



Town of Dover Community Center

Dover Community Forum #2

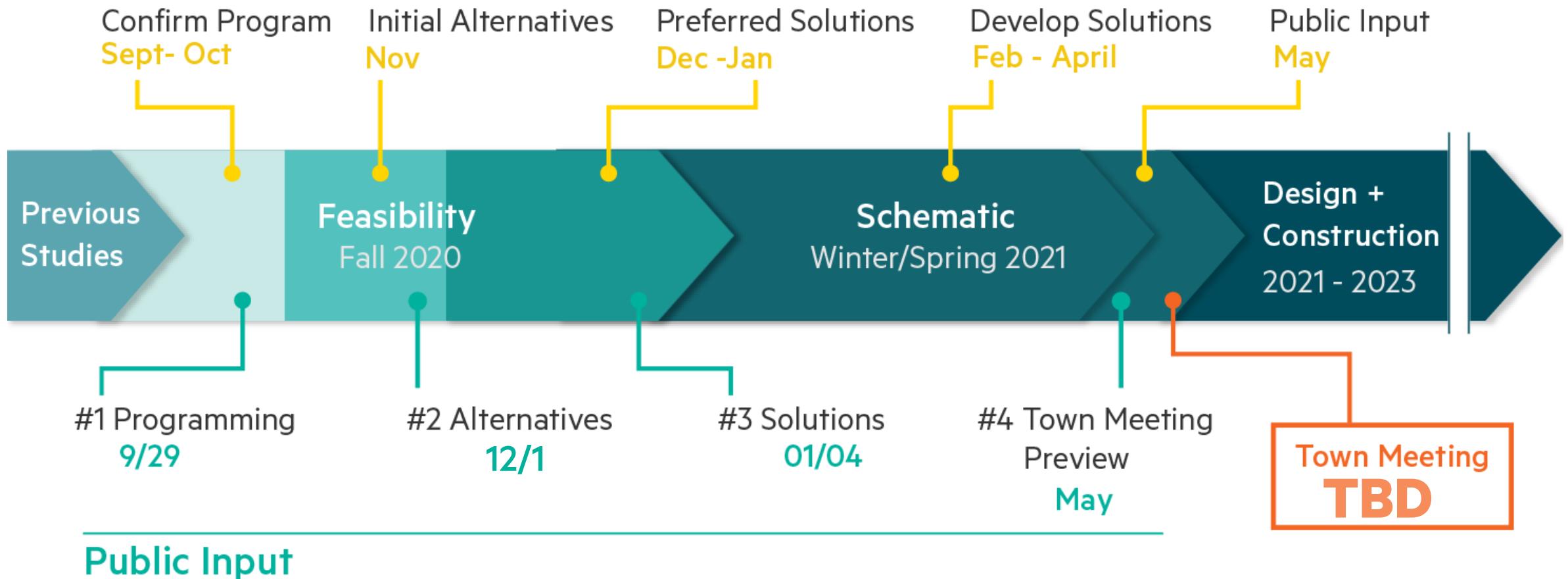
Dec 1, 2020

Building a vision Building consensus

1. Introduction –Schedule
2. Programming Recap
3. Space Options (3)
4. Dover's Preferred Space Option

Schedule Update

Building Committee Meetings



Schedule Overview: Design Steps

FEASIBILITY

SCHEMATIC

Program



Evaluation: Program

Flexibility: accommodates # and range of desired activities

Options

- 13,000sf - \$10M
- 15,000sf - \$11.5M
- 18,000sf - \$13M

Major Spaces/ Massing



Evaluation: Range

Confirm full range of options for layout/ massing

Options

- New Construction (3)
- Renovation/Addition (3)

Full Layout/ Elevations

Evaluation: Alternatives

Selection of (2) preferred alternatives using CBA (includes sustainability)

Options

- New Construction (2)
- Renovation/Addition (2)

Schematic Design

Evaluation: Solutions

Schematic Design/ Site Design
Accurate SD Cost Estimates
Recommendation for Town Mtg.

