

HINGHAM CENTER FOR ACTIVE LIVING

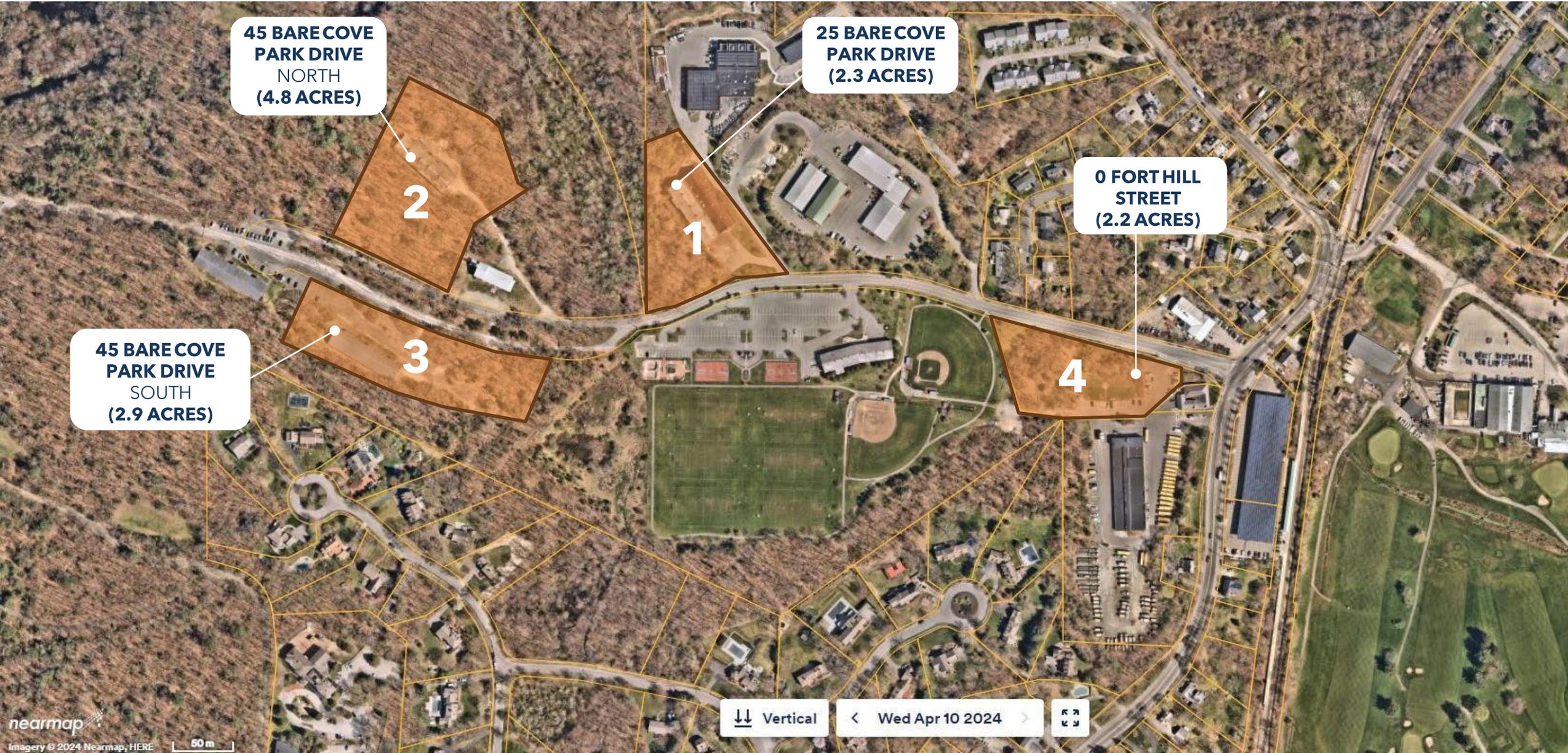
BUILDING COMMITTEE MEETING

Tuesday, July 13, 2024



STUDY RECAP

BARE COVE PARK - SITE OPTIONS



**45 BARE COVE
PARK DRIVE
NORTH
(4.8 ACRES)**



2

**25 BARECOVE
PARK DRIVE
(2.3 ACRES)**



1

**0 FORT HILL
STREET
(2.2 ACRES)**



4

**45 BARE COVE
PARK DRIVE
SOUTH
(2.9 ACRES)**



3

Vertical

Wed Apr 10 2024



TOWN HALL - SITE OPTIONS

**210 CENTRAL STREET
(4.3 ACRES)**

**EXPANSION
POTENTIAL
(+/-5 ACRES)**



TARGET PROGRAMMATIC REQUIREMENTS

Senior Center:

1 Story: **28,000 sf footprint**

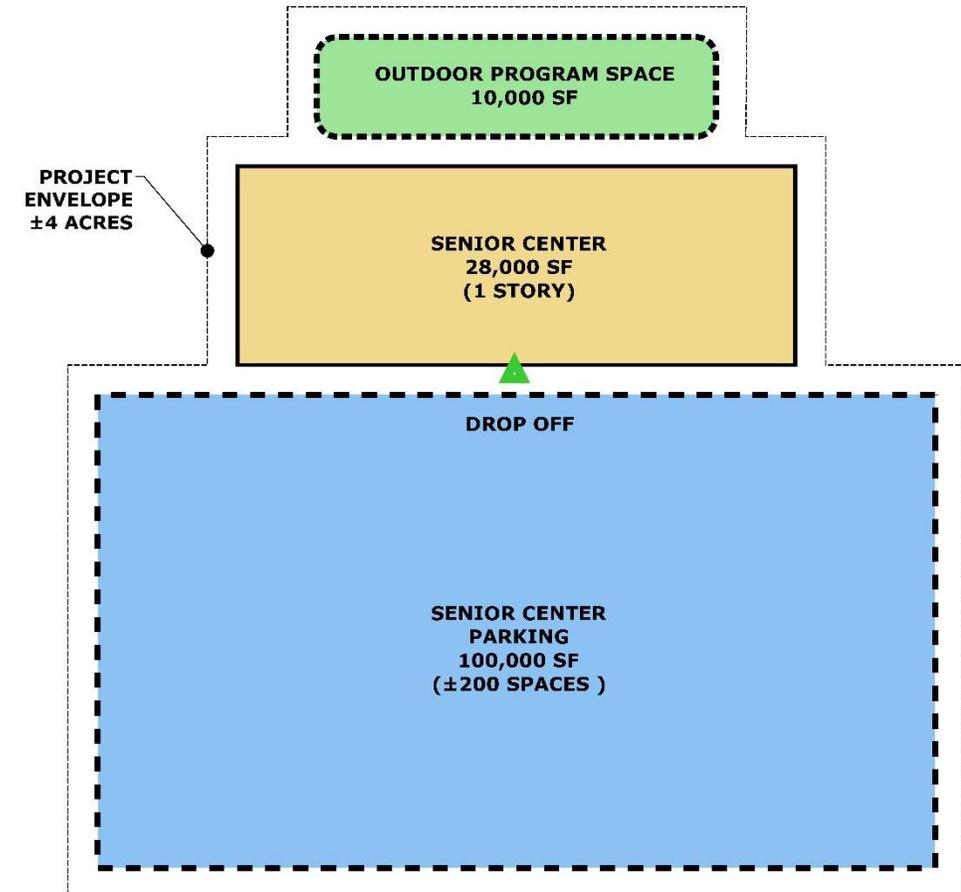
2 Story: **20,000 sf footprint**
(30,000 total)

Senior Center Parking:

185-200 spaces

Outdoor Program Space:

10,000 square feet



EVALUATION CRITERIA

- Wetlands Restrictions
- Water Service
- Sewer Service
- Gas Service
- Electrical Storm Service
- Storm Service
- Adequate Buildable Area
- Adequate Parking Capacity
- Quality of Outdoor Activity Space
- Site Configuration + Layout
- Use Appropriate
- Proximity to Public Institutions/Resources
- Site Visibility
- Vehicular Access/Traffic
- Public Safety/Security
- Future Expansion Potential
- Environmental Impact
- Project Sequencing Impact
- Topography
- Relative Site Development Cost/Complexity
- Potential Neighborhood Support

