

Town of Dover Community Center

Building Committee

- Structural Observations
- Programming
- Alternatives

Oct 26, 2020

Building a vision

Building consensus

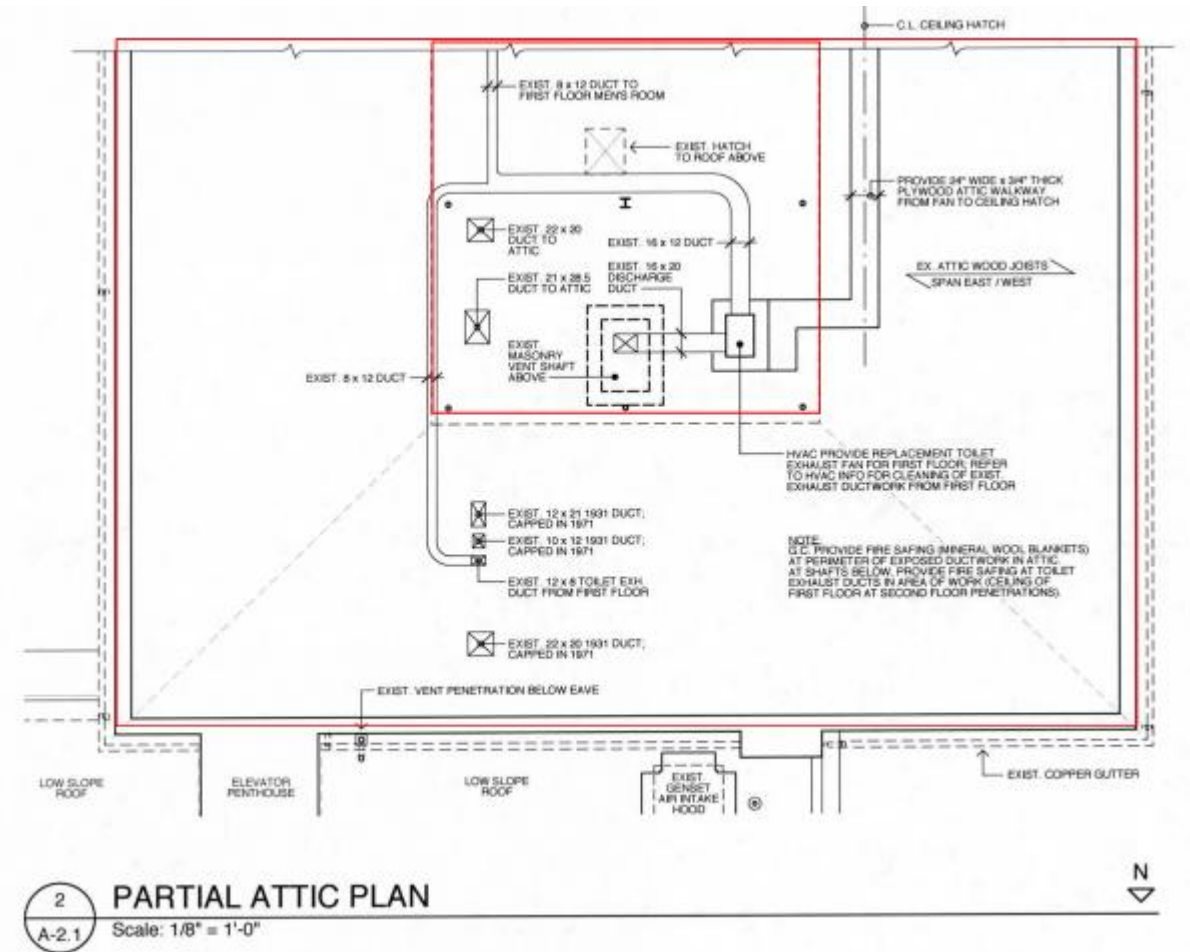
1. Structural Report -10 min
2. Space Program -25min
3. Updated Alternatives -25mins
4. Citizen's Comments

/ Structural Observations

Existing Structure

1931

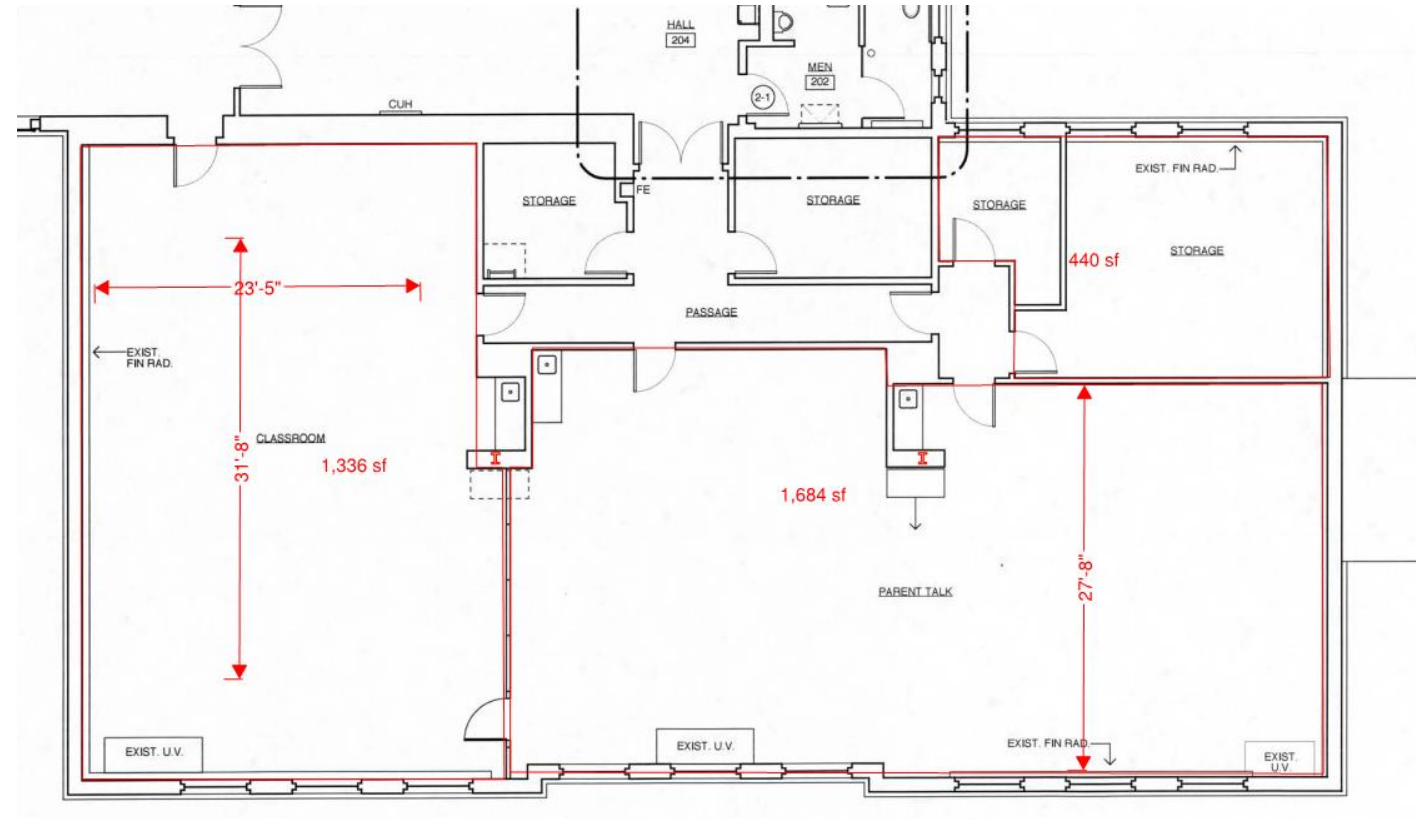
- Exterior walls are bearing masonry
- Wood framing for floors and roof, with steel
- Masonry repair work in 2009
- Hip Roof Ridges have been reinforced
- Multiple columns (in corridor walls) –limits reconfiguration



