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NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

Town Council Sub-Committee Meeting

August 17, 2022

- ① Project Team
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- ⑤ Upcoming Events
- ⑥ Next Steps



PROJECT TEAM

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, FITW EL

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 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

Project Story

What's Possible



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A blue-tinted photograph of a town street scene. In the background, there are several multi-story brick buildings. One building on the right has a sign that says "TEN THOUSAND VILLAGES". Below that, there are storefronts for "Robeks Juice" and "WILDCRAFT". Several cars are parked along the street, and a few people are walking on the sidewalk. An American flag is visible on a pole to the left. The overall scene is a typical small-town main street.

ADVISORY COMMITTEE

Team & Mission

Advisory Committee Team



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**Residents of the surrounding neighborhood are noted with an asterisk*

West Hartford Public Library Board

Jill Spear

Pedestrian & Bicycle Safety Commission

Sandy Fry

Ed Pawlak

Clean Energy Commission

Joe Campanella

Bernie Pelletier

Mayor's Youth Council

Kris Rimal

Tziyona Goldfischer

Commission on the Arts

Chuck Coursey

Human Rights Commission

Dawn Ennis

Esam Boraey

West Hartford Public Schools

Shaena Gray

Parks & Rec Advisory Board

Anna Park*

Robin Collins*

Senior Citizens Advisory Board

Beth Rocco

Rosemary Cleary

Elmwood Business Association

Rick Liftig*

Advisory Commission for Persons with Disabilities

Joe Kolczynski

Mary Silverberg*

West Hartford Chamber of Commerce

Chris Conway

Bridge Family Center

Chris Dutton

Jon Merritt

West Hartford-Bloomfield Health District

Aimee Krauss

Chris Hansen

Resident At Large

Venica Robinson-Blythe*

Harisharan Panta

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.



ACTIVITY TO DATE

Events – Program – Site – Building

Activity to Date

Events



Activity to Date Events



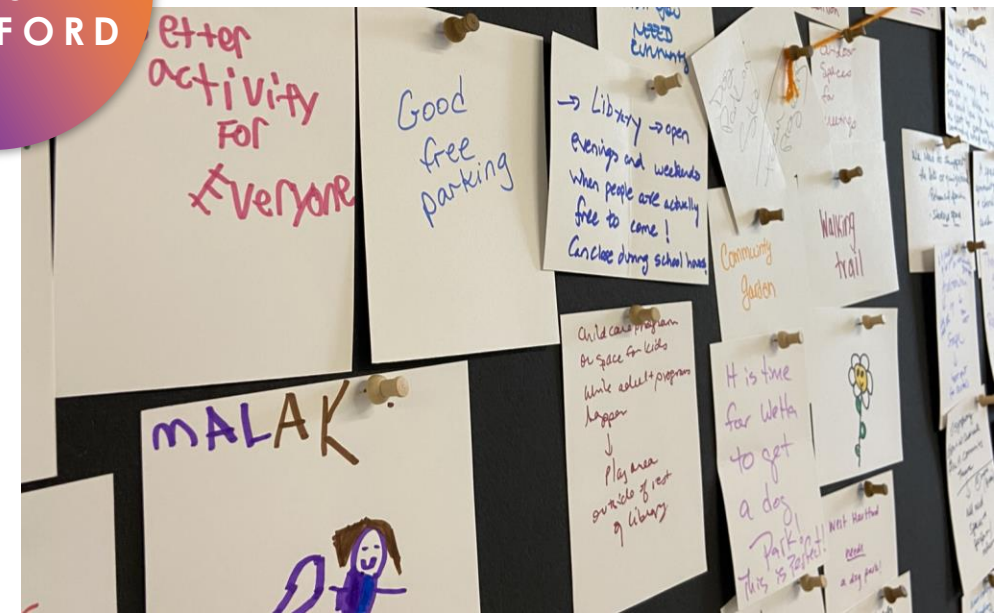
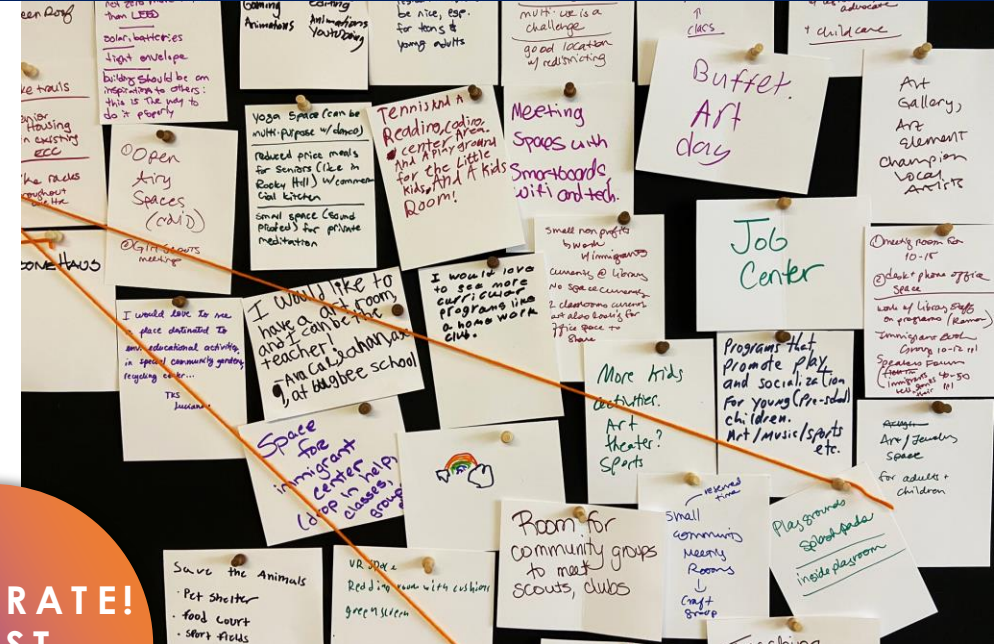
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BUILDING
TOURS



