

March 8, 2021

Introduction and Background

The Town of Upton conducted a feasibility study in 2019 to combine the Library and Senior Center into one building to provide additional space and upgraded services to the Upton community. Funding was appropriated in November 2019 to proceed with further design. In 2020, both an Owner's Project Manager and an Architect were hired, and design work started in earnest in August of 2020.

The proposed Upton Community Center creates a new home for both the Library and the Senior Center. By locating both facilities in one accessible new building, we can create combined inter-generational programs and services for all age groups within our community. The proposed building would be built on town-owned land in the municipal parking lot at 9 Milford Street (Rt. 140) adjacent to the Upton VFW Post and the current Veteran's Memorial Playground. This building would provide an anchor for the planned Upton Center Revitalization project. The Architect paid particular attention to the historic building that was located on the site in the design of the proposed building.

Project Features:

- Approximately 15,000 gross sq. ft. of ground level space
- An adult library, children's library, reading and socializing area, public meeting and study rooms, and an exercise room
- A Large Program/Great Room for events and programming
- A commercial-grade kitchen for daily food services, and for functions and cooking classes
- A state-of-the-art displacement HVAC system including full AC, MERV 13 filters, and UV light disinfection
- An ADA accessible playground that re-uses existing equipment and adds new features
- A Shared Parking Agreement with the VFW provides parking for 85 vehicles

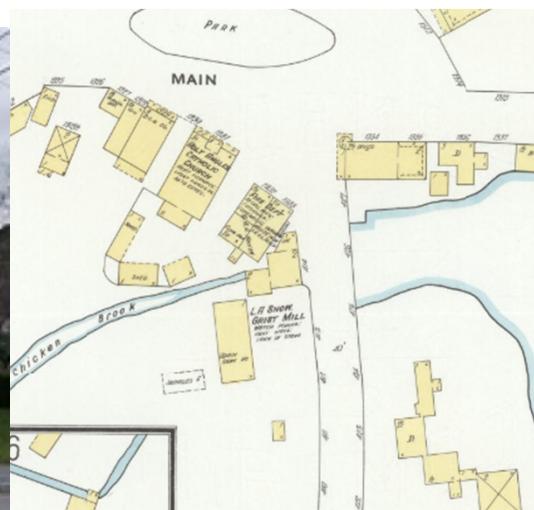
Anticipated Project Cost:

- The total project budget to proceed with construction is approximately \$12.4M.
- Construction costs of the renovated playground, included in total budget above, are eligible for Community Preservation funds. The Building Committee is working with the Community Preservation Committee to reduce the overall cost of the project.
- As soon as the tax impact is determined, the Building Committee will make that information available. Funding and approval of the project will be requested on a warrant item at the next Annual Town Meeting.

An electronic version of the plans may be accessed at:

https://www.uptonma.gov/sites/g/files/vyhlif5121/f/uploads/cc_public_comment_4.pdf.

The Public Comment Period will be open from March 10 to March 26, 2021. Once all public input has been collected and reviewed, the CCBC will evaluate each comment for its applicability and/or incorporation into the project



Upton Community Center

March 8, 2021 Community Update

DESIGN UPDATE | Existing Site Plan



EXISTING CONDITIONS



*UCBD setback requirements allow a 0' front linear setback with special permit.

