

Hillsmere Shores Monthly Membership Meeting

Preliminary Conceptual Site Planning & Architectural Design On The Proposed Redevelopment Of The Hillsmere Community Center Located At Harbor Drive & Great Lakes Drive

*By The Board of Directors,
Community Center Committee, Bay Engineering & RPH Architects*



Hillsmere Shores

Where the South River meets the Bay!

Official Web Site of Hillsmere Shores Improvement Association (HSIA)

Bay Engineering Inc.

Engineers, Planners and Surveyors



Note: The attached presentation contains preliminary information, due diligence, analysis and planning from the Community Center Committee and Board of Directors, as well as Bay Engineering as site engineer and RPH Architects as architect to the Board and Committee. The Committee Center began to undertake its initial due diligence and reporting to the Board and community in fourth quarter 2015. The attached preliminary findings and analysis will continue to evolve with further input from the Board, Committee, Hillsmere residents and other prospective design professionals. Thank you for your participation, input and interest.

*Thursday, March 9, 2017
Key School, Katherine Hall Meeting Room*

Sections For Presentation & Discussion

1. Proposed purpose(s) and use(s) of a redeveloped Hillsmere Community Center
2. Preliminary Proposed Site Plan Engineering Design – Bay Engineering
3. Preliminary Proposed Exterior Architectural Design – RPH Architects (Option #1 - #2)
4. Preliminary Architectural Design, Test-Fit & Estimated Benchmarking
5. Preliminary Architectural Design Options #1 and #2 Cost Estimates
6. Annapolis Area Executive Summary Waterfront Community Center Benchmarking
7. Sample Competitive Set Site Plan and Floorplan (Harbor Hills)
8. Discussion, Questions & Answers

"Preliminary & For Discussion Purposes Only"

Proposed Possible Uses Of Preliminary Community Center Design

First/Main Floor Above Grade SF

Seated Community Lunch/Dinner Capacity (@15 sf per person) ; Standing/Assembly Capacity (@ 7 sf per person)

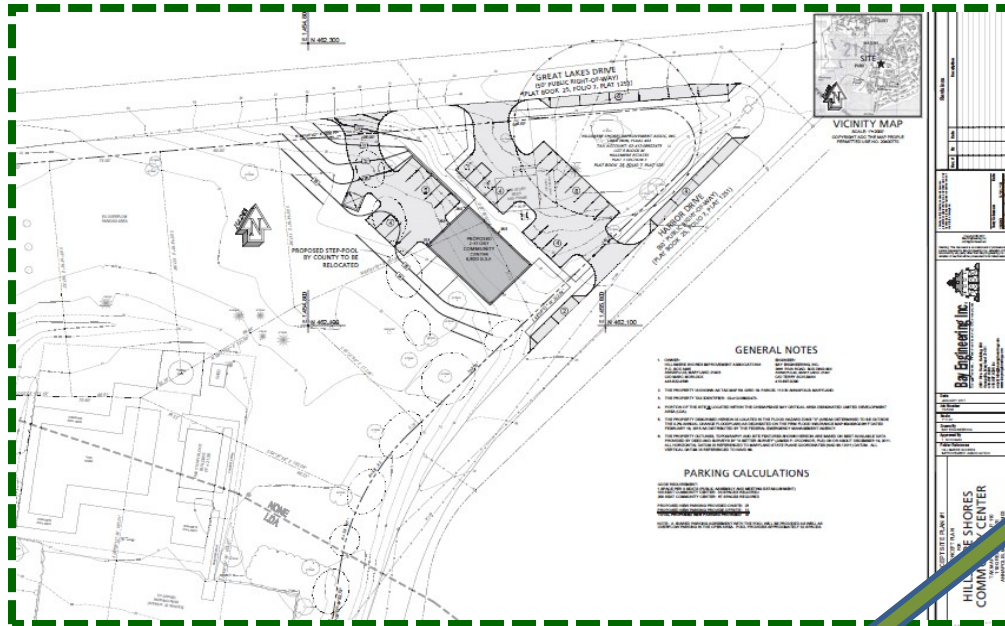
1. **Possible HSIA Uses** : All resident monthly community meetings, annual member meetings, special purpose meetings, HSIA sponsored monthly happy hours, community pot luck dinners, HSIA sponsored guest speakers, lecture series, forum to meet with elected officials, monthly/quarterly education events for Hillsmere residents, etc.
2. **Possible HSIA Resident Use**: Both first come first serve, and by reservation event space, including space for community committees (existing/new), club meetings (existing/new), guest speakers, community led fundraiser events, partner events (in collaboration with Hillsmere Elementary, Key School, St. Anne's Day School, Annapolis Middle, St. Mary's, etc.) forum for scheduled classes (Coast Guard boating classes, language instruction, ballroom dance, yoga, modern dance, bridge/card tournaments and after school tutors [led by motivated students or adults]). Other groups could be girl scouts, boy scouts, book club, garden club, boating club, sailing club, biking club, running club , art club, chess club, book club, Hillsmere Hammerhead swim team functions/events/fundraisers, local athletic league information or organizing events, function space for event rentals (i.e., birthdays, anniversaries, receptions, etc., and other ideas proposed by residents and approved by the Board), etc.

