

SCITUATE SENIOR CENTER SITE FEASIBILITY STUDY

JUNE 2017



620 Country Way

The map shows the coastal town of Scituate, Massachusetts, with a grid of streets and a network of waterways. Four specific locations are marked with white dots and labeled. The locations are: 620 Country Way (northwest), 85 Branch Street (central), First Parish Road (central, south of Branch Street), and New Kent Street (southeast, near the coast).

85 Branch Street

First Parish Road

New Kent Street

INTRODUCTION

Town Population is approximately 18,200

24% of those are 60 or over

Senior population has doubled over past 15 years & will continue to grow

The Town's investment in a new Senior Center is an opportunity to promote Scituate as an age friendly community as residents strive to age in place and meet the expanding demand for services of Scituate's growing community of seniors.

The mission of the Scituate COA is to identify the unique needs and interests of senior citizens and implement programs that will enhance the quality of life, independence and physical and emotional well-being of a growing aging community.

The Senior Center provides Scituate seniors with education, recreation, social services, transportation and outreach programs.

4 Unique sites studied

Site Selection involves “Test Fit” designs

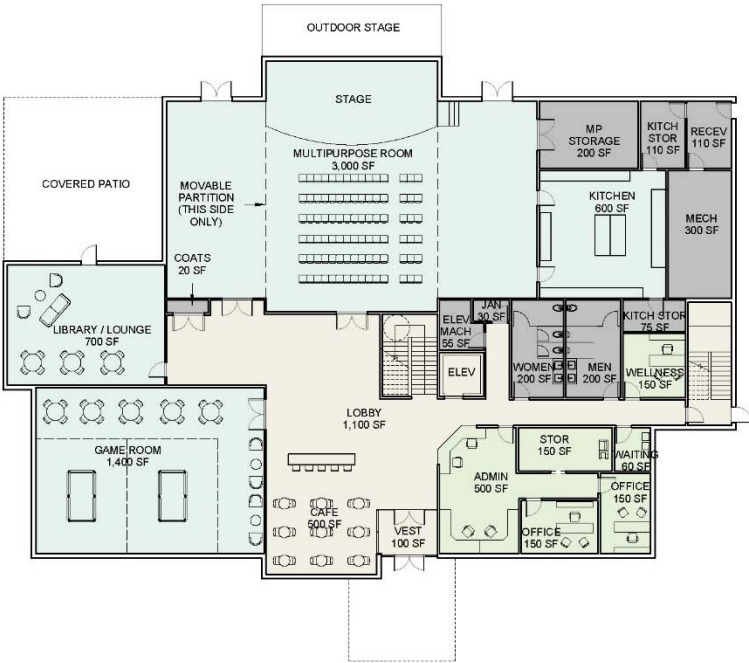
The final design will be developed in the next phase of the project

The report does not make a recommendation of “best site”

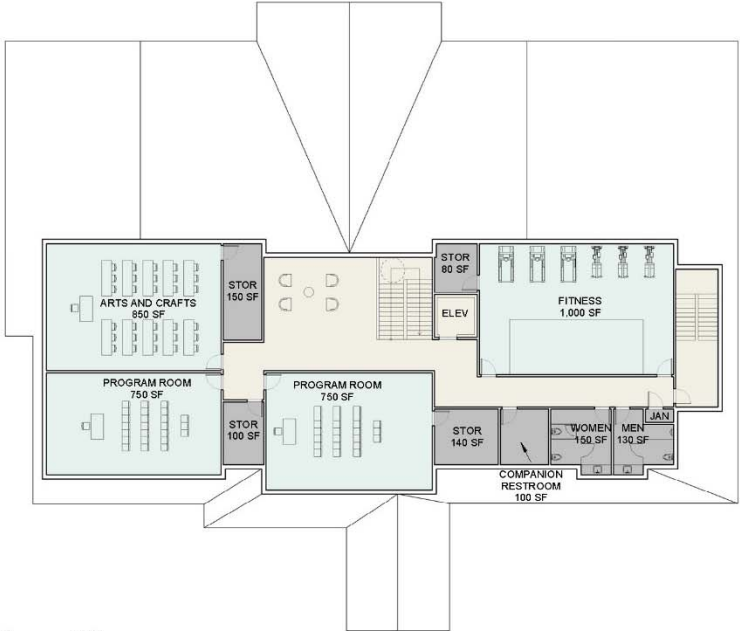
**PROGRAM
CONCEPTUAL DESIGN**

PROGRAM AND CONCEPTUAL DESIGN

Block Diagram



First Story



Second Story

Aging in Scituate: An Assessment of Services and Programs for Our Community

Commissioned by the Town of Scituate
Town of Scituate Council on Aging

February 2015

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	program space	occupants at typical day	occupants at special event
Lobby/Reception			
Lobby / Reception & Information Area	1,000		
Entry Vestibule	70		
Subtotal	1,070	4	2
Administrative Offices			
Reception Desk / Receptionist plus one	140	1	1
Executive Director office	150	1	1
Administrative Assistant	70	1	1
Transportation Coordinator office	150	1	1
Outreach Coordinator office	100	1	1
Workstation (shared)	70	0.5	1
Activities / Volunteer Coordinator workstation (shared)	70	0.5	1
Wellness Office (nurse)	150	0.5	1
Waiting area for Nurse	50	0.5	
Copy, Supply, File	200		
Subtotal	1,150	7	7
Program Spaces			
Multi-Purpose Room	300	50	200
MPR Storage	200		
Library & Lounge Area	700	10	5
Program Room: General	750	20	
Program Room: General	750	20	
Program Room Storage (2 rooms at 100 sf each)	200		
Program Room: Arts & Crafts	950	20	
Arts & Crafts Storage	150		
Fitness: Exercise Class Area	1,000	15	5
Fitness Storage	100		
Game Room	1,400	10	5
Subtotal	6,500	145	215
Food Service			
Kitchen	600	3	6
Kitchen Storage	100		
Loading / Receiving / Storage	100		
Café Space	500	10	
Subtotal	1,300	13	6
Restrooms			
Women's Restroom (First Floor)	200		
Men's Restroom (First Floor)	200		
Companion Restroom (accompanied)	100		
Women's Restroom (Second Floor)	150		
Men's Restroom (Second Floor)	130		
Subtotal	780		
Support Spaces			
Mechanical / Electrical / Sprinkler	300		
Medical Equipment Storage	180		
Custodian (First Floor)	100		
Custodian (Second Floor)	20		
Subtotal	600		
Circulation Spaces			
Communicating Stair (1st and 2nd floor area)	400		
Fire Stair (1st and 2nd floor area)	400		
Elevator (1st and 2nd floor area)	200		
Elevator Machine Room	100		
Subtotal	1,100		

Total Net Area in Square Feet	12,500		
Grossing Factor	1.20		
Total Program Gross Area in Square Feet	15,000		
Total Occupants		169	230

PARKING REQUIREMENTS

parking as calculated by use

people per car	2	2
parking spaces	85	115
parking for 2 vans	2	2

parking as calculated by zoning requirement

	1 car per 3 people	
parking spaces	56	77
parking for 2 vans	2	2

Design for the Budget, Growth, and Trends

- Caregiving needs are substantial and may become more challenging as the age structure continues to shift.
- All evidence points to expanded demand for COA services and programs in Scituate.
- An improved facility is likely to result in growing demand. A large share of older adults who do not currently use COA programs and services indicate they are likely to do so in the future.
- Priority should be placed on creating a facility that has sufficient adjacent space for multiple activities to occur simultaneously.
- Connecting residents to services and helping them enroll is an important activity of the COA; to meet this mission, private spaces for confidential conversations about support needs are required.

