

Town of Southampton

Redevelopment of the Ponquogue Beach Bathing Facility



Town Board Work Session III

Overview of the Process



Stakeholder Survey
- Beach Questionnaire
(Aug. 26 & 27)
- Online Survey
(Sept & Oct)



Public Workshop I (Sept 28, 2016)



Work Session I with Town Board (Oct 27, 2016)



Preliminary Concept Design (Nov 15, 2016)



Public Workshop II (Nov. 15, 2016)



Work Session II with Town Board (Feb. 9, 2017)

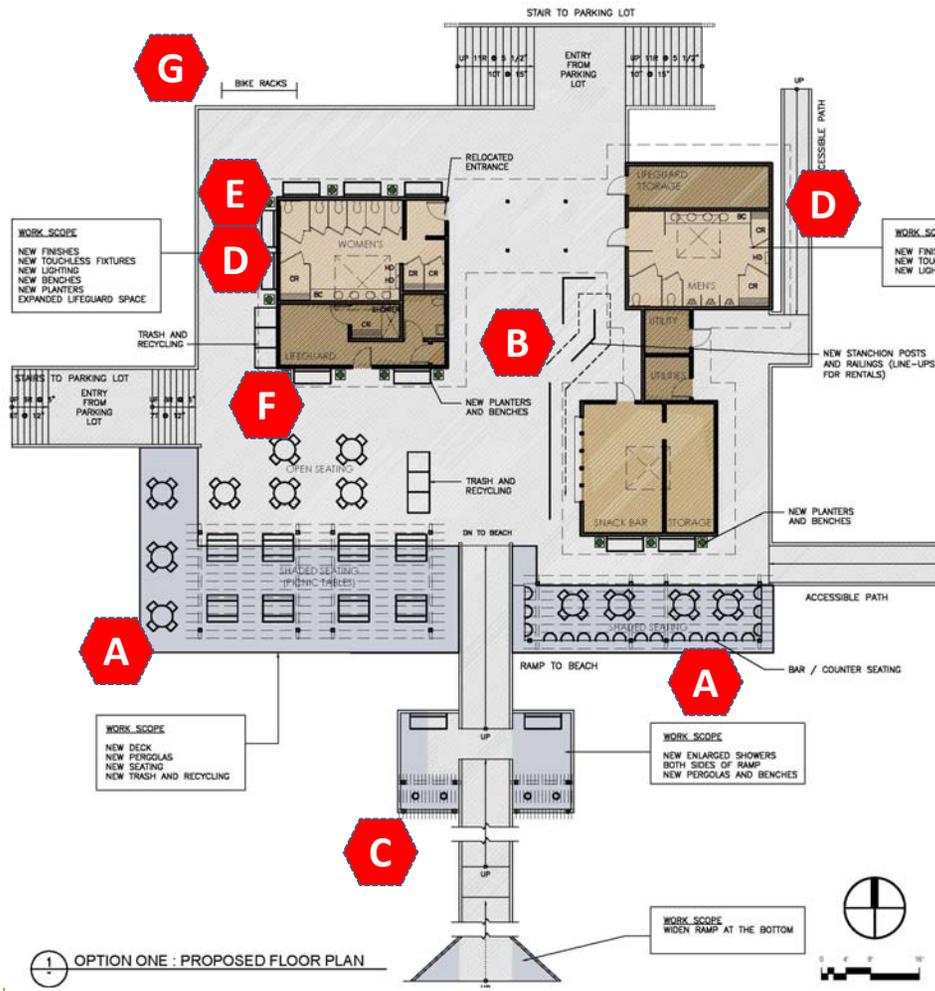


Final Concept Presentation (May 18, 2017)

KEY REDEVELOPMENT CONCEPTS BASED ON USER SURVEY

- ▶ 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 - Option One



Key Features Respondents Asked For:

- A** Increase seating area (shaded and open)
- B** Minimize congestion in front of snack bar
- C** Provide additional outdoor showers
- D** Provide changing rooms
- E** Improve interior layouts
- F** New finishes, lighting, fixtures, benches, planters
- G** Expanded and renovated lifeguard space
- G** Storage under the deck

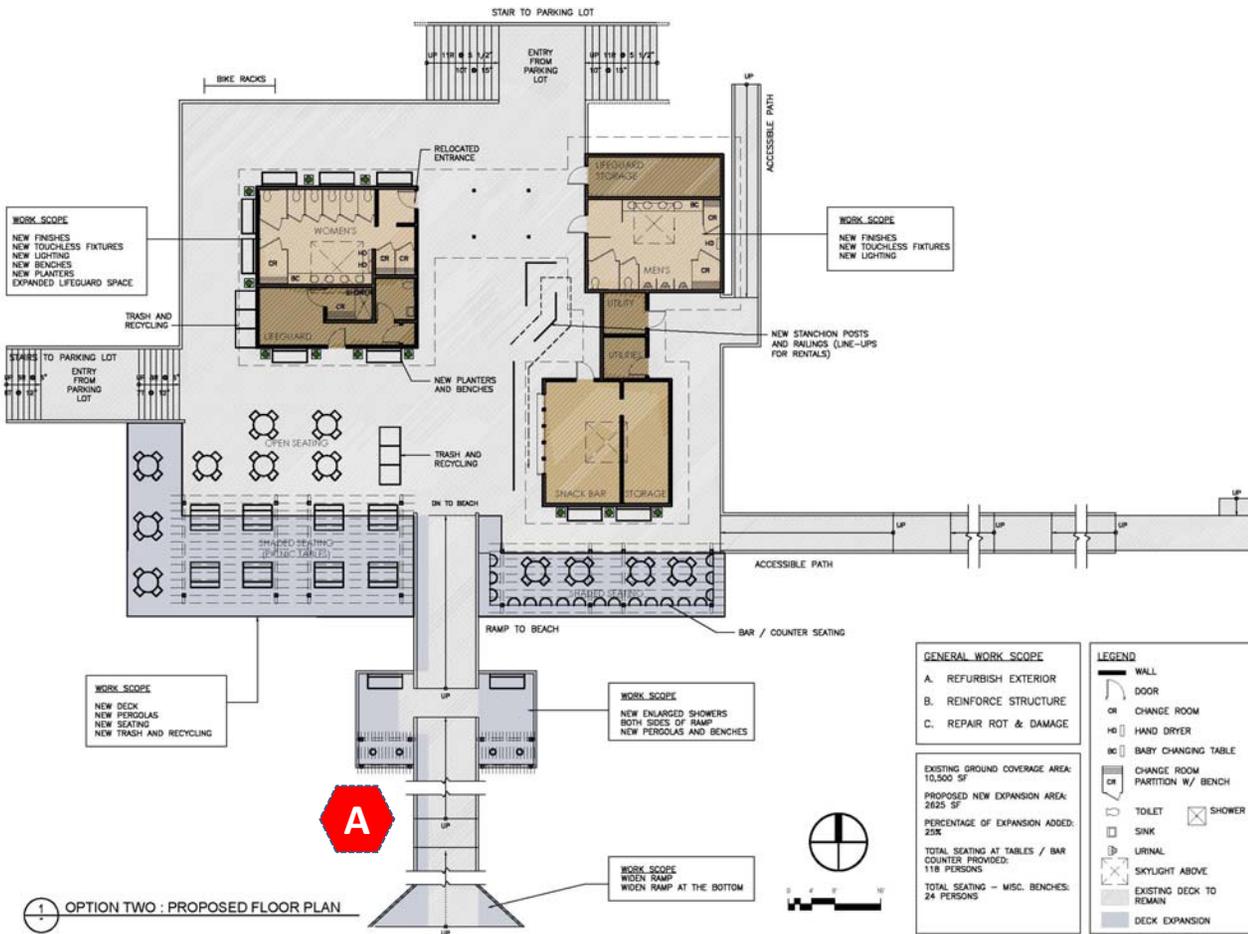
| GENERAL WORK SCOPE | |
|--------------------|---------------------|
| A. | REFURBISH EXTERIOR |
| B. | REINFORCE STRUCTURE |
| C. | REPAIR ROT & DAMAGE |

