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NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Town Council HCS and CPED
Committees**

October 25, 2022

Agenda



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- 1 Recap Project Goals & Vision
- 2 Initial Concepts
- 3 Variations
- 4 *Review the Current Direction***
- 5 Upcoming Events
- 6 Next Steps

Focus of tonight's meeting
Gather input on current direction

PROJECT GOALS & VISION

CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION

**Dynamic
& Diverse
Town**

**Celebrate
WeHa
Character**

**Broad
Range of
Programs**

**Enhance
Experience
for ALL**

Project Vision

What's Possible



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INITIAL CONCEPTS



Option 1

Reuse Existing + Addition



Option 2

Build New "L" Shape



Option 3

Build New Linear Shape

Initial Concepts Feedback 9/14



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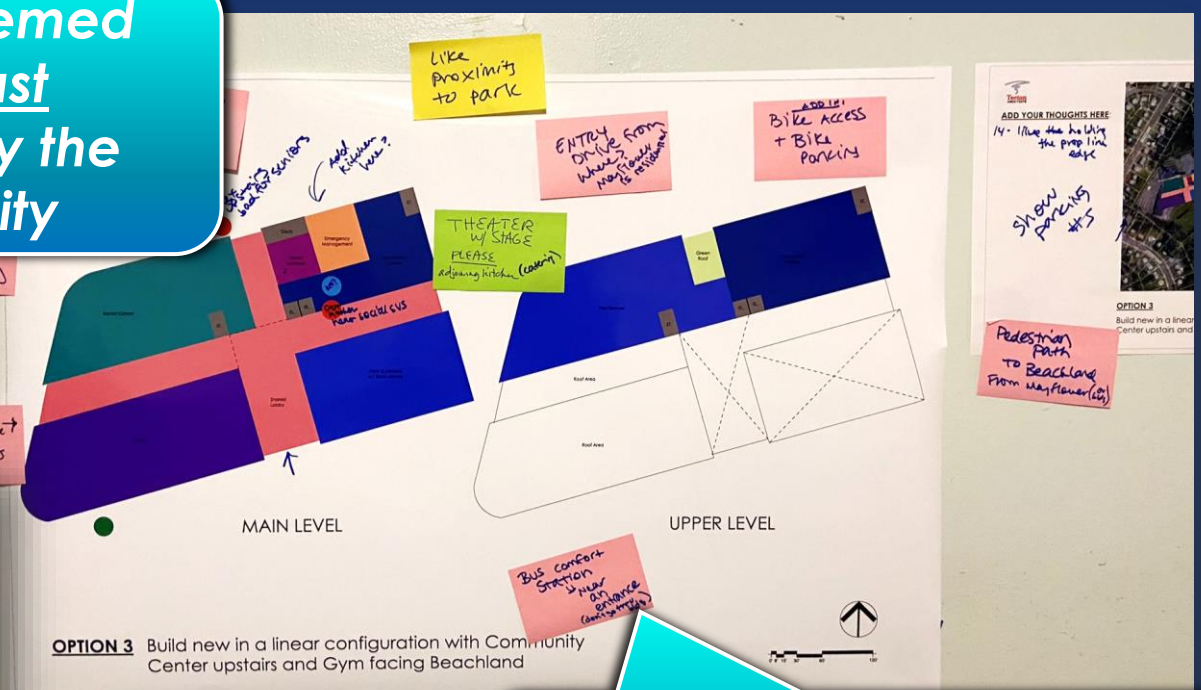
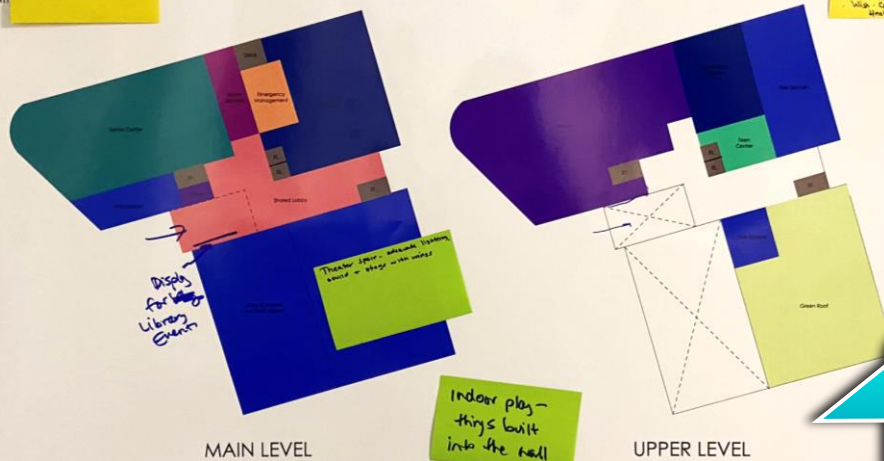
Option 1 seemed to be least preferred by the community

OPTION 3 Build new in a linear configuration with Community Center upstairs and Gym facing Beachland

Liked the proximity to the park in Option 3...use this placement for Option 2

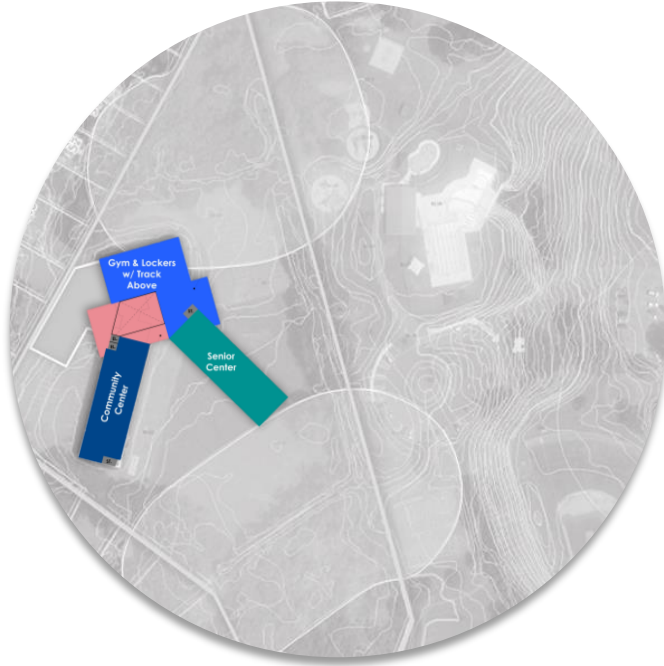
Option 2 seemed to be the preferred community direction

OPTION 2 Build new in an "L" configuration with Library upstairs and Gym facing Mayflower Street



VARIATIONS





Option 1A

Reuse Existing + Addition



Option 2A

Build New "Bar" Shape



Option 3A

Build New Linear Shape

Refined Scheme – Site Plan



**Based on
community
feedback, the
current
direction is an
iteration of...**

Option 2 “L” Shape



CURRENT DIRECTION

Current Direction – Site Aerial



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Beachland
Park

Elmhurst St

Mayflower St

100 Mayflower

Trout Brook Dr

S. Quaker Ln

Current Direction – Site Plan



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Sustainable Strategies:

Net-Zero
Geothermal
PV Panels
EV Charging
Native Plants
+ more!