**SITES CONSIDERED
GENERAL DESCRIPTION**

SITES CONSIDERED AND GENERAL DESCRIPTION



SITES CONSIDERED AND GENERAL DESCRIPTION



A 4 to 6 foot grade differential exists from the front to the rear of the site.



Site
(North is up)



Property Lines
(North is up)

SITES CONSIDERED AND GENERAL DESCRIPTION

Site 1: 620 Country Way, Purple Dinosaur Park



The Senior Center building in site study Option A fronts onto Country Way and occupies the site area of the existing playground. The entry/exit drive is at left, and parking is to the rear.



View corridors to the left and right are good for cars exiting from the Senior Center. The context is a dense residential neighborhood, of typical detached single family homes.



Site study Option B locates the Senior Center building at the rear of the site with parking in the front of the site. Option B is less visible from the street as the building sits on the lower portion of the site. This option assumes that the playground ballfield and parking lot will be reconstructed on a yet to be determined site and a projected cost for this is included in the estimates.



SITES CONSIDERED AND GENERAL DESCRIPTION



Field at rear of Gates School on previously selected site.



Site
(North is up)



Previously Recommended Site



Property Lines
(North is up)

SITES CONSIDERED AND GENERAL DESCRIPTION

Site 2: 327 First Parish Road, rear of Gates School



Site study Option A is to the rear of Gates School and enters at the existing driveway off of Cudworth Road. The building is at the left behind the existing structure. The site rises +/- 6' to the existing field. With Option A and B, the playing field and track is relocated but remains on site. In the "Previous Option" a site for the field is to be determined. The projected cost for this is included in the total project cost.



View corridors for traffic existing onto Cudworth Road from the Senior Center are good in both directions.



The field and the track are moved to the left. New parking is created at the right. Tennis courts remain untouched. The Gates one story addition can be retained if desired in Option A but is removed in other alternatives.



SITES CONSIDERED AND GENERAL DESCRIPTION



Cudworth Road’s intersection with First Parish Road is not only a 6 way intersection, the visibility is poor and the right of way is not clear. This is a major intersection for cars exiting the Senior Center in Option A. A cost has been included to restructure the intersection marginally.



One story school wing to be removed- area at front of site could also be considered.



Pedestrian crossings and poor signage exacerbate problems stemming from poor visibility and confusion as to who has the right of way.



SITES CONSIDERED AND GENERAL DESCRIPTION

Site 2: 327 First Parish Road, rear of Gates School



Site Option B locates the new Senior Center where the one story wing is. This site gives the Senior Center frontage onto First Parish Road and creates a New England type of village green with the Gates School, the church, and the water tower across the street.



Church and water tower.



View corridors at access/exit onto First Parish Road are not ideal due to a grade change in the road to the left and wall/road curvature to the right. This could be an alternate entry to Option A at the rear of Gates and a primary entry to Option B at the front of Gates.



SITES CONSIDERED AND GENERAL DESCRIPTION



Proximity to Town Library and its parking lot is one benefit of this site as an option for the Senior Center



Site
(North is up)



Dense trees and underbrush on site that includes wetlands. This portion of the site offers limited opportunities for siting due to the wetlands.



Property Lines & Wetlands
(North is up)

SITES CONSIDERED AND GENERAL DESCRIPTION

Site 4: 85 Branch Street, Town Library



Site Option A fronts an existing parking lot that is expanded to the right. Shared parking between the Senior Center and Town Library is realistic due to the diversity in the time of peak use between the Senior Center and the Town Library.



The area opposite the Town Library access road (which in one scenario is shared with the Senior Center) is residential.



85 Branch Street has good view corridors to the left and right at the access/exit road.



SITES CONSIDERED AND GENERAL DESCRIPTION



Site Option B is the corner of the Town Library Site positioned in relation to the main library entry. Site Option B gives the Senior Center "presence" from the street.



The new Town Library.



The new Town Library parking lot looking towards Site Option B.



The new storm water management system will be impaired by use of either site A or B. Site C leaves new work undisturbed.

SITES CONSIDERED AND GENERAL DESCRIPTION

Site 4: 85 Branch Street, Town Library



Site Option C is the area between the rear of the Town Library (right) and Scituate Housing Authority. The building sits partially on all three sites requiring a land swap agreement. This site gives the Senior Center "presence" and frontage onto Branch Street



Site Option A or parking for Site Option C in a portion of the site with dense trees and underbrush.



Site Option C would be accessed from Central Park Drive, the access point to the Scituate Housing Authority and tennis courts. View corridors for exiting traffic are good in both directions.



SITES CONSIDERED AND GENERAL DESCRIPTION



Varied topography across site with high portions at edge of New Kent Street and middle of site.



Site
(North is up)



Property Lines & Wetlands
(North is up)

SITES CONSIDERED AND GENERAL DESCRIPTION

Site 3: Corner of Kent Street, Driftway & New Kent Street



Topography at this site is irregular. General topography is high along New Kent Street and low at Kent Street. Significant grading is required at this site to enable building and parking to be constructed. The site fronts onto a walking/bike path,.



Existing storm water management of drainage from New Kent Street will have to be accomodated by new design.



View Corridors exiting onto New Kent Street are good in both directions.



SITES CONSIDERED AND GENERAL DESCRIPTION



Site drops off towards rear at Kent Street.



This site is sandy and glacially formed. While significant grading is required, the site does not appear to be underlain by ledge.



Field along Kent Street Edge of Site.



Site along New Kent Street.

