

# MIDDLETON MEMORIAL HALL



## 48 + 48R SOUTH MAIN ST. PROGRAMMING & PLANNING STUDY

June 28, 2024

Middleton, MA

MassDevelopment



STUDIO LUZ  
ARCHITECTS

# MIDDLETON MEMORIAL HALL

## PROGRAMMING & PLANNING STUDY

The following report summarizes the programming study for the existing Memorial Hall in Middleton, MA at 48 South Main Street, as well as the 48R parcel which is currently home to recreational amenities.

The goal of this study is to develop consensus of future use case(s) for 48 & 48R South Main Street and produce comprehensive documentation of programming scenarios to inform a subsequent RFP for the redevelopment of the property for the new proposed use.

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# 1. INTRODUCTION

# 1. Introduction

## Project Overview

# INTRODUCTION

## PROJECT OVERVIEW



Students at play in the yard (the present day parking lot at Memorial Hall) at the Centre School. Image from *Images of America: Middleton*.<sup>1</sup>

## Project Overview

The Town of Middleton and MassDevelopment have come together to create a new vision for Memorial Hall that will benefit the wider Middleton community for decades to come. Situated at 48 and 48R South Main Street, the building and its rear parcel are centrally located, holding a long history of service and great potential as community assets.

The new vision for 48 and 48R South Main street is based on community input and the programmatic needs of the town, defining dynamic future programming and potential design strategies. Studio Luz Architects was engaged for architectural assistance to help evaluate future programming for the property and the resultant architectural needs of the space.

The following report outlines these program recommendations and design schemes, serving as a toolkit for the Town of Middleton, aiding the town as it moves forward with reprogramming historic Memorial Hall.

# INTRODUCTION

## SCOPE OVERVIEW

The scope of this study includes a vision for reprogramming 48 South Main, Memorial Hall, as well as the rear property at 48R South Main Street, for potential use as assets to the community, with architectural improvements and/or additions that can support the new programmatic requirements set forth by community input.

This programming study provides an in-depth community engagement process to determine consensus for reprogramming the soon to be vacant site. The results of the community engagement informed conceptual design schemes, incorporating the recommended programming summarized in this report.

The goal of the following study is to provide a comprehensive look at future programming scenarios for the two parcels, serving as a guide for the Town of Middleton as it pursues next steps toward the future of Memorial Hall.

### Site Analysis

To kick off this study, Studio Luz conducted a site analysis in order to best grasp the environment of Memorial Hall and the Town of Middleton. This analysis included documenting existing conditions of the site and surrounding area via maps and plan drawings, conducting research about existing programming and zoning in the area, and considering future developments in the immediate area that will impact programming at 48 + 48R South Main.

### Community Engagement Process:

Gathering community input through a series of workshops and an online survey, Studio Luz was able to determine the programmatic needs of the surrounding community to inform future-use scenarios for the two parcels and existing Memorial Hall structure.

Creating a flexible community engagement process across multiple platforms allowed for consensus of programming from multiple user groups.

All data recorded from the workshops can be found in Appendix I: Community Engagement

### Programming Scenarios:

Based on initial site analysis and community feedback, Studio Luz provided the town with conceptual design schemes that incorporated the preferred programming by the community and the Select Board.

Each programming scenario aims to maximize existing conditions to preserve the character of Memorial Hall, in keeping with the values of the Town of Middleton. Existing programs in the area, alongside site conditions on the two parcels informed the site strategies. Anticipation for future developments such as the Middleton Municipal Complex and Villebridge housing and retail development have also been taken into consideration.

The conceptual design schemes presented here offer options for layouts and the corresponding upgrades required to reposition Memorial Hall and affiliated property as 21st century assets that will continue to benefit the Town of Middleton. Such 21st century assets include diverse housing options, preservation of passive recreation and green space, and septic upgrades to support denser programming. Anticipation of future development of the property, including the potential for a major road cut-through as requested by the community, has been taken into consideration in each scheme.

# 1. Introduction

## Context Overview

# INTRODUCTION

## CONTEXT OVERVIEW



Town of Middleton boundary diagram by Studio Luz with aerial imagery from Google Earth.<sup>2</sup>

Middleton, MA | Memorial Hall Programming Study

## Site Context

### 48 & 48R South Main Street

Situated in the center of town, Memorial Hall has been an architectural and municipal cornerstone of the Town of Middleton since 1860<sup>3</sup>. Its adjacent parcel is a valuable recreational asset to the community, and serves a wide range of community groups. Due to their historical and present-day significance to the community, this reprogramming study aims to maintain and enhance the community-centered nature of these assets for the Middleton Community.

Since its opening as the Centre School in 1860, Memorial Hall has been the site of various municipal activities, currently housing the Town Offices<sup>4</sup>. The Town Offices are moving, leaving the structure open to new use. The site features parking for 48 & 48R, as well as the entrance to Tragert walking trail. 48R is a community recreational space with a playground, walking trails, youth sports field, and a community gazebo. The rear of the parcel features a protected wetland.

## 2. EXISTING CONDITIONS

## 2. Existing Conditions

### Parcels

## EXISTING CONDITIONS

### PARCEL MAP



Aerial Image of Middleton from Google Earth with diagrams by Studio Luz.  
Memorial Hall image by Town of Middleton. Site photo of 48R South Main Street by Studio Luz.



MEMORIAL HALL 48 SOUTH MAIN ST



48R SOUTH MAIN ST

## 2. Existing Conditions

### EXISTING CONDITIONS

#### 48 SOUTH MAIN STREET

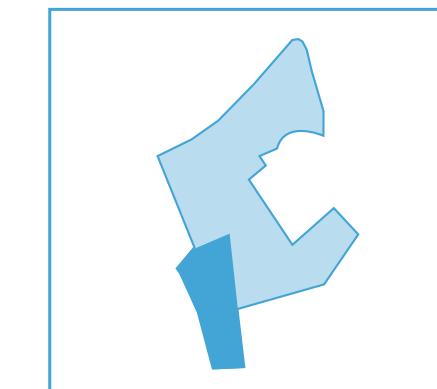


Memorial Hall. Image courtesy of the Town of Middleton.<sup>5</sup>

#### 48 SOUTH MAIN STREET

6280 SF (finished area)

- Memorial Hall Town Offices
- Previously Town Hall
- Historic Façade Restrictions
- Previously Centre School (B. 1837)
- 2.5 Story Timber Frame Building
- Rear Parking Lot
- Unfinished, Raised Basement (Additional 3140 SF)



48 South Main St. Site diagram by Studio Luz.

## 2. Existing Conditions

### EXISTING CONDITIONS

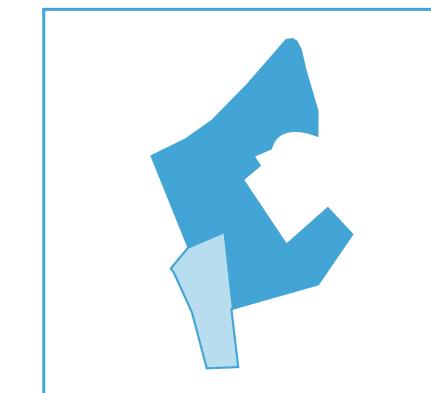
#### 48R SOUTH MAIN STREET



#### 48R SOUTH MAIN STREET

~ 6.2 ACRES

- Used predominantly for recreation
- Sports fields, walking trail, and gazebo on site



48R South Main St. site diagram and photo by Studio Luz.

## 2. Existing Conditions

### EXISTING CONDITIONS

48 SOUTH MAIN ST.



#### 48 SOUTH MAIN STREET OBSERVATIONS

48 South Main Street, or Memorial Hall, consists of offices on the first floor, with two entry foyers and one restroom. The first floor is made accessible by a temporary ramp at the entryway, which is one of two means of egress on the main level. On the second floor, an 800 square foot gallery and 650 square accompany additional offices and a small kitchen. The unfinished basement at Memorial Hall is currently used for storage and IT infrastructure. Memorial Hall requires upgrades accessibility and systems upgrades throughout.



Memorial Hall photos by Studio Luz.

## 2. Existing Conditions

### EXISTING CONDITIONS

48R SOUTH MAIN ST.



*Walking Trails + Playground*



*Recreational Field*



*Walking Trail*

#### 48R SOUTH MAIN STREET OBSERVATIONS

East of Memorial Hall is 48R South Main Street, which is approximately 6.2 acres of land predominantly used by the town for recreation such as youth sports and community activities at Memorial Hall Field. Additional uses of the space include walking trails, a playground, and a gazebo used for community gatherings. The parcel is accessed through the parking lot in the rear of Memorial Hall, or by way of Mt. Vernon Street. At the rear of the site is a steep grade with protected wetlands and a stream. Abutting single-family residences surround the property.



*Gazebo*



*Abutting Residence*

48R South Main St. photos by Studio Luz.

## 2. Existing Conditions

### SITE CONSTRAINTS

48 + 48R SOUTH MAIN ST.

#### SITE PLAN

**GROSS AREA:** 6.2 ACRES

##### **(A) GRADE CHANGE:**

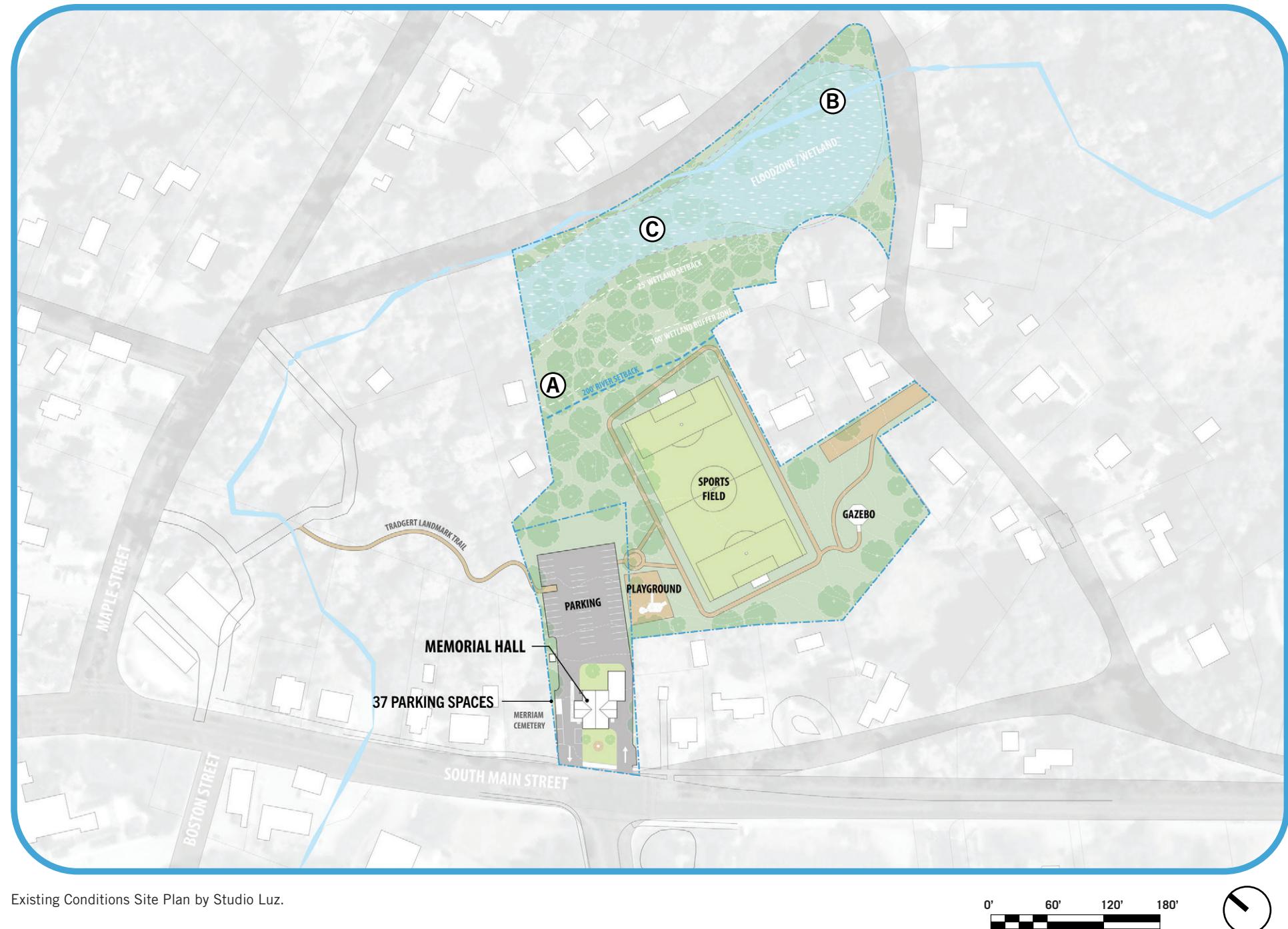
- Steep grade changes at the rear of the site make parts of the site less easily developable. This makes the developable area of the site smaller than it appears.

##### **(B) MIDDLETON BROOK:**

- In addition to the grade change at the site, Middleton Brook passes through 48R, connecting to Middleton Pond. In compliance with the Rivers Protection Act<sup>6</sup>, there is a 200' Riverfront setback, meaning that within 200' of the water, development is not allowed. This protection helps keep the water clean, preserves wildlife habitat, and aids flood control.

##### **(C) FLOODZONE/WETLAND:**

- At the rear of the site, there is a protected wetland. Portions of this parcel are within the AE Floodzone, meaning that there is a 1% annual chance of flooding and a 26% chance of flooding over the next 30 years<sup>7</sup>, and must comply with all AE Floodzone restrictions.



## 2. Existing Conditions

# EXISTING CONDITIONS

48 SOUTH MAIN ST.

### GROUND FLOOR PLAN

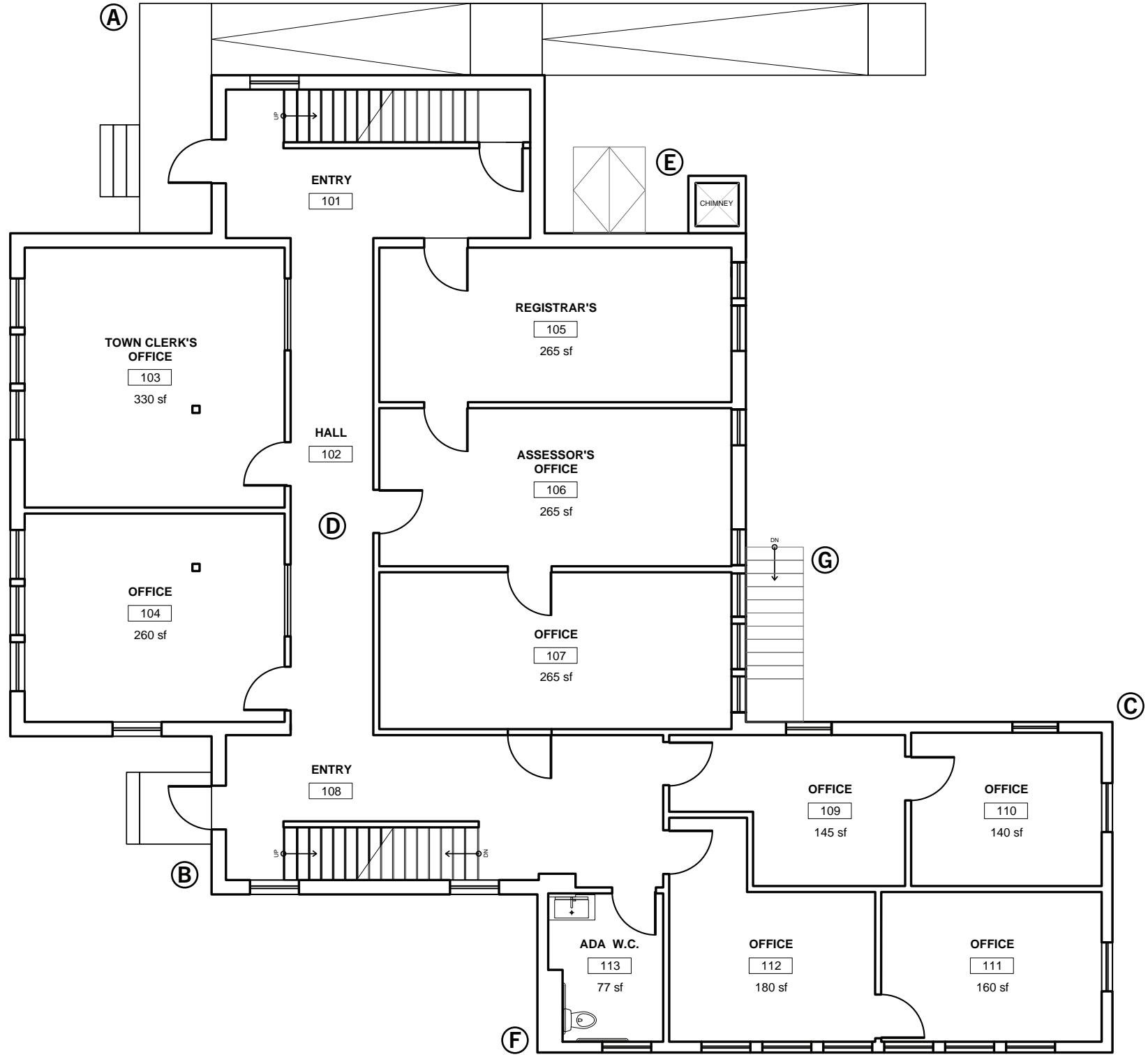
**GROSS SQUARE FOOTAGE (GROUND FLOOR): 3,140 SF**

Memorial Hall's main, accessible, entrance (A) leads to an entry foyer and stair leading to the second floor.

Several offices branch off of the building's main hallway (D), which leads to the secondary entry/exit foyer (B) which has stairs leading to the second floor and basement. The building's more recent addition (C), features additional offices and the building's only ADA accessible restroom (F).

Some exterior features of note are the currently unused chimney (E) and exterior entry to the basement (G).

SOUTH MAIN STREET



Plan by Studio Luz using existing plans provided by the Town of Middleton, MA Assessor's Office. <sup>8</sup>

## 2. Existing Conditions

# EXISTING CONDITIONS

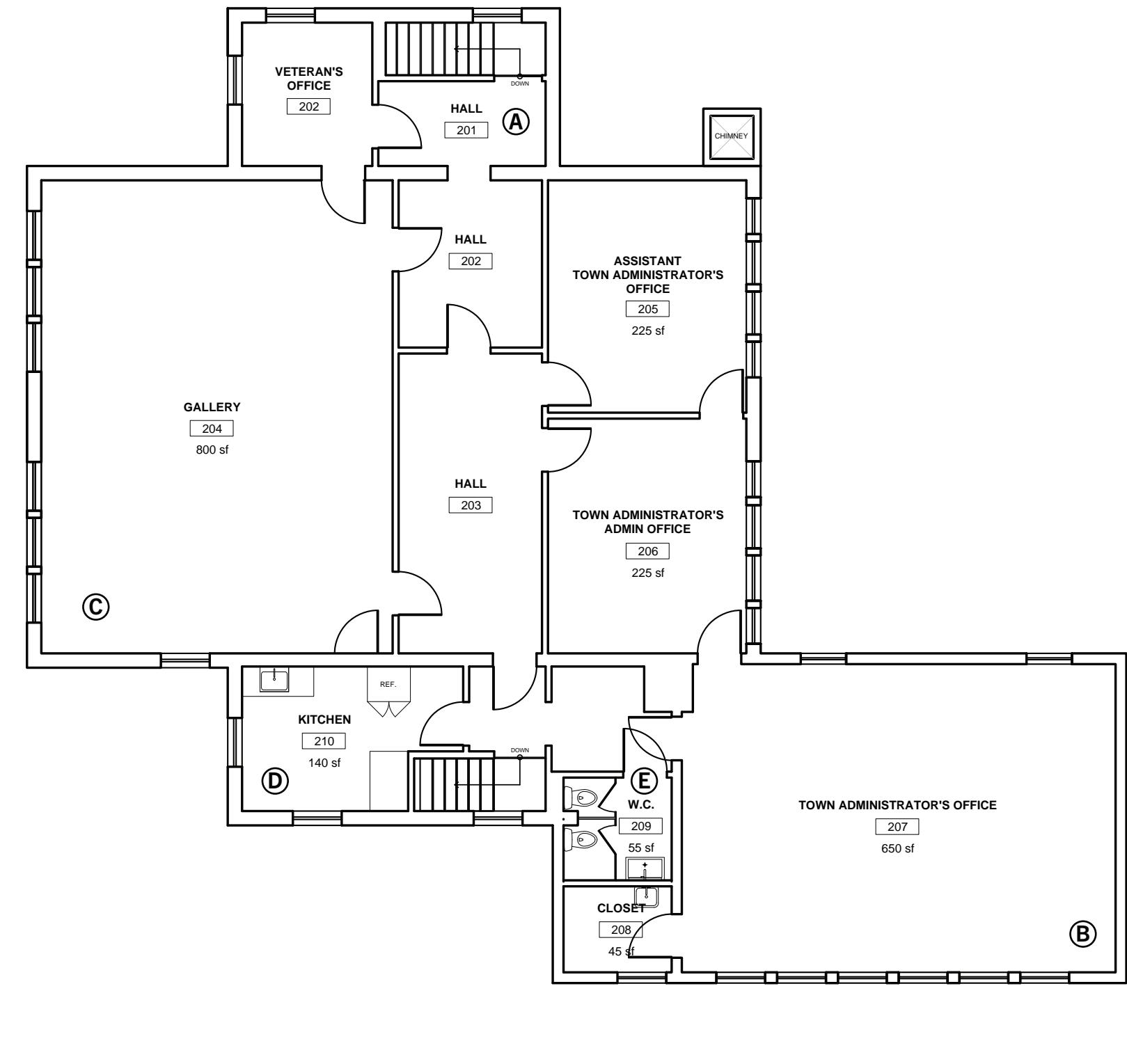
48 SOUTH MAIN ST.

### SECOND FLOOR PLAN

**GROSS SQUARE FOOTAGE (SECOND FLOOR): 3,140 SF**

Memorial Hall's second floor opens to a small vestibule (A), that contains access to the unfinished attic. There are three small offices, a large conference room (F) that is currently being used as the Town Administrator's office, a large gallery (D) that is predominantly used for storage, and a small kitchenette (D). The existing restroom (E) is not accessible due to the lack of ADA accessibility to the second floor. This lack of ADA accessibility means that the building, without any accessibility upgrades, cannot support any public programming.

SOUTH MAIN STREET



Plan by Studio Luz using existing plans provided by the Town of Middleton, MA Assessor's Office. <sup>8</sup>

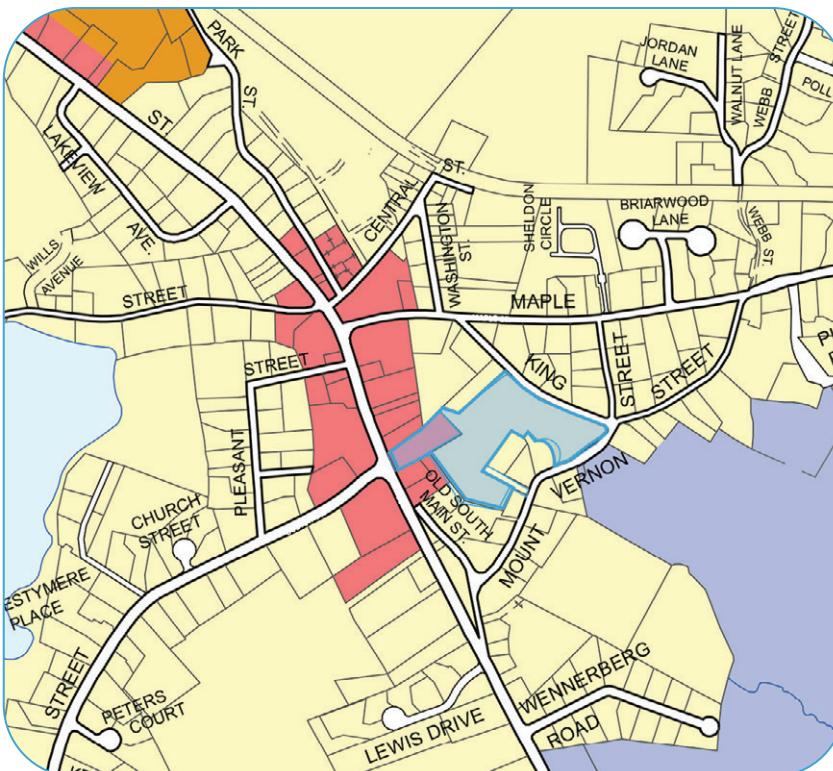
### 3. SITE ANALYSIS

# 3. Site Analysis

## SITE ANALYSIS

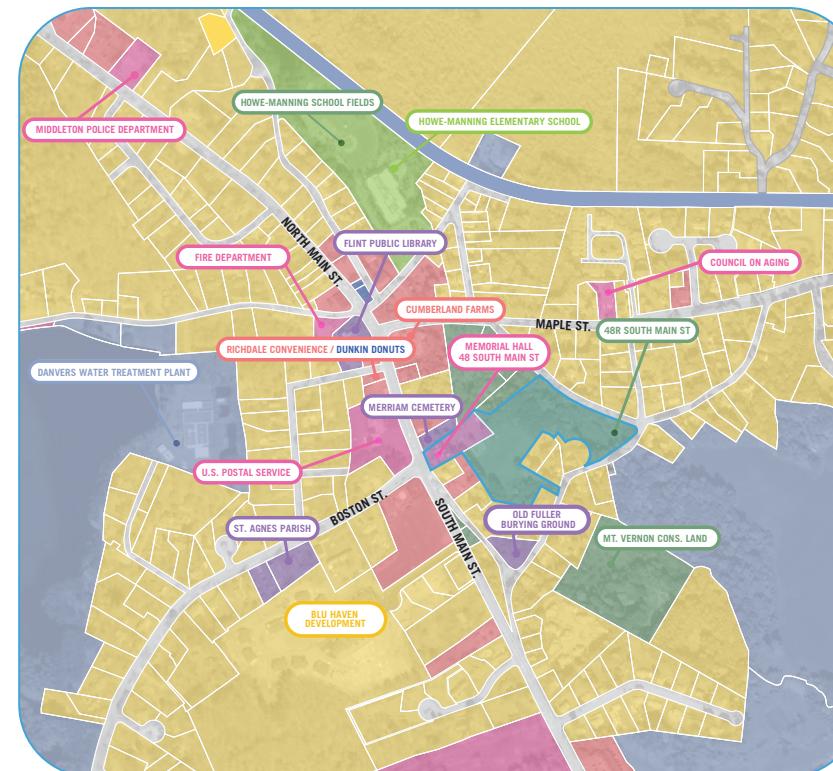
### INFORMED PROGRAMMING

Studio Luz considered the zoning, existing programming, and nearby incoming developments in the area surrounding the two parcels in order to recommend programming. These considerations ensure that the programming visions fit within the existing fabric of the neighborhood, in alignment with the desires of the community, without creating redundant programming that conflicts with existing or future developments in the area



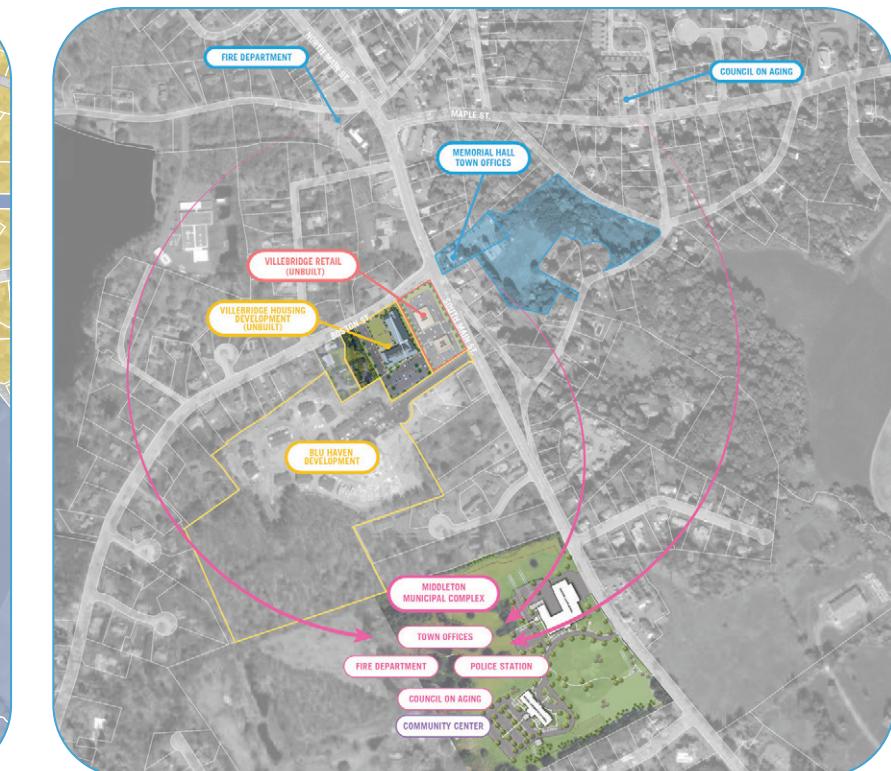
ZONING

Middleton's Zoning code must be considered in this analysis in order to understand allowable uses for chosen future programming of 48 and 48R South Main Street.



