

**NEW COUNCIL ON AGING (COA)  
FACILITY PROJECT**

**OVERALL SITE SELECTION/ALTERNATIVES  
DEVELOPMENT PHASES  
PROGRESSION SUMMARY**

**PHASE HIGHLIGHTS**

**PHASE I - SITE SELECTION / PRELIMINARY TEST FITS PHASE (November 2016 - November 2018)**

- **Universe of Sites: (195) Town Owned Parcels**
- **First Screen: Removed all Conservation Parcels from consideration and Town owned/municipal use vacant/developed parcels with less than 84,000 sq. ft. of open area from consideration**
- **Second Screen: Remaining Town owned parcels further screened for ability to accommodate One Level Development Footprint Minimum (25,000 sq. ft.) or Two Level Development Footprint Minimum (20,500 sq. ft.) including SB identified consideration site, 127 Old Harbor Road**
- **Eleven (11) Town owned parcels were reviewed for 15 Alternatives**
  - **127 Old Harbor Road (“Join”, “Two Level” and “One Level” Alternatives)**
  - **Airport – Beacon Area**
  - **Community Center - Behind Gym**
  - **WPCF (“East” and “West” Alternatives)**

- Marconi District – Lagoon Area
  - Middle Road – (“Frontage” and “Interior” Alternatives)
  - 193 Stony Hill – Two Level Building
  - “Grange” Property
  - “NStar” Parcel
  - Town Offices – Relocation Scenario
  - Elementary School - Share Scenario
- Two (2) Privately owned RFP submitted sites were reviewed: (2) 1610 Main Street and 889 South Orleans Road – Neither put forward for consideration
  - Pre-Feasibility Studies requested for four (4) sites: 193 Stony Hill/3 Options, Community Center /5 Options, Volunteer Park/1 Option and Middle Road/1 Option
  - Preferred Site Selected for Feasibility Study: Middle Road

**PHASE II - MIDDLE ROAD FEASIBILITY PHASE (December 2018- May 2019)**

- Full Concept: ATM 2019 – Article 15 – One Level Building, 10,150 sq. ft., \$6.6M  
MOTION FAILED TO OBTAIN TWO THIRDS MAJORITY – 284-219

**PHASE III - SITE SELECTION II / DETAILED TEST FITS PHASE (June 2019 – November 2019)**

- Universe of Sites: (195) Town Owned Parcels (Same as Site Selection I)
- First Screen: Removed Conservation Parcels and Town owned vacant/developed parcels with less than 57,000 sq. ft. of open area from consideration (area criteria reduced based upon engineered site concept plan for Middle Road proposal)
- Second Screen: Twenty-two (22) sites under reduced criteria considered: Airport, WPCF, Transfer Station, Mill Hill, Annex, DPW, Golf Course, Town Hall, Post, Marconi, Bassett House, Eldredge Garage, NSTAR, Elementary School, Middle School, Edson Property, Hamden Place, Hill, Volunteer Park, Triangle, Captain Harding and Independence Lane
- Two (2) Privately owned RFP sites were reviewed: 1610 Main Street and 243 Crowell Road. 1610 Main Street identified for Pre-Feasibility Study
- Pre-Feasibility Studies request for three (3) sites: 193 Stony Hill, Marconi Campus and 1610 Main Street:

- Alternative A: 193 Stony Hill – two story building (11,200 sq. ft.) with below grade garage (43 spaces) and grade level (25 spaces) parking - \$10,942,050
  - Alternative B: 1610 Main Street - one story building (10,150 sq. ft.) with below grade garage (67 spaces) – \$11,362,050
  - Alternative B1: 1568/1610 Main Street (Town/Private) - one story building (10,150 sq. ft.) with grade level parking (60 spaces) and Adult Day addition - \$7,776,300
  - Alternative C: Marconi Campus - two story building (11,200 sq. ft.) with grade level parking (66 spaces – 2 layouts) and Adult Day addition \$8,726,025
- Refined Pre-Feasibility Studies for two (2) sites: 1610 Main Street/1 Option and Marconi Campus/5 Options:
    - 1610 Main Street – Two level building (11,155 sq. ft.) and grade level parking (54 spaces) - \$8,694,000
    - Scheme 1 & 1a: Marconi Campus –Two level building (11,200 sq. ft.) or One level (10,150 sq. ft.) “up front” and grade level parking (56 spaces) - \$8,200,000 (1) & \$7,221,000 (1a)
    - Scheme 2: Marconi Campus – Two level building (11,200 sq. ft.) “in back” and grade level parking (59 spaces) - \$8,587,000
    - Scheme 3 & 3a: Marconi Campus – Two level building (11,200 sq. ft.) or One level (10,150 sq. ft.) “on top of hill” and grade level parking (58 spaces) - \$8,221,000 (3) & \$7,242,000 (3a)
  - Select Board Preferred Site for Feasibility Study: 1610 Main Street

**PHASE IV - 1610 MAIN STREET / STEPPING STONES FEASIBILITY STUDIES PHASE (December 2019 – June 2020)**

- Select Board Preferred Site: 1610 Main Street
  - Full Concept (developed by Working Group): ATM 2020 – Article 28 – Two Level Building, 10,965 sq. ft., \$8,200,310

**ARTICLE NOT MOVED DUE TO COVID-19**

**PHASE V - COVID-19 DEFERRAL PHASE (June 2020 – June 2021)**

- No Physical Changes to 1610 Main Street Alternative
  - Full Concept: ATM 2021 – Article 25 – Two Level Building, 10,965 sq. ft., \$8,395,555 (only Cost Revised for ATM 2021 – Article 15)

**MOTION FAILED TO OBTAIN TWO THIRDS MAJORITY – 358-326**