

# **Town of Dover Community Center**

Special Town Meeting –Preview

June 2<sup>th</sup>, 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
- If approved (51%) proceed to Article 3

## 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:

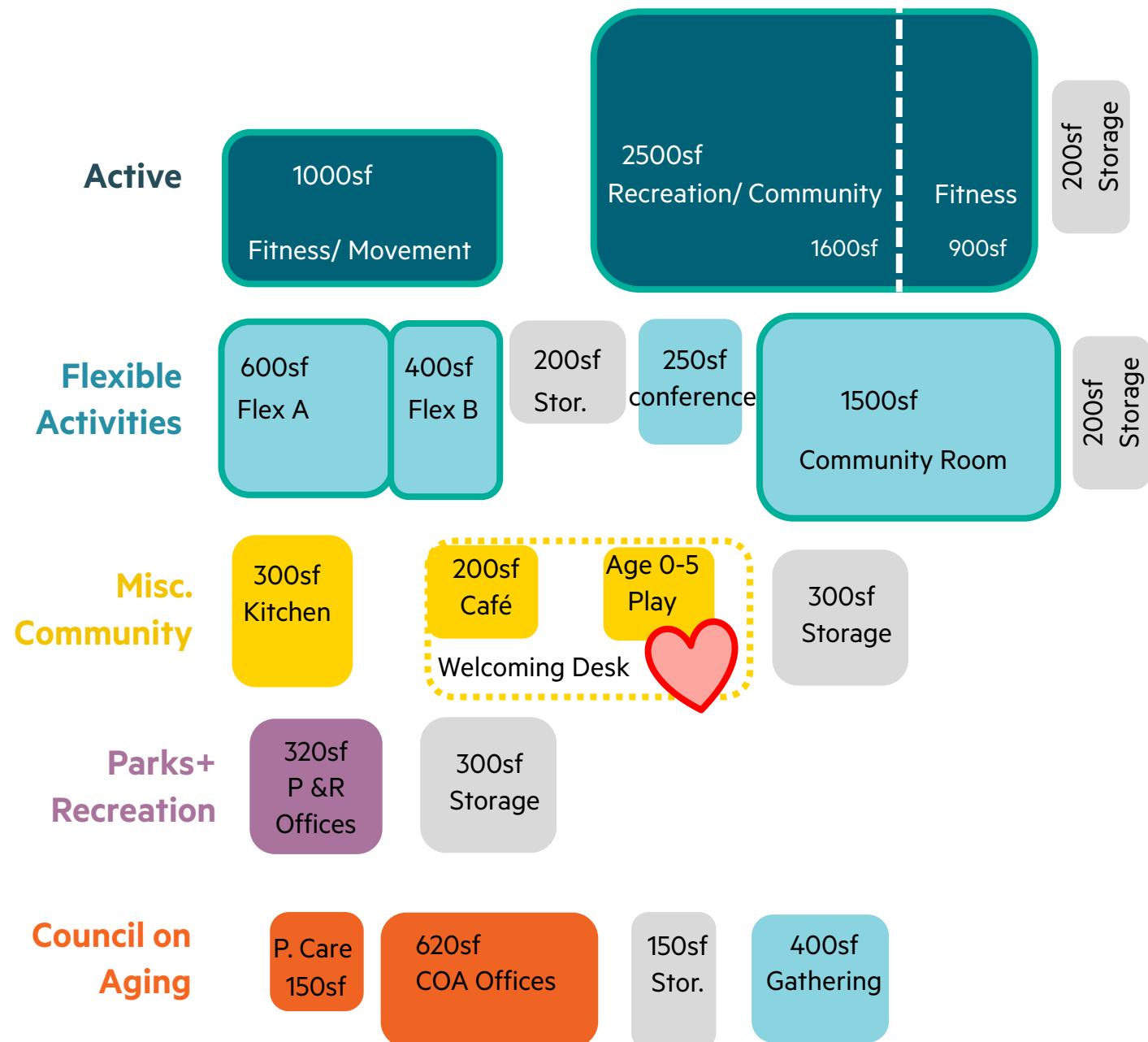
- **Meets present and future community needs**
- **Maximizes flexible use space for multi-generational programming**
- **Creates exterior space for activities**
- **Has a welcoming atmosphere; encourages residents to meet, network, and be active**
- **Be a focal point for town life**
- **Design for energy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



