

Proposed Property for New Senior Center

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Presented by:

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New Senior Center: A Valuable Asset

- The East Hampton Senior Center has been and will continue to be a valuable community asset providing significant benefits to older adults and their families
- Popular Town programs held at the Senior Center (prior to the pandemic) include the lunch/nutrition program, adult day care, and limited daily exercise and social programs
- However, the current Senior Center located at 128 Springs Fireplace Road is inadequate for the types of programs and services that are needed to meet the current and future needs of the growing older adult community
- As it is expected that there will be an even greater demand for Senior programs and services as our community continues to age and folks find themselves living longer

New Senior Center: Proposed Property

- In 2019 the Town identified a 7-acre property on Abrahams Path, Amagansett adjacent to the Town-owned Terry King Ball Field complex
- The 7-acre property is part of a larger 14.3 acre residentially zoned property, p/o SCTM#: 300-166-3-10
- The proposed property is located on the east side of Abraham's Path, just north of Montauk Highway and south of Town Lane
- It borders:
 - The Terry King Ball Field complex to the north
 - The MTA/LIRR to the south
 - Stony Hill Stables to the east
- It is across the street from the SPORTIME Tennis complex

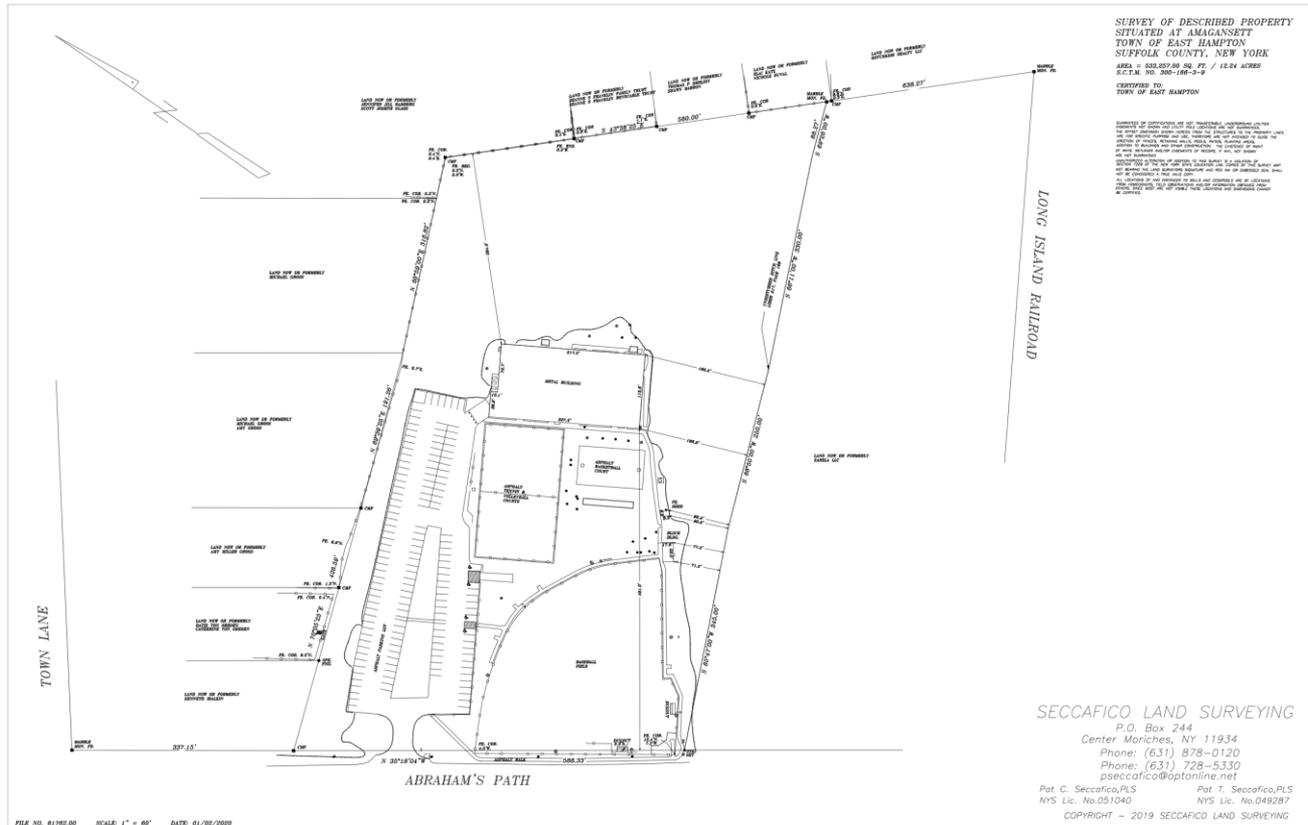
New Senior Center: Proposed Property

- This site was deemed an ideal location for the new, larger Senior Center as:
 - 1.) it is centrally located in the Town
 - 2.) it is easily accessible by back roads from Amagansett, Springs and East Hampton
 - 3.) it is approximately a 5-minute drive/ 2 miles from the current Senior Center
 - 4.) there is a traffic light at Montauk Highway
 - 5.) there is ample room on the property for parking and potential expansion
 - 6.) it provides a natural setting for the outdoor space

New Senior Center: Proposed Property

- The Town had the 7-acre property appraised and negotiations commenced
- Due to the global pandemic, however, negotiations were protracted
- The purchase price to acquire the 7-acre property is \$1.63 million
- The purchase would be made with municipal funds that are currently accounted for in the 2021 Capital Budget

New Senior Center: Adjoining Town-Owned Terry King Ball Field Complex



New Senior Center: Aerial Map



New Senior Center: Drone Shot



New Senior Center: Expanded Services

- The new, larger Senior Center will focus on the physical, mental, and social well-being of our Seniors and will give the Town the ability to:
 - Accommodate the current and future needs of the Senior Nutrition Program
 - Properly serve the needs of the seniors attending the Adult Day Care Program
 - Increase wellness offerings including yoga, aerobics, dancing, balance, meditation, etc.
 - Increase enrichment programs including healthy living lectures
 - Provide comfortable spaces to hold book clubs, card games, art classes, movie screenings, etc.
 - Offer multiple senior activities at the same time
 - Increase health screening opportunities
