

Stoughton Town Hall Pocket Park Project

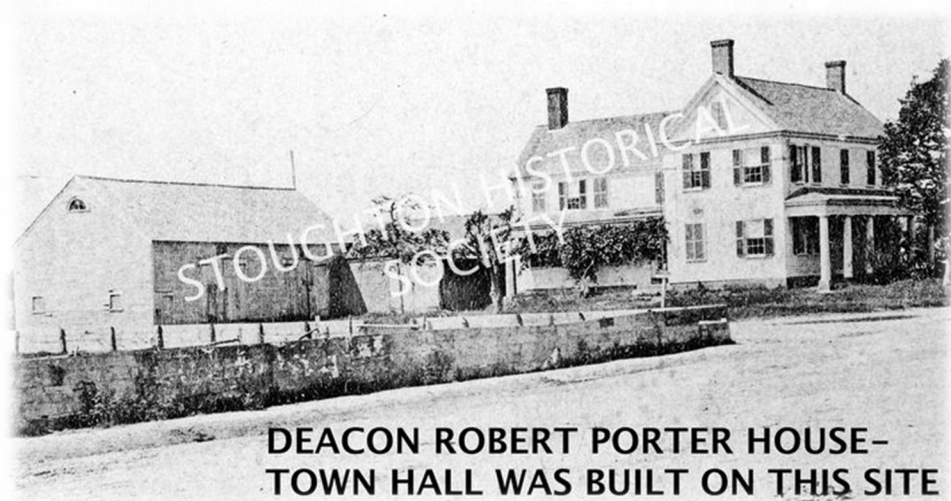
Community Preservation Committee Meeting
November 13, 2024



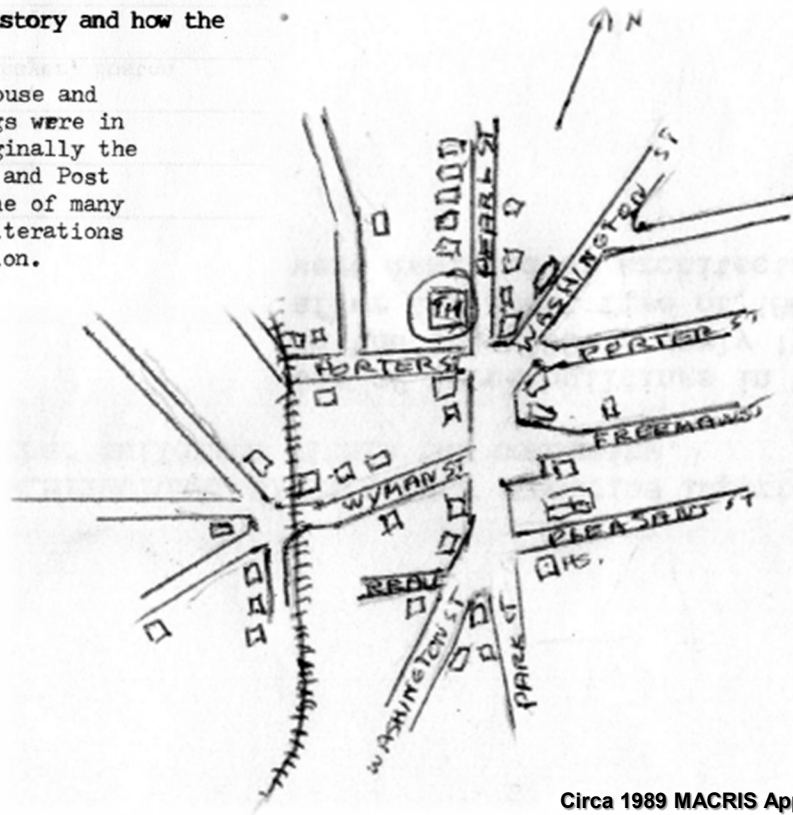


HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

The Town Hall was built on the site of the Robert Porter house and boot and shoe shop. Prior to the fire of 1880 town meetings were in Atwoods Hall corner of RR Ave. and Washington Street. Originally the building was home to the Police Dept., Fire Dept., Library and Post Office. The large auditorium on the top floor was the scene of many social and community events. The building suffered many alterations during the years but now is undergoing a complete restoration.



**DEACON ROBERT PORTER HOUSE-
TOWN HALL WAS BUILT ON THIS SITE**



Circa 1989 MACRS Application



Circa 1881 - Stoughton, Massachusetts Historical Society Facebook Group

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

On this site was the home & boot & shoe shop of Robert Porter. It was selected for a Town Hall after the big fire of 1880 destroyed Atwood's hall where town meetings had been held. Building dedicated 1881. It then housed an upper Town Hall seating 900 (+ 300 in balcony), a smaller hall on entrance floor, and offices for Selectmen, Police, Fire Dept. chiefs. At left of the entrance was the Post Office at right the Public Library. Fire apparatus was kept in the basement at rear (with horses at a stable across the Square); also a "lock up" for offenders arrested. All later were moved to separate buildings. A porte cochere added elegance to the side entrance on Porter St. and the building was a show-place.

BIBLIOGRAPHY AND/OR REFERENCE

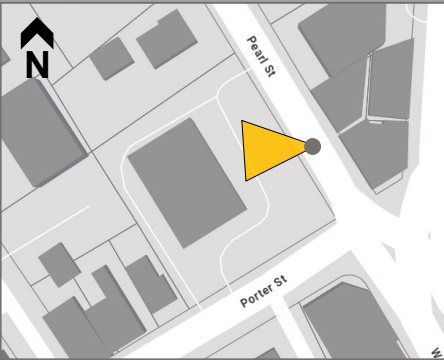
Renovation removed the porte cochere and modernized the interior with offices for more department including Health & Welfare and a Town Manager. The large Town Hall (no longer needed with representative town government) was reduced to a small hall upstairs, while a new high school auditorium provided modern facilities.