EXISTING PROGRAM USE

Analyzing existing programs in the area of our site is important so that programming fits within the social and economic fabric of what exists currently.



NEARBY DEVELOPMENTS

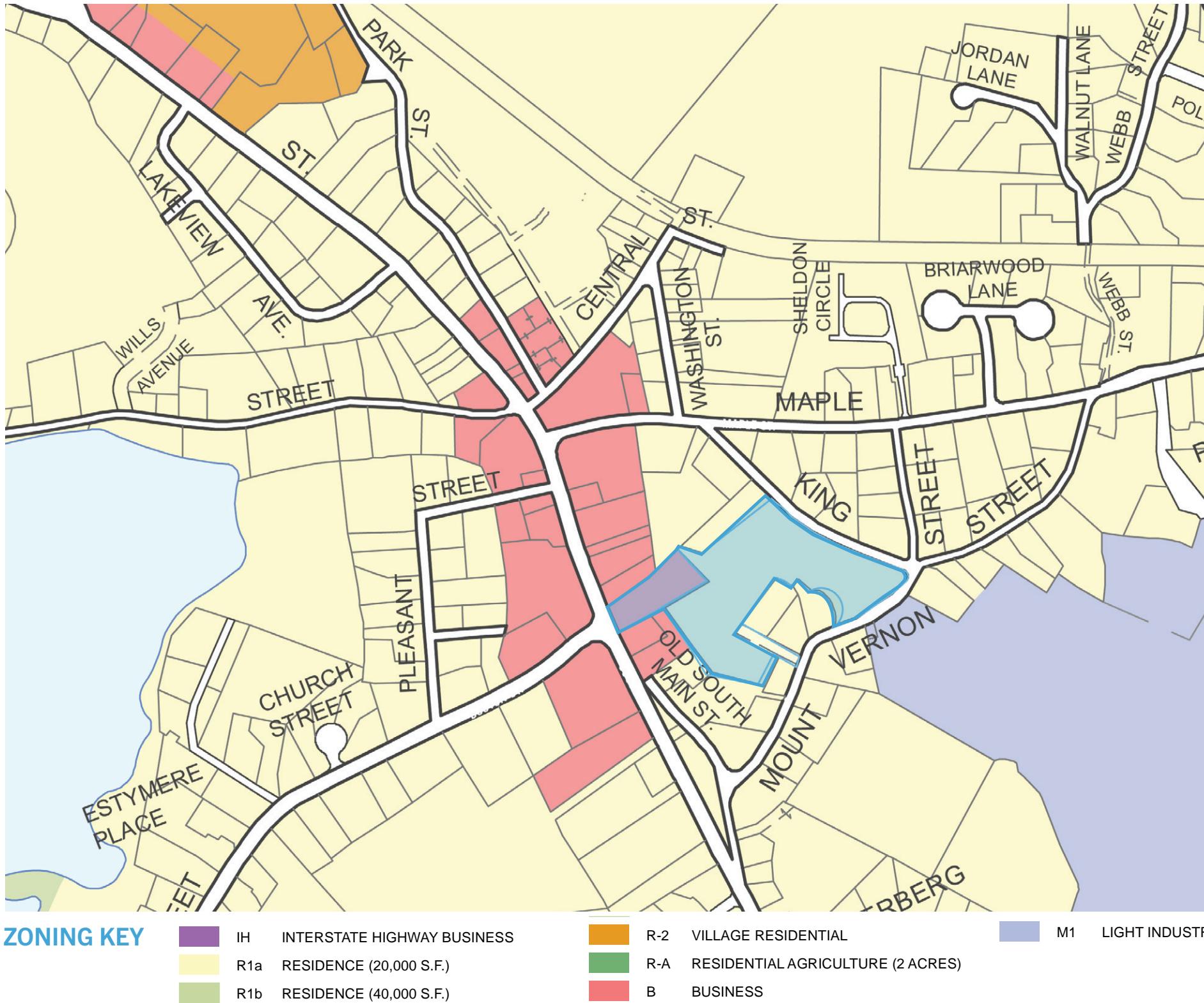
New developments in the area are considered to ensure that the visioning for the future use of the site fits within the overall visioning for the Town of Middleton.

Zoning map produced by CAI Technologies for the Town of Middleton<sup>9</sup>  
Existing Program Use and Nearby Developments maps by Studio Luz.

# 3. Site Analysis

## SITE ANALYSIS

### ZONING MAP



Memorial Hall is situated in a central business district within Middleton, MA. The parcels that make up this site are split into two separate zoning subdistricts, which may restrict use. The parcel (48 South Main St.) is zoned as Business (B), whereas its rear parcel (48R), is zoned as Residential (R1a). The below use examples show possible allowed programming on each site under the current zoning code.

### USE EXAMPLES

#### R1A SUBDISTRICT

- Single-family detached dwelling (Y)
- Two-family dwelling (Permit)
- Conversion of single-family to two-family dwelling (Permit)
- Multifamily dwelling (N)
- Retail (N)
- Trade shop (N)
- Restaurant (N)
- Business office (N)
- Hotel (N)
- Industrial (N)

#### B SUBDISTRICT

- Single-family detached dwelling (N)
- Two-family dwelling (N)
- Conversion of single-family to two-family dwelling (N)
- Multifamily dwelling (N)
- Retail (Y)
- Trade shop (Y)
- Restaurant (Y)
- Business office (Y)
- Hotel (N)
- Industrial (Y)

Zoning map produced by CAI Technologies for the Town of Middleton<sup>9</sup>

# 3. Site Analysis

## SITE ANALYSIS

### EXISTING PROGRAM USE



Residential

Municipal Use

Retail

Industrial

Recreation

Education

Community

Food & Beverage

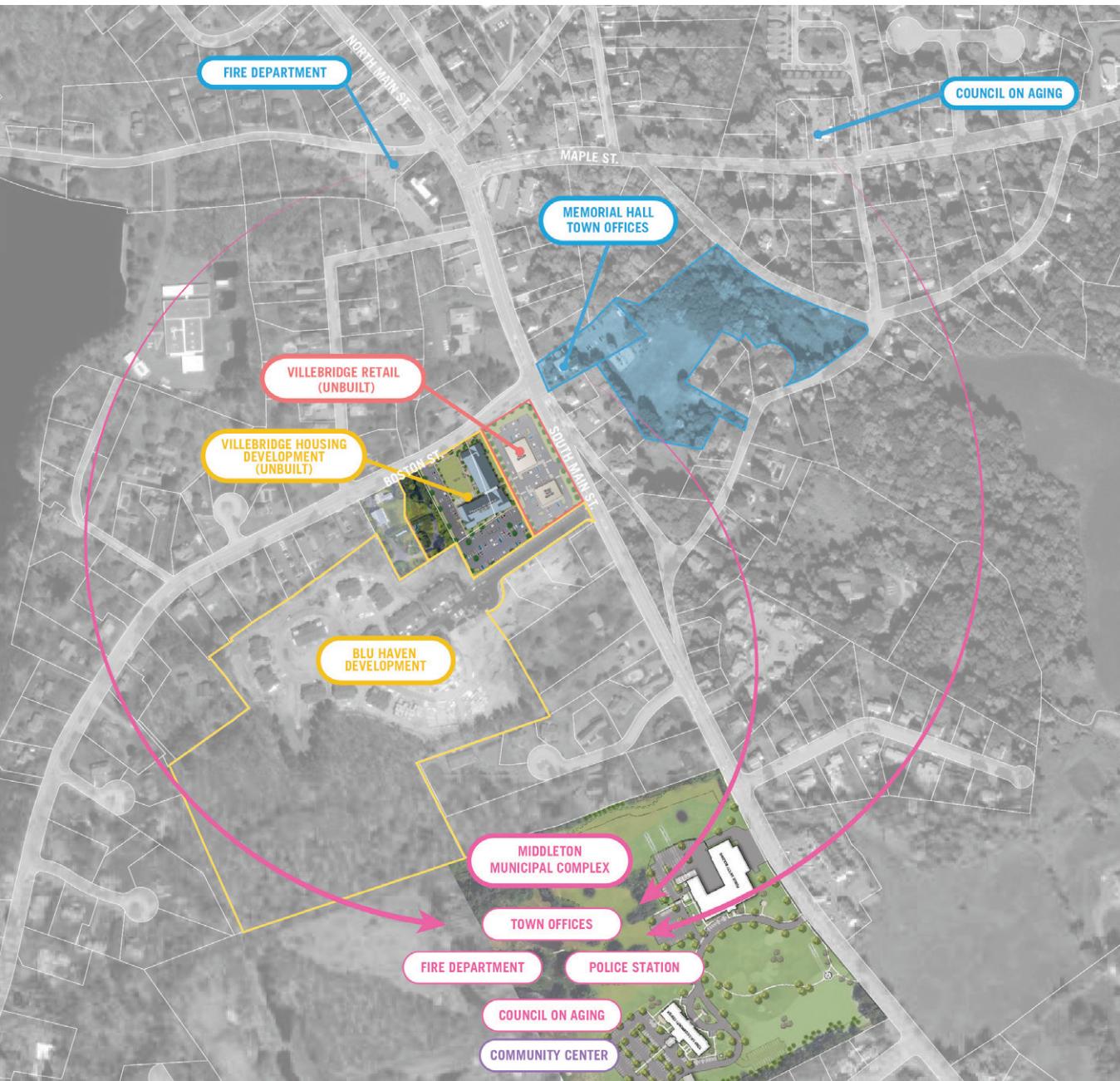
### EXISTING PROGRAM MAP

While Middleton's South Main Street is predominantly zoned for Business (B) and Residential (R1a), our analysis showed a mixture of program uses surrounding Memorial Hall. In addition to residential and commercial uses, this area includes food & beverage, community programming, multiple municipal uses, recreation, education, and industrial uses. For example, 48 South Main abuts the historic Merriam Cemetery to the north, and a private single family residence to the south, while 48R abuts single-family residences on several sides. These adjacencies inform possible site programming for this study. Surrounding uses were considered in all programmatic recommendations to remain relevant to the existing programmatic makeup of South Main Street.

Existing Program Use map by Studio Luz.

# 3. Site Analysis

## SITE ANALYSIS NEARBY DEVELOPMENTS



Residential

Municipal Use

Retail

Industrial

Recreation

Education

Community

Food & Beverage

New housing developments and retail are being introduced to the area around Memorial Hall, while many of the town's municipal programming is moving to one consolidated location south of this site.

### MIDDLETON MUNICIPAL COMPLEX



Image courtesy of the Town of Middleton<sup>10</sup>

- Town Common
- Public Safety Building
- Town Hall
- Council on Aging
- Community Center

Middleton's new Municipal Complex is an important factor in reprogramming Memorial Hall. The new complex will include the functions that Memorial Hall currently houses, as well as the Council on Aging, Police and Fire Station, and a Town Common for passive recreation, and a brand new Community Center for collective activities, such as events that were held in Angelica's Restaurant prior to its closing, or in the Flint Public Library.

### VILLEBRIDGE HOUSING DEVELOPMENT



Image courtesy of Villebridge Real Estate Development<sup>11</sup>

- ~60 residential units
- ~13,000 sf Commercial

So far unbuilt, the Villebridge Housing Development promises to bring higher density housing to South Main Street. The proposed 40B development will include affordable rental units. With around sixty residential units total, and 13,000 square feet of new commercial space, this development will bring foot and car traffic to the intersection at Memorial Hall.

### BLU HAVEN DEVELOPMENT



Image courtesy of DiBiase Companies<sup>12</sup>

- 45 Townhomes

Middleton's recent BluHaven Development is a neighborhood of 45 luxury townhomes for adults 55 and over, that was completed in 2023.

Nearby Developments map by Studio Luz.

## 4. COMMUNITY ENGAGEMENT

## COMMUNITY ENGAGEMENT

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

### Community Engagement

Community engagement allows the creation of spaces which foster a sense of ownership, amplifying a collective sense of belonging and place. In order to achieve goals of equity, diversity, justice, and inclusion, the community engagement process and the resulting architectural spaces must both nurture a sense of community amongst all.

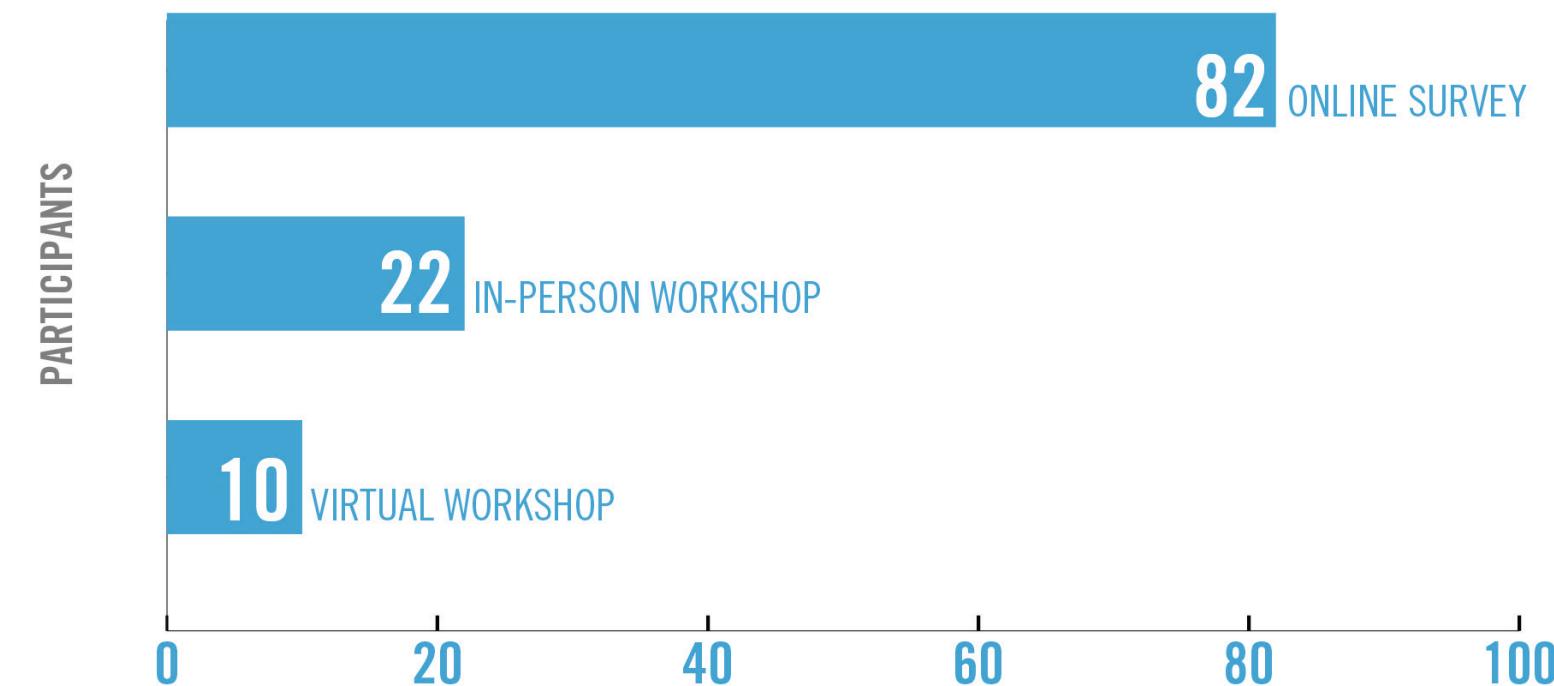
The project team underwent an in-depth community engagement process to gain a better understand of the needs of the community and help develop a shared vision for the future use of 48 and 48R South Main Street. The project team gathered feedback from community members through three different forms of engagement (an asynchronous survey, a virtual workshop, and an in-person workshop) to ensure that the community engagement process captured as many audiences as possible. The results gathered throughout this process are summarized here in this report.

See Appendix I: Community Engagement for full results

\*Disclaimer: The online survey did not limit the number of allowed responses and therefore community members may have voted more than once. Please note that this exercise was conducted without the presentation of financials, and results do not reflect financial feasibility.

#### Community Engagement Participants

114 Middleton Residents engaged in the Community Engagement process across three mediums: Online Survey, In-Person Workshop, and Virtual Workshop.



**04/01 VIRTUAL WORKSHOP:** Project Presentation and Group Discussion Questions

**04/08 IN-PERSON WORKSHOP:** Project Presentation, Group Discussion Questions, and “Be the Architect Activity”

**1 MONTH ONLINE SURVEY:** Discussion Questions and Open Answer Comments

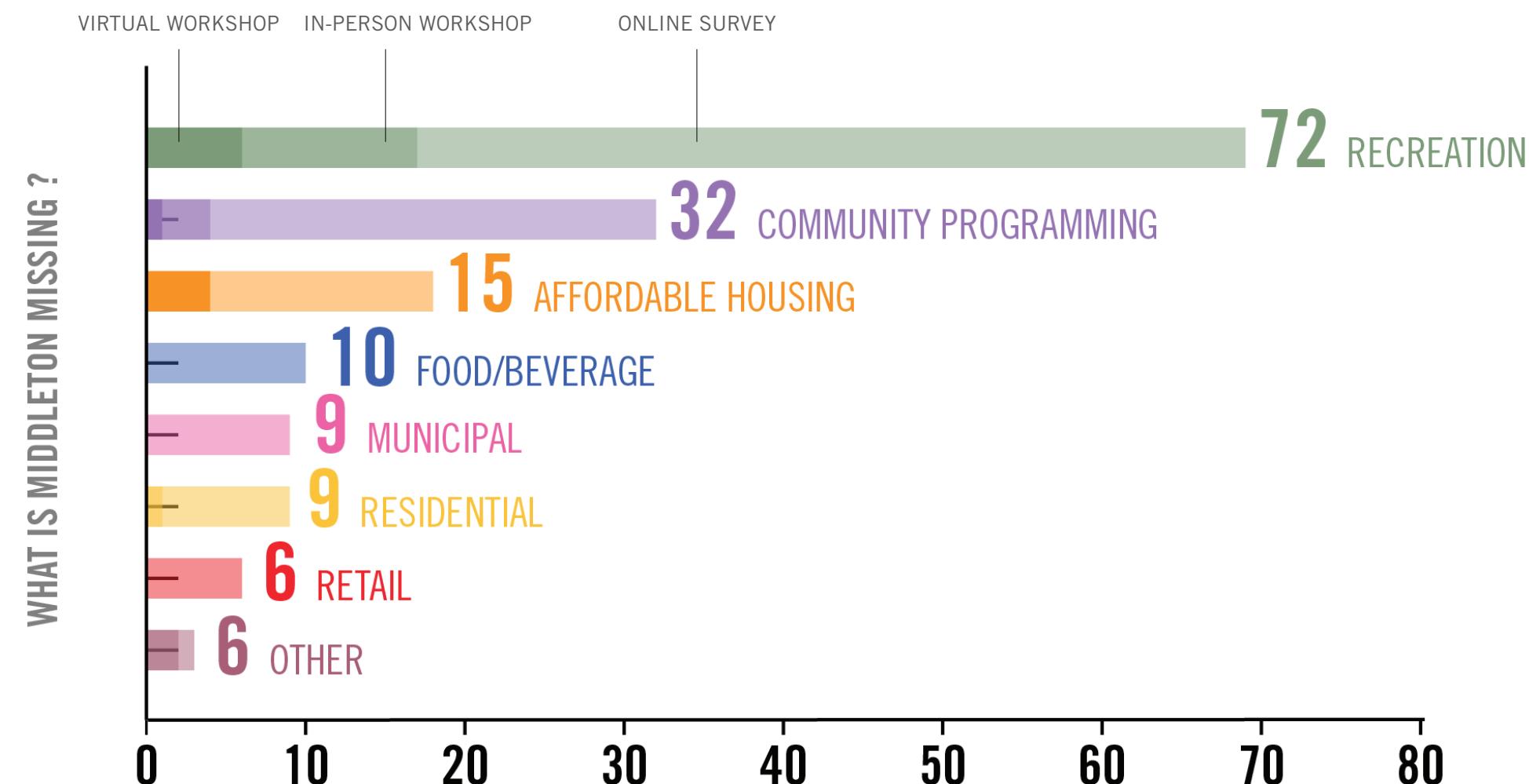
Community engagement graph by Studio Luz.

## COMMUNITY ENGAGEMENT

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

### What is Middleton Missing?

Community engagement results across the three different modes of engagement led to consensus of the top programming missing in Middleton. With the majority of participants listing **Recreation**, **Community Programming**, **Affordable Housing**, and **Food + Beverage** as the top four responses.



See Appendix I: Community Engagement for full results

Community engagement graph by Studio Luz.

\*Disclaimer: The online survey did not limit the number of allowed responses and therefore community members may have voted more than once. However, consensus from in-person and virtual workshops reflected similar results.

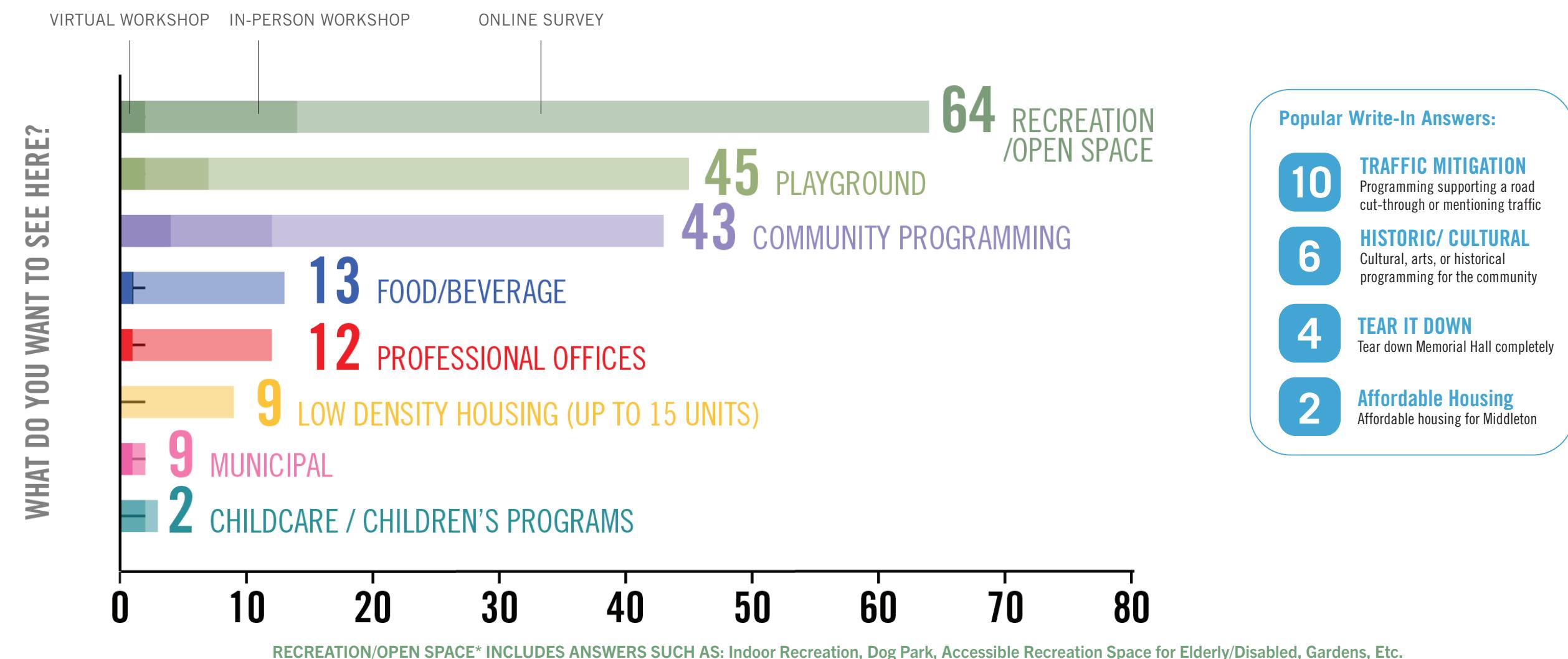
## COMMUNITY ENGAGEMENT

"WHAT DO YOU WANT TO SEE HERE?" COMMUNITY RESULTS

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

### What do you want to see here?

Community engagement results across the three different modes of engagement led to consensus of the top requests for programming on the Memorial Hall (48 South Main St.) site and its rear parcel (48R South Main St). With the majority of participants listing **Recreation, Playground, and Community Programming** as the top three responses. Some respondents wrote-in additional answers in the category of "other", listed as "write-in answers" below.



See Appendix I: Community Engagement for full results

Community engagement graph by Studio Luz.

\*Disclaimer: The online survey did not limit the number of allowed responses and therefore community members may have voted more than once. However, consensus from in-person and virtual workshops reflected similar results.

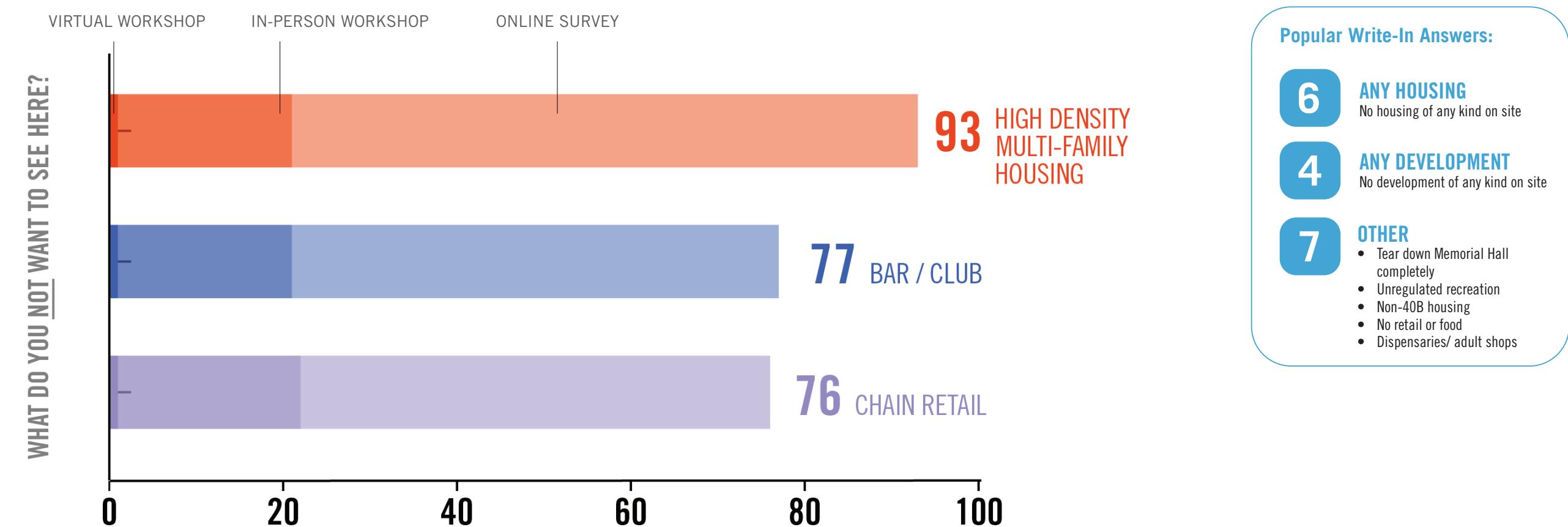
## COMMUNITY ENGAGEMENT

"WHAT DO YOU NOT WANT TO SEE HERE?" COMMUNITY RESULTS

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

### What do you not want to see here?

This question was asked to participants to see what they would never want at 48 and 48R South Main Street, to better understand what to avoid when programming. There was a consensus that none of the provided choices would be welcomed, however "High Density Multi-Family Housing" got the most votes. Some respondents wrote-in additional answers in the category of "other", listed as "write-in answers" below.



See Appendix I: Community Engagement for full results

Community engagement graph by Studio Luz.

\*Disclaimer: The online survey did not limit the number of allowed responses and therefore community members may have voted more than once. However, consensus from in-person and virtual workshops reflected similar results.

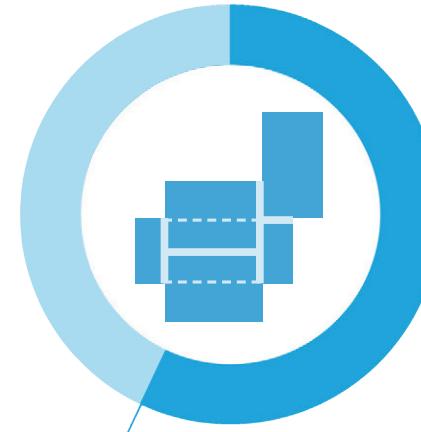
## COMMUNITY ENGAGEMENT

“WHAT SITE APPROACH WOULD YOU LIKE TO SEE HERE?” COMMUNITY RESULTS  
VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

114 Middleton community members engaged in our Community Engagement Visioning process across two workshops and an asynchronous online survey. Please note that this exercise was conducted without the presentation of financial data, and results do not reflect financial feasibility.

