

HINGHAM CENTER FOR ACTIVE LIVING

SELECT BOARD MEETING

JULY 22, 2025



MEETING AGENDA

- 01** MAJOR MILESTONES
- 02** SITE PLAN UPDATES
- 03** FLOOR PLAN UPDATES

MAJOR MILESTONES

December 2024 – edmSTUDIO completes feasibility study

April 2025 – Town Votes to approve design funding for new CAL at Bare Cove

May 2025 – edmSTUDIO starts Schematic Design

July 2025 – edmSTUDIO presents progress to Select Board/Building Committee

September 2025 – edmSTUDIO completes Schematic Design

February/March 2026 – edmSTUDIO completes bid documents

April 2026 – Town votes on construction funding for the project

BARE COVE PARK DRIVE

conceptual site diagram from the study



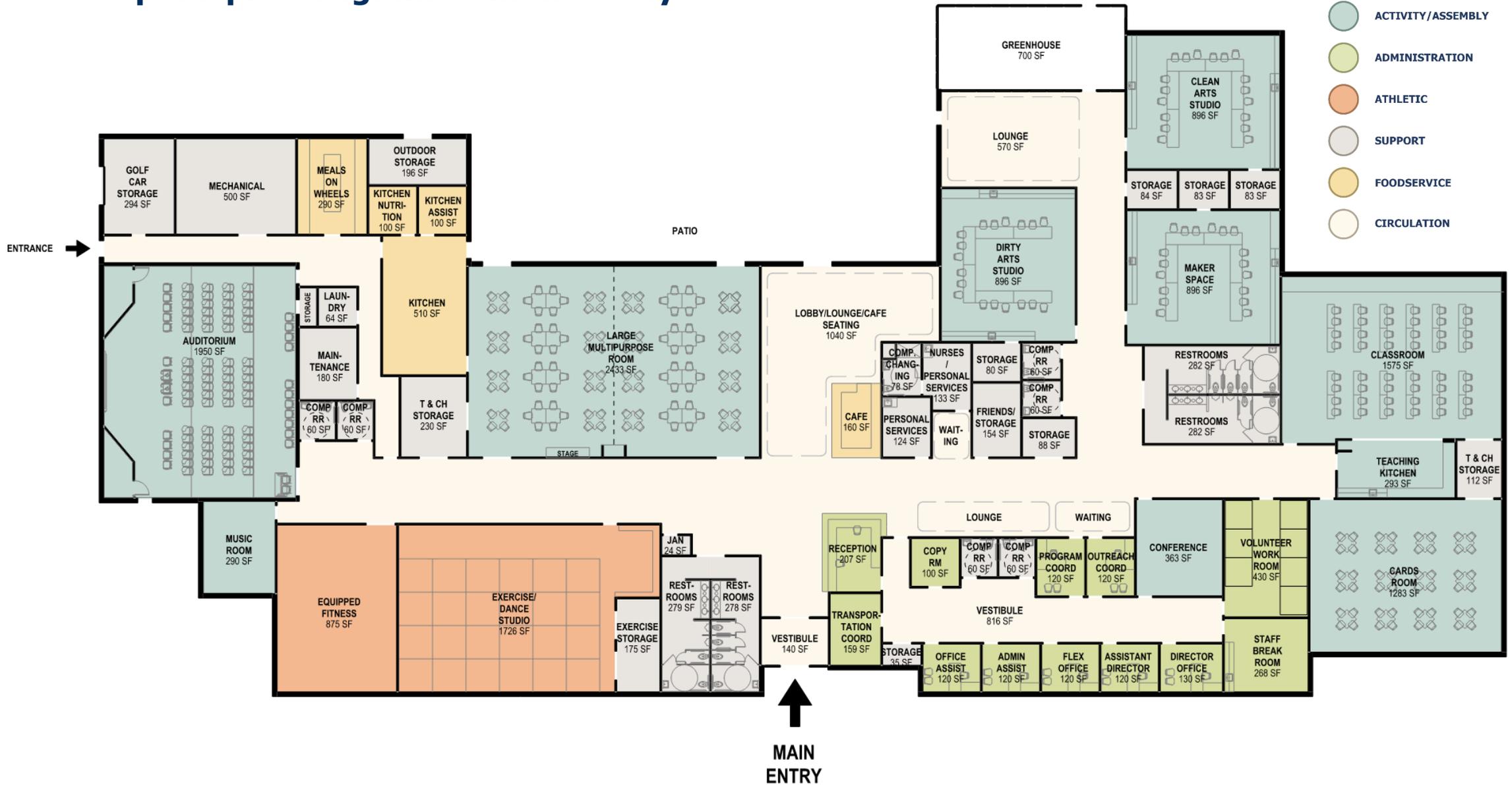
EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	1-Story
Center Parking	185-200 spaces	204 spaces
Other Parking	spaces	51

