

MIDDLETON MEMORIAL HALL



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

June 28, 2024

Middleton, MA



STU
DIO
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

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*.¹

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.

1. Introduction

Scope Overview

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.²

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 1860³. 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 Offices⁴. 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

EXISTING CONDITIONS

48 SOUTH MAIN STREET

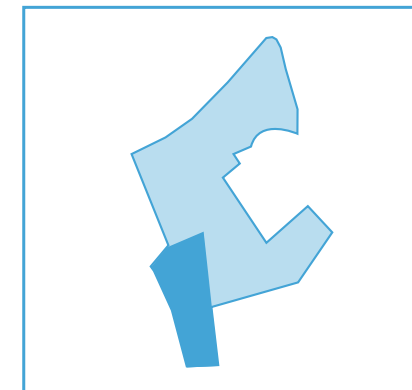


Memorial Hall. Image courtesy of the Town of Middleton. ⁵

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.

EXISTING CONDITIONS

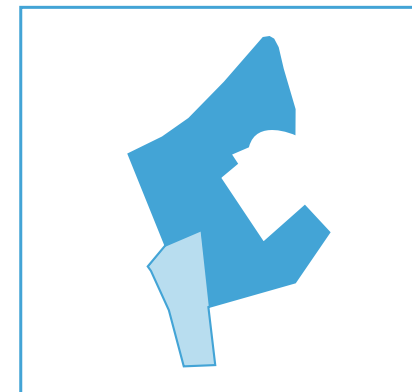
48R SOUTH MAIN STREET



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.

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.

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.

SITE CONSTRAINTS

48 + 48R SOUTH MAIN ST.

SITE PLAN

GROSS AREA: 6.2 ACRES

Ⓐ GRADE CHANGE:

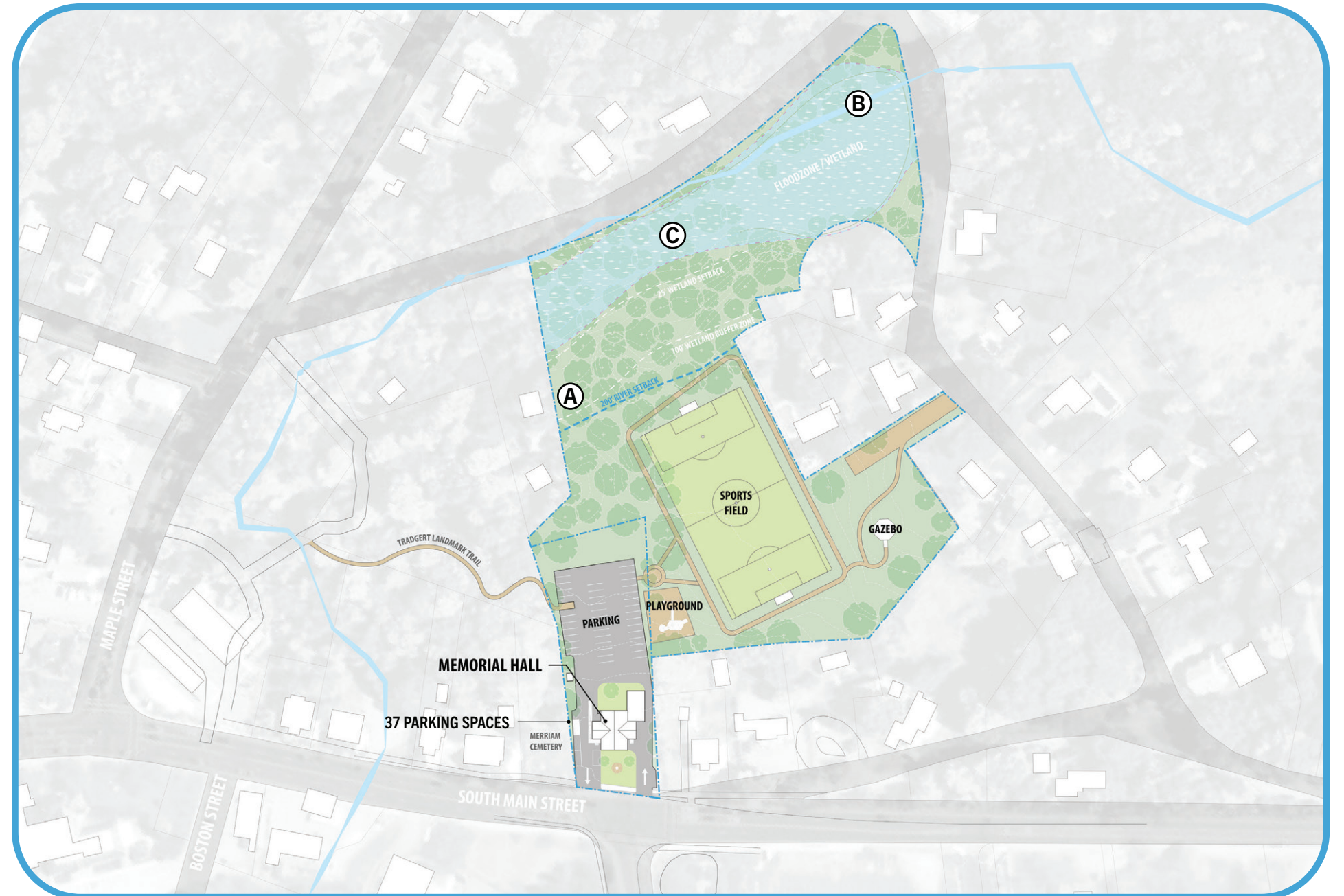
- Steep grade changes at the rear of the site make parts of the site less easily developable. This makes the developable area of the site smaller than it appears.

Ⓑ 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 Act⁶, 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.

Ⓒ 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 years⁷, and must comply with all AE Floodzone restrictions.



Existing Conditions Site Plan by Studio Luz.

0' 60' 120' 180'



2. Existing Conditions

EXISTING CONDITIONS

48 SOUTH MAIN ST.

GROUND FLOOR PLAN

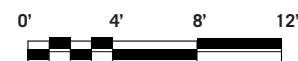
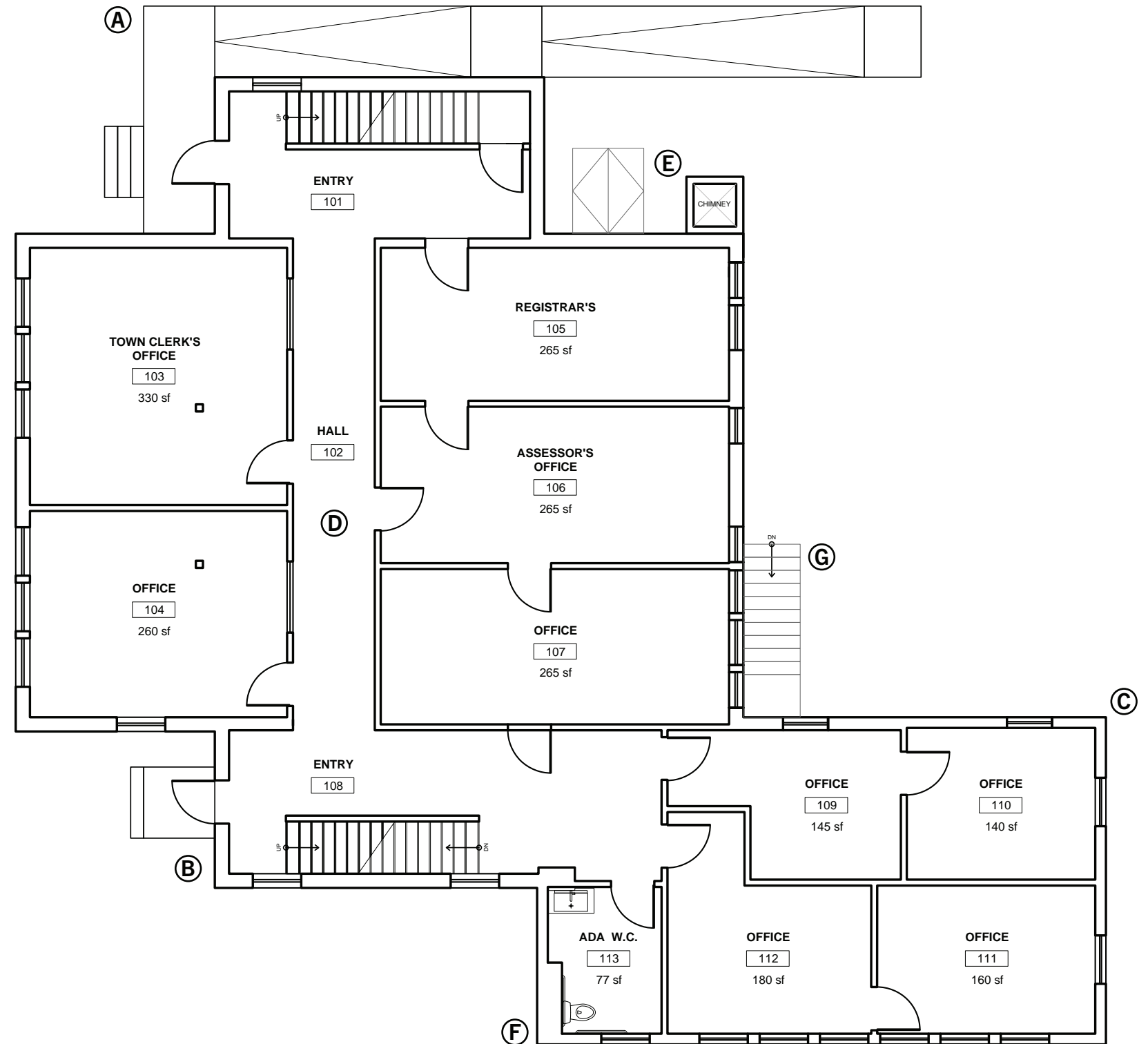
GROSS SQUARE FOOTAGE (GROUND FLOOR): 3,140 SF

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. ⁸

2. Existing Conditions

EXISTING CONDITIONS

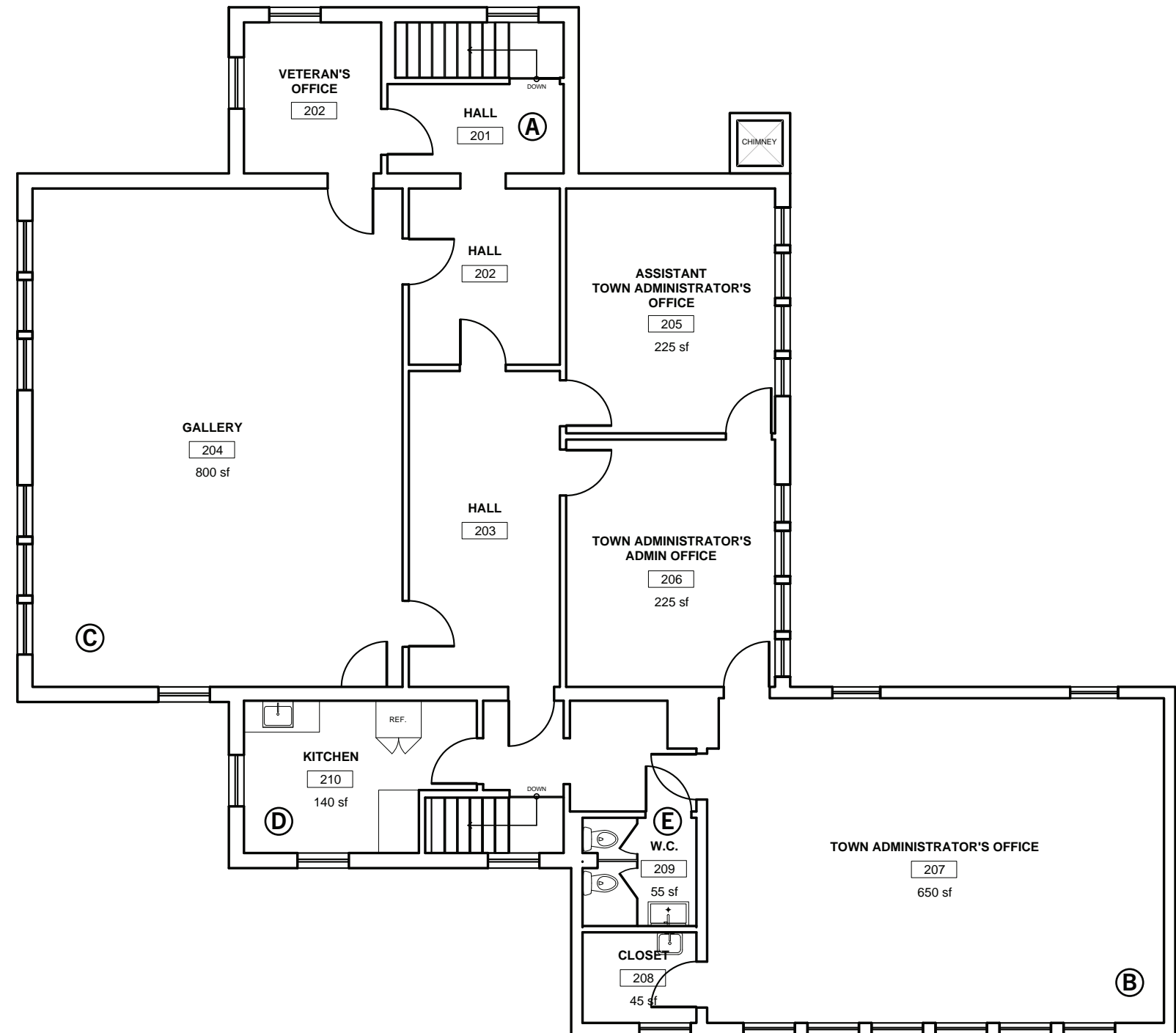
48 SOUTH MAIN ST.

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



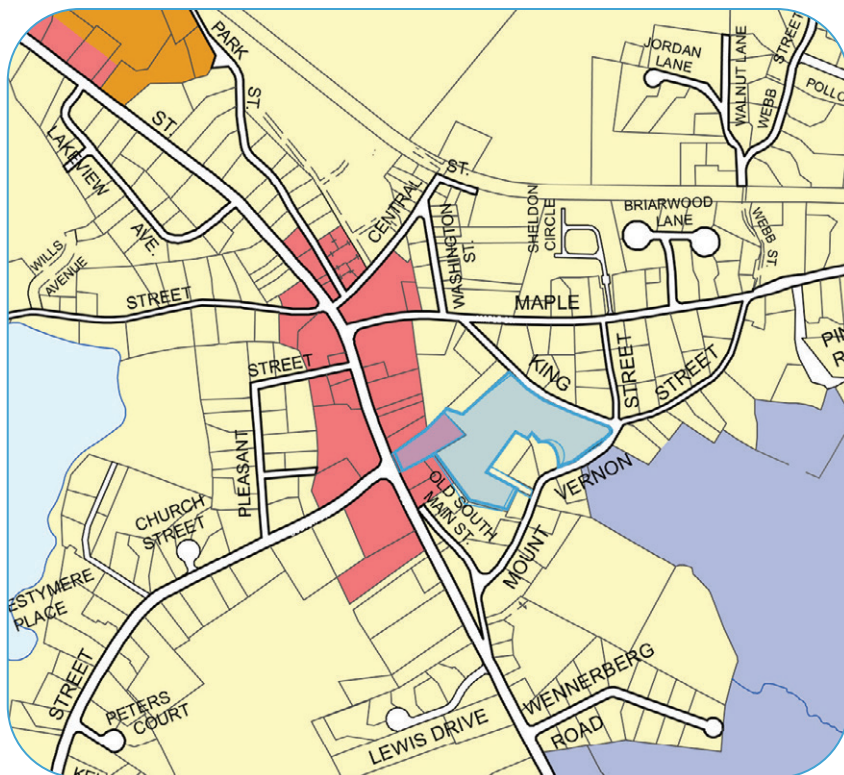
Plan by Studio Luz using existing plans provided by the Town of Middleton, MA Assessor's Office. ⁸

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.



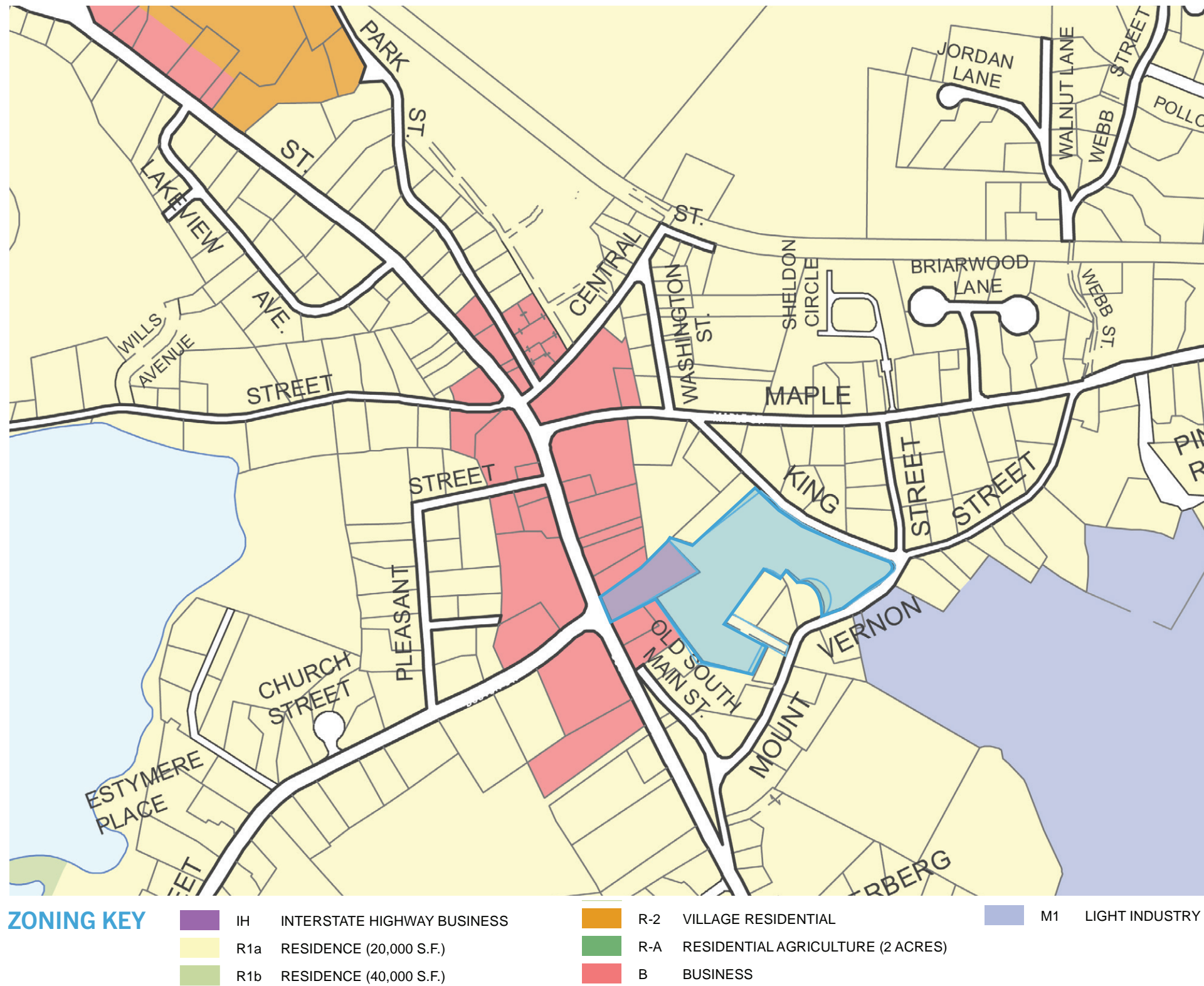
NEARBY DEVELOPMENTS

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

Zoning map produced by CAI Technologies for the Town of Middleton⁹
Existing Program Use and Nearby Developments maps by Studio Luz.

