

Town of Dover Community Center

Building Committee

- **Public Meeting Preparation**

April 21st , 2021

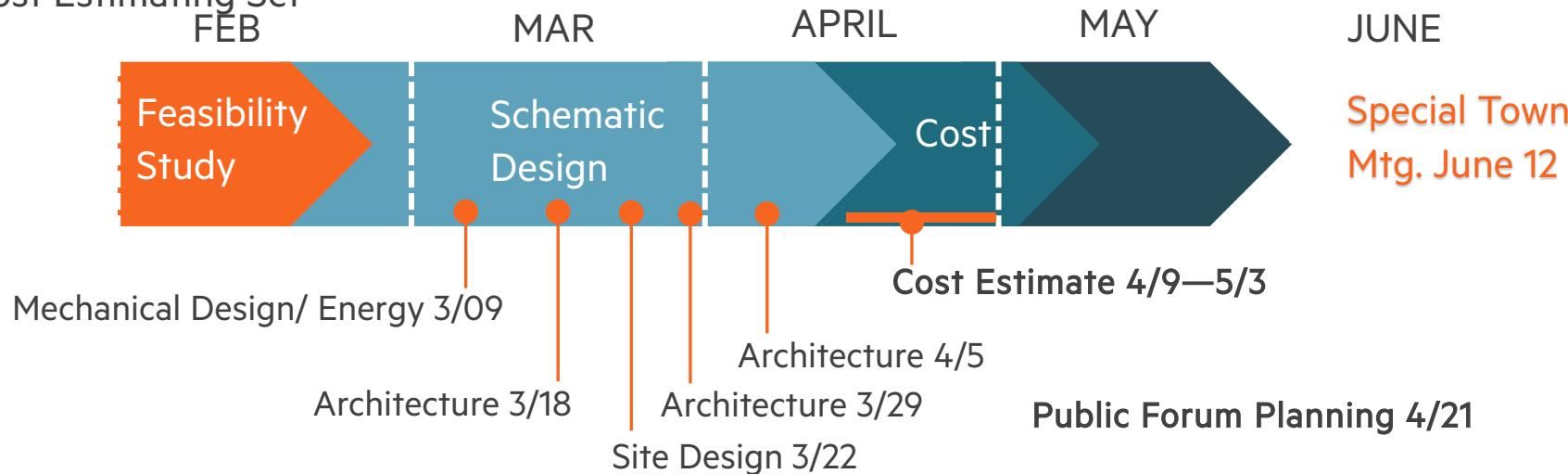
Building a vision Building consensus

1. Schedule Update
2. Plan Updates
3. Draft for Public Forum

Schematic Design

Milestones

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



Upcoming Meetings

- ✓ Presentation to Seniors – 4/20
- ✓ Estimate Reconciliation- 4/28
- Citizen Forum -5/12
- Pre-Special Town Mtg – 6/2