LEGEND:

1. Proposed Center for Active Living
2. Limit of Development (+/-5.3 Acres)
3. Proposed Parking Lot
4. Bare Cove Park Gated Entrance
5. Approximate Wetland Boundary
6. 100' Wetland Buffer Zone Boundary
7. Existing Bare Cove Fire Museum (Building #112)
8. Bare Cove Fire Museum Archives (Existing Building #52)
9. Existing South Shore Model Railway Club (Building #51)
10. Owner: Hingham Housing Authority
11. Public Right of Way (Bare Cove Park Drive)

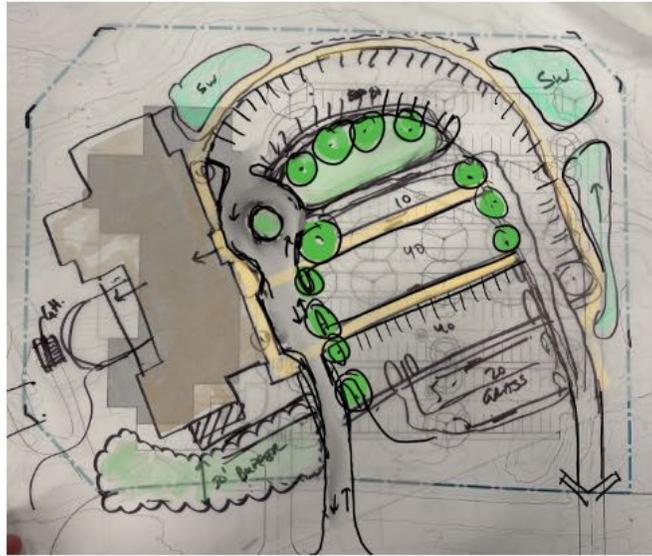
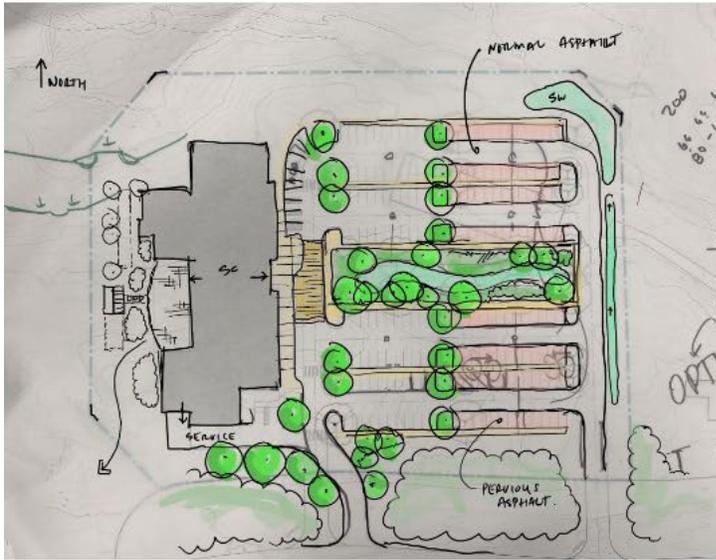
BARE COVE PARK DRIVE