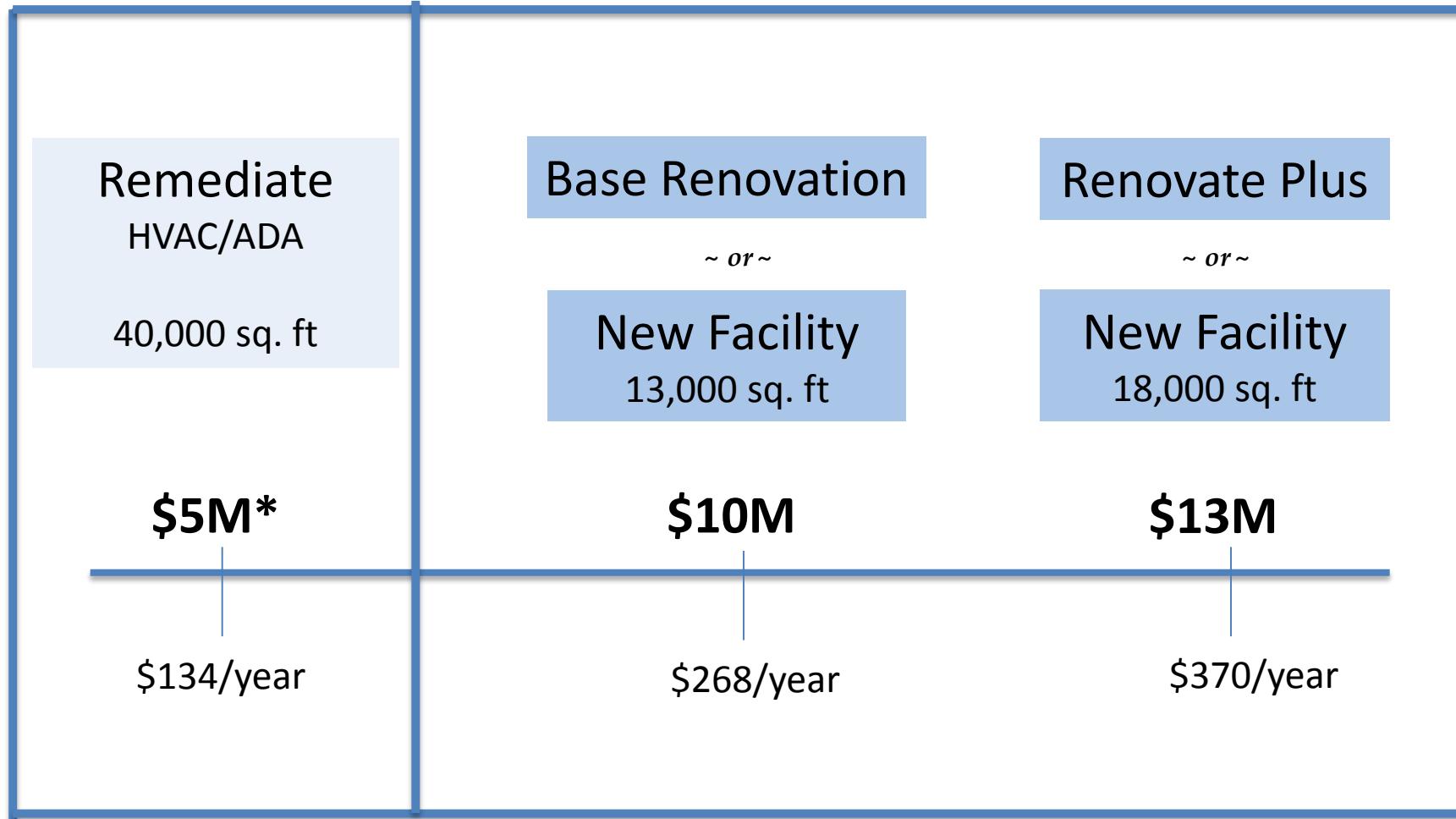
Options

- New Construction (1)
- Renovation/Addition (1)



Programming Recap

Comparing Alternatives



Comparable Centers – 2019 Study

Reference: Dover population = 6,279

Town Name	Building Type	Building Size (SF)	Population	Community Room	Full Gym	Fitness Spaces, Dance, Aerobic, ...	Flex Spaces, Activity Rooms
Stow	Community Center	10,000+	7,102	✓		✓	✓
Weston	Community Center	22,000	12,211	✓		✓	✓
Wellesley	Senior Center	12,400	29,479	✓		✓	✓
Wellesley	Community/Recreation Center	25,000	29,479	✓	✓	✓	✓
Lexington	Community Center	34,000	33,410	✓		✓	✓
Medfield	Senior Center	7900	12,888	✓			✓
Medfield	Community Center	8000	12,888	✓		✓	✓
Natick	Community- Senior Center	21,911	35,282	✓	✓	✓	✓
Sharon	Community Center	37,300	15,000	✓		✓	✓
Sherborn	Community Center	3,300	4,323	✓			✓

Activities: Possibilities & Opportunities for Dover

Café
Meeting Friends
Book Clubs
Birthday Party's
AARP Tax Support
Movie Nights
Language Classes
Bingo
Dance Classes
Badminton
Lounge Space
Recording/Video
Board Games
Painting Parties
Billiards
Soccer Practice
Youth Coaches Meetings
Foosball
Youth Sleep Overs
Adult Sports Leagues

