

# HINGHAM CENTER FOR ACTIVE LIVING

BUILDING COMMITTEE MEETING

AUGUST 19TH, 2025

P<sup>3</sup>

edm  
STUDIO

lifespan  
design studio

## THE DESIGN OF THE HCAL WILL:



- appreciate it's location adjacent to bare cove park while strengthening the park's role as a community asset

## THE DESIGN OF THE HCAL WILL:



appreciate it's location adjacent to bare cove park while strengthening the park's role as a community asset

- **create a welcoming and accessible environment for all users**

## THE DESIGN OF THE HCAL WILL:



appreciate it's location adjacent to bare cove park while strengthening the park's role as a community asset

create a welcoming and accessible environment for all users

- **support the center's purpose of promoting the health and wellbeing of all users**

## THE DESIGN OF THE HCAL WILL:



appreciate it's location adjacent to bare cove park while strengthening the park's role as a community asset

create a welcoming and accessible environment for all users

support the center's purpose of promoting the health and wellbeing of all users

- **incorporate a sustainable approach to design and overall maintenance**

## THE DESIGN OF THE HCAL WILL:



appreciate it's location adjacent to bare cove park while strengthening the park's role as a community asset

create a welcoming and accessible environment for all users

support the center's purpose of promoting the health and wellbeing of all users

incorporate a sustainable approach to design and overall maintenance

- **engage a variety of programs with flexible space**

**nature**

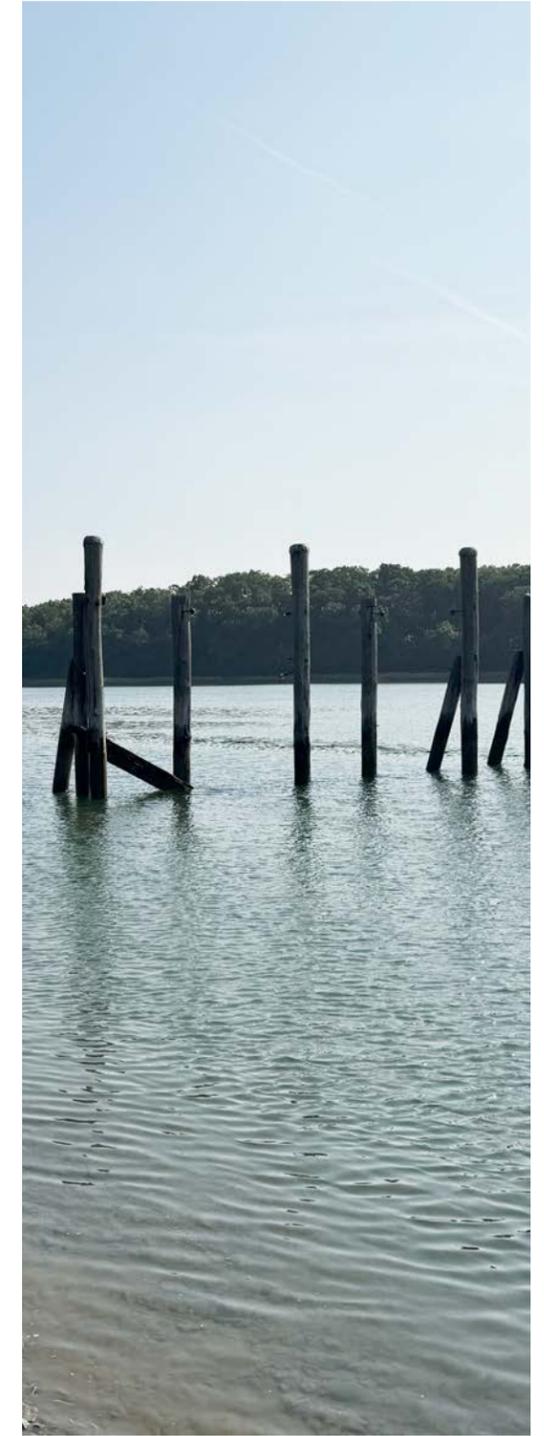
at bare cove park

**history**

of military use

**functionality**

of the program



Bare Cove Park was a military base for much of the 20th century. With the exception of the marsh and river, vegetation here is relatively young — some pine, oak, beech, birch, maple, cherry, sumac and cedar are present along the edges of the roadways and paths, which mostly follow historical military railways and paths.