Existing Structure

1910

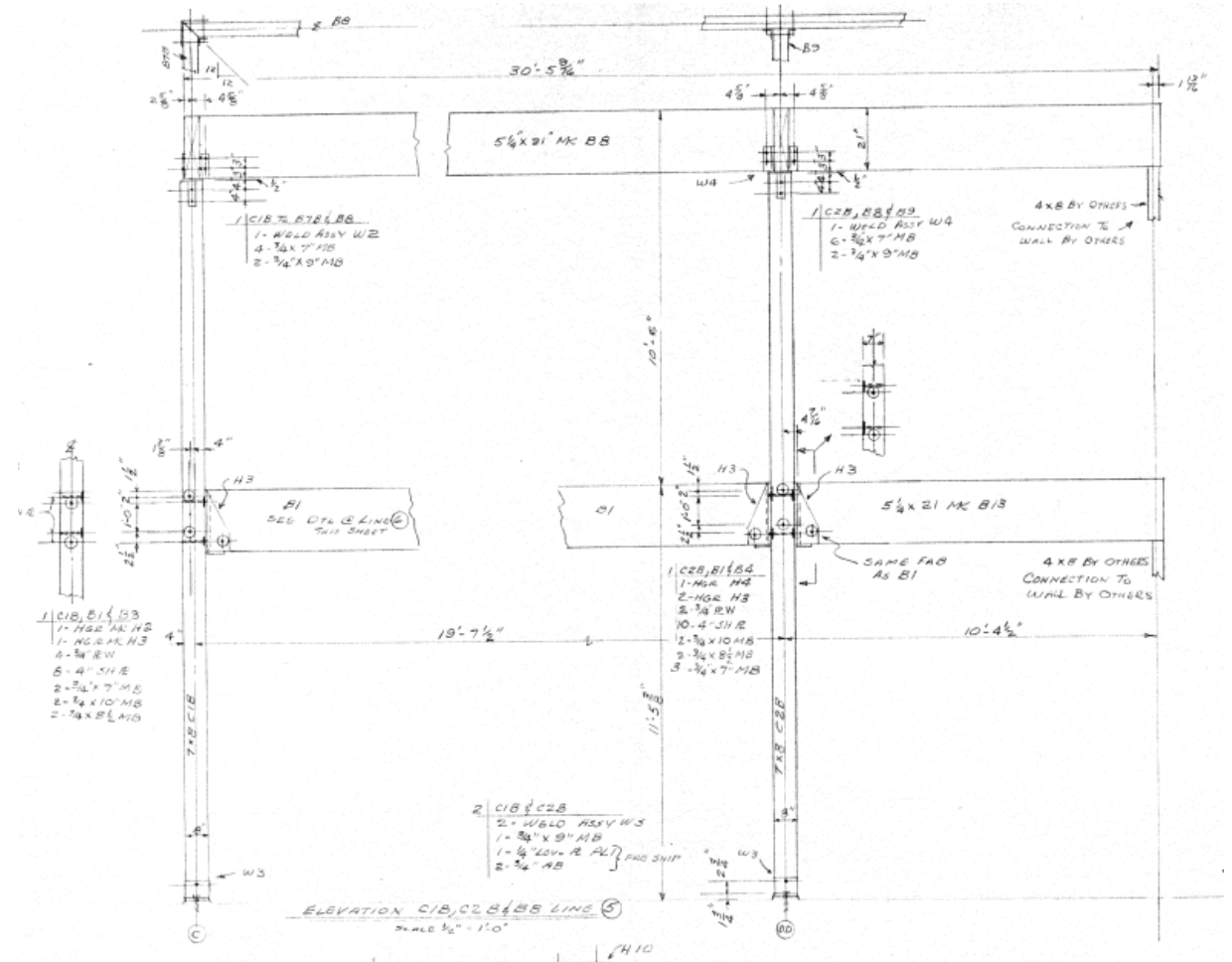
- Exterior walls are bearing masonry
- Wood framing for floors and roof, with steel
- Masonry repair work in 2009
- Roof ridge supported by steel beam and 2 columns
- Easier to reconfigure interior partitions



Existing Structure

1971

- Glu-lam beams and wood decking
- Have copy of 1971 structural drawings
- Some delamination noted in corner beams
- Can be re-used, but do not recommend fitness activity on second floor



/ Programming

Desired Activities – Core Spaces



Workplace

- Director's Office
- Support Staff (1)
- Program Management
- After-School Programs
- Sports Registration



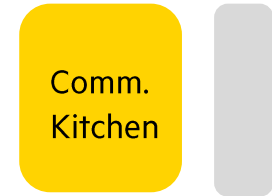
Workplace/ Private

- Director's Office
- Support Staff (2)
- Personal Care
- Wellness Checks
- Social Assistance



Social/Quiet

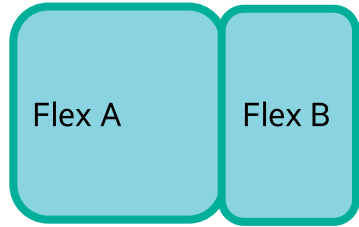
- Informal meeting
- Social Check-in
- Library, Reading
- Waiting space for other COA



Food

- Warming Kitchen
- Light Food Prep.
- Supports Dining
- Teaching (optional)

Desired Activities – Core Spaces



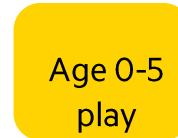
Social

- Hobbies & Crafts
- Civic group meetings
- Cooking classes (small)
- Life-time learning presentations
- Business Meetings



Social

- Conferences @ 10 ppl
(COA, P& R, Town, general public)
- Tutoring
 - Coaches Meetings
 - Business Mtgs
 - Incl. quality audio/visual



Welcome



Social

- Drop-in snacks/ drinks
- Central meeting area
- Informal waiting
- Small child play area
- Remote work spots



Social

- Pool (7ft)
- Foosball
- Card games
- Board games
- All Star Crafts and More

Desired Activities – Core Spaces

Fitness Studio

Fitness

- Dance
- Aerobics
- Yoga
- Meditation

Recreational Space

Recreational

- Basketball (half-court)
 - Pickleball
 - Indoor Soccer
 - Floor Hockey
 - Baseball practice (spring)
- Martial Arts
 - Gymnastics
 - Toddler Play