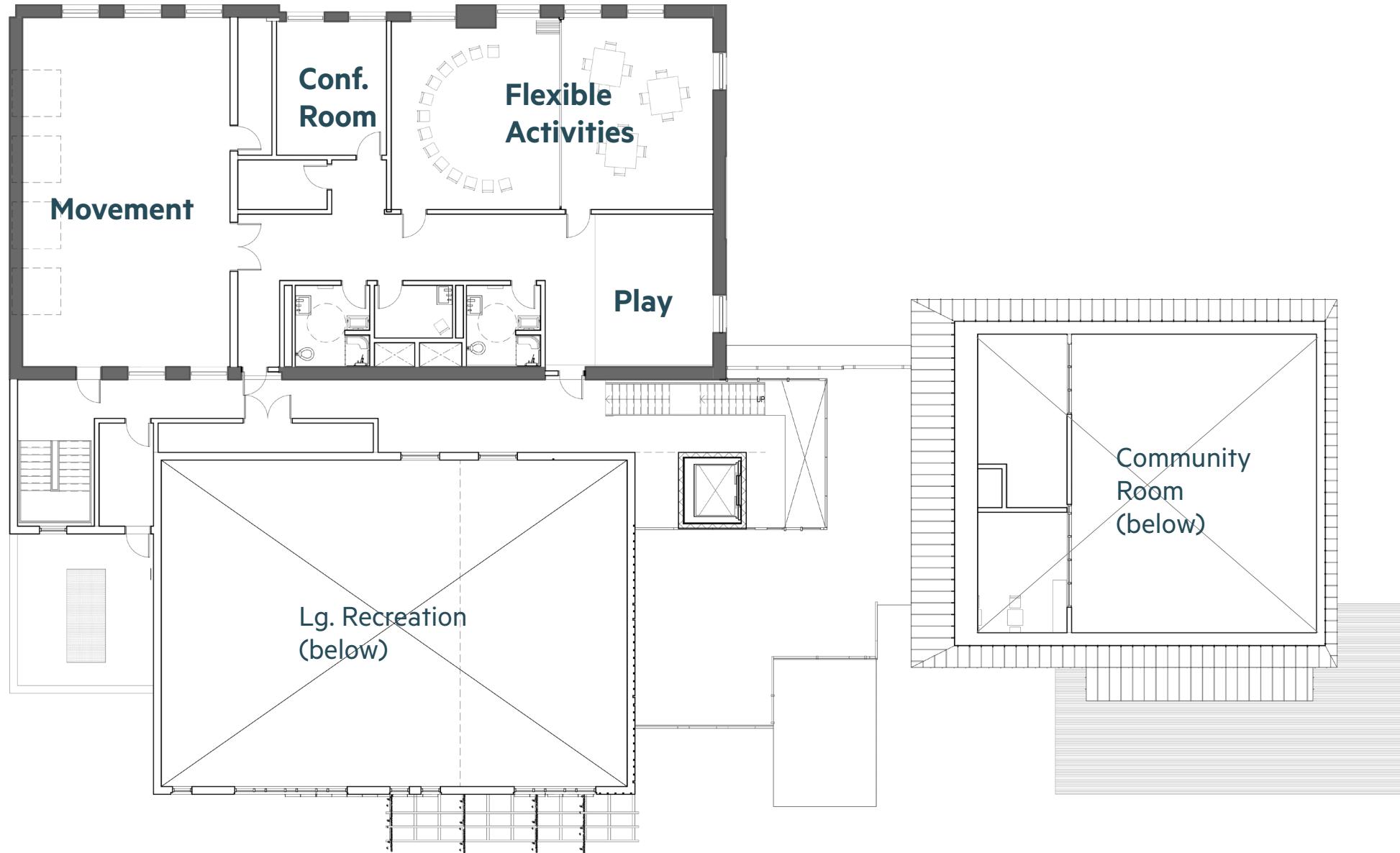
Shared Flexible Space for All

Renovation: 1st floor



Shared Flexible Space for All

Renovation: 2nd floor



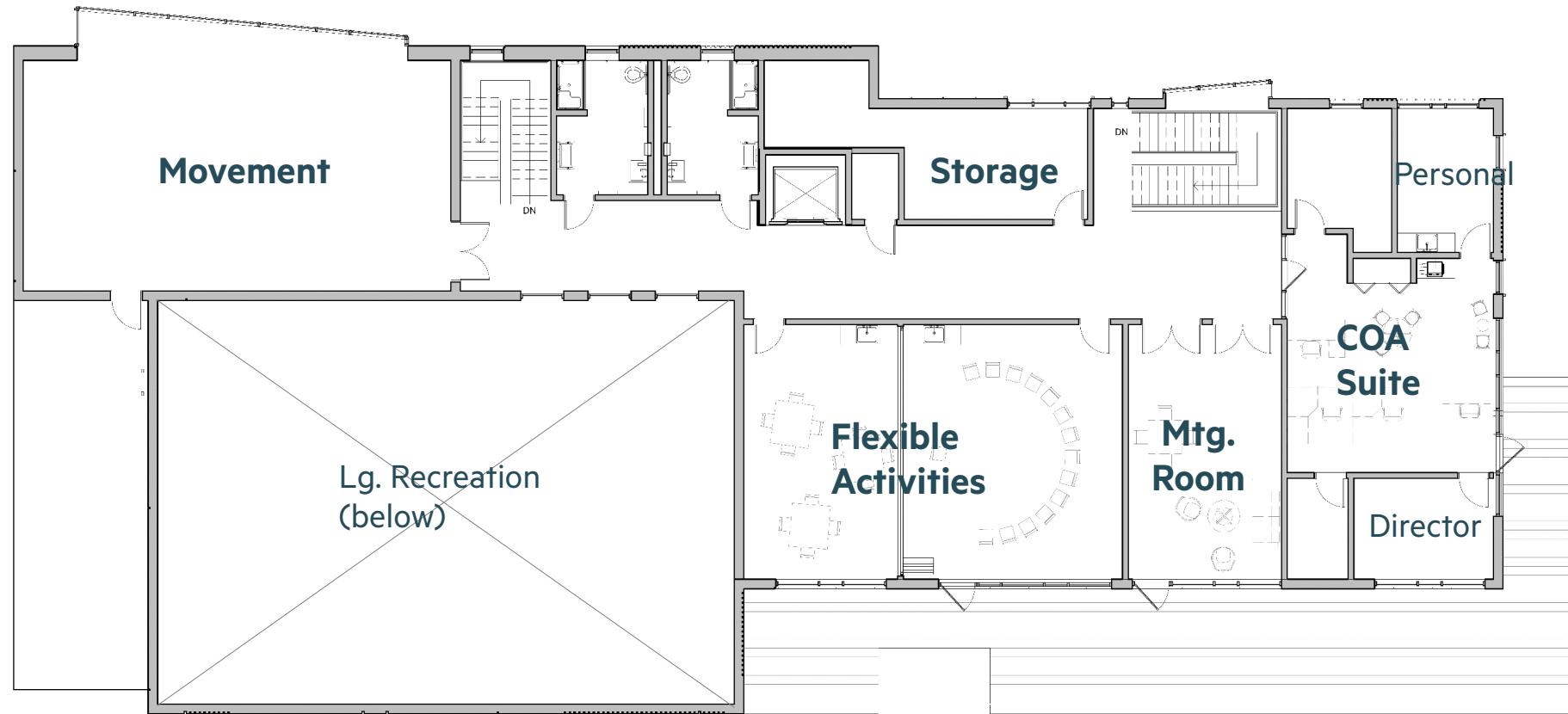
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New Construction: 2nd floor

