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# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Coffee Chat at Elmwood Senior Center**

September 8, 2022

- ① Project Team
- ② Project Story
- ③ Activity To Date
- ④ Upcoming Events
- ⑤ Program & Flexible Spaces
- ⑥ Next Steps

# 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 & W ellness



**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%**

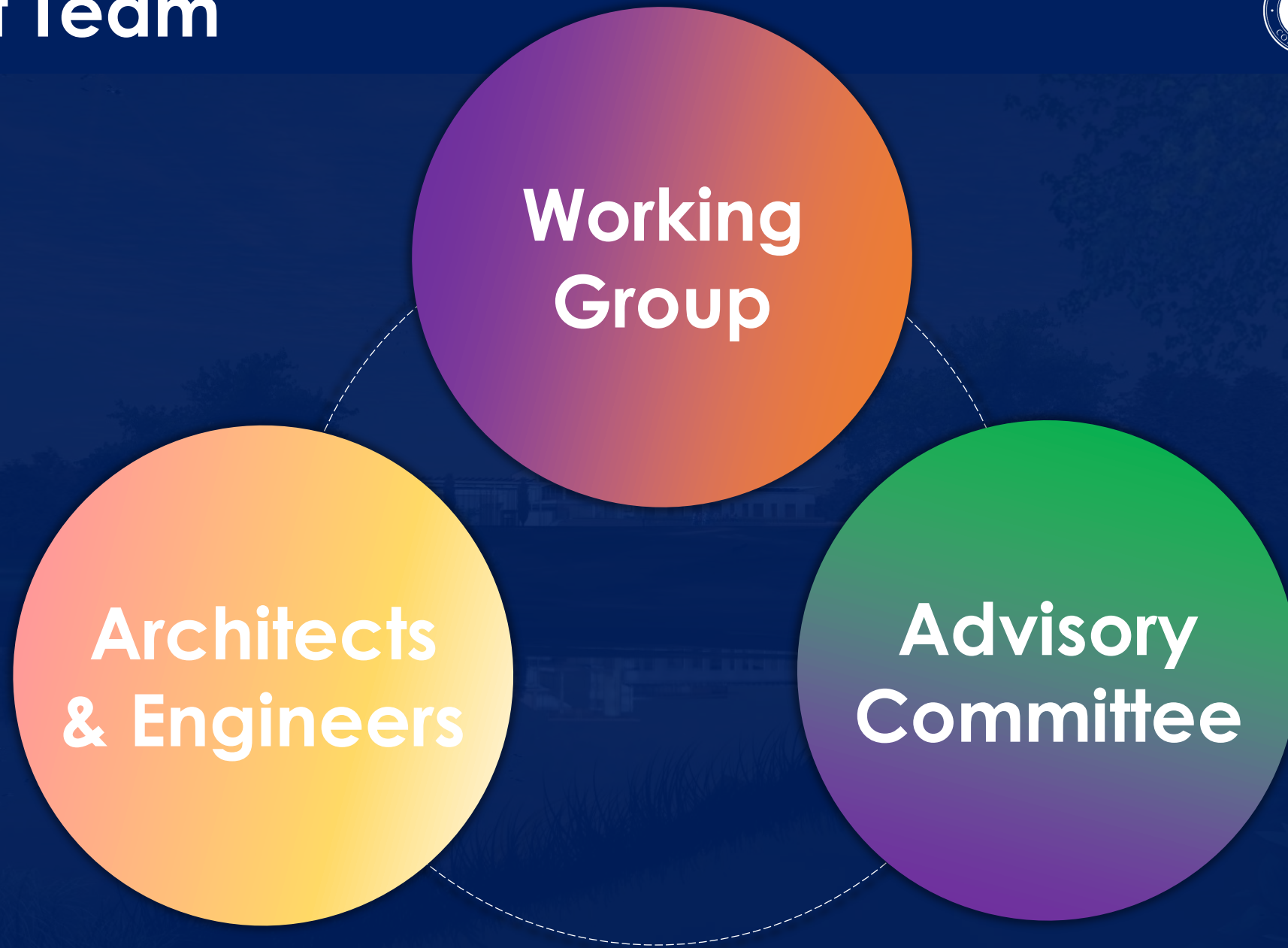
REPEAT CLIENTS

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

# Project Team



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# 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

# 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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The background is a dark blue, semi-transparent image of a park. It features a line of trees in the middle ground, with a body of water in the foreground reflecting the scene. The sky is visible at the top with some cloud detail. The overall tone is calm and serene.

