

#### WHY ARE WE HERE TODAY?

- The current senior center is woefully inadequate in terms of meeting the needs of Southampton's seniors and today's standards.
- July 2021, the COA was notified that it was a beneficiary of \$2,500,000 from the Estate of David "Red" Parsons.
- The bequest required a "study" for a new Senior Center "to be completed two years (May 17th, 2023) from the anniversary of his death".
- This meeting is an opportunity for the public to review the study as it nears completion.

#### WHO IS LEADING THE EFFORT?

#### Committee Members appointed by the Town:

- Janet Cain, co-Chair and COA Board Chair
- Andrew LaFosse, co-Chair and Architect
- Joan Linnehan, COA Director
- Maureen Groden, Select Board Representative
- Ron Laurin, Building Commissioner
- Elizabeth Baldwin, Engineer
- Audrey Pierce, Engineer
- Darcie Gasperini, Southampton Business Owner/Realtor
- Ed Gibson, Town Administrator

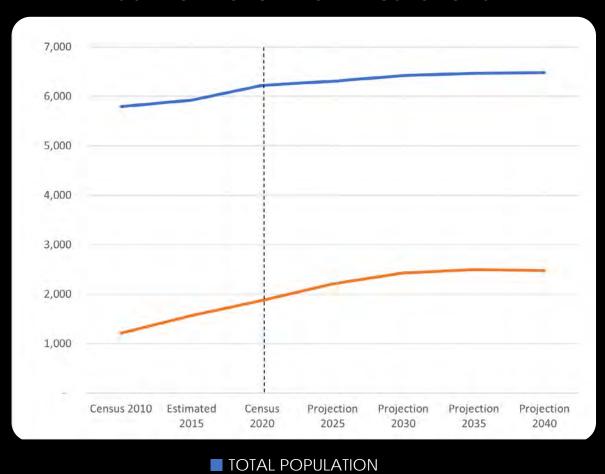
#### Abacus Architects hired in a public quals based process:

- David Eisen, Principal and Partner
- **Devlin Kenny**, Project Assistant

## WHAT DOES OUR COMMUNITY LOOK LIKE?

- 2020 total population of Southampton was 6,224. It is anticipated to grow in the next decade.
- There are currently 2,001 Southampton residents that are 60+ (32% of total population) and that number is anticipated to grow over the next several decades.

SOUTHAMPTON'S TOTAL POPULATION VS SENIOR POPULATION PROJECTIONS



SENIOR POPULATION

#### WHAT DO SENIOR CENTERS DO?

- Connect older adults to the broader community and to friends - critical for staying healthy and active.
- Offer a range of critical services in one location, often in partnership with other community organizations and businesses, to help seniors stay independent.
- Serve as part of emergency response during the pandemic and other challenging times, and as warming and cooling locations.
- Provide healthy meals in a community setting
- Provide recreational, artistic, social and intellectual opportunities and transportation to off site services.
- Provide counseling on finances, physical & mental health.

# WHAT DO TYPICAL SENIOR CENTERS OFFER?



SOCIAL SPACE / CAFE / LOUNGE



DAILY DINING



FLEXIBLE MULTIPURPOSE ROOMS



ARTS AND CRAFTS



**GAME ROOM** 



GARDENS & OUTDOOR ACTIVITIES

# WHAT DO TYPICAL SENIOR CENTERS OFFER?



WELLNESS ROOM



OUTDOOR GATHERING SPACES



FLEXIBLE EVENT SPACES



OPEN KITCHEN CLASSES ETC.