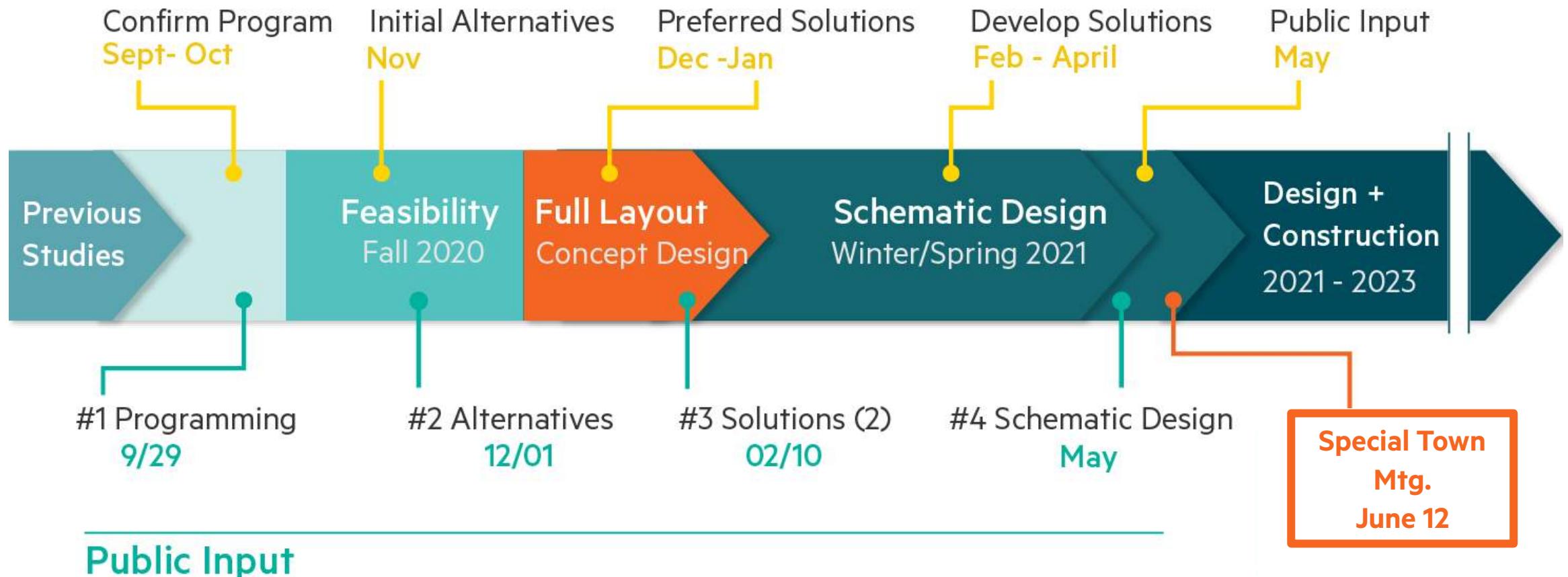




Draft Public Mtg

Schedule Update

Building Committee Meetings



October 2019 Town Mtg: \$13M Project budget = \$9.6M Construction Budget (74%)

Existing Building Issues

Issues

- Poor air quality
- Heating system failing
- Lack of cooling
- Need A/V and better WiFi
- Noise from active spaces
- Kitchen not usable
- Lack of accessibility (ADA)
- Multiple entries (lack of access control)
- Purpose-built as school
- No sprinklers
- Renovation requires meeting current Code



Gym RM 119 2,200sf



Cafeteria RM 111 2,200sf



Blue Room RM 108 950sf

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	Responses
Recreational Gym	116
Fitness Center	1
Game Space	1
Meditation Room	1
Carpeted	1
Kitchen	27
Game Room	29
Event space for theater	26
Sound Controlled	7
Other	41

5. Other Feedback:

95 Responses Latest Responses "Pool"

Other Feedback:

understand what you mean, but "Meeting and/or rehearsal" is not part of what I mean. I would be upset if there was a "Meeting" space in the community. I would be upset if there was a "Meeting" space in the community.

A pool would be great for the town.

thank you, I really think the kids need a basketball court they can access easily pick up games in the future + a affordably rentable space + meeting space for the town.