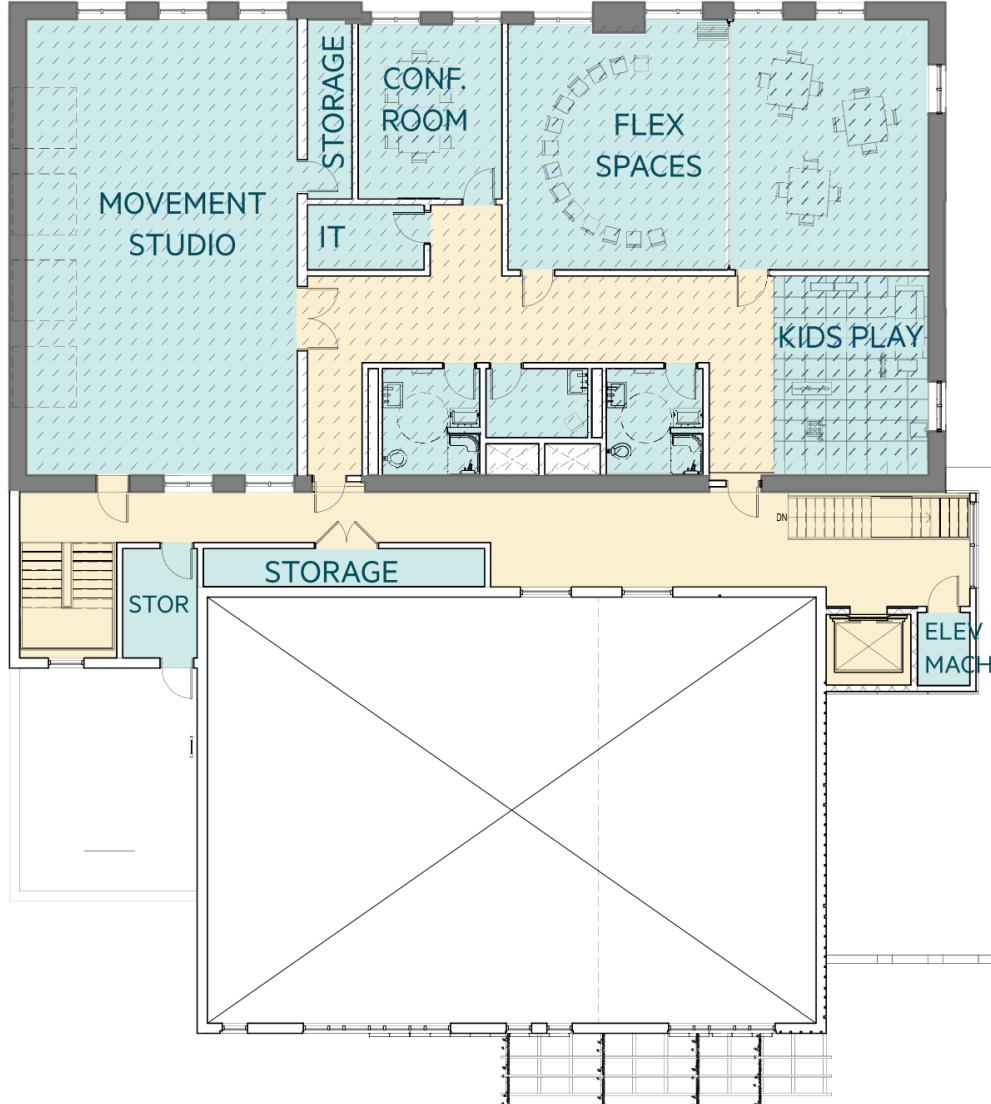
# Shared Flexible Space for All

## Renovation/Addition: 1st floor



# Shared Flexible Space for All

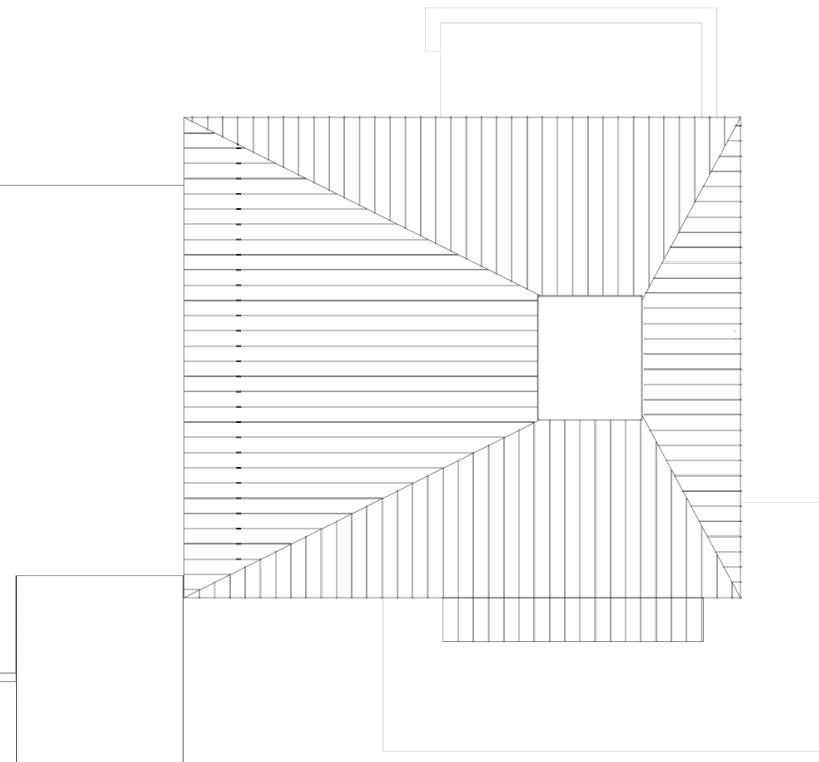
## Renovation/Addition: 2nd floor



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



Program space