SITE DATA MATRIX

SITE DATA MATRIX

Data Category	620 Country Way	note	Gales School	note	Kent Street	note	85 Branch Street	note
0 Zoning & Dimensional Data								
District	R-2		R-2		R-2	Water Resource Protection Overlay District Planned Development Overlay District (H-A2)	R-2	Water Resource Protection Overlay District
flood plain district	No		No		Yes	Eastern Edge of Site	Yes	Western Portion of Site
water resource protection district	No		No		Yes		Yes	
municipal building an allowed use	Yes	Assume Town Recreation use	Yes	Assume Town Recreation use	Yes	Assume Town Recreation use	Yes	Assume Town Recreation use
deed restriction								
Dimensional Restrictions								
actual lot area from GIS map	4.50		6.00	acres	7.00	acres	11.00	no info on property map for adjacent site
actual square foot lot area from GIS map	196,020	sf	261,360	sf	304,920	sf	479,160	sf
minimum lot area	20,000	sf	20,000	sf	20,000	sf	20,000	sf
minimum lot width	125	feet	125	feet	125	feet	125	feet
minimum lot frontage of road	100	feet	100	feet	100	feet	100	feet
front yard setback	30	feet	30	feet	30	feet	30	feet
rear yard setback	30	feet	30	feet	30	feet	30	feet
side yard setback	15	feet	15	feet	15	feet	15	feet
allowable lot coverage for structures	na		na		na		na	
allowable buildable area in sf		sf		sf		sf		sf
proposed buildable footprint (coverage)	sf two story	sf two story	15,000	sf two story	15,000	sf two story	15,000	sf two story
footprint available for expansion based on coverage	na		na		na		na	
allowable lot coverage structures and parking	na		na		na		na	
allowable lot coverage in sf	na		na		na		na	
actual lot coverage for building & 125 cars	75,000	sf with 2 story building	75,000	sf with 2 story building	75,000	sf with 2 story building	75,000	sf with 2 story building
actual lot coverage structures and parking	90,000		90,000		90,000		90,000	
min lot area req'd for building & parking in zone	na		na		na		na	
max building height (stories)	3	stories	3	stories	3	stories	3	stories
max building height (feet)	35	to highest point	35	to highest point	35	to highest point	35	to highest point

**SITE DESCRIPTIONS
SITE NOTES
SITE PLANS**

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS

The four sites were developed in various site options and individually described in the following section. The following topics are addressed for each option.

- Location
- Parcel Size
- Current Use
- Dimensional Criteria
- Building Layout
- Site Layout
- Parking
- Traffic Conditions
- Access and Egress to Site
- Utilities
- Accessibility
- Constructability
- Geotechnical Data
- Restrictive Conditions
- Environmental Impact
- Other Site Amenities
- Proximity to features of significance
- Collateral Impacts
- Cost
- Community Context



Country Way



First Parish Road



New Kent Street



85 Branch Street



SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Existing Conditions

Site 1: 620 Country Way, Purple Dinosaur Park

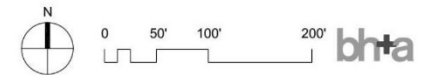
This is the smallest of the sites considered at approximately 4.5 acres. It currently serves as a playground and baseball/athletic field. The site has two plateaus and a terrace between them that slopes down between 4 and 6 feet from the street elevation. The front section houses parking and the playground before dropping down towards the existing baseball field. Very few existing trees will need to be removed during construction. The neighborhood context is relatively densely located, single family homes that line both side of Country Way.

The zoning district is Residential 2 which will allow for the construction of a Senior Center as it is considered Town Recreational Use Group. The existing site complies with all dimensional lot requirements of the Zoning bylaws (minimum lot area, minimum frontage, etc.) and no variance will be required. There is no limit to allowable lot coverage for either buildings or parking.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Option A



Option A, as presented, places the Senior Center at the front of the site on Country Way and places the parking at the rear of the site where it flattens out at the existing ball field. This option provides good frontage for the building and screens the parking lot from view of the street. This option has up to 119 parking spaces for cars and vans. Not all spaces need to be paved; overflow parking can be stabilized grass. Unfortunately, the “front” of the building with its major entry will face the parking lot and the “rear” fronts onto the street.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



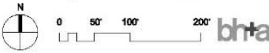
Option B

Option B locates the building on the flat rear portion of the site with the parking at the front portion. There are up to 105 spaces for cars and vans. This option removes the Senior Center from fronting on Country Way where its size is much greater than the adjacent residential properties and reduces its visual impact. In both options, the parking lots will slope to mitigate the grade differentials of the site. Sloped parking is not generally advantageous for Senior Centers.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Existing Conditions



Site 2: 327 First Parish Road, Gates School

This site is the location of the current Intermediate School which is moving to a new location after this academic year. At 17 acres, the site contains the school building, a playing field, tennis courts, and there are three historic buildings (The Cudworth House and Barn Museum and The Little Red School House) which will remain in operation. Approximately 6 acres of this site are available for the Senior Center. There are several parking areas spread throughout the site. Very few existing trees will need to be removed during construction.

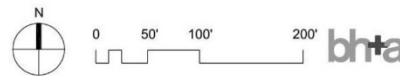
The zoning district is Residential 2 which will allow for the construction of a Senior Center as it is considered a Town Recreational Use Group. The existing site complies with all dimensional lot requirements of the Zoning bylaws (minimum lot area, minimum frontage, etc.) and no variance will be required. There is no limit to allowable lot coverage for either buildings or parking.

There are three potential building locations for this site. A previous study located the Senior Center directly behind the school building on what is now an athletic field. Traffic access is from both Cubworth and First Parish Road. A consolidated parking lot will be constructed where the one-story wing of the school is currently located and will serve the entire site. The one-story wing of the school building is demolished to accommodate this option. The athletic field will not be able to be relocated on this site with the "previous option" The cost to relocate it is included in the cost estimate although the location is unknown.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Option A



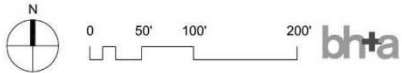
The new Option A places the Senior Center at the Southern edge of the site behind the Little Red Schoolhouse. The entry point will be off Cudworth road. A new parking lot will be constructed on the playing field. This will serve the Senior Center, the tennis courts, and the school building. The parking lot is not visible from First Parish Road

While the building is set back from the road it will allow the Center to have a sense of independence. The lot slopes slightly from the rear of the Gates School to the Senior Center building. The athletic field will be relocated to the western edge of the site. The walking track surrounding the relocated athletic field can be viewed as beneficial to Senior Center patrons. The parking lot houses 120 spaces for cars and vans. Existing parking at the front of the school remains. If the one story wing is demolished as proposed, this area could become a parking area for the new use at Gates School, but the demolition of the one story wing is not required.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Option B



