The photographs of Activities and Spaces in the next section of this study were especially useful in suggesting the kinds of typical Senior Center facilities that are available in other towns, but not in Southampton.

PROGRAM PRIORITIES EXERCISE RESULTS

At the Senior center Community Meeting held on November 10, 2022, attendees were shown photos of the spaces listed below and were asked to prioritize them. They were also asked to add comments or programming ideas.

RESULTS:

CAFE / LOUNGE / SOCIAL SPACE	345
FLEXIBLE EVENT SPACE	288
FLEXIBLE MULTIPURPOSE ROOMS	287
OPEN KITCHEN / CLASSES	265
CARDIO AND WEIGHT MACHINES	231
DAILY DINING	229
GAME ROOM	226
OUTDOOR SOCIAL SPACES	219
ARTS AND CRAFTS	213
WELLNESS ROOM	211
ACTIVE SPORTS ROOM	193
GARDEN SPACE / OUTDOOR ACTIVITIES	192

COMMENTS/ADDITIONAL ACTIVITIES:

STAGE + DANCE FLOOR

MULTIPLE POOL TABLES

LECTURE SPACES

SWIMMING POOL

QUIET ROOMS

VARIETY OF MEETING ROOM SIZES, INDIVIDUAL AS WELL

COMPUTER AND TECHNOLOGY HELP

MOVIES, GUEST SPEAKERS, LANGUAGE

SEWING

DAILY YOGA

INDOOR SPACES THAT OPEN UP TO EXTERIOR OR HAVE AN AWNING

"GOOD SIZED OFFICES TO ACCOMMODATE MORE STAFF"

"MORE DAILY TRIPS LOCALLY AND BEYOND"

**All the above were mentioned by only 1-2 participants.*

STICKY-NOTE EXERCISE RESULTS

Attendees were asked a series of questions and were given small sticky notes to write their answers. They were collected, organized by the general types of answers given, and then the findings were read aloud.

Q1: Why did you decide to come this afternoon and what do you want to accomplish?

Responses: 30 - Information Gathering

Responses: 13 - Provide Input and Suggestions

Responses: 9 - Learn about site and project costs

Q2: What would attract you to a new Senior Center?

Responses: 33 - More/additional activities and programs

Responses: 9 - Variety of Spaces and larger building

Responses: 7 - Dining/meals more often

Responses: 1 - Improved hours of operation

Q3: What needs to happen to make this project successful?

Responses: 24 - Participation/ community engagement

Responses: 17 - Need to fundraise / Find the money to fund the project

Responses: 7 - Including the necessary program that meets everyone's needs

Responses: 6 - Identify a suitable location

Responses: 3 - Set a schedule for study completion/construction

Responses: 7 - Increase hours of operation/consider additional user groups

Q4: What are short-term and long-term goals for a Senior Center - for you and for the broader community?

Responses: 12 - Creating socialization and building community

Responses: 10 - Provide additional programs/activities

Responses: 5 - Community communication from committee

Responses: 12 - Getting this study to become an actual building

Responses: 12 - Create an appealing marketing/branding campaign

Responses: 12 - Health, wellness, inclusivity, and comfort

Responses: 12 - Increase the hours of operation

Responses: 12 - Need to fundraise in order to complete this project

Responses: 12 - consider Covid-19 concerns moving forward.

ONLINE SURVEY SUMMARY

The on-line survey allowed residents to answer questions from their home computers. The results were then tallied automatically and represented graphically. 86% of those responding indicated that the current Senior Center did not meet their needs.

Responders indicated interest in a broad range of different activities. A majority would like to have extended hours beyond those now being offered.

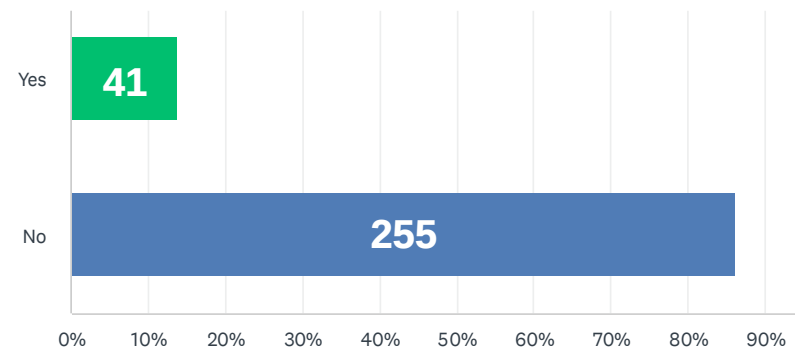
Although some activities were more popular than others, fitness, arts, games, classes, meals and socializing were all noted as being important. It is clear that a Senior Center has to provide flexible spaces for changing uses, and other spaces that support the same uses day after day.

A vast majority of those doing the survey would support the development of a new Senior Center. Many are aware that the number of seniors will grow over the next several decades. Building popular support is critical for getting a facility like this built.

Reaching out to younger seniors in their 50's, and men, could be a focus for future efforts based on the demographics of those completing the survey.

Please refer to the Appendix at the end of this report for a more detailed breakdown of the survey results.

Do you feel the current Senior Center is sufficient to meet the needs of Southampton seniors?



The first step in the process of programming is determining the spaces and amenities that are required to meet the needs of the Senior Center staff and users, today, and decades into the future. A new facility can also provide space to a broader range of Southampton residents – meeting and activity rooms for people of all ages at hours when Senior Center programs have not been scheduled.

The number and percentage of seniors is expected to grow for the foreseeable future. In 2020, Southampton had a total population of 6,224. There are currently 2,001 (32% of the total population) Southampton residents that are 60 years old or older and that number is anticipated to grow within the next two decades. A new Senior Center always attracts a significant number of new users; and Senior Centers are increasingly re-

branding themselves as “Centers for Active Living” – bringing in a younger demographic that may not want to think of itself as elderly. All of these factors suggest a very significant increase in Senior Center size.

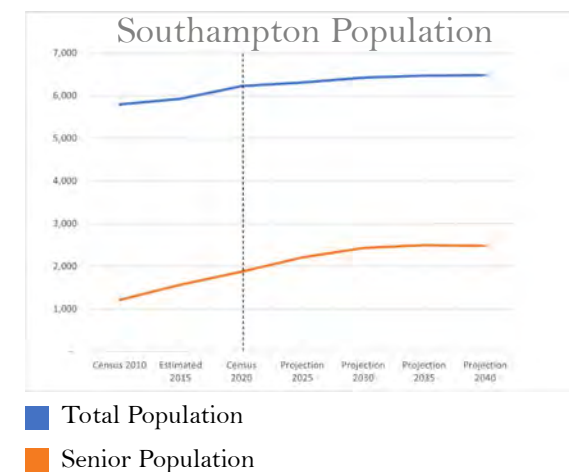
“Build it and they will come” - is usually true, as are the complaints that new facilities are too small within a week after opening. But every municipality has limited funding and proposals perceived as too large may fail to get funded.

Smaller and larger versions of the program were prepared to suggest a range of options for meeting Senior Center needs so that the COA and the Committee could make decisions on the best balance between “too large” and “too small”.

A 12,300 square foot facility provides the spaces that are anticipated to be needed and is in line with what other

communities have or plan to build. The size and configuration can be refined once a site is selected and more detailed plans are prepared.

Building and site plans also need to be considered in relation to the resources that are available for the design and construction of a public building within state guidelines and requirements. Ongoing community conversations about the COA's future and the costs and benefits of a new building are advisable.



ACTIVITIES AND SPACES

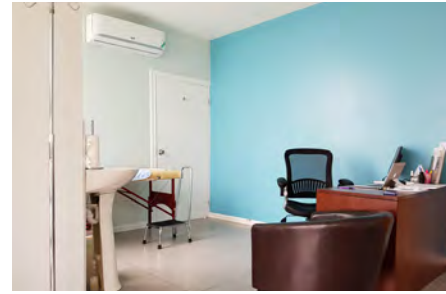
Throughout the process the Consultant used photographs of typical Senior Center spaces to bridge the gap between the existing facility, with all of its shortcomings, and the opportunities that come with a new building. They help define aspirations for the kinds of activities a new Senior Center could house.



Social space/Cafe Lounge



Daily dining



Wellness Room



Outdoor Gathering Spaces



Gardening / Walking Paths



Flexible Multipurpose Rooms



Cardio & Weight Machines



Flexible Event Spaces



Arts and Crafts



Game Room



Kitchen + Cooking Classes



Physical Activity Room

15,400 SQFT SENIOR CENTER PROGRAM OPTION

A new Senior Center of this size provides generous spaces that should meet current and future COA needs. But given the cost of public construction, a reduced square footage facility was considered as well.

INTERIOR

Entry Area with canopy to drop off	200
Reception area and counter backing up to offices	200
Offices – 4 private offices, 1 shared office, staff area, work area.....	900
Wellness Rooms (adjacent bathroom).....	400
Conference Rooms.....	400
Open Social Space accommodating multiple uses, circulation.....	3,250
Great Room/Dining for 100+ with stage, adjacent to Kitchen.....	2,000
Active Physical Activity Room	1,000
Multi-purpose room - can be divided in half.....	1,400
Exercise Room	800
Arts and Crafts Room	800
Game Room.....	700
Commercial Kitchen.....	400
Kitchen Storage Room	300
Bathrooms, shared and individual	400
Medical equipment storage, laundry	300
Storage adjacent to activity rooms including furniture.....	300
General Storage	300
Mechanical/Electrical.....	350
Sub Total.....	14,400
Net to Gross	1,400

TOTAL 15,800

EXTERIOR

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

12,300 SQFT SENIOR CENTER PROGRAM OPTION

The reduced program below represents an appropriate balance between meeting the town's needs - and the funding challenges associated with the design and construction of a new building, along with the cost of purchasing and redeveloping a suitable privately owned site.

INTERIOR

Entry Area with canopy to drop off	200
Reception area and counter backing up to offices	150
Offices – 4 private offices, 1 shared office, staff area, work areas	750
Wellness Room (adjacent bathroom)	200
Conference Rooms.....	150
Open Social Space accommodating multiple uses, circulation	3,000
Great Room/Dining for 100+ with stage, near to Kitchen.....	1,800
Great 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	200
Bathrooms, shared and individual	250
Medical equipment storage, laundry	100
Storage adjacent to activity rooms including furniture.....	250
Mechanical/Electrical.....	250
Sub Total.....	11,000
Net to Gross	1,200

TOTAL.....12,300 SF

EXTERIOR

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

To understand how required programmatic spaces can create a functional facility that supports social engagement and connections to the surrounding community, the Consultant developed smaller and larger conceptual floor plans based on the programs that had been developed. This facilitated discussions of how spaces should be related to each other and to the outside. Once these idealized relationships have been established the plans can then be pushed and pulled as needed in response to the specifics of individual sites.

In response to input received at the Senior Center Community Meeting and from COA staff, and based on the Consultant's experience at similar facilities, plans were developed based on the idea of a "Town Common". Enclosed activity spaces surround open social space that can be used in a variety of different ways, including circulation. This can eliminate the

need for corridors that are too often dark and isolating.

The social space then opens up to the outside in a number of locations, creating multiple entries and places to access the outside: at a front entry facing the street or drop off; at a side or rear entry adjacent to parking; at a terrace for social gatherings and access to green space.

It can be lit from above, bringing in sunlight and providing views of tree tops and the sky. A stroll through the social space offers a preview of ongoing programs and welcoming places to meet friends - new and old.

This kind of organization avoids dead end hallways and dark corners that can be confusing to navigate. It is also the kind of organization that many shopping malls use – recognizing that bright open spaces that support casual meet ups are important for people of all ages.

This approach is also in line with

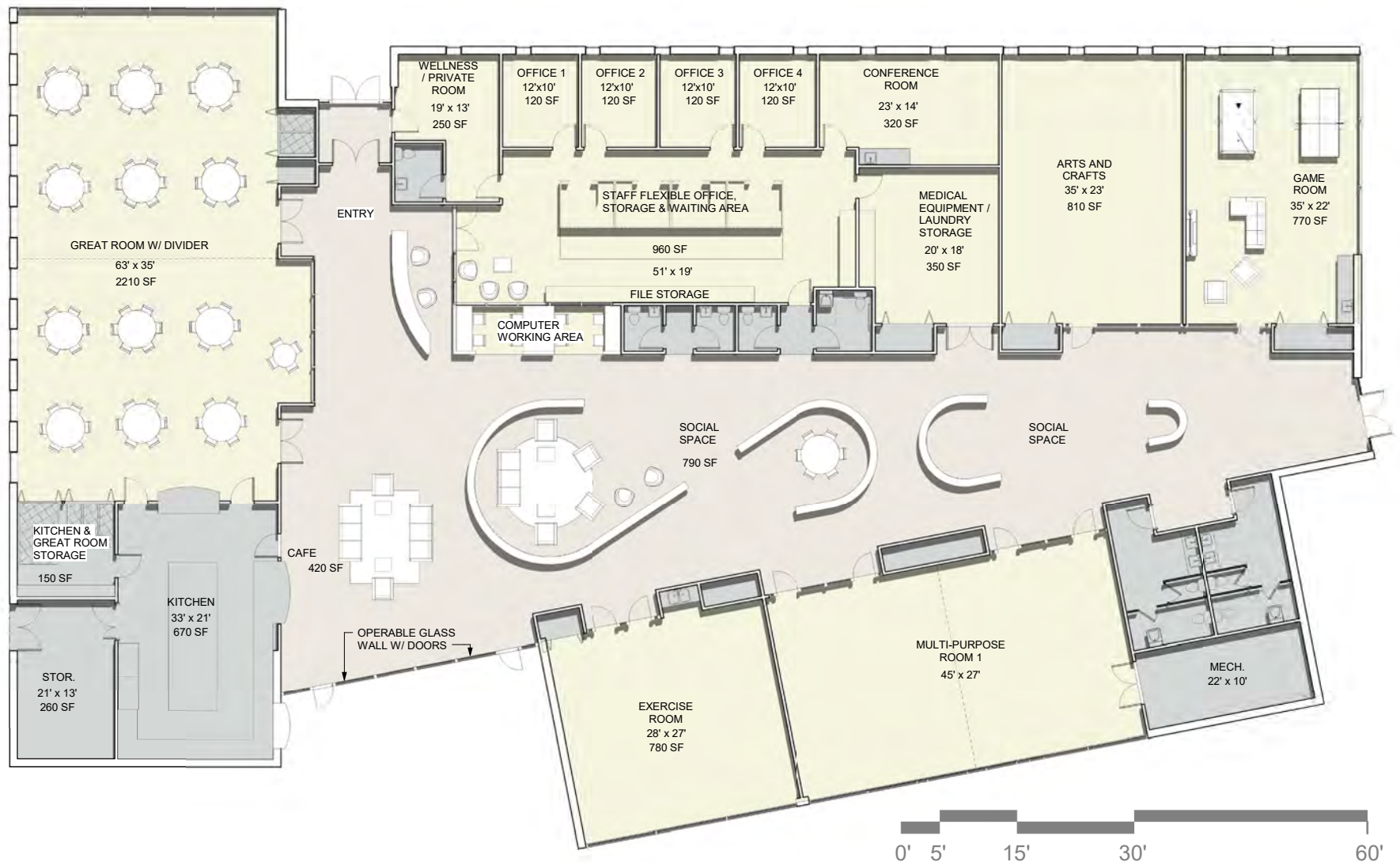
new schools being designed and built – where drab and dark 10' wide corridors are being replaced by more fluid spaces where students, teachers and staff can meet in informal spaces that facilitate social, intellectual and emotional learning that parallels the academics that take place in classrooms.

This approach maximizes flexibility over the course of a day, a week, a year, and over the decades when needs may change significantly.

Activity rooms can also open to the outside for fair weather yoga or classes. The exact locations and configurations depend on the site that is chosen.

15,400 SQ FT SENIOR CENTER CONCEPTUAL BUILDING LAYOUT

In this building layout option, the entry leads to a reception desk and on to a central social space in which different kinds of organized and impromptu activities can take place - lit from above. Surrounding it are the multi-purpose rooms with generous openings, glazing and storage. Multiple entries can lead out to terraces, parking and green space. Below is an example of a potential 15,400 square foot Senior Center that would accommodate Southampton's needs.



12,300 SQ FT SENIOR CENTER CONCEPTUAL BUILDING LAYOUT

A reduced square footage option is based on the same design principals for a smaller number of people - appropriate for a town the size of Southampton. Operable partitions allow rooms to expand, and open up to the center social space or outside terraces. Bathrooms and offices are easily accessible. Dotted lines suggest roofs over outdoor terraces and entries.



12,300 SQ FT SENIOR CENTER CONCEPTUAL AXONOMETRIC

Two dimensional plans will ultimately get developed into three dimensional spaces that can be refined further to meet staff and user needs. Doors, windows, materials, details and the shapes of spaces will have a real impact on the character and quality of the senior center environment.



After a preliminary assessment of available sites, options were evaluated in terms of their ability to support the construction of a new Senior Center. Or, on sites with existing buildings, the opportunity for adaptive reuse.

Based on the initial programming study and the requirements for building footprint, access, drop offs, parking, exterior function space and green space it was determined that at least a 2 acre site would be required and 3 acres if room for expansion is anticipated. A two story facility might decrease that a little, but would require two fire stairs and an elevator that would expand the footprint. The engineering report recommends 4.2 acres due to required sewage design flow in nitrogen sensitive areas.

Sites were also evaluated in relation to other challenge and opportunities: proximity to other Southampton amenities, topography, subsurface

conditions, proportions for effective site planning, and ease of development.

With programming in place the Consultant developed site and building plans that provide integrated connections between the surrounding neighborhoods and streets to building interior spaces. Vehicular access, pedestrian access, drops offs, regular and handicapped parking, entry, social areas and activity areas were developed as an intuitively clear sequence spaces.