Computer Room (laptop)
Arts & Crafts
Family Gatherings
Volleyball
Cornhole toss
Conference Room
Music Recitals
Demo. /Teaching Kitchen
Aerobic Exercise
Ping-Pong
Bake sales
Pickleball
Lacrosse Practice
Dances
Yoga
Coffee Gatherings
Spin Classes
Workout Classes
Heating & Cooling Shelter

Volunteer space
½ Court Basketball
Rehearsals
Library/Reading Room
Health Room
Special Events Dinners
Martial Arts
Tutoring Rooms
Indoor Walking
Cooking Classes
Flower Arrangements
Stage
Theme Parties
Child Play
Workshops & Lectures
Group Lunches
Socializing
Batting Practice
Business Meetings

PAST STUDIES



4. What spaces are most important? (choose your top 3)

Space Type	Count
Recreational Gym	116
Family Room	10
Gym Space	1
Meeting Room	8
Cafe	1
Kitchen	27
Game Room	26
Game Space	7
Sound Controlled	1
Other	41

5. Other Feedback:

95 Responses Latest Responses "Pool"

Colliers International

Dover Community Center Project Programs, Activities and Spaces

PROJECT LEADERS

E-mail Addresses Below: Other Feedback:

understand what you mean, but "Meeting and" implied others would partake in the space. I think the term "center" isn't because it would be up there was a "mother's" space in the community.

A pool would be a great benefit to the town.

thank you, I really think the kids need a basketball court they can access easily pick up a game in the future + a affordable place to be + a meeting place for the older folks.

Please, please consider a pool. Our schools don't have pools, not everyone has one or has access to one through a country club or gym, a pool would be a great benefit for all ages.

an indoor pool would be a terrific benefit, it would benefit all age groups, particularly youth and seniors.

A community center would be wonderful.

It would be great for the town!

In addition to my three choices, I also like the idea if having a pool and a basketball court. I have been thinking about having a pool for the community. A pool might be a nice exercise option for seniors in addition to the school swim team.

Indoor pool would be great for all age group and all activity levels.

An indoor pool would be a great addition to the Dover community's amenities. It would be a great addition to the community's amenities. We would also love this option for our children to compete in, locally. Water is a great therapy for all ages, but especially the elderly.

Please consider building a town pool, it would be so wonderful for families and not have to use the Needham pool!

Please put in a swimming pool.

My son and I are 37 now, but when they were toddlers we spent a lot of time at the Wellsley community center attending toddler time with the parents. We would love to have a similar space here that Dover could offer the same. Non-sport pools are often what people would appreciate indoor athletic spaces, a safe place for teens to hang out.

Flexible design is the key to success

What we have heard

Criteria for Success



General: On Budget, Universal Access



Functionality: Flexible, Future Needs, Exterior Activities



Experiential: Welcoming, Social, Healthy Interiors



Community: Multi-Generational (ages 2-92), Safety



Sustainability: Energy Efficient, Resilient



Space Options (3)

Options for Community Center Program & Cost

\$10 M

13,000 gsf

Recreation	included
Fitness/Dance	1,200 sf
Community Space	2,400 sf

OPTION #1

\$11.5 M

15,000 gsf

Recreation	2,200 sf
Fitness/Dance	1,200 sf
Community Space	1,400 sf

OPTION #2

\$13 M

18,000 gsf

Recreation + Fitness	3,000 sf
Fitness/Dance	1,200 sf
Community Space	1,600 sf

OPTION #3

13,000 GSF - Space Option #1

Major Features

- Fitness/ Dance
- Large Community Space (shared for Recreation)
- Basic Kitchen
- Age 0-5 Play as GSF