conceptual plan diagram from the study



BARE COVE PARK DRIVE

site plan development



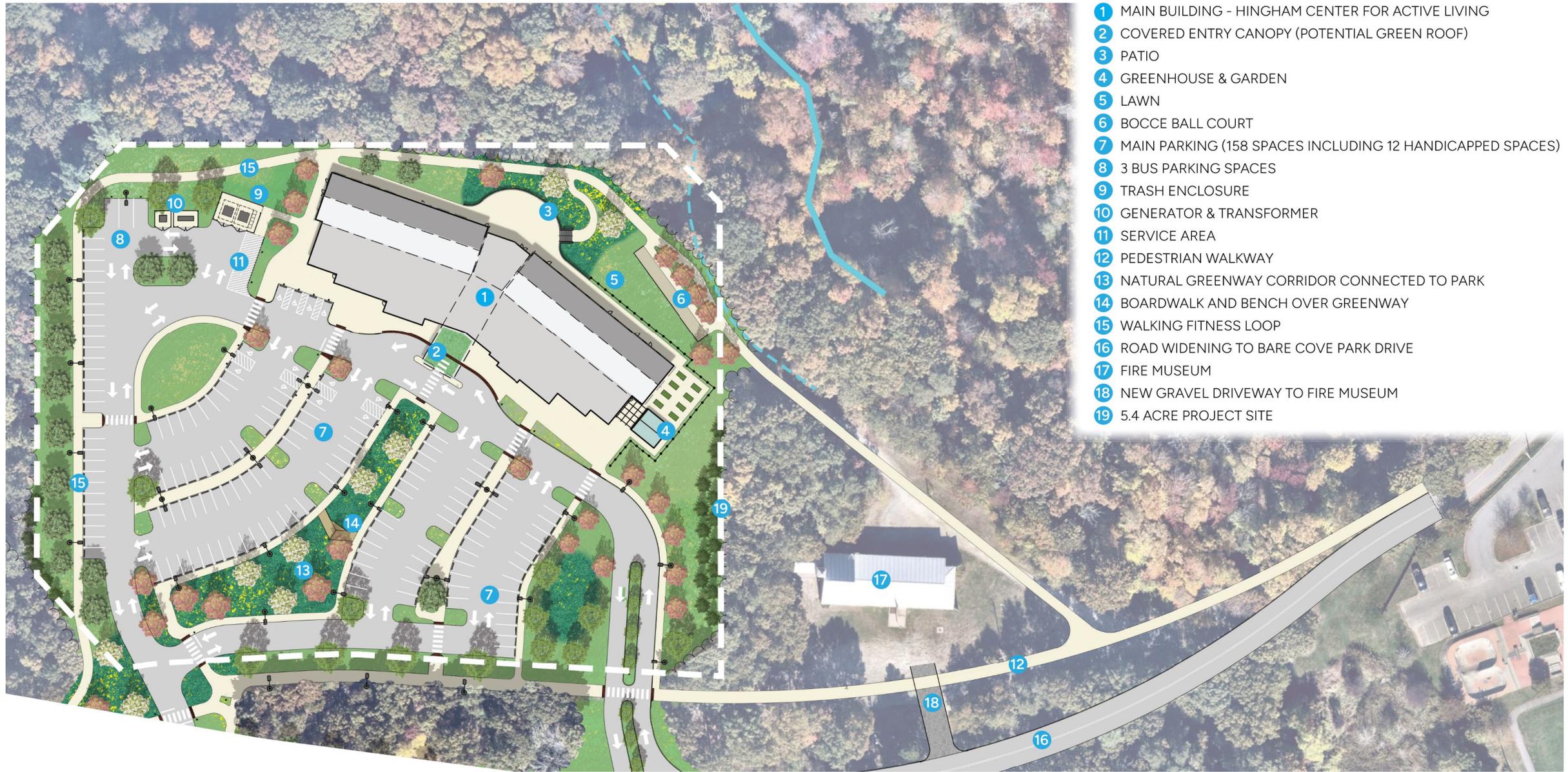
BARE COVE PARK DRIVE

previous proposed site plan



BARE COVE PARK DRIVE

current proposed site plan



- 1 MAIN BUILDING - HINGHAM CENTER FOR ACTIVE LIVING
- 2 COVERED ENTRY CANOPY (POTENTIAL GREEN ROOF)
- 3 PATIO
- 4 GREENHOUSE & GARDEN
- 5 LAWN
- 6 BOCCE BALL COURT
- 7 MAIN PARKING (158 SPACES INCLUDING 12 HANDICAPPED SPACES)
- 8 3 BUS PARKING SPACES
- 9 TRASH ENCLOSURE
- 10 GENERATOR & TRANSFORMER
- 11 SERVICE AREA
- 12 PEDESTRIAN WALKWAY
- 13 NATURAL GREENWAY CORRIDOR CONNECTED TO PARK
- 14 BOARDWALK AND BENCH OVER GREENWAY
- 15 WALKING FITNESS LOOP
- 16 ROAD WIDENING TO BARE COVE PARK DRIVE
- 17 FIRE MUSEUM
- 18 NEW GRAVEL DRIVEWAY TO FIRE MUSEUM
- 19 5.4 ACRE PROJECT SITE

BARE COVE PARK DRIVE

previous proposed site plan – recent changes



- Building location has shifted to overlap the existing building on site
- More natural landscaping in between parking zones, including a 'green corridor' that runs through the center of the site
- Addition of a scenic trail around the site, connecting the ball fields with the park's gated entrance
- Reduced parking for senior center parcel that now includes pervious paving areas and rain gardens
- Accessible sidewalks throughout bringing users safely to and from any destination on site.

