

FALMOUTH SENIOR CENTER SITE SELECTION FEASIBILITY STUDY

Phase 1
June 18, 2015

The goal of this meeting is to convey initial findings in order to narrow down the original four sites to those that are truly viable.

These sites will then receive the phase 2 detailed analysis which includes detailed site plans and cost estimates.

The phase 1 analysis was undertaken by architects, planners, civil engineers and traffic engineers.



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Coastal Engineering, Civil Engineers

PARE Engineering, Traffic and Parking

bh+a, architecture, programming and planning

The phase 2 analysis will additionally involve

Ballard*King, *Operational Planning*

DG Jones International, *Cost Estimating*

COASTAL ENGINEERING COMPANY, INC.

260 Cranberry Highway, Orleans, MA 02653 ■ 508.255.4511 ■ Fax 508.255.6700 ■ coastalengineeringcompany.com

May 29, 2015 Project No. C18342.00

Bargmann Hendrie + Archetype, Inc.
Attn: Joel Bargmann
300 A Street
Boston, MA 02210-1710
VIA EMAIL: JBargmann@bhplus.com

Re: Falmouth Senior Center Feasibility Study

Dear Joel:

Following is a summary of our final Senior Center. Our findings are based on health department personnel, re Barnstable County, Massachusetts Maps (FIRMs) effective July 16, 2011 issued October 1, 2008, relative to 8 Habitats of Rare Species and Estuarine wetlands and certified and potential driveway/curb cut locations and sign regulations.

Falmouth High School Site

- No NHESP Priority Habitats on the property.
- No certified or potential wetland.
- No Special Flood Hazard Area on the property.
- No wetlands are mapped on site visit.
- Town water mains exist in frontage.
- Gas service exists to the high school site.
- Overhead electric, telephone, and sewer lines exist on Gifford Street, the southerly end of the site.
- A sewer force main connects to the high school site.
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According to the SCS Soil 8

• Providing solutions

June 12, 2015

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

Re: **Professional Traffic Engineering Services**
Falmouth Senior Center
Falmouth, Massachusetts
PARE Project No. 15056.00

Dear Mr. Bargmann:

PARE Corporation (PARE) has completed the requested preliminary traffic engineering assessment of the Falmouth Senior Center Site Selection Feasibility Study June 15, 2015.

RANKING OF FACTORS
Factors all have equal weight

Factor	Brick Kiln Cnty	Gas Cnty	High School	Testa/City	Description
1 Site Area	4	3	1	2	site is sufficient for building and expansion
2 One Story Option	3	4	1	2	is the site large enough for a one story building
3 Location (proximity)	1	3	1	3	evaluates location within greater Falmouth
4 Access by other than car	3	1	3	2	pedestrian, bike, public transit
5 Viability of building	3	1	4	1	is building viable from public way
6 Timing	4	2	1	2	are other factors impeding ability to proceed
7 Traffic	1	4	2	3	on-site traffic surrounding site
8 Traffic Access & Egress	2	4	1	3	entry and exit into the site from road
9 Parking	4	1	2	3	amount of parking
10 Proximity of Parking	1	4	1	1	location of parking relative to building
11 Overflow Parking	4	1	2	3	ability to handle special events
12 Requires land purchase	4	1	1	1	does Town own the land
13 Deed Restriction	4	1	1	1	is use of the property in some way restricted
14 Sewer	4	1	3	2	sewer connection at site
15 Topography	1	4	2	2	grade change for building or parking lot
16 Soils	neutral	neutral	neutral	neutral	soil suitable for typical foundations
17 Water Table	neutral	neutral	neutral	neutral	abnormal water table considerations impact constructability
18 Environmental	neutral	neutral	neutral	neutral	environmental considerations that may prevent development
19 Wetland	none	none	none	none	none found at any site
20 Flood Plain	none	none	none	none	none found at any site
21 Hazardous Materials	neutral	neutral	neutral	neutral	study hazard in existing buildings in phase 2
22 Site Construction Cost	x	3	2	1	does the site impact the construction cost
23 Building Demolition	x	x	x	x	are there other expenses required to make this site viable
24 Seismic System	x	x	x	x	replace fields at high school and school admin sites
25 Collateral Costs	4	3	2	1	replace baseball court at Gas Cnty
26 Field Replacement	x	x	x	x	replace playground at Gas Cnty
27 Reserve Baseball Court	x	x	x	x	reluctate school administration for reuse option
28 Relocate Playground	x	x	x	x	does development on the site spur create other benefits
29 Relocate School Admin	x	x	x	x	ability to interact with other age groups
21 Collateral Benefits	3	1	4	2	is the site near other outdoor activities (present or future)
22 Multi-Generational	4	1	2	3	is the site near or connected to other indoor activities
23 Other Outdoor Activities	1	4	3	2	
24 Other Indoor Activities	4	1	3	2	
Total Score	63	46	43	43	
Passing Scores	Brick Kiln Cnty	Gas Cnty	High School	Testa/City	
Number of 1's	5	10	9	6	
Number of 2's	1	2	7	8	
	6	12	16	14	
Failing Scores	Brick Kiln Cnty	Gas Cnty	High School	Testa/City	
Number of 3's	4	4	3	7	
Number of 4's	11	5	3	6	
	15	9	6	7	

A FEW PARAMETERS

These parameters will be expanded upon during Phase 2

The building will be between 15,000 and 20,000 square feet

The site should allow for future expansion

Parking should allow for between 100 and 150 cars

Certain special events may require additional parking

The building may be one or two stories

There will be a covered drop-off area

RECOMMENDED PARKING FOR SITES

Potential Location	Nearby Residential Areas	Access to Transit	Nearby Over-flow Parking	Estimated Parking Needs
Falmouth High School	No nearby densely populated residential areas.	None.	High School parking lots provide substantial overflow parking options for all sites excluding the Old Campus Drive Location.	75 to 125 spaces Old Campus Drive – 150 to 200 spaces
Gus Canty Community Center	Yes. Residential neighbors within 1 mile to the south and east.	Direct Access to WHOOSH. SeaLine access at Falmouth Mall (approx. ¾ mile walk)	Gus Canty Community Center parking lot adjacent to potential building location can serve as a combined/overflow parking area.	60 to 100 spaces
School Administration Building	Yes. Residential neighborhoods are located	Access to WHOOSH and SeaLine at Falmouth Mall (approx. ¾ mile)	School Administration Parking Lot can serve overflow parking.	100 to 125 spaces
Brick Kiln Road	No nearby densely populated residential areas.	None.	Falmouth Dog Park could serve overflow parking (approx. 25 spaces)	150 to 175 spaces

PARKING COMPARISON TO OTHER TOWNS

Town	Building Size (square feet)	Parking Spaces
Belmont	18,000	63
Franklin	16,000	90
Mashpee	11,000	150
Milford	16,000	72
Needham	20,000	75

FACTORS ANALYZED FOR EACH SITE

Zoning & Dimensional Data
Natural Site Conditions
Environmental Conservation
Hazardous Materials
Permitting Issues
Site Access
Emergency Vehicle Access
Parking
Utilities
Capacity for Expansion
Abutters
Adjacencies
Easements & Restrictions

Impact on existing Use
Impact on existing buildings
Shared Use Possibility
Location
View Corridors
Constructability
Single or Multi-Level
Other Outdoor Activities
Intergenerational Opportunities
Sustainability
Operational Considerations
Ancillary Benefits
Cost