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, everyone should have access to one and it's such an asset to seniors for keeping fit as well as families.

I would like a pool.

In addition to my top three choices, I also love the idea of having a community indoor pool. Has there been thought to having a pool for the community? A pool might be a nice exercise option for seniors in addition to the school swim team.

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

An indoor pool would be a great addition to the Dover community's and the town's amenities. Has there been thought to having a pool for the community? A pool might be a nice exercise option for seniors in addition to the school swim team.

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.

Family time is important now, but when they were toddlers we spent a lot of time at the Wellsville community center attending toddler time with the person. We all loved it. Same time, we kids are older now, we would appreciate indoor athletic spaces, a safe place for teens hang out.

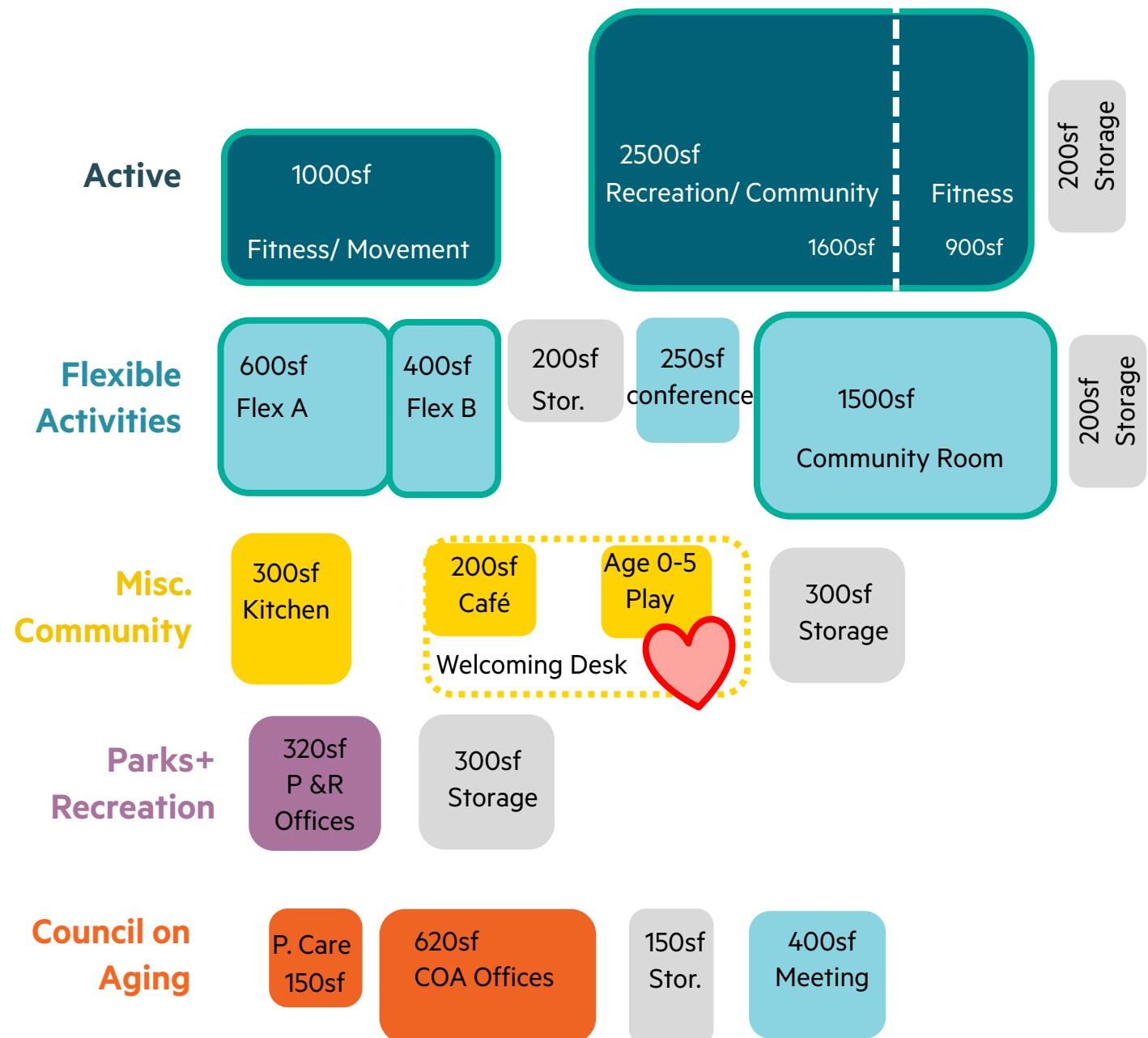
Flexible design is the key to success

“Right-Sized” Program

Balancing Interests Through Flexibility

Major Features

- 15,000 GSF
- Full range of flexible activity spaces
- Offices for:
 - Council on Aging
 - Parks & Recreation
- Community Room
- Multi-function Recreation Space
- Conforms to budget guidance



