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NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

Advisory Committee Meeting

June 30, 2022

- ① Welcome
- ② Introductions | Advisory Committee, Project Team & Mission Statement
- ③ Project Story & Meetings to Date
- ④ Building Tours & Community Feedback
- ⑤ Program Elements | What We've Heard & Interactive Committee Feedback
- ⑥ Schedule & Next Steps

The background is a dark blue-tinted landscape. In the foreground, there is a calm body of water reflecting the sky and trees. The middle ground is filled with dense, leafy trees. In the far background, a range of mountains is visible under a sky with soft, white clouds. The overall mood is serene and natural.

WELCOME

Opening Remarks

INTRODUCTIONS

Advisory Committee

Jill Spear

Sandy Fry

Ed Pawlak

Joe Campanella

Bernie Pelletier

Kris Rimal

Tziyona Goldfischer

Chuck Coursey

Dawn Ennis

Esam Boraey

Shaena Gray

Anna Park

Robin Collins

Beth Rocco

Rosemary Cleary

Rick Liftig

Joe Kolczynski

Mary Silverberg

Chris Conway

Chris Dutton

Jon Merritt

Aimee Krauss

Chris Hansen

Venica Robinson-Blythe

Harisharan Panta

Project Team



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JEFF WYSZYNSKI
AIA

Principal-in-Charge



EDWARD WIDOFSKY
AIA, LEED AP BD+C

Senior Project
Manager



ERNEST NEPOMUCENO
LEED AP

Senior Designer



ANTONIA CIAVERELLA
EDAC, LEED AP BD+C,
WELL AP, FITWEL

Architectural Designer,
Sustainability & Wellness



LUCIAN DRAGULSKI
PE, LEED AP

Principal,
Bemis Associates



WILL WALTER
PE, LEED AP

Senior Associate, Civil,
Benesch

CONSULTANT TEAM

BEMIS ASSOCIATES

Mechanical, Electrical &
Plumbing Engineering

ALFRED BENESCH & COMPANY

Civil Engineering,
Landscape Architecture

THORNTON TOMASETTI

Structural Engineering

Project Team



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HISTORY IN WEST HARTFORD:

Renbrook School

PeoplesBank

Penwood RE Investment
Management

Ares Management

University of Hartford

Florence E. Smith STEM
School Study

Kingswood Oxford School

Bishops' Corner Stop & Shop

Women's Health Clinic

DaVita Dialysis

SERVING CLIENTS FOR

43 YEARS

STAFF OF

50 PEOPLE

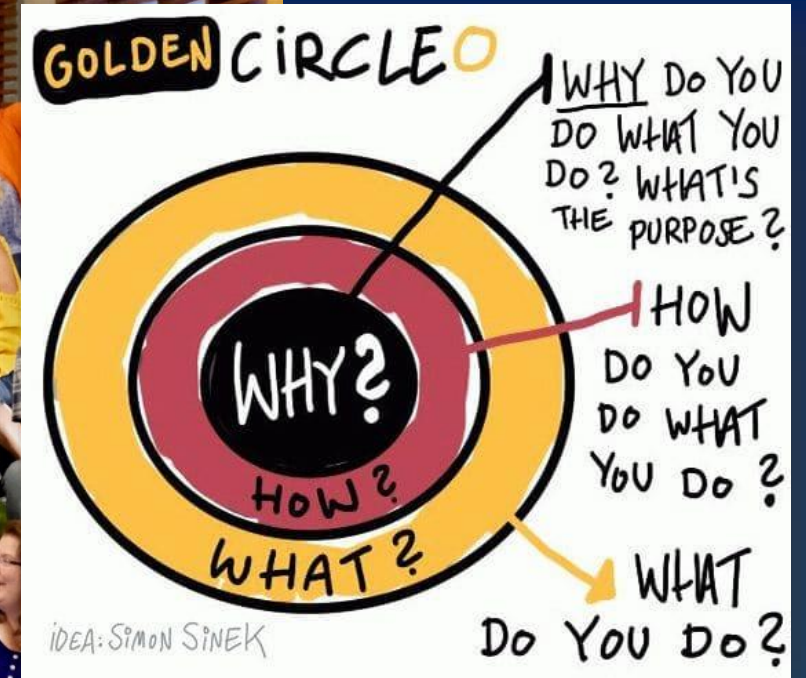
90%
REPEAT CLIENTS

**+ Team Experience with
Elmwood Community Center,
St. Brigid School and the
Neighborhood**

Project Team



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Listen, then lead

Reach beyond
the paradigm

Design for
partnership

Own it together

To create the space for your potential



ACADEMIC



PUBLIC SAFETY

COMMUNITY



CIVIC



HEALTHCARE



SENIOR LIVING



MISSION STATEMENT

Advisory Committee

Mission Statement



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The **mission** of the Advisory Committee for the Functional Program Development and Facility Feasibility Study for the New Elmwood Community Center is to...

enable all members of the community to help shape the project vision and have their voices heard.

Committee Charge

This Committee is charged with serving as a ***liaison to the community*** by engaging in active dialogue and relaying community feedback. The Committee is also charged with ***providing guidance at key milestones*** throughout the study process to further define and uphold the programmatic, sustainable and economic objectives set forth.

Scope of work

This Committee ***will make recommendations***, but does not have final authority.

This Committee ***will be dissolved upon completion*** of the Feasibility Study.

Mission Statement

Scope of the work



Scope of work

Develop a functional program to determine the specific programs that will be included in the facility.

Main Objective

Assist the Town in the determination of new vs. renovation/addition based on the intended program – including design concepts and cost estimates for both scenarios.

The functional program will include the following:

- Town's philosophy, values, goals and desired image
- Site requirements such as parking, circulation, and orientation
- Explicit space requirements for the building, including:
 - Definition of the activities which will take place in each space of the building
 - The functional relationship of the spaces
 - Spatial relationship diagrams and flow diagrams
 - The size of each of the spaces
 - Special technical requirements of each of the spaces and the building systems
- Financial requirements and a preliminary budget
- Scheduling and time frame for the project
- Regulatory issues such as zoning and building code requirements
- Authorities having jurisdictional requirements
- Robust community engagement process that identifies stakeholders and solicits their goals and concerns for consideration in the functional program development
- Ecological, environmental and sustainability concerns

PROJECT STORY

The “How & Why” Behind the Vision

Project Story

Understanding the Big Picture



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**CREATE A WELCOMING
MULTI-GENERATIONAL
CULTURAL DESTINATION
THAT:**














Reflects West Hartford's
dynamic and diverse
character as "a suburb with
an urban aesthetic"

Celebrates the Town's pride
in its diversity and captures
the community's spirit

Centralizes a broad range of
programs in a single
cohesive location

Enhances the quality of life
for all residents



	 Program Fit	 Resiliency, growth & change	 Destination, signature aesthetic	 Green potential, energy performance	 Project cost, life-cycle value	 Project complexity & time	 Pass the WeHa test (brand, values)	 Pass the ultimate test (funding approval)
Renovate-Expand								
New Build								

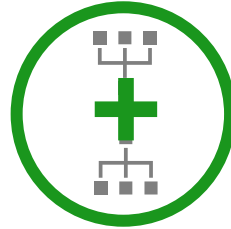
This is where we've been...



Reduce
Energy
Consumption



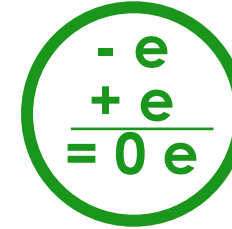
High
Performance
Envelope



Energy
Efficient
Systems



Energy
Production
(On-Site | Off-Site)