**BALANCED  
SITE**



**PERVIOUS  
ASPHALT**



**RAINWATER  
FOR GARDEN**



**FULLY ELECTRIC**



**BIRD FRIENDLY  
GLAZING**



**RAIN GARDENS**



**VEGETABLE  
GARDEN**



**HIGH PERFORMANCE  
ENVELOPE**



**ELECTRIC VEHICLE  
CHARGING**



OUTDOOR PHYSICAL ACTIVITY



SCENIC TRAILS



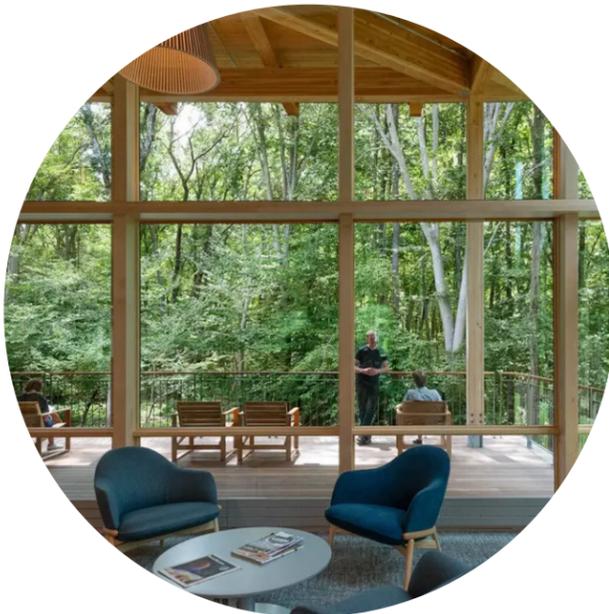
NATURAL LIGHT



FOSTER SOCIAL CONNECTION



SITE SAFETY AND WAYFINDING



ACCESS TO NATURE



BIOPHILIA  
nature-evoking design



GREENHOUSE

history **NAVAL INFLUENCE**  
aerial image circa 1940



history **EXISTING BUILDING**

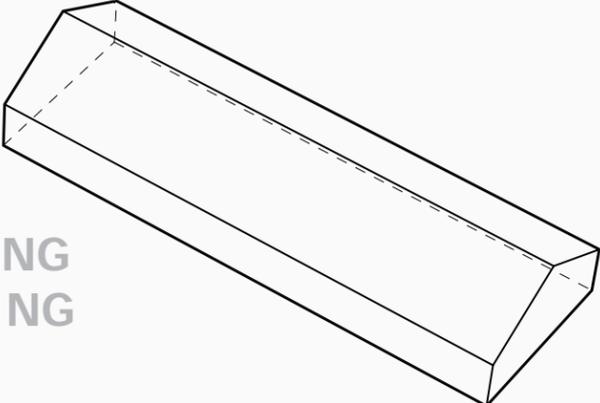


history ARCHITECTURE



functionality **DESIGN PROGRESSION**

EXISTING  