Lower Level Walk-Out Basement Proposed Purposes (considered as unfinished and finished space):

1. **Possible HSIA Uses** : Community Office, Board/Committee Meeting Rooms, Offseason Storage for Pool / Marina / General Storage, Overflow for HSIA sponsored events (potluck dinners, happy hours, movie nights , monthly happy hours, etc.).
2. **Possible HSIA Activities Center**: All ages activity classes (both user fee and non fee) led by paid and unpaid Hillsmere activity leaders supported by user fees such as after school tutoring, exercise classes (morning/afternoon: yoga, step, Pilates, jazzercise, tai-chi, karate, ballroom dance, etc.), art (drawing, painting, sketch), music instruction (piano, guitar, violin, etc.), musical band use, offseason Hillsmere Hammerhead swim team training, etc.

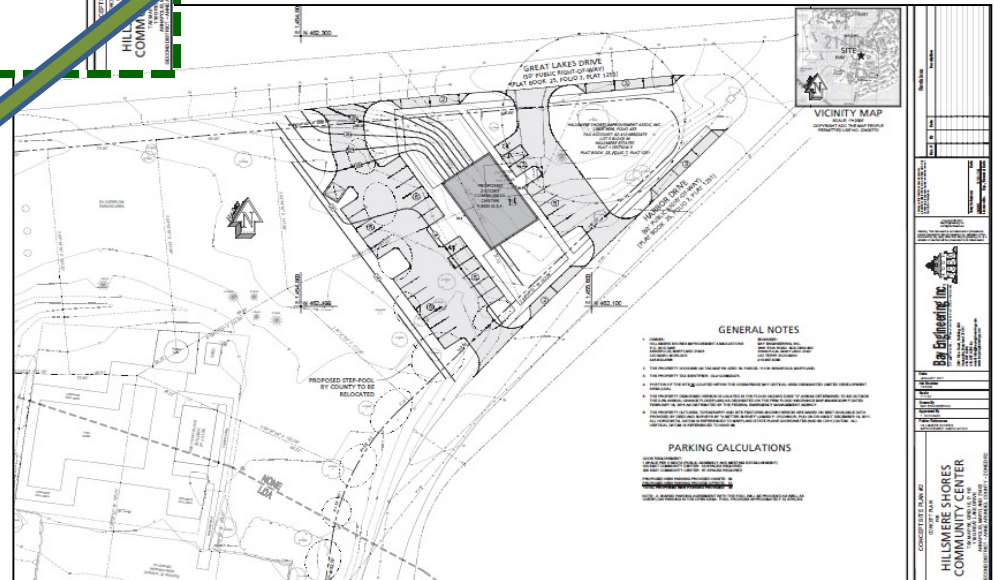
Bay Engineering Proposed Preliminary Site Plan Design