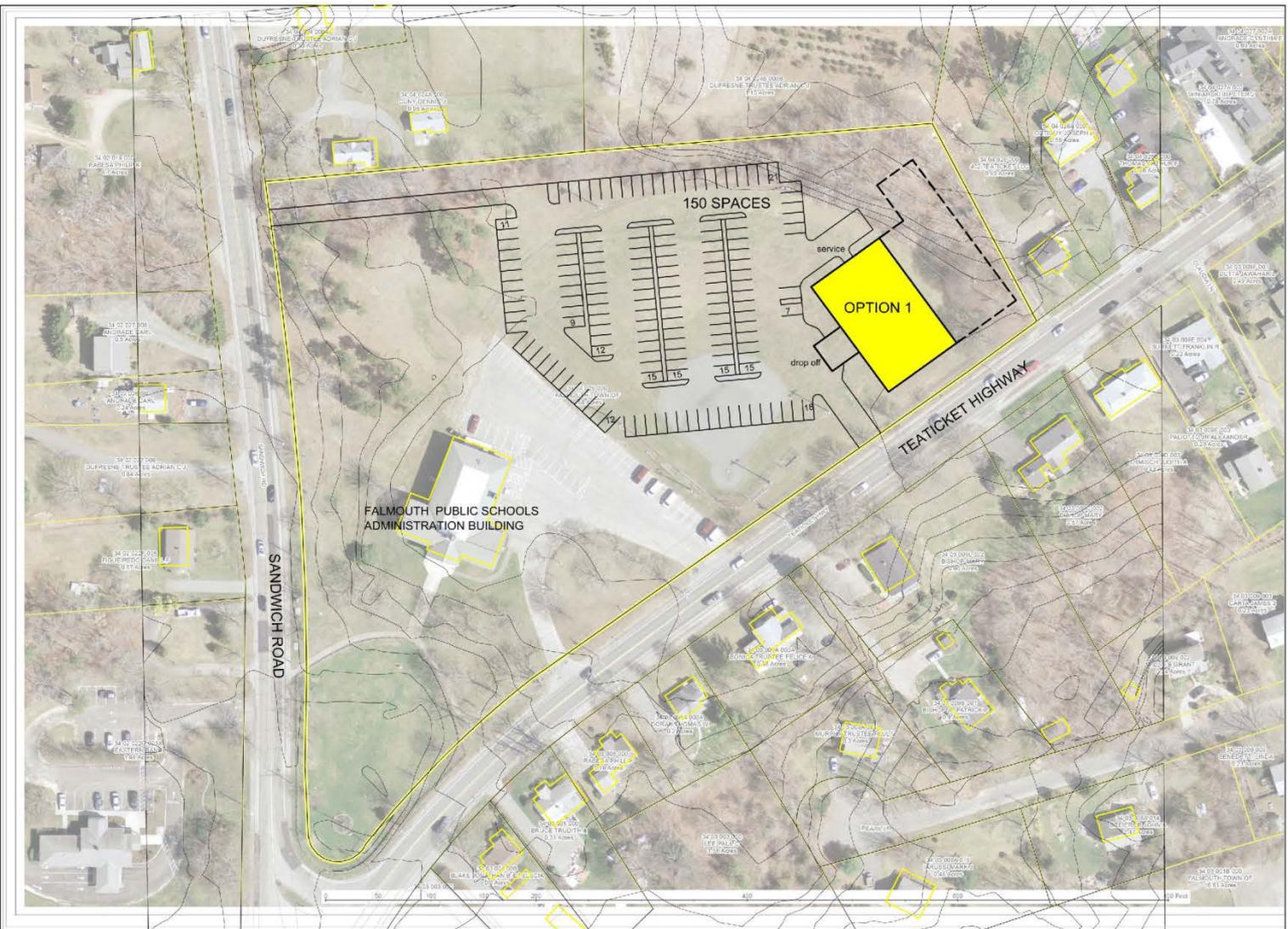
SITE COST DRIVERS



Demolition
Topography
Soil Type
Water Table
Wetlands
Storm Water / Drainage
Utilities Construction Access
One Story, Two Story
“Built-in’s” to enable Expansion
Hazardous Materials
Driveways and Access
Structured Parking
Collateral improvements