Space for the Whole Community

Daily Lifecycle (schedule)

Community Building (3-93 yrs)

- Senior Activities mostly in AM
- Youth Activities after school
- Adult activities early AM + PM
(2nd workspace during day)

Program Range



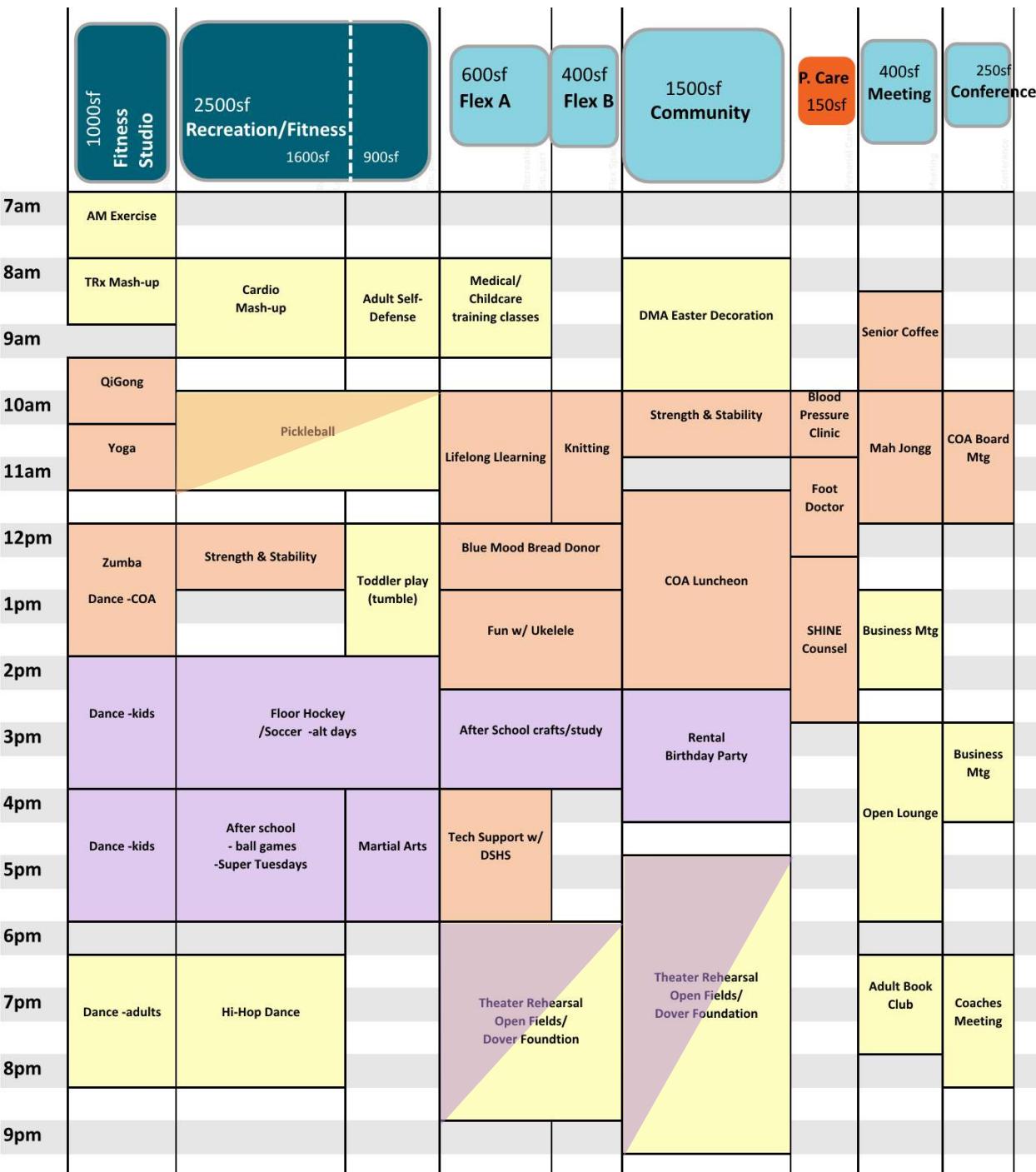
Seniors



After School Youth

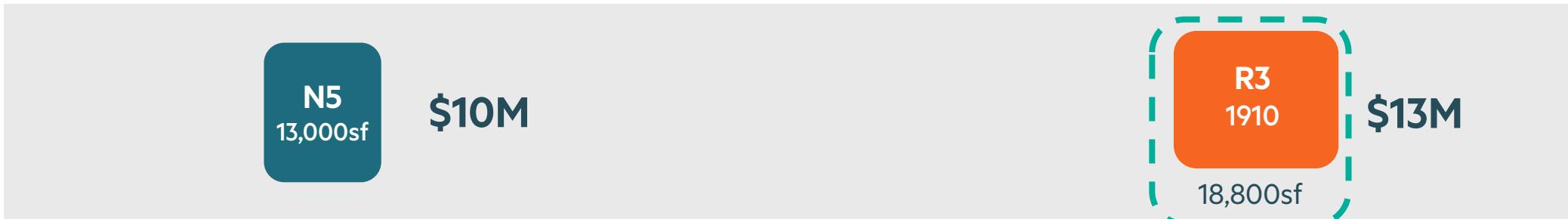


Adults/Parents



Range of Community Alternatives

New Construction



Code & MEP
upgrades only



Criteria for Success



General

- Meets Town's construction budget of **\$9.5M, new or renovation**
- Provides full universal access
- Maximizes grant opportunities