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 Middleton⁹

SITE ANALYSIS

EXISTING PROGRAM USE



Residential

Municipal Use

Retail

Industrial

Recreation

Education

Community

Food & Beverage

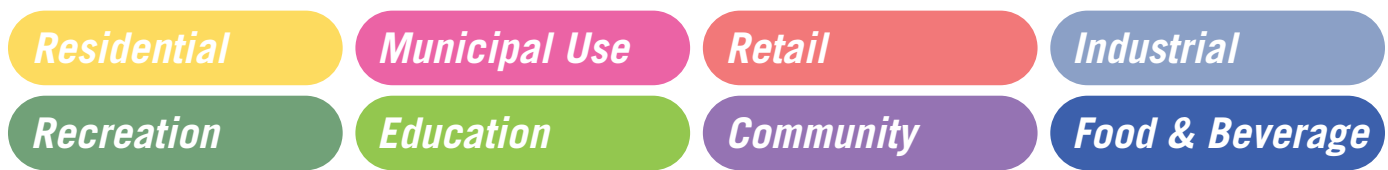
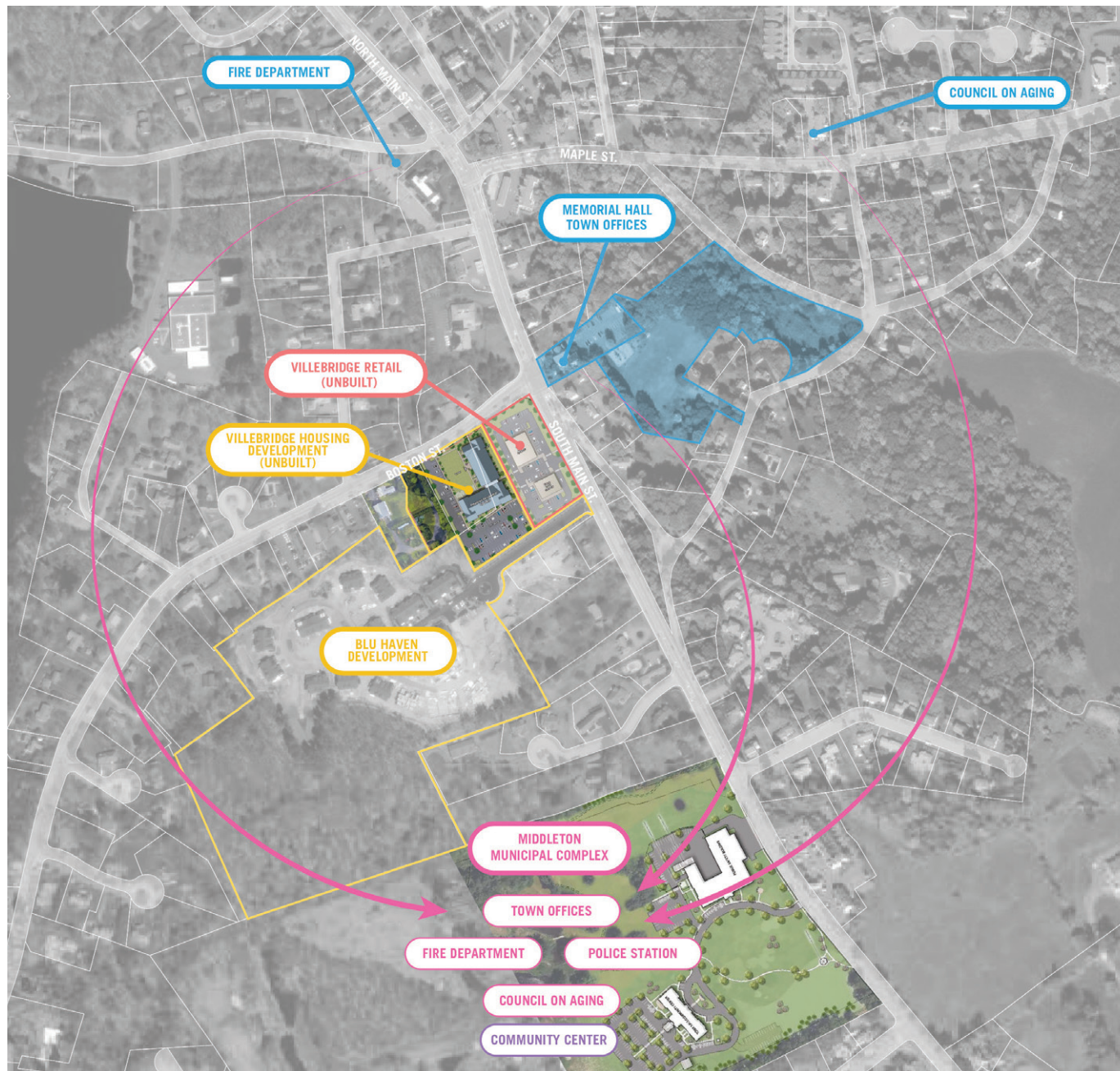
EXISTING PROGRAM MAP

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.

SITE ANALYSIS

NEARBY DEVELOPMENTS



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 Middleton¹⁰

- 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 Development¹¹

- ~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 Companies¹²

- 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.

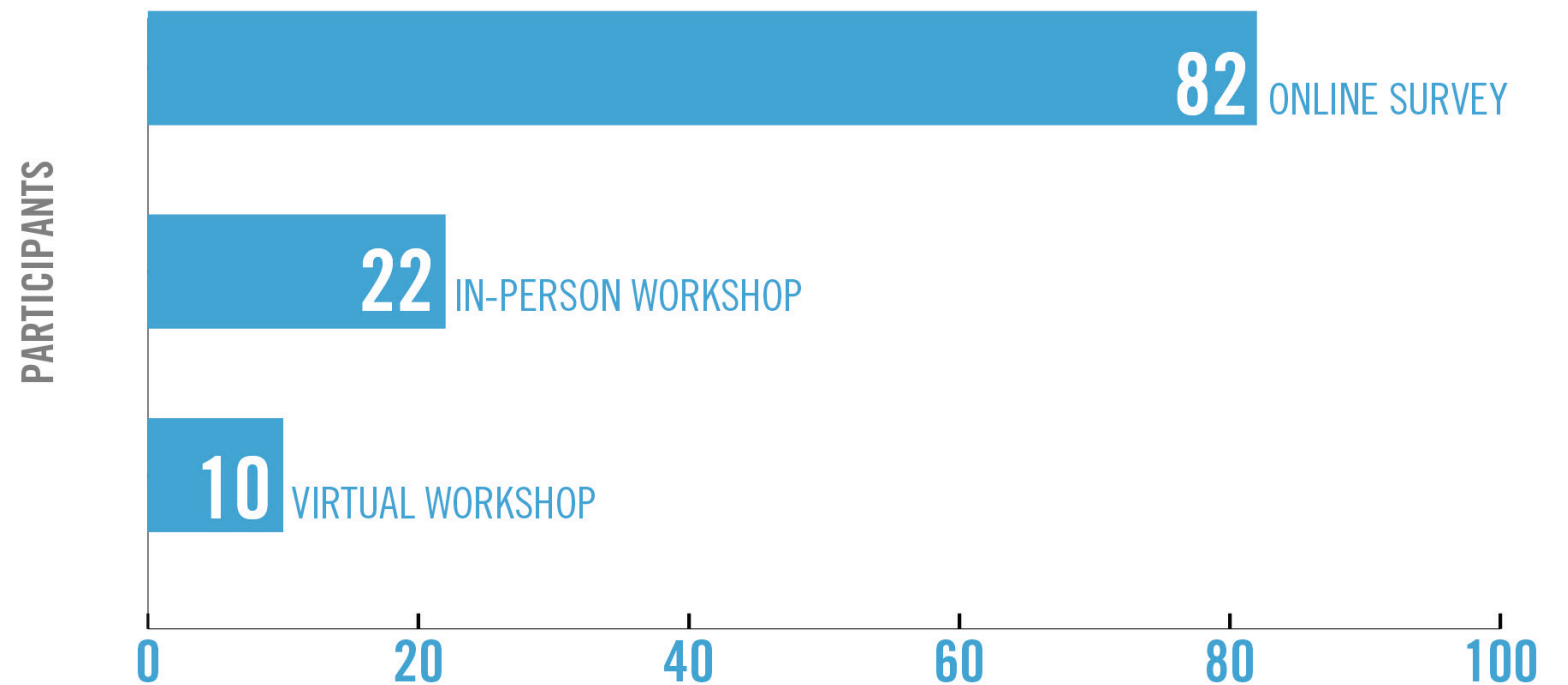
The project team underwent an in-depth community engagement process to gain a better understand of the needs of the community and help develop a shared vision for the future use of 48 and 48R South Main Street. The project team gathered feedback from community members through three different forms of 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

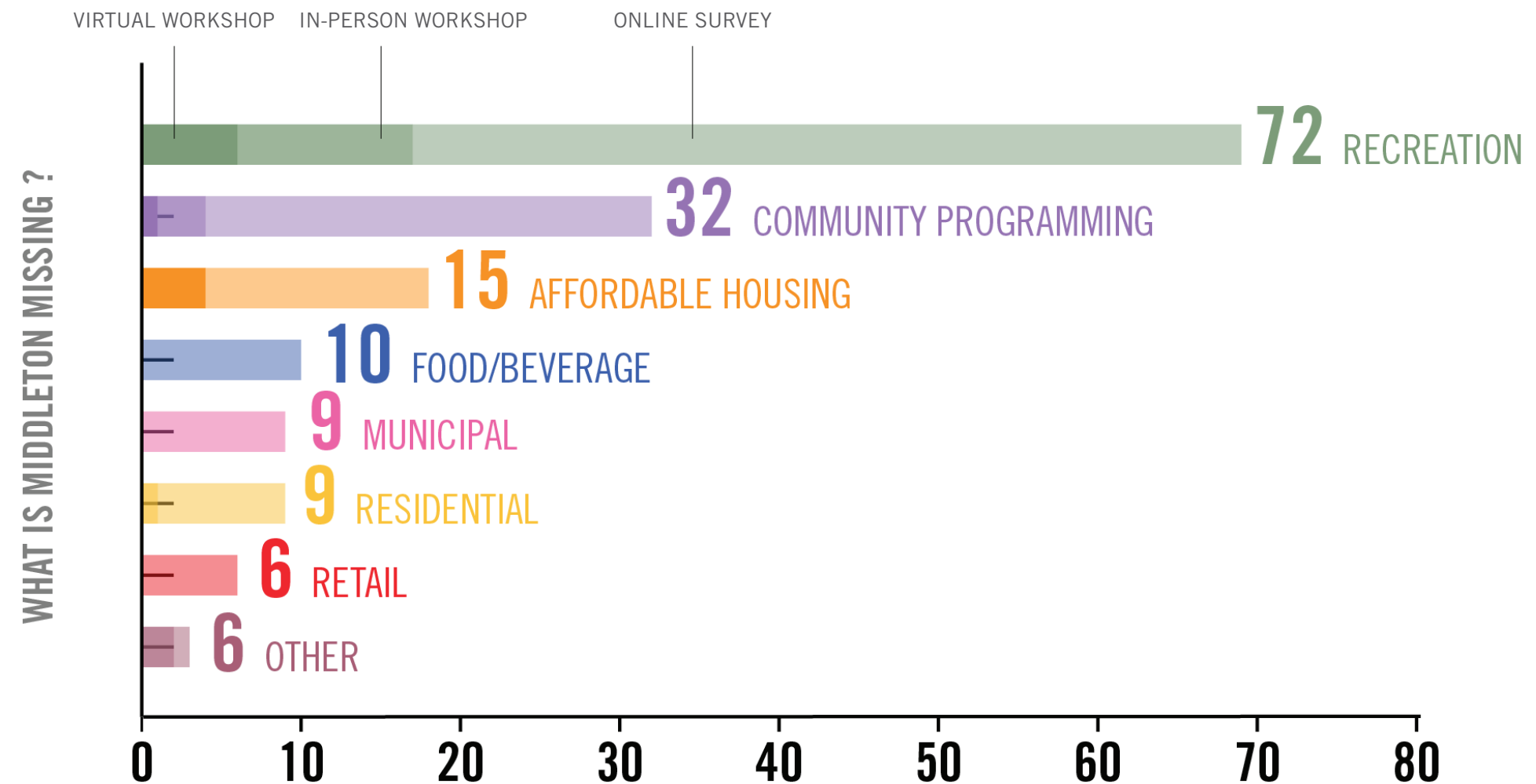
Community engagement graph by Studio Luz.

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.

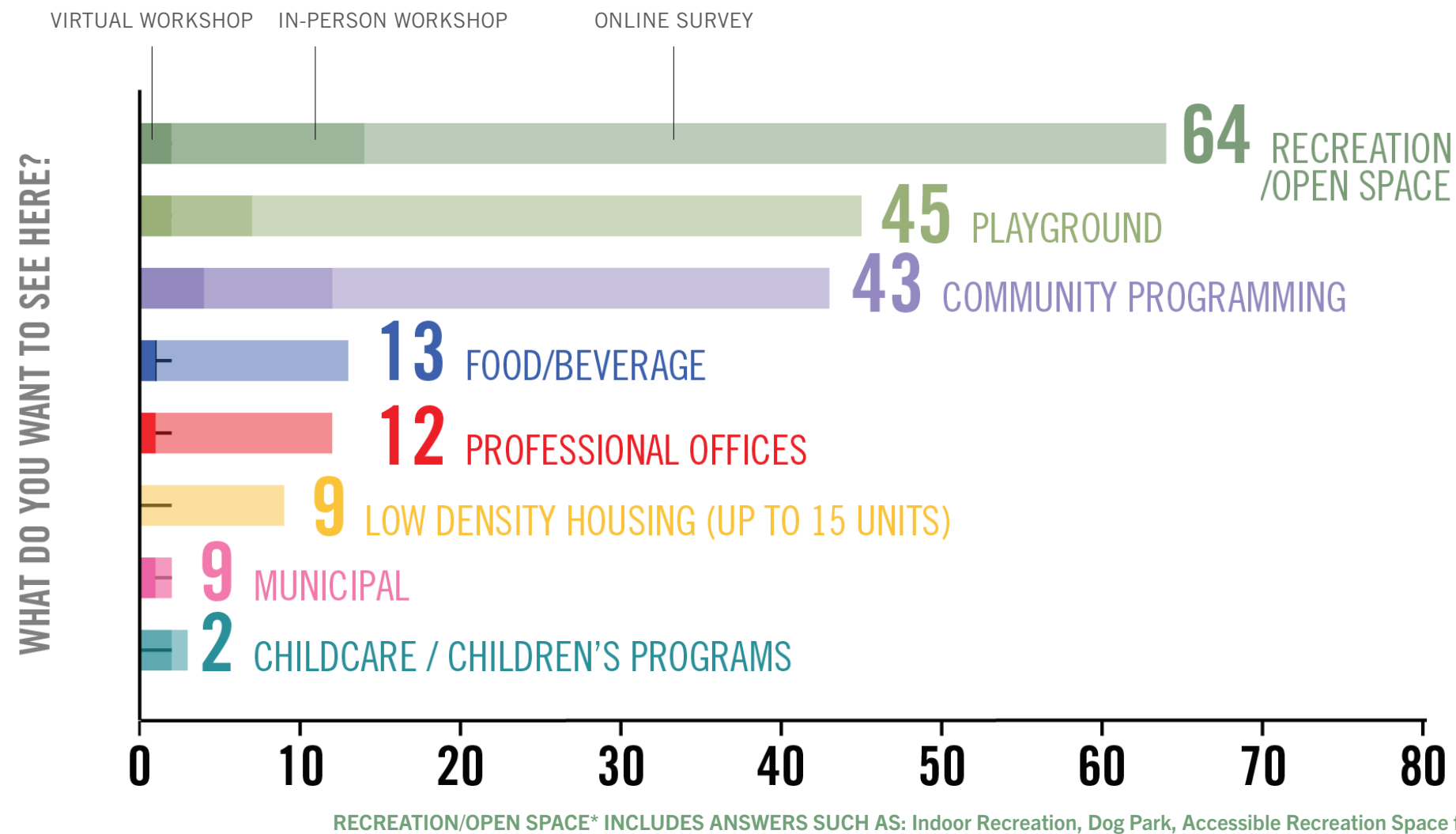
COMMUNITY ENGAGEMENT

“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.



Popular Write-In Answers:

- 10** **TRAFFIC MITIGATION**
Programming supporting a road cut-through or mentioning traffic
- 6** **HISTORIC/ CULTURAL**
Cultural, arts, or historical programming for the community
- 4** **TEAR IT DOWN**
Tear down Memorial Hall completely
- 2** **Affordable Housing**
Affordable housing for Middleton

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.