| LEGEND | |
|--------|--------------------------------|
| — | WALL |
| ⌋ | DOOR |
| CR | CHANGE ROOM |
| HD | HAND DRYER |
| BC | BABY CHANGING TABLE |
| CR | CHANGE ROOM PARTITION W/ BENCH |
| ⊕ | TOILET |
| ⊕ | SINK |
| ⊕ | URINAL |
| ⊕ | SKYLIGHT ABOVE |
| ⊕ | EXISTING DECK TO REMAIN |
| ⊕ | DECK EXPANSION |

| | |
|---|-------------|
| EXISTING GROUND COVERAGE AREA: | 10,500 SF |
| PROPOSED NEW EXPANSION AREA: | 1,858 SF |
| PERCENTAGE OF EXPANSION ADDED: | 17.7% |
| TOTAL SEATING AT TABLES / BAR COUNTER PROVIDED: | 118 PERSONS |
| TOTAL SEATING - MISC. BENCHES: | 27 PERSONS |

1 OPTION ONE : PROPOSED FLOOR PLAN

REDEVELOPMENT - Option Two

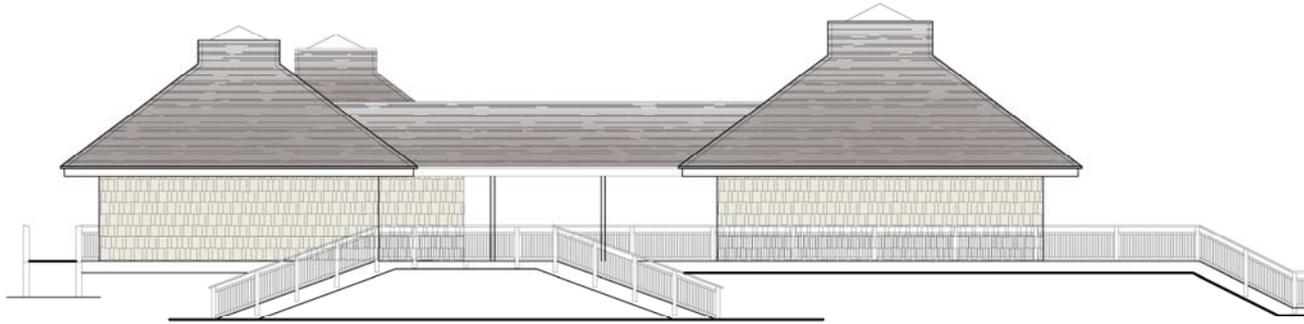


A Wider Ramp

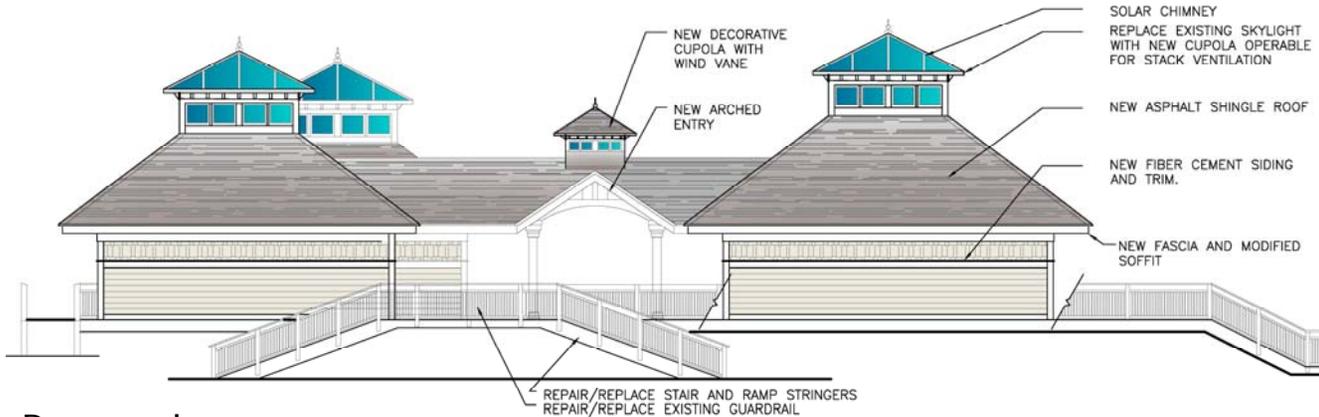
1 OPTION TWO : PROPOSED FLOOR PLAN

REDEVELOPMENT

EXTERIOR - Parking Side



Existing



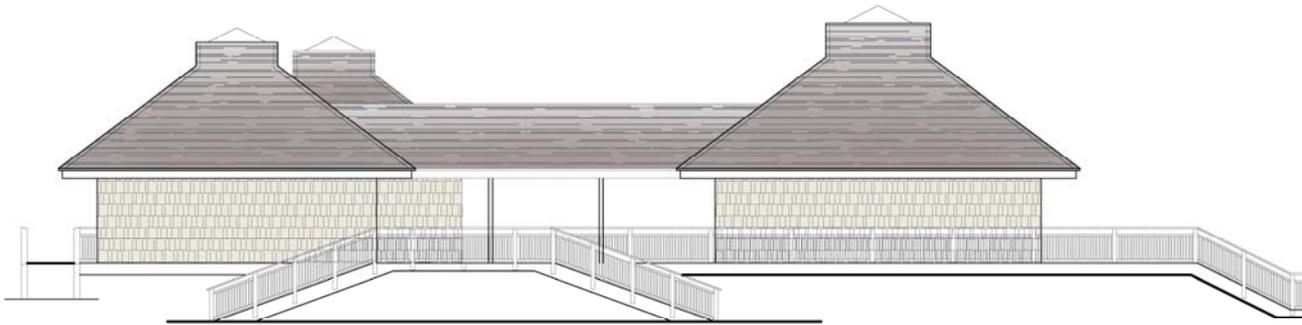
Proposed

Key Features Respondents Asked For:

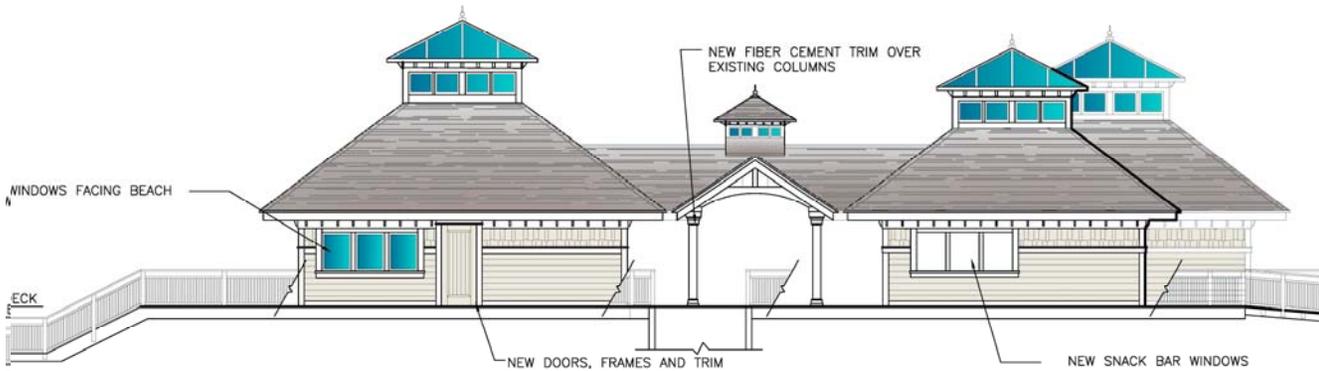
- A** Upgrade exterior – keep it traditional
- B** Replace siding with Hardieplank
- C** New fascia, trim, decorative brackets,
- D** Repair or replace existing stair and ramp stringers, guardrails
- E** Replace and upgrade doors and windows
- F** Replace existing skylight with new cupola operable for stack ventilation
- G** New asphalt shingle roof
- H** New arched entry

