

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

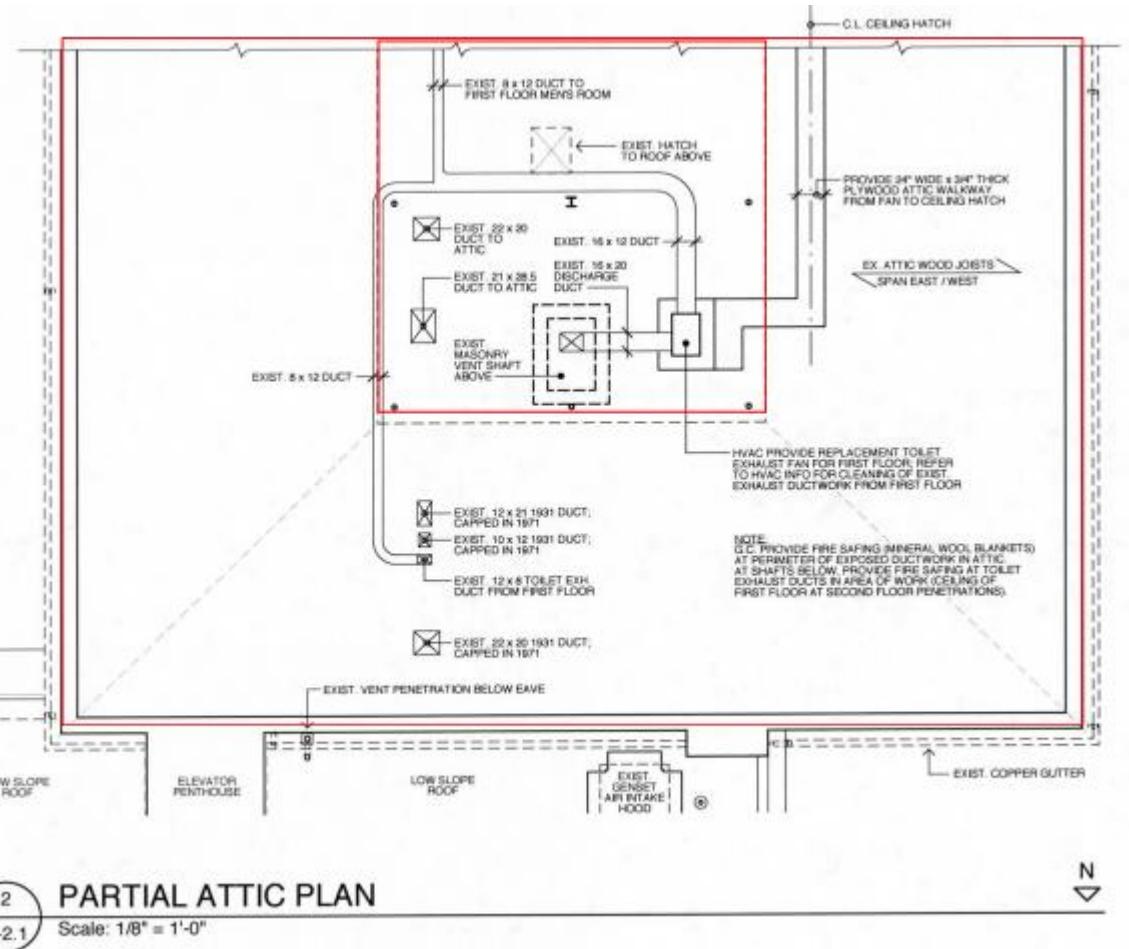


Structural Observations

Existing Structure

1931

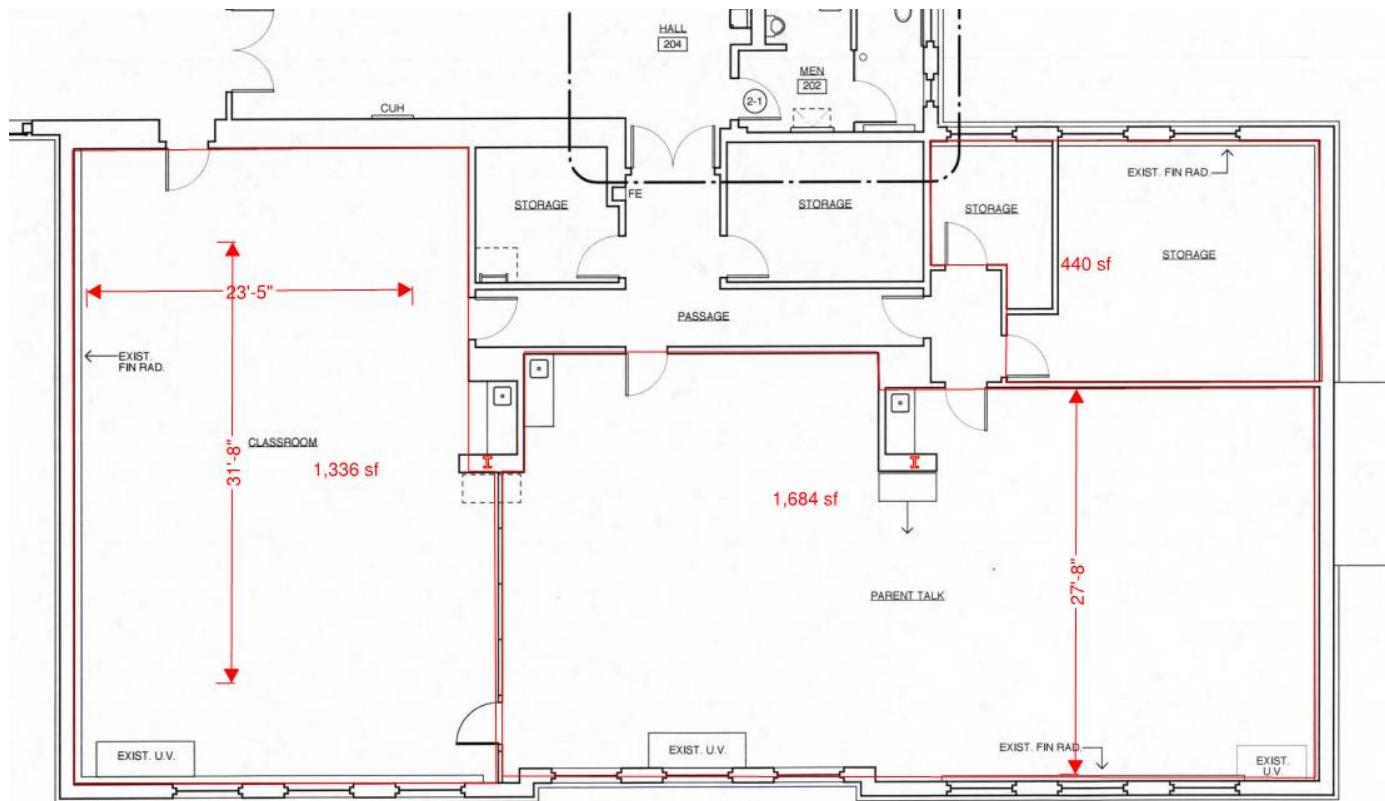
- Exterior walls are bearing masonry
- Wood framing for floors and roof, with steel
- Masonry repair work in 2009
- Hip Roof Ridges have been reinforced
- Multiple columns (in corridor walls) –limits reconfiguration