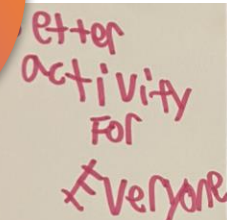
# ACTIVITY TO DATE

# Activity to Date

Events



## Events



# Activity to Date Events



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The background is a dark blue, semi-transparent image of a park scene. 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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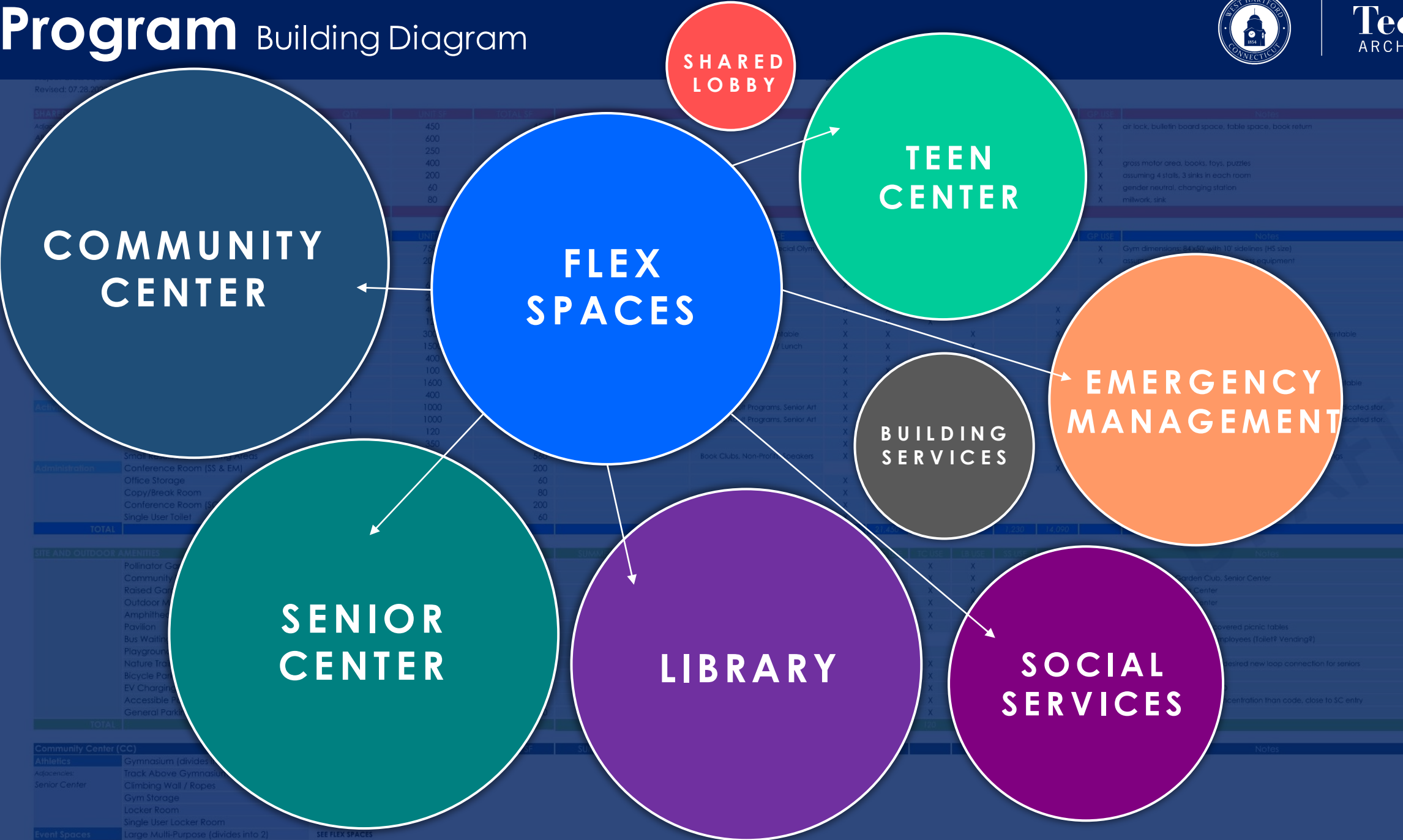
**Project Website:** Information about the project (presentations, events, etc.) is here:  
<https://www.westhartfordlibrary.org/the-library/feasibility-study/>

