

Town of Dover Community Center

Building Committee

- Structural Observations
- Programming
- Alternatives

Oct 26, 2020

Building a vision Building consensus

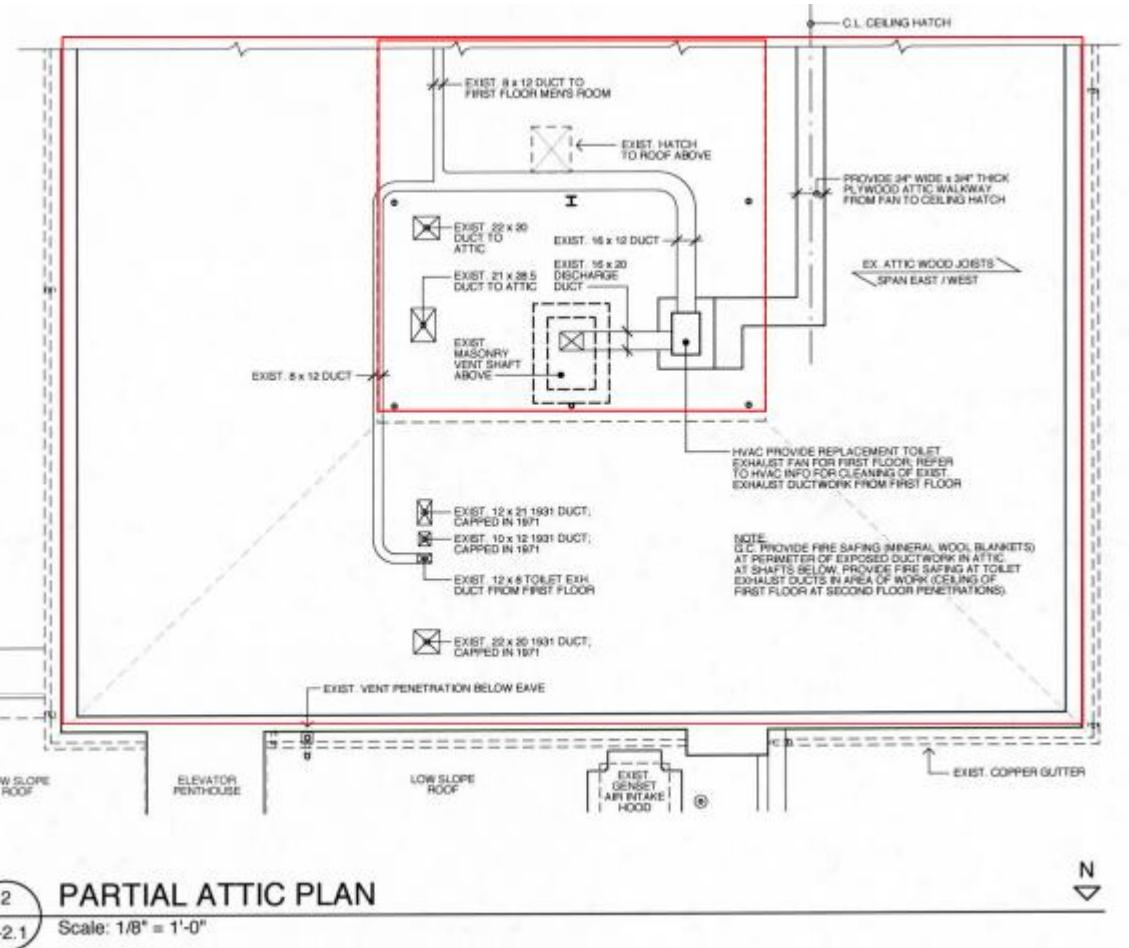
- 1. Structural Report -10 min**
- 2. Space Program -25min**
- 3. Updated Alternatives -25mins**
- 4. Citizen's Comments**

Structural Observations

Existing Structure

1931

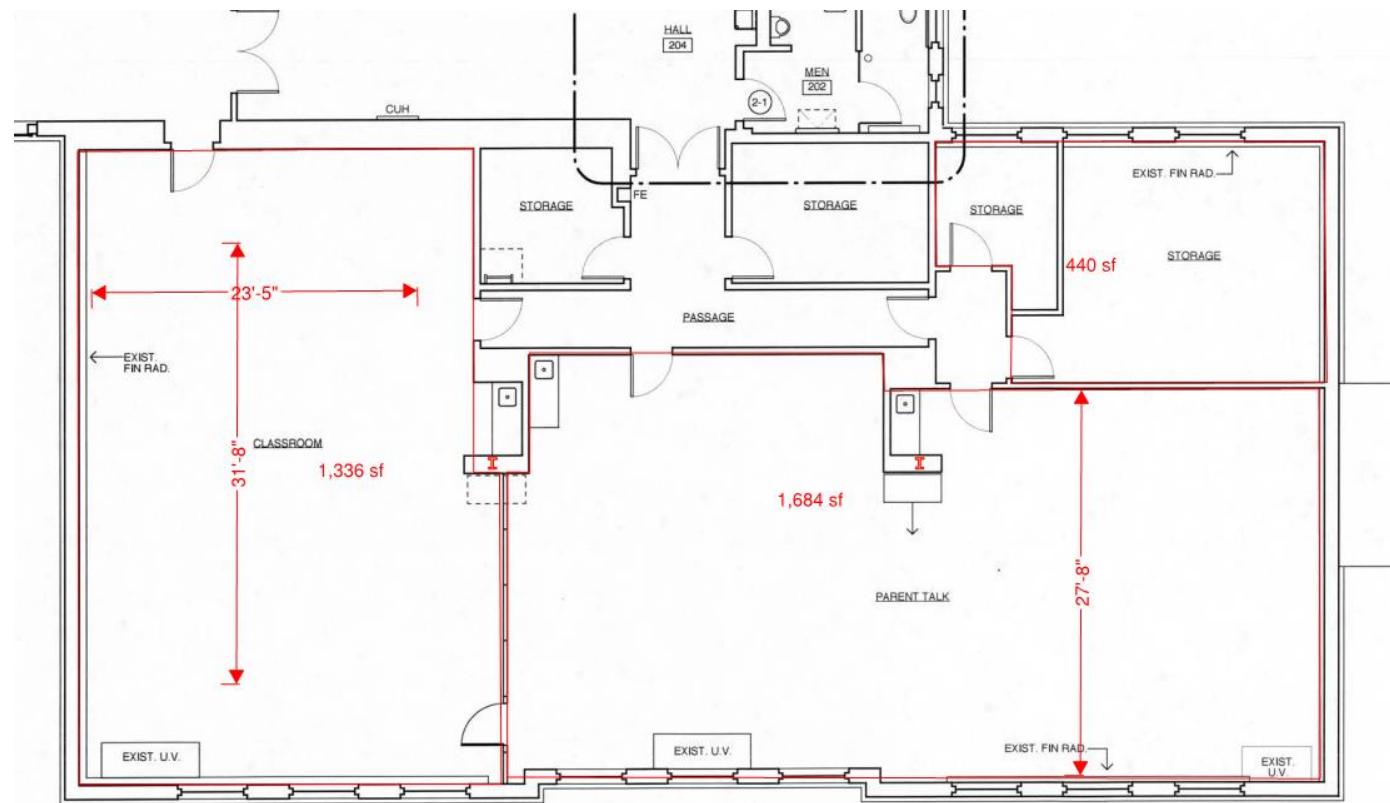
- Exterior walls are bearing masonry
- Wood framing for floors and roof, with steel
- Masonry repair work in 2009
- Hip Roof Ridges have been reinforced
- Multiple columns (in corridor walls) –limits reconfiguration