Monitoring &
Verification

STEP 1
Optimize

STEP 2
Energize

Project Story Sustainability + Wellness



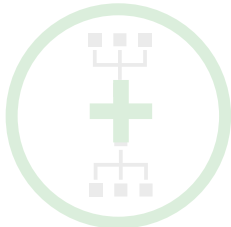
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Reduce
Energy
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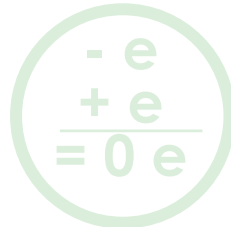
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Monitoring &
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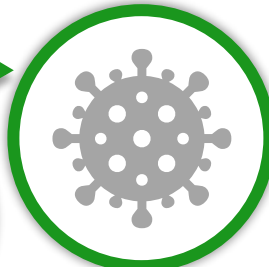
STEP 1
Optimize

STEP 2
Energize

This is where
we're going...



Community
Sustainability
Initiatives



Healthy
Indoor
Environments

STEP 3
Personalize



Project Story

What's Possible



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Project Story

What's Possible



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Project Story

What's Possible



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+ Building Tour
(Faxon Library)

ACTIVITY TO DATE

4/29

PROJECT
KICK OFF

6/1

PROGRAM
SESSION #1

Emergency
Management
& Library

6/2

PROGRAM
SESSION #2

Leisure &
Social Services

+ Building Tour
(ECC)

6/11

CELEBRATE!
WEHA

First Community
Visioning Session

6/12

CELEBRATE!
WEHA

6/30

ADVISORY
COMMITTEE

Kick-Off Meeting

Summary of Key Discussion Items



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The team will explore both
New & Renovate/Addition
options for the site at 100 Mayflower

Major program elements at this time include:

- Current Community Center Programs
- Faxon Library Branch
- Senior Center
- Teen Center
- Commercial Kitchen
- Gym
- Multipurpose spaces
- Food Pantry, Social Services, and Emergency Management

Other discussion items:

- Connection to bus routes will be important
- Outdoor areas and connections to Beachland Park should be integral to the design
- Sustainability targets, passive strategies, EV charging, and clean energy sources need to be explored
- Gain approval from Community Planning & Economic Development (CPED) and Human & Community Services (HCS) before September
- Establish the estimated cost for the New Community Center in early-to-mid November prior to the Town setting the cap budget

Building Tours

Elmwood Community Center



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Key Takeaways:

- Staff are dispersed throughout the building due to lack of space
- General lack of storage space
- Senior Center on 2nd Floor is not ideal, consistency of location is important
- Pre-school needs spaces designed specifically for them: cubbies, toilet rooms
- Accessibility and lobby space are current issues



Building Tours

Elmwood Community Center



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Building Tours

Faxon Library



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Key Takeaways:

- Community Room in the basement is not ideal, no natural light
- Staff workroom is crowded and lacks storage space
- Shelf height limits visibility
- Separate the Children's area for acoustics
- Prefer book return connected to the Library building
- Lack smaller meeting rooms for book groups



Building Tours

Faxon Library



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Celebrate! West Hartford June 11-12



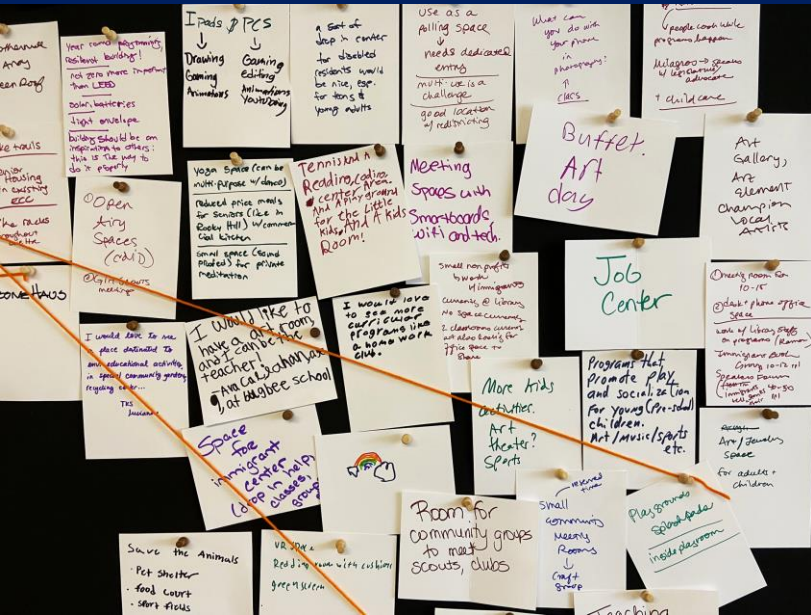
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Celebrate! West Hartford



