

# ELMWOOD COMMUNITY CENTER

FUNCTIONAL PROGRAM DEVELOPMENT  
& FACILITY FEASIBILITY STUDY



**APPENDIX ONLY**

Report Prepared By Tecton Architects  
34 Sequassen Street, Suite 200, Hartford, CT, 06106

**Tecton**  
ARCHITECTS

*Meeting Minutes*

*Development of the Program*

*Design for Freedom*

*Supporting Materials*

*Powerpoint Presentations*

# APPENDIX 7



## APRIL 29<sup>TH</sup> KICK-OFF MEETING AGENDA



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

April 29, 2022

#### **Agenda Items:**

1. Team Introductions – Role & Responsibility
2. Communication Protocol & Meetings
  - a. Primary points of contact
  - b. Key target dates and audiences for update presentations
  - c. Regularly scheduled progress meetings
  - d. Access to buildings & building data, facilities
3. Project Specific Goals & Discussion
  - a. Overall goals and vision
  - b. Project budget
  - c. Establishing scope of work
    - i. Site Improvements
      1. Vehicular circulation, drop-off
      2. Parking, visitor & staff (counts)
      3. Entrance from Mayflower Street, connection to Beachland Park and Trout Brook Drive
      4. Outdoor program areas
        - a. Fields
        - b. Play areas
        - c. Trails and pathways
        - d. Pool
      5. Neighbors
    - ii. Architectural
      1. New v. renovate (full or partial)
      2. Phasing for relocation of departments
      3. Spaces for public use
      4. Conceptual design with ROM estimates
      5. Future use of existing Elmwood Community Center
    - iii. Confirmation of stakeholders
      1. Department of Leisure and Social Services
      2. Elmwood Senior Center
      3. Faxon Library
      4. Daycare
      5. Others?
  - d. Major Milestones & Key dates to hit
  - e. Community Interaction ~ Forums, Website, FTP, Social Media, etc.

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### Functional Program Development and Facility Feasibility Study for New Elmwood Community Center

West Hartford, CT

Tecton Project No. WSH02AR

April 29, 2022

- f. Discussion of deliverables
  - i. Bound Report
    - 1. Executive Summary
    - 2. Narratives
    - 3. Photo Log and plan diagrams
    - 4. Programming summary
  - ii. Conceptual design with ROM estimates
  - iii. Presentations
- 4. Existing Data Collection
  - a. Items Required from Owner
    - i. As built drawings in electronic form, preferably CAD or Revit, and/or PDFs of existing conditions/original drawings
    - ii. Previous existing building condition reports/studies, previous or current master planning studies
    - iii. Utility bills for at least one year, in excel ~ training/podcast & access to online billing
    - iv. Site/Civil: Utilities on site, maintenance manuals/schedules for the facilities (or a list), reports/studies of conditions
    - v. Building Systems - Generator test reports
    - vi. Warranty information for roofs, windows, doors and any major building component under warranty
    - vii. AHERA reports, and/or other hazardous materials reports
    - viii. Lessons learned from previous/ongoing projects
    - ix. Standards for construction if any (materials, systems, equipment).
  - b. Format of Major Building walkthrough
    - i. Tour buildings
    - ii. Meet with building representative. Note: Ideally meet with Town representative that is most knowledgeable about the structure: use, age, last repair/maintenance, schedule of operation (times/seasons), etc.
- 5. Next Steps
  - a. Open Floor/Comments ~ New Business
  - b. Develop master schedule of all meetings
  - c. Schedule walkthroughs
  - d. Schedule programming sessions

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## APRIL 29<sup>TH</sup> KICK-OFF MEETING MINUTES



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### Meeting Notes

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 04.29.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