BUILDING

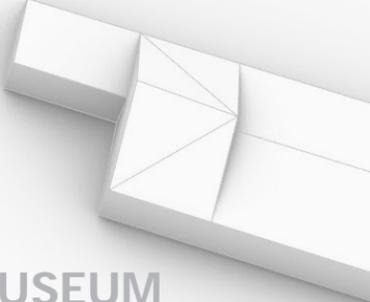


WETLANDS

BARE COVE  
ENTRY GATE

EXISTING  
PARKING LOT

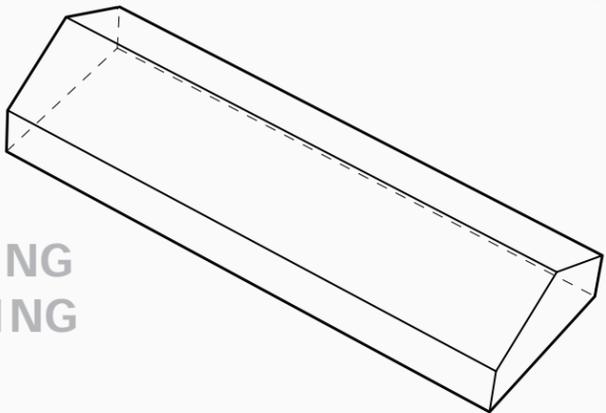
FIRE MUSEUM



functionality **DESIGN PROGRESSION**



EXISTING BUILDING

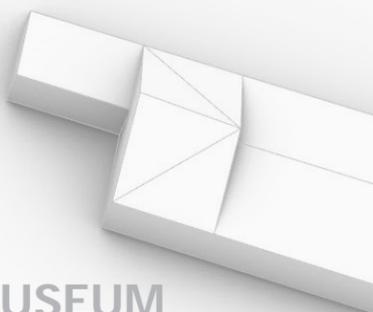


WETLANDS

BARE COVE ENTRY GATE

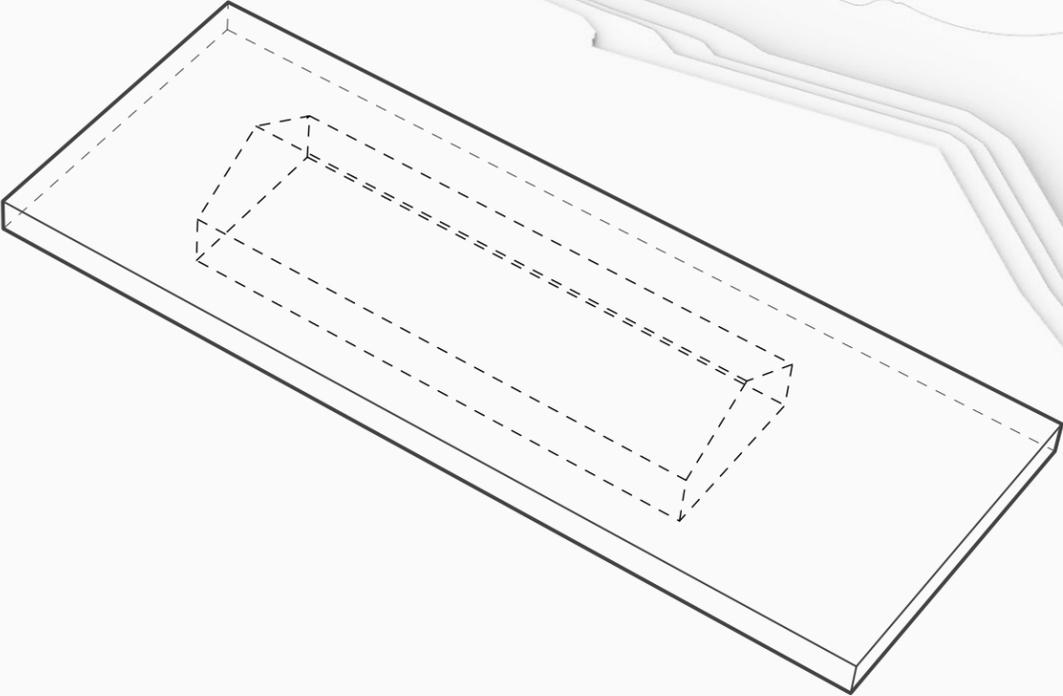
EXISTING PARKING LOT

FIRE MUSEUM



functionality **DESIGN PROGRESSION**

**25,950 SF**  
one story building

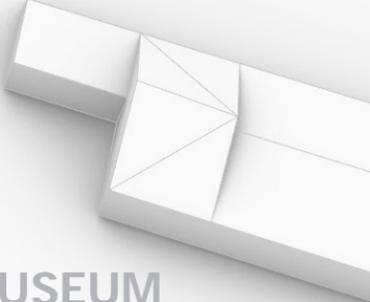


WETLANDS

BARE COVE  
ENTRY GATE

EXISTING  
PARKING LOT

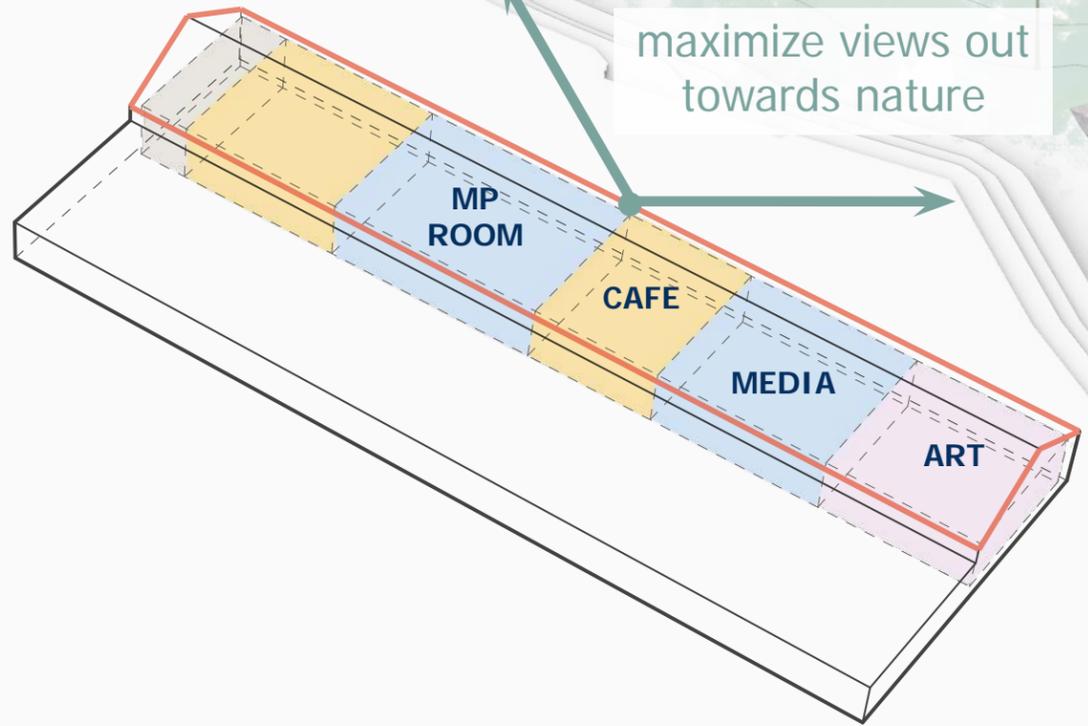
FIRE MUSEUM



functionality **DESIGN PROGRESSION**

**BACK IS RAISED**  
gables recall existing  