Existing Structure

1910

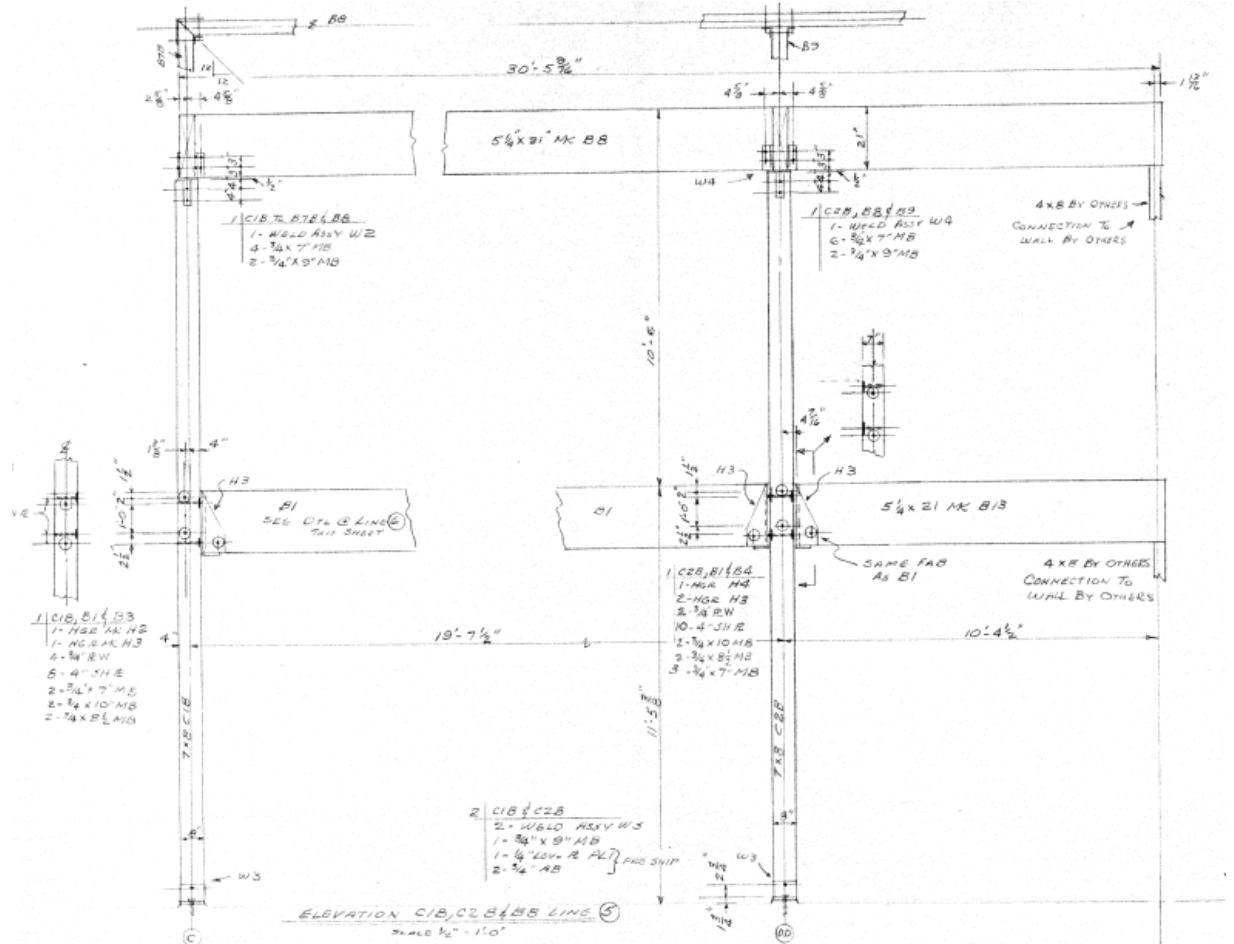
- Exterior walls are bearing masonry
- Wood framing for floors and roof, with steel
- Masonry repair work in 2009
- Roof ridge supported by steel beam and 2 columns
- Easier to reconfigure interior partitions



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

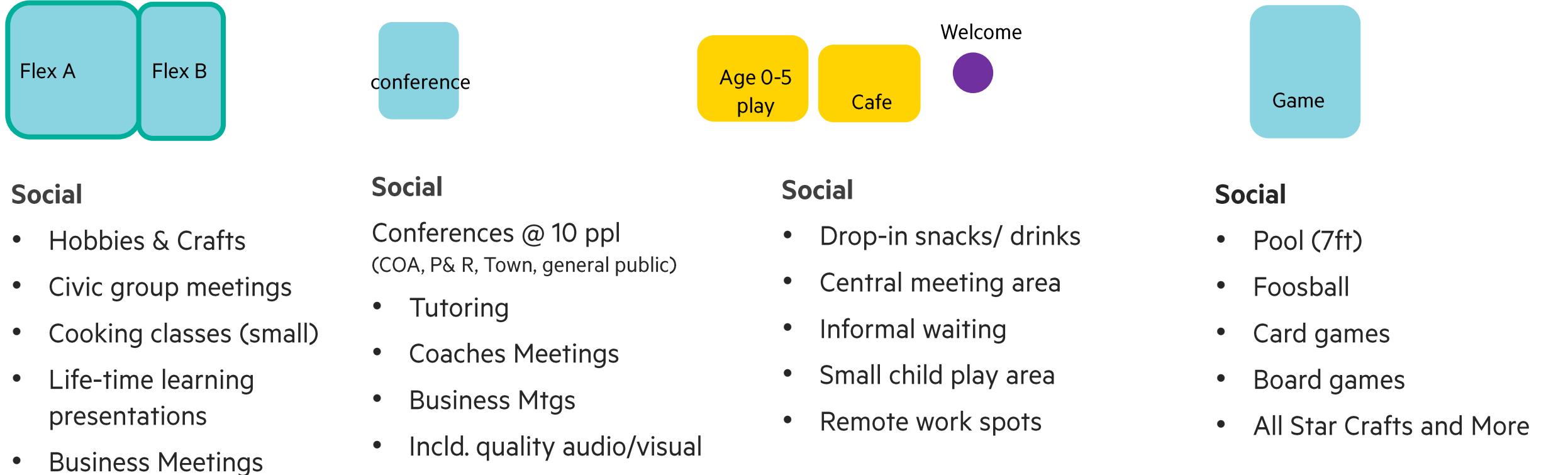
- Informal meeting
- Social Check-in
- Library, Reading
- Waiting space for other COA