Rick Ledwith	Acting Town Manager
Bob Palmer	Director, Plant & Facilities Services
Catherine Diviney	Energy Specialist, Plant & Facilities Services
Helen Rubino-Turco	Director, Leisure Services
Laura Imscher	Director, Library Services
Jeff Wyszynski	Principal, Tecton Architects
Eddie Widofsky	Senior Project Manager, Tecton Architects
Ernest Nepomuceno	Senior Designer, Tecton Architects
Antonia Ciaverella	Architectural Designer, Tecton Architects
Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. The Town will be setting the cap budget in November, before Thanksgiving, so the estimated cost for the new community center will need to be established by then. Human Services and Community Planning are subsets of the Town Council, and have standing monthly meetings. Their approval will be needed for September. It was agreed to include everyone at this meeting on all email correspondence, to meet approximately every three weeks, and to send materials a week in advance of meetings.
2. Tecton will coordinate with Bob to arrange for tours of the existing Elmwood Community Center, Faxon Library and 100 Mayflower buildings.
3. The preference is to tear down the existing building entirely, and create a new building, but the costs of this need to be weighed against the costs of renovating the existing building. An entrance from Quaker Lane and an exit to Mayflower would be preferred for the park. The community center entrance/exit would both be from Mayflower.
4. Major program elements to be accommodated are a commercial kitchen, teen center, senior center, 300 seat auditorium with stage, gym, multi-purpose space and possibly a food pantry and/or space for social services. The senior center at Bishops Corner will remain, and there are currently other auditoriums in West Hartford that accommodate 500, 700 and 900 seats. Spaces should be flexible, and minimize time to set up for the various functions.
5. Connection to the bus routes is important, and coordination should be done with CT Transit. It may be desirable to provide resting and/or charging for the buses.
6. The Library should be a distinct space, but connected to the rest of the building. Low shelving with good sight lines, seating and open areas should all be provided, as well as lots of storage. Activities to be held include meetings, children's programs (stories, crafts, after school, coding, online collaboration), book clubs, knitting, cooking and

## APRIL 29<sup>TH</sup> KICK-OFF MEETING MINUTES

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- speakers. Meeting space should be sized for both 8-10 people and 50. Office space is needed for tax preparation, language and citizenship.
7. A separate entrance from the community center is preferred, but the number of overall entrances should be minimized. A separate drop-off/entry may be desirable for the food pantry. The entrance for seniors should be covered (porte cochere). Exterior book lockers should be provided, to allow book pickup and drop-off after hours.
  8. The program of the existing buildings will be the starting point, and will be verified through future detailed programming meetings.
  9. It has not been determined whether daycare will be part of the new building, as the rental agreements are difficult for the Town. The Town may change to a Town wide early care. If provided, the space needs to be easy to use and maintain.
  10. A dedicated fitness room is not needed. A running track around the upper portion of the gym should be considered.
  11. The teen space should be a center. It will be used during evenings and weekends, and should accommodate 10-25 teens. The current space is not large enough. It may ultimately be run separate from the Town. It was noted that there is often tension between Hall and Conard students.
  12. Outdoor areas should include story space and gardening. This could be enclosed and accessed directly from the library, or open. The Town will provide a pollinator garden after construction, to match others previously provided in town. A playground area is likely not needed, as amenities are provided at Beachland Park. An area for rental should be provided, off of the community room. Community gardens, pool and play fields should not be provided, as they are accommodated elsewhere. Connections to the existing trails should be made organically.
  13. LEED Gold and Net Zero are targets for the project, with a UI in the low 20's. No fossil fuels should be used, except for the generator. Passive systems with fewer moving parts are preferred. The envelope should have a high R value, and envelope testing should be done. Bird friendly (etched) glass should be considered. Lessons learned from the Charter Oak project (items to be incorporated) include simple lighting (not overlighting), zoning/remote shutdown for controls, avoiding overplanting, the use of color, EV charging, heat recovery and noise resistance. Geothermal and future power purchase should be considered.
  14. The building will be a reception center, and not an emergency shelter.
  15. CERT (community response team) needs office space, and amenities for blood drives (fridge, air conditioning). A small kitchen should be provided for this area, separate from the main one.
  16. The renderings Tecton presented at the interview were extremely well received. The idea of a building on top of a hill, with an outdoor amphitheater/stage is desirable. An outdoor pavilion (similar to Westmoor Park) is also desired.
  17. There is no budget number set yet for the project. It will be up to the team to determine this through the process. The Town will ideally sell both the existing Elmwood Community Center and Faxon Library buildings, after the project is constructed. There will not be a need to phase the opening of the building, as all departments will move at once.
  18. There are no known issues with neighbors. Traffic patterns/volume should be studied and maintained/improved. There will be outreach by the Town to the neighbors, and representatives will be invited to serve on the advisory committee.