Existing Structure

1910

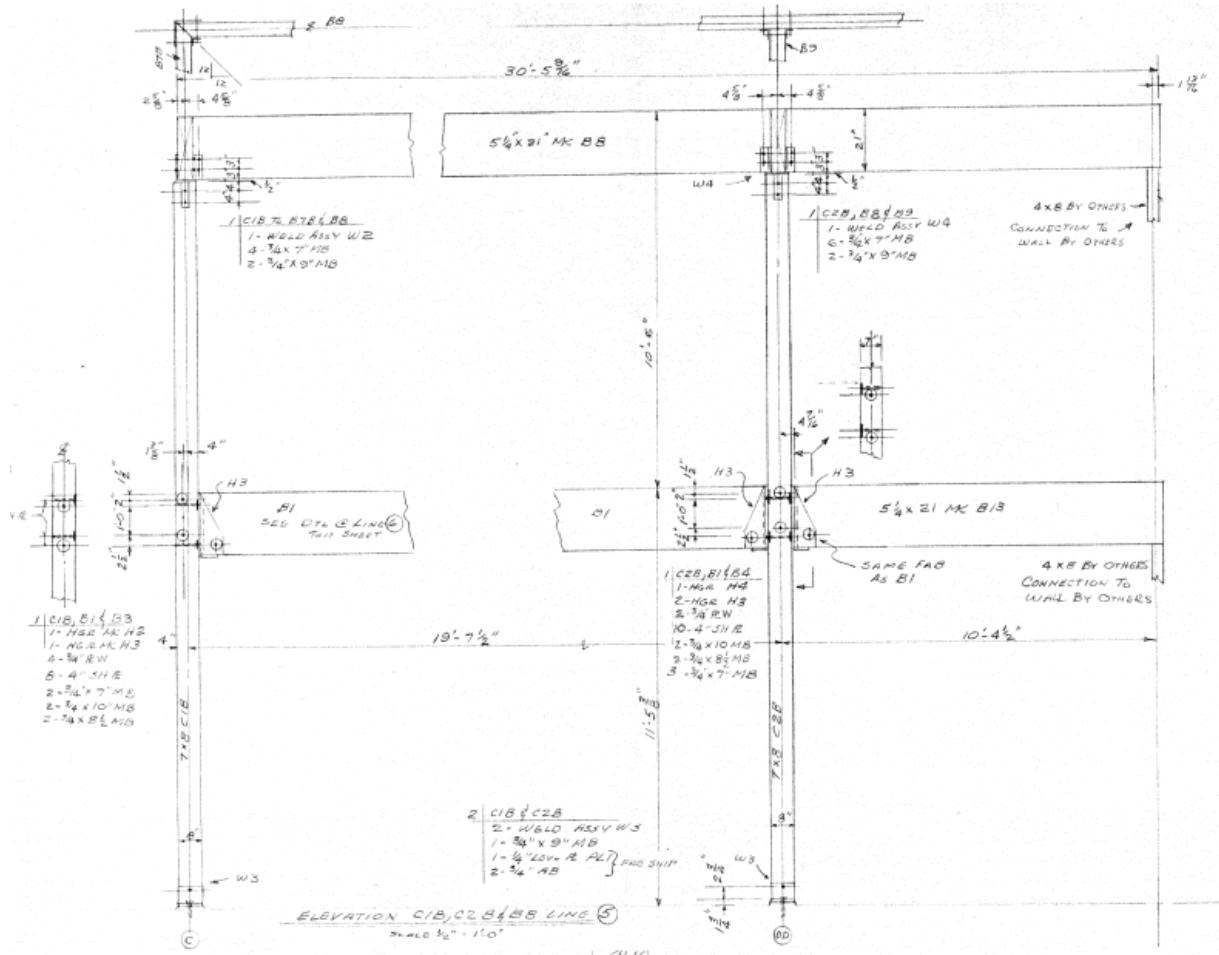
- Exterior walls are bearing masonry
- Wood framing for floors and roof, with steel
- Masonry repair work in 2009
- Roof ridge supported by steel beam and 2 columns
- Easier to reconfigure interior partitions



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

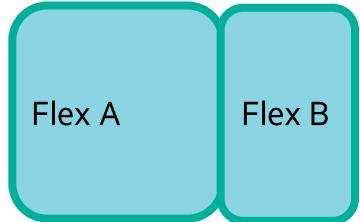
- Informal meeting
- Social Check-in
- Library, Reading
- Waiting space for other COA



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

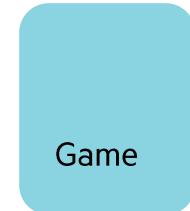
Conferences @ 10 ppl
(COA, P&R, Town, general public)