### What site approach would you like to see here?

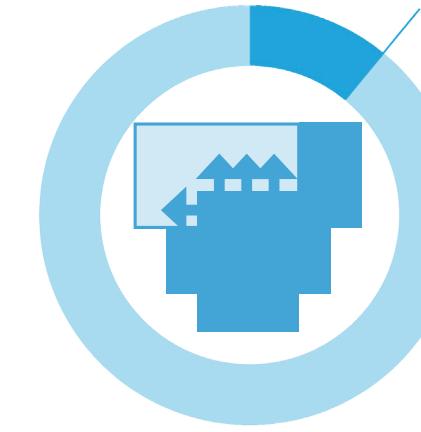
The findings of this study indicate that the community would prefer the existing structure to be preserved at 48 South Main Street, with minimal visible renovation to bring the building into its new programming. More than half of community engagement participants voted for this approach. However, the required systems and accessibility upgrades at this site may be cost prohibitive. The required upgrades associated with minimal reuse should be taken into consideration when determining the best site approach. All approaches assume preservation or reconstruction of the existing façade.



#### A. MINIMAL RE-USE

Minimal renovation to support new programming and re-use of the space.

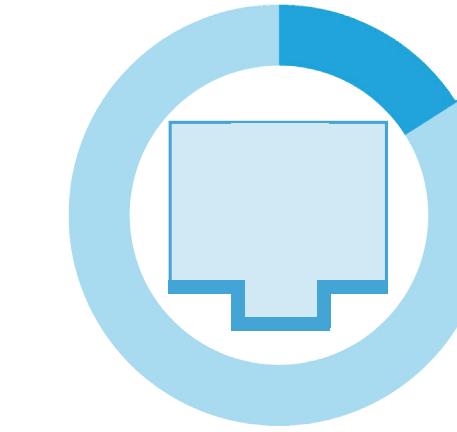
11%



#### B. EXPANSION

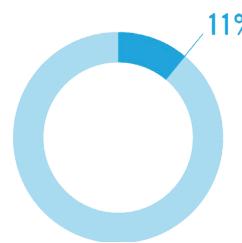
Increased building footprint to provide more square footage for new programming.

16%



#### C. CREATIVE ADAPTATION

*Demolish existing structure to allow space for new construction, while preserving the character of the historic façade (either by relocating the building or building in the current location)*



#### D. DEMOLITION

Several residents wrote in a new option to demolish the existing building entirely, to make way for new programming.

11%

Site approach diagrams by Studio Luz.

## SITE APPROACH

### SITE APPROACH RECOMMENDATIONS

#### VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

114 Middleton community members engaged in our Community Engagement Visioning process across two workshops and an asynchronous online survey. Please note that this exercise was conducted without the presentation of financial data, and results do not reflect financial feasibility.

An analysis of the site, existing and planned programming, and programming results from the community engagement process, in conjunction with feedback from the Select Board and the Town of Middleton helped determine the following set of site approach recommendations.

#### 48 + 48R South Main Street

1

##### MINIMAL RE-USE → MINIMAL RE-USE / RECONSTRUCTION

#1 Response from the Community. However, Minimal Re-Use may be cost prohibitive and only support minimal programming due to the condition of the building. Reconstructing the building may serve as an alternate solution.

2

##### CREATIVE ADAPTION

#2 Response from the Community + Supported by Select Board. May give the ability for future road relocation through the site, as requested by community members.

The site approach for the two parcels was determined in conjunction with one another, assuming a continued connection, but was considered first around the approach for the existing Memorial Hall building. Each recommended site approach assumes the preservation or reconstruction of the Memorial Hall façade, in keeping with Middleton community values. These site approach scenarios were designed to support more programming than Memorial Hall currently allows due to the condition and size of the building. Some site approaches assume that Memorial Hall will be moved, on site, to allow for better traffic flow and additional site programming. Though the “Minimal Re-Use” option was most popular with the community, it may be cost prohibitive and can only support minimal programming due to the condition of the building.

## 5. PROGRAMMING + PLANNING

## PROGRAMMING

### PROGRAM RECOMMENDATIONS

An analysis of the site, existing and planned programming, and programming results from the community engagement process, in conjunction with feedback from the Select Board and the Town of Middleton helped determine the following set of programming recommendations.

#### 48 + 48R South Main Street



##### RECREATION

#1 Response from Community + Supported by SelectBoard



##### PLAYGROUND

#2 Response from Community + Supported by SelectBoard



##### COMMUNITY PROGRAMMING → NEIGHBORHOOD PROGRAMMING

#3 Response from Community



##### AFFORDABLE HOUSING

Requested by SelectBoard + Support from Town

The recommended programming aims to preserve and complement some existing programming on the site (such as the recreational field, gazebo, and playground), as requested by the community. Preserving the character of Memorial Hall is important to the Town of Middleton, as well as preservation of elements of Henry Tragert Town Common, including the soccer field, playground, and gazebo. Recreational space is limited in the town and used heavily, therefore informing the necessity to preserve what exists at 48R South Main Street. Additionally, planned developments were considered, such as the new Community Center planned for the Middleton Municipal Complex. Though this programming was highly requested by the residents of Middleton, a new one is already planned to be built, and therefore is not included in the recommended programming. Community Programming has been listed as Neighborhood Programming to indicate non-community center communal programming for residents and/or those using the recreational fields.

## PROGRAM BREAKDOWN

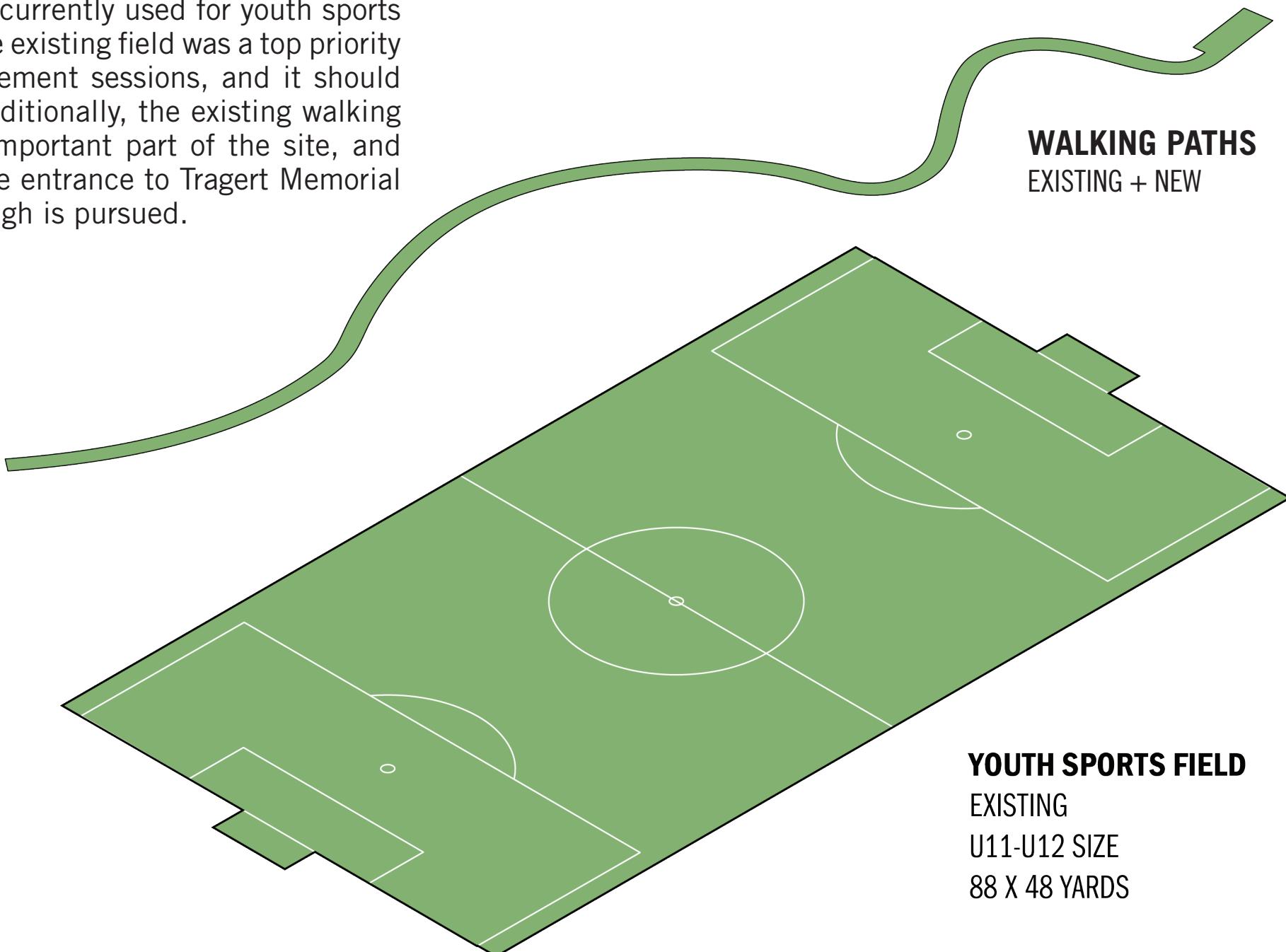
### RECREATIONAL + COMMUNITY TYPOLOGIES

#### 1 RECREATION

The existing field at 48R South Main Street is currently used for youth sports as well as passive recreation. Preservation of the existing field was a top priority for Middleton Residents in Community Engagement sessions, and it should be preserved in any programming scenario. Additionally, the existing walking trails and passive recreational space are an important part of the site, and should remain. On site at 48 South Main is the entrance to Tragert Memorial Trail, which will remain unless a road cut-through is pursued.



Trail around field (TOP) photo by SLA. Field aerial (BOTTOM) from Google Earth.



Recreation program diagrams by Studio Luz.

## PROGRAM BREAKDOWN

### RECREATIONAL + COMMUNITY TYPOLOGIES

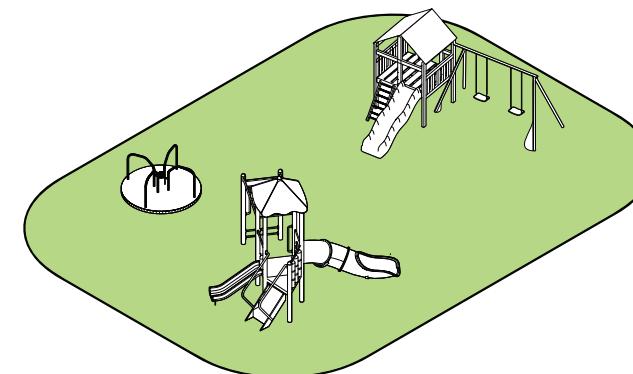
2

#### PLAYGROUND

Playground space was the second most voted program by the community when asked what they would like to see at 48 and 48R South Main St. The existing playground has been noted as an asset to the community, and one of the lone playgrounds in the area. It is particularly popular during sporting events on the adjacent field. With this feedback, it is recommended that the playground be preserved or improved/augmented.



Existing playground (TOP) photo by SLA. Field aerial (BOTTOM) from Google Earth.



**PLAYGROUND**  
EXISTING (OR SIMILAR)  
75 X 55 FT

Playground program diagrams by Studio Luz.

## PROGRAM BREAKDOWN

### NEIGHBORHOOD PROGRAMMING TYPOLOGIES

#### 3 NEIGHBORHOOD PROGRAMMING

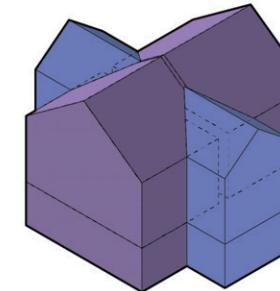
During the Community Engagement process, the third most voted-for program by community members was “Community Program”. Due to the incoming Community Center at the new Middleton Municipal Complex, we recommend communal “Neighborhood Programming” that will benefit the residents of new housing development, as well as those using the recreational space at 48 and 48R South Main Street.

Some examples of this “Neighborhood Programming” may include: a field house and locker rooms in service of the sports field, a neighborhood art center, a neighborhood collaborative working space, a town resource center, or collective residential programming for an attached residential development.

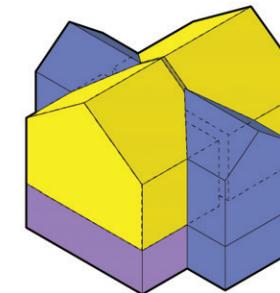
In addition to the Neighborhood Programming offered at the current Memorial Hall, the Henry Tragert Gazebo will be preserved for communal programming.

#### MEMORIAL HALL NEIGHBORHOOD TYPOLOGIES

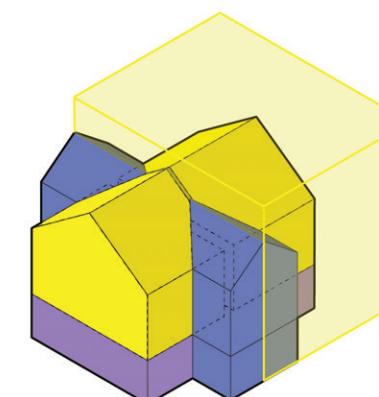
##### MEMORIAL HALL RECONSTRUCTION



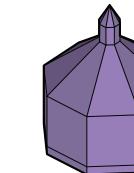
**MEMORIAL HALL**  
2 LEVELS OF NEIGHBORHOOD OR REC. AREA PROGRAMMING  
~3,245 SF  
WITH ACCESSIBILITY + SYSTEMS UPGRADES



**MEMORIAL HALL**  
UP TO 4 UNITS ON LEVEL 2  
GROUND LEVEL NEIGHBORHOOD SPACE  
~1,625 SF  
WITH ACCESSIBILITY + SYSTEMS UPGRADES



**MEMORIAL HALL**  
UP TO 4 UNITS ON LEVEL 2  
GROUND FLOOR NEIGHBORHOOD SPACE  
~1,625 SF  
CONNECTED TO NEW HOUSING



**HENRY TRAGERT GAZEBO**  
EXISTING



Existing playground (TOP) photo by SLA. Field aerial (BOTTOM) from Google Earth.

Neighborhood programming diagrams by Studio Luz.

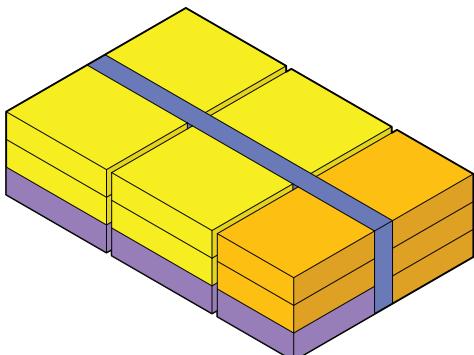
## PROGRAM BREAKDOWN

### HOUSING TYPOLOGIES

4

#### AFFORDABLE HOUSING

Affordable housing is a need for the Town of Middleton. The Select Board showed particular interest in this programming, which gained community support. The following typologies are ways in which these affordable housing units could take different forms and densities on this site, in line with the community's wishes for lower density dwellings.



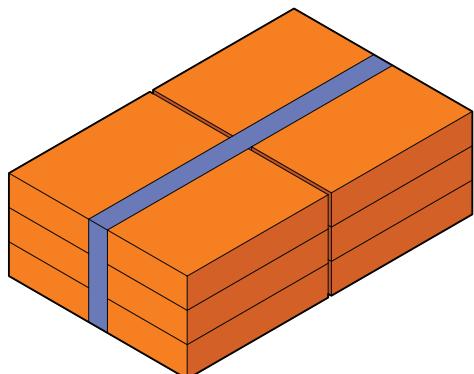
##### MIXED-USE APARTMENT BLOCK

UP TO 18 UNITS

(6) ONE-BEDROOM UNITS

(12) TWO-BEDROOM UNITS

This medium-density housing option includes up to 18 units, comprised of a mix of one and two bedroom apartments with ground floor resident communal space.

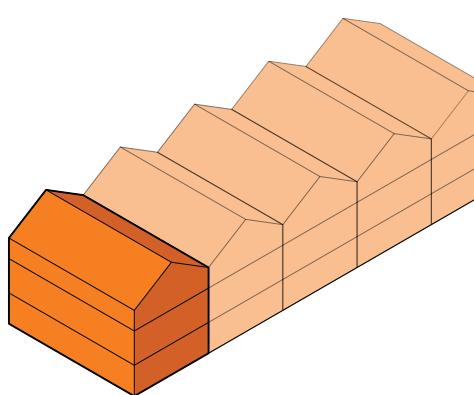


##### MULTI-FAMILY CONDO BLOCK

UP TO 12 UNITS

(12) THREE-BEDROOM UNITS

This medium-density housing option includes up to 12 units, comprised of family-sized three bedroom units.



##### 3 BEDROOM TOWNHOUSES

2+ THREE-STORY UNITS

THREE-BEDROOMS

This low-density, yet modular, housing option is comprised of 3 bedroom townhouses, each at three stories tall. Each three bedroom unit would be approximately 1000 square feet with its own entry, offering a character and density closer to the surrounding neighborhood.



1 BEDROOM



2 BEDROOM



3 BEDROOM



CIRCULATION



NEIGHBORHOOD/ RESIDENT PROGRAMMING

Housing typologies diagrams by Studio Luz.

## PROGRAMMING SCENARIOS

48 + 48R SOUTH MAIN STREET

### RECOMMENDED PROGRAMMING:

- 1 RECREATION
- 2 PLAYGROUND
- 3 NEIGHBORHOOD/RESIDENT PROGRAMMING
- 4 AFFORDABLE HOUSING

Based on the recommended program for 48 and 48R South Main Street of recreation, playground, neighborhood programming, and affordable housing, a set of programming scenarios was developed. These programming scenarios aim to address the different possibilities to help guide any future planning efforts for the property.

A pre-schematic level set of plan schemes was developed to evaluate the spatial implications of each programming scenario. Each programming scenario will also require key accessibility and systems upgrades required to support the new programming. Each of the approaches outlined in assumes preservation or reconstruction of the historic memorial hall façade.

### Scenario 1 - CREATIVE ADAPTATION + ADDITION

Scheme 1 assumes a rebuilt Memorial Hall building with the addition of up to 12 affordable rental three-bedroom units in the rear, connecting to a rebuilt Memorial Hall which would now provide resident neighborhood programming on the ground floor, with up to 4 affordable rental units on the second floor. 48R has minimal intervention in this scheme, preserving the field and gazebo, and relocating the playground on site.

### Scenario 2 - LOW-DENSITY APPROACH

Scheme 2 relocates Memorial Hall to the front of the parcel, allowing for up to 6 low-density affordable townhomes behind the structure, and up to 4 units within Memorial Hall itself. The ground floor of Memorial Hall would feature neighborhood programming. 48R has minimal intervention in this scheme, preserving the field and gazebo, and relocating the playground on site.

### Scenario 3 - RECONSTRUCTING + REPROGRAMMING MEMORIAL HALL

Scheme 3 retains the existing footprint of Memorial Hall, reconstructing the building to create space for neighborhood programming. Reconfiguring the parking lot footprint, the rear of the site is opened up, allowing for up to 16 affordable rental apartment units to be built on the rear of the 48 parcel. 48R has minimal intervention in this scheme, preserving the field and gazebo, and relocating the playground on site.

### Scenario 4 - ROUTE 62 REDEVELOPMENT

Scheme 4 completely re-invisions the site, planning for potential infrastructural changes to accommodate the potential\* for a 2-lane Route 62 road cut-through, as requested by community members. Memorial Hall would be relocated to the front of parcel 48, and support a new field house for the 48R sports field or other neighborhood programming. Parking would be split up between a small Memorial Hall lot and a back lot serving the fields and playground. The southeast corner of 48R would be developed with up to 6 low-density affordable units and connected parking, extending the adjacent neighborhood onto 48R, utilizing the existing access from Mt. Vernon Street.

\*The feasibility of a 2-lane cut through is yet to be determined and should be evaluated by an engineer.

## 6. VISIONING + SITE SCHEMES

# PROGRAMMING SCENARIO 1



## PROGRAMMING

- 1 RECREATION
- 2 PLAYGROUND
- 3 NEIGHBORHOOD/RESIDENT PROGRAMMING
- 4 AFFORDABLE HOUSING

Scheme 1 assumes a rebuilt Memorial Hall building with the addition of up to 12 affordable rental three-bedroom units in the rear, connecting to a rebuilt Memorial Hall which would now provide resident neighborhood programming on the ground floor, with up to 4 affordable rental units on the second floor. 48R has minimal intervention in this scheme, preserving the field and gazebo, and relocating the playground on site. This scheme preserves at least 85% of the trees on-site.

## 2 CREATIVE ADAPTATION

## PROGRAMMING

### AFFORDABLE HOUSING (~18,000 SQ. FEET)

- UP TO (12) THREE-BEDROOM APARTMENTS
- UP TO (4) ADDITIONAL AFFORDABLE RENTAL UNITS IN MEMORIAL HALL

### NEIGHBORHOOD/RESIDENT PROGRAMMING (~1,600 SQ. FEET)

- GROUND FLOOR RESIDENT COMMUNITY SPACE
- GAZEBO

## RECREATION

- SPORTS FIELDS
- WALKING TRAILS

## PLAYGROUND

44 PARKING SPACES

## SITE IMPROVEMENTS

### CREATIVE ADAPTATION OF MEMORIAL HALL

- DEMOLISH & RELOCATE MEMORIAL HALL TO ALLOW FOR TWO-WAY TRAFFIC
- MAINTAIN CHARACTER OF MEMORIAL HALL FAÇADE
- NEW SEPTIC TO SUPPORT DEVELOPMENT
- PRESERVE EXISTING GAZEBO
- PRESERVE EXISTING RECREATIONAL SPACE
  - SPORTS FIELD
  - WALKING TRAILS
- PRESERVE EXISTING PLAYGROUND

Scheme 1 Diagram by Studio Luz.

# PROGRAMMING SCENARIO 2



## PROGRAMMING

- 1 RECREATION
- 2 PLAYGROUND
- 3 NEIGHBORHOOD/RESIDENT PROGRAMMING
- 4 AFFORDABLE HOUSING

Scheme 2 relocates Memorial Hall to the front of the parcel, allowing for up to 6 low-density affordable townhomes behind the structure, and up to 4 units within Memorial Hall itself. The ground floor of Memorial Hall would feature neighborhood programming. 48R has minimal intervention in this scheme, preserving the field and gazebo, and relocating the playground on site. This scheme preserves at least 85% of the trees on-site.

## 2 CREATIVE ADAPTATION

## PROGRAMMING

### AFFORDABLE HOUSING (~17,000 SQ. FEET)

- UP TO (6) THREE-BEDROOM TOWNHOMES
- UP TO (4) ADDITIONAL AFFORDABLE RENTAL UNITS IN MEMORIAL HALL

### NEIGHBORHOOD/RESIDENT PROGRAMMING (~1,600 SQ. FEET)

- GROUND FLOOR RESIDENT COMMUNITY SPACE
- GAZEBO

## RECREATION

- SPORTS FIELDS
- WALKING TRAILS

## PLAYGROUND

44 PARKING SPACES

## SITE IMPROVEMENTS

### CREATIVE ADAPTATION OF MEMORIAL HALL

- DEMOLISH & RELOCATE MEMORIAL HALL TO ALLOW FOR TWO-WAY TRAFFIC
- MAINTAIN CHARACTER OF MEMORIAL HALL FAÇADE
- NEW SEPTIC TO SUPPORT DEVELOPMENT
- PRESERVE EXISTING GAZEBO
- PRESERVE EXISTING RECREATIONAL SPACE
  - SPORTS FIELD
  - WALKING TRAILS
- PRESERVE EXISTING PLAYGROUND

Scheme 2 Diagram by Studio Luz.

# PROGRAMMING SCENARIO 3



## PROGRAMMING

- 1 RECREATION
- 2 PLAYGROUND
- 3 NEIGHBORHOOD/RESIDENT PROGRAMMING
- 4 AFFORDABLE HOUSING

Scheme 3 retains the existing footprint of Memorial Hall, reconstructing the building to create space for neighborhood programming. Reconfiguring the parking lot footprint, the rear of the site is opened up, allowing for up to 16 affordable rental apartment units to be built on the rear of the 48 parcel. 48R has minimal intervention in this scheme, preserving the field and gazebo, and relocating the playground on site. This scheme preserves at least 80% of the trees on-site.

## 1 MINIMAL RE-USE + RECONSTRUCTION

## PROGRAMMING

### AFFORDABLE HOUSING (~19,000 SQ. FEET)

- UP TO (16) TWO-BEDROOM APARTMENTS

### NEIGHBORHOOD/RESIDENT PROGRAMMING (~6,000 SQ. FEET)

- EXISTING MEMORIAL HALL RESIDENT COMMUNITY SPACE
- GAZEBO

## RECREATION

- SPORTS FIELDS
- WALKING TRAILS

## PLAYGROUND

39 PARKING SPACES

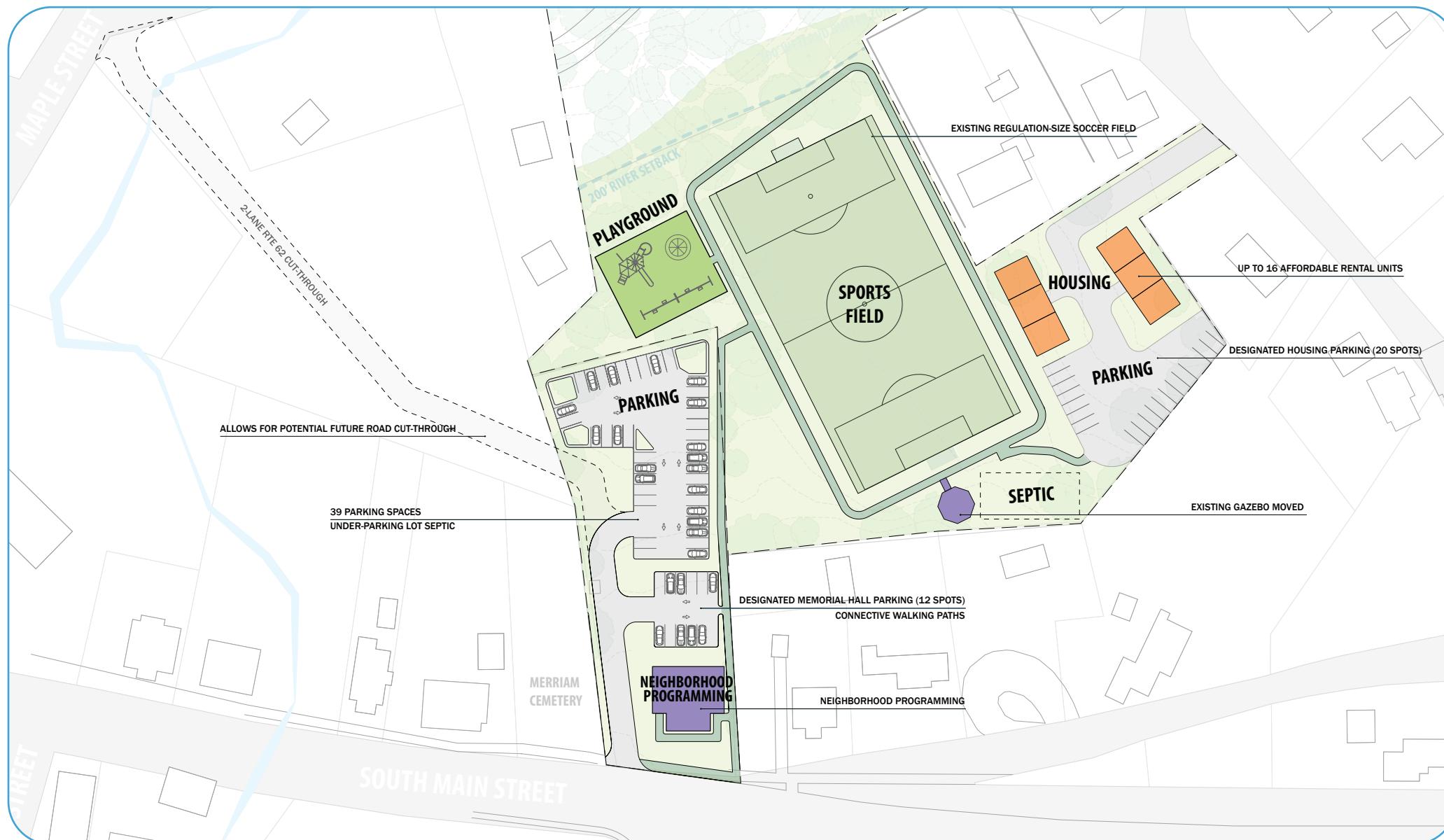
## SITE IMPROVEMENTS

### CREATIVE ADAPTATION OF MEMORIAL HALL

- RE-ORIENTATION OF PARKING LOT
- MAINTAIN CHARACTER OF MEMORIAL HALL FAÇADE
- NEW SEPTIC TO SUPPORT DEVELOPMENT
- PRESERVE EXISTING GAZEBO
- PRESERVE EXISTING RECREATIONAL SPACE
  - SPORTS FIELD
  - WALKING TRAILS
- PRESERVE EXISTING PLAYGROUND

Scheme 3 Diagram by Studio Luz.