REDEVELOPMENT

EXTERIOR - Ocean Side



Existing (Similar)



Proposeu

Key Features Respondents Asked For:

- A** Upgrade exterior – keep it traditional
- B** Replace siding with Hardieplank
- C** New fascia, trim, decorative brackets,
- D** Repair or replace existing stair and ramp stringers, guardrails
- E** Replace and upgrade doors and windows
- F** Replace existing skylight with new lantern operable for stack ventilation
- G** New asphalt shingle roof
- H** New arched entry
- I** Add ocean facing windows to life guard and to snack-bar

REDEVELOPMENT
SEATING / RAILING



- ▶ Ipe Decking
- ▶ Ipe Railings

REDEVELOPMENT EXTERIOR

Upgrade Building Exterior:

- ▶ Upgrade exterior appearance while keeping the building traditional and simple
- ▶ Replace exterior siding with new fiber cement shakes with factory finish, or consider other sustainable exterior materials
- ▶ Replace and upgrade doors and windows



REDEVELOPMENT INTERIORS

Interior Upgrades:

- ▶ Replace floor and wall finishes
- ▶ Replace lighting and improve ceiling
- ▶ Replace fixtures with touchless faucets and dryers
- ▶ Utilize waterless urinals and low-flow showers

BEFORE



REDEVELOPMENT REPAIRS

Repair deterioration:

- ▶ Termite damage on building sills, pile caps and stair stringers
- ▶ Replace interior decking



REDEVELOPMENT SITE



Key Features Respondents Asked For:

- A** Extend and raise ramp and handrails
- B** Improved landscaping
- C** Improved fencing
- D** New signage
- E** Correct ponding
- F** Seal parking lots and re-stripe