Functionality

- Maximizes flexible-use space for multi-generational programming
- Provides core program needs of Council On Aging and Park & Recreation
- Meets present and future community needs (next 20 years)
- Program complements other public venues in Town and region
- Provides a main entry with central control
- **Creates exterior space for both programmed and informal activities**

Criteria for Success



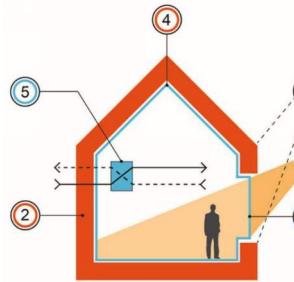
Experiential

- Creates a welcoming atmosphere
- Encourages residents to meet, network and be active
- Aesthetically pleasing architecture
- Healthy interior environment



Community

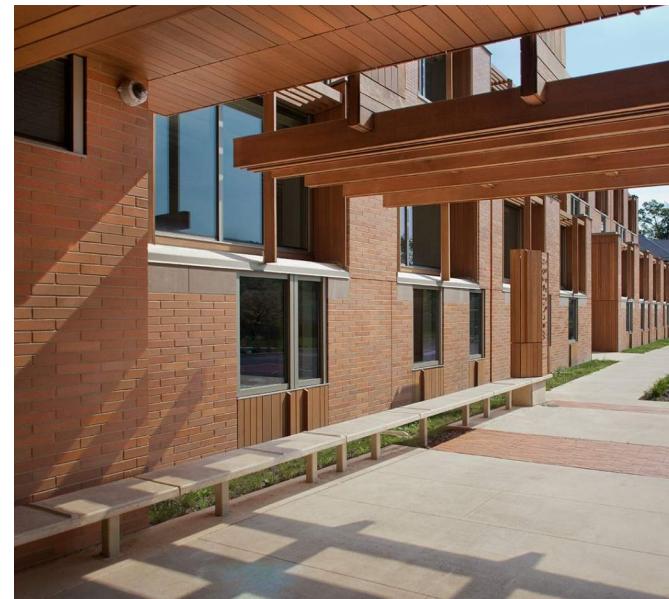
- Building and site are architecturally harmonious with the local built environment
- As a focal point of town life, encourages community engagement
- Serves the entire, multi-generational community
- Maximize stakeholder participation in study process



Sustainability

- Energy efficient, evaluate renewable energy options
- Utilizes durable and easily maintainable building materials
- Dark Sky lighting, protects abutters from light spill from DCC site
- Resiliency: provides robust infrastructure to support the community in weather event

Context: Dover & Materials



Stone walls

Textured Brick

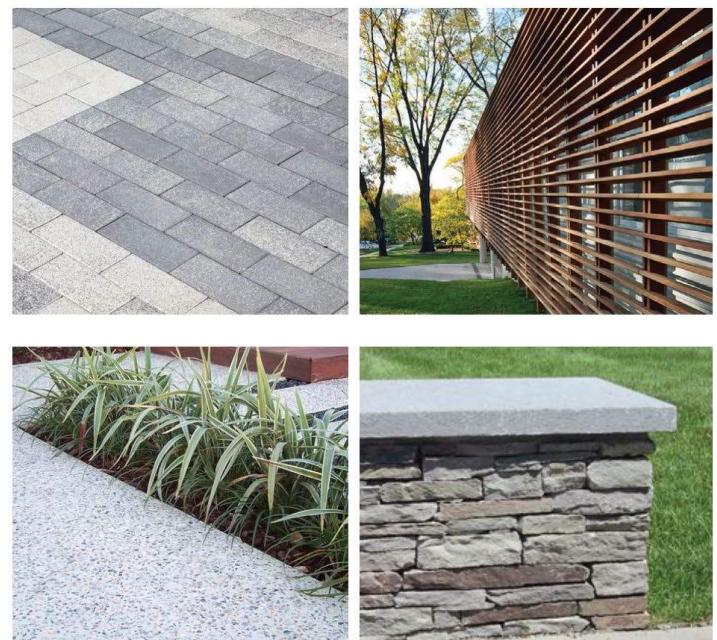
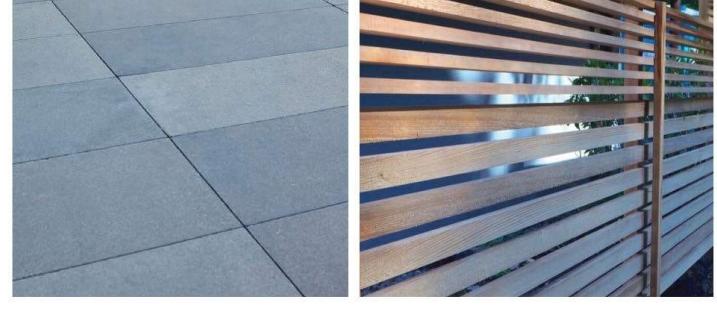
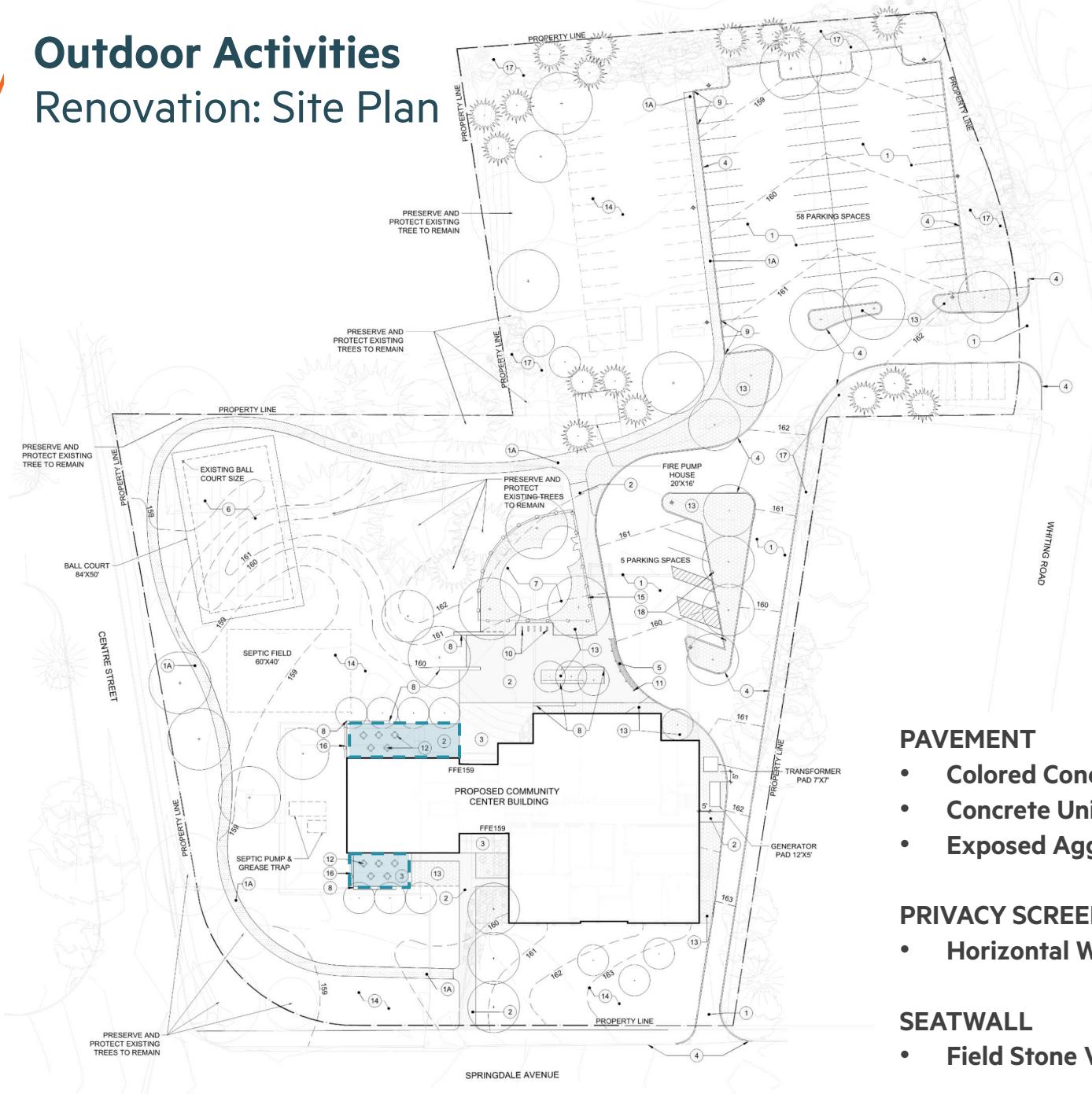
Terra Cotta Panels