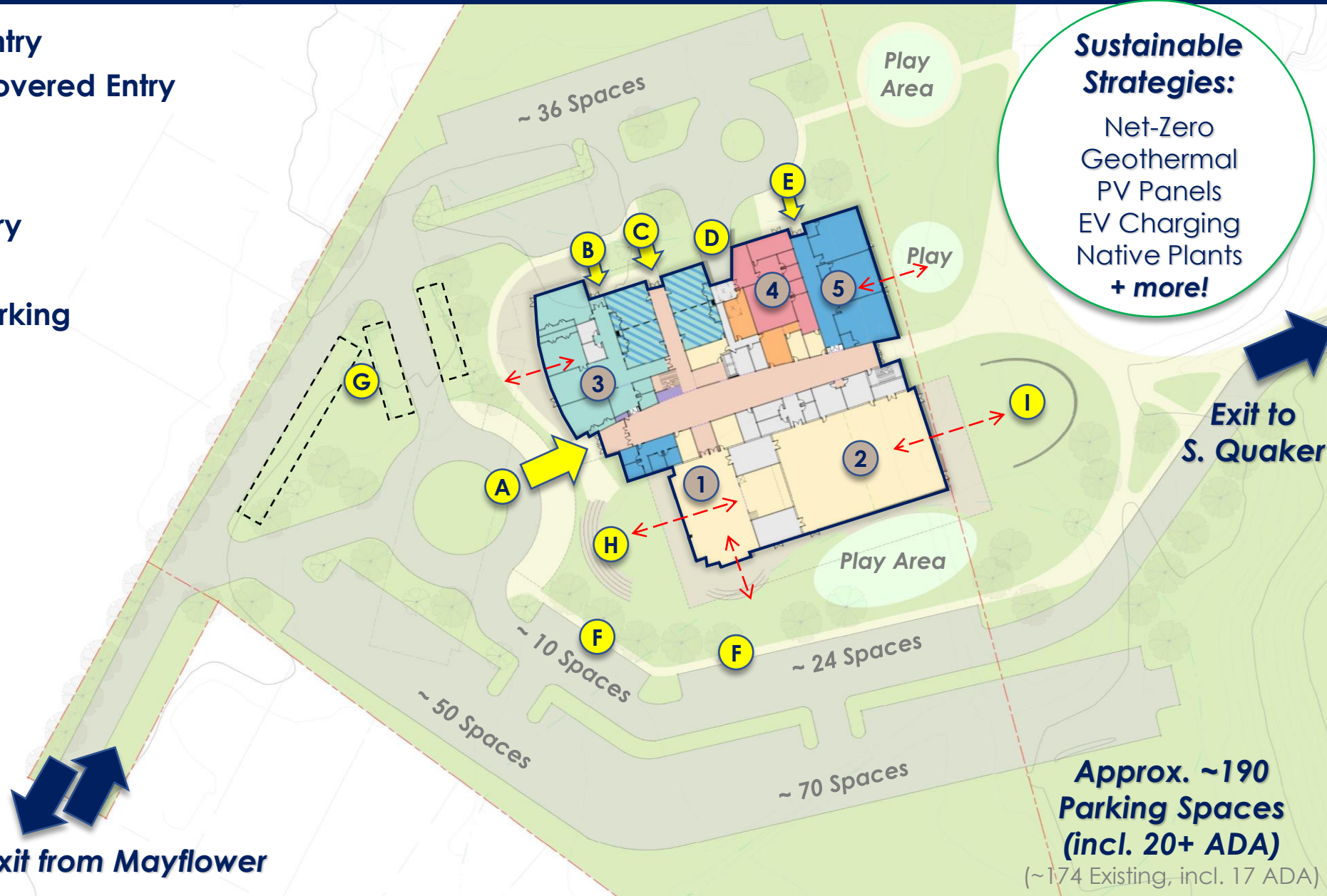
Exit to
S. Quaker

Approx. ~190
Parking Spaces
(incl. 20+ ADA)

(~174 Existing, incl. 17 ADA)

Entry & Exit from Mayflower

- A** Covered Drop-Off / Main Entry
- B** Dedicated Senior Center Covered Entry
- C** Secondary Building Entry
- D** Loading Dock
- E** Preschool Age Program Entry
- F** Accessible Parking
- G** Reinforced Turf Overflow Parking
- H** Amphitheater
- I** Possible Future Pavilion
- 1** Large Multipurpose Room
- 2** Gymnasium
- 3** Senior Center
- 4** Community Partnerships
- 5** Preschool Age Program

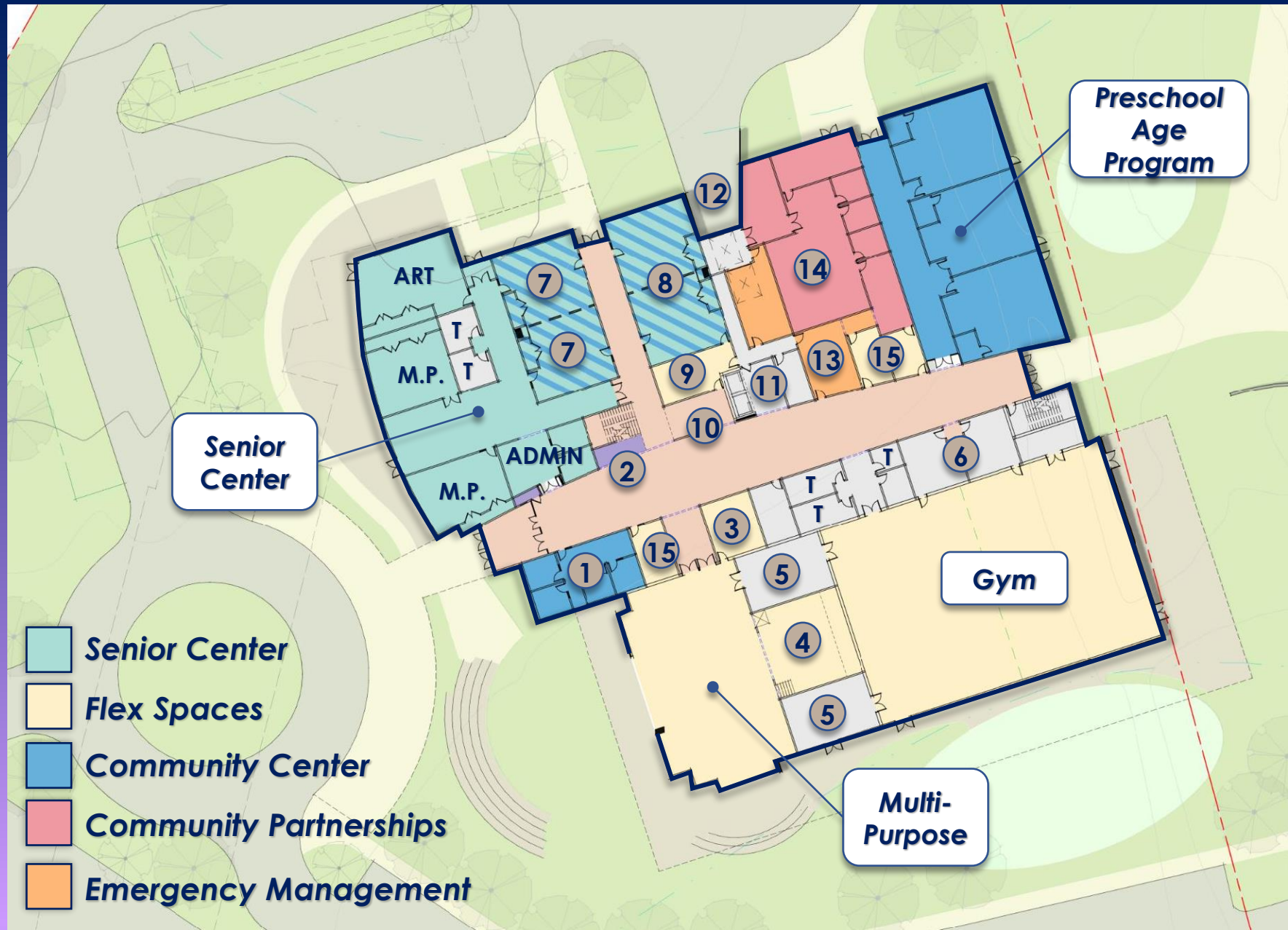


Current Direction – Main Level



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- 1 Community Center Admin
- 2 Library Stair/Display Area
- 3 Warming Kitchen
- 4 Stage
- 5 Stage/Multi-Purp./Gym Storage
- 6 Locker Rooms (w/ Toilets)
- 7 Small Multi-Purpose
- 8 Medium Multi-Purpose
- 9 Full-Service Kitchen
- 10 Coffee Bar
- 11 Elevators
- 12 Loading Dock
- 13 Emergency Management
- 14 Food Pantry
- 15 Health Screening, Conference

