



TEAM HOYT COMMUNITY YMCA

PLANNING BOARD PRESENTATION

THURSDAY, OCTOBER 9th, 2025



30 Memorial Project Team



cbt

Architectural & Design

BOHLER //

*Civil & Site Engineering,
Landscape Architecture*

MDM

Traffic Consultant

SCALORA
CONSULTING GROUP

*Owner's Project
Representative*

Fletcher Tilton PC
Attorneys at law

Legal Representative



CURRENT PERMITTING STATUS

Team Hoyt Community YMCA

Permitting Updates

- Zoning Board of Appeals
 - Approved 9'x18' parking stall sizes on Tuesday, September 9th
- Conservation Committee
 - Received Stormwater and Departmental Peer Review comments
 - Completed additional test pits to review stormwater design
 - Next Meeting: Monday, October 20th at 7 pm
- Departmental Technical Review
 - Project received technical review's comments

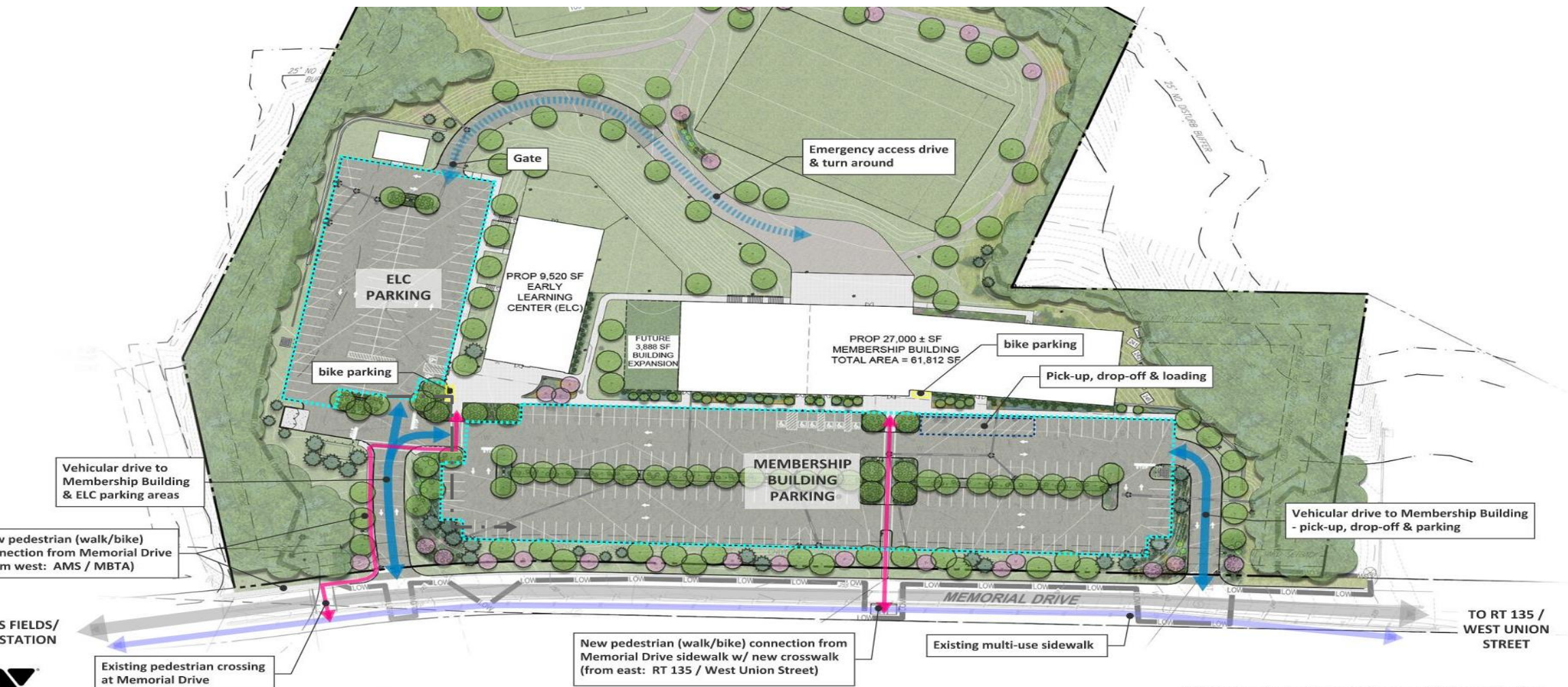
PLANNING COMMENTS

Team Hoyt Community YMCA

July 24th Planning Board Comments

- Connectivity to Memorial Drive
- Community Access
- Emergency Vehicle Egress
- Building Height
- Updated Exterior Building Views
- Sustainability