DESIGN UPDATE | Proposed Site Plan



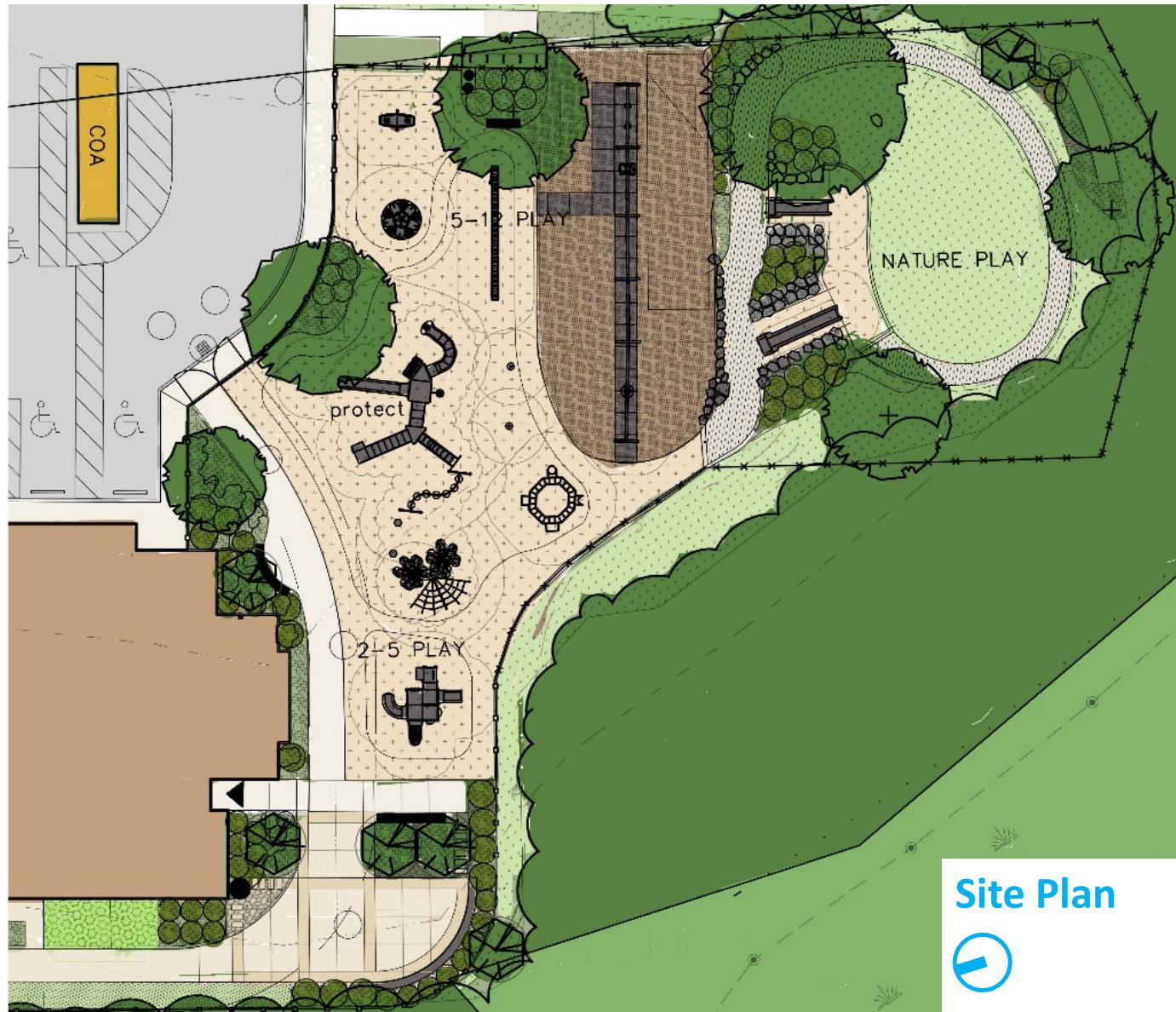
DESIGN UPDATE |

Detail Site Plan



DESIGN UPDATE |

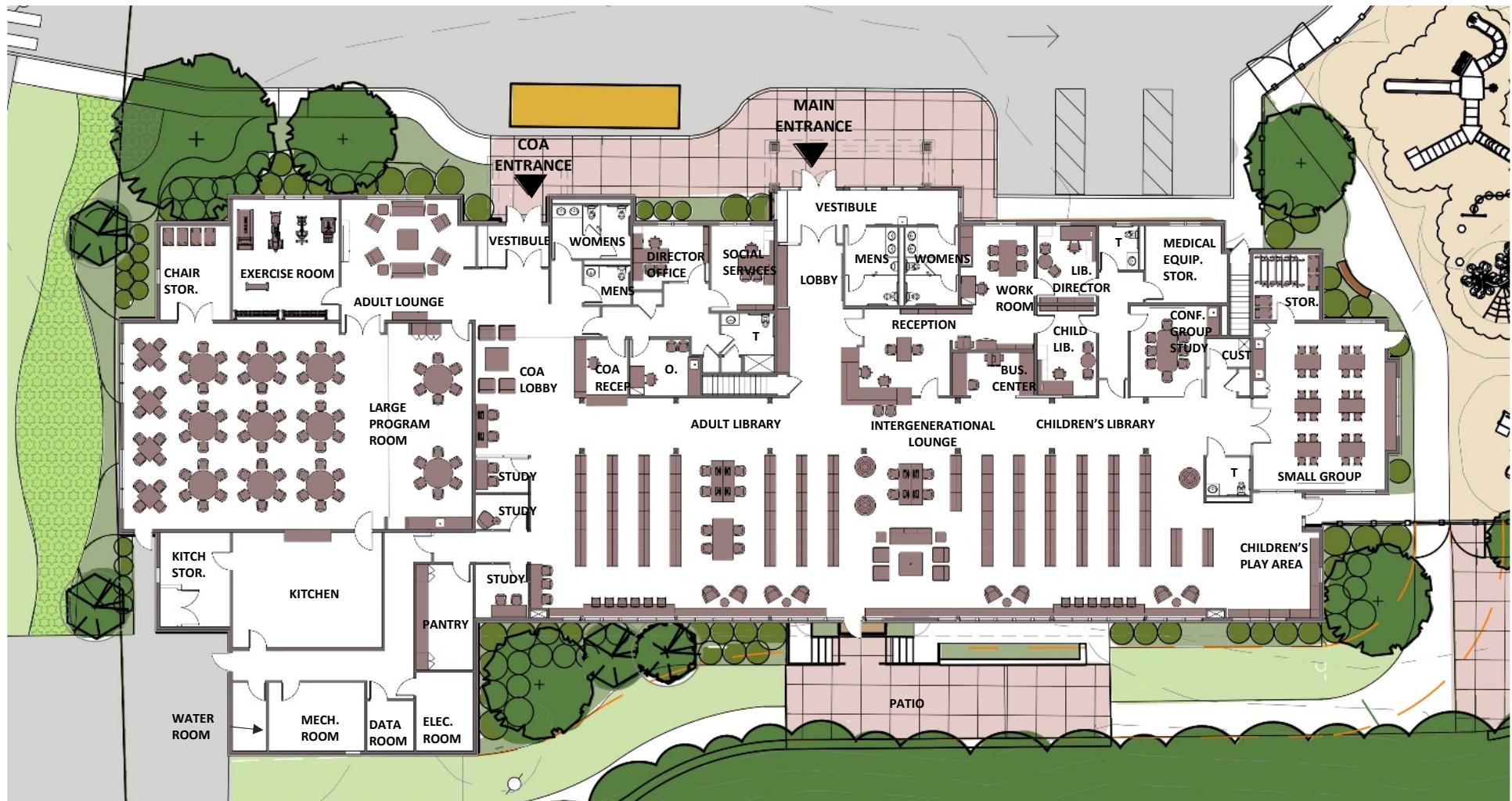
Detail Playground



RENDERED VIEW | Bird's Eye View of Playground from North East



