



# **Town of Dover Community Center**

**Building Committee**

- **Range of Alternatives**

**Dec. 7, 2020**

# Building a vision Building consensus

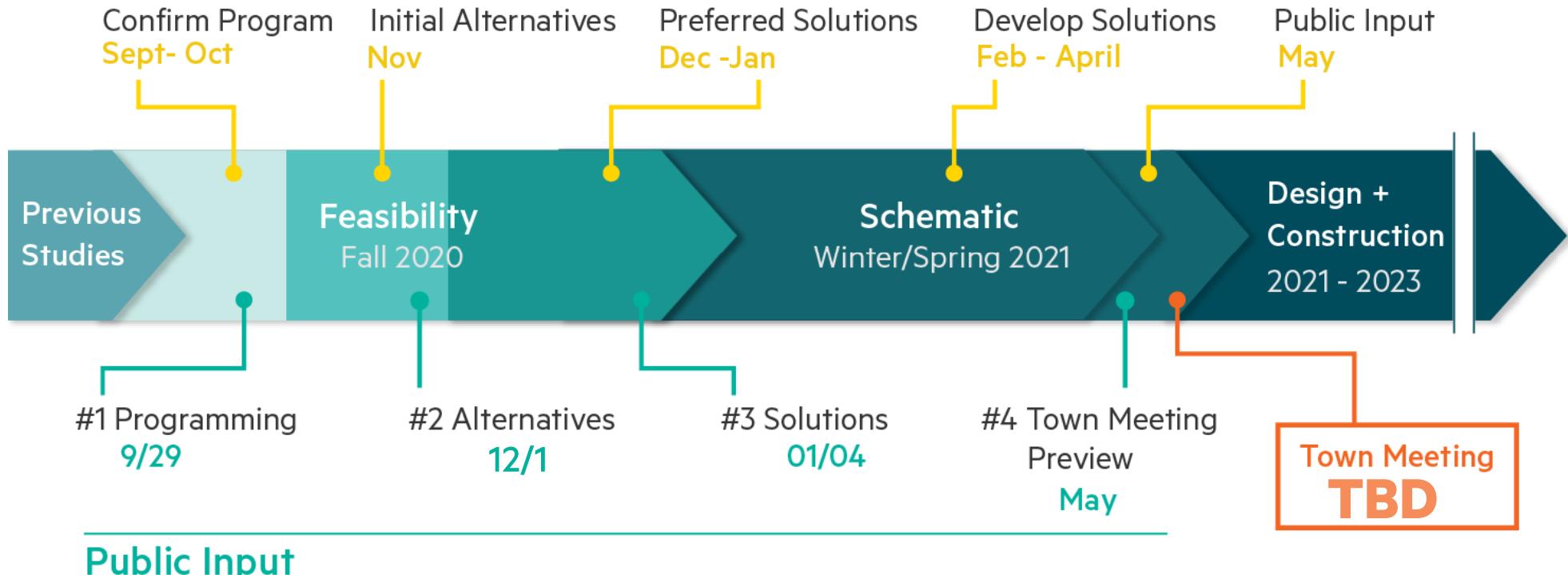
1. Schedule

2. Survey Results (Program Confirmation)

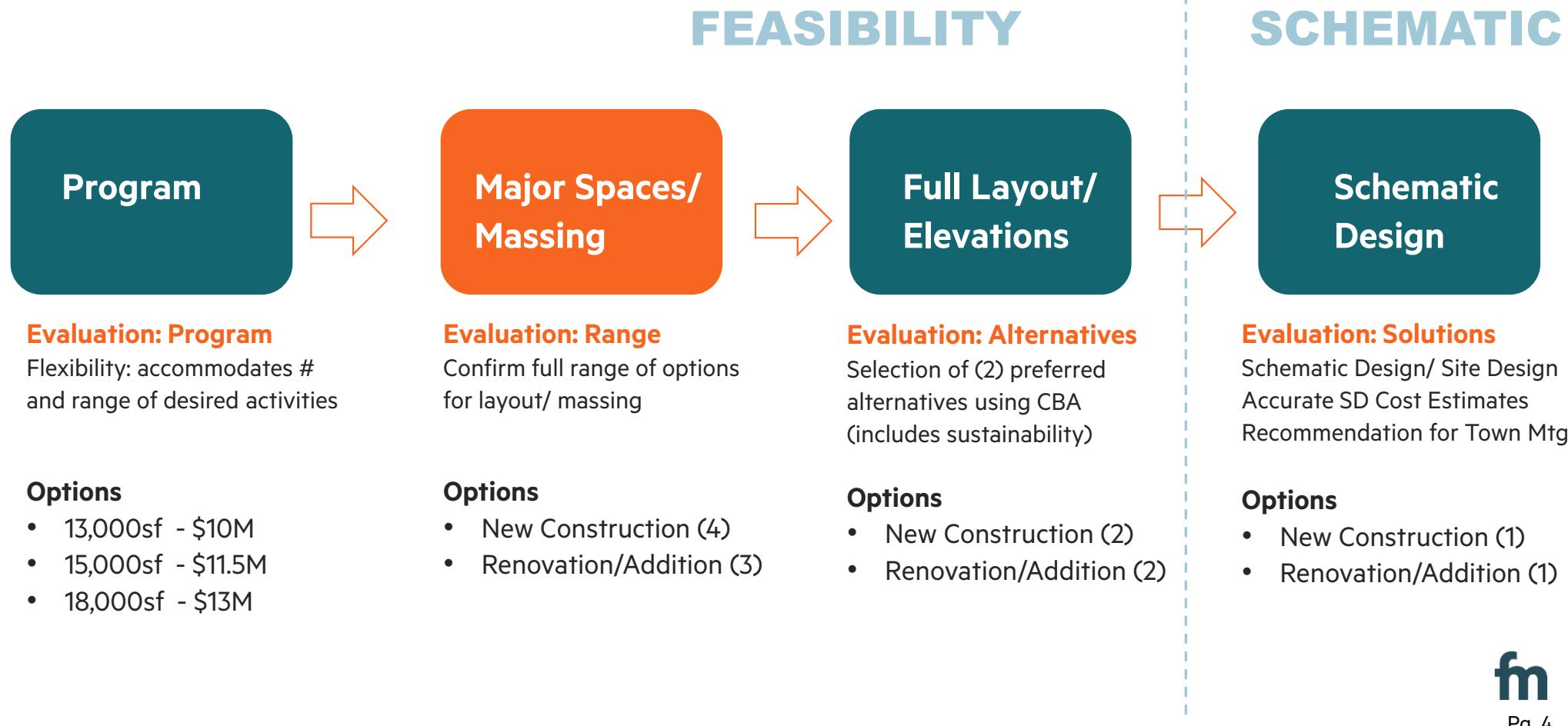
3. Initial Alternatives - Range

# Schedule Update

## Building Committee Meetings



# Schedule Overview: Design Steps





# Survey Results

## Program Confirmation

# Options for Community Center Program & Cost

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