There are a series of trade offs associated with planning: kitchens should have service access from the street without putting dumpsters out front; buildings should address the street while opening up to side access drives; parking should be close to the building without surrounding it with asphalt. The test fits are not intended to provide a final plan or resolution to these kinds of questions, but to assess

whether a site will support the kind of interior and exterior functions the COA needs now and into the future.

The 89 Clark Street site appears to provide the best fit. 79 Clark is narrower and will limit site development options. The 0 College Highway site will have to be part of a much larger development that the is being proposed on the property. The 210 College Highway site is limited by the relatively small area that is available, wetlands, ledge and steep slopes on the site, the ongoing Town Hall need for space and parking, and the need to build a new Public Safety Building before a new Senior Center could be built.

Note that the plans that follow show approximate sizes of septic systems based on preliminary engineering analyses.

89 CLARK STREET TEST FIT

On the wider of the two Clark Street sites, across from Conant Park, a new building can engage the street and connect interior activities to the surrounding landscape. The building is organized around the planning principals established earlier in the process. Green spaces, terraces and parking can be organized to maximize user convenience.



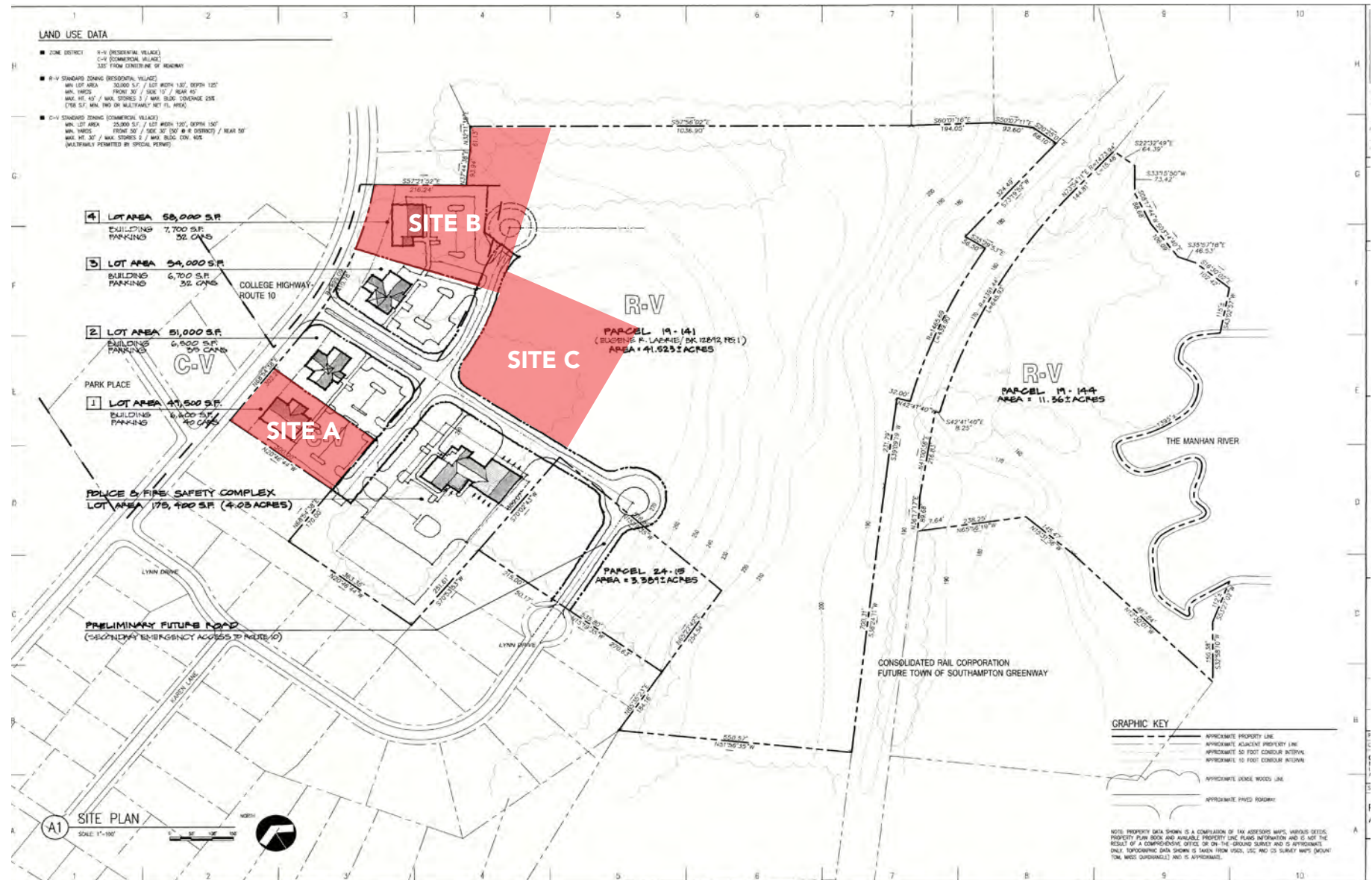
79 CLARK STREET TEST FIT

Directly adjacent to 89 Clark, this site is narrower and presents more site planning challenges. Nevertheless, it can accommodate the building and site elements that the Senior Center needs. The industrial abutter is a less than ideal neighbor, but landscaping can help screen it from view.



0 COLLEGE HIGHWAY - SITE PLAN

0 College Highway is a large property that will be redeveloped primarily as housing. The owner has expressed interest in having a Senior Center and a public safety building located here, and may be open to different locations. The Consultant evaluated different opportunities on the site – shown below – and in more detail on the plans that follow.



0 COLLEGE HIGHWAY - SITE 'A' TEST FIT

This study evaluated three possible sites for a new Senior Center on the 0 College Highway property. Site A uses a commercial parcel along the College Highway. The building is organized around a green space that is smaller than ideal. The high value of commercial property limits the size of available parcels, and this location is too small to provide for the Senior Center's needs.



0 COLLEGE HIGHWAY - SITE 'B' TEST FIT

Site B is also located directly on College Highway and is larger than the Site A - but still smaller than ideal. The direct access off of the busy street is considered problematic, along with the cost of a commercial property.



0 COLLEGE HIGHWAY - SITE 'C' TEST FIT

Situated behind the commercially zoned strip, site C is located adjacent to a possible public safety complex and has sufficient parking and green space. Located behind future retail, it may not be particularly visible. Uncertainties about future development by the owner make 0 College Highway a somewhat risky choice for a new Senior Center.



210 COLLEGE HIGHWAY - TOWN HALL SITE TEST FIT

The existing town hall, wetlands and steep terrain are site constraints that limit the space available to construct a new Senior Center. However, a new 2 story building could be constructed where the fire station is now located, making use of the sloping site at this portion of the property. The building layout would be much different than the conceptual plan developed with the COA and Committee. Access to open space and parking would be limited. Though this property has benefits (Town-owned and central to town services) the site presents significant engineering and design challenges that could raise costs compared with other site options.



Utilization of sites for new facilities are limited by topography and subsurface conditions. Steep slopes make development a challenge – especially since ADA and MAAB requirements mandate wheelchair accessibility. Ledge below ground raises constructions costs. And given that there is no public sewer in Southamptn, soils must be conducive to the installation of septic systems and leaching fields.

To ascertain whether each site could support the construction of a new Senior center the Consultant retained Langan, a site development and engineering company, to evaluate each site. Langan used publicly available information on soil types and conditions to evaluate site conditions for various parcels, and issued a detailed report documenting their conclusions

Langan concluded that all sites would allow the development proposed, but the size of the required septic system, and the difficulty of installing it, varied depending on the soil conditions. Plans for the sites indicate the size of the leaching field required for comparative purposes with a white dashed outline. All are based on the same anticipated flow relating to building size and usage.

Pending further testing and system design the engineering report recommends 4.2 acres or more due to required sewage design flow in nitrogen sensitive areas.

The 79 and 89 Clark Street sites both have adequate soils for the construction of a compliant Title V septic system. The 0 College site has the best soils for a compliant septic system. 210 College has the poorest soil for septic. It is anticipated that

all sites could support a new Senior Center with a commercial kitchen, but the costs will vary based on these conditions.

Once a site is selected geotechnical and perc testing should be performed to confirm initial assessments in the field. Design and engineering of the septic systems would parallel the design of the building and surrounding land on the selected site.

The initial engineering study did not reveal any conditions that would make the development of a Senior Center impossible, but verified that the topography, ledge and wetlands at 210 College Highway would have a significant impact on project costs.

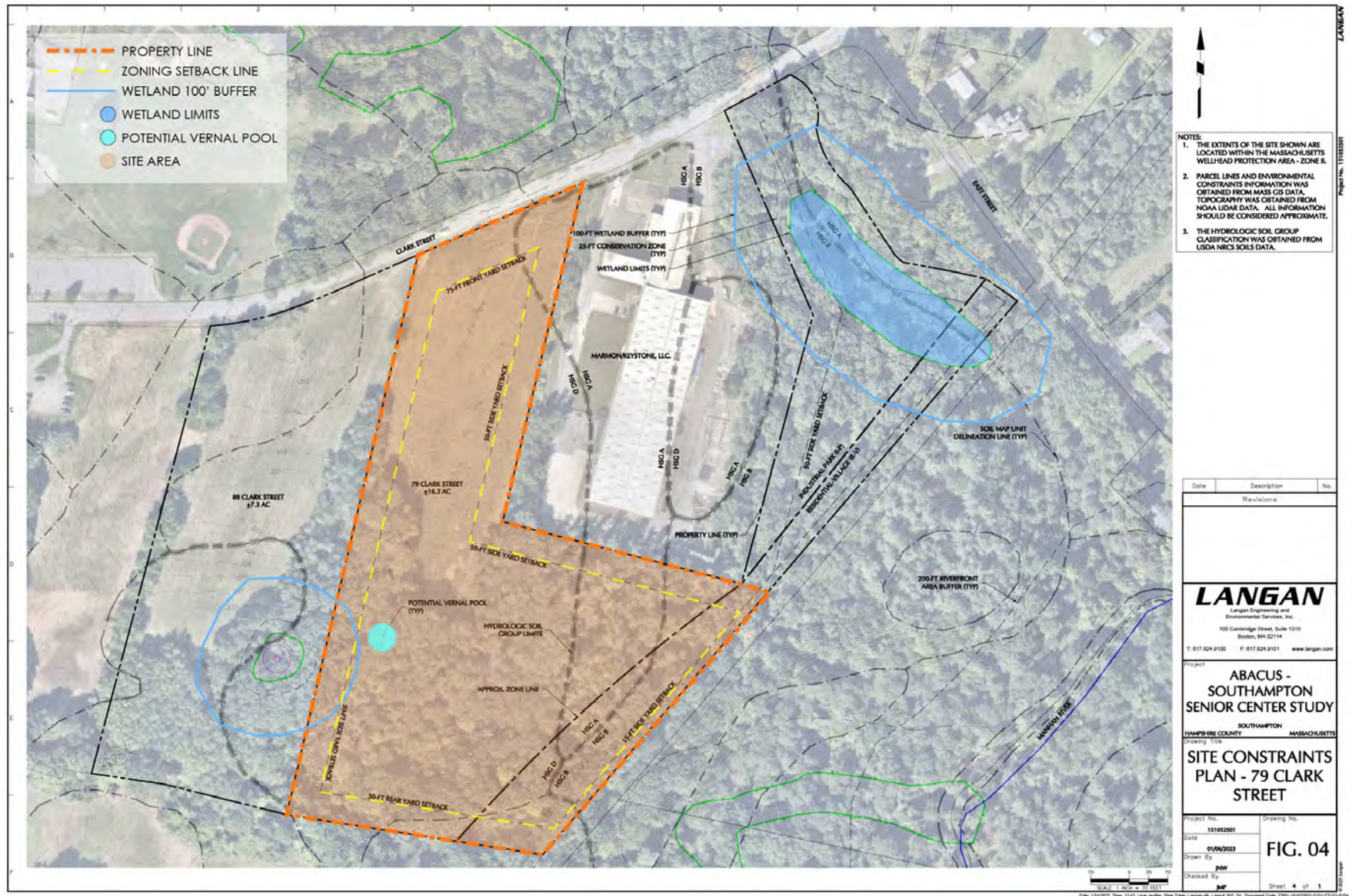
89 CLARK STREET

This site has gently sloping topography with a wetland and a potential vernal pool located in the rear. It has protected habitat zones. These should not interfere with construction closer to the street but should be taken into account when planning an easement to access the property in the rear. Anticipated percolation rates are suitable for the construction of a new septic system and will be verified with new percolation tests if this site is selected.



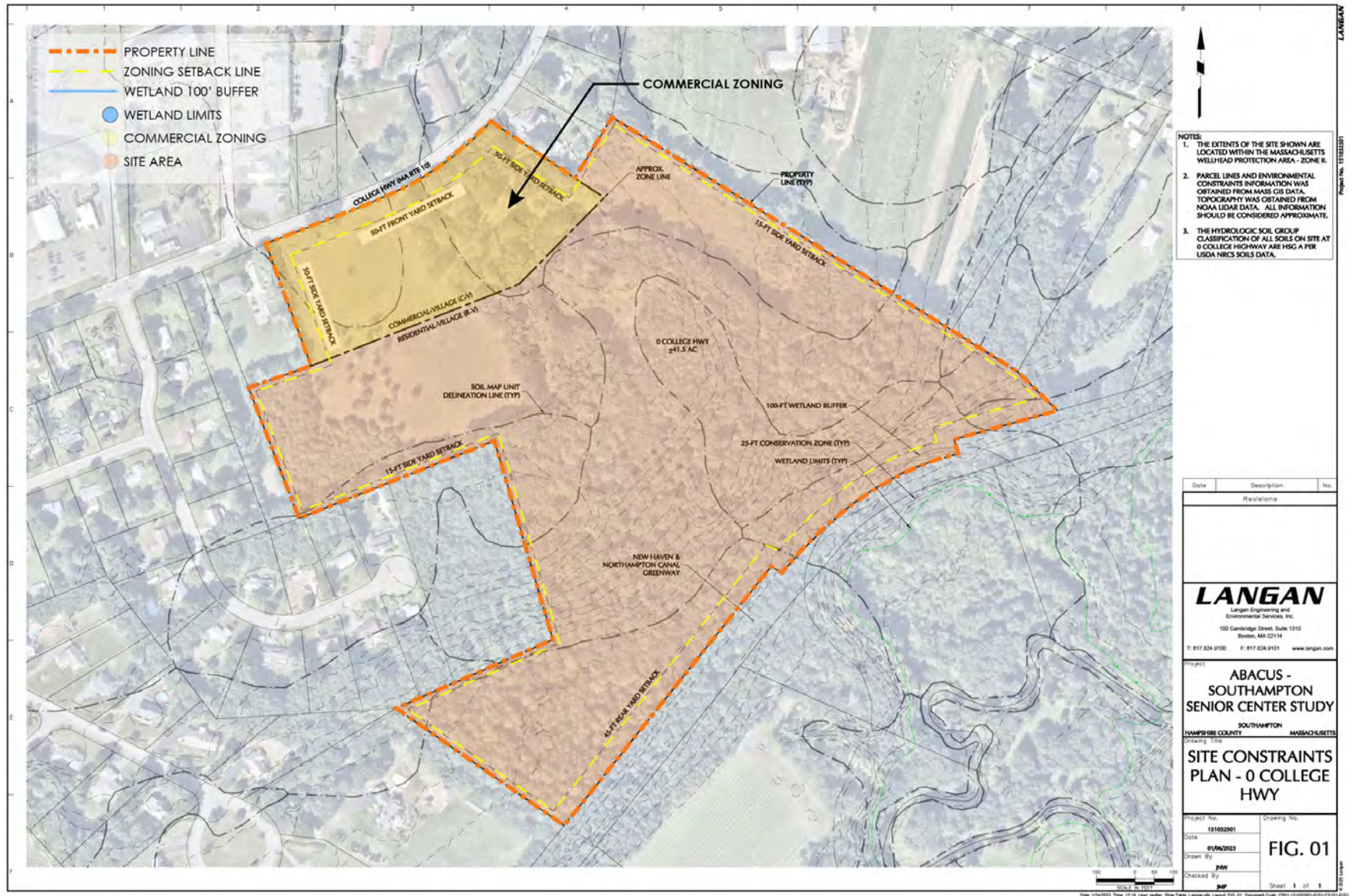
79 CLARK STREET

This site has gently sloping topography and a wetland presence in the rear with protected habitats for wildlife and vegetation. The soil at worst case has a slower percolation rate than all properties but 210 College Highway site based on the report from Langan. The location of the wetlands should not interfere with the construction of a new Senior Center closer to the street. New percolation tests will be required to verify the soil conditions if this site is selected.