DESIGN UPDATE | Floor Plan with Furnishings



DESIGN UPDATE | Exterior Elevations



North Elevation



South Elevation



East Elevation



West Elevation



RENDERED VIEW | View from North East



RENDERED VIEW | Bird's Eye View from North East



RENDERED VIEW | View of Building from Playground South East



RENDERED VIEW | Bird's Eye View from South East



RENDERED VIEW | View from the South at Nature Play



RENDERED VIEW | Bird's Eye View from the South West



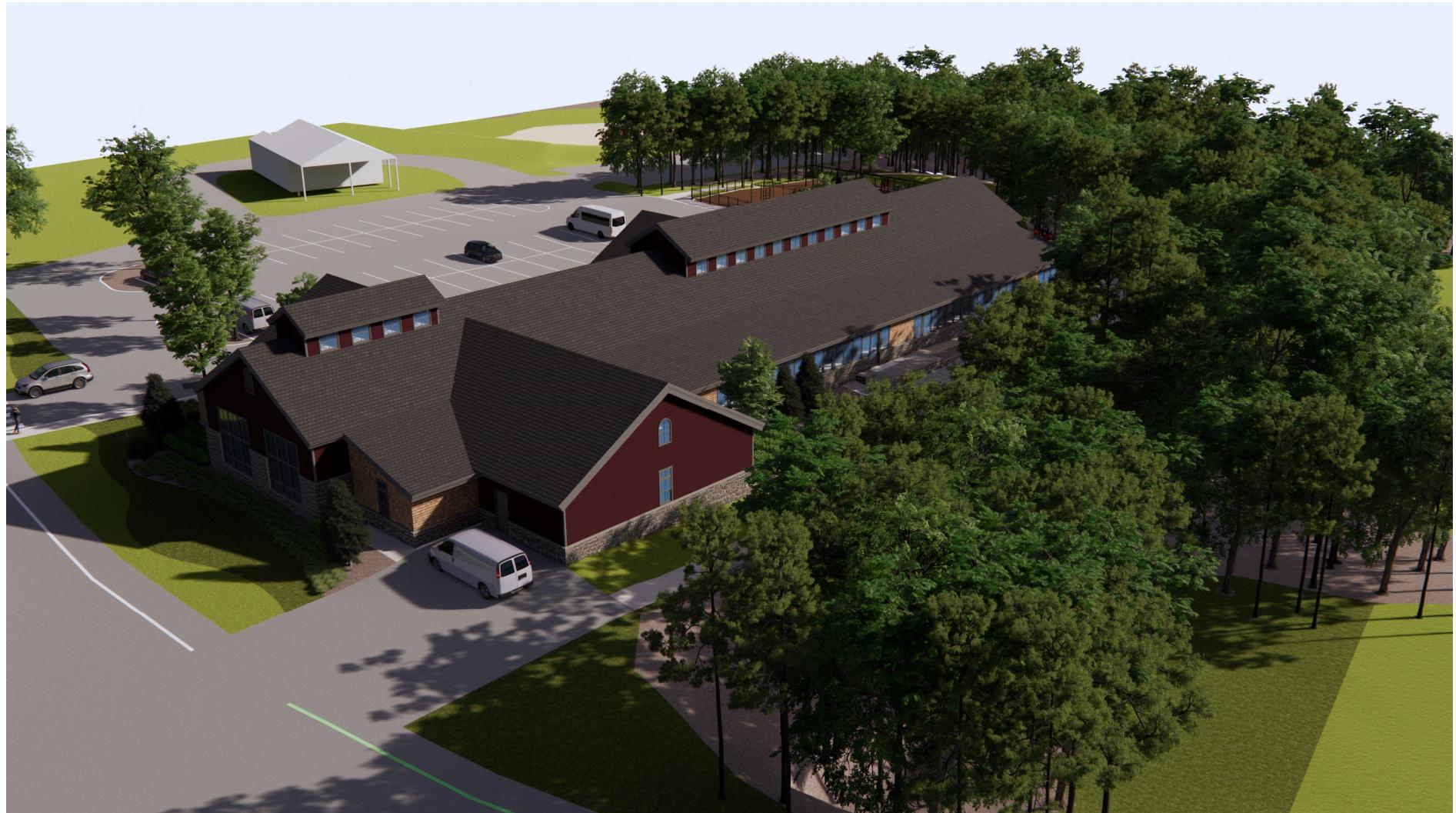
RENDERED VIEW | View of Intergenerational Plaza from South West