Food

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

Desired Activities – Core Spaces



Desired Activities – Core Spaces

Fitness Studio

Recreational Space

Community

Fitness

- Dance
- Aerobics
- Yoga
- Meditation

Recreational

- Basketball (half-court)
- Pickleball
- Indoor Soccer
- Floor Hockey
- Baseball practice (spring)

- Martial Arts
- Gymnastics
- Toddler Play

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

Active

1200sf

Fitness Studio

2200sf

Recreational Space

Flexible Activities

600sf

Flex A

400sf

Flex B

275sf

Stor.

250sf

conference

1600sf

Community

400sf

Game Room

Misc. Community

320sf

Comm.
Kitchen

Stor.

200sf

Cafe

300sf

Sound
Controlled

400sf

Teaching
Kitchen

400sf

Theater
Storage

Parks+ Recreation

320sf

P & R Offices

1600sf

Storage

Council on Aging

P. Care

120sf

500sf

COA Offices

Dir.

120sf

400sf

Lounge

Stor.

120sf



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

Active

1100sf
Fitness /
Dance

1100sf
Exercise /
Martial Arts

2000sf
Recreational Space

Flexible Activities

600sf
Flex A

400sf
Flex B

250sf
Stor.

250sf
conference

1600sf
Community

400sf
Game Room

Misc. Community

350sf
Comm.
Kitchen

Stor.

