

Town of Southampton

Redevelopment of the Ponquogue Beach Bathing Facility

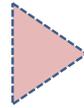


Town Board Work Session

KEY REDEVELOPMENT GOALS



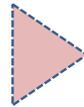
- ▶ **Seek Community Input**
- ▶ **Address Deficiencies**
- ▶ **Propose New Features**
- ▶ **Promote Sustainability**



Stakeholder Survey

- Beach Questionnaire
- Online Survey

(Aug. 26 & 27)
(Sept & Oct)



Public Workshop I

(Sept 28)



Work Session with Town Board

(Oct 27)



Preliminary Concept Design

(Nov 4)



Public Workshop II

(Nov. 15/16)



Final Concept Design

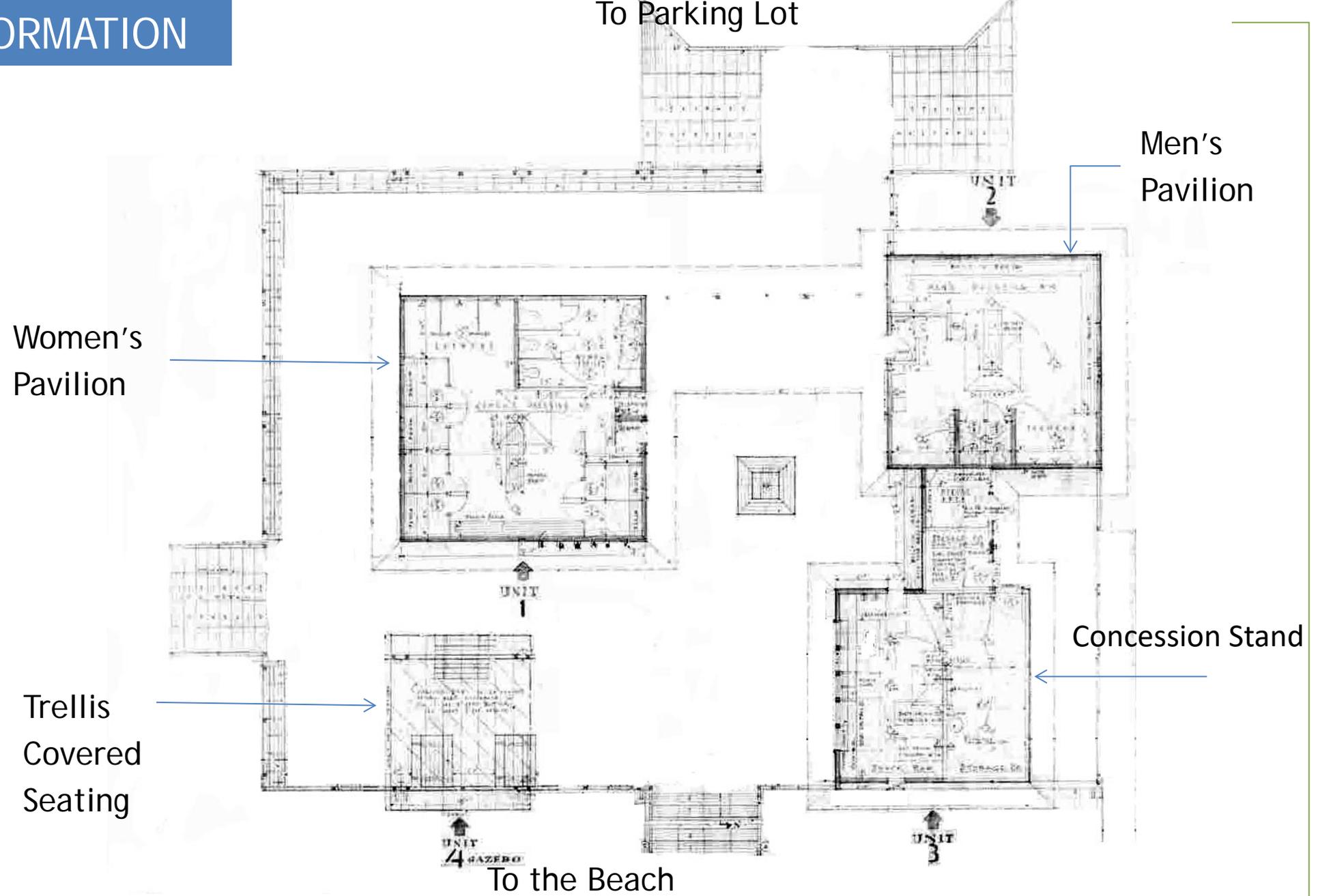
(Dec 2016)

KEY SITE INFORMATION

- ▶ 9.8 acres of land
- ▶ 507 parking spaces
- ▶ Land purchased by Southampton in 1964
- ▶ Building built in 1966
- ▶ Partially renovated in 2009