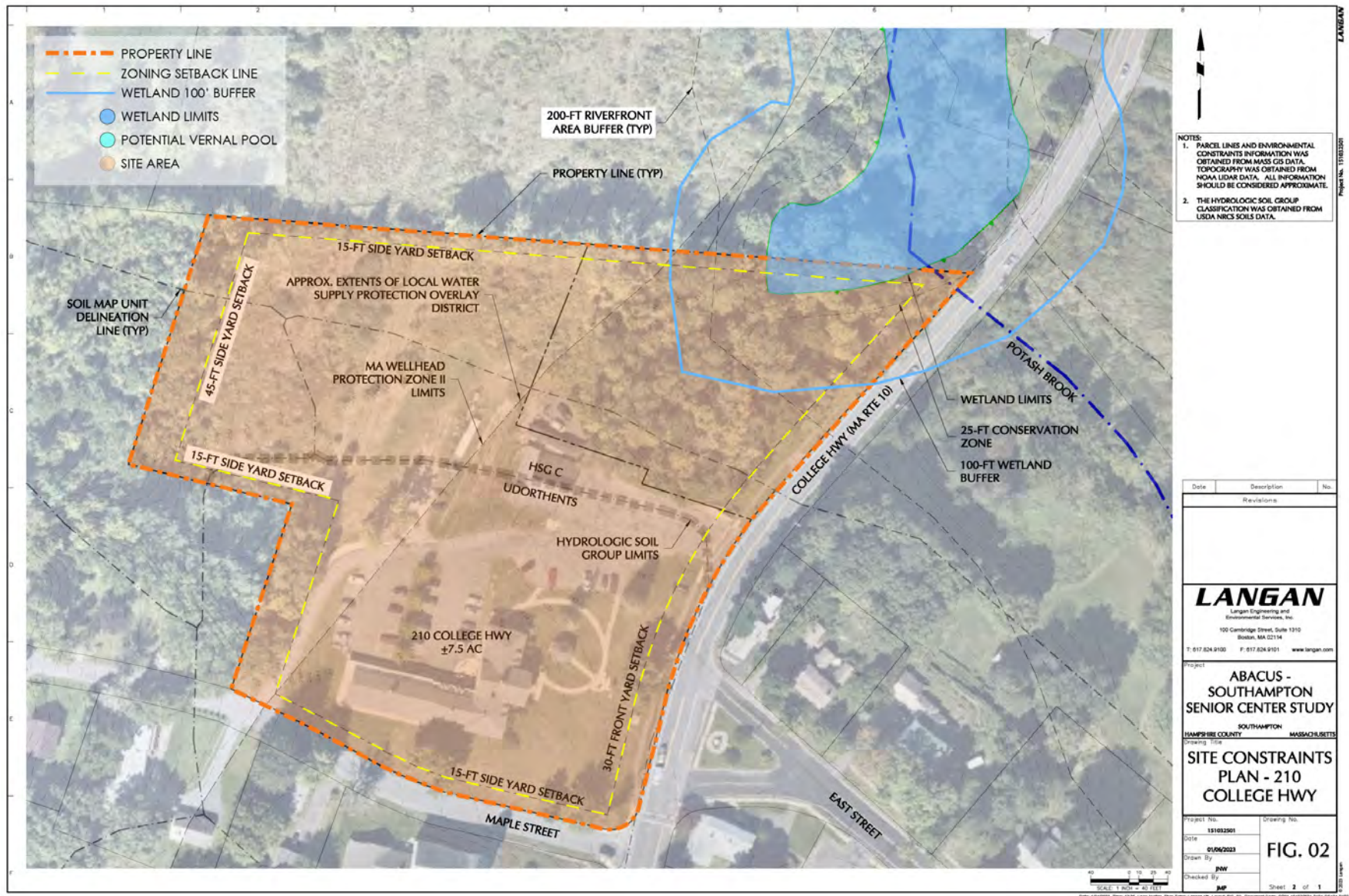
0 COLLEGE HIGHWAY

This site has the fewest constraints regarding subsurface conditions. It is the flattest site with the fastest percolation rates for septic systems among the options. There are no wetlands, protected habitats or existing buildings. Commercially zoned properties 300 feet from College Highway have a high value and may not be appropriate for a Senior Center.



210 COLLEGE HIGHWAY

The town hall site has topographic challenges, and the presence of wetland areas and protected streams make approvals and construction difficult. Soils have a slower percolation rate for a septic system than the other sites under consideration. A prior study of this property also indicated the presence of ledge below grade. This is the most challenging of the sites under consideration.



SITE SUMMARY TABLE

This table summarizes site conditions as established by Langan, the site development and engineering consulting firm that investigated subsurface conditions. Their complete report is in the Appendix.

**SOUTHAMPTON, MA - SENIOR CENTER FEASIBILITY STUDY
SITE SUMMARY TABLE**

	Size (ac)	Zoning	Use Allowed	Water Supply Protection Overlay	IWP Zone II	Wetlands	Riverfront	Habitat	Vernal Pool	Hydrolic Soil Group	Leaching field area, sf (Approx.)	Existing Use
0 College Hwy	41.5	R-V and C-V	Y	Full	Full	N	N	N	N	A	5,608	Vacant
210 College Hwy	9.2	R-V	Y	Partial	Partial	Partial/Limited	Partial/Limited	N	N	C/Udorthents	24,668	Town Hall, Fire Department
79 Clark Street	16.2	I-P, R-V	Y	Full	Full	Potential/Limited	N	Y	Potential	C/D	24,668	Vacant
89 Clark Street	7.2	I-P	Y	Full	Full	Potential/Limited	N	Y	Potential	B/D	6,608	Vacant

Selecting a site depends on the evaluation of a series of trade-offs, quantitative factors, qualitative factors, costs and benefits, and pros and cons that are not always easy to compare.

A decision making matrix is a useful tool in bringing disparate factors together in an intuitively clear way. On the vertical axis the Consultant, in consultation with the Committee, has listed a series of evaluation factors that should be taken into account when assessing the appropriateness of a site.

On the horizontal axis are all of the sites that have been considered for the new Senior Center. Each site has been rated for each factor – positive, negative and neutral. Colors are assigned for easy understanding, along with numbers to make the evaluation process as rigorous as possible.

89 Clark Street appears to have the most advantages and the fewest disadvantages, suggesting that this property should be actively pursued. The owner has expressed a willingness to sell; negotiations are recommended. This site is the best option for meeting Senior Center needs based on all information available.

79 Clark can be pursued if, for some reason, 89 Clark Street cannot be purchased at a reasonable price, or other factors make development more costly or difficult than anticipated.

0 College Highway has many positive aspects, but working within the limitations of a proposed private development does not appear advantageous, especially given the uncertainties associated with the ongoing planning process by non-public entities.

210 College Highway is town owned and has a central location near other municipal buildings. It is the current location of the Senior Center. However, there are site challenges that have been documented in the preceding that provide significant risks. It is not recommended as the future home of a new Senior Center.

Other town owned properties have fewer advantages and more disadvantages and do not appear to be worth pursuing. Southampton should keep them in mind as important assets that can meet other municipal needs in the future.

Although other private properties may emerge as possibilities, those that have been evaluated offer the range of opportunities that the Committee and Consultant had hoped for - in the order of preference noted above.

SITE EVALUATIONS MATRIX

Critical decision making criteria are listed on the vertical axis. On the horizontal axis are the sites that have been considered. Colors and numbers indicate each properties score for each criteria. Totals are listed on the bottom.

SOUTHAMPTON SENIOR CENTER SITE SELECTION MATRIX													
Positive Mixed Bag Negative Not Enough Information / Not applicable	<table><tr><td>2</td></tr><tr><td>1</td></tr><tr><td>0</td></tr><tr><td></td></tr></table>	2	1	0		210 COLLEGE HWY	79 CLARK ST	89 CLARK ST	0 COLLEGE HWY (Commercial Zone)	0 COLLEGE HWY (Residential Zone)	17 COLLEGE HWY	8 EAST ST	16 EAST ST
2													
1													
0													
TOWN OWNED	2	0	0	0	0	0	2	0					
ADEQUATE SIZE FOR BLDG. AND SITE DEVELOPMENT	1	2	2	0	0	1	0	0					
ADEQUATE SPACE FOR ON SITE PARKING	0	2	2	0	0	2	0	1					
ADEQUATE OUTDOOR SPACE	1	2	2	0	0	1	0	1					
SPACE FOR EXPANSION	0	2	1	0	0	1	0	0					
PROXIMITY TO TOWN CENTER	2	2	2	1	1	0	2	2					
PROXIMITY TO OTHER TOWN SERVICES	2	1	1	0	0	0	2	2					
PROMINENT/ACCESSIBLE LOCATION	2	2	2	1	1	1	2	2					
ACCESS TO NATURE (CONSERVATION LAND, WETLANDS)	2	2	2	1	1	1	0	1					
NEAR PARKS/RECREATIONAL RESOURCES	2	2	2	0	0	0	1	2					
MANAGEABLE ENVIRONMENTAL CONSTRAINTS	0	1	2	2	2	1	1	0					
MANAGEABLE TOPOGRAPHY	1	2	2	2	2	2	2	2					
MANAGEABLE WETLANDS	1	1	1	2	2	1	2	0					
ADEQUATE CONDITIONS FOR SEPTIC	0	0	2	2	2								
MANAGEABLE PROTECTED HABITAT ZONES	2	1	1	2	2								
MANAGEABLE SUBSURFACE CONDITIONS	0	1	2	2	2								
MANAGEABLE ADAPTIVE REUSE ON SITES WITH EXISTING BUILDINGS	0					0	0						
CONSTRUCTION NOT CONTINGENT ON OTHER PROJECTS	0	2	2	0	0	2	1	2					
PROPERTY COST (INCLUDING ANY EXISTING BUILDINGS)													
TOTAL SCORE	18	25	28	15	15	13	15	15					

At each step in the process of programming, planning and design, the public was involved. The pages that follow document specific events and findings. More detailed information is available in the Appendix and on the Town's website.

- All meetings were open to the public on line or in person, and were recorded – as mandated by State regulations.
- Public bi-weekly online Committee meetings with the Consultant were open to the public and followed all open meeting laws.
- The initial meeting at the Senior center on November 10, 2022 was broadly advertised and well attended. Valuable information and thoughtful ideas were passed on, recorded, and utilized in facility planning and design.
- The on line survey was open

to everyone in town with 296 respondents. The survey verifies the need for a new facility and that it will be well used.

- It also indicates that there are a broad range of needs and that some spaces should be flexible to accommodate different uses over the course of a day, a week or a year. And that other spaces – especially ones that required specific equipment like fitness or arts and crafts – should be dedicated to these uses over the long term.
- The survey also provided us with contact information for many of the respondents so that they can be informed of upcoming events.
- The final public meeting on March 1, 2023 was also well attended. Attendee after attendee noted the need for a new Senior Center. A several noted that 89 Clark was a good choice for the

site given its central location, access to open space and a size that allowed for outdoor activities.

Ongoing public involvement can help address questions and concerns and can build support for a new building that appears to be needed. The Town's website will continue to document the process.

NOVEMBER COMMUNITY MEETING

November 2022 Community Workshop: The Consultant, Committee and COA gathered input from the senior community using a range of questions about use and programming.



“I would be attracted to a bigger building with more space for activities that build neighbor connections.”

...

“We need a safe place for seniors to congregate that can focus on the needs and desires of seniors for socialization, health, and promotion.”

...

“A new Senior Center should provide opportunities for socialization and meet new neighbors as well as the ability to learn new skills, crafts, languages, etc.”

...

“We should create a sense of community and demonstrate the value of seniors.”

...

“Keep close to the Town center.”



MARCH COMMUNITY MEETING

March 2023 Community Update Meeting: This informational meeting was used to update the public and gather more input from Southampton residents. The proposal for a new Senior Center was widely supported. Many attendees advocated for 89 Clark Street as the best site.



“For me, the Clark Street properties are far superior to 0 College Highway as far as engagement.

So, if the Senior Center is on Clark Street and I go to do a yoga class in the afternoon and then I socialize with some friends and hangout but as I’m going to leave I notice that there’s a ball game going on at Conant Park. And I love ball games. So, I walk to the ball game because its right across the street. And I enjoy the game and am and I notice some grandparents of one of the players and I think I know them and start talking to them. And they say where’d you come from? ‘The Senior Center’. So, I am engaging with the community now and the community is engaging with me.



The library is a short walk if I wanted to walk. The ball fields are there for people to enjoy watching games. It is much more centrally located in town. 0 College Highway is way at the end of one part of town. From my observation, one of the main purposes of a Senior Center, is not to just serve seniors, but to engage seniors with the town and the town with seniors.

The centrally located Clark Street properties, in my mind, are far superior.”

COMMUNITY OUTREACH

Event flyers were widely distributed to the public to insure that all voices were heard and the best ideas were incorporated into the Senior Center's planning and design.



Please scan the QR code above and it will bring you to the survey!

SURVEY CLOSSES ON JANUARY 6TH, 2023

SENIOR COMMUNITY INPUT SURVEY

We want to hear your vision of what a Southampton Senior Center could be!

ORGANIZED BY:
AD HOC SENIOR CENTER FEASIBILITY COMMITTEE AND ABACUS ARCHITECTS + PLANNERS



SENIOR CENTER FEASIBILITY STUDY:
COMMUNITY PROGRESS REPORT

WHEN?
MARCH 1ST
@7:00 PM

WHERE?
WILLIAM E. NORRIS SCHOOL
34 POMEROY MEADOW ROAD, SOUTHAMPTON

HOSTED BY:
AD HOC SENIOR CENTER BUILDING FEASIBILITY COMMITTEE AND ABACUS ARCHITECTS + PLANNERS

Building plans only represent part of what architecture is and can do. Solid walls, expanses of glass, soaring roofs and cozy nooks create the kinds of spaces that bring people together, connect them to the world around them, and create places for reflection and quiet conversation.

Forms, materials and colors bring everything to life. Light is always important - connecting interior spaces to the sky above and illuminating people, places and activities inside. Dark corridors and windowless rooms detract from the character and quality of community life and individual experience.

Landscape is also integral to the effort. Building entries, outdoor spaces and views through windows all benefit from thoughtful greenery and site development.

Buildings facades can send a powerful message about the

importance of a Senior Center in the life of a community. Interior spaces can be shaped to encourage people to gather, to work, to play and to socialize through the use of light, forms and materials. Architectural vitality, inside and out, supports the vitality of a community.

The images that follow – renderings from other Senior Center projects and photos of built work – suggest the range of spatial and architectural opportunities a Senior Center offers.

The question of “style” often comes up in public discussions. In virtually all communities people want their new buildings to be warm and welcoming and to fit into their community context.

But increasingly citizens want buildings that open up to the landscape around them with generous glazing, roofs that tilt towards the sun for solar panels or passive solar heating, and a light

airy quality that may not imitate the heaviness of historic architecture. Senior often ask not to be patronized with the phony shutters outside and heavy draperies inside that have characterized Senior Centers in past decades. Many ask for the open interiors and connection between inside and outside that they experience at nice hotels and sports clubs.

The images that follow suggest the kinds of options that more and more community buildings of all kinds are pursuing.

EXTERIOR FORMS AND MASSING

Building exteriors express the life within, but also connect structures to their contexts. Low wings can pick up the scale of adjacent buildings. Uplifted roofs can provide a sense of monumentality representing civic importance. Solid walls anchor construction to the earth while glass walls provide a sense of lightness that can allow roofs to float.



COMMON SPACES

These are the spaces that people enter into and circulate through to get from one place to another. Straight 10' wide corridors tend to be dark and oppressive. More dynamic configurations create places for informal gatherings and places outside home or office to work. The organizational structure should be easy understand, vibrant and welcoming.



COZY NOOKS

Smaller scale spaces can be created off of common areas for conversation or reading while picking up on the community spirit. Built in benches, a recessed nook, or a change in lighting or materials may be enough to make a comfortable space for one or two. The spatial definition can also be expanded to create a little library or a place for grand kids to play.



ACTIVITY AND MULTI-PURPOSE SPACES

Some spaces are designed to support specific activities with games or equipment that are hard to move. Others can also be used for large meetings, banquets and performances and then subdivided for other activities. Ample storage helps transition from one kind of use to another.



ART / CRAFT SPACES

Spaces for the arts are not unlike recreational spaces in that they may have specialized equipment focused on specific activities or can accommodate a range of different functions. Ample storage, natural light, and proportions that are comfortable for small groups and large help make experiences more rewarding. Pianos can be located in open social spaces for performances by seniors or visiting kids.



OUTDOOR SPACES

Connections between inside and outside are critical for the success of Senior Centers. Gardens, outdoor terraces for socializing, and games and exercise on lawns support healthy living and connections with nature – important for people of all ages. They can also suggest the kind of vitality that will attract new users.



Construction cost estimates for build-outs on the four sites were prepared by professional cost estimators, PM&C. Detailed estimates are included in the Appendix; to the right is a synopsis.

0 College Highway is slightly less expensive than the Clark Street sites because of better soil conditions. 79 Clark Street is slightly less than 89 Clark Street because the narrower site allowed less site development, although this could change as planning advances.

210 College Highway is the most expensive because of subsurface conditions and the need for a 2 story building.

Estimates do not include land purchase. They also do not include soft costs: project management, design and engineering, geotechnical, survey, legal and other associated expenses. Total Projects Cost - these soft costs - can often add 30% on top of construction costs.

0 COLLEGE HIGHWAY SITE

New Construction	\$5,531,000
Site work	\$1,717,000
Other Project Costs	\$2,411,000
TOTAL	\$9,659,000

79 CLARK STREET SITE

New Construction	\$5,531,000
Site work	\$2,042,000
Other Project Costs	\$2,519,000
TOTAL	\$10,092,000

89 CLARK STREET SITE

New Construction	\$5,531,000
Site work	\$2,247,000
Other Project Costs	\$2,587,000
TOTAL	\$10,365,000

210 COLLEGE HIGHWAY SITE

New Construction	\$5,613,000
Site work	\$2,733,000
Other Project Costs	\$2,776,000
TOTAL	\$11,122,000

1. Utilize remaining bequest from the estate of David Parsons to advance the project based on the April 6, 2023 vote of the Ad Hoc Committee to pursue the 89 Clark St. property.
2. Negotiate with the owner of the property, agree to a price, and seek approval from the Select Board and Town Meeting.
3. Seek funding as outlined in the following Funding Opportunities Section of this report. Continue to expand the range of options available.
4. Form a Building Committee to continue the design, approvals, and construction process started by the Ad Hoc Committee. All work must be as prescribed by Massachusetts public design and construction law.
5. Contract with an Owner's Project Manager and an Architectural/Engineering team to provide design and development services.
6. Design and Owner's Project Manager fees should be allocated by the town or another funding source. Note that "soft costs" - design, engineering, project management - add 30% on top of construction cost for a Total Projects Cost.
7. Based on an approved design and Total Project Cost, identify sources of funding for construction and associated soft costs.
8. A Town Meeting Article and vote will be needed to approve the expenditure of Southampton funds in line with Town Bylaws.
9. The Town will need to determine whether borrowing and debt exclusion are needed.
10. Some permitting can take place after Schematic Design. Due diligence-perc tests, geotechnical, tests, environmental testing if warranted - should take place in the early stages of the project. Owner of 89 Clark St. has agreed to complete percs before mid-May, 2023.
11. Once funding and approvals are in place detailed architectural and engineering can proceed along with further cost estimating and "value engineering" as required. Coordinate with regulatory authorities and utilities.
12. Bid project in line with Chapter 149 or 149A requirements and build. Construction will take approximately a year.
13. Open the new Senior Center.