SITE PLAN ACCESS ENLARGEMENT

COMMUNITY ACCESS



GUIDING PRINCIPLES

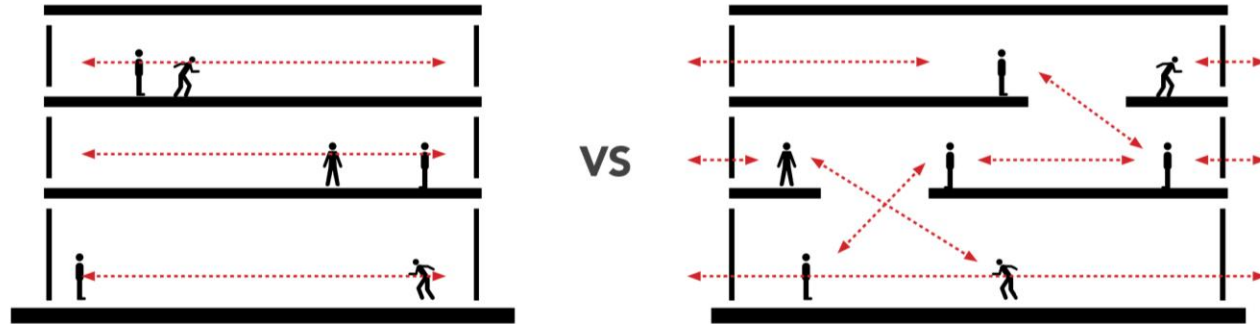


IMPACT

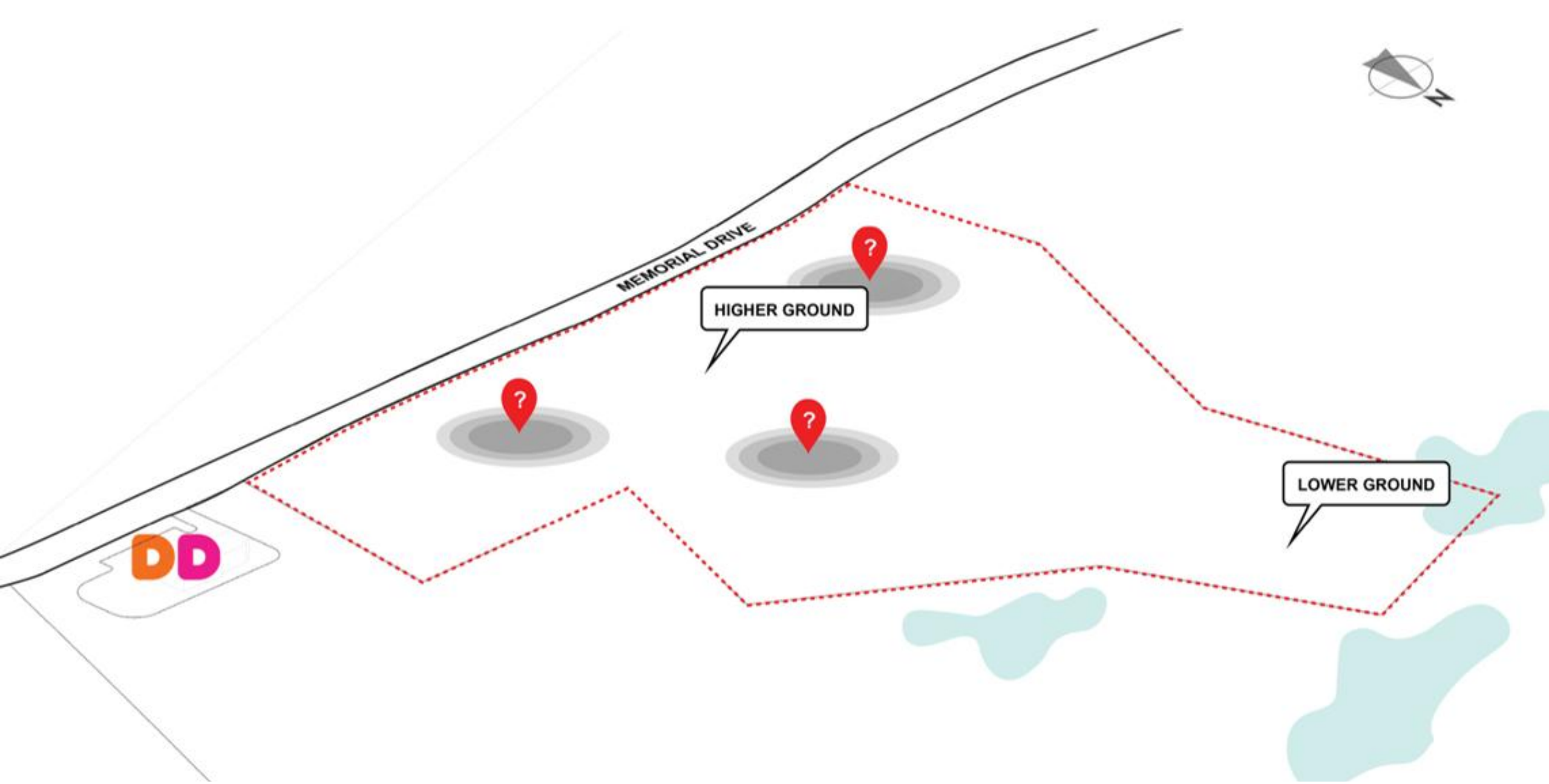
The IMPACT section is a vertical orange box containing the following elements from top to bottom: the "the Y YWCA" logo; a rounded rectangle with the text "State of the Art Program Space to Support Member Needs"; an illustration of three people running, one person pushing a person in a wheelchair, and a person on a bicycle; a rounded rectangle with the text "Celebrate Inclusivity Welcoming to All"; a leaf icon; and a rounded rectangle with the text "Integrate and Celebrate Nature".