# PROGRAMMING SCENARIO 4



## PROGRAMMING

- 1 RECREATION
- 2 PLAYGROUND
- 3 NEIGHBORHOOD/RESIDENT PROGRAMMING
- 4 AFFORDABLE HOUSING

Scheme 4 completely re-invisions the site, planning for potential infrastructural changes to accommodate the potential\* for a 2-lane Route 62 road cut-through, as requested by community members. Memorial Hall would be relocated to the front of parcel 48, and support a new field house for the 48R sports field or other neighborhood programming. Parking would be split up between a small Memorial Hall lot and a back lot serving the fields and playground. The southeast corner of 48R would be developed with up to 6 low-density affordable units and connected parking, extending the adjacent neighborhood onto 48R, utilizing the existing access from Mt. Vernon St. This scheme preserves at least 65% of the trees on-site.

## 2 CREATIVE ADAPTATION

\*The feasibility of a 2-lane cut through is yet to be determined and should be evaluated by an engineer.

## PROGRAMMING

### AFFORDABLE HOUSING (~13,000 SQ. FEET)

- UP TO (6) THREE BEDROOM TOWNHOMES

### NEIGHBORHOOD/RESIDENT PROGRAMMING (~3,400 SQ. FEET)

- EXISTING MEMORIAL HALL RESIDENT COMMUNITY SPACE/ RECREATION SUPPORT PROGRAMMING

- GAZEBO

## RECREATION

- SPORTS FIELDS
- WALKING TRAILS

## PLAYGROUND

70 PARKING SPACES

## SITE IMPROVEMENTS

### CREATIVE ADAPTATION OF MEMORIAL HALL

- NEW PARKING LOTS (3) + DRIVEWAY
- MAINTAIN CHARACTER OF MEMORIAL HALL FAÇADE
- NEW SEPTIC TO SUPPORT DEVELOPMENT
- PRESERVE EXISTING RECREATIONAL SPACE
  - SPORTS FIELD
  - WALKING TRAILS
- MOVE PLAYGROUND
- PRESERVE EXISTING GAZEBO

Scheme 4 Diagram by Studio Luz.

## 7. NEXT STEPS

# 7. Next Steps

## Path to Reprogramming

## NEXT STEPS

### PATHS TO NEW PROGRAM USE

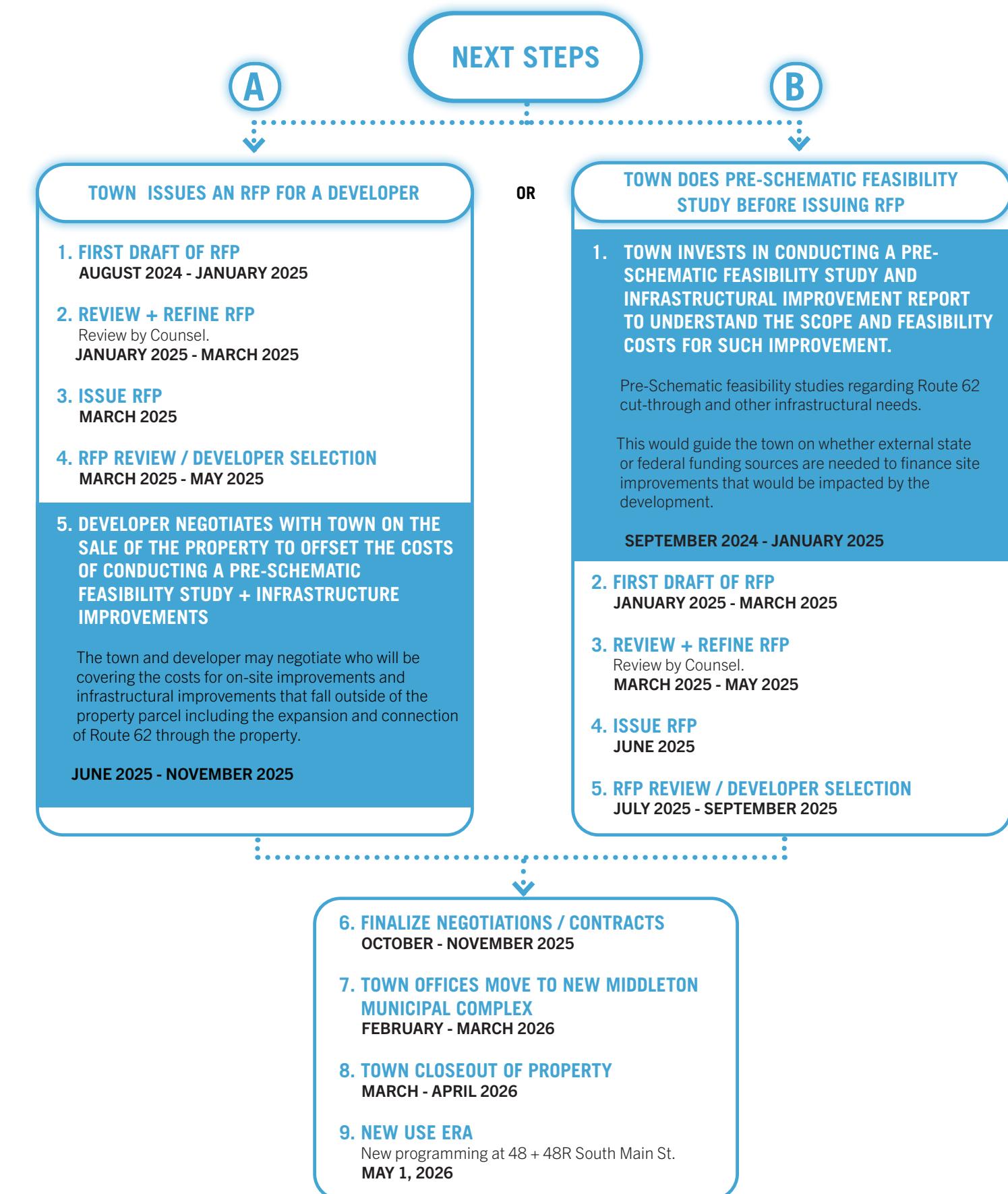
Guided by the possible program scenarios determined by this study, the path to implementing new programming at Memorial Hall will require careful thought and consideration to implement a new vision for the site that is reflective of community feedback and in keeping with the greater context of Middleton. This guide for next steps towards reprogramming Memorial Hall and its rear parcel can help the town on the way to giving the building and site new life.

The RFP may include the initial concept studies done on this parcel, generated from the community and the Select Board input, as a way to attract developers to bid on the project through the provided design scenarios. A strength of this RFP will be that the programming has already been introduced to and engaged with by the residents of Middleton. We recommend that the selected developer shares their proposal with the residents to solicit feedback and continued engagement from the community.

**Path A** allows the town to begin with issuing a Request for Proposals for developers to respond to. When a developer is chosen, the Town of Middleton can work with the developer to negotiate the sale of the property and the financing of pre-schematic feasibility studies and infrastructure improvements. Together, they can conduct studies to better understand the systems needs on site, such as septic/sewer improvements, and the possibility of a future Rte. 62 cut-through on the 48 South Main St. parcel. After conducting these studies with the selected developer, the Town can closeout the Memorial Hall property as it prepares for new use.

**Path B** begins with the Town of Middleton conducting necessary feasibility studies and infrastructure improvements, such as those stated above, before drafting an RFP, so that potential developers can better understand the site and prepare a comprehensive proposal. This path elicits understanding of the funding and/or financing that may be required for infrastructural improvement before the issuing of an RFP. The town may then draft an RFP with the help of a consultant, or on their own, before selecting a developer.

Middleton, MA | Memorial Hall Programming Study



# NEXT STEPS

## REQUEST FOR PROPOSAL RECOMMENDATIONS

### REQUEST FOR PROPOSALS (RFP) RECOMMENDATIONS

Town to put out a request for proposals for developers.

The most common method for implementing new programming at the site would be to issue an RFP to local developers. It is important that the town establishes strict criteria for the evaluation of each proposal prior to issuing the RFP to ensure that each proposal meets the town's vision for the redevelopment of each site. The town can also seek assistance for issuing the RFP by means of a consultant or an advisory committee. A consultant could be hired to help the town develop an RFP along with an advisory committee to help ensure that the RFP aligns with the needs of the town's vision for each site. Upon receiving proposals, an evaluation committee can also be appointed to aid in the review process (proposals review, interviews, etc.) and make a recommendation to the Select Board.

#### RFP PROGRAMMING RECOMMENDATIONS

The recommendations provided in this study should be considered when developing an RFP. To align with the feedback gathered from the community, the RFP should encourage developers to implement the following programming:

- Affordable Housing
- Neighborhood/Resident Programming
- Recreation
- Playground

RFP criteria should also address the resultant parking needs of any proposed programming.

#### RFP SITE APPROACH

The site approach will be another important consideration for the town when developing an RFP. Outlining the desired site approach and site considerations in the RFP itself can help developers tailor their initial proposals to be in alignment with the town's vision for the site. The site schemes encompassed in this study (informed by the initial site analysis and community engagement) can provide useful insights into possible site approaches when developing an RFP.

The following site approaches would be suitable for this site to preserve the existing character of Memorial Hall while allowing for new development of affordable housing:

- Reconstruction of Memorial Hall with separate affordable housing development
- Creative Adaptation of Memorial Hall with conjoined affordable housing

#### RFP SITE CONSIDERATIONS

Based on feedback from the community engagement, RFP criteria should also address the desire to preserve the existing conditions of the site where possible. Preserving the following existing conditions should be taken into consideration for any development proposals:

- Existing character of the Memorial Hall façade
- Existing recreation field
- Existing walking trails + connection to the Tragert trail
- Existing gazebo
- Existing trees (where possible)



Memorial Hall. Image courtesy of the Town of Middleton.<sup>5</sup>



Gazebo on 48R South Main St. Image by Studio Luz.

# NEXT STEPS

## IMPLEMENTATION CONSIDERATIONS

### BUILDING UPGRADES

This study revealed that the community would prefer to preserve the historic façade of Memorial Hall, as well as recreational programming that currently lives on site, while implementing new programming at a low density. It should be noted that any scheme that chooses to work within the existing structure of Memorial Hall may present challenges for reprogramming and have significant added cost implications due to the state of the building required upgrades. Feasibility studies should be conducted in order to assess the site's ability to house new programming as a 21st century asset in Middleton.

Some of the most significant building upgrades and renovation considerations that may be required to support new programming are listed below:

#### 48 + 48R SOUTH MAIN STREET

- **Septic**

Currently utilizing the septic system from the original 1800's construction of Memorial Hall, the existing septic infrastructure will need to be upgraded to take on the sewage and water capacity generated from the new development."

- **Structural Integrity for Renovations**

The existing structure should be evaluated for structural integrity to support any planned renovations.

- **System Upgrades**

The existing systems at Memorial Hall, including electrical, plumbing septic, life safety, and mechanical, are out-dated and should be evaluated to determine required upgrades to support any new programming.

- **Accessibility Upgrades & Code Implications**

Code implications and accessibility upgrades should be reviewed for all new potential programming. Memorial Hall is currently only accessible on the first floor.

- **Civil Engineering Study / Highway Feasibility**

The community has asked for a road cut-through on the site to mitigate traffic in Middleton. It is recommended for a Traffic and Civil Engineering study to be conducted in order to understand the feasibility of a cut-through to connect Rte. 62 from Boston St. to Maple St.

# NEXT STEPS

## IMPLEMENTATION CONSIDERATIONS

### Implementation Considerations

#### ZONING

48 South Main St. is zoned for B Business, while 48R South Main St. is zoned for R-1a Residential. Depending on the programming put forth in the RFP, the proposed development may require a variance. The possibility for rezoning the parcels should also be considered simultaneously while putting out an RFP to minimize challenges for development and make the site more attractive to developers.

#### WETLAND / RIVERFRONT PROTECTION

Any development of 48R South Main St. must comply to the Rivers Protection act, which states that there is a 200' Riverfront Setback. Portions of this parcel are within the AE Floodzone and must comply with all AE Floodzone restrictions.

#### CONSULTANT SERVICES

The town should select a pathway (Path A or Path B) to provide a comprehensive feasibility study to assess the possible site constraints of Memorial Hall and the larger parcel including, but not limited to:

##### 48 and 48R Parcels

- Town Sewer Capacity
- Civil & Traffic Study for Rte. 62 Cut-through
- Geotechnical Report
- Environmental Report

##### Memorial Hall (in the case of Minimal Re-Use)

- A Full Code Report
- A Building Assessment Report
- Existing Septic Capacity

## **8. APPENDIX I: COMMUNITY ENGAGEMENT**

# Community Engagement Presentation Content

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# APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

## AGENDA

**Project Introduction** (10 minutes)

**Memorial Hall Workshop** (40 minutes)

**Personal Voice**

4 Discussion Questions (30 minutes)

**Be the Architect**

Design Activity (10 minutes)

## Open Discussion Q&A

Middleton, MA



## MISSION

The goal is to develop consensus of **FUTURE USE** case(s) for **48 & 48R SOUTH MAIN STREET** and produce comprehensive documentation of **PROGRAMMING SCENARIOS** to inform a subsequent RFP for the redevelopment of the property for the **NEW PROPOSED USE**.

Middleton, MA



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

### Site Locus Map



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### S. Main St. Context



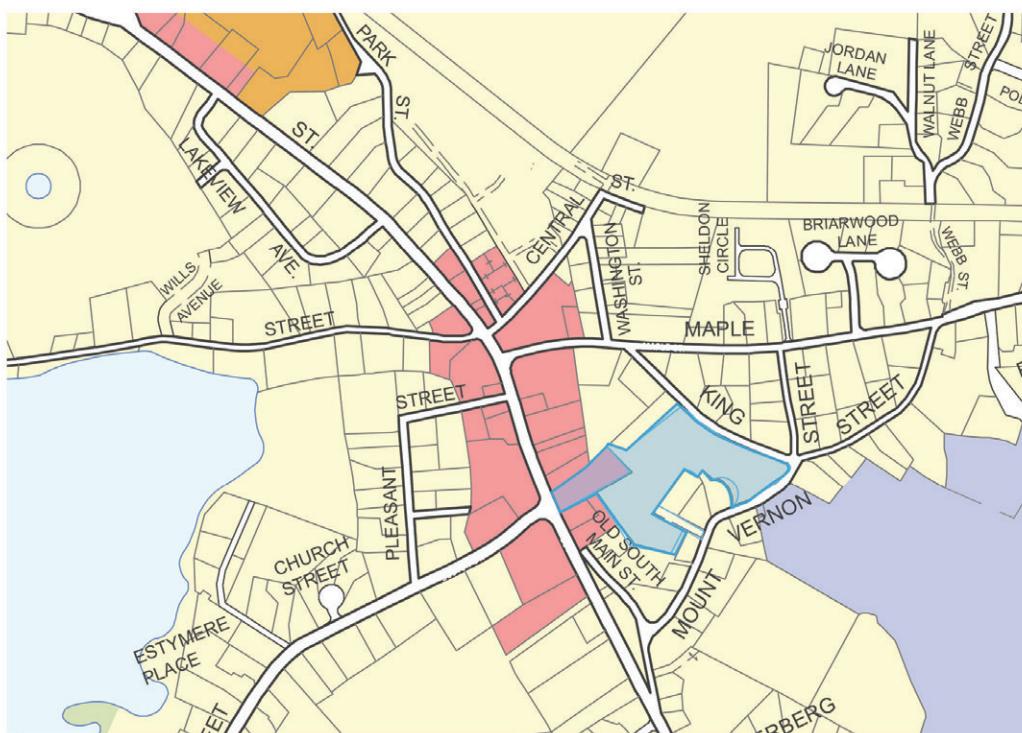
Middleton, MA



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

### Zoning



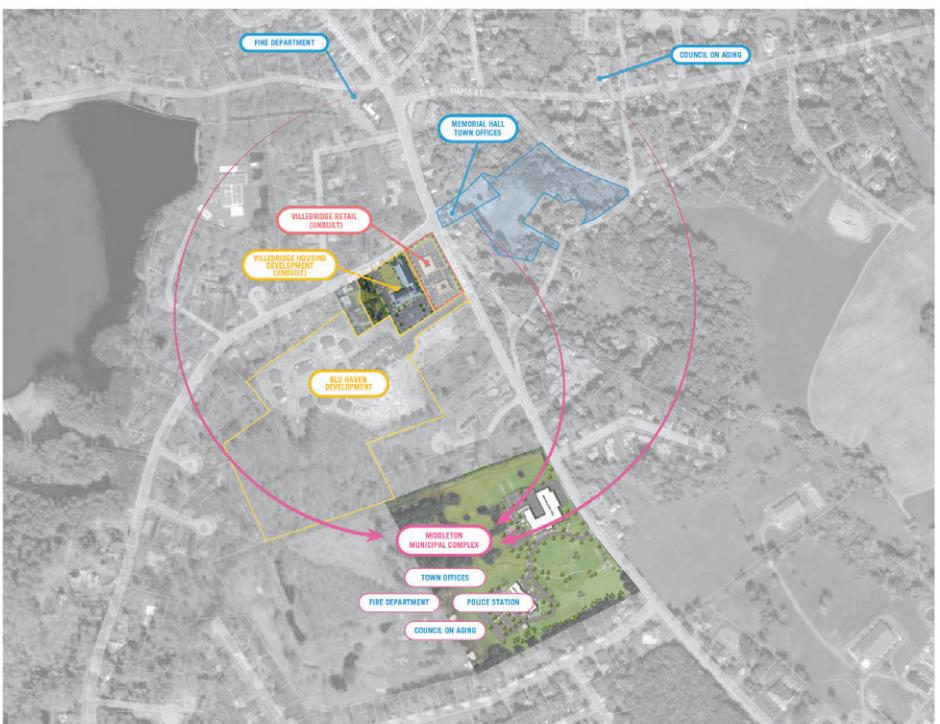
### Existing Program Use



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

### New Development



Middleton, MA

**MIDDLETON MUNICIPAL COMPLEX**

- Town Hall & Community Center  
Includes Council on Aging
- Public Safety Building  
Police and Fire Station
- Town Common

#### VILLEBRIDGE HOUSING DEVELOPMENT

- ~60 residential units
- ~13,000 sf Commercial

#### BLU HAVEN DEVELOPMENT

- 45 Townhomes

STUDIO LUZ  
ARCHITECTS

### Existing Conditions



Middleton, MA

### 48 SOUTH MAIN STREET

6280 SF (finished area)

- Memorial Hall Town Offices
- Previously Town Hall
- Previously Centre School (B. 1837)
- 2.5 Story Timber Frame Building
- Rear Parking Lot
- Unfinished, Raised Basement (Additional 3140 SF)



STUDIO LUZ  
ARCHITECTS

## APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

## *Existing Conditions*



## 48 SOUTH MAIN STREET

~ 6280 SF

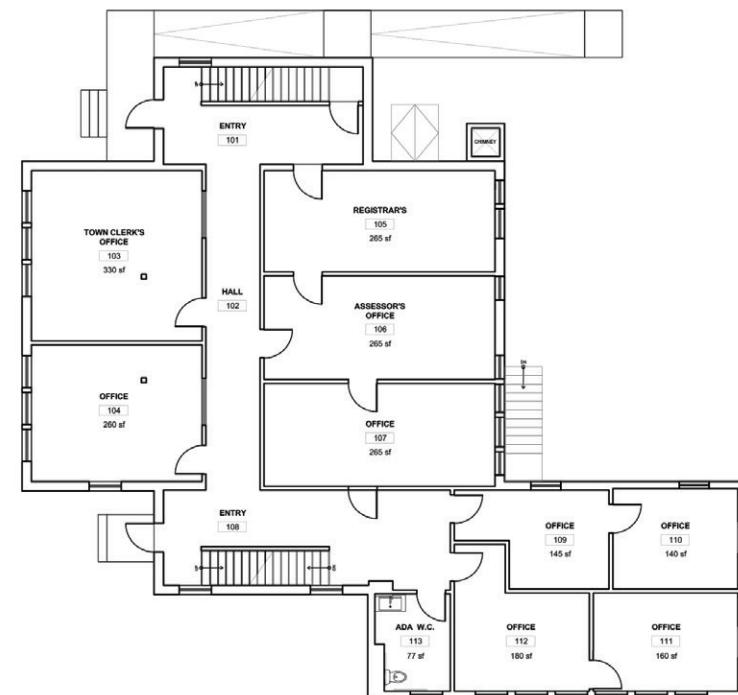
- Historic Facade Restrictions
  - Ground floor consists of offices.
  - Second floor consists of 800sf gallery, 650 sf conference room, offices, and a small kitchen.
  - Unfinished basement currently used as storage only.
  - Requires accessibility and systems upgrades throughout

Middleton, MA



TU  
ON  
IN

## *Existing Conditions*



## GROUND FLOOR PLAN

GROSS SQUARE FOOTAGE: 3,140 SF



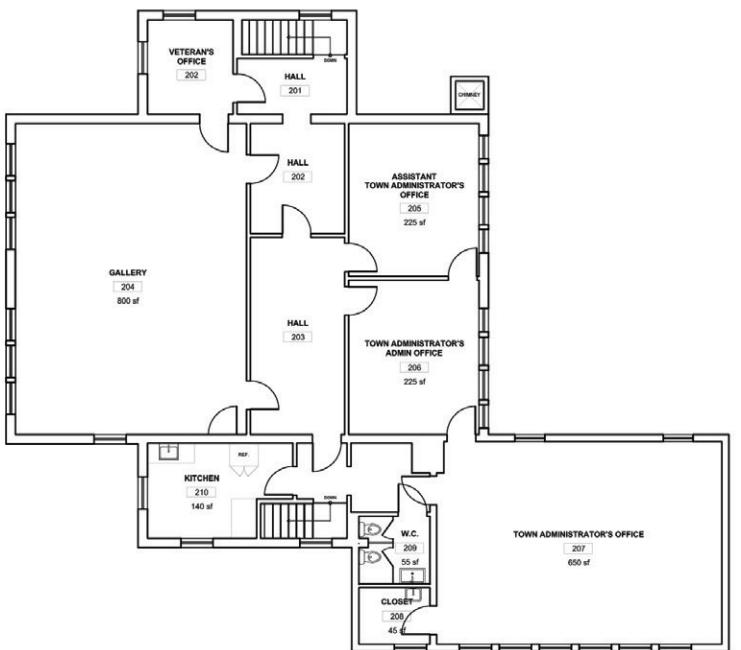
## Middleton, MA



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

### Existing Conditions



Middleton, MA



### Existing Conditions



Middleton, MA

### 48R SOUTH MAIN STREET

- ~ 6.2 ACRES
- Used predominantly for recreation
- Sports fields, walking trail, and gazebo on site



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

### Existing Conditions



#### 48R SOUTH MAIN STREET

- ~ 6.2 ACRES
- Accessed through parking lot
- Passive Recreation
- Steep grade & river/swamp at rear of site
- Abutting residences along both edges of the property

- Current Uses Include:
  - Recreation Fields
  - Walking Trail (paved)
  - Playground
  - Gazebo



Middleton, MA



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LUZ  
ARCHITECTS

### Existing Conditions

#### SITE CONSTRAINTS

##### GRADE CHANGE:

- Steep grade at rear of site

##### RIVERFRONT:

- River at rear of site
- 200' Riverfront Setback

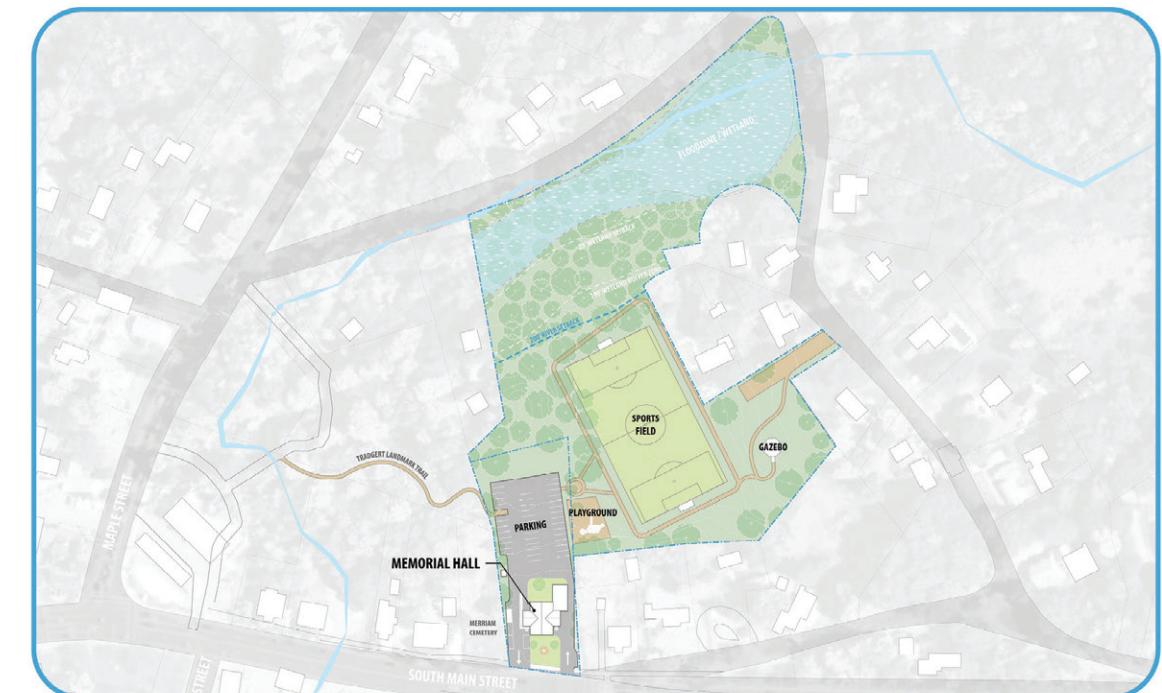
##### FLOODZONE/WETLAND:

- Wetland at rear of site
- 25' Building Restriction
- 100' Buffer Zone
- AE Floodzone at rear of site

#### SITE PLAN

GROSS AREA: 6.2 ACRES

0' 60' 120' 180'



Middleton, MA



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ARCHITECTS

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

## Personal Voice

Please tell us your thoughts.

### What is Middleton missing?

- A. Residential Use
- B. Affordable Housing
- C. Recreational Use / Open Space
- D. Community Programming
- E. Retail Use
- F. Food & Beverage
- G. Municipal Use
- Other?

## Personal Voice

Please tell us your thoughts.

### What is Middleton missing?

- F. Food & Beverage would be nice to have more variety for restaurants!
- B. Affordable Housing support our community and provide affordable living for our residents
- C. Recreation more fields for the kids! and seating for parents to watch

- A. Residential Use
- B. Affordable Housing
- C. Recreational Use / Open Space
- D. Community Programming
- E. Retail Use
- F. Food & Beverage
- G. Municipal Use
- Other?

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

## Personal Voice

Please tell us your thoughts.

What would you like to see here?

**A. LOW-DENSITY HOUSING UP TO 15 UNITS**  
Bluhaven Single-family Residence

**B. MEDIUM-DENSITY MULTI-FAMILY HOUSING 16-60 UNITS**  
Villebridge Housing Development

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  
691 Mass Ave  
Studio Luz Architects

**D. RECREATION**  
San Jacinto Plaza

**E. PROFESSIONAL OFFICES**  
Architect Information Systems Offices

**F. COMMUNITY CENTER**  
Allencrest Community Center

**G. PLAYGROUND**  
Learning Landscapes

**H. CHILDCARE**  
Vivi Early Learning

**I. MUNICIPAL USE**  
City Hall

**J. SMALL RETAIL/FOOD + BEVERAGE**  
Tatto

**OTHER?**

Personal Voice

Please tell us your thoughts.

**A. LOW-DENSITY HOUSING UP TO 15 UNITS**  
Bluhaven Single-family Residence

**B. MEDIUM-DENSITY MULTI-FAMILY HOUSING 16-60 UNITS**  
Villebridge Housing Development

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  
691 Mass Ave  
Studio Luz Architects

**D. RECREATION**  
San Jacinto Plaza

**E. PROFESSIONAL OFFICES**

**F. COMMUNITY CENTER**

**G. PLAYGROUND**

**H. CHILDCARE**

**I. MUNICIPAL USE**

**J. SMALL RETAIL/FOOD + BEVERAGE**

**OTHER?**

A Teen Center!

