

Town of Dover Community Center

Special Town Meeting –Preview
June 2th, 2021

Voting Procedure/ Special Town Meeting

Warrant Article 1 – Renovation/ Addition Option

- If approved (51%), proceed to Article 3

Warrant Article 2 – New Construction Option

- Will be taken up if Article 1 doesn't receive majority
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Warrant Article 3 –Appropriation of Funds

- \$18M for Community Center Project (same either option)
- Needs 2/3 vote for approval

Warrant Article 4 - Expanded Recreation Space

- Appropriate additional \$850K for expanded recreation space
- Needs 2/3 vote for approval

Warrant Article 5 –Add Pre-School to Program

- Appropriate \$7.5M increase to Project Cost
- Needs 2/3 vote for approval

Dover Community Center Building Team

Caryl Community Center Building Committee

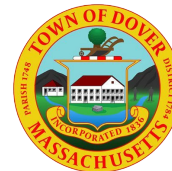
- Ford Spalding, Chair
- David Billings, Member
- Luciana Burdi, Member
- Sam Cole, Member
- Barry Goldman, Member
- Terry Sobolewski, Member
- Ruth Townsend, Member

Ex Officio Attendees:

- Chris Dwelley, Dover Town Administrator
- Bob Springett, Board of Selectmen
- Cam Hudson, Warrant Committee

Study Project Team

- Phil Palumbo
Owner's Project Manager -Colliers Project Leaders
- Deborah Fennick
Principal - Fennick McCredie Architecture
- Jon Richardson
Project Manager - Fennick McCredie Architecture



Criteria For Success:



Functionality



Experiential



Community



Sustainability

At the start of this study we established Criteria for Success by which individual design decisions and whole alternatives could be evaluated. Some of the key criteria are:

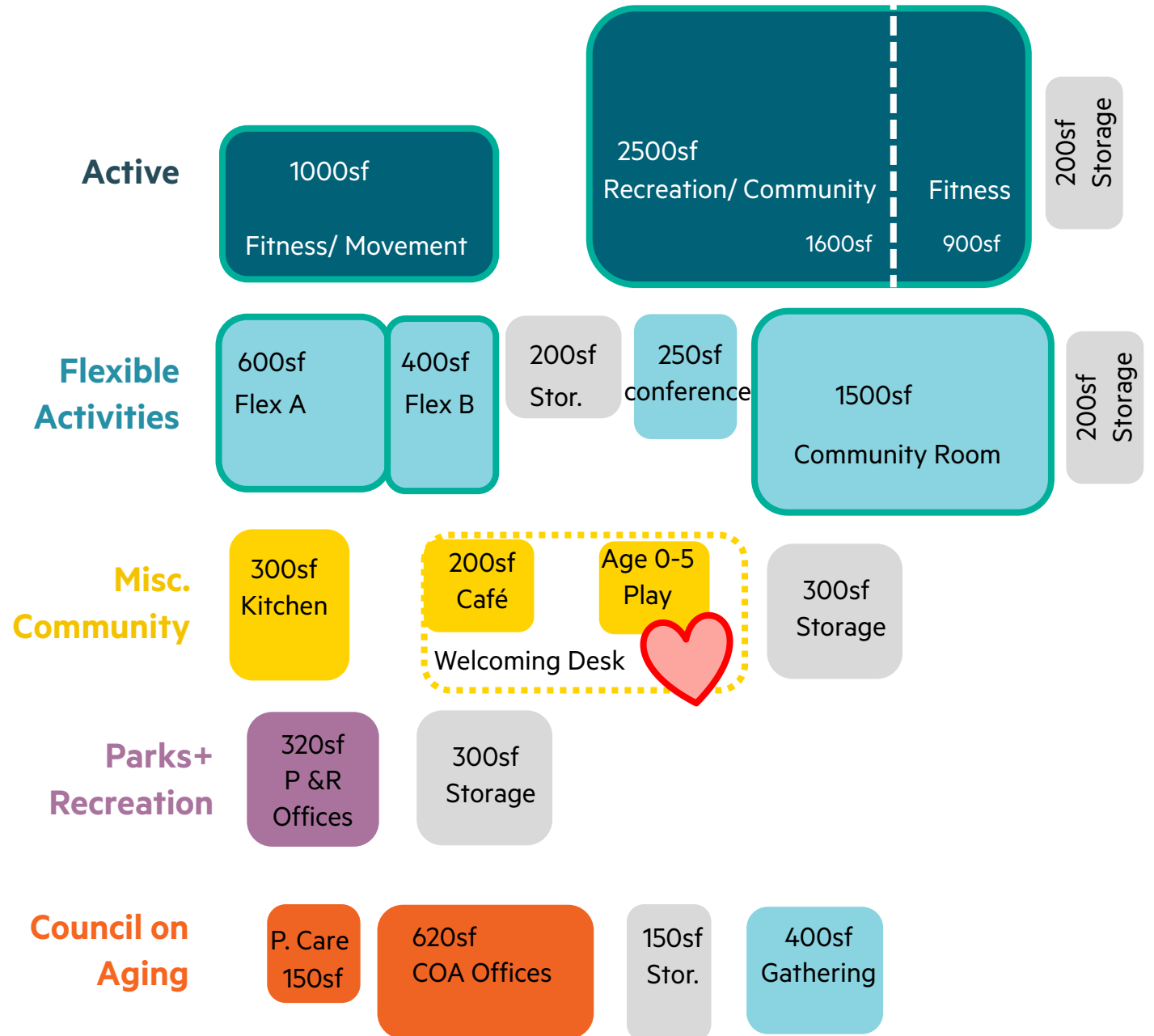
- **Meets present and future community needs**
- **Maximizes flexible use space for multi-generational programming**
- **Creates exterior space for activities**
- **Has a welcoming atmosphere; encourages residents to meet, network, and be active**
- **Be a focal point for town life**
- **Design for energy efficiency and resiliency**