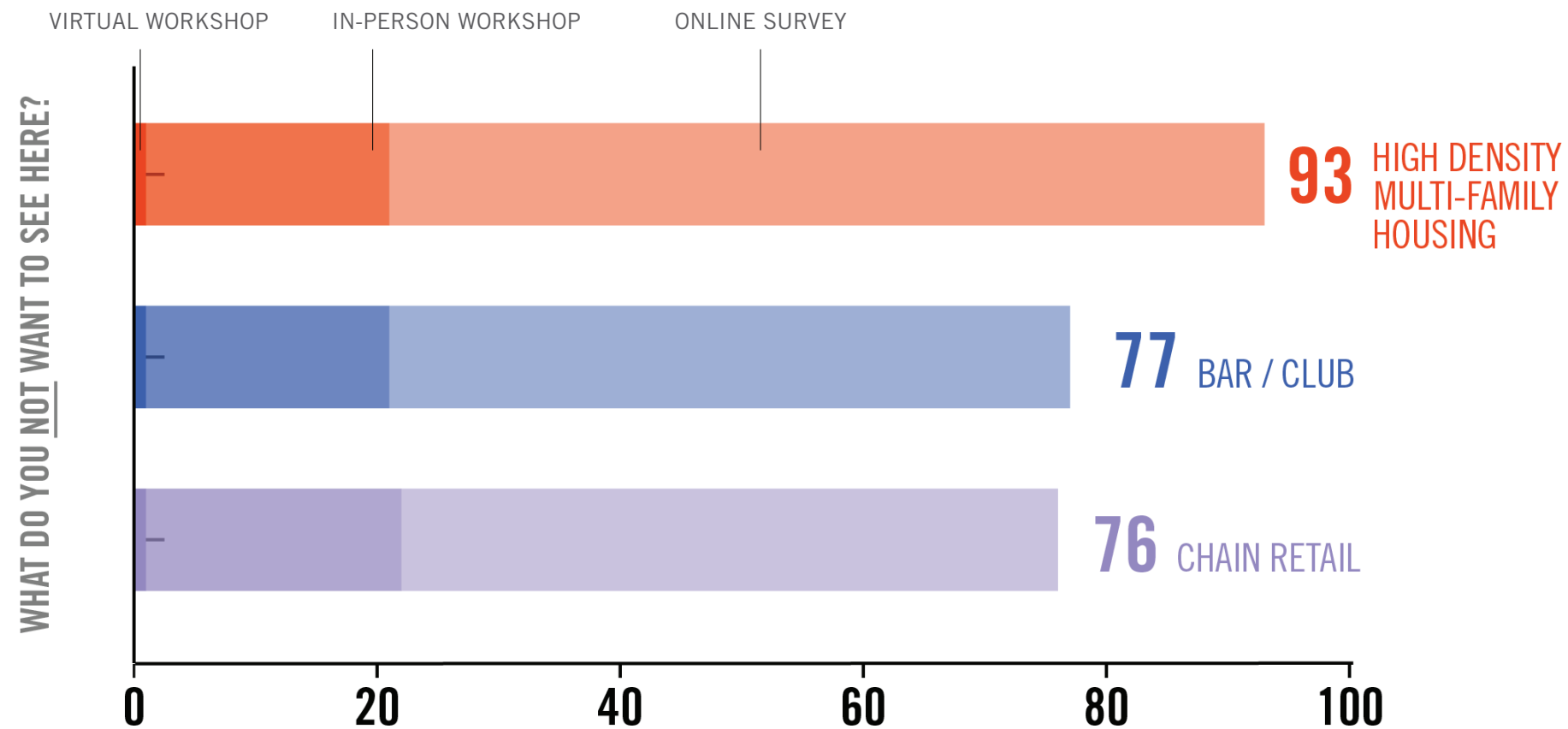
COMMUNITY ENGAGEMENT

“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.



Popular Write-In Answers:

- 6 ANY HOUSING**
No housing of any kind on site
- 4 ANY DEVELOPMENT**
No development of any kind on site
- 7 OTHER**
 - Tear down Memorial Hall completely
 - Unregulated recreation
 - Non-40B housing
 - No retail or food
 - Dispensaries/ adult shops

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

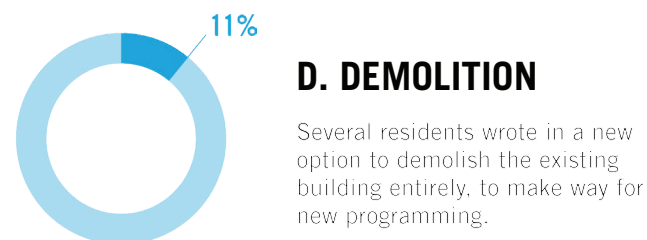
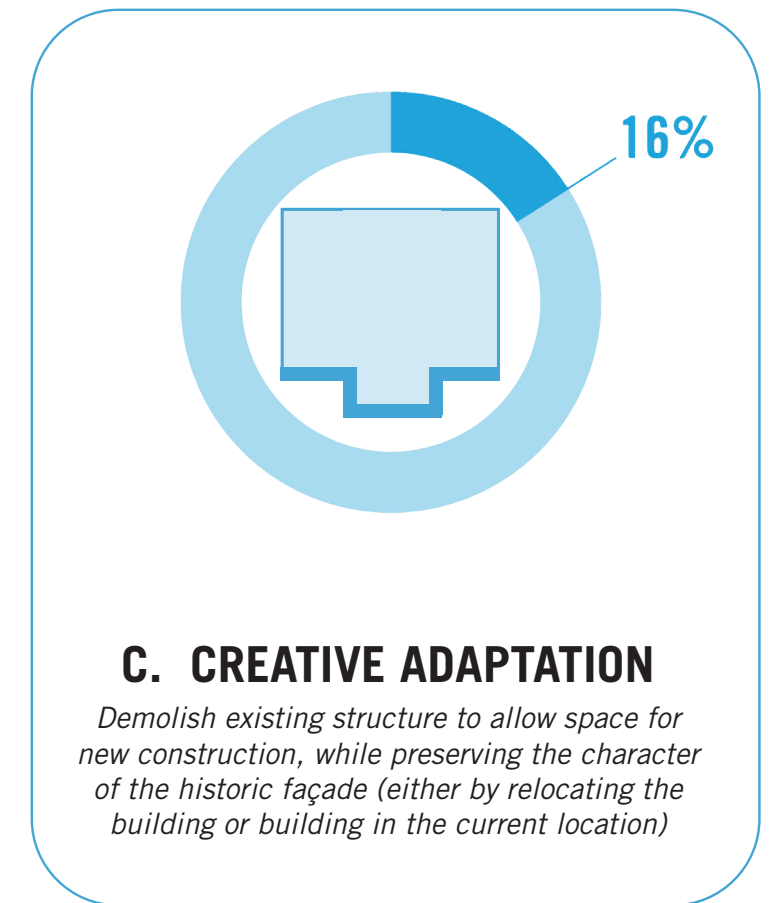
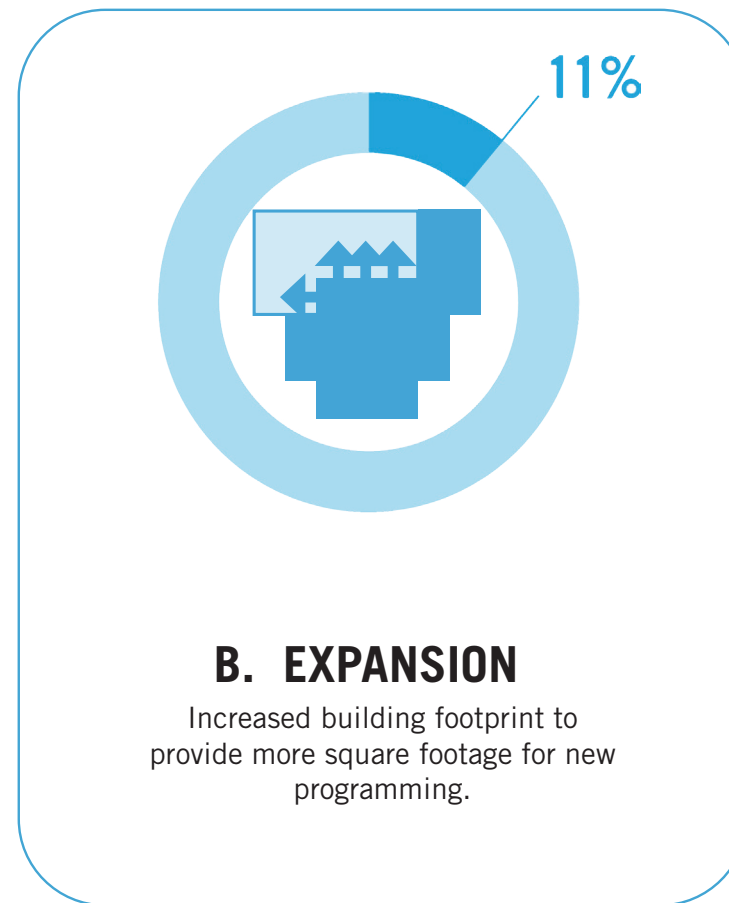
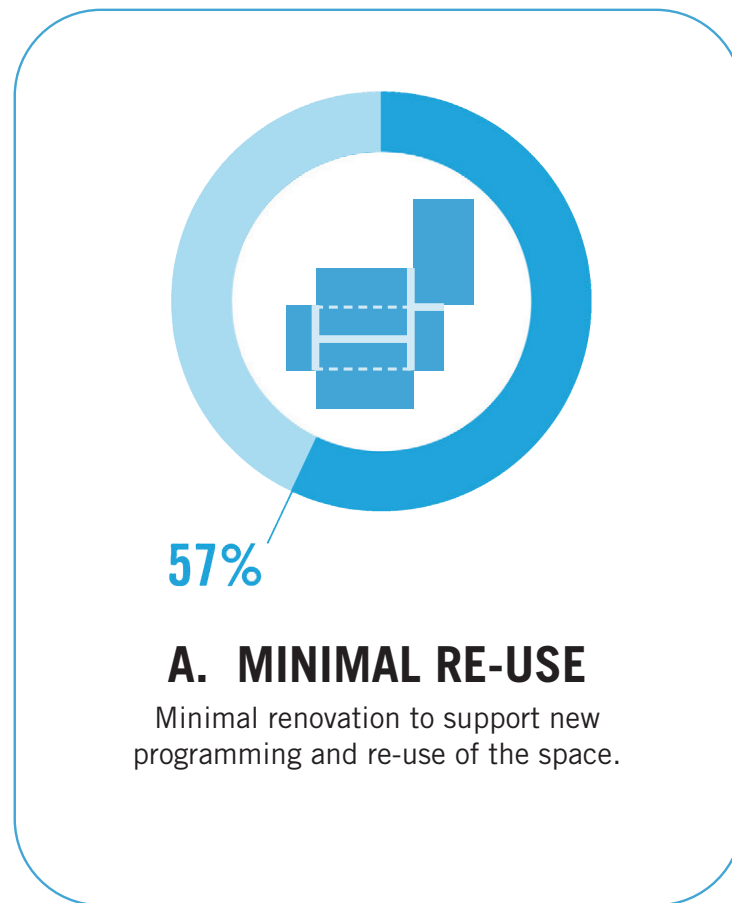
“WHAT SITE APPROACH WOULD YOU LIKE TO SEE HERE?” COMMUNITY RESULTS

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.



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 ADAPTATION

#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

1

RECREATION

#1 Response from Community + Supported by SelectBoard

2

PLAYGROUND

#2 Response from Community + Supported by SelectBoard

3

COMMUNITY PROGRAMMING → NEIGHBORHOOD PROGRAMMING
#3 Response from Community

4

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

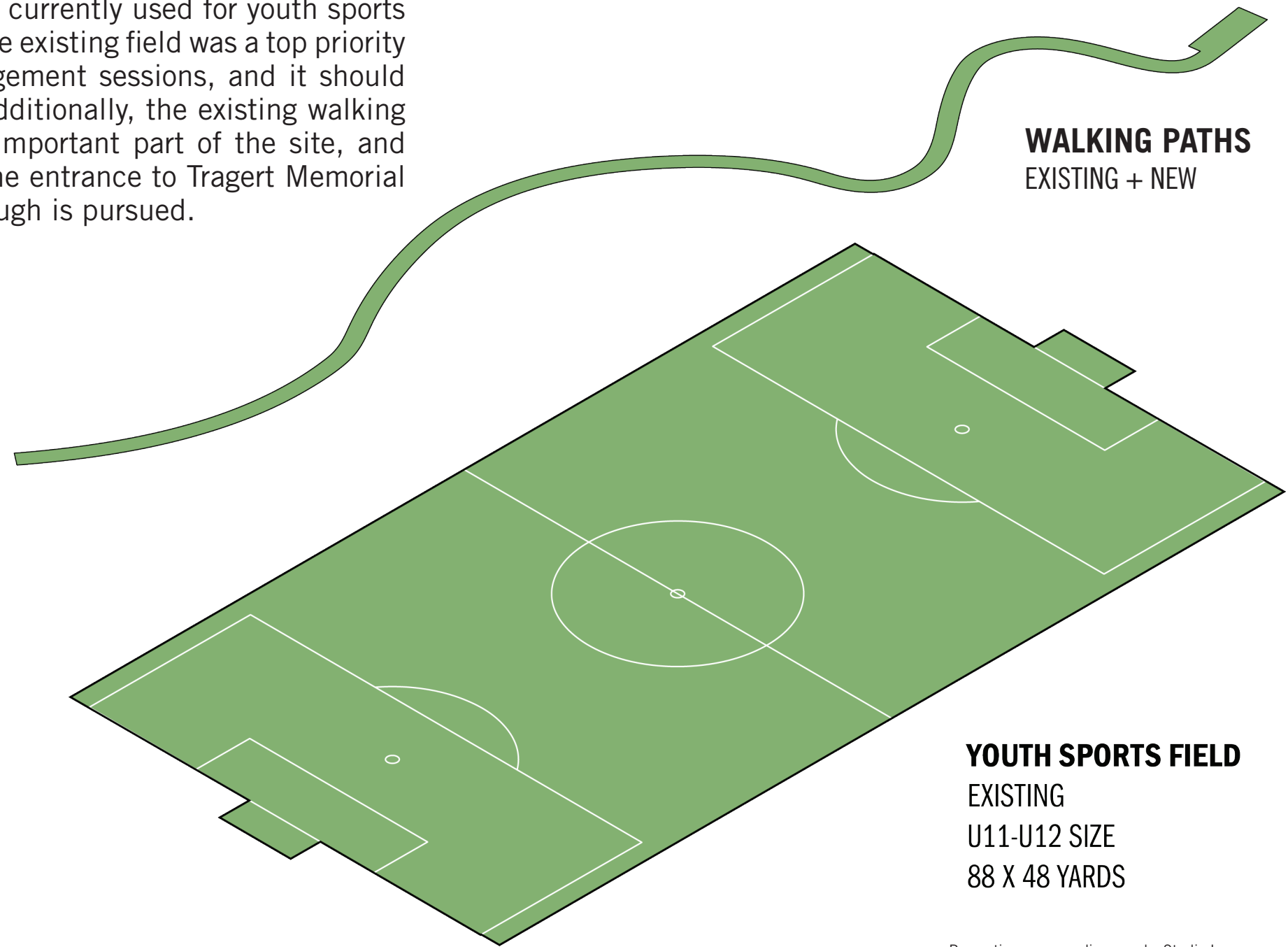
RECREATIONAL + COMMUNITY TYPOLOGIES

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

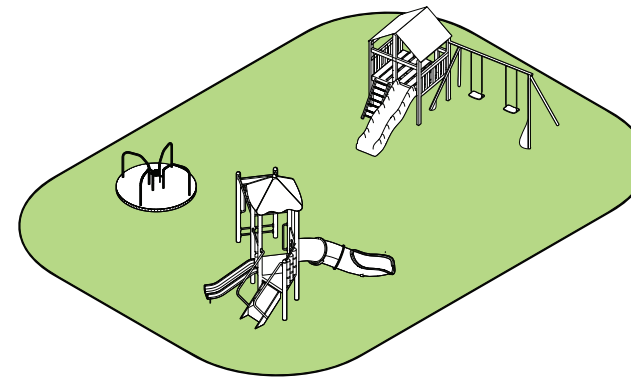
2

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

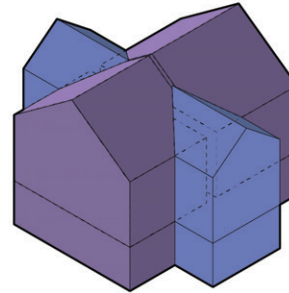
During the Community Engagement process, the third most voted-for program by community members was “Community Program”. Due to the incoming Community Center at the new Middleton Municipal Complex, we recommend communal “Neighborhood Programming” that will benefit the residents of new housing development, 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.

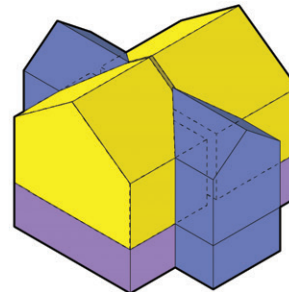
In addition to the Neighborhood Programming offered at the current Memorial Hall, the Henry Tragert Gazebo will be preserved for communal programming.

MEMORIAL HALL NEIGHBORHOOD TYPOLOGIES

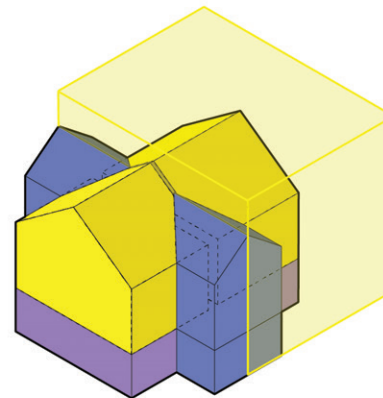
MEMORIAL HALL RECONSTRUCTION



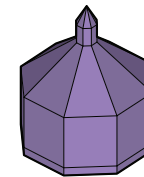
MEMORIAL HALL
2 LEVELS OF NEIGHBORHOOD OR
REC. AREA PROGRAMMING
~3,245 SF
WITH ACCESSIBILITY +
SYSTEMS UPGRADES



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.

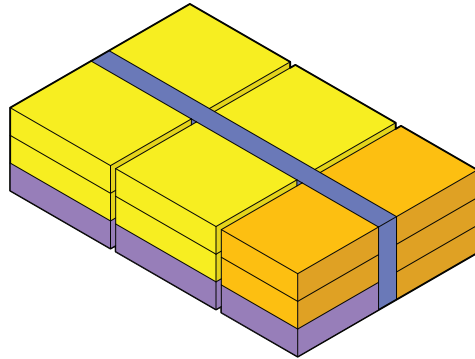
Neighborhood programming diagrams by Studio Luz.