depot building

maximize views out  
towards nature



WETLANDS

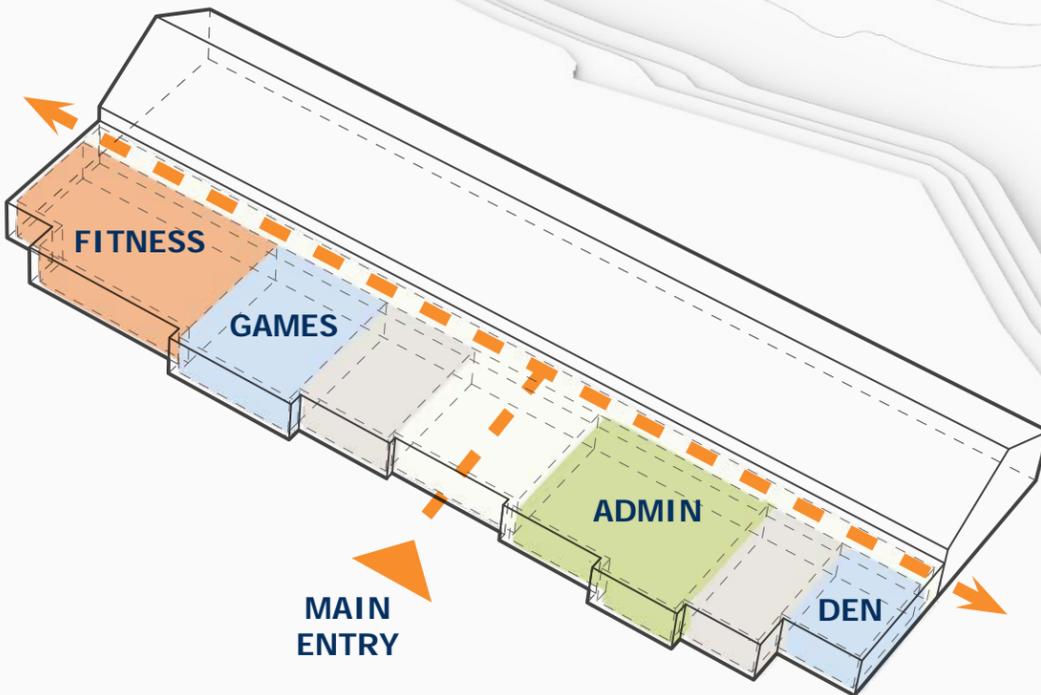
BARE COVE  
ENTRY GATE

EXISTING  
PARKING LOT

FIRE MUSEUM

functionality **DESIGN PROGRESSION**

**FRONT IS PUSHED**  
building moves based on  
program requirements



WETLANDS

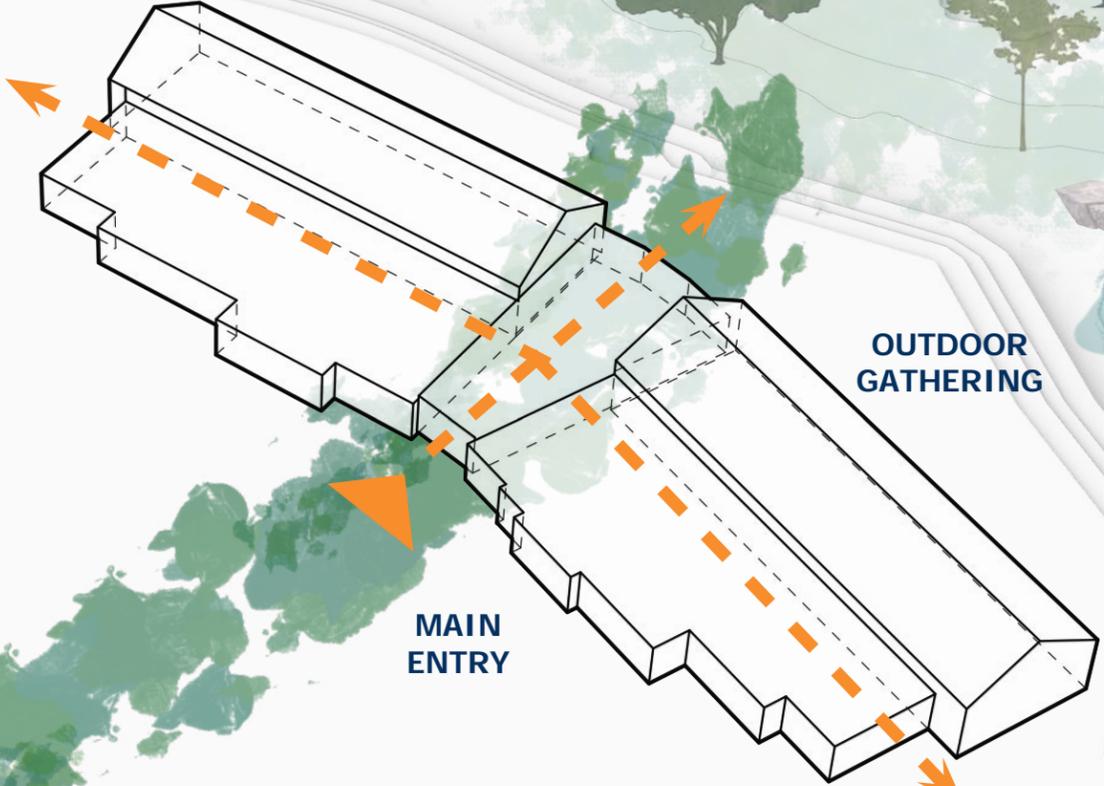
BARE COVE  
ENTRY GATE

EXISTING  
PARKING LOT

FIRE MUSEUM

functionality **DESIGN PROGRESSION**

**NATURE DICTATES**  
building splits and bends  
based on green corridor and  
site conditions



**OUTDOOR  
GATHERING**

**WETLANDS**

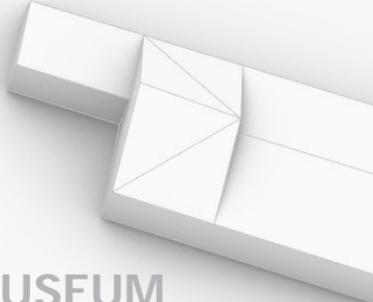
**MAIN  
ENTRY**

**GREENHOUSE**

**BARE COVE  
ENTRY GATE**

