

# HINGHAM CENTER FOR ACTIVE LIVING

## ADVISORY COMMITTEE MEETING

February 11, 2025



# MEETING AGENDA

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- 01 PROJECT HISTORY
- 02 FEASIBILITY STUDY SUMMARY
- 03 TOWN HALL DESIGN CONCEPT
- 04 BARE COVE PARK DRIVE DESIGN CONCEPT
- 05 SITE COMPARISON

01

PROJECT HISTORY

# HISTORICAL CONTEXT & LONGTIME NEEDS

1970

Town officials responded to the Federal government's initiative to encourage the development of senior centers throughout the country.

Hingham's Senior Center, established under state law and a vote at Town Meeting in 1970, opened its doors in 1971 and operated from a tiny footprint of 350 square feet on North Street.

The goal of the Center was to "coordinate and carry out programs designed to meet the problems of aging" ([Hingham Elder Services, Board Manual of Operations, 2012](#)).

1995

Hingham Senior Center's mission expanded from reactively addressing problems to proactively encouraging independence, wellness, and engagement.

The original Center became far too limited for the growing population. In 1995, the Center relocated to its current location within the Town Hall.

For **years**, the current center operated with adequate space to conduct programming and provide valuable services to older residents.

2011 → PRESENT

By 2011, the limitations of Hingham's Senior Center were becoming more pronounced, and discussions around future space needs were increasing. During COA meetings, members discussed inadequate space and its restrictive impact on programs and services being offered.

- 2011 Facilities Committee established/peer site visits initiated
- 2013 Feasibility Study Proposed
- 2015 Hingham Mutual property evaluated

Significant Demographic Shifts  
Evolving Needs and Interests  
Programmatic and Design Innovation  
Increasing Challenges and  
Limitations at the Senior Center

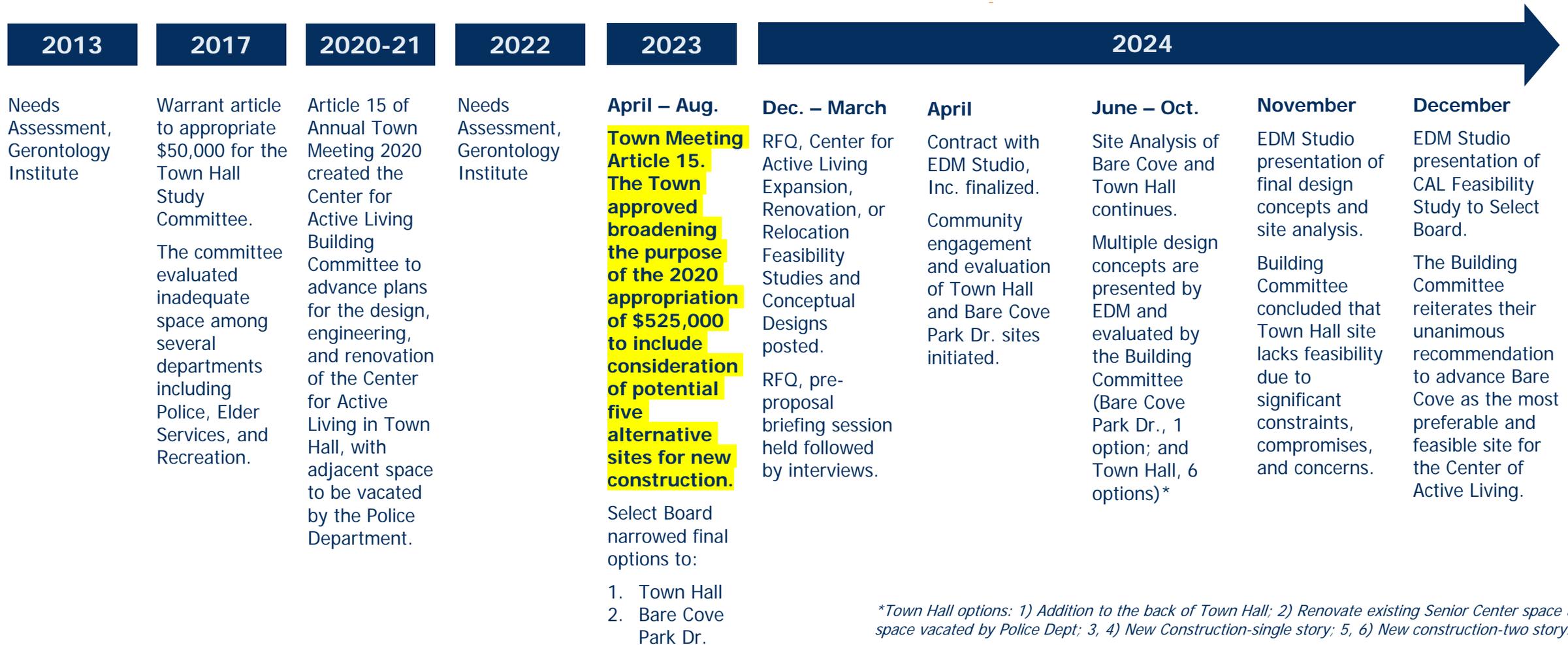
# PLANNING TIMELINE

## 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



# NOTABLE CONTRIBUTIONS

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Contributors to CAL Building Committee's Unanimous Recommendation ---  
to advance Bare Cove as the most preferable and feasible site for the Center of  
Active Living

Community  
Engagement and  
Longtime  
Advocacy  
(Senior Center  
Staff, Council on  
Aging, Friends of  
the COA,  
Residents)

-Needs  
Assessments  
Gerontology  
Institute (2013  
and 2022)  
-Town Parking  
Studies  
-CAL reports

Demographic  
Profile

Peer  
Comparisons

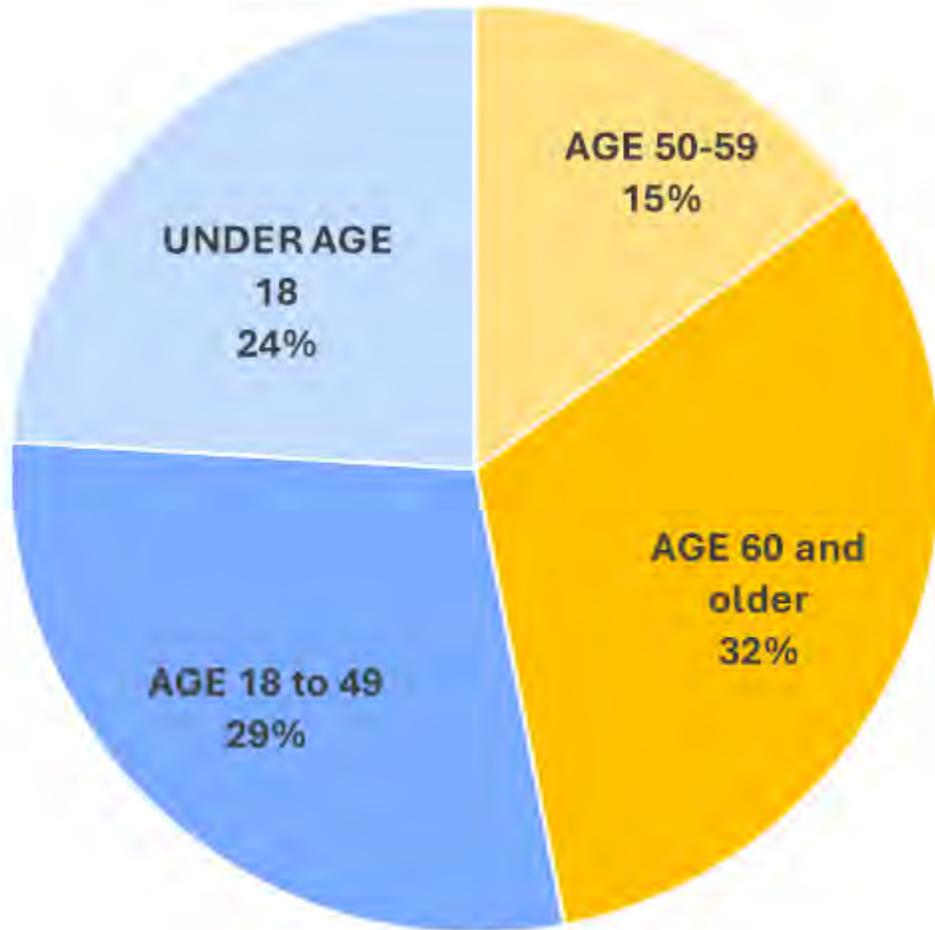
Programmatic  
and Design  
Innovation

EDM Feasibility  
Study

# HINGHAM'S OLDER ADULT DEMOGRAPHICS

older population is large and growing

\* state average of 60+ is 23%



The share of Hingham residents over age 60 is projected to grow to 39% by 2035\*

02

**STUDY SUMMARY**

# PUBLIC OUTREACH

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## THREE STEP PROCESS



# PUBLIC OUTREACH

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## QUESTION 1.

What types of **scheduled activities** might you be interested in going to at a new Center?

## QUESTION 2.

What would you be most interested in "**dropping in**" to do at a new Center?

## QUESTION 3.

What kinds of **outdoor amenities** and activities would you like to see included in the plans for a new Center?

## QUESTION 4.

Does the **current location** of the Center impact your attitude towards it, and whether you attend?

## QUESTION 5.

What issues should be taken into consideration in looking at options for the **location** of a new Center?

## QUESTION 6.

Who should the new Center be **open to** for programs and services?

1

**SURVEY**

2

ONE ON ONE

3

FOCUS GROUPS

# PUBLIC OUTREACH



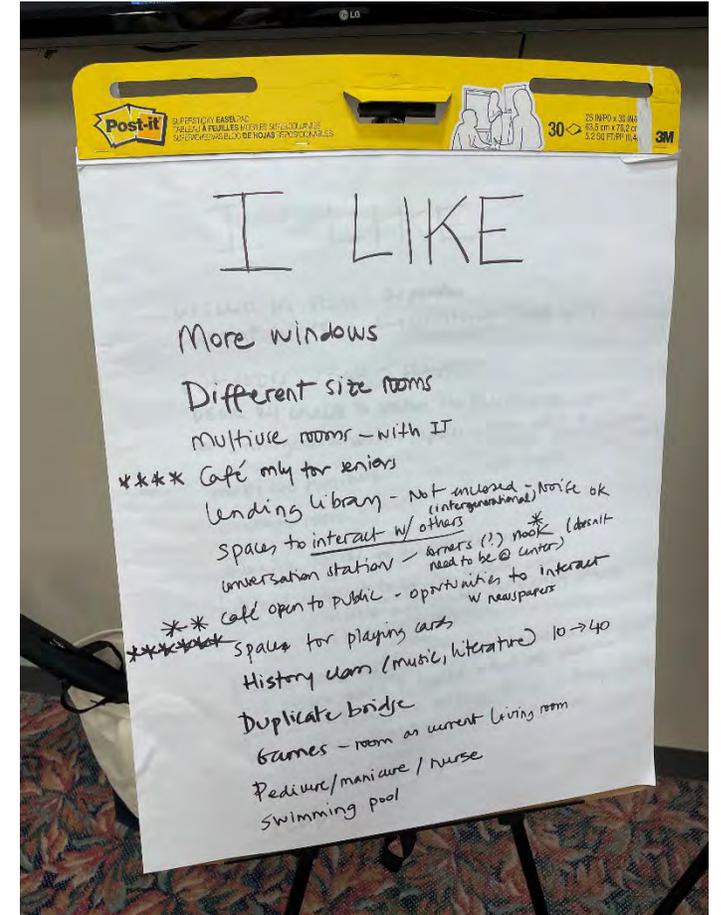
1

SURVEY



2

ONE ON ONE



3

FOCUS GROUPS

# PUBLIC OUTREACH



1

SURVEY

2

ONE ON ONE

3

FOCUS GROUPS

# PUBLIC OUTREACH

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## summary

## Everybody agrees...

**Location is important**, because it influences the types of activities and layout of the amenities.

- We heard a lot that the **current parking situation is woefully insufficient**. A new facility that has ample parking with safe pedestrian access was at the very top of everyone's list.
- Safe drop-off and entry to the building.
- **Accessibility** with simple navigation to all spaces for older adults.
- An area that feels safe and secure.
- An **outdoor area** with a relaxed environment.
- Interior spaces with **connections to nature** through natural daylighting and views of outdoors.
- **Expanded programs** such as games, exercise, art, cooking, class-type cultural sessions, and outdoor activities like gardening were the most requested.

# ARCHITECTURAL PROGRAM

With the findings of the public input effort in hand, additional information was gathered through interviews with Center for Active Living staff.

Because form follows **FUNCTION**:

We focused first on the activities the new Center will accommodate:

- Scheduled activities
- Drop-in activities
- Personal services and counseling
- Outdoor activities



# ARCHITECTURAL PROGRAM

for the center for active living

Developed a detailed list of **dedicated-use** and **flexible-use** rooms and spaces to accommodate the desired activities and services, with consideration given to:

1. Target group sizes
2. Associated infrastructure, furniture, equipment, and storage needs

The program also addresses:

1. Staff needs
2. Restrooms
3. Building systems, corridors, wall thicknesses, and everything else not included above



# ARCHITECTURAL PROGRAM

## detailed space needs spreadsheet

Room/Space Name	Study Sq. Ft.	Study Size
Vestibule	140	10' x 14'
Lobby-Main Lounge	1,000	24' x 40'
Lounge	400	20' x 20'
Café/Kitchen	750	25' x 30'
Large Multi-Purpose Room	2,400	40' x 60'
Table and Chair Storage	340	17' x 20'
Teaching Kitchen	300	12' x 25'
Auditorium	1,950	49' x 40'
Classroom	1,462	34' x 43'
Clean Arts Room	960	32' x 28'
Dirty Arts Room	960	32' x 28'
Maker Space	960	32' x 28'
Cards Room	1,248	32' x 39'
Conference Room	396	18' x 22'
Equipped Fitness Room	1,000	25' x 40'
Exercise/Dance Studio with Storage	1,900	35' x 54'
Meals on Wheels Prep Room	261	14.5' x 18'
Director's Office	130	10' x 13'

Room/Space Name	Study Sq. Ft.	Study Size
Assistant Director's Office	120	10' x 12'
Administrative Assistant Office	110	10' x 12'
Outreach Coordinator's Office	120	10' x 12'
Program Coordinator's Office	120	10' x 12'
Office Assistant	110	10' x 12'
Transportation Coordinator's Office	150	10' x 15'
Volunteer Work Room	437	17.5' x 25'
Flex/Future Office	120	10' x 12'
Copy Room	100	10' x 10'
Staff Break Room	255	15' x 17'
Personal Services Room	120	10' x 12'
Nurses/Personal Services Room with Companion Restroom w/ a shower	188	10' x 11'
Reception	165	11' x 15'
Friends' Room and Storage	140	10' x 14'
Kitchen/Nutrition Coordinator	100	10' x 10'
Kitchen Assistant	100	10' x 10'

Room/Space Name	Study Sq. Ft.	Study Size
Greenhouse	240	15' x 16'
Maintenance Office/Storage	180	12' x 15'
Janitor's Closet	24	4' x 6'
Laundry Room	64	8' x 8'
General Storage	160	10' x 16'
Staff Restrooms	120	7.5' x 8'
Companion Restrooms	240	7.5' x 8'
Group Restrooms – Men A	266	10' x 28.34'
Group Restrooms – Men B	266	10' x 28.34'
Group Restrooms – Women A	266	10' x 28.34'
Group Restrooms – Women B	266	10' x 28.34'
Mechanical Room(s)	600	20' x 25'
Outdoor Storage	200	10' x 20'
Subtotal All Functions (Net)	21,904	
Efficiency Factor (28%)	6,133	
<b>Total proposed Gross Sq. Feet</b>	<b>28,037</b>	

# ARCHITECTURAL PROGRAM

key elements for the new center

## THE RESULTS:

~ **28,000 square-foot program** that includes:

1. Assembly, Dining & Multi-Purpose Rooms
2. Exercise & Fitness Spaces
3. Arts-focused Spaces
4. Variety of Flexible-use Lounge Spaces



# ARCHITECTURAL PROGRAM

## site needs for the center for active living

- Parking needs for Center for Active Living patrons were projected at **~200 spaces**
  - **Design Team standard is 7 spaces per 1,000SF**
    - For reference: Hingham Zoning requires 1 space for 3p MAX OCC = ~ 132 spaces
- Parking lots configured to optimize safety and ease of use for drivers and pedestrians
- Passenger drop-off zone with protection from the elements at the main entrance
- Site amenities of high interest include:
  - Patios for outdoor activities/informal use
  - On-site walking trail
  - Lawn areas
    - For games and activities
  - Gardens

ROOM	PEOPLE
Auditorium	85
MP Room	112
Exercise	25
Fitness	10
Art 1	19
Art 2	19
Maker Space	18
Classroom	49
Cards	48
Staff/Vol./Instructors	60
<b>TOTAL</b>	<b>445</b>
75%	334
50%	223

Anticipated Room Occupancies:  
(Note: this does not include the Lounge spaces and the Greenhouse)

# ARCHITECTURAL PROGRAM

how Hingham compares for population 60+

Size of Center (square feet) / Size of Population age 60 and over <sup>3</sup>						
TOWN NAME	POPULATION <sup>1</sup>	POPULATION 60+ <sup>1</sup>	POPULATION %60+	CENTER SIZE (SF)	SF/resident 60+	YEAR BUILT
COHASSET	8,358	2,257	27%	8,000	3.54	2014
DUXBURY	16,110	4,745	29%	16,660	3.51	2019
MARSHFIELD	25,795	7,232	28%	24,000	3.32	2022
PEMBROKE (Intergenerational)	18,335	5,205	28%	28,000	5.40	2024
SCITUATE	19,145	6,015	31%	15,640	2.60	2021
<b>HINGHAM<sup>2</sup> Current CAL</b>	<b>24,954</b>	<b>7,904</b>	<b>32%</b>	<b>5,000</b>	<b>0.63</b>	<b>1995</b>
<b>HINGHAM Proposed CAL</b>	<b>24,954</b>	<b>7,904</b>	<b>32%</b>	<b>28,000</b>	<b>3.54</b>	<b>TBD</b>

