

Town of Dover Community Center

Building Committee

- Site Update

March 22nd, 2021

Building a vision Building consensus

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

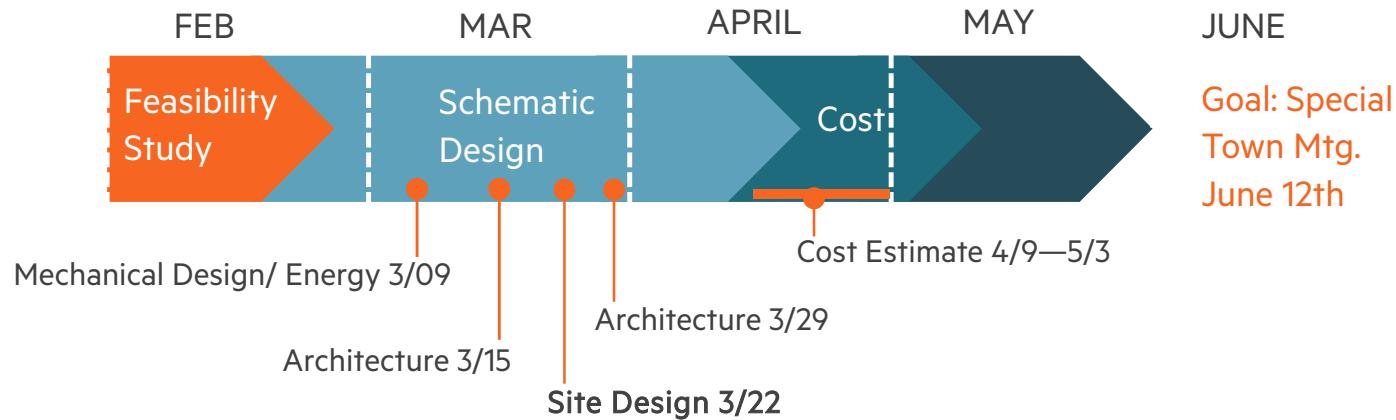
Schematic Design

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

Site Option 1a

Straight Drop-off



New 2-Story Footprint Shown

Straight Drop-off (bus or cars)

Full Court (50' x 84')

Plaza/ Forecourt @ entry

90 On-site Parking Spaces

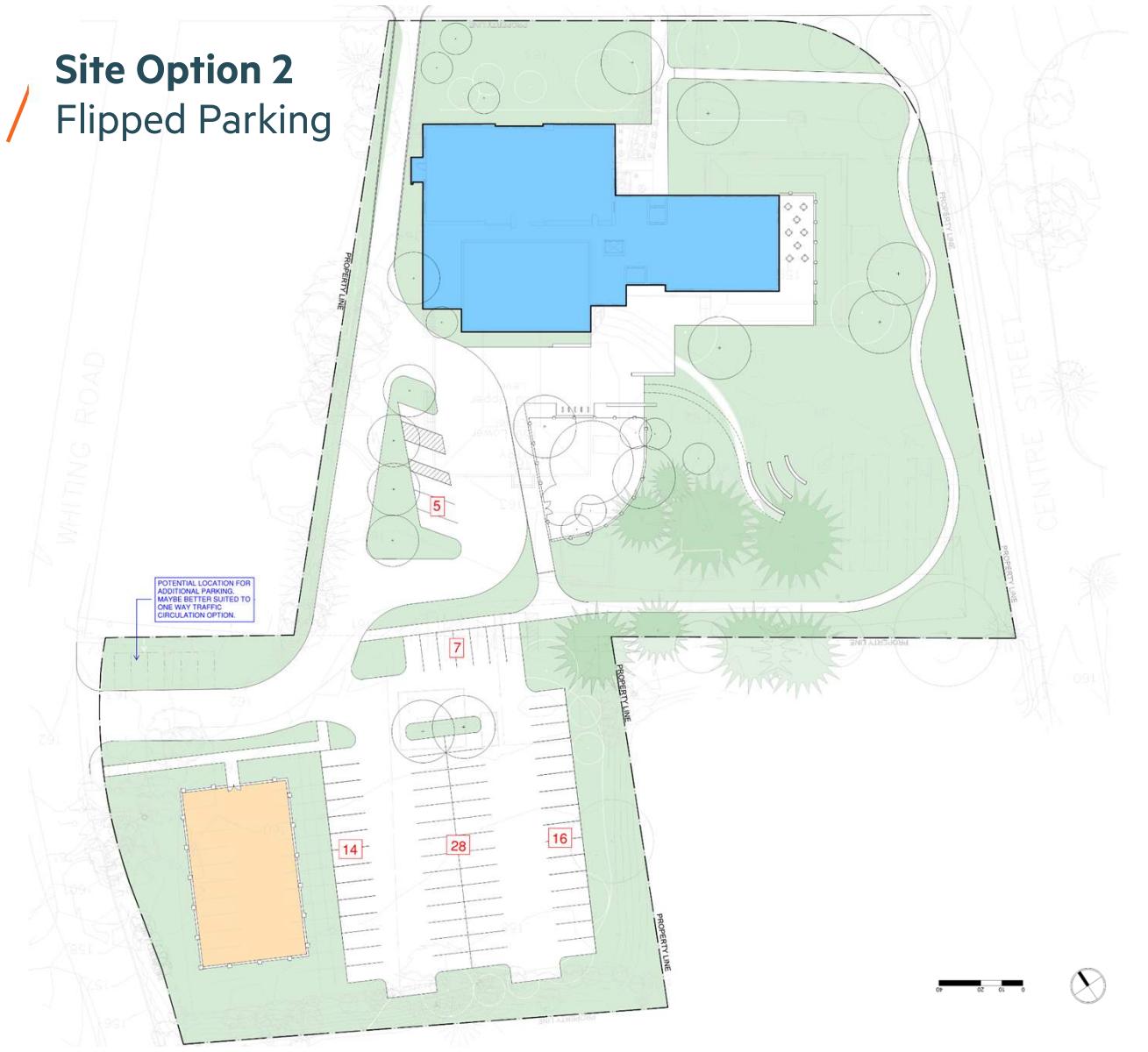
68 Permanent (existing @ 64)