- Tutoring
- Coaches Meetings
- Business Mtgs
- Incl. quality audio/visual



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

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
120sf

Dir.
120sf

400sf
Lounge

Stor.
120sf

Program Option 2

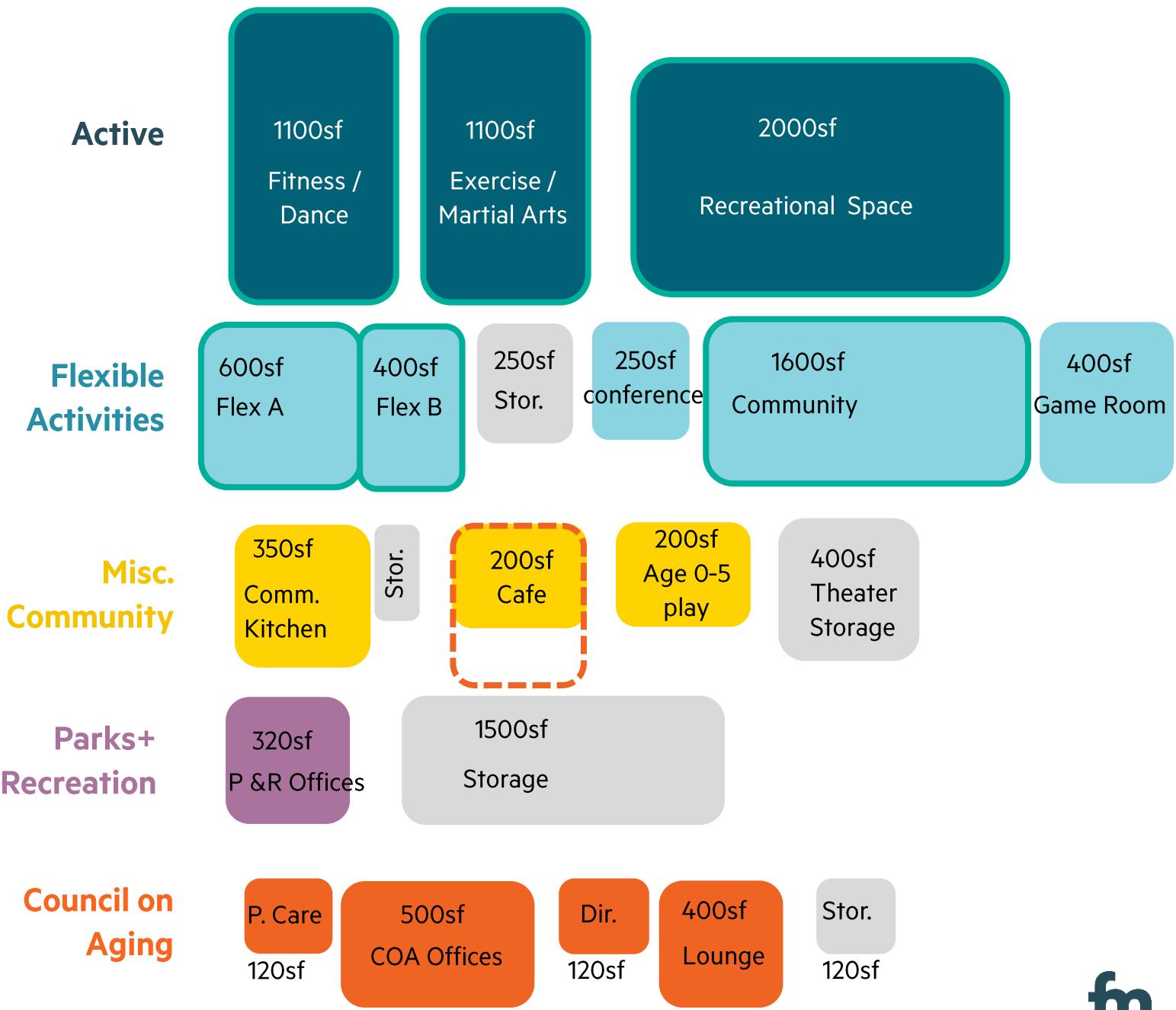
Oct. 14th BC mtg

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