200sf
Cafe

200sf
Age 0-5
play

400sf
Theater
Storage

Parks+ Recreation

320sf
P & R Offices

1500sf
Storage

Council on Aging

P. Care
120sf

500sf
COA Offices

Dir.
120sf

400sf
Lounge

Stor.
120sf



Program Option 3

Oct. 26th BC mtg

Major Features

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

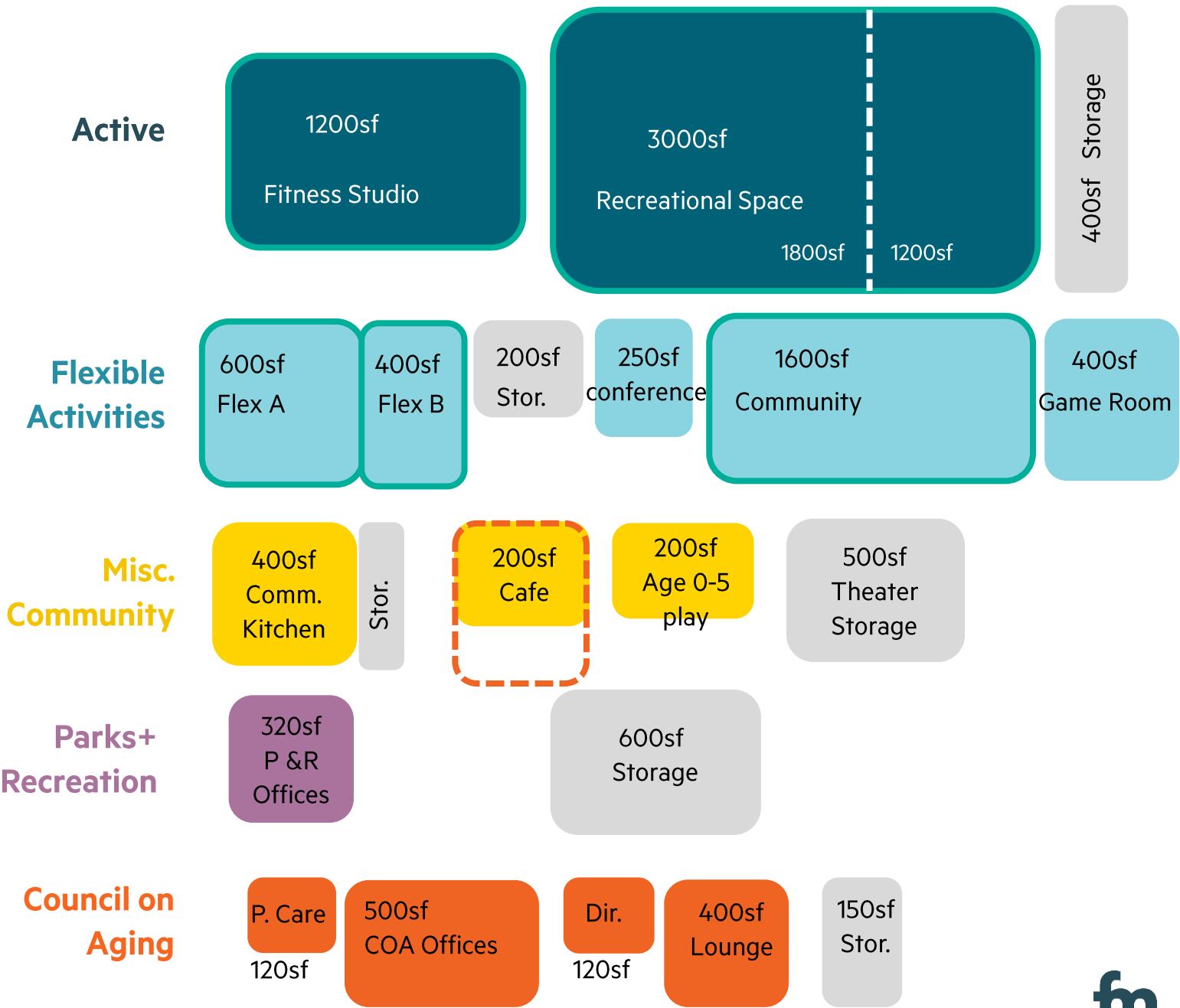
Core Spaces **9,830sf**

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

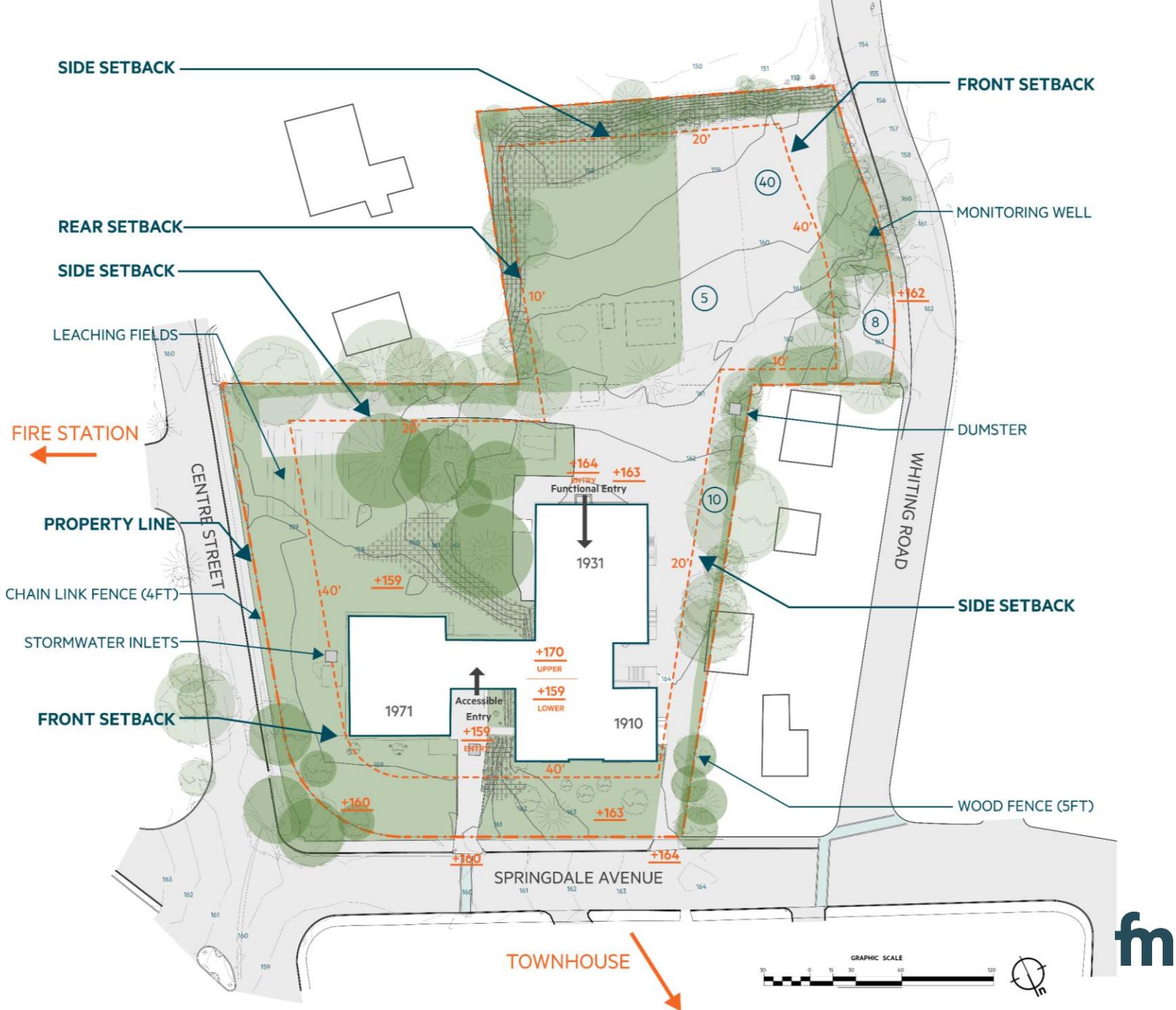


Alternatives

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

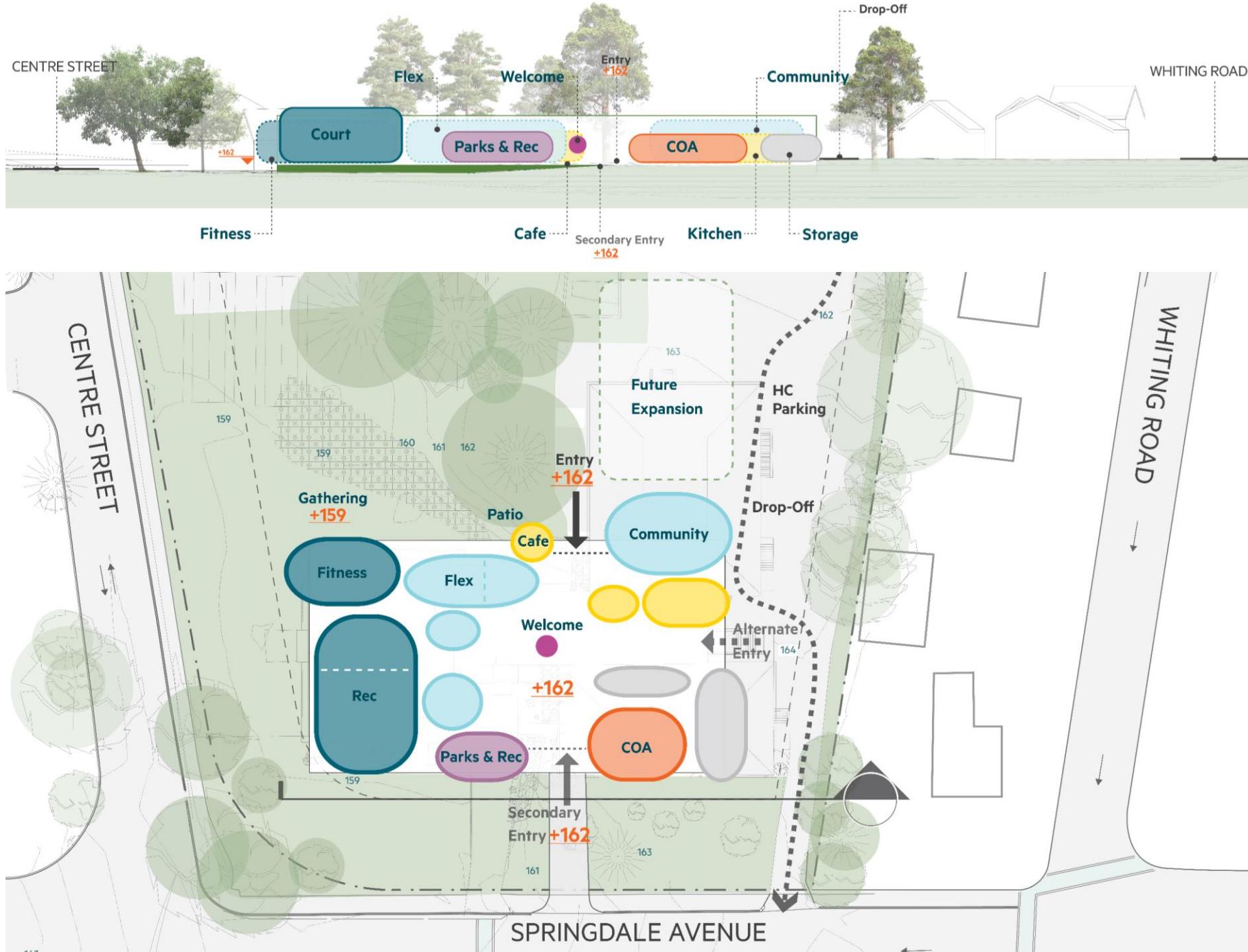
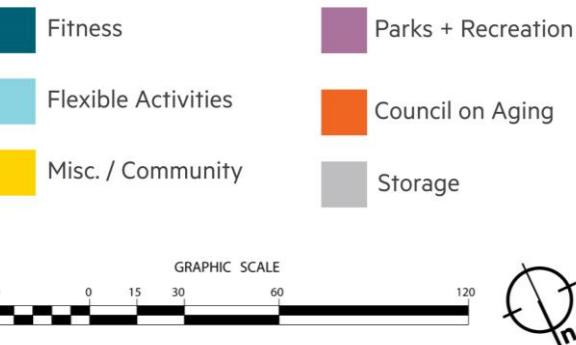