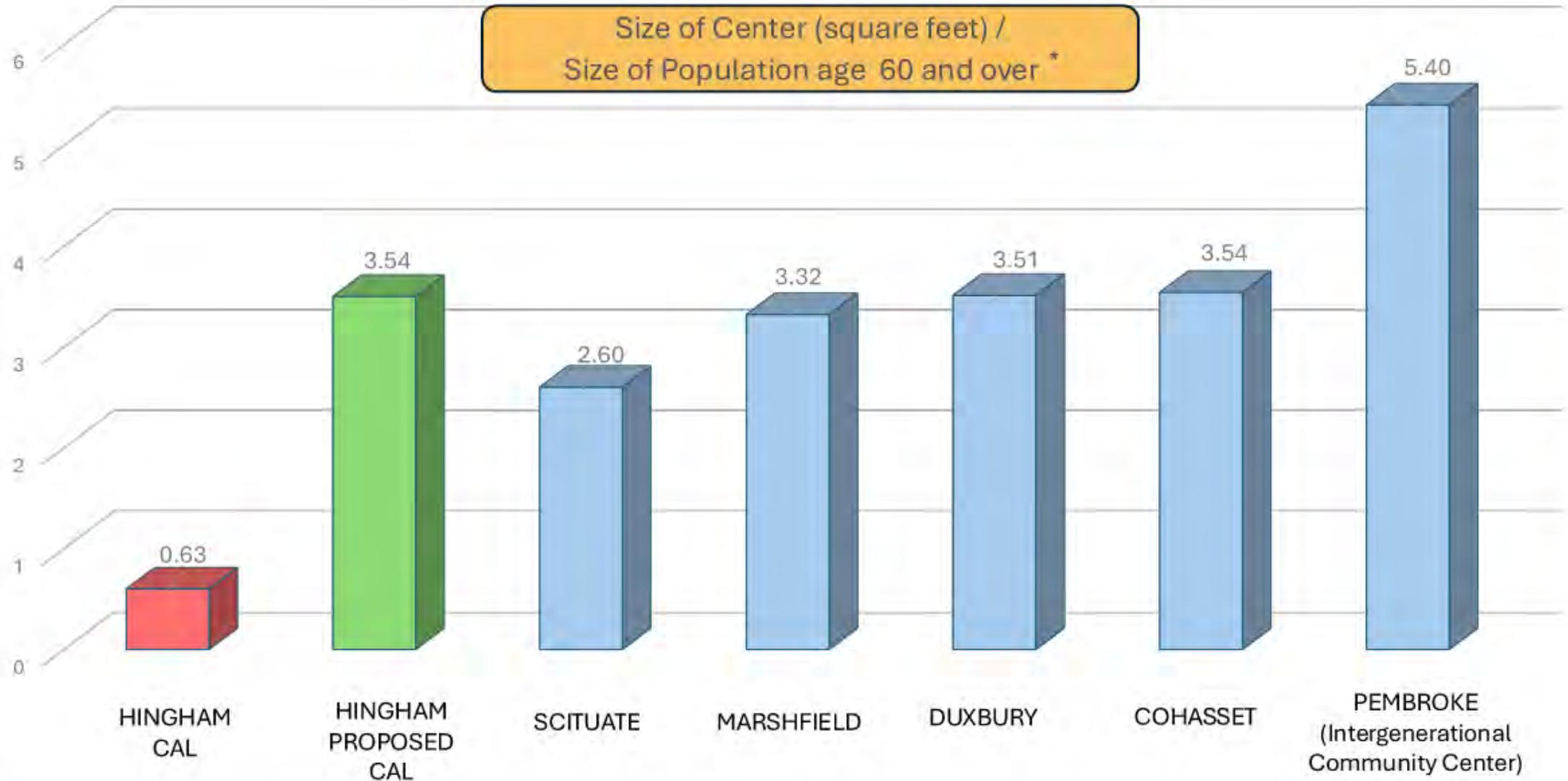
<sup>1</sup>Source, U.S. Census American Community Survey, 2019-2023

<sup>2</sup>Town of Hingham Census Data

<sup>3</sup>Through the Older Americans Act (OAA) communities receive funding for services and programs in support individuals aged 60 and older.

# ARCHITECTURAL PROGRAM

how Hingham compares for population 60+



\*Through the Older Americans Act (OAA) communities receive funding for services and programs in support individuals aged 60 and older.

# ARCHITECTURAL PROGRAM

how Hingham compares for intergenerational population

TOWN NAME	POPULATION <sup>1</sup>	POPULATION 60+ <sup>1</sup>	POPULATION %60+	CENTER SIZE (SF)	SF/resident 60+	YEAR BUILT
CONCORD	18,491	5,620	30%	24,000	4.27	2004
FOXBOROUGH	18,618	4,651	25%	17,000	3.66	2025
LEXINGTON	34,454	9,008	26%	32,000	3.55	2015
LINCOLN	7,014	2,242	32%	19,500	8.70	2026 (est.)
NATICK	37,006	9,216	25%	30,000	3.26	2012
PEMBROKE	18,335	5,205	28%	28,000	5.40	2024
RANDOLPH	33,924	8,230	24%	33,000	4.01	2018
SHARON	18,575	4,564	25%	34,000 <sup>2</sup>	7.45	2007
<b>HINGHAM<sup>3</sup> Current CAL</b>	<b>24,954</b>	<b>7,904</b>	<b>32%</b>	<b>5,000</b>	<b>0.63</b>	<b>1995</b>
<b>HINGHAM Proposed CAL</b>	<b>24,954</b>	<b>7,904</b>	<b>32%</b>	<b>28,000</b>	<b>3.54</b>	<b>TBD</b>

<sup>1</sup>Source, U.S. Census Decennial Data, 2020

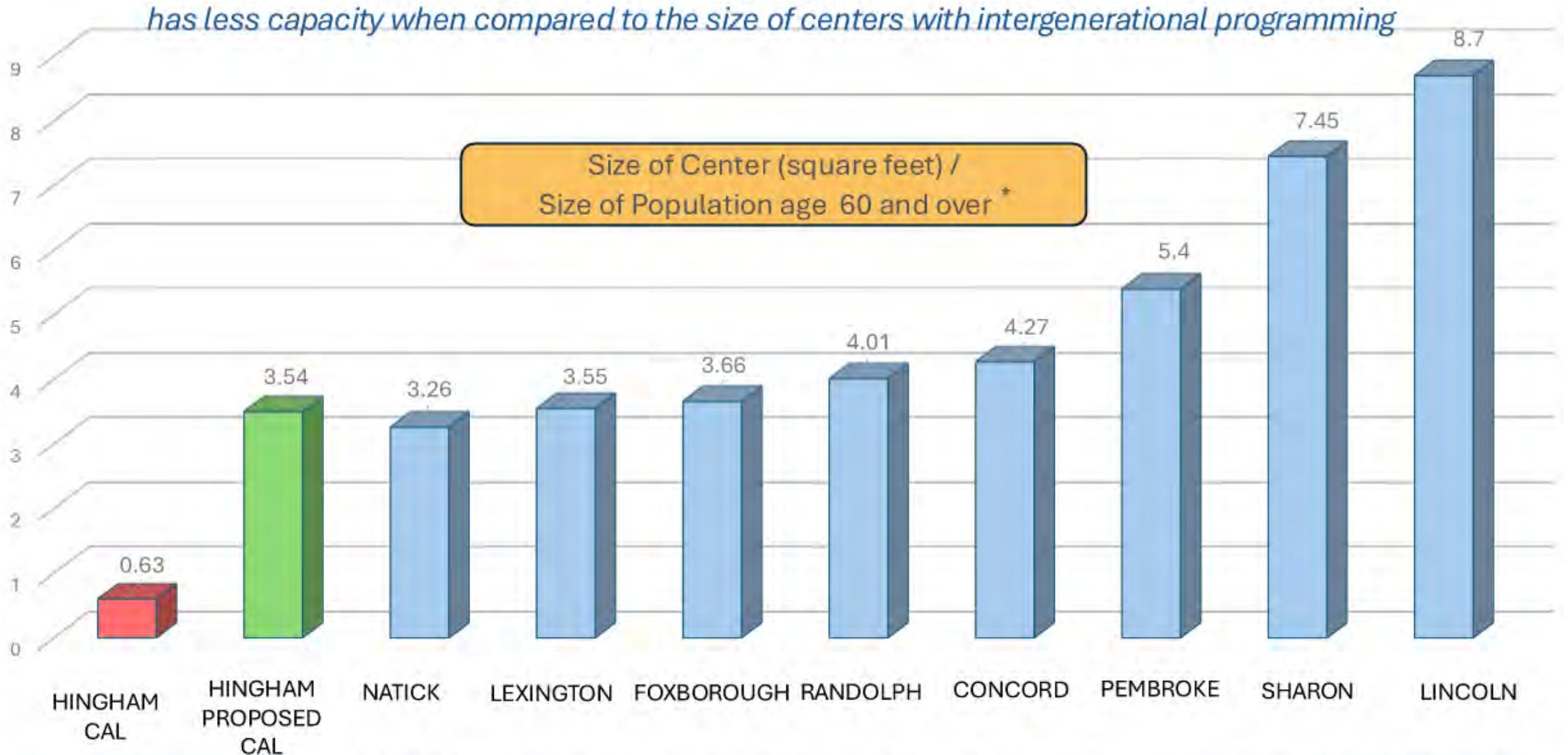
<sup>2</sup>COA located in Sharon Community Center

<sup>3</sup>Town of Hingham Census Data

<sup>4</sup>Through the Older Americans Act (OAA) communities receive funding for services and programs in support individuals aged 60 and older.

# ARCHITECTURAL PROGRAM

## how Hingham compares for intergenerational population



\*Through the Older Americans Act (OAA) communities receive funding for services and programs in support individuals aged 60 and older.

# BENEFITS TO COMMUNITY

older adults

## EXPANDED PROGRAMS & SERVICES

- More programs for a wide age range (40+ years)
- Balance of new offerings and long-standing favorites

## RIGHT-SIZED SPACES

- Designed based on current use, waitlists & projected growth
- Efficient turnaround time for programming

## ESSENTIAL SERVICES

- AARP tax prep, health & wellness fairs, diabetic foot care

## HOBBIES & SOCIALIZATION

- Space for activities like art, woodworking, and appliance repair
- Café offers nutritious meals with social interaction—no prep, cooking, or cleanup needed



# BENEFITS TO COMMUNITY

intergenerational – youth & seniors

## SHARED LEARNING & SKILL TRANSFER

- Seniors mentor youth in arts, music, gardening, history, and more

## HANDS-ON COMMUNITY PROJECTS

- Create park trail storybooks in the arts room
- Build historical signs in the woodworking shop
- Participate in trail maintenance



# BENEFITS TO COMMUNITY

community at large

## EMERGENCY & COMMUNITY HUB

- Backup generator, commercial kitchen, showers, and multipurpose room = emergency shelter & heating/cooling/charging station

## ACCESSIBLE FOR ALL

- Designed for all ages & abilities
- Restrooms & café access for park users

## CREATIVE & RECREATIONAL SPACES

- Arts Wing for classes & MIY (Make-It-Yourself) events
- Music Room for practice
- Auditorium for educational & theatrical events
- Multipurpose room + kitchen for events & banquets
- Evening & weekend recreational opportunities

## PARK ENHANCEMENTS

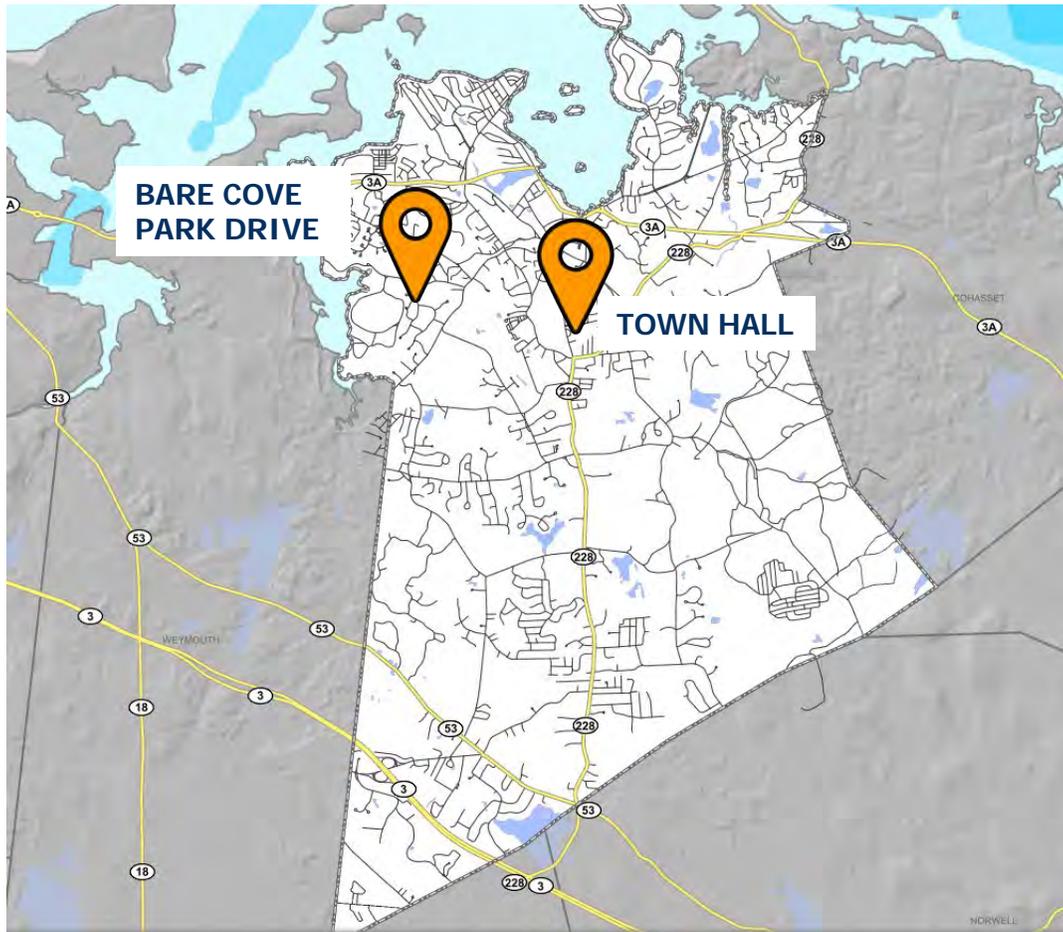
- Support for restoration and improvements



# SITE ANALYSIS

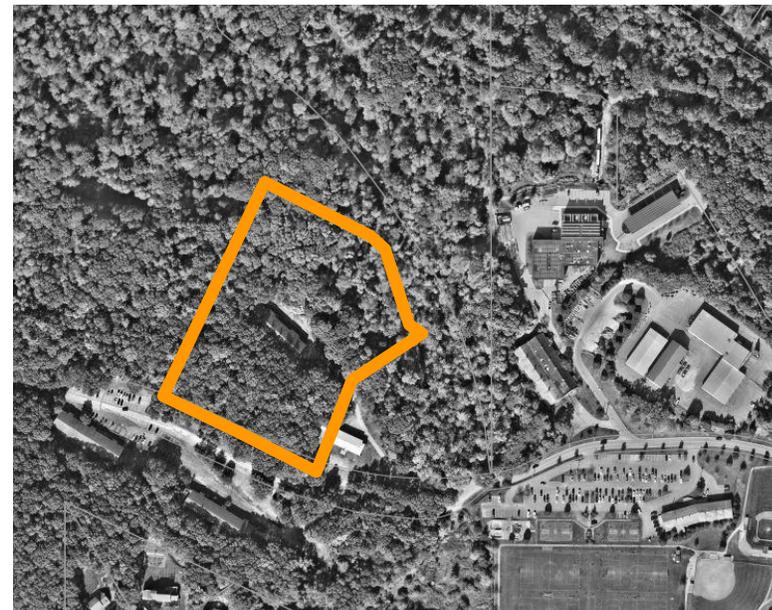
## proposed viable sites

There were 2 sites that could best support the full program we are looking to achieve:



### TOWN HALL

- Acreage: 8.6 acres
- Ownership:  
Town Owned



### 45 BARE COVE PARK DRIVE

- Acreage: 5.3 acres
- Ownership:  
Town Owned

# SITE ANALYSIS

ideal site program requirements

## CENTER for ACTIVE LIVING:

1-Story: **28,000 SF footprint**

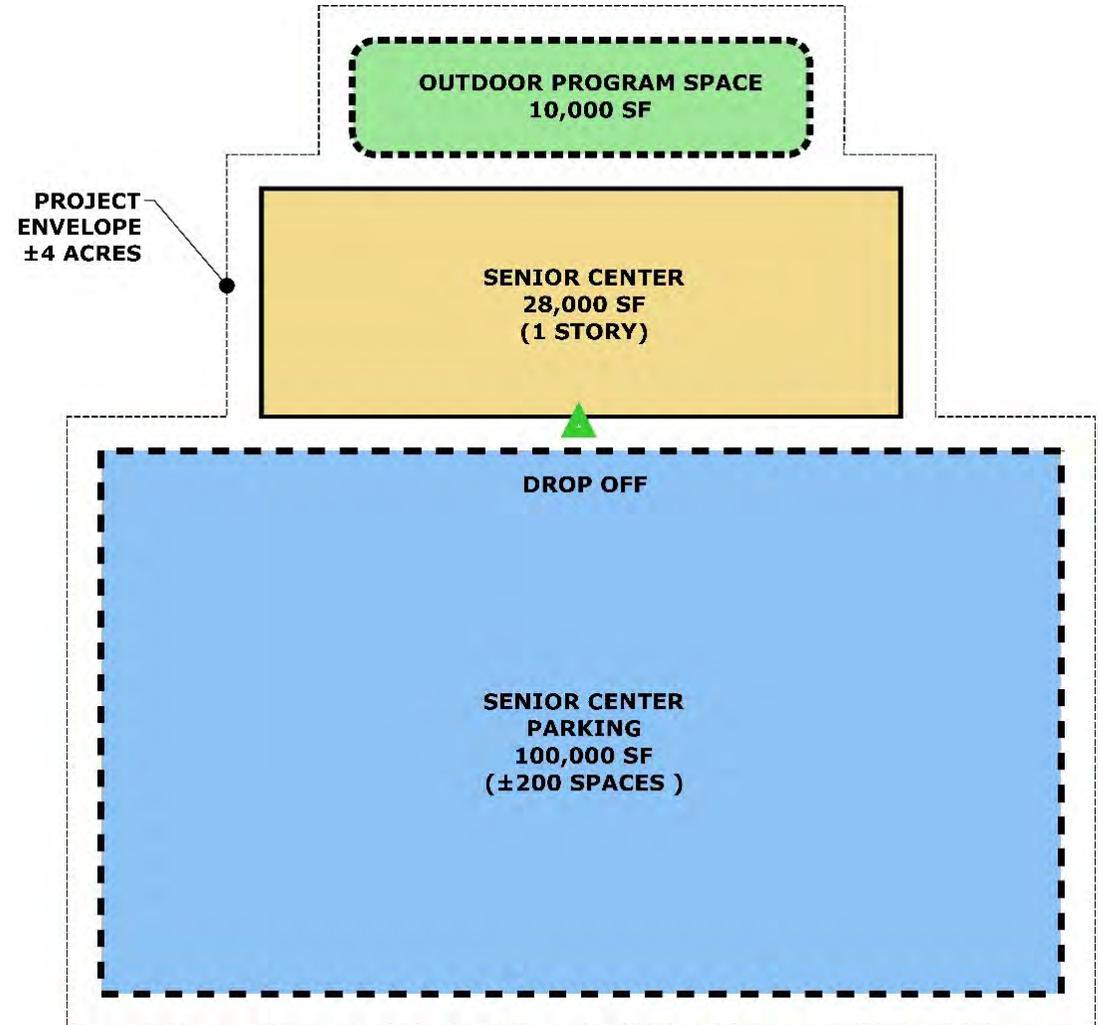
(If 2-story, the footprint will shrink to 20,000 SF, but the overall SF will increase to 30,000 SF.)