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

## Survey Results

### Dover Community Center

Dec. 1 - Forum

130 participants

Dec. 6 - Survey

224 participants

**\$10 M**

13,000 gsf

**11%**

**10%**

22 votes

**\$11.5 M**

15,000 gsf

**8%**

**7%**

16 votes

**\$13 M**

18,000 gsf

**79%**

**83%**

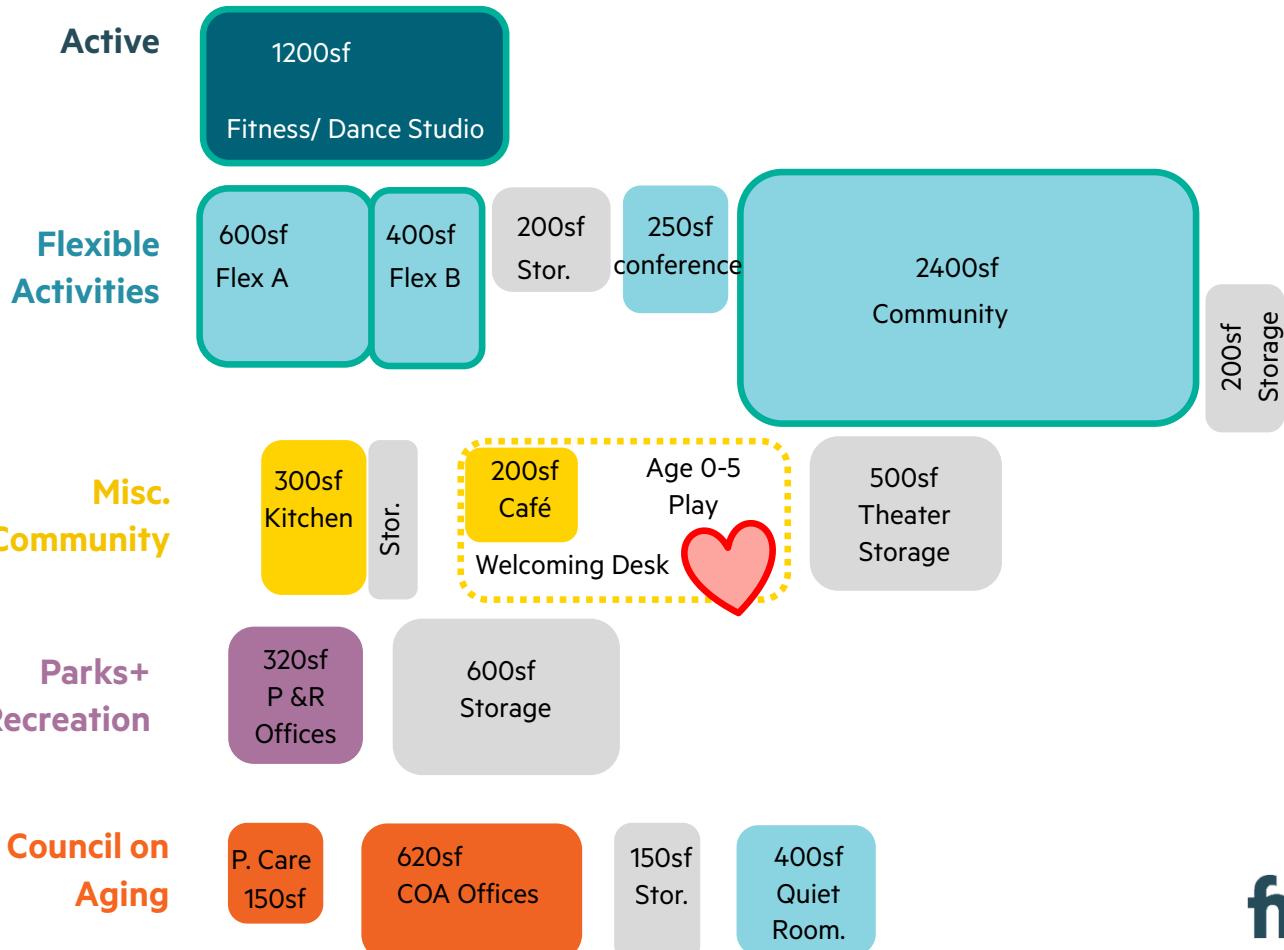
186 votes

# 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

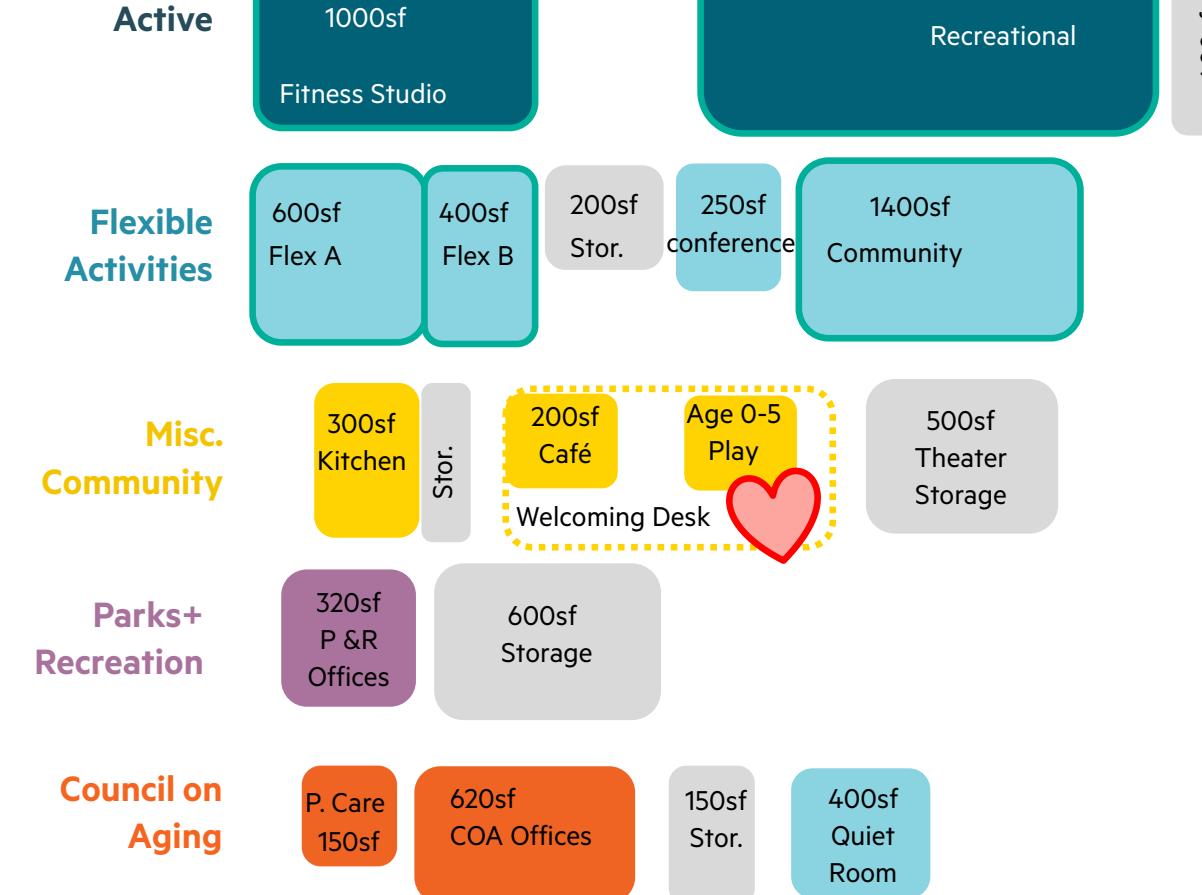


# 15,000 GSF - Space Option #2

## 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



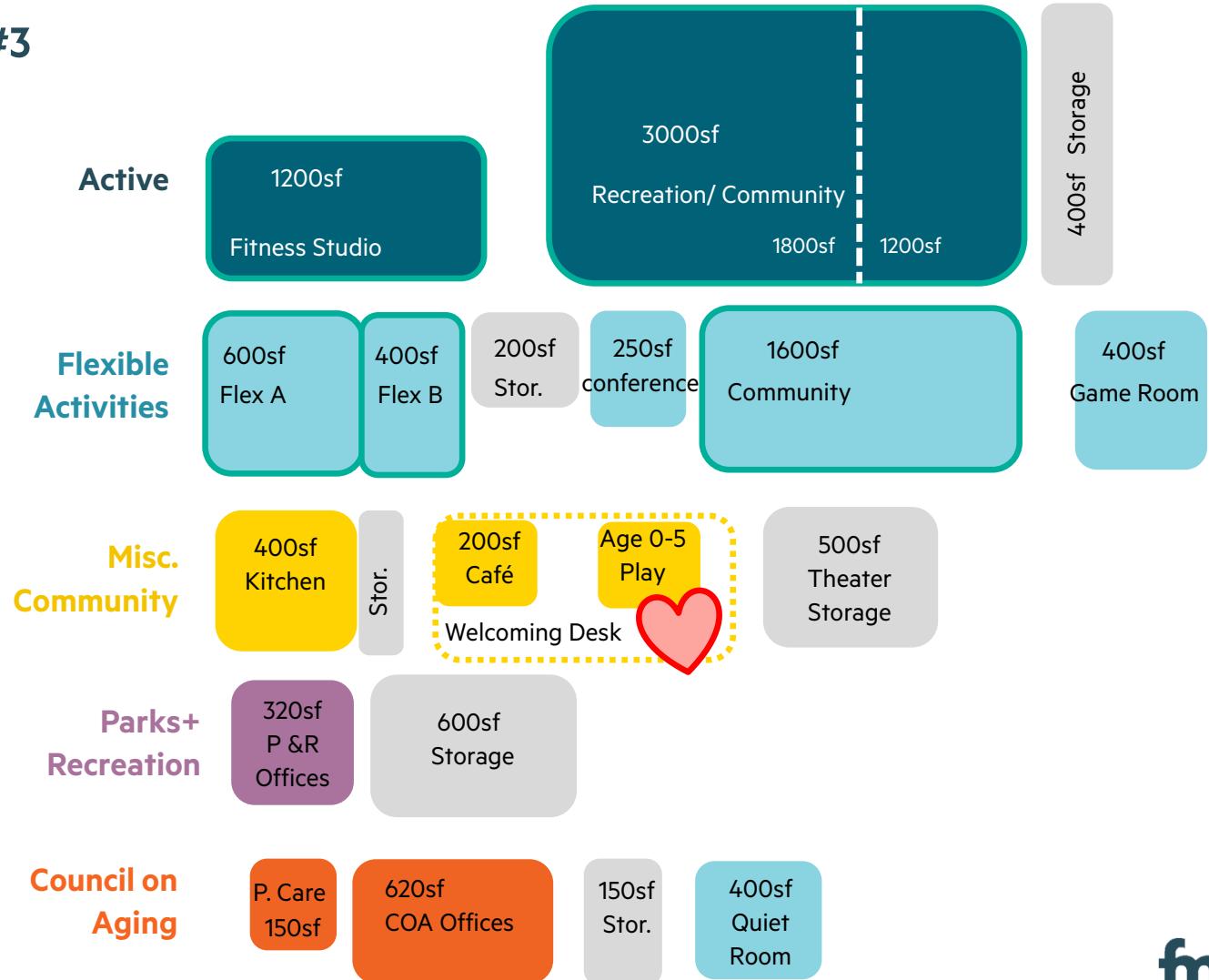
