

# **Town of Dover Community Center**

Building Committee

- Site Update

March 22<sup>nd</sup>, 2021

# Building a vision Building consensus

1. Schedule Update
2. Renovation Site
3. New 2-Story Site
4. Surrounding Parking

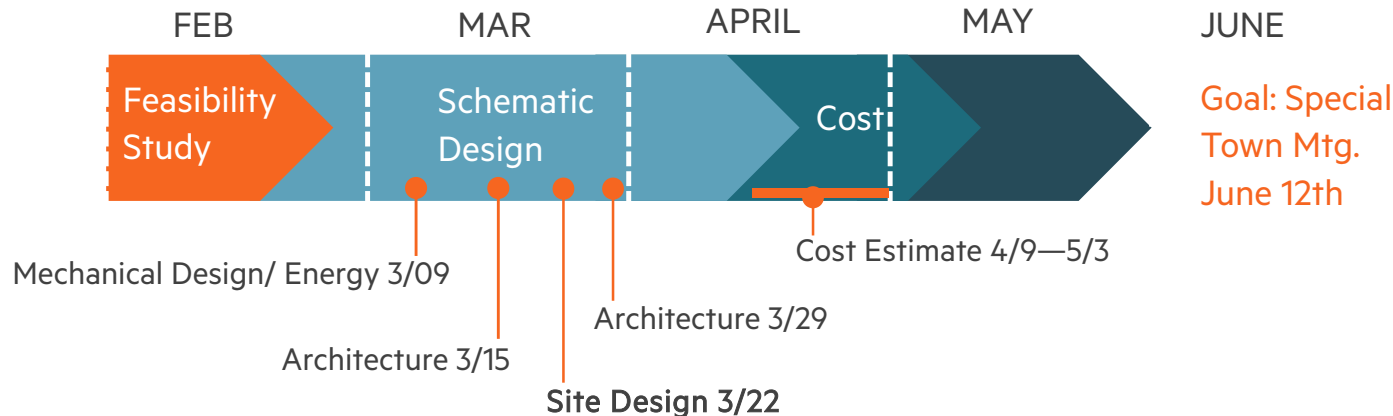
# Schematic Design

## Upcoming Meetings

- ✓ Energy Sub-Committee – 3/4
- ✓ Review program with COA - 2/24
- ✓ Review program with Parks & Recreation -2/24
- ✓ Meet with Planning to review Parking Options -3/8
- Discuss Solar PV potential with Beth Greenblatt

## Milestones

- Feasibility Report
- Mechanical Design
- Structural Design
- Site Design
- Architectural Design
- Cost Estimating Set



# / Updated Site Options

# Existing Site Plan

**Zoning District: O**

**Set back from Springdale**

**Main entrance not Accessible**

**Lacks plaza/ forecourt @ entry**

**No Drop-off lane**

**64 parking spaces**

**Lacks outdoor activities (except pre-k)**

**Basketball court near neighbor**



# Feasibility Site Plan

Build close to Springdale

Plaza/ Forecourt @ entry

Drop-off lane (bus or cars)

New plantings at entry

65-75 parking spaces (existing @ 64)