Wood Accents



Renovation: Save the 1910

Outdoor Activities Renovation: Site Plan



SEATWALL

- Field Stone Veneer with cap

PRIVACY SCREEN

- Horizontal Wood Slat

SITE FURNISHINGS

- Bike Rack
- Trash Receptacles
- Benches
- Tables and Chairs

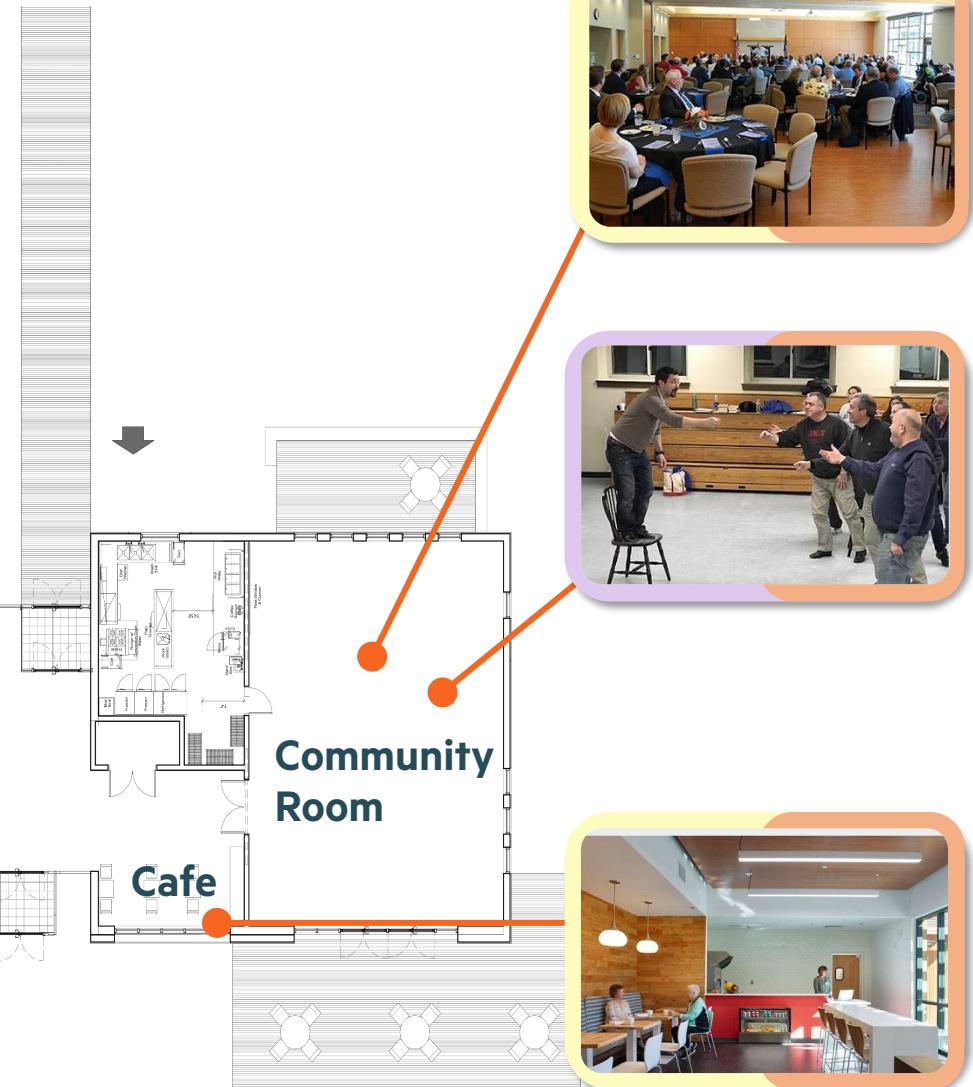
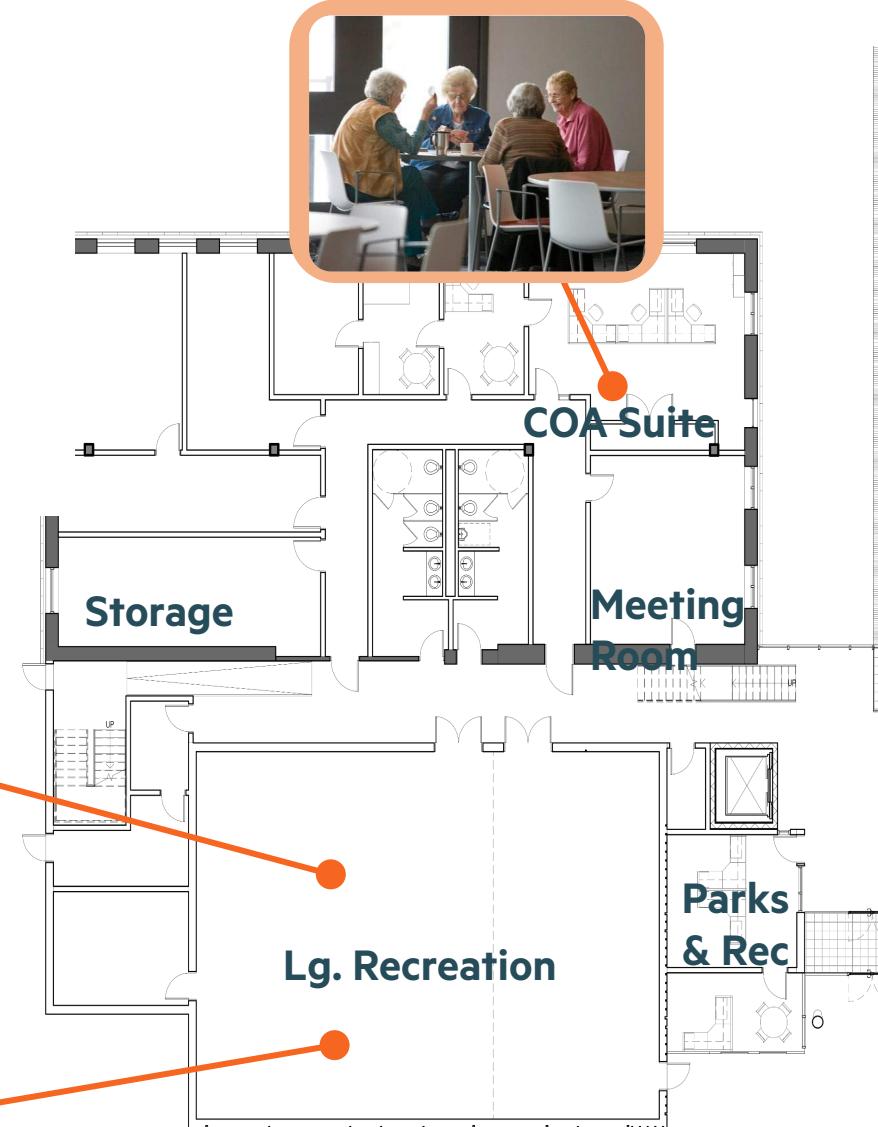


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Renovation: 1st floor

Program Range

- Seniors
- After School Youth
- Adults/Parents



Shared Flexible Space for All

Renovation: 2nd floor



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Shared Flexible Space for All

Renovation



Renovation Alternative

Corner of Springdale Ave.



