

TOWN OF HOPKINTON FACILITIES PLANNING PUBLIC FORUM

*Presented on May 24, 2023 by
Permanent Building Committee &
Abacus Architects + Planners*

WHY ARE WE HERE?

- Our study has expanded beyond Center School
 - 120 +/- full time employees (non-school)
 - Spread out over 10 buildings/sites
 - Many departments need additional space
 - Some facilities outdated and in need of repair
 - Vacant buildings (Center School, potentially Elmwood)
 - Many unfulfilled Town Goals (housing, trails renewable energy, business revitalization, parking)
 - How, where and when to address needs and goals?
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AGENDA

MUNICIPAL NEEDS:

- Results of Municipal Needs Review

MUNICIPAL LAND & FACILITIES:

- What we currently own
- And how it is utilized

MUNICIPAL GOALS:

- Master Planning Principles

PUBLIC INPUT:

- Do you agree with the needs?
 - Are there other unidentified needs?
 - Preferred locations to address needs and goals
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CENTER SCHOOL RE-USE COMMITTEE

2018 IDENTIFIED NEEDS TO BE LOCATED AT CENTER SCHOOL:

- Leased Space: School Department, Parks and Recreation
 - Record storage
 - Space for Information Technology Department, Youth and Family Services, Finance, and Human Resources
 - Meeting rooms for committees and civic organizations
 - Life Skills Program for 18-22 year olds, currently occupying two high school classrooms
 - Youth/ Community Center
 - Recreation gym
 - Upper Charles Trail connection
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CENTER SCHOOL RE-USE COMMITTEE

IN 2020 ABACUS ARCHITECTS DEVELOPED A SERIES OF PLAN OPTIONS

Based on the 2018 Needs Review (previous slide)



2023 UPDATED NEEDS ASSESSMENT

EXPANDED NEEDS IN PROGRAMMING SINCE 2018 NEEDS REVIEW:

- Land Use
 - Board of Health
 - Public Nurse
 - Town Clerk
 - Facilities Department
 - Integrated Pre-K Space
 - Storage for every single department
 - Life Skills is no longer necessary
 - School Admin. is satisfied with current location
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DEPT. OF YOUTH & FAMILY SERVICES

CURRENT CONDITIONS & NEEDS:

- Space for clinicians, counselors and other staff
- Significant Public Engagement – 10 to 15 people a day

PROJECTED SPACE NEEDS:

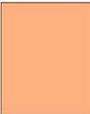
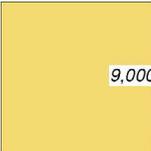
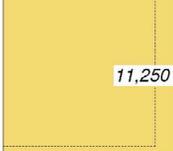
- Anticipate 20 to 30 people a day
- Reception and waiting area
- 6 person staff anticipated
- 2 people in Prevention can share an office
- 4 clinicians and counselors – need private offices for confidentiality
- Conference room for 12 – 15 people
- 3 foot deep storage for public presentation equipment
- Arts area with sink
- Reheat and catering kitchen
- Dedicated bathrooms
- Access to meeting space for 100 people

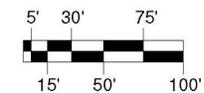
PREFERRED LOCATION:

- Near Public Health and Parks + Rec.
 - Walkable from schools
 - Center School and current Town Hall are good locations
 - Elmwood and Fruit Street are too far away
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PROGRAMMING SQUARE FOOTAGES

Determined from Town Hall's square footages and addition departmental needs
All our needs will not fit at Center School anymore.

