

HINGHAM CENTER FOR ACTIVE LIVING

BUILDING COMMITTEE MEETING

Tuesday, October 22, 2024



STUDY UPDATES

01

BARE COVE PARK

CONCEPT DESIGN

BARE COVE PARK

EXISTING CONDITIONS



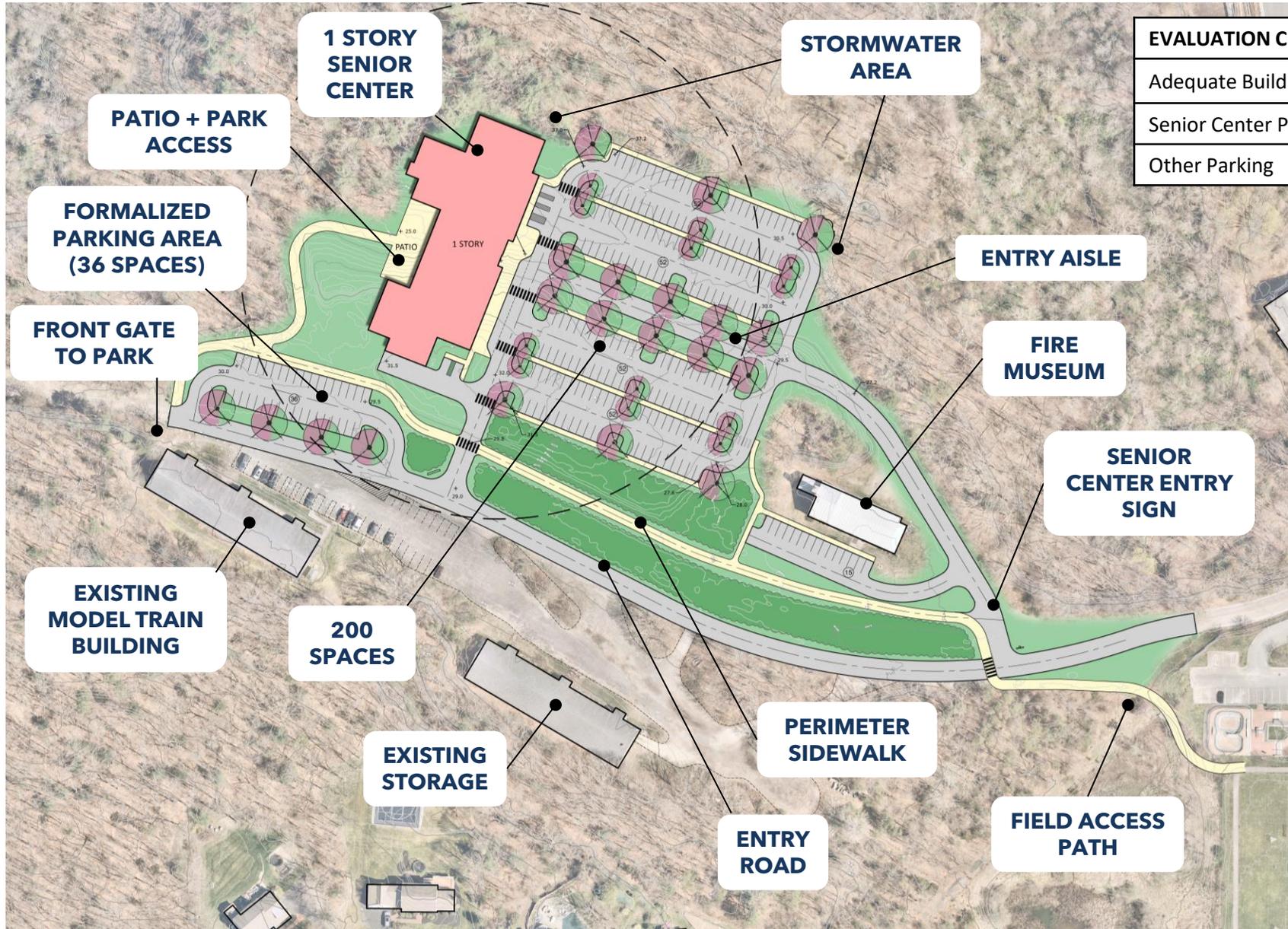
BARE COVE PARK

EXISTING CONDITIONS



BARE COVE PARK

CONCEPTUAL SITE DIAGRAM



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1 Story	1 Story
Senior Center Parking	185-200 spaces	204 spaces
Other Parking		51