Small Business

Fitness Studio  
(yoga or pilates)

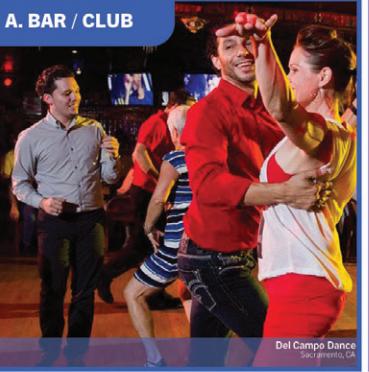
# APPENDIX I: COMMUNITY ENGAGEMENT DATA

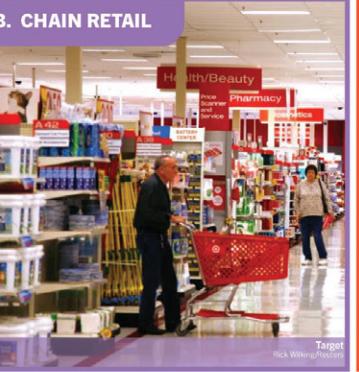
PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

## Personal Voice

Please tell us your thoughts.

What would you NOT like to see here?

A. BAR / CLUB 

B. CHAIN RETAIL 

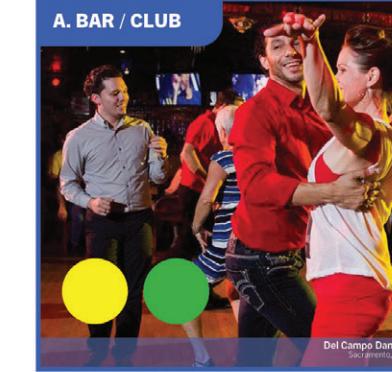
C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS 

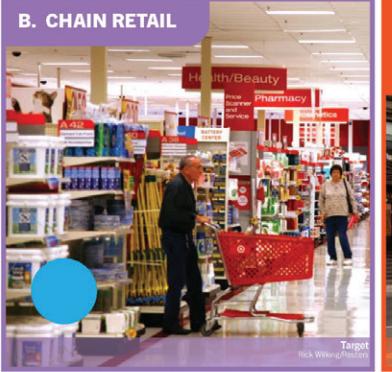
OTHER?

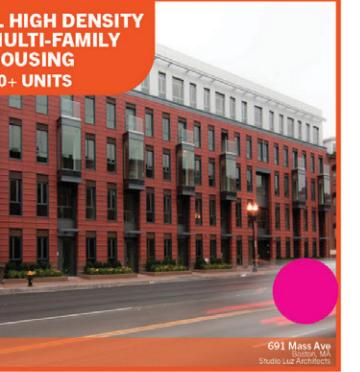
Personal Voice

Please tell us your thoughts.

What would you NOT like to see here?

A. BAR / CLUB 

B. CHAIN RETAIL 

C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS 

OTHER?

Vacant space

Food & Beverage

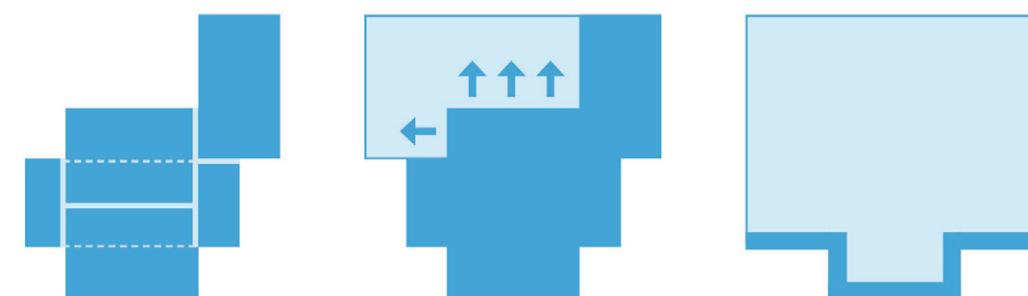
Offices

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

**Personal Voice**  
Please tell us your thoughts.

**Which site approach would you like to see here?**



**A. MINIMAL RE-USE**  
*Minimal renovation to support new programming and re-use of the space.*

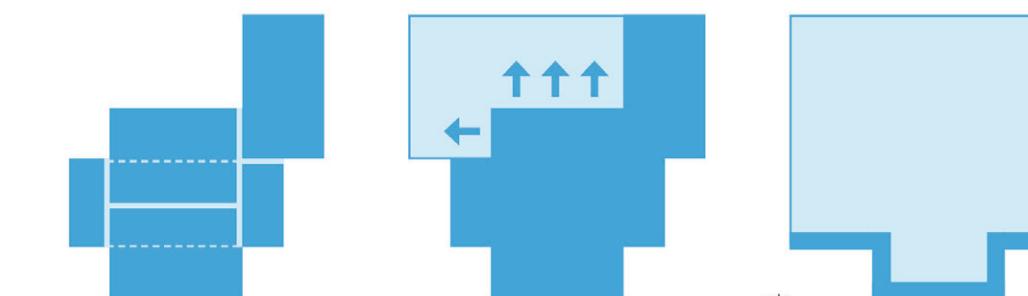
**B. EXPANSION**  
*Increased building footprint to provide more square footage for new programming.*

**C. CREATIVE ADAPTATION**  
*Demolish existing structure to allow space for new construction, while preserving the character of the historic facade (either by relocating the building or building in the current location)*

\*All site approaches assume preservation of the historic facade

**Personal Voice**  
Please tell us your thoughts.

**Which site approach would you like to see here?**



**A. MINIMAL RE-USE**  
*Minimal renovation to support new programming and re-use of the space.*

**B. EXPANSION**  
*Increased building footprint to provide more square footage for new programming.*

**C. CREATIVE ADAPTATION**  
*Demolish existing structure to allow space for new construction, while preserving the character of the historic facade (either by relocating the building or building in the current location)*

\*All site approaches assume preservation of the historic facade

*Expand but still keep part of the site for recreation*

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

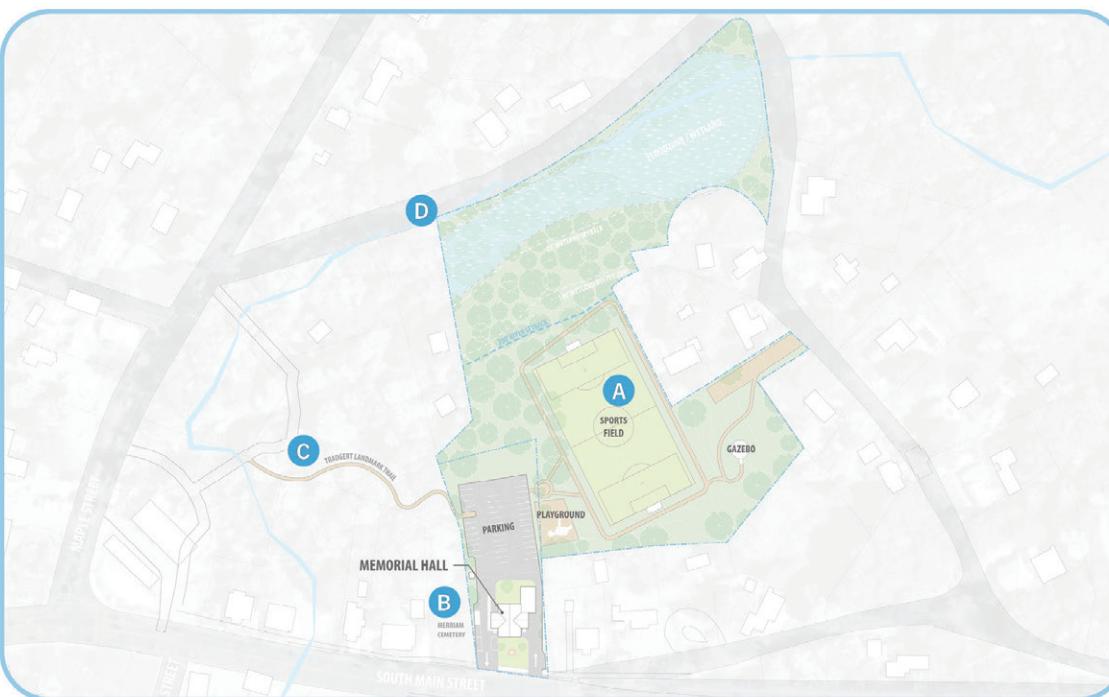
## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

**Existing Conditions**

**PRESERVATION ASSUMPTIONS:**

- A. SPORTS FIELD:** If the sports field is moved (i.e. to Natsue Way), would you want to see this area developed?
- B. CEMETERY:** Access to the cemetery will be preserved
- C. TRAILS:** Access to public walking trails will be preserved
- D. WETLANDS:** Any change to the area around the wetlands is subject to Conservation Commission approval under state law

**SITE PLAN**  
GROSS AREA: 6.2 ACRES  
0' 60' 120' 180' 



Middleton, MA

MassDevelopment  STUDIO LUZ ARCHITECTS

**I AM A:**  
PLEASE SELECT ONE

- Resident
- Business Owner
- Developer
- Community Member
- Municipal Employee
- Other

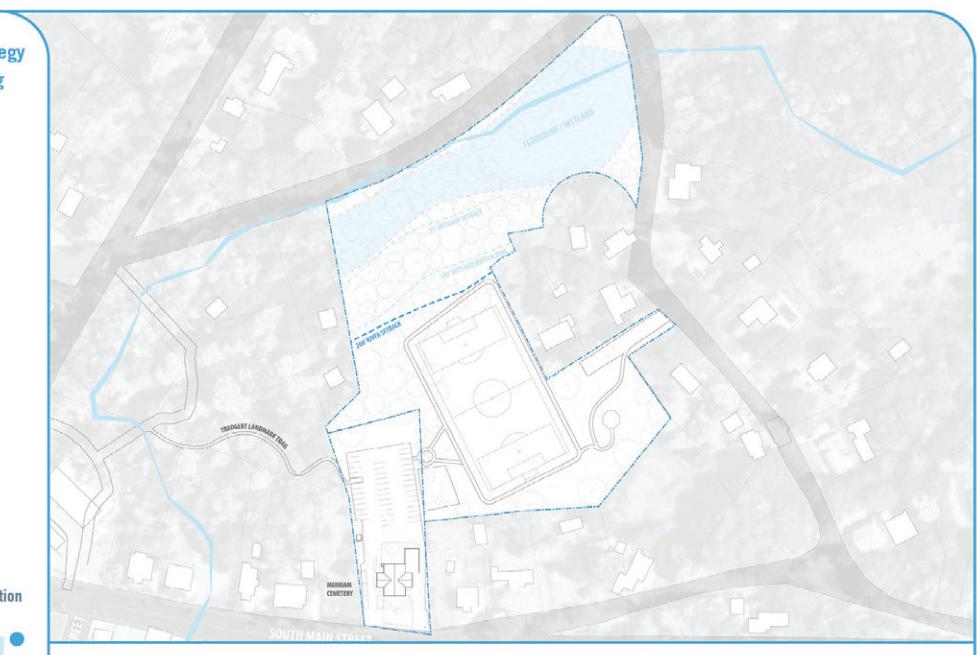
**What program stakeholder do you represent?**  
PLEASE SELECT ONE

- Nonprofit
- Community group
- Restaurant / Food Service
- Professional Service
- Retail
- Other

**Select the site strategy you are designing**

- Minimal Re-use
- Expansion
- Creative Adaptation
- Landscape / Recreation

**BE THE ARCHITECT!**



As a pair or individually, please write or draw on the site plan your vision for the future of the 48 & 48R parcels.

- What is Middleton missing?
- What type of programming would you like to see happen here?
- What would you want this space to look like?

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

**I AM A:**

PLEASE SELECT ONE

Resident  
 Business Owner  
 Developer  
 Community Member  
 Municipal Employee  
 Other

**What program stakeholder do you represent?**

PLEASE SELECT ONE

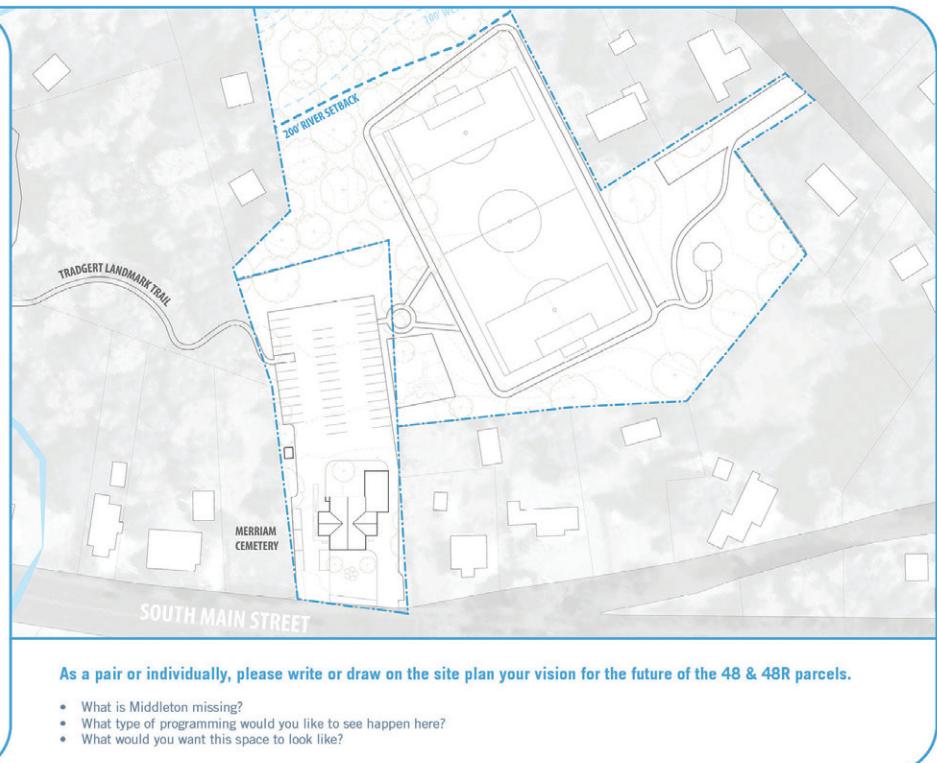
Nonprofit  
 Community group  
 Restaurant / Food Service  
 Professional Service  
 Retail  
 Other

ONCE YOU ARE FINISHED, HAND IN THE PAGE TO A FACILITATOR

### BE THE ARCHITECT!

Select the site strategy you are designing

Minimal Re-use  
 Expansion  
 Creative Adaptation  
 Landscape / Recreation



As a pair or individually, please write or draw on the site plan your vision for the future of the 48 & 48R parcels.

- What is Middleton missing?
- What type of programming would you like to see happen here?
- What would you want this space to look like?

**I AM A:**

PLEASE SELECT ONE

Resident  
 Business Owner  
 Developer  
 Community Member  
 Municipal Employee  
 Other

**What program stakeholder do you represent?**

PLEASE SELECT ONE

Nonprofit  
 Community group  
 Restaurant / Food Service  
 Professional Service  
 Retail  
 Other

ONCE YOU ARE FINISHED, HAND IN THE PAGE TO A FACILITATOR

### BE THE ARCHITECT!

Select the site strategy you are designing

Minimal Re-use  
 Expansion  
 Creative Adaptation  
 Landscape / Recreation



As a pair or individually, please write or draw on the site plan your vision for the future of the 48 & 48R parcels.

- What is Middleton missing?
- What type of programming would you like to see happen here?
- What would you want this space to look like?

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

**Open Discussion**  
Please tell us your thoughts.

  
Scan here to take our survey!

If you would like more information please put your email in the chat or take our online survey!

Please contact us if you have any questions:

**Email**  
Jackie.Bresnahan@middletonma.gov

**Phone**  
978.777.3617

# APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

RESULTS PRESENTED TO THE SELECT BOARD. PLEASE NOTE, THE ONLINE SURVEY WAS NOT YET COMPLETE WHEN THIS DATA WAS REPORTED.

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

## Community Engagement

Participant Breakdown

### Participants

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

114 Middleton community members engaged in our Community Engagement Visioning process across two workshops and an asynchronous online survey. Please note that this exercise was conducted without the presentation of financials, and results do not reflect financial feasibility.

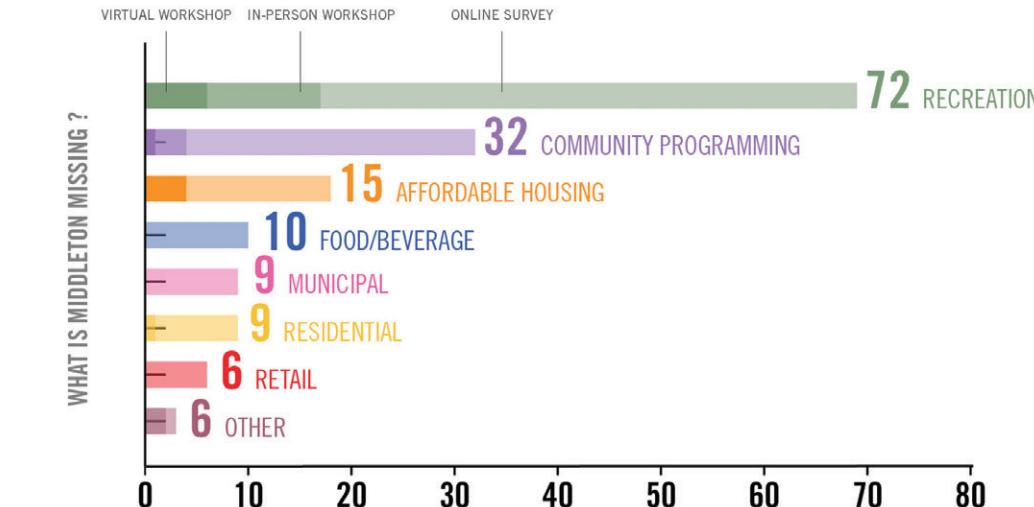


## Community Engagement

Programming Results

### What is Middleton missing?

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)



# APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

RESULTS PRESENTED TO THE SELECT BOARD. PLEASE NOTE, THE ONLINE SURVEY WAS NOT YET COMPLETE WHEN THIS DATA WAS REPORTED.

VIRTUAL WORKSHOP, IN-PERSON WORKSHOP, + ONLINE SURVEY (114 PARTICIPANTS)

**Personal Voice**  
Please tell us your thoughts.



**Personal Voice**  
Please tell us your thoughts.



# APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

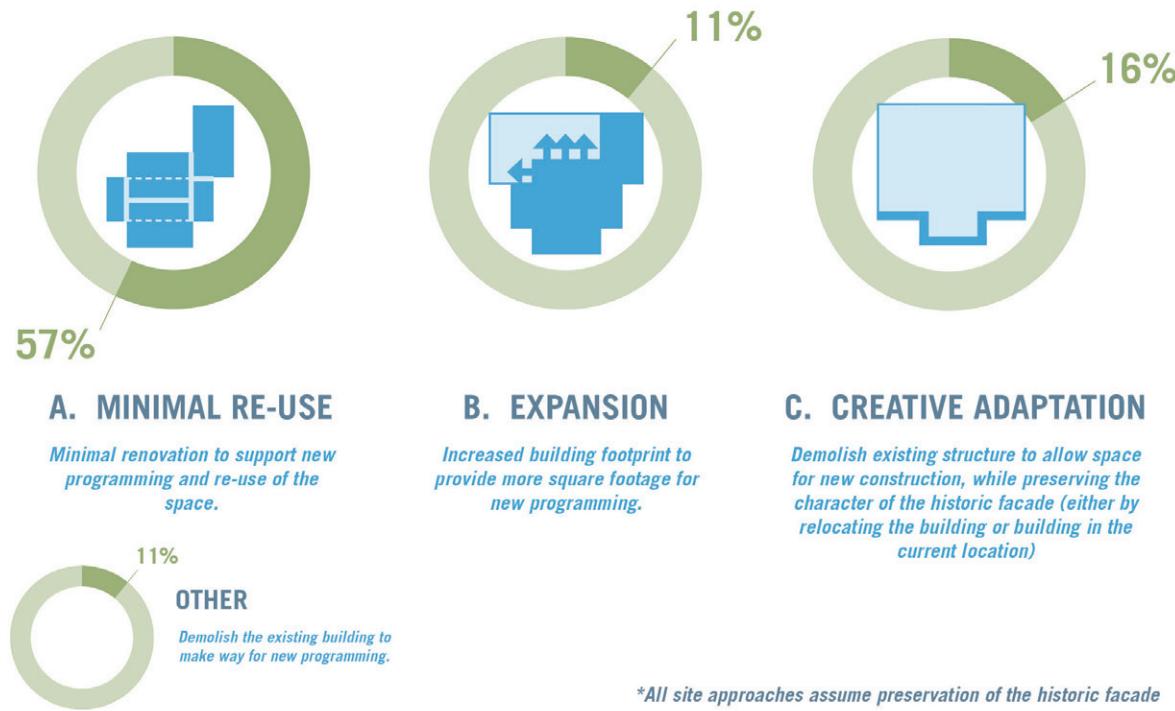
RESULTS PRESENTED TO THE SELECT BOARD. PLEASE NOTE, THE ONLINE SURVEY WAS NOT YET COMPLETE WHEN THIS DATA WAS REPORTED.

**Personal Voice**  
Please tell us your thoughts.

48 + 48R SOUTH MAIN ST.

## Which site approach would you like to see here?

ONLINE SURVEY, VIRTUAL WORKSHOP, + IN-PERSON WORKSHOP (114 PARTICIPANTS)



## Programming Discussion

Potential Programming

### Programming Results: Notes

48 + 48R SOUTH MAIN ST.

#### COMMUNITY ENGAGEMENT

##### 1 RECREATIONAL SPACE

- Most community members voted for recreational space
- Potential of "Town Common" passive recreational space at new municipal complex
- Possible relocation of fields to other town properties

##### 2 PLAYGROUND

- Keeping current playground supported by community and SelectBoard
- Possible relocation

##### 3 COMMUNITY CENTER

- Community Center coming as part of the new Middleton Municipal Complex

##### 4 SMALL RETAIL

- Retail (including food + beverage and other uses) coming in possible new developments across the street and in other locations along Routes 114 and 62

#### TOWN/ SELECTBOARD FEEDBACK

AFFORDABLE HOUSING

RECREATIONAL SPACE

PLAYGROUND

PARKING

# APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

RESULTS PRESENTED TO THE SELECT BOARD. PLEASE NOTE, THE ONLINE SURVEY WAS NOT YET COMPLETE WHEN THIS DATA WAS REPORTED.

**Programming Discussion**  
Potential Programming

**Site Approach Results: Notes**  
48 + 48R SOUTH MAIN ST.

**COMMUNITY ENGAGEMENT**

**TOWN/ SELECTBOARD FEEDBACK**

**CREATIVE ADAPTATION**

**1 MINIMAL RE-USE**  
This option may be cost prohibitive and would only support minimal programming due to the condition of the building.

**2 CREATIVE ADAPTATION**  
This option may give the ability for future road relocation through the site, as requested by many community members.

**Programming Discussion**  
Potential Programming

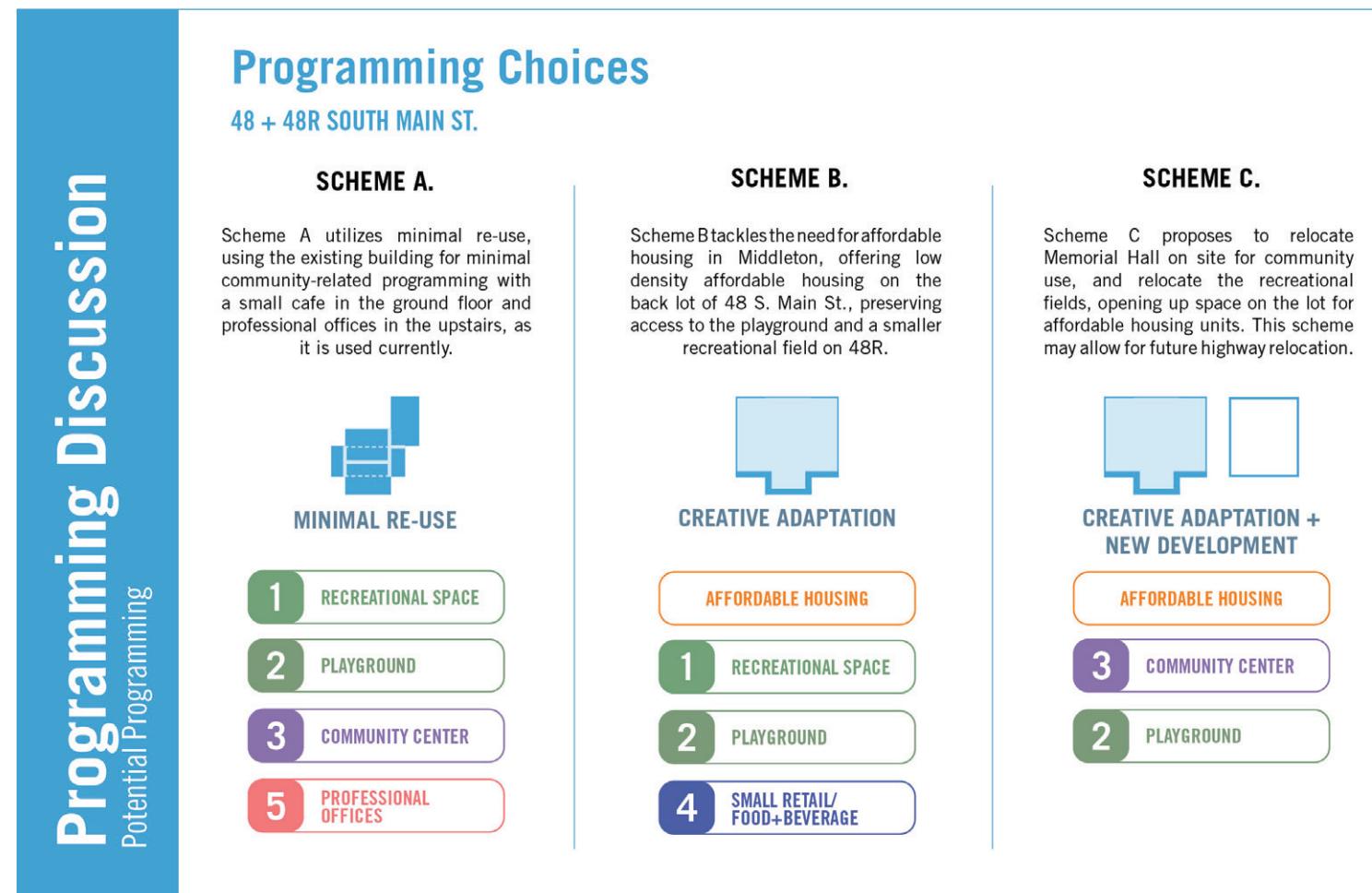
**Programming Choices**  
48 + 48R SOUTH MAIN ST.

- 1 RECREATION**  
#1 Response from Community + Supported by SelectBoard
- 2 PLAYGROUND**  
#2 Response from Community + Supported by SelectBoard
- 3 COMMUNITY CENTER/ PROGRAMMING**  
#3 Response from Community
- 4 SMALL RETAIL/ FOOD + BEVERAGE**  
#4 Response from Community + Not Supported by SelectBoard
- 5 PROFESSIONAL OFFICES**  
#5 Response from Community
- 6 AFFORDABLE HOUSING**  
Noted as a Need in the Community by SelectBoard + Support from Town

114 Middleton community members engaged in our Community Engagement Visioning process across two workshops and an asynchronous online survey. Please note that this exercise was conducted without the presentation of financials, and results do not reflect financial feasibility.

# APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

RESULTS PRESENTED TO THE SELECT BOARD. PLEASE NOTE, THE ONLINE SURVEY WAS NOT YET COMPLETE WHEN THIS DATA WAS REPORTED.