 - Provide a safe, comfortable environment in a building that is fully ADA compliant
 - Provide a permanent home for the East Hampton Food Pantry

New Senior Center: Net-Zero Energy Facility

- Given the Town Board's recent declaration of a climate emergency and commitment to making climate mitigation and the elimination of greenhouse gas emissions a guiding principle and objective of all municipal operations, the Town is pursuing a net-zero energy facility
- The new Senior Center will be designed to ensure that the building envelope and all energy use of the building is highly energy efficient and that the annual energy consumption of the building equals the amount of energy generated from on-site renewable energy generation
- The Town Board will be tapping into the expertise of both the Senior Center Building Committee and the Energy Sustainability Committee as the project moves forward
- A low-nitrogen wastewater system will also be installed

New Senior Center: Immediate Next Steps

- Schedule/hold public hearing to acquire the property
- Notice/award RFP for Architectural, Energy Modeling and Engineering Services
- Bond for purchase of property
- Continue outreach to the community on building and program design
- It should be noted that the project will undergo a full environmental review and a SEQRA determination will be made
- As previously discussed, the proposed plans will go to the Planning Board for review

New Senior Center: Appendix

New Senior Center: Background

- In Fall 2019 it was announced that the Town would be pursuing an alternate location for the new, larger Senior Center facility rather than locating it on the current site at 128 Springs Fireplace Road
 - Reasons for this change included:
 - 1.) the limitations of the two-acre site
 - 2.) construction would be extremely disruptive to the services being provided in the current Senior Center
 - 3.) expansion would not be possible
 - 4.) the increasing congestion on Springs Fireplace Road due to development and re-development in the corridor *
- * It should be noted that that these circumstances led the Town Board to initiate a planning study of the Springs Fireplace Corridor that is looking at land use, build-out and existing zoning, and traffic circulation

New Senior Center: Architectural & Engineering Services

- In 2017 the Town Board hired Savik & Murray to provide architectural and engineering services
- Outreach to Seniors, community members and Human Services staff informed much of the schematic design
- Given the evolution of the new Senior Center, the Town will be going out for a new RFP for architectural and engineering services

New Senior Center: Architectural & Engineering Services

- The decision to issue a new RFP for architectural and engineering is centered on:
 - 1.) the new location on Abraham's Path
 - 2.) the Town's desire to design and construct a net zero energy facility
 - 3.) the original RFP did not include the East Hampton Food Pantry, as that was a later addition
 - 4.) potential design and engineering implications as a result of the global pandemic
- These factors, taken together, warrant a new RFP
- The Senior Center Building Committee will make recommendations for this new RFP