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BOXES WERE
ALSO ON-SITE
AT ECC &
FAXON



What would you like to see in a Community Center?

Mentimeter

Looking forward to a CC that truly reflect the rich cultural opportunities that WH is so well known for. Especially a beautiful theater, a multi media room for classes, public use and art displays, classes for various arts, children & elderly spaces

More preschool activities

More events for families

I stopped by your booth at Celebrate WH, but I think it's worth repeating- I'd love to see a space for immigrants!

What would you like to see in a Community Center?

Mentimeter

1) Storage space and rehearsal space for arts groups at a reasonable rental rate. 2) Pickle ball indoor courts.

West Hartford needs several indoor pickle ball courts for seniors for the winter.

Dog park

West Hartford is overdue for a dog park. This is the perfect location.

Park for dogs!!

Makerspace

A dog park. Opening up the area between the park and the grounds.

I'd like to see fewer age based programs and more based on interests. I'd LOVE to see pickleball courts! Maybe even indoor courts so we could play through the winter months!

Spaces for immigrants: a small classroom for 10 - 12 people; a larger meeting room for programs of 40 - 50 people; a small office space to be shared by non-profits working with immigrants and refugees; a childcare space; kitchen facilities.

What would you like to see in a Community Center?

Mentimeter

A dog park.

Have a dog park

Lots of light & glass & any curves. It should be ultra-modern and unlike typical West Hartford red brick structure. Perhaps a meandering building along the edge of Beachland Park with lots of glass to visibly enjoy the green space nearby.

Indoor tennis and pickleball courts.

Expand adult indoor pickleball. It would be great to have 3 courts. Also have open play on a few weekday evenings and weekend times. Offer a day rate as an option besides membership.

Preserve as many TREES and as much green space as possible. Minimize paved area for parking. Make accessible by bike lanes and sidewalks with pedestrian signal crossings that work. Not sure why we're spending on a new community center in first place.

Something that justifies the cost to build and operate. I don't think I have any use for a community center. And I don't think I've ever had any reason to go to our existing one.

Recycling depot.

West Hartford has become a table tennis mecca for central Connecticut. We need an area with permanent tables available. For many years, the community center has had permanent pool tables available. We need the same for table tennis.

What else would you like us to know?

Mentimeter

Signage providing directions to different parts of the building should be large and very clearly readable from a distance

Signage providing directions throughout the building should be very large and easily readable from a distance

West Hartford has some national caliber table tennis players. We need some permanently available ping pong tables.

Indoor pickle courts Storage space for arts groups.

Inter generational programming is good for the community. Stop isolating those over 55 from those aged 18 - 55 from those younger.

Many immigrants and refugees settle in West Hartford. There are several nonprofit groups working with these people. There is no place for classes, meetings, getting to know new friends, office space. Welcome Center at WH Library needs to be expanded.

So many groups need space to perform, and this town is desperate. An outdoor stage would be wonderful too, with big screen projectors for summer movie nights, concerts, etc.

It might be financially beneficial to have a space where local business people can easily and conveniently rent for small meetings and remote work.