DEPARTMENT	EXISTING SIZE	ANTICIPATED SIZE	DEPARTMENT	EXISTING SIZE	ANTICIPATED SIZE
TOWN CLERK	 590 SQ FT	 740 SQ FT	PUBLIC WORKS	 625 SQ FT	 780 SQ FT
FINANCE	 1,900 SQ FT	 2,375 SQ FT	FACILITIES	 4,000 SQ FT	 5,000 SQ FT
YOUTH & FAMILY RESOURCES	 525 SQ FT	 660 SQ FT	PRE-K (CLASSROOMS & OFFICES)	 9,000 SQ FT	 11,250 SQ FT
HUMAN RESOURCES	 305 SQ FT	 380 SQ FT	TOWN DEPARTMENT FILE STORAGE	 4,000 SQ FT	 5,000 SQ FT
ANIMAL CONTROL	 100 SQ FT	 125 SQ FT	INFORMATION TECHNOLOGY (IT)	 1,100 SQ FT	 850 SQ FT
TOWN MANAGER	 875 SQ FT	 1,095 SQ FT	CIRCULATION, WALL THICKNESS, BATHROOMS, ETC:	(30% OF TOTAL ANTICIPATED)	 10,080 SQ FT
PARKS & REC	 705 SQ FT	 880 SQ FT			
LAND USE & PERMITTING	 2,100 SQ FT	 2,625 SQ FT			
PUBLIC HEALTH	 585 SQ FT	 730 SQ FT			
MEETING ROOMS	 885 SQ FT	 1,105 SQ FT			
TOTAL ANTICIPATED:		33,595 SQ FT			



EXISTING FACILITIES

**STUDY WILL FOCUS
ON THESE**

Town Hall
Walcott Street
Center School
Elmwood
Fruit Street

**THESE ARE PERFORMING
WELL WITH MINOR NEEDS
(ADDITIONAL STORAGE)**

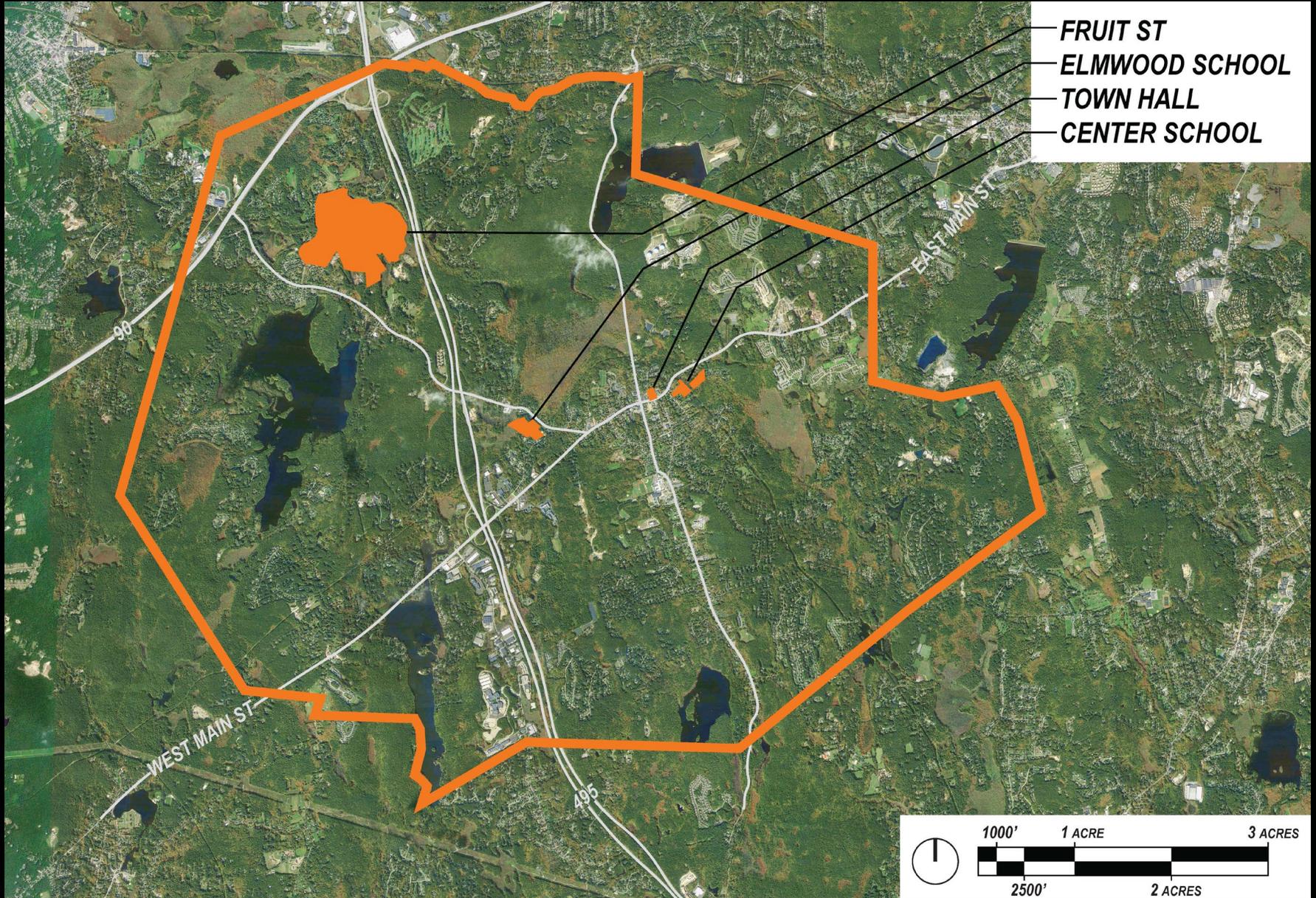
Library
Main Street Fire Station
Police Station
Senior Center
Dept. of Public Works