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19. There is a 16 member advisory committee, that will also be involved. A list was given of the 14 current members, with residents to be chosen for the remaining 2 positions. It was agreed to meet with them 3 or 4 times over the course of the study.
20. Public outreach is expected to include in-person meetings, preparation/sharing of digital media and mailers, and preparing boards for Town events. The library will also participate in the marketing. Celebrate West Hartford will be held Saturday June 11 from 10-6 on Sunday June 12 from 12-6. Tecton will have an informational booth at this event, and Helen will send the registration form. A QR code should be provided, so that residents can connect to a web page that the Town will set up. Erin Brown is the contact for Town IT.
21. The final report will consist of an executive summary, narratives explaining the process, meeting minutes, photo logs, plan diagrams, program, conceptual design, ROM estimate and presentations given. The development of options is expected to ultimately lead to a single scheme, demonstrating why it was selected.
22. Catherine will provide an equity toolkit for planning, that has been used by the Town.
23. Bob provided Tecton with existing conditions documents (plans, studies, program). There is no survey.
24. Tecton to provide the Town with examples of similar projects that can be viewed for inspiration for the project. Ones that are a combination of community center, library and park are preferred. A modern design for the building is also preferred, though traditional materials and colors can be used to soften the overall feel.

*Submitted by Edward Widofsky, Tecton Architects P.C.*

*Statements presented are the writer's interpretation and understanding of the various discussions held and the conclusions reached. Other participants are requested to review the statements contained herein and advise the office of Tecton Architects P.C. within five (5) calendar days of any errors or omissions.*

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## PROGRAM QUESTIONS



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June 2022

### Elmwood Community Center Programming Questions

Generally, the conversation will address the following categories:

USE & SIZE | QUANTITY | SPECIAL AMENITIES | ADJACENCIES | SECURITY & ACCESS | FUNCTIONALITY |

1. How many people is this space serving?
2. What is this space used for?
3. When is this space used? How often?
4. How many of these spaces are needed?
5. Is flexibility needed and/or encouraged?
6. Is multi-use needed and/or encouraged?
7. What technology or other devices are needed in the space?
8. Should this space open up to others? How? A door, a folding partition?
9. Does this room require specific considerations for acoustics, storage, display, etc?
10. What other program areas should be nearby?
11. What collaborations exist today that should continue?
12. What collaborations don't exist today but are envisioned/desired in the new space?
13. Are there staff-only zones that require secure access?
14. When is considered "after hours" and what are the expected uses at this time (if any)?
15. What site security concerns exist?
16. How many entrances or access points to the building are desired?
17. What works well, what doesn't work, and what's missing?
18. What are your daily challenges?
19. Is something about the existing space or building preventing you from accomplishing a goal?
20. What is your greatest unmet need in the existing space?

## JUNE 1<sup>ST</sup> PROGRAMMING MEETING - EMERGENCY MGT AND LIBRARY MEETING MINUTES



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### Meeting Notes

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 06.01.2022

Time: 10:00 am

Location: Faxon Library

### Attendees:

Bob Palmer	Director, Plant & Facilities Services
Laura Irmischer	Director, Library Services
Bob McCue	Deputy Director, Emergency Management
Eddie Widofsky	Senior Project Manager, Tecton Architects
Antonia Ciaverella	Architectural Designer, Tecton Architects

The following items were discussed:

#### 1. Emergency Management Needs:

- Small open office area for CERT team of (4) people, part-time, but all hours.
- Provide card access from the outdoors, possibly from the interior.
- Meeting area that can be shared with Social Services.
- Storage room of 400-500 SF for supplies – biggest need – supplies include shelter and training equipment such as: cots, pillows, blankets, medical equipment, wheelchairs, bariatric equipment, chair lifts, etc. Currently, a tractor trailer is used to store equipment on site but it is not weather tight, not covered, and contents are easily damaged. A concrete floor is needed for this location, and could double as the kennel area required for pets.
- Want access to storage from the office area, and storage area needs direct access to the outside via a rolling door and loading dock.
- The Town lacks a decent loading dock. This facility could be used as a hub for other deliveries – to unload, break down and redistribute.
- Prefer to minimize office footprint in order to maximize the program size of shared spaces like the Gym, Cafeteria and Auditorium which would be used in an emergency.
- Sometimes have to run Town-wide distribution efforts (i.e. PPE drive during COVID) and would like to extend the drive for cueing – enter on S. Quaker and exit on Mayflower, with a gate to prevent drive-throughs at other times
- Want a covered area, accessible, adjacent to the outdoors/loading for the distribution of supplies to the general public.
- Generator for the entire building load (heating, cooling, etc.) and ideally natural gas fuel.
- Sheltering needs: prep kitchen of a similar scale and capability to a school cafeteria, quiet room/zone\*, kennel area for pets, showers, TV screens & technology for messaging (closed captioning, multi-lingual).
  - i. \*Conard is set up well with the Auxiliary Gym being used as the quiet zone.