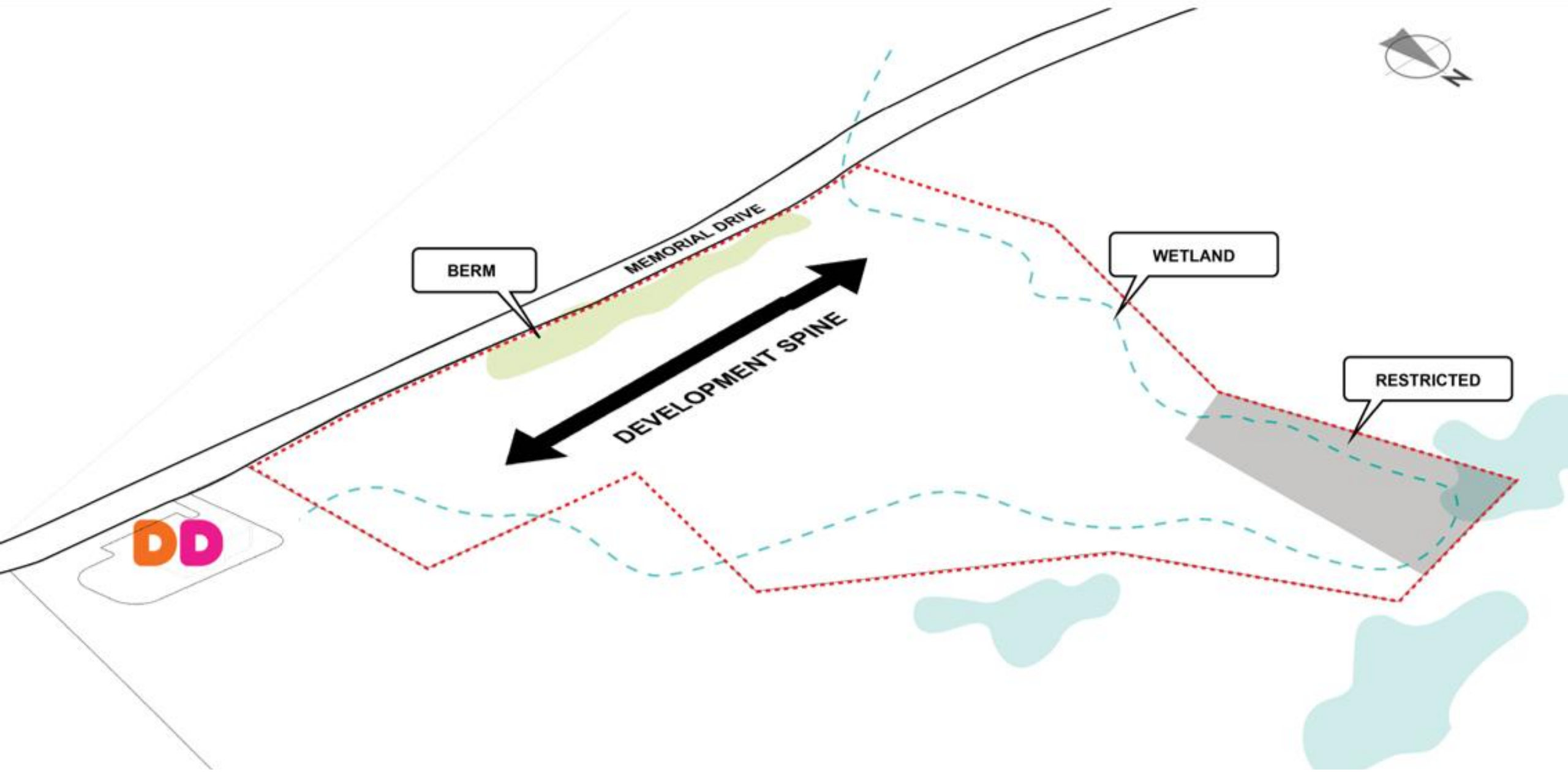
- Sustainable
- Compact & Simple
- Unique Identity
- Member Experience
- Flexible Spaces
- Strategic Phasing





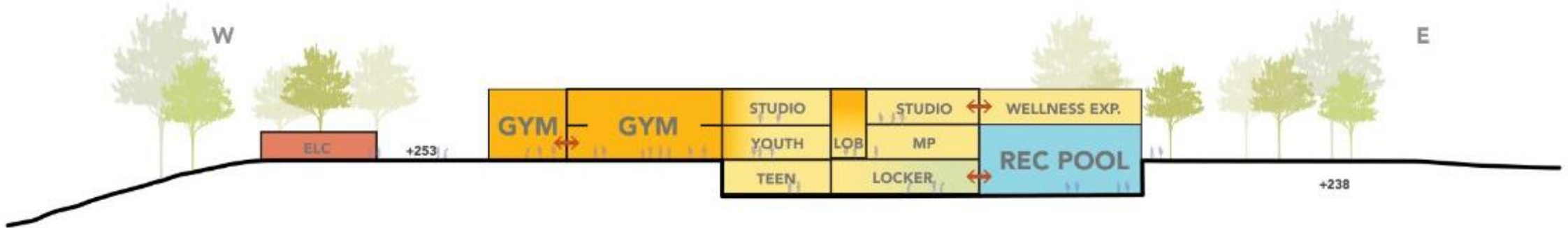
Spaces that connect and inspire.