PROGRAM BREAKDOWN

HOUSING TYPOLOGIES

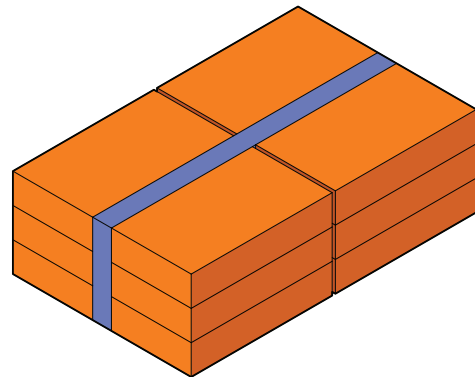
4 AFFORDABLE HOUSING

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.



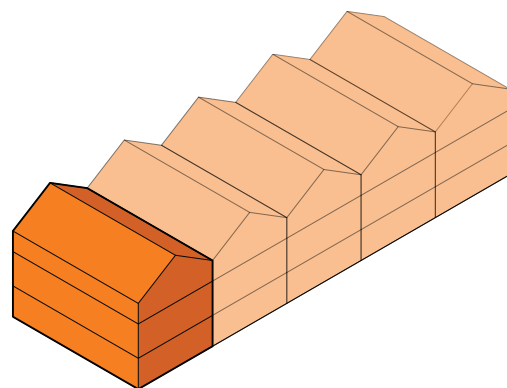
MIXED-USE APARTMENT BLOCK
UP TO 18 UNITS
(6) ONE-BEDROOM UNITS
(12) TWO-BEDROOM UNITS

This medium-density housing option includes up to 15 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

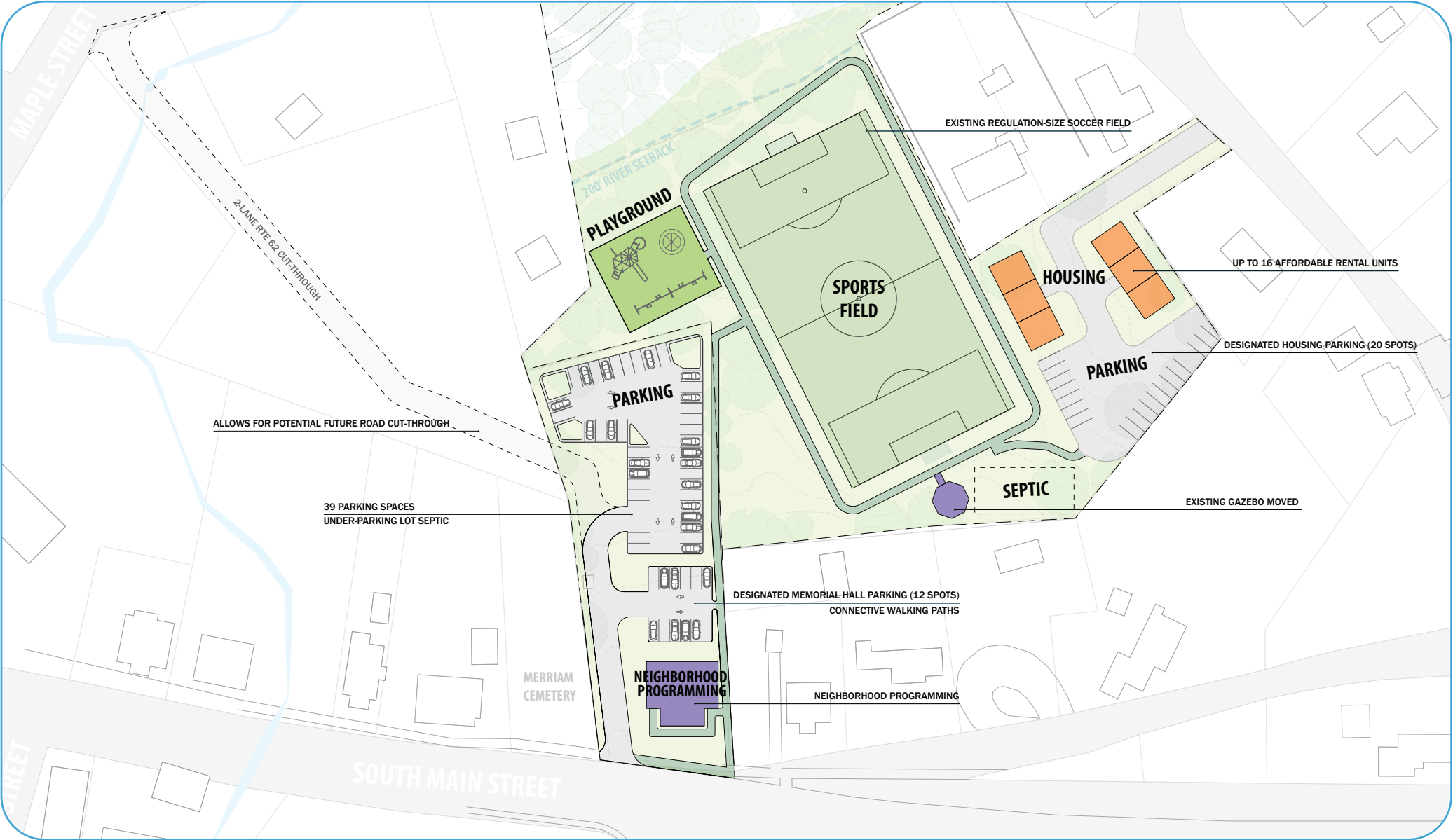
SITE IMPROVEMENTS

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

NEXT STEPS

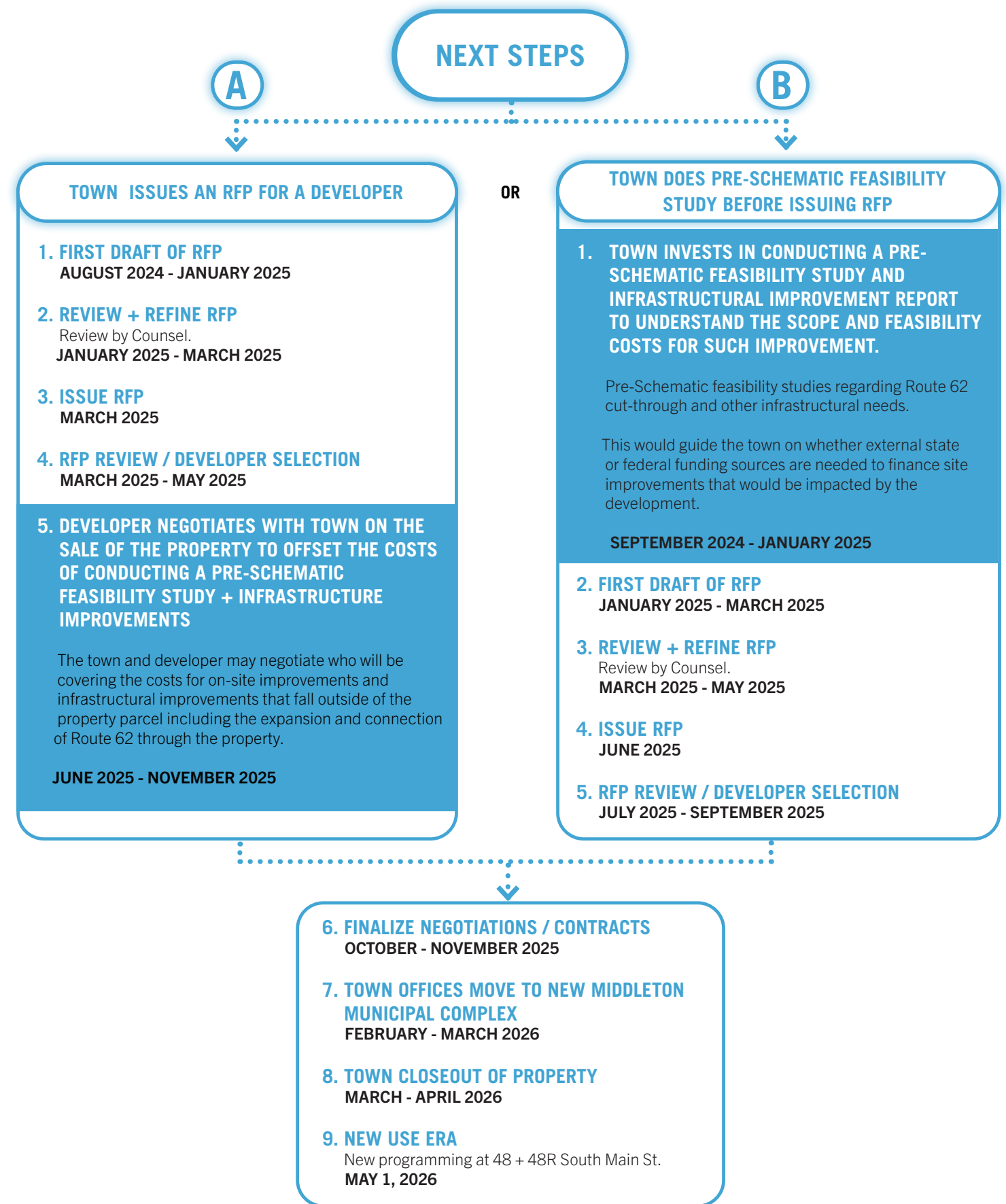
PATHS TO NEW PROGRAM USE

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.



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. ⁵



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

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)

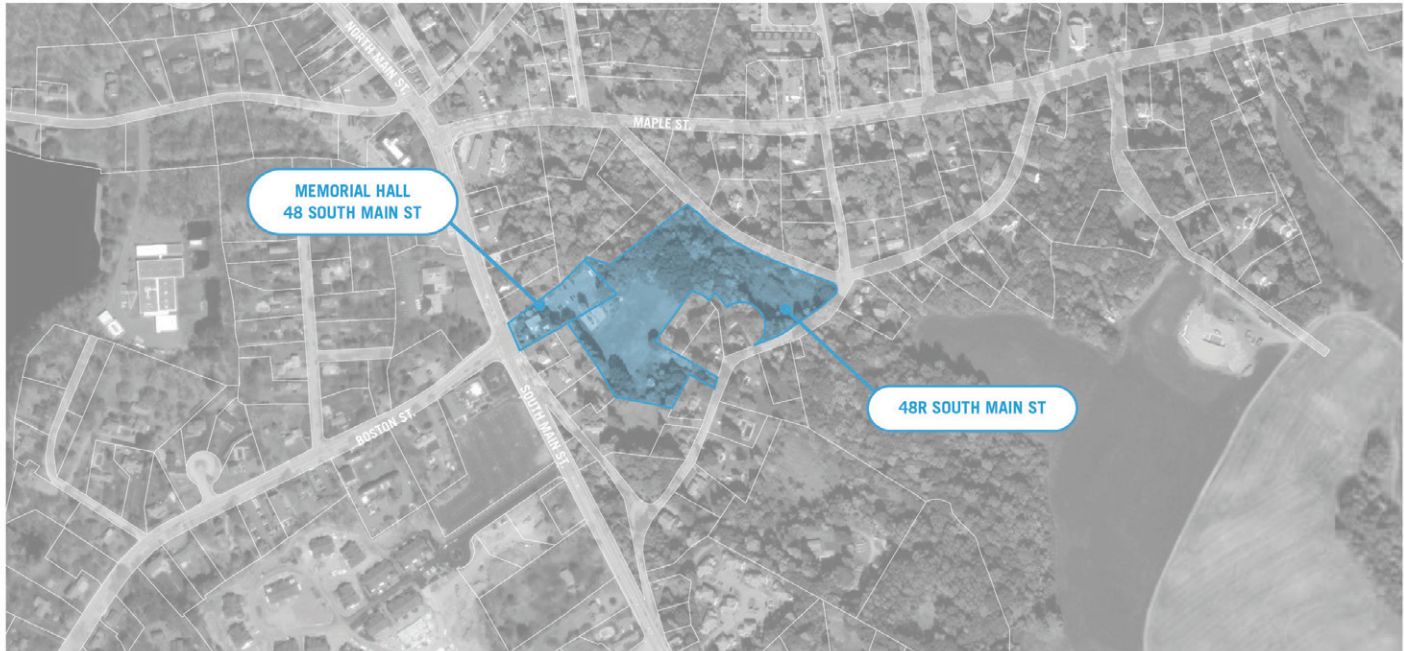
Site Locus Map



Middleton, MA



S. Main St. Context



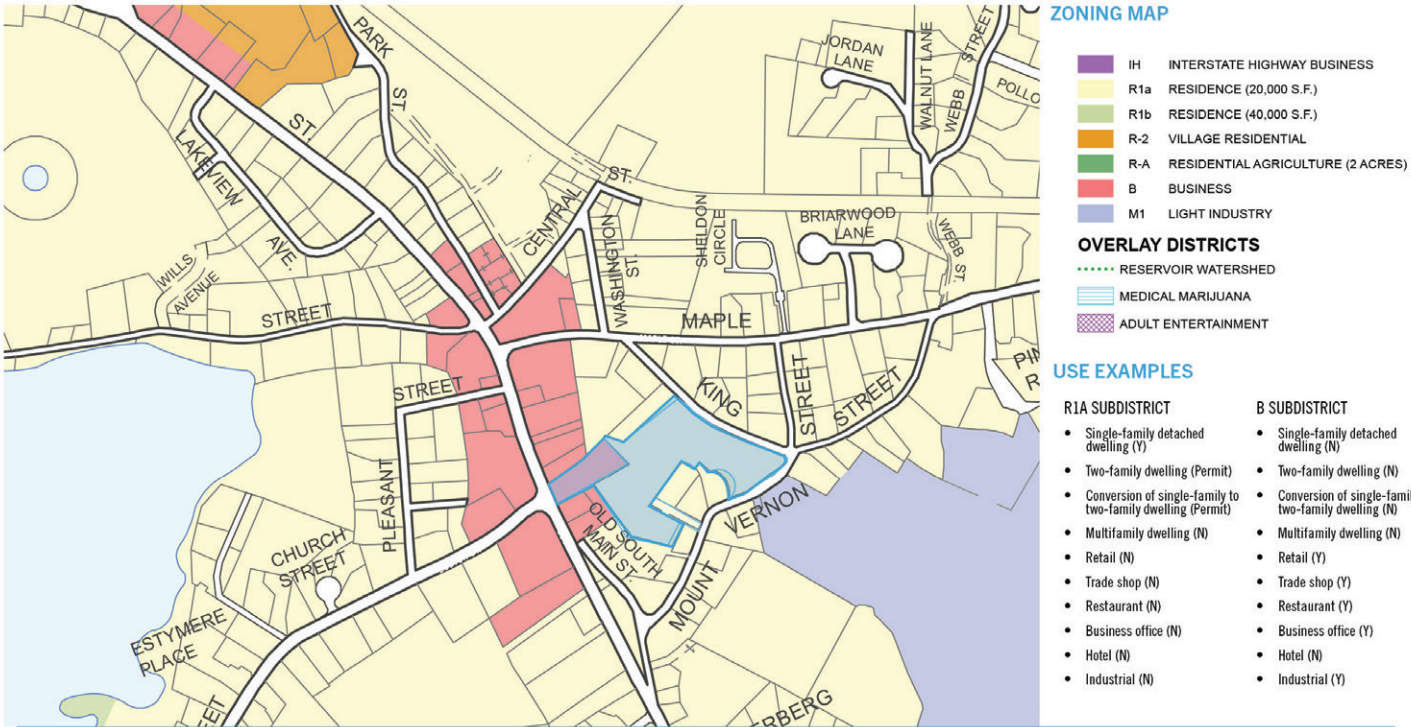
Middleton, MA



APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

Zoning



Middleton, MA



Existing Program Use



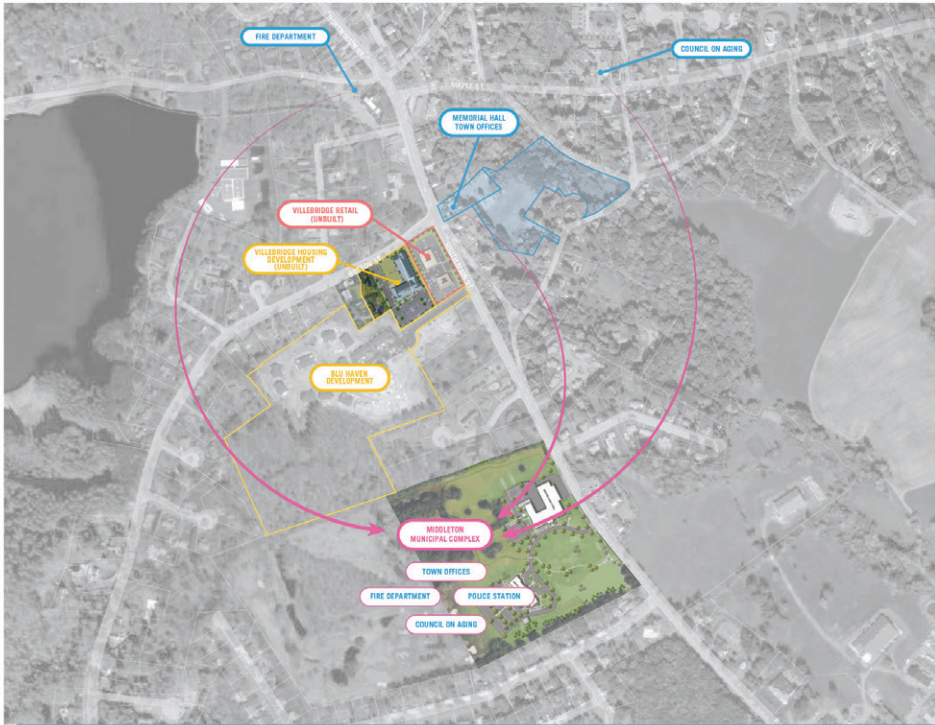
Middleton, MA



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

VILLAGE BRIDGE HOUSING DEVELOPMENT



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

BLU HAVEN DEVELOPMENT



- 45 Townhomes



Existing Conditions



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)



Middleton, MA



APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

Existing Conditions



48 SOUTH MAIN STREET

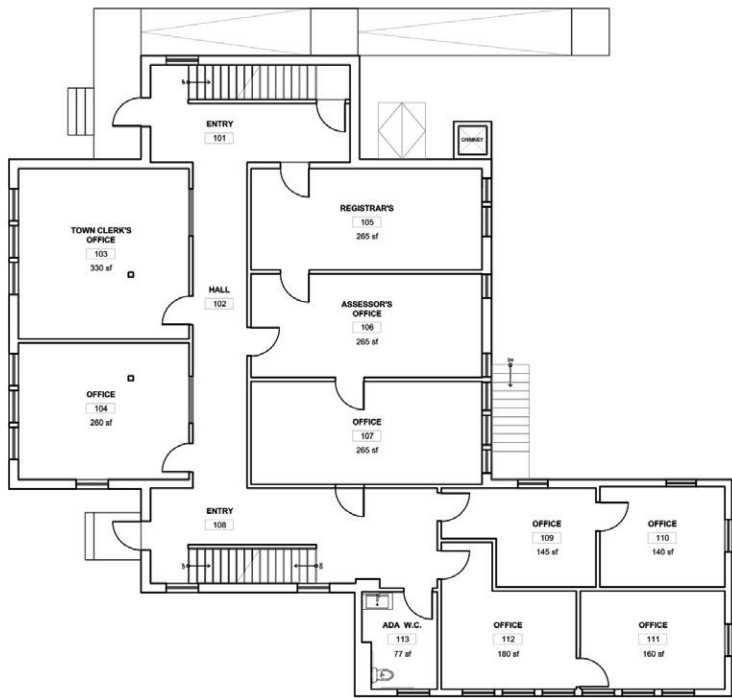
- ~ 6280 SF
- Historic Facade Restrictions
- Ground floor consists of offices.
- Second floor consists of 800sf gallery, 650 sf conference room, offices, and a small kitchen.
- Unfinished basement currently used as storage only.
- Requires accessibility and systems upgrades throughout.