## CENTER FOR ACTIVE LIVING PARKING:

**200 spaces**

## OUTDOOR PROGRAM SPACE:

**10,000 SF**



# SITE ANALYSIS

## evaluation criteria

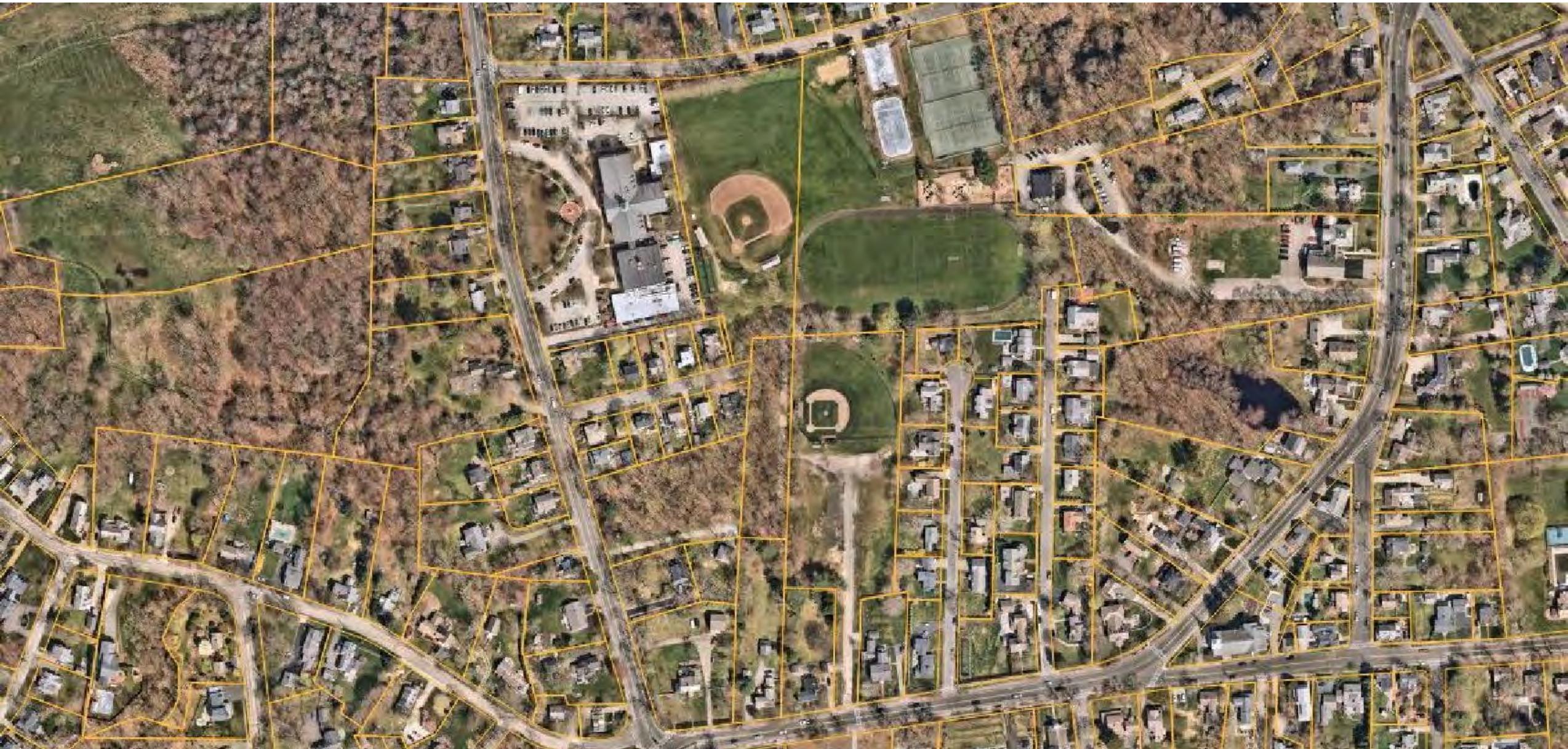
- Wetlands Restrictions
- Water Service
- Sewer Service
- Gas Service
- Electrical Storm Service
- Storm Service
- **Adequate Buildable Area**
- **Adequate Parking Capacity**
- Quality of Outdoor Activity Space
- Site Configuration + Layout
- Use Appropriate

#1

- 
- Proximity to Public Institutions/Resources
  - Site Visibility
  - Vehicular Access/Traffic
  - Public Safety/Security
  - Future Expansion Potential
  - **Environmental Impact #2**
  - Project Sequencing Impact
  - Topography
  - Relative Site Development Cost/Complexity
  - Potential Neighborhood Support

# SITE ANALYSIS

town hall



# SITE ANALYSIS

proposed viable sites – town hall



**210 CENTRAL STREET  
(4.3 ACRES)**

**CRONIN FIELD –  
EXPANSION POTENTIAL  
(3.9 ACRES)**

**HALEY FIELD -  
EXPANSION POTENTIAL  
(5.5 ACRES)**

# TOWN HALL

existing conditions

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# TOWN HALL

existing conditions

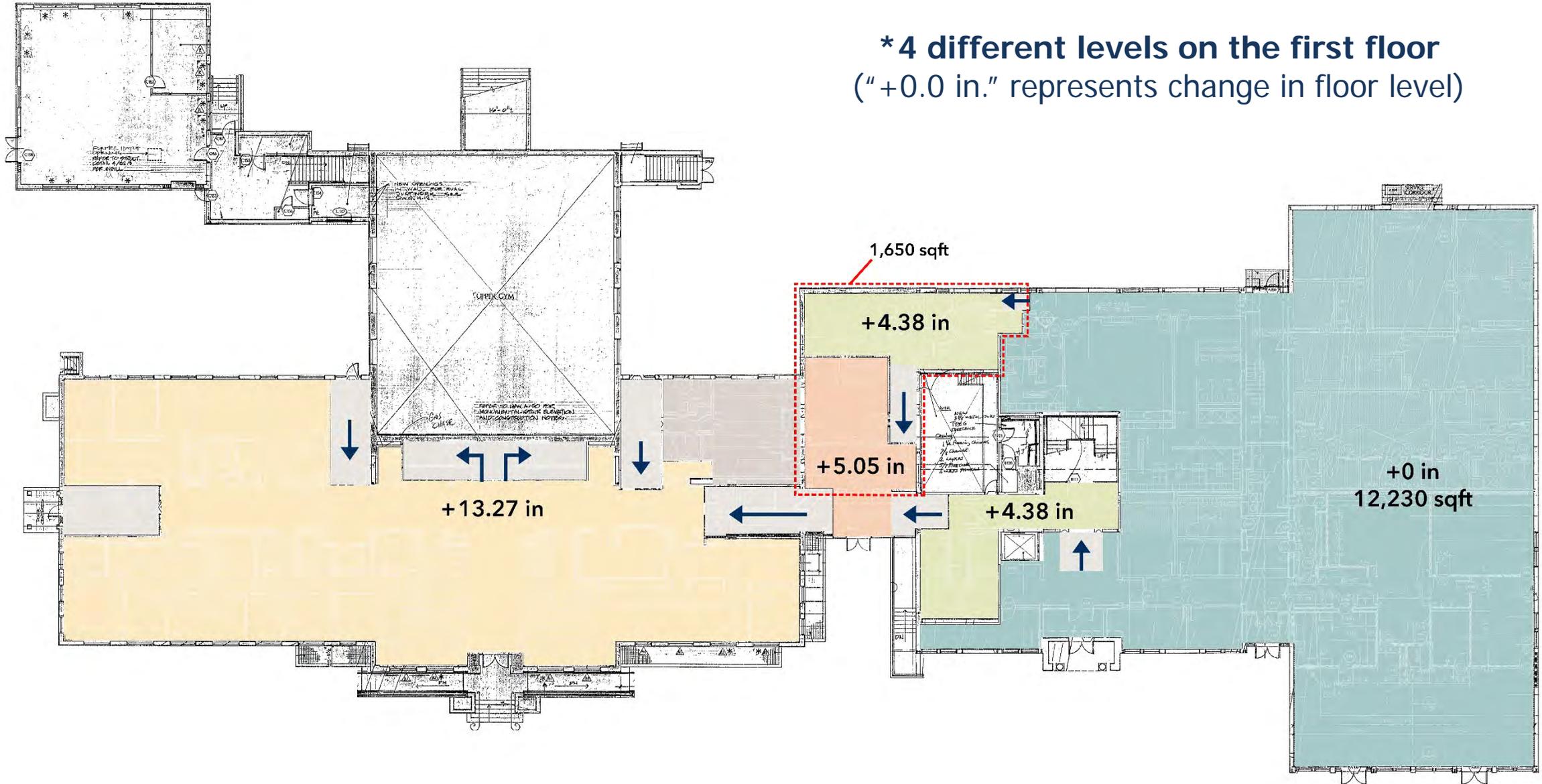
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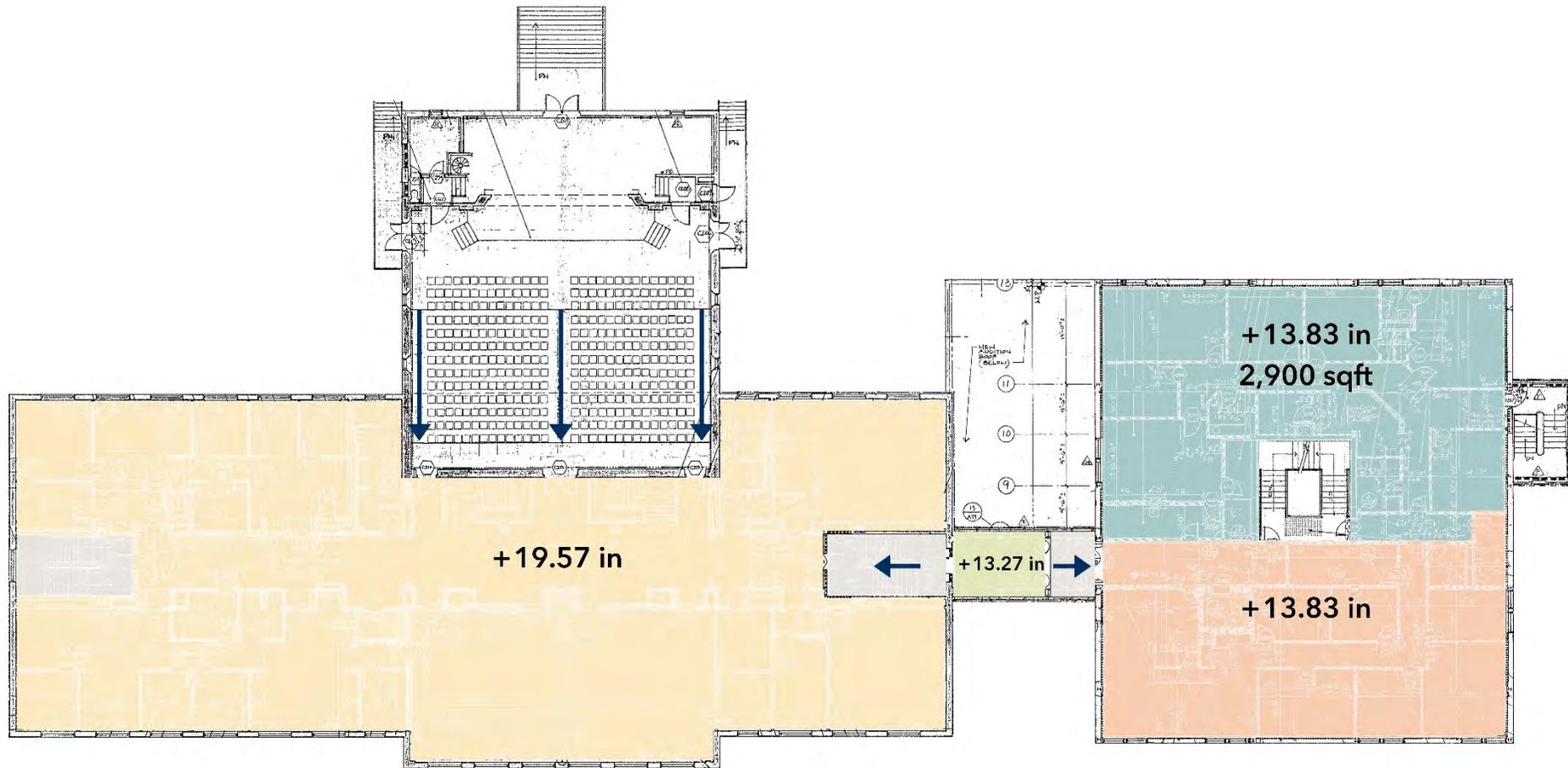
# TOWN HALL