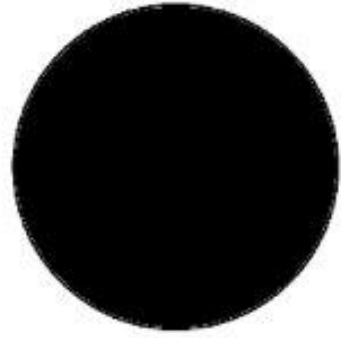


Section Looking West



Section Looking North

DIAGRAMMATIC BUILDING SECTION



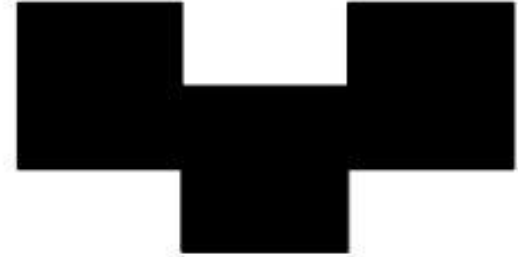
62%

VS

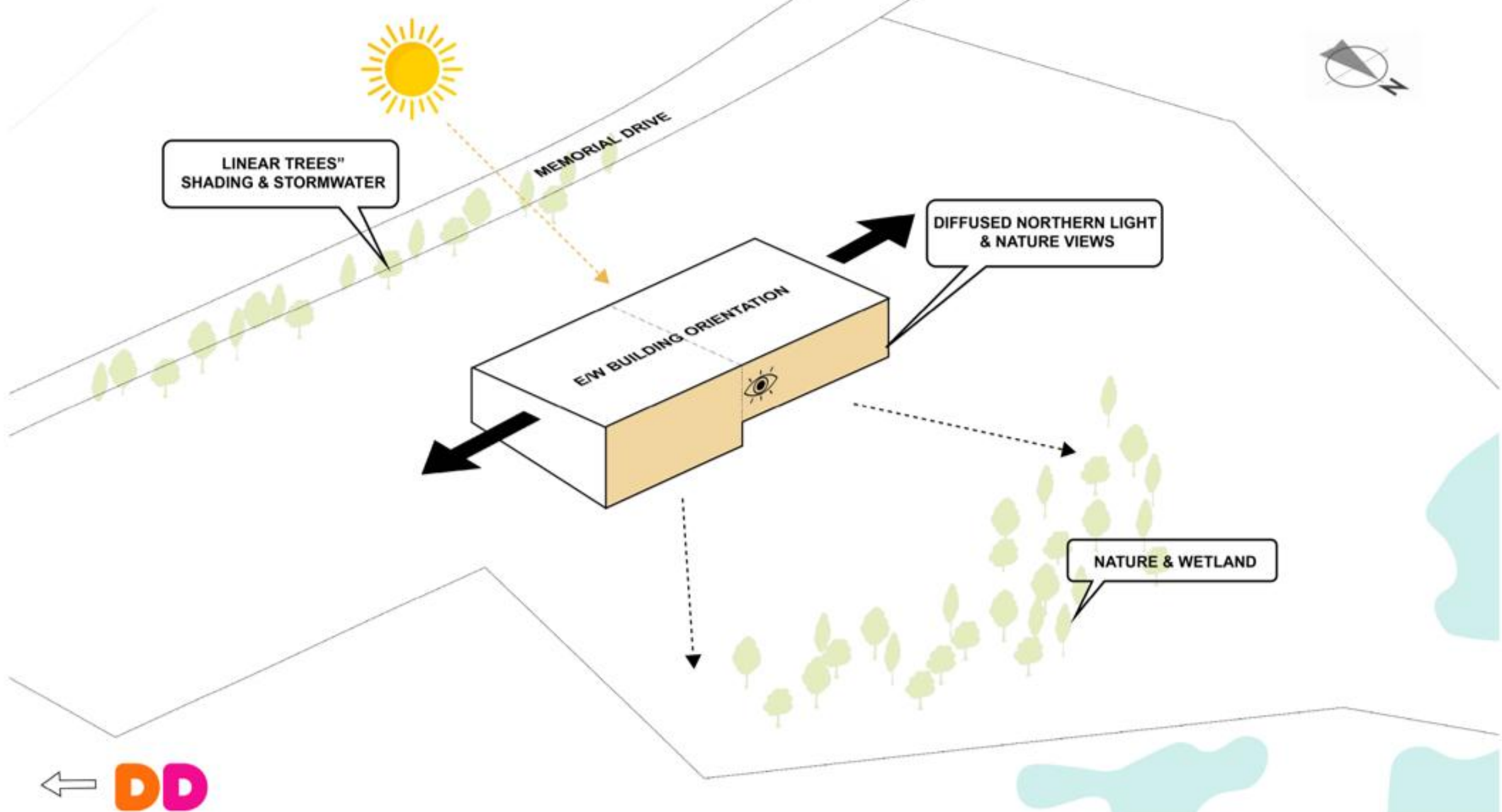


80%

VS



100%



PASSIVE STRATEGIES



Nature's Classroom



Accessible Trails



Sledding Hill



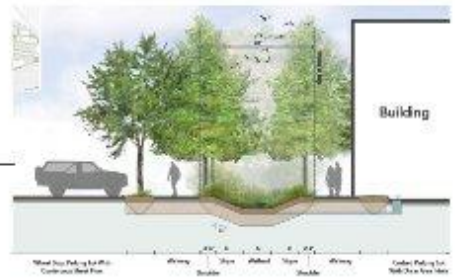
Recreational Trails



Recreational Fields



Viewing Slope



- Reduction of building massing
- Exterior glazing quantity and shapes
- Exterior & interior materiality
- Landscaping
- Parking lot curbs (Cape Cod berm)
- Solar canopies



Brick/CMU



Aluminum Panel

EMBODIED CARBON, DURABILITY & COST



Ashland Town Hall – Main Street (1905)



Ashland Town Hall (2011)



Main Street (2011)



Ashland Public Library – Front Street (1904)