Middleton, MA



Existing Conditions



GROUND FLOOR PLAN

GROSS SQUARE FOOTAGE: 3,140 SF



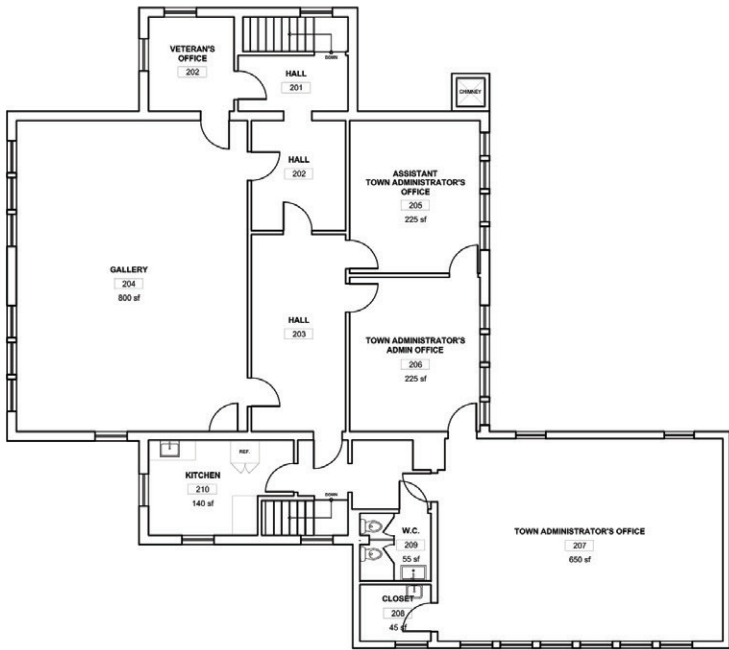
Middleton, MA



APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

Existing Conditions



SECOND FLOOR PLAN
GROSS SQUARE FOOTAGE: 3,140 SF

Middleton, MA



Existing Conditions



48R SOUTH MAIN STREET

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



Middleton, MA



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



Existing Conditions

SITE CONSTRAINTS

GRADE CHANGE:

- Steep grade at rear of site

RIVERFRONT:

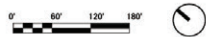
- River at rear of site
 - 200' Riverfront Setback

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



Middleton, MA



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




Buhaven 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



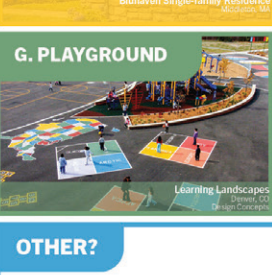
691 Mass Ave
Studio L&L Architects

D. RECREATION



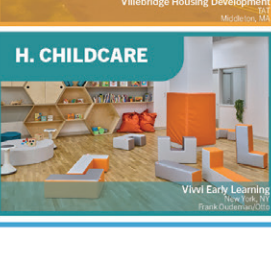
San Jacinto Plaza
Ethan, TX

E. PROFESSIONAL
OFFICES



Architect Information Systems Offices
Cambridge, MA

F. COMMUNITY CENTER




Allencrest Community Center
Cambridge, MA

G. PLAYGROUND




Learning Landscapes
Franklin, MA

H. CHILDCARE




Vivvi Early Learning
Franklin, MA

I. MUNICIPAL USE



City Hall
New York, NY

J. SMALL RETAIL/
FOOD + BEVERAGE



Tatte
Boston, MA

OTHER?

Personal Voice

Please tell us your thoughts.

What would you like to see here?

A. LOW-DENSITY HOUSING
UP TO 15 UNITS



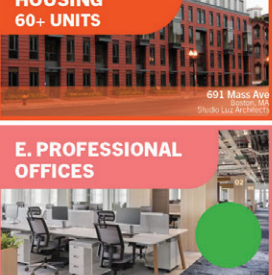
Buhaven Single-family Residence
Middleton, MA

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
Studio L&L Architects

D. RECREATION



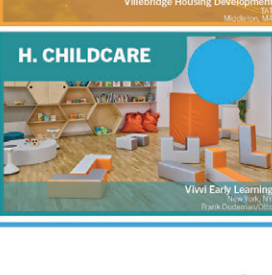
San Jacinto Plaza
Ethan, TX

E. PROFESSIONAL
OFFICES




Architect Information Systems Offices
Cambridge, MA

F. COMMUNITY CENTER



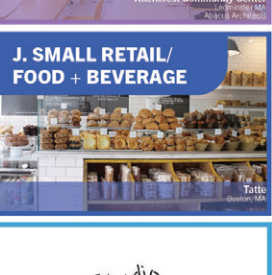
Allencrest Community Center
Cambridge, MA

G. PLAYGROUND



Learning Landscapes
Franklin, MA

H. CHILDCARE




Vivvi Early Learning
Franklin, MA

I. MUNICIPAL USE



City Hall
New York, NY

J. SMALL RETAIL/
FOOD + BEVERAGE



Tatte
Boston, MA


OTHER?

A Teen Center!

Small Business

Fitness Studio
(yoga or pilates)

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

TOWN OF MIDDLETON, MASSACHUSETTS
FOUNDED IN 1728

STUDIO
LUZ
ARCHITECTS

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APPENDIX I: COMMUNITY ENGAGEMENT DATA

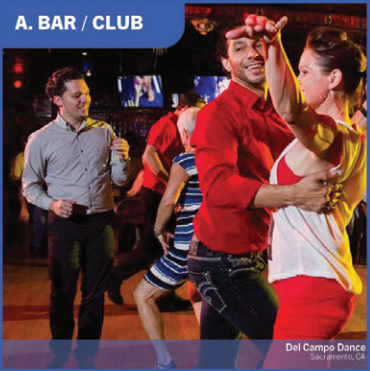
PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

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



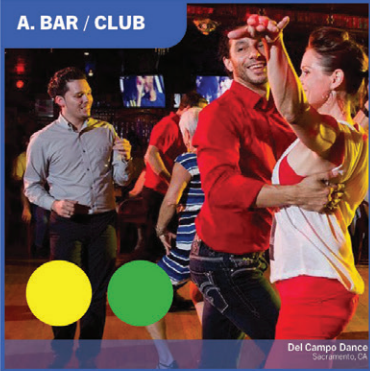
OTHER?

Personal Voice

Please tell us your thoughts.

What would you NOT like to see here?

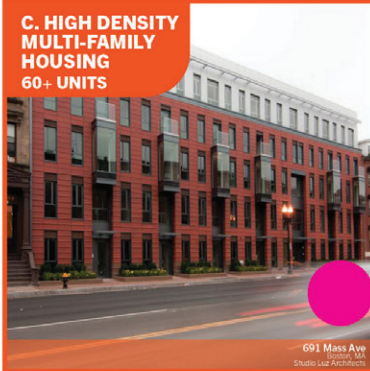
A. BAR / CLUB



B. CHAIN RETAIL



C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS



OTHER?

Vacant space

Food & Beverage

Offices

Middleton, MA | Memorial Hall Programming Study



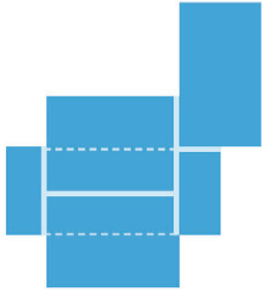
57

APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

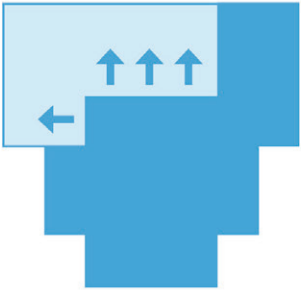
Personal Voice
Please tell us your thoughts.

Which site approach would you like to see here?



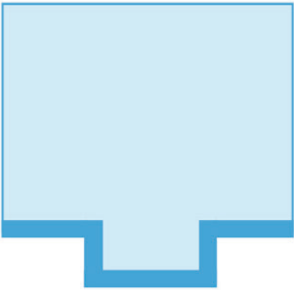
A. MINIMAL RE-USE

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.



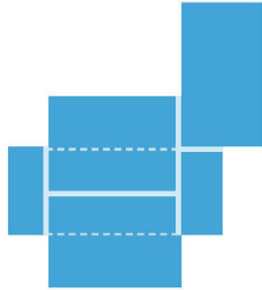
C. CREATIVE ADAPTATION

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

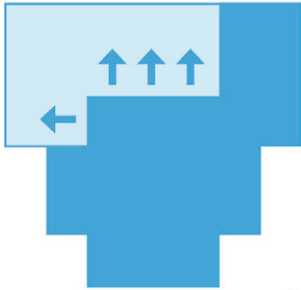
Personal Voice
Please tell us your thoughts.

Which site approach would you like to see here?



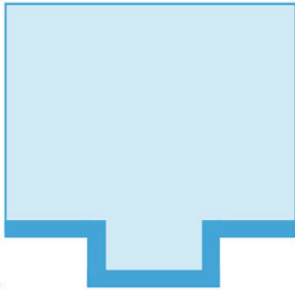
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APPENDIX I: COMMUNITY ENGAGEMENT DATA

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

Middleton, MA

STUDIO L U Z 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

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)

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☐ Developer

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☐ Other

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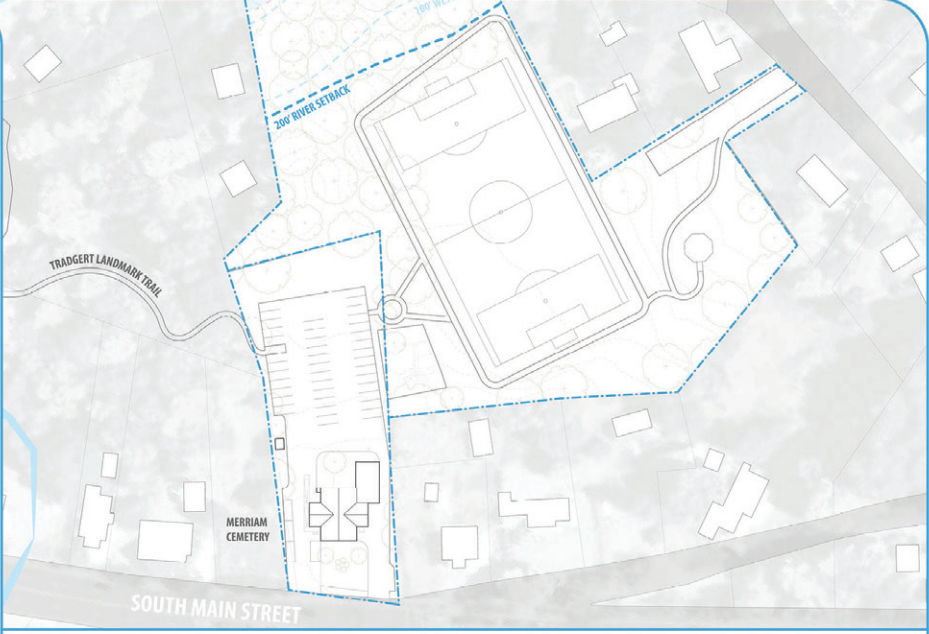
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• What would you want this space to look like?


APPENDIX I: COMMUNITY ENGAGEMENT DATA

PRESENTATION SLIDES (VIRTUAL AND IN-PERSON PRESENTATION)

Open Discussion


Please tell us your thoughts.

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




Scan here to take our survey!

Please contact us if you have any questions:


Email


Jackie.Bresnahan@middletonma.gov

Phone

978.777.3617

Middleton, MA | Memorial Hall Programming Study

 MassDevelopment



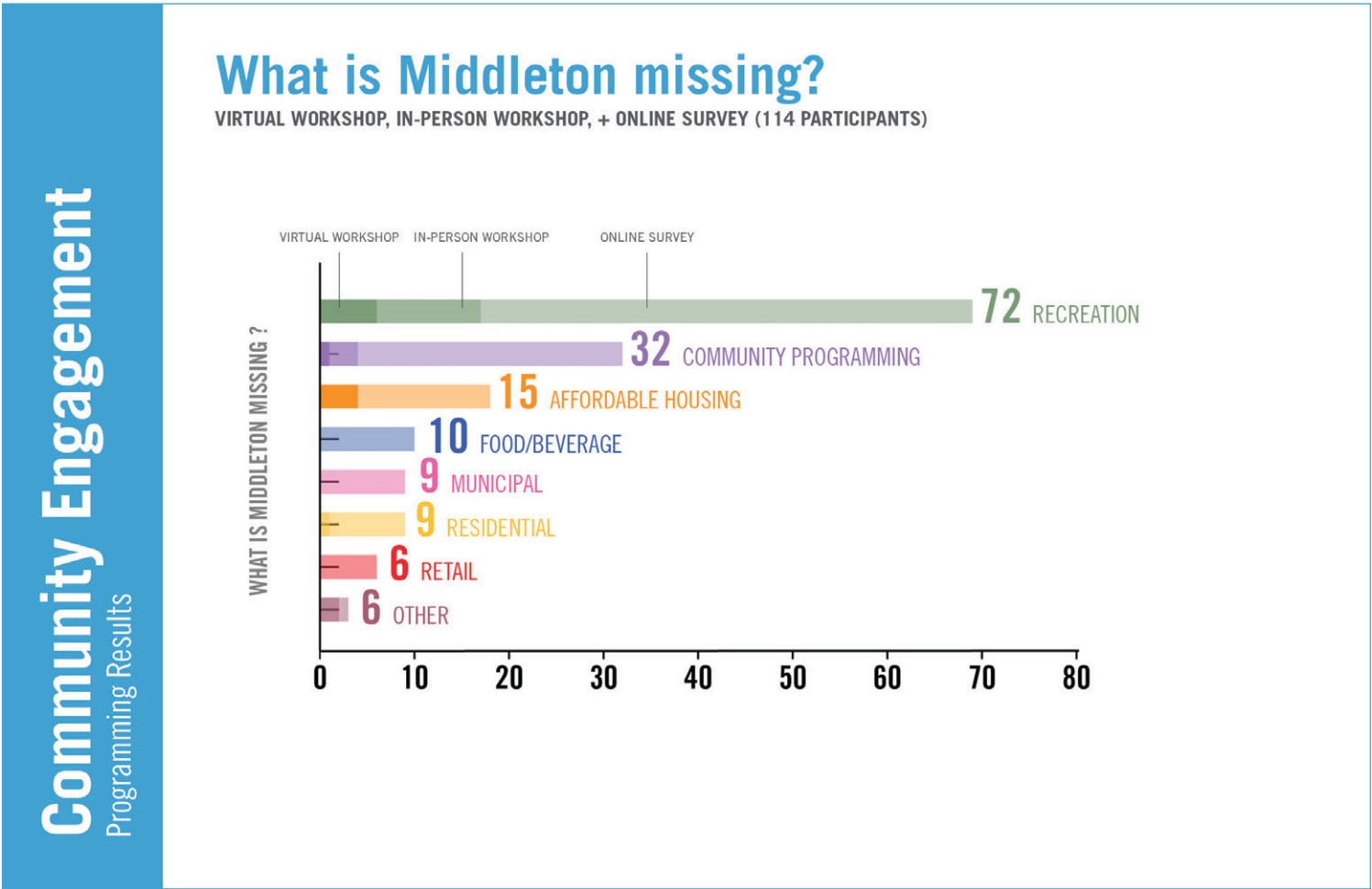
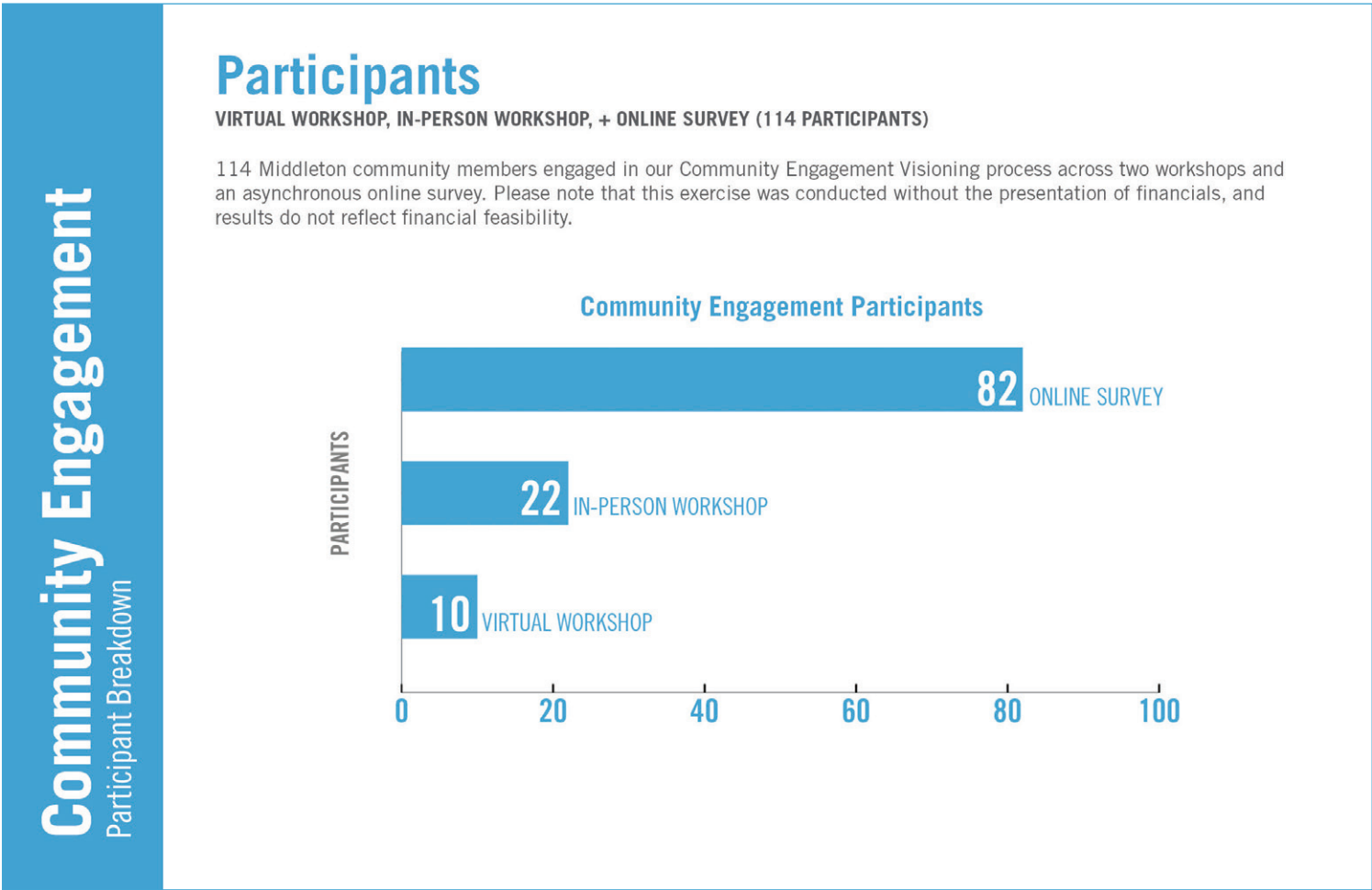
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LUZ
ARCHITECTS