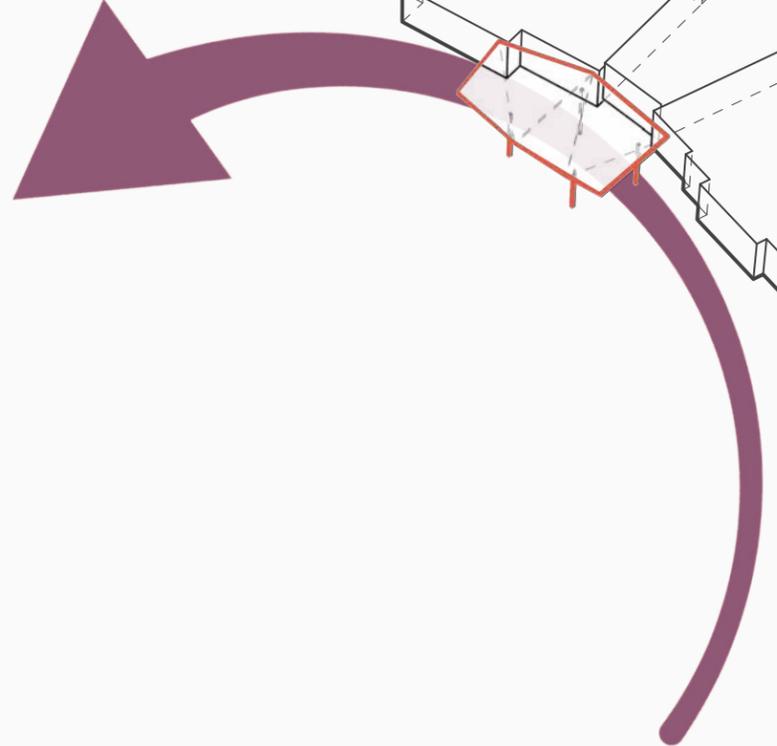
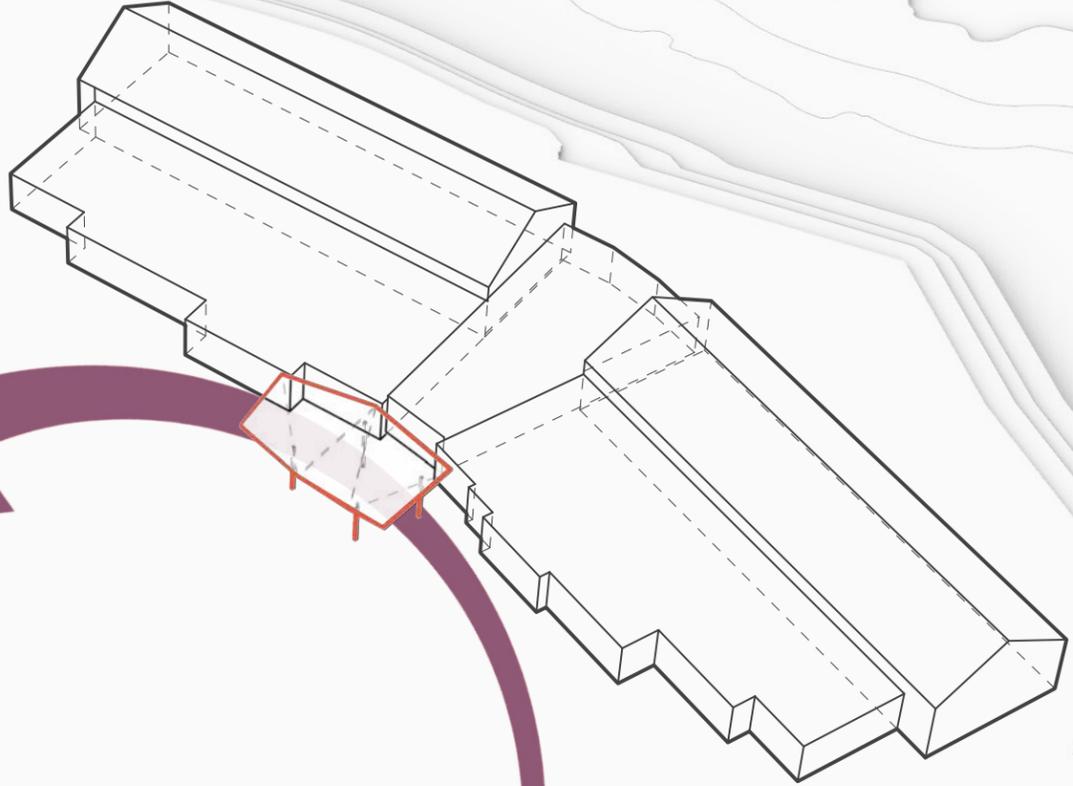
**EXISTING  
PARKING LOT**

**FIRE MUSEUM**



functionality **DESIGN PROGRESSION**

**ADDITION OF CANOPY**  
canopy creates an attractive  
entry and provides weather  
protection at drop off



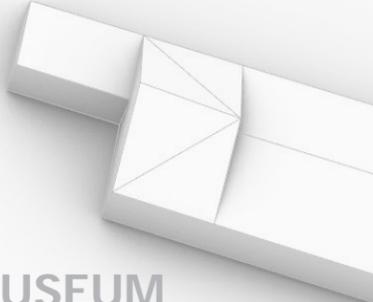
drop off path

WETLANDS

BARE COVE  
ENTRY GATE

EXISTING  
PARKING LOT

FIRE MUSEUM



functionality **DESIGN PROGRESSION**

**CONNECTION TO TRAILS**  
new accessible walking paths  
connect the site with the  
scenic trails of bare cove park  
and ball fields

NEW TRAIL

WETLANDS

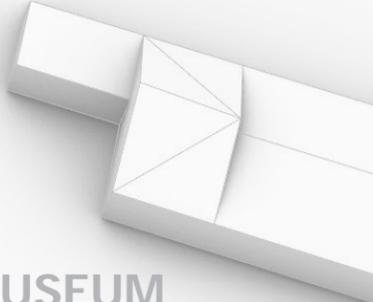
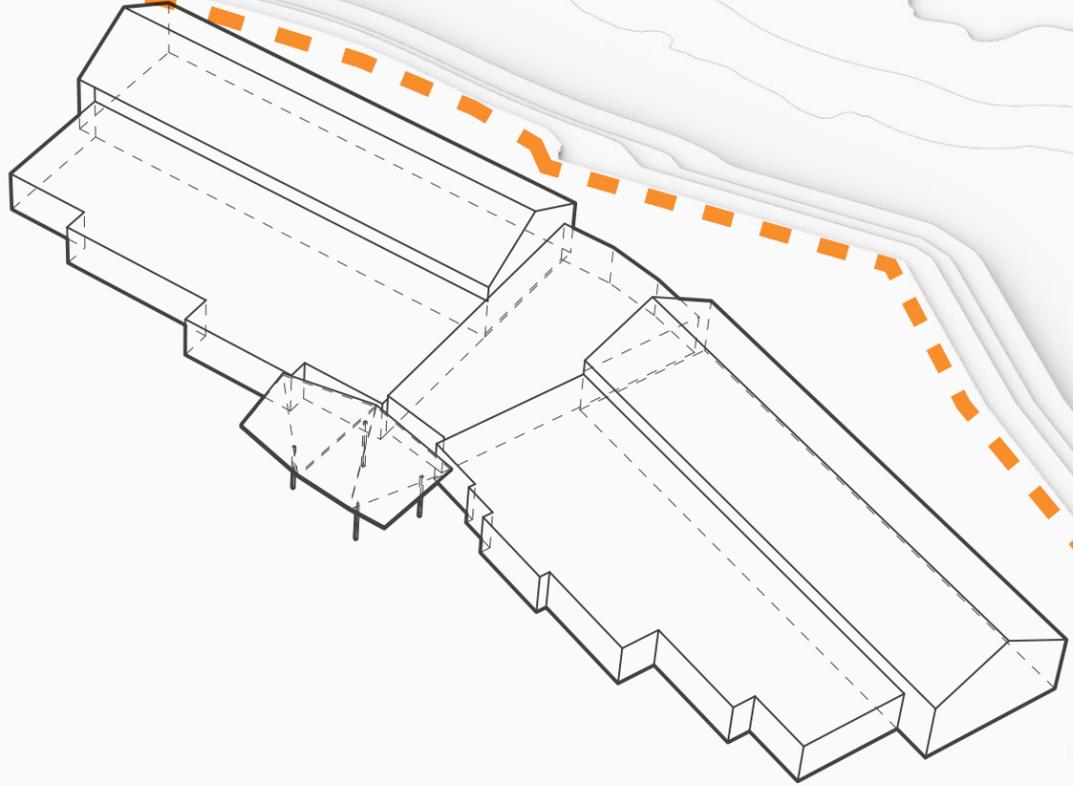
TO BALL FIELDS