Program Option 3

Oct. 26th BC mtg

Major Features

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

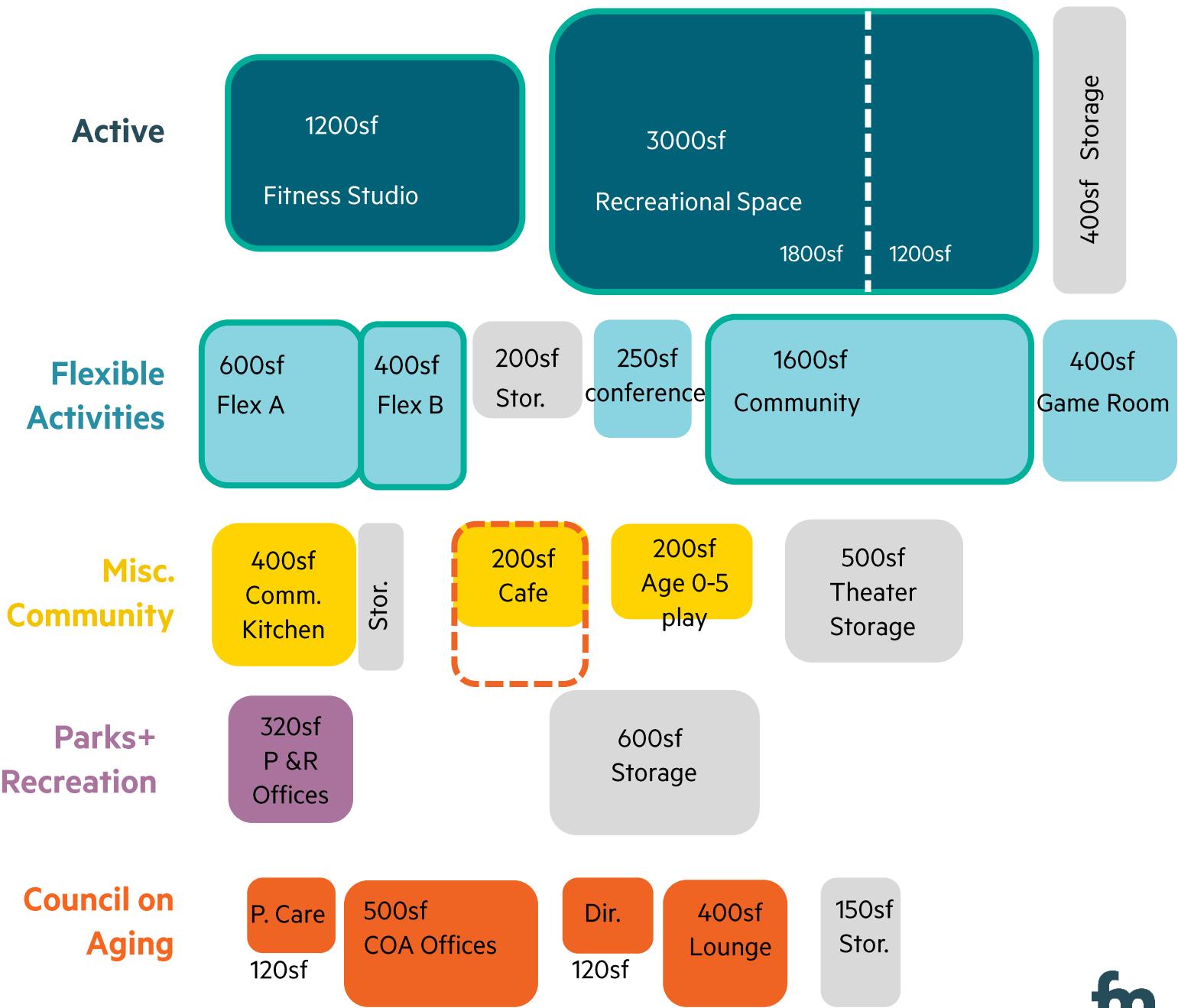
Core Spaces **9,830sf**

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

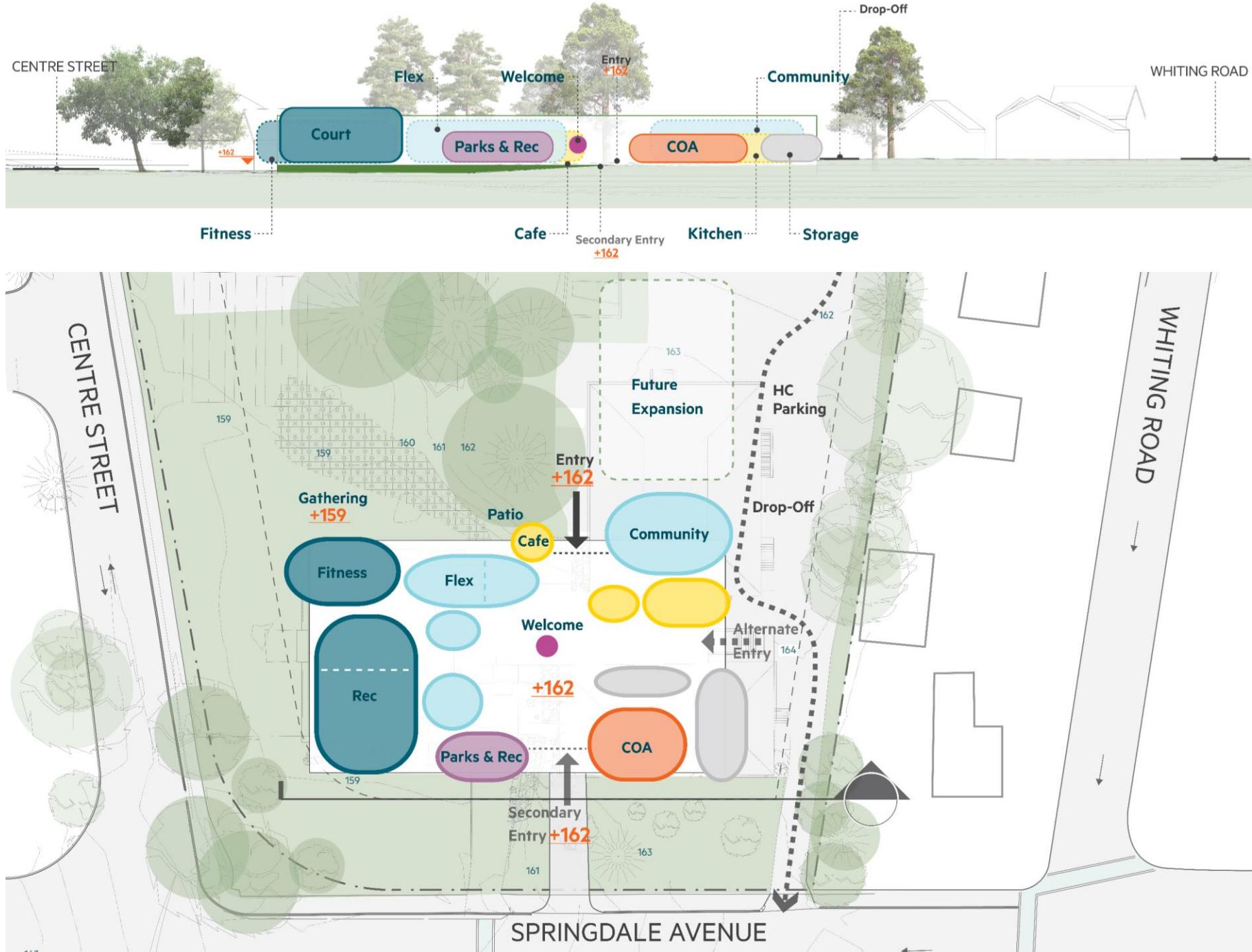
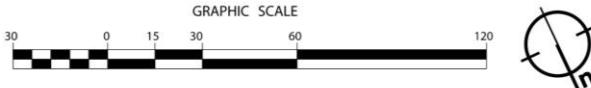