UPDATES:

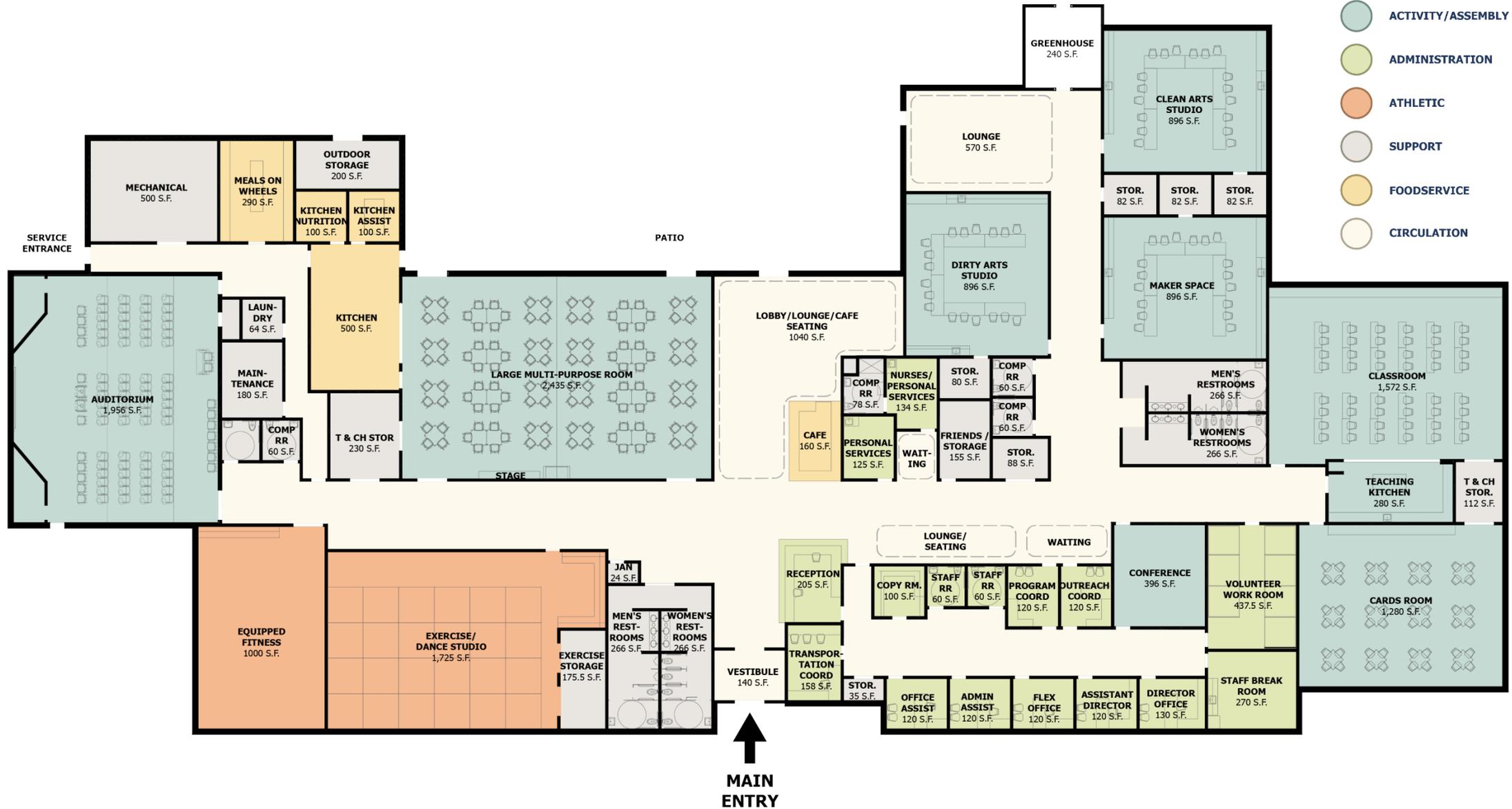
- Provide paved parking for fire museum
- Create a pedestrian only walkway from the ball fields and sport courts to the Bare Cove Park entry gate