Teaticket Site

School Administration Building Location



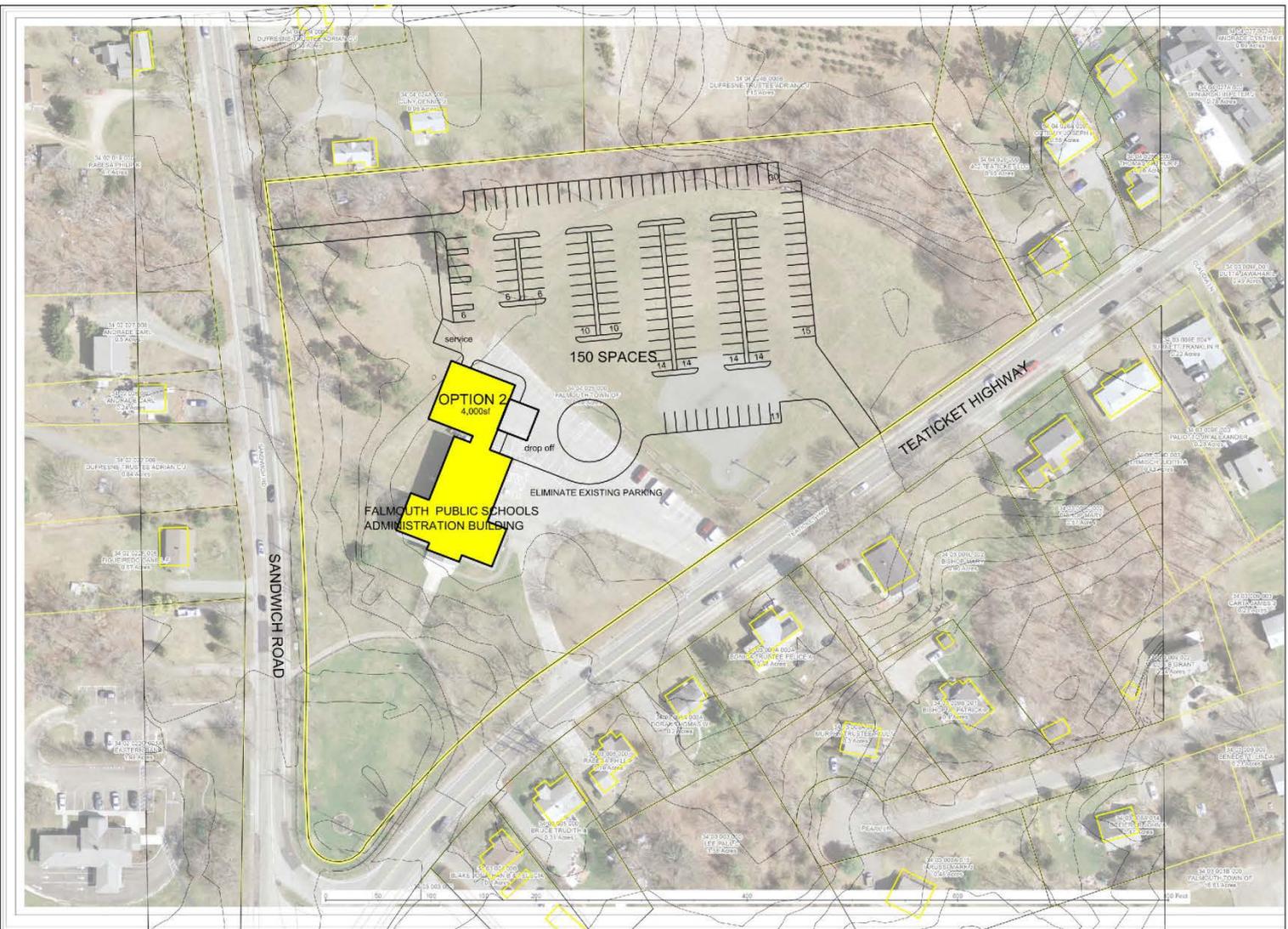
NEW 150 SPACES

RECOMMENDED PARKING 100-125 NEW SPACES

School Admin. Building

June, 18, 2015 bh+a





FALMOUTH PUBLIC SCHOOLS
ADMINISTRATION BUILDING

OPTION 2
4,000sf

150 SPACES

ELIMINATE EXISTING PARKING

TEATICKET HIGHWAY

SANDWICH ROAD



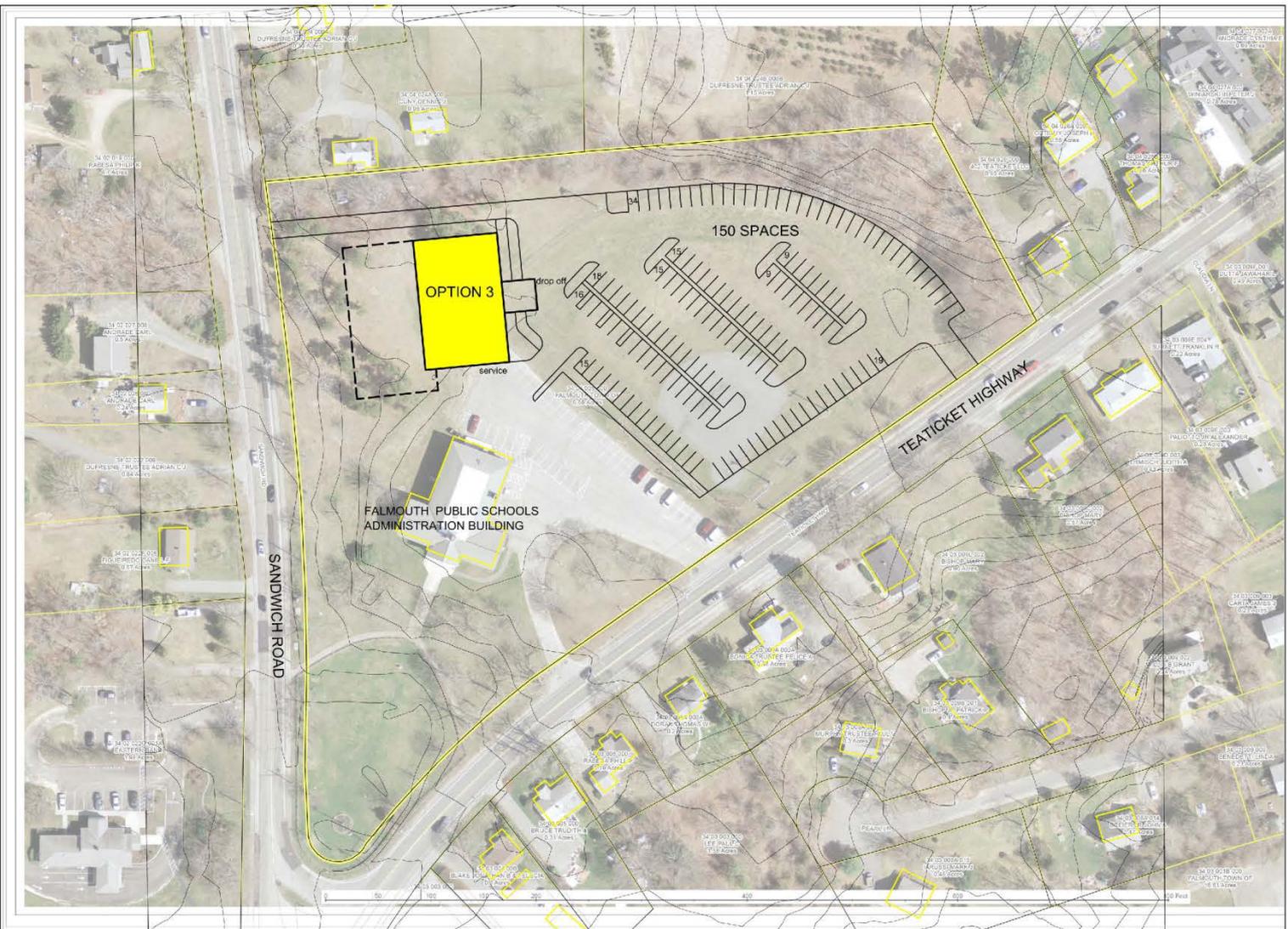
NEW 150 SPACES

RECOMMENDED PARKING 100-125 NEW SPACES

School Admin. Building

June, 18, 2015 bh+a





EXISTING	48-7=41 SPACES
NEW	150 SPACES
TOTAL	191 SPACES

RECOMMENDED PARKING 100-125 NEW SPACES

School Admin. Building

June, 18, 2015 bh+a



Brick Kiln Road Site