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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)



APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

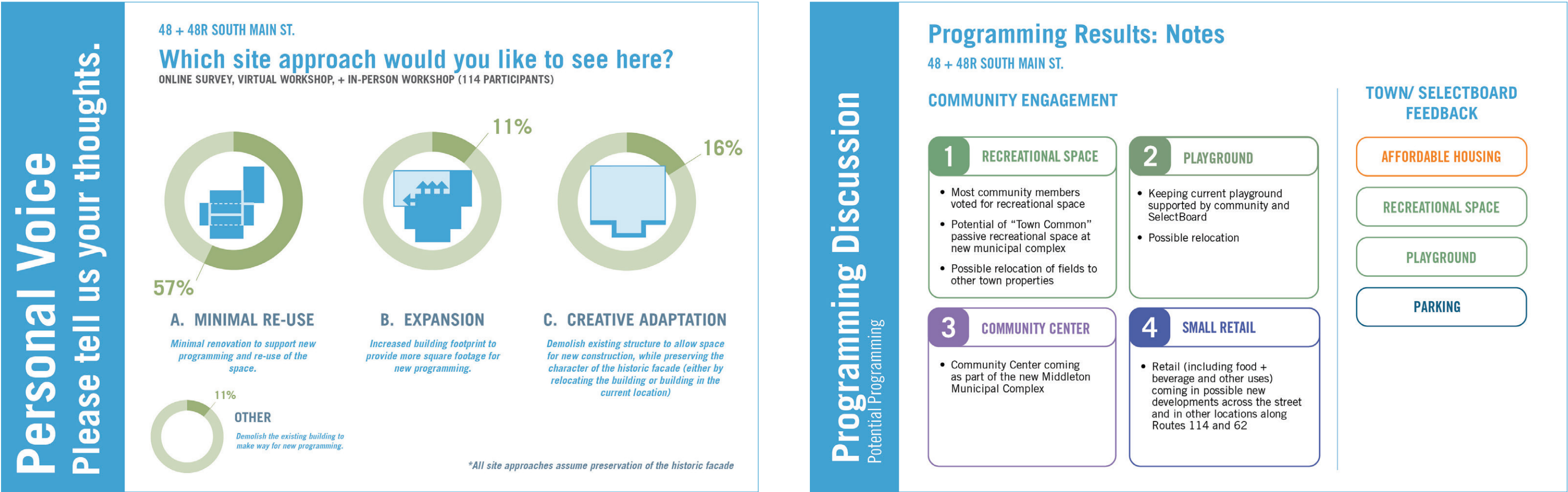
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APPENDIX I: COMMUNITY ENGAGEMENT DATA ANALYSIS

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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

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.

TOWN/ SELECTBOARD FEEDBACK

CREATIVE ADAPTATION

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.

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

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

TOWN OF MIDDLETON, MASSACHUSETTS
FOUNDED IN 1728

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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

Programming Choices

48 + 48R SOUTH MAIN ST.

SCHEME A.

Scheme A utilizes minimal re-use, using the existing building for minimal community-related programming with a small cafe in the ground floor and professional offices in the upstairs, as it is used currently.



MINIMAL RE-USE

1 RECREATIONAL SPACE


2 PLAYGROUND

3 COMMUNITY CENTER

5 PROFESSIONAL OFFICES

SCHEME B.

Scheme B tackles the need for affordable housing in Middleton, offering low density affordable housing on the back lot of 48 S. Main St., preserving access to the playground and a smaller recreational field on 48R.



CREATIVE ADAPTATION

AFFORDABLE HOUSING


1 RECREATIONAL SPACE

2 PLAYGROUND

4 SMALL RETAIL/FOOD+BEVERAGE

SCHEME C.

Scheme C proposes to relocate Memorial Hall on site for community use, and relocate the recreational fields, opening up space on the lot for affordable housing units. This scheme may allow for future highway relocation.




CREATIVE ADAPTATION + NEW DEVELOPMENT


AFFORDABLE HOUSING

3 COMMUNITY CENTER

2 PLAYGROUND

Middleton, MA | Memorial Hall Programming Study

 MassDevelopment



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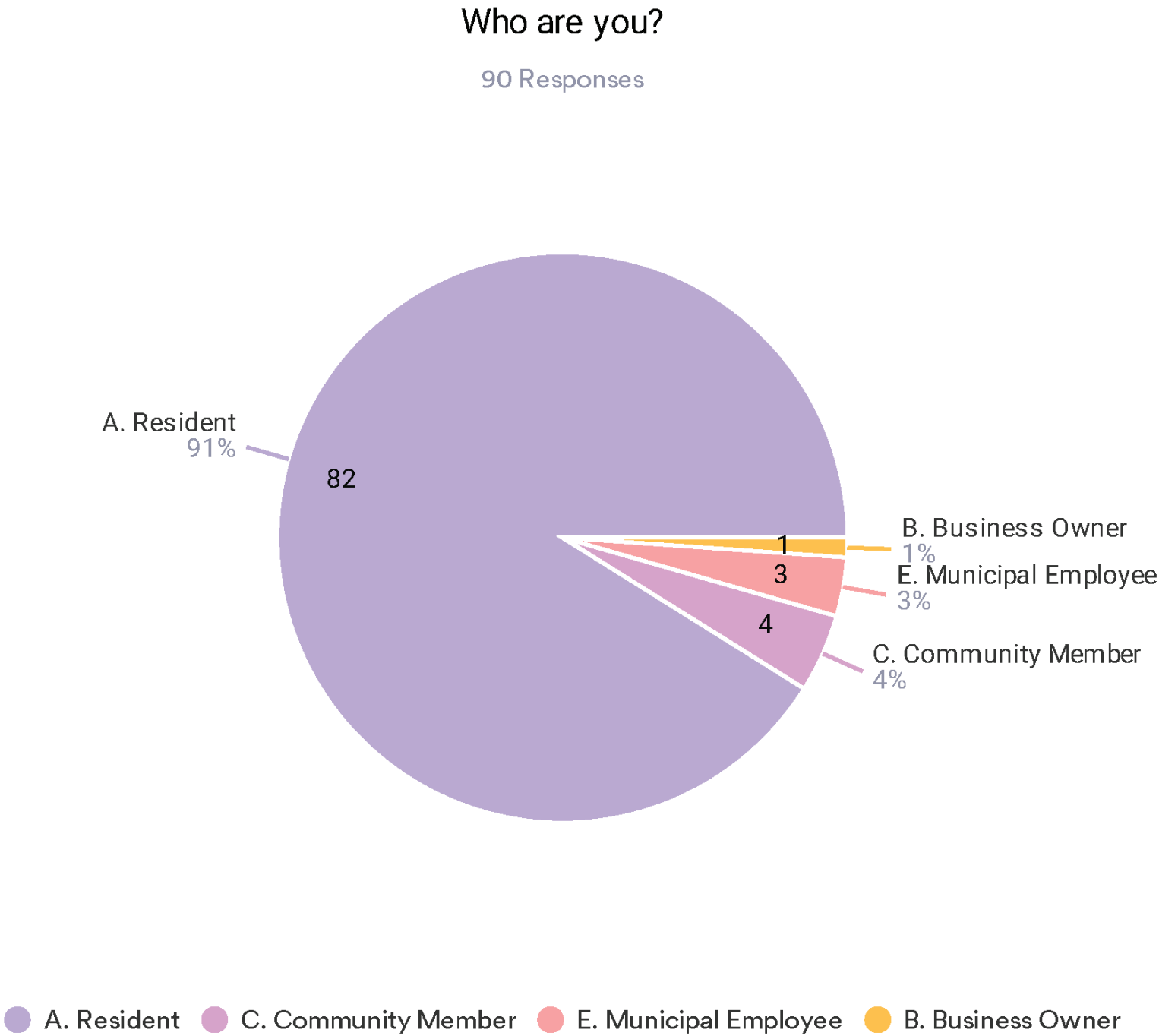
66

Online Survey Results

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.