## 18,000 GSF - Space Option #3

## “Recommended”

## Major Features

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

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

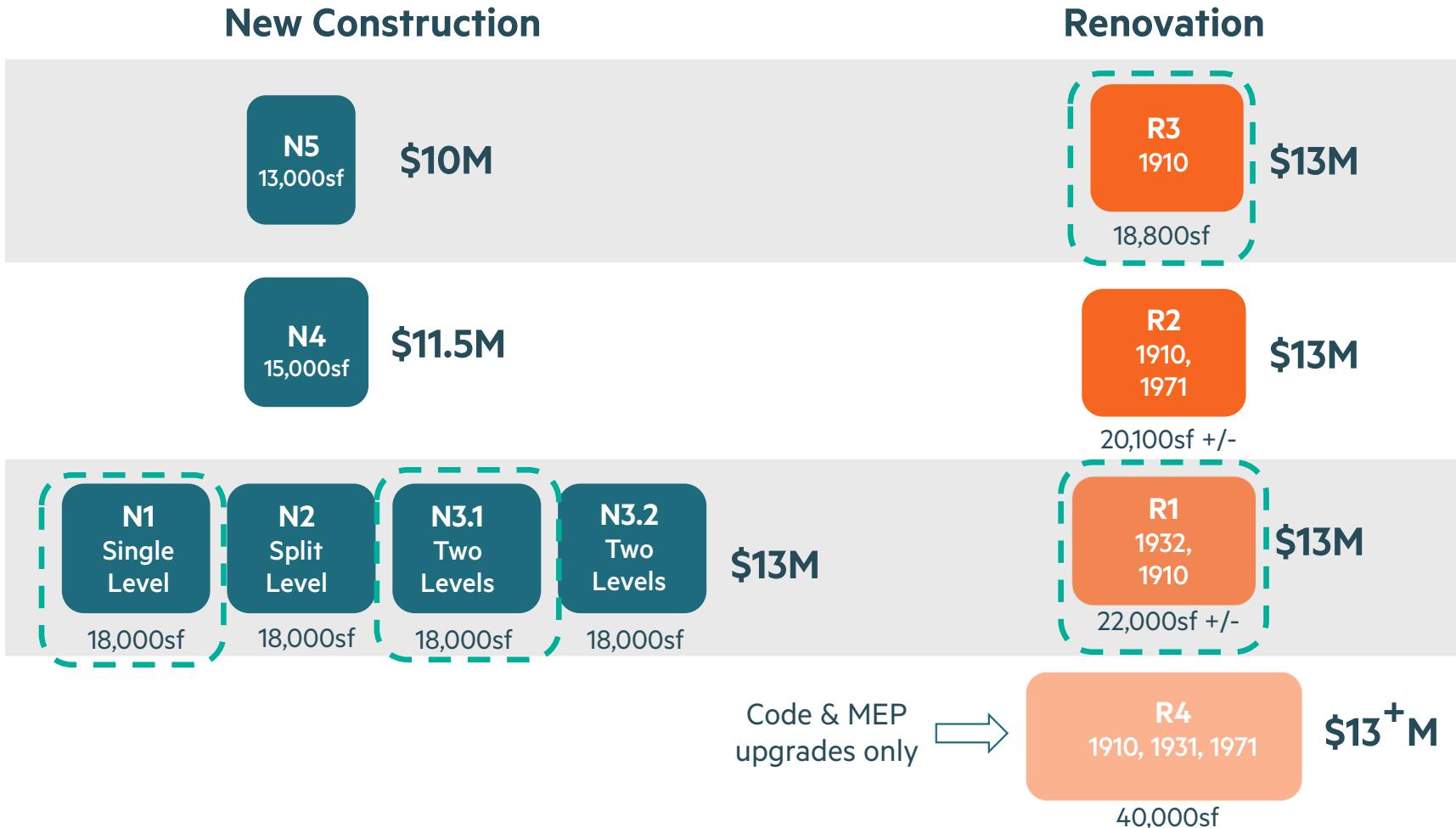




# Full Range of Alternates

For Building Comm. review

## Range of Community 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

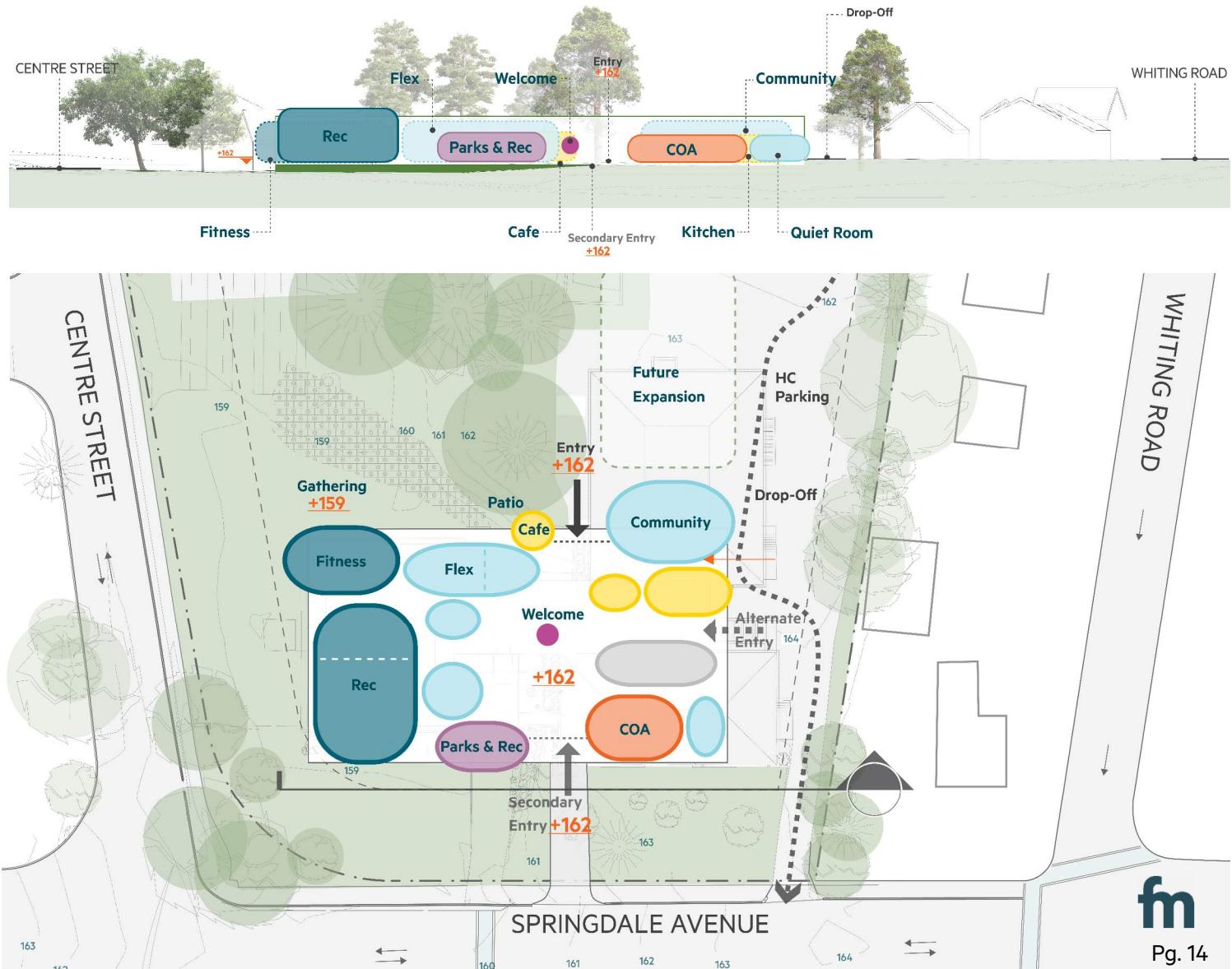
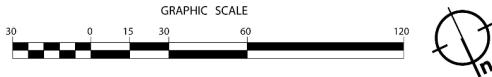


# Alternative N1

## New - Single Level

### Characteristics

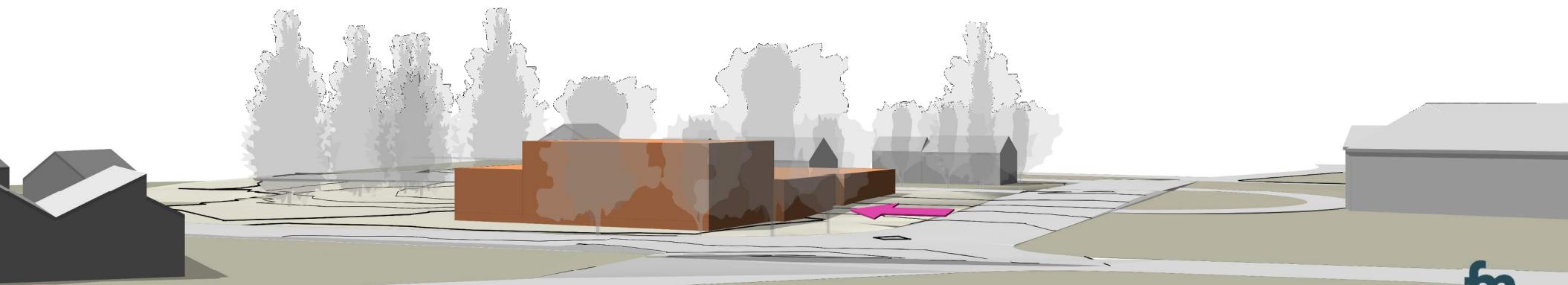