existing building evaluation



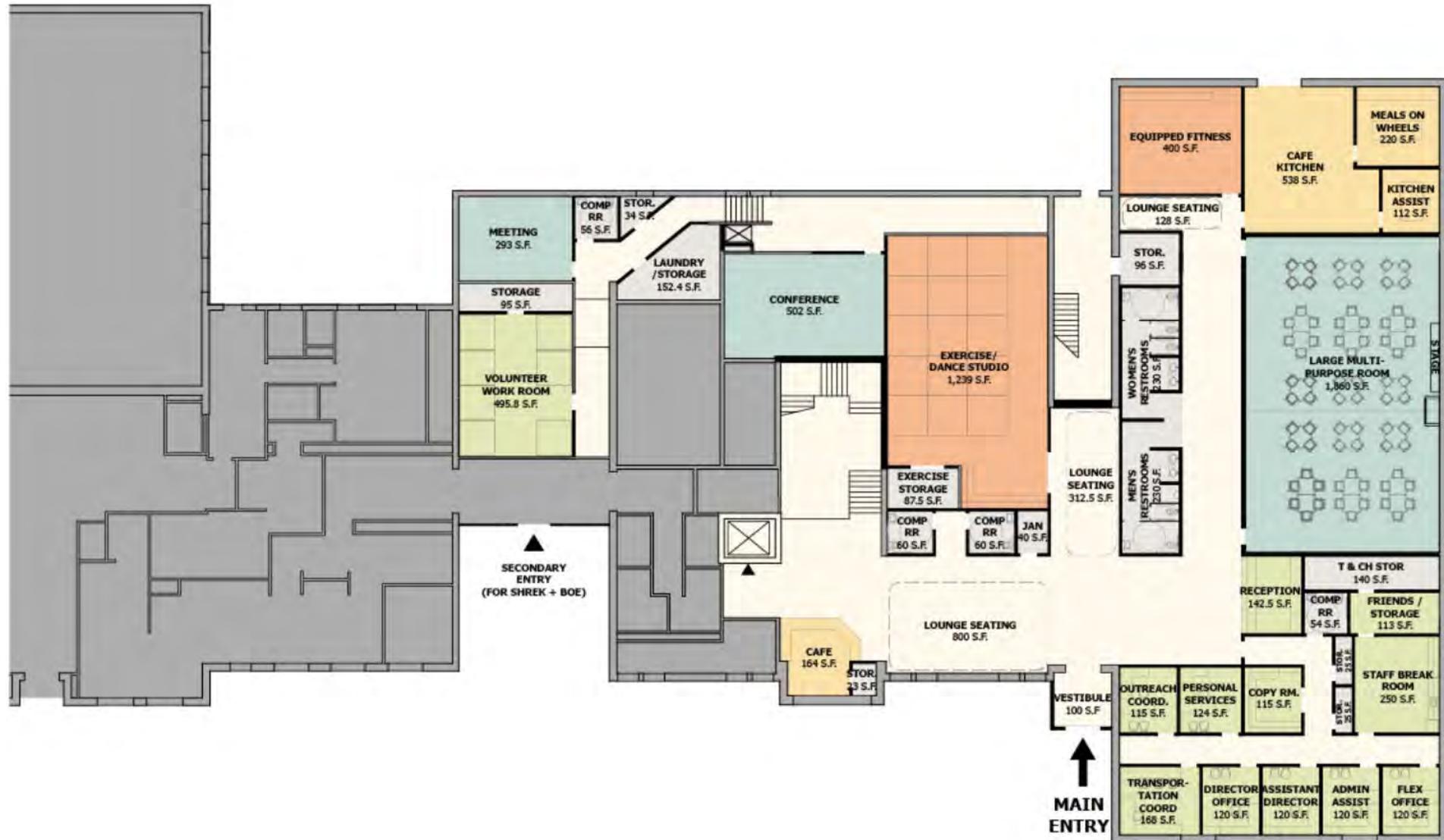
# TOWN HALL

existing building evaluation – second floor



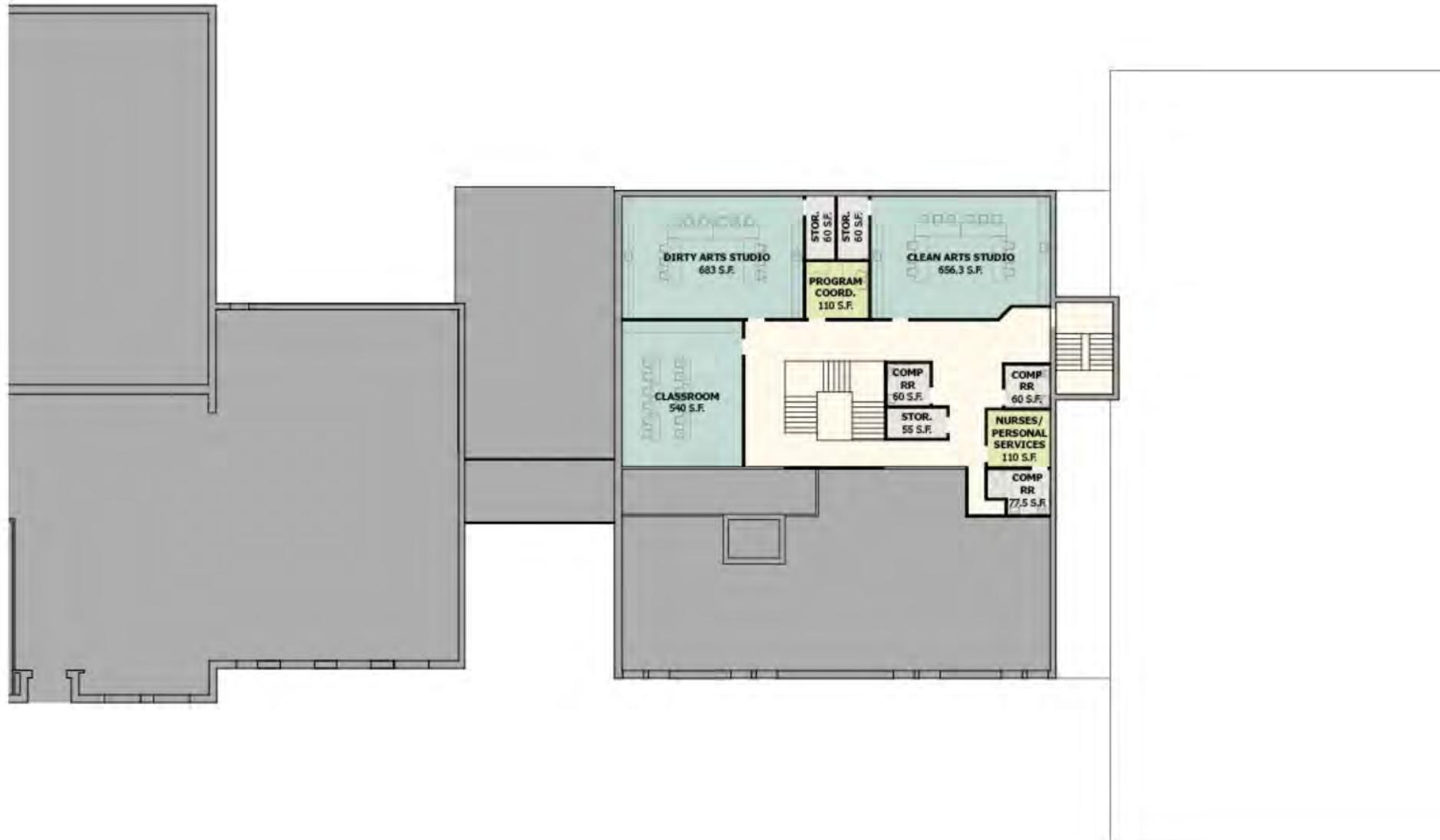
# TOWN HALL

## existing building evaluation – second floor



# TOWN HALL

existing building evaluation – second floor



# TOWN HALL

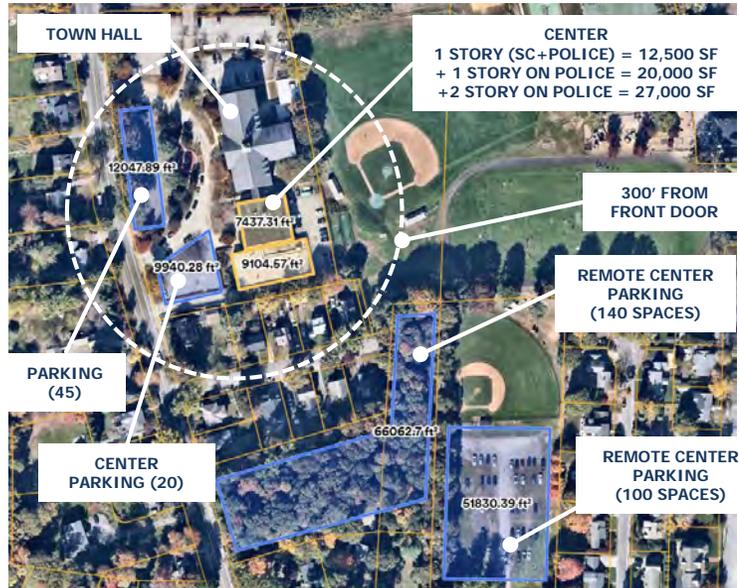
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## existing building renovation – key factors

1. Maintains the existing location for continuity.
2. Incorporates existing auditorium into the program.
  - Accessibility is a concern in the existing auditorium.
3. Only half of the desired program fits within the existing space and some those spaces were compromised.
4. Demolition of a portion of the existing structure is required.
5. Insufficient parking, with remote parking not being accessible.
6. Parking in the rear is unsafe for senior usage and would create a problematic dual-entry scenario.
7. Modification of the front lawn is needed to increase parking.
8. Multi-level facility.
9. Major operational disruption during construction.
10. Temporary relocation of the senior center needed.
11. Limited outdoor space adjacent to building.
12. No room for future expansion.

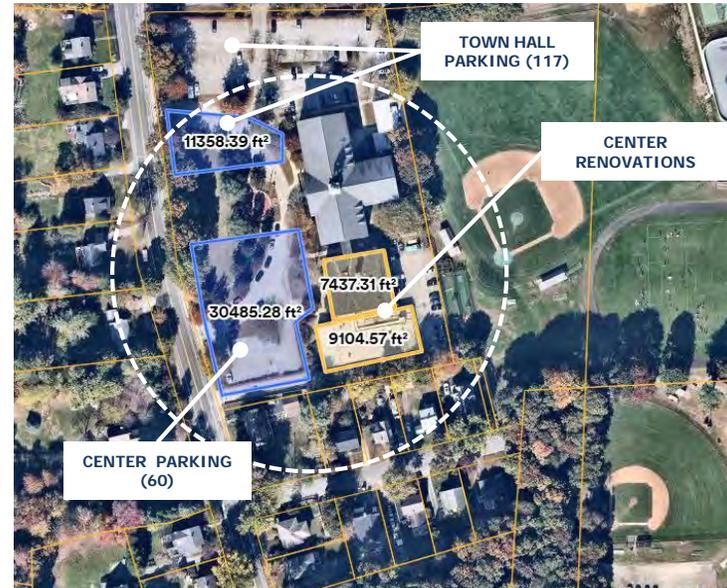
# TOWN HALL

## options studied



### RENOVATION OPTION WITH REMOTE PARKING

- Does **NOT** accommodate all programmatic needs
  - Accessibility in the existing auditorium is a concern
  - Reduced spaces (Exercise, Fitness, Multi-Purpose Room, Art Rooms, Classroom)
  - No teaching kitchen or makerspace
- Has the potential to reach parking requirements with parking near Haley field
- Modification of front lawn
- Multi-level facility and only one elevator
- Major operational disruption during construction



### RENOVATION OPTION WITH MAX ONSITE PARKING

- PROS:**
- Reuse of existing town hall amenities can save budget
- CONS:**
- Parking deficit without remote lots
  - Renovation will create disturbance to existing facilities
  - Multi-level facility is not preferred
  - Will likely require underground stormwater management for parking lot expansion

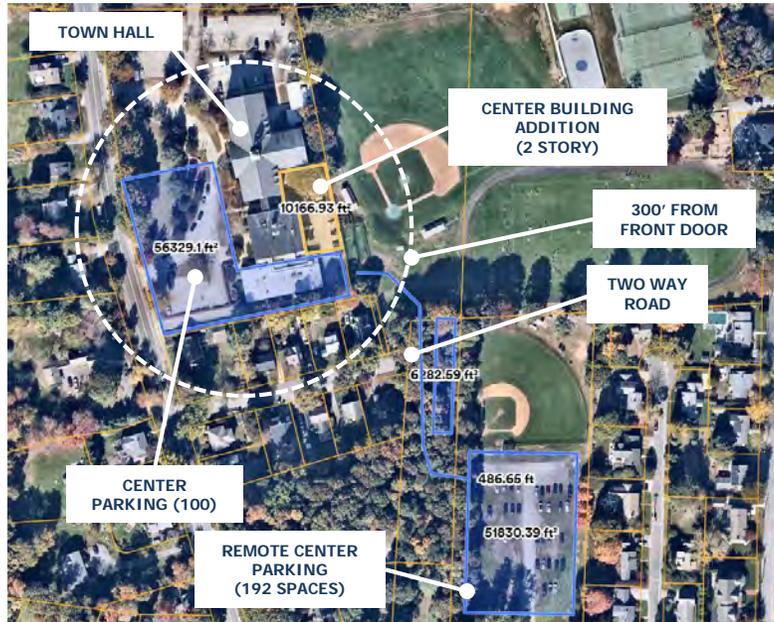


### CENTER AT HALEY FIELD

- PROS:**
- 1-story facility
  - Connection to track and other opportunities in the park
  - Parking well within target program
- CONS:**
- Need to relocate little league field
  - Potential neighborhood pushback
  - Must address legal control issues and Article 97

# TOWN HALL

## options studied



### RENOVATE EXISTING FACILITIES WITH ADDITION AND REMOTE PARKING

#### PROS:

- Reuse of existing town hall amenities can save budget

#### CONS:

- Over half the parking is outside preferred distance from entry for users
- Renovation will create disturbance to existing facilities
- 2-story facility is not preferred
- Will likely require underground stormwater management for parking lot expansion
- Must address legal control issues



### ADDITION PLUS REMOTE PARKING – NO DISTURBANCE TO CIRCLE

#### PROS:

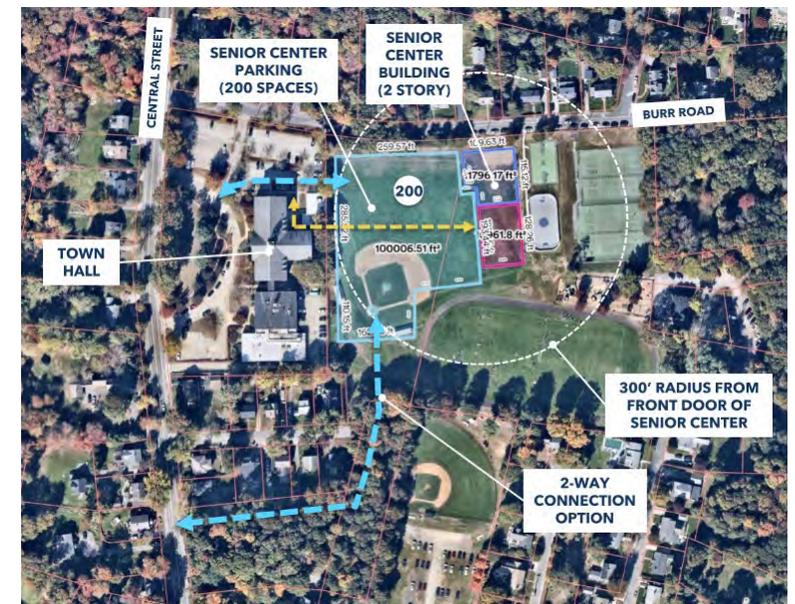
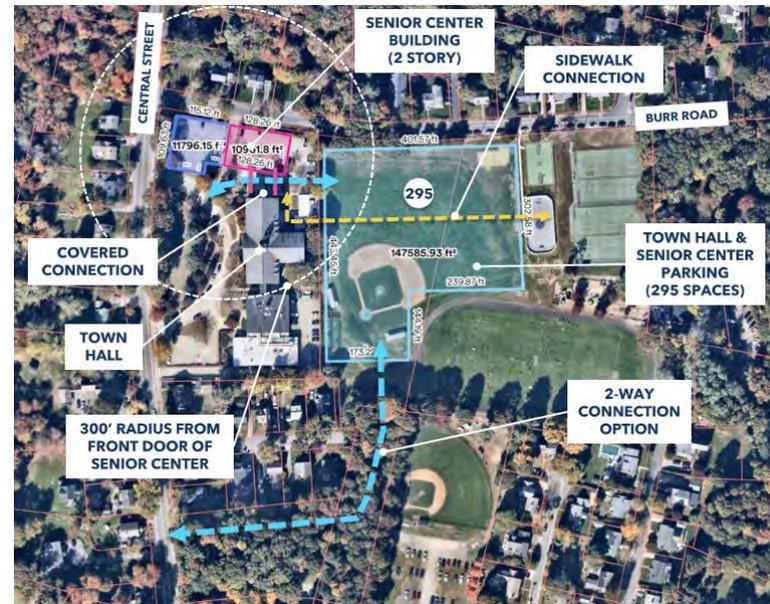
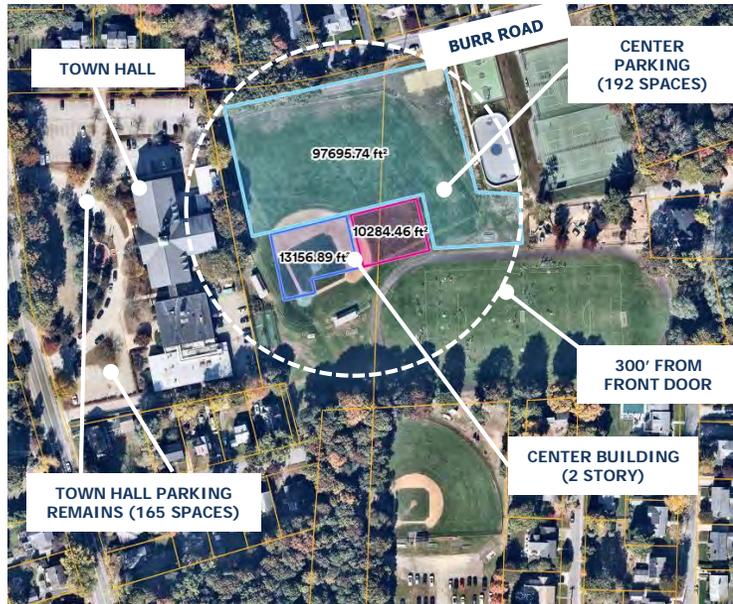
- Reuse of existing town hall amenities can save budget

#### CONS:

- Over half the parking is outside preferred distance from entry for users
- Renovation will create disturbance to existing facilities
- 2-story facility is not preferred
- Will likely require underground stormwater management for parking lot expansion

# TOWN HALL

## options studied



### CRONIN FIELD – BURR ROAD ACCESS

#### PROS:

- Parking and front door accessibility is achievable

#### CONS:

- Burr Road would likely require upgrades to accommodate vehicular circulation
- Increased traffic impact to neighborhood
- Must address legal control issues and Article 97

### CRONIN FIELD – CORNER BUILDING

#### PROS:

- Parking could be used by park and other facilities in a shared parking scenario (ice rink, track, playground)

#### CONS:

- Parking proximity to entrance and ease of access is not ideal
- Traffic patterns at front door & loop could be congested
- Must address legal control issues and Article 97

### CRONIN FIELD – EAST BUILDING

#### PROS:

- Parking and front door accessibility is achievable

#### CONS:

- New road and curb cut required
- Lack of visibility from road to entry point can be confusing
- Must address legal control issues and Article 97