CURRENTLY IN DESIGN

Woodville Fire Station

POTENTIAL SITES TO ADDRESS NEEDS

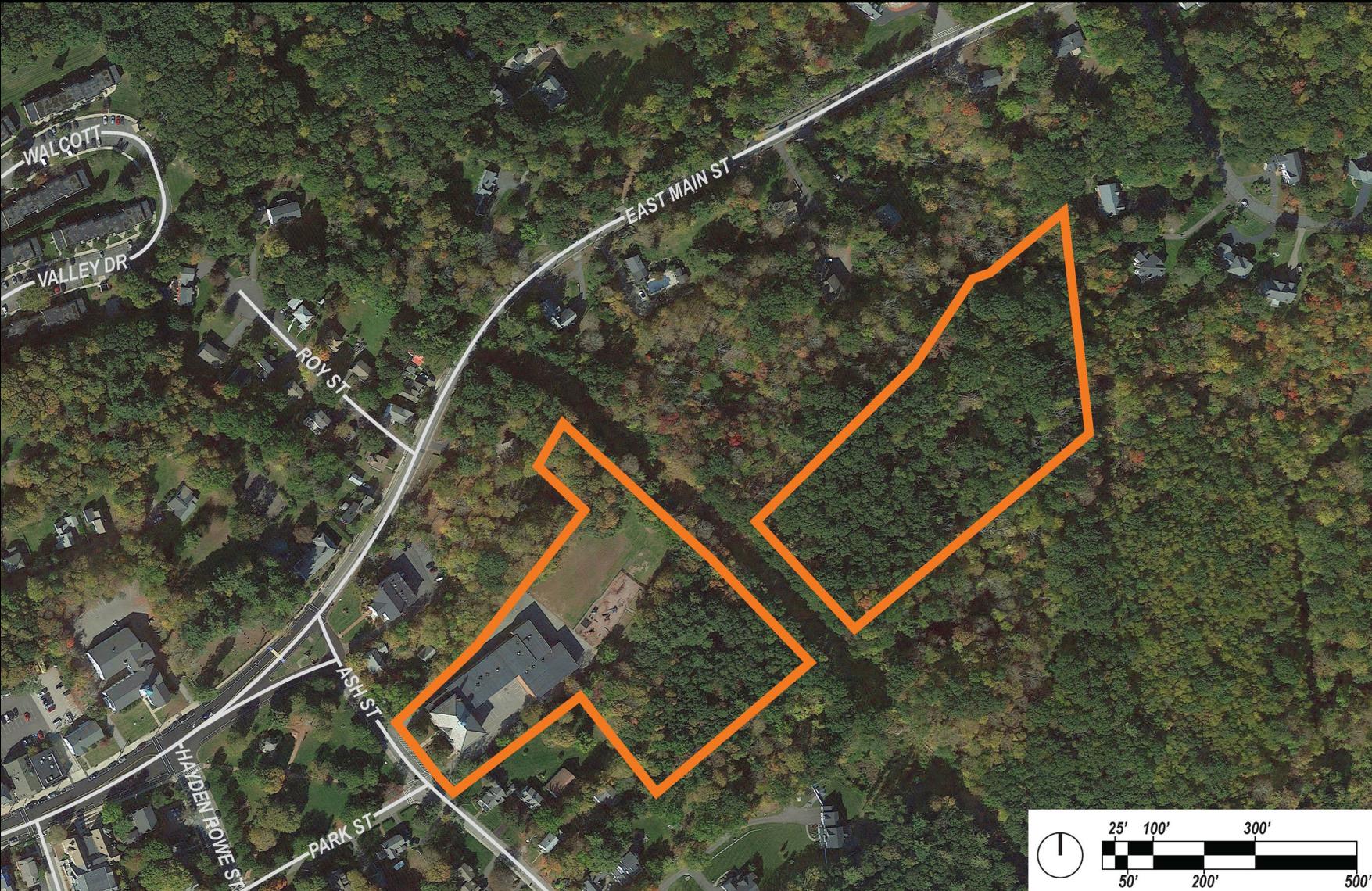
Aerial photo of the Town of Hopkinton with possible sites highlighted