Community

Activities/ Social

- Congregate Dining
- Event Dinners
- Rehearsals
- Music Performances
- Informal Theater
- Charity Events
- Boy/Girl Scout Meetings
- Lectures/ Presentations

Program Option 1

Sept. 21st BC mtg

Major Features

- 1 fitness, 1 Recreational
- Large amount of storage
- Separate Teaching Kitchen
- Separate Sound Controlled

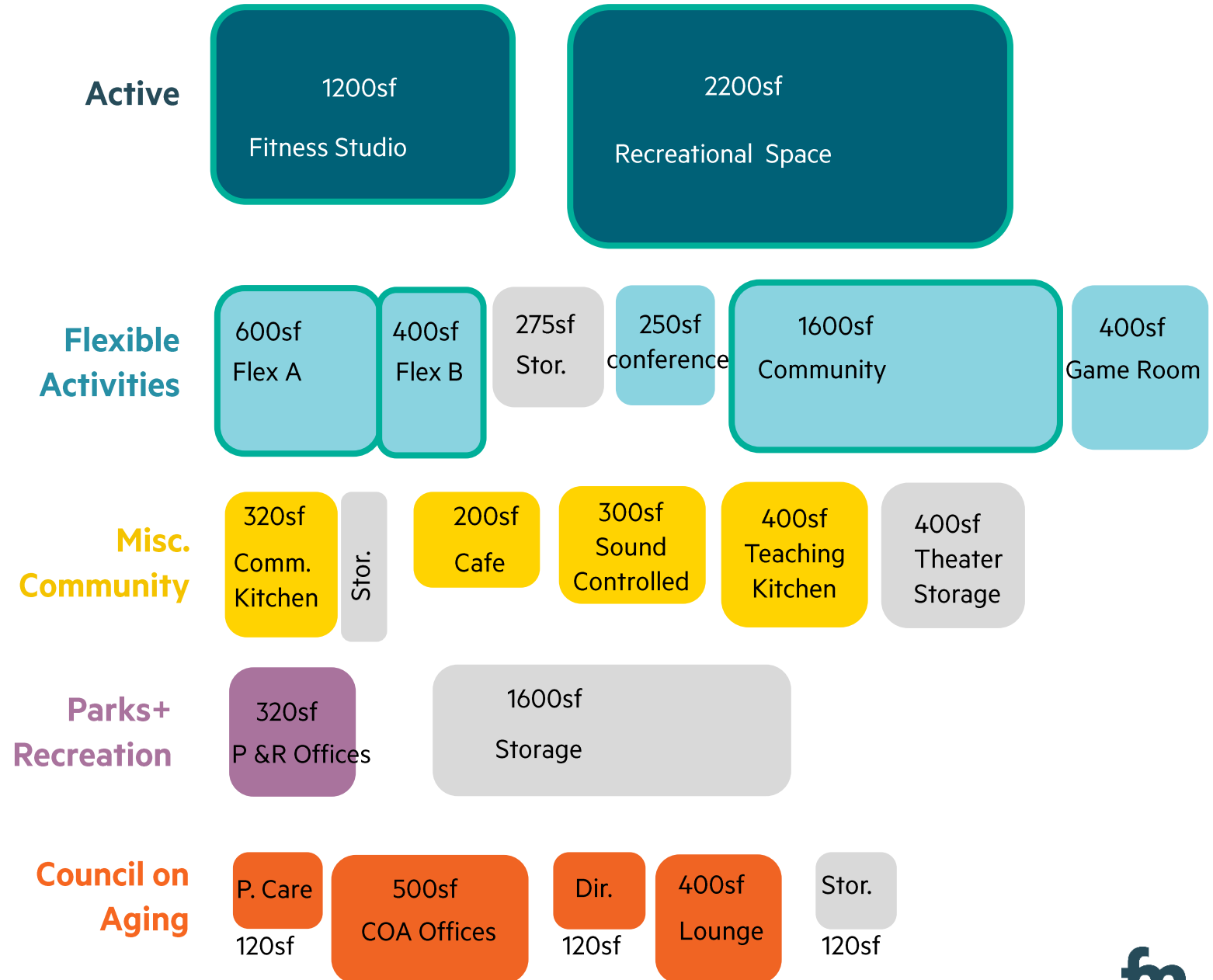
Core Spaces 9,590sf

Storage Area 2,475sf

Net Area 12,065sf

Gross Area 18,098sf

\$13 Million Project



Program Option 2

Oct. 14th BC mtg

Major Features

- 2 fitness, 1 Recreational
- Large amount of storage
- 1 Multi-function Kitchen

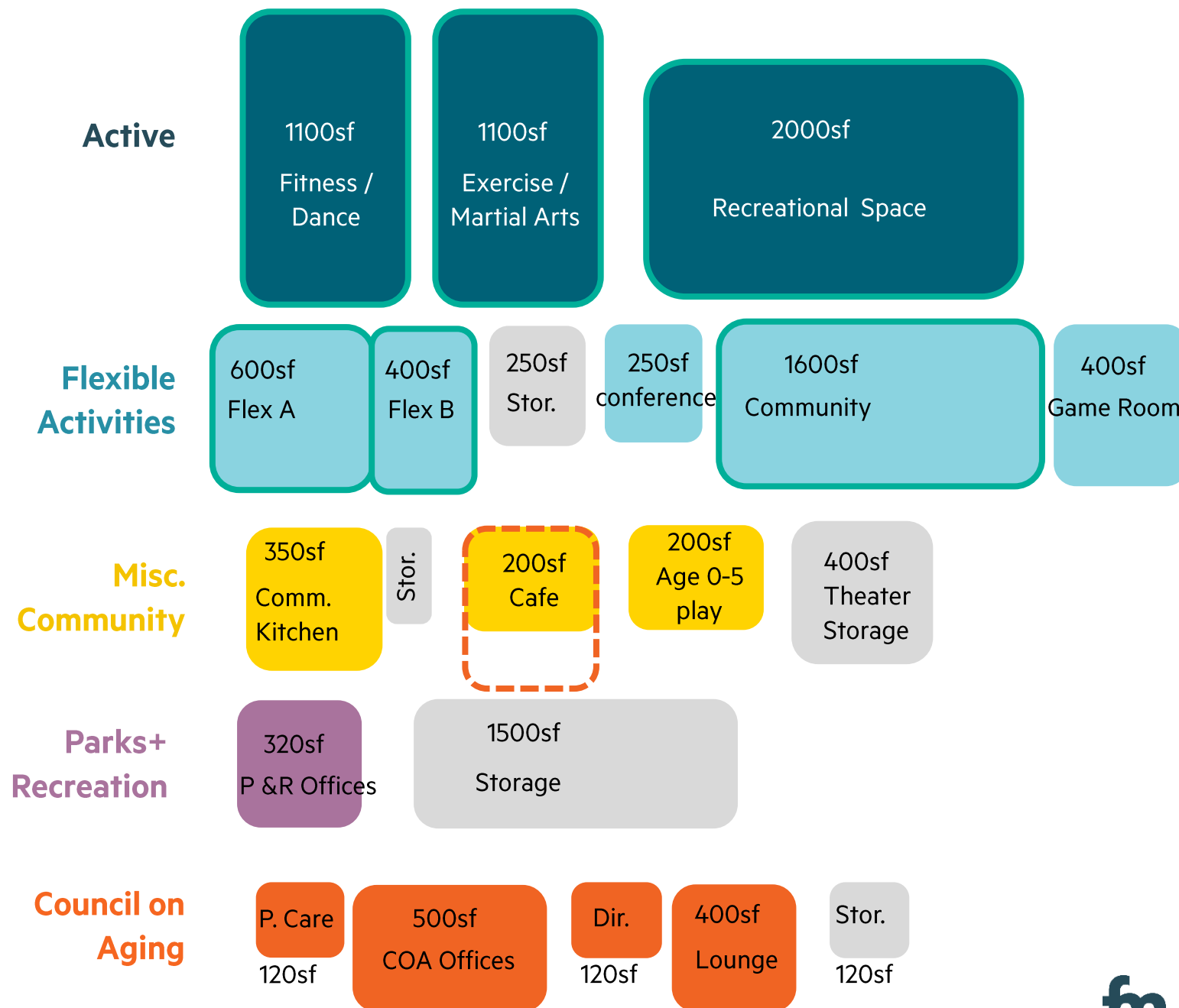
Core Spaces 9,720sf