# SITE ANALYSIS

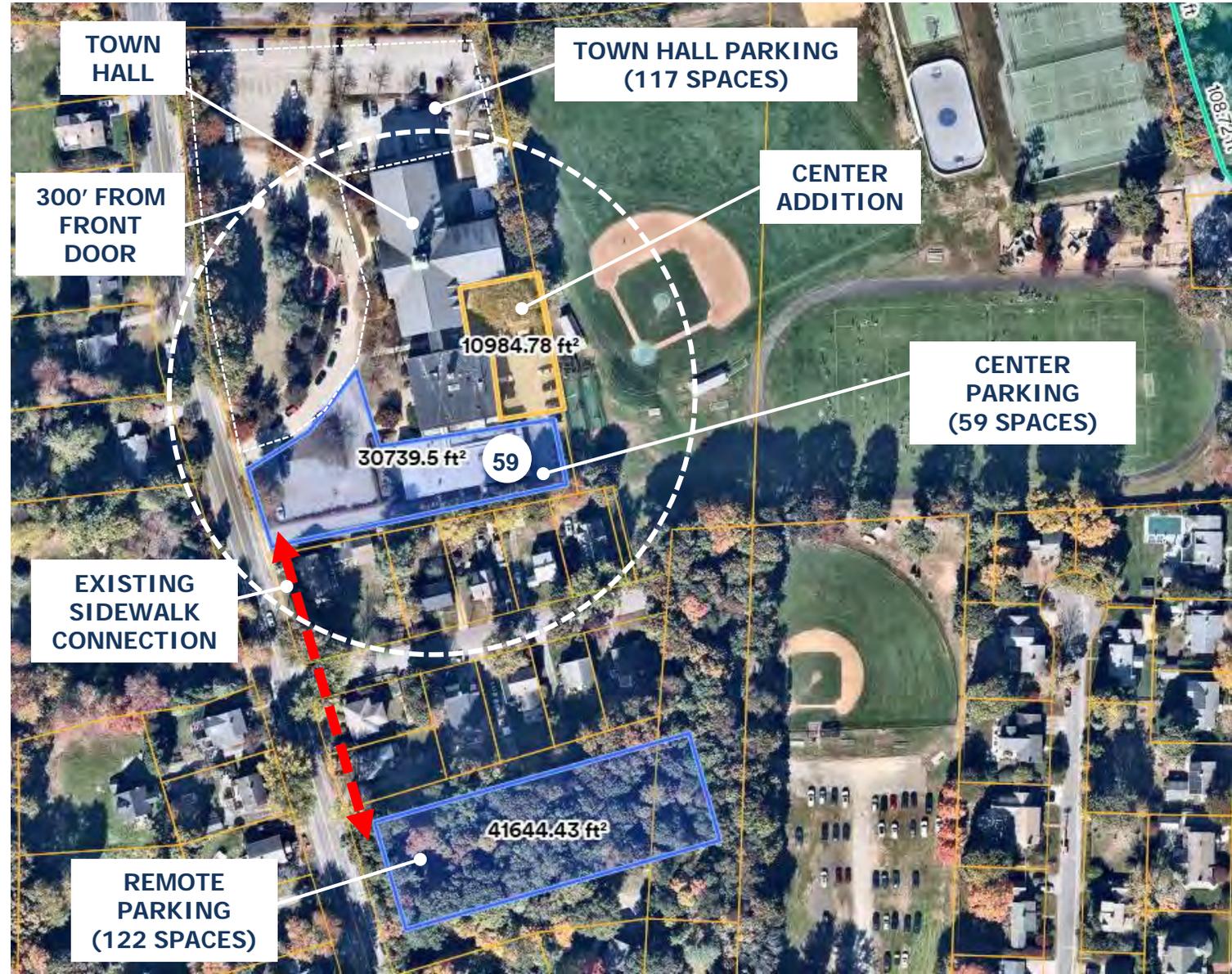
## town hall – expansion of town hall

### ADVANTAGES

- Maintain current location
- Access to utilities is readily available
- Reuse of existing town hall amenities can save budget

### CHALLENGES

- Significant shortage of on-site parking
- Renovation will create significant disturbance to existing facilities
- 2-story facility is not preferred
- Will likely require underground stormwater management for parking lot expansion
- Accessibility of spaces is a concern with this option
- No room for covered drop-off without sacrificing parking



# SITE ANALYSIS

## town hall – new build at cronin field

### ADVANTAGES

- Proximity to Town Hall
- Access to utilities is readily available
- Topography across the site is very flat
- Area from parking lot to the front door is accessible

### CHALLENGES

- 2-story facility is not preferred
- Parking does not meet program
- New curb cut and entry road from Central Street could face public opposition
- Lack of visibility from road to entry point can be confusing
- Circulation integrated with town hall could cause congestion
- Loss of a highly coveted public ballfield
- Must address legal control issues and Article 97



# SITE ANALYSIS

bare cove park drive



# SITE ANALYSIS

proposed viable sites – bare cove park drive

45 BARE COVE  
PARK DRIVE  
BEHIND FIRE  
MUSEUM  
(5.3 ACRES)

2

25 BARE COVE PARK  
DRIVE – TRACER'S  
BUILDING (2.3 ACRES)

1

0 FORT HILL  
STREET – NEAR  
BUS DEPOT  
(2.2 ACRES)

45 BARE COVE  
PARK DRIVE  
NEXT TO MODEL  
TRAIN BLDG.  
(2.9 ACRES)

3

4

# SITE ANALYSIS

proposed viable sites – bare cove park drive



## SITE 1

Does **NOT** accommodate all programmatic needs.

### PROS:

- Proximity to Park

### CONS:

- 2-story building
- Parking does not meet program
- Wetland restrictions
- 2 entry points on split floors (upper/lower levels)
- Environmental remediation considerations

## SITE 2

Accommodates all programmatic needs.

### PROS:

- Outdoor amenity space potential
- Room for growth
- Parking program is accommodated

### CONS:

- Environmental remediation considerations

# SITE ANALYSIS

proposed viable sites – bare cove park drive



## SITE 3

Accommodates all programmatic needs.

### PROS:

- Outdoor amenity space potential
- Room for growth
- Parking program is accommodated

### CONS:

- Environmental remediation considerations
- Neighborhood support in question due to proximity
- Additional travel distance from back of parking lot



## SITE 4

Does **NOT** accommodate all programmatic needs.

### PROS:

- Proximity to park
- Proximity to entrance at Fort Hill Street

### CONS:

- 2-story building
- Parking does not meet program
- Environmental remediation considerations
- Additional travel distance from back of parking lot
- Expansion into ballfield requires NPS review and Article 97 compliance

# SITE ANALYSIS

selected viable site – bare cove park drive

## ADVANTAGES

- Accommodates all programmatic needs, including ample parking
- 1-story building fits on site
- Ample outdoor space with connection to existing walking trails
- Topography across the site is very flat
- Parking program + overflow can be accommodated
- Central, visible location near other public resources and senior housing
- Improves quality of adjacent parking lot
- Opportunity to design a fully accessible/ADA-compliant site

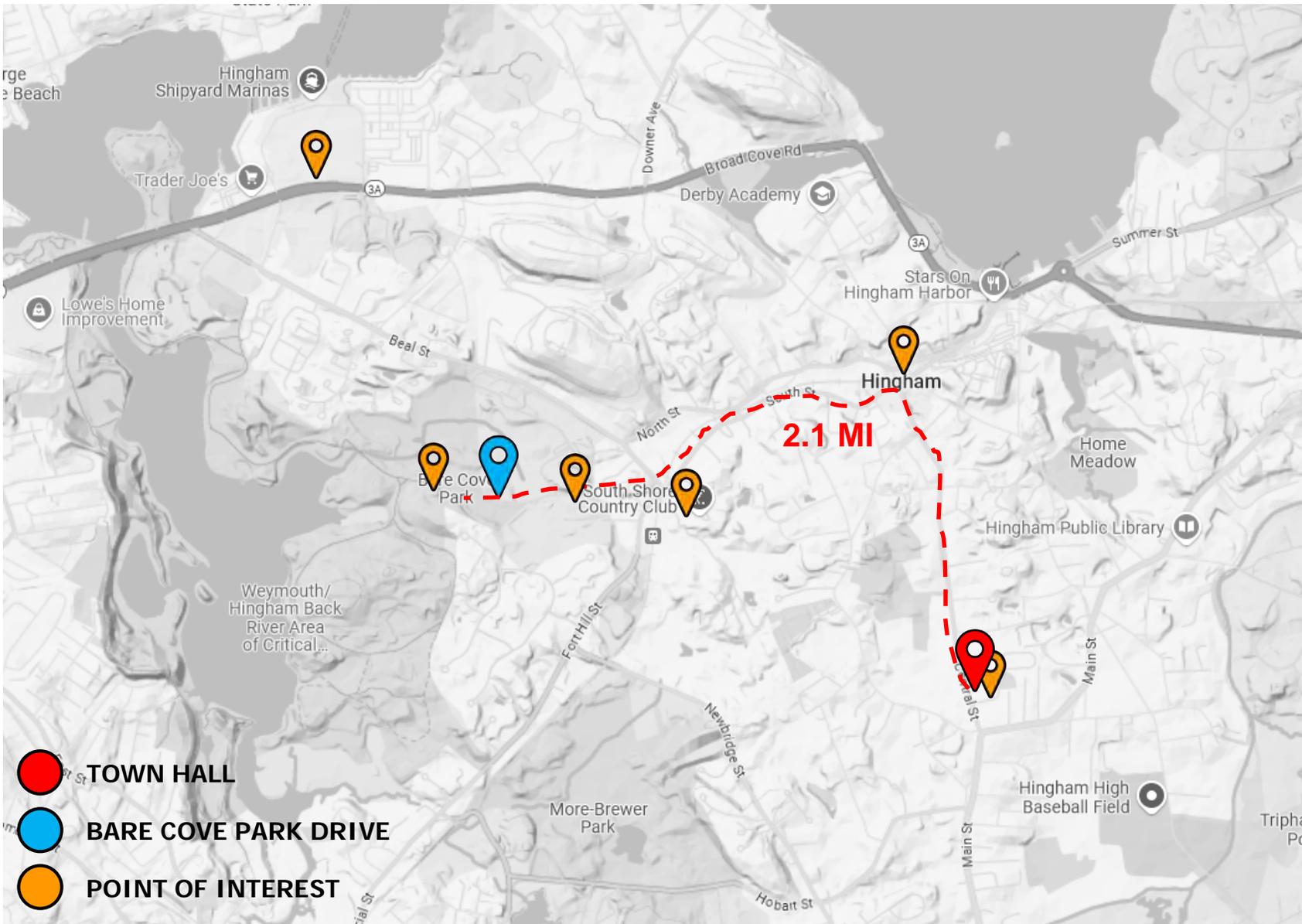
## CHALLENGES

- Demolition of an existing building and site-clearing needed
-  NPS review and Article 97 compliance
- Increased environmental clean-up



# SITE ANALYSIS

## site location comparisons



Bare Cove Park Drive and Town Hall sites are two miles apart with similar distances from **multiple points of interest**.

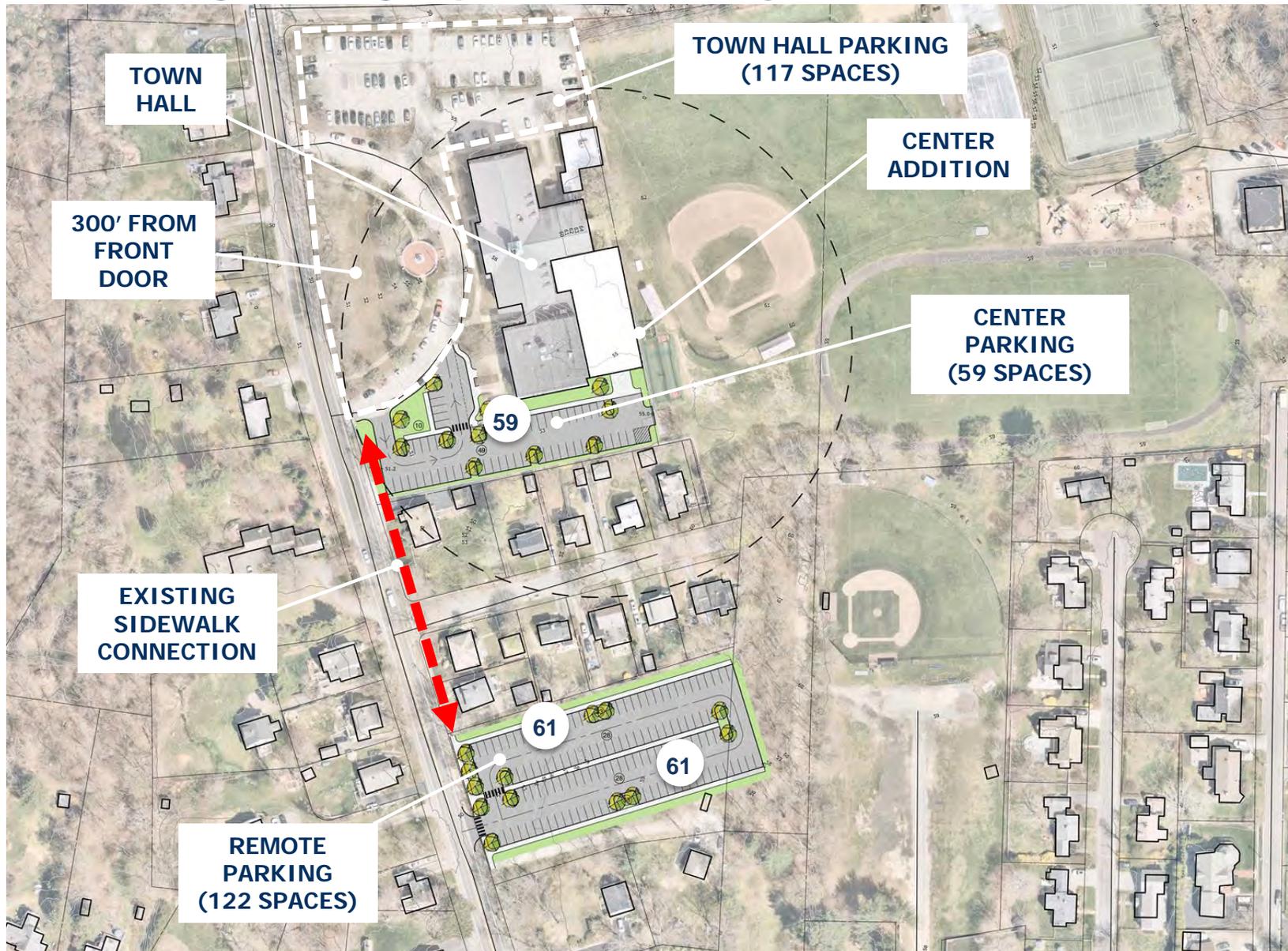
Points of Interest	Distance from Bare Cove Park Drive	Distance from Town Hall
Public Safety Facility	2.2 miles	2.8 miles
Derby Shops	4.8 miles	4.4 miles
South Shore Hospital	5.9 miles	6.7 miles
North St. Post Office	1.4 miles	1 mile
Hingham Recreation Department	2.1 miles	On site
South Shore Country Club	.5 miles	1.7 miles
Bare Cove Trails	800 feet	2.1 miles
Carlson Fields	800 feet	1.9 miles

03

**TOWN HALL**  
CONCEPT DESIGN

# TOWN HALL

## existing building expansion – site layout



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	2-Story
Town Hall Parking	--	117
Center Parking	200 Spaces	59
Staff Remote Parking		122

### PROS:

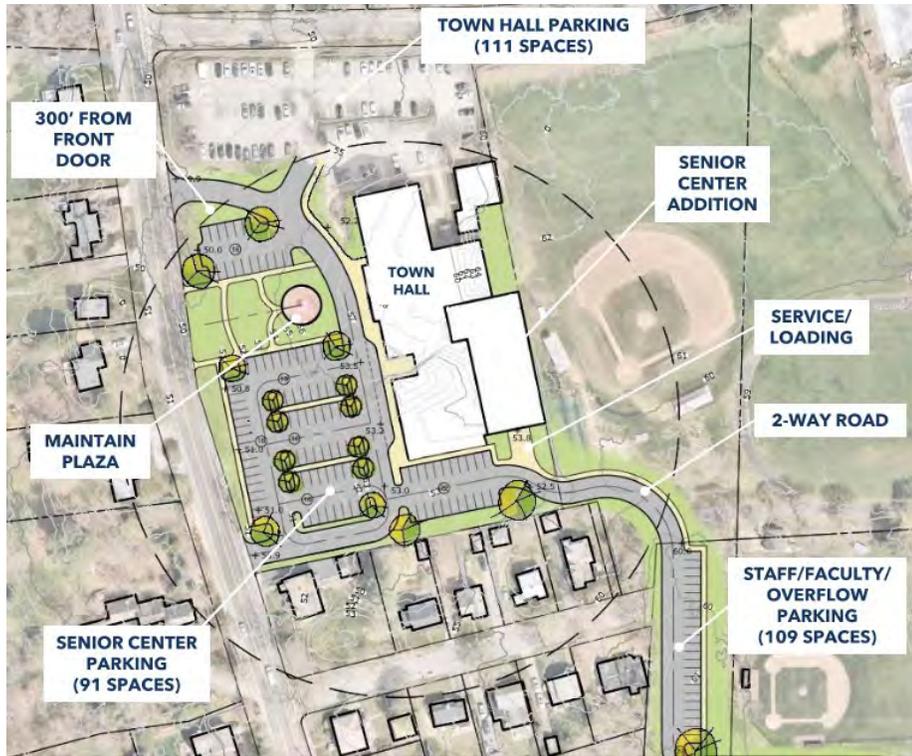
- Maintain current location
- Reuse of existing town hall amenities can save budget

### CONS:

- Over half the parking is outside preferred distance from entry for users
- Renovation will create disturbance to existing facilities
- 2-story facility is not preferred
- Will likely require underground stormwater management for parking lot expansion