The new Option B locates the Senior Center building at the North West corner of the site with its side fronting onto First Parish Road and its entry fronting on the green space at the front of the Gates School. The one-story wing of the school building is demolished to accommodate this option. This will provide good frontage on First Parish Road and will allow the existing circular entry drive to remain in place. The parking will be consolidated into one large lot behind the school building. The parking lot is essentially flat and at the same level as the Senior Center building. It accommodates 160 cars for both buildings. The future use of the Gates Building unknown but there will likely be an advantage to sharing the parking lot when the peak periods of use are analyzed relative to each other.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Previously Proposed Option

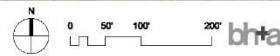


From a community context perspective, the previous option locates a major building mid-site fronting onto the back of the school, outside of any contextual relationship. To make the circulation work there are a number of roads and parking areas that are not necessarily attractive or clear to drivers. The new Option A similarly locates the new Senior Center behind the Scituate Historical Society building. The new Option B creates a sense of context by locating the building at First Parish Road and redefining the green space in front of the Gates School into a typical New England green. This location also connects visually to other institutional buildings, The First Parish Unitarian Universalist Church and Lawson Tower forming a nucleus of non-residential spaces.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Existing Conditions



Site 3: Corner of Kent Street, Driftway & New Kent Street

This is an undeveloped site of approximately six acres bounded by New Kent Street, the Driftway, and Kent Street. The site is glacially impacted, sloping steeply up from the street with several large hills before it slopes down and flattens at Kent Street. There are wetlands to the South and East across both Kent Street and the Driftway. The buffer zones for these wetlands extend into the site which preclude placing the building on the Eastern edge of the site. In addition, zoning mandates that no structure can be built within 60'-0" of the Driftway. The site is covered by trees and a variety of vegetation. The Widow's Walk Golf Course is directly across New Kent Street.

The zoning district is Residential 2 which will allow for the construction of a Senior Center as it is considered Town Recreational Use Group. The existing site complies with all dimensional lot requirements of the Zoning bylaws (minimum lot area, minimum frontage, etc.) and no variance will be required. There is no limit to allowable lot coverage for either buildings or parking.

Service access to the building is accommodated in either option. The internal layout of the building is not compromised by the options. The opportunity for outdoor paths or an outdoor stage (deemed significant in the previous study) is feasible.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



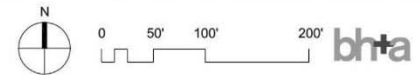
Option A

Option A locates the building close to new Kent Street with access points from both New Kent Street and the Driftway. The parking will be placed at the rear of the site off of the Driftway. There will be a slope to the parking lot. The building drop-off is not ideal as it requires a counter-clockwise entry and exits relatively close to the entry driveway. Walking distance for the parking lot to the building is adequate. There are up to 135 spaces for cars and vans in the parking and supplemental parking areas.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Option B

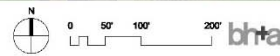


Option B places the new building at the center of the site with access off of New Kent Street. The parking would be in a semi-circular lot in front of the building, seemingly closer to the building. Though the building is set back from New Kent Street, it will be visible from the street. The parking solution is compact and presents a more intuitive procession into the site and to the building drop-off. There are up to 115 spaces for cars and vans in the new parking areas.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Existing Conditions



Site 4: 85 Branch Street, Town Library

This is an undeveloped lot that abuts the recently renovated Scituate Town Library as well as Central Park, a Scituate Housing Authority senior housing complex. A sliver of the site extends out to Branch Street providing frontage. The topography is relatively flat and the site is covered with trees and vegetation. There are two wetlands on the site, one at the Southern end, and one at the Western edge. Buffer zones for both of these wetlands extend into the site. Playing fields are located a short walk away down Branch Street.

The zoning district is Residential 2 which will allow for the construction of a Senior Center as it is considered Town Recreational Use Group. The existing site complies with all dimensional lot requirements of the Zoning bylaws (minimum lot area, minimum frontage, etc.) and no variance will be required. There is no limit to allowable lot coverage for either buildings or parking.

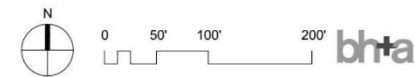
There are several possible building options for this site, several of which would require utilizing a portion of the Town Library or Housing Authority lots in a land swap arrangement. Preliminary discussions are that such land swaps could be feasible as both sites are owned by the Town.

The site options envision the possibility of joining the two sites (Town Library and Senior Center). All options require at least some land swapping with either the library or Housing Authority if the sites are not joined

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Option A



The Option A locates the Senior Center to the west of the Town Library. One can walk from the Senior Center to the Library without crossing parking lots. A new senior center parking area would be constructed to the west of the new Library lot. It is possible that a share use agreement could be created with the Library and this 98 space lot could be reduced in area. The lot is partially on Town Library land due to fitting this in within buffer zones of wetlands located on this site. The concept is to add on to the new lot. This arrangement requires reconstruction of stormwater retention areas recently constructed for the Town Library. The new Senior Center fronts strongly onto the parking lots but does not have a strong relationship to or frontage on a street. The site area lends itself to walking paths.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



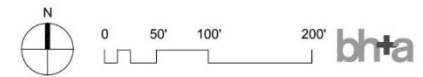
Option B

Option B locates the building closer to Branch Street off of the access road to the library parking lot. The Senior Center has visibility from the street and a strong relationship with the Town Library’s entry although one crosses a road to get there. This options shows the potential for combining the two uses, Library and Senior Center into a single lot. The diversity of peak use between these two programs can make this feasible. There are a combined 143 paved spaces with 70 supplemental spaces if needed. There is limited space for walking paths in this Senior Center option and the new building is relatively close to an existing residential building. The scale of the Senior Center is quite a bit larger than the residence.

SITE DESCRIPTIONS, SITE NOTES, AND SITE PLANS



Option C



Option C locates the Senior Center in the large lawn area between the Library and Housing Authority building. The option is intended to provide frontage and visibility for the building. It sits on the sliver of land designated for Senior Center use and very minimally encroaches onto the library site. There is a larger encroachment of building and parking on the Housing Authority site. This option does not offer extensive walking trails directly adjacent to the building. The larger parking lot includes replacement of Housing Authority parking displaced by this site plan.

**TRAFFIC AND
PARKING REPORT**

TRAFFIC AND PARKING REPORT



June 6, 2017

Mr. Joel Bargmann
Bargmann Hendric + Archetype, Inc.
300 A Street
Boston, MA 02210-1710

Re: **Professional Traffic Engineering Services**
Scituate Senior Center
Scituate, Massachusetts
Pare Project No. 17064.00

Dear Mr. Bargmann:

Pare Corporation (Pare) has completed the requested preliminary civil and traffic engineering assessment of the proposed Scituate Senior Center. The proposed Senior Center is expected to be 15,000 square feet with an adjacent parking lot and drop-off area for the facility. Several site locations within the Town of Scituate are currently under consideration for construction of the new Senior Center. Multiple alternatives at each location are also under consideration. The four sites under consideration include the following:

- Gates Intermediate School (327 Parish Road)
- New Kent Street (corner of Kent Street, Driftway & New Kent Street)
- 620 Country Way (Purple Dinosaur Park)
- 85 Branch Street (behind Town Library)

The locations and options are attached.