CELEBRATE!
WEST
HARTFORD



Activity to Date Events



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Activity to Date

Program: Advisory Committee Prioritization



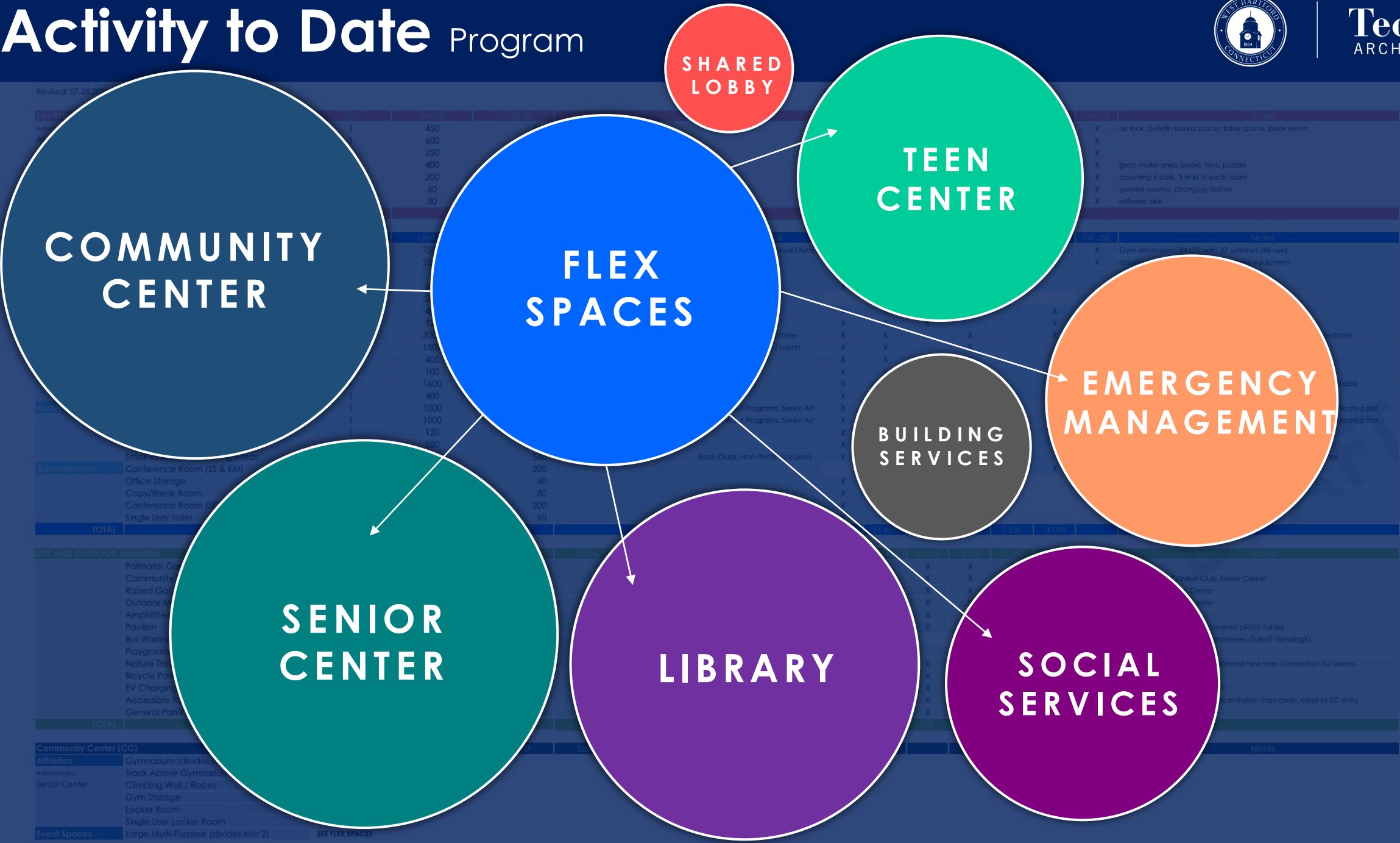
The "Must Haves"