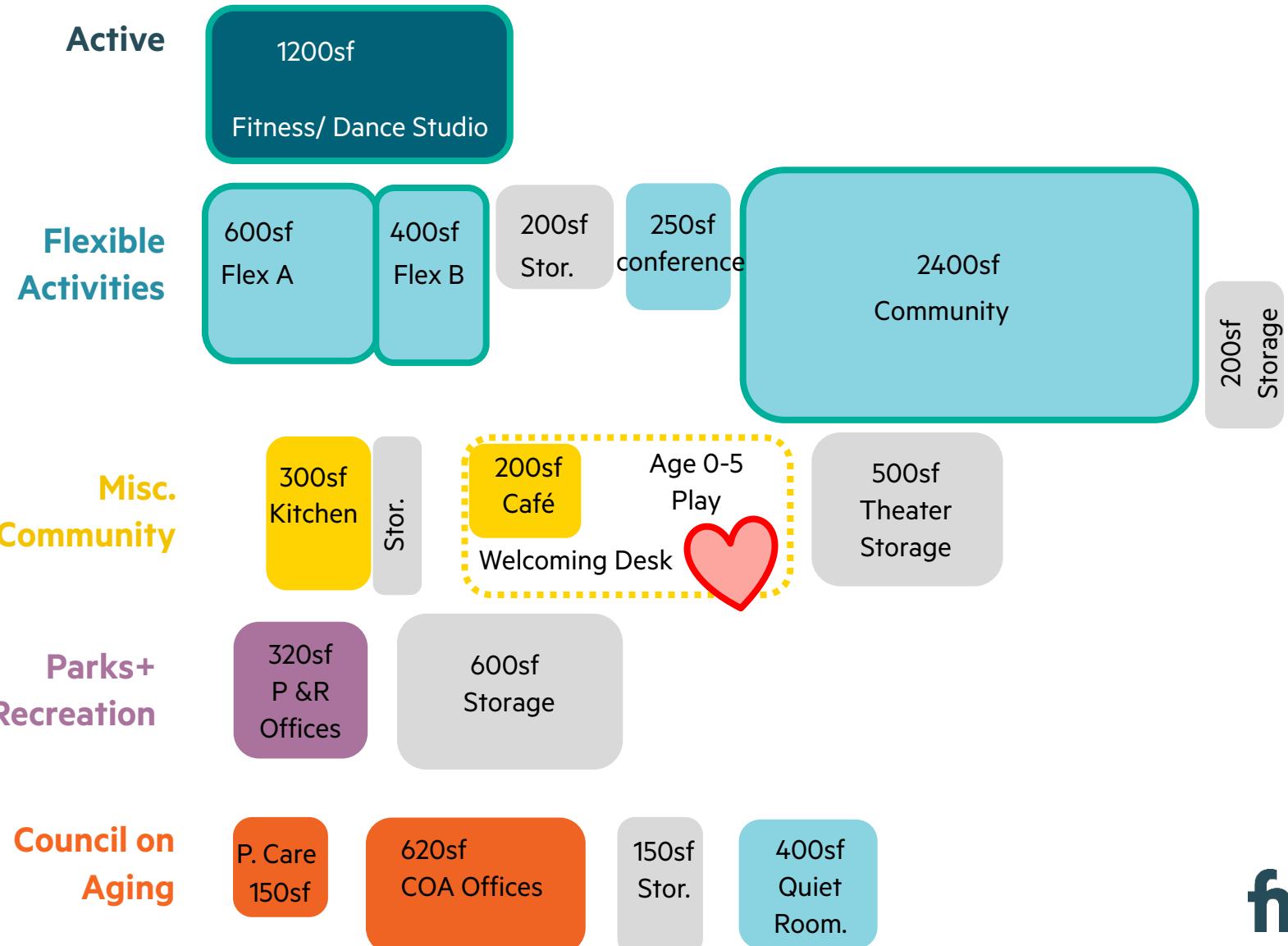
Core Spaces 6,900sf

Storage Area 1,780sf

Program Area 8,680sf

Gross Area 13,020sf

Project Cost \$10 M

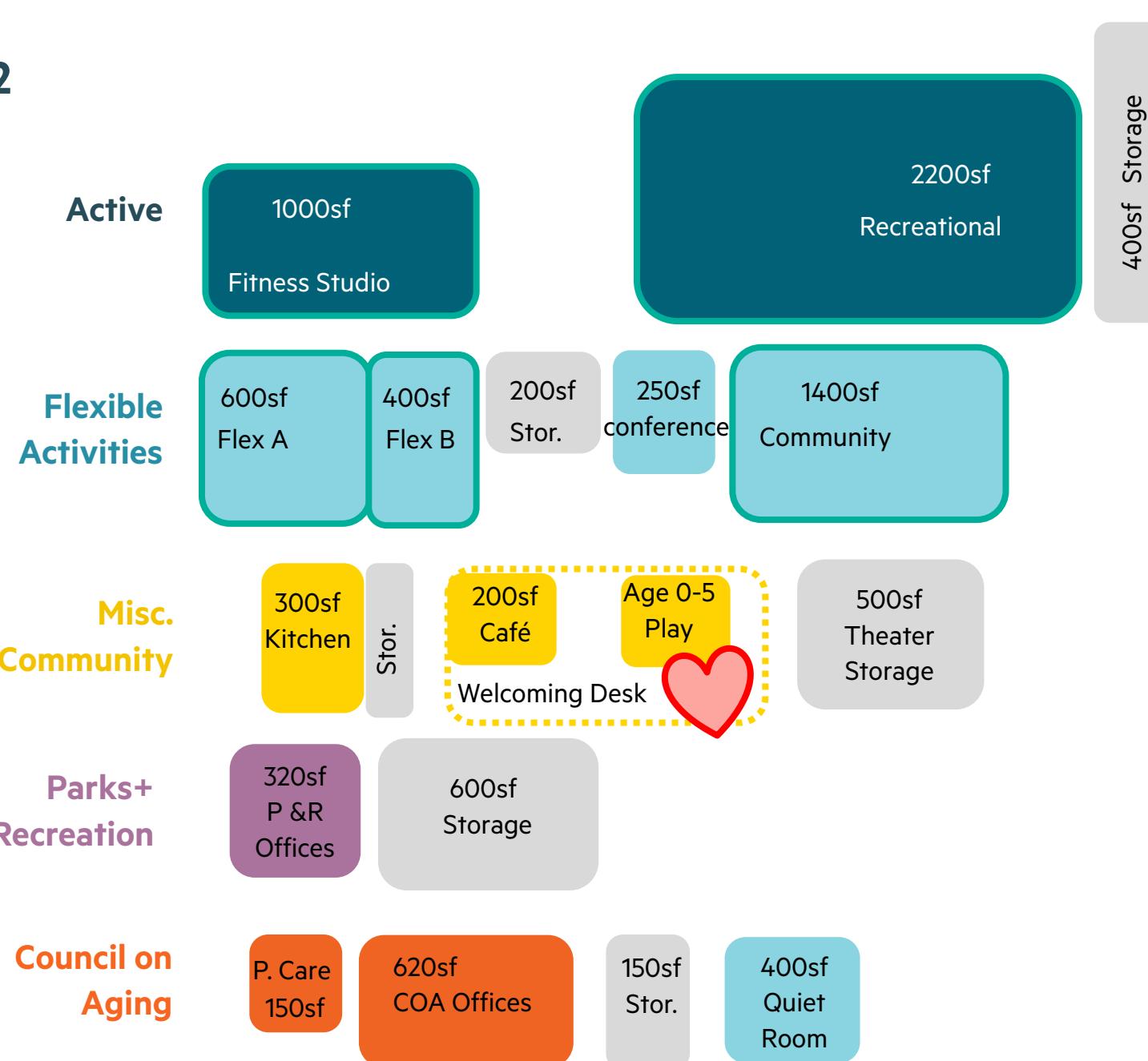


15,000 GSF - Space Option #2

Major Features

- Fitness/ Dance
- Recreational – existing size
- Smaller Community Space
- Basic Kitchen

Core Spaces	8,100sf
Storage Area	1,980sf
Program Area	10,080sf
Gross Area	15,120sf
Project Cost	\$11.5M



18,000 GSF - Space Option #3

“Recommended”

Major Features

- Flexible: Recreation + Fitness
- Medium Community Space
- Expanded Kitchen
- Fitness/ Dance

Core Spaces	9,860sf
Storage Area	2,025sf
Program Area	11,885sf
Gross Area	17,828sf
Project Cost	\$13M

Active

1200sf
Fitness Studio

3000sf

Recreation/ Community

1800sf 1200sf

Flexible Activities

600sf
Flex A

400sf
Flex B

200sf
Stor.

250sf
conference

1600sf
Community

400sf Storage

400sf
Game Room

Misc. Community

400sf
Kitchen

Stor.

200sf
Café

Age 0-5
Play

Welcoming Desk

500sf
Theater
Storage

Parks+ Recreation

320sf
P & R
Offices

600sf
Storage