Alternative N1

New - Single Level

Characteristics

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

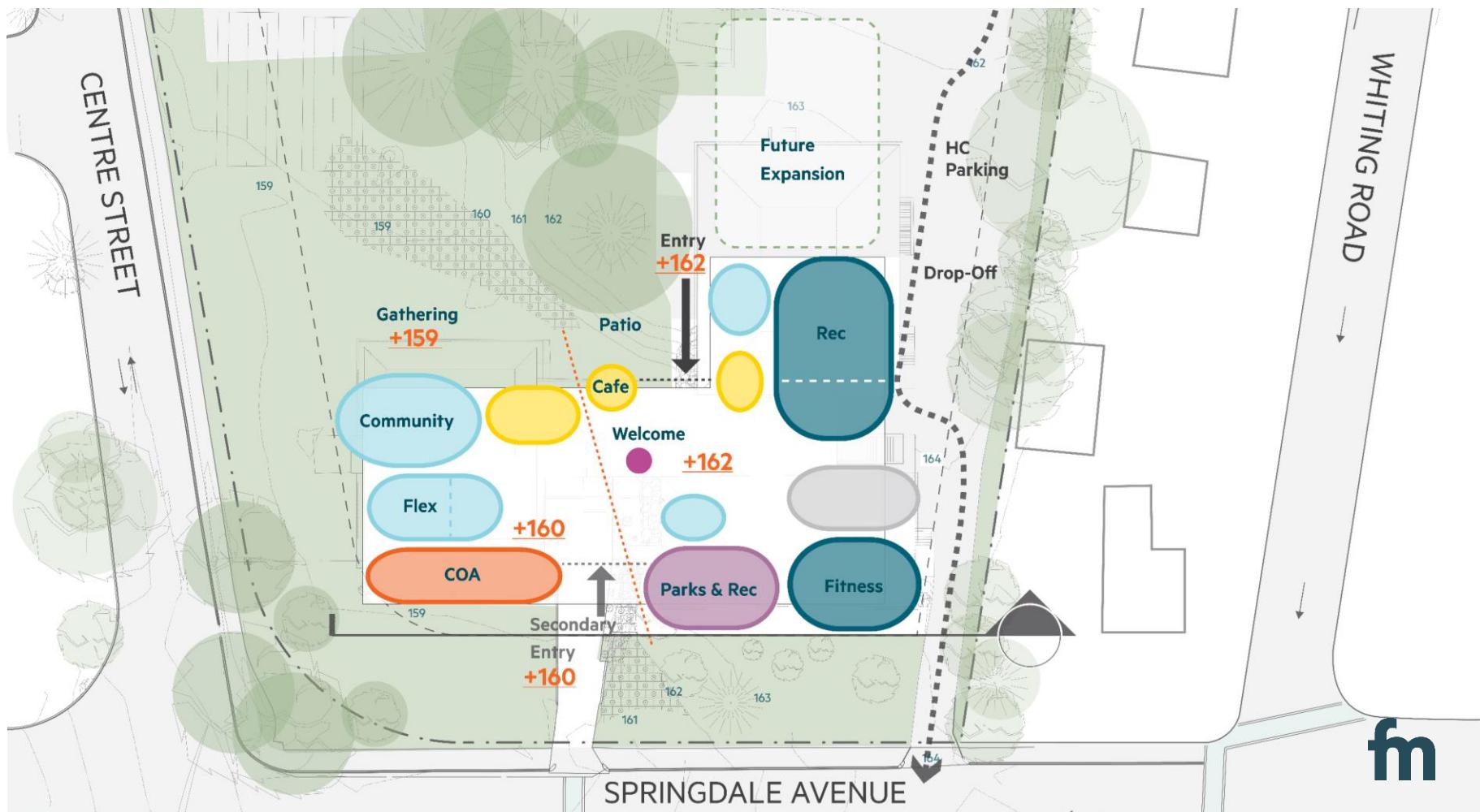
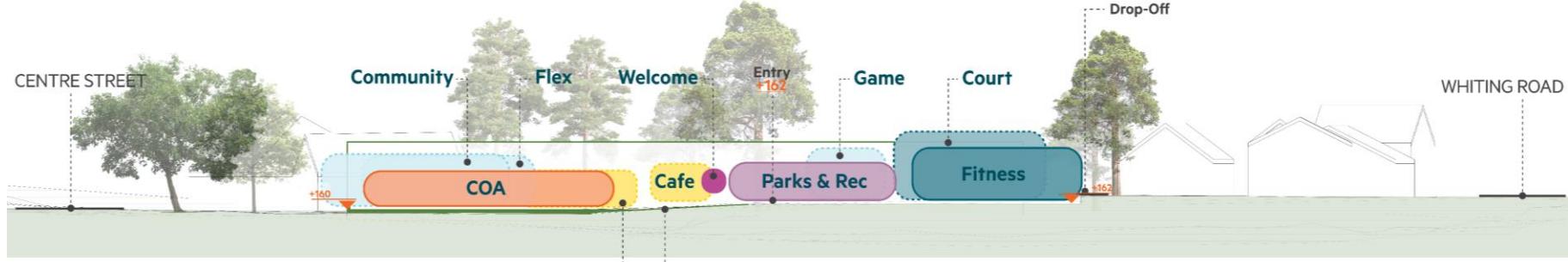
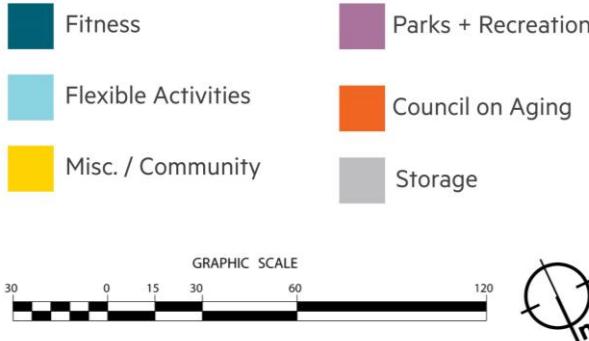