01

BARE COVE PARK

CONCEPT DESIGN

BARE COVE PARK

EXISTING CONDITIONS



BARE COVE PARK

EXISTING CONDITIONS



BARE COVE PARK

TEST FIT DIAGRAM



BARE COVE PARK

KEY FACTORS

1. Accommodates all programmatic needs.
2. All spaces are on one level.
3. Navigating the building is easy to understand.
4. View of parking lot from offices for increased safety.
5. One secure entry point.
6. Enter into the middle of the building for reduced "steps to space."
7. Clear and designated drop off under porte-cochere.
8. Art rooms have northern exposure.
9. Fits the parking needs.
10. Ample outdoor space with connection to existing walking trails.
11. Increased environmental clean-up.
12. Demolition of an existing building and site-clearing needed.
13. Extra coordination required with regulatory bodies.
14. Improves park adjacent parking lot.

02

TOWN HALL

CONCEPT DESIGN

TOWN HALL

EXISTING CONDITIONS



TOWN HALL

EXISTING CONDITIONS



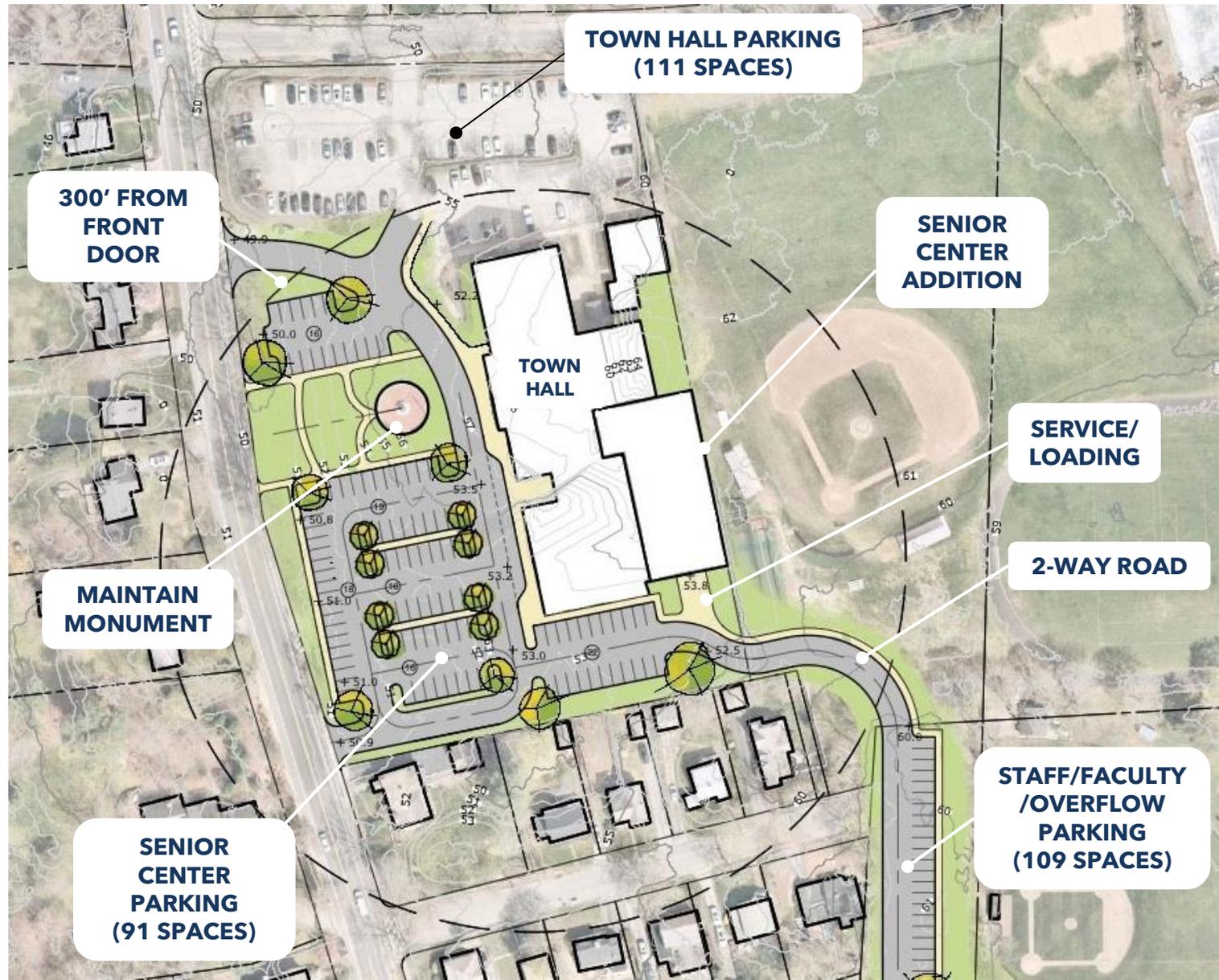
TOWN HALL

EXISTING CONDITIONS



TOWN HALL

PLAN OPTION A - SITE LAYOUT



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story	2 Story
Town Hall Parking	--	111
Senior Center Parking	185-200 Spaces	91
Staff Remote Parking		109