Storage Area 2,320sf

Net Area 12,040sf

Gross Area 18,060sf

\$13 Million Project



Program Option 3

Oct. 26th BC mtg

Major Features

- 1 fitness
- 1 large recreational w/ divider
- Reduced amount of storage

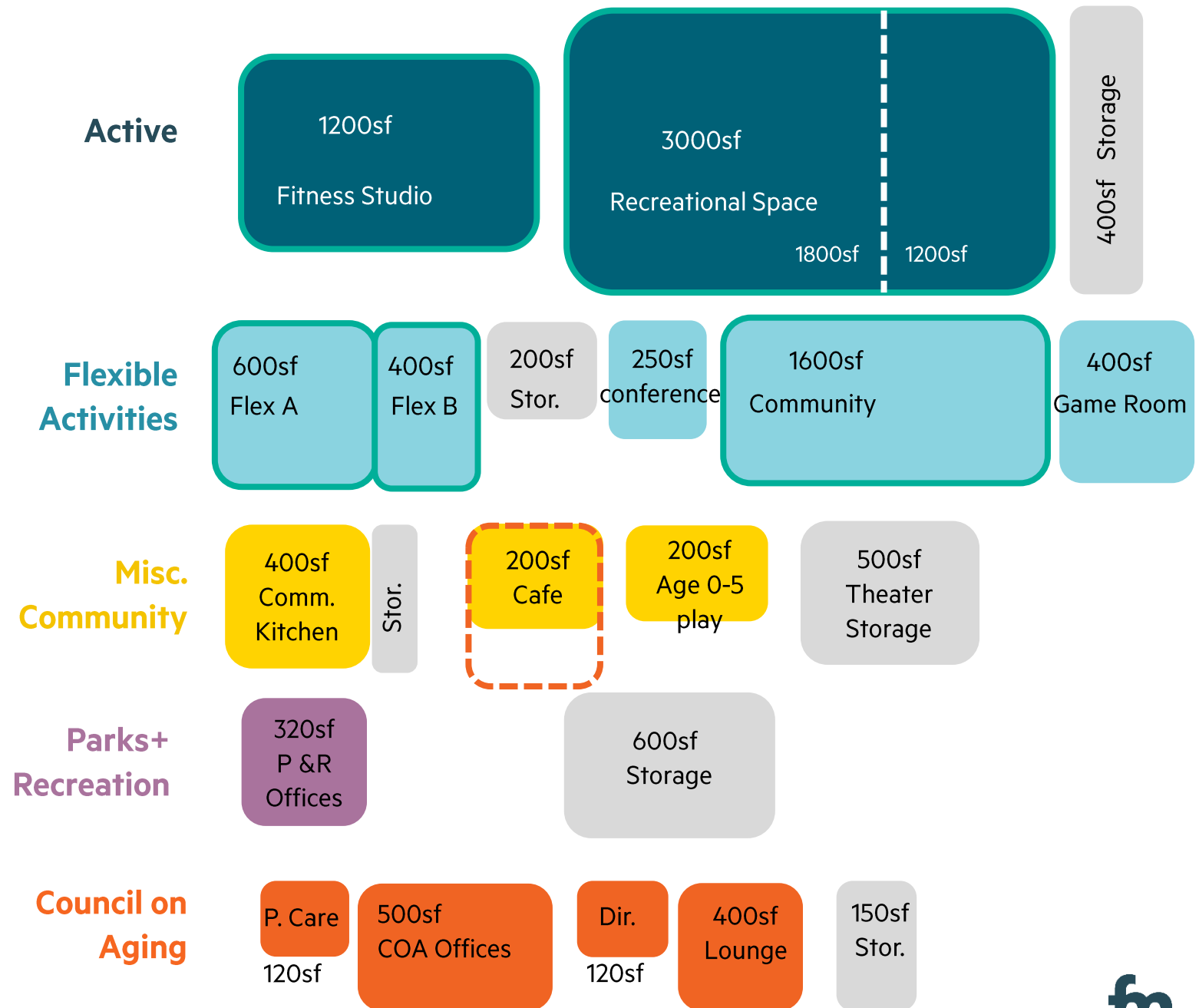
Core Spaces 9,830sf

Storage Area 2,026sf

Net Area 11,856sf

Gross Area 17,784sf

\$13 Million Project



Programming Criteria

Important Criteria

- Parking (main entry) in rear
- Strong presence on Springdale Street
- Room for expansion
- COA near main entry
- Parks & Rec. near an entry
- Welcome station observes entry and in central location
- Community Space expands to outdoors
- Separate noisy spaces from COA
- Fitness spaces need higher ceilings