BARE COVE PARK

CONCEPTUAL PLAN DIAGRAM

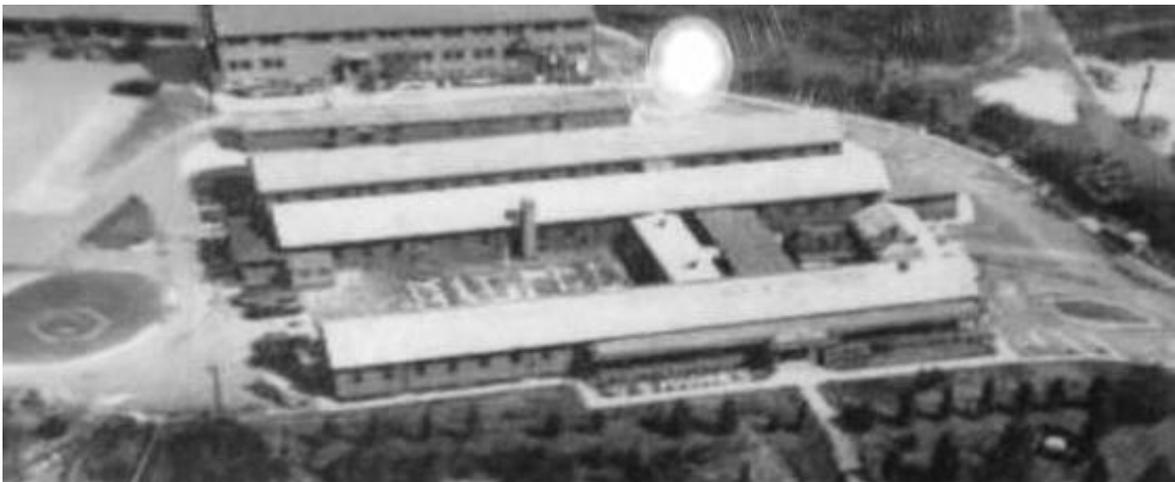
LEGEND

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



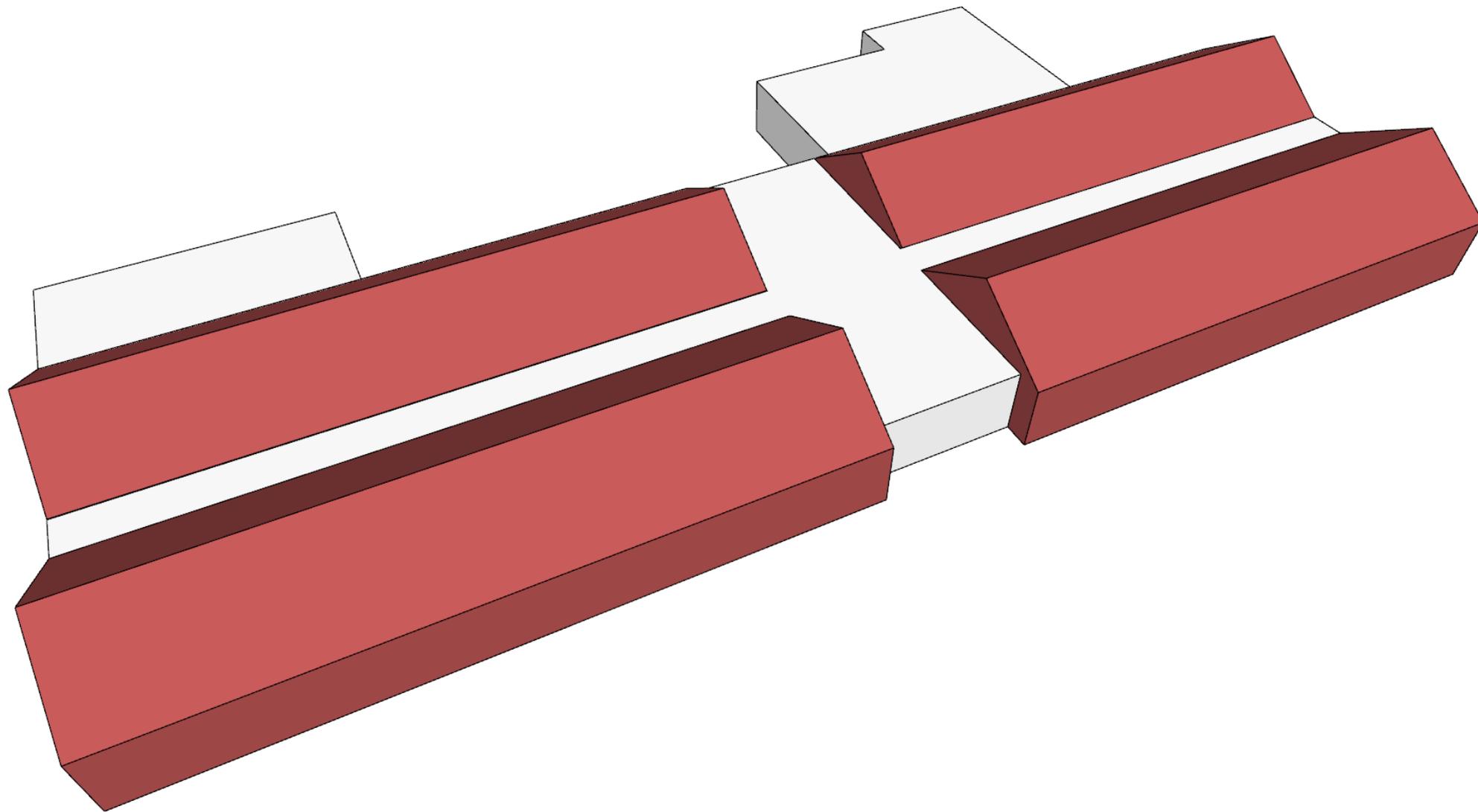
BARE COVE PARK

DESIGN INSPIRATION



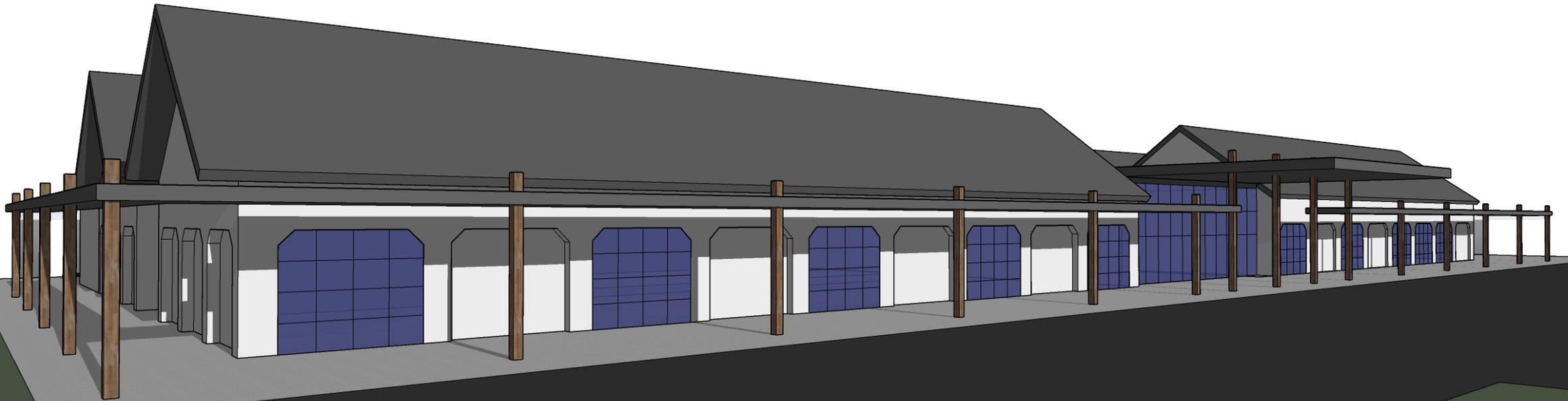
BARE COVE PARK

CONCEPTUAL MASSING STUDY



BARE COVE PARK

CONCEPTUAL EXTERIOR PERSPECTIVE



02

TOWN HALL

CONCEPT DESIGN

TOWN HALL

EXISTING CONDITIONS



TOWN HALL

EXISTING CONDITIONS