- 18,000sf on one level
- 2 functional entries
- Community Space at Entry
- COA & Parks at Entry
- 18,000 sf footprint



## Alternative N1 New - Single Level

### Characteristics

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

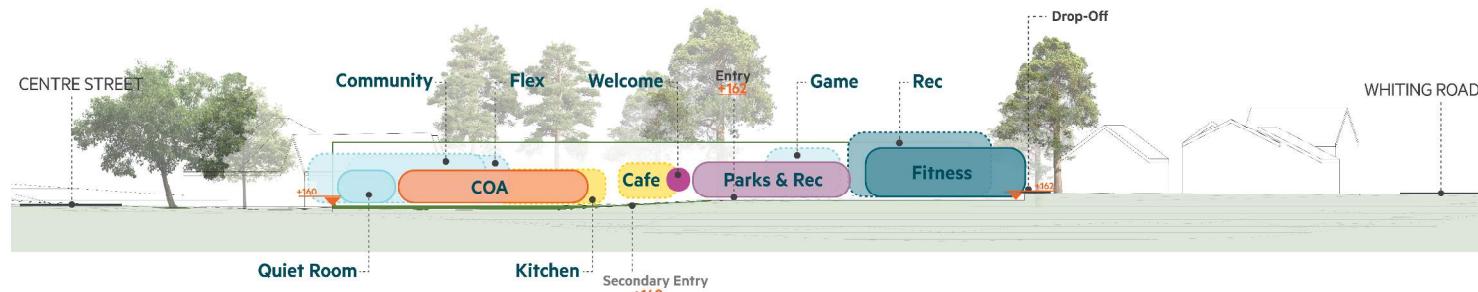
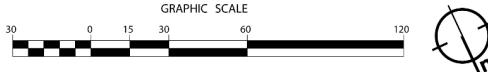


# Alternative N2

## New - Split Level

### Characteristics

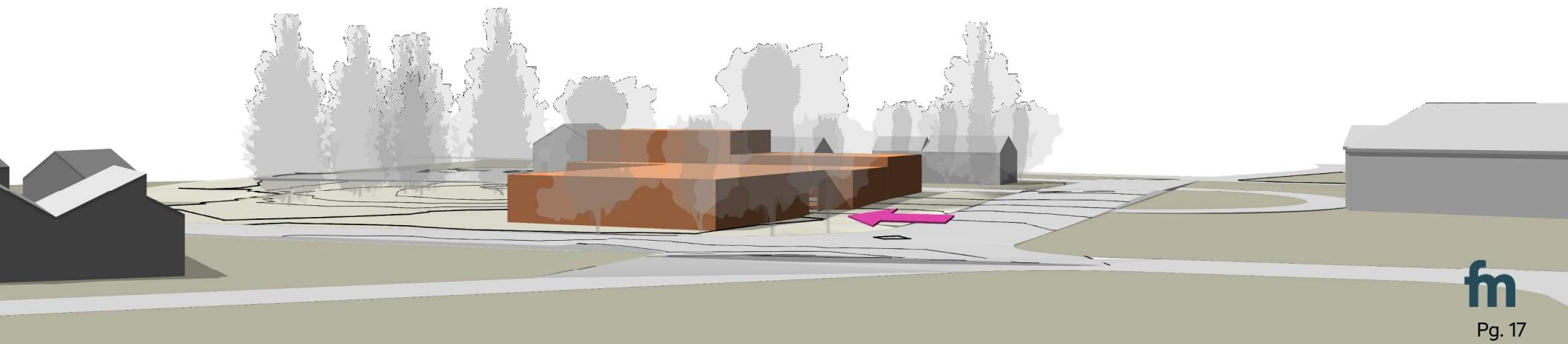
- 18,000sf on split levels
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- 18,000 sf footprint