Council on Aging

P. Care
150sf

620sf
COA Offices

150sf
Stor.

400sf
Quiet
Room

Major Spaces

Programming Summary



Community Activities

- Congregate dining
- Performances
- Theatrical rehearsal
- Lectures/ presentations
- Fitness activities
- Events/ dances

Useable Cafeteria Space ~ 1700sf



Welcome Activities

- Welcome Desk
- Cafe
- 0-5 Children's Play
- Community Space
- Quiet Room

No equivalent space at the Caryl



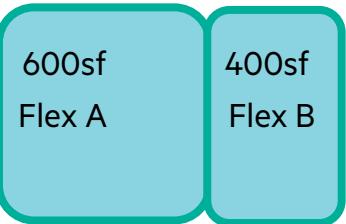
Example Quiet Room



Example Children's Play Area

Major Spaces

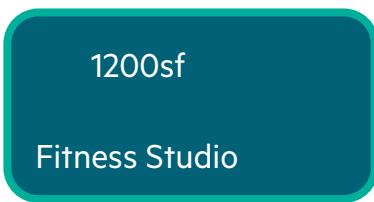
Programming Summary



Flex Activity Spaces

- Arts & Crafts
- Group meetings
- Book Clubs
- Computer Skills
- Workshops & Lectures
- Tutoring

Caryl Blue Room - 900sf



Fitness Activities

- Dance
- Aerobics
- Yoga
- Meditation
- Other fitness activities

Miss Erin's Dance Floor- 1200sf



Recreational Activities

- Pickleball
- Basketball
- Indoor Soccer
- Martial Arts (1200sf)
- Dances, Large Events

Caryl Gym - 2250sf

400sf Storage



What is Dover's Preferred Option?