Construction of public buildings – like senior centers – is expensive, and fundraising is a critical part of the process of getting them built. Every municipality has many needs to fill, so reducing the outlay of towns funds by having other sources of money is helpful in building support.

Two COA Board members, the COA Director and Select Board liaison, have had a preliminary meeting with a fundraising organization to better understand how this type of fundraising works and how much it would cost. The establishment of a Capital Campaign Committee is anticipated.

In addition, the Friends of the Southampton COA have formed a sub-committee to explore fundraising strategies. Some of the ideas from the Friends include gift giving opportunities - such as a Giving Tree or a Legacy Club for the naming of various rooms.

The future Senior Center Building Committee will work with the Southampton Ad Hoc Grant Committee to seek grant opportunities from the State and Federal Government. They will engage with State Senator Velis and State Representative Pease along with Senators Markey and Warren and Congressman Neal to request their support in securing additional funds for this project. Foundations are probably not as worthwhile to research as they are often locality-focused and the funding level is small.

Some things to consider include:

1. While funds for brick and mortar-type projects are perhaps more challenging to apply for compared to activity-type projects, funds do exist. The first step is identifying the purpose for the funds – is it site acquisition/preparation, design and engineer, or permitting and construction.
2. For every possible funding source it is critical to establish eligibility. There may be grants specific to small towns, for example, with a population less than 10,000, that might ‘favor’ Southampton.
3. What is the deadline for applying - is there enough time to put a proposal together? Most grant programs are offered yearly so if not yet ready, plan for the next year’s round.
4. How complicated is the application, what technical specificity is needed in terms of design and engineering drawings, feasibility studies, etc? Are they already in hand or easily obtained?
5. What is the local funding match? Usually, a 25% contribution from the requester is necessary, often a mix of cash and in-kind services value. The more that can be contributed the greater the perceived level of commitment.

FUNDING OPPORTUNITIES CONTINUED.

6. Is the grant one where funds are available up-front (not often) or is it a reimbursable? The latter means you draw down on funds available as money is spent and receipts are turned in to the donor program through a quarterly reporting schedule.
7. How long is the grant period and what is the maximum amount of funding available? Will that get the project at least through Phase X? Many times, multiple grant applications are necessary to get a big project completed.

Here are just a few State grant programs that might be applicable:

- Housing Choice Small Town Capital Grant
- Community One Stop for Growth Grant
- Community Development Block Grant (CDBG) -sponsored by HUD, administered by the State

Federal funds could be available through:

- Community Facilities Direct Loan and Grant program - funded by USDA.

Additionally, reaching out to state and federal lawmakers to make funding needs known is important. At times, Southamptons's state senator or representative are able to earmark some funds for a municipality as was done last year - \$50,000 each towards the public safety complex and the bike path. There are also Congressionally Directed Spending (CDS) requests that come from U.S. Senators and Congressman where municipal projects are identified and appropriations are made.

The following link gives last year's awards:

Massachusetts CDS Projects FY23 - December 2022.pdf (senate.gov)
Worthington's Senior center is one of the recipients.

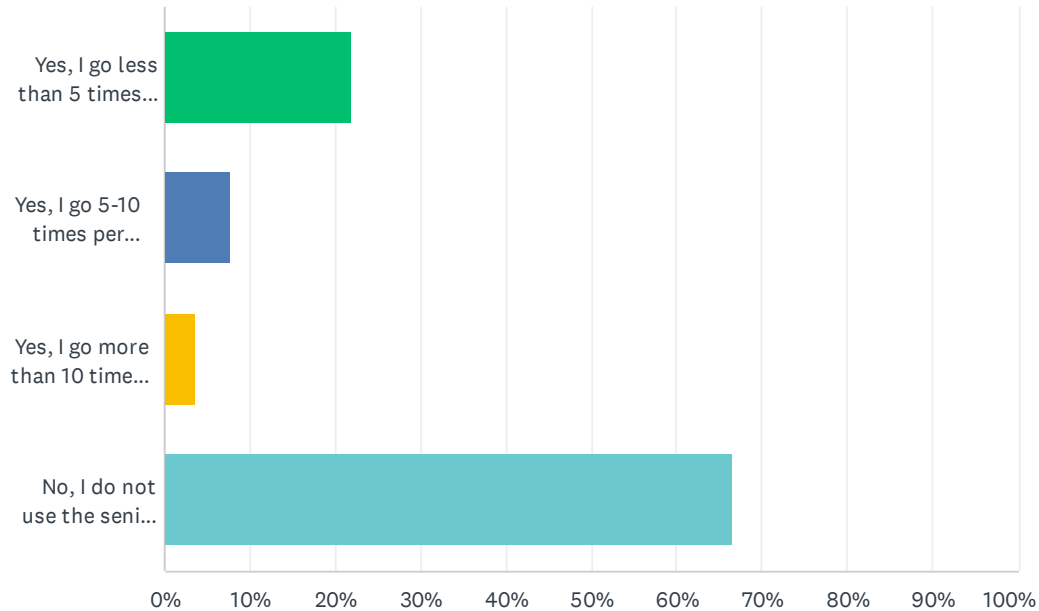
https://www.warren.senate.gov/imo/media/doc/massachusetts_cds_projects_fy23_-_december_2022.pdf

CONTENTS

1. Online Survey Results
2. Engineering Assessment from Langan
3. Cost Estimate from PM&C

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

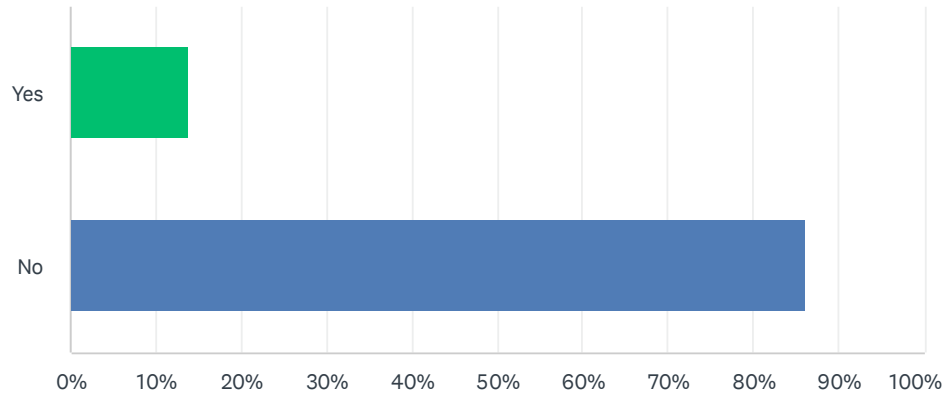
Answered: 296 Skipped: 0



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

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

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, excercise 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

Southampton Senior Center Survey

28	Walking group, gathering with others	1/3/2023 11:24 AM
29	I would enjoy a yoga , Tai chi, stretching class	1/3/2023 10:02 AM
30	I haven't participated in any activities or attended programs.	1/3/2023 9:26 AM
31	None	1/3/2023 3:22 AM
32	Exercises	1/2/2023 10:26 PM
33	Don't attend yoga gentle stretching knitting	1/2/2023 9:12 PM
34	NA	1/2/2023 7:19 PM
35	Bingo. Cards. Meeting fiends	1/2/2023 7:03 PM
36	Chair yoga. Coffee. Lunch. Voting. Crocheting.	1/2/2023 6:39 PM
37	Voting	1/2/2023 6:28 PM
38	Cards Bingo Lunches	1/2/2023 6:28 PM
39	Crafts, educational programs,	1/2/2023 3:10 PM
40	I am new to the community	1/1/2023 1:03 PM
41	none	1/1/2023 1:03 PM
42	many, but scheduling often interferes	1/1/2023 10:47 AM
43	Spanish class, coffee hour, hope to play pitch	1/1/2023 10:43 AM
44	Bingo, Exercise	12/31/2022 3:49 PM
45	Craft swap and puzzle swap	12/31/2022 1:37 PM
46	All programs offered	12/31/2022 9:08 AM
47	hiking accessing rail trail in Southampton and other outdoors activities, transportation to , grocery stores, pharmacy	12/31/2022 6:56 AM
48	square dance	12/31/2022 2:53 AM
49	i would attend for more and assorted card games	12/30/2022 8:49 PM
50	Healthy bones and balance	12/30/2022 5:51 PM
51	Would like to play pool, cards, maybe pot luck dinners, trips	12/30/2022 2:58 PM
52	I go to TAI CHI at NORTHAMPTON SR. CTR	12/29/2022 3:23 PM
53	I have taken painting classes which were wonderful	12/29/2022 11:40 AM
54	na	12/29/2022 7:31 AM
55	Need for more fitness apparatuses	12/29/2022 4:42 AM
56	exercise, fitness,	12/28/2022 10:25 PM
57	Pickle ball	12/28/2022 7:54 PM
58	socializing	12/28/2022 3:19 PM
59	n/a	12/28/2022 2:34 PM
60	dancing - line, ballroom, square	12/28/2022 2:18 PM
61	I might enjoy it, if there were more programs & activities.	12/28/2022 1:45 PM
62	Physical activity	12/28/2022 1:30 PM
63	Painting, exercise	12/27/2022 9:35 PM
64	Bingo, Monthly Luncheons, FRIENDS meetings.	12/27/2022 2:49 PM
65	Pitch, Mahjogg, corn hole, exercise	12/27/2022 11:52 AM

Southampton Senior Center Survey

66	crafts, exercise	12/27/2022 11:39 AM
67	More excercise equipment-movies-more events.	12/26/2022 9:13 PM
68	don't use	12/26/2022 7:57 AM
69	fitness groups	12/24/2022 1:28 PM
70	na	12/24/2022 11:47 AM
71	NA	12/23/2022 6:17 PM
72	T-talks, free15-20 minute talks on various subjects	12/23/2022 3:03 PM
73	Memory cafe, just socializing and crafts	12/23/2022 2:38 PM
74	Programs. Health options	12/23/2022 1:25 PM
75	Na	12/23/2022 1:09 PM
76	Just joined	12/23/2022 12:39 PM
77	Physical activity, library, social, crafts	12/23/2022 10:54 AM
78	Bus trips	12/23/2022 7:24 AM
79	Exercise	12/22/2022 7:43 PM
80	Crafts, dancing	12/22/2022 11:41 AM
81	Computer help, toenail care	12/22/2022 10:24 AM
82	Yoga, healthy bones, bingo	12/22/2022 10:21 AM
83	Special Events	12/21/2022 10:13 PM
84	pickleball	12/21/2022 8:35 PM
85	Line Dancing class and computer tech help	12/21/2022 8:04 PM
86	More outdoor and physical activitiw	12/21/2022 7:15 PM
87	Lunches, speakers, nutrition, movement/activities	12/21/2022 7:06 PM
88	Cooking for events	12/21/2022 6:30 PM
89	I am not done programs there yet, but would like to in the future.	12/21/2022 6:26 PM
90	Luncheons, Dinners, some exercise classes	12/21/2022 5:14 PM
91	Yoga and Bingo	12/21/2022 4:27 PM
92	Raised bed gardening, trips, monthly dinners that we could find raise with, a walking garden or maze.	12/21/2022 4:26 PM
93	Aerobics to music... cooking classes	12/21/2022 4:07 PM
94	exercise, information, helpful advice	12/21/2022 3:57 PM
95	Exercise equipment, performance by local school groups, classic movies,	12/21/2022 2:03 PM
96	being with people	12/21/2022 1:37 PM
97	Cards/games,	12/21/2022 1:14 PM
98	tai chi and would like to try mahjongg	12/21/2022 12:43 PM
99	groushoul bps,any kind	12/21/2022 12:30 PM
100	Tai Chi	12/21/2022 11:58 AM
101	presently, I just go to the foot clinic	12/21/2022 11:43 AM
102	perhaps a movie afternoon once a month - free excersice	12/21/2022 11:43 AM
103	Instructional crafts, such as knitting, and crochet. Enjoy age appropriate exercise. To me	12/21/2022 11:26 AM

Southampton Senior Center Survey

music is important for atmosphere and during any exercising programs. A coffee hour on a regular basis would be nice so that other seniors can meet more peers from the community

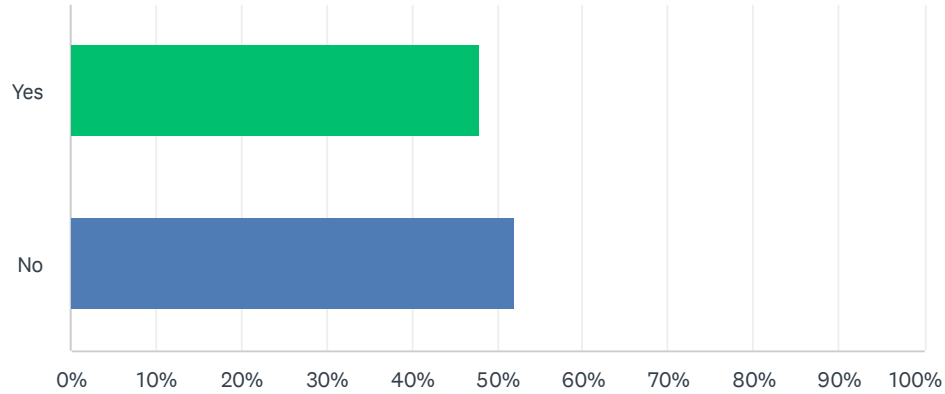
104	Speakers, performances	12/21/2022 11:22 AM
105	Exercises, playing bingo, lunches, and traveling	12/21/2022 10:45 AM
106	Crafts, lunches, special programs, craft swaps, exercise	12/21/2022 10:39 AM
107	Bones and Balance, pitch, lectures	12/21/2022 10:18 AM
108	meals and shows	12/21/2022 9:59 AM
109	holiday luncheons, special events	12/21/2022 9:59 AM
110	We just moved here. I'd love to try Tai Chi. My husband would enjoy a woodworking group, poker or bridge, and social gatherings.	12/21/2022 9:32 AM
111	Na	12/21/2022 9:31 AM
112	meals,bingo,trips	12/21/2022 9:31 AM
113	special events	12/21/2022 8:23 AM
114	I use the fitness center at the Northampton Senior Center	12/21/2022 8:07 AM
115	I don't use it but would for field trips and possibly a health facility	12/21/2022 8:04 AM
116	Pickle Ball	12/21/2022 7:47 AM
117	Line dancing, crafts, yoga	12/21/2022 1:54 AM
118	Bingo, socials, exercise, art	12/20/2022 11:01 PM
119	Bingo, exercise	12/20/2022 7:52 PM
120	N/a	12/20/2022 5:42 PM
121	Footcare with Maggie	12/20/2022 5:40 PM
122	I would enjoy better exercise facilities and classesI concerts and theater performances	12/20/2022 5:08 PM
123	Exercise, topic groups	12/20/2022 3:59 PM
124	Meetings	12/20/2022 3:54 PM
125	I unfortunately do not participate in the Senior Center yet, as I am working full-time, but I do hope to take full advantage of the new senior center when it becomes available	12/20/2022 3:53 PM
126	Exercises, bingo, line dancing, various workshops	12/20/2022 3:23 PM
127	Borrowing books/puzzles	12/20/2022 3:22 PM
128	?	12/20/2022 3:15 PM
129	More travel opportunities. Particularly day trips	12/20/2022 3:10 PM
130	None	12/20/2022 2:40 PM
131	Spanish Class	12/20/2022 2:20 PM
132	Trips, exercise, social activities	12/20/2022 1:10 PM
133	yoga	12/20/2022 12:41 PM
134	Social hour and meeting politicians	12/20/2022 12:30 PM
135	yoga	12/20/2022 12:15 PM
136	Social area with cafe & coffee	12/20/2022 11:43 AM
137	Social area to meet and have coffee	12/20/2022 11:37 AM
138	Mahjong. Pitch. Bingo. Memory Cafe. Lunches. Spanish	12/20/2022 11:34 AM
139	Line dance class	12/20/2022 11:01 AM

Southampton Senior Center Survey

140	Pickleball and luncheons	12/20/2022 10:55 AM
141	luncheons, friends' meetings, pickleball, tai chi	12/20/2022 10:53 AM
142	trips, browsing the books, meal and entertainment, info sessions	12/20/2022 10:50 AM
143	Tai Chi	12/20/2022 10:42 AM
144	N/A	12/20/2022 10:33 AM
145	foot care, and voting	12/20/2022 10:09 AM
146	yoga	12/20/2022 10:06 AM
147	yoga	12/20/2022 10:02 AM
148	cornhole would be fun.	12/20/2022 9:55 AM
149	Bingo	12/19/2022 2:10 PM
150	Exercise and socializing	12/19/2022 10:54 AM
151	Pickleball, luncheons, exercise equipment etc	12/17/2022 1:19 PM
152	events	12/12/2022 2:32 PM
153	Partying and meeting people.	12/12/2022 1:22 PM
154	none	12/12/2022 12:27 PM
155	educational	12/12/2022 11:38 AM
156	All	12/12/2022 11:34 AM
157	Current SC?? Do we want a punch list here for easy selection? Joan could provide a list.	12/12/2022 11:00 AM
158	Pickleball, luncheons, Tai Chi	12/12/2022 10:57 AM
159	Meeting others	12/12/2022 10:08 AM