Current PAL Building adjacent to Dog Park



PAL OF CAPE COD INC

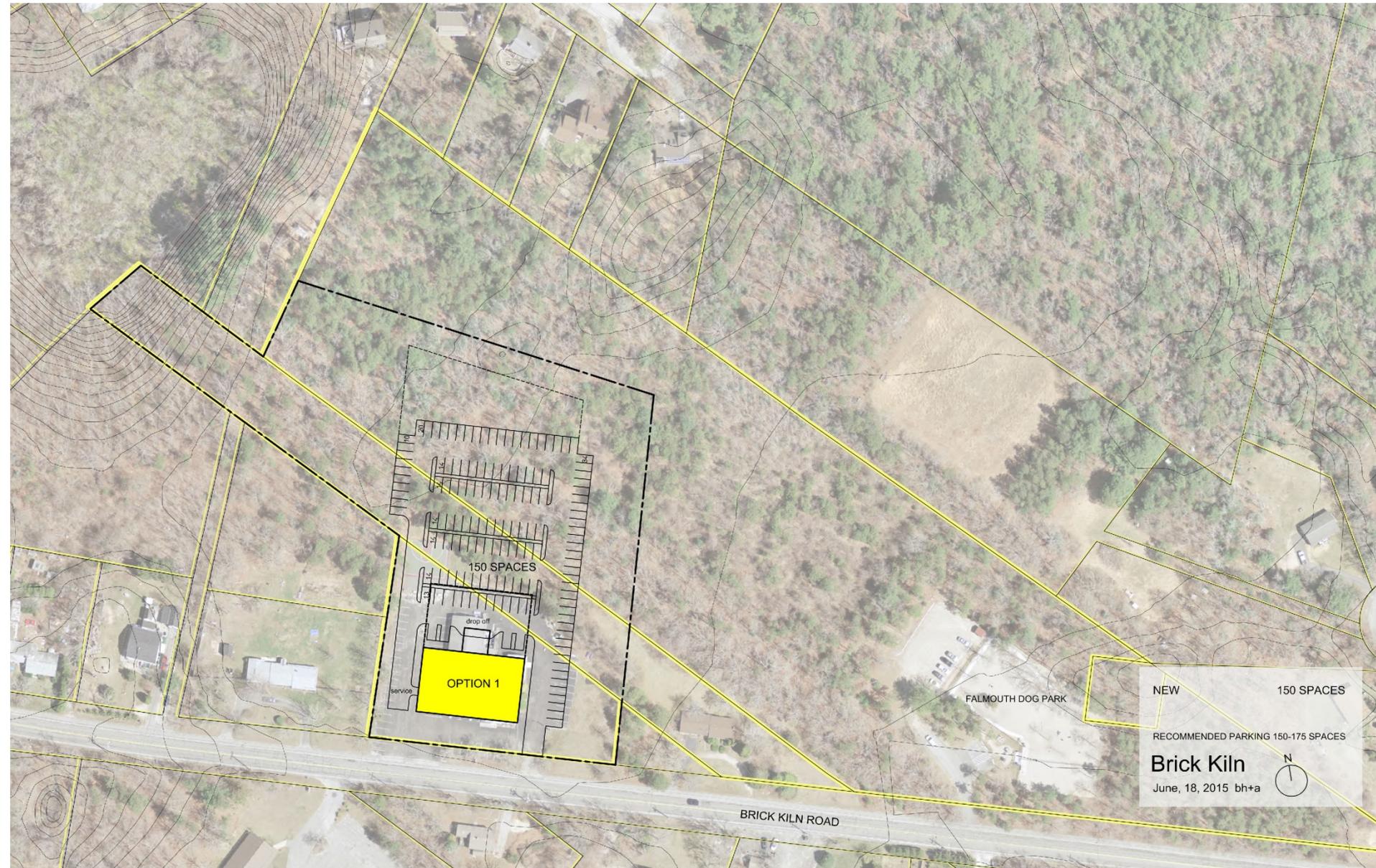
FALMOUTH DOG PARK

BRICK KILN ROAD

Brick Kiln

June, 18, 2015 bh+a





NEW 150 SPACES

RECOMMENDED PARKING 150-175 SPACES

Brick Kiln

June, 18, 2015 bh+a

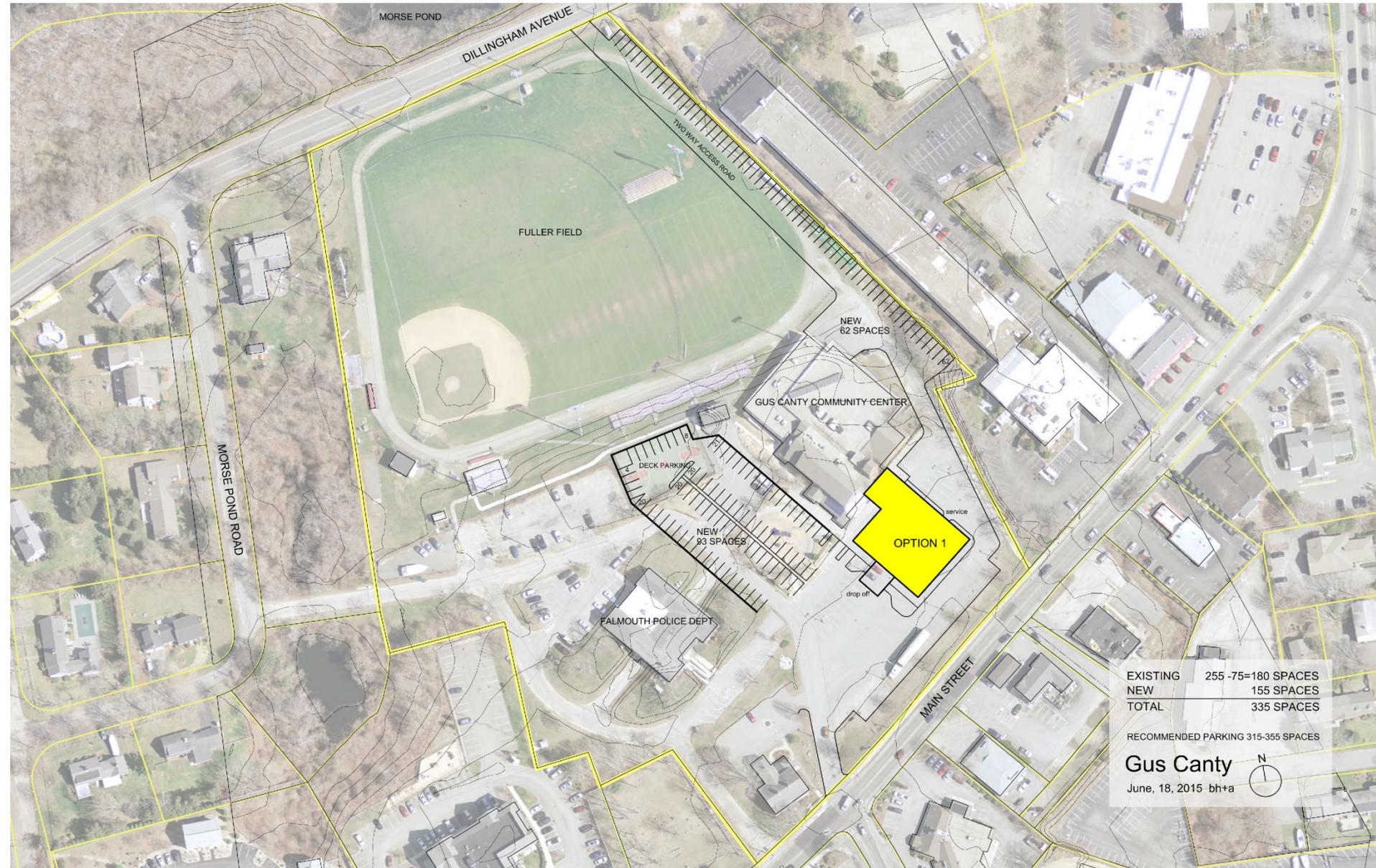


Gus Canty Community Center Site
adjacent to Police Station and Fuller Field

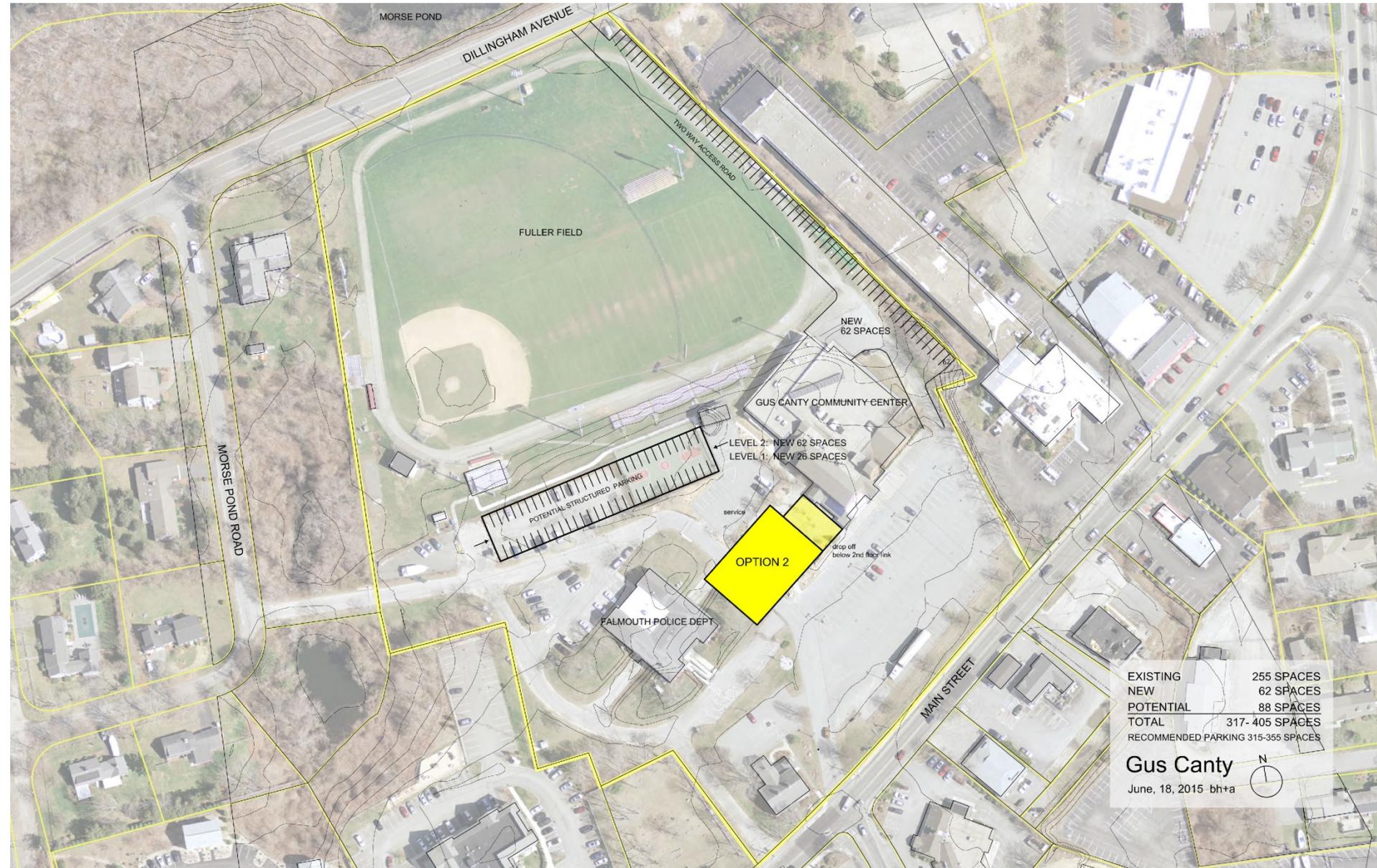


Gus Cnty
June, 18, 2015 bh+a





Traffic Engineer recommends 60 to 100 additional spaces



Traffic Engineer recommends 60 to 100 additional spaces

Various site options at the High School
property at Brick Kiln Road and
Gifford Street Extension