Provide WI-FI

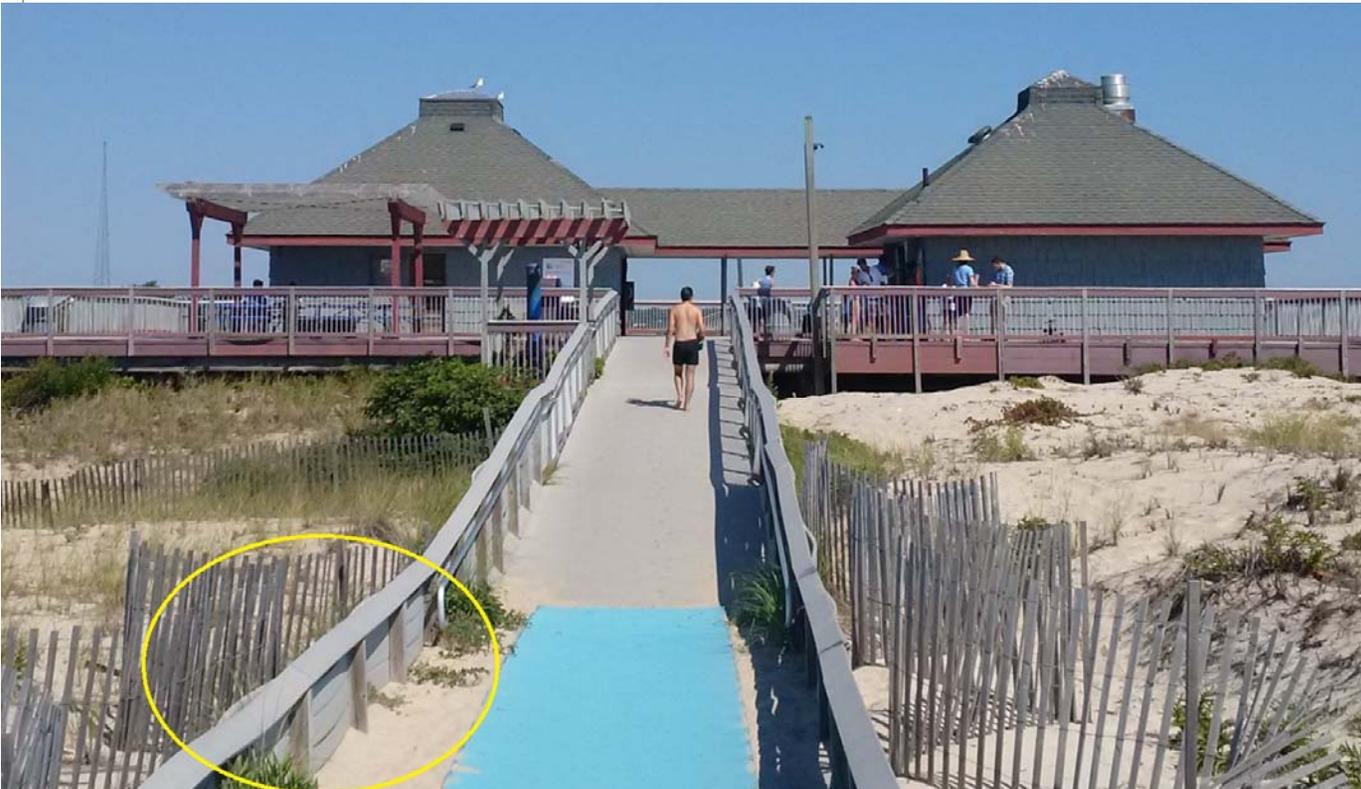
Existing utilities to remain



REDEVELOPMENT BUILDING RENOVATION CONSIDERATIONS

Improve beach access for the elderly:

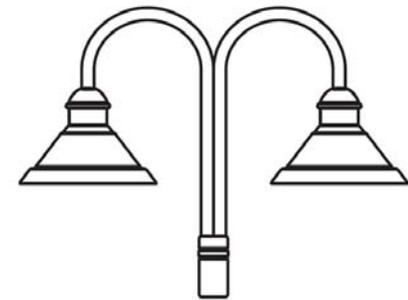
- ▶ Extend the ramp and railing
- ▶ Raise the ramp



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



BEFORE



REDEVELOPMENT ALTERNATIVE CONSIDERATIONS

WATER CONSERVATION MEASURES:

Currently there are no conservation features.

Alternately:

- ▶ **Waterless urinals** – minimal additional cost \$1/1,000 flushes
recommend hybrid system flushing 1
gallon every third day
- ▶ **Low-flow shower heads**



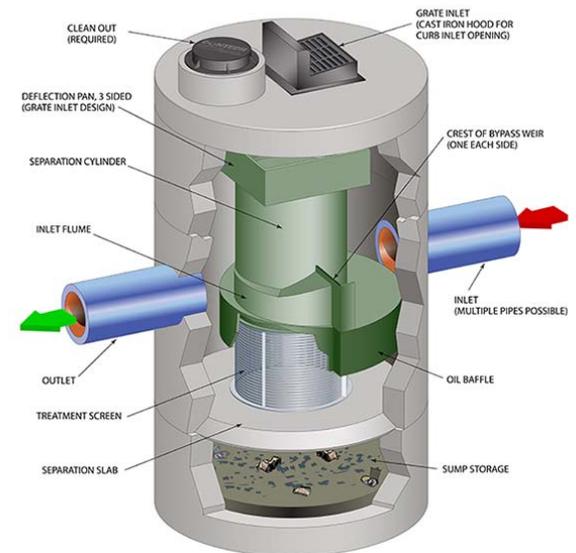
REDEVELOPMENT ALTERNATIVE CONSIDERATIONS