## 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
- 18,000 sf footprint

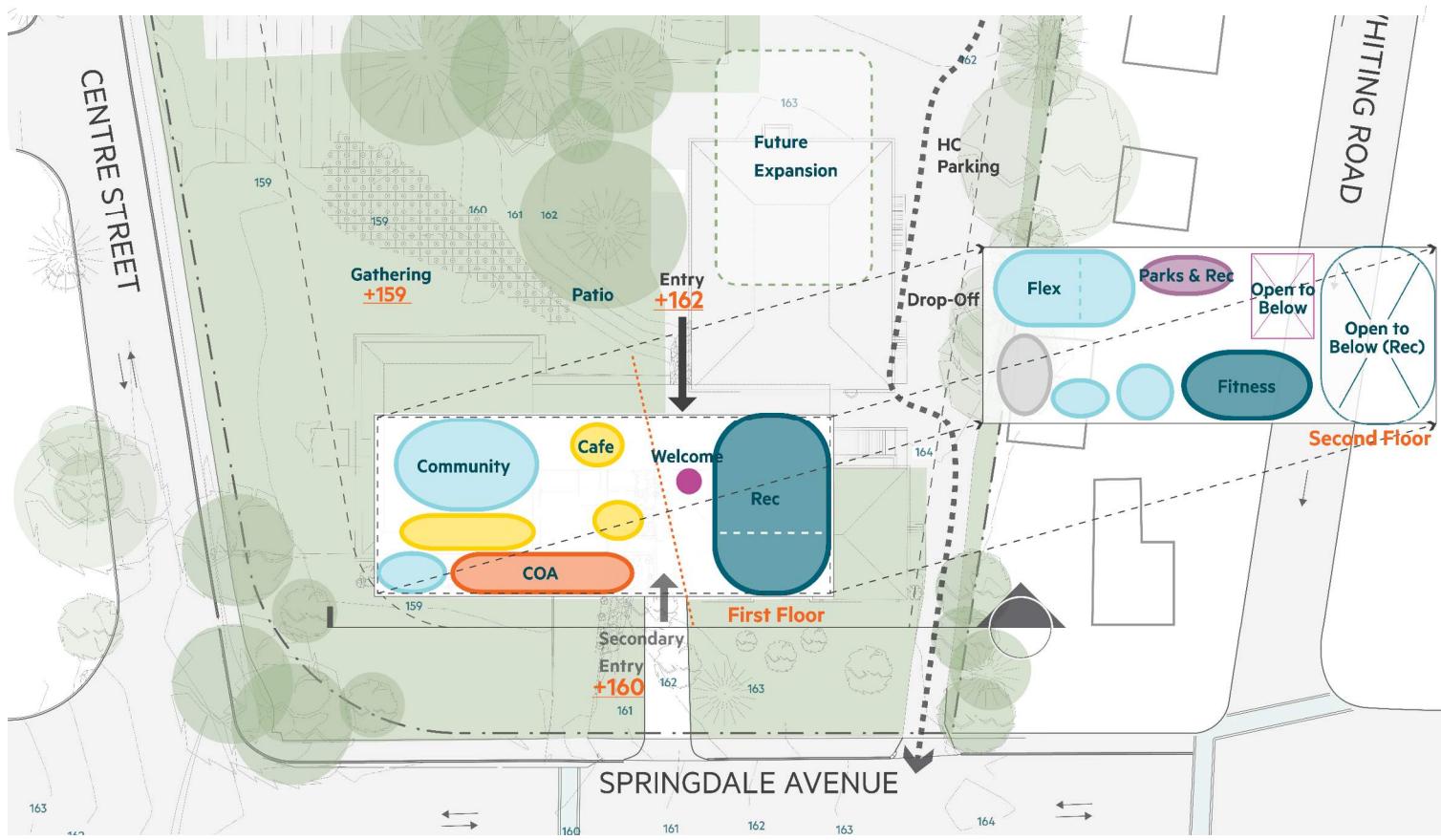
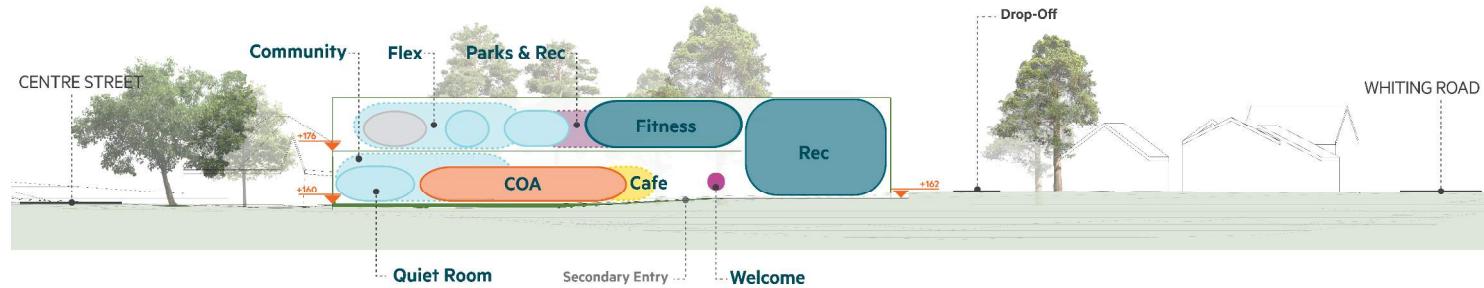
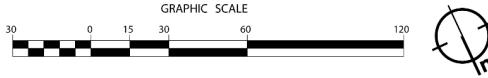


# Alternative N3.1

## New - Two Story

### Characteristics

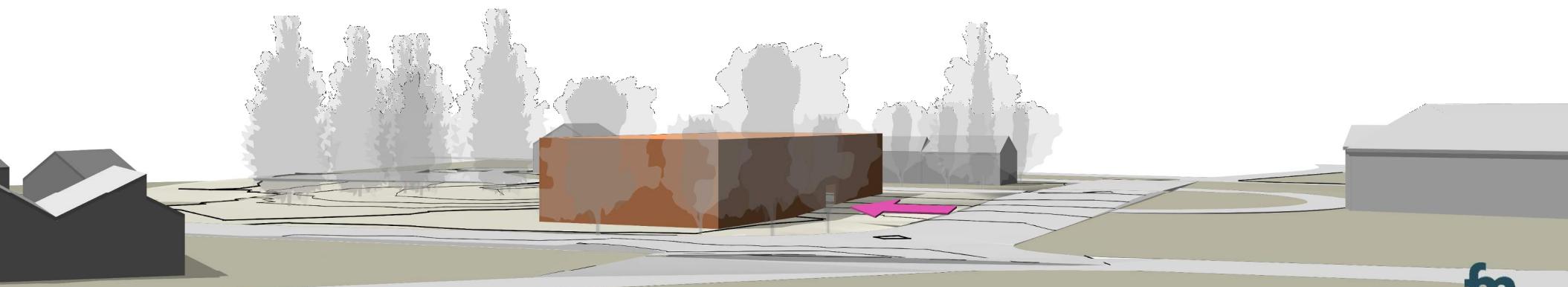
- 18,000sf on two stories
- Footprint 10,800sf
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- Parks & Rec on 2<sup>nd</sup> floor
- 12,300 sf footprint



## Alternative N3.1 New - Two Story

### Characteristics

- 18,000sf on two stories
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- 12,300 sf footprint