Alternative N1

New - Single Level

Characteristics

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

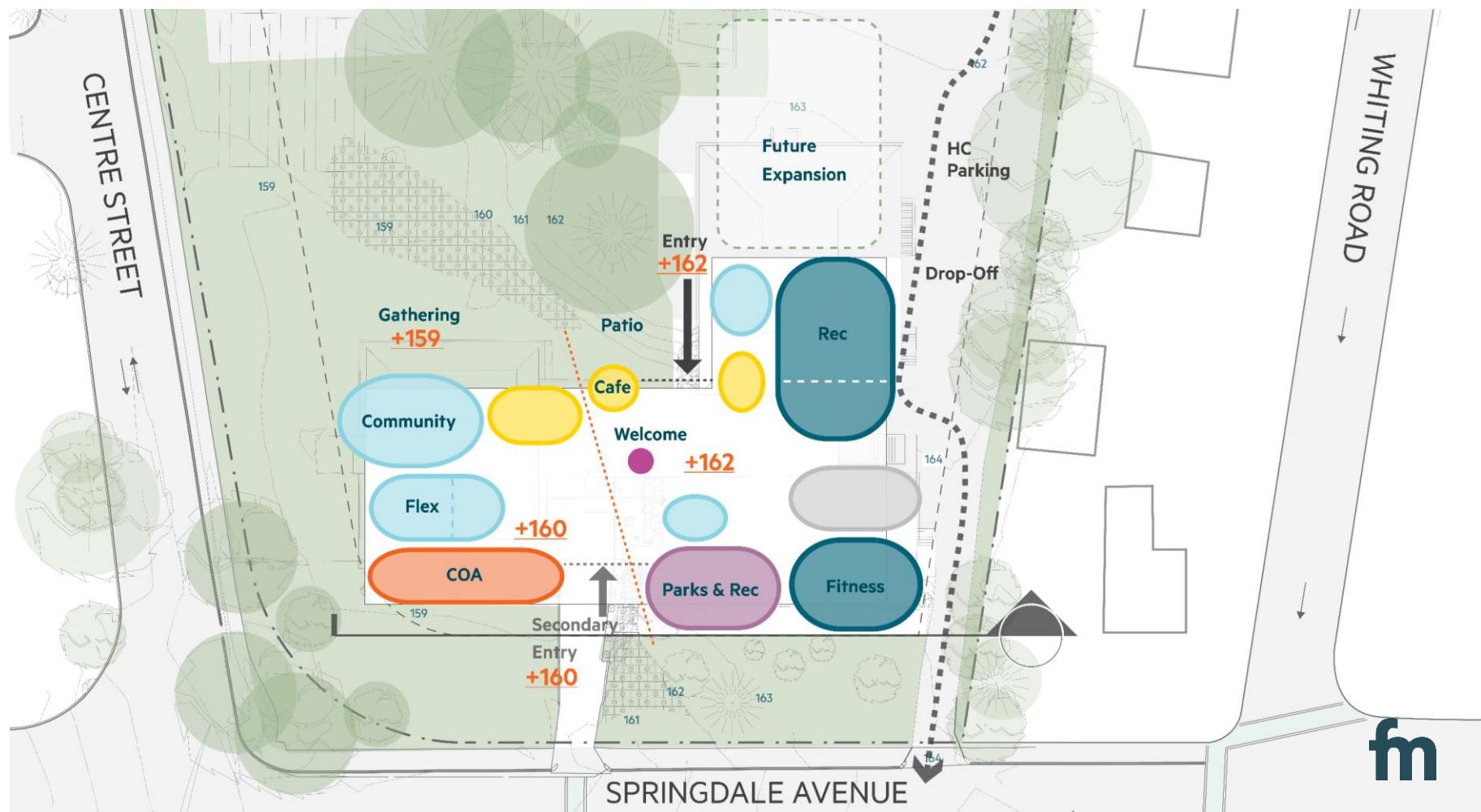
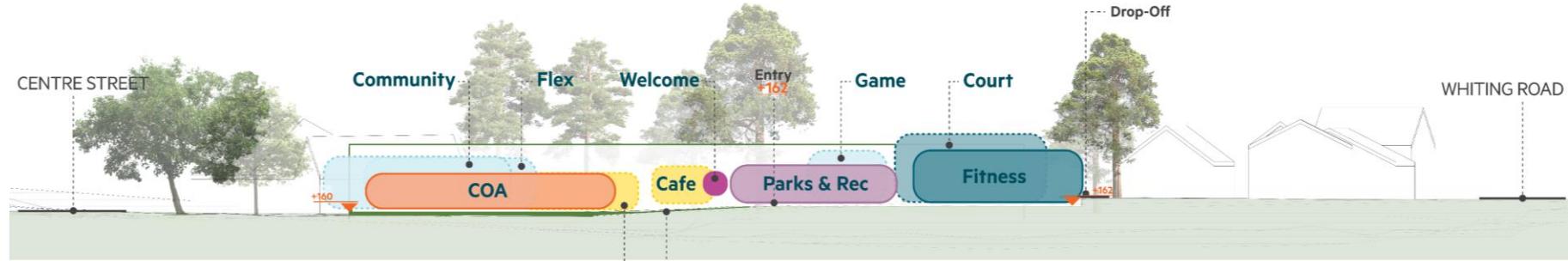
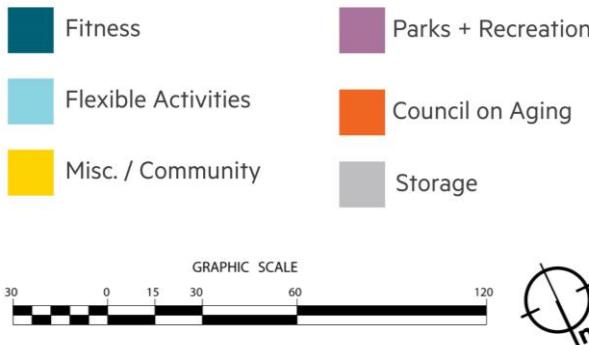