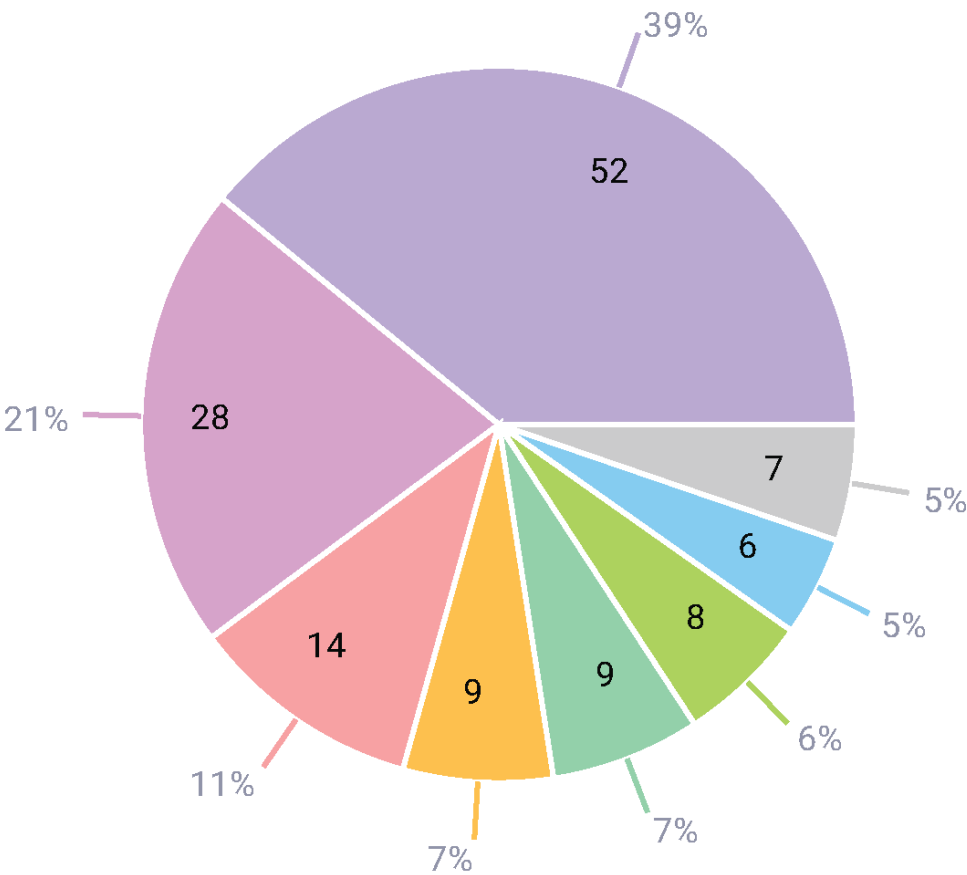
APPENDIX I: COMMUNITY ENGAGEMENT DATA

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

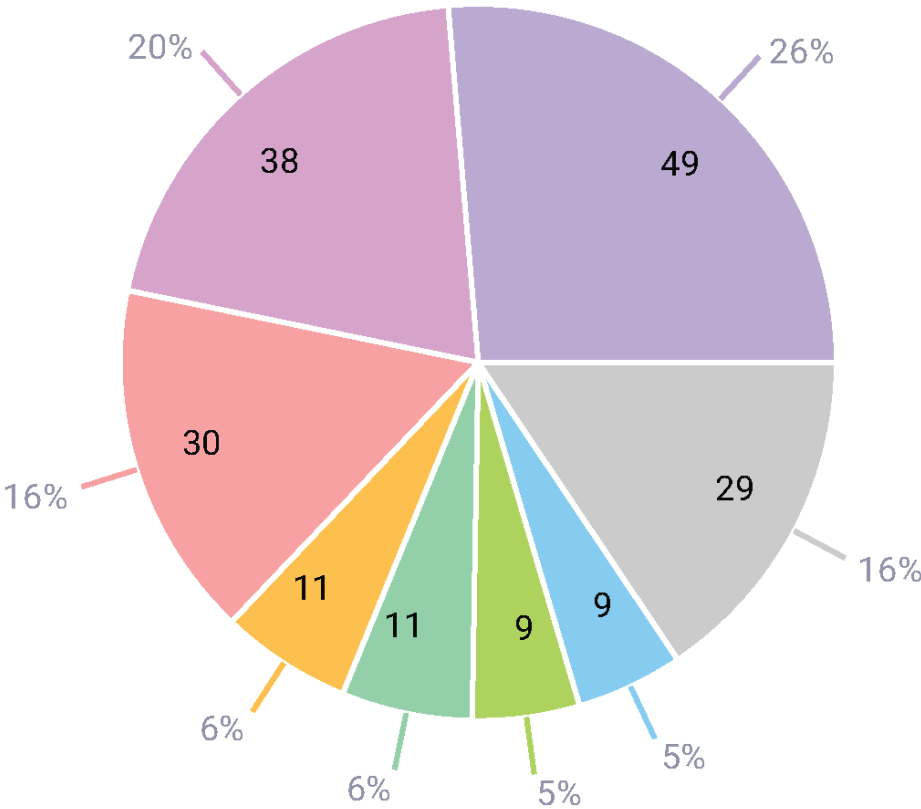
APPENDIX I: COMMUNITY ENGAGEMENT DATA

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

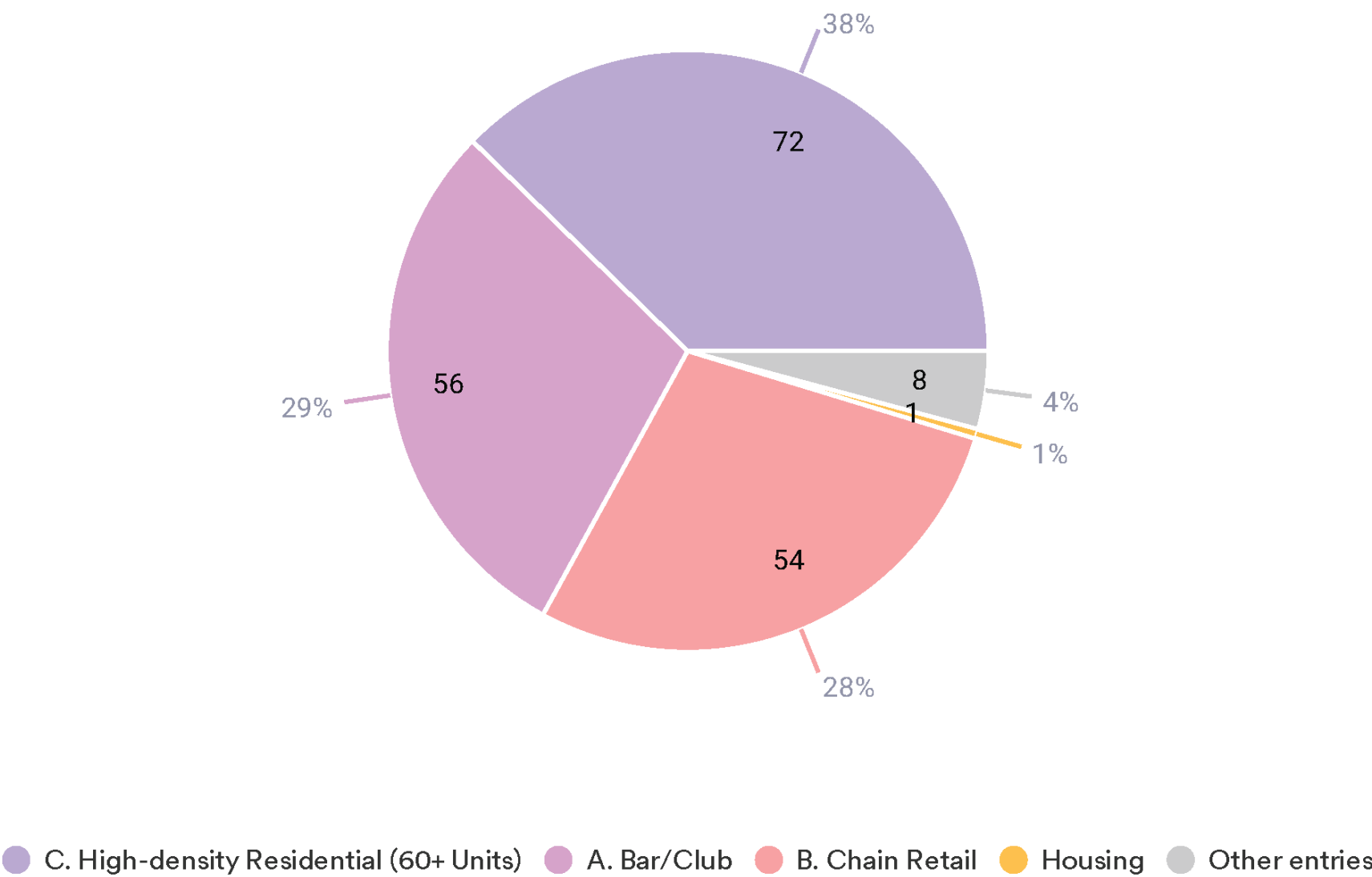
APPENDIX I: COMMUNITY ENGAGEMENT DATA

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



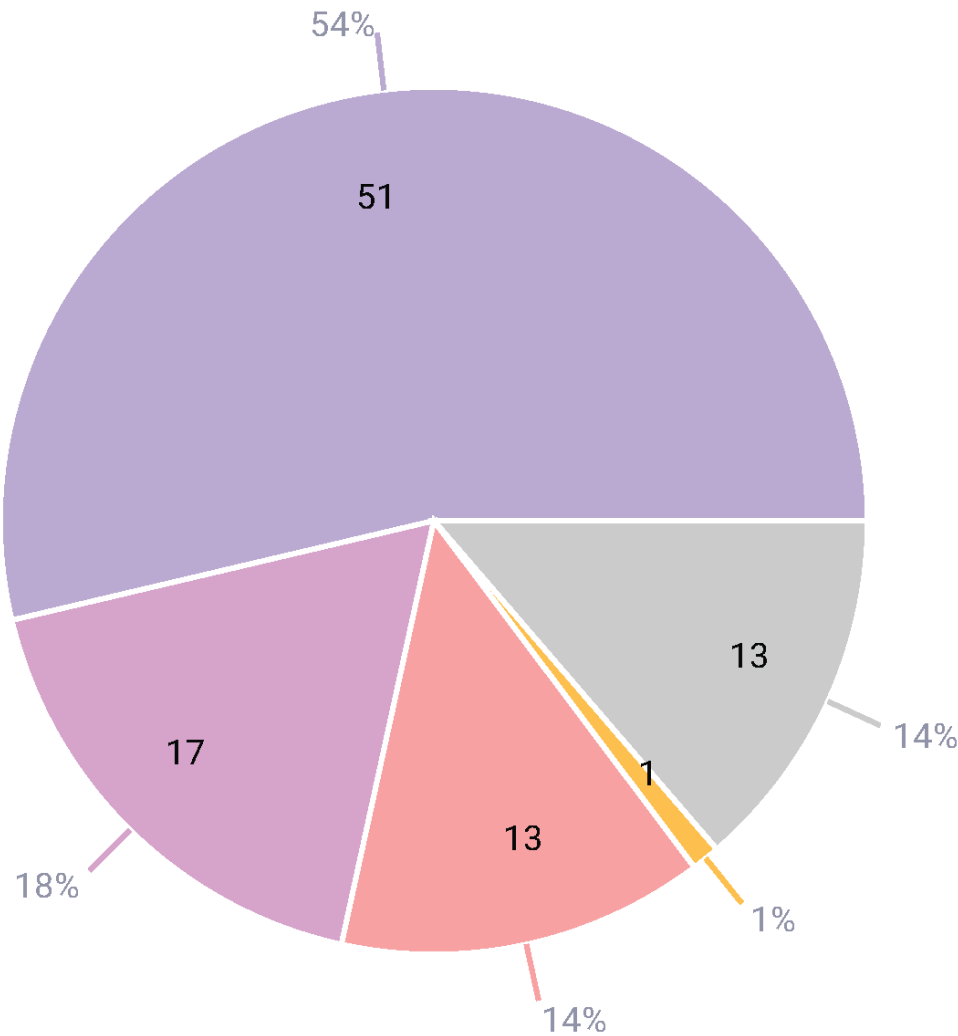
APPENDIX I: COMMUNITY ENGAGEMENT DATA

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 building a new structure)
- B. Expansion (increase the building footprint to provide more square footage for new programming)
- Knock building down and have Rte 62 go right across
- Other entries

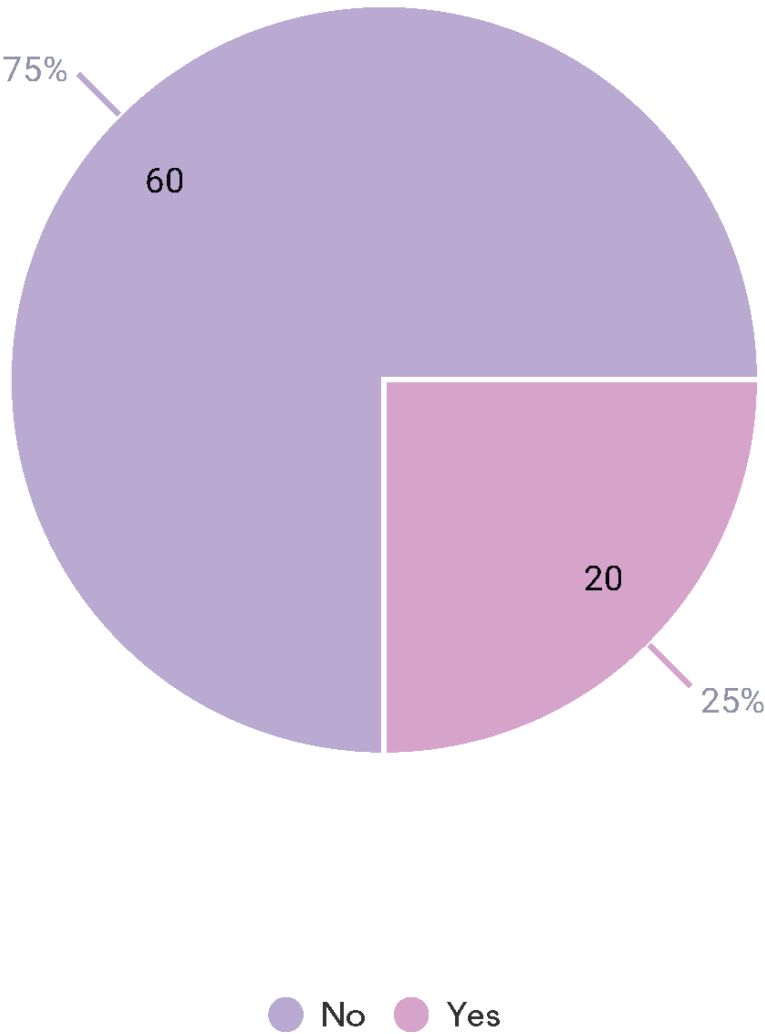
APPENDIX I: COMMUNITY ENGAGEMENT DATA

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?

40 Responses- 42 Empty

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	

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

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?

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).

A. Residential Use

B. Affordable Housing

C. Recreational Use

D. Community Use

E. Retail Use

F. Food & Beverage

G. Municipal Use

Other?

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?

LOW-DENSITY HOUSING
UP TO 15 UNITS

Bluhaven Single-family Residence
Middleton, MA

MEDIUM-DENSITY
MULTI-FAMILY HOUSING
16-20 UNITS

Villebridge Housing Development
Middleton, MA

RECREATION

San Jacinto Plaza
El Paso, TX
SWA

COMMUNITY CENTER

Allencrest Community Center
Lewiston, ME
Abacus Architects

HIGH DENSITY
MULTI-FAMILY
HOUSING
60+ UNITS

691 Mass Ave
Boston, MA
Studio Luz Architects

CHILDCARE

Vivvi Early Learning
New York, NY
Frank Oudeman/Otto

SMALL RETAIL/
FOOD + BEVERAGE

Tatte
Boston, MA

PLAYGROUND

Learning Landscapes
Denver, CO
Design Concepts

MUNICIPAL USE

City Hall
New Hope, MN
Vold Architects & Engineers

PROFESSIONAL
OFFICES

Architect Information Systems Offices
Istanbul
Studio 13

OTHER?

Coffee shop, childcare, professional offices, with playground

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.

YMCA or a youth center of some kind.

Might be housing opportunities in alignment with 40 B. Low density. To make our numbers



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



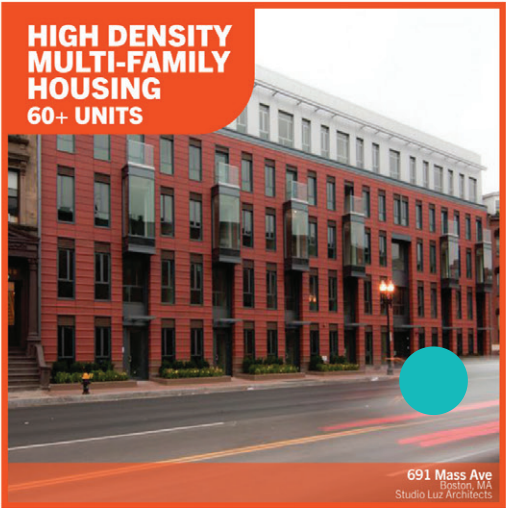
Del Campo Dance
Sacramento, CA

CHAIN RETAIL



Target
Rick Wilking/Reuters

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.

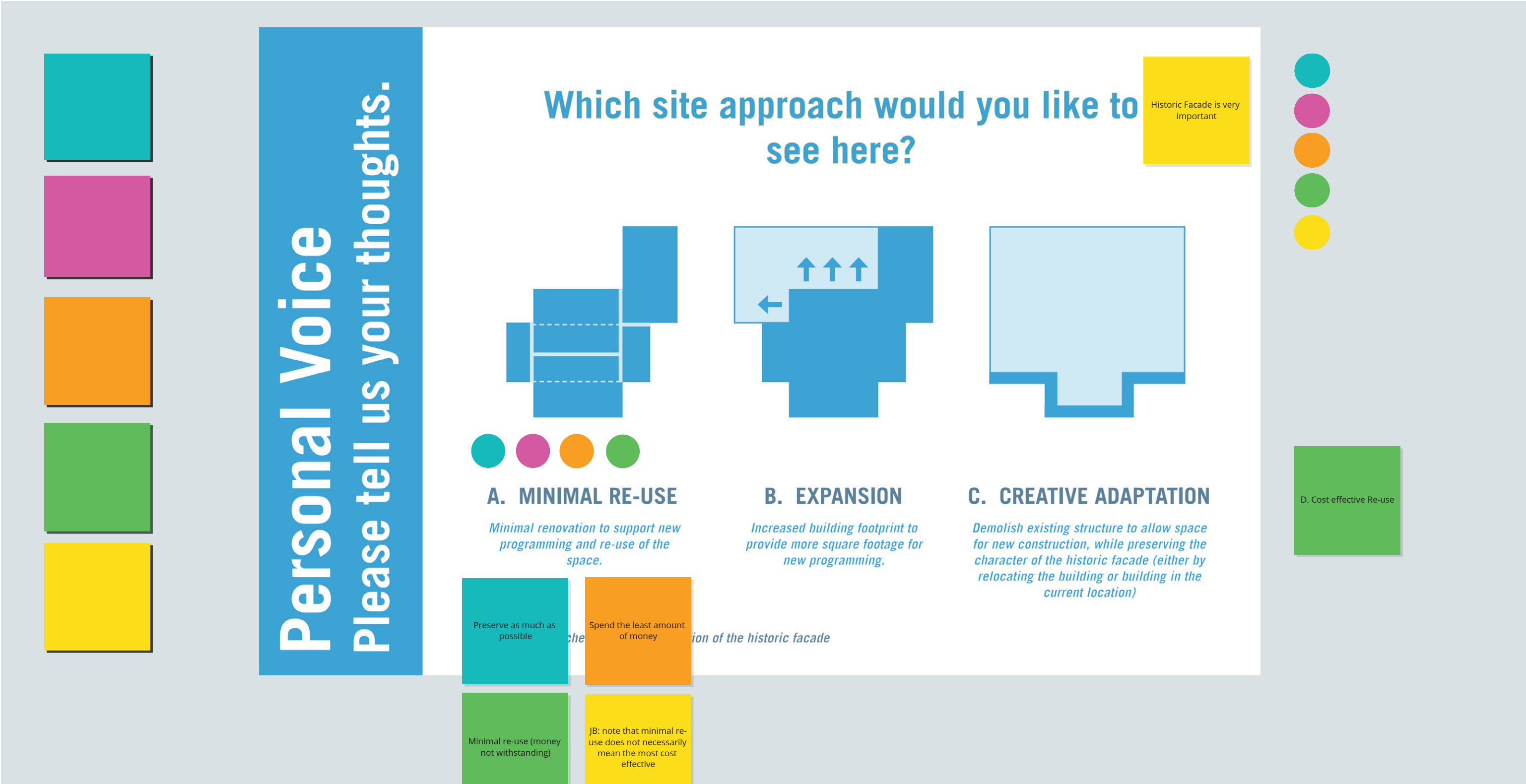
Consider Parking loads if thinking of housing units

APPENDIX I: COMMUNITY ENGAGEMENT DATA

WHAT SITE APPROACH 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.



In-Person Community Engagement Workshop Results

WHAT IS MIDDLETON MISSING? (IN GROUPS)

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?

WHAT IS MIDDLETON MISSING? (IN GROUPS)

Personal Voice

Please tell us your thoughts.

What is Middleton missing?

- See play grounds ~~as~~ somewhat underused.

③

Open space / parking / recreation

②

Road way infrastructure to handle traffic volumes

①

Maintain / enhance the recreational space.

- Some concern about wetlands being damaged / interrupted by road if that was included.

①

Affordable housing -

- Putting in 60 residences through a YOB even though all count for our compliance, impact on market is much less

②

Open space, wouldn't get traffic

→ No more pizza / DD / (no F)

→ 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?

Middleton, MA | Memorial Hall Programming Study

MassDevelopment



STUDIO
LUZ

ARCHITECTS

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WHAT IS MIDDLETON MISSING? (IN GROUPS)

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

IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

WHAT IS MIDDLETON MISSING? (IN GROUPS)

Personal Voice

Please tell us your thoughts.

What is Middleton missing?

Affordability

C. playgrounds 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?

WHAT IS MIDDLETON MISSING? (IN GROUPS)

Personal Voice

Please tell us your thoughts.

What is Middleton missing?

RECREATIONAL USE — PLAYGROUND
~~RECREATIONAL~~ CHILD CARE.
ART — 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?

WHAT IS MIDDLETON MISSING? (IN GROUPS)

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

IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

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

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



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



Vivvi 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?

None of the above / Community Cultural Center

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

TOWN OF MIDDLETON, MASSACHUSETTS
FOUNDED IN 1728

STUDIO
LUZ
ARCHITECTS

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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



Vivvi Early Learning
New York, NY
Frank Oudemans/Otto

I. MUNICIPAL USE



City Hall
New Hope, MN
Wold Architects & Engineers

J. SMALL RETAIL/FOOD + BEVERAGE



Tatte
Boston, MA

OTHER?

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

TOWN OF MIDDLETON, MASSACHUSETTS
FOUNDED IN 1728

STUDIO
LUZ
ARCHITECTS

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APPENDIX I: COMMUNITY ENGAGEMENT DATA

IN-PERSON COMMUNITY
ENGAGEMENT WORKSHOP RESULTS

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

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

Vivvi Early Learning
New York, NY
Frank Oudemans/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 Hagen lot & existing parking lot)

APPENDIX I: COMMUNITY ENGAGEMENT DATA

IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

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

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
Evanston, IL
Studio 13

F. COMMUNITY CENTER



Allencrest Community Center
Leominster, MA
Abacus Architects

G. PLAYGROUND




Learning Landscapes
Denver, CO
Design Concepts

H. CHILDCARE



Vivvi 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?

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

STUDIO
LUZ
ARCHITECTS

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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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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
GWA

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



Vivvi Early Learning
New York, NY
Frank Oudemans/Otto

I. MUNICIPAL USE



City Hall
New Hope, MN
Wold Architects & Engineers

J. SMALL RETAIL/
FOOD + BEVERAGE



Tatte
Boston, MA

OTHER?

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

STUDIO
LUZ
ARCHITECTS

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APPENDIX I: COMMUNITY ENGAGEMENT DATA

IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

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

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**

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

Vivvi 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

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?

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

STUDIO
LUZ
ARCHITECTS

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APPENDIX I: COMMUNITY ENGAGEMENT DATA

IN-PERSON COMMUNITY ENGAGEMENT WORKSHOP RESULTS

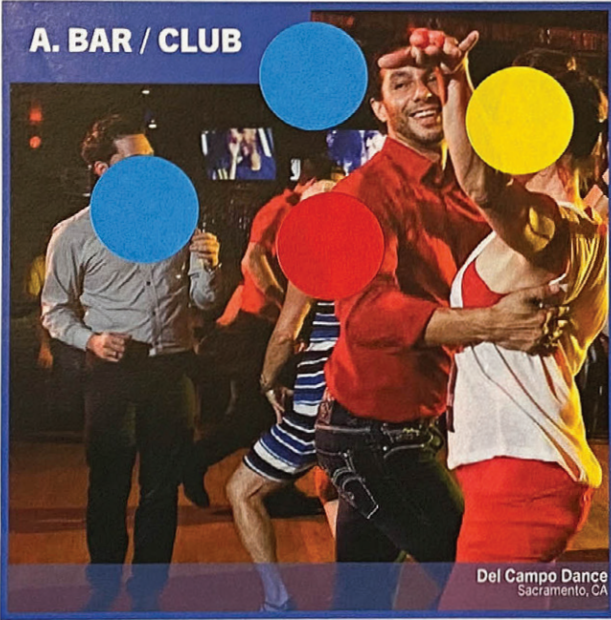
WHAT WOULD YOU NOT LIKE TO SEE HERE? (IN GROUPS)

Personal Voice

Please tell us your thoughts.


What would you NOT like to see here?

