

Project Narrative

The following is a short narrative description of the renovation/ addition project for the Caryl Community Center, with a particular focus on site design issues. Included in this submission is a separate civil engineering narrative for stormwater management by the Project's Civil Engineer, Nitsch Engineering. From August 2020 through May 2021 the project team worked with the Building Committee to clarify the program for a new or renovated building and the developed and reviewed multiple options for both types of projects. This included an informal review with the Planning Board in March of 2021.

The final result of all this work was two separate design options (one renovation and one new construction) which were brought to the public at the June 12th Special Town Meeting for consideration by the citizens of Dover, who overwhelmingly preferred the renovation/addition option. This selected option became the basis of the current Construction Documents



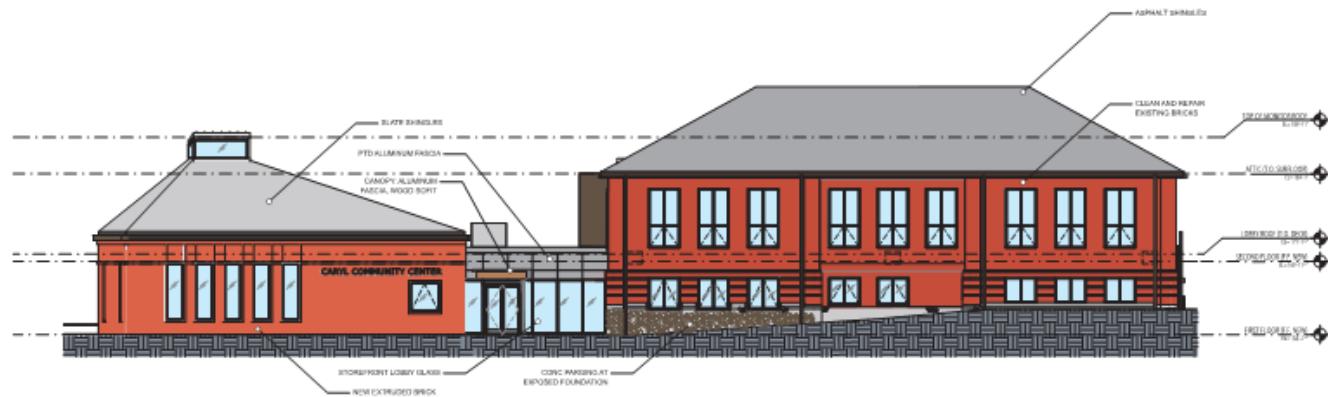
Special Town Meeting: View from Springdale Avenue

Renovation/ Addition

This design involves the demolition of the 1971 and 1931 additions to the original 1910 Caryl School and partial regrading of the site to make the whole project fully accessible (something which the current building is not). The new building complex will be almost 20,000sf which is approximately one half the size of the existing school building. During the Feasibility Study the Structural Engineer examined the existing building and found that the original building was the most suitable part for re-use as a community center and therefore this became the focus of the Renovation/Addition option. This was confirmed during Design Development with invasive exploration of the wall construction and test pits at the stone foundation.

This design focus is the creation of a new pavilion addition at the corner of Springdale Avenue and Centre Street. This pavilion is in roughly the same location as the 1971 addition but (unlike that addition) is meant to be much more compatible with the 1910 school building. It will house the Community Room, a small kitchen and self-service café to support a range of functions from congregate dining to small performances, presentations, and even theatrical rehearsals. The form of the pavilion is inspired by the Dover library with its hipped roofs and is meant to be a beacon showing off activity (especially at night). As the pavilion is a single-story space the roof is a prominent feature and it is currently intended to be slate.

The other main component of the addition is the Recreation Room which will be half the size of a regulation basketball court, but lined to support pickleball, elementary school level basketball, and a regulation half-court (for team practices or adult games). The south elevation of the Recreation Room is more functionally oriented than the Pavilion, with high clerestory windows that are shaded to minimize glare on the court surface. The brick of the Rec. Room is a more contemporary extruded red brick which will look nice next to the water-struct traditional brick of the 1910 building while being contemporary. The circulation space on both floors between the Recreation Room and the renovated spaces of the 1910 building are what we call infill space and meant to visually recede, which is why it has a neutral darker brick.



Overall, this design has traditional forms and traditional materials, but the new addition has secondary geometries, like the pavilion windows, with more contemporary proportions to subtly distinguish the new from the old. As has been mentioned at several public meetings during design, this effort to make the addition distinct but compatible to the older building follows the National Parks Service's guidelines for Rehabilitation. This is appropriate because the Caryll was originally built as a school and so this is not a restoration project, but rather a transforming one. Functional reasons of multi-use and flexibility are also why the existing classroom spaces needs to be replaced, with more efficient volumes.

The front of the building (Springdale Ave.) connects to the Town's center with its materials and geometry. In the back, the Community Room opens to a patio connecting to the southern landscape. The site development has a range of outdoor activities: a perimeter walking path, a patio which opens out into a grassy seating area (for performances), a swing set area, a small ball court in back, and a small grass playfield also in the back.

The parking will be basically the same location as the existing lot, but with a dedicated drop-off zone and accessible parking close to the building. After a traffic study and consultation with our Traffic Engineer, Nitsch, it was determined that the best and safest vehicle circulation will be to have cars arrive and depart from Whiting Road and to reserve the side drive for service vehicles, deliveries, and emergency vehicles. Efforts will be made to save healthy trees to the south of the building, but nearer to the building will require new plantings. The result of this project will be more open space with a mixture of mature and young tree cover.

Other site utilities included in the Project are: the installation of a new septic system, installation of two water storage tanks (and pump house) to supply the fire suppression system, as well as, new stormwater management structures, and a new underground electrical service. There also provisions for (4) EV charging spots.

Drawing List

The following drawings and/or reports are included in this submission:

- a) Site Plan Review Application
- b) Project Narrative (this document)
- c) Stormwater Narrative (with Hydro CAD Report)
- d) Colored Elevations
- e) Building Floor Plans
- f) Civil Engineering 80% CD Drawings (with Stormwater Design on sheet C-300)
- g) Landscape Architecture 80% CD Drawings
- h) Site Photometric Calculations
- i) Traffic Report