Alternative N2

New - Split Level

Characteristics

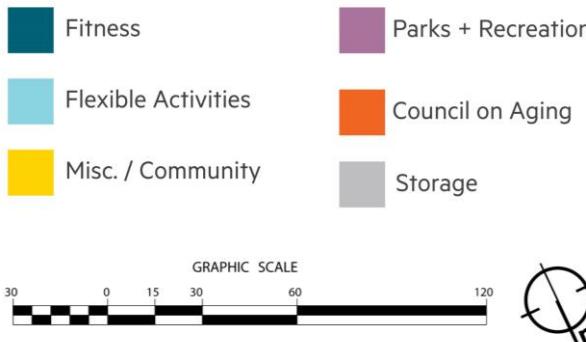
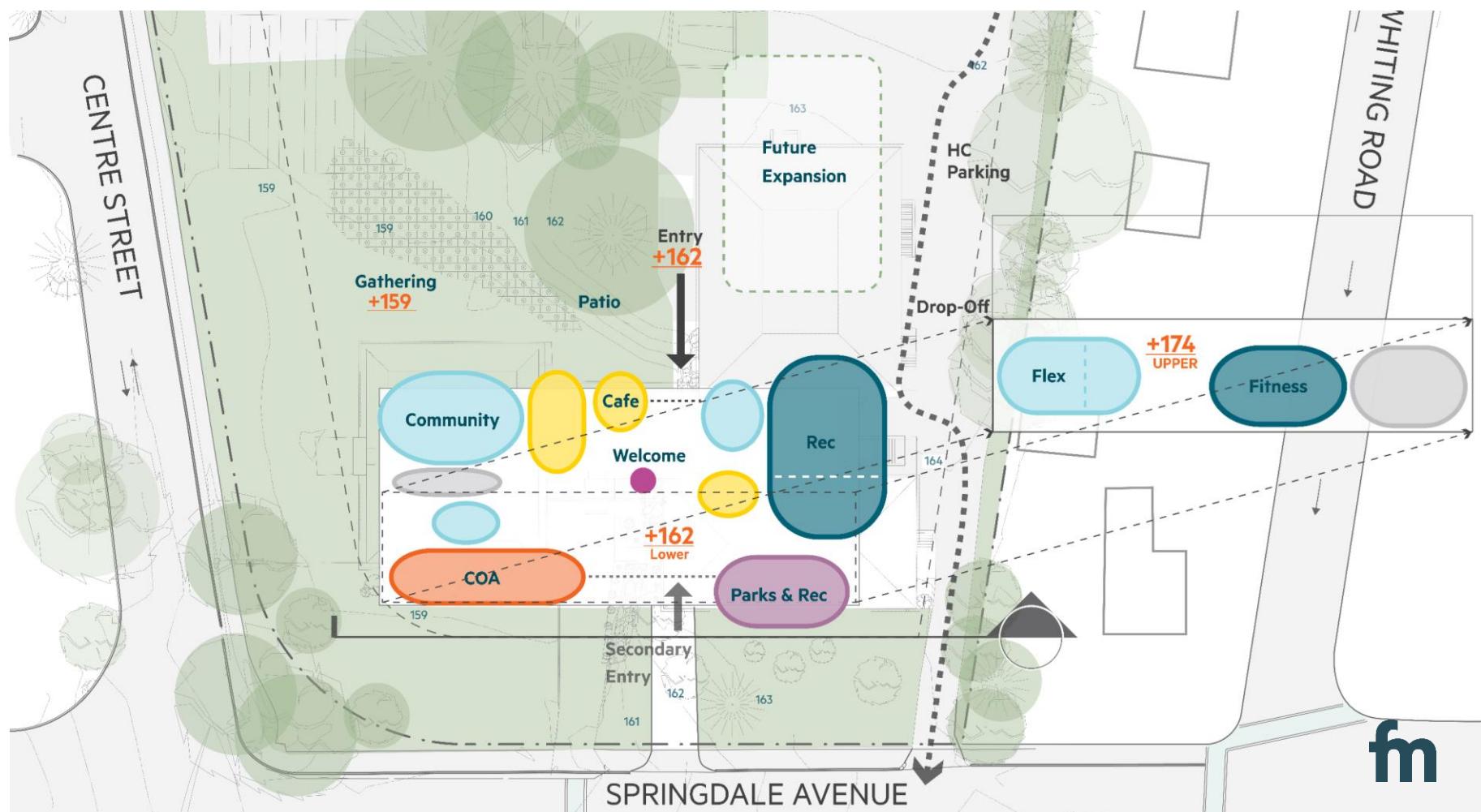
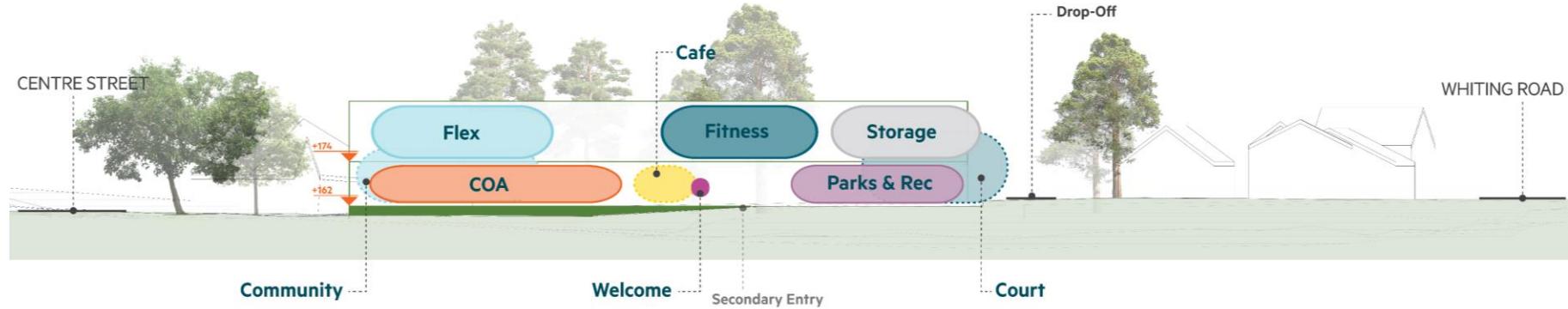
- 18,000sf on split levels
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Area for expansion