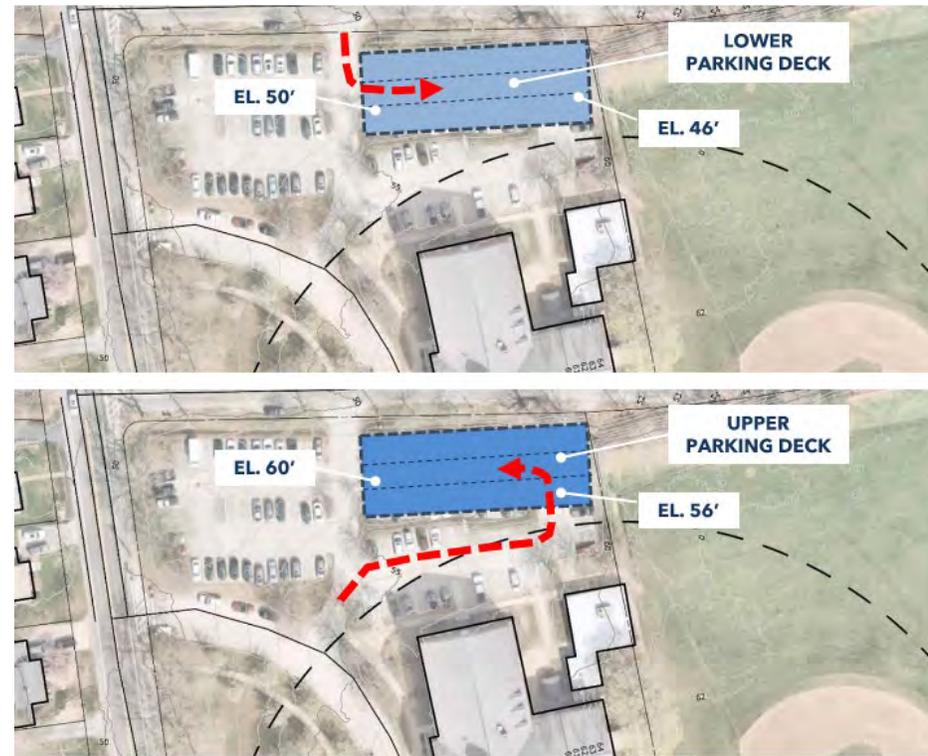
# TOWN HALL

## existing building expansion – additional parking studies



### NOTES:

- Still didn't meet program needs
- Long distance to overflow
- Removal of historic half-circle entry drive
- Difficult connection between overflow and main parking area



### NOTES:

- Only gained around 28 total parking spaces doing this
- Urban solution in a suburban environment
- Costs outweigh the benefit

# TOWN HALL

existing building expansion – first floor

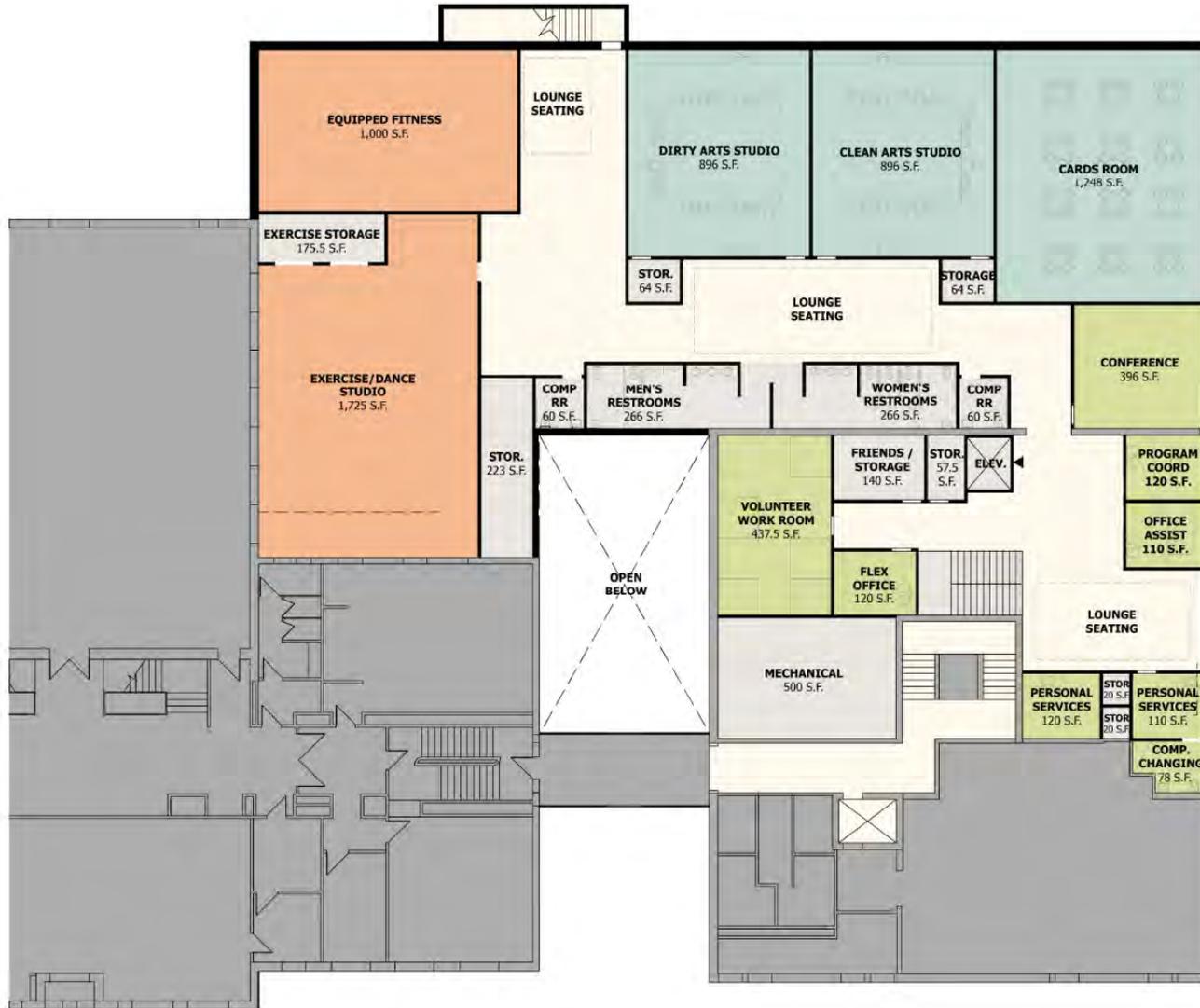


## LEGEND

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

# TOWN HALL

existing building expansion – second floor



## LEGEND

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

# TOWN HALL

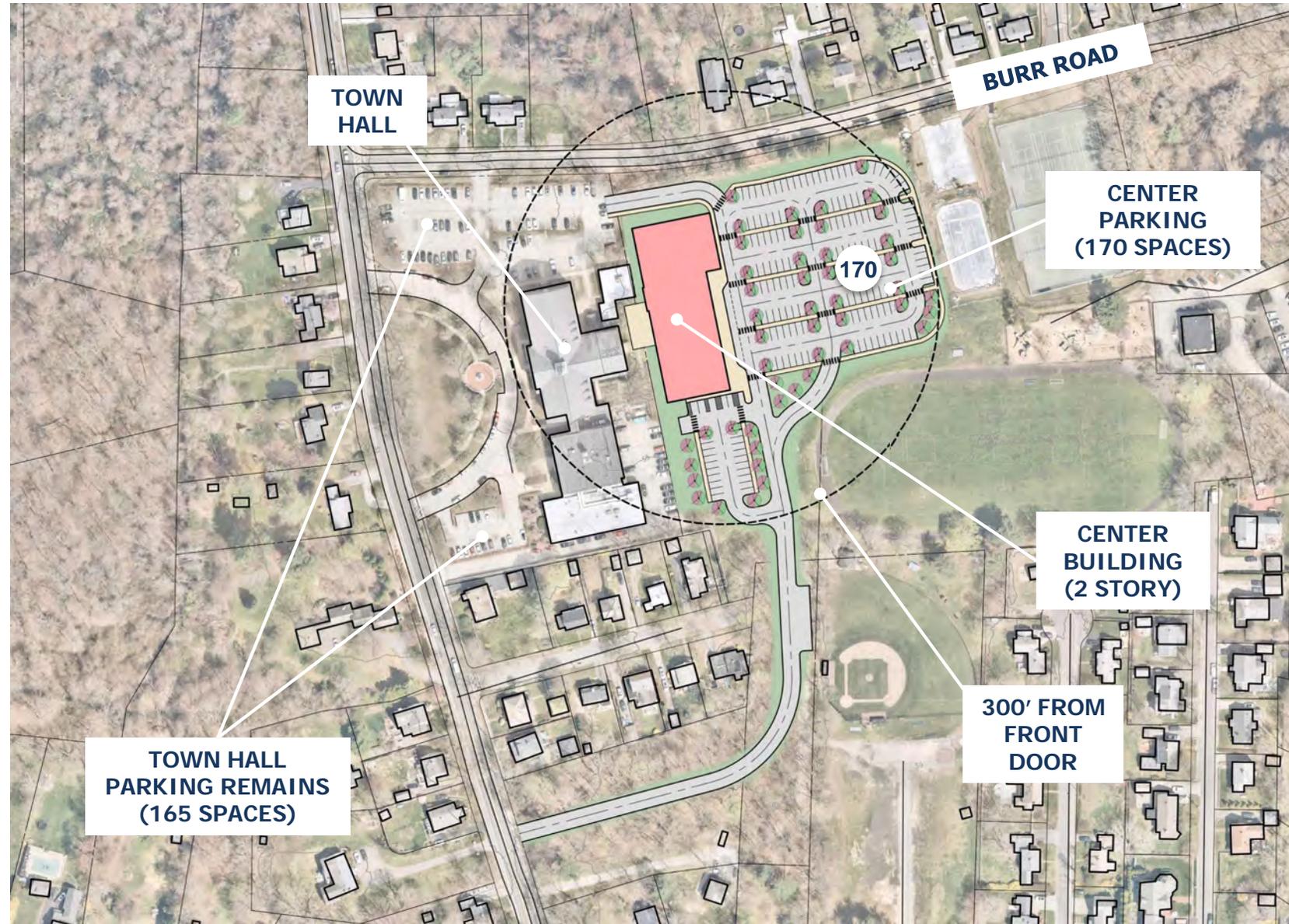
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## existing building expansion – key factors

1. Maintains the existing location for continuity.
2. Leaves area near the Police Dept. open for other municipal use.
3. Expands the existing footprint to fit programmatic needs.
4. Incorporates existing auditorium into the program.
  - Accessibility is a concern in the existing auditorium.
5. Demolition of a portion of the existing structure is required.
6. Insufficient parking, with remote parking not being accessible.
7. Modification of the front lawn is needed to increase parking.
8. Multi-level facility.
9. Second elevator added.
10. Major operational disruption during construction.
11. Long travel distances from the front door.
12. Limited outdoor space adjacent to building.

# TOWN HALL

## conceptual site diagram – cronin field location



EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	2-Story
Adequate Parking Capacity	200 spaces	170 spaces

### PROS:

- Parking could be used by park and other facilities in a shared parking scenario (Hockey Rink, Track, Playground)

### CONS:

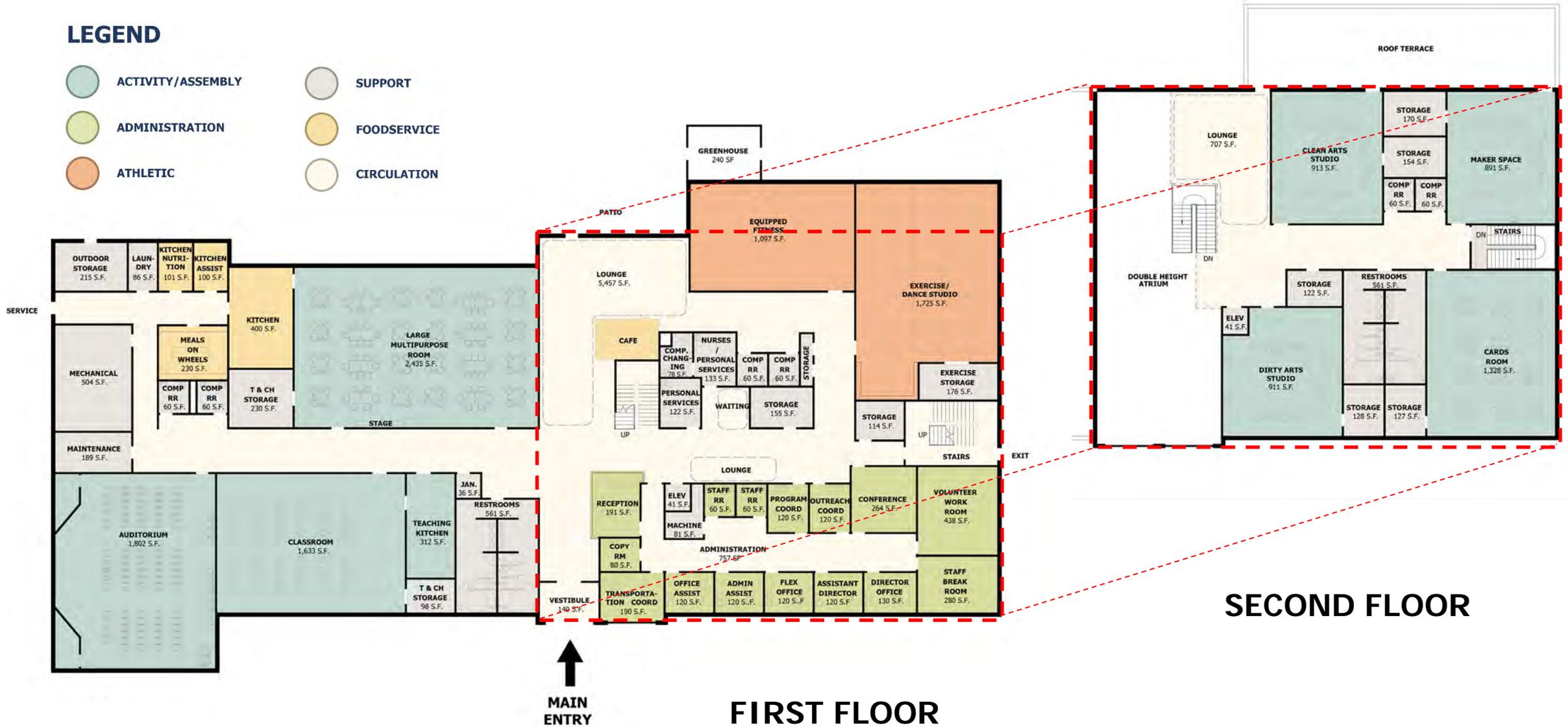
- Proximity to entrance and ease of access is not ideal
- New road and curb cut required
- Traffic patterns at front door & loop could be congested
- NPS review and Article 97 compliance

# TOWN HALL

## conceptual plan diagram – cronin field location

### LEGEND

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



↑  
MAIN ENTRY

FIRST FLOOR

SECOND FLOOR

# TOWN HALL

---

## new building on cronin field option – key factors

1. Accommodates all programmatic needs.
2. Meets parking needs.
3. Open stair to enhance connection to the upper floor.
4. Connection to existing functions within Town Hall.
5. Building navigation is easy to understand.
6. Offices have a view of parking lot for increased safety.
7. One secure entry point.
8. Some recreation spaces will share the parking lot.
9. Clear and designated drop-off area under porte-cochère.
10. Loss of Cronin Field and legal factors affecting land availability.
11. Large amount of construction near residential area.
12. 2-story option reduces accessibility of functions.
13. Major operations disruption during construction.
14. Limited outdoor space adjacent to the building.

# TOWN HALL – CRONIN FIELD

estimated construction costs

Component	Est. Costs
Center for Active Living Building	\$19,800,000
Center for Active Living Related Sitework	\$3,500,000
Entry Road Off Central	\$800,000
<b>CONSTRUCTION COST - TOTAL <sup>1</sup></b>	<b>\$24,100,000</b>
Soft Costs (25% of Construction Costs)	\$6,000,000
<b>PROJECT COST - TOTAL <sup>2</sup></b>	<b>\$30,100,000</b>

1. Includes escalation of 6% for start of summer 2026 construction and a design contingency of 12%.

2. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.