Alternative N2

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

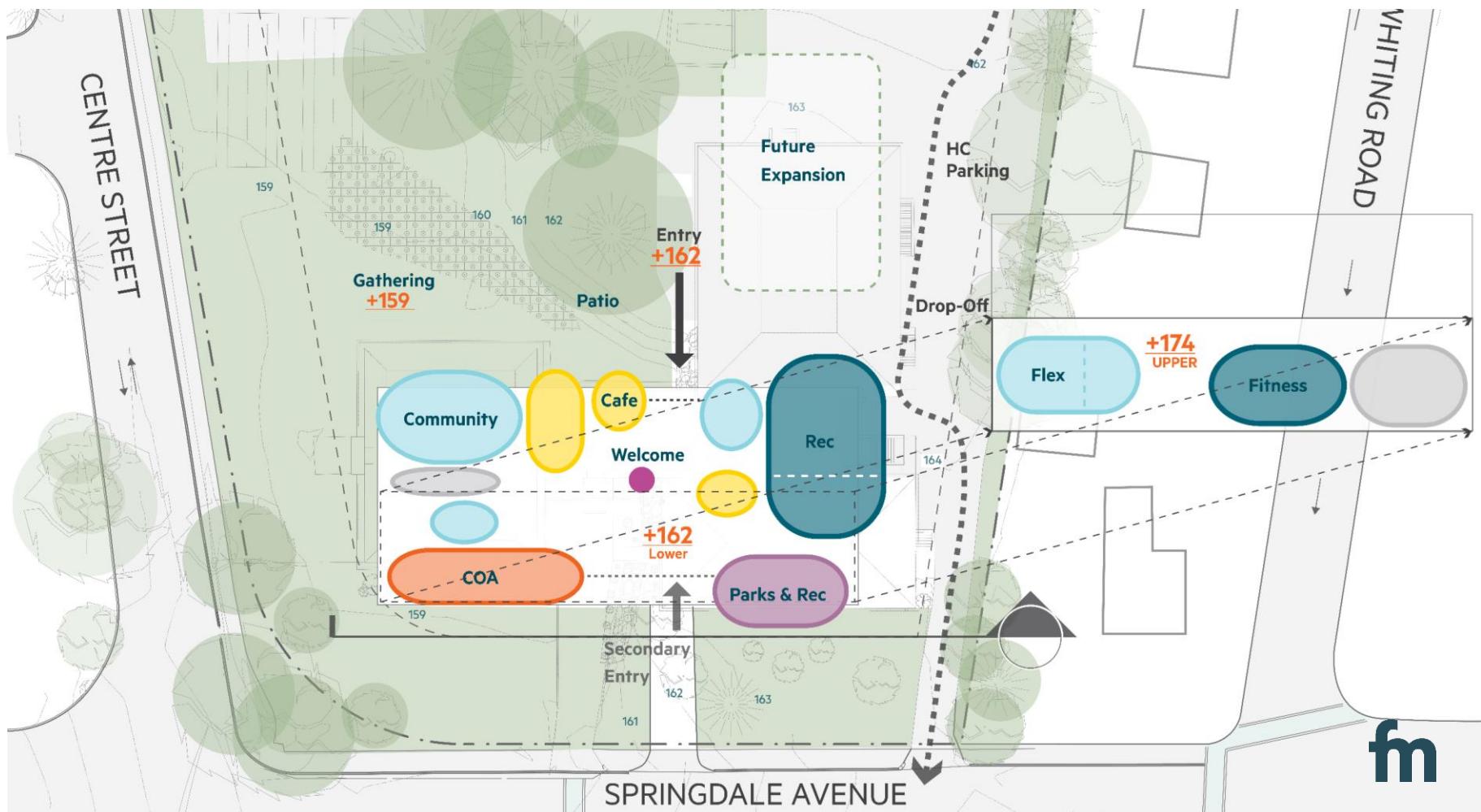
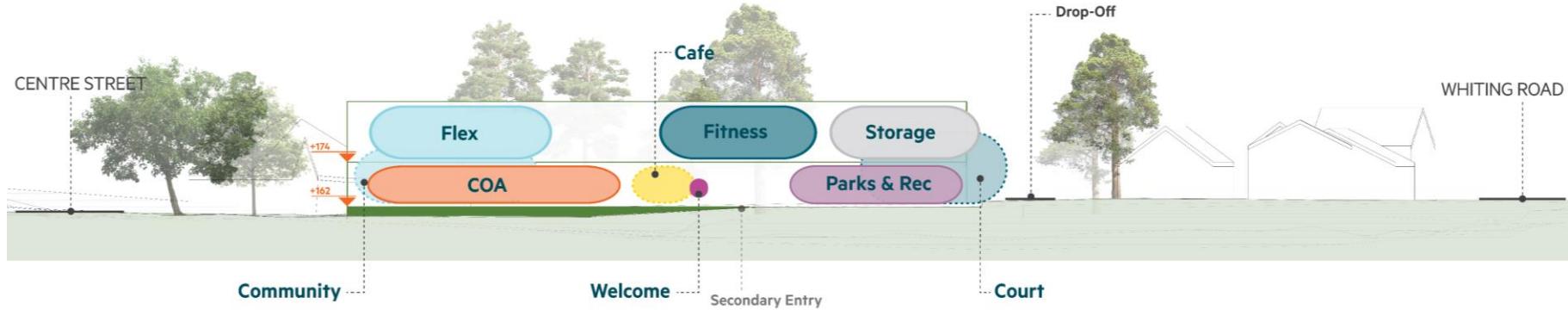
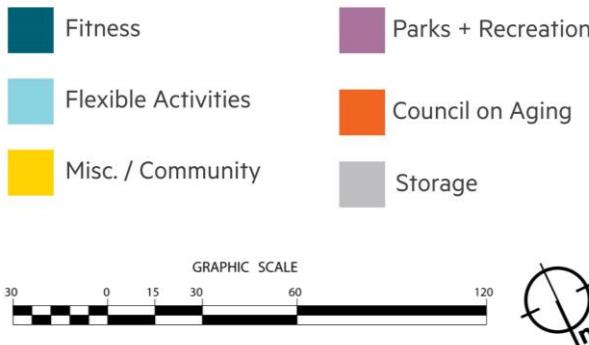