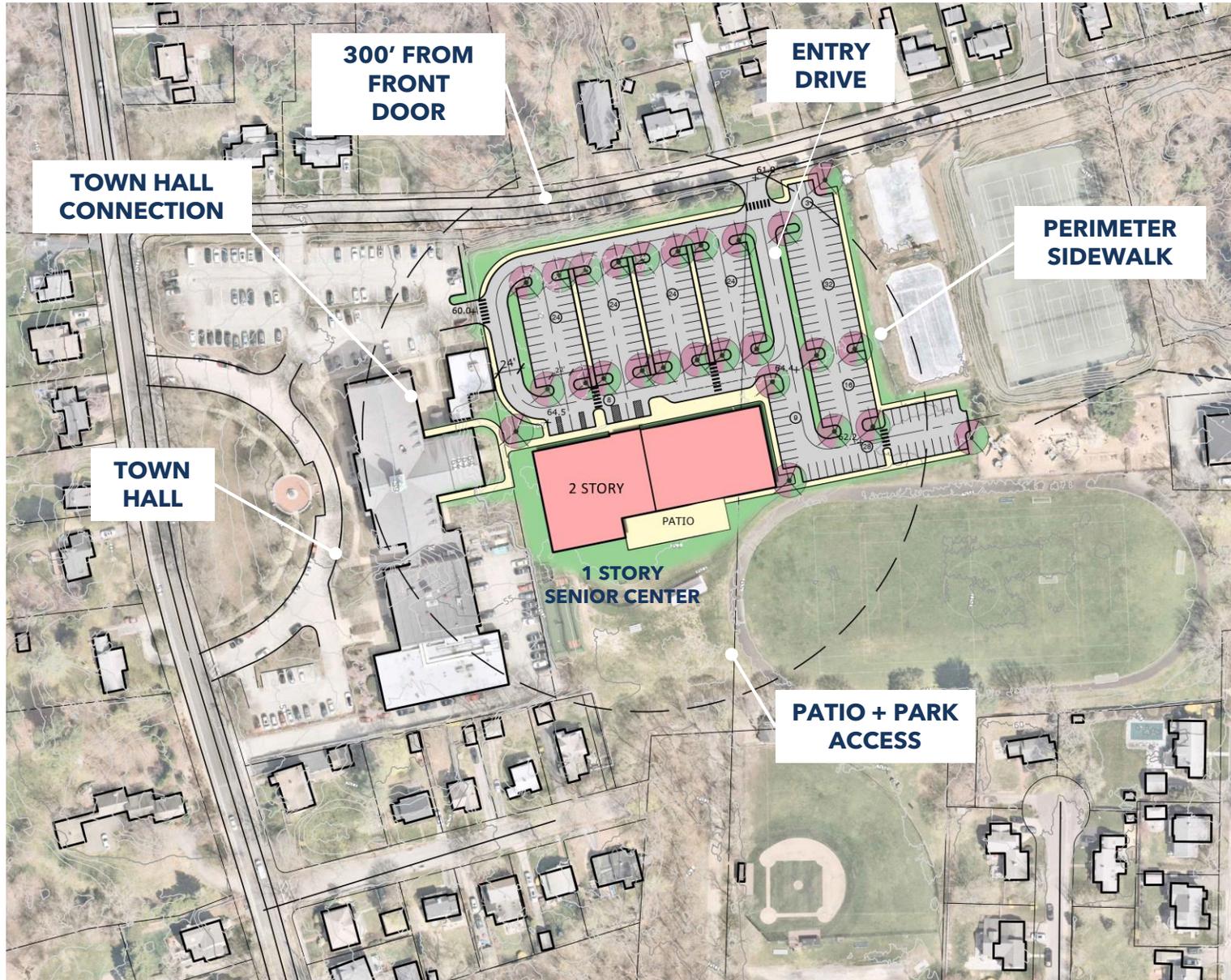
TOWN HALL

EXISTING CONDITIONS



TOWN HALL

CONCEPTUAL SITE DIAGRAM - CRONIN FIELD LOCATION



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

UPDATES:

- 2 Story Option
- Provide connection to Town Hall
- Provide drop off and accessible parking with direct front door access for Senior Center
- Perimeter walking loop
- Connection to track and park space off Patio

BURR ROAD



Considerations:

1. Current road width would not allow for shoulder.
2. Center isle striping would be suggested to entry point.
3. Sidewalk in poor condition across street.

BURR ROAD



- Considerations:**
1. Overhead lines limit expansion on suggested project side of road.

BURR ROAD



Considerations:

1. Current parking on road would likely not be able to be accommodated in proposed design.

BURR ROAD



- Considerations:**
1. Grade change and landscape buffer to be maintained in proposed design