The "Nice to Haves"



Activity to Date Program



Activity to Date

Site Analysis



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Beachland
Park:
27.04 Acres

100 Mayflower:
8.54 Acres

Observations:

- 1** Topography
(10' delta)
- 2** 150' Regulated
Wetlands
- 3** Solar
Orientation
- 4** Existing Trees

Activity to Date

Site Analysis



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Beachland
Park:
27.04 Acres

Entry & Exit
S. Quaker Ln.

North



Activity to Date

Site Analysis



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Site Acreage:

8.54 Acres

Existing Buildings SF
(ECC, ESC & Faxon):

66,035 SF

Initial ideas:

- 1** Residential buffer zone
- 2** Loop plus one-way
- 3** Solar orientation
- 4** Program adjacencies

Activity to Date

Building Analysis



1 **Programmatic Requirements**

At approximately 52,000 sf, much smaller than the 80,000 plus sf needed; would require sizable addition

(for example, the existing school Gym is too small)

2 **Universal Design**

Concerns with accessibility: main level not at grade, gym at different level, no elevator

3 **Functionality of Spaces**

Multi-purpose space and kitchen are in basement, which makes access to large crowds and exterior space more difficult; also, the space is interrupted by a large number of columns

4 **Comfort within Spaces**

12' floor to floor heights will limit ceiling heights and make routing of utilities more difficult

5 **Responsible Spending**

Potential savings would be in shell only (floors, roof, exterior walls, structure); remainder would be removed/ replaced

6 **Healthy Building Environments**

Costs for selective demolition and hazardous material abatement (asbestos, lead, PCBs) will decrease potential savings

7 **Thermal Comfort & Utilities**

Existing envelope will be more difficult to seal and insulate

8 **Sustainable Design Strategies**

Orientation and location of building may not work as well with desired siting/access strategies

9 **Improve from “Status Quo”**

There is already frustration with a community center being created out of a former school, and this would be more of the same

The background is a dark blue, semi-transparent image of a park. It features a body of water in the foreground, reflecting the sky and trees. In the middle ground, there are several large, leafy trees and a grassy area. The sky is filled with soft, white clouds. The overall tone is calm and serene.

UPCOMING EVENTS

Upcoming Events



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Project Website: Information about the project (presentations, events, etc.) is here:
<https://www.westhartfordlibrary.org/the-library/feasibility-study/>

Project Email: The community may send us their feedback and questions by emailing: **NewECC@westhartfordct.gov**

Marketing Public Events



- ① Town-wide Email
- ② Website Updates
- ③ Social Media Posts *(Leverage the Advisory Committee network)*
- ④ Library Newsletter
- ⑤ Printed Flyers/Posters *(at ECC, ESC, BCSC, Faxon, Town Hall)*
- ⑥ Other Considerations: Television, Press Releases

All members of the West Hartford community have the ability to co-create the vision for the Town and help shape decisions.

We will be looking to provide virtual & in-person opportunities, multi-lingual information, and a variety of days/times and venues to connect.

NEXT STEPS



- ① **Site Analysis** | Analyze existing building and site in relation to program
- ② **Development of Conceptual Options** | New & Renovate/Addition
- ③ **Order of Magnitude Costs** | Developed in conjunction with each option
- ④ **Community Listening Sessions** | Two upcoming large events, plus other opportunities
- ⑤ **Feasibility Report** | Document the process & decisions in a guidebook for the Town



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Thank You QUESTIONS

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