Site Descriptions

Gates Intermediate School

Two options are being considered for locating the Senior Center on this approximate 6-acre parcel. Option A is to be located behind or on the south side of the existing Gates Intermediate School while Option B is to be located in the front side of the site, northwest of the existing Gates Intermediate School. The area surrounding the proposed Senior Center consists of the school, recreational and residential uses.

Option A

This option will site the building adjacent to the southerly property line and just west of the existing Scituate Historical Society Building, located on Cudworth Road. Based on our preliminary field review, there were no wetlands present on-site but there may be wetlands present on the abutting property to the west, approximately 150 feet from our project site. To construct this option, the existing multi-purpose field will need to be relocated to the southwest corner of the property and the existing baseball field will be removed from the site. Access to the Senior Center for this option will be provided by one driveway on Cudworth Road. This option will provide approximately 150 parking spaces that will be shared between the proposed Senior Center, the existing Gates Intermediate School, the Historical Society and the recreation facilities.

•
8 BLACKSTONE VALLEY PLAZA LINCOLN, RI 02905
T 401.324.4100 F 401.324.4100

10 LINCOLN ROAD, SUITE 100 FOXBORO, MA 02035
T 508.542.1755 F 508.542.1801

Potential Location	Nearby Residential Areas/Pedestrian Access	Access to Transit	Nearby Over-flow Parking	Estimated Parking Needs
Gates Intermediate School	Yes. No sidewalks provided on main roadways.	Yes. Scituate SLOOP on First Parish Road.	No. Parking for school and ancillary uses is limited.	125 to 150 spaces. 150(A) and 180 (B) provided. Additional parking will be needed for school and recreational uses.
New Kent Street	Minimal number of residential development. No sidewalks in area.	Yes. Scituate SLOPP on Driftway and Kent Street. MBTA Greenbush Line close by.	None.	125 to 150 spaces. 100 spaces provided with 35 supplementary spaces identified.
620 Country Way	Yes. Sidewalks available on Country Way.	Yes. Scituate SLOOP on Country Way	None.	100 to 125 spaces. 84 spaces provided with 35 supplemental spaces indicated.
85 Branch Street	Yes. Sidewalks on Branch Street	Yes. Scituate SLOOP on Branch Street.	Yes. Potential shared parking with library and Housing Authority.	100 to 125 spaces. 128 spaces provided for Option A, 213 spaces provided for Option B but that includes parking needed for library. 110 spaces with 40 supplemental spaces provided for Option C.

Limited sightlines on First Parish Road
Confusing turning movements @ intersection
1 access point if one story wing remains

High speed road
More than adequate sight distance
2 access points

30 mph reasonable speed road
1 access point
More than adequate sight lines
Tight site; No expansion

2 options w/ only 1 access
Shared parking
Impacts new work
reasonable speed road
More than adequate sight lines

PUBLIC TRANSPORTATION



NEW! Deviated Route Service*: Passengers within 3/4 mile of the SLOOP fixed route can also request a deviation by calling 855-759-8900. Deviation requests should be made at least two hours before requested bus is scheduled to depart. Deviations will be done based on availability and conditions. A fee of \$1.00 will be added to the passenger's boarding fee for all deviations.
 *Shaded area denotes Deviated Route

SLOOP WEEKDAY SCHEDULE											
#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11	
Library Community Center	Harbor CVS	Village Market	Widow's Walk Golf Course	Greenbush MBTA	Town Hall	North Scituate Plaza	Lincoln Park	Central Park	Wheeler Park	Senior Center	Library Community Center
7:30	7:35	7:38	7:40	7:42	7:48	7:58	8:00	8:08	8:13	8:18	8:23
8:30	8:35	8:38	8:40	8:42	8:48	8:58	9:00	9:08	9:13	9:18	9:23
9:30	9:35	9:38	9:40	9:42	9:48	9:58	10:00	10:08	10:13	10:18	10:23
10:30	10:35	10:38	10:40	10:42	10:48	10:58	11:00	11:08	11:13	11:18	11:23
11:40	11:45	11:48	11:50	11:52	11:58	12:08	12:10	12:18	12:23	12:28	12:33
12:40	12:45	12:48	12:50	12:52	12:58	1:08	1:10	1:18	1:23	1:28	1:33
1:35	1:40	1:43	1:45	1:47	1:53	2:03	2:05	2:13	2:18	2:23	2:28
2:30	2:35	2:38	2:40	---	2:46	2:56	2:58	3:06	3:11	3:16	3:21
3:40	3:45	3:48	3:50	3:52	3:58	4:08	4:10	4:18	4:23	4:28	4:33
4:45	4:50	4:53	4:55	4:59	5:06	5:16	5:18	5:26	5:31	5:36	5:40

SLOOP SATURDAY & SUNDAY SCHEDULE											
Library Community Center	Harbor CVS	Village Market	Widow's Walk Golf Course	Greenbush MBTA	Town Hall	North Scituate Plaza	Lincoln Park	Central Park	Wheeler Park	Senior Center	Library Community Center
9:00	9:05	9:07	9:10	9:12	---	9:20	9:22	9:30	9:35	---	9:45
10:00	10:05	10:07	10:10	10:12	---	10:20	10:22	10:30	10:35	---	10:45
11:00	11:05	11:07	11:10	11:12	---	11:20	11:22	11:30	11:35	---	11:45
12:15	12:20	12:22	12:25	12:27	---	12:35	12:37	12:45	12:50	---	1:00
1:15	1:20	1:22	1:25	1:27	---	1:35	1:37	1:45	1:50	---	2:00
2:15	2:20	2:22	2:25	2:27	---	2:35	2:37	2:45	2:50	---	3:00
3:30	3:35	3:38	3:40	3:42	---	3:50	3:52	4:00	4:05	---	4:15
4:30	4:35	4:38	4:40	4:42	---	4:50	4:52	5:00	5:05	---	5:15

All four sites are on or near the SLOOP bus line, although this bus line does not serve neighborhoods.

UTILITIES

- According to the Water Department, there is availability to connect to the existing main at any of the sites with no great increase in pressure or capacity in the pipe
- The Sewer Department stated that there are available sewer connections at all sites except 620 Country Way
- 620 Country Way will require a septic system
- At Gates, sewer is only available on First Parish Road
- At New Kent Street there is only sewer available on Kent Street
- The department indicated little concern that the senior center would produce an excessive amount of wastewater that would have any impact on the existing system.