VIEW LOOKING EAST, NEAR TOWN HALL

TOWN HALL

CONCEPTUAL PLAN DIAGRAM - CRONIN FIELD LOCATION

LEGEND

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



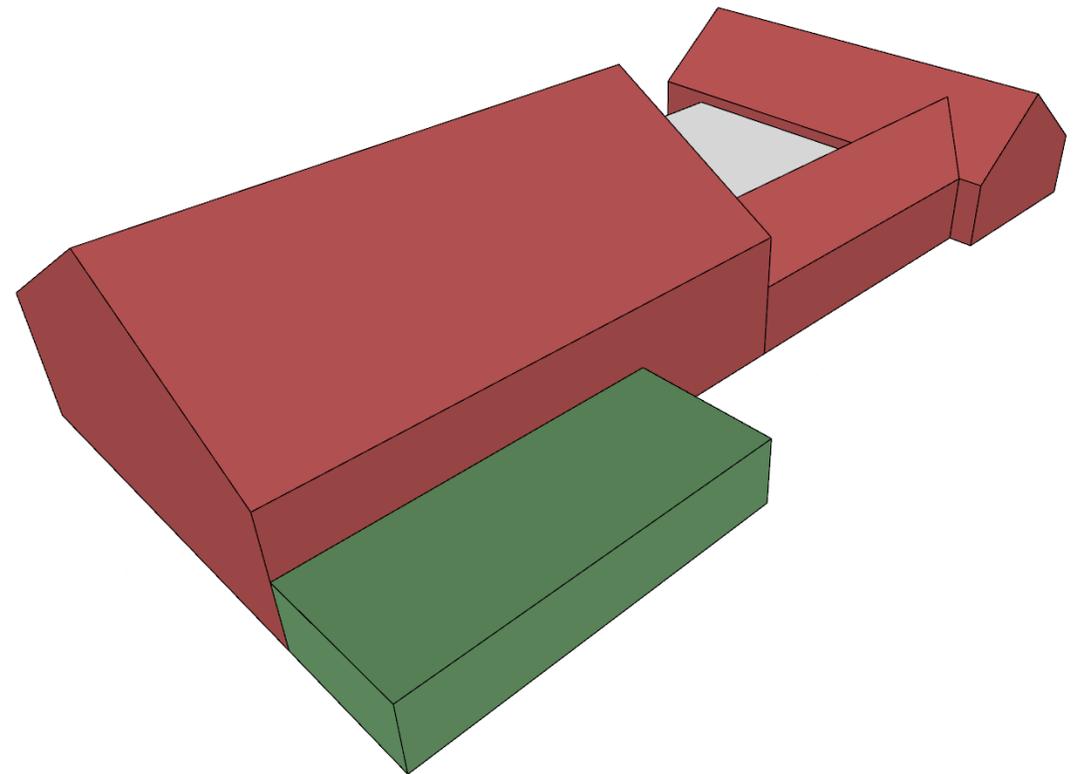
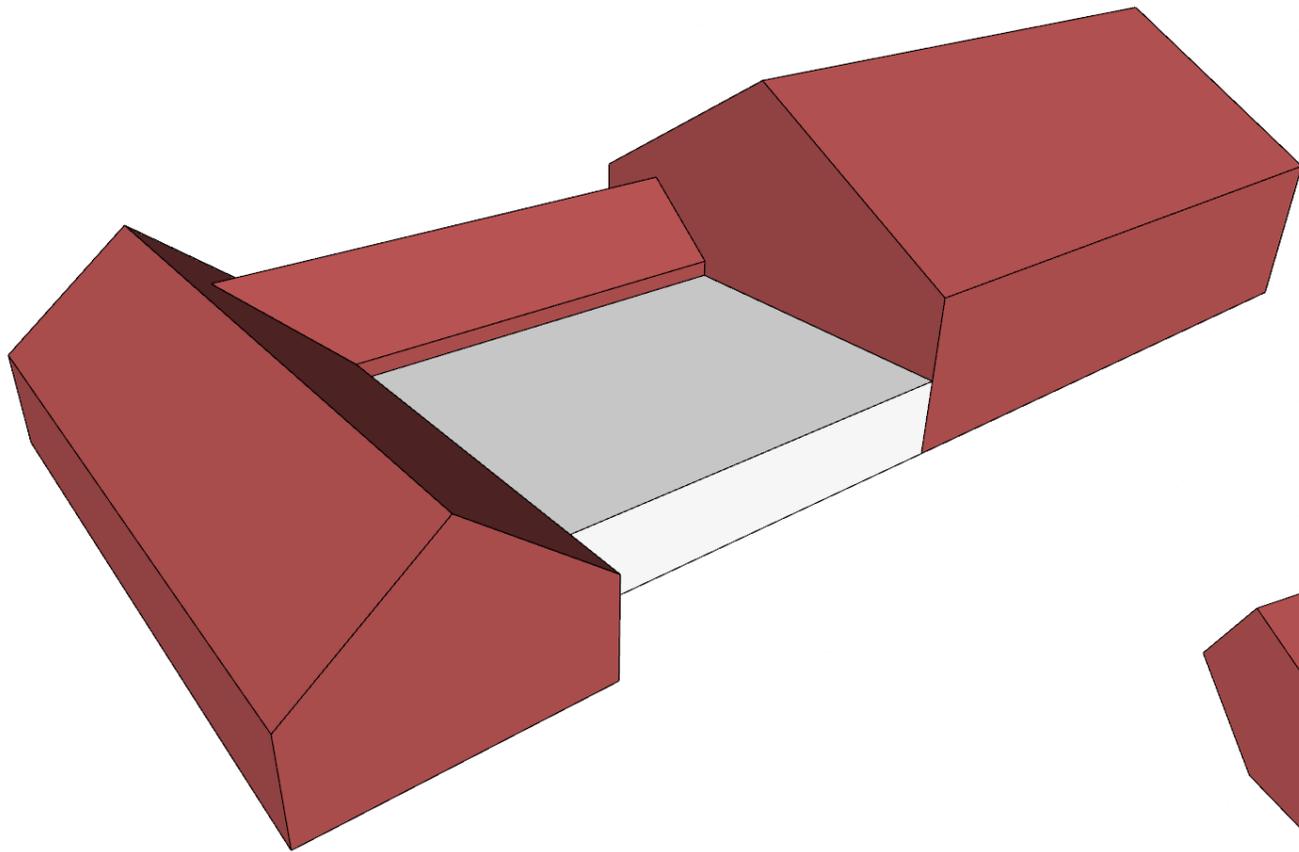
TOWN HALL