BARE COVE PARK DRIVE

previous proposed floor plan



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

BARE COVE PARK DRIVE

proposed reduced floor plan

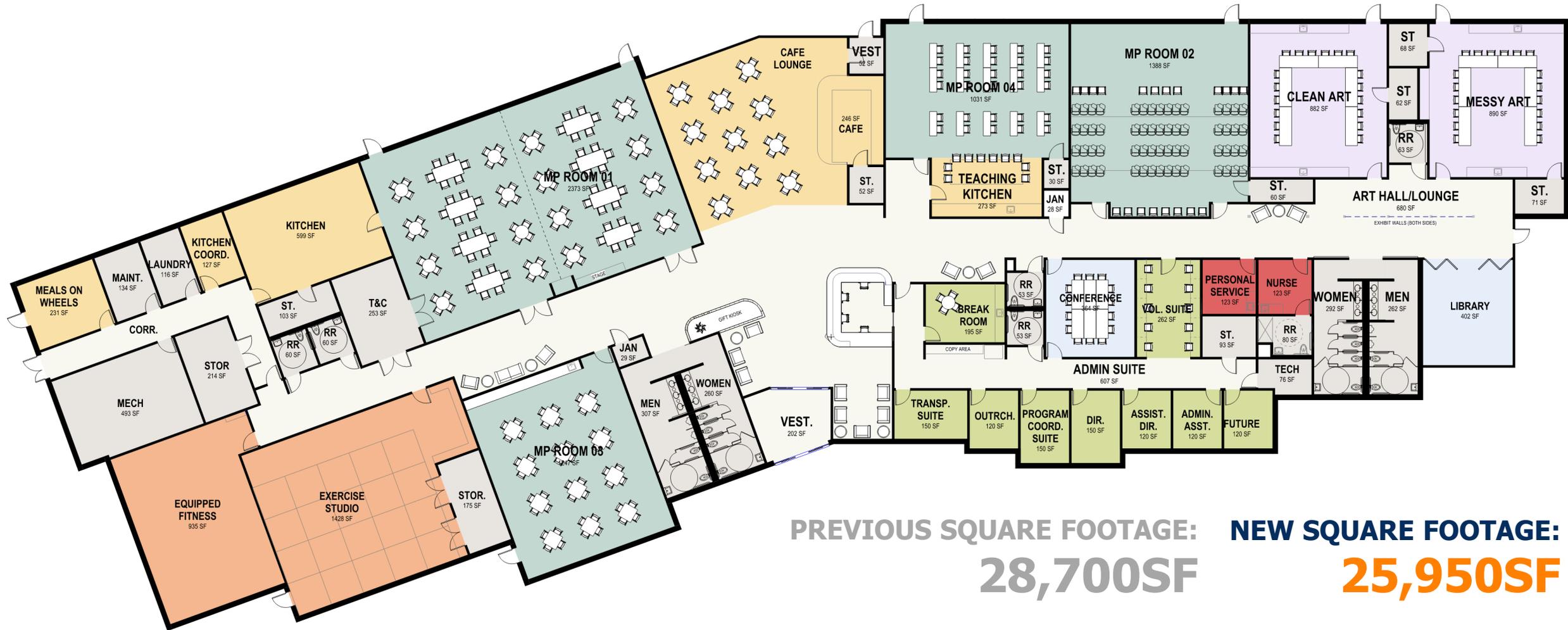


LEGEND

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

BARE COVE PARK DRIVE

proposed reduced floor plan – major changes



PREVIOUS SQUARE FOOTAGE:
28,700SF

NEW SQUARE FOOTAGE:
25,950SF

TOTAL SF REDUCTION:
-10%

BARE COVE PARK DRIVE

proposed reduced floor plan – major changes

space removals

- **Makers Space:** This space was removed and combined with the Messy Art Room.
- **Office Assistant Office:** This space was combined with Reception.
- **Copy Room:** This space was incorporated into the corridor.
- **Kitchen Assistant Office:** This space was combined with the Kitchen Coordinator's Office.
- **Staff Restroom:** There is still one staff restroom for the Admin Suite.
- **Outdoor Storage:** A simple shed could be purchased for much less than building space and will serve the same purpose.