Program/ Flexible Spaces

Same for Both Options

Major Features

- 16,000 GSF New/ 18,400 GSF Reno
- Full range of flexible activity spaces
- Offices for:
 - Council on Aging
 - Parks & Recreation
- Community Room
- Multi-function Recreation Space



Site Development

Renovation/ New

Activities

- Natural space
- Patios
- Walking path
- Gardening
- Toddler play
- Outdoor court
- Grass field

Access

- Drop-off lane
- Parking on-site (85)
- Service drive



Dover Community Center

Two excellent choices



Renovation / Addition

- Meets Program
- 18,400 GSF
- Project Cost \$18M
- Saves Original 1910 Building
- Interior Focus is Community Room/Café
- Traditional Forms/ Contemporary Materials



New Construction

- Meets Program
- 16,300 GSF
- Project Cost \$18M
- Brick Face on Springdale Avenue
- Interior Focus is Central Lobby
- Contemporary Form/ Traditional Materials

Renovation/ Addition
Corner of Springdale Ave.

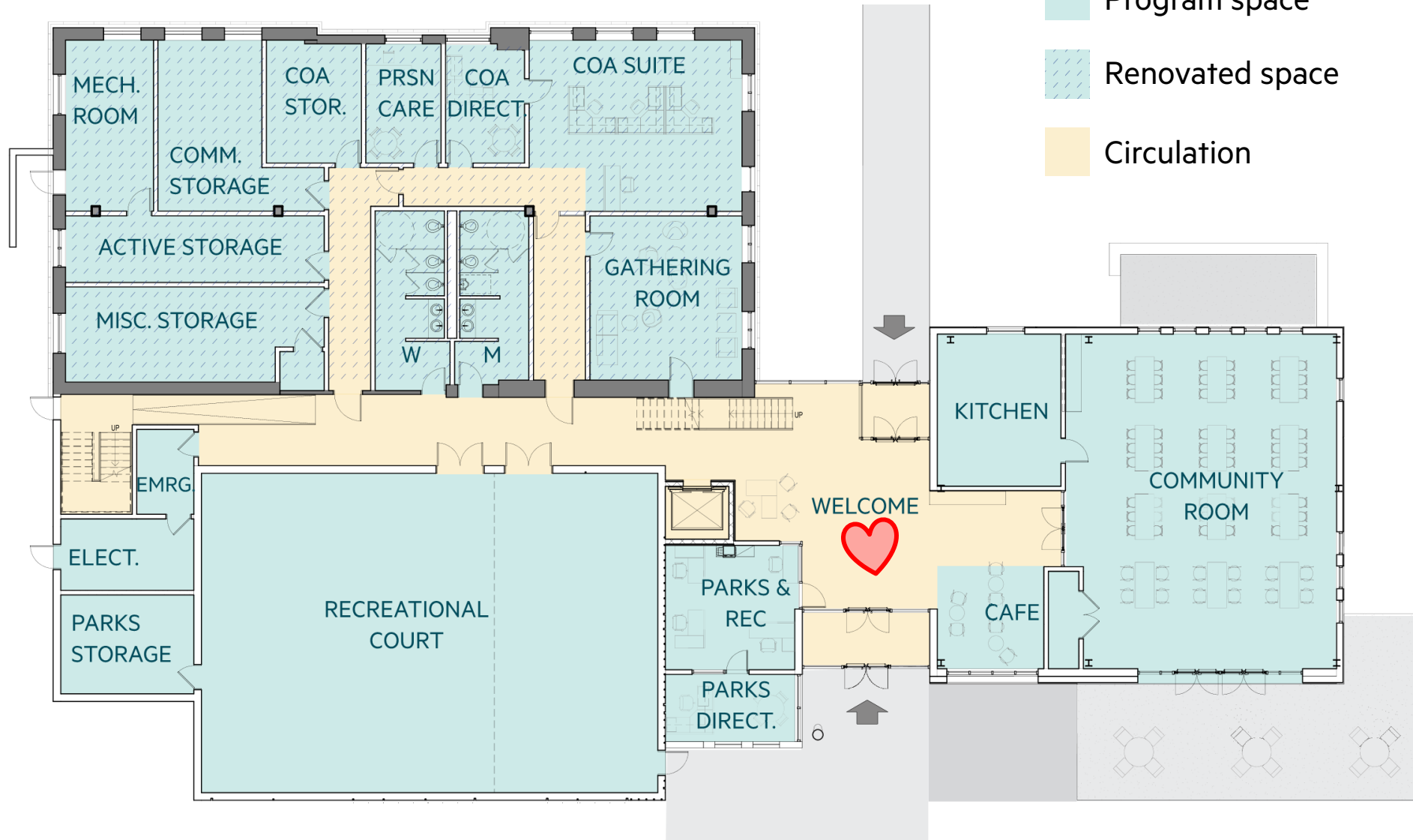


Renovation/ Addition

South Façade from Centre Street



Shared Flexible Space for All Renovation/Addition: 1st floor

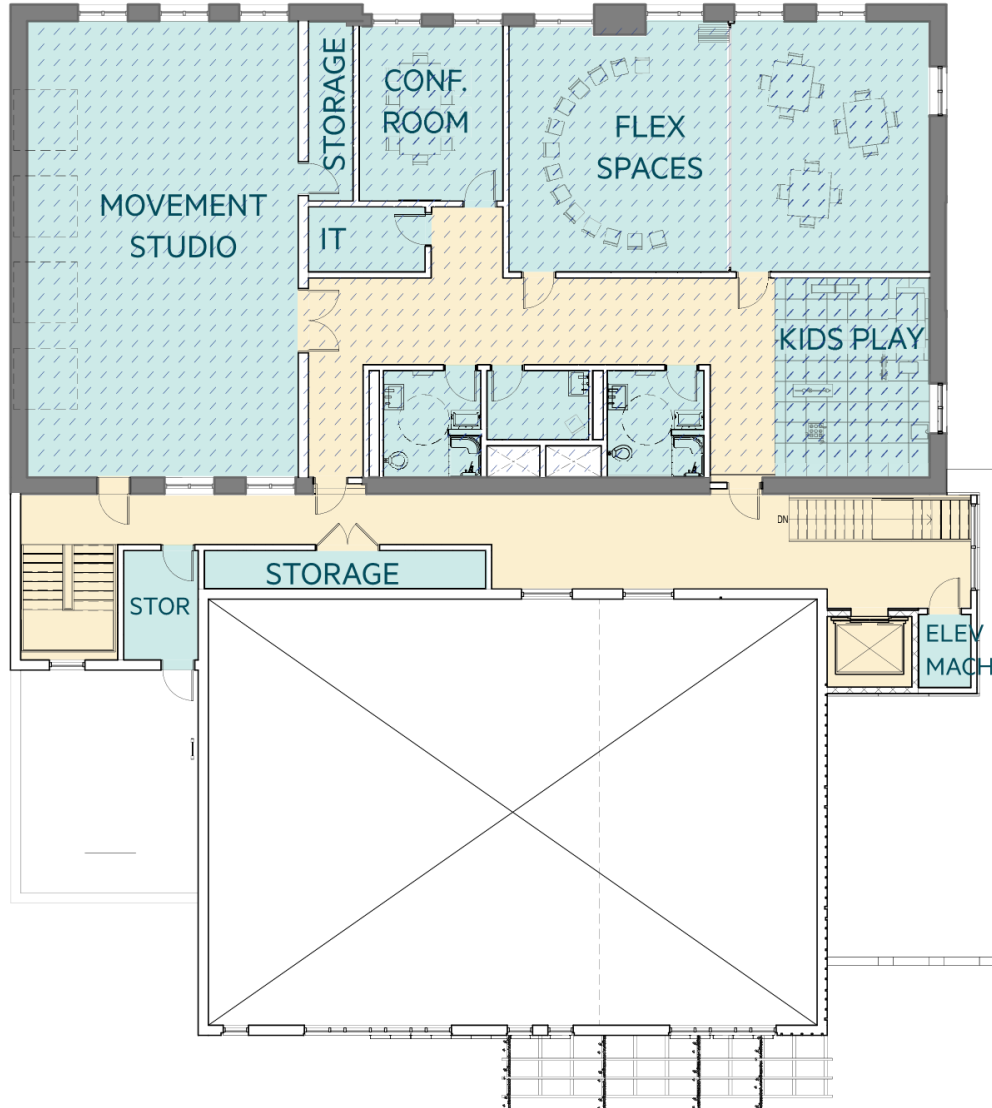


- Program space
- Renovated space
- Circulation

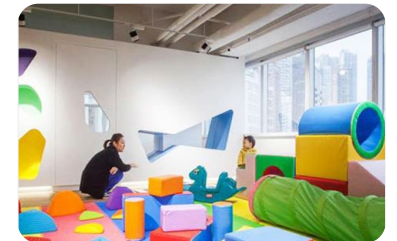


Shared Flexible Space for All

Renovation/Addition: 2nd floor



- Program space
- Renovated space
- Circulation



Major Interior Spaces Renovation/Addition



Community Room



Cafe



Congregate Dining



Theater Rehearsal



Meeting with Friends



Connection to Outside

New Construction
Corner of Springdale Ave.