DESIGN INSPIRATION



TOWN HALL

CONCEPTUAL MASSING STUDY



TOWN HALL

CONCEPTUAL EXTERIOR PERSPECTIVE



03

SITE EVALUATION

CRITERIA SCORING

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

SCORECARD

October 22, 2024

Scoring Criteria			Site 1	Site 2	Site 3	Scoring 2 = very positive, 1 = positive, 0 = neutral, 1 = negative, -2 = very negative (see multiplier when applicable for significance)
			210 CENTRAL STREET (TOWN HALL)	45 BARE COVE PARK DR	1-49 BURR ROAD (CRONIN FIELD)	
Town Ownership			Owned	Owned	Owned	Description
Item	Criteria	Multiplier	4.3 Acres	4.8 Acres**	3.5 Acres**	
A	Adequate Buildable Area	2	-2	4	4	Is the buildable area adequate after applying site constraints?
B	Adequate Parking Capacity	2	-4	4	4	Is there available land area to support required parking facilities?
C	Quality of Outdoor Activity Space	1.5	-1.5	3	0	Will the outdoor amenity area support the goals of the facility?
D	Site Configuration + Layout	2	-4	4	4	Do the site components fit together in an effective/efficient way?
E	Permitting Complexity + Appropriate Use		0	-2	-2	Is the site zoning appropriate for the intended use? Will additional permitting be required
F	Proximity to Public Institutions/Resources		2	1	2	Is the site close proximity to other town institutions?
G	Site Visibility		2	1	1	Does the site have a desirable site presence in town? Ease of wayfinding to the site?
H	Vehicular Access/Traffic	1.5	-3	3	1.5	Is there suitable and appropriate road access (sight lines, turning lanes, traffic flow, etc.)? If road work is needed, does the town have authority or would coordination with the others be necessary for curb cuts and paving?
I	Public Safety/Security		1	0	0	Is there a level of safety to the site. Is the frequency of localized calls for service to law enforcement more prevalent?
J	Future Expansion Potential		-2	2	-1	Does the site have adequate space for expansion in the future?
K	Environmental Impacts		0	-1	0	Are there existing environmental challenges to development on the site ?
L	Construction Phase Facility Impacts	2	-4	2	-2	Are there existing building or site programs that would be relocated or affected by an ongoing construction project. Will the project require swing space to temporarily accommodate the existing use?
M	Topography		0	-1	1	Does the topography of the site compromise the buildable area or present other challenges?
N	Relative Site Development Cost/Complexity	2	0	0	1	Relative estimated expense of site development
O	Potential Neighborhood Support	1.5	-1.5	3	-3	Will abutters to the property likely support the proposed use?
P	Wetlands Restrictions		0	-1	0	Does the site have wetland restrictions that impact the buildable area? Is there known flooding on the property?
Q	Water Service		1	1	1	Ready water utility access
R	Sewer Service		1	0	1	Ready sewer utility access
S	Gas Service		1	0	1	Ready gas utility access
T	Electric Service		1	1	1	Ready electric utility access
U	Storm Service		1	0	1	Ready storm utility access
GRAND TOTAL			-12	24	16	

* based on approximate project limits (final acreage T.B.D.)

COMMENTS | QUESTIONS