Outdoor activities : walking, play,  
garden, gathering

Patios for exterior/interior flow

Basketball (half court), keep field space

Building lot coverage 8-10%

Impervious ~ 52%



# Site Option 1

## Straight Drop-off



**New 2-Story Footprint Shown**

**Straight Drop-off (bus or cars)**

**Small Court (50' x 42')**

**Plaza/ Forecourt @ entry**

**90 On-site Parking Spaces**

**68 Permanent (existing @ 64)**

**22 Overflow spaces (net)**

**Outdoor Activities : walking, play,  
garden, gathering**

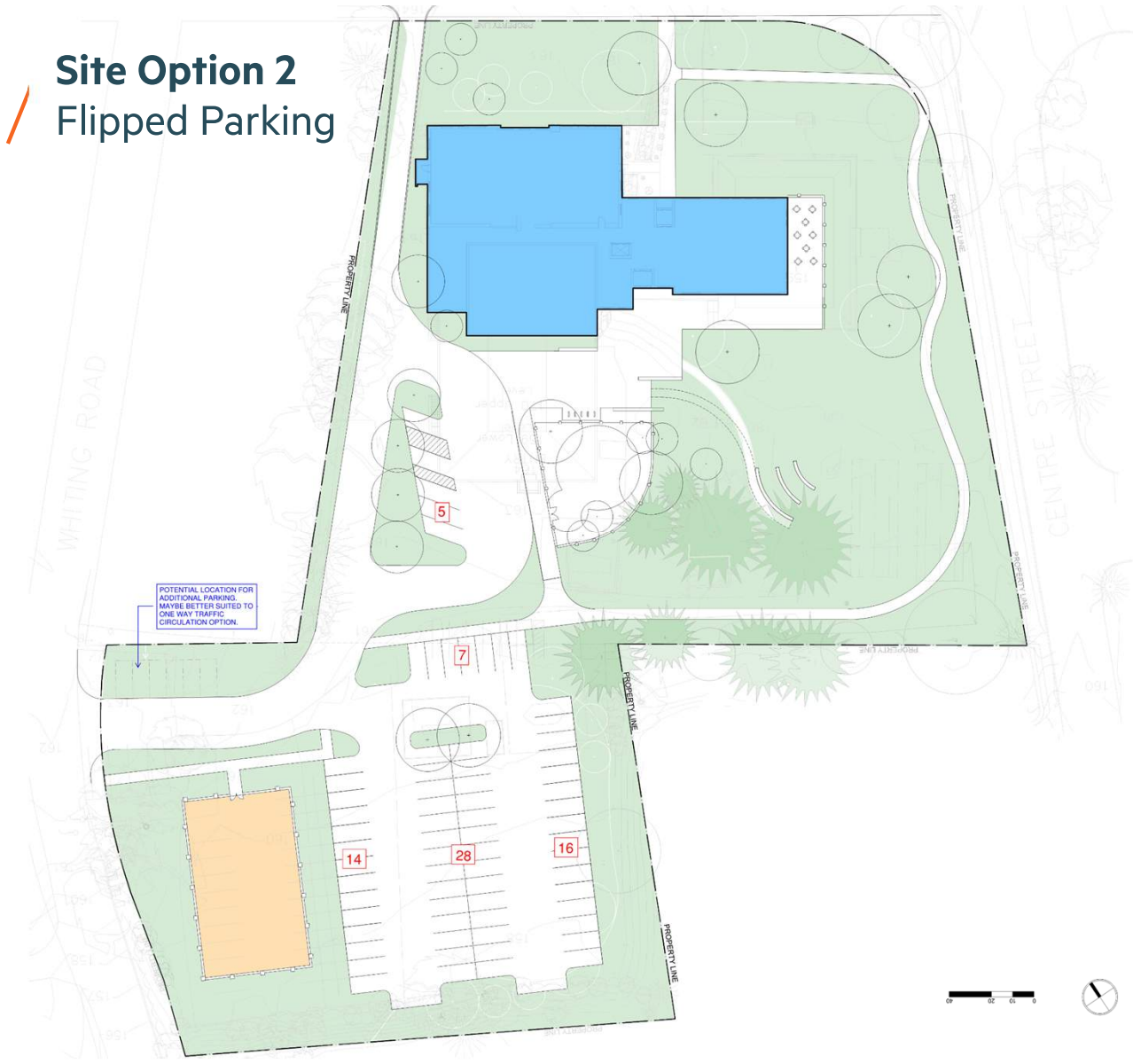
**Patios for exterior/interior flow**



## Patios for exterior/interior flow

## Site Option 2

### Flipped Parking



**Renovation Footprint Shown**

**Straight Drop-off (bus or cars)**

**Full Court (50' x 84')**

**Plaza/ Forecourt @ entry**

**70 On-site Parking Spaces**

**Outdoor Activities : walking, play,  
garden, gathering**

**Patios for exterior/interior flow**

## Available Parking



On-Site	70 -90 (3 HC)
Springdale	25 (2 HC)
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	95 -115 spaces

Town House:	25
5 Whiting Rd.	10
Town Library	28
Highway Dept.	20
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	83 spaces

<b>Total Available</b>	<b>198 -218 spaces</b>
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# Anticipated Occupancy

	1000sf Fitness Studio	2500sf Recreation/Fitness 1600sf 900sf	600sf Flex A	400sf Flex B	1500sf Community	P. Care 150sf	400sf Meeting	250sf Conference	Hourly Population
7am	AM Exercise (5-20)								20
8am	TRx Mash-up (5-15)	Cardio Mash-up (7-25)	Adult Self-Defense (7-15)	Medical/Childcare training classes (4-15)	DMA Easter Decoration (7-50)		Senior Coffee (12-15)		135
9am									120
10am	QiGong (5-15)	Pickleball (8-12)	Lifelong Learning (7-20)	Knitting (7-12)	Strength & Stability (14-25)	Blood Pressure Clinic (10-12)	Mah Jongg (8-12)	COA Board Mtg (11)	94
11am	Yoga (21-30)					Foot Doctor (7-10)			134
12pm									156
1pm	Zumba (10-20)	Strength & Stability (14-20)	Toddler play (tumble) (7-16)	Blue Mood Bread Donor (28-35)	COA Luncheon (22-55)				142
2pm	Dance -COA (10-20)			Fun w/ Ukelele (27-35)		SHINE Counsel (3-8)	Business Mtg (7-8)		150
3pm	Dance -kids (12-16)	Floor Hockey /Soccer -alt days (20-30)	After School crafts/study (20-30)	Tech Support w/ DSHS (8-16)	Rental Birthday Party (7-24)				120
4pm									126
5pm	Dance -kids (12-16)	After school - ball games -Super Tuesdays (20-30)	Martial Arts (15-20)				Open Lounge (7-12)	Business Mtg (7-8)	179
6pm									85
7pm	Dance -adults (6-20)	Hi-Hop Dance (22-30)	Theater Rehearsal Open Fields/ Dover Foundtion		Theater Rehearsal Open Fields/ Dover Foundation (70-85)		Adult Book Club (7-12)	Coaches Meeting (7-12)	159
8pm									147
9pm									85
Average hourly									123.5

Building Code 800

Anticipated Avg. 124

Big Event 180

Dinner 100

Dance Class 20

Flex Room 30

Misc. 30

180 Occupants

Avg. Occupants per car x2.0

Parking by 4 Springdale  
Immediate capacity 95 spaces  
190 persons

Nearby parking 83 spaces