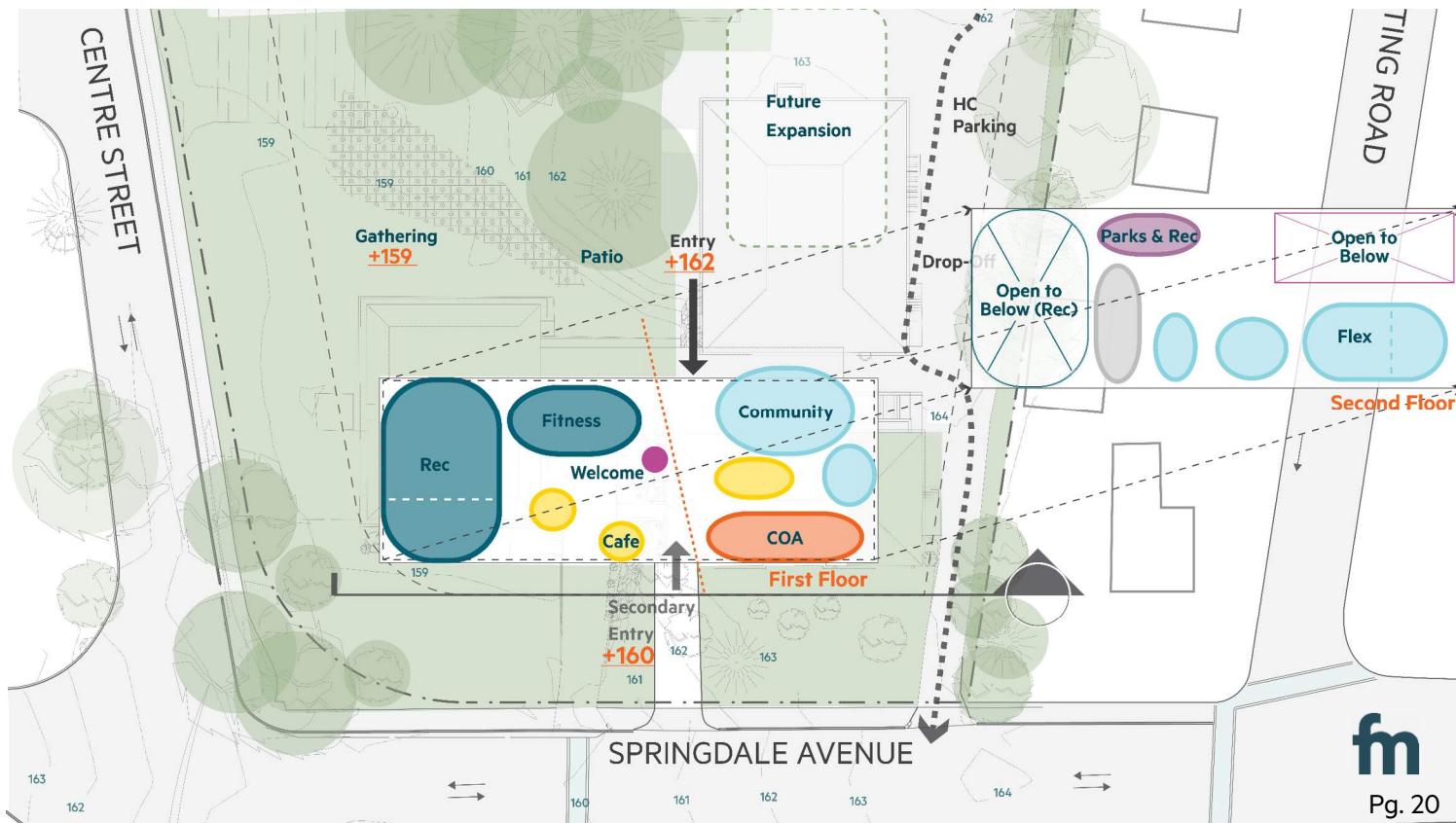
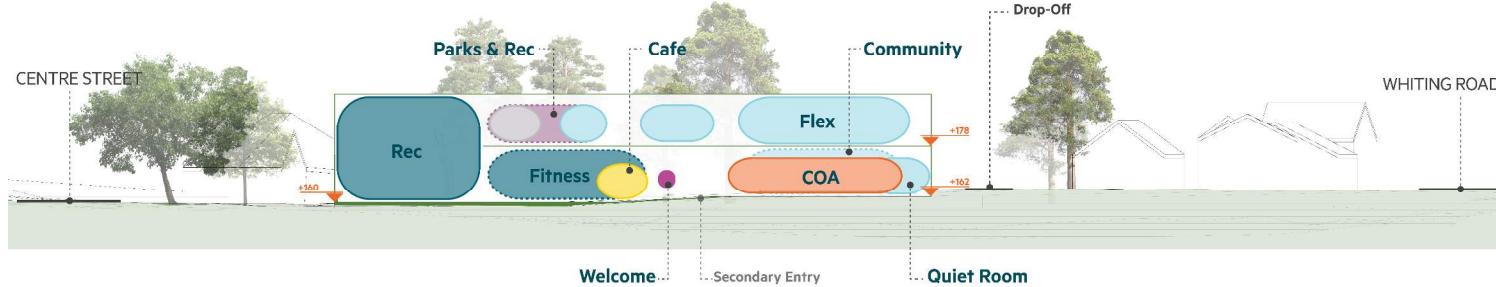
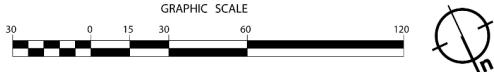


# Alternative N3.2

## New - Two Story

### Characteristics

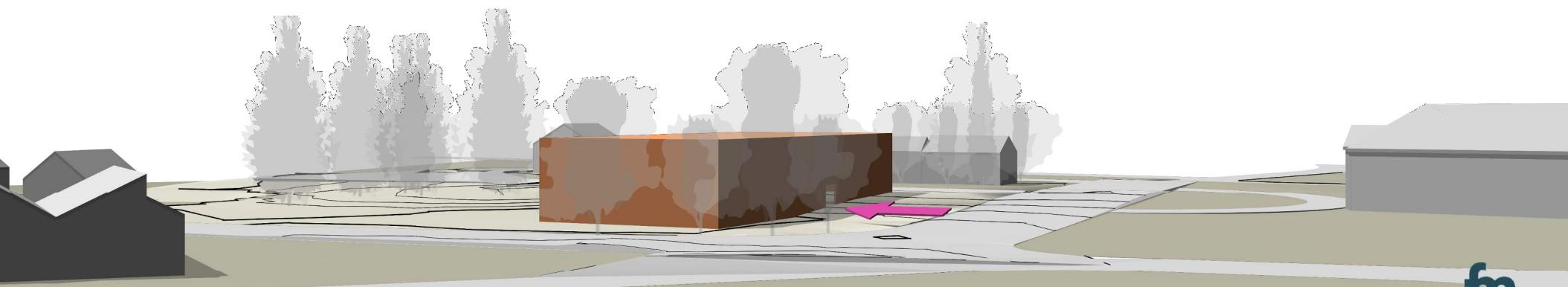
- 18,000sf on two stories
- Footprint 12,250sf
- 2 functional entries
- Community Space by entry
- COA at Entry & at grade
- Parks & Rec on 2<sup>nd</sup> floor
- 13,500 sf footprint



## Alternative N3.2 New - Two Story

### Characteristics

- 18,000sf on two stories
- 2 functional entries
- Community Space at enlarged outdoor gathering
- COA at Entry & at grade
- 13,500 sf footprint