A. BAR / CLUB



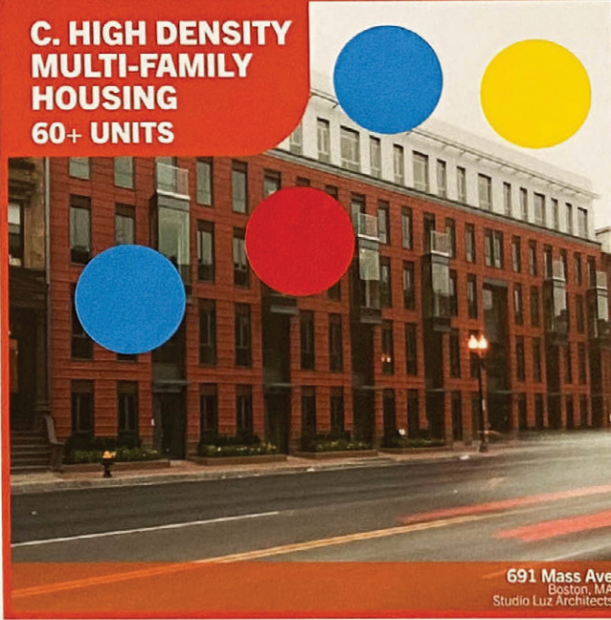
Del Campo Dance
Sacramento, CA

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



B. CHAIN RETAIL



C. HIGH DENSITY MULTI-FAMILY HOUSING 60+ UNITS



OTHER?

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

TOWN OF MIDDLETON, MASSACHUSETTS
FOUNDED IN 1728

STUDIO
LUZ
ARCHITECTS

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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?

Handwritten notes in the 'OTHER?' section include: 'You don't want a bar/club in the middle of the street', 'You don't want a chain retail store in the middle of the street', and 'You don't want a high density multi-family housing building in the middle of the street'.

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?

housing of any kind
in the town hall space.

nothing
vacant and
unmaintained

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

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.*

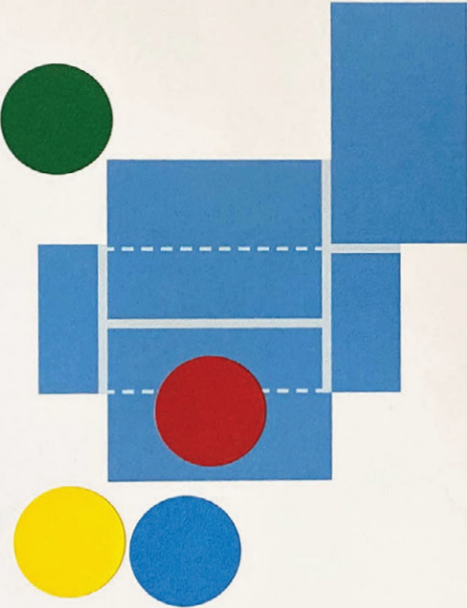
D. Tear whole thing down/renovate

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

Personal Voice

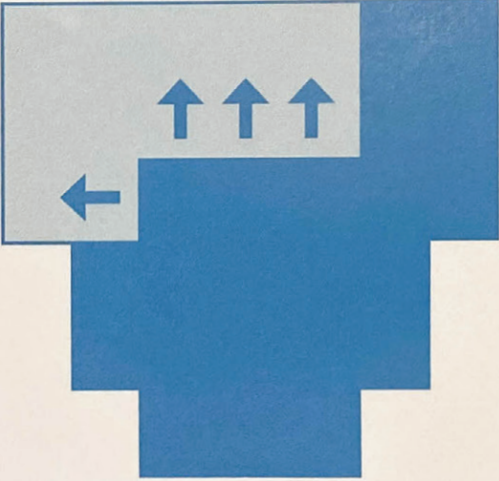
Please tell us your thoughts.

Which site approach would you like to see here?



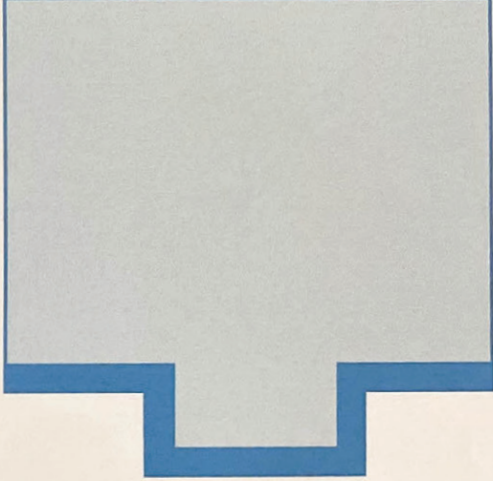
A. MINIMAL RE-USE

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)

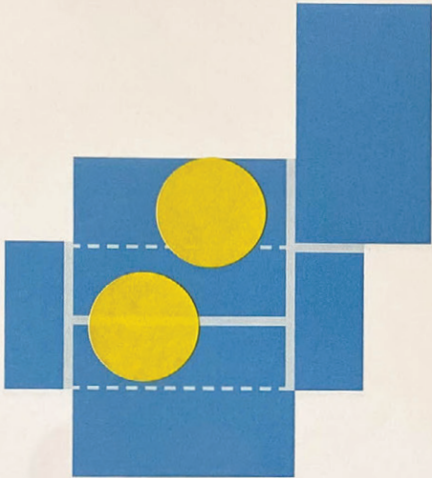
**All site approaches assume preservation of the historic facade*

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

Personal Voice

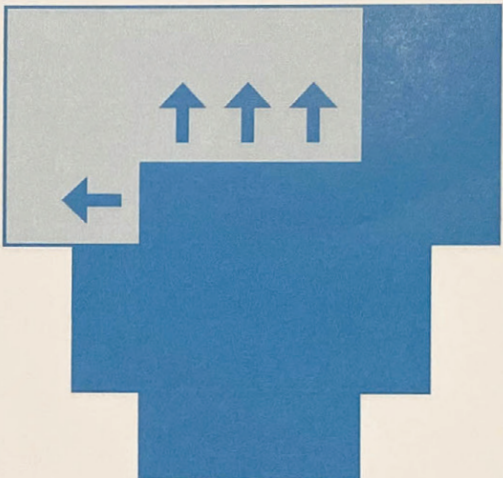
Please tell us your thoughts.

Which site approach would you like to see here?



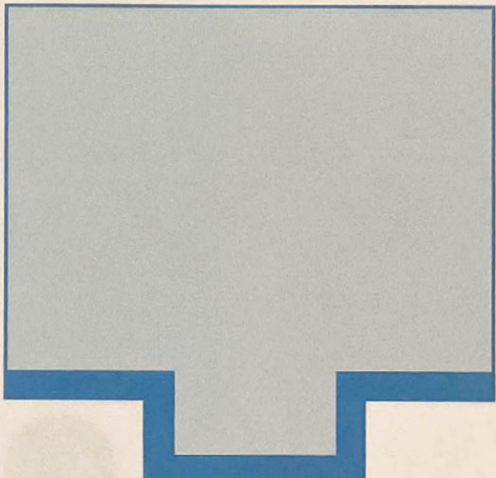
A. MINIMAL RE-USE

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*

Middleton, MA | Memorial Hall Programming Study

MassDevelopment

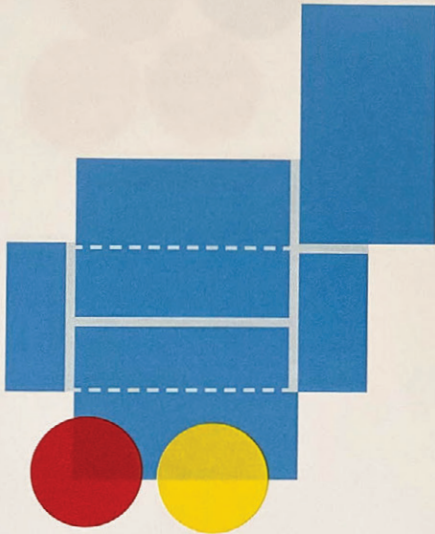
STUDIO
LUZ
ARCHITECTS

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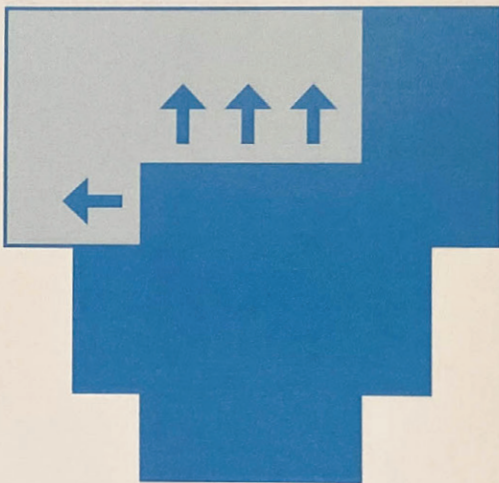
WHAT SITE APPROACH WOULD YOU LIKE TO SEE HERE? (IN GROUPS)

Personal Voice
Please tell us your thoughts.

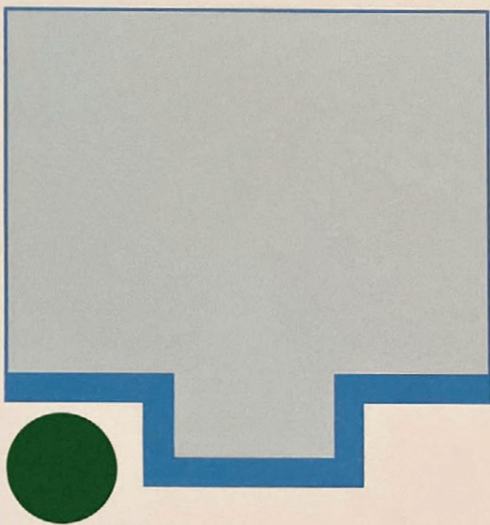
Which site approach would you like to see here?



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)

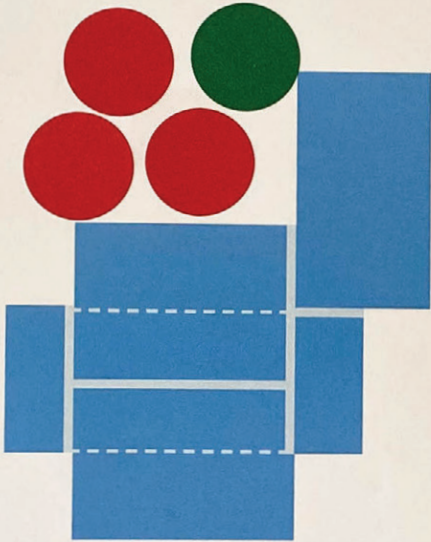
*All site approaches assume preservation of the historic facade

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

Personal Voice

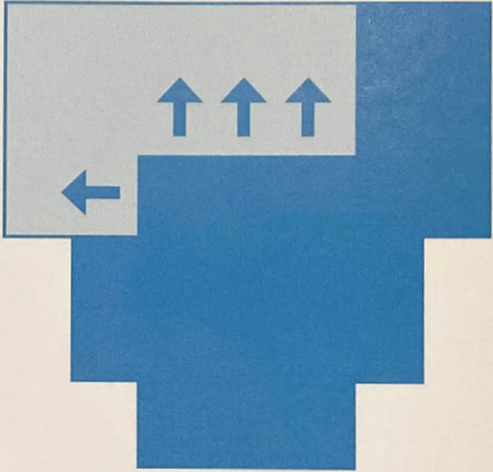
Please tell us your thoughts.

Which site approach would you like to see here?



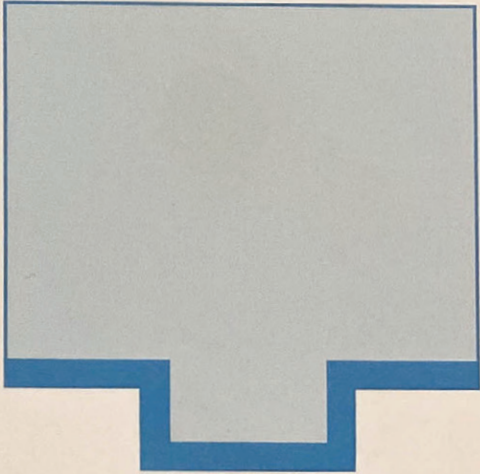
A. MINIMAL RE-USE

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)

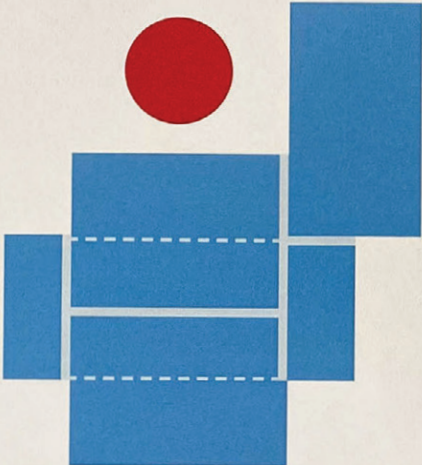
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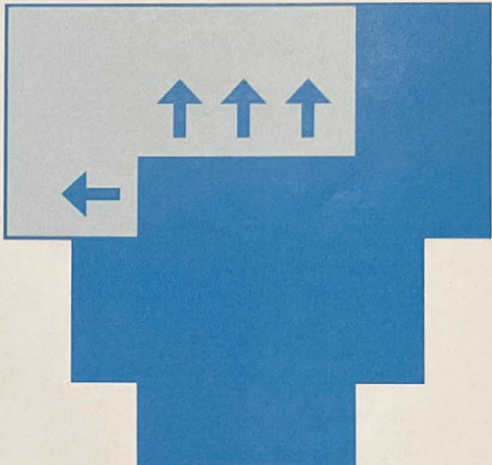
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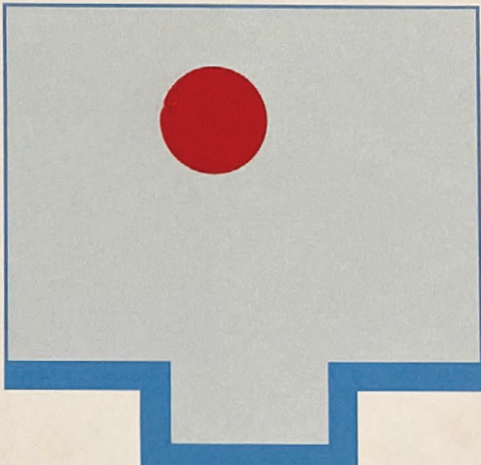
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BE THE ARCHITECT ACTIVITY (INDIVIDUAL)

IN-PERSON COMMUNITY
ENGAGEMENT WORKSHOP RESULTS

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
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BE THE ARCHITECT!

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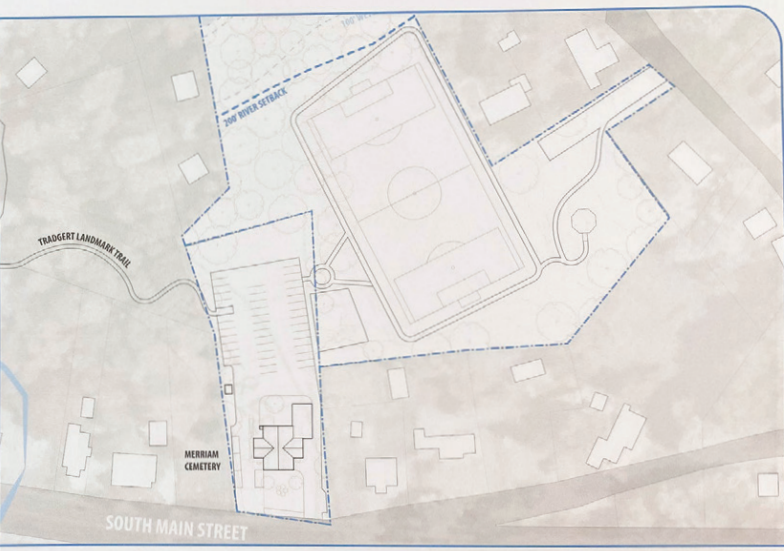
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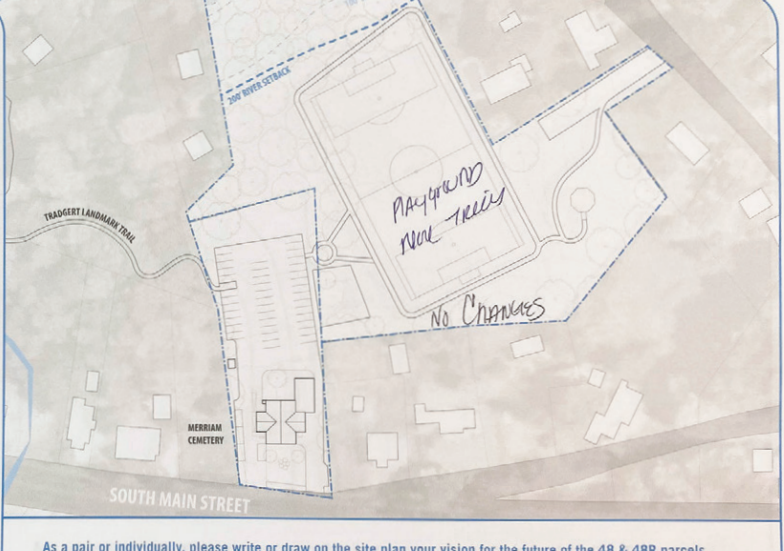
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#1 parking - tear build down
#2 Re Route Rt 62

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1. Raynard, Shirley Paul. Middleton Historical Society. Images from America: Middleton. School Days, School Days, Dear Old Golden Rule Days. Page 99.
2. <https://earth.google.com/web/@42.59288034,-71.01399873,29.71877877a,235.01668554d,35y,97.01227535h,59.99855707t,0r/data=OgMKATA>
3. Middleton History: Schools Past and Present: <https://www.wickedlocal.com/story/chronicle-transcript/2014/09/03/history-middleton-schools-past-present/36540840007/>
4. Middleton History: Schools Past and Present: <https://www.wickedlocal.com/story/chronicle-transcript/2014/09/03/history-middleton-schools-past-present/36540840007/>
5. <https://www.middletonma.gov/>
6. Massachusetts Rivers Protection Act: <https://www.mass.gov/doc/about-the-massachusetts-rivers-protection-act/download#:~:text=The%20Rivers%20Protection%20Act%2C%20Chapter,sides%20of%20rivers%20and%20streams.>
7. FEMA: <https://www.fema.gov/glossary/zone-ae>
8. Hard copy plans utilized by Studio Luz from the Assessor's Office. For more information, visit: <https://middletonma.gov/316/Board-of-Assessors>
9. Zoning map produced by CAI Technologies for the Town of Middleton, 2016. <https://www.middletonma.gov/DocumentCenter/View/541/Zoning-Map-PDF?bidId=>
10. <https://middleton-mmc.com/design-development-phase>
11. <https://villebridge.com/middleton>
12. <https://dibiasecompanies.com/portfolio/blu-haven/>