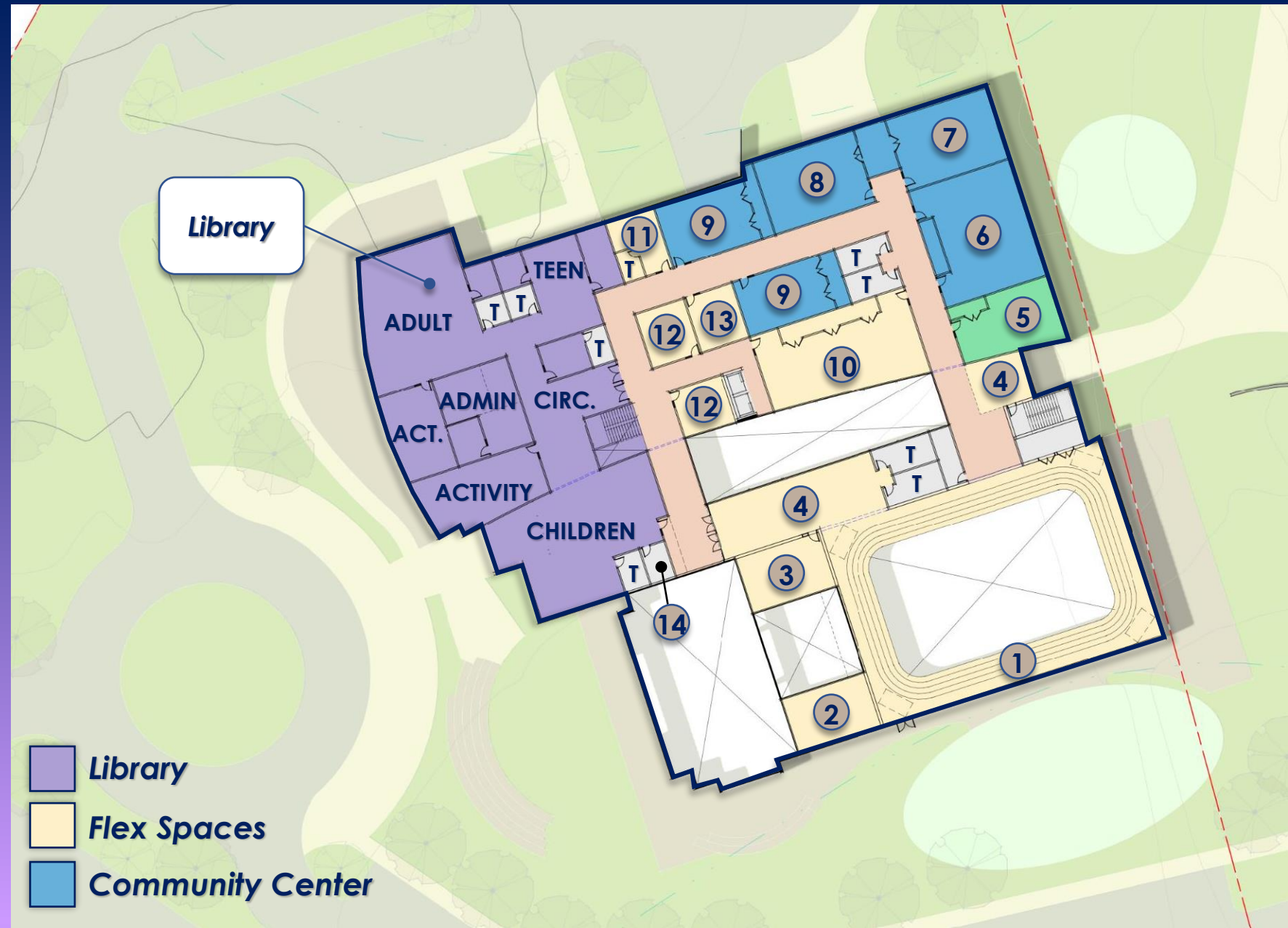


Current Direction – Upper Level



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- 1 Upper Gym (Track, Stations)
- 2 Cardio, Free Weights
- 3 Indoor Play Area
- 4 Lounge
- 5 Teen Center
- 6 Medium Multi-Purpose
- 7 Art Room
- 8 Maker Space
- 9 Small Multi-Purpose
- 10 Wellness/Dance Studio
- 11 Staff Break Room
- 12 Reservable Meeting Rooms
- 13 Sensory Room
- 14 Mothers' Room

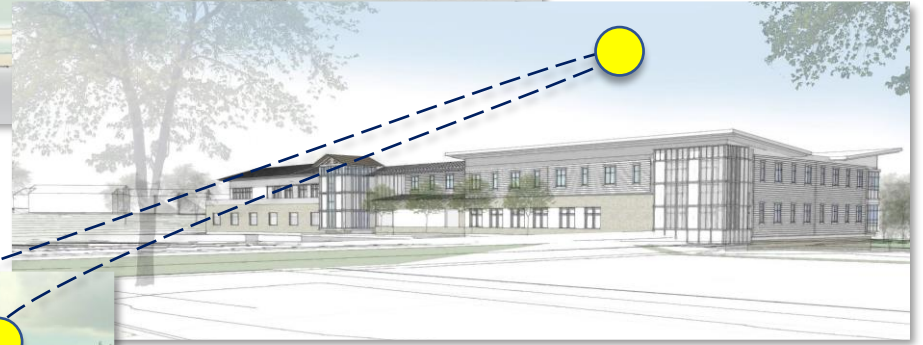
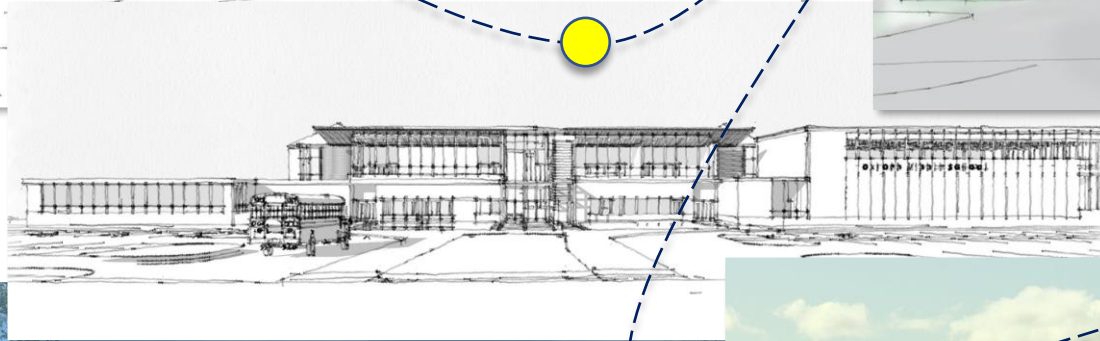
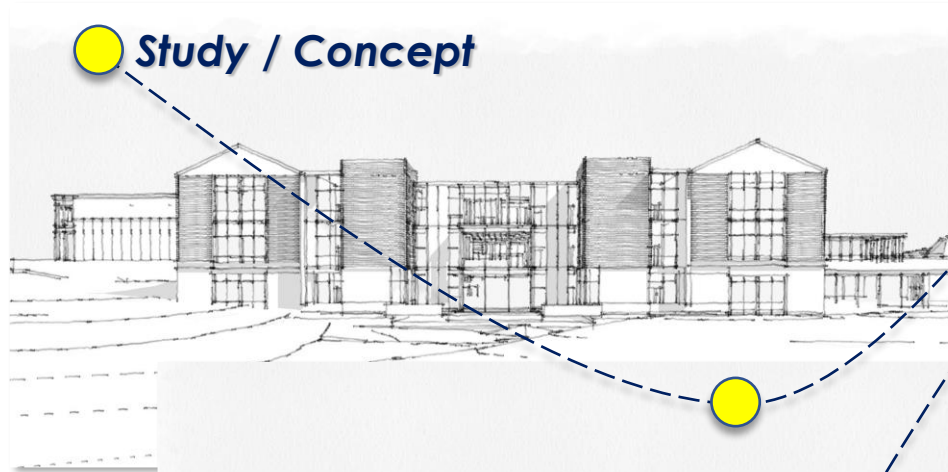


Keeping Big Picture Process In Mind...



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● *Study / Concept*



● *Finished Building*

Iterative design process, to create a design that reflects your community's vision for education

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 overall tone is calm and serene, with the text 'UPCOMING EVENTS' centered in a white, sans-serif font.

UPCOMING EVENTS

Upcoming Events



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9/14

PUBLIC
EVENT

9/22

ADVISORY
COMMITTEE

10/6

VIRTUAL
PRES/Q&A

10/25

CPED/HCS
COMMITTEES

10/26

PUBLIC
EVENT

10/27

ADVISORY
COMMITTEE

11/3

CHAMBER OF
COMMERCE

12/13

TOWN
COUNCIL

ECC
Auditorium
5-8pm

5-7PM
Drop-In Q&A
7PM
Presentation

NEXT STEPS



- ① Finalize Preferred Direction, Develop Rendering
- ② Order of Magnitude Costs
- ③ Feasibility Report | Document the process & decisions in a guidebook for the Town
- ④ Presentation to Town Council



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NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Town Council HCS and CPED
Committees**

October 25, 2022

Connect with us!



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Project Email:

NewECC@westhartfordct.gov

Project Website:

<https://www.westhartfordlibrary.org/the-library/feasibility-study/>

North



Upcoming Events



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9/14

PUBLIC
EVENT

ECC
Auditorium
5-8pm

9/22

ADVISORY
COMMITTEE

10/6

VIRTUAL
PRES/Q&A

Zoom
7-8pm
Link posted on
website:

10/26

PUBLIC
EVENT

ECC
Auditorium
5-8pm

10/27

ADVISORY
COMMITTEE

<https://www.westhartfordlibrary.org/the-library/feasibility-study/>



West Hartford
Public Library

Catalog

My Account

Search



☒ Catalog ☐ Website

TODAY'S HOURS

Noah Webster 10:00 AM - 5:00 PM

Bishops Corner 10:00 AM - 2:00 PM

Faxon 10:00 AM - 2:00 PM

[Click here for full hours](#)