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

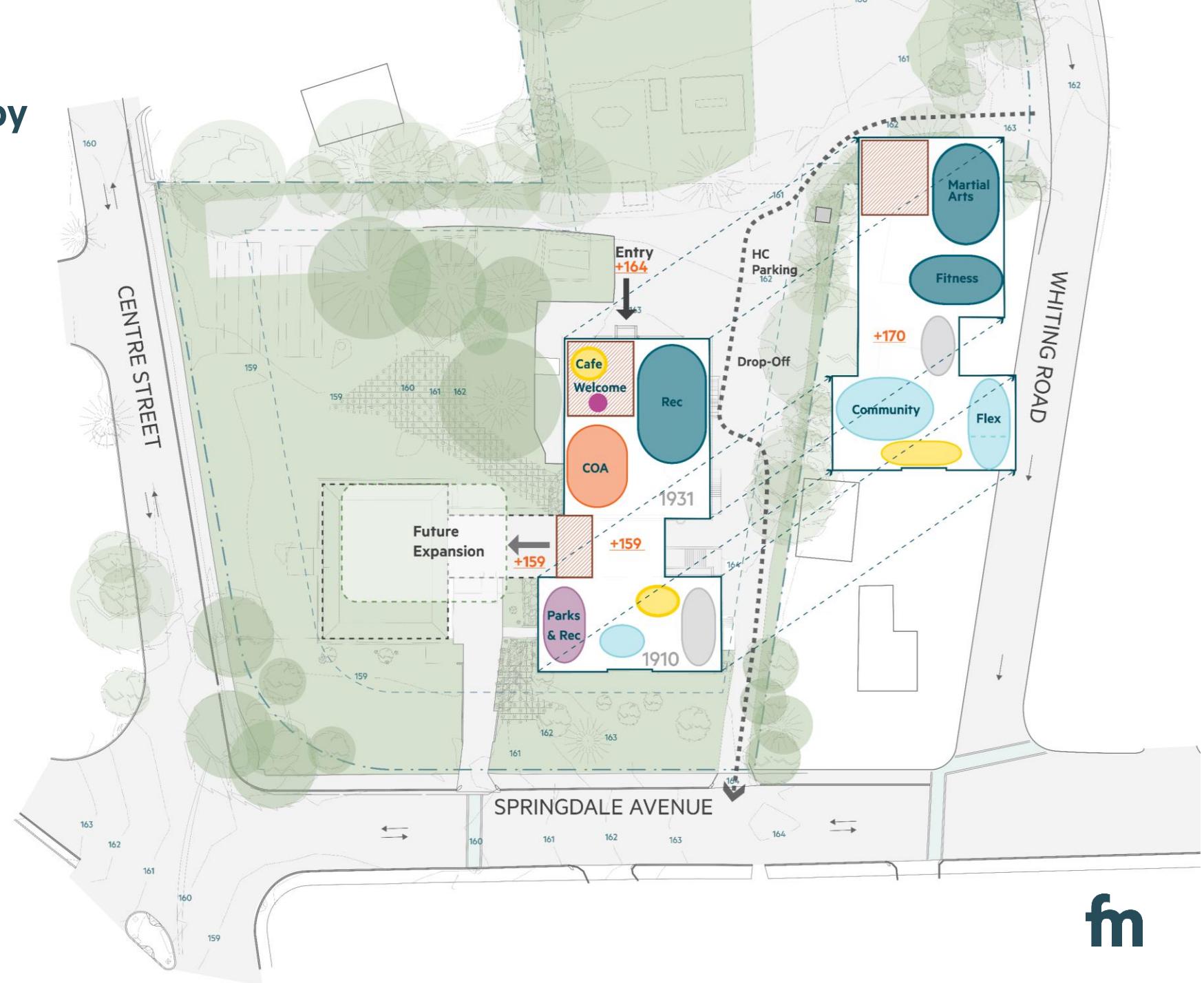
- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- Area for expansion

New Construction

Existing to Remain

To be Demolished

A graphic scale consisting of a horizontal line with tick marks and numerical labels. The line starts at 30 on the left and ends at 60 on the right. Tick marks are present at 0, 15, 30, and 60. The segments between the tick marks are of equal length, representing a scale of 1:1.