## JUNE 1<sup>ST</sup> PROGRAMMING MEETING - EMERGENCY MGT AND LIBRARY MEETING MINUTES

WSH02AR – Programming Meeting  
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### 2. Shelter vs. Reception Center discussion:

- If designated as an emergency shelter, would alleviate issues at other locations such as Conard which lacks showers. Additionally, Conard cannot meet the updated requirements for people sheltering with pets.
- Elmwood Community Center is currently identified as a shelter for 300 people.
- A letter from the Justice Department identified needs not met in the existing facilities.

### 3. Library Needs:

- Prominent entrance and connection to the rest of the building.
- Book return attached to building/inside vestibule (not free-standing, not drive-through).
- Holds locker in vestibule.
- Workroom area with (4) workstations for staff, (1) private office, and storage for book bins, food bags, and other items that arrive here for distribution, worktables.
- Staff break room and toilet
- Storage room for tables, chairs, toys, craft supplies, other supplies
- (1) Meeting room for 15 people (multi-purpose space)
  - i. Used for: conversation circles, book discussions, ESL, computer classes
- (1) Flexible program room for 20 people
  - i. Used for: crafting projects, magic shows, story time
  - ii. Needs a sink
- (2) Study rooms/pods for 2-4 people (Noah Webster library as an example)
  - i. Used for: citizenship assistance
- (1) Mother's room – could be located nearby in the Community Center space
- (1) Family toilet – gender neutral with changing table in/near children's area, adjacency to public toilets
- Adult/Children/Teen distinct areas, but all have: computer(s), collection, seating and tables.
  - i. In adult area: no fabric, smaller tables, laptop bar
  - ii. In children's area: area rug, toys, gross motor, manipulatives
- Storytime area in children's space – depending on layout & acoustics could be open or separate
- Welcome Center for citizenship and language needs a zone in the adult collection area – define this with visual cues in the space
- Career Center needs a zone in the adult collection area, dedicated computer, career and test books located nearby – define this with visual cues
- Collection area for the following mixture of books, magazines and DVDs:  
11,535 (adult), 11,915 (children), 2,300 (teen)

## JUNE 1<sup>ST</sup> PROGRAMMING MEETING - EMERGENCY MGT AND LIBRARY MEETING MINUTES

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- i. If the collection needs to reduce in order to keep the shelving low, that is possible
  - Collection area shelving: appropriate shelving for book size, max. 5' high, kick plate of 10" for adult, display shelving for magazines and other.
  - Computer needs: (8-10) desktops in adult area arranged in a pinwheel seating style ideally near circulation desk, (5) laptops/portable in teen area, (4) desktop computers in children's area with (2) of those being AWE stations, additional laptops to loan out, docking station for laptop cart ideally near circulation desk.
  - No sliding doors, no carpet in meeting rooms
  - Connections/adjacencies to the Gym and Auditorium spaces
  - Connection/adjacency to the loading dock for book deliveries
  - Connection to the outdoors from the children's area
  - Makerspace is not needed here
4. **Community Engagement** – the Library can help promote the project. Can put flyers in books on hold, post on the Library info board, partner with Planning & Zoning to use their QR code for surveys, post updates on their website, can add a survey code to their newsletter.
5. **Next Steps**
- Tentatively planning to meet with the Advisory Committee on Wednesday, June 15<sup>th</sup>

*Submitted by Edward Widofsky, Tecton Architects P.C.*

*Statements presented are the writer's interpretation and understanding of the various discussions held and the conclusions reached. Other participants are requested to review the statements contained herein and advise the office of Tecton Architects P.C. within five (5) calendar days of any errors or omissions.*

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## JUNE 2<sup>ND</sup> PROGRAMMING MEETING - LEISURE AND SOCIAL SERVICES MEETING MINUTES