04

**BARE COVE**  
**PARK DRIVE**  
CONCEPT DESIGN

# BARE COVE PARK DRIVE

## conceptual site diagram



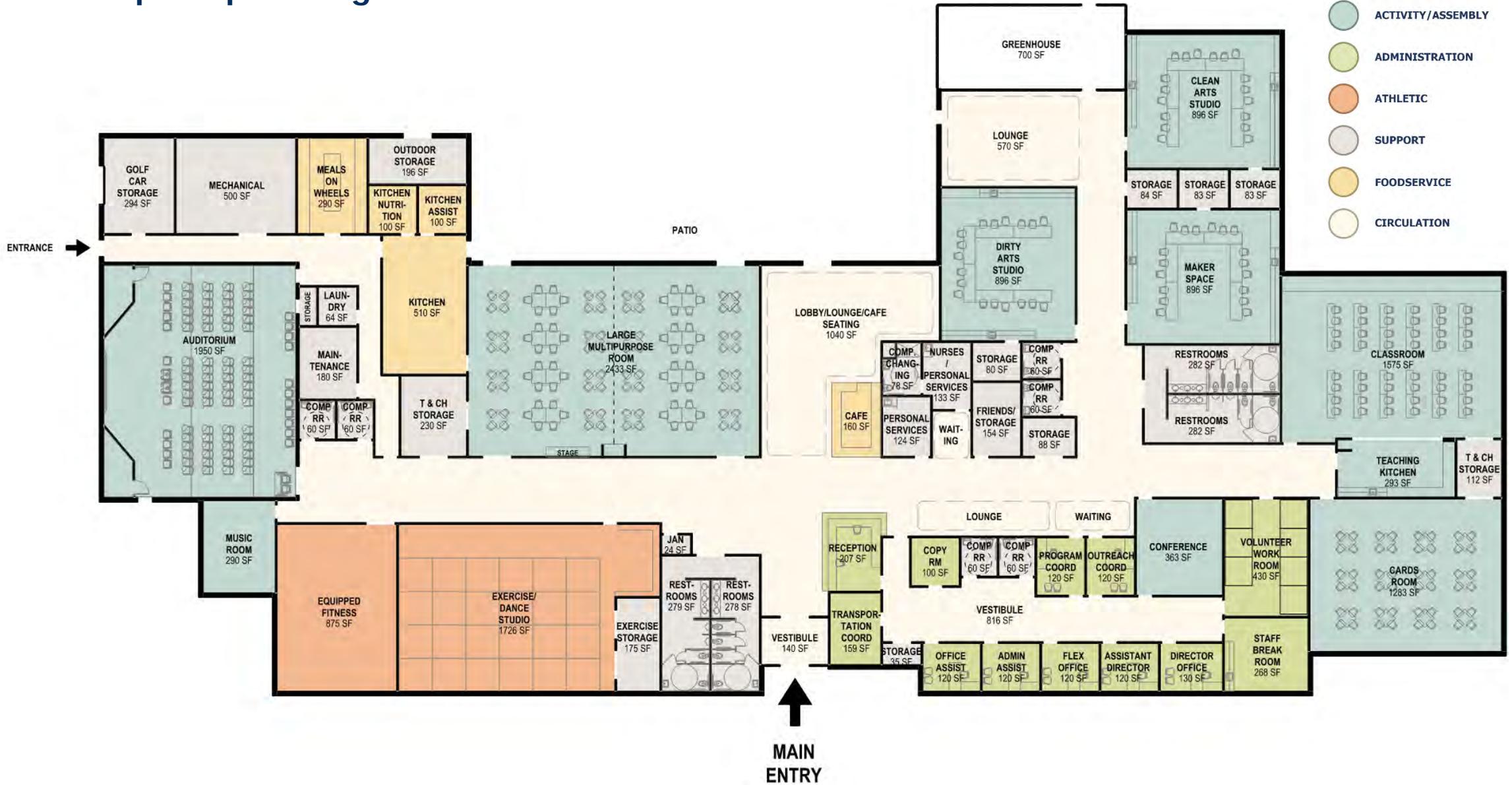
EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	1-Story
Center Parking	185-200 spaces	204 spaces
Other Parking		51

### 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



# BARE COVE PARK DRIVE

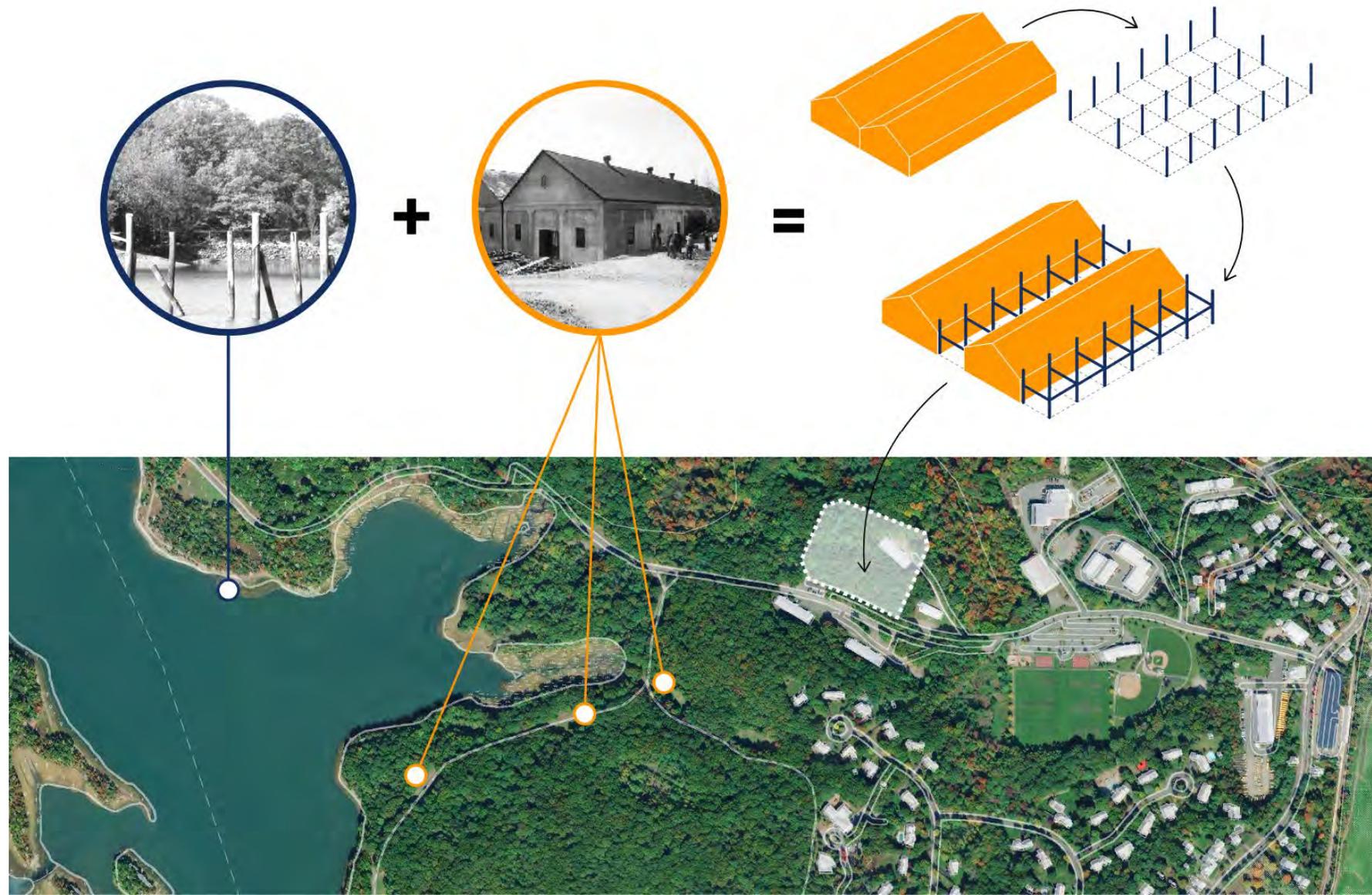
design inspiration

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# BARE COVE PARK DRIVE

conceptual massing study



# BARE COVE PARK DRIVE

conceptual exterior perspective



# BARE COVE PARK DRIVE

estimated construction costs

Component	Est. Costs
Center for Active Living Building	\$19,300,000
Center for Active Living Related Sitework	\$6,000,000
Unsuitable/Hazardous Materials Disposal <sup>1</sup>	\$100,000
Non-Center Related Sitework (Park Upgrades)	\$2,000,000
<b>CONSTRUCTION COST - TOTAL <sup>2</sup></b>	<b>\$27,400,000</b>
Soft Costs (25% of Construction Costs)	\$6,800,000
<b>PROJECT COST - TOTAL <sup>3</sup></b>	<b>\$34,100,000</b>

1. This is an estimate based on initial environmental review and will need more investigation during design.

2. Includes escalation of 6% for start of summer 2026 construction and a design contingency of 12%.

3. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.

# BARE COVE PARK DRIVE

positive impact to the park



- 1 PARK GATE - MAIN ENTRANCE
- 2 SITE OF FUTURE BARE COVE CENTER FOR ACTIVE LIVING
- 3 BARE COVE FIRE MUSEUM
- 4 BUILDING 52
- 5 SOUTH SHORE MODEL RAILWAY CLUB & MUSEUM
- 6 GREEN DOCK MUSEUM
- 7 ALTERNATE PARK ENTRANCE AT EDWARD P. LYNCH FIELD
- 8 CARLSON MEMORIAL ATHLETIC FIELDS COMPLEX
- 9 2.4 ACRES PROPOSED FOR ATHLETIC USE
- 10 HINGHAM DPW & LIGHT PLANT COMPLEX
- 11 TOWN-OWNED SOUTH SHORE COUNTRY CLUB
- 12 SOUTH SHORE CONSERVATORY

# BARE COVE PARK DRIVE

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what would happen at Town Hall in this scenario?

South Shore Regional Emergency Call Center (SSRECC)

- a) The State 911 program has indicated a potential willingness to pay for a relocation of the SSRECC operations from the second floor to the first floor level when the PD vacates that space. The space is designed to accommodate a secure, 24 hour operation and would provide SSRECC with needed space. SSRECC rent paid to the Town of Hingham would increase accordingly with the square footage increase.
- b) The second floor space, if vacated by SSRECC, would be repurposed to accommodate Town of Hingham operational needs. Currently we have employees working in less than appropriate spaces (i.e. cubicles, or within space in an unrelated department...etc.). With this space being open, we would be able to reassign space appropriately to maximize the efficiency of Town departments.
- c) The second floor space currently occupied by the PD management, would be reallocated to the School Administration for their space needs. In recent years, the School Administration has had to divide up space from their meeting room for offices.
- d) The space currently occupied by the HCAL would become an employee break room space, public meeting space and office overflow for Town purposes.

# BARE COVE PARK DRIVE

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## key factors

1. Accommodates all programmatic needs.
2. All spaces are on one level.
3. Building navigation is easy to understand.
4. Offices have a view of the parking lot for increased safety.
5. One secure entry point.
6. Entry is in the middle of the building for reduced “steps to space.”
7. Clear and designated drop-off area under porte-cochère.
8. Benefits park users (café and restroom usage, for example)
9. Meets parking needs.
10. Ample outdoor space with connection to existing walking trails.
11. Improves quality of adjacent parking lot.
12. Numerous intergenerational opportunities for the community.
13. Increased environmental clean-up.
14. Demolition of an existing building and site clearing needed.
15. Extra coordination required with regulatory bodies.

05

**SITE COMPARISON**  
CRITERIA SCORING

# EVALUATION CRITERIA

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- 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

# SITE EVALUATION CRITERIA

November 19, 2024			Site 1	Site 2	Site 3	
Scoring Criteria			210 CENTRAL STREET (TOWN HALL)	45 BARE COVE PARK DR	1-49 BURR ROAD (CRONIN FIELD)	Scoring 2 = very positive, 1 = positive, 0 = neutral, 1 = negative, -2 = very negative (see multiplier when applicable for significance)
Town Ownership			Owned	Owned	Owned	
Item	Criteria	Multiplier	4.3 Acres	4.8 Acres**	3.9 Acres**	Description
A	Adequate Buildable Area	2	-2	4	4	Is the buildable area adequate after applying site constraints?
B	Adequate Parking Capacity	2	-4	4	0	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
<b>GRAND TOTAL</b>			-12	24	12	

\*\* SF base on approximate project limits (Final acreage T.B.D.)

## PROGRAM SIZING FRAMEWORK:

### BUILDING

SENIOR CENTER = 28,000 SF

### PARKING

SR CENTER = 185-200 SPACES

### OUTDOOR PROGRAMMING SPACE

SR CENTER = 10,000 SF

# SITE EVALUATION CRITERIA

final design team score

Bare Cove Park Drive

+24

Town Hall – Cronin Field

+12

Town Hall – Expansion

-12

# DECISION MAKING FACTORS

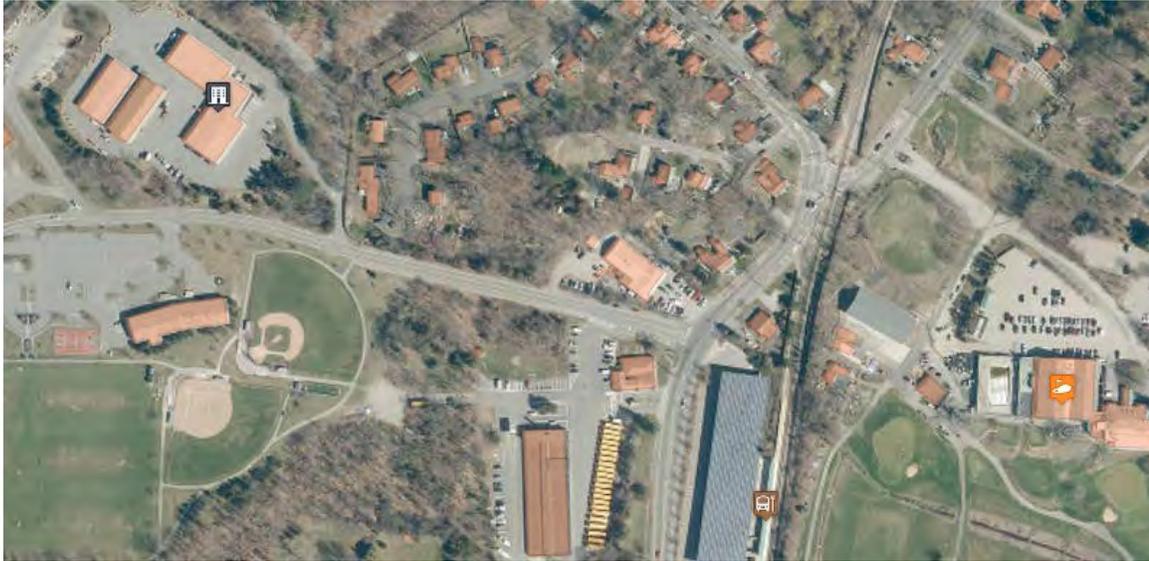
KEY CRITERIA	BARE COVE PARK DRIVE	TOWN HALL – CRONIN FIELD
Site Development Complexity	Regulatory process with National Park Service and Article 97	Legal hurdles with the rights to Cronin Field (including Article 97)
Site Configuration + Layout	Optimal	Inadequate
Quality of Outdoor Activity Space	Optimal	Inadequate
Vehicular Access/Traffic	Optimal	Acceptable
Dedicated On-Site Parking Capacity	200 Spaces	170 Spaces
Environmental Factors	Typical building demo + low level contaminant site remediation	None
Construction Phase Impacts	No concerns	Field relocation required – Noise/proximity to Town Hall
Sustainability Opportunities	Optimal	Acceptable
Projected Project Cost	\$33 Million	\$29 Million

# DECISION MAKING FACTORS

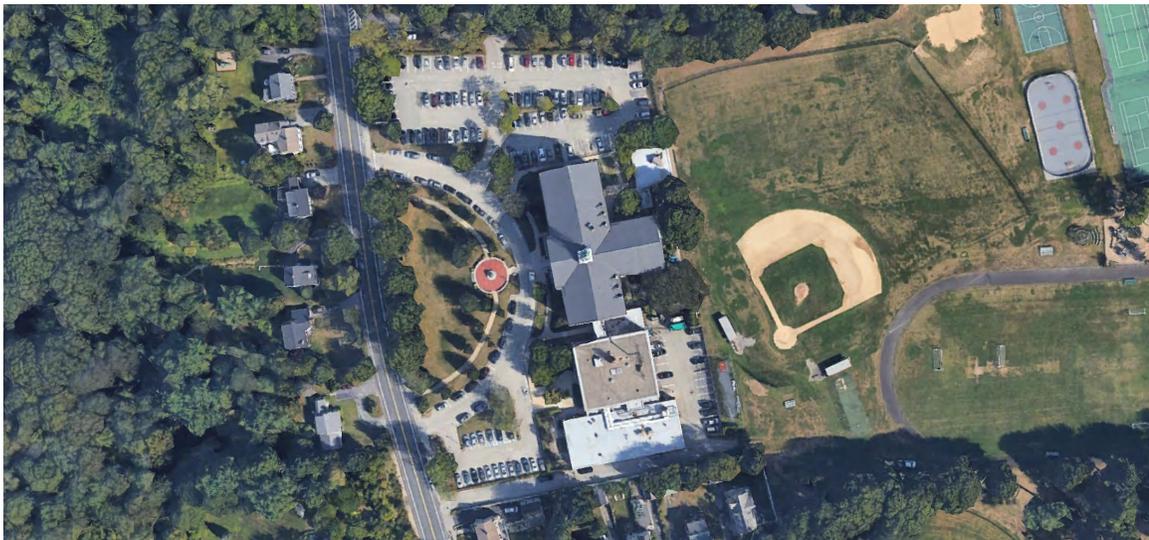
KEY CRITERIA	BARE COVE PARK DRIVE	TOWN HALL – CRONIN FIELD
Design	<ul style="list-style-type: none"> <li>Space is available to accommodate 1-story building</li> <li>Offers expansion potential</li> <li>Site development, wetlands, utilities to be evaluated further during design</li> </ul>	<ul style="list-style-type: none"> <li>Limitations: square footage, features, and accessibility with 2-story design</li> <li>Lacks expansion potential</li> <li>Utilities on site</li> <li>Less site development</li> </ul>
Outdoor Features	<ul style="list-style-type: none"> <li>Available space for CAL <i>indoor to outdoor features</i></li> <li>Adjacent to:               <ul style="list-style-type: none"> <li>Bare Cove Park trails</li> <li>Fields with walking track</li> <li>Future pickleball</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Lacks space for <i>indoor to outdoor features</i></li> <li>Adjacent to Town Hall and recreation fields</li> </ul>
Access/ Traffic Flow	<ul style="list-style-type: none"> <li>Access road (Bare Cove Park Dr.) is not shared with residential neighborhood</li> <li>Access to CAL building from Bare Cove Drive is not shared for other uses</li> <li>DPW, bus activity being evaluated</li> <li>Impact to wait times at entry point from Fort Hill</li> </ul>	<ul style="list-style-type: none"> <li>Access road is residential</li> <li>Traffic flow is congested due to existing road infrastructure and other uses at Town Hall</li> <li>EMS and service access considerations</li> <li>Construction activities will be disruptive</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Adequate parking that is not shared for other uses</li> <li>Chance to upgrade access/parking for Bare Cove Park entry point</li> </ul>	<ul style="list-style-type: none"> <li>Parking is shared among Town departments and those accessing several recreational features including camp, playground, fields, and courts.</li> </ul>
Location	<ul style="list-style-type: none"> <li>Not abutting residential neighborhoods</li> </ul>	<ul style="list-style-type: none"> <li>Neighborhood</li> <li>Historic use and setting</li> <li>Disruption to longtime recreational uses elimination of baseball field; relocation of baseball field</li> </ul>

# TRAFFIC REVIEW

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- Review existing conditions
- Determine Level of Service for various movements
- Identify projected changes in level of service due to increased activity
- Identify conceptual solutions



# BARE COVE PARK DRIVE

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## estimated staffing and operating expenses impact

- The Council on Aging and the HCAL Director have been advocating for year-to-year additional positions for years, some of which may be more operationally viable with a new building, such as a **nutrition coordinator** as having access to a modern commercial kitchen would benefit the work.
- As of now, I am anticipating **custodial needs at 15 hours per week**. Additional **maintenance needs would likely be met by a consultant service** as the new building would be technologically advanced and qualified contractors would be required to maintain warranties. The cost of this service is estimated at **approximately \$50K per year**.
- This would increase the HCAL annual budget by approximately \$70K not including any new positional decisions that would happen on a year-to-year basis depending on what is available.
- Approximate **building utility costs** could be offset fully by a photovoltaic system. If no PV, then we could anticipate **approx. \$75K – \$100K of utility costs**.