Why Space Option#3

The Building Committee recommended this as their preferred option

- **Listened:**
Meets the **desired activities of Dover** as learned through public outreach and staff interviews
- **Flexibility:**
Allows for **more than one Activity** in the same space at the same time due to divisible large spaces
- **Multi-generational:**
Supports for the **greatest range** of Recreational, Social Activities & Public Meetings

Options for Community Center Program & Cost

\$10 M	13,000 gsf	Recreation		(uses Community Space)
		Fitness/Dance	1,200 sf	(specialized sprung floor)
		Community Space	2,400 sf	(dual use: recreation + events)
(Est. tax impact \$270/year)*				
\$11.5 M	15,000 gsf	Recreation	2,200 sf	(same size as existing)
		Fitness/Dance	1,200 sf	(specialized sprung floor)
		Community Space	1,400 sf	(separate from recreation)
(Est. tax impact \$320/year)*				
\$13 M	18,000 gsf	Recreation + Fitness	3,000 sf	(divisible into 2 spaces)
		Fitness/Dance	1,200 sf	(specialized sprung floor)
		Community Space	1,600 sf	(separate from recreation)
(Est. tax impact \$370/year)*				

*Based on median Dover home value of \$1M for Fall 2019 Special Town Meeting

Survey Question

What is your preferred space option?

\$10 M

13,000 gsf

Option #1

\$11.5 M

15,000 gsf

Option #2

\$13 M

18,000 gsf

Option #3



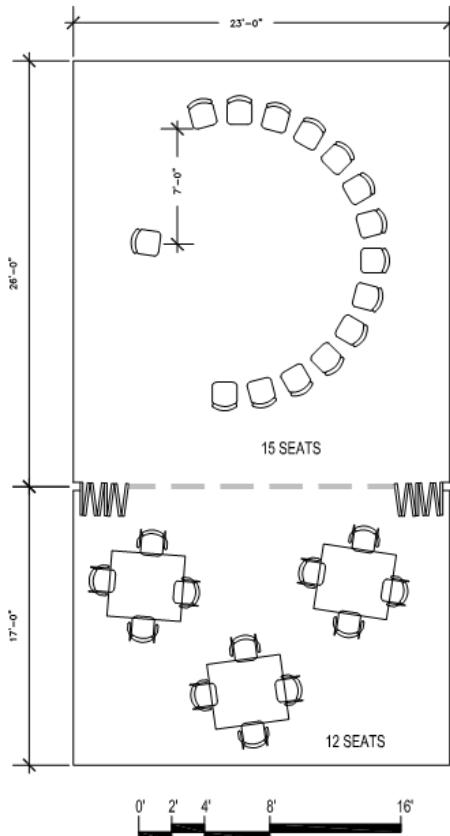
Major Spaces

More Details

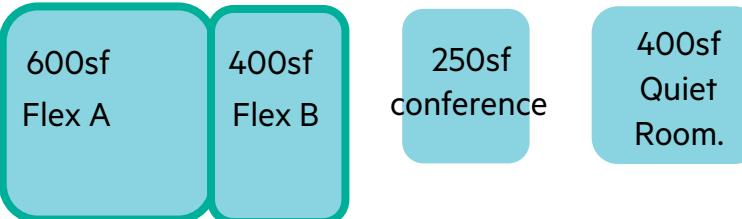
Flex Spaces

Activity Analysis

Foldable partition
Sinks for projects
Support for A/V



Existing classrooms 215 & 217 = 1,000sf



Activity Spaces

- Arts & Crafts
- Group meetings
- Book Clubs
- Computer Skills
- Board Games
- Painting Parties
- Workshops & Lectures
- Tutoring

Flex Spaces – Max Occupancy (Code)

600sf	400sf	1000sf	
86	57	143	Concentrated seating
27	18	45	Tables and chairs
30	14		Conference RM
		48	Yoga