# Online Survey Results

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# APPENDIX I: COMMUNITY ENGAGEMENT DATA

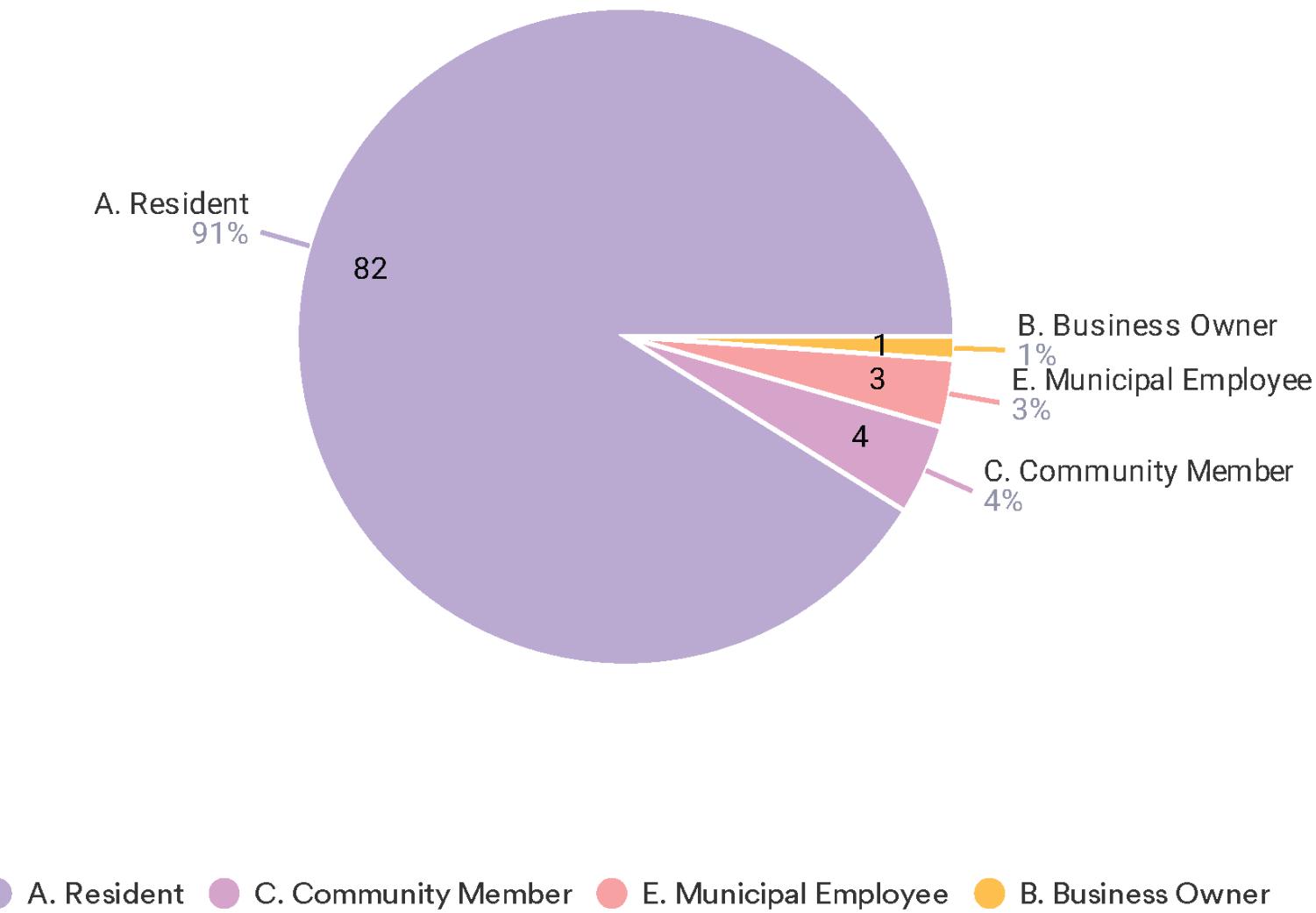
WHO ARE YOU?

## ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

Who are you?

90 Responses



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

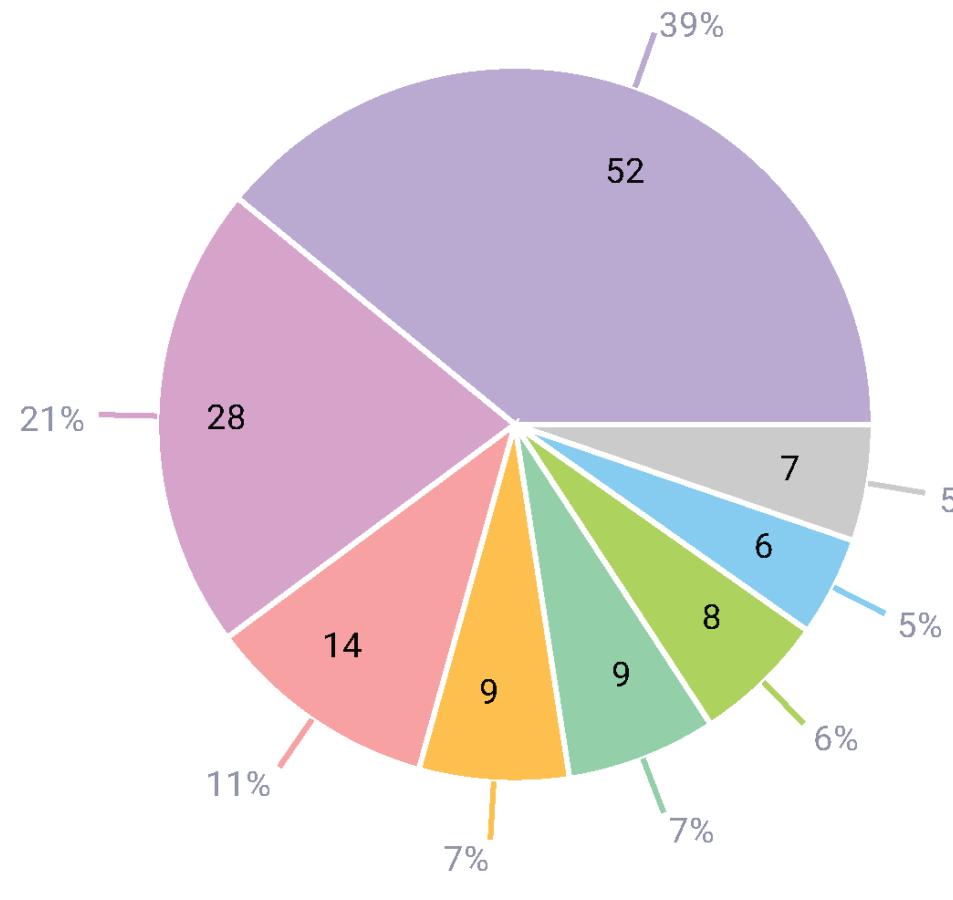
## WHAT IS MIDDLETON MISSING?

### ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

What is Middleton missing?

133 Responses- 7 Empty



- C. Recreational Use / Open Space
- D. Community Programming
- B. Affordable Housing
- F. Food & Beverage
- G. Municipal Use
- A. Residential Use
- E. Retail Use
- Other entries

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

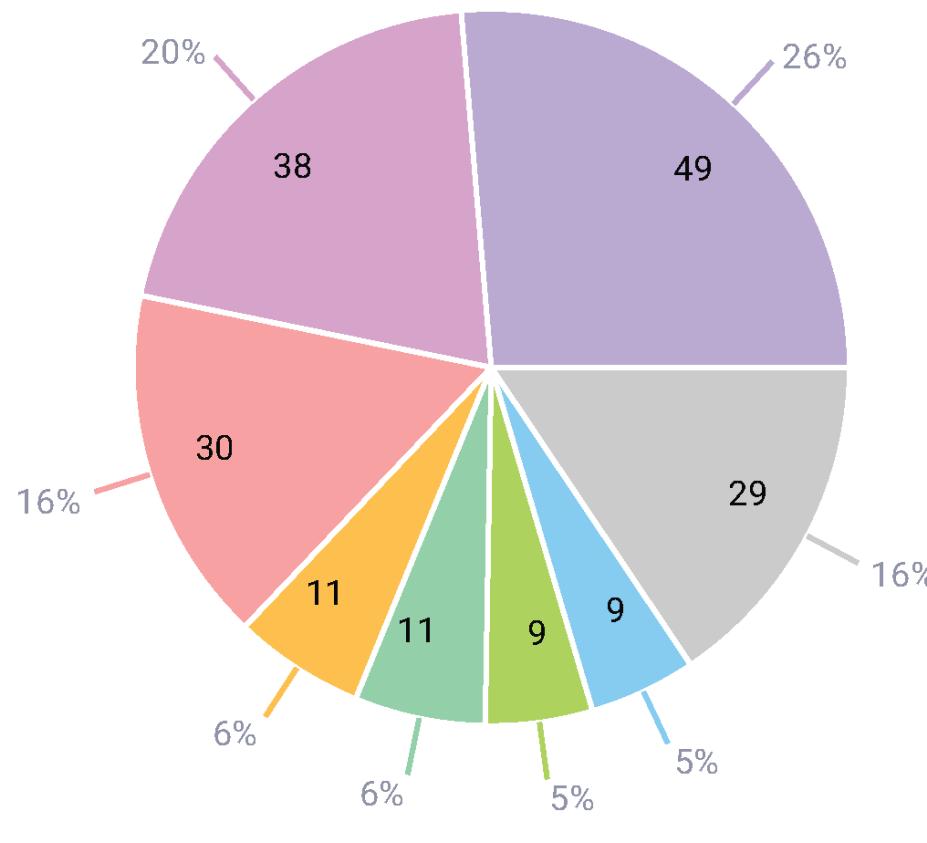
WHAT WOULD YOU LIKE TO SEE AT THIS PROPERTY?

## ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

What would you like to see at this property?

186 Responses- 3 Empty



- D. Recreation
- G. Playground
- F. Community Center
- E. Professional Offices
- J. Small Retail / Food & Beverage
- A. Low Density Housing (less than 15 units)
- I. Municipal Use
- Other entries

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

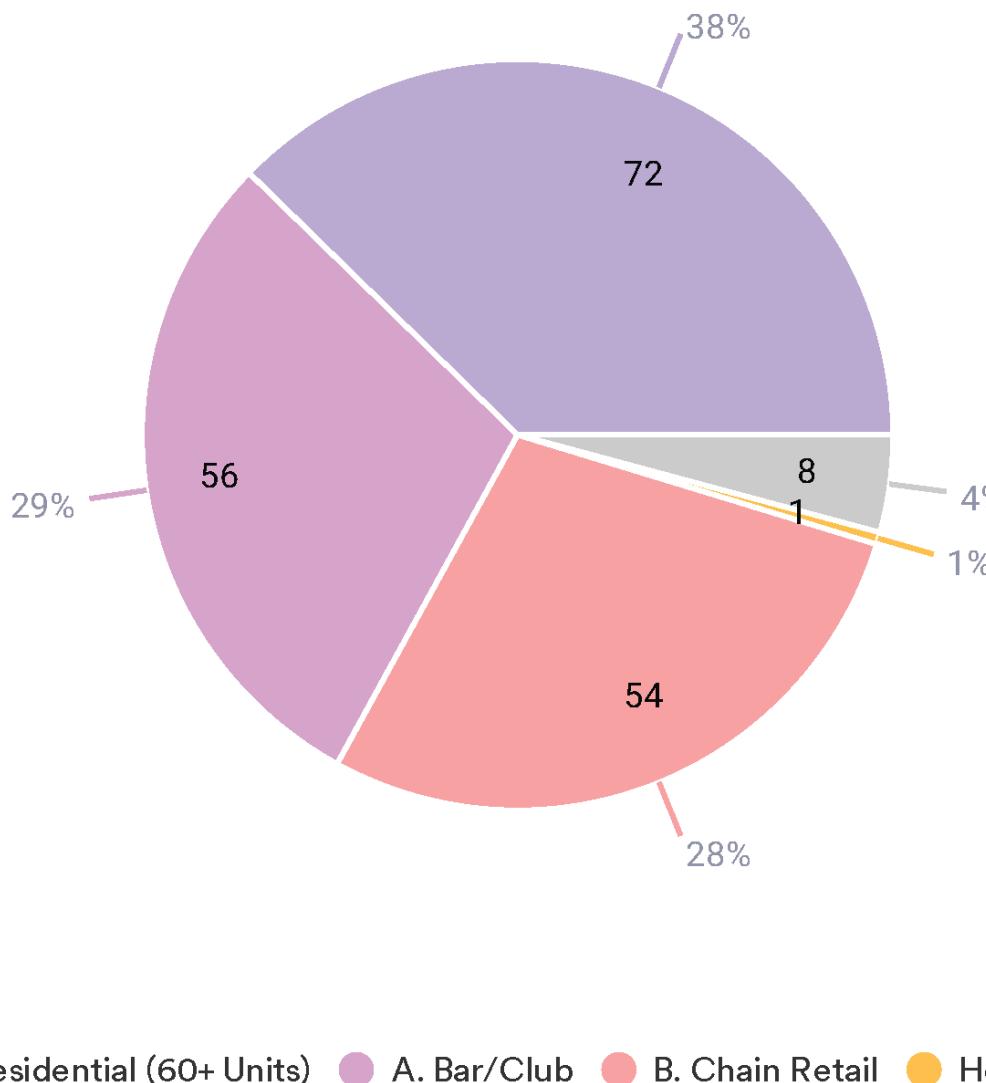
## WHAT WOULD YOU NOT LIKE TO SEE AT THE MEMORIAL HALL PROPERTY?

### ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

What would you NOT like to see at the Memorial Hall property?

191 Responses- 3 Empty



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

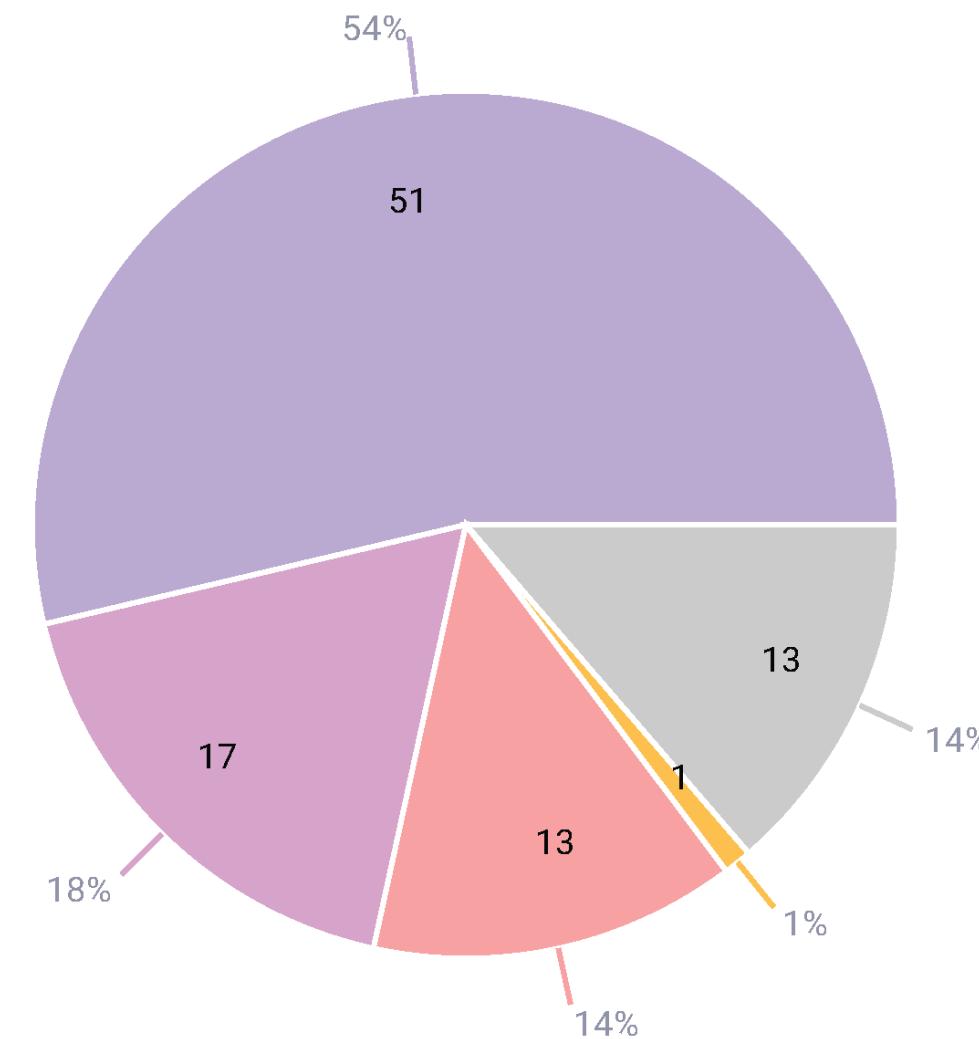
## WHICH SITE APPROACH WOULD YOU LIKE TO SEE AT THE MEMORIAL HALL PROPERTY?

### ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

Which site approach would you like to see at the Memorial Hall property?

95 Responses- 6 Empty



- A. Minimal Re-use (a minimal renovation to support new programming and re-use of the space)
- C. Creative Adaptation (demolish the existing structure to allow space for new construction, while preserving the character of the historic facade either by relocating the building or buil...)
- B. Expansion (increase the building footprint to provide more square footage for new programming)
- D. Knock building down and have Rte 62 go right across
- E. Other entries

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

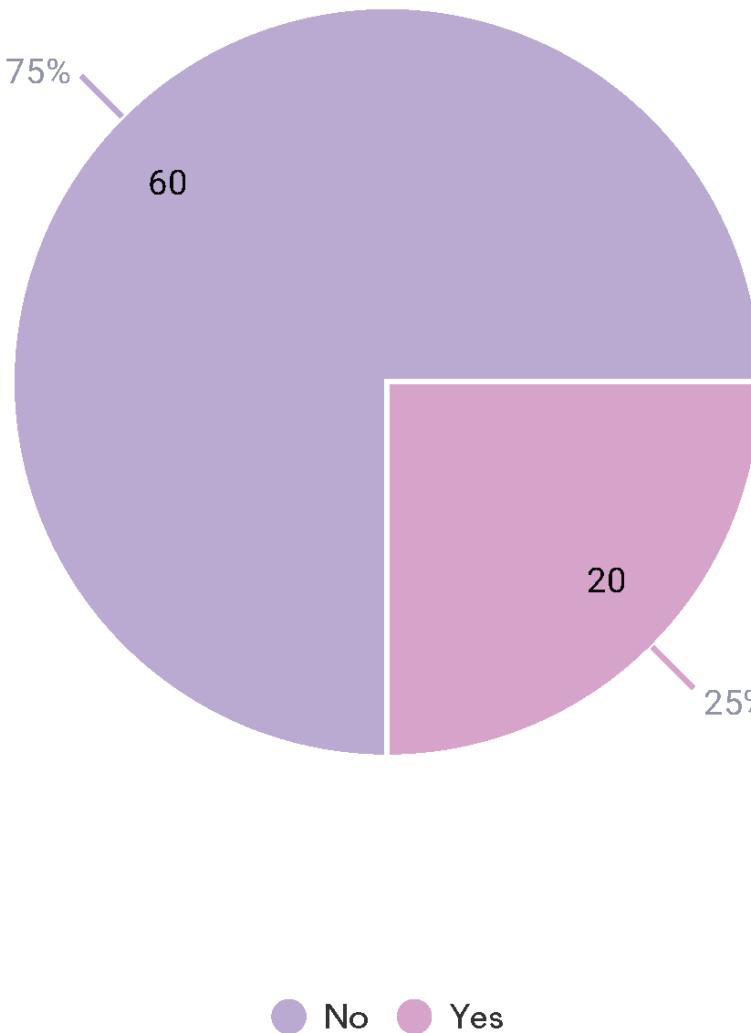
WOULD YOU LIKE TO SEE THE RECREATIONAL FIELDS RELOCATED ELSEWHERE TO ALLOW FOR DEVELOPMENT AT THIS SITE (48R)?

## ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

Would you like to see the recreational fields relocated elsewhere to allow for development at this site (48R)?

80 Responses- 2 Empty



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## ADDITIONAL COMMENTS

## ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

### Any additional comments?

40 Responses - 42 Empty

Data	Responses
We DO NOT need anymore traffic in the center of town. A one mile drive should not take 15 minutes.	1
The charm of Middleton is an agricultural and family oriented community. Don't turn it into Danvers, Peabody and God help us, Salem.	1
The area in question is very congested with traffic flow currently. Additional housing would only increase the traffic and congestion in the area.	1
Preserve and protect this central town recreational space already established for playground, soccer field, concert gazebo, walking paths and parking for recreational activities. Expand its community and recreational use by utilizing the town hall building for indoor related activities.	1
I'm not sure what those fields used for and who uses them.	1
Would love a bakery in town or some kid centered shops	1
Traffic congestion is too much and will only get worse once Angelica's property is developed. While it would be nice for the town to repurpose the the current building, it would cost too much money to do such. The town should tear it down and utilize the area for open space for the time being until a better solution is determined. The idea of possibly rerouting traffic from Boston Street through the property into the old Hagan property sounds like a reasonable idea and should be explored if possible.	1
By adding 60 units and not addressing the traffic overflow our children will be at risk in the massive back ups of traffic and reckless driving as commuters seek alternative routes to avoid town center. Middleton needs to improve town services and the walkability of its community as part of this. There is not a true town center nor the ability to walk from end to end of 114 without putting yourself or your children at risk.	1
We desperately need a downtown area where people can actually have a reason to come to Middleton and not just drive through. With the library right there, this would be a great spot.	1
Town Hall is a historical focal point of our community. It should not be demolished. Keep for recreational use or possible site for summer program.	1
Please dont add more traffic. Leave the old charm of middleton. An old fRm community. Quaint new england.	1
These roads and infrastructure needs immediate upgrades. However with no room for widening, stop adding to the already horrendous	1

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## ADDITIONAL COMMENTS

## ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

Any additional comments?	
These roads and infrastructure needs immediate upgrades. However with no room for widening, stop adding to the already horrendous traffic situation. First, we need an in-depth traffic study of the whole intersection! Cars blow through the lights all the time because they are tired of waiting through multiple light cycles. These roads are obsolete!!	1
Middleton could really use a great community center, somewhere for everyone to come together. There's always a parking lot and traffic light right there. An updated playground would also be great!	1
Given that this was the original Middleton schoolhouse, the structure should be preserved. There is no compelling reason to erase more of our town history. This entire building should become the new home of the Middleton Senior Center, Council on Aging and the Middleton Food Pantry. It will provide plenty of parking and access for the local seniors, access to the walking paths, green space and grandstand, and have plenty of room for each of these groups to flourish. The space allocated to these groups has already been significantly reduced in the plans for the new municipal center at the old golf course, so this would benefit everyone. The new municipal office construction will reclaim some expensive square footage, and the seniors and their support services will move into a much larger space. It will also make this space far more accessible to a larger number of patrons of these services. As for the soccer field, perhaps a community garden space, similar to the gardens over on Gregory Street. It would be a great way to engage the senior community and share their knowledge with the rest of the town.	1
Let's be realistic traffic is a huge issue. We don't need banks, dunks, mercantile etc we need to thin out Middleton square traffic as best we can. There is no magic bridge or tunnel we can afford but a 114w to 62e would be a step in the right direction	1
Move the fields to the new municipal building going on at the old golf course.	1
Keep it the same as it is no need for anything to change there. Some town halls are in much worse shape than Middleton. Just because the princess works downstairs. It doesn't mean she needs a wonderful beautiful brand new office.	1
Middleton has lost its small town charm.	1
I have been told the building is a money pit (needing major repairs) If so, although I loved this building in the fifties (free dancing school for us kids) I have seen the health and mental benefits of relaxing walking paths, stations for Yoga or meditation, a Peace garden, butterfly, sensory gardens, etc. I know groups that would help maintain it. Passive, beautiful spaces for All!	1
I would love to see the history of the town preserved. I don't mind the building being modernized inside to keep up with current building codes, but I would not want it to be demolished or changed drastically. Rent out to small businesses would be best. The lights at that intersection would have to change though to have a left hand arrow into Memorial Hall and potentially at the same time a left hand arrow up Boston St.	1
There is nowhere affordable to live in this town and I'm sick of the NIMBY attitude!!!	1
I don't really have any strong opinions as to what the property is used for as long as the building is properly maintained. This is a beautiful	1

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## ADDITIONAL COMMENTS

## ONLINE SURVEY RESULTS

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### Any additional comments?

40 Responses- 42 Empty

I don't really have any strong opinions as to what the property is used for as long as the building is properly maintained. This is a beautiful piece of historic architecture which should be preserved. I fully support restoration work which preserves the architecture of the building. I understand that some renovations/updates will be required to meet the intended use, but I feel that such work should be done with intent of preserving the original building to the maximum extent practical.	1
Go forward with moving 62 and straighten out the traffic problem once and for all. be bought property for this purpose years ago what happened?	1
I would like to see it either kept the way it currently is or just torn down and keep the space for trees and greenery. I Don't want any more housing developments.	1
No residential! Would like to see space for community use....yoga, art, crafts, coffee shop.	1
Traffic is the number one issue for all Middleton residents. Demolishing the structure and building a road that connects to route 62 is what will provide the town the most benefit.	1
I prefer minimal development so as to not affect traffic flow. I would also like a safe area where adults can walk.	1
Against anything that would cause more congestion in the center of town. As a resident of Boston street, the traffic at certain times of the day is awful. Any more housing , on top of the Angelica mess would create grid lock.	1
1	1
This building is a charming example of Middleton...The outside should not be altered in any way...	1
This building his historic it should not be altered in any way, just rehabed	1
I do not see commercial or residential use at this site. Retain for community center use. Past plans and execution for recreational use were sound and should be expanded upon. Do not throw away the existing park and recreation use.	1
We need more indoor recreational space especially for tweens/teens. They pack Paninis and Cumberland's on half days and after school. They often then head over to this outdoor area regardless of weather. Indoor space would be huge for them as well as others. My thoughts: the first floor make community indoor recreational ie) board/table games, foosball, tables/chairs, separate area for younger kids with toys age appropriate. Possibly vending machines with snacks, cold and hot drinks. The second floor rental space to generate continuous income such as professional offices or minimal apartments. This would not increase traffic by much more than the current employee/resident use we currently have. Please do NOT entertain the idea of running 62 through this property. It would cause such	1

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## ADDITIONAL COMMENTS

## ONLINE SURVEY RESULTS

STUDIO LUZ USED A SURVEY PLATFORM FOR THIS EXERCISE ON JOTFORM.COM. THESE IMAGES ARE DIRECTLY FROM JOTFORM.

We need more indoor recreational space especially for tweens/teens. They pack Paninis and Cumberland's on half days and after school. They often then head over to this outdoor area regardless of weather. Indoor space would be huge for them as well as others. My thoughts: the first floor make community indoor recreational ie) board/table games, foosball, tables/chairs, separate area for younger kids with toys age appropriate. Possibly vending machines with snacks, cold and hot drinks. The second floor rental space to generate continuous income such as professional offices or minimal apartments. This would not increase traffic by much more than the current employee/resident use we currently have. Please do NOT entertain the idea of running 62 through this property. It would cause such upheaval to this neighborhood, create an unsafe playground and fields and reduce parking for said playground/park. The small benefit (I understand and agree traffic is a big issue) would not outweigh the great negatives. Our traffic issue needs much more thought than this. Thank you for listening to the residents. I am truly hopeful you will take our suggests to heart.	1
Maybe they can put a community space for children to go for activities with the option for sport activities outside on the fields. The other idea is what about a community theater?	1
Thank you for providing us the opportunity to give input on this project.	1
Affordable housing should be prioritized.	1
Taxes have gone up enough. The golf course we bought has sat vacant for 5 years with no construction, just an increase of 50% or over \$30million added to the total price tag on that one so far. How about buy the Angelica's property across the street and allow that and the memorial hall property to go back to nature. Preserve a little of Middleton before it's all developed. With all the construction over the past decade the tax base has grown considerably. Where does all that money go? We should have an audit done, someone's getting rich.	1
Absolutely no residential housing units-rental or condominium. This space should be preserved for recreation serving children and adults, maybe a creative artist center.	1
I would like the building renovated, or have the town make it conservation land.	1
Given that Angelica's will be getting giant new residential and commercial buildings, please do not use this property in a manner that will create more traffic. Please no giant apartment buildings or retail spaces.	1

# Virtual Community Engagement Workshop Results

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# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING?

## VIRTUAL COMMUNITY ENGAGEMENT WORKSHOP RESULTS

STUDIO LUZ USED A VIRTUAL WHITEBOARD FOR THIS EXERCISE ON CONCEPTBOARD.COM. THESE IMAGES ARE DIRECTLY FROM CONCEPTBOARD.

**Personal Voice**  
Please tell us your thoughts.

**What is Middleton missing?**

- A. Residential Use**
- B. Affordable Housing**
- C. Recreational Use**
- D. Community Use**
- E. Retail Use**
- F. Food & Beverage**
- G. Municipal Use**
- Other?**

**C. Recreational Use at Rear Lot**

**C. Recreational Use**

**C. Recreational Use**

**C. Recreational Use**

**C. Recreational Use**

**C. Indoor Recreation**

**D. Community Use**

**Interstate Connection**

Recreational use is limited in Middleton. It is very important for Middleton.

Congestion. Traffic concerns already for the site. Safety issues. Recreational use

Will need a traffic study with the development of the area.

Community center. This would be an ideal place for small meetings of various groups in town (youth groups, sports meetings, etc).

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU LIKE TO SEE HERE?

## VIRTUAL COMMUNITY ENGAGEMENT WORKSHOP RESULTS

STUDIO LUZ USED A VIRTUAL WHITEBOARD FOR THIS EXERCISE ON CONCEPTBOARD.COM. THESE IMAGES ARE DIRECTLY FROM CONCEPTBOARD.

Personal Voice  
Please tell us your thoughts.

What would you like to see here?