June 6, 2017

Mr. Joel Bargmann
Bargmann Hendric + Archetype, Inc.
300 A Street
Boston, MA 02210-1710

Re: Professional Traffic Engineering Services
Scituate Senior Center
Scituate, Massachusetts
Pare Project No. 17064.00

Dear Mr. Bargmann:

Pare Corporation (Pare) has completed the requested preliminary civil and traffic engineering assessment of the proposed Scituate Senior Center. The proposed Senior Center is expected to be 15,000 square feet with an adjacent parking lot and drop-off area for the facility. Several site locations within the Town of Scituate are currently under consideration for construction of the new Senior Center. Multiple alternatives at each location are also under consideration. The four sites under consideration include the following:

- Gates Intermediate School (327 Parish Road)
- New Kent Street (corner of Kent Street, Driftway & New Kent Street)
- 620 Country Way (Purple Dinosaur Park)
- 85 Branch Street (behind Town Library)

The locations and options are attached.

Site Descriptions

Gates Intermediate School

Two options are being considered for locating the Senior Center on this approximate 6-acre parcel. Option A is to be located behind or on the south side of the existing Gates Intermediate School while Option B is to be located in the front side of the site, northwest of the existing Gates Intermediate School. The area surrounding the proposed Senior Center consists of the school, recreational and residential uses.

Option A

This option will site the building adjacent to the southerly property line and just west of the existing Scituate Historical Society Building, located on Cudworth Road. Based on our preliminary field review, there were no wetlands present on-site but there may be wetlands present on the abutting property to the west, approximately 150 feet from our project site. To construct this option, the existing multi-purpose field will need to be relocated to the southwest corner of the property and the existing baseball field will be removed from the site. Access to the Senior Center for this option will be provided by one driveway on Cudworth Road. This option will provide approximately 150 parking spaces that will be shared between the proposed Senior Center, the existing Gates Intermediate School, the Historical Society and the recreation facilities.

•
8 BLACKSTONE VALLEY PLACE LINCOLN, RI 02865
T 401.324.4100 F 401.324.4100

10 LINCOLN ROAD, SUITE 100 FOXBORO, MA 02035
T 508.542.1755 F 508.542.1801

A full traffic and parking report was prepared by PARE Corporation.

GEOTECHNICAL REPORT

All site have suitable soils for bearing capacity

85 Branch Street has a high water table making a potential basement more expensive and possibly undesirable

Country Way encountered bedrock at 10 feet below the surface making a potential basement more expensive

New Kent Street contains glacial till rendering site construction during winter wet season undesirable



April 7, 2017

Mr. Joel Bargmann
Bargmann Hendrie + Archetype, Inc. (BH+A)
9 Channel Center Street, Suite 300
Boston, MA 02210
Phone: 617-456-2227
Email: JBargmann@bhplus.com

Subject: **Preliminary Geotechnical Engineering Report
Site Feasibility Study – Four Sites
Scituate Senior Center
Scituate, MA 02066
PSI Project No.: 0446681**

Dear Mr. Bargmann:

Thank you for choosing Professional Service Industries, Inc. (PSI) as your consultant for the above referenced project.

PSI is pleased to submit this report presenting the results of the preliminary geotechnical engineering studies undertaken at four possible sites for the proposed Scituate Senior Center in Scituate, Massachusetts. This work was conducted in accordance with PSI's Proposal No. 0446-203978 dated March 7, 2017.

The work presented herein was developed to verify basic constructability of each site. The report is not sufficient to provide final design recommendations. When a site and building layout have been selected, additional geotechnical studies are required to prepare a detailed geotechnical engineering report.

Should there be any questions regarding this report, please do not hesitate to call our office at (781) 821-2355. PSI would be pleased to continue providing geotechnical services throughout design and construction of the project, and we look forward to working with you and your organization on this and future projects.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)


Brianna Sylvester
Project Manager


Richard P. Weber, P.E.
Principal Consultant

A geotechnical report was prepared by Professional Service Industries, Inc. using data from on-site boring

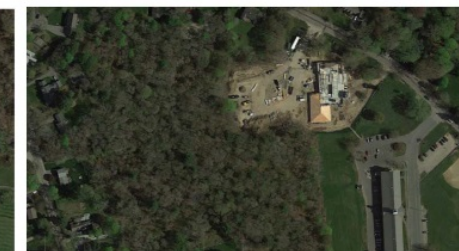
**CONCEPTUAL CONSTRUCTION
COST ESTIMATES**



Scituate Senior Center
Site Selection Study
Scituate, MA

May 31, 2017

Concept Design Estimate



Architect:
Bargmann Hendrie + Archetype, Inc.
300 A Street
Boston, MA 02210
(617) 350 0450

Cost Estimator:
Daedalus Projects Incorporated
112 South Street
Boston, MA 02111
(617) 451 2717

CONCEPTUAL CONSTRUCTION COST ESTIMATES

TOTAL PROJECT COST CALCULATION	620 Country Way	327 First Parish Road, Gates School			New Kent Street	85 Branch Street, Town Library		
	Option A & B	Option A	Option B	Previous Scheme	Option A & B	Option A	Option B	Option C
HARD COST								
General Contractor	7,994,000	10,951,000	11,052,000	11,374,000	8,019,000	10,015,000	9,665,000	9,672,500
Construction Cost Estimate	7,161,000	9,232,000	9,342,000	9,655,000	7,186,000	9,133,000	8,783,000	8,790,500
Utility Backcharge	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Furniture, Fixtures & Equipment	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000
Furniture	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Equipment (phones, computers, etc.)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Hard Cost Subtotal	\$8,294,000	\$11,251,000	\$11,352,000	\$11,674,000	\$8,319,000	\$10,315,000	\$9,965,000	\$9,972,500
SOFT COST								
Permits & Approvals	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Conservation Commission								
Planning Board Site Plan Approval	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Town Meeting								
Architecture & Engineering	791,100	998,200	1,009,200	1,040,500	876,900	1,076,500	953,300	954,050
Architect & Engineer (% of construction cost) 10%	716,100	923,200	934,200	965,500	801,900	1,001,500	878,300	879,050
A&E Reimbursables	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
FF&E Specification & Purchasing 10%	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000
Geotechnical Engineer	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Survey & Layout	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Testing & Inspections	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Concrete & Steel, Soil Inspections								
Project Management	165,880	225,020	227,040	233,480	166,380	206,300	199,300	199,450
Owner's Project Manager 2%								
Moving	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Advertising & Bidding	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
Public Bidding: Advertising, Printing & Document Website								
Legal	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contracts								
Other	-	-	-	-	-	-	-	-
Bonding Costs								
Soft Cost Subtotal	\$1,017,000	\$1,284,000	\$1,297,000	\$1,334,000	\$1,104,000	\$1,343,000	\$1,213,000	\$1,214,000
CONTINGENCY								
Contingency	419,000	564,000	569,000	585,000	424,000	525,000	503,000	503,000
Owner's Contingency 4.5%								
Project Total	\$9,730,000	\$13,099,000	\$13,218,000	\$13,593,000	\$9,847,000	\$12,183,000	\$11,681,000	\$11,689,500

This chart shows how construction costs are supplemented to other project costs to determine a Total Project Cost that is funded by a Town Meeting.