CENTER SCHOOL

1928 Building +/-14,000 SF
1950 Addition +/- 30,000 SF
1980 Addition +/-6,000 SF

Land Area – 11.7 acres
Zoning - Residential A
Municipal Uses Exempt



CENTER SCHOOL

Existing Site Photos



ELMWOOD SCHOOL

1965 Building +/-47,000 SF
1989 Addition +/- 33,000 SF
2004 Addition +/-1600 SF (portable classrooms)

Land Area – 19.3 acres
Zoning - Agricultural
Municipal Uses Exempt



ELMWOOD SCHOOL

Existing Site Photos



TOWN HALL & 6 WALCOTT ST

Town Hall - 0.4 acres

15,900 +/- SF - 4 Floors - built in 1902

7 Parking spaces

6 Walcott - 0.37 acres

Purchased for additional parking
Zoning (both) - Downtown Business

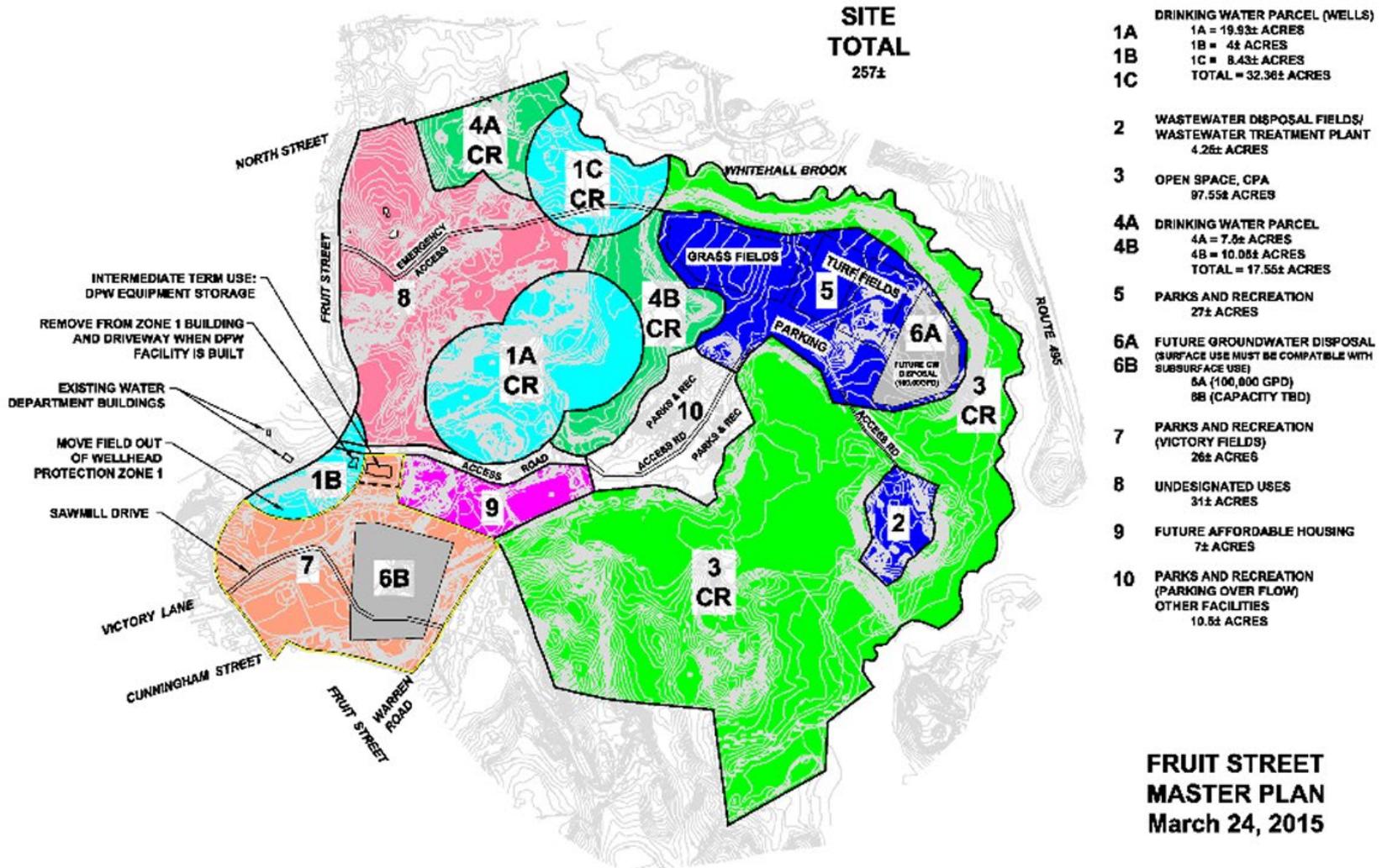


TOWN HALL

Existing Site Photos



FRUIT STREET



MUNICIPAL GOALS

Town of Hopkinton Master Plan



GUIDING PRINCIPLES

- Coordinate Town services to keep pace with development.
 - Develop a reuse plan for the Center School building and grounds which considers anticipated municipal needs based on a changing population, regulatory framework and government structure
 - Ensure future growth that provides an appropriate balance of distinct residential, commercial, institutional and government buildings and public spaces reflecting the attractive and historic town character of Hopkinton.
 - Encourage public/private partnerships that revitalize and invigorate the downtown, creating a more vibrant and walkable center with an exciting mix of stores, offices, services, and restaurants.
 - Retain the rural and historic fabric of Hopkinton. Facilitate and encourage historic preservation.
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GUIDING PRINCIPLES CONTINUED

- Monitor housing development and create new affordable rental housing when needed so that the Town remains above the 10% affordable housing goal
 - Provide more downtown parking.
 - Maintain and improve existing recreation facilities and create new facilities to serve the needs of Hopkinton residents.
 - Promote sustainability and energy conservation throughout our town plans, actions and public investments to maintain Hopkinton's status as a green community leader.
 - Protect open spaces and natural resources, build upon the town's history and cultural heritage, and treasure our beautiful and special places as they define our community identity and character.
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PUBLIC INPUT & COMMENTS

WE NEED INPUT ON THE “BIG PICTURE” QUESTIONS

- Are there other un-identified needs?
 - Should current Town Hall be maintained as seat of government or can it serve a lesser role?
 - Could Town Hall staff be split in different locations?
 - Parks & Rec facilities – Fruit Street or closer to town?
 - Pre-K program – stay in current school buildings or separate site?
 - Other input and comments?
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NEXT STEPS

- Abacus Architects to develop suite of potential solutions based on Needs, Site Details, Public Input & Town Goals (Summer 2023)
 - Public Forum to present possible solutions and obtain community feedback (September 2023)
 - Refine solutions to a smaller set of site options based on community feedback (October 2023)
 - Present options to the Selectboard (November 2023)
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