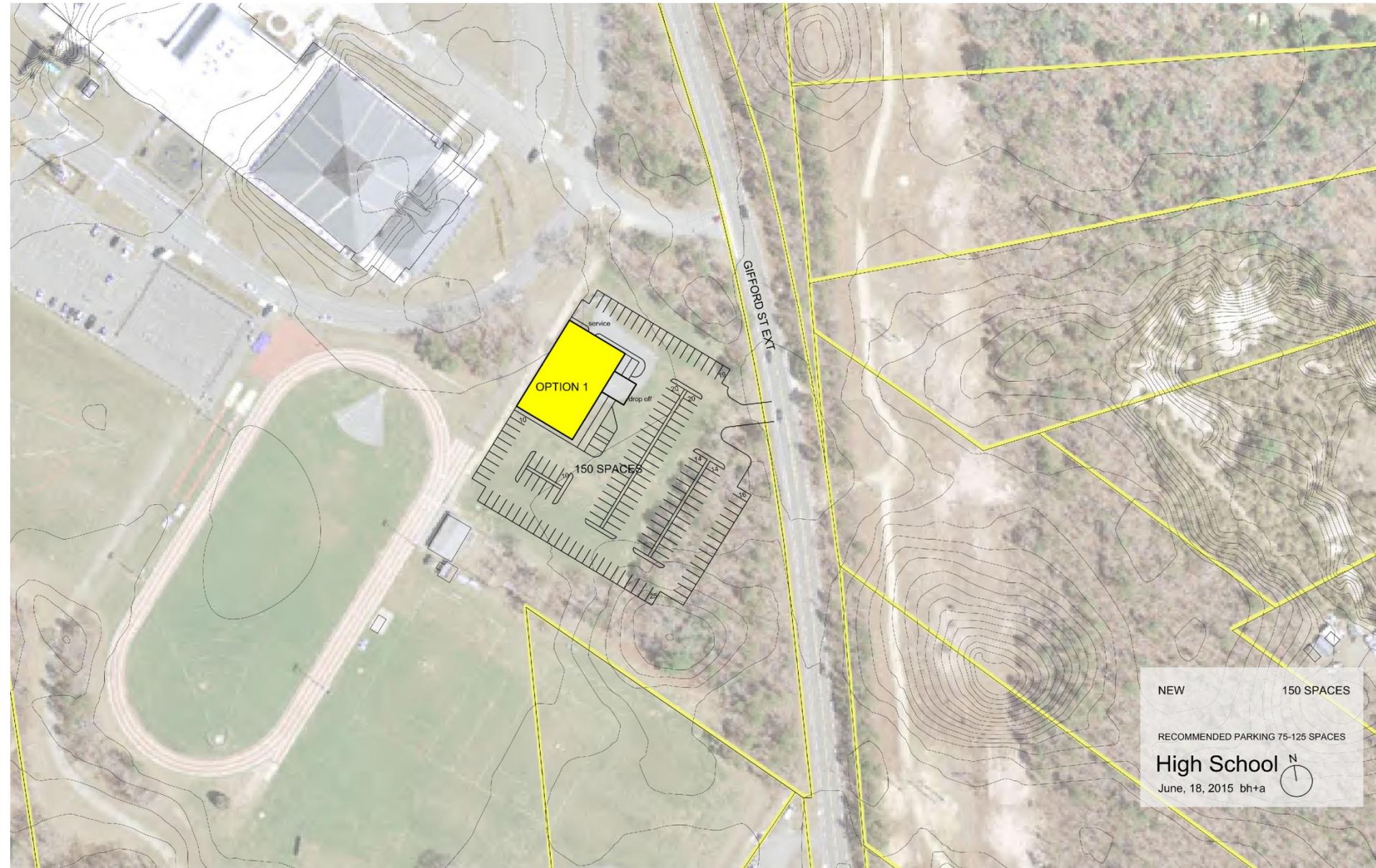
High School Options



GIRFORD ST EXT

High School
June, 18, 2015 bh+a



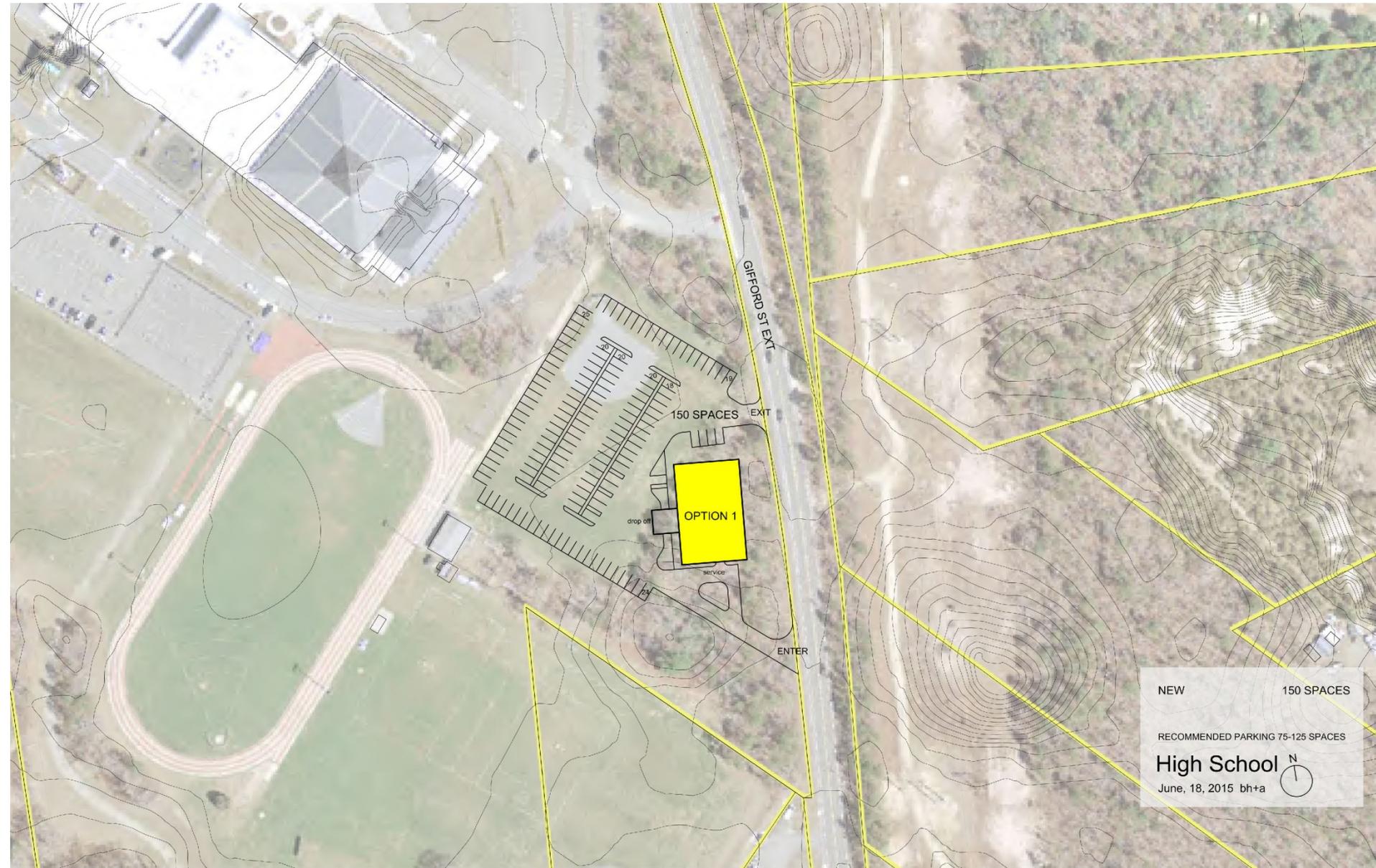


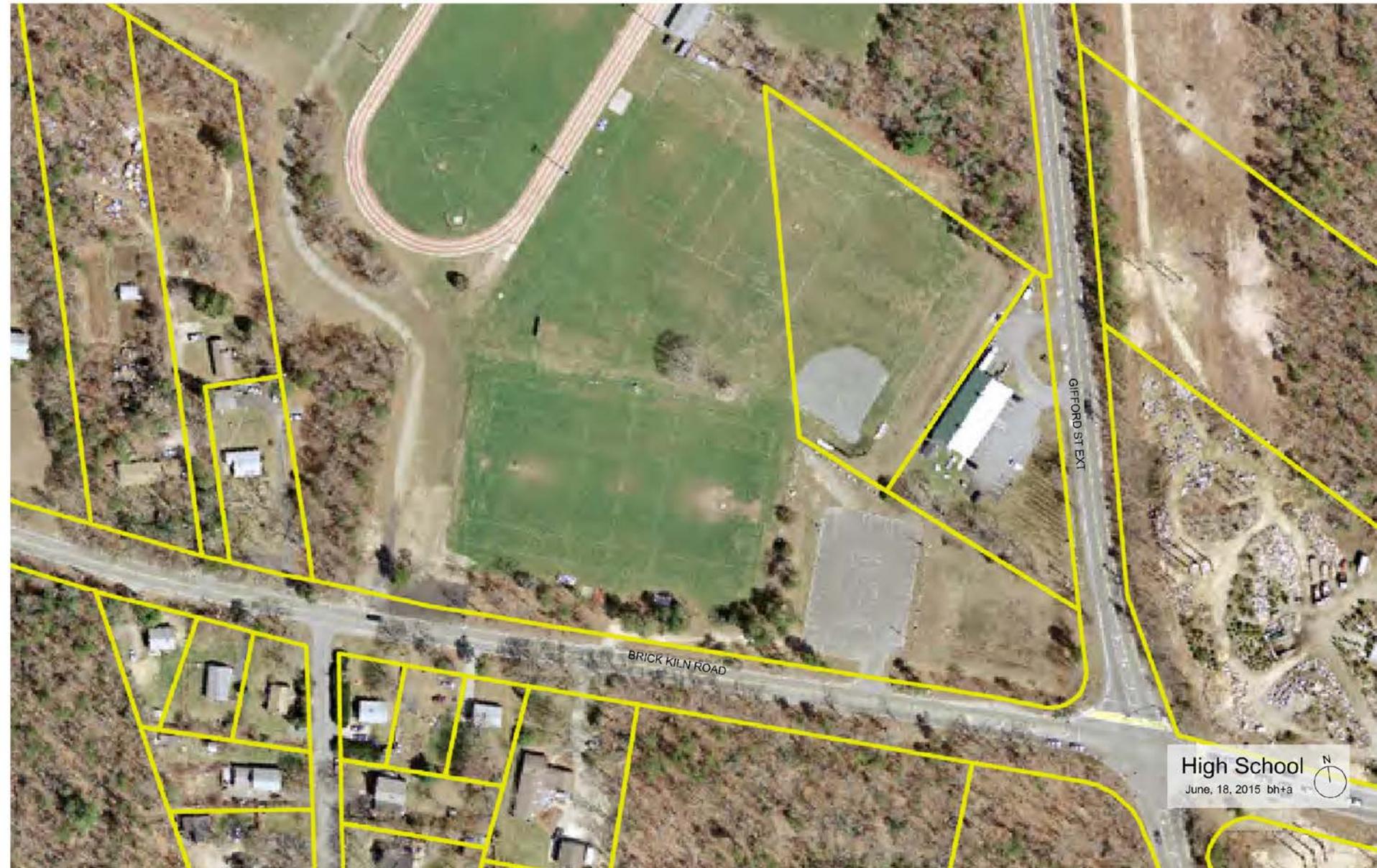
NEW 150 SPACES

RECOMMENDED PARKING 75-125 SPACES

High School N

June, 18, 2015 bh+a



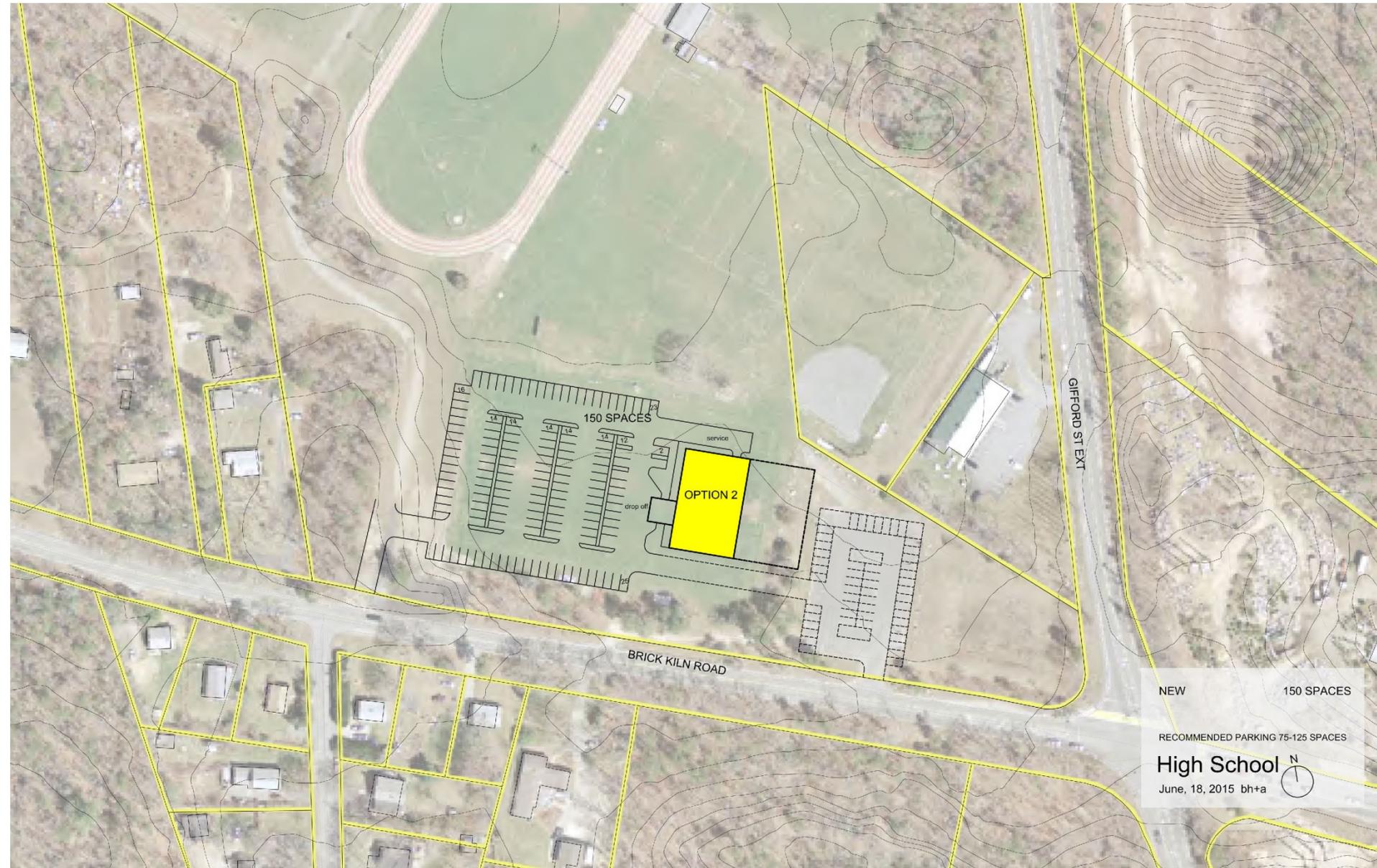


BRICK KILN ROAD

GIFFORD ST EXT

High School
June, 18, 2015 bh+a





NEW 150 SPACES

RECOMMENDED PARKING 75-125 SPACES

High School 

June, 18, 2015 bh+a



High School

June, 18, 2015 bh+a





NEW 150 SPACES

RECOMMENDED PARKING 75-125 SPACES

High School

June, 18, 2015 bh+a



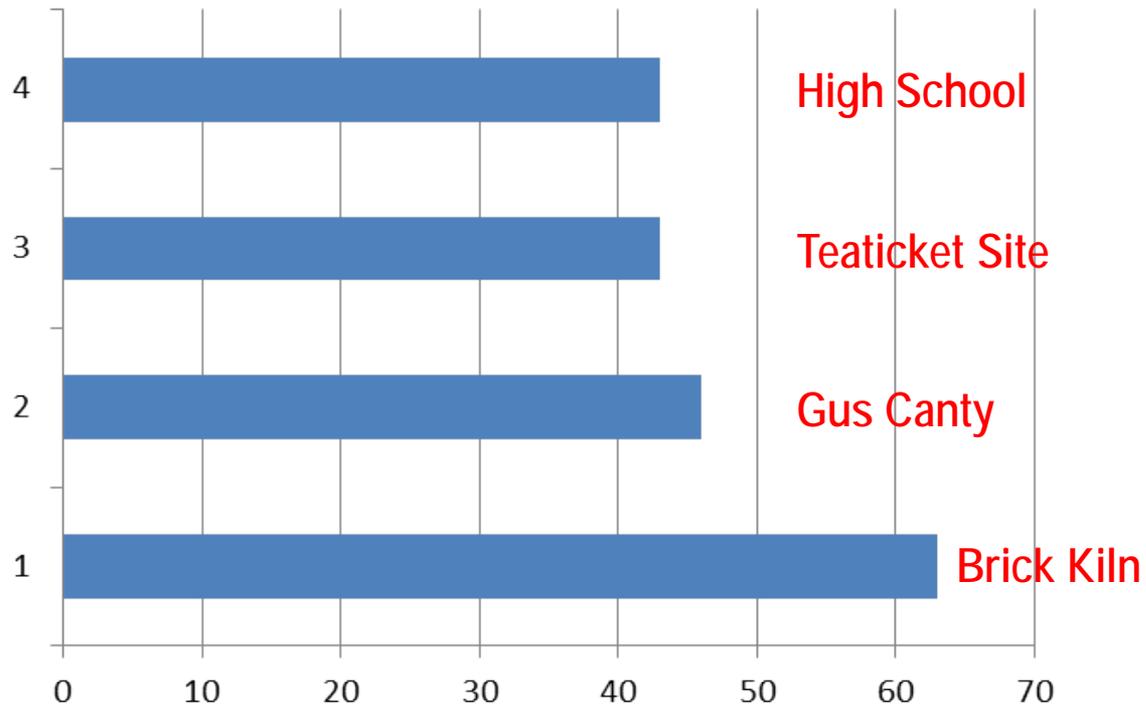
Evaluation

Factor	Brick Kiln	Gus Canty	High School	Teaticket Site	Description
1 Site Area	4	3	1	2	site is sufficient for building and expansion
2 One Story Option	3	4	1	2	is the site large enough for a one story building
3 Location (proximity)	1	3	1	3	evaluates location within greater Falmouth
4 Access by other than car	3	1	3	2	pedestrian, bike, public transit
5 Visibility of building	3	1	4	1	is building visible from public way
6 Timing	4	2	1	2	are other factors impeding ability to proceed
7 Traffic	1	4	2	3	ranks traffic surrounding site
8 Traffic Access & Egress	2	4	1	3	entry and extt into the site from road
9 Parking	4	1	2	3	amount of parking
10 Proximity of Parking	1	4	1	1	location of parking relative to building
11 Overflow Parking	4	1	2	3	ability to handle special events
12 Requires Land Purchase	4	1	1	1	does Town own the land