space reduction

- **Auditorium:** Reduced from approx. 100 people to 80 people. Saved about 500SF. Changed name to MP Room 02. Reduction of 25%.
- **Classroom:** Reduced from 48 people to 30 people. Saved about 450SF. Changed name to MP Room 04. Reduction of 30%.
- **Exercise Studio:** Reduced from 24 people to 20 people. Saved about 250SF. Reduction of 13%.
- **Volunteer Space:** Workstation were reduced from cubicles to counter. Saved about 200SF. Reduction of 45%.
- **Break Room:** Reduced from 250 SF to 200SF. Reduction of 20%.

other space changes

- **Reading Room :** Added @ approx. 400SF.

BARE COVE PARK DRIVE

current proposed floor plan – room activities list

<p><u>Multi-Purpose (MP) 01</u></p> <p>Dining, Events, Fairs, Fundraisers, Support Groups, Social Groups</p>	<p><u>Multi-Purpose (MP) 02</u></p> <p>Education and Arts</p>	<p><u>Multi-Purpose (MP) 03</u></p> <p>Cards and Games</p>	<p><u>Multi-Purpose (MP) 04</u></p> <p>Education and Meetings</p>
<ul style="list-style-type: none"> • Community Meals • Dinner Events • Luncheons • Lunch and Learns • Multiple Support Groups (including Caregivers and Memory Café) • Coffee with a Cop • Social Groups • Ladies' Coffee • Men's Discussion Group • Wellness Fair • Health and Safety Fair • Volunteer Fair • Community Fundraisers 	<ul style="list-style-type: none"> • Lifelong Learning • Bridgewater Senior College • Lectures • Virtual Classes • TED Talks • Documentaries/series • Author series • Movies • Small scale Theater • Musical performances • Open Mic and Comedy Events • Ukulele Classes 	<ul style="list-style-type: none"> • Bridge • Duplicate Bridge • Mah Jongg • Bingo • Scrabble • Dominos • Whist • Cribbage • Hand & Foot • Canasta • Puzzles 	<ul style="list-style-type: none"> • Health and Wellness Classes • Nutrition Classes • Cooking Classes and Demonstrations • Technology Classes • Lifelong Learning • Bridgewater Senior College • Photography Classes • World Affairs Discussion Groups • Book Clubs • Language Classes

BARE COVE PARK DRIVE

current proposed floor plan – room activities list

<u>Clean Arts</u>	<u>Messy Arts</u>	<u>Exercise Studio</u>	<u>Equipped Fitness</u>	<u>Cafe</u>	<u>Personal Services</u>	<u>Nurse/Wellness</u>
<ul style="list-style-type: none"> • Knitting • Quilting • Oriental Rug Making • Jewelry Making • Crochet • Sewing • Felting/ Special MIY Classes • Open Studio 	<ul style="list-style-type: none"> • Drawing with Watercolor • Drawing with Colored Pencils • Acrylic Painting • Charcoal • Botanical Drawing • Watercolors • Clay • Open Studio • Woodworking /Repair • 3D Printing • Robotics • Open Shop 	<ul style="list-style-type: none"> • Pilates • Yoga • Barre • Pound • Aerobics • Strength • Balance • Tai Ji • Line Dancing • Meditation/ Mindfulness • Zumba • Karate/Self Defense • Tai Chi • Boxing 	<ul style="list-style-type: none"> • Treadmills • Ellipticals • Rowing Machine • Free Weights • Recumbent Bikes • Pull Down Machines 	<ul style="list-style-type: none"> • Sandwiches • Baked Goods • Smoothies • Coffee • Beverages 	<ul style="list-style-type: none"> • Elder Law Attorney • SHINE Counselor • Financial Advisor • Office Hours/Town Depts • District Representatives • ASAP SSES • Office Hours/Town Depts 	<ul style="list-style-type: none"> • Ask a Nurse • Blood Pressure Screenings • Diabetic Foot Care • Barber/ Beauty • Pedicure • Brown Bag Pharmacy