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

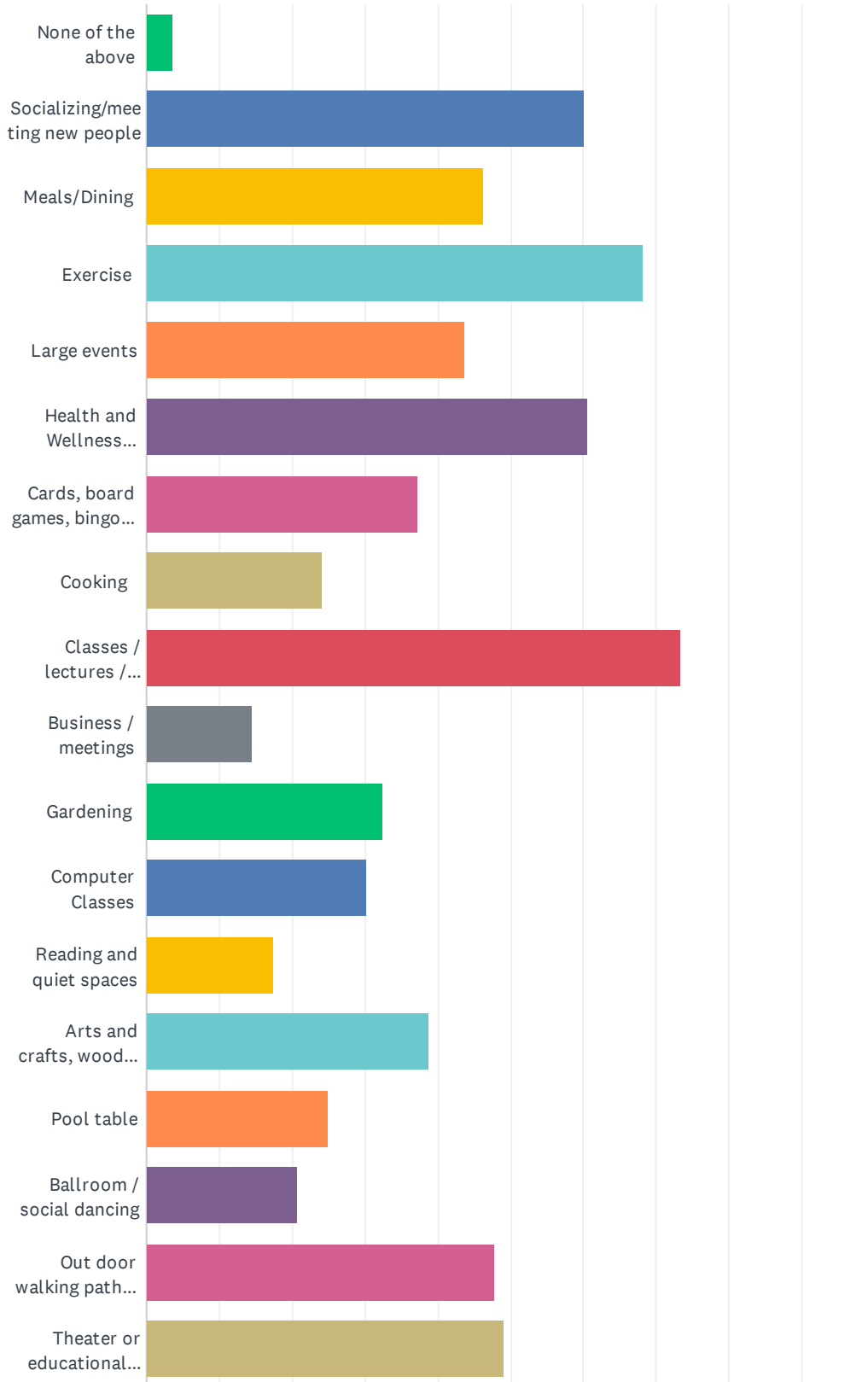
Answered: 296 Skipped: 0



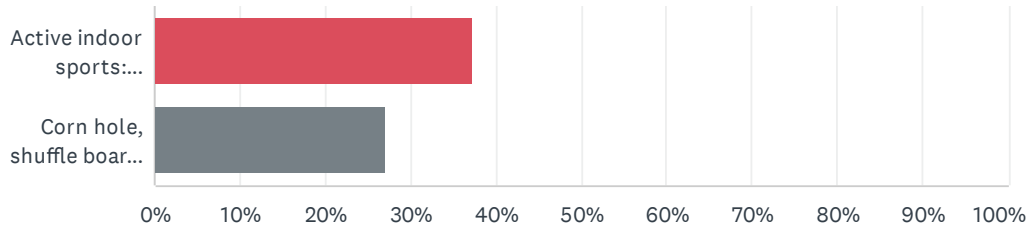
ANSWER CHOICES	RESPONSES	
Yes	47.97%	142
No	52.03%	154
TOTAL		296

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



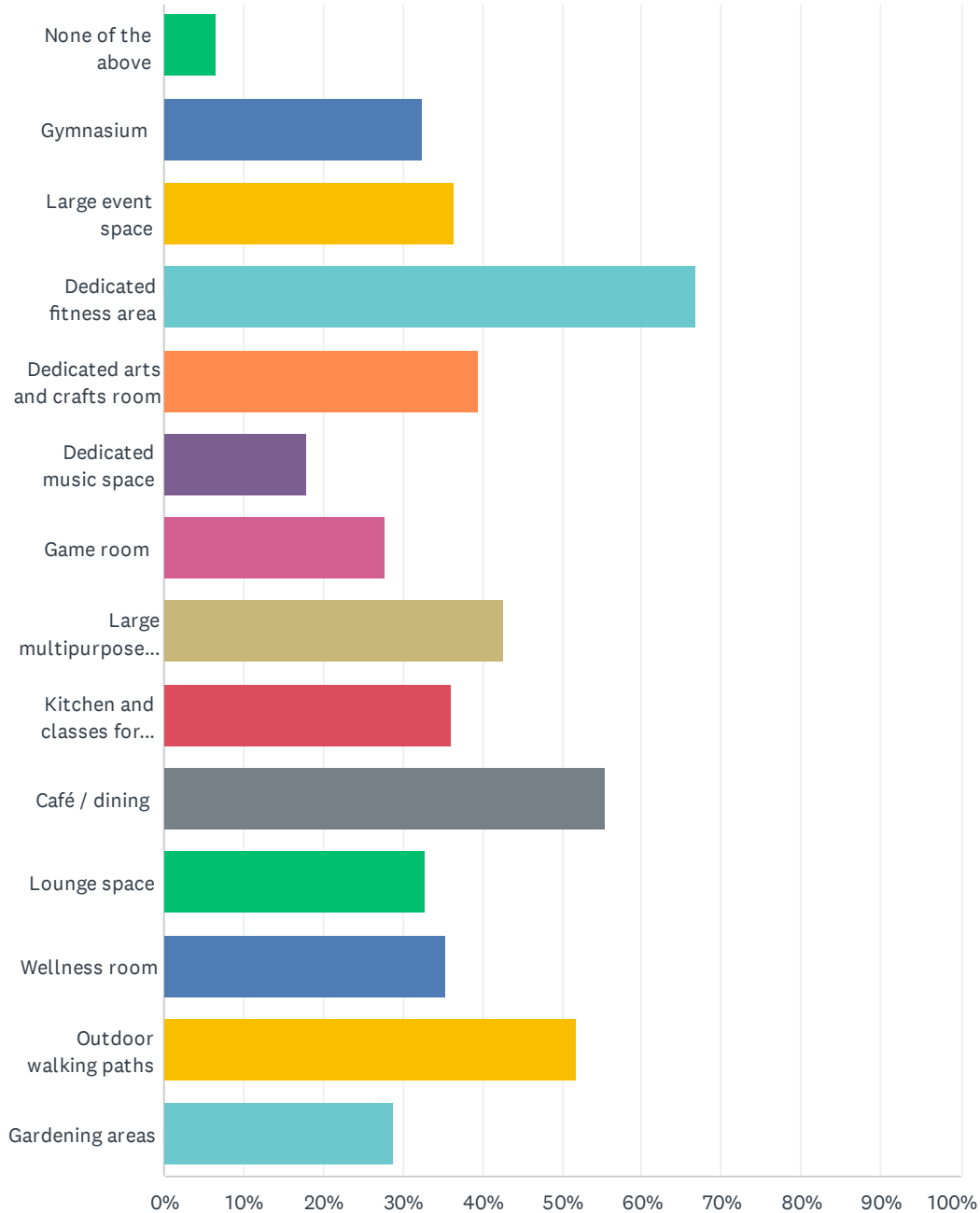
Southampton Senior Center Survey



ANSWER CHOICES	RESPONSES	
None of the above	3.56%	10
Socializing/meeting new people	60.14%	169
Meals/Dining	46.26%	130
Exercise	68.33%	192
Large events	43.77%	123
Health and Wellness services	60.50%	170
Cards, board games, bingo, and other games	37.37%	105
Cooking	24.20%	68
Classes / lectures / speakers / concerts	73.31%	206
Business / meetings	14.59%	41
Gardening	32.38%	91
Computer Classes	30.25%	85
Reading and quiet spaces	17.44%	49
Arts and crafts, wood carving	38.79%	109
Pool table	24.91%	70
Ballroom / social dancing	20.64%	58
Out door walking paths with low impact exercise stations	47.69%	134
Theater or educational speakers	49.11%	138
Active indoor sports: pickleball, golf simulator, putting green, or volleyball	37.37%	105
Corn hole, shuffle board, bocce, or horseshoes	27.05%	76
Total Respondents: 281		

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

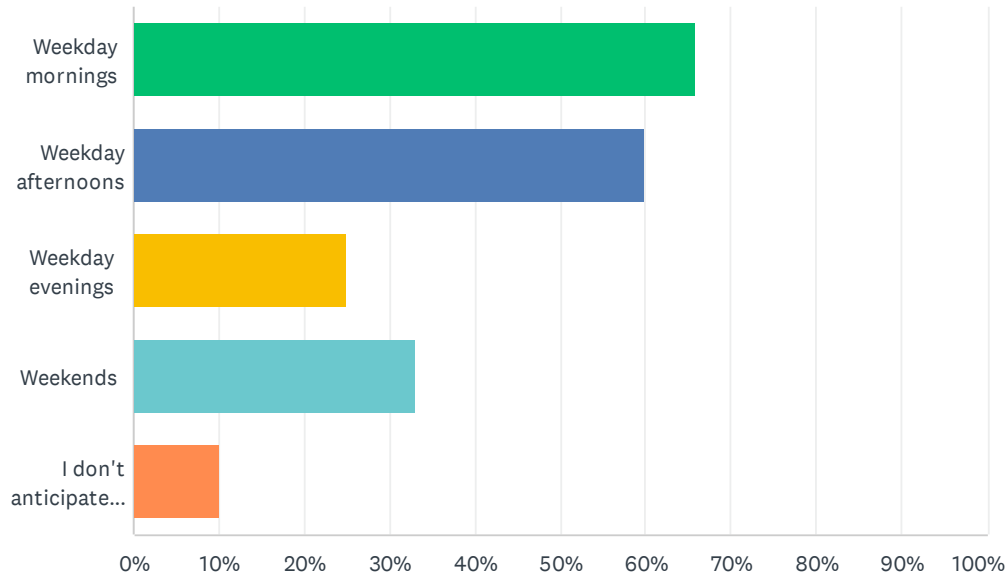


Southampton Senior Center Survey

ANSWER CHOICES	RESPONSES	
None of the above	6.57%	18
Gymnasium	32.48%	89
Large event space	36.50%	100
Dedicated fitness area	66.79%	183
Dedicated arts and crafts room	39.42%	108
Dedicated music space	17.88%	49
Game room	27.74%	76
Large multipurpose room	42.70%	117
Kitchen and classes for cooking	36.13%	99
Café / dining	55.47%	152
Lounge space	32.85%	90
Wellness room	35.40%	97
Outdoor walking paths	51.82%	142
Gardening areas	28.83%	79
Total Respondents: 274		

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

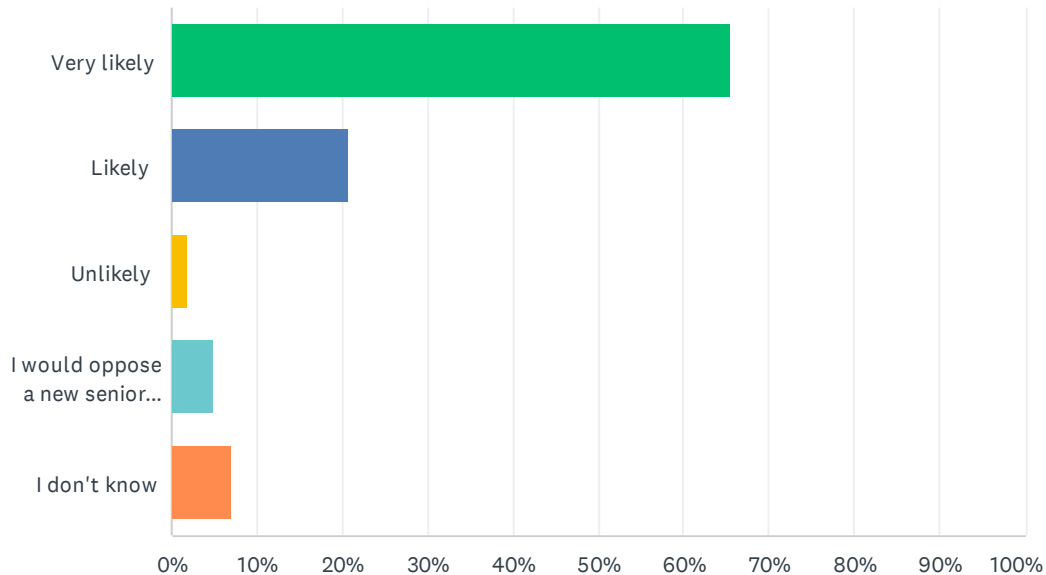
Answered: 269 Skipped: 27



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		

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?

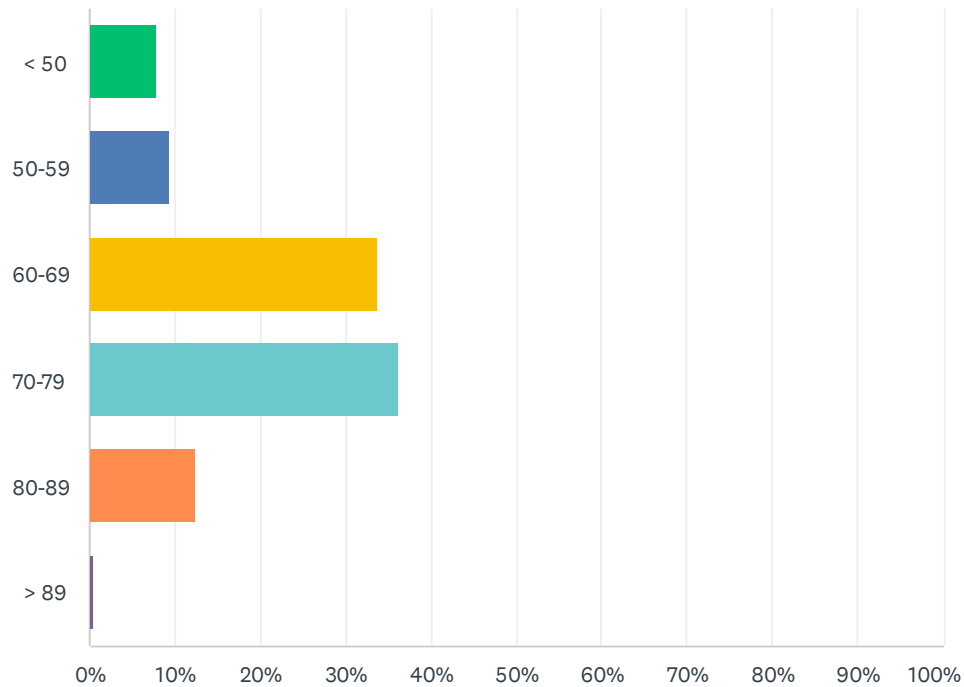
Answered: 267 Skipped: 29



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

Q9 What age range do you fall into?