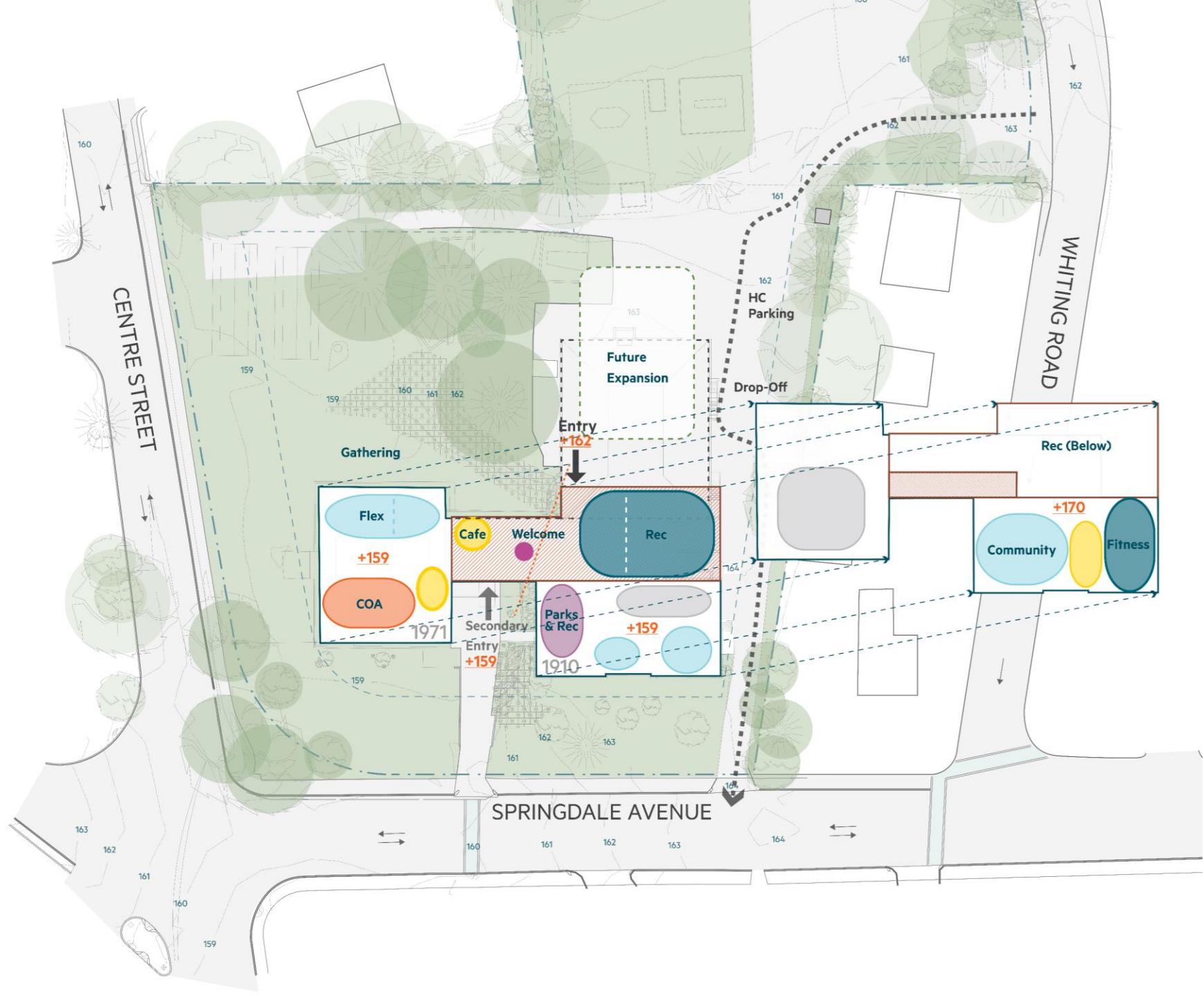


Alternatives R2

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

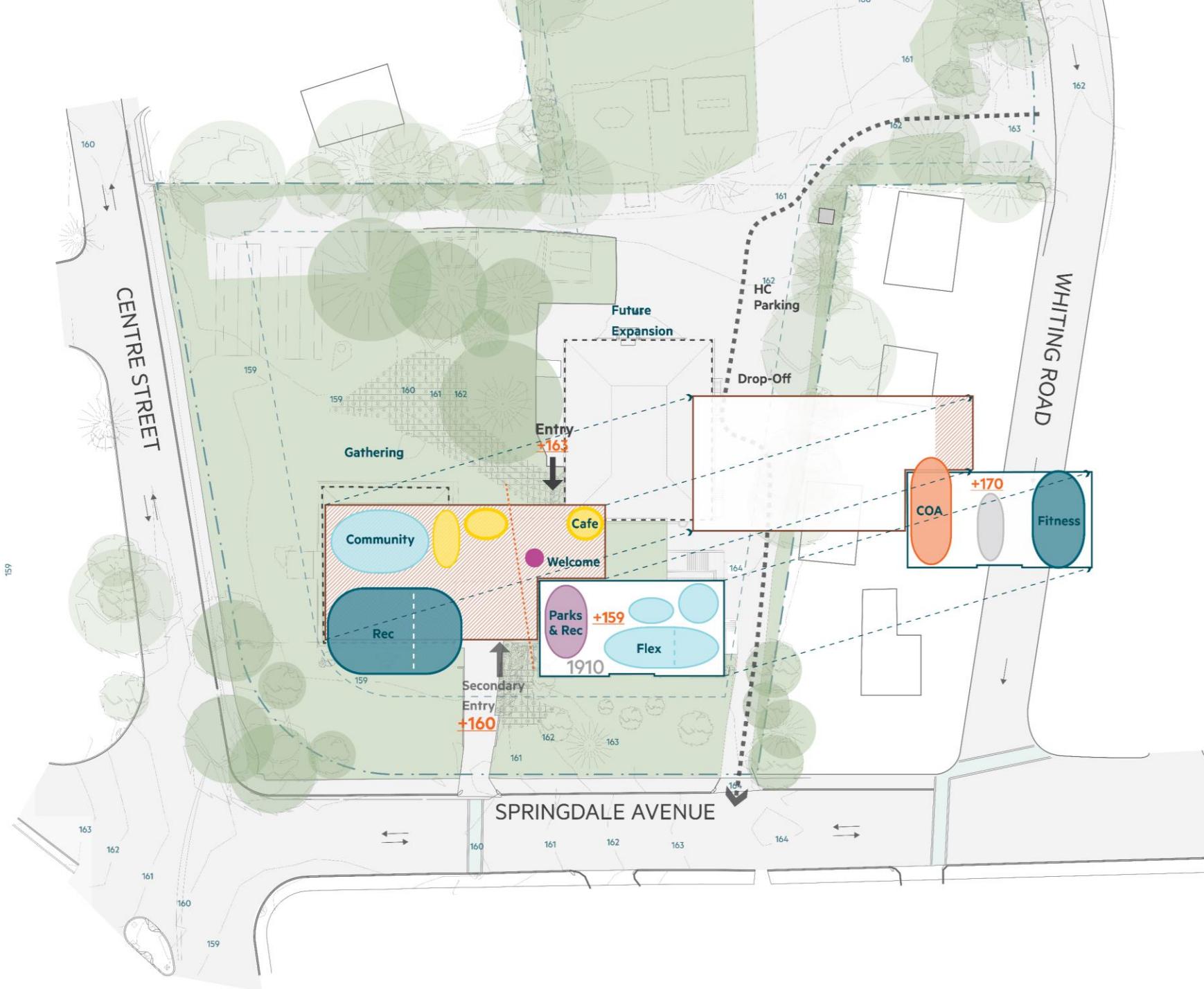
New Construction

Existing to Remain

To be Demolished

GRAPHIC SCALE

A graphic scale with a dial. The scale is marked at 0, 15, 30, 60, and 120. The dial is positioned at the 110 mark.



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