**ACTIVE SPORTS** 

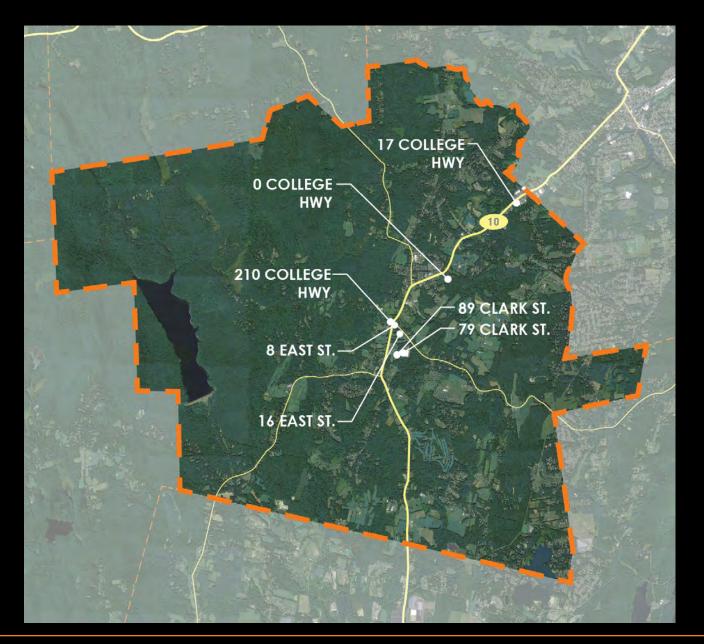


CARDIO & WEIGHT MACHINES

#### WHATS WRONG WITH THE EXISTING FACILITY?

- Undersized; less than 2,000 square feet
- Can't accommodate multiple activities
- One big room means sound control is difficult
- One stall unisex bathroom is not code compliant
- Insufficient storage for changing uses & medical equip.
- Inadequate septic system prevents serving meals
- Offices don't provide privacy during consultations
- Offices don't allow visibility, greetings, and oversight
- Minimal space for outdoor activities
- Parking is limited
- Poor accessibility for van, automobile and foot traffic

The team evaluated a series of possible sites across Southampton



The team performed a detailed evaluation of each site's opportunities and constraints



16 East St. 5.62 ACRES



8 East St. (Police Station) 1.14 ACRES



17 College Highway 6.82 ACRES

The team narrowed down options to the four best sites.



0 College Highway 41.5 ACRES



79 Clark St. 12.4 ACRES



89 Clark St. 7.24 ACRES



210 College Highway (Town Hall) 9.2 ACRES

The Ad Hoc Senior Center Building Feasibility Committee organized a Senior Center input meeting



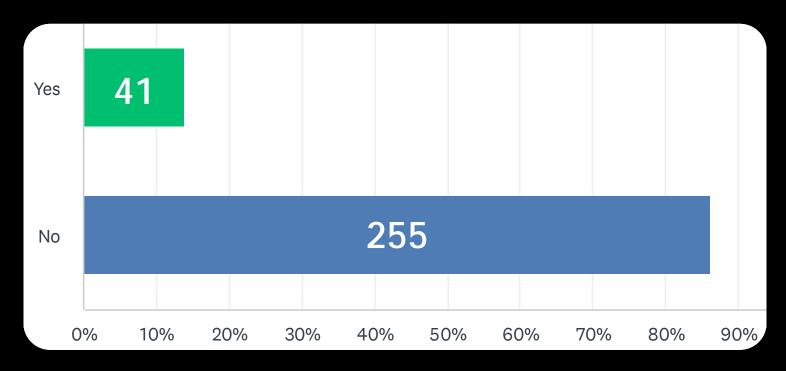






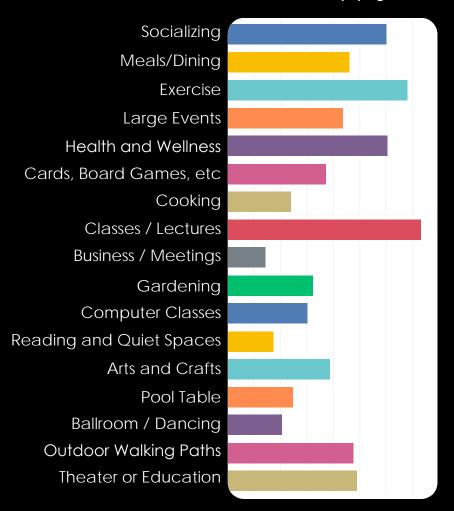
# Organized an on-line SurveyMonkey programming survey