# Alternative R1 Renovation - Vertical Lobby

## Characteristics

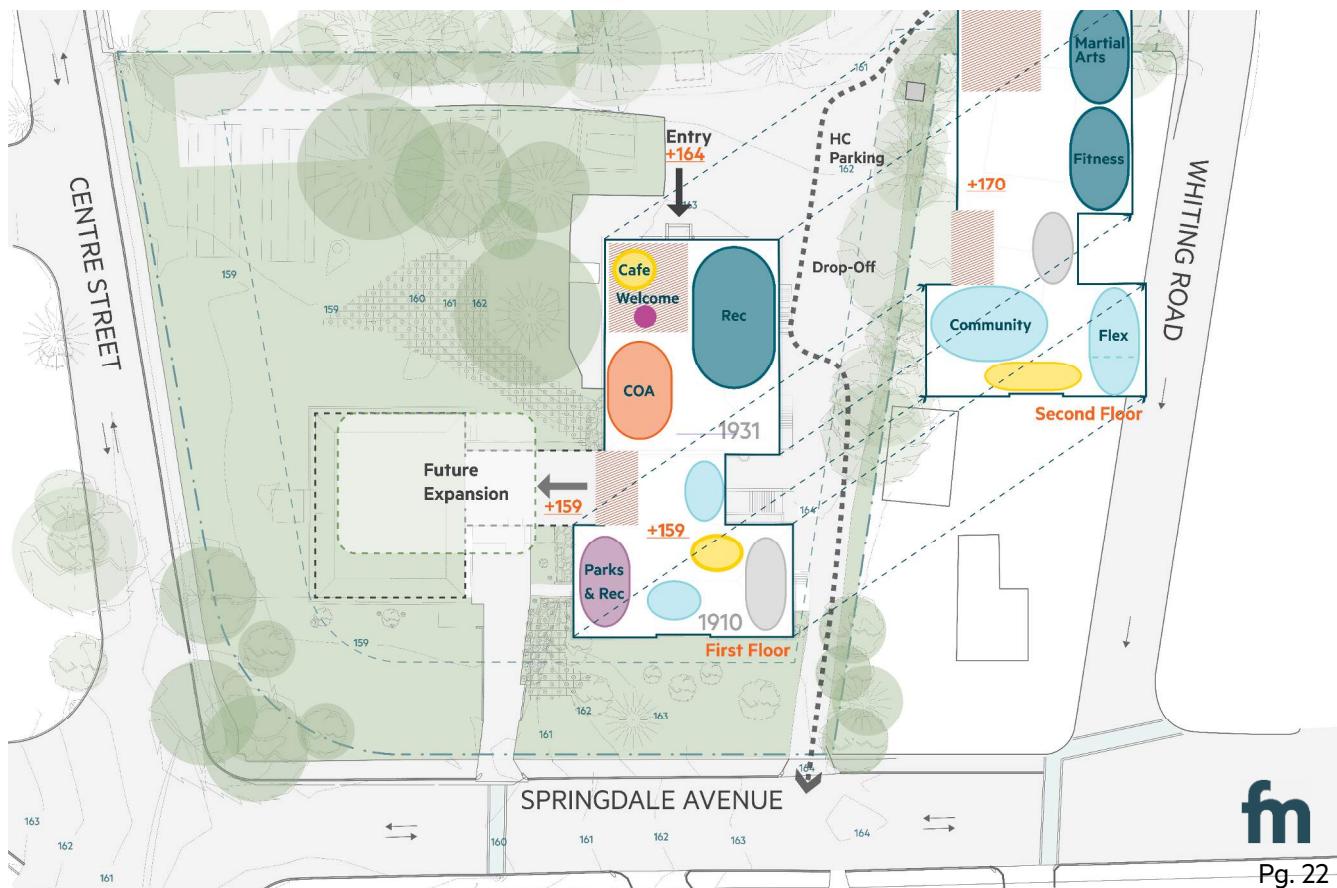
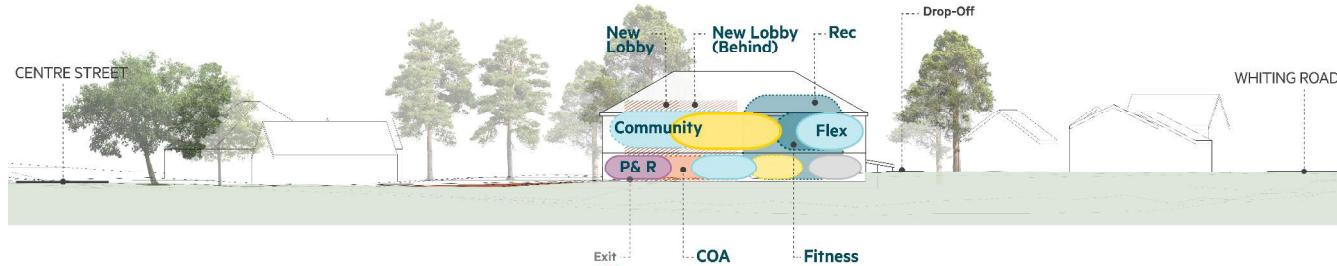
- 22,000sf on two levels
- 1 functional entry at reconstructed lobby
- Rec in existing location
- Community Space in Upper Level of 1910 building
- COA near entry , Lower Level
- 11,000 sf footprint

New Construction

Existing to Remain

To be Demolished

GRAPHIC SCALE

## 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
- 11,000 sf footprint



# Alternatives R2 Renovation – Lobby Addition

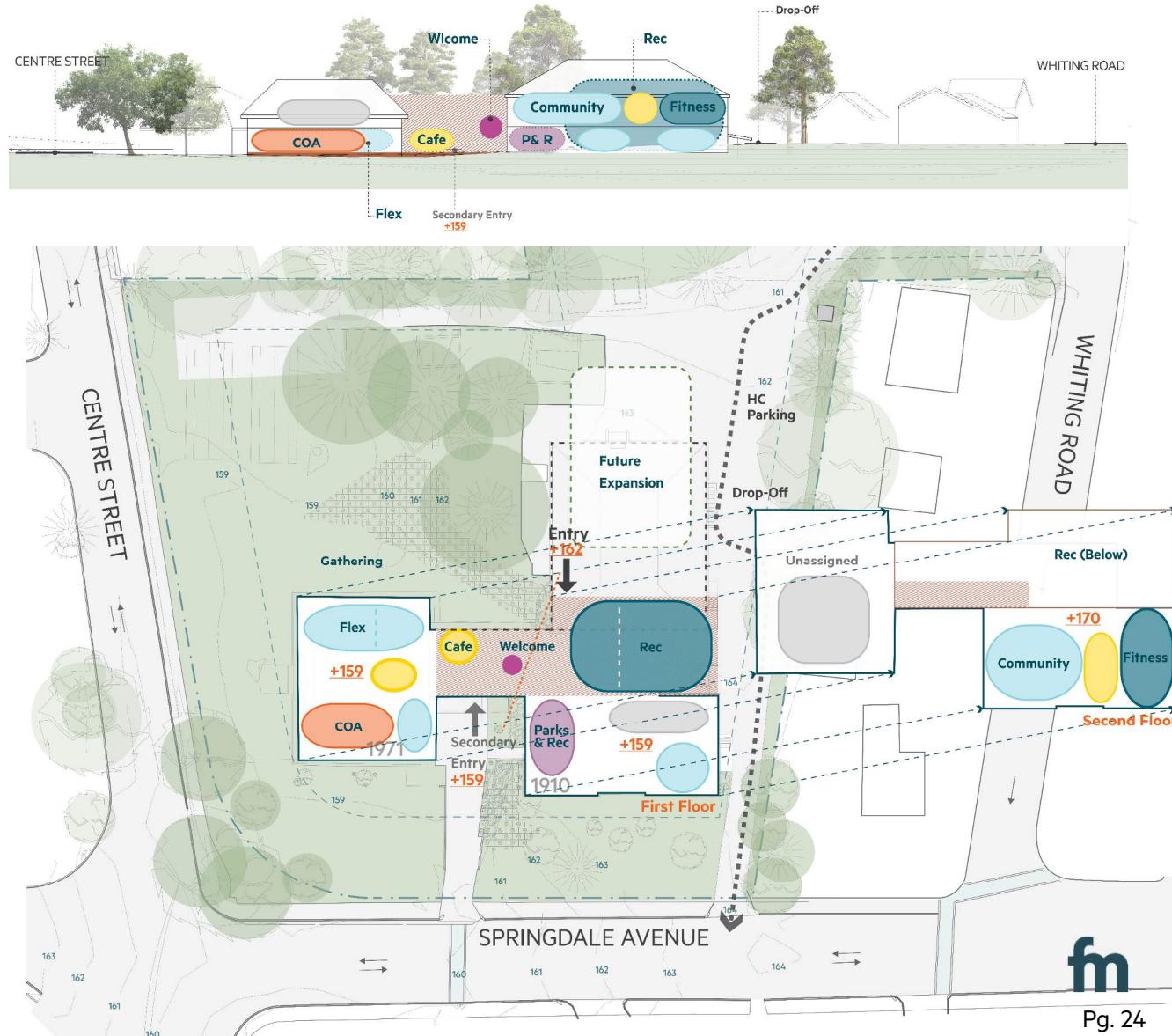
## Characteristics

- 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
- Unprogrammed space in 1971 Bldg
- 14,800 sf footprint