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### Meeting Notes

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 06.02.2022

Time: 9:00 am

Location: Elmwood Community Center, Room 24

### Attendees:

Bob Palmer	Director, Plant & Facilities Services
Helen Rubino-Turco	Director, Leisure & Social Services
Marc Blanchard	Manager, Leisure Services
Jaime Krajewski	Facility Supervisor, Elmwood Community Center
Eddie Widofsky	Senior Project Manager, Tecton Architects
Antonia Ciaverella	Architectural Designer, Tecton Architects

The following items were discussed:

1. Community Engagement: connect with Renee McCue. Helen provided a Site Visit Questionnaire – content categories could be helpful as we get into community feedback: components, amenities, offices, aesthetic, general impressions
2. Expressed interest in visiting the East Hartford Senior Center.
3. Want the building to be visually pleasing, “the beacon on the hill” but are also balancing sustainability and light pollution – open question about how to make the building attractive at night.
4. Looking at this site as a 35-acre parcel in total – open question about what it will be named given the location and programming – Beachland? Mayflower? Open question about how it will merge with the park.
5. Discussion about the future use of the Beachland Park house, currently used as offices but envisioned as a rental venue and ice cream parlor/coffee shop. Not part of this scope.
6. **Social Services** needs:
  - Food pantry and (1) Social Worker is anticipated to move into this facility. There are (3-4) part time volunteers
  - Food pantry anticipated to resume operating as self-select, (was curbside during COVID), and will need 15-minute parking.
  - (1) Social Worker office
  - (1) Food Pantry Coordinator office
  - (2) Volunteer Services offices
  - (3) Food Pantry open workstations with dedicated phones for part-time staff
  - Food pantry space to include storage area, sorting area, and self-select area.
7. **Community Center** needs:
  - Gymnasium:
    - i. High school sized, dividable



## JUNE 2<sup>ND</sup> PROGRAMMING MEETING - LEISURE AND SOCIAL SERVICES MEETING MINUTES

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- ii. Striped for volleyball, pickleball and basketball
  - iii. Ideally (2) rec-level volleyball courts
  - iv. Fixed bleacher seating (3-4 tiers), one-side
  - v. Adjustable height, retractable basketball hoops
  - vi. Elevated walking/running track
- Gym Storage:
  - i. Large storage space for gymnastics mats and equipment, toys, ball bins, indoor soccer goals, Special Olympics training supplies for field hockey and basketball, chairs and tables, etc. Current space is severely lacking adequate storage.
- Fitness Center:
  - i. Currently have a small room for seniors only, mostly cardio equipment
  - ii. Do not see a need to replicate this. Could see bikes, treadmills located near the running track upstairs
  - iii. If a fully programmed fitness center is desired, will need to consider management and maintenance costs – possibly a membership model. Would like to know what other communities in the area have done.
- Rock wall/ropes would be an add-on. Currently not staffed for this function. Could be outdoors to connect to the park.
- Auditorium/Stage/Kitchens:
  - i. Stage does not get used often, this function could be minimized or eliminated as there are others in Town. Could have a portable stage.
  - ii. Like the ability currently to set up tables and chairs versus fixed seating
  - iii. The community currently likes the dance floor feature, room volume and aesthetic of the existing auditorium – and proximity to a kitchen
  - iv. Would prefer (2) smaller multi-purpose spaces instead:
    - 1. (1) Multi-purpose for 200 people (with dividing partition)
    - 2. (1) Multi-purpose for 100 people
  - v. Would like (1) commercial kitchen and (2) heat-and-serve kitchens – dedicating one kitchen to each of the multi-purpose spaces
- Senior Center and Pre-School Programs:
  - i. Pre-school programs are generally from 9a-12p and follow the academic calendar, senior center has programming year-round. Summer programs also need classrooms. Evening programs use classrooms.
  - ii. Pre-school programs are separate from the Day Care
  - iii. Currently use (12) classrooms between the senior center and pre-school programs. Possibly reduce to (10).
  - iv. (3-4) classrooms are dedicated to pre-school, the remainder are used by the senior center and flex/multi-purpose uses.