TO EXISTING TRAIL

BARE COVE ENTRY GATE

EXISTING PARKING LOT

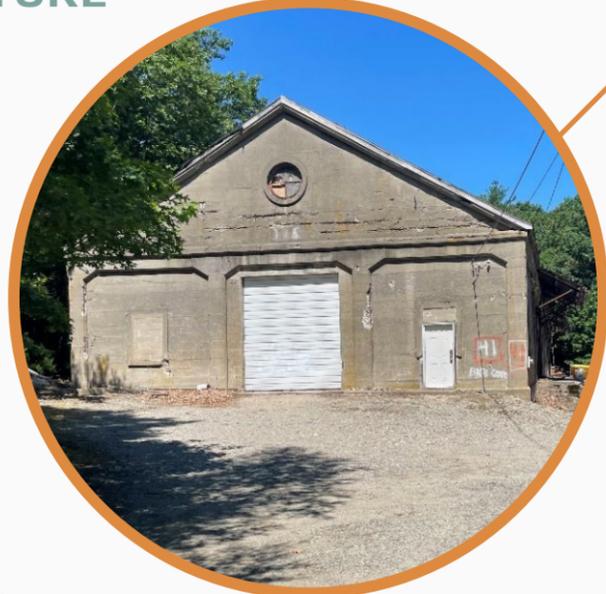
FIRE MUSEUM



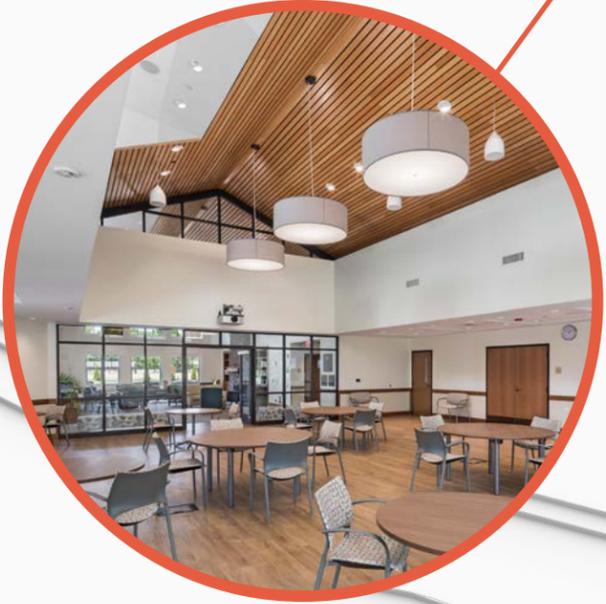
functionality **DESIGN PROGRESSION**



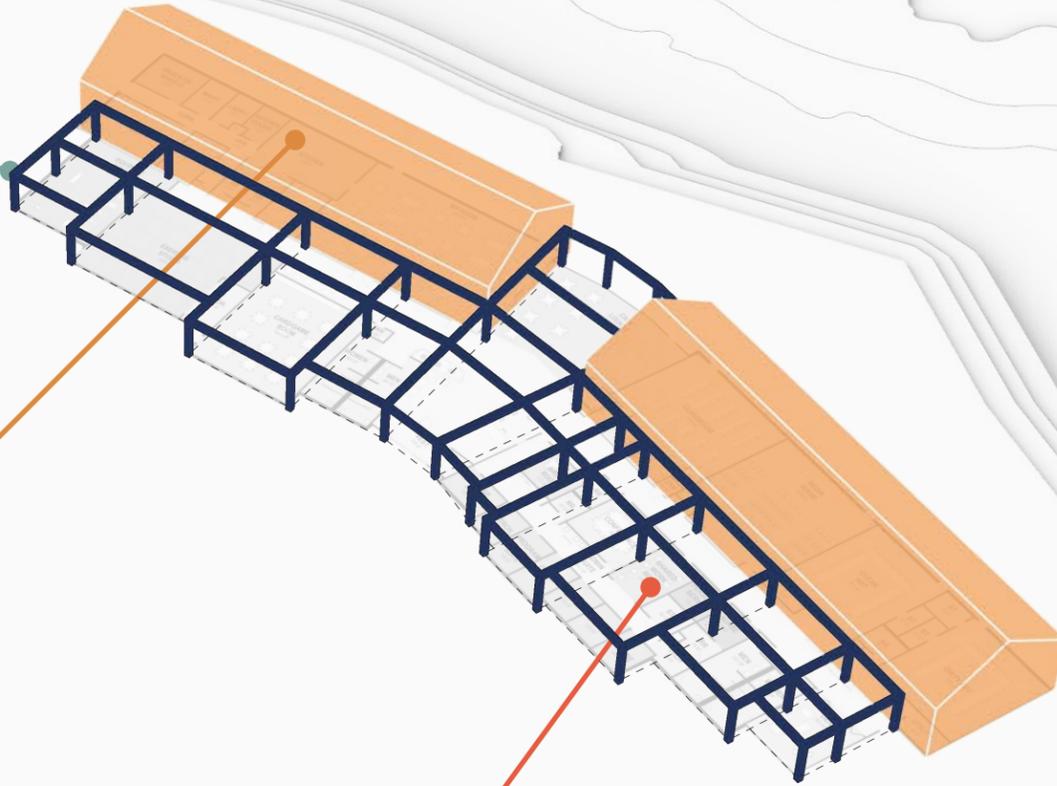
**NATURE**



**HISTORY**



**FUNCTIONALITY**



WETLANDS

BARE COVE  
ENTRY GATE

EXISTING  
PARKING LOT

FIRE MUSEUM

# 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 DROP-OFF AREA
- 7 WOOD OVERLOOK DECKS
- 8 PATIO ACCESS RAMP
- 9 STONE WALL
- 10 ENTRANCE SIGN
- 11 MAIN PARKING (158 SPACES INCLUDING 12 HANDICAPPED SPACES)
- 12 3 BUS PARKING SPACES
- 13 TRASH ENCLOSURE
- 14 GENERATOR & TRANSFORMER
- 15 CHILLER
- 16 SERVICE AREA
- 17 PEDESTRIAN WALKWAY
- 18 NATURAL GREENWAY CORRIDOR CONNECTED TO PARK
- 19 BOARDWALK AND BENCH OVER GREENWAY
- 20 RAIN GARDEN
- 21 WALKING FITNESS LOOP
- 22 BUTTERFLY GARDEN WALKING PATH
- 23 5.4 ACRE PROJECT SITE
- 24 300 FOOT RADIUS FROM FRONT ENTRANCE OF MAIN BUILDING
- 25 WETLAND BOUNDARY
- 26 WETLAND BUFFER ZONE BOUNDARY
- 27 EXISTING BUILDING TO BE DEMOLISHED
- 28 EXISTING FIRE MUSEUM
- 29 EXISTING PARKING FOR BARE COVE PARK
- 30 EXISTING MODEL TRAIN MUSEUM PARKING
- 31 ENTRANCE TO BARE COVE PARK