Alternative N3

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



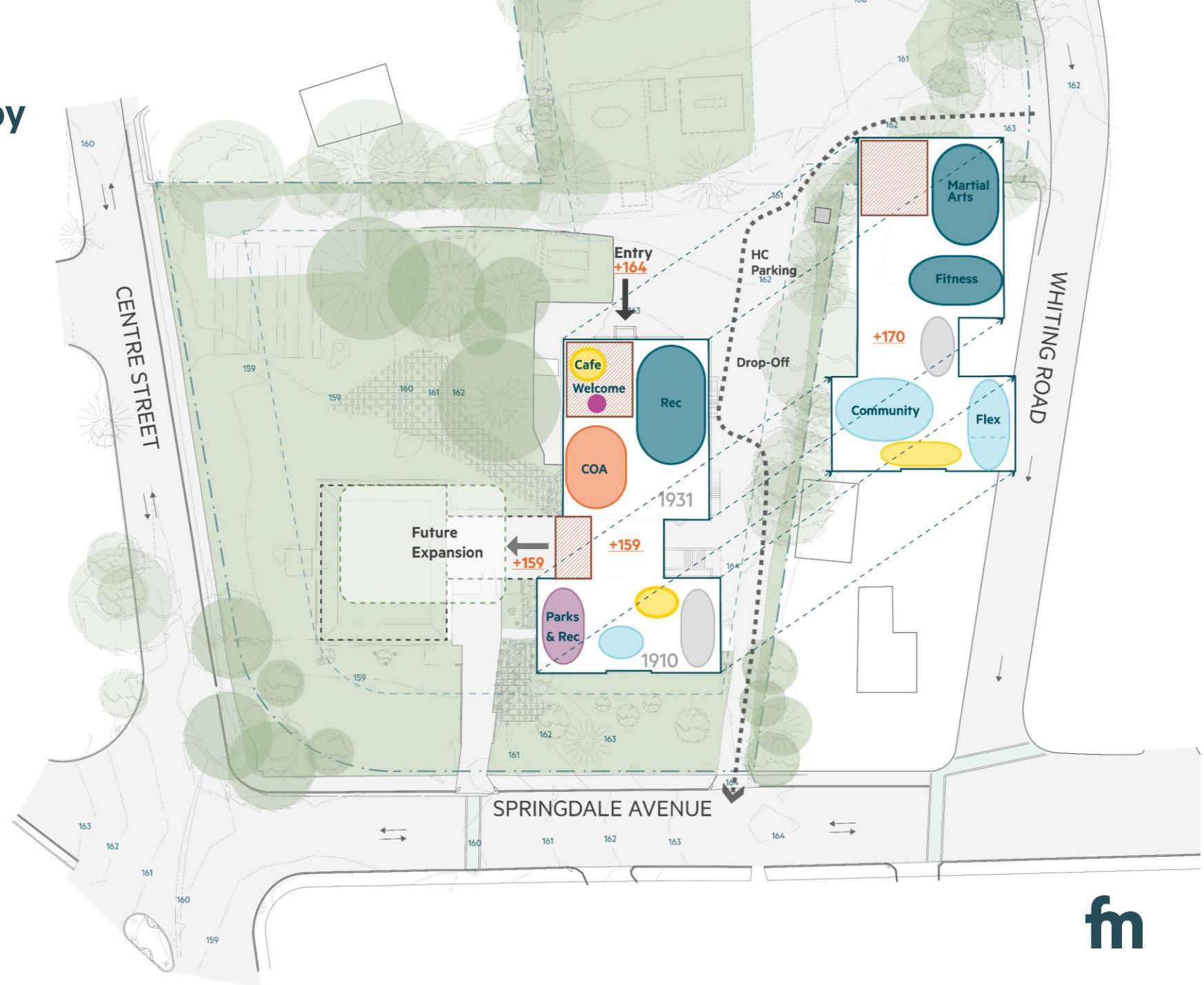
Alternative R1

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



Alternatives R2 Renovation – Lobby Add

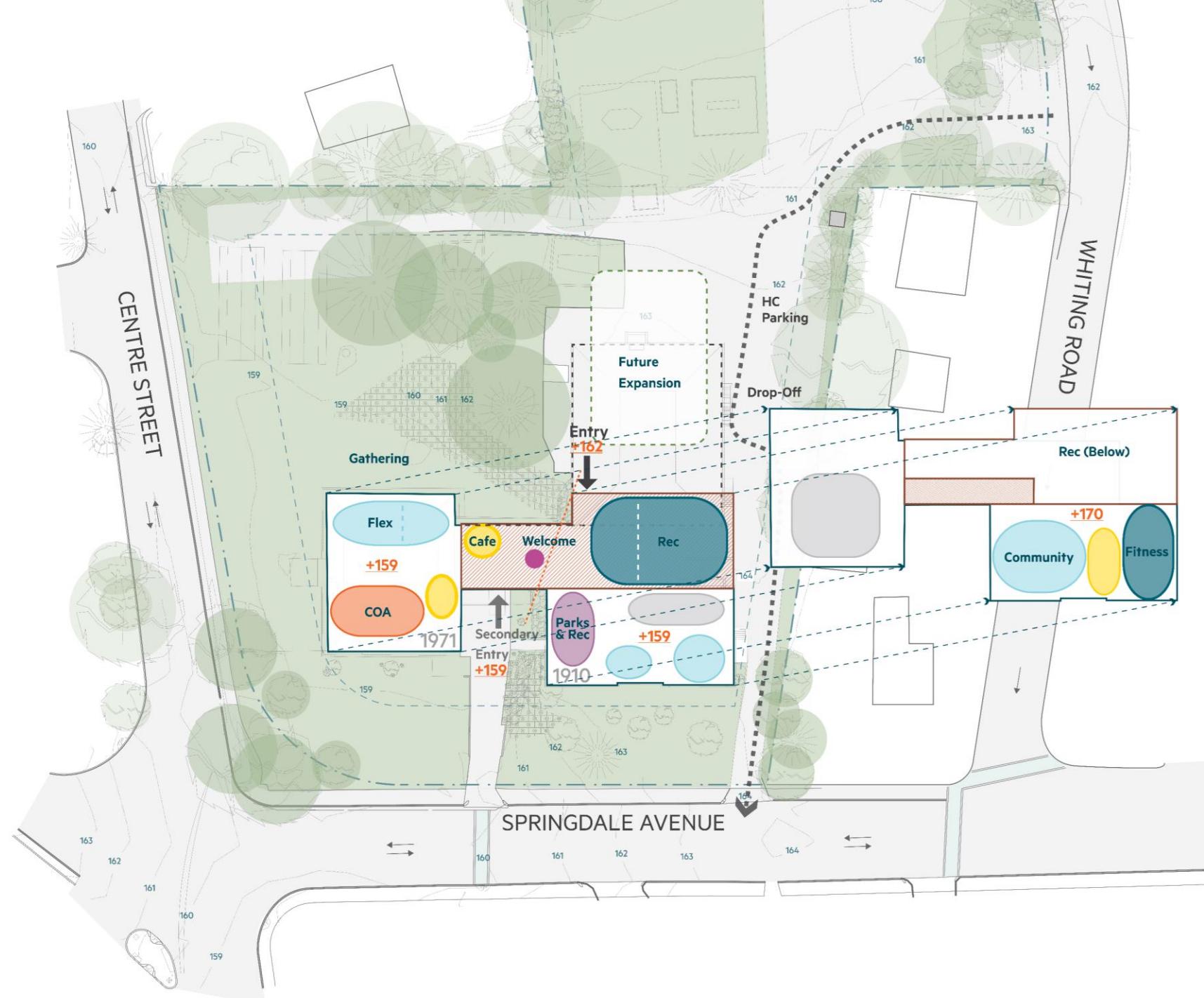
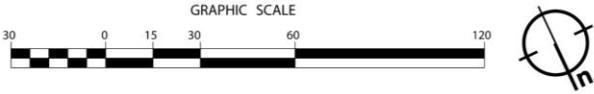
Characteristics

- 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

 New Construction

 Existing to Remain

 To be Demolished



Alternatives R3

Renovation – Save 1910

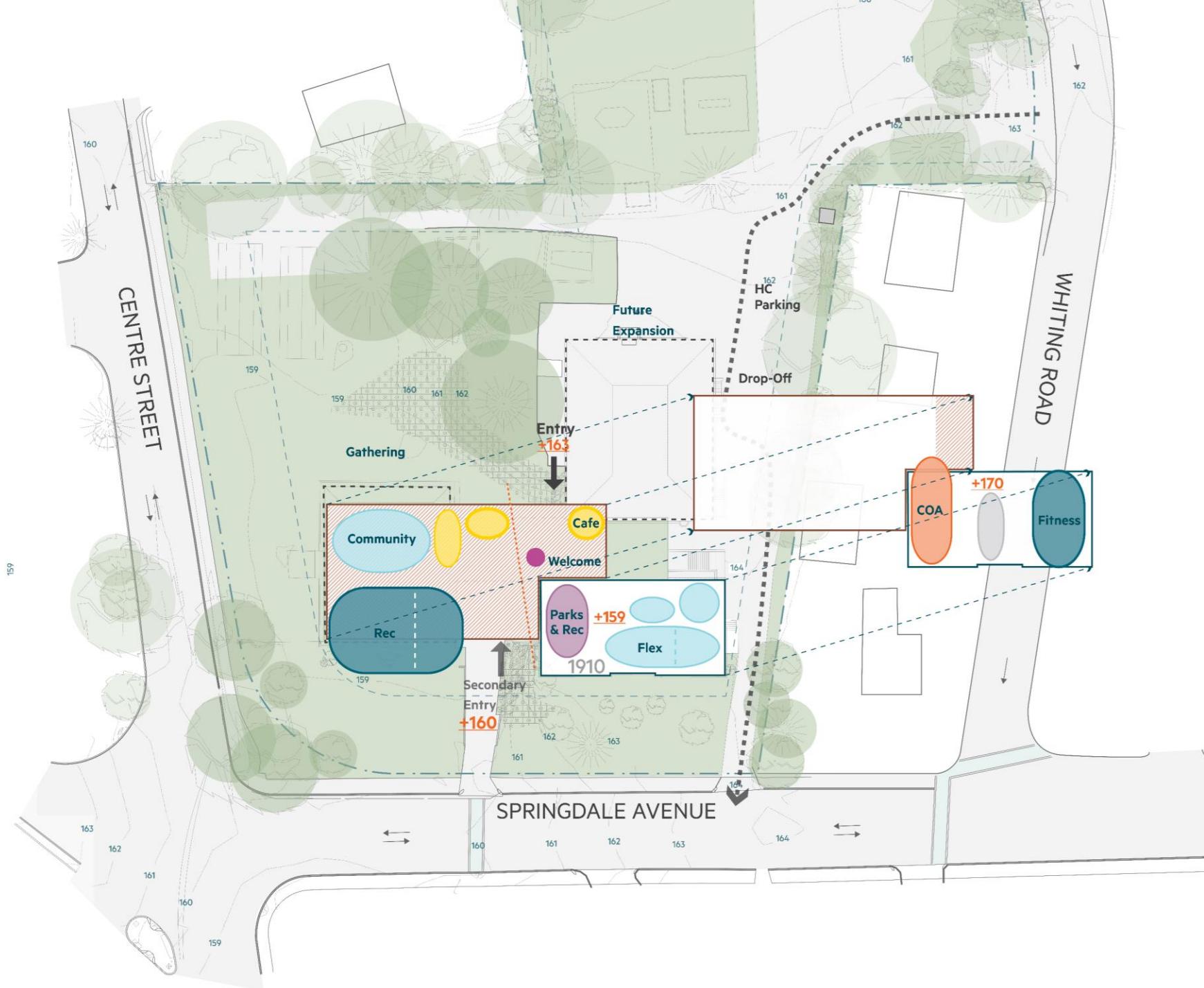
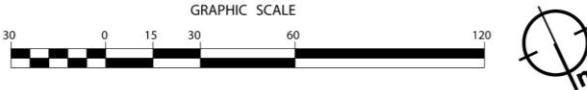
Characteristics

- 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



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