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

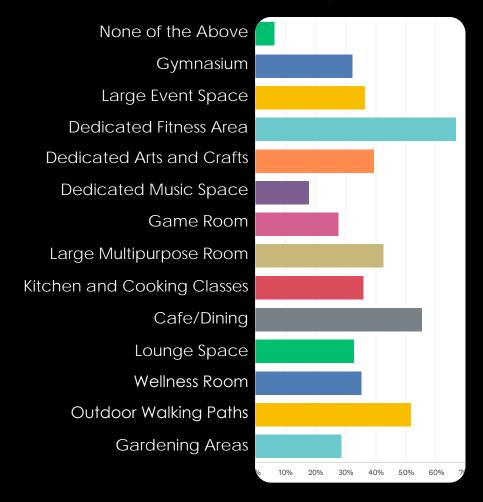


Evaluated interest in programs and spaces being considered.

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

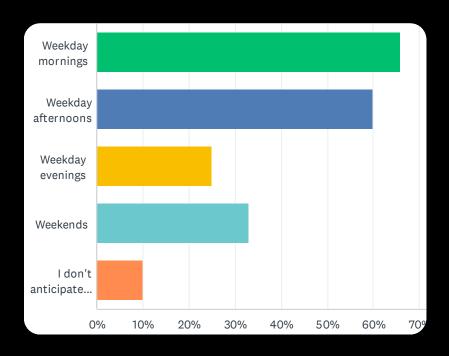


Q6: If there was a new senior center in Southampton, what kinds of spaces would attract you? (check all that apply)

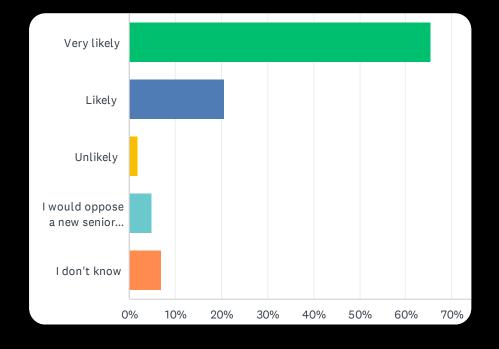


# Evaluated interest in a new facility

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



Q8: If the Town of Southampton were able to identify sufficient resources through some kind of 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?



# Developed a program and recommended room sizes

#### **INTERIOR**

Entry Area with canopy to drop off	
Reception area and counter backing up to offices	
Offices – 4 private offices, 1 share, staff area, work areas	
Wellness Room (adjacent bathroom)	
Conference Rooms	
Open Social Space accommodating multiple uses, circulation	
Great Room/Dining for 100+ with stage, near to Kitchen*	1,800
Great Room Storage	
Multi-purpose room - can be divided in half	1,100
Exercise Room	
Arts and Crafts Room	750
Game Room	600
Commercial Kitchen	
Kitchen Storage Room	
Bathrooms, shared and individual	250
Medical equipment storage, laundry	100
Storage adjacent to activity rooms including furniture	200
Mechanical/Electrical	250
Sub Total	1,500
Net to Gross	
TOTAL 12	.300 SF

#### **EXTERIOR**

Covered Drop off area and van parking

Covered Porch area

Parking Space 80?