Category	Image Description	Color
LOW-DENSITY HOUSING UP TO 15 UNITS	Bluhaven Single-family Residence, Middleton, MA	Yellow
MEDIUM-DENSITY MULTI-FAMILY HOUSING 16-20 UNITS	Villebridge Housing Development, Middleton, MA	Orange
RECREATION	San Jacinto Plaza, El Paso, TX SWA	Green
COMMUNITY CENTER	Allencrest Community Center, Leominster MA, Abacus Architects	Purple
SMALL RETAIL/ FOOD + BEVERAGE	Tatte, Boston, MA	Blue
PLAYGROUND	Learning Landscapes, Denver, CO, Design Concepts	Yellow
HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS	691 Mass Ave, Cambridge, MA, Studio Luz Architects	Red
CHILDCARE	Vivi Early Learning, New York, NY, Frank Oudeman & Otto	Green
MUNICIPAL USE	City Hall, New Utrecht, NY, Weld Architects & Engineers	Pink
PROFESSIONAL OFFICES	Architect Information Systems Offices, Istanbul, Studio 13	Red
OTHER?	Coffee shop, childcare, professional offices, with playground	Green
OTHER?	Teen Center. A place specifically for the kids of Middleton to hang out. Pool tables, games. Improve Mental health for our kids. Under town ownership.	Orange
OTHER?	YMCA or a youth center of some kind.	Yellow
OTHER?	Might be housing opportunities in alignment with 40 B. Low density. To make our numbers	Yellow

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU NOT LIKE TO SEE HERE?

## VIRTUAL COMMUNITY ENGAGEMENT WORKSHOP RESULTS

STUDIO LUZ USED A VIRTUAL WHITEBOARD FOR THIS EXERCISE ON CONCEPTBOARD.COM. THESE IMAGES ARE DIRECTLY FROM CONCEPTBOARD.

Personal Voice  
Please tell us your thoughts.

What would you NOT like to see here?

BAR / CLUB



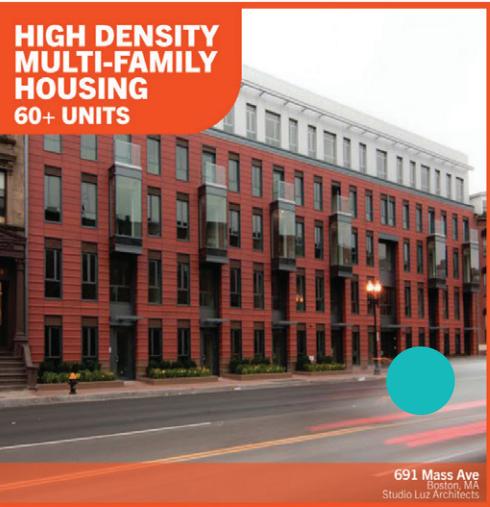
Del Campo Dance  
Sacramento, CA

CHAIN RETAIL



Target  
Rick Wilking/Redux

HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS



691 Mass Ave  
Boston, MA  
Studio Luz Architects

OTHER?

- \*not more housing, with all the development across the street
- Dispensary, Porn Shop bad things
- Moderate Density Housing.
- Consider Parking loads if thinking of housing units

## APPENDIX I: COMMUNITY ENGAGEMENT DATA

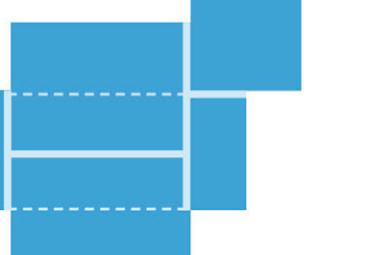
# **VIRTUAL COMMUNITY ENGAGEMENT WORKSHOP RESULTS**

## WHAT SITE APPROACH WOULD YOU LIKE TO SEE HERE?

STUDIO LUZ USED A VIRTUAL WHITEBOARD FOR THIS EXERCISE ON CONCEPTBOARD.COM. THESE IMAGES ARE DIRECTLY FROM CONCEPTBOARD.

**Personal Voice**  
Please tell us your thoughts.

Which site approach would you like to see here?

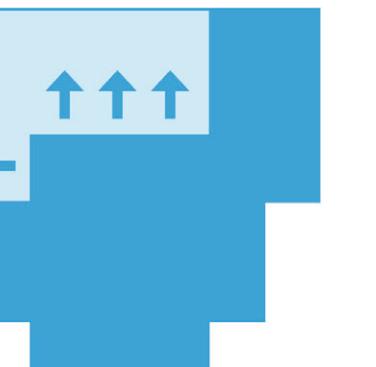


**A. MINIMAL RE-USE**

*Minimal renovation to support new programming and re-use of the space.*

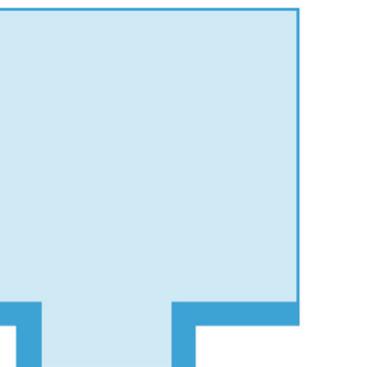
Preserve as much as possible	Spend the least amount of money
------------------------------	---------------------------------

*che* *ation of the historic facade*



**B. EXPANSION**

*Increased building footprint to provide more square footage for new programming.*



**C. CREATIVE ADAPTATION**

*Demolish existing structure to allow space for new construction, while preserving the character of the historic facade (either by relocating the building or building in the current location)*

Historic Facade is very important

Cost effective Re-use

# In-Person Community Engagement Workshop Results

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# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

## What is Middleton missing?

- Historical Significance  
Maintain History
- Cultural Center  
MUSIC lessons  
ART  
Farmer's Mkt
- Senior : Affordable Housing
- Youth center

A. Residential Use

B. Affordable Housing

C. Recreational Use / Open Space

D. Community Programming

E. Retail Use

F. Food & Beverage

G. Municipal Use

Other?

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

## What is Middleton missing?

- See play grounds ~~so somewhat underused~~
- C. Open space / parking / recreation
  - ① Road away infrastructure to handle traffic volumes
  - ② Maintain / enhance the recreational space.
- Some concern about wetlands being damaged / interrupted by road if the areas included.
- B. Affordable housing
  - ① Putting in 60 residences through a YOB even though all count for our compliance, impact on market is much less
- Open space, wouldn't get traffic
  - No more Pizzai / DD / (nuF)
  - No retail use.

✓

- A. Residential Use**
- B. Affordable Housing**
- C. Recreational Use / Open Space**
- D. Community Programming**
- E. Retail Use**
- F. Food & Beverage**
- G. Municipal Use**
- Other?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

## What is Middleton missing?

- Indoor recreation for kids
- Focus on GREENSPACE (LACK OF)
- Keep Memorial Hall to retain the rural facade of the town.

✓

- A. Residential Use**
- B. Affordable Housing**
- C. Recreational Use / Open Space**
- D. Community Programming**
- E. Retail Use**
- F. Food & Beverage**
- G. Municipal Use**
- Other?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

## What is Middleton missing?

*Afford*  
C. playgrounds are needed

D. Recreation

Wait till the move to golf course

Recreational

- A. Residential Use
- B. Affordable Housing
- C. Recreational Use / Open Space
- D. Community Programming
- E. Retail Use
- F. Food & Beverage
- G. Municipal Use
- Other?

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

## What is Middleton missing?

RECREATIONAL USE - PLAYGROUND  
Babysitter Child Care.  
etc - Community Programming.

- A. Residential Use**
- B. Affordable Housing**
- C. Recreational Use / Open Space**
- D. Community Programming**
- E. Retail Use**
- F. Food & Beverage**
- G. Municipal Use**
- Other?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT IS MIDDLETON MISSING? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

## What is Middleton missing?

recreation center  
town hall → gym + fields. +  
expanded playground

affordable housing  
(senior?)

transportation hub.

Art Exhibit

✓

- A. Residential Use**
- B. Affordable Housing**
- C. Recreational Use / Open Space**
- D. Community Programming**
- E. Retail Use**
- F. Food & Beverage**
- G. Municipal Use**
- Other?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

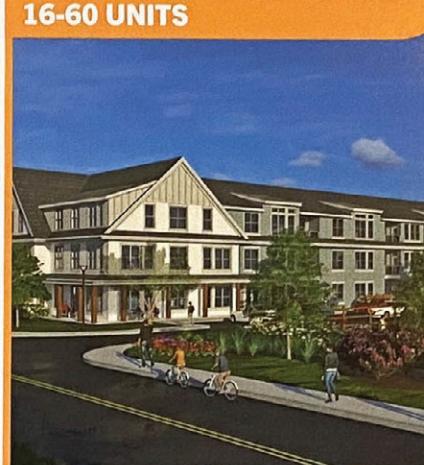
WHAT WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

What would you like to see here?

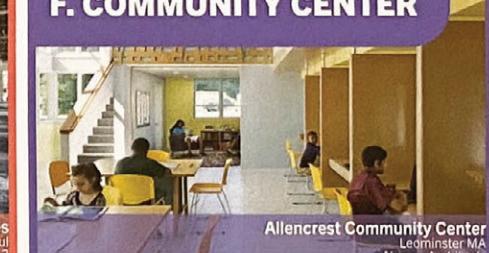
**A. LOW-DENSITY HOUSING UP TO 15 UNITS**  
  
Bluhaven Single-family Residence  
Middleton, MA

**B. MEDIUM-DENSITY MULTI-FAMILY HOUSING 16-60 UNITS**  
  
Villebridge Housing Development  
TAT  
Middleton, MA

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  
  
691 Mass Ave  
Boston, MA  
Studio Luz Architects

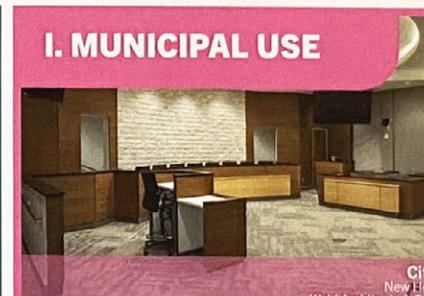
**D. RECREATION**  
  
San Jacinto Plaza  
El Paso, TX  
SWA

**E. PROFESSIONAL OFFICES**  
  
Architect Information Systems Offices  
Istanbul  
Studio 13

**F. COMMUNITY CENTER**  
  
Allencrest Community Center  
Leominster MA  
Abacus Architects

**G. PLAYGROUND**  
  
Learning Landscapes  
Denver, CO  
Design Concepts

**H. CHILDCARE**  
  
Vivi Early Learning  
New York, NY  
Frank Oudeman/Oito

**I. MUNICIPAL USE**  
  
City Hall  
New Hope, MN  
Wold Architects & Engineers

**J. SMALL RETAIL/ FOOD + BEVERAGE**  
  
Tatte  
Boston, MA

**OTHER?**

None of the above / community cultural Center

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

What would you like to see here?

✓

**A. LOW-DENSITY HOUSING UP TO 15 UNITS**  
Bluhaven Single-family Residence Middleton, MA

**B. MEDIUM-DENSITY MULTI-FAMILY HOUSING 16-60 UNITS**  
Villebridge Housing Development (AT) Middleton, MA

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  
691 Mass Ave Boston, MA Studio Luz Architects

**D. RECREATION**  
San Jacinto Plaza El Paso, TX SWA

**E. PROFESSIONAL OFFICES**  
Architech Information Systems Offices Istanbul Studio 13

**F. COMMUNITY CENTER**  
Allencrest Community Center Leominster MA Abacus Architects

**G. PLAYGROUND**  
Learning Landscapes Denver, CO Design Concepts

**H. CHILDCARE**  
Vivi Early Learning New York, NY Frank Oudeman/Otto

**I. MUNICIPAL USE**  
City Hall New Hope, MN Wold Architects & Engineers

**J. SMALL RETAIL/FOOD + BEVERAGE**  
Tatte Boston, MA

**OTHER?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

What would you like to see here?

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Bluhaven Single-family Residence  
Middleton, MA

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Villebridge Housing Development  
TAT  
Middleton, MA

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  
  
691 Mass Ave  
Boston, MA  
Studio Luz Architects

**D. RECREATION**  
  
San Jacinto Plaza  
El Paso, TX  
SWA  
ABR

**E. PROFESSIONAL OFFICES**  
  
Architech Information Systems Offices  
Istanbul  
Studio 13

**F. COMMUNITY CENTER**  
  
Allencrest Community Center  
Leominster MA  
Abacus Architects

**G. PLAYGROUND**  
  
Learning Landscapes  
Denver, CO  
Design Concepts

**H. CHILDCARE**  
  
Viivi Early Learning  
New York, NY  
Frank Oudeman/Otto

**I. MUNICIPAL USE**  
  
City Hall  
New Hope, MN  
Wold Architects & Engineers

**J. SMALL RETAIL/ FOOD + BEVERAGE**  
  
Tatte  
Boston, MA

**OTHER?**

48 Tear down & carry Boston St. through to Maple St. (via Hager lot + existing parking lot)

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

What would you like to see here?

✓

**A. LOW-DENSITY HOUSING  
UP TO 15 UNITS**



Bluhaven Single-family Residence  
Middleton, MA

**B. MEDIUM-DENSITY  
MULTI-FAMILY HOUSING  
16-60 UNITS**



Villebridge Housing Development  
Middleton, MA

**C. HIGH DENSITY  
MULTI-FAMILY  
HOUSING  
60+ UNITS**



691 Mass Ave  
Boston, MA  
Studio Luz Architects

**D. RECREATION**



San Jacinto Plaza  
El Paso, TX  
SWA

**E. PROFESSIONAL  
OFFICES**



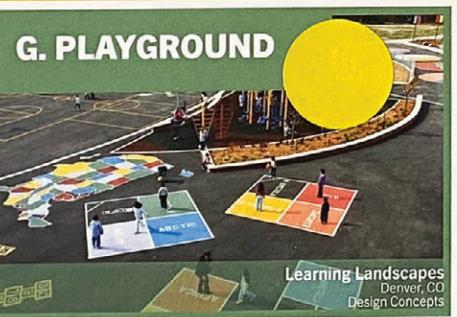
Architech Information Systems Offices  
Istanbul  
Studio 13

**F. COMMUNITY CENTER**



Allencrest Community Center  
Leominster MA  
Abacus Architects

**G. PLAYGROUND**



Learning Landscapes  
Denver, CO  
Design Concepts

**H. CHILDCARE**



Vivi Early Learning  
New York, NY  
Frank Oudeman/Otto

**I. MUNICIPAL USE**



City Hall  
New Hope, MN  
Wold Architects & Engineers

**J. SMALL RETAIL/  
FOOD + BEVERAGE**



Tatte  
Boston, MA

**OTHER?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

What would you like to see here?

✓

**A. LOW-DENSITY HOUSING  
UP TO 15 UNITS**

A photograph of a modern single-family residence with light-colored siding and a stone foundation. It features a prominent front porch with white columns.

Bluhaven Single-family Residence  
Middleton, MA

**B. MEDIUM-DENSITY  
MULTI-FAMILY HOUSING  
16-60 UNITS**

An architectural rendering of a modern multi-story apartment complex with a mix of light-colored siding and brickwork. It features a large entrance and multiple balconies.

Villebridge Housing Development  
Middleton, MA

**C. HIGH DENSITY  
MULTI-FAMILY  
HOUSING  
60+ UNITS**

An architectural rendering of a large, modern multi-story apartment building with a red brick facade and many windows.

691 Mass Ave  
Boston, MA  
Studio Luz Architects

**D. RECREATION**

A photograph of a paved plaza with a green lawn and trees. A person is riding a bicycle on a path. A checkmark is in the top right corner.

San Jacinto Plaza  
El Paso, TX  
SWA

**E. PROFESSIONAL  
OFFICES**

An interior photograph of a modern office space with several desks, chairs, and computer monitors. The walls are white, and there are some plants.

Architect Information Systems Offices  
Istanbul, Turkey  
Studio 13

**F. COMMUNITY CENTER**

An interior photograph of a community center with people sitting at tables. A yellow circle is overlaid on the image.

Allencrest Community Center  
Leominster, MA  
Abecus Architects

**G. PLAYGROUND**

An aerial photograph of a playground with various colorful play structures and a paved area. A yellow circle is overlaid on the image.

Learning Landscapes  
Denver, CO  
Design Concepts

**H. CHILDCARE**

An interior photograph of a child care facility with colorful furniture, including a large orange sofa and small tables. A yellow circle is overlaid on the image.

Vivi Early Learning  
New York, NY  
Frank Oudeman/Otto

**I. MUNICIPAL USE**

An interior photograph of a municipal hall with wooden desks and chairs. A yellow circle is overlaid on the image.

City Hall  
New Hope, MN  
Wold Architects & Engineers

**J. SMALL RETAIL/  
FOOD + BEVERAGE**

An interior photograph of a small retail food store with shelves filled with baked goods like bread and pastries. A yellow circle is overlaid on the image.

Tatte  
Boston, MA

**OTHER?**

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

What would you like to see here?

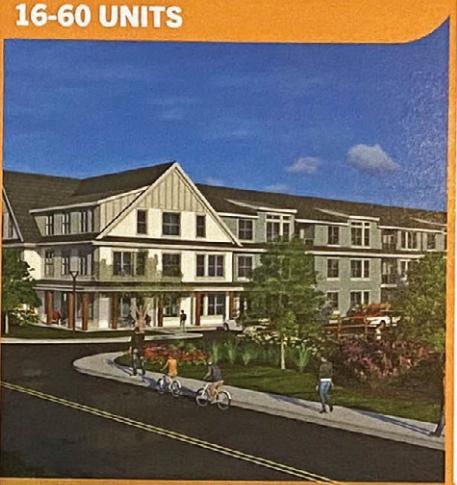
✓

**A. LOW-DENSITY HOUSING  
UP TO 15 UNITS**



Bluhaven Single-family Residence  
Middleton, MA

**B. MEDIUM-DENSITY  
MULTI-FAMILY HOUSING  
16-60 UNITS**



Villebridge Housing Development  
Middleton, MA

**C. HIGH DENSITY  
MULTI-FAMILY  
HOUSING  
60+ UNITS**



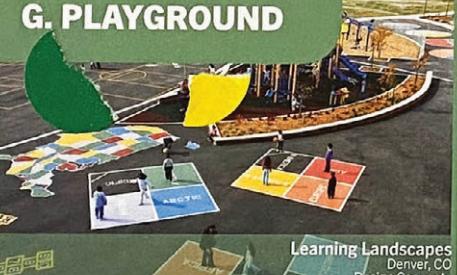
691 Mass Ave  
Boston, MA  
Studio Luz Architects

**D. RECREATION**



San Jacinto Plaza  
El Paso, TX  
SWA

**G. PLAYGROUND**



Learning Landscapes  
Denver, CO  
Design Concepts

**H. CHILDCARE**



Vivi Early Learning  
New York, NY  
Frank Oudeman/Otto

**I. MUNICIPAL USE**



City Hall  
New Hope, MN  
Wold Architects & Engineers

**J. SMALL RETAIL/  
FOOD + BEVERAGE**



Tatte  
Boston, MA

OTHER?

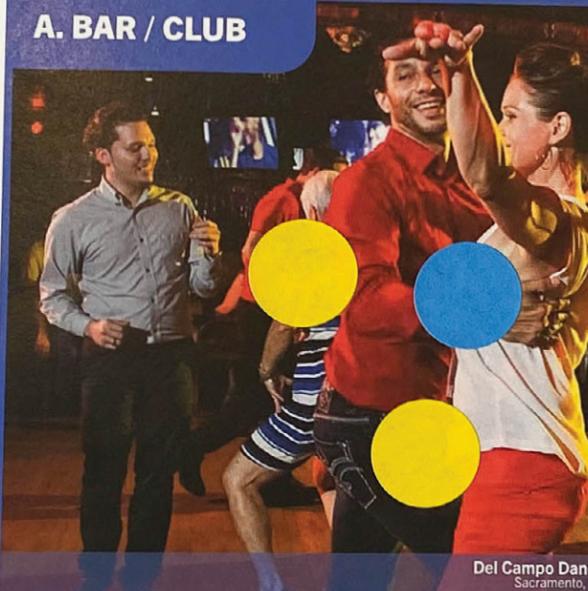
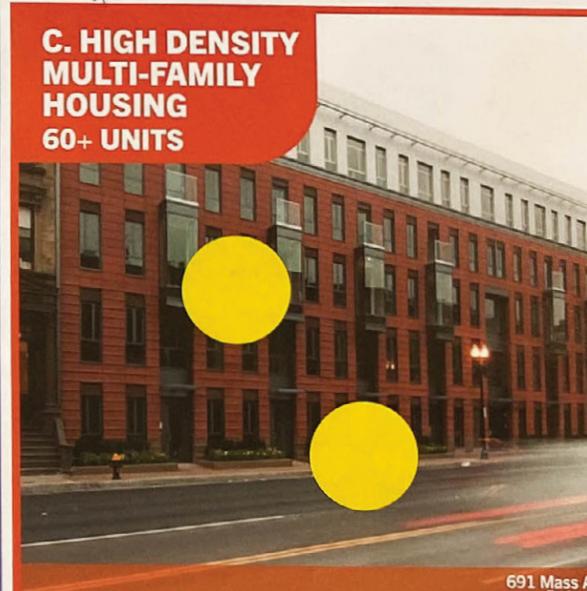
# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

WHAT WOULD YOU NOT LIKE TO SEE HERE? (IN GROUPS)

**Personal Voice**  
Please tell us your thoughts.

What would you NOT like to see here?

**A. BAR / CLUB**  **B. CHAIN RETAIL**  **C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS** 

OTHER?

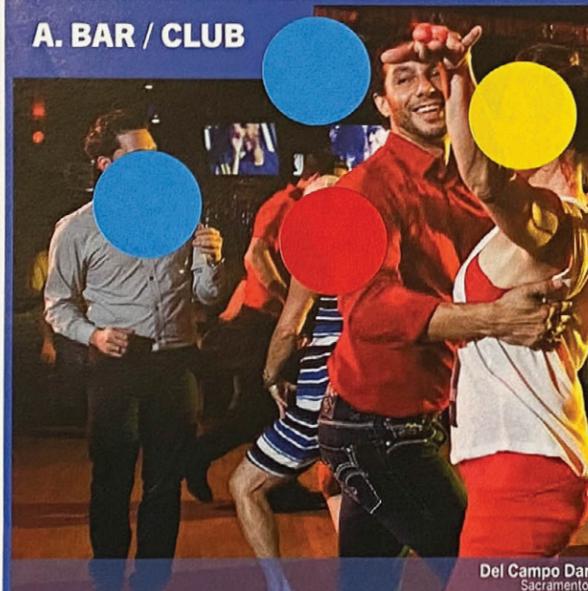
# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

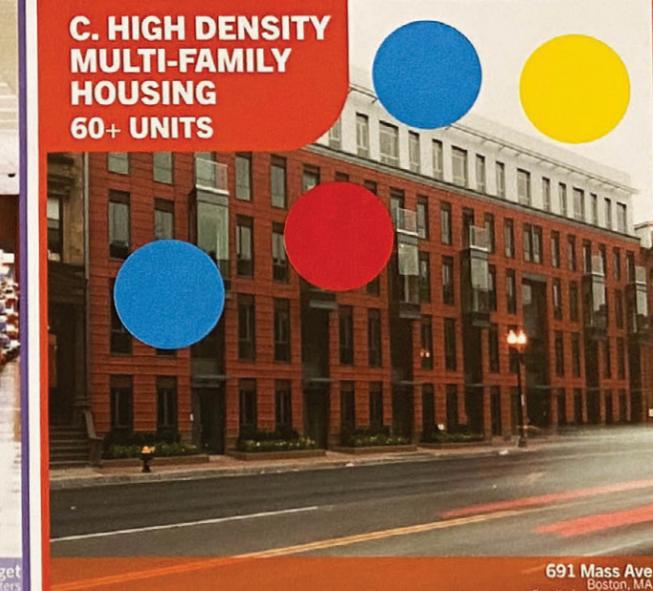
WHAT WOULD YOU NOT LIKE TO SEE HERE? (IN GROUPS)

**Personal Voice**  
Please tell us your thoughts.

### What would you NOT like to see here?

**A. BAR / CLUB**  Del Campo Dance Sacramento, CA

**B. CHAIN RETAIL**  Target Rick Wilking/Reuters

**C. HIGH DENSITY  
MULTI-FAMILY  
HOUSING  
60+ UNITS**  691 Mass Ave Boston, MA Studio Luz Architects

**OTHER?** NO RETAIL OF ANY KIND

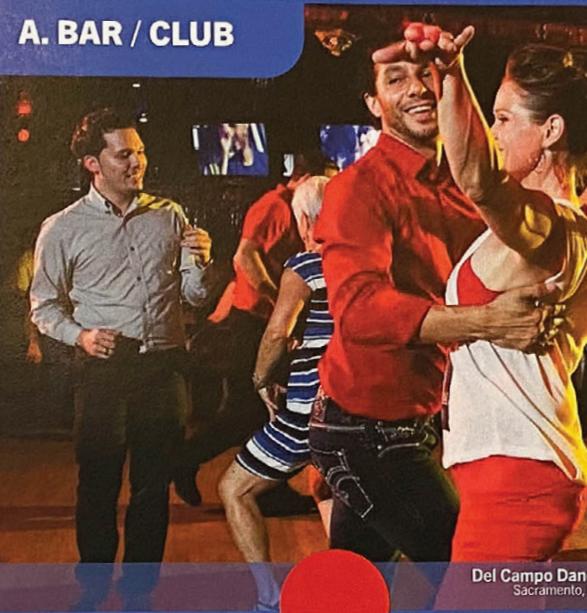
# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

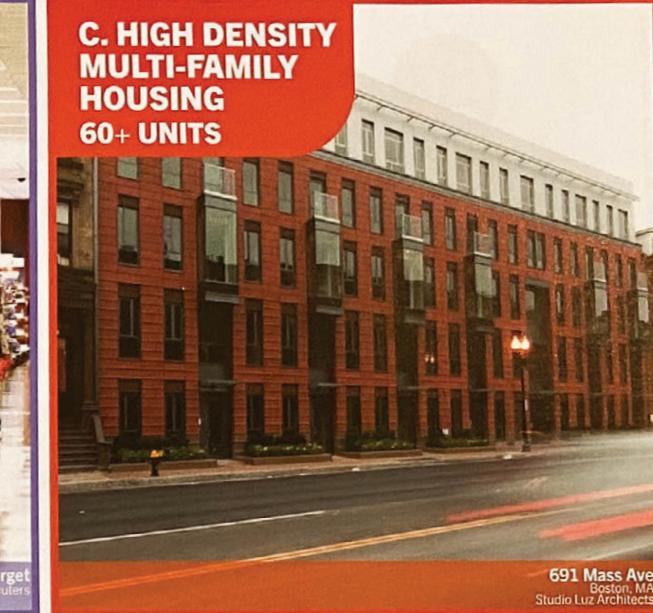
WHAT WOULD YOU NOT LIKE TO SEE HERE? (IN GROUPS)

**Personal Voice**  
Please tell us your thoughts.

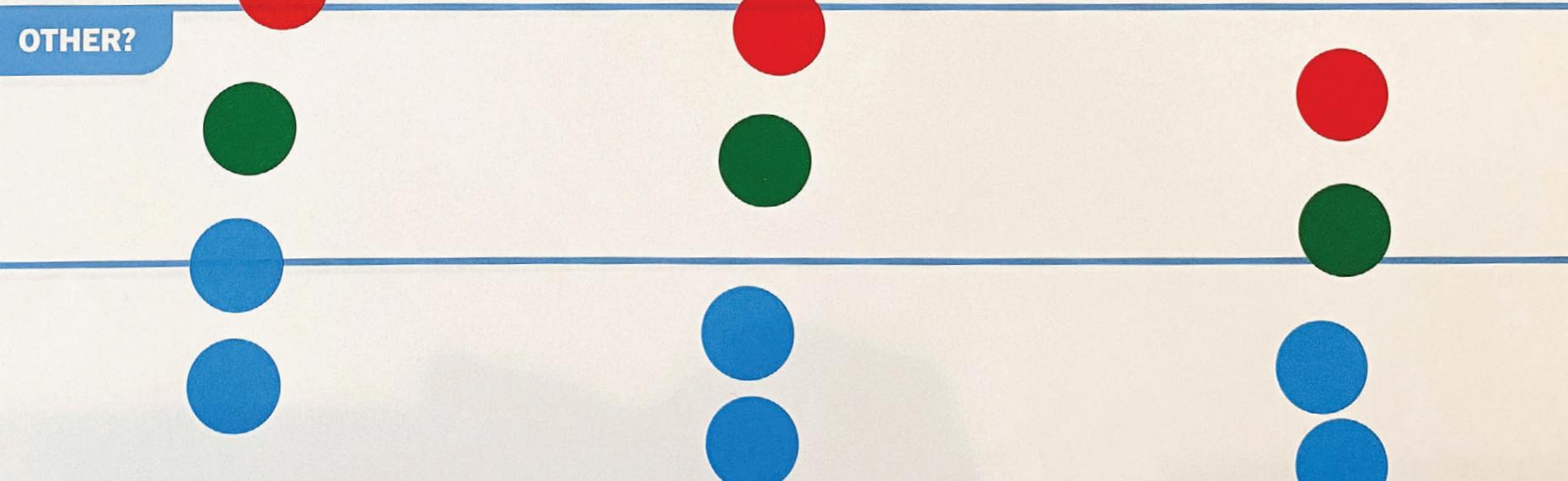
### What would you NOT like to see here?