Books & More ▾

Services ▾

Research ▾

Teens ▾

Children ▾

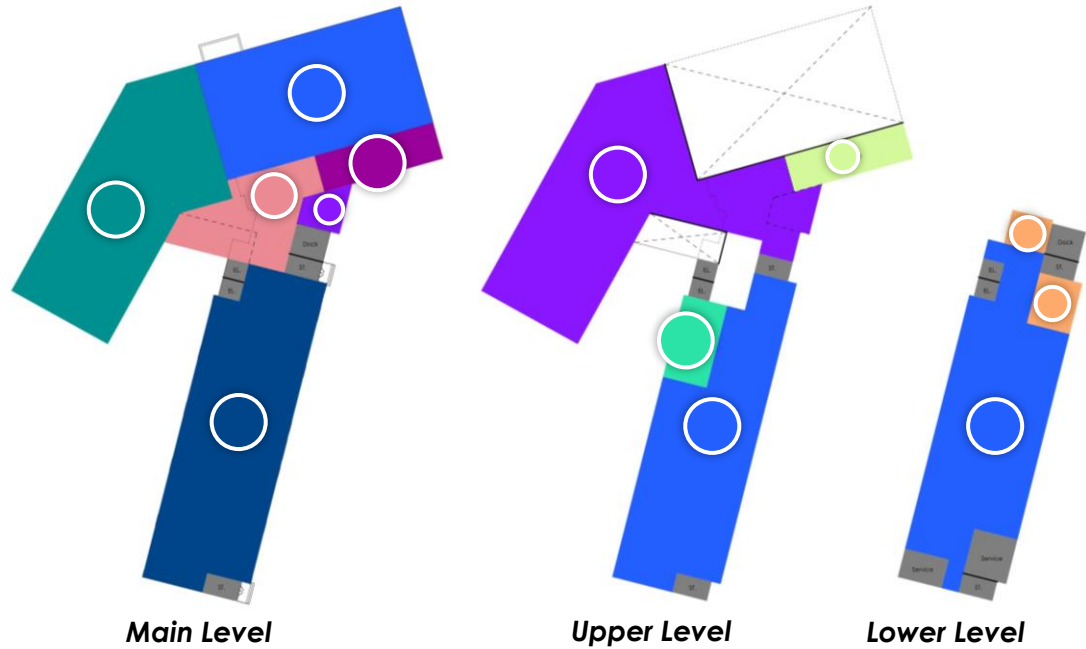
Programs ▾

New ECC

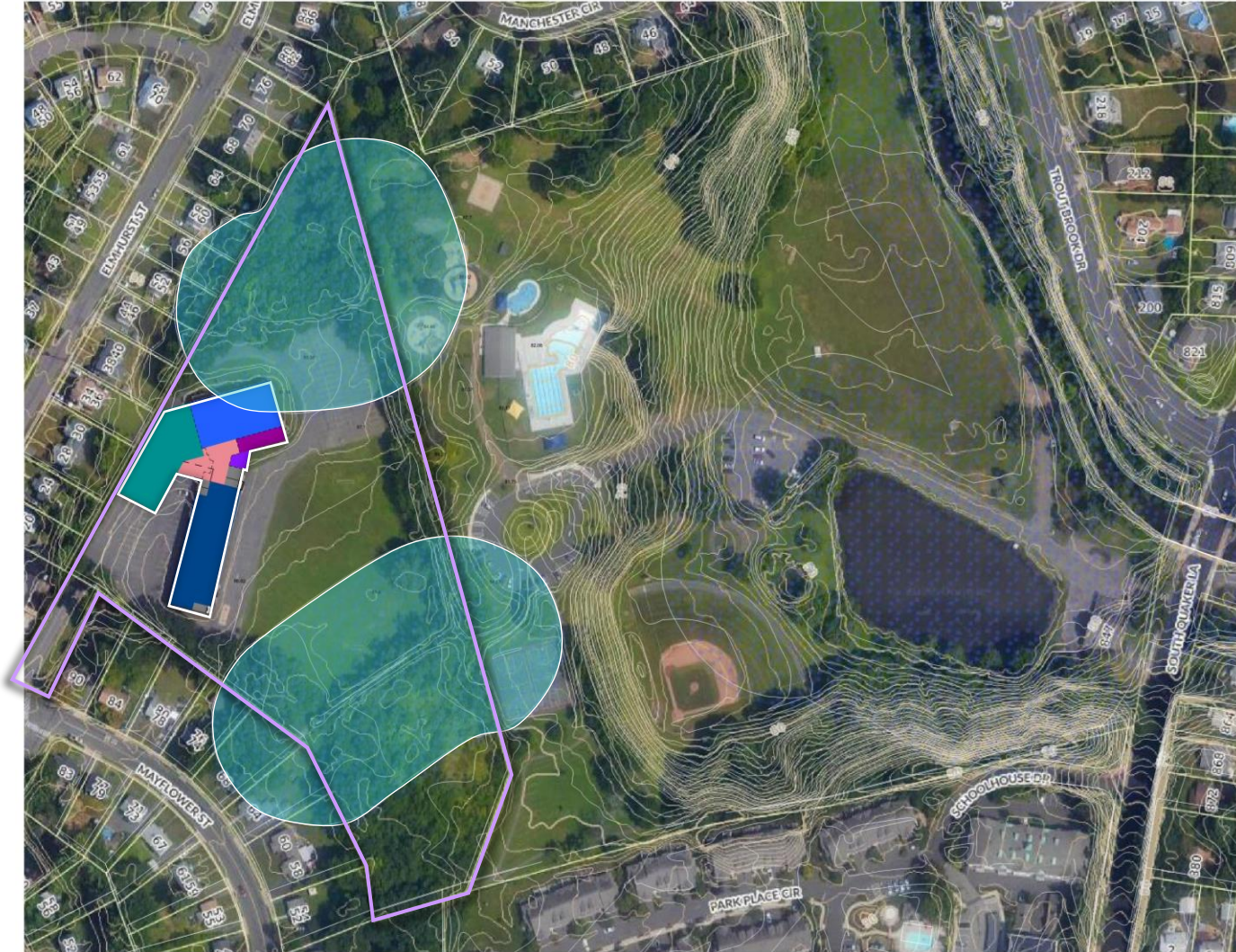
Option 1 – Reuse Existing + Addition



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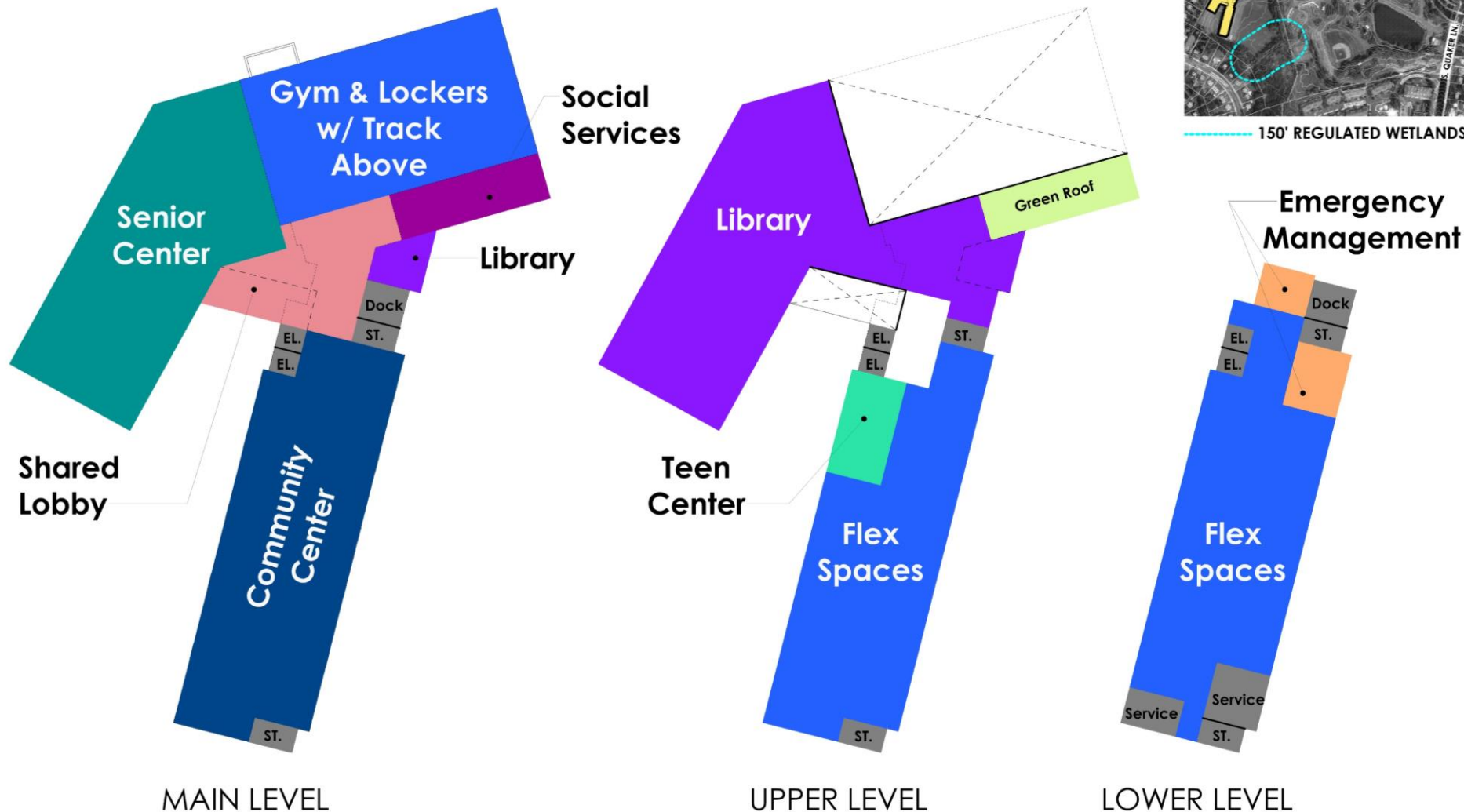
- Community Center
- Senior Center
- Library
- Teen Center
- Social Services
- Emergency Management
- Flex Space
- Shared Lobby
- Green Roof