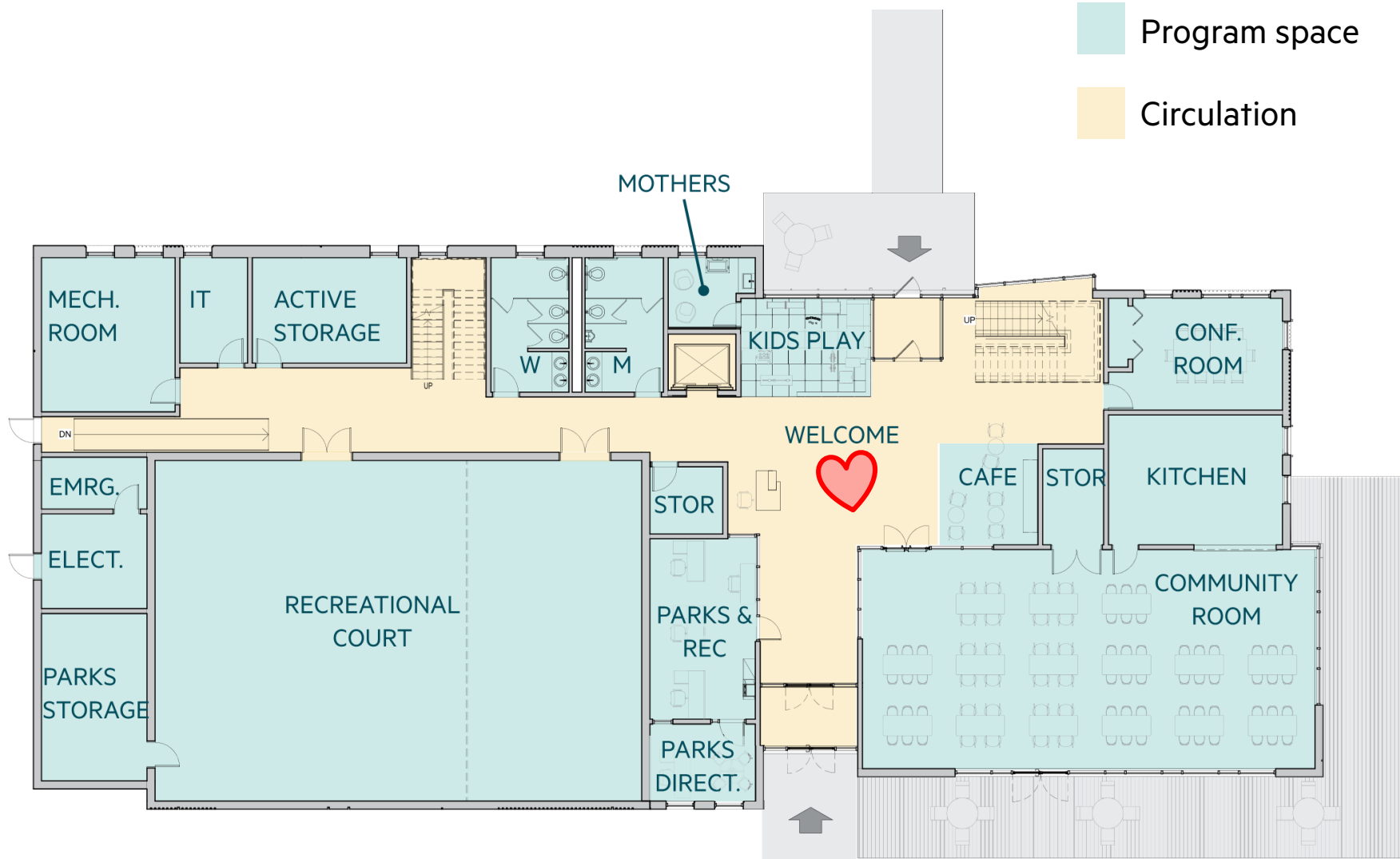


New Construction

South Façade from Centre Street



Shared Flexible Space for All New Construction: 1st floor



Shared Flexible Space for All

New Construction: 2nd floor

- Program space
- Circulation



Major Interior Spaces New Construction



Welcome Hall



Café / View into Community Room



Play Area



Welcome Desk



Meeting with Friends



Congregate Dining

Town Financing Plan



What Will Article 3 Cost Me?

Town Financing Plan

- **20-Year bond for \$18M**
- **Offset by \$4M of Cash Reserves**
(spread over 12 years)
- **Reduces the impact to you**

Property Value	Community Center Base (Article 1 or 2)
\$500,000	\$21
\$750,000	\$32
\$1,000,000	\$42
\$1,250,000	\$53
\$1,500,000	\$63

What Will Articles 4 and 5 Cost Me?

Town Financing Plan

- **20-Year bond**
- **Cumulative Tax Impact of Additional Articles**

Base Building + Add. Recreational Space (Article 3 + Article 4)	
Property Value	Net Annual Tax Impact
\$500,000	\$32
\$750,000	\$47
\$1,000,000	\$63
\$1,250,000	\$79
\$1,500,000	\$95

Base Building + Add. Rec. + Pre-School (Article 3 + Article 4+ Article 5)	
Property Value	Net Annual Tax Impact
\$500,000	\$125
\$750,000	\$188
\$1,000,000	\$250
\$1,250,000	\$313
\$1,500,000	\$375

You decide your preference & will you pay for it
Two excellent choices



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Questions From the Public

 **THANK YOU!**