RENDERED VIEW | View of Intergenerational Plaza



RENDERED VIEW | Bird's Eye View from the North West



INTERIOR FINISHES

PRECEDENT

FLOORS

WALLS - EAST LIBRARY WALL

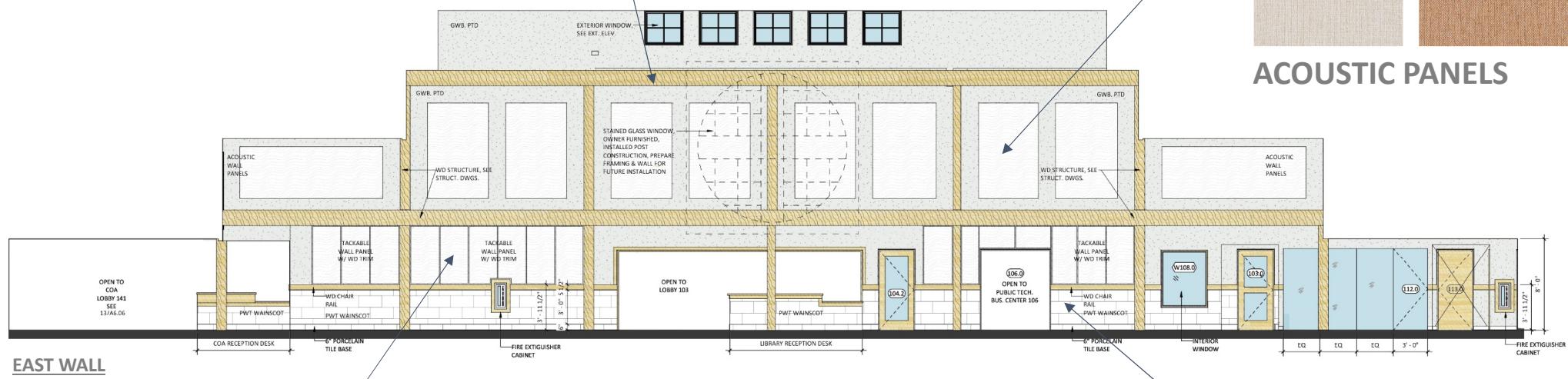
CEILINGS



EXPOSED
WOOD



ACOUSTIC PANELS



EAST WALL



TACKABLE WALL PANELS

WALL TILE AND BASE

INTERIOR FINISHES

PRECEDENT

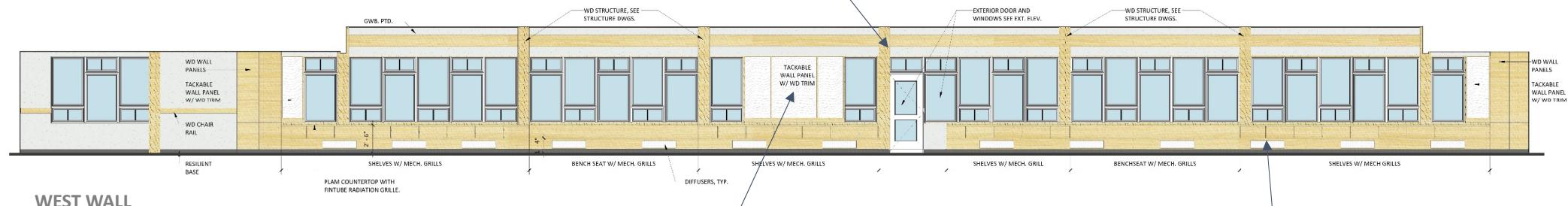
FLOORS

WALLS - WEST LIBRARY WALL

CEILINGS



EXPOSED
WOOD



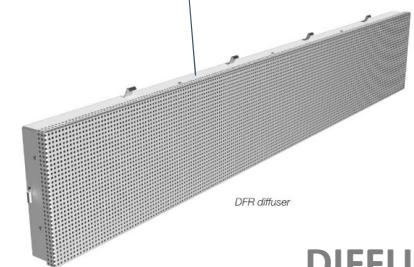
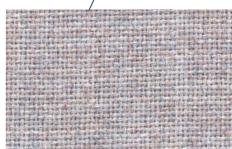
WEST WALL