## JUNE 2<sup>ND</sup> PROGRAMMING MEETING - LEISURE AND SOCIAL SERVICES MEETING MINUTES

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- v. Average existing classroom size is 750 SF, and 12-20 people
- vi. Each classroom needs storage for tables and chairs used in that space
- vii. Consistency of location is important for the seniors, and pre-school needs spaces that are unique to them.
- viii. Dedicated pre-school rooms with dedicated or shared toilets
- ix. Art room with (3) kilns (used by seniors)
- x. Dedicated pickleball, table tennis and billiard rooms (possibly share with Teen Center)
- xi. Knitting, computers, mahjong, Tai Chi (seniors)
- xii. Dance floor is used daily/often by seniors – recreate as a dance studio with wood floor
- xiii. Put mirrors in most classrooms for maximum flexibility as fitness or other program spaces
- Teen Center:
  - i. 700-800 SF in total
  - ii. Gaming area, soft seating, kitchenette, laptop bar, pool table (possibly shared with billiards in senior center)
- Administration:
  - i. (3) open workstations for Community Center staff
  - ii. (1) private office
  - iii. (2) workstations for Senior Center staff
- Site needs:
  - i. Outdoor area & indoor waiting room for busses & drivers to recalibrate between routes. This is being provided in exchange for bus access to this site.
  - ii. Explore a pavilion with bathrooms, kitchenette, fireplace (similar to Nevers Park model in South Windsor)
  - iii. Outdoor play space for pre-school that is close to entry but secure/protected
  - iv. Teens currently maintain a raised bed vegetable garden
- General comments:
  - i. Currently do not have kids coming after school – no bussing available and nothing for parents to do while kids are in activities. But if other amenities were added for parents, could see an increase in after-school use.
  - ii. Teen Center use is currently minimal
  - iii. Not every room should receive the same finishes – maximize flexibility
  - iv. Explore the idea of a coffee shop in the lobby, vendor-run, prepackaged food. Possibly connect with front desk to share staffing roles

## JUNE 2<sup>ND</sup> PROGRAMMING MEETING - LEISURE AND SOCIAL SERVICES MEETING MINUTES

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- v. Explore indoor play space and outdoor playground (could use Beachwood amenity if not too far away from building)
- vi. Explore a teaching kitchen, kitchen that can be rented out
- vii. Connect larger rental room to outdoor covered patio
- viii. Waiting area for seniors is currently upstairs. Waiting area does not need to be replicated, but seniors do need a place to wait for pick-up
- ix. Day Care does not need to be replicated
- x. Fully accessible interior and exterior
- xi. Welcoming lobby

### 8. Case Studies/Possible Tours:

- Farmington Sports Arena (FSA) – provides activities/gym space for parents while their kids are in programs
- Jewish Community Center (JCC) – elevated track, open play structure with mesh nets and ball pit
- Mansfield Community Center – elevated track, would like to know the size of their gym
- Human Services Facility in Bloomfield – large multi-purpose space that is dividable, chairs for seniors that are a modern aesthetic, rental room with patio
- Ridgefield Community Center – variety of floor surfaces for maximum flexibility
- Plainville YMCA – example of membership model/Kids Zone

### 9. Next Steps:

- Tecton should tour Town Hall to see Food Pantry operation, storage cage for Emergency Management, and large event space.
- Tentatively planning to meet with the Advisory Committee on Wednesday, June 15
- Celebrate West Hartford event on June 11-12

*Submitted by Edward Widofsky, Tecton Architects P.C.*

*Statements presented are the writer's interpretation and understanding of the various discussions held and the conclusions reached. Other participants are requested to review the statements contained herein and advise the office of Tecton Architects P.C. within five (5) calendar days of any errors or omissions.*

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## JULY 6<sup>TH</sup> WORKING GROUP AGENDA



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

July 6, 2022

#### **Working Group Agenda Items:**

1. Team Introductions – Role & Responsibility
2. Recap of Advisory Committee Meeting
  - a. Follow up activity ("must haves" and "nice to haves")
  - b. Committee members who weren't in attendance
  - c. Review of the "what's missing" list
3. Review of Program Document
  - a. Spaces
  - b. Quantities
  - c. Sizes
  - d. Sharing of space
  - e. Possible additions to program (e.g. daycare)
  - f. Overall project size and budget
4. Arrangement of Spaces
  - a. Adjacencies
  - b. Entrances
5. Use of Existing Building
6. Next Steps
  - a. Open Floor/Comments ~ New Business
  - b. Communications Group meeting
  - c. Town Council Sub-Committees
  - d. Test Fits

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## JULY 6<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