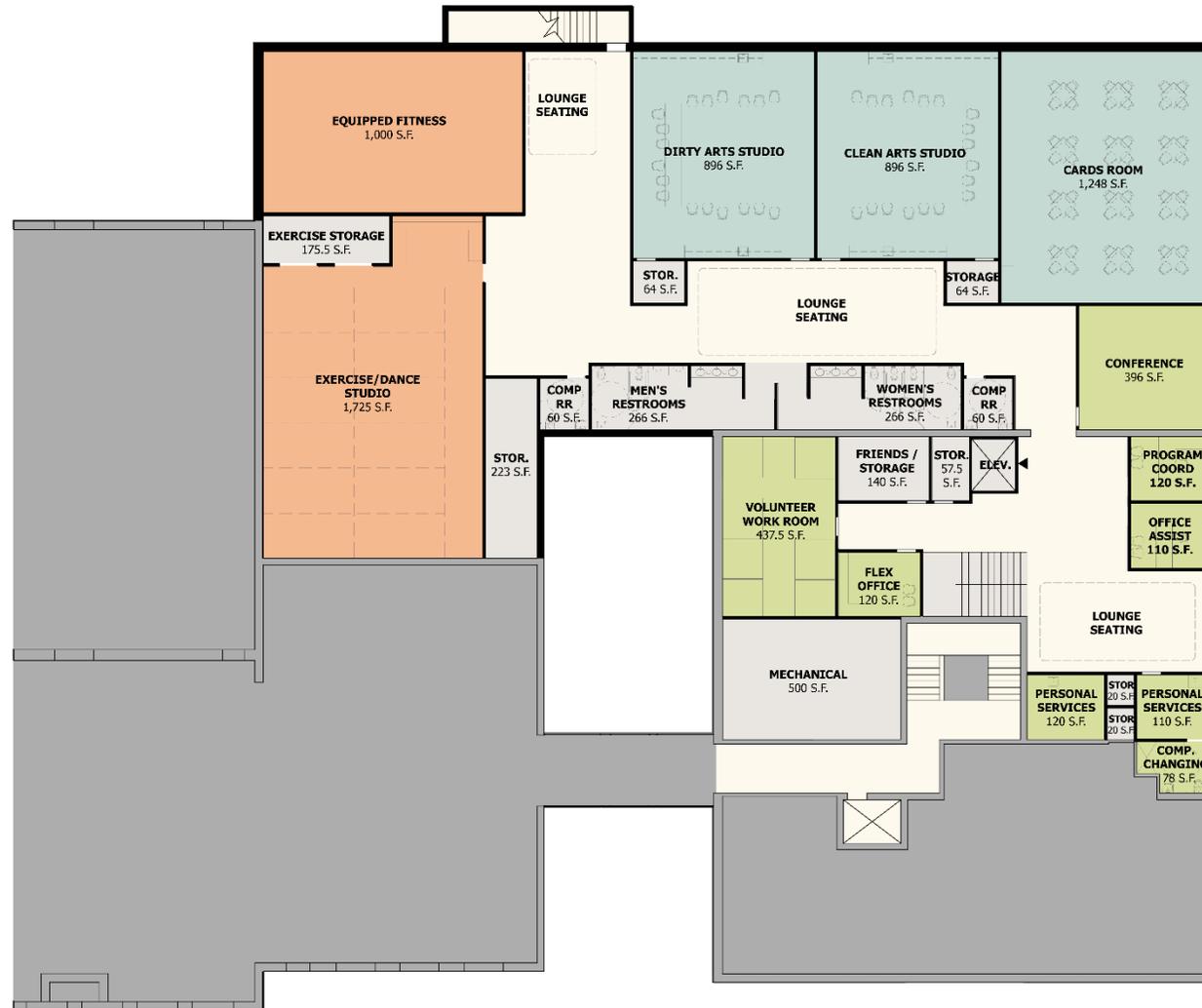
TOWN HALL

PLAN OPTION A - FIRST FLOOR



TOWN HALL

PLAN OPTION A - SECOND FLOOR



LEGEND

-  ACTIVITY/ASSEMBLY
-  ADMINISTRATION
-  ATHLETIC
-  SUPPORT
-  FOODSERVICE
-  CIRCULATION

TOWN HALL

PLAN OPTION A - KEY FACTORS

1. Maintain existing location.
2. Demolition of a portion of the existing structure.
3. Expansion of existing footprint to fit programmatic needs.
 - Fits all the programmatic needs.
4. Incorporates existing auditorium into the program.
 - Accessibility is a concern in the existing auditorium.
5. Does not have enough parking and remote parking is not easily accessible.
6. Modification of front lawn.
7. Multi-level facility.
8. Second elevator added.
9. Major operations disruption during construction.
10. Long travel distances from front door.
11. Leaves some space from the Police Dept. Area open to other municipal use.
12. Limited outdoor space adjacent to building.

TOWN HALL

PLAN OPTION B - SITE LAYOUT



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story	2 Story
Town Hall Parking	--	111
Senior Center Parking	185-200 Spaces	103