Proposed Preliminary Site Plan #1



- Goal is to mitigate parking and parking cost, and limit spaces to preserve green/open space, trees and pervious surfaces, while utilizing shared parking (pool, beach, etc.)
- Committee and Board presented two preliminary site designs by Bay Engineering for review, input and discussion
- Of two preliminary site plan designs, preference is towards Site Plan #1 with added updates

Proposed Preliminary Site Plan #2



Site Plan #1 Updates

- ✓ Flip lower level side parking to SE corner to have two entrances on Harbor Dr., and one on Great Lake Dr., and shift site towards NW, if feasible
- ✓ Preserve green/open space from south/ southwest side of facility . Allow connecting green space from community center to swimming pool to preserve space for foot traffic, outdoor function and sports activities
- ✓ Coordinate with Kevin Green on rain garden project
- ✓ Work with AA County to reduce parking per shared joint parking and overflow plan

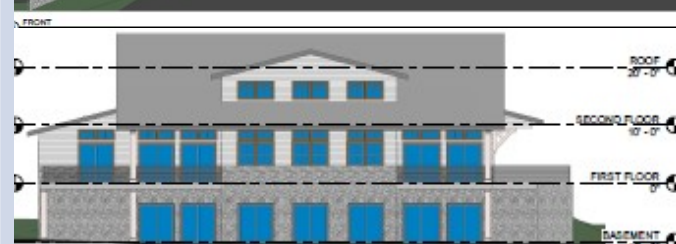
"Preliminary & For Discussion Purposes Only"

RPH Architects Proposed Preliminary Exterior Architectural Design Sampling

Option #1: 2,347 sf



Option #2: 3,387 sf



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Preliminary Architectural Design, Test Fit & Estimated Benchmarking

No.	Attribute	Option #1:	Option #2:	Providence	Harbor Hills	Cape St. Claire
1.	Est. Above Grade Level / Main (sf)	2,347	3,387	1,750	1,900	4,180
2.	Est. Below Grade Lower Level (sf)	2,347	3,387	1,750	1,750	N/A
3.	Seated Capacity Main Level (@ 15 sf/person)	156	226	116	127	279
4.	No. of Homes	1,123	1,123	182	185	2,300
5.	Est. No. of Occupants @ 3 Per Home	3,369	3,369	546	555	6,900
6.	Est. SF Per Home	2.09	3.02	9.61	10.27	1.82
7.	Est. SF Per Home Occupant	0.70	1.00	3.21	3.42	0.61
8.	Est. Prelim. Construction Costs Per Brown Contracting*	\$485,469	\$571,859*	~\$475,000	N/A	N/A
9.	Other Prelim. Estimated Permit, Finishing, Reserve, Other Hard/Soft and Unforeseen Costs	<u>\$150,000</u>	<u>\$150,000</u>	N/A	N/A	N/A
10.	Total Est. Soft & Hard Development Cost	<u>\$635,469</u>	<u>\$721,859</u>	N/A	N/A	N/A
11.	Cost Per Yr Per Home @ 4.0% for 30 Yrs w/ 20% Down Payment (using existing CC funds)	\$25.70	\$29.19	N/A	N/A	N/A
12.	Est. Annual Oper. Costs Per Home (w/ assumed estimated 88% offset from programming)	\$9.27	\$9.27	N/A	N/A	N/A
13.	Total Est. Annual Finance & Oper. Costs Per Home	\$34.97	\$38.46	N/A	N/A	N/A

* Estimated preliminary construction costs are from Brown Contracting as of 2/23/2017 through RPH Architects. Estimate is illustrative only, and subject to further Board, Committee and community input. Committee will seek added estimates from GCs for review including Hollinzcer Construction.