13 Deed Restriction	4	1	1	1	is use of the property in some way restricted
14 Sewer	4	1	3	2	sewer connection at site
15 Typography	1	4	2	2	grade change for building or parking lot
16 Soils		neutral			soil suitable for typical foundations
17 Water Table		neutral			abnormal water table considerations impact constructability
18 Environmental		neutral			environmental considerations that may prevent development
Wetland		near by			
Flood Plain		near by			
Vernal Pool		none			none found at any site
Habitat restrictions		none			none found at any site
Hazardous Materials		neutral			study hazmat in existing buildings in phase 2
19 Site Construction Cost	4	3	2	1	does the site impact the construction cost
Building Demoliton	x				
Septic System	x				
20 Collateral Costs	4	3	2	1	are there other expenses required to make this site viable
Field Replacement			x	x	replace fields at high school and school admin sites
Replace Basketball Court		x			replace basketball court at Gus Canty
Relocate Playground		x			replace playground at Gus Canty
Relocate School Admin				x	relocate school administration for reuse option
21 Collateral Benefits	3	1	4	2	does development on the site spur create other benefits
22 Multi-Generational	4	1	2	3	ability to interact with other age groups
23 Other Outdoor Activities	1	2	4	3	is the site near other outdoor activities (present or future)
24 Other Indoor Activities	4	1	3	2	is the site near or connected to other indoor activities
Score	63	46	43	43	