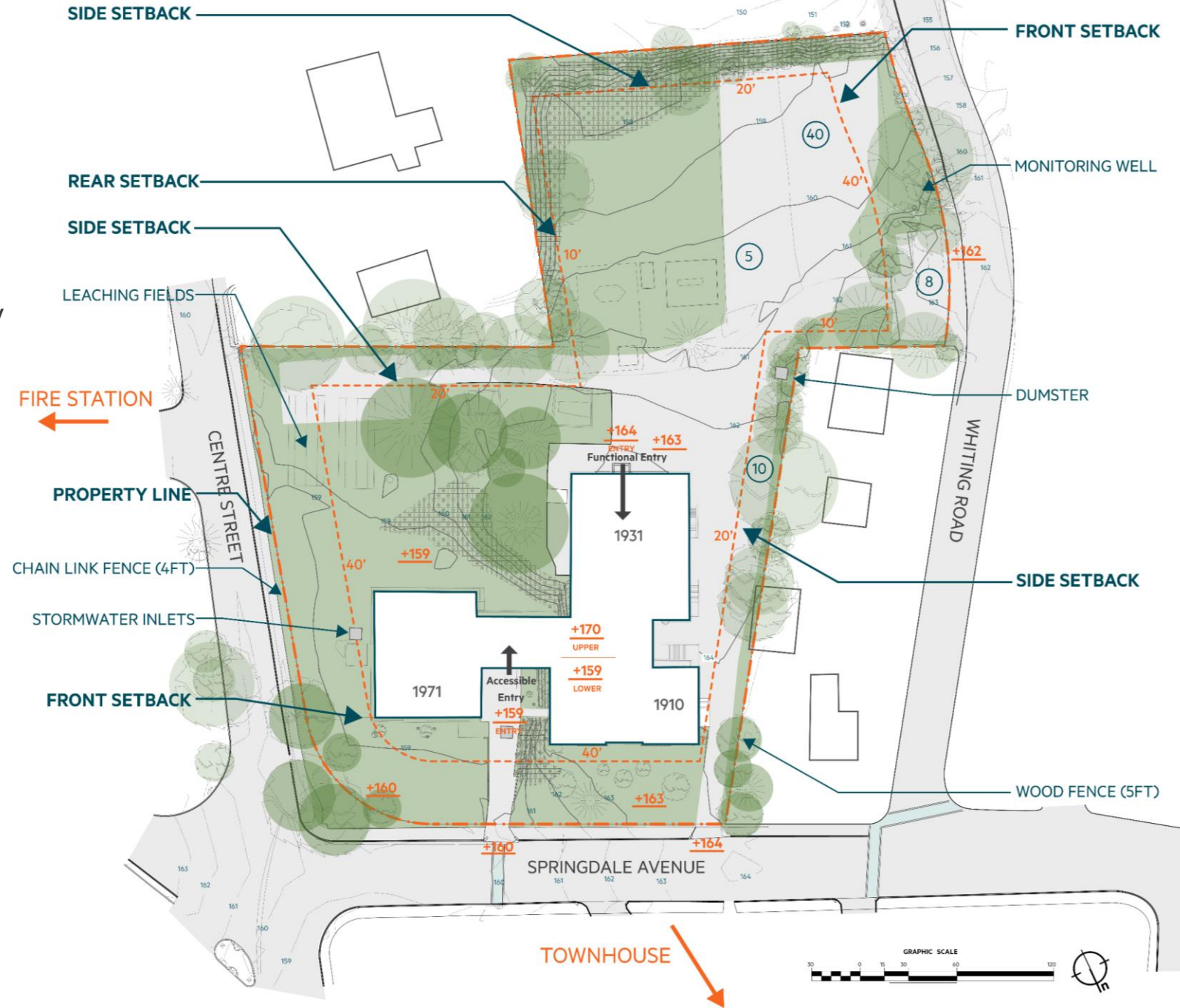


Alternatives

Site Analysis

Observations

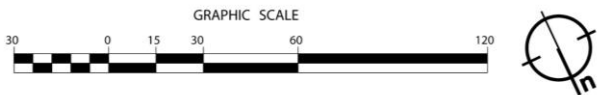
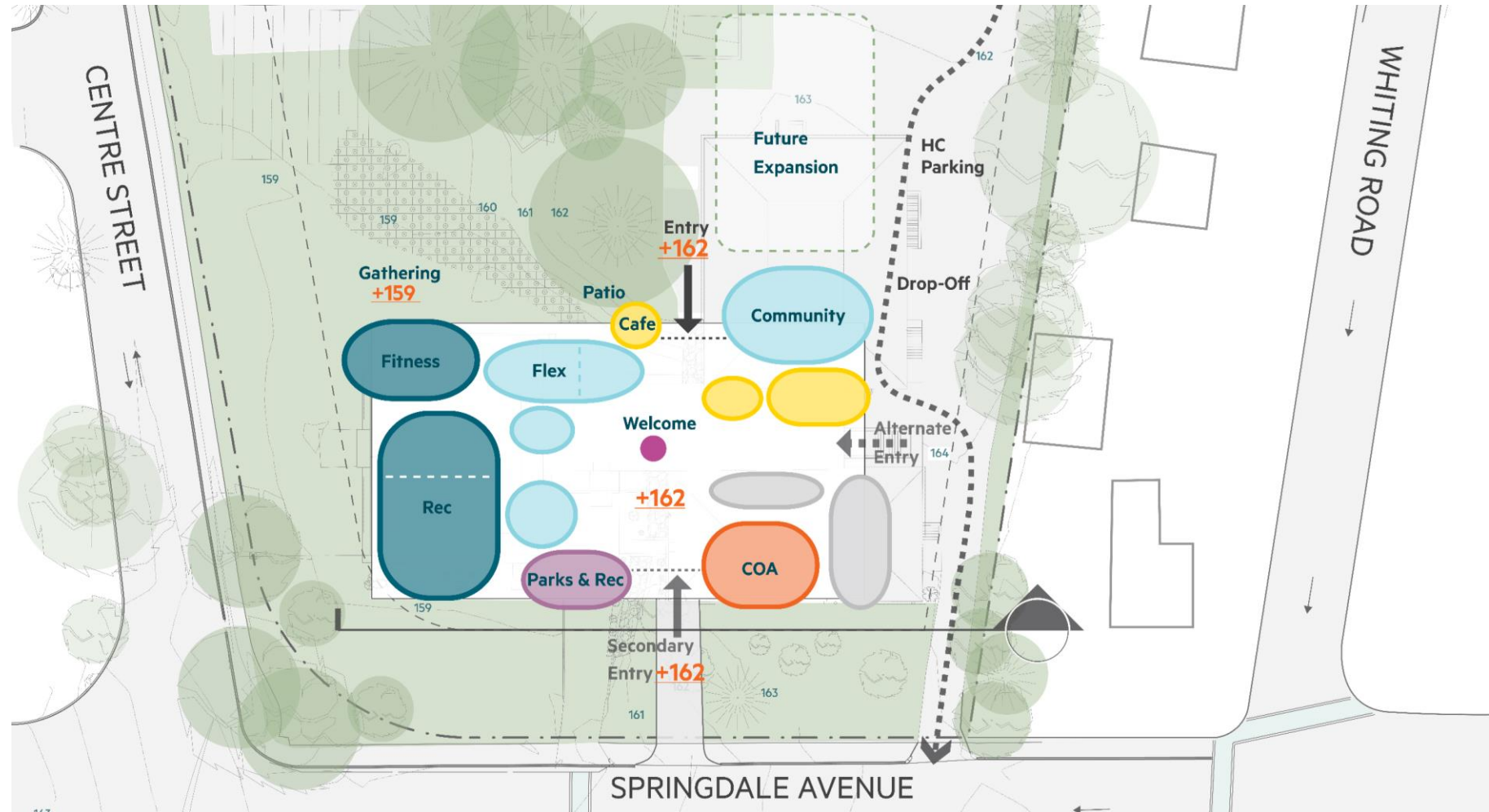
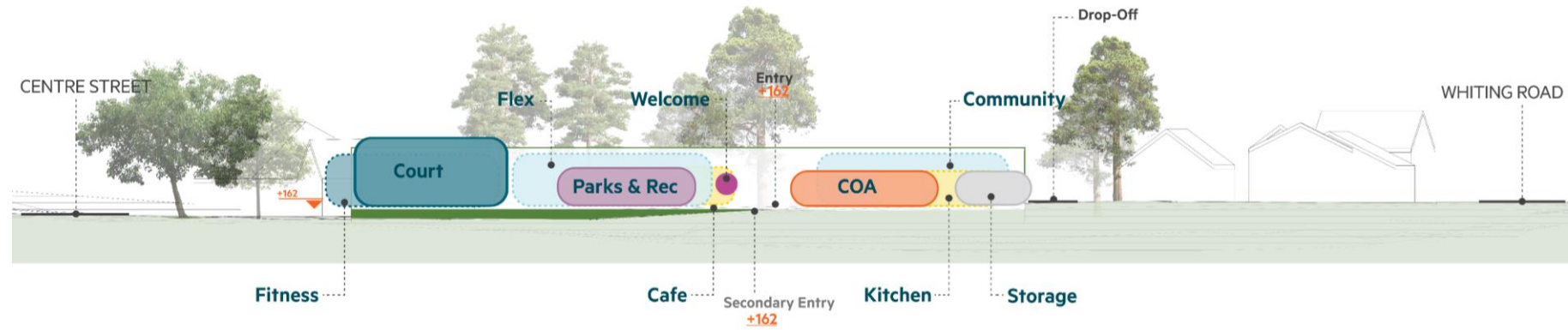
- 40,000sf on two levels
- 1 functional entry, 1 accessible entry
- Entry is split level
- Limited accessibility
- Lacks functional drop-off
- Current parking is 62 space (Zoning calls for 97 spaces)
- Preservation of mature trees
- Opportunity with site topography