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



# PROGRAM

# Program Building Diagram



# Program Senior Center

Senior Center (SC)		QTY	UNIT SF	TOTAL SF	REGULAR USE
<b>Athletics</b> Adjacencies : Comm. Center	Gymnasium (divides into 3 spaces)	SEE FLEX SPACES			
	Track Above w/ Weight Stations	SEE FLEX SPACES			
	Gym Storage	SEE FLEX SPACES			
	Locker Room	SEE FLEX SPACES			
	Single User Locker Room	SEE FLEX SPACES			
<b>Event Spaces</b> Adjacencies : Comm. Center	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
	Multi-Purpose Storage	SEE FLEX SPACES			
	Platform/Stage	SEE FLEX SPACES			
	Commercial Kitchen with Prep/Storage	SEE FLEX SPACES			
<b>Activity Rooms</b>	Heat-and-Serve Kitchen with Storage	SEE FLEX SPACES			
	Medium Multi-Purpose (divides into 2)	1	1,600	1,600	Table Tennis
	Small Multi-Purpose - Type 1	2	800	1,600	Speaker Series, Card Room, Wellness
	Small Multi-Purpose - Type 2	2	800	1,600	Dance, Exercise, Arts & Crafts
	Art Studio	1	1,000	1,000	Dedicated to Senior Art Programs
	Art Studio with (2) Storage Closets	SEE FLEX SPACES			
	Maker Studio with (2) Storage Closets	SEE FLEX SPACES			
	Health Screening Room	SEE FLEX SPACES			
	Sensory/Quiet Room	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
<b>Administration</b> Adjacencies : Comm. Center Shared Lobby	Senior Center Open Office	1	350	350	
	Senior Center Private Office	2	120	240	
	Office Storage	SEE FLEX SPACES			
<b>Support Spaces</b>	Copy/Break Room	SEE FLEX SPACES			
	Conference Room	SEE FLEX SPACES			
	Single User Toilet	SEE FLEX SPACES			
	Separate Entry, Covered Drop-Off	1	0	0	Clear signage, automatic doors
	Public Toilets	2	200	400	Dedicated, universal height toilets
	Vestibule	SEE SHARED LOBBY			
	Lobby	SEE SHARED LOBBY			
	Welcome Desk / Coffee Bar	SEE SHARED LOBBY			
	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	SEE SHARED LOBBY			
<b>Outdoor Spaces</b>	Pollinator Garden	SEE SITE AND OUTDOOR AMENITIES			
	Community Flowerbeds	SEE SITE AND OUTDOOR AMENITIES			
	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
	Outdoor Movie Area	SEE SITE AND OUTDOOR AMENITIES			
	Amphitheater	SEE SITE AND OUTDOOR AMENITIES			
	Pavilion	SEE SITE AND OUTDOOR AMENITIES			
	Nature Trails	SEE SITE AND OUTDOOR AMENITIES			
	Bicycle Parking	SEE SITE AND OUTDOOR AMENITIES			
	EV Charging Stations	SEE SITE AND OUTDOOR AMENITIES			
	Accessible Parking	SEE SITE AND OUTDOOR AMENITIES			
	General Parking	SEE SITE AND OUTDOOR AMENITIES			
	WiFi Connectivity (outdoors)	SEE SITE AND OUTDOOR AMENITIES			
	<b>TOTAL</b>			6,790	
	<b>TOTAL W/SHARED</b>			30,680	