Option 1 – Reuse Existing + Addition



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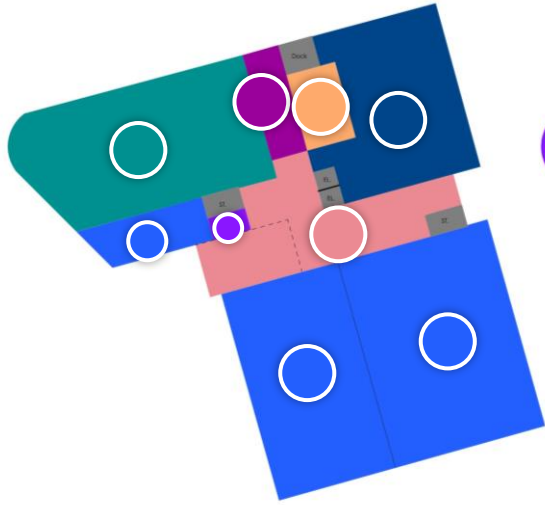
Advantages:

- **Potential cost savings in the reuse of building shell**

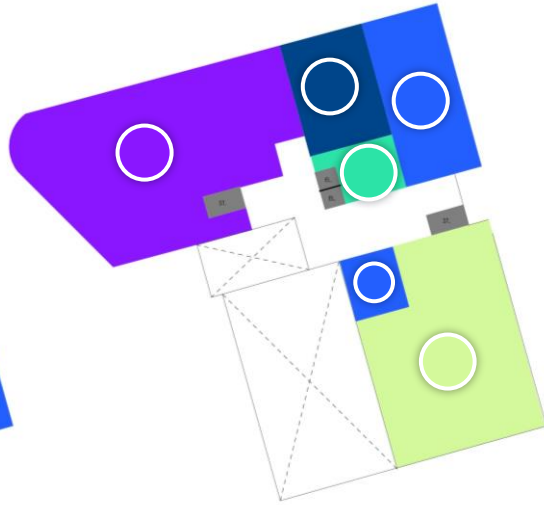
Challenges:

- **Extensive renovation required for ADA & energy code compliance**
- **Loading faces Beachland Park**
- **Likely maintains school layout for community spaces (similar to existing ECC)**

Option 2 – Build New “L” Shape



Main Level



Upper Level

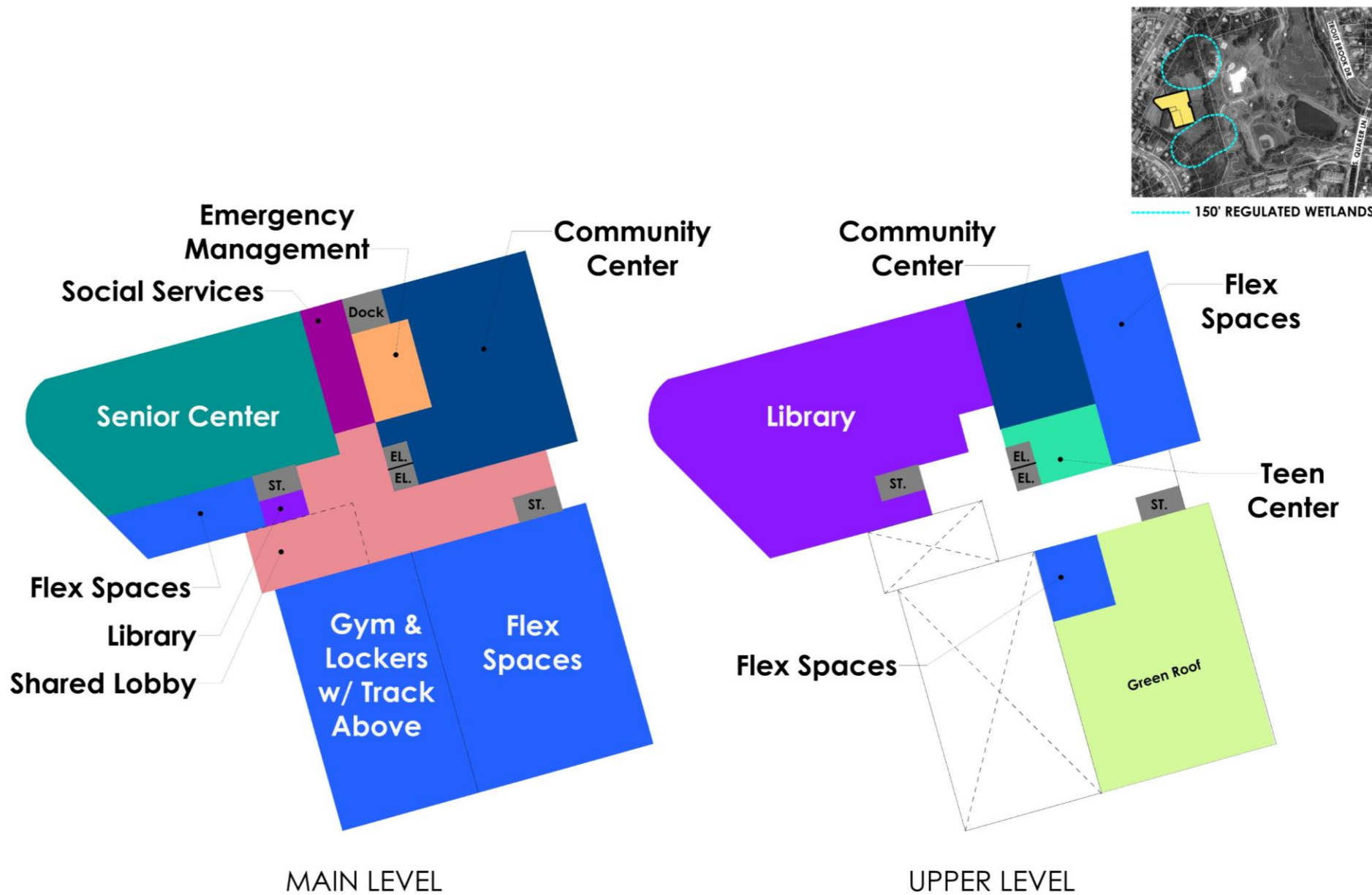
- Community Center
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Option 2 – Build New “L” Shape



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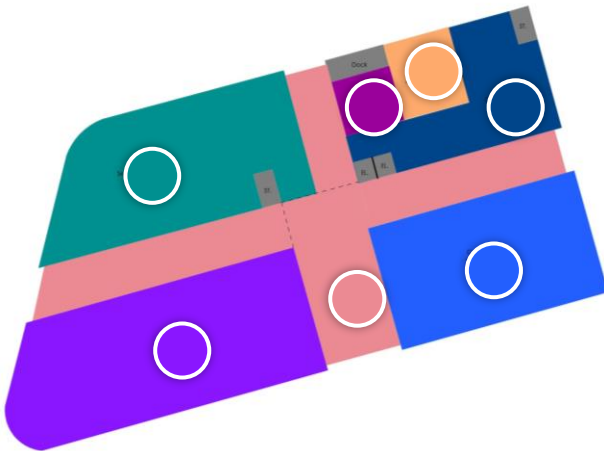
Advantages:

- **New construction easiest to achieve accessibility and energy goals**
- **Flex Spaces distributed on upper and lower levels**
- **Centralizes loading to be shared by EM, SS, LB and general service access**

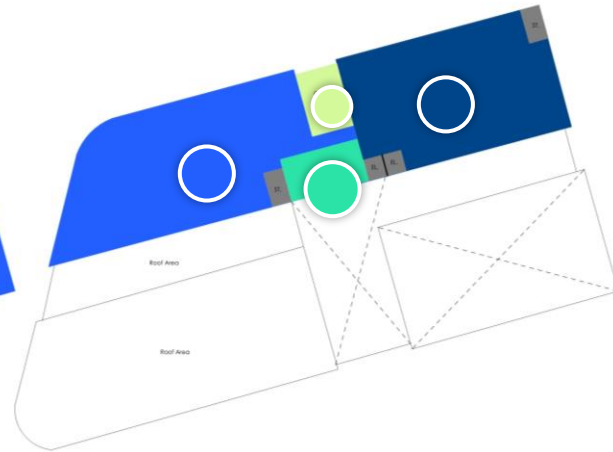
Challenges:

- **Close to neighbors and set back from the park edge**

Option 3 – Build New Linear Shape



Main Level



Upper Level

- Community Center
- Senior Center
- Library
- Teen Center
- Social Services
- Emergency Management
- Flex Space
- Shared Lobby
- Green Roof



Option 3 – Build New Linear Shape



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Advantages:

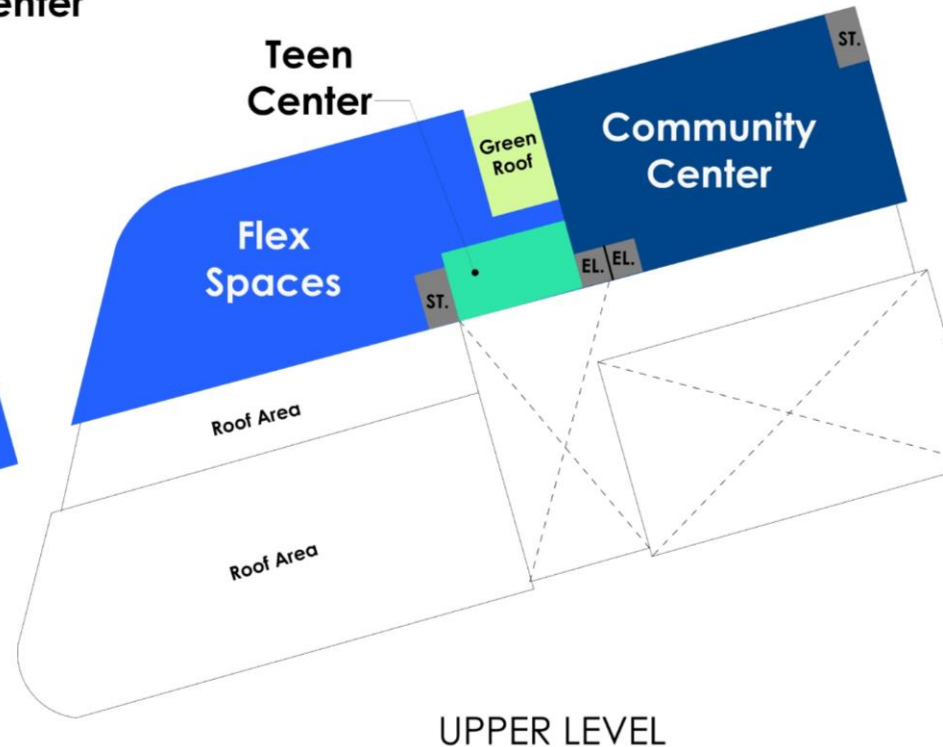
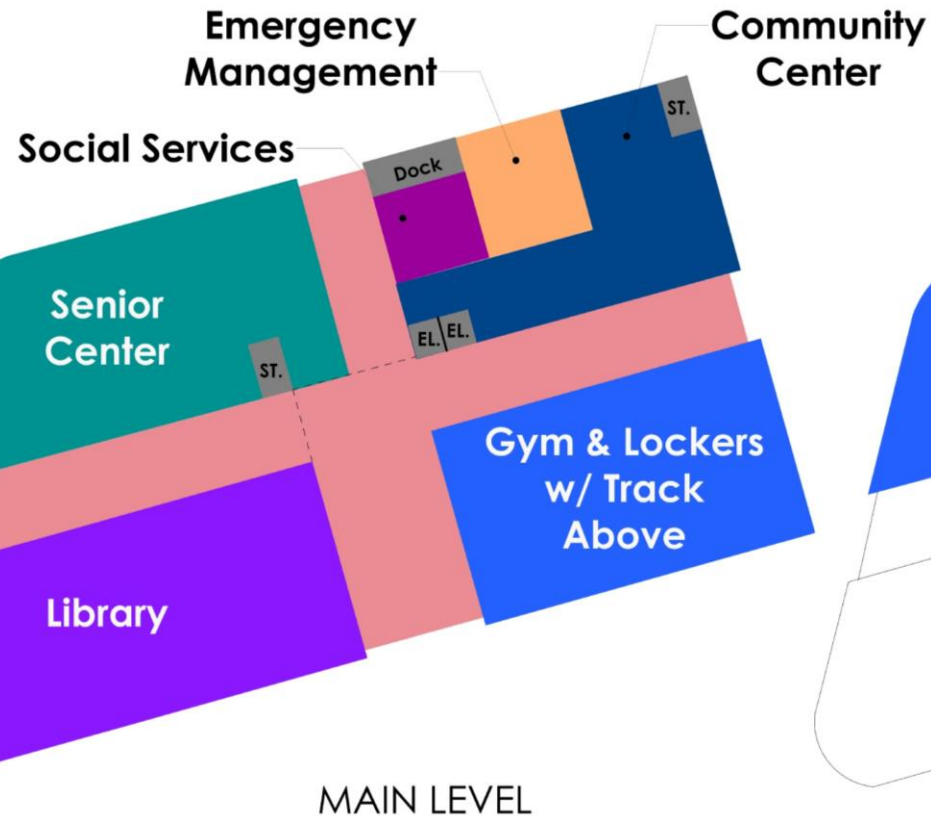
- **New construction easiest to achieve accessibility and energy goals**
- **Library on main level with exterior at-grade access**
- **Centralizes loading to be shared by EM, SS, LB and general service access**

Challenges:

- **Flex spaces are largely upstairs**
- **Community Center largely upstairs**



150' REGULATED WETLANDS



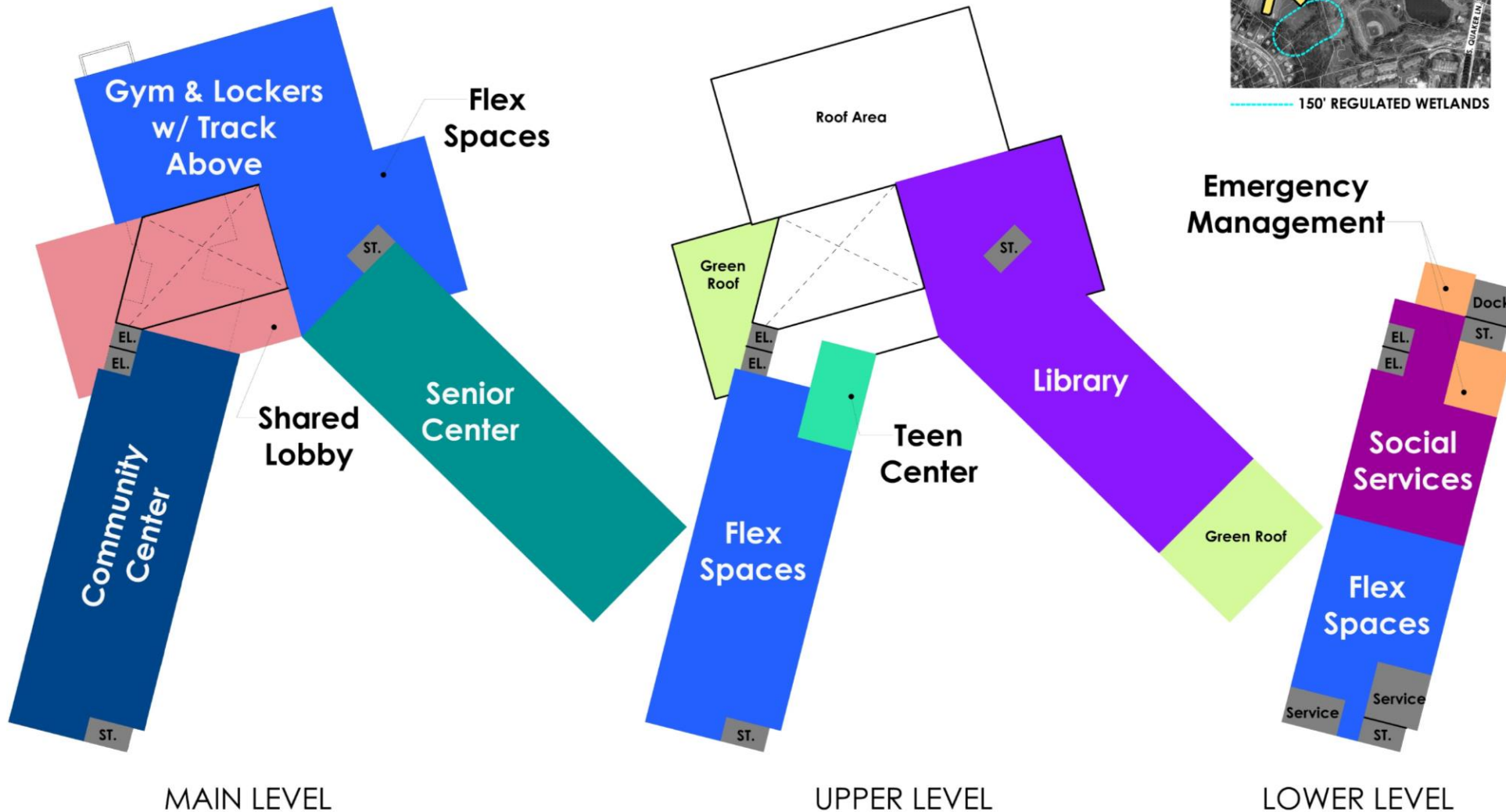
VARIATIONS



Option 1A – Reuse Existing + Addition



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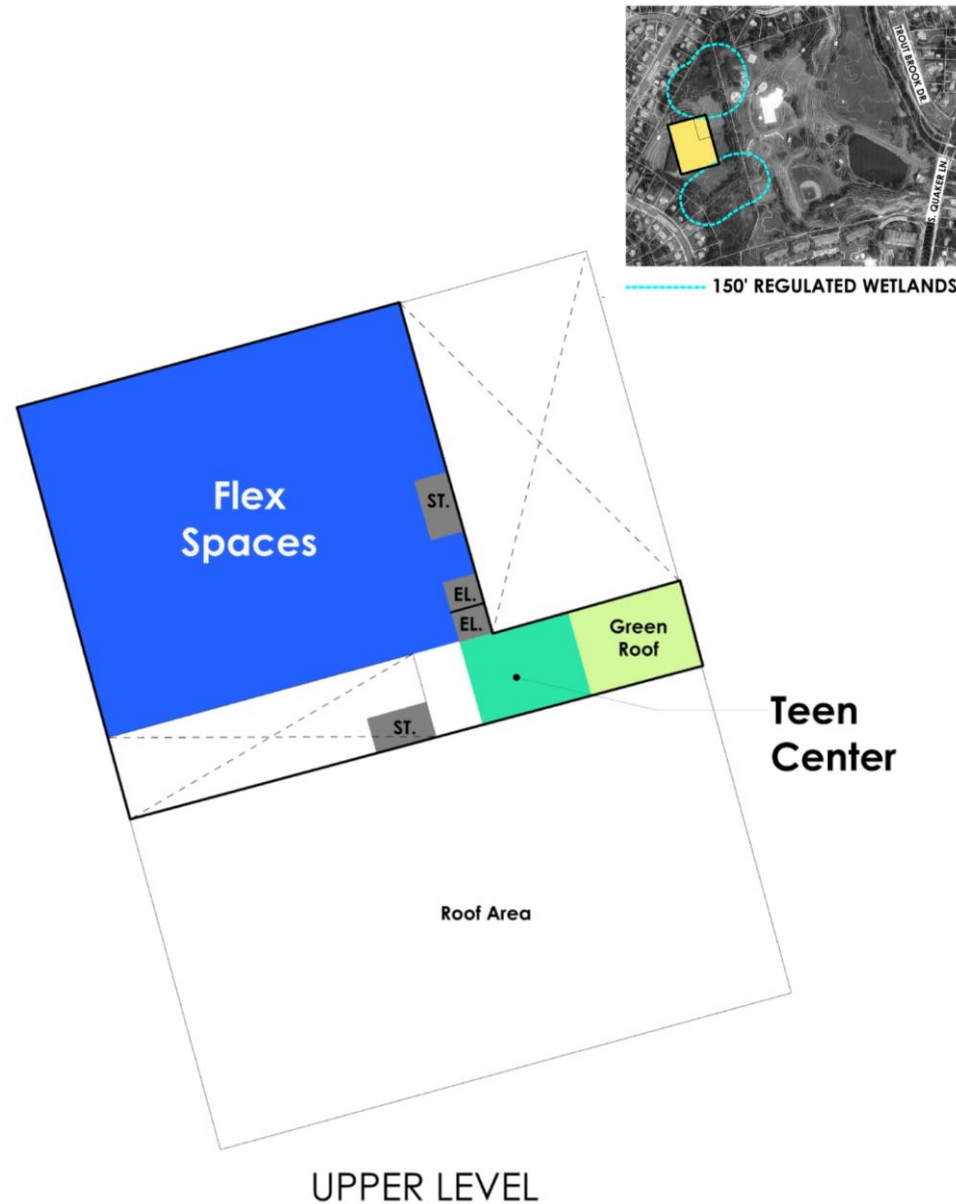
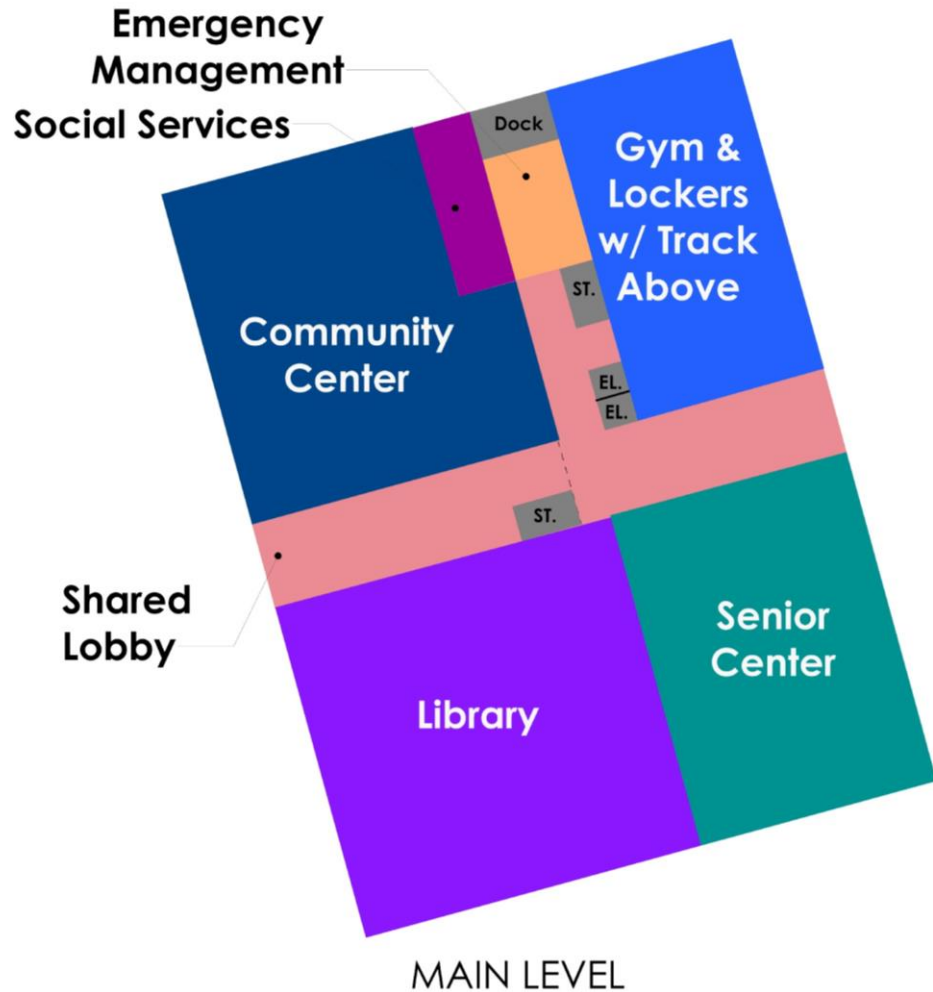
What's Changed:

- **Senior Center and Library face Beachland Park**
- **Social Services on lower level**
- **Gathering area in between the two building "wings"**

Option 2A – Build New “Bar” Shape



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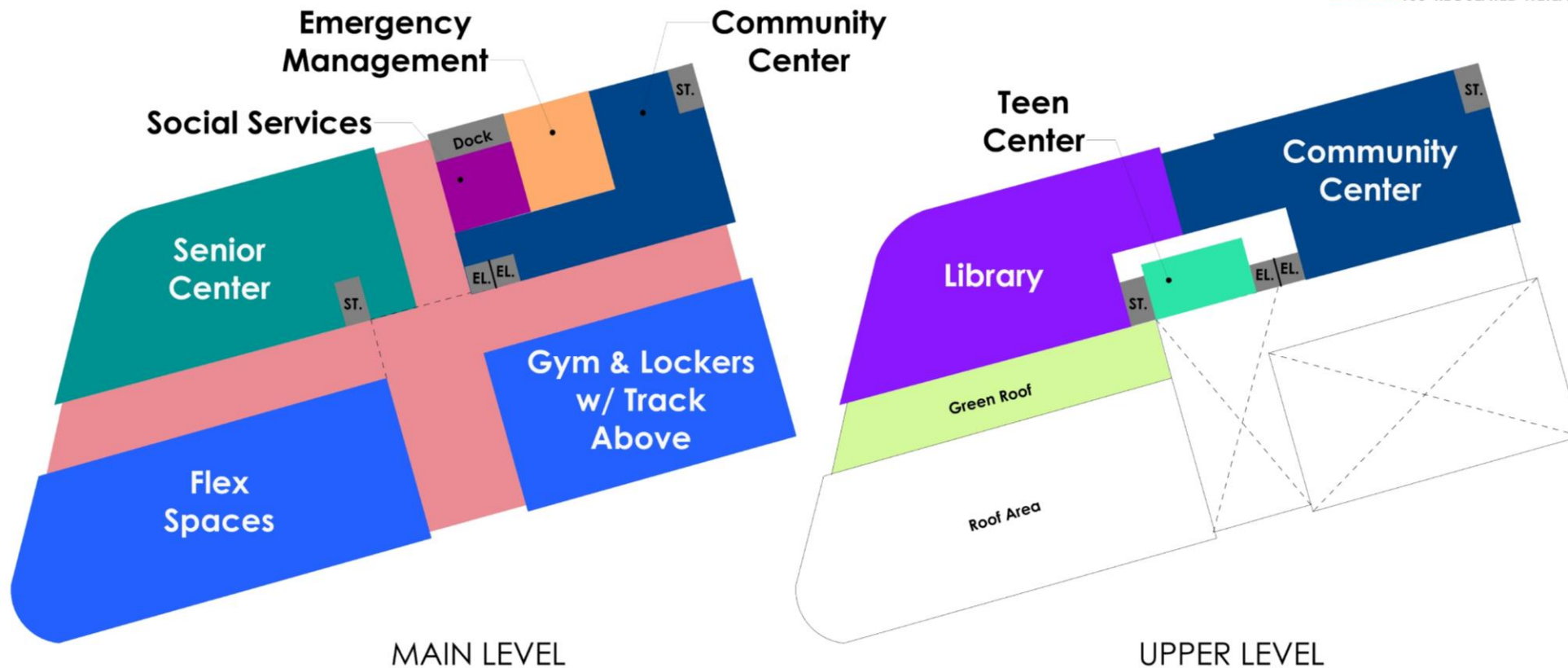
What's Changed:

- **Overall shape of the building**
- **Library on main level**
- **Flex Spaces largely on upper level**
- **Senior Center faces Beachland Park**

Option 3A – Build New Linear Shape



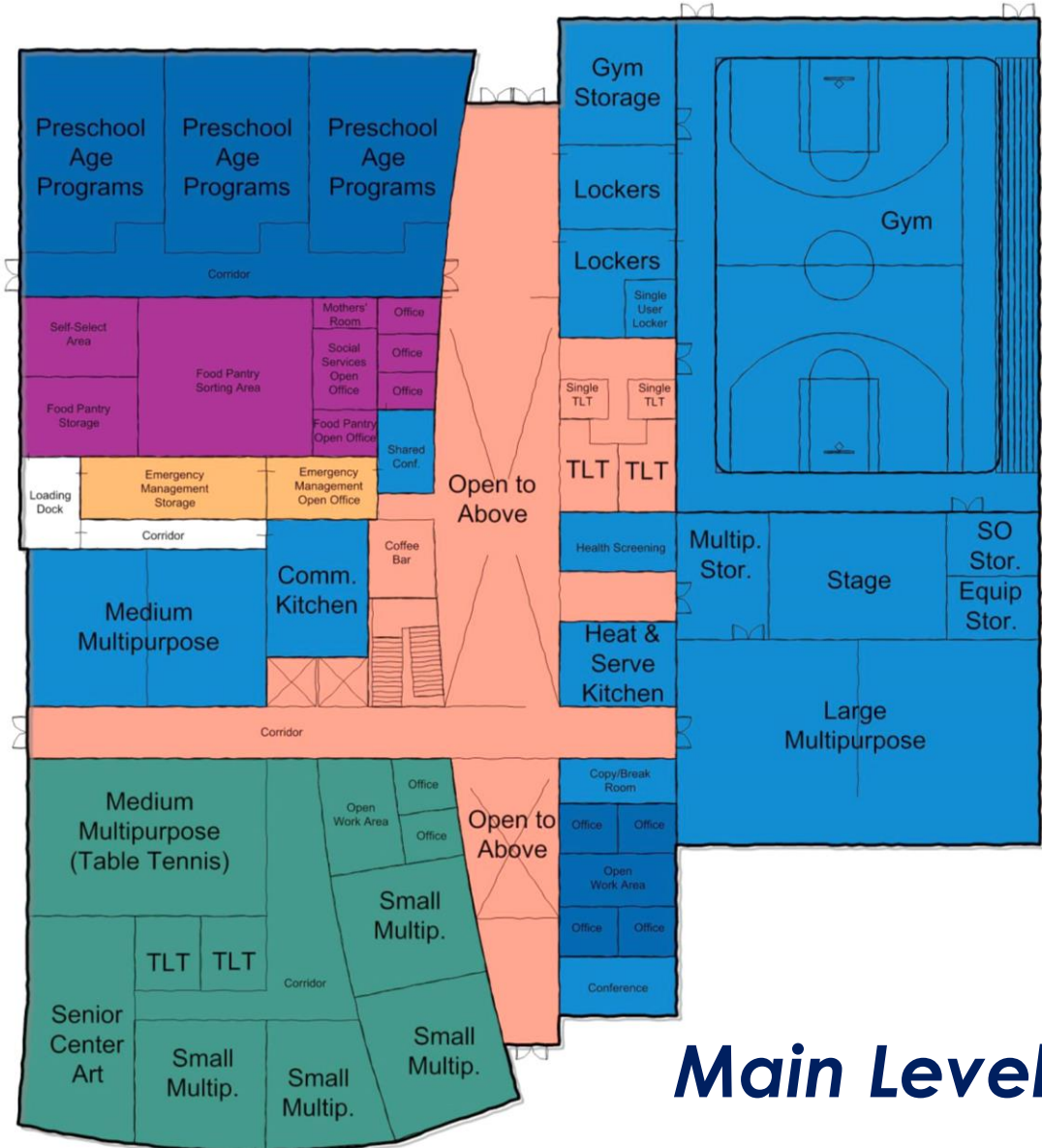
150' REGULATED WETLANDS



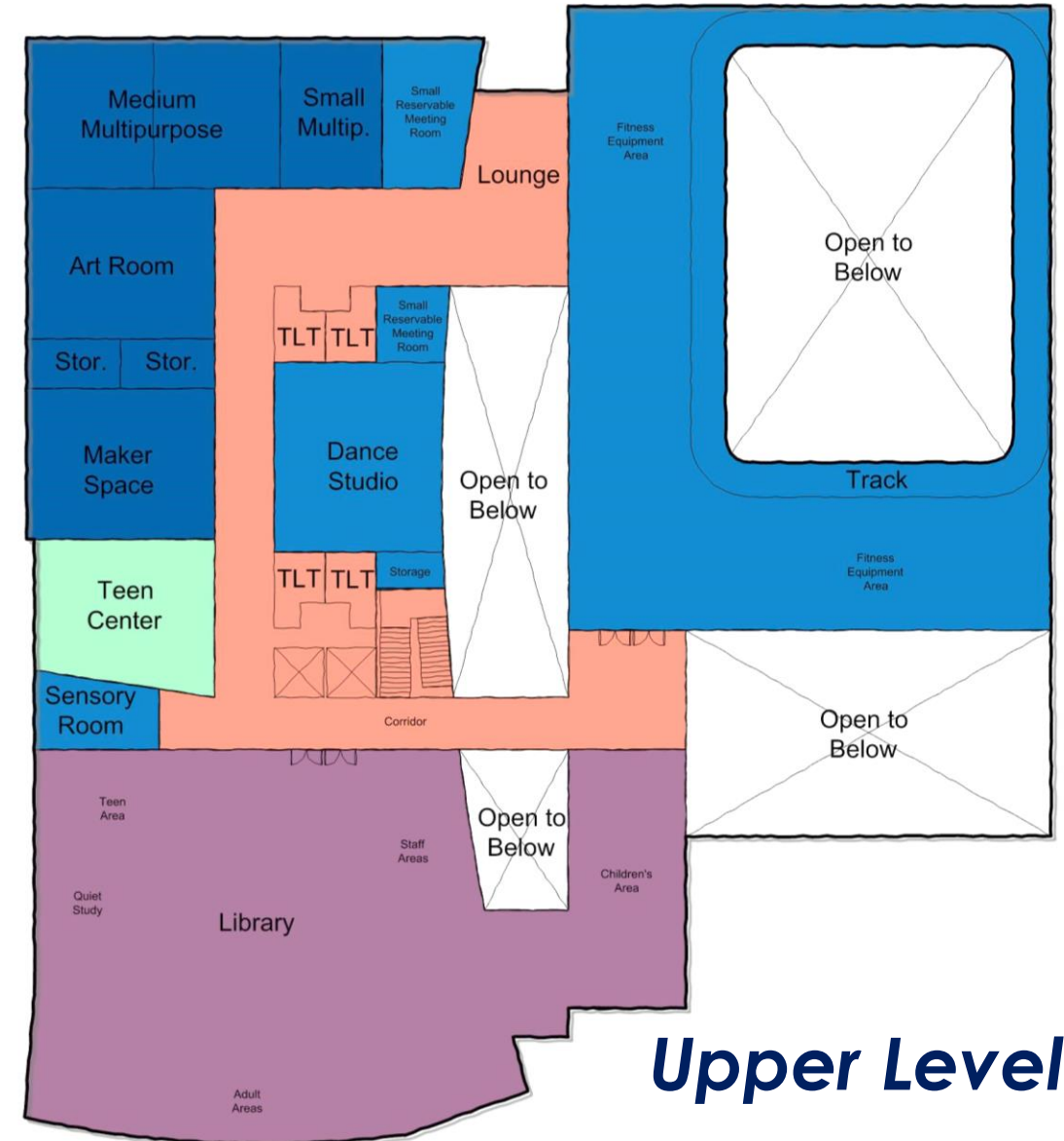
What's Changed:

- *Flex Spaces are on the main level adjacent to the Senior Center*
- *Library is on the upper level*

Current Direction - Other Possibilities



Main Level



Upper Level