SITE RANKING

Sum of all equally weighted factors: lowest score is best

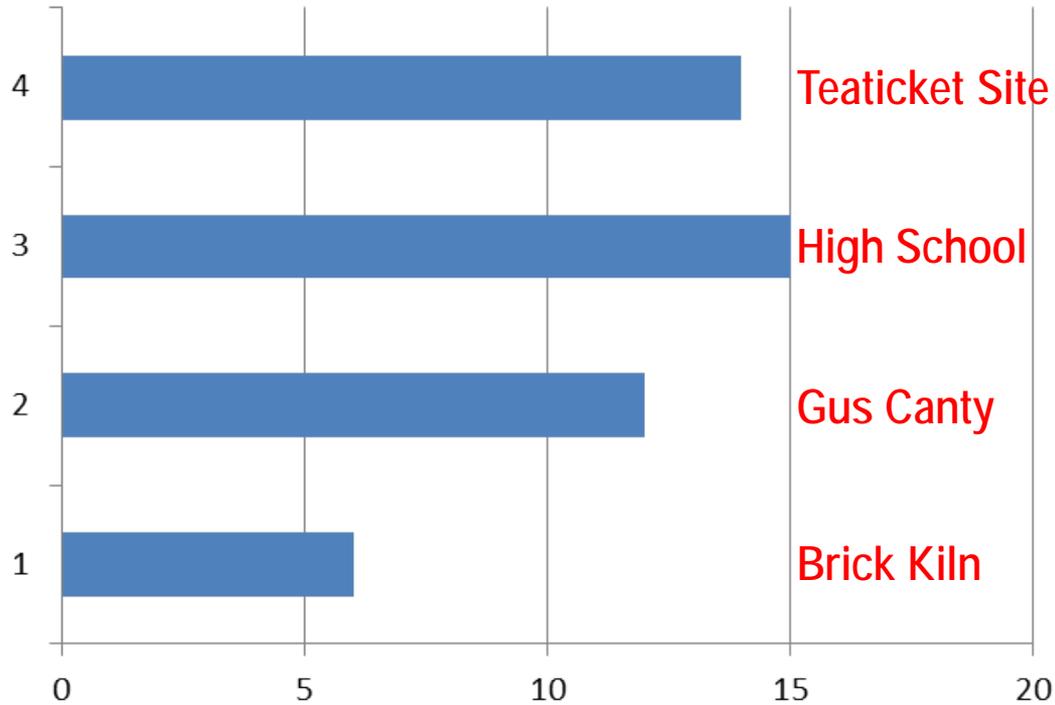
	Brick Kiln	Gus Canty	High School	Teaticket Site
Score	63	46	43	43



SITE RANKING:

Most Passing Scores: higher score is better

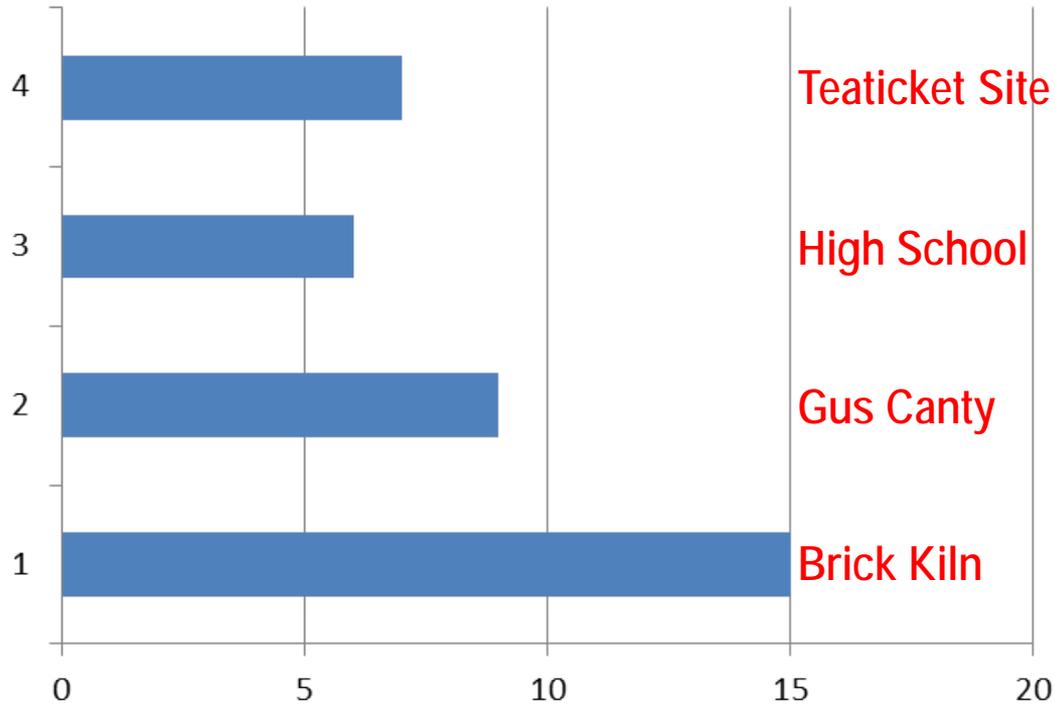
	Brick Kiln	Gus Canty	High School	Teaticket Site
Number of 1's	5	10	8	6
Number of 2's	1	2	7	8
	6	12	15	14



SITE RANKING

Most Failing Scores: lower score is better

	Brick Kiln	Gus Canty	High School	Teaticket Site
Number of 3's	4	4	3	7
Number of 4's	11	5	3	0
	15	9	6	7



SITE RANKING

Most positive scores compared to fewest negative scores

MOST PASSING GRADES

High School (15)
Teaticket (14)
Gus Canty (12)
Brick Kiln (6)

FEWEST FAILING GRADES

High School (6)
Teaticket (7)
Gus Canty (9)
Brick Kiln (15)

SITE SELECTION

Reasons to pursue a site

HIGH SCHOOL

Field Hockey Site is free of overlap with high school activity and has access to future outdoor trails and activities