EXECUTIVE SUMMARY

COMPARATIVE TOTAL PROJECT COSTS FOR SITES

COST COMPONENT	cost range 620 Country Way	cost range 327 First Parish Road		cost range New Kent Street	cost range 85 Branch Street	
Building, Sitework, Utilities (GC Costs)	\$7,994,000	\$10,951,000	to	\$11,374,000	\$8,019,000	\$9,665,000 to \$10,015,000
Furniture, Fixtures & Equipment (FF&E)	\$300,000	\$300,000	to	\$300,000	\$300,000	\$300,000 to \$300,000
Soft Costs	\$1,017,000	\$1,284,000	to	\$1,334,000	\$1,104,000	\$1,213,000 to \$1,343,000
Contingency	\$419,000	\$564,000	to	\$585,000	\$424,000	\$503,000 to \$525,000
TOTAL PROJECT COST RANGE	\$9,730,000	\$13,099,000	to	\$13,593,000	\$9,847,000	\$11,681,000 to \$12,183,000

SCITUATE SENIOR CENTER SITE FEASIBILITY STUDY

JUNE 2017



620 Country Way

85 Branch Street

First Parish Road

New Kent Street

CONSTRUCTION COST ESTIMATE BREAKDOWN FOR EACH SITE OPTION

Site & Option	Construction Cost Item	Cost	Notes
620 COUNTY WAY			
OPTION A OR B			
base scope	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$359,000	
			\$7,194,000
collateral work	Relocate Baseball Field, location unknown	\$150,000	
	Relocate Playground, location unknown	\$75,000	
	Site Prep, Replace Parking lot, stormwater, site lighting	\$575,000	
			\$800,000
	TOTAL	\$7,994,000	
327 FIRST PARISH ROAD			
OPTION A			
base scope	New Building	\$6,835,000	does not require demolition of one story school wing
	New Sitework, Parking Lot & Overflow Parking	\$2,755,000	
			\$9,590,000
collateral work	Relocate Athletic Field & Path on Site	\$1,236,000	
	Temporary Parking: Tennis Courts	\$100,000	temporary parking req'd for tennis courts & Historical Society building
	Cudworth & First Parish Intersection Improvements	\$25,000	
			\$1,361,000
	TOTAL	\$10,951,000	
OPTION B			
base scope	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$2,755,000	
			\$9,590,000
collateral work	Relocate Athletic Field & Path on Site	\$1,236,000	
	Temporary Parking: Tennis Courts	\$100,000	temporary parking req'd for tennis courts & Historical Society building
	Demolish One Story School Wing	\$126,000	
			\$1,462,000
	TOTAL	\$11,052,000	
PREVIOUS SCHEME			
base scope	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$2,755,000	
			\$9,590,000
collateral work	Relocate Athletic Field & Path to undetermined location	\$1,558,000	
	Temporary Parking: Tennis Courts	\$100,000	temporary parking req'd for tennis courts & Historical Society building
	Demolish One Story School Wing	\$126,000	
			\$1,784,000
	TOTAL	\$11,374,000	

CONSTRUCTION COST ESTIMATE BREAKDOWN FOR EACH SITE OPTION

Site & Option	Construction Cost Item	Cost	Notes
CORNER OF KENT STREET, DRIFTWAY AND NEW KENT STREET			
OPTION A OR B			
	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$934,000	
	Sitework Surcharge for grading of site	\$250,000	surcharge for grading at this site
	TOTAL	\$8,019,000	
85 BRANCH STREET			
OPTION A			
	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$2,755,000	
		\$9,590,000	
	Surcharge for Construction Access from Central Park	\$125,000	construction vehicles should not access through Library parking lot
	Rebuild Stormwater Retention for Library	\$300,000	
		\$425,000	
	TOTAL	\$10,015,000	
OPTION B			
	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$2,755,000	
		\$9,590,000	
	Surcharge for Construction Mitigation @ Access Road	\$75,000	construction is at entry access to library requiring mitigation and repairs
	TOTAL	\$9,665,000	
OPTION C			
	New Building	\$6,835,000	
	New Sitework, Parking Lot & Overflow Parking	\$2,755,000	
		\$9,590,000	
	Reconstruct 33 parking spaces for Housing Authority	\$82,500	parking spaces relocated prior to construction start, location on site
	TOTAL	\$9,672,500	

SITE DATA MATRIX

Data Category	620 Country Way	note	Gates School	note	Kent Street	note	85 Branch Street	note
accessory buildings on site (stories)	na		na		na		na	
accessory buildings on site (height)	na		na		na		na	
Parking Requirements								
handicapped parking required	5 spaces		5 spaces		5 spaces		5 spaces	
by zoning: number of spaces required	1 per 200 sf for service use, 1 per 300 sf for business use, 1 per 3 person capacity for place of assembly, all other uses as determined by Building Inspector							
width of spaces	9' wide, 9'-4" curb length		9' wide, 9'-4" curb length		9' wide, 9'-4" curb length		9' wide, 9'-4" curb length	
depth of spaces	18 feet		18 feet		18 feet		18 feet	
aisle width	24 feet		24 feet		24 feet		24 feet	
parking set back requirements: front yard	parking not allowed in front yard setback		parking not allowed in front yard setback		parking not allowed in front yard setback		parking not allowed in front yard setback	
parking set back requirements: side & rear yard	na		na		na		na	
parking location	on site or within 300 feet of building entry		on site or within 300 feet of building entry		on site or within 300 feet of building entry		on site or within 300 feet of building entry	
parking green space requirements	at least 5% of the interior of any parking lot having 25 or more parking spaces shall be landscaped on plots at least 4'-0" in width							
parking green space requirements	1 tree per eight parking spaces planted on not less that 40 sf of unpaved area, in planting areas in the parking lot or within 10'-0" of paved area							
off street loading requirement	1 @ 14 x 45 feet		1 @ 14 x 45 feet		1 @ 14 x 45 feet		1 @ 14 x 45 feet	
off street loading screening								
bicycles spaces required	not required		not required		not required		not required	
1 Natural Site Conditions								
Available Soil Report	yes		yes		yes		yes	
Soil Conditions	topsoil, sand & gravel, glacial till		topsoil, fill, glacial till		topsoil, sand, sand & gravel		topsoil, glacial till	
Water Table	no ground water encountered		ground water encountered at 20'-0"		ground water encountered at 17'-0"		ground water encountered at 3'-6"	
Topography	30% slope front to back		flat/developed		hilly		relatively flat	
Vegetation	developed		developed		evergreens		evergreens	
Orientation, N-S-E-W	south		various options including optimal south		various options including optimal south		various options including optimal south	
2 Environmental Issues: Conservation								
Flood Considerations	no		no		yes		yes	
Wetlands	no		no		yes		yes	
River or "Water Body" Setbacks	no		no		yes		yes	
Vernal Pools	no		no		to be verified		to be verified	