Patio/Porch/Terrace/ Deck

Game area

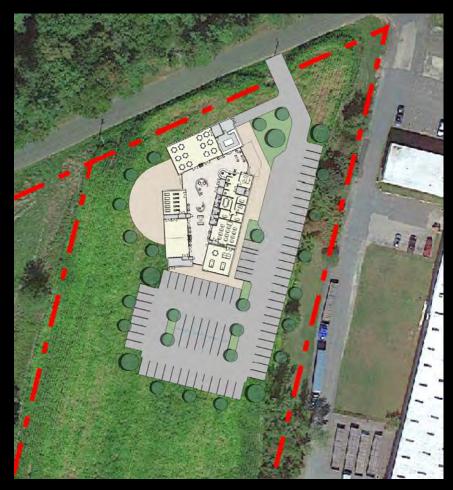
Garden areas

**Exterior Storage** 

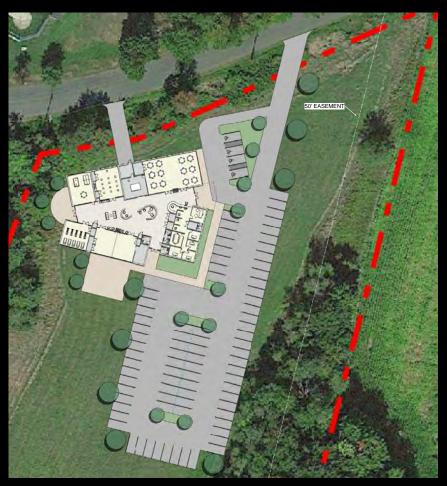
Decided on an approximate 12,000 SF senior center layout



Analyzed each site's capacity to accommodate a 12,000 SF building.



79 Clark St.



89 Clark St.

Analyzed each site's capacity to accommodate a 12,000 SF building.



0 College Highway - A

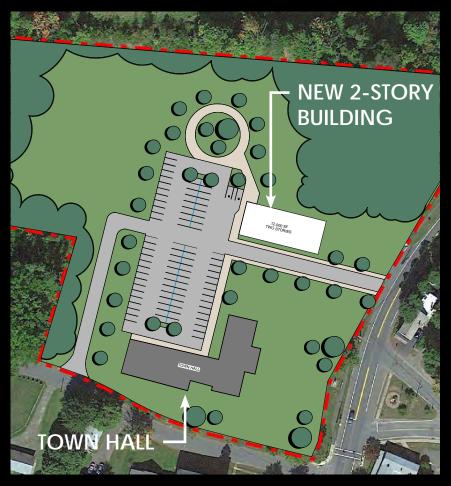


0 College Highway - B

Analyzed each site's capacity to accommodate a 12,000 SF building.



0 College Highway - C



210 College Highway

Analyzed pros and cons of each site using critical factors.

SOUTHAMPTON SENIOR CENTER DESIGN EVALUATION MATRIX	7			1	*		43	
Positive Mixed Bag Negative Not Enough Information or N/A	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
TOWN OWNED						\ /	<u> </u>	1
ADEQUATE SIZE FOR BLDG. AND SITE DEVELOPMENT						\	\	\
ADEQUATE SPACE FOR ON SITE PARKING						/	\	
ADEQUATE OUTDOOR SPACE						/ /	\	\ /
OFFSITE PARKING AVAILABLE						/	\ /	\
SPACE FOR EXPANSION						\ /	\ /	\ /
PROXIMITY TO TOWN CENTER						\ /	\ /	\ /
PROXIMITY TO OTHER NEIGHBOURING TOWN'S SERVICES						\ /	\ /	\ /
PROMINENT/ACCESSIBLE LOCATION						\ /	\ /	\ /
ACCESS TO NATURE (CONSERVATION LAND, WETLANDS)						V	\ \	V
NEAR PARKS/RECREATIONAL RESOURCES						$\Lambda$	l	<b>I</b> \
MANAGEABLE ENVIRONMENTAL CONSTRAINTS						/\	/\	/\
MANAGEABLE TOPOGRAPHY						/ \	/ \	/ \
MANAGEABLE WETLANDS						/ \	/ \	/ \
ADEQUATE CONDITIONS FOR SEPTIC						/ \	/ \	/ \
MANAGEABLE PROTECTED HABITAT ZONES							/ \	/ \
MANAGEABLE SUBSURFACE CONDITIONS							/ \	/ \
MANAGEABLE ADAPTIVE REUSE OPPORTUNITIES						\	/ \	/
CONSTRUCTION NOT CONTINGENT ON OTHER PROJECTS						\	/ \	]/
PROPERTY COST						/	//      \	V

#### WHAT ARE THE NEXT STEPS

# Study is to be completed by May 17th to be eligible to receive funding from the estate of David Parsons.

- 1. Complete evaluation of sites and program.
- 2. Complete analysis of site pros and cons.
- 3. Recommend site and building plans.
- 5. Cost analysis to be completed.
- 4. Pursue funding opportunities:
  - Estate of David Parsons \$2,500,000
  - Capital Campaign
  - Pursue grants that may be available
  - Town funds for the remainder as needed