Alternative N1 New - Single Level

Characteristics

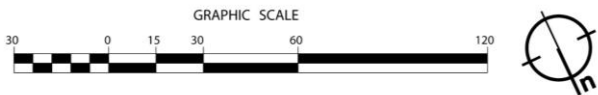
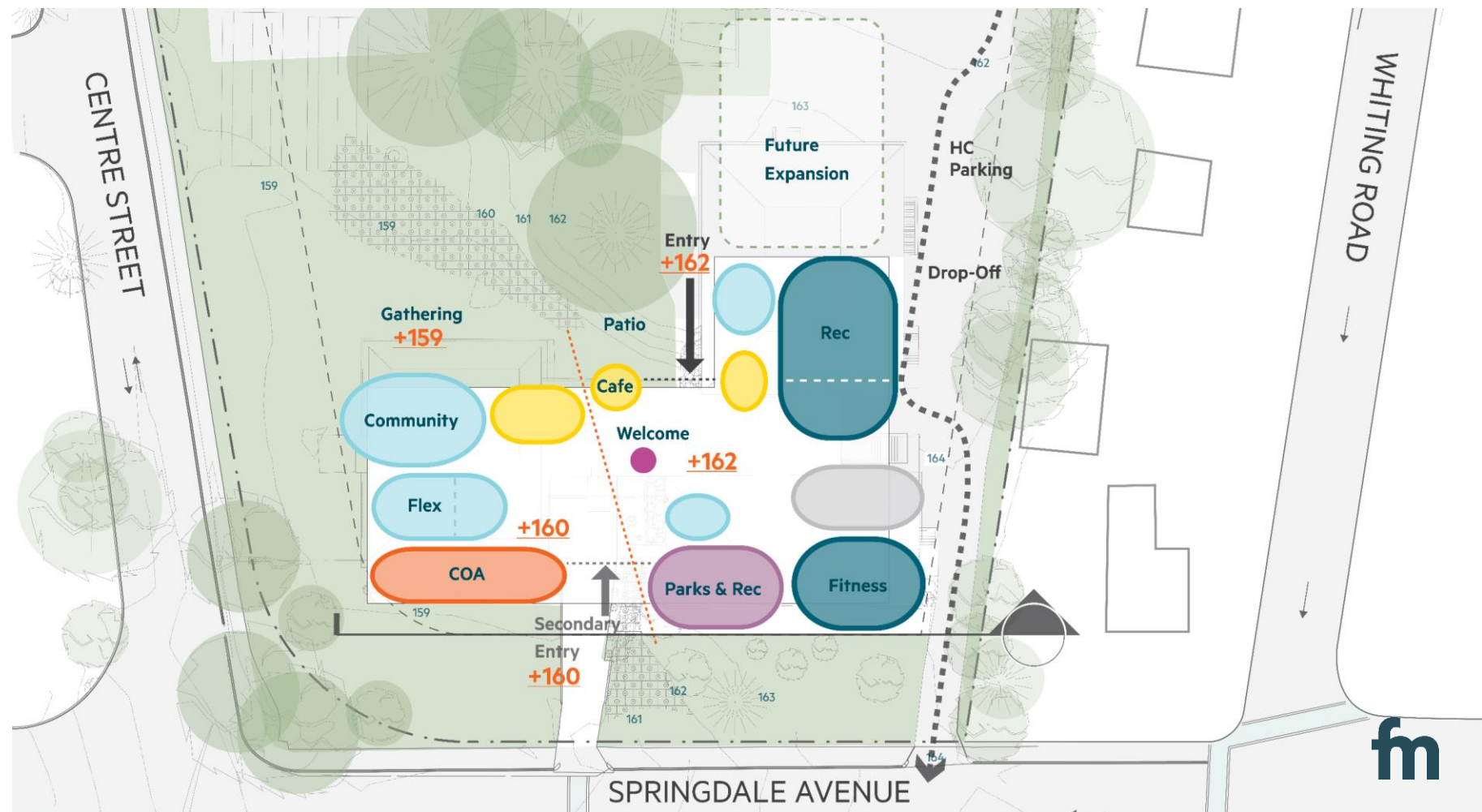
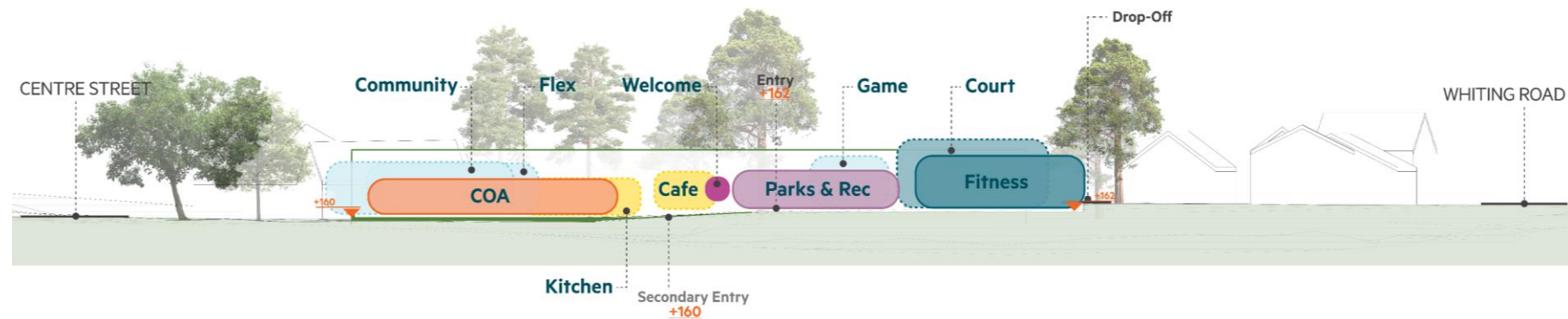
- 18,000sf on one level
- 2 functional entries
- Community Space at Entry
- COA & Parks at Entry
- Area for expansion