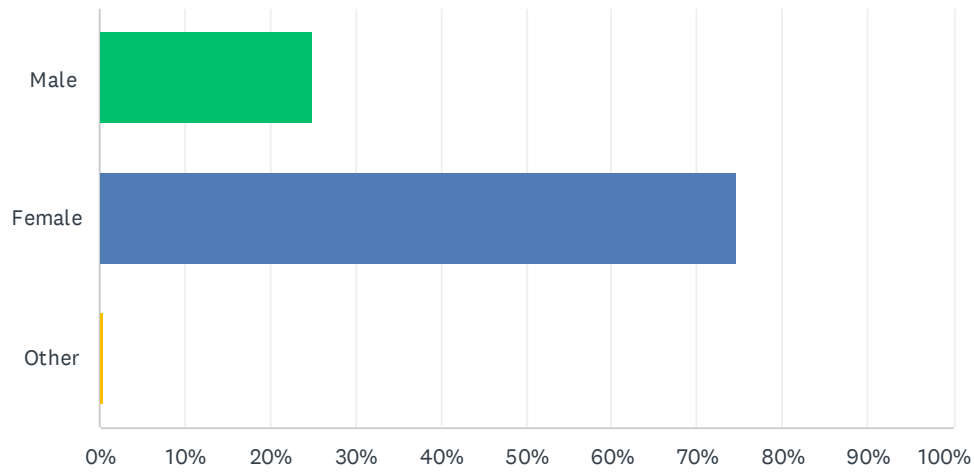
Answered: 265 Skipped: 31



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

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

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

Southampton Senior Center Survey

17	I think a small investment in the current COA can hold us over. We really need to address our public safety first. I see the COA as a safe place for us to get aid/advice from Joan and a few events. That's good enough for my wife and I. Rather ensure that our Police and Fire are properly housed first as this will benefit the whole town.	1/2/2023 6:33 PM
18	we could also use the venue for vaccination or health clinics, info. classes on problems of aging, appropriate community needs evenings--and some real efforts to get people to try out the new Center-lots of planning an work to be done!	1/2/2023 5:22 PM
19	The entrance to the center should be welcoming. Bathrooms accessible, and perhaps you want to include a shower area because the center could serve as an emergency shelter in extreme heat or cold. Also, classes in cpr and choking. Seniors living alone need to learn what to do if they choke. Are there ways to hook up senior phones so that if one makes an emergency call and cannot speak, help is automatically sent?	1/1/2023 10:54 AM
20	Has consideration to move the SSC to where the Library is? This would provide private parking, ability to create private areas, closer to Conant park with all the amenities; pickle ball court, picnic area, outdoor concerts, etc. Move the Library to the SSC with some renovations.	12/31/2022 3:53 PM
21	I'd prefer not to see a multi-floor building. Elevators become a problem during power outages, and it becomes an emergency to get seniors out. Keep it to one floor, no stairs or barriers from parking lot to inside the building	12/31/2022 3:35 PM
22	I would suggest putting in time to have bus trips for seniors to shows and to do more with outreach of the seniors that are at home that cannot or will not go out. the concern I have is the building of a senior center sounds great on paper, but the maintenance of a new building is going to increase the amount one would pay for taxes long term. a senior center is focused just on seniors not on the rest of the population.	12/30/2022 1:06 PM
23	Think big, don't limit ideas before we even start on this project. I'd like to have the building be very energy efficient, be open, airy and beautiful to look at.	12/29/2022 11:50 AM
24	The condition of the Police Station is abhorrent. I've been told that the Fire Station is much the same - a Senior Center should not be considered until these PUBLIC SAFETY buildings are addressed.	12/29/2022 7:35 AM
25	yoga, technology, cooking/diet, retirement workshops/tax prep..some of these covered earlier	12/28/2022 10:35 PM
26	The new center should be very energy efficient, with green design. No fossil fuels. Lots of light. Good ventilation to reduce spread of viruses. I think that the building should also be designed to serve as a shelter during emergencies & disasters. If the center was located near a school or day care center, seniors would have opportunities to interact with more people of other ages – a very important part of psychological well-being. A location near enough to the library so that seniors could easily walk there would be good. If that isn't possible, then a shuttle vehicle available on demand would be good. Serving food at the center would help to bring seniors there and provide a natural context for social interaction. Same with a cafe. A home-visiting program for seniors who can't readily get to the center would be good. A program for seniors volunteering to help other seniors would be good, also. I strongly dislike the idea of user fees for public facilities. I think that the town should think big during the design process and make compromises only as a very last resort. I, and I'm sure many other town residents, would be open to donating to a support fund for the ongoing operation of the center - like the Friends of Edwards Library do for the library. The center should be child & pet friendly. In fact, even though it would be a senior center, I think that younger people should be encouraged to use the center. A senior center should help seniors remain integrated into their community rather than separating and isolating them from their neighbors. Gardens & a park around the building would be good. Plenty of shade and comfortable places to sit & walk. How about a greenhouse? Please publish and publicize the results of this survey, along with the ideas of Abacus Architects + Planners. Make the results available on the town website. Thank you for the opportunity to offer these initial ideas.	12/28/2022 2:28 PM
27	Fees to use the building? Classes or meeting areas? If hanging out talking, I hope not.	12/28/2022 2:23 PM
28	I would definitely attend open meeting in hopes of having a great place for us seniors.	12/26/2022 9:18 PM
29	CONZ Chronicle of Northampton Senior Center gives a very good overview of potentials,	12/24/2022 1:31 PM
30	ADA compliant	12/24/2022 11:51 AM

Southampton Senior Center Survey

31	I believe your committee is doing a wonderful job and have faith you will meet our needs. Congratulations!	12/23/2022 1:31 PM
32	There has been much money spent on the school system throughout the years, it is time to invest in the senior population.	12/23/2022 10:28 AM
33	I think the survey just about covered everything.	12/22/2022 4:45 PM
34	If more things were available I would like to serve on committees and do volunteer at the center.	12/21/2022 10:19 PM
35	The new location should be close to the current location and have ample parking, and safety while entering and exiting onto the main road, both for pedestrians and drivers.	12/21/2022 8:09 PM
36	Please have a well-lighted facility with plenty of windows as light is very good for everyone's mental health	12/21/2022 7:18 PM
37	Thanks to all who have forward thoughts!	12/21/2022 4:30 PM
38	It would behoove the Southampton residents first a new and improved senior center for the population that needs to be taken care of. Thanks!	12/21/2022 10:48 AM
39	Allow others 55 and older from other communities at a small fee.	12/21/2022 10:24 AM
40	floor surfaces a concern--waxed tiles are not appropriate, lots of window/natural light w/ easy to use blinds, large TV screen/overhead projector, very good acoustics.	12/21/2022 10:08 AM
41	Having a fitness center for Southampton residents is a huge bonus to Southampton resi. It could eventually be a money maker for the budget	12/20/2022 5:45 PM
42	I am afraid that voters will prioritize a public safety complex. If there is a way to use the legacy funds without a big price tag, I think that would fare better right now than a multimillion-dollar project would.	12/20/2022 5:13 PM
43	Outreach and transportation for individuals (for shopping, medical appointments, as well as to senior center events) are not offered at the level they should be at this time. I can think of a whole variety of programs that could be offered. For example, a quilters group and a knitting group comprised of seniors, though some may live out of town, currently meet in the library community room. Such a "specialized" activity should have space at the senior center. The senior center programming could include more educational courses with qualified speakers, even taught by other seniors such as is happening and are popular in assisted living facilities. Some people might wish to form a bridge group. Seniors could become more involved in or at least become more informed about town activities, proceedings of boards and committees. There should be a small private health room for visits to a podiatrist. Maybe a hair stylist for men and women could have hours so seniors wouldn't need to leave town for a cut or trim. Once someone comes to the senior center for something else they may attend or learn about other events. It's a recognized fact that seniors (and others) gain from multigenerational interactions and interactions with domesticated animals. Scouts might like to hear from seniors or seniors could create programs that would help scouts earn badges. Surrogate grandparents. I'm an optimist and feel that if programs are well planned, they will come!!	12/20/2022 4:18 PM
44	I recently toured the new S Hadley senior center. They have a large room that has a full wall divider that will convert to 2 smaller rooms, one bathroom will accommodate a "helper", all tables on wheels for easy arranging, circular floor plan path, no stairs or steps and, I was told, amount of storage space there was seriously underestimated.	12/20/2022 3:39 PM
45	I believe the center should also be used as a venue for evening outside groups, such as singing, and hobbies, for which a rental fee could be charged.	12/20/2022 2:27 PM
46	Add trips under activities	12/20/2022 2:10 PM
47	Big thanks for undertaking this wonderful adventure!	12/20/2022 1:47 PM
48	Easy access.	12/20/2022 1:16 PM
49	Full custodial toilet with shower for emergency reason	12/20/2022 12:35 PM
50	It would be great to have guitar lessons or language classes	12/20/2022 12:17 PM
51	I would support something affordable and small.	12/20/2022 11:40 AM

Southampton Senior Center Survey

52	You're going to need a refrigerator with an ice maker and a larger freezer.	12/20/2022 11:38 AM
53	must be physically accessible to accommodate age related limitations AND enhanced acoustics or sound system to facilitate and hearing and communication.	12/20/2022 11:02 AM
54	I hope we can motivate the town to support a new larger Center	12/12/2022 11:36 AM
55	The initial wording is too long!	12/12/2022 11:06 AM
56	Janet	12/12/2022 10:59 AM

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

Civil Due Diligence Findings

for

Town of Southampton Senior Center Study
Southampton, MA

Prepared For:

Abacus Architects + Planners
119 Braintree Street
Boston, MA 02134

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April 5, 2023
151032501

LANGAN

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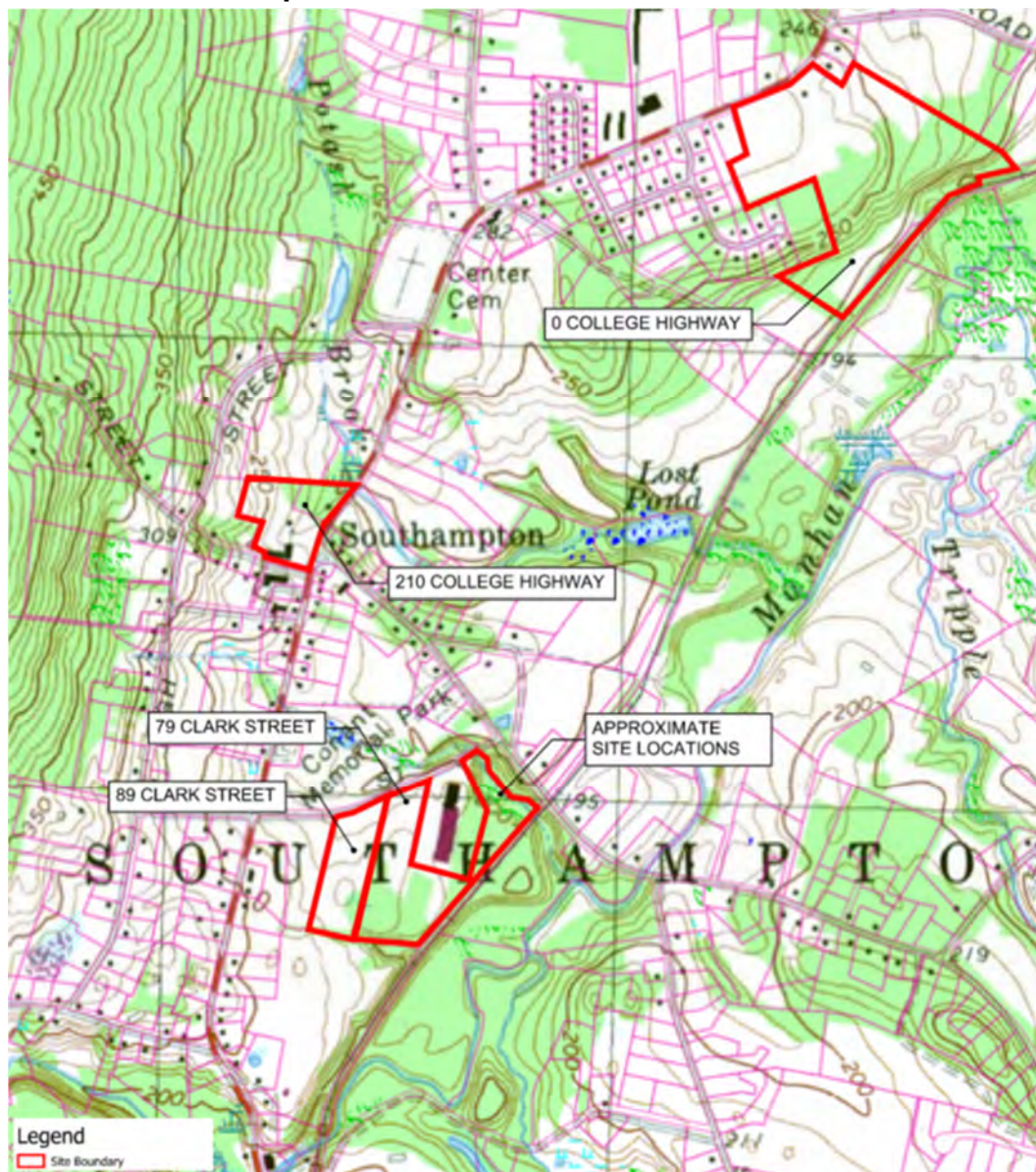
APPENDICES

Appendix A	Site Summary Table
Appendix B	Site Constraints Maps (Fig. 01 – Fig. 04)

1.0 INTRODUCTION

This memorandum provides a summary of our site analysis for the Southampton Senior Center project located in Southampton, Massachusetts. Our evaluations are based on review of MassGIS data, available record plans and supporting documentation provided by the design team. Our analysis includes review of the following sites: 210 College Highway, 0 College Highway, 79 Clark Street and 89 Clark Street, referenced as “the properties.”

Figure 1: USGS Site Map



Source: USGS (2013)

The proposed development includes the construction of an approximately 15,000 square foot Senior Center and associated parking spaces. Based on the preliminary floor plan provided to us by Abacus Architects, we understand that the Senior Center will consist of programming areas, service areas, and social spaces. The floor plan includes a commercial kitchen, multipurpose room, various conference and office spaces and a great room used for dining.

2.0 SUMMARY

All four sites referenced above appear to be suitable for the siting of the senior center development, with varying degrees of constraints associated with each site. The four sites lay within different zones established by the Town of Southampton, all which allow the senior center use by right. Our comments with respect to soil conditions and the presence or absence of wetland resource areas are based on publically available information. Confirmatory deep hole observations (test pits), percolation tests and wetland delineation should be conducted to verify.

The 0 College Highway site is the largest of the parcels at $\pm$ 41.5 acres and appears to have less constraints than the other sites evaluated. The site appears to be vacant with the majority of the area being wooded and about 6 acres being open space. According to MassGIS data, there appear to be no wetland resource areas, riverfront areas, priority habitats of rare species or vernal pools located on parcel, making it the least constrained site of the four. The existing site is undeveloped, with topography consisting of relatively flat areas with shallow slopes in the northwest portion of the site. Based on Natural Resource Conservation Service (NRCS) mapping, all soils on site are classified as Hydrologic Soil Group (HSG) A, which are typically sandy soils and would limit the size requirement for an onsite septic leaching field.

The site lays entirely within the local Water Protection Overlay Zoning and a Wellhead Protection Zone II. Per 310 CMR 15.215, any area within a Zone II of public water supplies is particularly sensitive to the discharge of pollutants from on-site sewage disposal systems, and are therefore designated nitrogen sensitive. Nitrogen sensitive areas are restricted to a design flow of 440 gallons per day per acre except as set forth in 310 CMR 15.216 (aggregate flows) or 15.217 (enhanced nitrogen removal). A design flow of 1,850 GPD will require a minimum lot area of 4.2 acres to meet the requirement of 440 gallons per day per acre.

Based on our conversations with the local Board of Health Director, we understand that an over 55 housing development is being considered at 0 College Highway, but that a 4 or 5 acre parcel could be carved out for the senior center. Gathering further information on the potential over 55 housing development is warranted.

The 210 College Highway site is $\pm$ 9.2 acres and is currently developed as the Southampton Town Hall, Fire Department and Town Selectman's Office. This site would require additional consideration and planning for the relocation of these facilities if the senior center were to encroach on them. The site contains wetlands with an associated 100 foot jurisdictional buffer and a perennial stream with associated 200 foot riparian buffer. Development within these environmental resource areas would require permitting through the local Conservation Commission and possibly MassDEP. Development within the riparian buffer should be limited to the extent possible and only up to 10% of the buffer is allowed to be altered.

The site topography varies from shallow slopes to steeper slopes toward the wetland resource area and western property lines. Development in steeper areas may require retaining walls. Based on Natural Resource Conservation Service (NRCS) mapping, the soils on site are HSG C and Urban Fill, which are typically not favorable for an onsite septic system and would require a larger leaching field than HSG A or B soils. NRCS also shows that a portion of the site could have shallow depth to groundwater, which could result in the need for a mounded leaching field and pumping systems to lift wastewater to the leaching field. Construction costs for the leaching field would be higher with a larger leaching field or if a mounded leaching field were required. Based on discussions that Langan had with the local Board of Health department, we understand that this site may contain areas of shallow ledge. Soil testing at each site would be required to verify actual onsite conditions.

210 College Highway is located partially within the local Water Protection Overlay Zoning and a Wellhead Protection Zone II. Due to this, areas of the site located within Zone II would be designated nitrogen sensitive areas and restricted to a sewage design flow of 440 gallons per day per acre as explained above. This should not be a limiting factor to development, as the site exceeds 4.2 acres as explained further above.

The 79 Clark Street site is $\pm$ 16.2 acres and appears to be vacant with the majority of the area being wooded and about 3 acres being open space. While there appear to be no riverfront areas within this property, there are wetland resource and buffer areas on site that limit the northeast portion for development. The 79 Clark Street site contains a potential vernal pool and is within a Priority Habitat for state listed plant and animal species. This will require coordination and permitting for construction for any impact to these areas, and could further limit the potential development area of the site.

The existing topography slopes generally south to north with steep slopes along the southern property boundary where retaining walls may be required, which would increase

development costs. According to NRCS, the onsite soils are HSG D which are the least favorable soils for an onsite septic system and suggest high seasonal groundwater levels. This may require a larger and mounded leaching field area with pumps to pump wastewater to a raised leaching field, and therefore construction costs for the leaching field would be higher.

The site is located entirely within the within the local Water Protection Overlay Zoning and a Wellhead Protection Zone II. Due to this, the site would be a designated nitrogen sensitive area and restricted to a sewage design flow of 440 gallons per day per acre. This should not be a limiting factor to development, as the site exceeds 4.2 acres as explained further above.