**KIDS & TEENS
PROGRAM
SPACES**

**OUTDOOR
AMENITIES**

SUSTAINABILITY

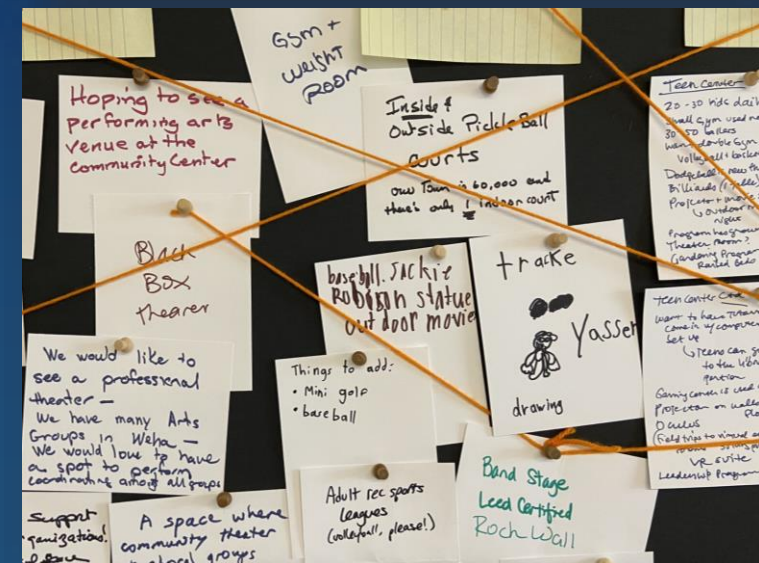
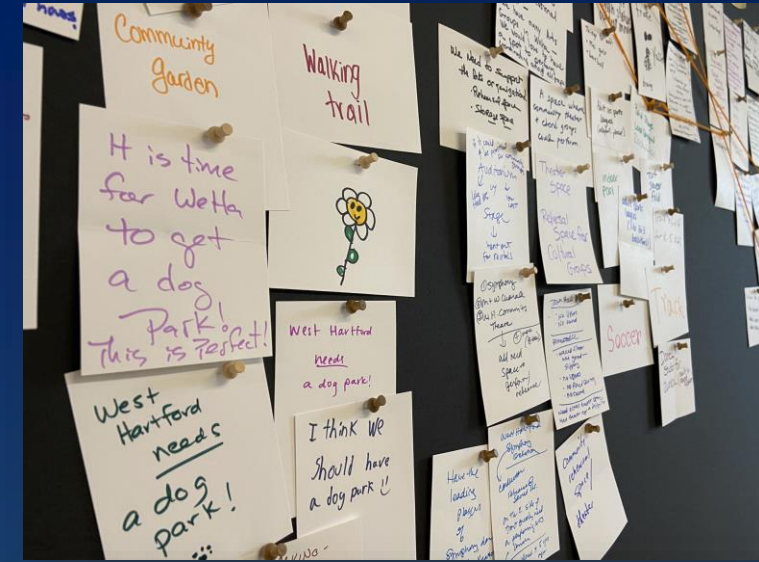
**ADULT
PROGRAM
SPACES**

ATHLETICS

**ARTS & CULTURE
PROGRAM
SPACES**

swimming pool
charities kids can help
water balloons
events for families
meeting area
arts leaders
polling
tight envelope
drop in
weight room
pickle ball
solar array
bike trails
net zero
tv set
outdoor pool
billiards
natural light
leed certified
walking trails
easy parking at faxon
black box theater
good free park
estelle school of dance
program greenroof
senior center programs
professional
band or stage
field building should
needs space
multimedia
house
storytelling
group space
house
general store
outdoor activities
trampoline
barbie
kitchen for coffee shop
snakes visiting animal
blonde wood shelving
open
game room
save the trees
ipad and pc for art
arts in town needs
adult rec league
passive
bridge
tennis
bingo
indoor pool
outdoor meeting
multigenerational
performing arts center
senior social area
separate childrens area
education
outdoor playfields
unicorn toys
cat pumps
yoga
baseball
geothermal
zumba
dog park
gym
cafe
space
center
ball
indo

What we heard:



Program Comparison With Existing



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Estimated Existing SF:

Community Center **53,600 SF**

- Teen Program
- Pre-School Program
- Daycare
- Senior / Classrooms
- Gym & Storage
- Fitness
- Art & Ceramics
- Dance
- Multi-Purpose & Kit.
- Auditorium