Alternative N2 New - Split Level

Characteristics

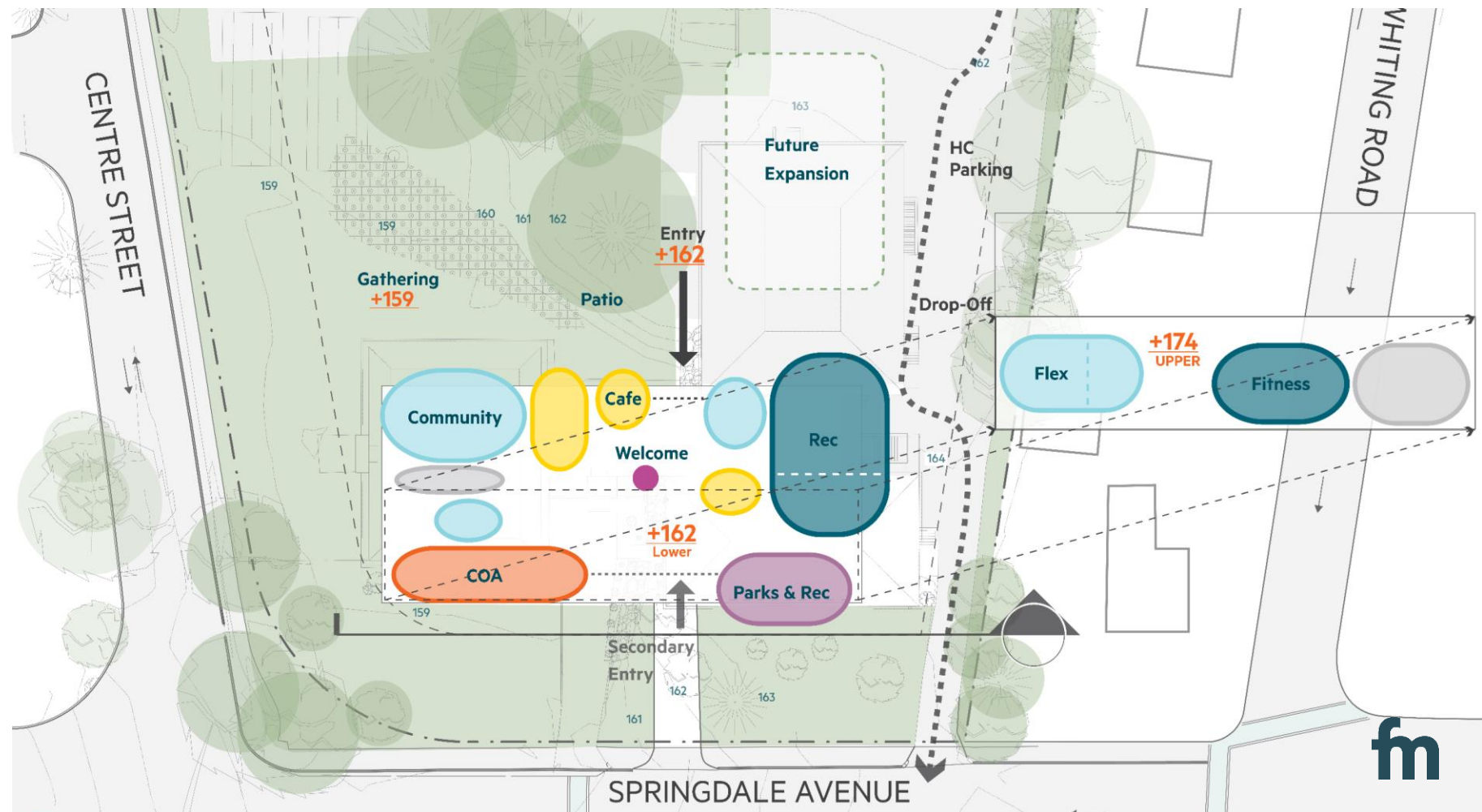
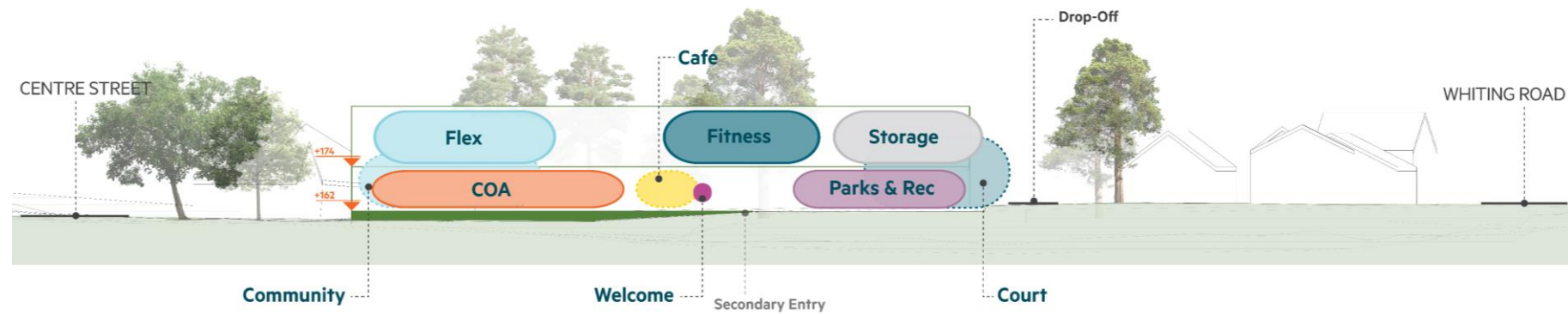
- 18,000sf on split levels
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Area for expansion