**A. BAR / CLUB**  Del Campo Dance, Sacramento, CA

**B. CHAIN RETAIL**  Target, Rick Wilking/Reuters

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  691 Mass Ave, Boston, MA, Studio Luz Architects

**OTHER?**



# APPENDIX I: COMMUNITY ENGAGEMENT DATA

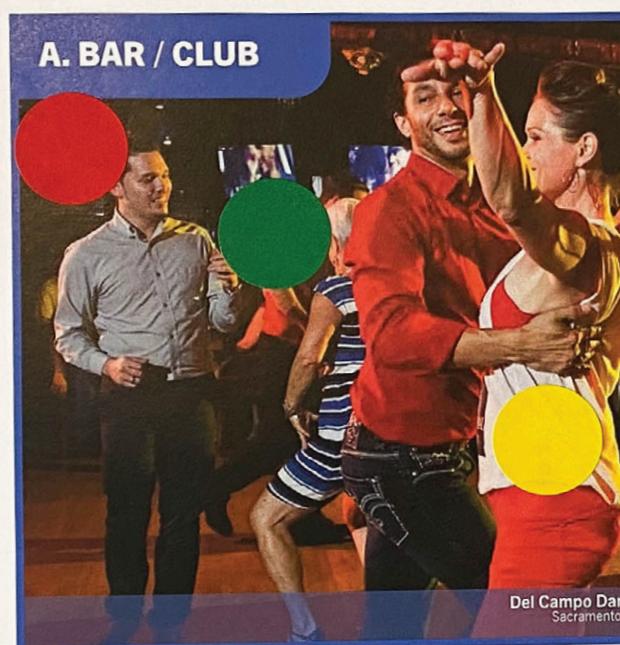
## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

WHAT WOULD YOU NOT LIKE TO SEE HERE? (IN GROUPS)

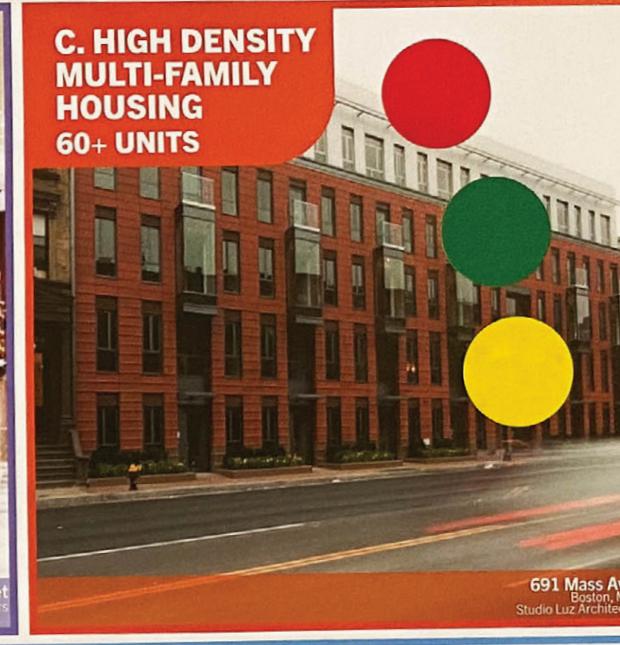
**Personal Voice**  
Please tell us your thoughts.

### What would you NOT like to see here?

✓

**A. BAR / CLUB**  
  
Del Campo Dance  
Sacramento, CA

**B. CHAIN RETAIL**  
  
Target  
Rick Wilking/Reuters

**C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS**  
  
691 Mass Ave  
Boston, MA  
Studio Luz Architects

OTHER?

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

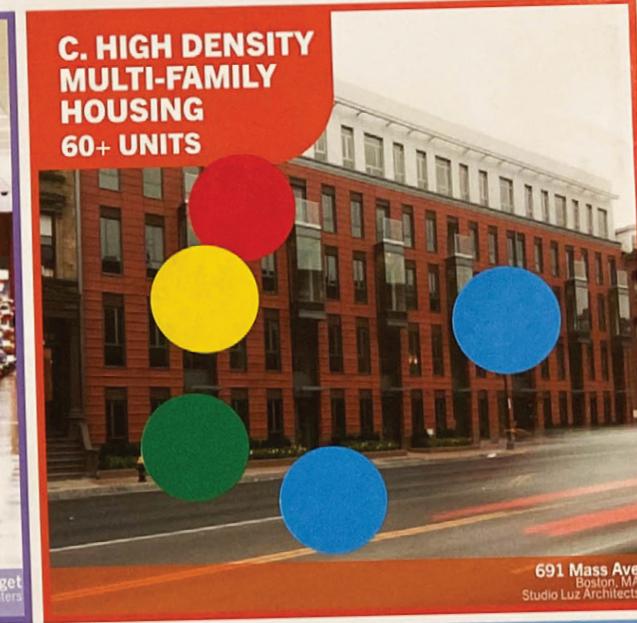
WHAT WOULD YOU NOT LIKE TO SEE HERE? (IN GROUPS)

**Personal Voice**  
Please tell us your thoughts.

What would you NOT like to see here?

**A. BAR / CLUB**  
  
Del Campo Dance  
Sacramento, CA

**B. CHAIN RETAIL**  
  
Target  
Rick Wilking/Reuters

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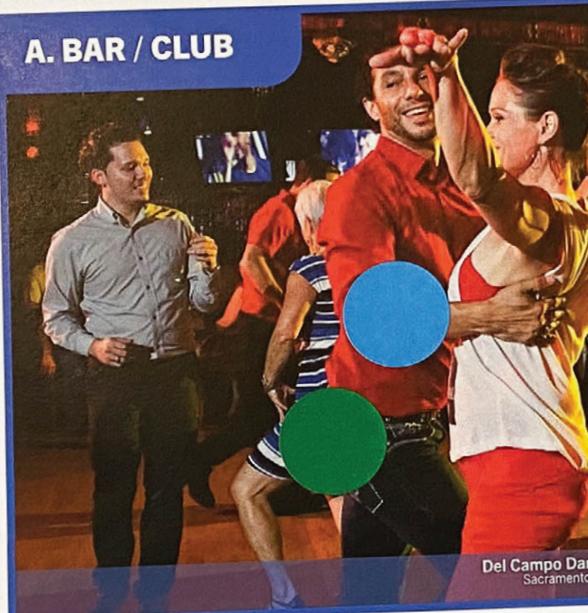
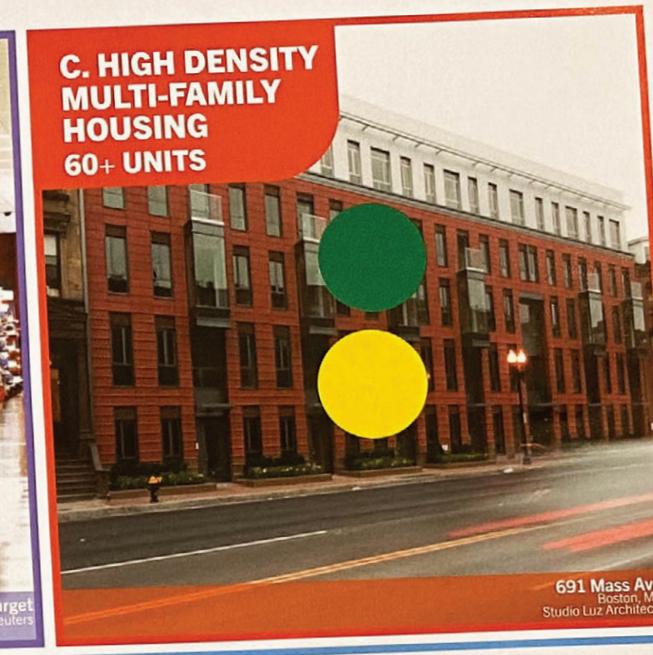
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## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

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**Personal Voice**  
Please tell us your thoughts.

### What would you NOT like to see here?

**A. BAR / CLUB**  **B. CHAIN RETAIL**  **C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS** 

**OTHER?**

housing of any kind  
in the town hall space.

nothing/  
vacant land  
unmaintained

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT SITE APPROACH WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

IN-PERSON COMMUNITY  
ENGAGEMENT WORKSHOP RESULTS

**Personal Voice**  
Please tell us your thoughts.

Which site approach would you like to see here?

**A. MINIMAL RE-USE**  
*Minimal renovation to support new programming and re-use of the space.*

**B. EXPANSION**  
*Increased building footprint to provide more square footage for new programming.*

**C. CREATIVE ADAPTATION**  
*Demolish existing structure to allow space for new construction, while preserving the character of the historic facade (either by relocating the building or building in the current location)*

*\*All site approaches assume retention of the historic facade.*

D. Tear whole thing down/ remove

# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

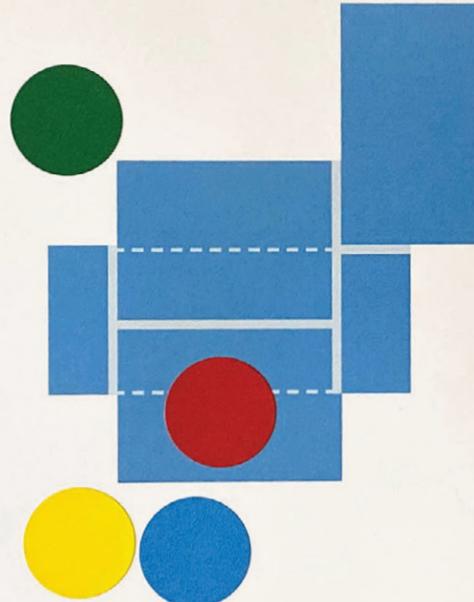
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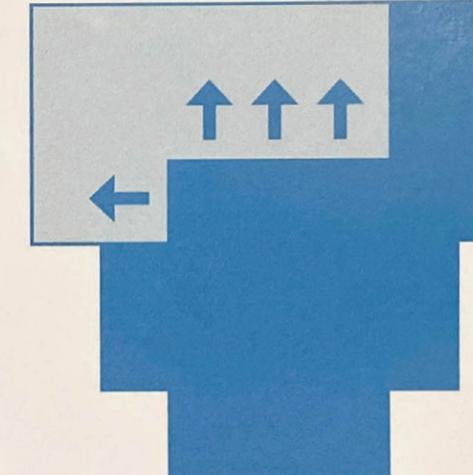
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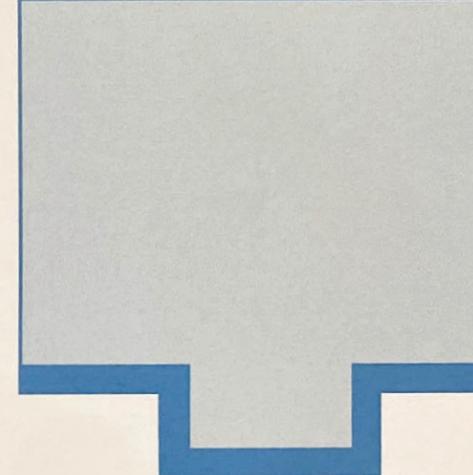
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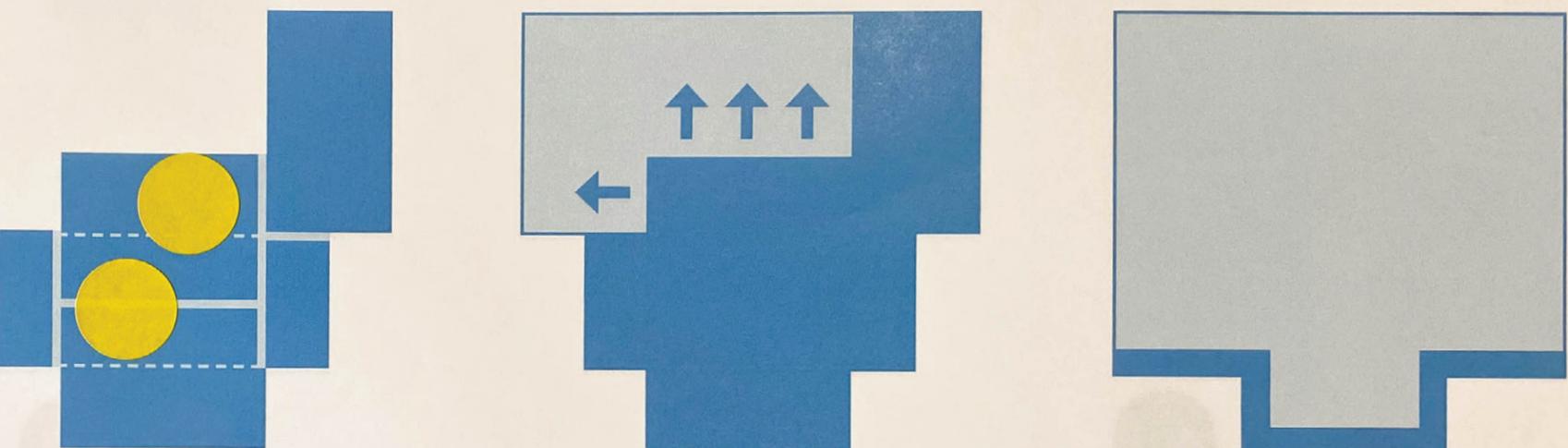
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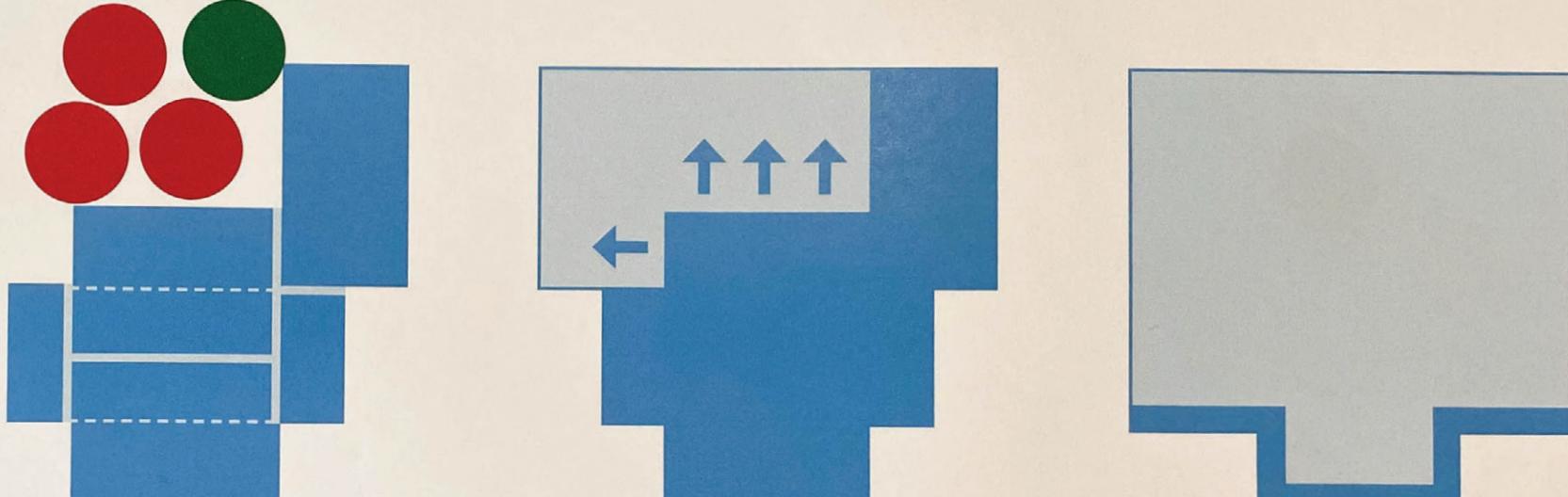
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## BE THE ARCHITECT ACTIVITY (INDIVIDUAL)

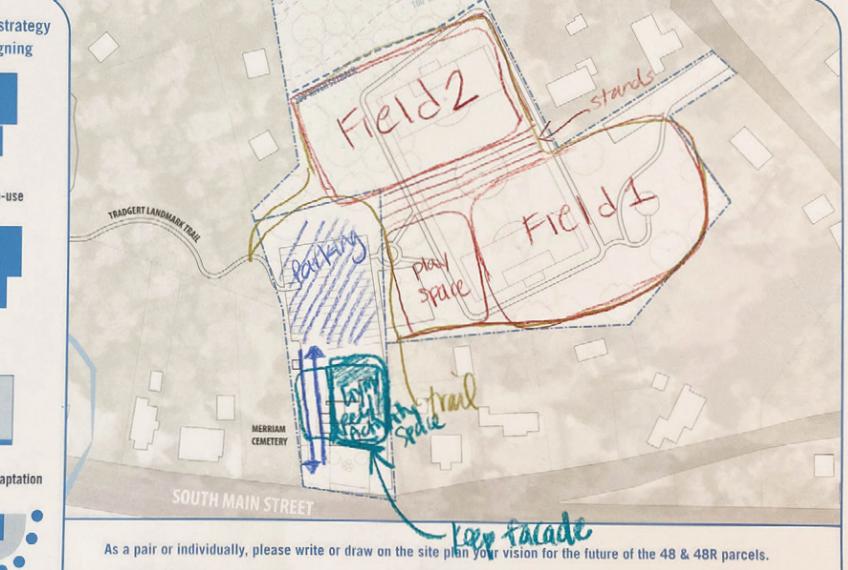
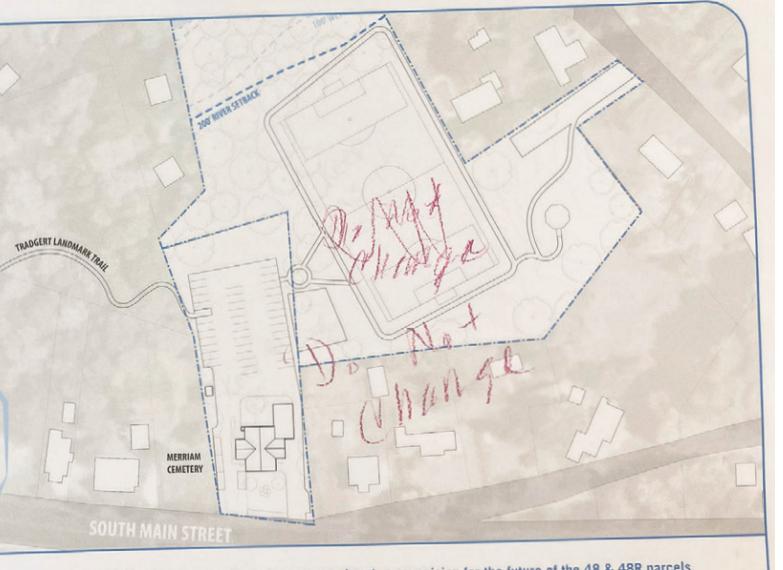
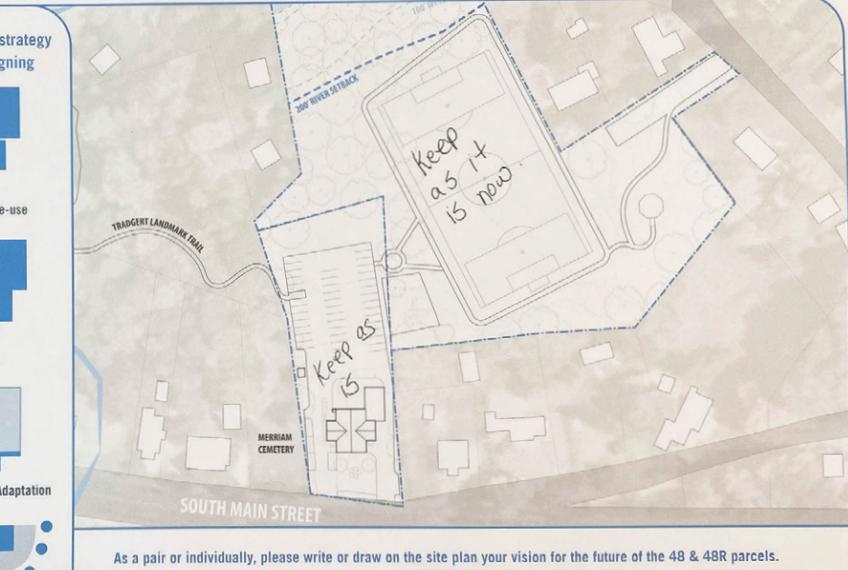
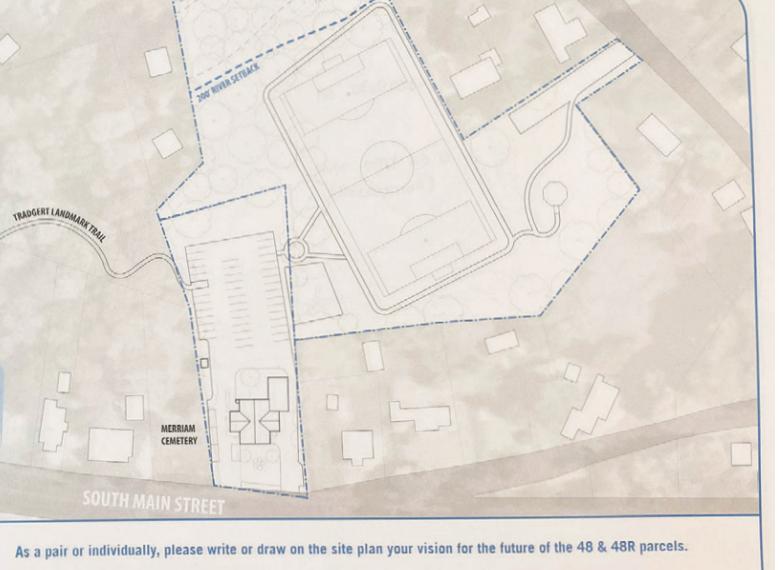
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## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

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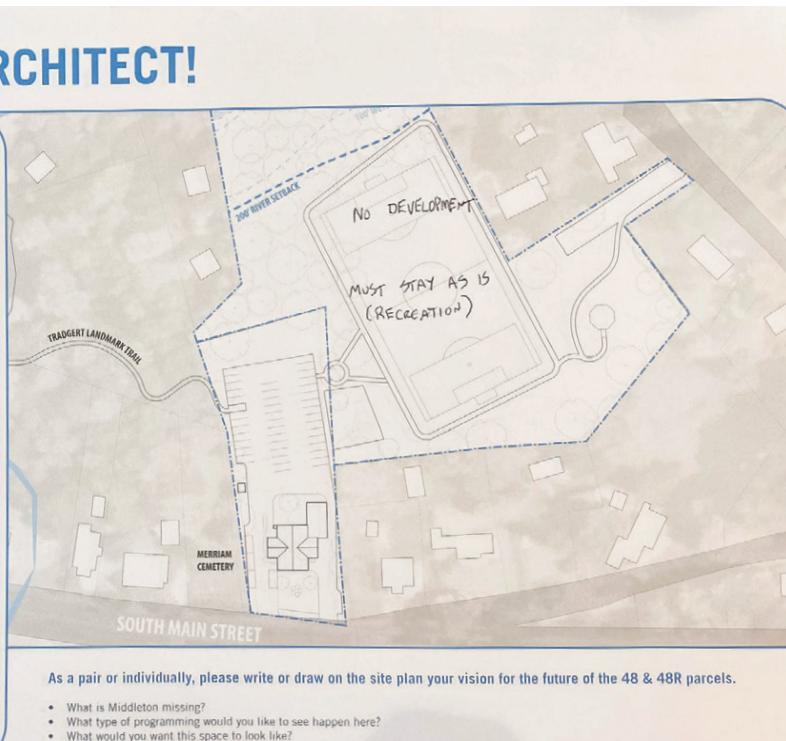
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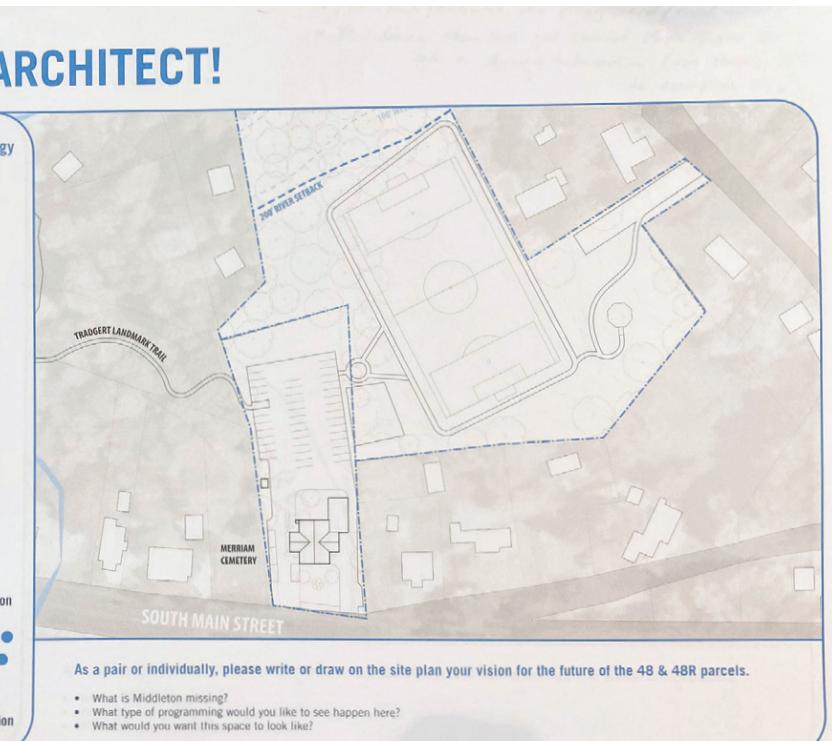
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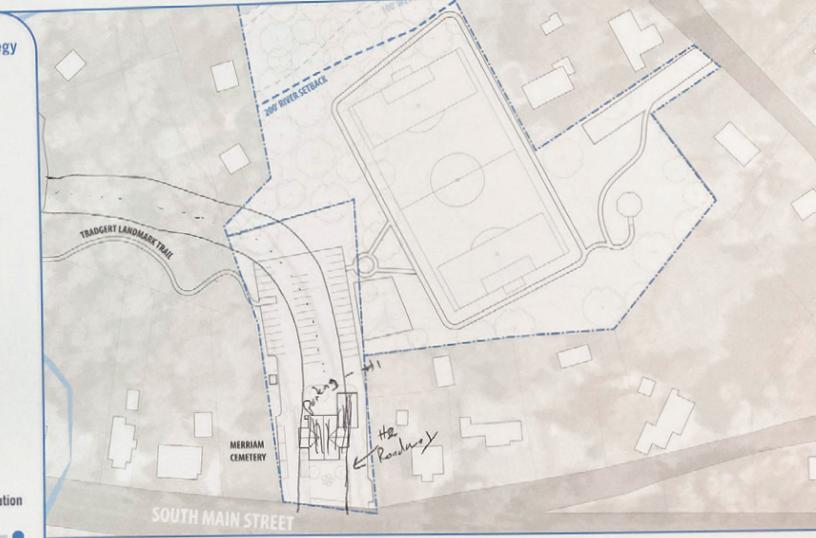
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# APPENDIX I: COMMUNITY ENGAGEMENT DATA

## BE THE ARCHITECT ACTIVITY (INDIVIDUAL)

## IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

<p><b>I AM A:</b> PLEASE SELECT ONE</p> <p><input checked="" type="checkbox"/> Resident  <input type="checkbox"/> Business Owner  <input type="checkbox"/> Developer  <input type="checkbox"/> Community Member  <input type="checkbox"/> Municipal Employee  <input type="checkbox"/> Other</p> <p><b>What program stakeholder do you represent?</b> PLEASE SELECT ONE</p> <p><input type="checkbox"/> Nonprofit  <input type="checkbox"/> Community group  <input type="checkbox"/> Restaurant / Food Service  <input type="checkbox"/> Professional Service  <input type="checkbox"/> Retail  <input type="checkbox"/> Other</p> <p>ONCE YOU ARE FINISHED, HAND IN THE PAGE TO A FACILITATOR</p>	<h3>BE THE ARCHITECT!</h3> <p>Select the site strategy you are designing</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Minimal Re-use</li> <li><input type="checkbox"/> Expansion</li> <li><input type="checkbox"/> Creative Adaptation</li> <li><input type="checkbox"/> Landscape / Recreation</li> </ul>  <p>I chose an open town green, because the places are assemble as a town one after next to the transfer station or a parking lot</p> <p>As a pair or individually, please write or draw on the site plan your vision for the future of the 48 &amp; 48R parcels.</p> <ul style="list-style-type: none"> <li>• What is Middleton missing?</li> <li>• What type of programming would you like to see happen here?</li> <li>• What would you want this space to look like?</li> </ul>
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## 9. APPENDIX II: REFERENCES & CITATIONS

# 9. Appendix

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