TEATICKET

Study as an addition or new building

GUS CANTY

Opportunity to improve the site master plan with a new activity

SITE SELECTION

Reasons not to pursue a site

HIGH SCHOOL

None

TEATICKET

None

GUS CANTY

Traffic, Collateral Costs

BRICK KILN

Too Small, Collateral Costs

PHASE 2 STUDY

Sites RECOMMENDED for the next level of study

HIGH SCHOOL

TEATICKET

GUS CANTY

Appendix

Options not Considered



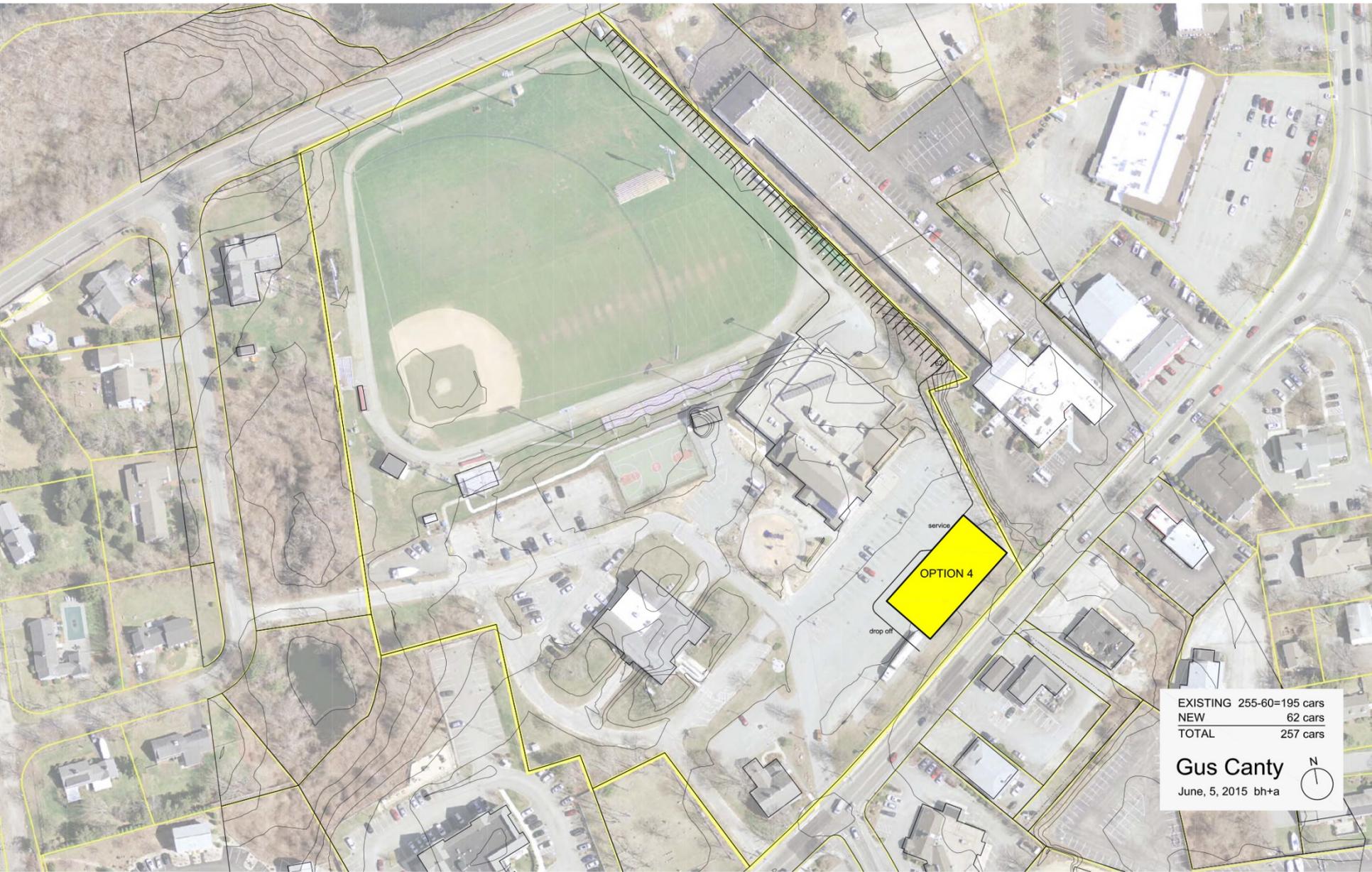
150 cars

OPTION 2

Brick Klin
June, 5, 2015 bh+a



Brick Klin
June, 5, 2015 bh+a



OPTION 4

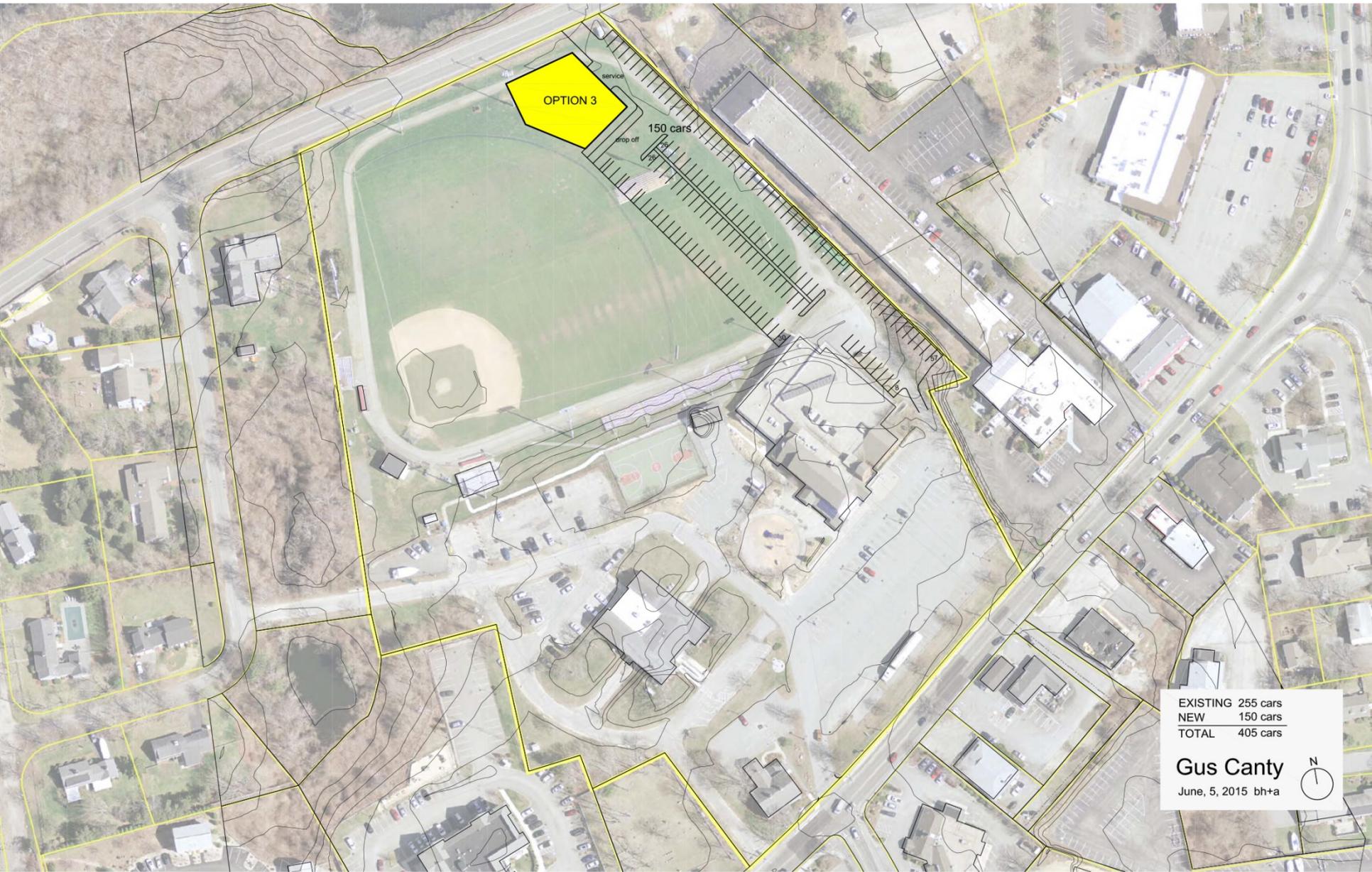
service

drop off

EXISTING	255-60=195 cars
NEW	62 cars
TOTAL	257 cars

Gus Canty
June, 5, 2015 bh+a





OPTION 3

150 cars

service

drop off

EXISTING 255 cars
NEW 150 cars
TOTAL 405 cars

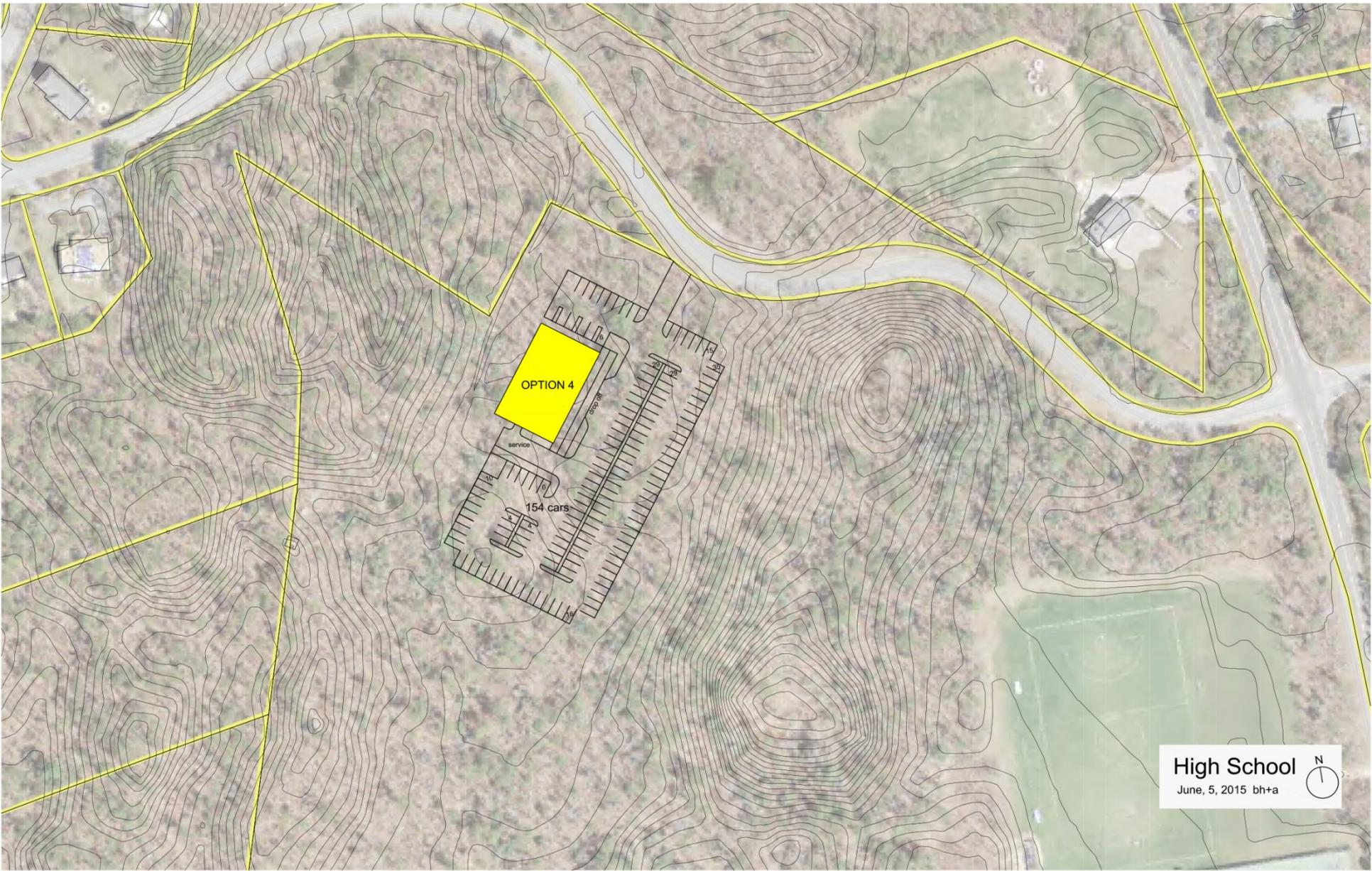
Gus Canty
June, 5, 2015 bh+a





High School
June, 5, 2015 bh+a





High School
June, 5, 2015 bh+a

