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

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

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

- Architects & Engineers
- Working Group
- Advisory Committee
**Advisory Committee Team**

*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

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
ACTIVITY TO DATE
Activity to Date

Events

4/29
PROJECT KICK OFF

6/1
PROGRAM SESSION #1
Emergency Management & Library

6/2
PROGRAM SESSION #2
Leisure & Social Services

6/11
CELEBRATE! WEHA

6/12
CELEBRATE! WEHA

6/30
ADVISORY COMMITTEE

6/1
PROGRAM SESSION #1

7/20
COMMS MEETING

7/19
PROGRAM UPDATE
Elmwood Senior Center

7/19
PROGRAM UPDATE
Elmwood Community Center

8/4
FAMILY POOL NIGHT

8/11
ADVISORY COMMITTEE

8/17
TOWN COUNCIL
Activity to Date

Events

Building Tours

Celebrate! West Hartford
Keep the trees!
A safe place for all WeHa families
Community kitchen
Sustainable design
More, convenient parking
Place for immigrants, especially high school students
Spaces / services to support unwed mothers
A place for community spirituality

Activity to Date
Events
UPCOMING EVENTS
Upcoming Events

8/17 Town Council
9/8 Program Update
9/14 Public Event
9/22 Advisory Committee
10/6 Virtual Pres/Q&A
10/26 Public Event
10/27 Advisory Committee

Senior Center event!
Community Listening Opportunity
Library Staff Meeting
Community Listening Opportunity
Community Listening Opportunity

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: Senior Center

### Senior Center (SC)
- Gymnasium (divides into 3 spaces)
- Track Above w/ Weight Stations
- Locker Room
- Single User Locker Room

### Event Spaces
- Large Multi-Purpose (divides into 2)
- Medium Multi-Purpose (divides into 2)
- Art Studio

### Activity Rooms
- Small Multi-Purpose - Type 1
- Small Multi-Purpose - Type 2
- Art Studio with (2) Storage Closets
- Maker Studio with (2) Storage Closets
- Health Screening Room
- Sensory/Guest Room
- Small Restorable Meeting Areas

### Administration
- Senior Center Open Office
- Senior Center Private Office

### Support Spaces
- Separate Entry, Covered Drop-Off
- Public Toilet
- Vestibule
- Lobby
- Welcome Desk / Coffee Bar
- Public Salons

### Outdoor Spaces
- Pollinator Garden
- Community Flowerbeds
- Raised Garden Beds
- Outdoor Movie Area
- Amphitheater
- Pavilion
- Nature Trail
- Bicycle Parking
- EV Charging Stations
- Accessible Parking
- General Parking
- Wi-Fi Connectivity (outdoors)

### Total Net SF
6,790 SF

### Total Gross SF
10,185 SF

### Total w/ Flex
30,680 SF
# Program Senior Center

## Shared Lobby

<table>
<thead>
<tr>
<th>Adjacencies</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vestibule (with Book Return)</td>
<td>1</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Holds Pickup Lockers (Library)</td>
<td>1</td>
<td>250</td>
<td>250</td>
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</tbody>
</table>

## Flexible Spaces - Shared by Schedule

<table>
<thead>
<tr>
<th>Athletics</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
<th>REGULAR USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gymnasium (divides into 3 spaces)</td>
<td>1</td>
<td>7500</td>
<td>7,500</td>
<td>Pickleball, Busy Bees, Special Olymp.</td>
</tr>
<tr>
<td>Track Above w/ Weight Stations</td>
<td>1</td>
<td>2000</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Climbing Wall / Ropes</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Gym Storage</td>
<td>1</td>
<td>600</td>
<td>600</td>
<td></td>
</tr>
</tbody>
</table>

## Site and Outdoor Amenities

<table>
<thead>
<tr>
<th>Facility</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
<th>REGULAR USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pollinator Garden</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Community Flowerbeds</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Raised Garden Beds</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Outdoor Movie Area</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Amphitheater</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>Senior Concert Series, Rentable</td>
</tr>
<tr>
<td>Pavilion</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td></td>
</tr>
<tr>
<td>Bus Waiting / Route Change</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>Looped Walking Path</td>
</tr>
<tr>
<td>Playground</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Nature Trails</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Bicycle Parking</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>EV Charging Stations</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Accessible Parking</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>General Parking</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>WiFi Connectivity (outdoors)</td>
<td>1</td>
<td>0</td>
<td>0</td>
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</tr>
</tbody>
</table>

**TOTAL** 240 240 240

<table>
<thead>
<tr>
<th>Space</th>
<th>QTY</th>
<th>UNIT SF</th>
<th>TOTAL SF</th>
<th>REGULAR USE</th>
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</thead>
<tbody>
<tr>
<td>Copy/Break Room</td>
<td>1</td>
<td>80</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>Conference Room (SC &amp; CC)</td>
<td>1</td>
<td>200</td>
<td>200</td>
<td></td>
</tr>
<tr>
<td>Single User Toilet</td>
<td>1</td>
<td>60</td>
<td>60</td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL** 22,350
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.
Thank You

QUESTIONS

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September 8, 2022