KEY BUILDING INFORMATION



SURVEY

KEY STATS ON RESPONDERS



TYPICAL RESPONDER:

Middle age or older Resident, living near by, visiting the beach with family for several hours, frequently and in all seasons

- ▶ 1,341 Responses
- ▶ 67% Female Responses
- ▶ 80% Responders are over the age of 40
- ▶ 90% are Residents (60% in the beach survey)
- ▶ 50% visit 21 or more times in all seasons
- ▶ 98% drive to beach
- ▶ 70% are within 5 miles from the beach
- ▶ 64% come with Family
- ▶ 50% spend 2 to 4 hours on the beach

SURVEY

KEY COMMENTS FOR FACILITIES



TYPICAL RESPONDER:

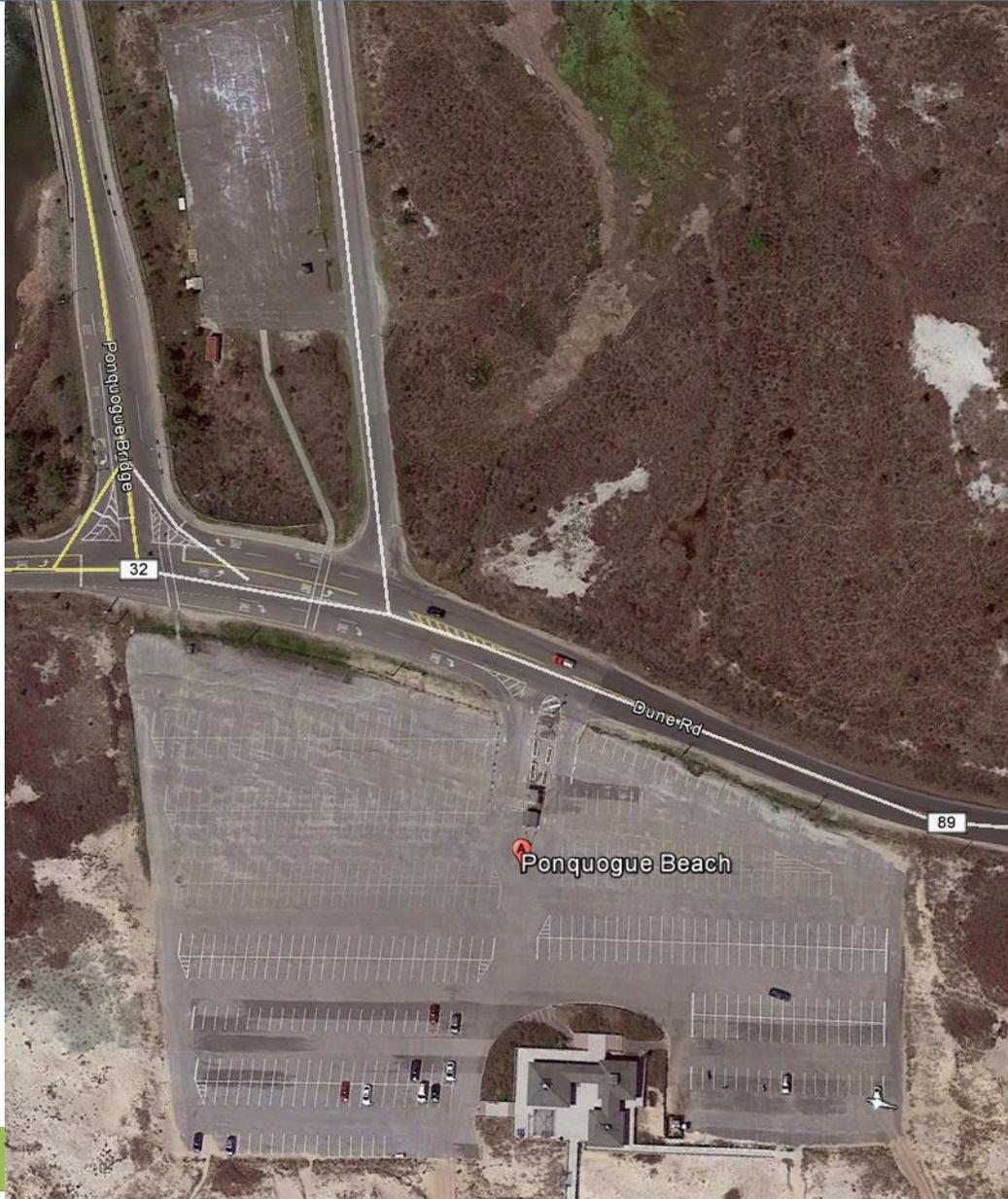
Renovate and improve existing facility, keeping it simple; Improve food offerings and seating