RESILIENT
BASE



TACKABLE WALL PANELS



DIFFUSER

INTERIOR FINISHES

PRECEDENT

FLOORS

WALLS - LARGE PROGRAM ROOM

CEILINGS



ACOUSTIC PANELS

SEMI-GLOSS



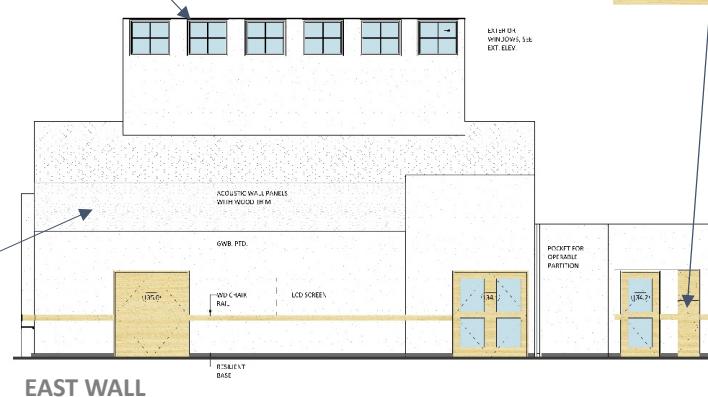
CERAMIC TILE BACKSPLASH



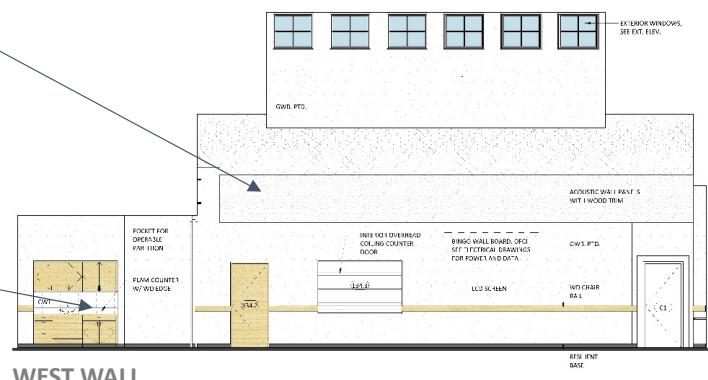
WOOD PERFORATED CEILING PANELS



WOOD MILLWORK



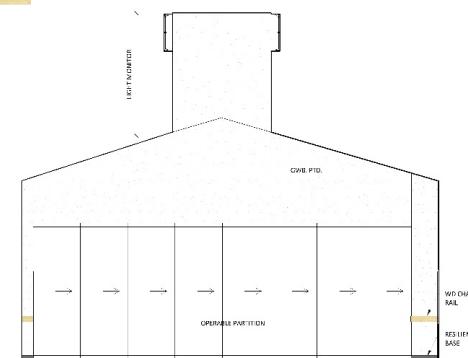
EAST WALL



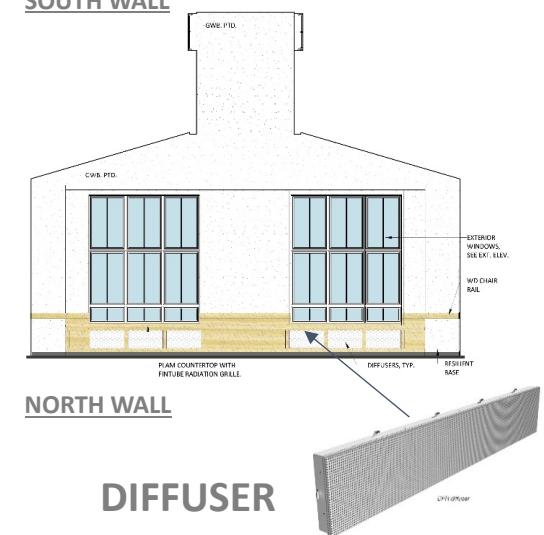
WEST WALL



RESILIENT BASE