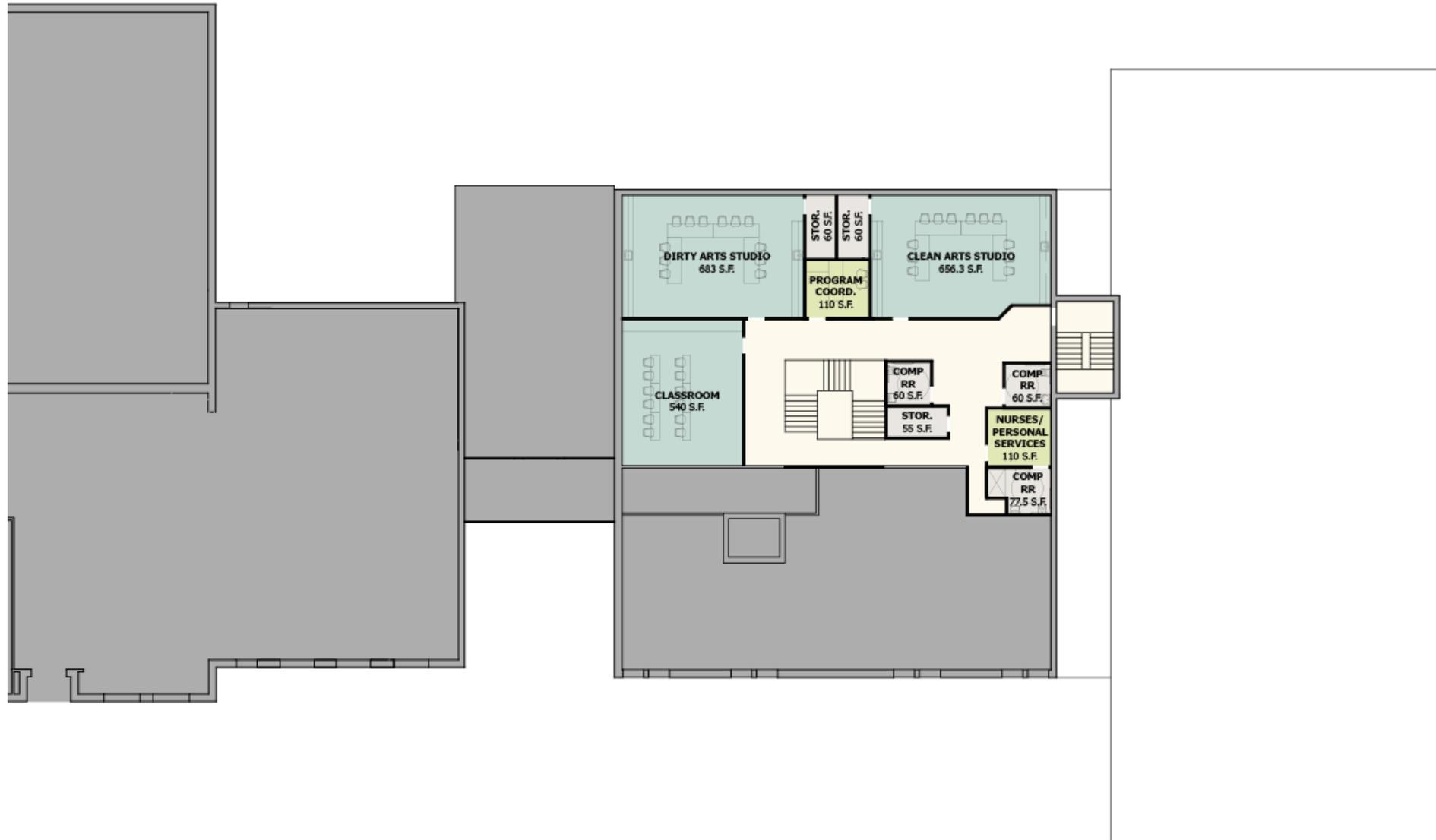
TOWN HALL

PLAN OPTION B - FIRST FLOOR



TOWN HALL

PLAN OPTION B - SECOND FLOOR



LEGEND

- ACTIVITY/ASSEMBLY
- ADMINISTRATION
- ATHLETIC
- SUPPORT
- FOODSERVICE
- CIRCULATION

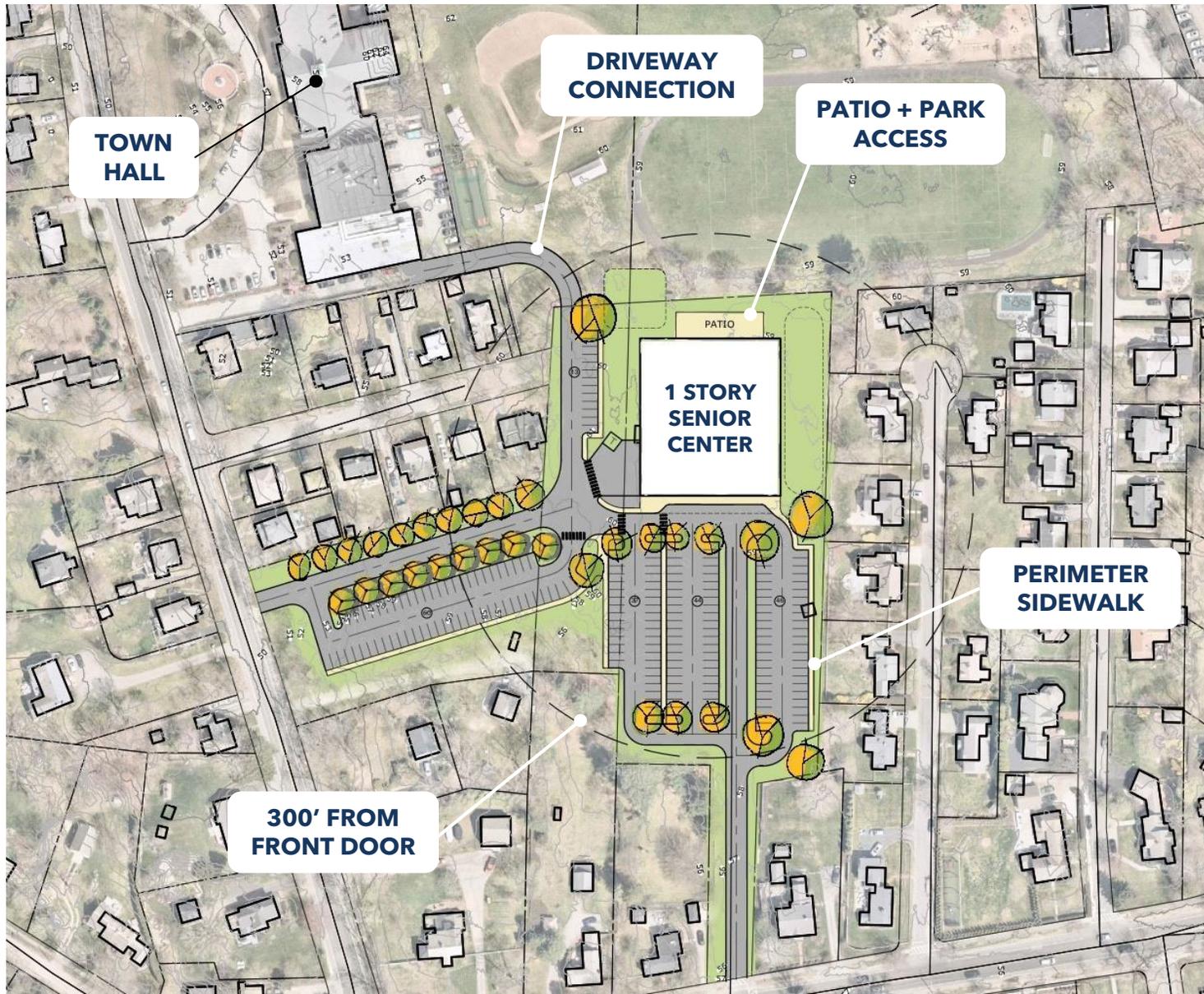
TOWN HALL

PLAN OPTION B - KEY FACTORS

1. Renovation only option.
2. Does NOT accommodate all programmatic needs.
 - Accessibility is a concern in the existing auditorium
 - Reduced Spaces (Exercise, Fitness, MP Room, Art Rooms, Classroom)
 - No Teaching Kitchen and Maker's Space
3. Does not have enough parking.
4. Modification of front lawn.
5. Multi-level facility and only one elevator.
6. Open stair to enhance connection to upper floor.
7. Major operations disruption during construction.
8. Limited outdoor space adjacent to building.

TOWN HALL

PLAN OPTION C - SITE LAYOUT



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story	1 Story
Adequate Parking Capacity	185-200 spaces	200 spaces (on site)

Pros:

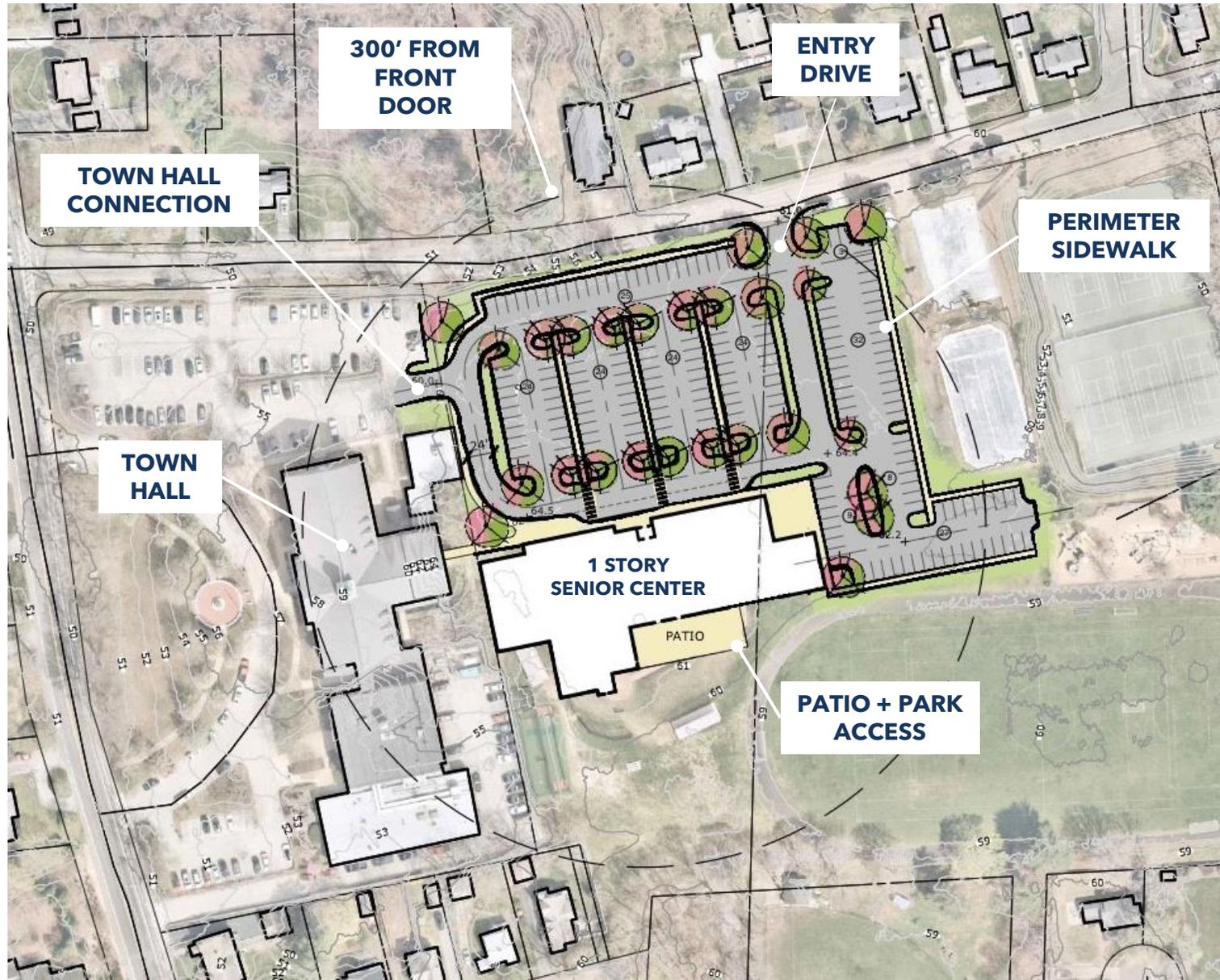
- 1 story facility
- Meets program
- Connection to track and other opportunities in the park
- Parking well within target program
- Would not disrupt operations

Cons:

- Need to relocate little league field
- Potential neighborhood pushback

TOWN HALL

PLAN OPTION D - SITE LAYOUT



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story	1 Story
Adequate Parking Capacity	185-200 spaces	200 spaces (on site)

Pros:

- 1 story facility
- Meets program
- Connection to track and other opportunities in the park
- Parking well within target program
- Could connect to town hall
- Would not disrupt operations

Cons:

- Need to relocate baseball
- Potential neighborhood pushback

COMMENTS | QUESTIONS