RESTRICTIONS

Circa 1989 MACRIS Application



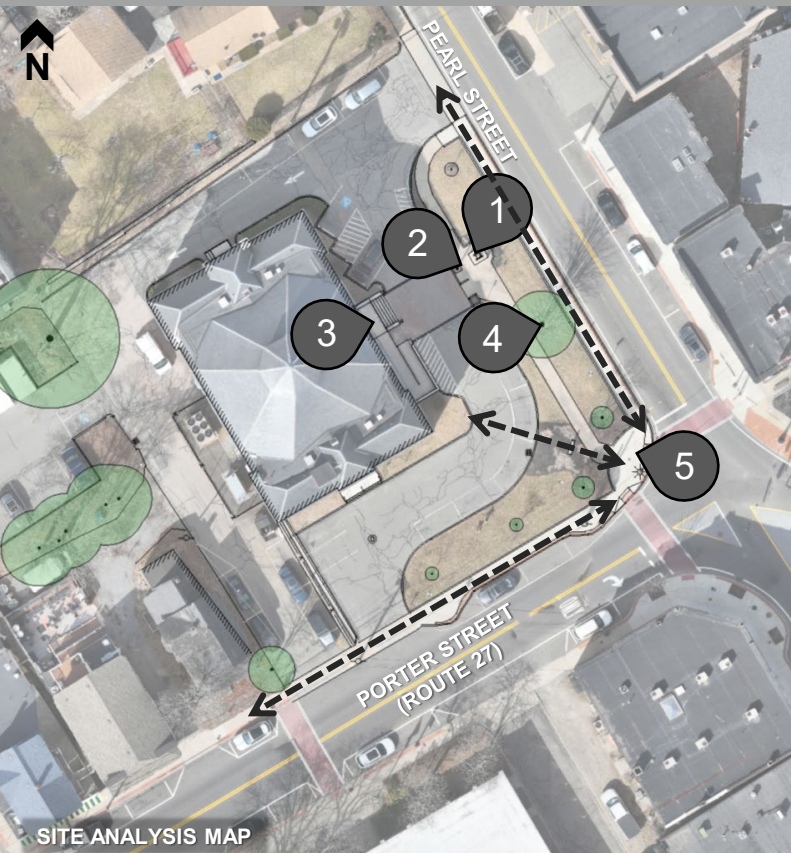
VIEW LOOKING SOUTH FROM PEARL STREET



VIEW LOOKING WEST FROM PEARL STREET





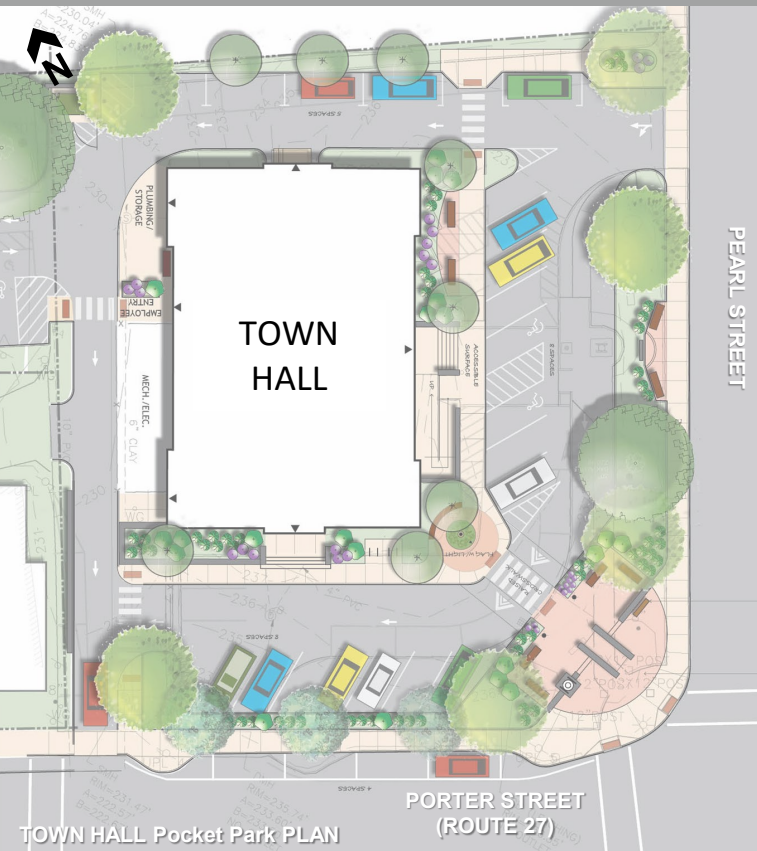


EXISTING SITE ASSETS:

- 1 MEMORIAL BELL
- 2 FLAGPOLE
- 3 ACCESSIBLE ENTRANCE
- 4 SPECIMEN TREE
- 5 PEDESTRIAN ENTRANCE
& MEMORIAL STONE

EXISTING SITE ISSUES:

- Limited pedestrian connectivity & ADA Accessibility
- Poor “curb appeal”.
- Limited landscape materials palette.
- No seating.
- No bike racks.

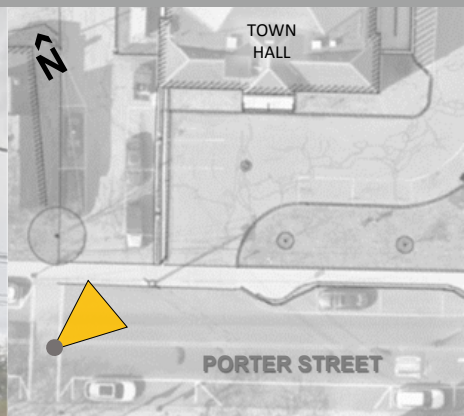


OVERALL DESIGN GOAL

Improve the Town Hall environs to better accommodate the citizens of Stoughton.

PROGRAM ELEMENTS

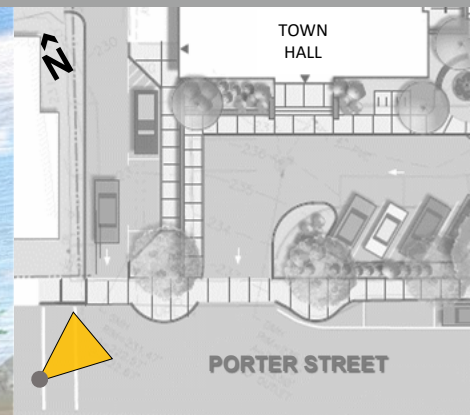
- Provide a safe and complete pedestrian network.
- Provide barrier free/ADA compliant pedestrian pathways.
- Meet the local zoning to the greatest extent feasible.
- Incorporate a pedestrian plaza at the corner of Porter and Pearl.
- Relocate the memorial bell, flagpole, and memorial stone to more accessible locations.
- Provide shade trees and seasonal color.
- Provide benches and other amenities.