Faxon Library Branch **12,435 SF**

- Meeting Room

Social Services **2,200 SF**

Emergency Mgt. **700 SF**

Total Existing SF 68,935 SF

Program Allocation



Program Matrix

Summary: Proposed Architectural Program
New Community Center & Library
30 West River Street, West Hartford, CT
Site Average: 8.34 acres
Project: Social Equity Fund (SEF)
Revised: 04.27.2023

Library		1
Information	Wait/Study	1
Library, CC, JC	Library	1
	Welcome Desk / Coffee Bar	1
	Indoor Play Area	1
	Public Toilet	2
	Single User Toilet	2
TOTAL		7
Community & Senior Center		121
Activities	Gymnasium	1
Information	Track Above Gymnasium	1
CBT	Storage	1
	Special Olympics Storage	1
	Lockers	2
	Fitness Room	1
	Reception Area / Reception	1
Event Space		1
Information	Large Multi-Purpose	1
CBT	Medium Multi-Purpose	1
	Teaching/Commercial Kitchen	1
	Reception/Service Kitchen	1
	Storage	1
	Reception / Stage	1
Event Center		1
Information	Service Support to include:	1
Open	Storage / Events Area	1
	Reception Area	1
	Kitchenette	1
	Reception	1
	Outdoor Space	1
Classrooms		3
Information	Pre-school Classrooms	3
Library	Small Multi-Purpose	1
	Small Reservable Meeting Area	1
	Art Studio	1
	Canvas Studio	1
	Health Screening	1
Office		1
Information	Community Center Open Office	1
	Community Center Private Office	1
	Special Needs Private Office	1
	Senior Center Open Office	1
	Senior Center Private Office	2
	Conference Room	1
	Conference Room	1
	Toilet	1
Event Space		1
Information	Service Support to include:	1
	Classrooms	1
	Reception Area	1
	Staff Lounge	1
	Staff Restrooms	1
	Storage	1
TOTAL		121
Social Services		121
Information	Open Office	1
	Social Worker Office	1
CBT	Food Pantry Coordinator Office	1
	Conference Room	1
	Volunteer Services Office	2
	Food Pantry Storage	1
	Food Pantry Sorting Area	1
	Food Pantry Self-Serve Area	1
TOTAL		121
Event Space		1
Information	Open Office	1
Open, Kitchen, Loading Dock	Conference (See Social Services)	1
	Storage Room	1
TOTAL		3
Library		121
Information	Open Office (Workstations)	1
	Open Office (Waiting Area)	1
	Private Office	1
	Storage	1
	Break Room	1
	Toilet	1
Information	Class Meeting Room	1
Information	Reading Program Room	1
CC Art Room, Meeting Room	Buffy Pad	2
	Storage	2
Collection		1
Information	Adult Collection	1
Public Toilet	Computer Center	1
	Sorting Area	1
	Charging Corner	1
	Self-Service Corner	1
	Teen Collection	1
	Computer Center	1
	Sorting Area	1
	Children's Collection	1
	Computer Center	1
	Sorting Area	1
	Study Area	1
	Study Area	1
	Circulation Desk	1
	Workstation	1

Book Storage	1	80	80
Chrome Book Charging Carts	1	25	25
Equipment	1	40	40
Family Toilet	1	40	40
Storage Room	1	40	40