Ashland Public Library (2011)

a defined covered entrance



1813 Colonial Chair Factory, Ashland, Mass.



Fire Station, Ashland, Mass.

~~sloped roofs~~ or raised false front facades



Grate School Building, Ashland, Mass.



TELEPHONE CLOCK CO., ASHLAND, MASSACHUSETTS

brick or wood siding



ARCHER HILL, ASHLAND, MASS.

~~architectural period moldings and details~~



Design characteristics commonly found in existing town structures should be considered, including divided glazing at windows and storefronts, **wood or wood-like siding**, sloped roofs, **architectural roof shingles**, **architectural detailing** and **trim on facades**, and well-manicured landscapes.

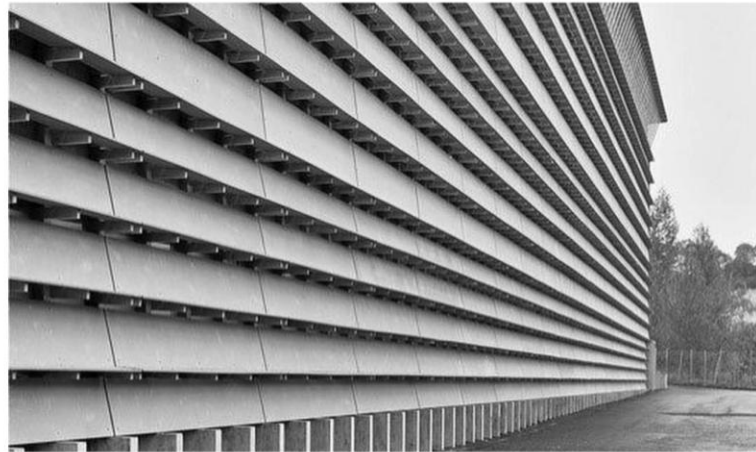
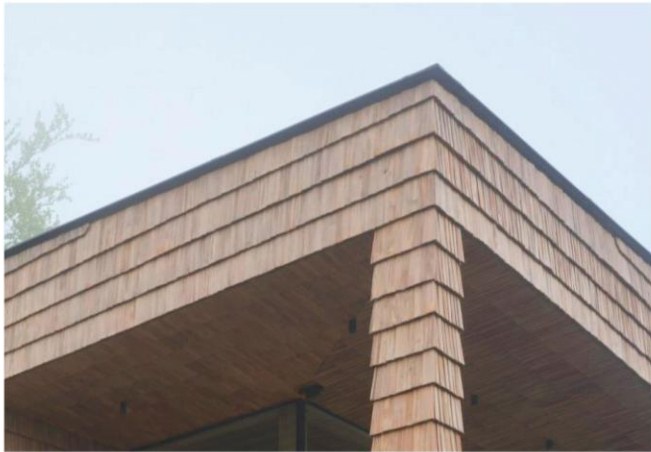