The 89 Clark Street site is $\pm$ 7.2 acres, directly abuts 79 Clark Street and also appears to be vacant with the majority of the area being wooded and about 3.5 acres being open space. The site contains a wetland and potential vernal pool, and is within a Priority Habitat for state listed plant and animal species. These constraints will require coordination and permitting, as well as pose limitations on the extent of development within the property.

The site is undeveloped and slopes gradually toward Clark Street from a relative high point with steeper slopes in the southeast corner. Development in steeper areas may require the use of retaining walls, potentially increasing development cost. The soil types vary on site, with both HSG C and D, but soil testing and percolation tests conducted by others suggest that the site can support an onsite septic system. Test pit data from the percolation tests, provided to us by the Board of Health, revealed mottling or redoximorphic features at around 30-36 inches, indicative of seasonal high groundwater at that depth. To provide sufficient separation from groundwater, a mounded leaching field and pumps may be required to pump wastewater to the raised leaching field. Construction costs for a mounded leaching field would be higher than that of a regular leaching field.

89 Clark Street is located entirely within the local Water Protection Overlay Zoning and a Wellhead Protection Zone II, similar to the adjacent 79 Clark Street site. Due to this, the site would be a designated nitrogen sensitive area and restricted to a sewage design flow of 440 gallons per day per acre. This should not be a limiting factor to development, as the site exceeds the minimum lot area of 4.2 acres, as explained further above.

The constraints identified at each of the sites are evaluated in greater detail in the following sections.

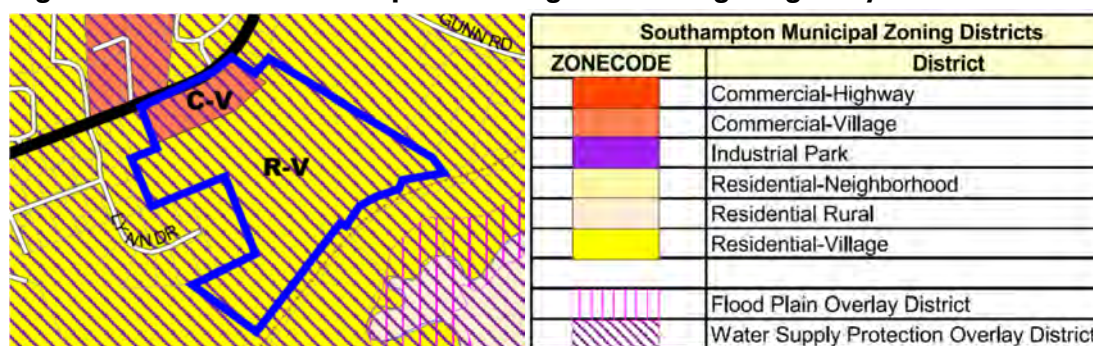
3.0 ZONING AND LAND USE

According to the town of Southampton Zoning Map (see Figures 2 - 4), the properties are located within three zones as further described below: Industrial Park (I-P), Residential-Village (R-V), and Commercial Village (C-V). All four of the prospective sites are located either partially or completely within the local Water Supply Protection Overlay District.

The zoning by-law prohibits the outdoor storage of salt, de-icing materials, pesticides or herbicides within the Water Supply Protection Overlay District. It also restricts the excavation for the removal of earth and other soils within 5 feet of the annual high groundwater table. Further exploration discussed in Section 11 of this report will be required to comply with restrictions within this district.

The 0 College Highway site is largely located within the Residential-Village zone, with a portion of the property located within the Commercial-Village zone (see Figure 2). The $\pm$ 41.5-acre site is located entirely within the Water Supply Protection Overlay District.

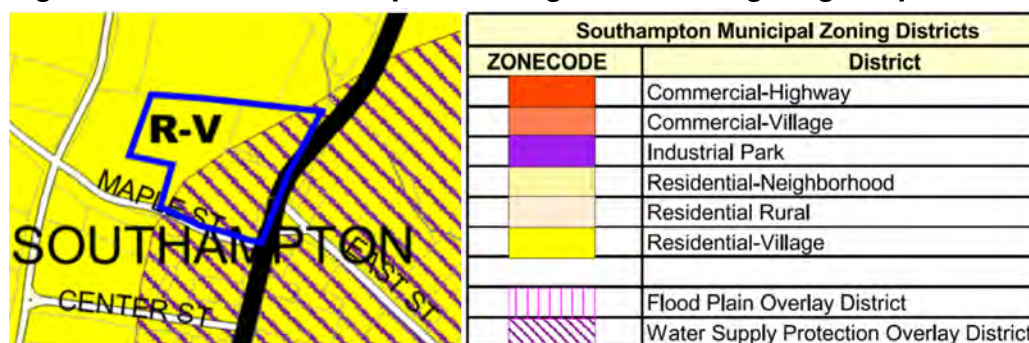
Figure 2: Town of Southampton Zoning for 0 College Highway Site



Source: Town of Southampton Zoning Map

The 210 College Highway site is located within the Residential-Village zone, with a portion of the property located within the Water Supply Protection Overlay District (see Figure 3). The two-parcel site consists of 204 and 210 College Highway and is $\pm$ 9.2 acres in total. The Southampton Town Hall, Fire Department and Town Selectman's Office is currently located at this site, and would require additional consideration for the planning or relocation of these town establishments.

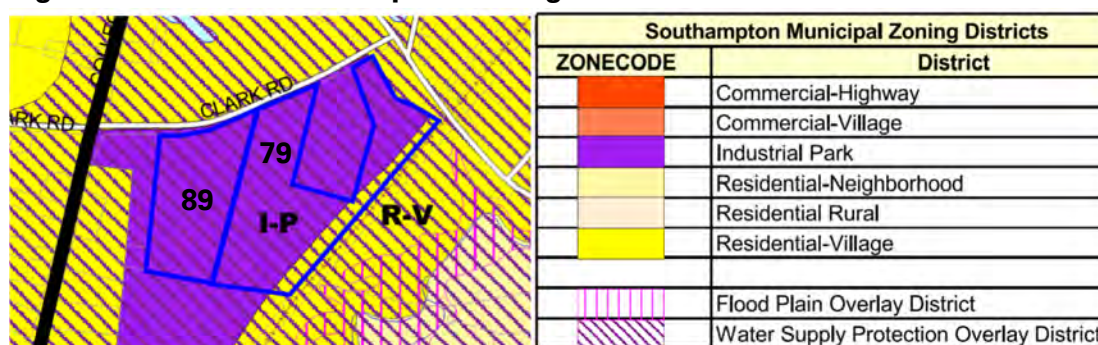
Figure 3: Town of Southampton Zoning for 210 College Highway Site



Source: Town of Southampton Zoning Map

The 89 Clark Street site is ± 7.2 acres located entirely within the Industrial-Park zone. The 79 Clark Street site is the ± 16.2 -acre parcel adjacent, with the majority of the property located within the Industrial-Park zone and the remainder in the Residential-Village Zone (see Figure 4). The Water Supply Protection Overlay District encompasses both sites of interest along Clark Street.

Figure 4: Town of Southampton Zoning for 79 & 89 Clark Street Sites



Source: Town of Southampton Zoning Map

3.1 Zoning Use and Dimensional Requirements

According to "Table 1. Use Regulations" in Section V "a town building except public works and fire station" is a permitted use in all zoning districts. See Table 1 below for the Use Regulations Table.

Table 1: Table of Uses

Principal Uses	Residential			Commercial		Industrial
	R-R	R-N	R-V	C-V	C-H	I-P
Residential						
1. One-family detached dwelling	P	P	P	-	-	-
2. Two-family dwelling	-	S	S	-	-	-
3. Multifamily dwelling (section XL. E)	-	-	S	S	-	-
4. Cluster development (section XL. B)	SPS	SPB	SPB	-	-	-
5. Elderly housing	-	-	S	S	-	-
6. Permanent (over 60 days in any calendar year) Mobile home or trailer (other than for storage-see accessory uses)	-	-	-	-	-	-
7. Temporary (up to 60 days in any calendar year) Mobile home or trailer (other than for storage-see accessory uses)	S	S	S	-	-	-
Community Facilities						
1. Church or other religious purpose	P	P	P	P	P	P
2. Educational institution	P	P	P	P	P	P
3. Nursery school	S	S	S	-	-	-
4. Public recreation use	P	P	P	P	P	P
5. Nonprofit recreational facilities including country, tennis and hunting club	S	S	S	-	S	-
6. Camp for children	S	S	S	-	-	-
7. Town building except public works garage and fire station.	P	P	P	P	P	P
8. Cemetery	S	S	S	-	-	-

Source: Town of Southampton Zoning Bylaw, Section V

Tables 2 and 3 are taken from Section VI of the zoning by-laws and provide dimensional requirements for lot size, setbacks, lot coverage, building height, and building stories allowed.

Table 2: Standard Dimensional Requirements

District	Use	Area (sq. ft.)	Lot Width (ft.)	Lot Depth (ft.)	Front (ft.)	Yards Side (ft.)	Rear (ft.)
R-R**	Any permitted principal structure or use	60,000	175	200	50	30	50
R-N**	Any permitted principal Structure or use	40,000	140	150	35	20	50
R-V**	Any permitted principal Structure or use	30,000	130	125	30	15	45
C-V	Any permitted principal Structure or use	25,000	120	150	50	30*	50
C-H	Any permitted principal Structure or use	40,000	140	150	75	30*	50
I-P	Any permitted principal Structure or use	80,000	200	250	75	50	50

*50 feet when adjacent to a "R" district.

** Minimum lot dimensions for Cluster development provisions in Section XI.B.

Source: Town of Southampton Zoning Bylaw, Section VI

Table 3: Height and Bulk Regulations

District	Maximum Permitted height (1) (ft.)	Maximum permitted height (stories) *3	Maximum building coverage of lot (covered Area as percent of Total lot area	Min. two or multifamily residential net floor area (sq. ft.)
R-R	35	2 ½ *note 3	15	Not permitted
R-N	35	2 ½ *note 3	20	(See #1.)
R-V	45	3	25	768 by special Permit
C-V	30	2	40	(See #2.)
C-H	30	2	25	Not permitted
I-P	45	3	25	Not permitted

*1.) Two family-768 Sq. Feet by Special Permit
 Multifamily-not permitted

*2.) Two family-not permitted

Source: Town of Southampton Zoning Bylaw, Section VI

3.2 Parking and Loading Requirements

According to the town of Southampton Zoning Bylaw, a parking space is defined as an off-street space at least nine feet in width and 21 feet in length, having an area of not less than 189 square feet, plus access and maneuvering space, whether inside or outside a structure of exclusive use as a parking stall for one motor vehicle. For the proposed Senior Center development with an approximate 15,000 square feet of building space, a minimum of 75 parking spaces is needed to comply with the Zoning Bylaw (see Table 4 below.)

$$(15,000 \text{ SF} / 1 \text{ space per } 200 \text{ SF}) = 75 \text{ spaces}$$

The loading requirements apply to town building establishments with over 5,000 square feet of floor space. As the proposed Senior Center passes this threshold, one loading space is required.

Additional screening requirements are set forth for parking lots with over 5 spaces that abut a residential district, which is applicable to the 210 College Highway, 0 College Highway and 79 Clark Street sites.

Table 4: Parking Dimensions

Use	Number of parking spaces per unit
Home Occupation	Three per use
Lodging house, motel, or hotel	One and one-half per rental unit
Automotive retail and service establishment and other retail and service establishments utilizing extensive display areas, either indoor or outdoor which are unusually extensive in relation to customer traffic	One per 1,000 sq. feet of gross floor space. In the case of outdoor display areas, one for each 1,000 sq feet of lot area in such use.
Other retail service, finance insurance, or real estate establishment or eating place	One per each 75 sq. feet of net floor area
Lumber yard or similar building materials establishment	One per each 75 sq. feet of retail sales area
Transportation terminal establishment	One per each 600 sq. feet of heavy equipment parking area.
Wholesale establishment, ware house, or storage establishment	One per each 300 sq. feet of net floor area
Manufacturing or industrial establishment	One per each 600 sq. feet of net floor area
Theater, restaurant, auditorium, church, or other place of public assembly	One for each 4 seats of total seating capacity
Hospital	Two per bed at design capacity
School or college	Two per classroom in an elementary and junior high school and four per classroom in a senior high school plus one space for each four seats in any auditorium or gymnasium whichever has the larger capacity
Other Community facility (town building, recreation, etc.) or public utilities	Dependent on individual needs but not less than one per such 200 sq. feet of net floor

Source: Town of Southampton Zoning Bylaw, Section VIII.

4.0 ENVIRONMENTAL

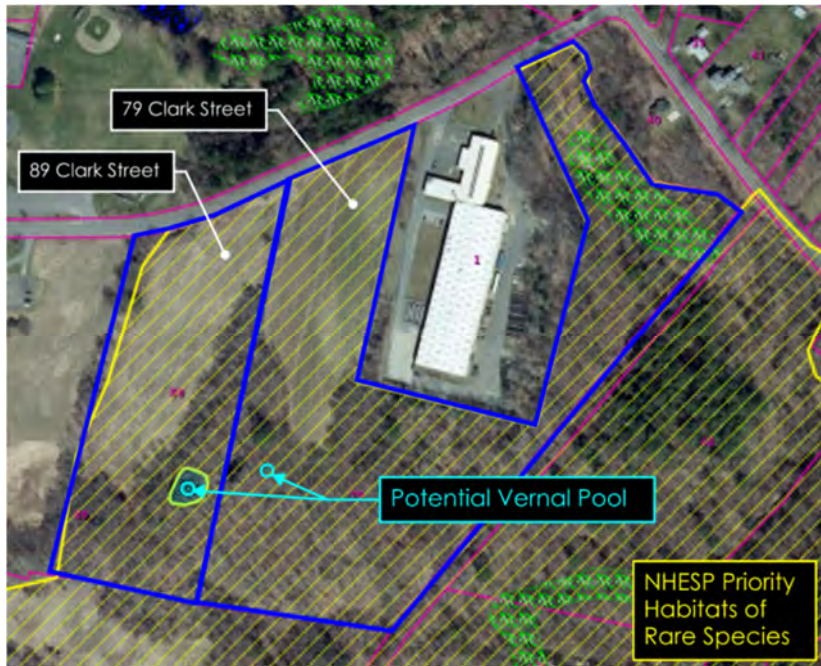
4.1 ENDANGERED SPECIES

The Natural Heritage & Endangered Species Program (NHESP) requires coordination and permitting for construction that will impact protected habitat for endangered species and Certified Vernal Pools. There are no Certified Vernal Pools or Estimated Habitat or Priority Habitat for state listed plant and animal species mapped within the 0 College Highway or 210 College Highway sites. The 79 and 89 Clark Street sites contain Estimated Habitat and Priority Habitat for state listed plant and animal species. Additionally, NHESP identifies a potential (non-certified) vernal pool within wetlands on the 89 Clark Street project site within the wetland area, and at the 79 Clark Street site about 700 feet offset from Clark Street.

We recommended that these areas be evaluated for the presence of vernal pool indicator species during the spring breeding period. Vernal pools are protected under the Massachusetts Wetlands Protection Act if they meet the definitions of "wetlands" under

that law. The images below (Figures 5-7) represent the mapped extent of Priority Habitats of Rare Species and Potential Vernal Pool as documented by the NHESP in MassGIS..

Figure 5: Priority Habitats of Rare Species and Potential Vernal Pools at 79-89 Clark St



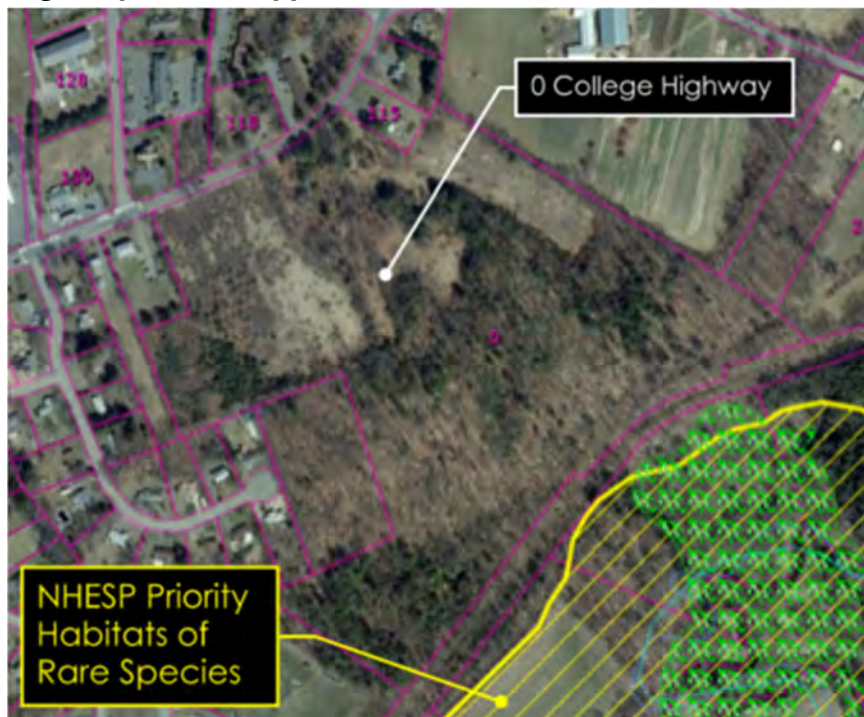
Source: MassGIS MassMapper

Figure 6: Priority Habitats of Rare Species and Potential Vernal Pools at 210 College Highway (none mapped)



Source: MassGIS MassMapper

Figure 7: Priority Habitats of Rare Species and Potential Vernal Pools at 0 College Highway (none mapped)



Source: MassGIS MassMapper

4.2 ENVIRONMENTAL RESOURCE AREAS

The U.S. Army Corps of Engineers (USACE) regulates discharge of dredged or fill material into “waters of the United States” (a term which includes wetlands and all other aquatic areas) under Section 404 of the Clean Water Act. There is one listed U.S. Water body with proximity to one of the four project sites, running through the 210 College Highway site. Potash Brook is classified as a perennial stream and therefore has a 200-foot riverfront area associated with it. The Manhan River is a listed U.S. Stream near the 0 College Highway site, but is not located close enough to any of the four sites to impact development.