22 Overflow spaces (net)

Outdoor Activities : walking, play, garden, gathering

Patios for exterior/interior flow

Site Option 2 Flipped Parking



Renovation Footprint Shown

Straight Drop-off (bus or cars)

Full Court (50' x 84')

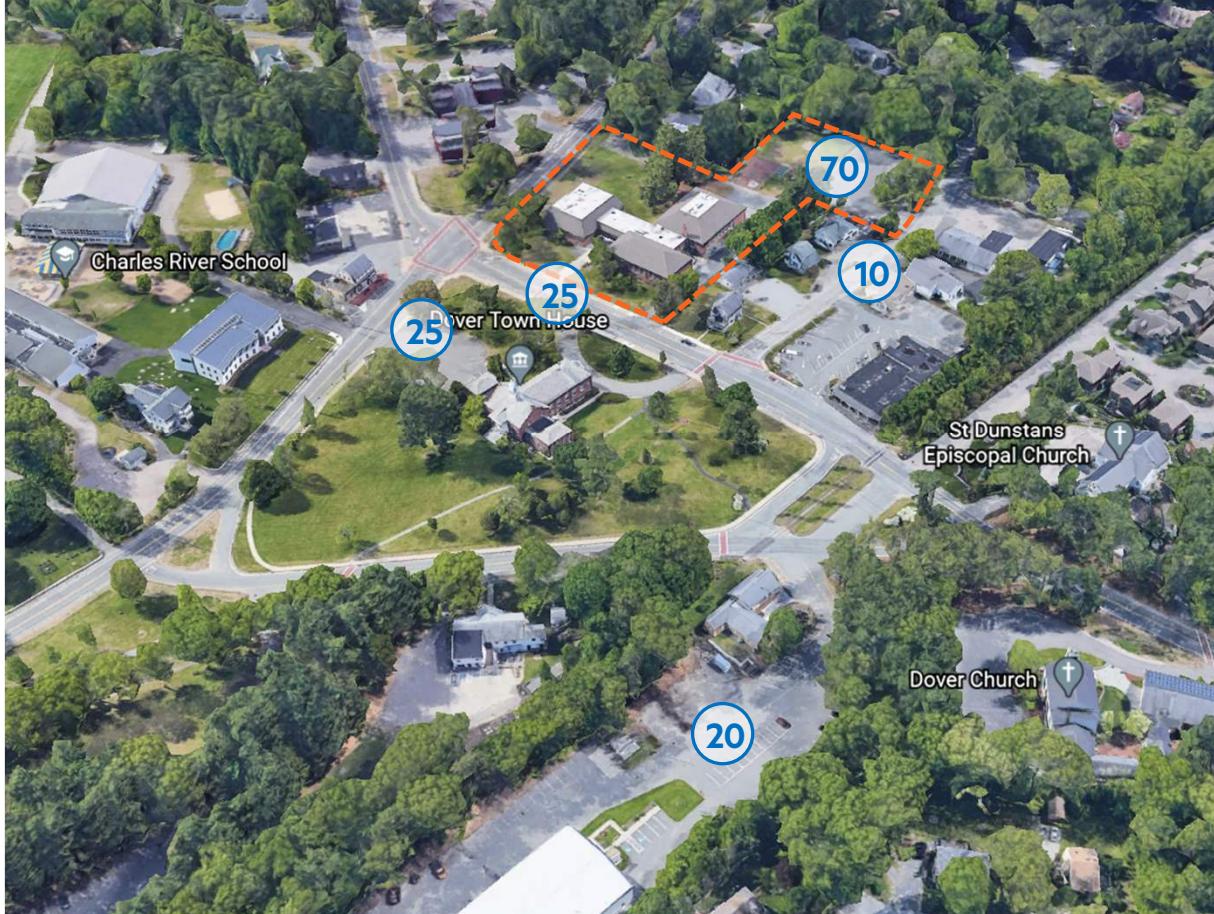
Plaza/ Forecourt @ entry

70 On-site Parking Spaces