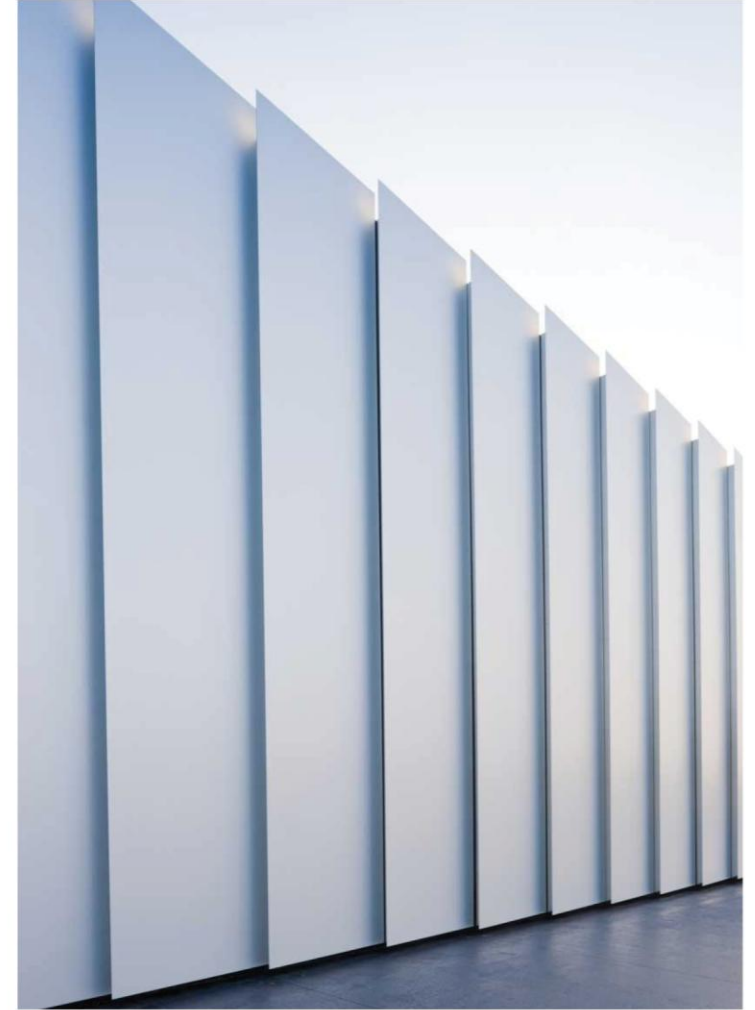
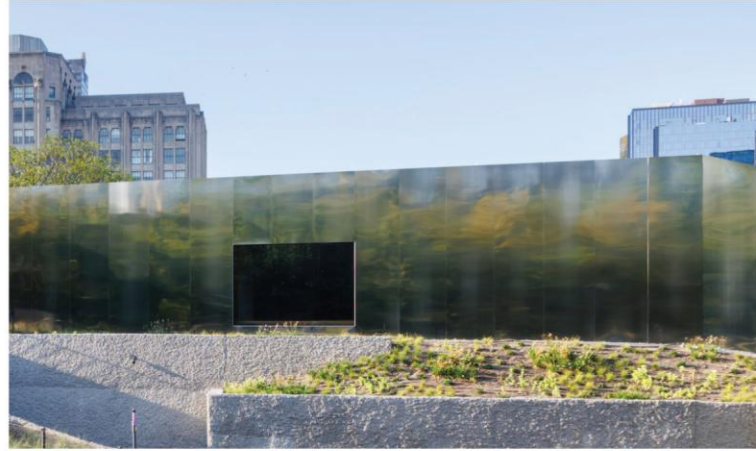
The use of **wood, brick, cast concrete and slate** is encouraged where appropriate.