Alternative N3 New - Two Story

Characteristics

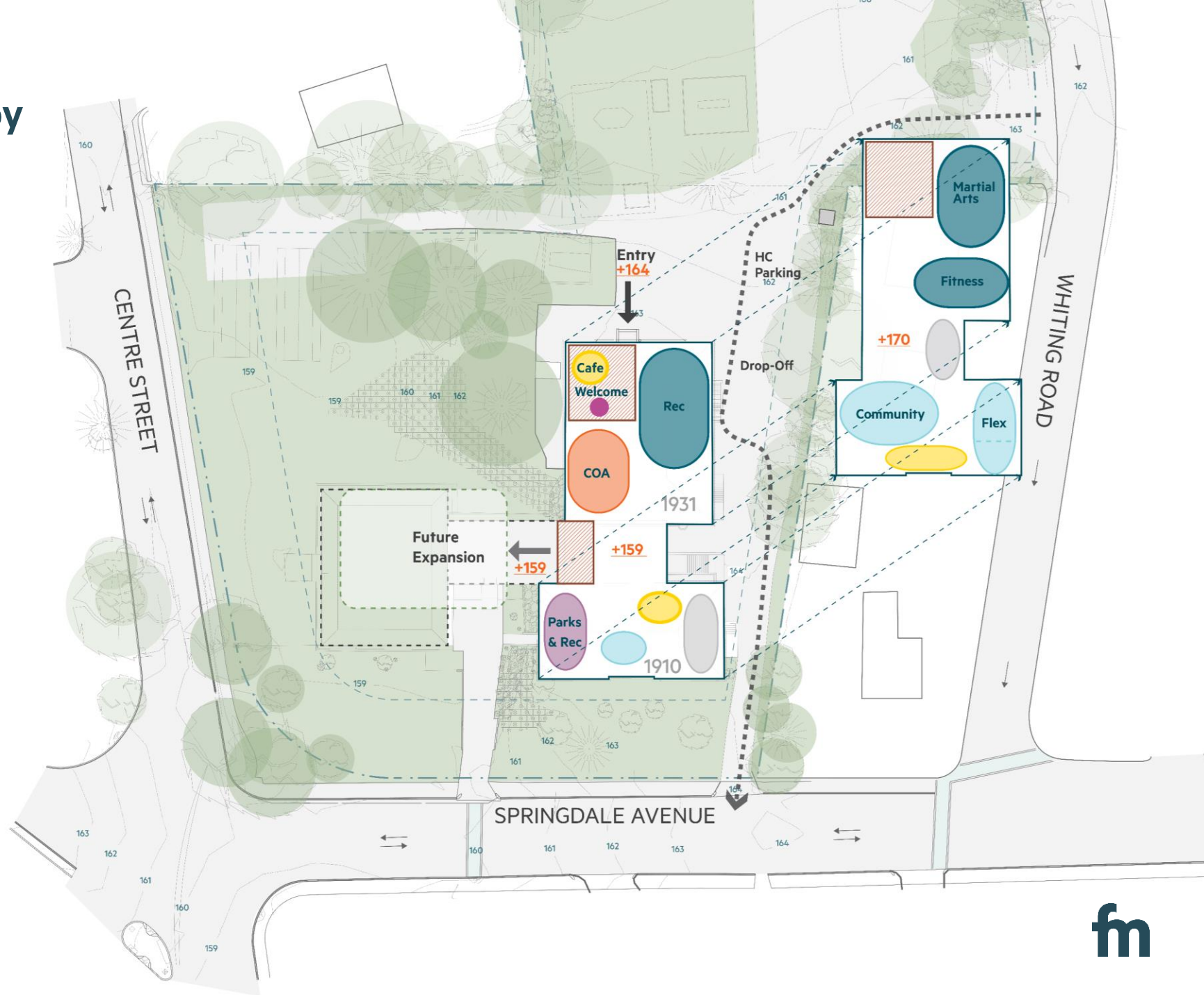
- 18,000sf on two stories
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Area for expansion



Alternative R1 Renovation - Vertical Lobby

Characteristics

- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- Area for expansion



New Construction



Existing to Remain



To be Demolished

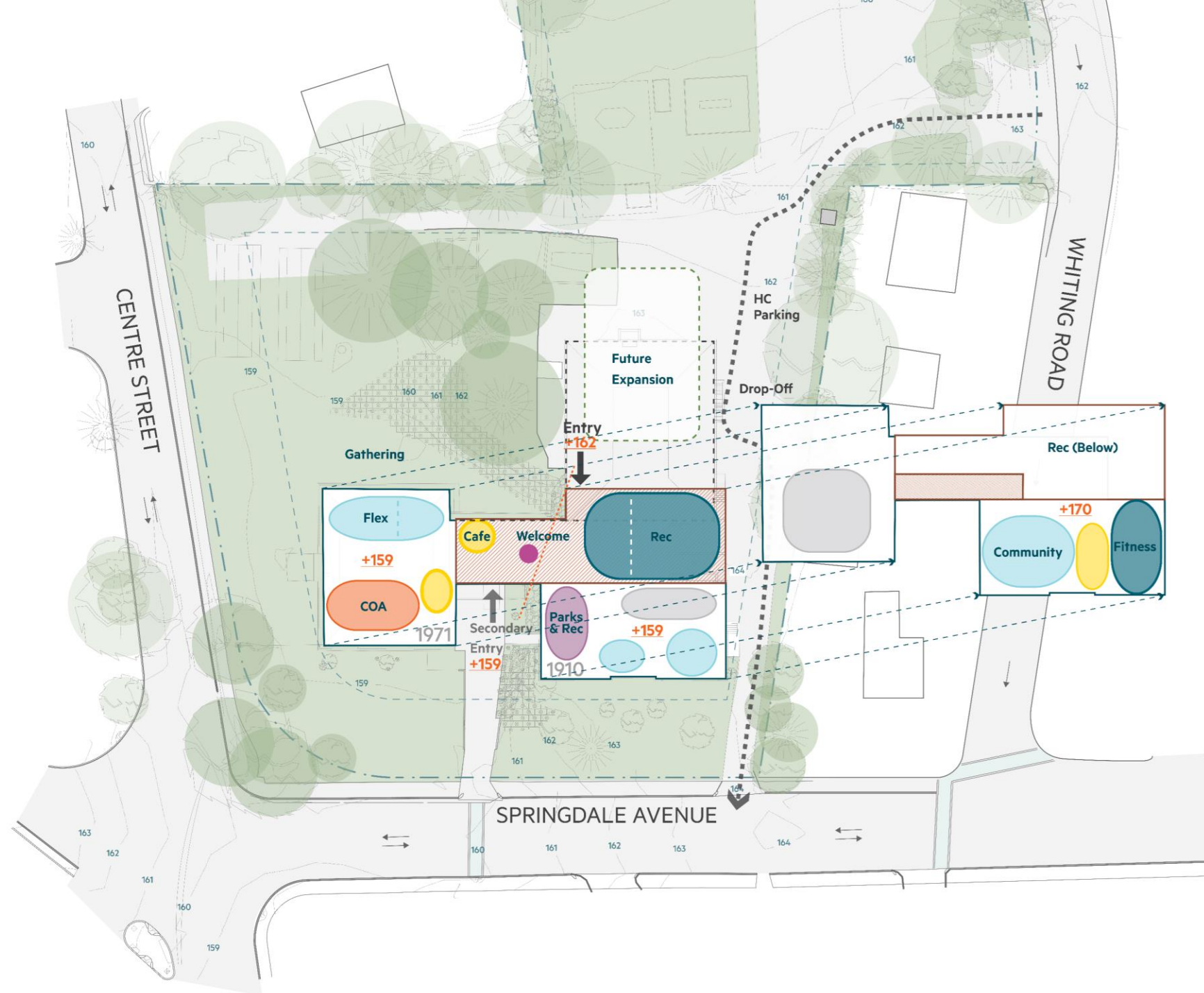
GRAPHIC SCALE



Alternatives R2 Renovation – Lobby Add

Characteristics

- 20,100sf on three levels
- 2 functional entry in new addition
- Rec. in new construction
- Community Space in Upper Level of 1910 building
- COA near Springdale
- Area for expansion



Alternatives R3 Renovation – Save 1910

Characteristics

- 18,500sf on three levels
- 2 functional entry in new addition
- Rec in new construction
- Community Space in new construction
- Level of 1910 building
- COA overlooking entry, Upper Level
- Area for expansion

 New Construction  Existing to Remain

 To be Demolished