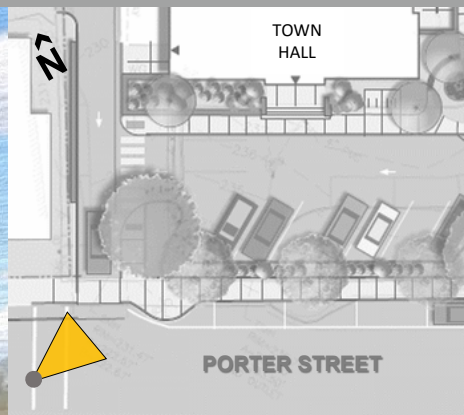


EXISTING CONDITIONS – TWO EXITS SEPARATED BY RETAINING WALL



PARKING CONCEPT #1 – RETAINING WALL AND TWO EXITS REMAIN





PARKING CONCEPT #1

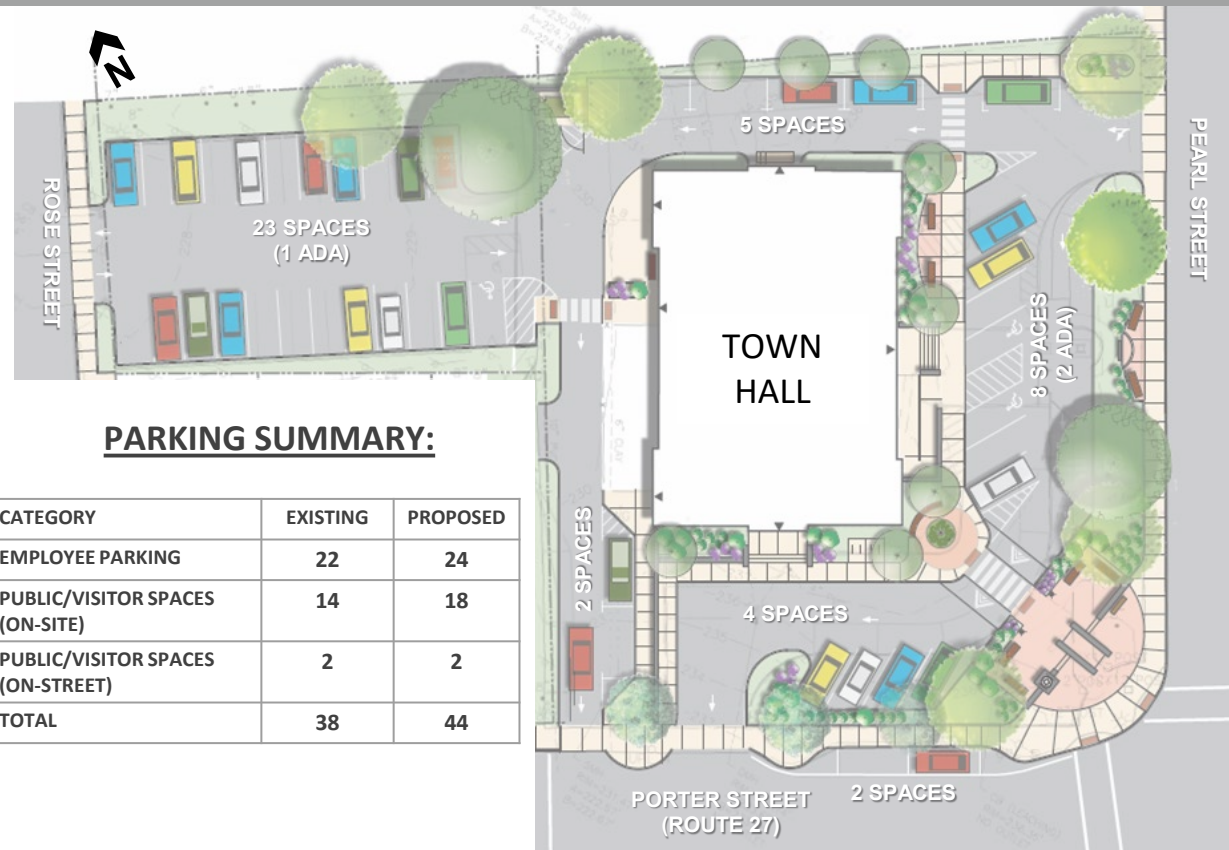
\$846,453 BASE TOTAL

| | |
|---|-----------|
| DIVISION 01 -- GENERAL REQUIREMENTS | \$63,909 |
| DIVISION 02 -- EXISTING CONDITIONS | \$54,700 |
| DIVISION 04 -- MASONRY | 68,750 |
| DIVISION 05 -- METALS | \$8,000 |
| DIVISION 06 -- WOODS, PLASTICS AND COMPOSITES | \$3,500 |
| DIVISION 10- SPECIALTIES | \$77,315 |
| DIVISION 31 -- EARTHWORK | \$32,800 |
| DIVISION 32 -- EXTERIOR IMPROVEMENTS | \$376,776 |
| DIVISION 22 -- UTILITIES | \$19,625 |

See 10/23/2024 Estimate

PARKING SUMMARY:

| CATEGORY | EXISTING | PROPOSED |
|-----------------------------------|-----------|-----------|
| EMPLOYEE PARKING | 22 | 24 |
| PUBLIC/VISITOR SPACES (ON-SITE) | 14 | 18 |
| PUBLIC/VISITOR SPACES (ON-STREET) | 2 | 2 |
| TOTAL | 38 | 44 |