COMMENTS | QUESTIONS

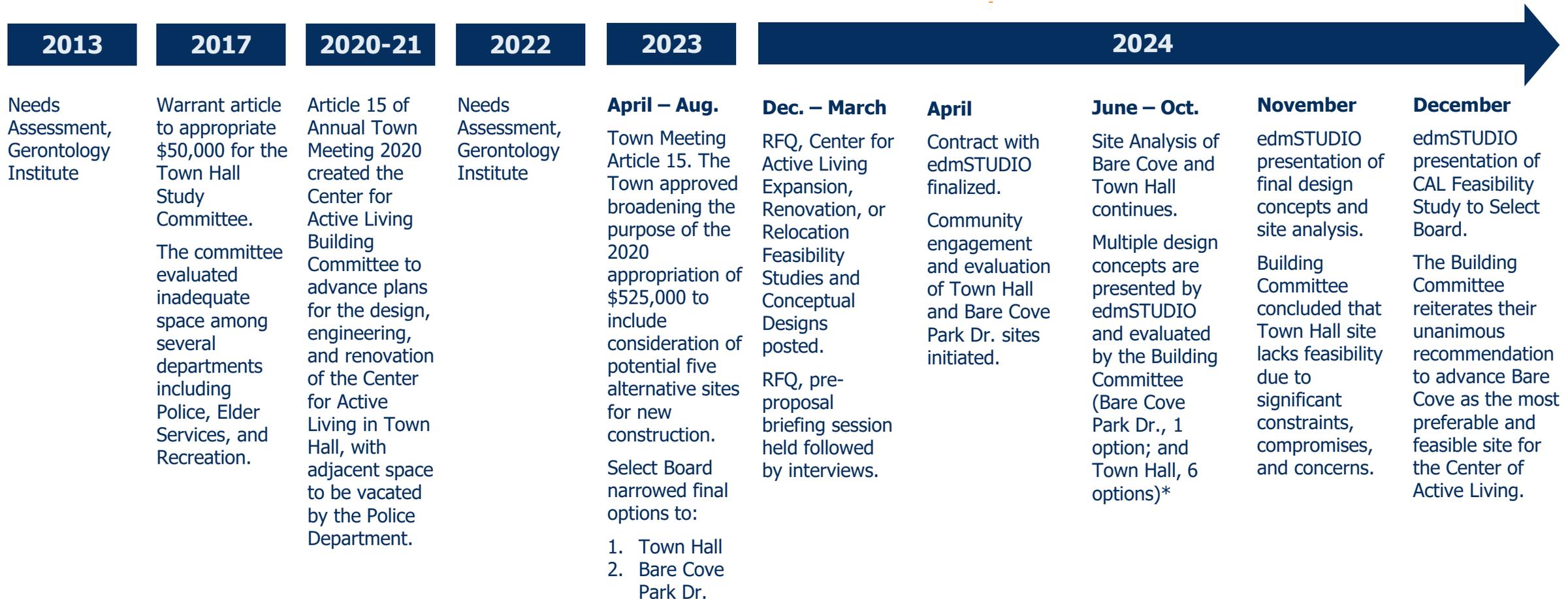
PLANNING TIMELINE

studies, committees, and notable developments

LONGTIME RECOGNITION OF INADEQUATE SPACE/FEATURES AND INCREASING ADVOCACY (~ 15 YEARS)

CENTER FOR ACTIVE LIVING BUILDING COMMITTEE CONVENES

CAL/EDM STUDIO FEASIBILITY STUDY



**Town Hall options: 1) Addition to the back of Town Hall; 2) Renovate existing Senior Center space & space vacated by Police Dept; 3, 4) New Construction-single story; 5, 6) New construction-two story.*

PLANNING TIMELINE

studies, committees, and notable developments

SCHEMATIC DESIGN

DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS

TOWN MEETING PREP

2025

2026

April

Town votes at Town Meeting to approve the funding for the design of a new CAL at the Bare Cove Park Road site.

Town also approves the Article 97 land swap to move forward.

May

Contract with edmSTUDIO finalized.
edmSTUDIO begins schematic design.

June

Schematic design continues.

July

Public presentation to show progress made on current design progress.

August

Schematic design continues with a focus on the exterior design concepts.

September

edmSTUDIO to hold a public presentation of final schematic design, including cost estimates.

October

edmSTUDIO begins design development.

December

edmSTUDIO continues design development.
There will be another cost estimate and another public presentation at the end of DD.

February

edmSTUDIO completes construction documents and prepares documents for bidding.

March

The Town receives competitive bids to present at Town Meeting for approval.

April

The Town votes on the whether to approve funding for the construction of the new HCAL facility.

May

If project is approved, construction starts. Approx. 15 months of construction.