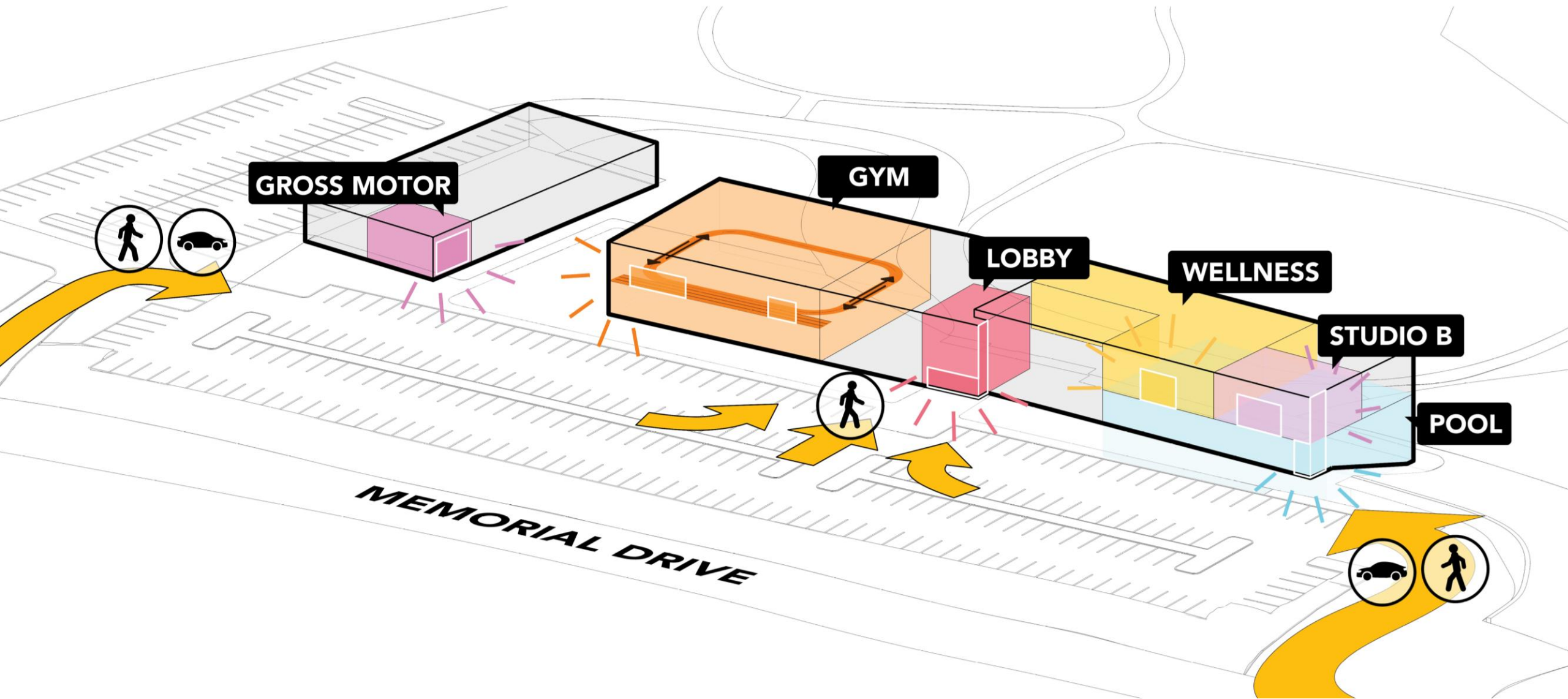


New buildings need not, nor should they, imitate the styles or details of the past. It is inevitably more interesting to match materials, proportions and scale while using **modern, simple materials.**









