



# Senior Center Building Project



VOLUME 3

To the Residents of Wilmington!

The Senior Center Building Committee has been working hard to get programming and site selection completed. The Committee has agreed to the relative size and program of the new Center. It will be approximately 18,000 square feet. The location of where the new Center is currently being evaluated.

The Committee has followed the Facilities Master Plan of 2018 which identified four sites, for both the Town Hall / School Administration, as well as the Senior Center.

The four sites are:

The Swain Green site, at the Town Common; the Town Hall site, currently the location of Town Hall on Glen Road; St. Dorothy's site, the parcel of land adjacent to St. Dorothy's Church, between Glen Road and Main Street; and the Whitefield site, the location of the former Whitefield School.

The Senior Center Building Committee tasked the Design Team, Dietz & Company Architects, with developing criteria to help further identify positives and negatives of each Site. These criteria were used to assist the Project Team in narrowing down the site options to find the best site for the Center.

Dietz & Company Architects has also provided rough drawings, estimating the amount of buildable area on each site. The buildable area will need to fit parking and an 18,000 square foot, single-story structure, this ensures that the new Senior Center would fit, reducing the risk of site challenges later in the design process.

The Project Manager and Designers created a matrix of objective and subjective criteria that would be used to rate the sites. The scores were tabulated and analyzed. Following a discussion, the ranking of the sites was finalized. The number 1 ranked site for the Senior Center was the St. Dorothy's site. See the list of criteria and complete rankings on the next page. The next step is the Committee discussing these results with the Board of Selectmen.

On page 3 of this newsletter are images of the site locations with rough drawings indicating the buildable area on each site. They are just the first in large collection of tools to help identify crowding on each site and relationship to the lot configurations.



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P - T H R E E I N C . C O M



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## Objective Criteria

1. Does the site have wetlands restrictions that impact the buildable area?
2. Ready water utility access
3. Ready sewer utility access
4. Ready gas utility access
5. Ready electric utility access
6. Ready storm utility access

## Subjective Criteria

1. Is the buildable area adequate after applying site constraints?
2. Is there available land area to support required parking facilities?
3. Is the site zoning appropriate for the intended use?
4. Is the site in close proximity to other Town institutions?
5. Does the site have a site presence in Town?  
Ease of wayfinding to the site?

## Subjective Criteria

6. Is there suitable and appropriate road access (sight lines, turning lanes needed, traffic flow, etc)? If road work is needed - Does the town have authority or would coordination with the state be necessary for curb cuts and paving?
7. Does the site have adequate area for expansion in the future?
8. Are there existing uses on the site that would remain and present logistical challenges?
9. Are there existing uses on the site that would be relocated? Therefore requiring availability of swing space to temporarily accommodate the existing use?
10. Does the topography of the site severely restrict the buildable area or present other challenges?
11. Relative estimated expense of site development

The objective and subjective criteria listed above are the Committee approved criteria used to rank the sites available for the Senior Center project. The architect rated, via a numerical scale, the sites against the approved criteria.

The complete ranking of all the sites for the Senior Center project are as follows:

1. **St. Dorothy's site**
2. Swain Green site
3. Current Town Hall site

**Note: The Whitefield site was deemed unsuitable for the Senior Center project.**



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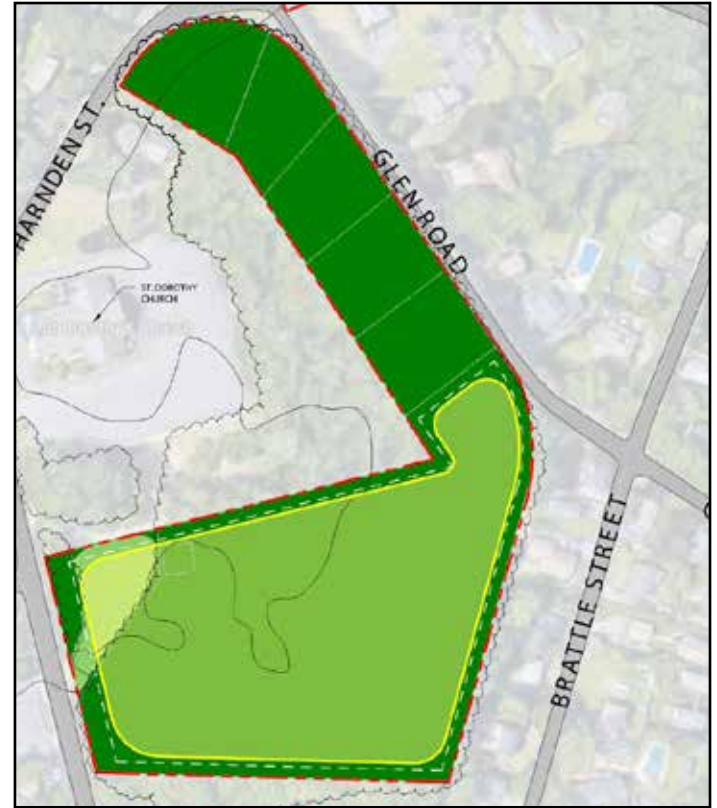


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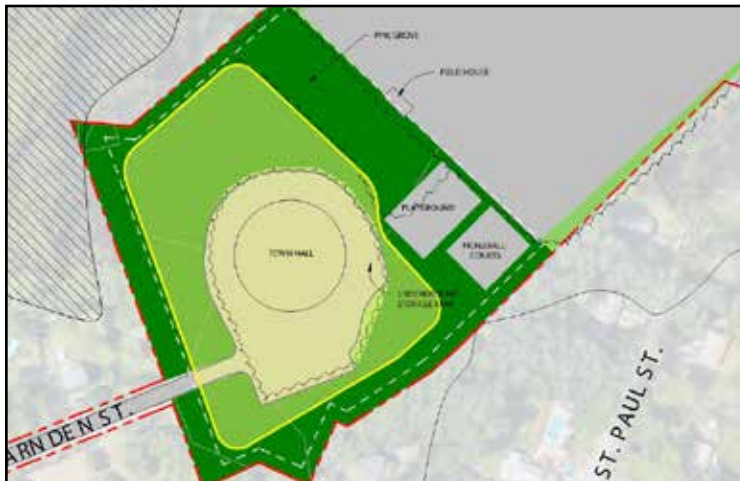
**Swain Green Site**  
Buildable Area



**St. Dorothy's Site**  
Buildable Area



**Town Hall Site**  
Buildable Area



**Buildable area** is the area of the site that can legally, and reasonably, be developed.

Looking at the site illustrations above, buildable area is the lighter green area with yellow border.