Terra Cotta/ Brick



Glowing Pavilion



Roof Monitor



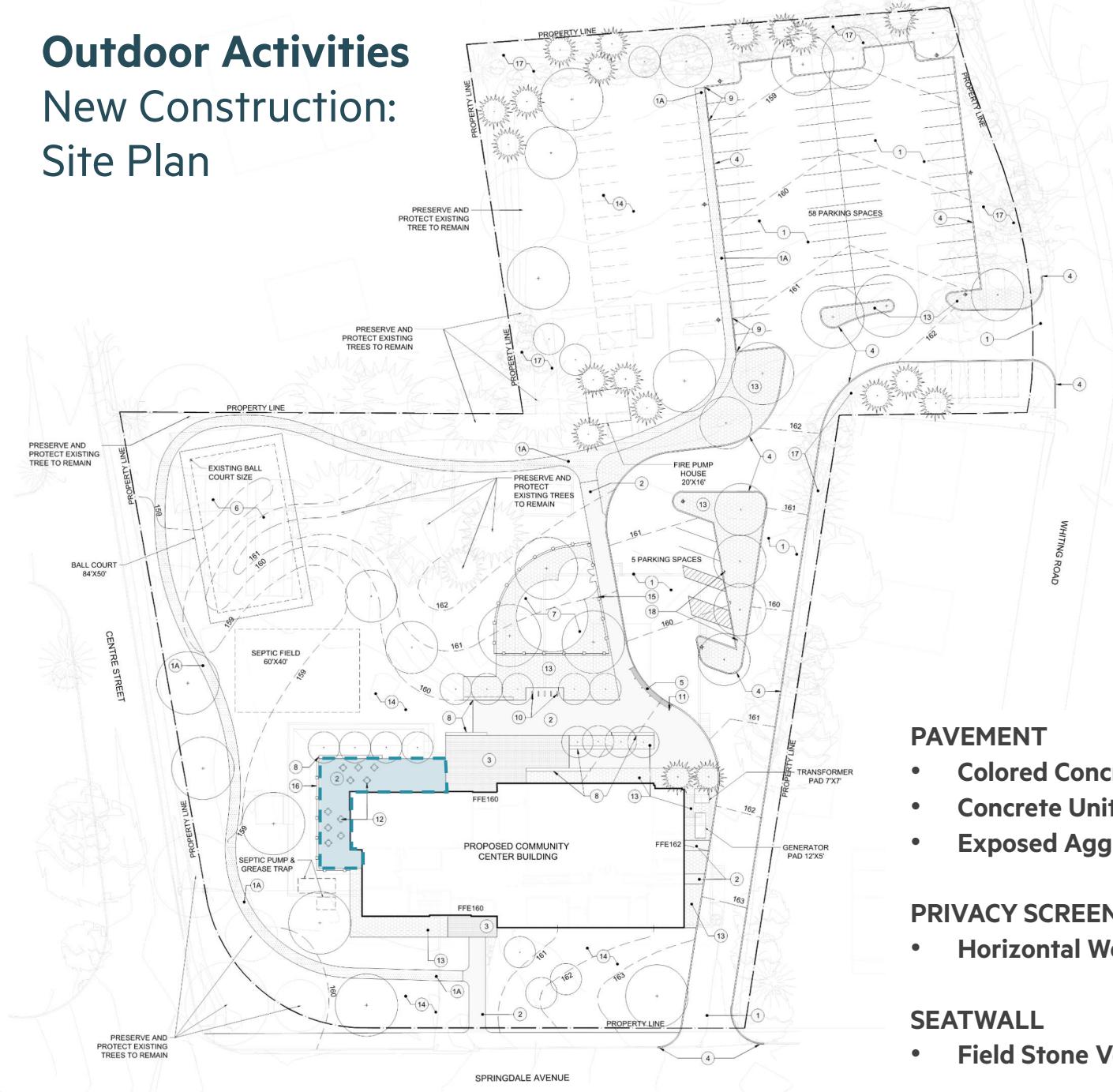
View from Center Street



New Construction: 2-Story

Outdoor Activities

New Construction: Site Plan



PAVEMENT

- Colored Concrete
- Concrete Unit Pavers
- Exposed Aggregate Concrete

PRIVACY SCREEN

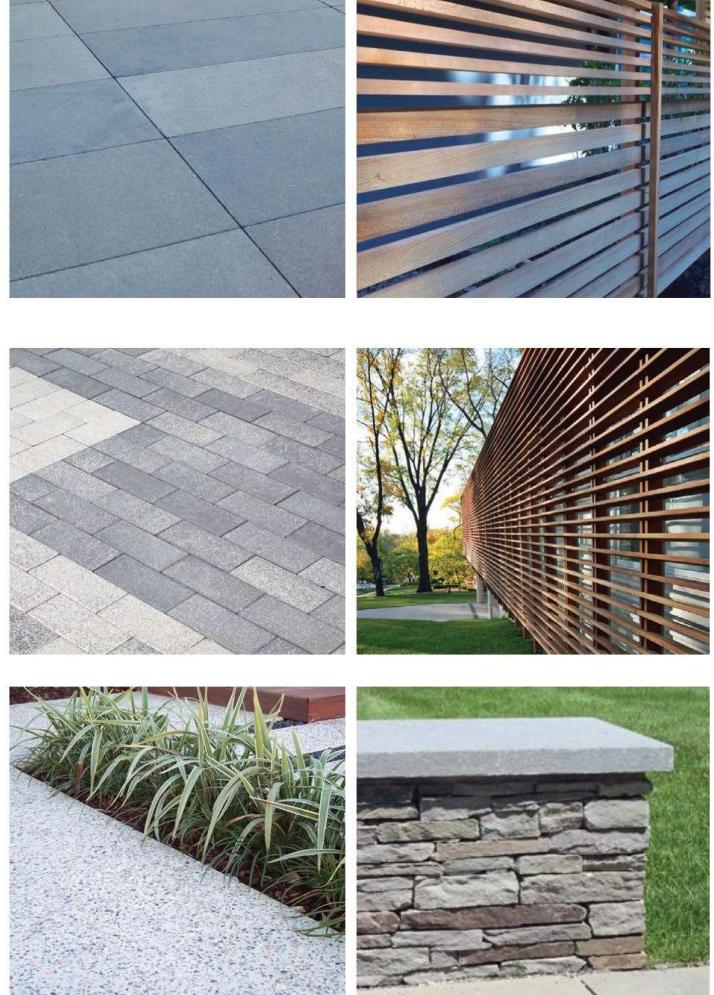
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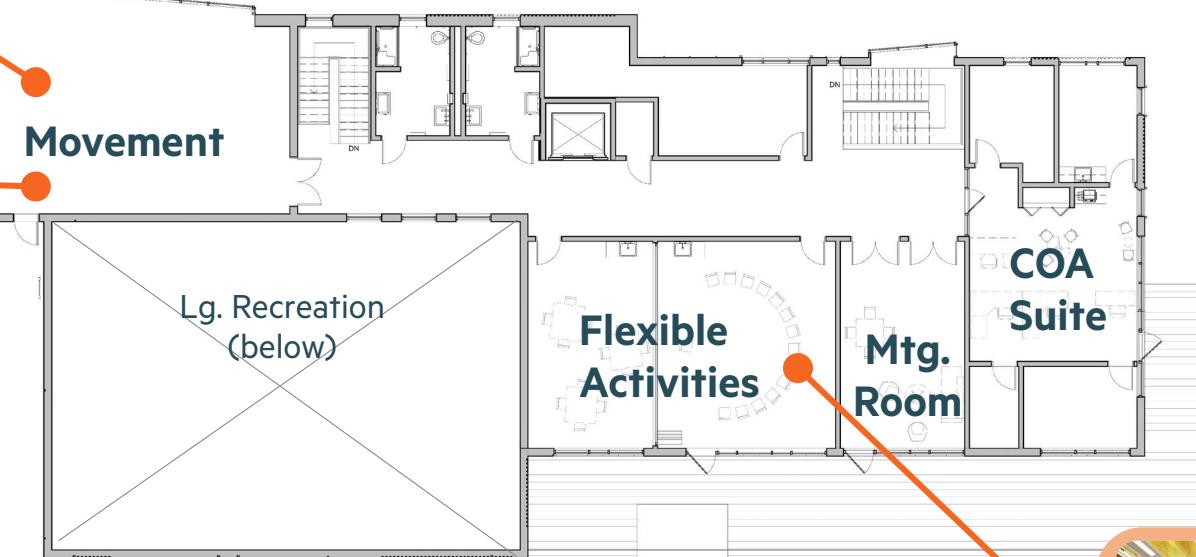
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Shared Flexible Space for All

New Construction



New Construction
Corner of Springdale Ave.



Brick Texture



Glass Stair



Movement Studio



View from Center Street