GROSS MOTOR

GYM

LOBBY

WELLNESS

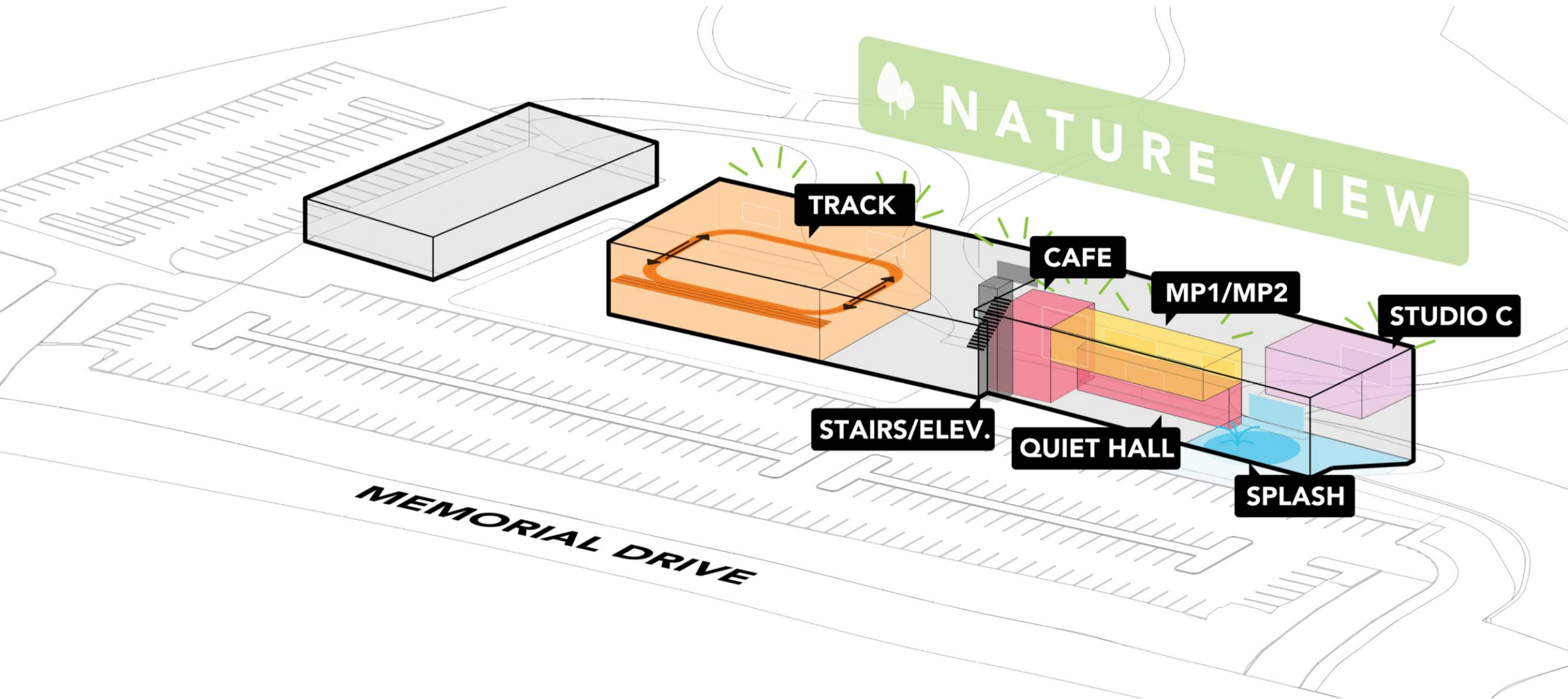
STUDIO B

POOL

MEMORIAL DRIVE

APPROACH DIAGRAM

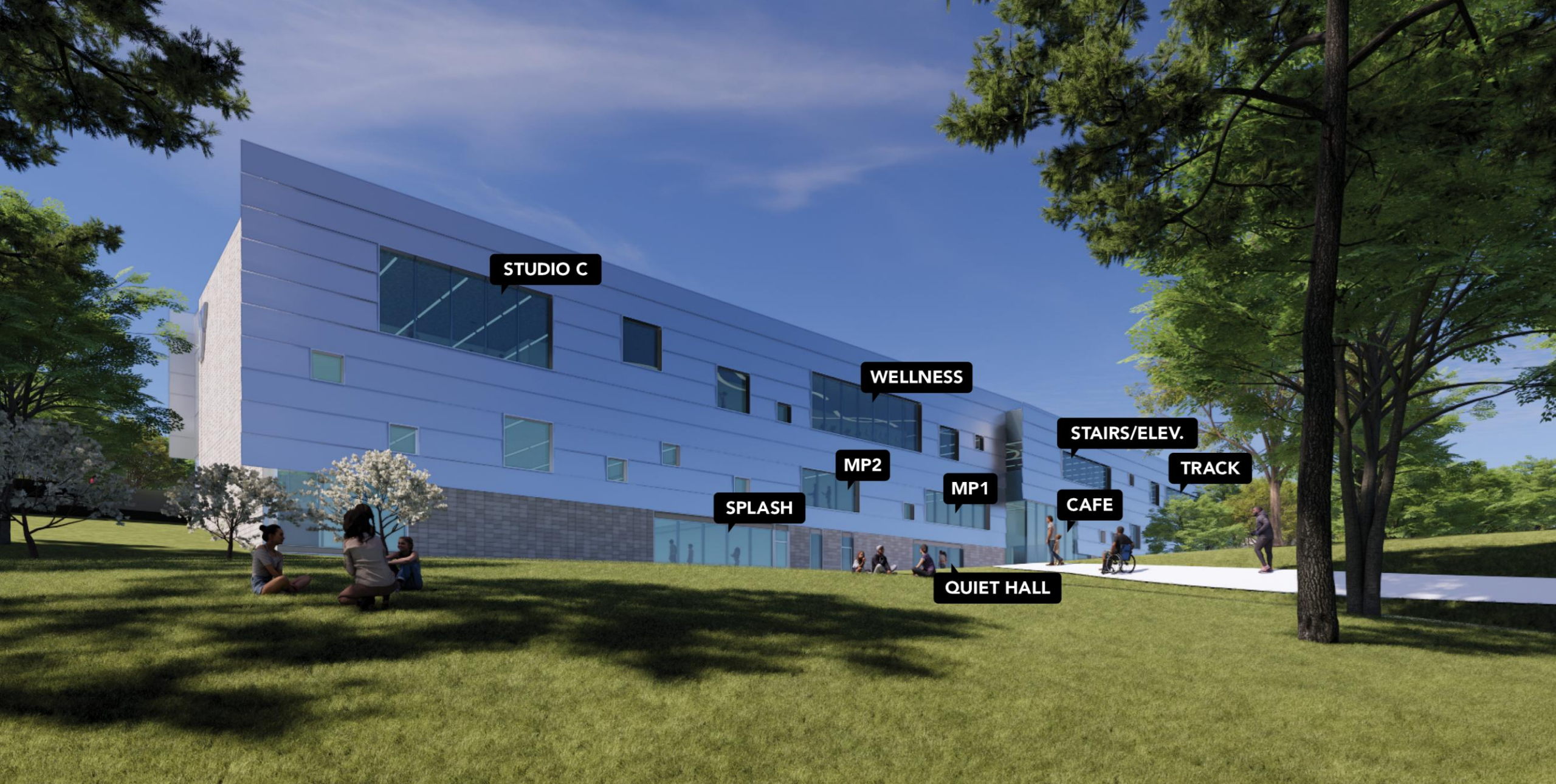




PROGRAM DIAGRAM



UPDATED BUILDING VIEW (SOUTH)



STUDIO C

WELLNESS

STAIRS/ELEV.

TRACK

CAFE

QUIET HALL

MP2

MP1

SPLASH



UPDATED BUILDING VIEW (NORTH)



ENTRY VIEW (DAWN)



ENTRY VIEW (AFTERNOON)



ENTRY VIEW (DUSK)



APPROACH VIEW (DAWN)



APPROACH VIEW (AFTERNOON)



APPROACH VIEW (EVENING)



MEADOW VIEW (DAWN)



MEADOW VIEW (AFTERNOON)



MEADOW VIEW (DUSK)



UPDATED BUILDING VIEW (SOUTH AERIAL)



UPDATED BUILDING VIEW (NORTH AERIAL)



Building View without trees from Memorial Drive



Actual View from Memorial Drive



BUILDING HEIGHT VIEW FROM MEMORIAL

Peer Review Comments

- Pending Vanasse Peer Review