Arts & Crafts



Caryl Blue Room - 900sf

Fitness Studio

Activity Analysis

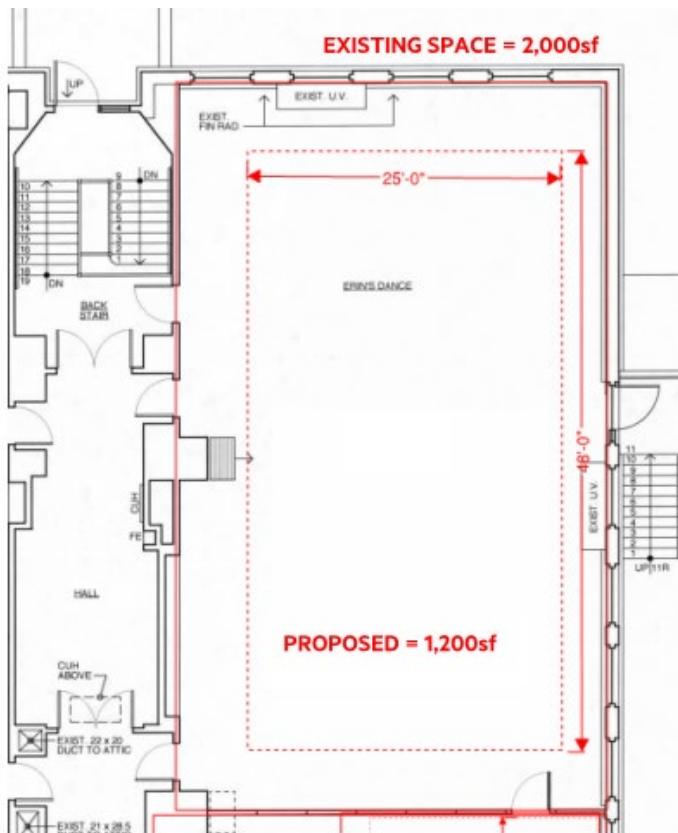
1200sf

Fitness Studio

Sprung floor, for resilience

Calm space, natural lighting

Tall ceiling, 12ft -14ft



Same size as existing dance mat

Fitness Activities

- Dance
- Aerobics
- Yoga
- Meditation
- Other fitness activities



Example Fitness Studio

Fitness Space –Max Occupancy (Code)

1200 sf	-200sf storage/ equip.
20	Dance ballet
80	Aerobics
50	Yoga



Caryl Room – Fitness

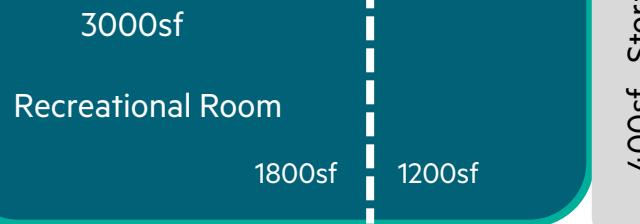
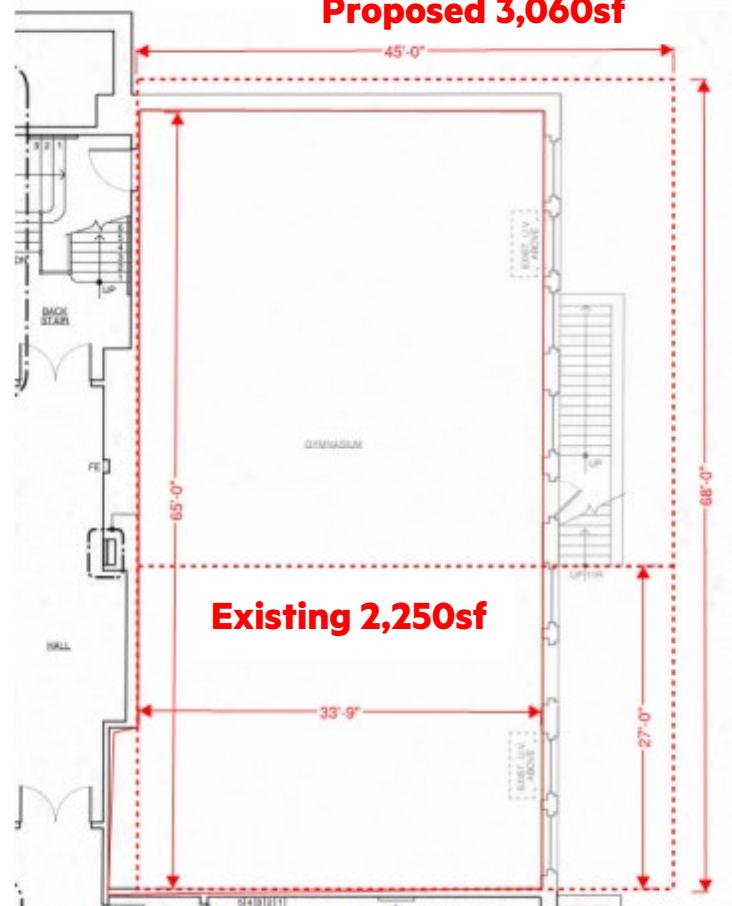
Recreation Room