- ▶ Majority uses restrooms, snack bar and seating
- ▶ Majority considers the facility satisfactory or inadequate
- ▶ More showers are needed
- ▶ Renovate and update the facility
- ▶ More shaded and open outdoor seating away from restrooms
- ▶ Indoor seating is not needed
- ▶ Better selection of healthy food in a snack bar
- ▶ Generally opposed to serving alcoholic beverages
- ▶ Improve refuse pickup and maintenance
- ▶ Traditional or existing architectural design
- ▶ Repair parking lot
- ▶ Better beach access for disabled and elderly
- ▶ More space and equipment for lifeguards

REDEVELOPMENT OVERALL APPROACH

- ▶ Maintain Low-Key, Family Beach, in a Natural Setting
- ▶ Upgrade materials and structures
- ▶ Provide minimal increase in size where needed
- ▶ Improve overall accessibility features
- ▶ Add sustainable features where appropriate

REDEVELOPMENT SITE RENOVATION CONSIDERATIONS



For Parking Areas consider:

- ▶ Breaking up large area of asphalt with landscaping / rain-gardens to reintegrate native plantings and natural habitat where visitors and residents can appreciate it.
- ▶ Repair areas of deteriorated asphalt paving on the main and supplemental lot.
- ▶ Correct areas of ponding
- ▶ Seal parking lots and re-stripe

REDEVELOPMENT SITE RENOVATION CONSIDERATIONS



For Parking
Entrance consider:

- ▶ Improved landscaping / rain gardens
- ▶ Improved fencing
- ▶ New signage

REDEVELOPMENT SITE RENOVATION CONSIDERATIONS

Lighting:

- ▶ Upgrade lighting with Dark-Sky fixtures
- ▶ Keep light pollution minimal and limited to security and safety concerns



REDEVELOPMENT SITE RENOVATION CONSIDERATIONS

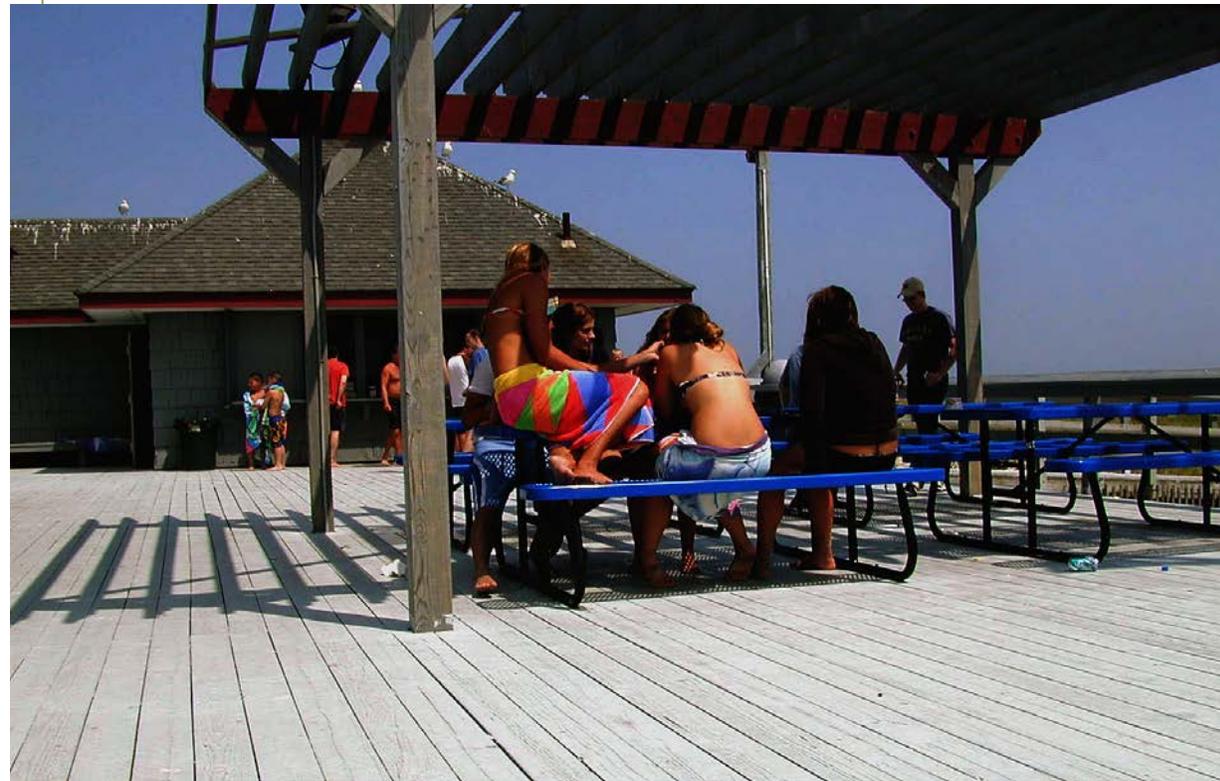


Building Surrounds:

- ▶ Upgrade landscaping and fencing for improved appearance

REDEVELOPMENT

BUILDING RENOVATION CONSIDERATIONS



Proposed New or Expanded Facilities:

- ▶ Increase seating area (shaded and open) with a limited deck expansion
- ▶ Reorient seating away from restroom entrances (or change restroom door location)
- ▶ Provide additional outdoor showers
- ▶ Provide changing rooms

REDEVELOPMENT

BUILDING RENOVATION CONSIDERATIONS



Food and Beverage Improvement:

- ▶ Reorient que lines / serving windows to avoid congestion at high traffic times
- ▶ Consider small increase in interior space to improve offerings
- ▶ Provide visual upgrade of the exterior

REDEVELOPMENT

BUILDING RENOVATION CONSIDERATIONS



Improve beach access for the elderly:

- ▶ Consider extending the ramp
- ▶ Extend ramp railing

REDEVELOPMENT

BUILDING RENOVATION CONSIDERATIONS

Interior Upgrades:

- ▶ Replace floor and wall finishes
- ▶ Replace lighting and improve ceiling
- ▶ Replace fixtures



REDEVELOPMENT

BUILDING RENOVATION CONSIDERATIONS

Upgrade Building Exterior:

- ▶ Upgrade exterior appearance while keeping the building traditional and simple
- ▶ Replace exterior siding with new cedar shakes with clear sealant, or consider other sustainable exterior materials
- ▶ Replace and upgrade doors and windows



REDEVELOPMENT

BUILDING RENOVATION CONSIDERATIONS

Repair deterioration:

- ▶ Roofing and skylights
- ▶ Termite damage on building sills, pile caps and stair stringers
- ▶ Replace interior decking
- ▶ Add supports for synthetic decking and railing



REDEVELOPMENT

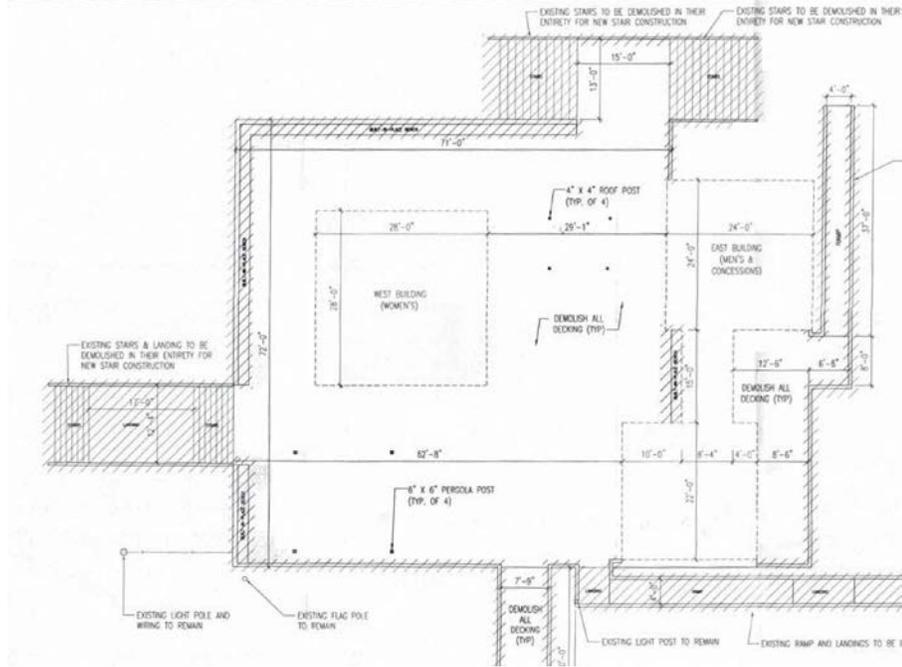
BUILDING RENOVATION CONSIDERATIONS



For Life-Guards:

- ▶ Increase amount of space
- ▶ Upgrade facilities and equipment

REDEVELOPMENT SUSTAINABILITY CONSIDERATIONS



- ▶ Rain-gardens
- ▶ Dark-sky lighting
- ▶ Increased amount of natural lighting with new skylights
- ▶ Improve passive ventilation
- ▶ Utilize sustainable construction materials where applicable
- ▶ Consider rain water harvesting for irrigation or restrooms
- ▶ Consider waterless urinals
- ▶ High efficiency HVAC where mechanical equipment is needed
- ▶ Consider replacing port-a-poty with self-contained solar powered units with minimal effluent