PARKING CONCEPT #2

\$1,199,000

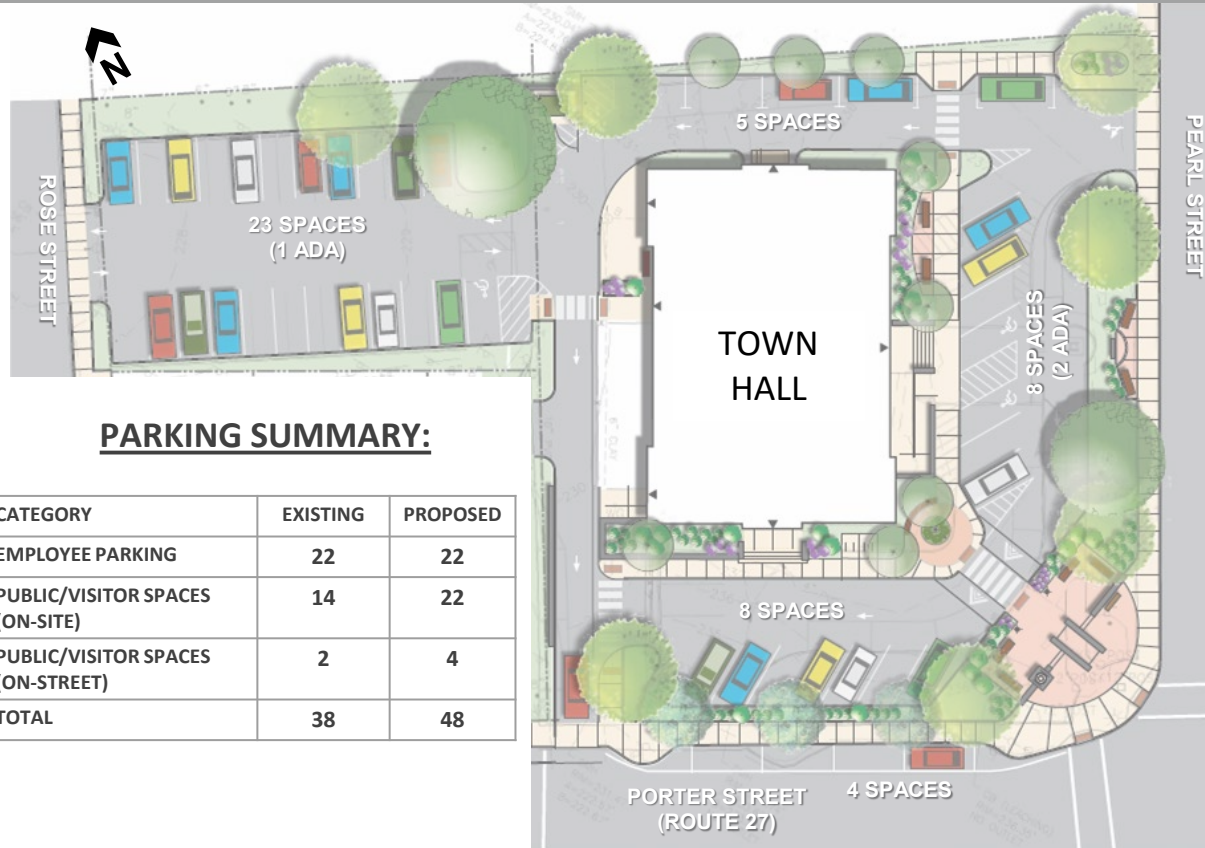
(WITH EXIT CONSOLIDATION)

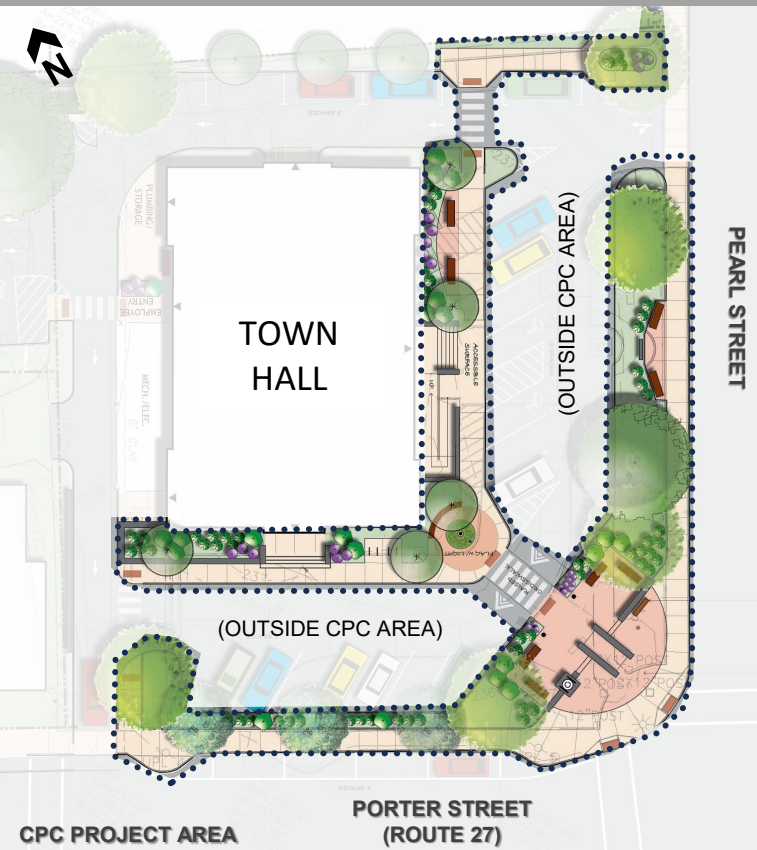
| | |
|--|------------|
| DIVISION 01 -- GENERAL REQUIREMENTS | \$63,909 |
| DIVISION 02 – EXISTING CONDITIONS | \$54,700 |
| DIVISION 04 – MASONRY | \$68,750 |
| DIVISION 05 – METALS | \$8,000 |
| DIVISION 06 – WOODS, PLASTICS AND COMPOSITES | \$3,500 |
| DIVISION 10- SPECIALTIES | \$77,315 |
| DIVISION 31 – EARTHWORK | \$32,800 |
| DIVISION 32 – EXTERIOR IMPROVEMENTS | \$376,776 |
| DIVISION 22 – UTILITIES | \$19,625 |
| ADD ALT #1 – EXIT CONSOLIDATION | +\$352,000 |

See 10/23/2024 Estimate

PARKING SUMMARY:

| CATEGORY | EXISTING | PROPOSED |
|-----------------------------------|-----------|-----------|
| EMPLOYEE PARKING | 22 | 22 |
| PUBLIC/VISITOR SPACES (ON-SITE) | 14 | 22 |
| PUBLIC/VISITOR SPACES (ON-STREET) | 2 | 4 |
| TOTAL | 38 | 48 |