# BARE COVE PARK DRIVE

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estimated tax impact

Rule of thumb in Hingham, for tax  
impact of an average homeowner, is  
approximately  
**\$100/yr. per \$10,000,000**

# SUSTAINABILITY

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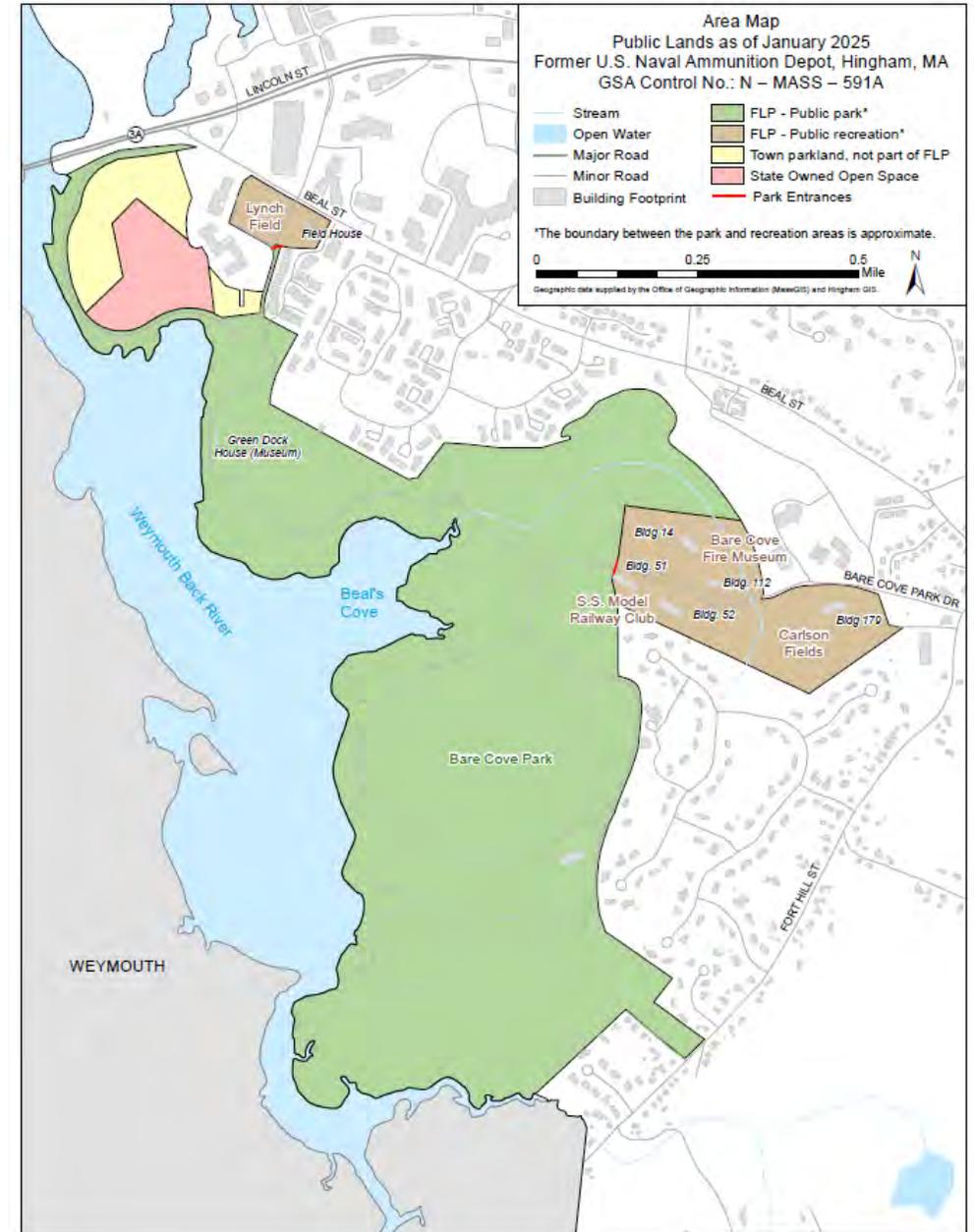
- All electric with full on-site renewable power generations – Photovoltaics
- Low carbon materials selection
- Reduced water usage and Rainwater collection
- Natural daylighting
- High-performance envelope
- Passive House certification



# NATIONAL PARK SERVICE

## background

- A total of approximately 472 acres
  - 460 acres of former naval depot acquired from the federal government under the Federal Land to Parks (FLP) program in 1972 for “public park or public recreation purposes”
  - Boundary changes in 2006 and 2016 added an additional acreage
- While often referenced as “Bare Cove Park”, only the open space area between the entrances at Sheltry Path off Beal Street and the gate end of Bare Cove Park Drive is officially known as Bare Cove Park
- The remaining portions of the FLP Land, including the proposed CAL location, are located outside of Bare Cove Park and are predominantly used for active and passive recreational activities (includes Carlson Fields complex, Lynch Field, the Bare Cove Fire Museum and South Shore Model Railway Club)
- The use of all of the FLP land is subject to oversight by the National Park Service



# NATIONAL PARK SERVICE

## approval process

- Construction of new buildings require review by the National Park Service
- Initial discussions with the regional office of the NPS about the proposed location of the CAL occurred last year. Initial feedback was positive and indicated that the NPS has allowed similar senior center uses at other locations under their jurisdiction.
- Town has submitted documentation for project impact evaluation process to the NPS and it is under review.



# LEGISLATIVE APPROVAL

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- Article 97 of the Amendments to the Massachusetts Constitution and MGL Chapter 3, Section 5 (Open Space Act)
  - Article 97 declares the conservation of natural resources a public purpose and provides that land or easements subject to Article 97 shall not be used for other purposes or disposed of without a two-thirds roll call vote of the Legislature.
  - The Open Space Act and the proposed regulations thereunder require a review process with the Executive Office of Environmental Affairs.
  - Compliance requires identification of replacement land with an equivalent or greater acreage, monetary value, and natural resource value and/or a payment in lieu to be used to acquire Replacement Land
  - Town officials met with EOEEA in December and the feedback was very positive.
- MGL Chapter 45, Section 7
  - No building which exceeds six hundred square feet in area on the ground shall be erected on a common or park dedicated to the use of the public without leave of the general court

# LEGISLATIVE APPROVAL

proposed land replacement

Project Site: Approx. 5.3 acres



Replacement Land: Approx. 6-7 acres of land behind PRS and Margetts-2 lacrosse field which would be hard to develop. Land would be added to existing conservation land.



# ADVISORY COMMITTEE QUESTIONS

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1. Benchmark towns' facilities (for which we could get data) range in size from 5,000 SF (Westwood) to 24,000 SF (Concord). Average of the 11 listed is 13,000± SF. Why do we need 28,000 SF?
  - **Answer on slides 14-22.**
2. 12,000± SF is available at Town Hall at the ground level, approximately the same as the benchmark towns' average, and the net size of the new Wellesley Senior Center; have we looked at what this amount of space could accommodate?
  - **Answer on slides 33-36.**
3. One rationale for the new Public Safety Facility was to allow room at Town Hall for the Senior Center to expand. If both Police and Seniors move out, what do we do with 15,000 SF of vacant space that we will need to heat, cool, maintain, insure, etc.?
  - **Answer on slide 66.**
4. What are the anticipated unique permitting costs for developing a new building in Bare Cove Park, including State and Federal permitting, legal fees, purchase of replacement land, etc.?
  - **Answer on slide 78-81.**
5. What is the anticipated annual cost of operating and maintaining the proposed new building? \$10 - \$12/SF is a range that most private building owners would anticipate, or approximately \$300,000 per year (plus inflation) in perpetuity for the 28,000 SF proposed facility.
  - **Answer on slide 75.**
6. What is the anticipated staff increase, and staff cost increase, associated with a six-fold growth in Senior Center size?
  - **Answer on slide 75.**

# APPROXIMATE DESIGN FEES

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through bidding (not including construction)

Design Fees and OPM Fees through  
bidding will be approximately:  
**\$2.5M**

*note: this scope is included in the soft cost section of the  
project cost slides*

**COMMENTS** | QUESTIONS

# BENEFITS TO COMMUNITY

## detailed spreadsheet

SPACE	OLDER ADULTS	INTERGENERATIONAL	COMMUNITY AT LARGE
Facility designed with generator, commercial kitchen, shower and large multipurpose room will deem eligible as an emergency shelter facility; in addition to being a heating, cooling and charging station.			
<b>Café</b>	<ul style="list-style-type: none"> <li>Eat with others at own convenience - a meal they don't have to eat alone.</li> <li>Have a delicious and nutritious meal they don't have to cook.</li> </ul>		Café
<b>Restrooms</b>	Companion restrooms ADA compliant		Restroom access from Bare Cove Park
<b>Arts Wing/ greenhouse and garden</b>	Downsizers in apartments don't have storage or studios to create in.		
<b>Clean Arts</b>	To enjoy and teach others their hobby. Use large space to spread out projects. Knitting, crocheting, oriental rugs, sewing, etc.	Expert seniors teaching younger generations. (Create storybook walks for the park trails.)	MIY: knitting, sewing, crocheting groups or classes
<b>Dirty Arts</b>	To enjoy and teach others their hobby. Painting, drawing, sculpting.	Expert seniors teaching younger generations	MIY: painting, drawing, sculpting classes
<b>Maker Space with tools</b>	To enjoy and teach others their hobby. Wood working, repairs, building.	Expert seniors teaching younger people how to build and repair	Shop with tools for building and repairing
<b>Teaching Kitchen</b>	<ul style="list-style-type: none"> <li>Cooking for 1</li> <li>Cooking on a budget</li> <li>Farm to table</li> <li>Educational nutrition programs</li> </ul>	<ul style="list-style-type: none"> <li>Cooking with grandkids</li> <li>Bakers clay</li> <li>Edible art</li> <li>Kitchen Safety</li> </ul>	<ul style="list-style-type: none"> <li>Kids cooking classes</li> <li>Farm to table</li> <li>Cooking demonstrations</li> <li>Partner with pantry or other organizations for cooking on SNAP and pantry staples</li> </ul>
<b>Greenhouse and Outdoor Garden</b>	<ul style="list-style-type: none"> <li>Space for green thumbs to enjoy and teach others their hobby.</li> <li>Incorporate farm to table in café</li> </ul>	<ul style="list-style-type: none"> <li>Senior experts partner with students on community gardening</li> <li>Horticulture classes</li> <li>Composting classes</li> </ul>	<ul style="list-style-type: none"> <li>Senior experts partner with students on community gardening</li> <li>Horticulture classes (Green Thumb 101)</li> </ul>

SPACE	OLDER ADULTS	INTERGENERATIONAL	COMMUNITY AT LARGE
<b>Meals on Wheels</b>	Separate room for South Shore Elder Services to operate meal program out of without impacting Center program operations		Separate entryway for loading and unloading meals on wheels deliveries and for volunteer drivers to access the program.
<b>Multipurpose Function Room with Commercial Kitchen</b>	<ul style="list-style-type: none"> <li>Health and Wellness Fairs</li> <li>Safety Fairs</li> <li>Support Groups</li> <li>Fitness Overflow</li> <li>Center luncheons, breakfasts, dinner and senior events</li> <li>Lunch and Learns</li> <li>Program Overflow</li> </ul>	<ul style="list-style-type: none"> <li>Potential Organization and nonprofit usage or partnerships</li> </ul>	<ul style="list-style-type: none"> <li>Multipurpose function room with Commercial Kitchen access for events</li> <li>Potential Organization and nonprofit usage or partnerships</li> <li>Farmers markets, craft/vendor fairs, food pantry</li> </ul>
<b>Auditorium Fully accessible seating for 100+</b>	Theatre and educational programs	<ul style="list-style-type: none"> <li>Theatre and educational programs</li> <li>(HS Drama can rehearse with live audience)</li> </ul>	Theatre and educational programs
<b>Music Room Adjacent to Auditorium</b>	Practice space	Practice space	Practice space
<b>Nurses/ Personal Services Room with Shower</b>	<ul style="list-style-type: none"> <li>Blood pressure</li> <li>Ask a Nurse with Public Health Nurse</li> <li>Flu and Shingrix shots</li> <li>Weight or other health and wellness support</li> <li>Diabetic foot care</li> <li>Massage Therapy</li> <li>Beauty Services</li> <li>Audiologist</li> </ul>		<ul style="list-style-type: none"> <li>Blood pressure</li> <li>Ask a Nurse with Public Health Nurse</li> <li>Flu and Shingrix shots</li> <li>Weight or other health and wellness support groups</li> <li>Shower enables facility to be an emergency shelter</li> </ul>
<b>Personal Services (consultations)</b>	<ul style="list-style-type: none"> <li>Attorney</li> <li>Financial consultant</li> <li>Health insurance information</li> <li>Tech Assistance</li> </ul>		<ul style="list-style-type: none"> <li>Health Insurance Information</li> <li>Retirement planning</li> </ul>
<b>Large Classroom</b>	Educational Classes		Educational Classes

SPACE	OLDER ADULTS	INTERGENERATIONAL	COMMUNITY AT LARGE
<b>Card Room</b>	Fit anticipated usage of 36+ members for bridge, mah jongg, dominos, etc. at min. 2 hrs each group multiple times weekly.		
<b>Conference Room</b>	Support Groups Meeting Room		<ul style="list-style-type: none"> <li>Support Groups</li> <li>Meeting Room</li> </ul>
<b>Volunteer Work Room</b>	Volunteer desks to do their work <ul style="list-style-type: none"> <li>Graphic Design</li> <li>Email communications</li> <li>Phone calls</li> <li>Digital Advertising</li> </ul> AARP Tax Preparation Program		

# GOALS OF A NEW CENTER

<b><i>Responding to longtime needs Preparing for future growth</i></b>	<b>Hingham's proposed Center for Active Living</b>	<b><i>a timely and impactful opportunity for the community of Hingham</i></b>
<p><u>Drivers influencing modernization, nationally, and in Hingham</u></p> <ul style="list-style-type: none"> <li>• Large and Growing Older Population</li> <li>• Longevity</li> <li>• Desire to Age in the Community</li> <li>• Solo Aging - Individuals Living alone</li> <li>• Changes in Health Status</li> <li>• Evolving and Diverse Needs/ Interests</li> <li>• Impact of social engagement, civic engagement, and fitness on health outcome</li> <li>• Impact of engagement across generations</li> <li>• Development of mixed-use resources</li> </ul>	<p>The proposed CAL will be a mixed-use recreational center with the goal of honoring CAL's mission <i>to support the independence and ongoing personal development of Hingham's population 60 and older, advocate for their needs and work to enhance the quality of their lives.</i></p> <p>With Senior Services at its heart and dedication to Hingham's large and growing population older adults, the CAL will simultaneously become the hub for community wide participation, and intergenerational engagement.</p>	<p>Older adults who participate in senior center programs experience well-being across several measures compared to non-participants, including:</p> <ul style="list-style-type: none"> <li>• Management and delay of the onset of chronic disease</li> <li>• Measurable improvements in their physical, social, spiritual, emotional, mental, and economic well-being. <sup>1</sup></li> <li>• Growing research on mechanisms through which social engagement positively impacts affect health outcome<sup>2</sup></li> </ul> <p><sup>1</sup>National Council on Aging <sup>2</sup>CDC; Connectedness &amp; Health: The Science of Social Connection, CCARE, Stanford University</p>

# TOWN HALL

design inspiration



# TOWN HALL

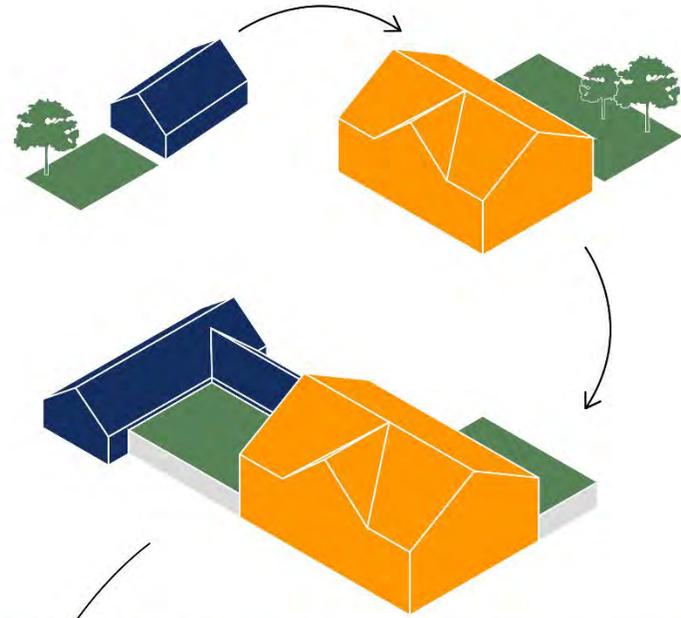
conceptual massing study



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# TOWN HALL

conceptual exterior perspective



# TOWN HALL

existing conditions

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# TOWN HALL

existing conditions

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# TOWN HALL

existing conditions

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# BARE COVE PARK DRIVE

existing conditions

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# BARE COVE PARK DRIVE

existing conditions

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