COMMUNITY &
SENIOR CENTER

LIBRARY

SOCIAL
SERVICES

BUILDING
SERVICES

SHARED
LOBBY

EMERGENCY
MANAGEMENT

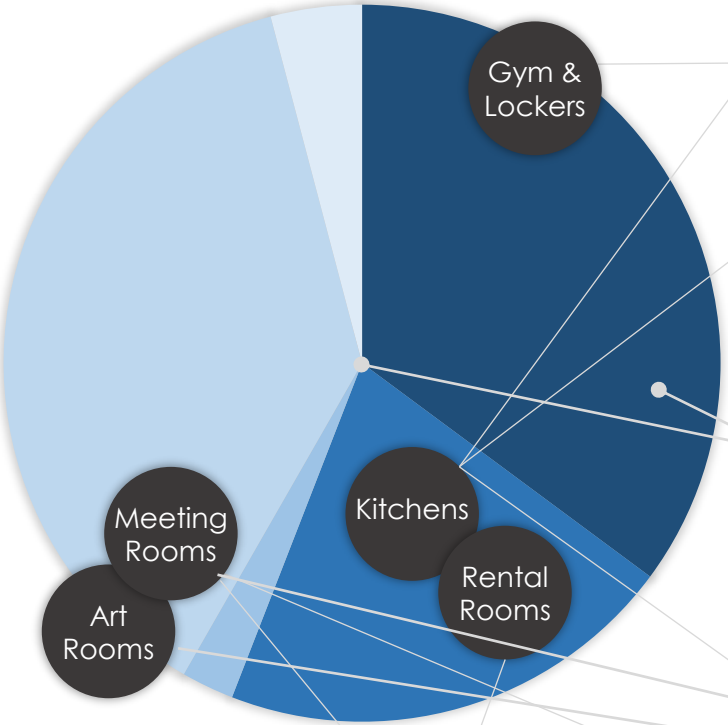
SITE AMENITIES

Program Allocation Detail



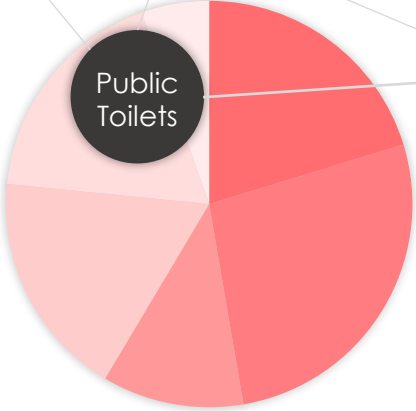
Community Center Senior Center & Teen Center

- Athletics
- Event Spaces
- Teen Center
- Pre-School & Seniors
- Administration



Shared Lobby

- Vestibule
- Lobby
- Coffee Bar
- Indoor Play
- Multi-Stall Restrooms
- Family Restrooms

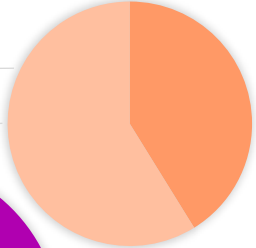


Loading Dock

Pavilion
Patio
Seating Area
Gardens
Walking Paths

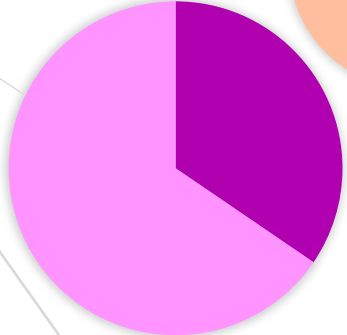
Emergency Management

- Open Office
- Storage



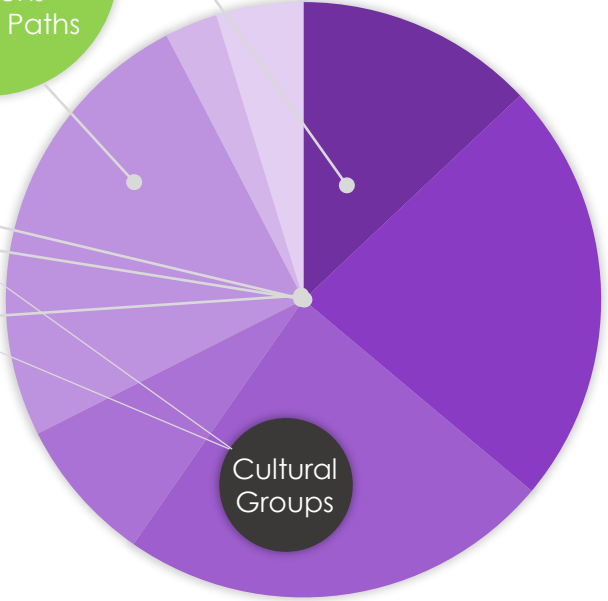
Social Services

- Social Work
- Food Pantry



Faxon Library

- Workroom/Staff
- Meeting Rooms
- Adult Collection
- Teen Collection
- Children's Collection
- Circulation Desk
- Restrooms & Storage