Per the Wetland Protection Act (310 CMR 10.00), a riverfront area is the area of land between a river’s mean annual high-water line measured horizontally outward from the river at a parallel line located 200 feet away. While work in this riverfront area is not prohibited, applicants must demonstrate that the project has no practicable alternatives and will have no adverse impacts. The local Conservation Commission or MassDEP would review any projects with proposed work in designated riverfront areas. The local authority may allow the alteration of up to 5,000 square-feet or 10% of the riverfront area within the lot, whichever is greater for lots recorded on or before October 6, 1997. For lots

recorded after such date, up to 10% of the riverfront area within the lot may be disturbed provided a minimum 100-foot wide area of undisturbed vegetation. Of the four subject sites, the potential for the aforementioned regulations of riverfront areas to impact development apply to the 210 College Highway site.

4.3 WETLAND IMPACTS

Using MassGIS data, wetland resource areas were noted on three of the four project sites. These areas have not been flagged by a certified wetland scientist at this time. The 210 College Highway site contains an approximately 4,000 square foot portion of wetlands in the northeast corner, with the associated 100 foot buffer zone in the northeast corner of the parcel. The 89 Clark Street site contains an approximately 6,000 square foot wetland area and potential vernal pool in the southeast corner of the parcel. The associated 100 foot buffer encroaches up the neighboring 79 Clark Street property. The 79 Clark Street property contains a larger, approximately 44,000 square foot, wetland area in the northeast corner of the parcel.

Per the town of Southampton's Wetlands Protection Bylaw, a 25-foot strip of undisturbed vegetation within the 100-foot buffer zone is to be maintained at each wetland resource area. This area, called the Conservation Zone, is noted on each of the Constraints Maps attached herein. No work, structures, or alterations will be allowed within the Conservation Zone unless permitted by the Commission, aside from minor activities such as mowing, gardening and pruning within existing lawn or landscaped areas.

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the areas surrounding Potash Brook are classified as Zone B (Zone B – Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile). Work within Zone B is allowed but site design should consider the potential for flooding.

It should be noted there is no available digital data at this time on the FEMA database. Information available is taken from Firmettes dated December 4, 1979.

4.4 WELLHEAD PROTECTION AREA

Massachusetts Department of Environmental Protection (MassDEP) regulates land uses near groundwater potable water sources under the Massachusetts Drinking Water Regulations (310 CMR 22). A Zone II is a wellhead protection area that has been

determined by hydro-geologic modeling and approved by the DEP's Drinking Water Program. Zone II areas are classified as Approved Wellhead Protection Areas.

The 0 College Highway, 79 and 89 Clark Street sites are fully encompassed within Zone II. The 210 College Highway site is partially encompassed by Zone II. Extents of the Zone II Wellhead Protection areas can be found on the Site Constraint Maps.

Sites that lie within Zone II areas are subject to a higher standard of stormwater quality treatment and will be subject to limitations on daily sewer discharge of no more than 440 gallons per day per acre, except as set forth in 310 CMR 15.216 (aggregate flows) or 15.217 (enhanced nitrogen removal)

5.0 TOPOGRAPHY

Langan utilized NOAA LiDAR data to get an approximation of existing site topography. An on the ground survey will be required to verify onsite topography before detailed design commences. A general description of topography is as follows:

The 0 College Highway site mainly consists of relatively flat topography with shallow slopes in the northwest portion of the site. From the center of the parcel the land begins to slope toward the New Haven and Northampton Canal Greenway with slopes varying from 5% to 10%. Elevations range from ± 86 to ± 54 within the property boundaries, with gentle sloping west to east along College Highway.

The 210 College Highway site generally slopes west to east, with a relative low point in the northeast corner of the site along the wetland limits. There are 2 relatively flat areas along Maple Street and College Highway, respectively, where the existing Town Hall and Fire Department is located. Steeper slopes of $\pm 15\%$ run perpendicular to the western property lines. Slopes become shallower running west to east at $\pm 5\%$ to the parcel division line, then begin to slope toward the wetlands at $\pm 20\%$. Development in steeper areas of the site may require the use of retaining walls, resulting in a potential increase of development cost. Elevations vary on site between ± 204 and ± 272 .

The 79 Clark Street site contains a relative high point in the southwest portion of the site along the western property line. From the high point, the land slopes toward frontage along Clark Street with a gradual slope of $\pm 4\%$. The rear of the site begins to slope toward the southern corner with steeper slopes of $\pm 20\%$. The northeast corner of the site occupied almost entirely by wetlands has a relative high point of ± 204 and slopes to a low point of ± 170 with steeper slopes of up to $\pm 30\%$. Development in steeper areas of

the site may require the use of retaining walls, resulting in a potential increase of development cost. Elevations vary on site between ± 226 and ± 170 .

The 89 Clark Street site generally slopes south to north from the middle of the site toward Clark Street at $\pm 5\%$. The wetlands on site are located in the southern third of the parcel at a relative low point of ± 228 with sloping topography of $\pm 15\%$. The topography along Clark Street contains a relative low point at ± 208 and slopes gradually east. Elevations vary from ± 240 to ± 208 .

Elevations reference the North American Vertical Datum of 1988 (NAVD88). See Figure 3 for USGS topographic quadrangle maps.

6.0 WASTEWATER ANALYSIS

There is no municipal sewer is available to service any of the prospective Senior Center sites at this time. Therefore, an onsite septic system will be necessary.

Massachusetts Title V Regulations (310 CMR 15.000) regulates the installation and design of on-site sewage treatment and disposal. A preliminary analysis was conducted by Langan for the subject sites. USDA soil classification data was reviewed for the 0 College Highway, 210 College Highway and 79 Clark Street sites. Record percolation test data conducted by Heritage Surveys, Inc. on December 13, 2018 was provided by the Town of Southampton Board of Health for the 89 Clark Street site. Two percolation tests were performed and resulted in rates of 12 minutes per inch in Perc Test 1 and 6 minutes per inch in Perc Test 2. Mottling was observed at a depth of about 36 inches in the test pit for Perc Test 1, and at a depth of 30 inches in Perc Test 2, indicative of seasonal high groundwater levels. No other test pits, percolation tests, or other field-verified geotechnical exploration data for the subject sites is currently available.

Soils data for each site was obtained from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) web soil survey. Custom soil reports for 0 College Highway, 210 College Highway, 89 and 79 Clark Street were generated from this database. The soil map unit delineation lines as shown on the Site Constraints Maps in Appendix B represent the limits of each type of soil present on site (i.e. sandy loam, silt, sand). The type of soil present at each site will dictate the effluent loading rate used in the septic system analysis per CMR 15.243. Each of the soil types have a corresponding hydrologic soil group (HSG), a property that will dictate the ability of water to infiltrate through the soil. The hydrologic soil group limits are shown on the Site Constraints Maps. Depth to restrictive layer and water table metrics provided by the

USDA web soil surveys for each of the sites are approximate and will need to be verified in field.

The soils at the 0 College Highway site consist of loamy sands and fine loamy sands, and are classified as HSG A soils. The characteristics that can generally be expected of these soils are as follows:

HSG A

- Depth to restrictive feature greater than 6 feet
- Depth to water table greater than 6 feet
- Moderately high to very high hydraulic conductivity
- Excessively drained

The soils at the 210 College Highway site consist of silt loams, fine sandy loams, and udorthents. These are classified as HSG C soils or unranked (Udorthents). The characteristics that can generally be expected of these soils are as follows:

HSG C

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater about 18 to 42 inches
- Moderately low to high hydraulic conductivity
- Well to moderately well drained

Udorthents

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater greater than 6 feet
- Well drained

The soils at the 79 Clark Street site consist of silt loams and fine sandy loams. These are classified as HSG C and D soils. The characteristics that can generally be expected of these soils are as follows:

HSG C

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater greater than 6 feet
- Moderately low to moderately high hydraulic conductivity
- Well drained

HSG D

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater about 19 to 36 inches, 0 to 12 inches
- Very low to moderately high hydraulic conductivity

- Poorly to moderately well drained

The soils at the 89 Clark Street site consist of silt loams and fine sandy loams. These soils range in HSG classification from HSG A to D, with the majority HSG B and D. The characteristics that can generally be expected of these soils are as follows:

HSG A

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater greater than 6 feet
- Moderately high to very high hydraulic conductivity
- Somewhat excessively drained

HSG B

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater about 18 to 36 inches
- Moderately low to moderately high hydraulic conductivity
- Moderately well drained

HSG C

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater greater than 6 feet
- Moderately low to moderately high hydraulic conductivity
- Well drained

HSG D

- Depth to restrictive feature greater than 6 feet
- Depth to groundwater about 19 to 36 inches
- Very low to moderately high hydraulic conductivity
- Moderately well drained

As Title V does not have a designated category for a senior center, we are assessing the "Country Club with Lunch Room" classification to best fit the use of the building per 310 CMR 15.203. This use type requires 10 gallons per day (GPD) per seat as a basis for sewage design flow. Based on our discussions with Abacus Architects the proposed development would have an average occupancy of 50 people per day, with 100 people on a typical peak day and 185 people as a reasonable worst case scenario. The 185 people is used to design the system with 185 "seats." Based on this information, the initial estimated design flow for the septic system is as follows:

$$10 \text{ Gallons per day / seat} \times 185 \text{ seats} = 1,850 \text{ gallons per day}$$

We discussed this methodology with the local Board of Health Director who suggested that Langan confirm the classification of Country Club with Lunch Room with MassDEP.

Coordination is ongoing with MassDEP and the above design flow is subject to change based on their comments.

We also discussed the plan for a commercial kitchen with the Board of Health Director. We understand that the Board of Health does not take issue with including a commercial kitchen, provided that the project includes adequate grease tanks and meets applicable Title 5 regulations. The Health Director also strongly encouraged that test pits be performed prior to final site selection for the new senior center.

Due to the lack of percolation testing data at the 0 College Highway, 210 College Highway and 89 Clark Street sites, the more conservative effluent loading rate based on USDA soil data was used in the preliminary sizing of leach fields. The proposed soil absorption system is determined by the effluent loading rate, which is dictated by the textural class of the soil to be Class I, II, III or IV based on 310 CMR 15.243, summarized below:

Table 5: Types of Soil Textural Classes

Class I	Sands, Loamy Sands
Class II	Sandy Loams, Loams
Class III	Silt Loams, Sandy Clay Loams with less than 27% clay, Silt
Class IV	Clays, Silty Clay Loams, Sandy Clay Loams with 27% or more Clay, Clay Loams and Silty Clays

Source: 310 CMR 15.243 – Types of Soil Textural Classes

Each soil class has varying percolation rates per 310 CMR 15.242(a). Class I assumes percolation rates of less than or equal to 5 to 8 minutes per inch. Class II assumes less than or equal to 5 to 30 minutes per inch. Class III assumes 15 to 60 minutes per inch. Class IV assumes 50 to 60 minutes per inch.

Figure 8: Effluent Loading Rate from 310 CMR 15.242

EFFLUENT LOADING RATE gpd/sq.ft (cm/day)				
PERC. RATE (min./inch)	CLASS I	CLASS II	SOIL CLASS CLASS III	CLASS IV
≤5	.74 (3.0)	0.60 (2.5)	-	-
6	0.70 (2.9)	0.60 (2.5)	-	-
7	0.68 (2.8)	0.60 (2.5)	-	-
8	0.66 (2.7)	0.60 (2.5)	-	-
10	-	0.60 (2.5)	-	-
15	-	0.56 (2.3)	0.37 (1.5)	-
20	-	0.53 (2.2)	0.34 (1.4)	-
25	-	0.40 (1.6)	0.33 (1.3)	-
30	-	0.33 (1.3)	0.29 (1.2)	-
40	-	-	0.25 (1.0)	-
50	-	-	0.20 (0.8)	0.20 (0.8)
60	-	-	0.15 (0.6)	0.15 (0.6)

0 College Highway – assumes worst case Class I soils with percolation rate of 8 min/inch

Leaching Area Sizing: 1,850 GPD required / 0.66 = 2,804 SF

Design Flow.....1,850 (see above)

Effluent Loading Rate.....0.66 GPD/SF

Leach Area Required.....2,804 SF

Reserve Area Required.....2,8084 SF

Total Area (Min. Req'd).....5,608 SF

210 College Highway – assumes worst case Class III soils with percolation rate of 60 min/inch

Leaching Area Sizing: 1,850 GPD required / 0.15 = 12,334 SF

Required Design Flow.....1,850 (see above)

Effluent Loading Rate.....0.15 GPD/SF

Leach Area Required.....12,334 SF

Reserve Area Required.....12,334 SF

Total Area (Min. Req'd).....24,668 SF

79 Clark Street – assumes worst case Class III soils with percolation rate of 60 min/inch

Leaching Area Sizing: $1,850 \text{ GPD required} / 0.15 = 12,334 \text{ SF}$
Required Design Flow.....1,850 (see above)
Effluent Loading Rate.....0.15 GPD/SF
Leach Area Required.....12,334 SF
Reserve Area Required.....12,334 SF
Total Area (Min. Req'd).....24,668 SF

89 Clark Street – field testing percolation results of 12 min/inch (provided by Board of Health)

Leaching Area Sizing: $1,850 \text{ GPD required} / 0.56 = 3,304 \text{ SF}$
Required Design Flow.....1,850 (see above)
Effluent Loading Rate.....0.56 GPD/SF
Leach Area Required.....3,304 SF
Reserve Area Required.....3,304 SF
Total Area (Min. Req'd).....6,608 SF

Field verification of soil textural classification and additional testing data may result in allowing a smaller leach field footprint. A reserve area located on an area of land with demonstrated capacity for subsurface sewage disposal intended for replacement of the primary disposal area should it fail is required. An additional percolation test must be conducted in the location of the intended reserve area for each septic system.

The 0 College Highway, 79 and 89 Clark Street sites are located entirely within the Massachusetts Wellhead Protection Area Zone II. The Zone II limits encompass roughly half of the 210 College Highway site. Per 310 CMR 15.215, any area within a Zone II of public water supplies is particularly sensitive to the discharge of pollutants from on-site sewage disposal systems, and are therefore designated nitrogen sensitive.

Nitrogen sensitive areas are restricted to a design flow of 440 gallons per day per acre except as set forth in 310 CMR 15.216 (aggregate flows) or 15.217 (enhanced nitrogen removal). A design flow of 1,850 GPD will require a minimum lot area of 4.2 acres to meet the requirement of 440 gallons per day per acre.

7.0 CONCLUSION AND RECOMMENDATIONS

Please see the attached site comparison table for a quick summary of the key points noted above. Based on our initial review of available online data, each site appears to be viable for the development of a new senior center. However, it appears that 0 College Highway has less constraints than the other sites. 0 College Highway appears to have generally flat topography proximate to the street, it does not appear to be limited by

priority habitat, wetlands or vernal pools and appears to have the most favorable soils for an on-site septic system. Similar to the other sites, 0 College Highway is located within a Wellhead Protection Zone II and the local Water Protection Overlay Zoning. The Zone II is designated as a nitrogen sensitive area, which will limit the allowable onsite sewer discharge to 440 gallons per day per acre. This will require the minimum lot size to be at least 4.2 acres. Each site reviewed is greater than 4.2 acres so this does not appear to be a limiting site constraint.

Based on our conversations with the local Board of Health Director, we understand that an over 55 housing development is being considered at 0 College Highway, but that a 4 or 5 acre parcel could be carved out for the senior center. Gathering further information on the potential over 55 housing development is warranted.

Based on the available information at each of the project sites, Langan recommends additional testing be performed to verify soil conditions. Percolation testing will need to be conducted to verify the feasibility of constructing a septic system. Per Massachusetts Title V (310 CMR 15.245) septic systems serving new construction is prohibited at sites with percolation rates slower than 60 minutes per inch and where at least four feet of permeable naturally occurring material is present. Results of this testing will provide a more complete analysis.

A site evaluation and wetland delineation should be conducted to verify wetland resource areas as noted by MassGIS at the prospective sites. Potential vernal pool locations should be assessed and certified (if applicable) in accordance with NHESP guidelines.

APPENDIX A

**SOUTHAMPTON, MA - SENIOR CENTER FEASIBILITY STUDY
SITE SUMMARY TABLE**

	Size (ac)	Zoning	Use Allowed	Water Supply Protection Overlay	IWP Zone II	Wetlands	Riverfront	Habitat	Vernal Pool	Hydrolic Soil Group	Leaching field area, sf (Approx.)	Existing Use
0 College Hwy	41.5	R-V and C-V	Y	Full	Full	N	N	N	N	A	5,608	Vacant
210 College Hwy	9.2	R-V	Y	Partial	Partial	Partial/Limited	Partial/Limited	N	N	C/Udorthents	24,668	Town Hall, Fire Department
79 Clark Street	16.2	I-P, R-V	Y	Full	Full	Potential/Limited	N	Y	Potential	C/D	24,668	Vacant
89 Clark Street	7.2	I-P	Y	Full	Full	Potential/Limited	N	Y	Potential	B/D	6,608	Vacant

APPENDIX B

Updated cost estimates can be found at the
link below:

<https://www.townofsouthampton.org/government/boards-and-committees/senior-center-building-committee>