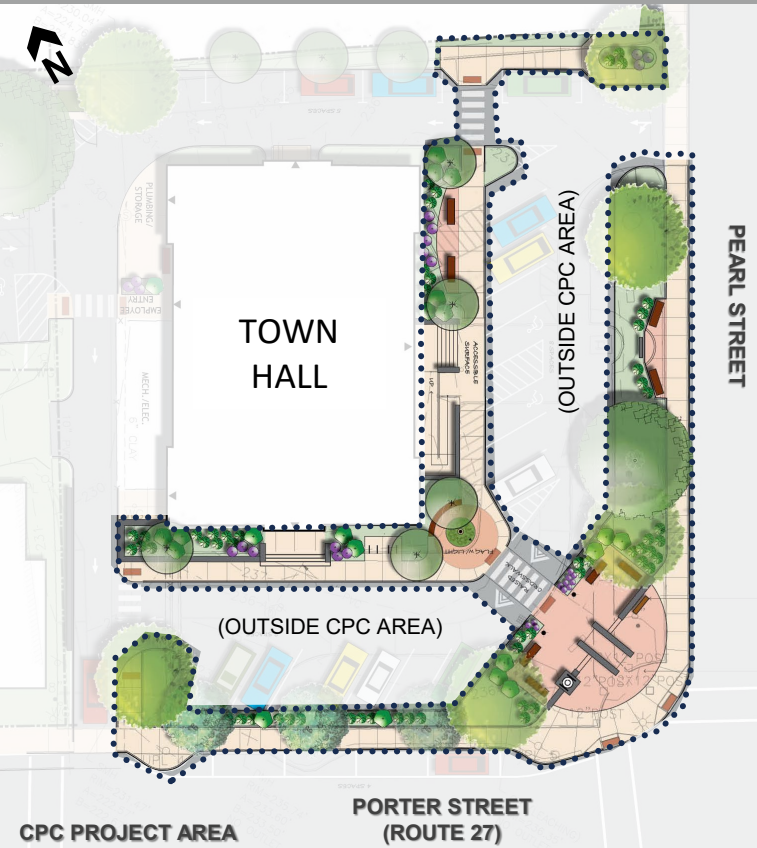
CPC “TOWN HALL POCKET PARK” PROJECT GOALS:

- Improve public parking.
- Enhance the appearance of Town Hall.
- Prototype **“Enhanced Front Yard”** zoning objectives.

“ENHANCED FRONT YARD” ZONING SUMMARY:

Create space for pedestrian use that provides:

- Public seating that is both ornamental & functional.
- Varied & visually appealing landscaping.
- Ornamental vegetation & varied hardscape surfaces.
- Lighting that complements the overall landscape scheme.



OVERALL ESTIMATE OF COSTS

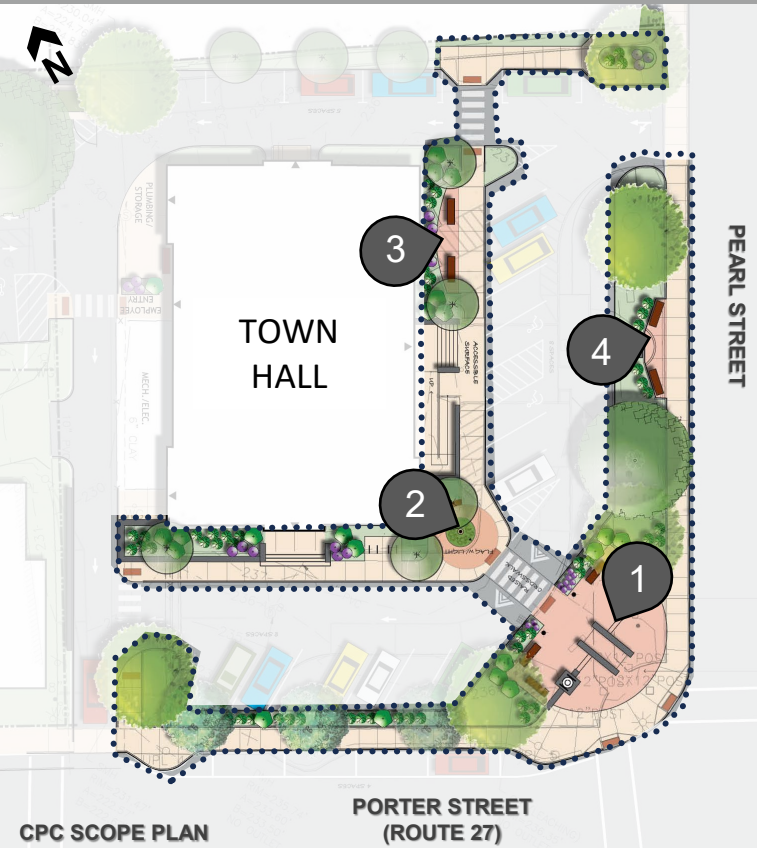
\$846,453/ \$1,199,000

CPC FUNDING REQUEST

\$545,471/ \$817,671

| CATEGORY | TOTAL PER DIVISION | CPC COST | OTHER COST |
|---|--------------------|------------------|------------------|
| DIVISION 01 -- GENERAL REQUIREMENTS | \$63,909 | \$53,017 | \$10,891 |
| DIVISION 02 -- EXISTING CONDITIONS | \$54,700 | \$0 | \$54,700 |
| DIVISION 04 -- MASONRY | \$68,750 | \$0 | \$68,750 |
| DIVISION 05 -- METALS | \$8,000 | \$0 | \$8,000 |
| DIVISION 06 -- WOODS, PLASTICS AND COMPOSITES | \$3,500 | \$0 | \$3,500 |
| DIVISION 10- SPECIALTIES | \$77,315 | \$72,500 | \$4,817 |
| DIVISION 31 -- EARTHWORK | \$32,800 | \$2,500 | \$30,300 |
| DIVISION 32 -- EXTERIOR IMPROVEMENTS | \$376,776 | \$225,000 | \$151,776 |
| DIVISION 22 -- UTILITIES | \$19,625 | \$19,625 | \$0 |
| TOTAL BASE BID ONLY | \$846,453 | \$545,471 | \$302,982 |
| ADD ALT #1 -- EXIT CONSOLIDATION | +\$352,000 | +\$274,200 | +\$77,454 |
| TOTAL BASE BID + ADD ALT | \$1,199,000 | \$817,671 | \$380,436 |

See 10/23/2024 Estimate



CPC PUBLIC SPACE ELEMENTS:

- 1 CORNER PUBLIC PARK
- 2 FLAGPOLE POCKET PARK
- 3 MAIN ENTRANCE POCKET PARK
- 4 MEMORIAL STONE POCKET PARK



1 CORNER PUBLIC PARK - EXISTING



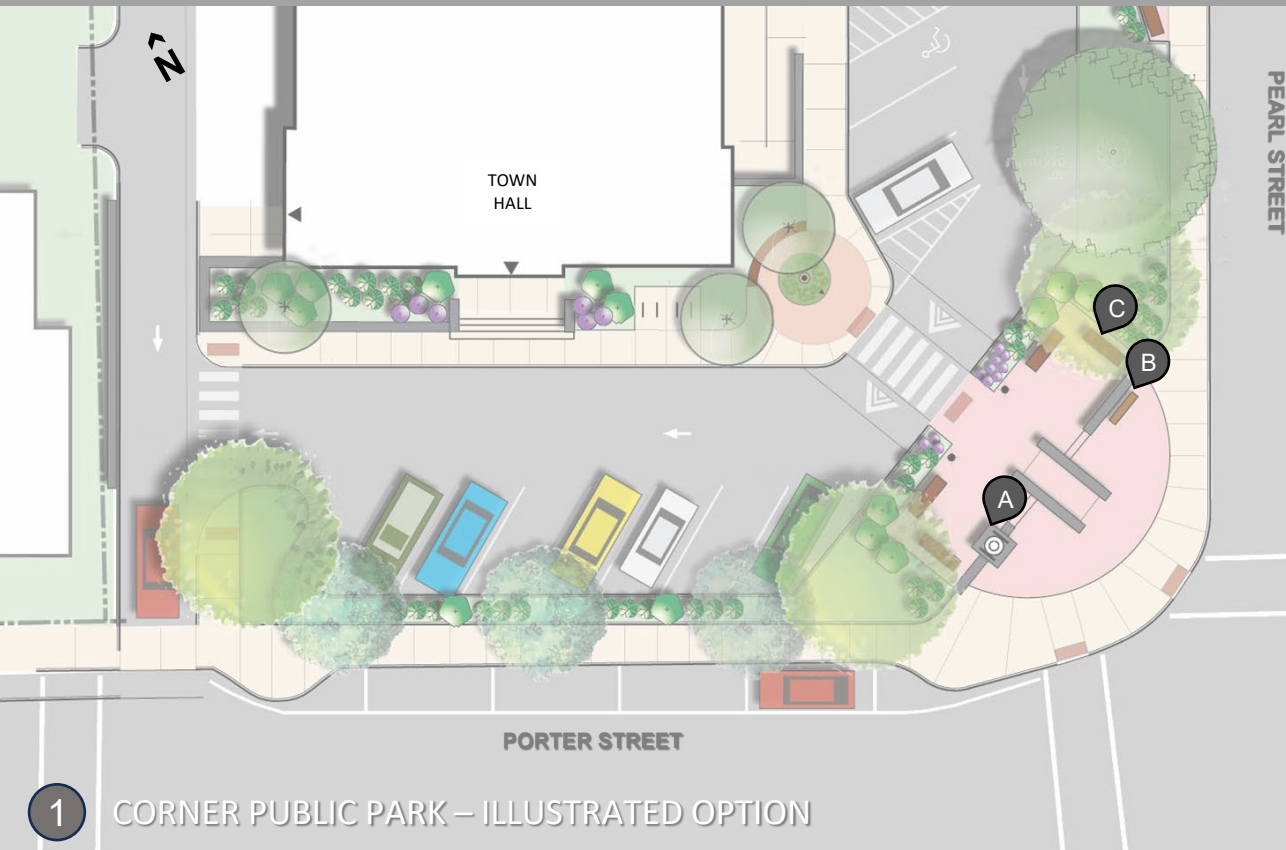
CPC IMPROVEMENTS:

- Brick pavers
- Public information sign
- Relocated Memorial Bell
- Seating
- Lighting
- Landscaping



CPC IMPROVEMENTS:

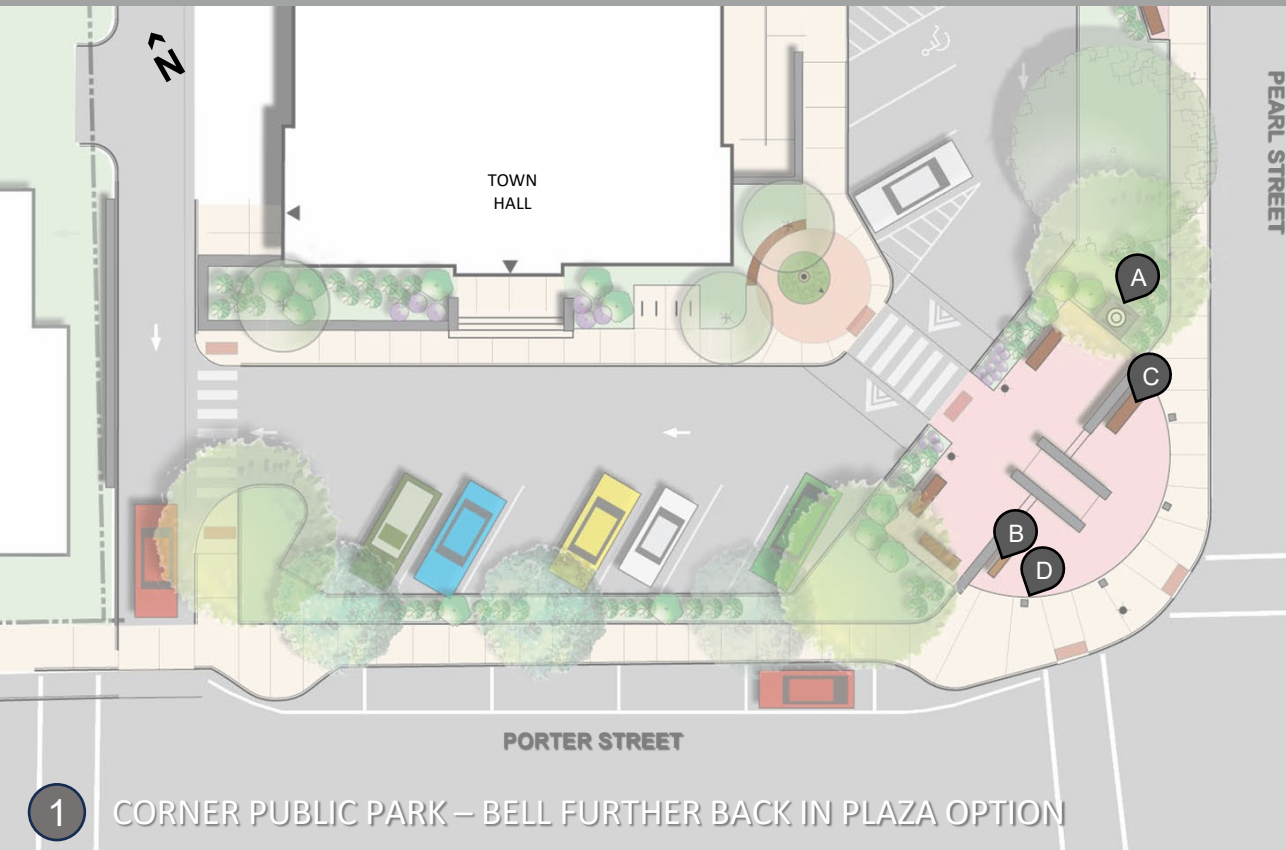
- Brick pavers
- Public information sign
- Relocated Memorial Bell
- Seating
- Lighting
- Landscaping