Activity Analysis

Flexible, combining two spaces

Athletic floor, high ceiling- 20ft+

Recreation + large group activities



Recreational Activities

- Pickleball
- Basketball
- Floor Hockey
- Indoor Soccer
- Martial Arts (1200sf)
- Large Event Room

Recreation Room – Max Occupancy (Code)

3060sf	2200 sf	20% circulation
110	80	Tables and chairs
160	115	Athletics



Multi-use, multi-generational space



Caryl Recreational Room
80% Parks & Recreation

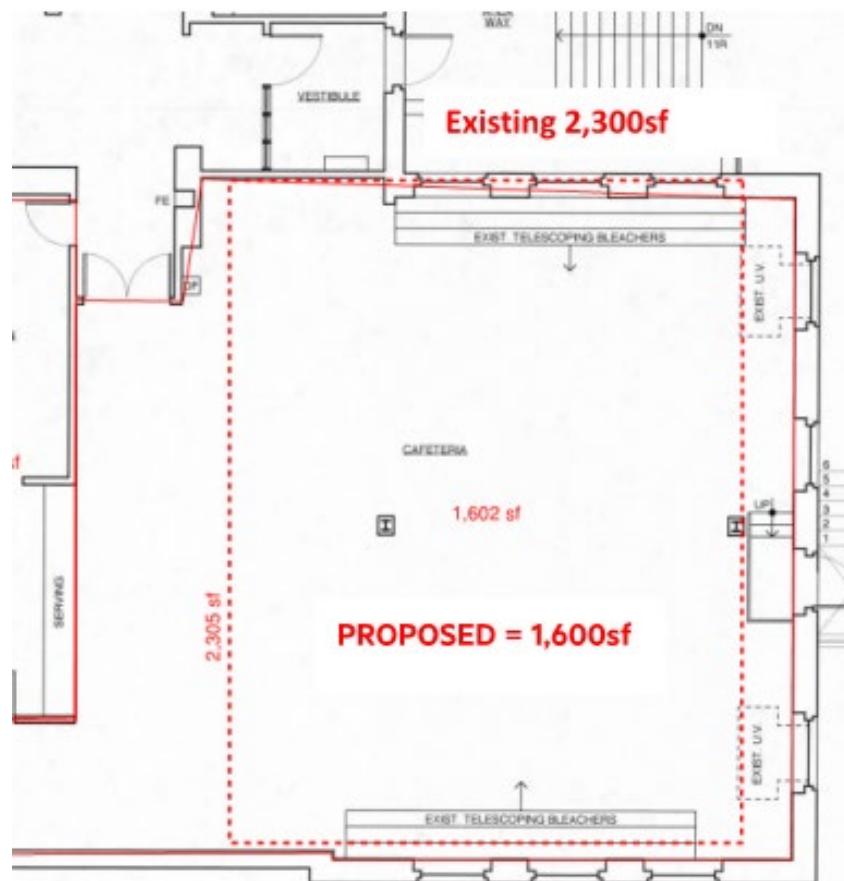
Community Room

Activity Analysis

Multi-purpose floor

Tall ceiling- 14ft+

Desired: near Welcome Area and Kitchen



Based on DSHS Stage

1600sf
Community

300sf
Kitchen

Community Activities

- Congregate dining
- Performances
- Theatrical rehearsal
- Lectures/ presentations
- Fitness activities
- Special event dinners
- Events/ dances



Example Community Space

Community Space – Max Occupancy (Code)

1200sf	1600sf	2200sf	
100	150	230	Performance/ lecture
32	48	72	Congregate dining
75	110	160	Community Dance



Existing Cafeteria

Welcome Area

Activity Analysis



Open space, tall ceiling (double height?)
Community space+ COA nearby
Visual connection to activity rooms
Clear sightlines to entries
Existing Caryl lacks this type of space



Quiet Room

Heart of Community

Welcome Desk

- Central point for check-in
- Managing office space near-by

Café

- Snacks and coffee
- Near entry, casual drop-in
- Touchdown seating (laptops)

0-5 Children Play area

- Near Café
- Place for parents to connect

Quiet Room

- Reading, study, Private meetings
- Touchdown seating (laptops)
- Comfortable chairs, small meeting table



Example Welcome/Café



Example Children's Play Area