Outdoor Activities : walking, play, garden, gathering

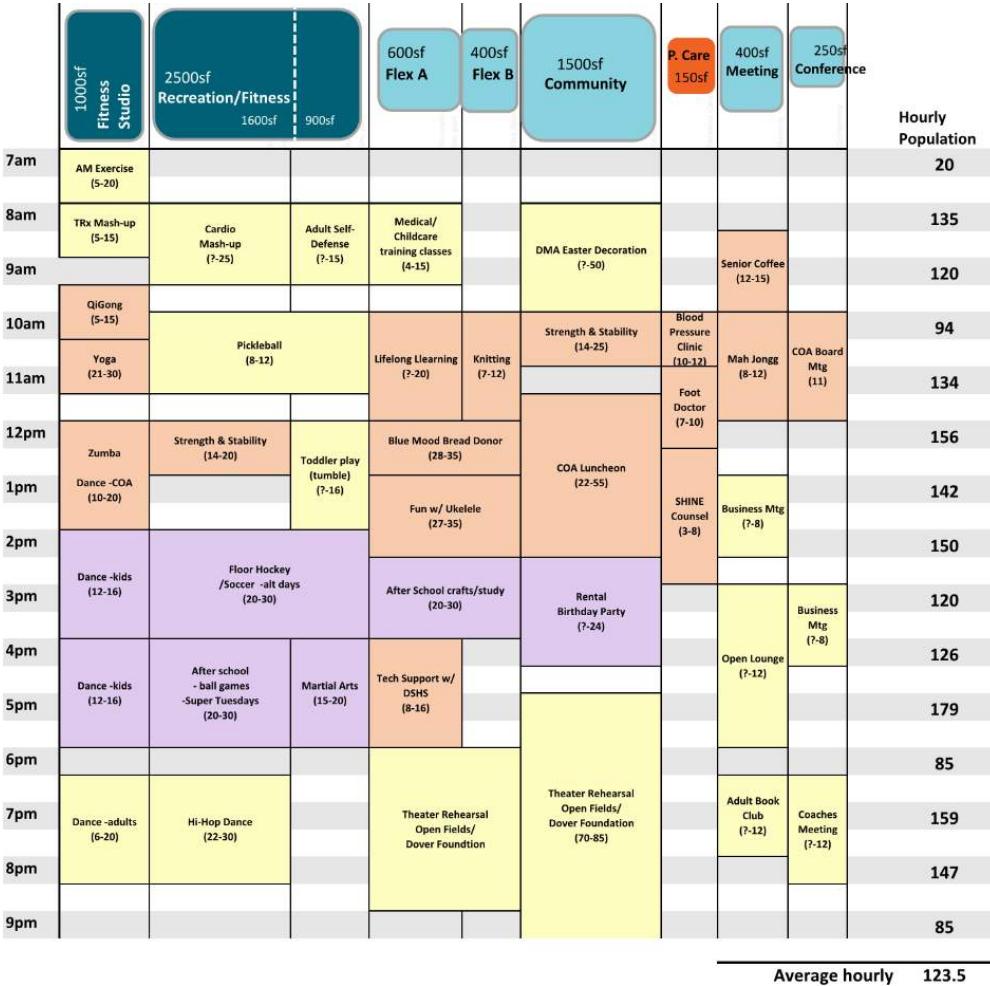
Patios for exterior/interior flow

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
Total Available	198 -218 spaces

Anticipated Occupancy



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 95 spaces
Immediate capacity 190 persons

Nearby parking 83 spaces