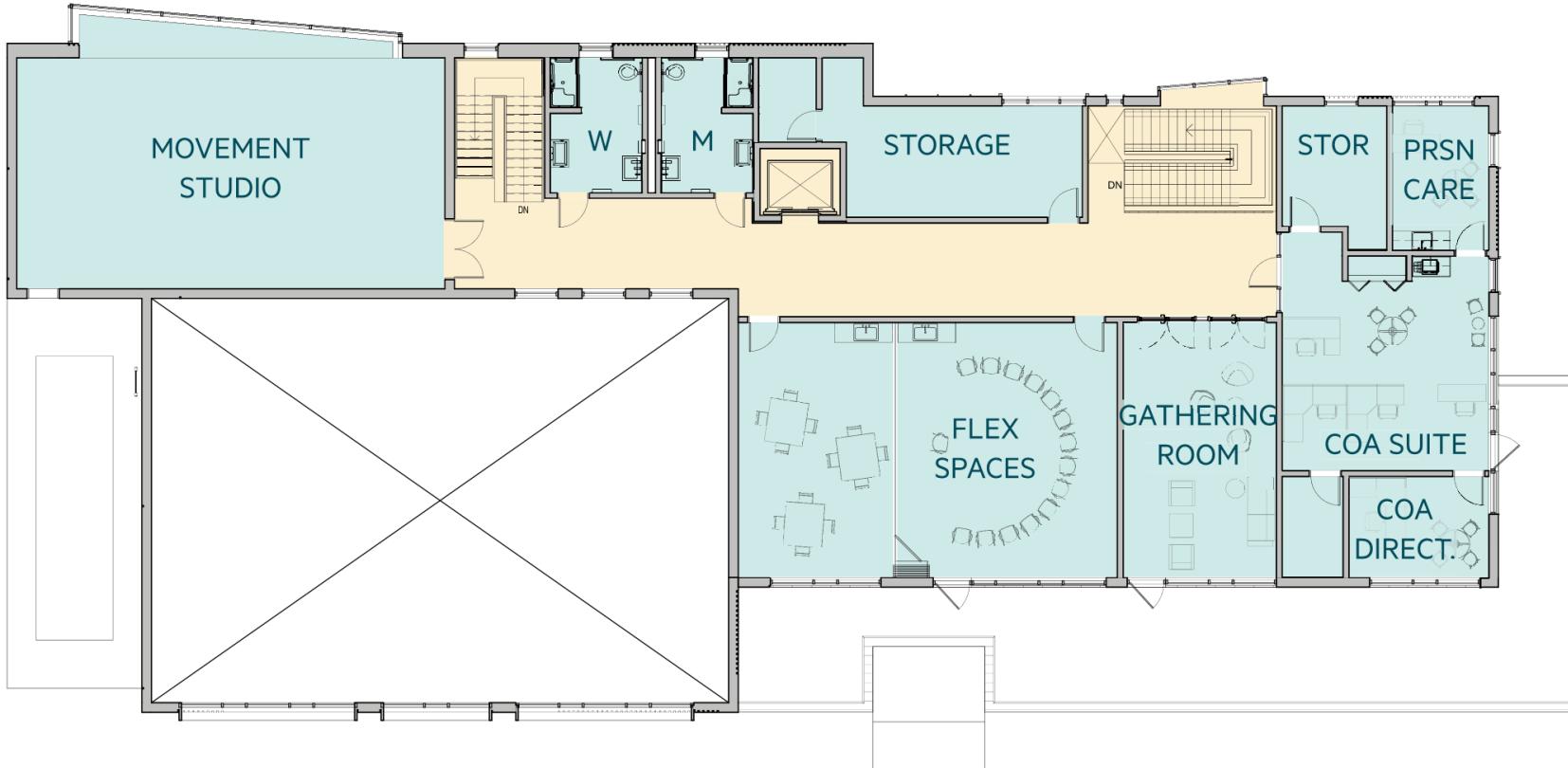
Circulation



## 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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### **New Construction**

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# Questions From the Public



**THANK YOU!**