**Total Net SF** 6,790 SF  
**Total Gross SF** 10,185 SF  
**Total w/ Flex** 30,680 SF

Senior Center (SC)		QTY	UNIT SF	TOTAL SF	REGULAR USE
<b>Athletics</b> Adjacencies : Comm. Center	Gymnasium (divides into 3 spaces)	SEE FLEX SPACES			
	Track Above w/ Weight Stations	SEE FLEX SPACES			
	Gym Storage	SEE FLEX SPACES			
	Locker Room	SEE FLEX SPACES			
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	Art Studio	1	1,000	1,000	Dedicated to Senior Art Programs
	Art Studio with (2) Storage Closets	SEE FLEX SPACES			
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	Health Screening Room	SEE FLEX SPACES			
	Sensory/Quiet Room	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
<b>Administration</b> Adjacencies : Comm. Center Shared Lobby	Senior Center Open Office	1	350	350	
	Senior Center Private Office	2	120	240	
	Office Storage	SEE FLEX SPACES			
<b>Support Spaces</b>	Copy/Break Room	SEE FLEX SPACES			
	Conference Room	SEE FLEX SPACES			
	Single User Toilet	SEE FLEX SPACES			
	Separate Entry, Covered Drop-Off	1	0	0	Clear signage, automatic doors
	Public Toilets	2	200	400	Dedicated, universal height toilets
<b>Outdoor Spaces</b>	Vestibule	SEE SHARED LOBBY			
	Lobby	SEE SHARED LOBBY			
	Welcome Desk / Coffee Bar	SEE SHARED LOBBY			
	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	SEE SHARED LOBBY			
	Pollinator Garden	SEE SITE AND OUTDOOR AMENITIES			
	Community Flowerbeds	SEE SITE AND OUTDOOR AMENITIES			
	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
	Outdoor Movie Area	SEE SITE AND OUTDOOR AMENITIES			
	Amphitheater	SEE SITE AND OUTDOOR AMENITIES			
	Pavilion	SEE SITE AND OUTDOOR AMENITIES			
	Nature Trails	SEE SITE AND OUTDOOR AMENITIES			
	Bicycle Parking	SEE SITE AND OUTDOOR AMENITIES			
	EV Charging Stations	SEE SITE AND OUTDOOR AMENITIES			
	Accessible Parking	SEE SITE AND OUTDOOR AMENITIES			
	General Parking	SEE SITE AND OUTDOOR AMENITIES			
	WiFi Connectivity (outdoors)	SEE SITE AND OUTDOOR AMENITIES			
<b>TOTAL</b>				6,790	
<b>TOTAL W/SHARED</b>				30,680	

# Program Senior Center



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SHARED LOBBY		QTY	UNIT SF	TOTAL SF	REGULAR USE
Adjacencies:	Vestibule (with Book Return)	1	450	450	
	Holds Pickup Lockers (Library)	1	250	250	
FLEX SPACES - Shared by Schedule		QTY	UNIT SF	TOTAL SF	REGULAR USE
Athletics	Gymnasium (divides into 3 spaces)	1	7500	7,500	Pickleball, Busy Bees, Special Olym.
	Track Above w/ Weight Stations	1	2000	2,000	
	Climbing Wall / Ropes	0	0	0	
	Gym Storage	1	600	600	
SITE AND OUTDOOR AMENITIES		QTY	UNIT SF	TOTAL SF	REGULAR USE
Event Spaces	Pollinator Garden	1	0	0	
	Community Flowerbeds	1	0	0	
	Raised Garden Beds	1	0	0	
	Outdoor Movie Area	1	0	0	
	Amphitheater	1	0	0	
	Pavilion	1	120	120	Senior Concert Series, Rentable
	Bus Waiting / Route Change	1	120	120	
	Playground	1	0	0	
	Nature Trails	1	0	0	Looped Walking Path
	Bicycle Parking	1	0	0	
	EV Charging Stations	1	0	0	
	Accessible Parking	1	0	0	
	General Parking	1	0	0	
	WiFi Connectivity (outdoors)	1	0	0	
	<b>TOTAL</b>			<b>240</b>	
Activity Rooms	Copy/Break Room	1	80	80	
	Conference Room (SC & CC)	1	200	200	
	Single User Toilet	1	60	60	
	<b>TOTAL</b>			<b>22,350</b>	
TOTAL					

# NEXT STEPS



- ① Development of Conceptual Options | New & Renovate/Addition
- ② Order of Magnitude Costs | Developed in conjunction with each option
- ③ Community Listening Sessions | Two upcoming large events, plus other opportunities
- ④ Feasibility Report | Document the process & decisions in a guidebook for the Town

**Think Long-Term** The Feasibility Study is the first step in a multi-year timeline. Should the project move forward, there will be more opportunities to design and refine prior to the actual build.



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Thank You  
**QUESTIONS**

**Coffee Chat at Elmwood Senior Center**

September 8, 2022