ILLUSTRATED OPTION:

- A** BELL AT FRONT LEFT
- B** INFORMATION SIGN AT FRONT RIGHT
- C** FOUR BENCHES
- EXISTING BOLLARDS NOT INCORPORATED**

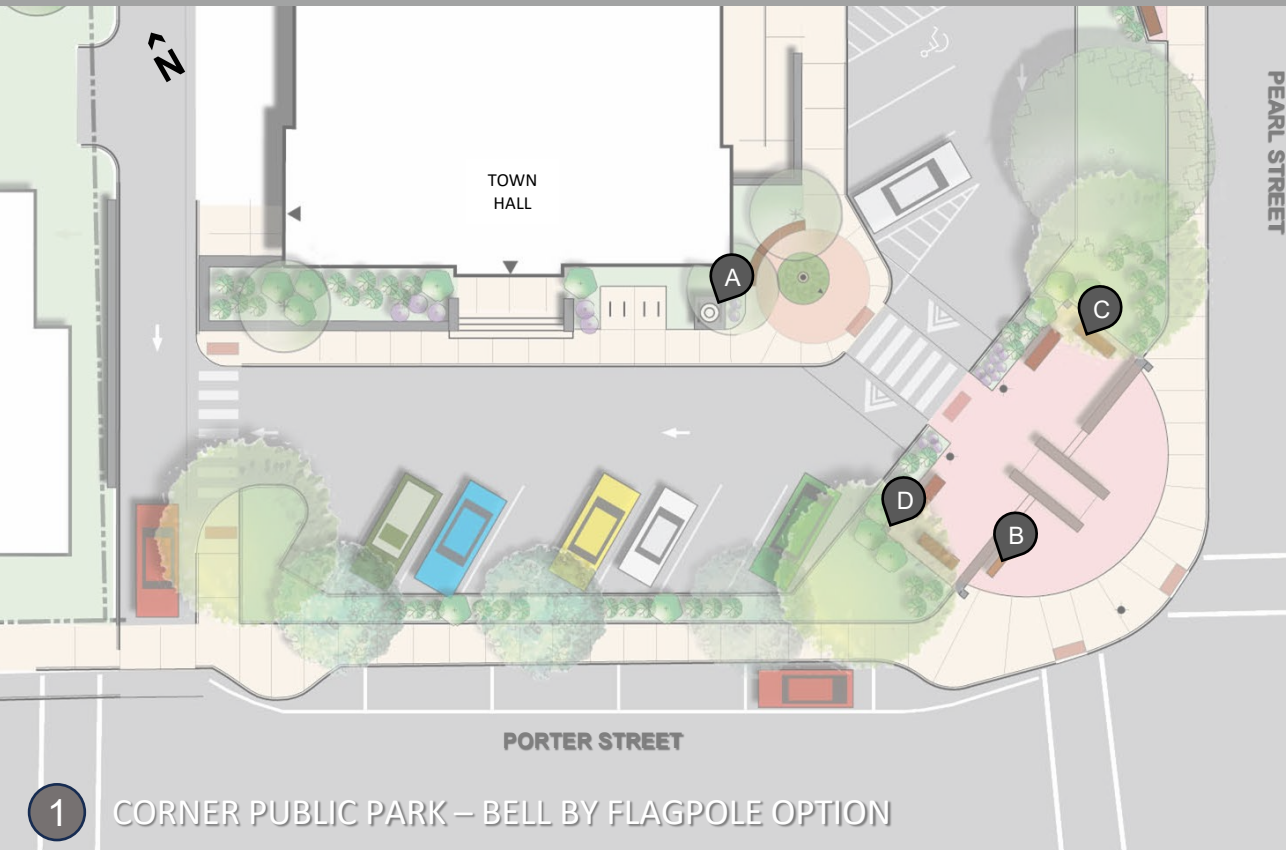
1 CORNER PUBLIC PARK – ILLUSTRATED OPTION



BELL FURTHER BACK IN PLAZA:

- A** BELL REAR RIGHT
- B** INFORMATION SIGN AT FRONT LEFT
- C** FOUR BENCHES
- D** EXISTING BOLLARDS IN ARC

1 CORNER PUBLIC PARK – BELL FURTHER BACK IN PLAZA OPTION



BELL BY FLAGPOLE OPTION:

- A** BELL BY FLAGPOLE
- B** INFORMATION SIGN AT FRONT LEFT
- C** FOUR BENCHES
- D** EXISTING BOLLARDS AT CORNERS

1 CORNER PUBLIC PARK – BELL BY FLAGPOLE OPTION



2 FLAGPOLE POCKET PARK - EXISTING



CPC IMPROVEMENTS:

- Brick Pavers
- Flagpole
- Bike Racks
- Seating
- Landscaping
- Lighting



CPC IMPROVEMENTS:

- Brick Pavers
- Flagpole
- Bike Racks
- Seating
- Landscaping
- Lighting



3 MAIN ENTRANCE POCKET PARK - EXISTING



CPC IMPROVEMENTS:

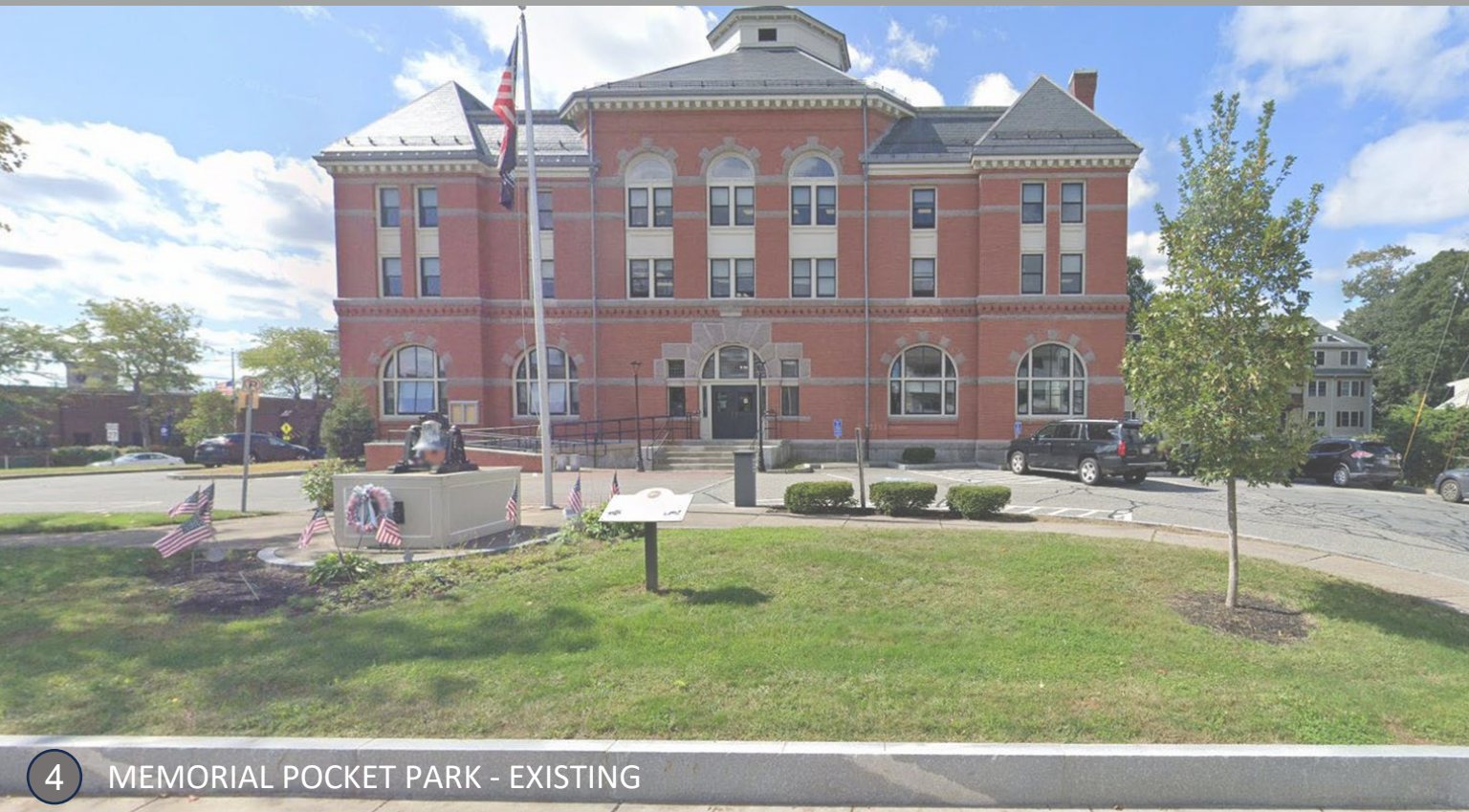
- Brick pavers
- Seating
- Landscaping
- Lighting



CPC IMPROVEMENTS:

- Brick pavers
- Seating
- Landscaping
- Lighting

3 MAIN ENTRANCE POCKET PARK - PROPOSED



CPC IMPROVEMENTS:

- Brick pavers
- Seating
- Landscaping
- Lighting
- Memorial Stone

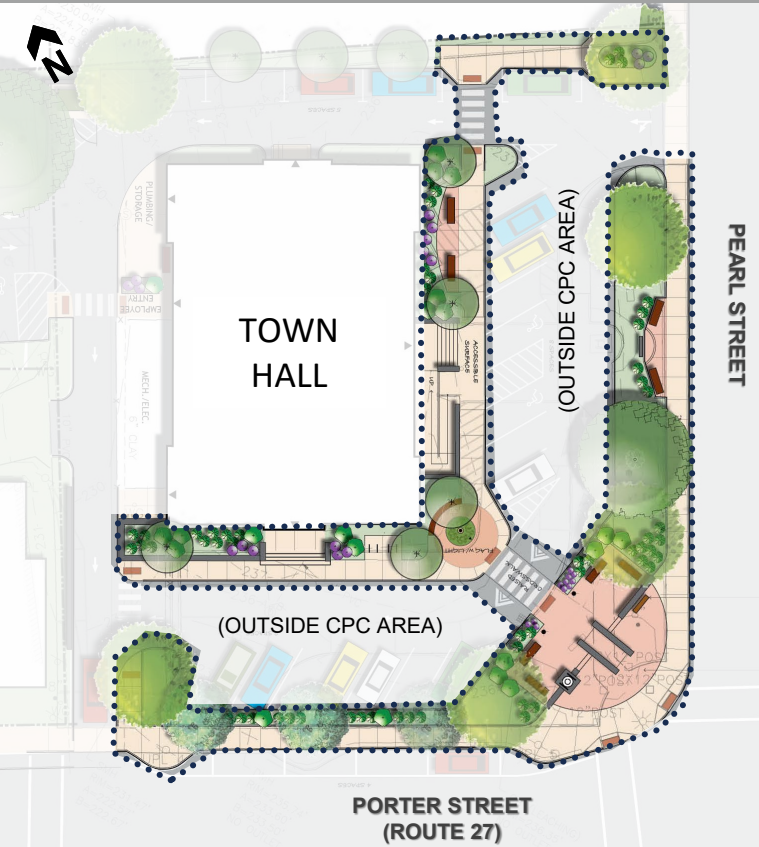
4 MEMORIAL POCKET PARK - EXISTING



CPC IMPROVEMENTS:

- Brick pavers
- Seating
- Landscaping
- Lighting
- Memorial Stone

4 MEMORIAL POCKET PARK - PROPOSED



ANTICIPATED PROJECT SCHEDULE

| | |
|---------------------------------|--------------------|
| CPC PRE-APPLICATION SUBMISSION | SEPTEMBER 25, 2024 |
| CPC FULL APPLICATION SUBMISSION | OCTOBER 25, 2024 |
| CPC APPROVAL | OCTOBER 30, 2024 |
| SPECIAL TOWN MEETING | NOVEMBER 18, 2024 |
| 25% DESIGN SUBMISSION | APRIL 2025 |
| 100% DESIGN SUBMISSION | JULY 2025 |
| PROJECT BID | AUGUST 2025 |
| CONSTRUCTION START | OCTOBER 2025 |
| CONSTRUCTION COMPLETION | JULY 2026 |

Stoughton Town Hall Pocket Park Project

Community Preservation Committee Meeting
November 13, 2024



GPI