SITE DATA MATRIX

Data Category	620 Country Way	note	Gates School	note	Kent Street	note	85 Branch Street	note
3 Environmental HAZMAT								
Sub-Surface Soil Contamination	tbd		tbd		tbd		tbd	
Building Asbestos	na		tbd		na		na	
Building Lead Paint	na		tbd		na		na	
4 Permitting								
Zoning Change Required	no		no		no		no	
Environmental Impact Statement	no		no		yes		yes	
Planning Board Required	yes		yes		yes		yes	
Desing Review Required	yes		yes		yes		yes	
Site Plan Review Required	yes		yes		yes		yes	
Conservation Commission Required	no		no		yes		yes	
Permitting Surcharge in soft cost	no		no		yes		yes	
5 Site Access								
Major street access is from	Country Way		First Parish Road		New Kent Street		Branch Street	
Access to Parking								
Entry and Exit from Site	from Country Way		from First Parish Road or Cudworth		New Kent Street, Driftway		from Branch Street	
Off-Street Loading & Service provision	no	not required but provided	no	not required but provided	no	not required but provided	no	not required but provided
Construction Vehicle Access	yes	through neighborhood	yes		yes		yes	
Contractor Parking	tight site	difficult	yes		no	to be arranged	yes	
Walkable Pedestrian Access	yes	from neighborhood	yes	from neighborhood	no		yes	from housing
Bicycle Access	yes		yes		yes		yes	
Bus/Van Drop Off	yes		yes		yes		yes	
Public Transportation	no	on Sloop route	no	near Sloop route	no	on Sloop route	no	on Sloop route
Auxiliary transportation required	yes	COA van	yes	COA van	yes	COA van	yes	COA van
6 Emergency Vehicle Access								
Police Department response time	6 minutes		5 minutes		10 minutes		5 minutes	
Fire Department response time	7 minutes		5 minutes		7 minutes		5 minutes	
Fire Department Access requirements			number of buildings onsite				access through parking lot	
7 Parking								
projected/ required <u>total</u> parking for site	105-115	73 paved, 32 pervious	120-160	All paved	115-135	80 paved, 35 pervious	128	98 paved, 30 pervious
existing parking available at site	none		84	40-60	none		75	Town Library

SITE DATA MATRIX

Data Category	620 Country Way	note	Gates School	note	Kent Street	note	85 Branch Street	note
new on-grade parking available & feasible	yes		yes		yes		yes	
Structured Parking Required	no		no		no		no	
handicapped parking provided	yes		yes		yes		yes	
Parking Expansion capability	no		yes		yes		yes	
Shared uses, Alternate parking sources	no		yes	school	no		yes	library
8 Utility Connections								
Storm Drainage	no							
Gas	??		??		yes		??	
Water	yes		??		yes		??	
Sewer	??		??		yes	possible septic system	??	
Electric, Telephone, Data & Cable	??		??		yes		??	
9 Capacity for Expansion								
area available for expansion	no		yes		yes		yes	
impact of expansion on traffic	significant	neighborhood	medium		minimal		medium	
impact of building expansion on parking	none available		minimal available		none available		none available	
impact on system requirements	??		??		??		??	
10 Abutting Properties								
Impact on Abutters	significant		minimal		minimal		minimal	
11 Adjacencies/Neighbors								
Neighborhood Context	residential		un-residential site		no context		town building	
List Adjacent Uses	residential		middle school, residential, playing fields		residential, water conservation		residential, public use, water conservation	
Conflicting Adjacent Uses	residents may not like, traffic, loss of ballfield or park						shared access road to site	
12 Impact on Existing Use								
Impact of SC on existing use	displace existing use		yes, field		no		yes, library use	
13 Impact on Existing Buildings								
	none		demo existing building, school closing this year		none		none	
14 Possibility for Shared Use								
	no		yes	further use tbd	no		yes	Town Library

SITE DATA MATRIX

Data Category	620 Country Way	note	Gates School	note	Kent Street	note	85 Branch Street	note
15 Location								
Proximity to Town Center / Downtown	remote but near North Scituate Center		remote		closest to downtown	not walkable	remote	
Proximity to outdoor rec spaces	taken by building		adjacent, room on site		room on site, golf course across street		room on site	
Unique characteristics of location	none		historic buildings		none		library	
Travel distances	3 mile		2 mile		closest to existing and town uses on undeveloped site		2.5 mile	
16 View Corridors								
impact on view corridors	na		na		na		na	
17 Constructability								
construction staging	tight site	difficult	sites are available			site available		site available
construction vehicle access	poor	through neighborhood	good			good		good
disruption of adjacent uses	no		some fields			none		library
note observed construction cost surcharge	grade infill at rear of site		yes, existing building demo, rehab of fields			none		redo parking & drainage
18 Single Level or Multi Level								
	multi		multi		multi/single		multi	
19 Other Outdoor Activities								
	displaced		ball fields / tennis courts		golf course across street		tennis and ball fields nearby	
20 Operational Considerations								
	travel through residential neighborhood		coordinate with future use of Gates School				coordinate with Town Library	
21 Sustainability								
Reduction in automobile use	no		no		maybe		maybe	
feasibility of solar	yes		yes		yes		yes	
Adaptive reuse	no		no		no		no	
LEED certification feasible	yes		yes		yes		yes	

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Introduction

Background & Base Data

Site Studies

Other Considerations

Traffic and Parking

Utilities

Soil Conditions

Cost

AGENDA

- 1 Space Needs Program**
- 2 Conceptual Design for Site Plans**
- 3 Parking Needs**
- 4 Site Analysis**
- 5 Data Matrix**
- 6 Site Designs**
- 7 Traffic and Parking Analysis**
- 8 Utility Review**
- 9 Geotechnical Conditions**
- 10 Cost**

SECTION 3 METHODOLOGY