**EXTERIOR RENDERING**



**HINGHAM CENTER FOR ACTIVE LIVING**

BARE COVE PARK DRIVE

# EXTERIOR RENDERING



# EXTERIOR RENDERING



**EXTERIOR RENDERING**



**HINGHAM  
CENTER FOR  
ACTIVE LIVING**

**EXTERIOR RENDERING**



**HINGHAM  
CENTER FOR  
ACTIVE LIVING**

# EXTERIOR RENDERING



# EXTERIOR RENDERING



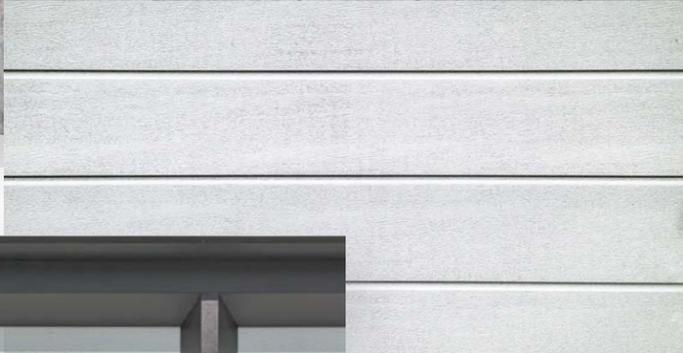