New Construction

Existing to Remain

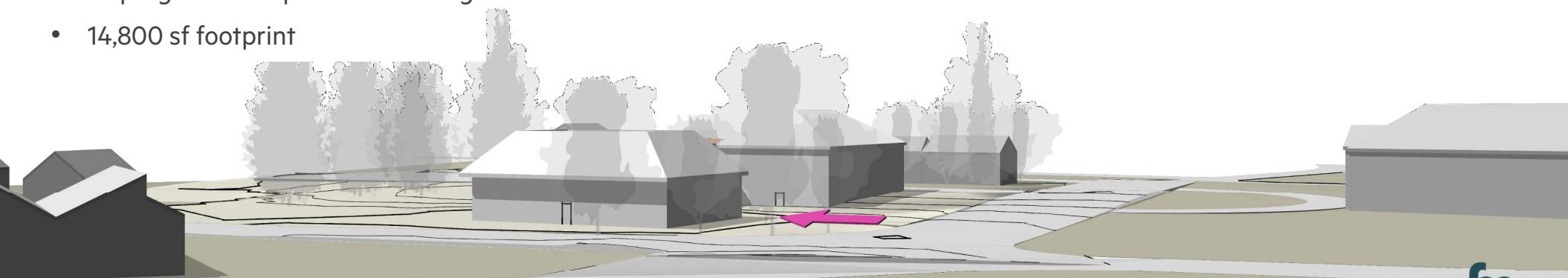
To be Demolished



## Alternatives R2 Renovation – Lobby Addition

### 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
- Unprogrammed space in 1971 Bldg
- 14,800 sf footprint



# Alternatives R3 Renovation – Save 1910

## Characteristics

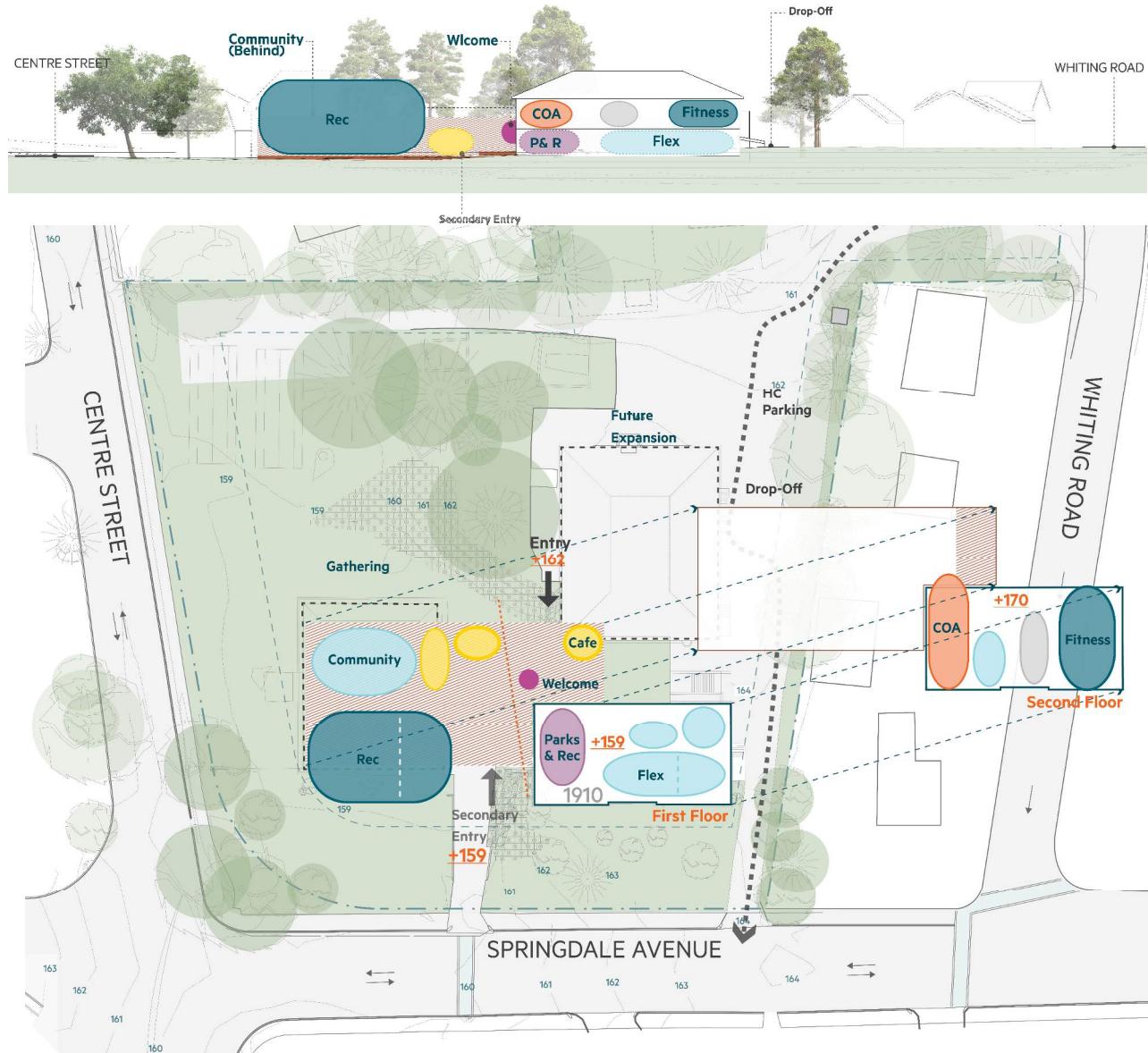
- 18,400sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- 13,900 sf footprint

 New Construction

 Existing to Remain

 To be Demolished

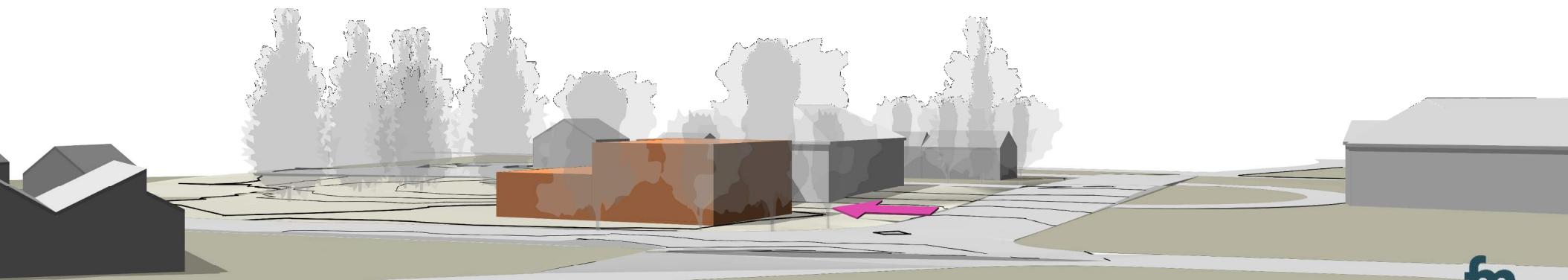
GRAPHIC SCALE  
30 0 15 30 60 120



## Alternatives R3 Renovation – Save 1910

### Characteristics

- 18,500sf on three levels
- 2 functional entries in new addition
- Rec in new construction
- Community Space in new construction
- COA overlooking entry, Upper Level
- 13,900 sf footprint





# Comments & Questions