SOUTH WALL



DIFFUSER

INTERIOR FINISHES

PRECEDENT

FLOORS

WALLS - SMALL PROGRAM ROOM

CEILINGS

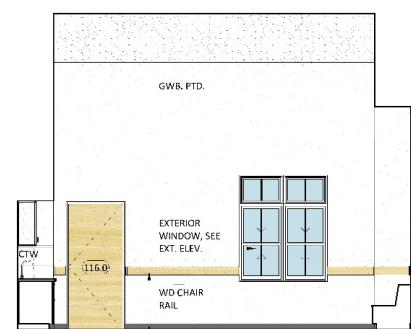


RESILIENT BASE

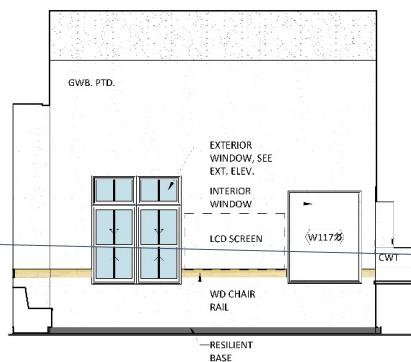
SEMI-GLOSS



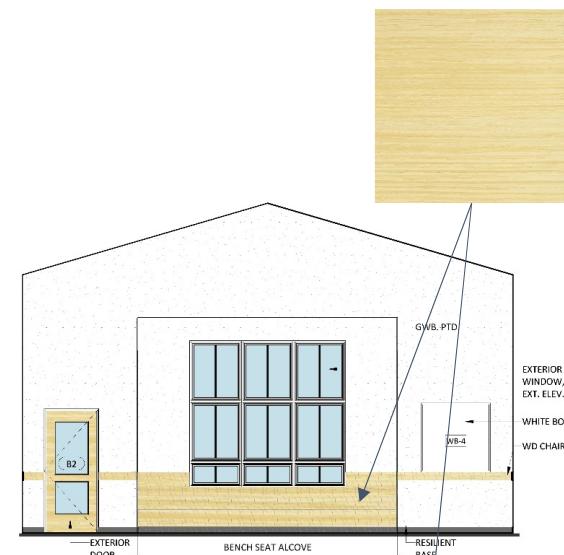
CERAMIC TILE BACKSPLASH



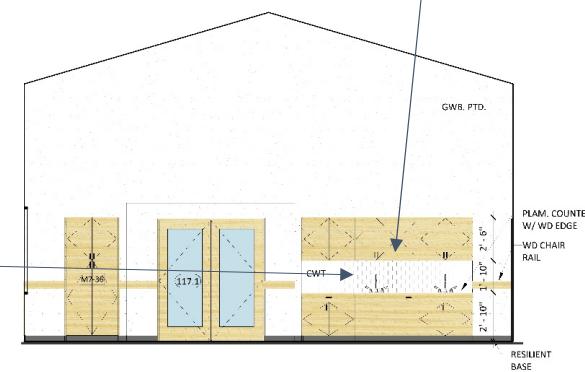
EAST WALL



WEST WALL

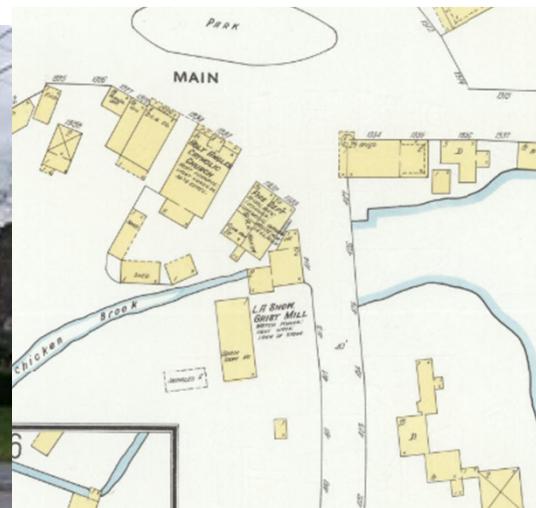


SOUTH WALL



NORTH WALL

WOOD MILLWORK



Thank You