# EXTERIOR RENDERING



# EXTERIOR RENDERING



**EXTERIOR MATERIALS**



**INTERIOR RENDERING**



**INTERIOR RENDERING**



# INTERIOR RENDERING



# INTERIOR RENDERING



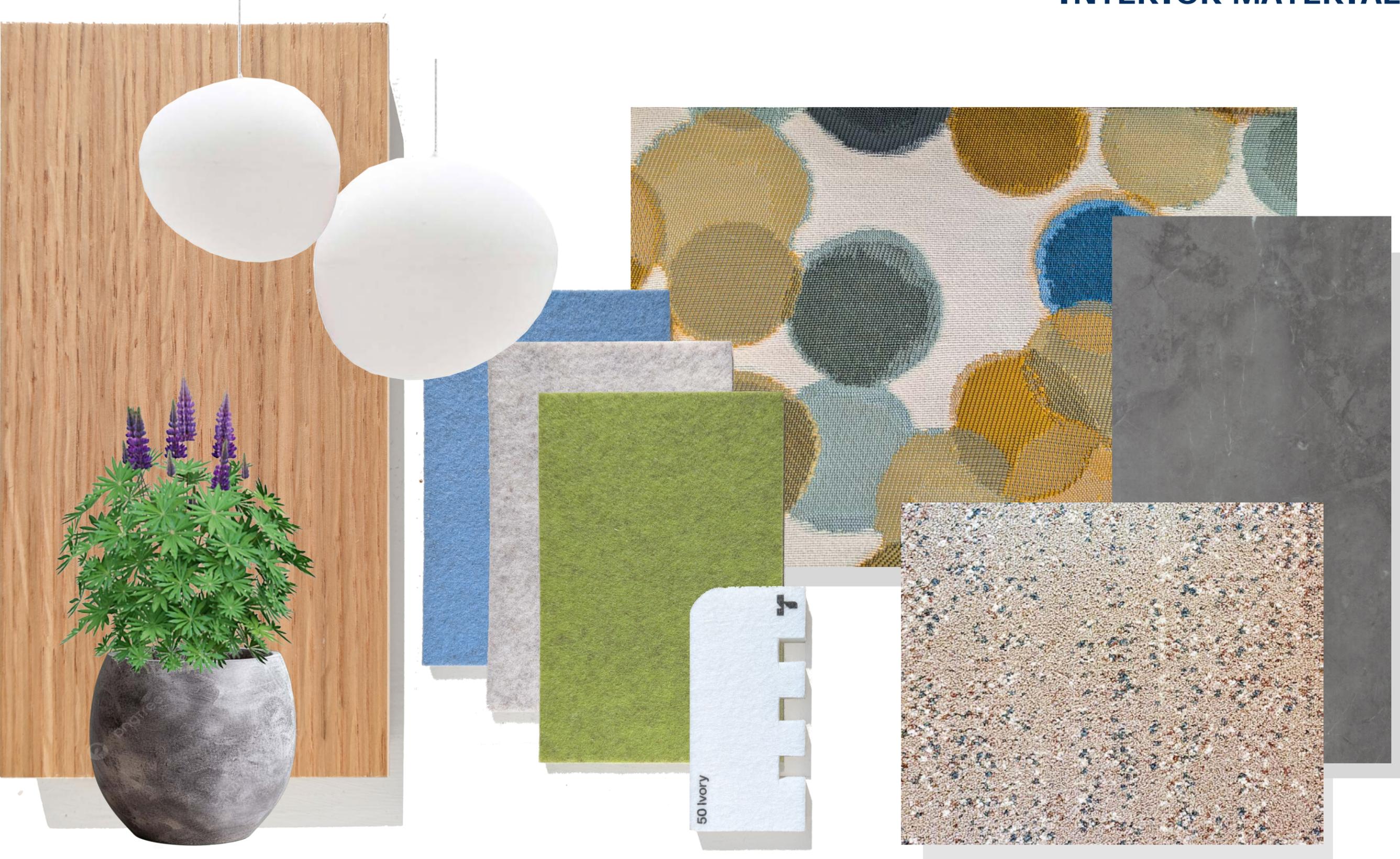
# INTERIOR RENDERING



# INTERIOR RENDERING

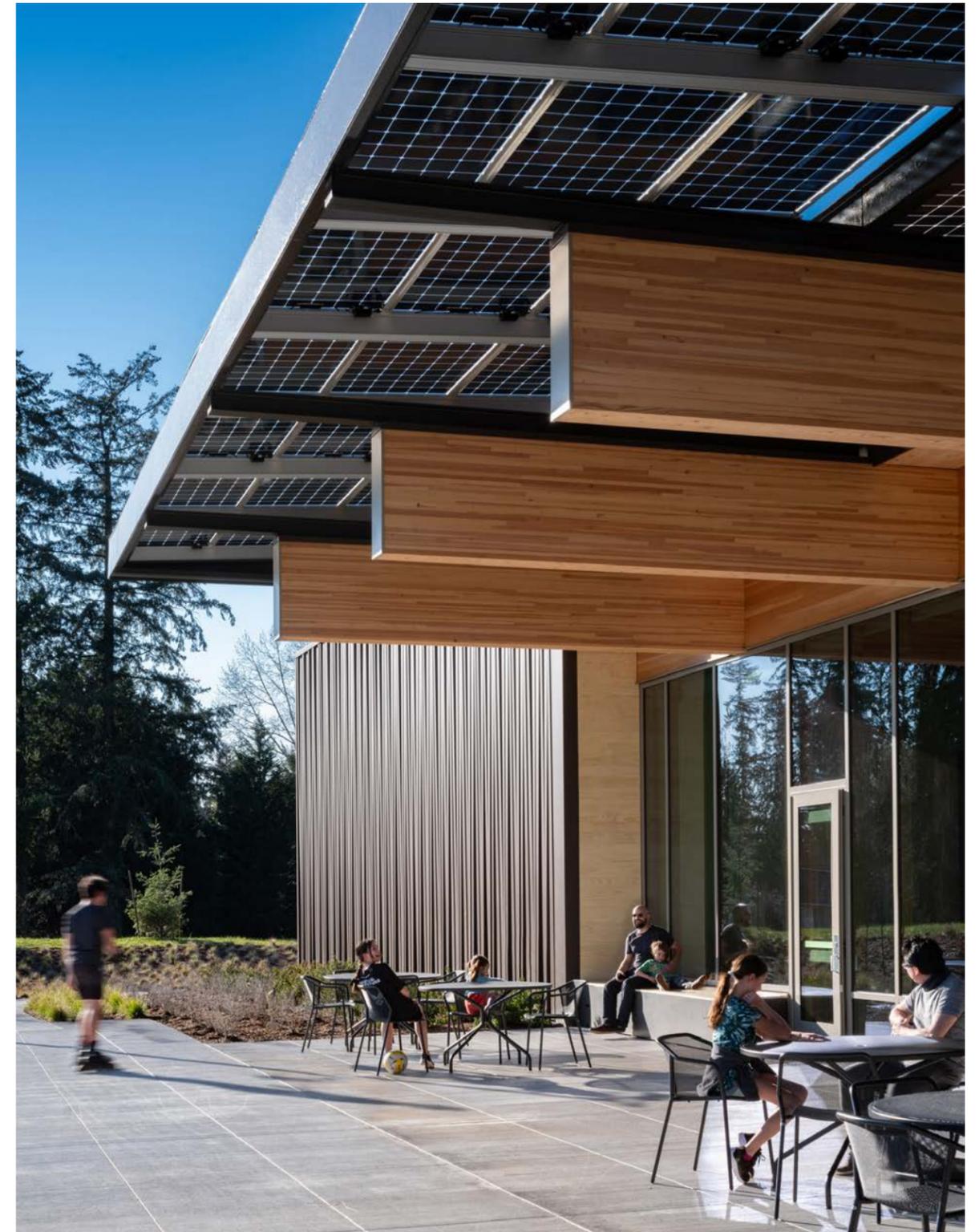


INTERIOR MATERIALS



# QUESTIONS | COMMENTS

# EXTERIOR INSPIRATION



# EXTERIOR INSPIRATION



# INTERIOR INSPIRATION



# INTERIOR INSPIRATION