Community Center
Senior Center & Teen Center

- Athletics
- Event Spaces
- Teen Center
- Pre-School & Seniors Administration

Gym & Lockers

Loading Dock

Emergency Management

- Open Office
- Storage

LET'S HEAR IT

What's missing?

Social Services

- Social Work
- Food Pantry

Meeting Rooms

Kitchens

Gardens

Walking Paths

Art Rooms

Faxon Library

What are the “must haves” vs. the “nice to haves”?

Shared Lobby

- Vestibule
- Lobby
- Coffee Bar
- Indoor Play
- Multi-Stall Restrooms
- Family Restrooms

Public Toilets

Cultural Groups

Workroom/Staff

- Meeting Rooms
- Adult Collection
- Teen Collection
- Children's Collection
- Circulation Desk
- Restrooms & Storage

Next Steps Project Schedule



Proposed Milestone Schedule - New Community Center Feasibility Study																																				
Proposed Tasks	2022																																			
	April				May				June				July				August				September				October				November							
	4/3	4/10	4/17	4/24	5/1	5/8	5/15	5/22	5/29	6/5	6/12	6/19	6/26	7/3	7/10	7/17	7/24	7/31	8/7	8/14	8/21	8/28	9/4	9/11	9/18	9/25	10/2	10/9	10/16	10/23	10/30	11/6	11/13	11/20	11/27	
Stakeholder Meetings																																				
Kickoff Meeting & Team Introductions				●																																
Working Group - Progress Meetings														●																						
Advisory Committee - Progress Meetings													●																							
Communications Group - Planning Meetings															●																					
Town Council - CPED and HCS Sub-Committee Meetings															●																					
Town Council - Progress Meetings																																				
Authorization to proceed																																				
Programming																																				
User Group - Programming Meetings																																				
Building tours & initial program needs assessment																																				
Program verification and refinement																																				
Test fit of program in existing building																																				
Development of conceptual design options																																				
Initial developoment and review of the options (floor plans, site plan)																																				
Refinement of options/preferred options																																				
Develop rough order of magnitude costs for options, select approach																																				
Revisions to plans, prepare rendering imagery																																				
Preparation of estimate for chosen scheme																																				
Finalize Design Option - scope, schedule, budget, phasing																																				
Compile into final feasibility report document																																				
Community Engagement																																				
Digital outreach: website uploads, surveys, email communication																																				
#VS1 ~ "What is desired"; Celebrate! West Hartford Event, visioning session, open discussion and solicit feedback																																				
Beachland Park Pop-Up Event																																				
#VS2 ~ "What we heard"; Summary of feedback, initial concepts presentation																																				
West Hartford Center Pop-Up Event																																				
#VS3 ~ "Refining the plan"; Presentation of proposed concept to community																																				

Key Components

- Working Group Progress Meetings – Every 3 Weeks
- 3-4 Advisory Committee Progress Meetings
- Remaining Two Community Engagement Sessions, plus “Pop-Up” Events
- GOAL: Final Presentation before Thanksgiving Holiday (11/24)

- ① Refinement of Program | Incorporating Advisory Committee & User Group feedback
- ② Test-fit at 100 Mayflower | Analyze existing building and site in relation to program
- ③ Communications Plan | Website, social media, upcoming engagement sessions
- ④ Sustainability Action Plan | Outline the objectives, set benchmarks & targets
- ⑤ Development of Conceptual Options | New & Renovate/Addition



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Thank You QUESTIONS

Advisory Committee Meeting

June 30, 2022