RUNOFF FROM OUTDOOR SHOWERS:

Currently water runs off on the surface

- ▶ Collect runoff under the decking and direct it to underground infiltrator
- ▶ Collect runoff and treat it as greywater to remove impurities.

Use for flushing toilets



REDEVELOPMENT ALTERNATIVE CONSIDERATIONS

RAINWATER HARVESTING:

Currently water runs off on the surface and is infiltrated in the sand.

Alternately:

- ▶ Collect with gutters into a tank
- ▶ Remove particles, dirt and debris
- ▶ Micro-filtration
- ▶ UV sanitizing
- ▶ Use for toilets



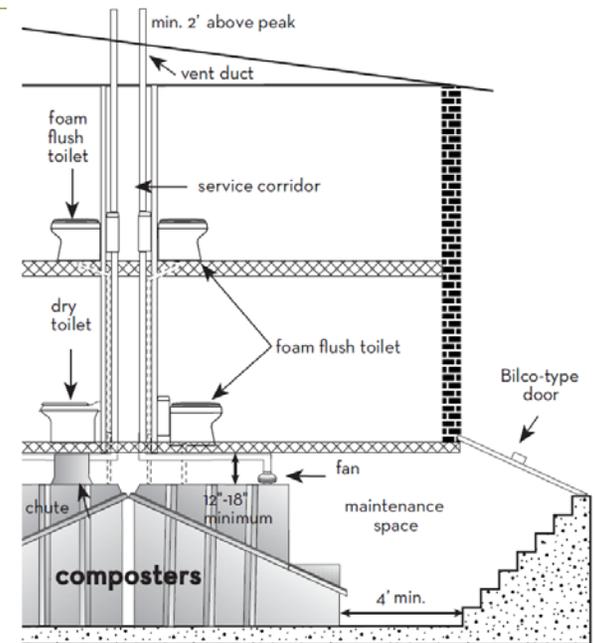
REDEVELOPMENT ALTERNATIVE CONSIDERATIONS

WATERLESS TOILETS

Chemical, Composting, Evaporative

- ▶ Chemical – used for temporary installations and requires transport of waste to a municipal treatment plant
- ▶ Composting – Fair amount of maintenance and not practical for installations with high peak usage
- ▶ Evaporative – Maintenance, southern orientation and not practical for installations with high peak usage

Waterless Toilets not recommended for this installation



REDEVELOPMENT ALTERNATIVE CONSIDERATIONS

EXISTING SANITARY DISPOSAL SYSTEM

- ▶ South of the pavilion
- ▶ One septic tank connected to two infiltration cesspools
- ▶ Grandfathered pre-1976 system with no apparent failures
- ▶ No requirement for an upgrade due to scope of this project

Optional considerations

- ▶ Install grease trap for the concession stand kitchen
- ▶ Replace with an alternative nitrogen reducing system

Solar Panels

- ▶ At the pavilion – extent of panels comparable to a house
- ▶ Ground based solar array, or a parking lot canopy would generate greater amount of electricity

Wind turbines

- ▶ At the pavilion – extent of panels comparable to a house
- ▶ Ground based solar array, or a parking lot canopy would generate greater amount of electricity



Pavilion installation – contemporaneous; Remote array can be a separate project

REDEVELOPMENT ALTERNATIVE CONSIDERATIONS

ENERGY CONSERVATION

- ▶ LED Lighting
- ▶ Solar Chimney for passive ventilation
- ▶ Increased natural lighting with larger skylights
- ▶ EV Charging stations
- ▶ Bicycle parking