860 548 0802  
401 596 7555

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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 07.06.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

x	Rick Ledwith	Town Manager
x	Bob Palmer	Director, Plant & Facilities Services
	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
x	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
x	Rebecca Sears	Facility Director, Elmwood Senior Center
	Laura Irmscher	Director, Library Services
x	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
x	Ernest Nepomuceno	Senior Designer, Tecton Architects
	Antonia Ciaverella	Architectural Designer, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. Feedback was received regarding the Senior Center program element and concern over square footage. Suggestion is to meet with them to better understand space utilization and opportunities for sharing.
2. Regarding the Advisory Committee prioritization exercise, create a clear list of "will haves" for the major elements and then request their "must haves" and "nice to haves".
3. The current direction is resulting in approximately 80,000 SF of built space at approximately \$500/SF – hard construction costs
4. Feedback on program areas:
  - Seems there are not enough toilets
  - Add an administrative offices space, also space for a programming director
  - Senior Center must have access to a ping-pong/card (all purpose) room, health room, offices, restrooms, kitchenette, art room
  - Need a quiet room of approximately 350 SF
5. A review of the "What's Missing?" brainstorm list generated at the first Advisory Committee identified items that are within or not within the scope of this project.



## JULY 6<sup>TH</sup> WORKING GROUP MEETING MINUTES

WSH02AR – Working Group Meeting Minutes  
07.06.2022

*Submitted by Edward Widofsky, Tecton Architects P.C.*

*Statements presented are the writer's interpretation and understanding of the various discussions held and the conclusions reached. Other participants are requested to review the statements contained herein and advise the office of Tecton Architects P.C. within five (5) calendar days of any errors or omissions.*

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## JULY 27<sup>TH</sup> WORKING GROUP AGENDA



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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

July 27, 2022

#### **Working Group Agenda Items:**

1. Advisory Committee
  - a. Recap of feedback received
  - b. Groups who have not yet responded
2. Review of Program Document
  - a. Spaces: quantities, sizes
  - b. Sharing of space
  - c. Overall project size and budget
3. Project Schedule
  - a. Advisory Committee
  - b. Town Council, including Sub-Committees
  - c. Community Events: Beachland, Farmer's Market, Community Forums
  - d. Agenda for upcoming Working Group meetings
4. Content for Final Report (table of contents)
  - a. Meeting minutes
  - b. Program documents
  - c. Summaries of events, including presentations given and photos
  - d. Collection of distributed media (see Item 6 below)
  - e. Opinion on use of Existing 100 Mayflower Building
  - f. Design options
  - g. Estimates
  - h. Final plan/rendering
5. Communications Committee
  - a. Social media
  - b. Web site
  - c. Email
  - d. Newsletter
  - e. Physical materials
6. New Business, Next Steps

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## JULY 27<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 07.27.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

x	Rick Ledwith	Town Manager
x	Bob Palmer	Director, Plant & Facilities Services
x	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
x	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
x	Rebecca Sears	Facility Director, Elmwood Senior Center
	Laura Irmscher	Director, Library Services
	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
x	Ernest Nepomuceno	Senior Designer, Tecton Architects
x	Antonia Ciaverella	Architectural Designer, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. Rick will email the Advisory Committee to collect any outstanding "Must Haves, Nice to Haves" that have yet to be delivered
2. Create a diagram that illustrates the shared spaces and how these compare to the existing inefficient spaces currently existing
3. Discussion about if the summer camps need to happen on-site at the Community Center, or if a school could be identified. The benefits to on-site programs exist for both families and staffing:
  - Becomes a "one-stop shop" for parents for children of all ages, with amenities for parents
  - Would be in proximity to Beachland where summer camps currently take place
  - Easiest to oversee staff and campers when co-located with Admin
  - Have over 400 kids in day camp across Town, at 90% capacity
  - If space became tight, would prefer to see a slight reduction in each rooms' total SF rather than the quantity of individual rooms – the creation of "centers" is critical to the summer camp program
4. Tecton is requested to speak before HCS and CPED Town Council Subcommittees on 8/17/2022

## JULY 27<sup>TH</sup> WORKING GROUP MEETING MINUTES

WSH02AR – Working Group Meeting Minutes  
07.27.2022

5. Next Steps include bubble diagrams which will inform the conceptual plans, a revised program, and a program narrative
6. Aim for mid-to-late September for a public workshop at the ECC Auditorium, with another towards the end of October
7. List out the challenges with the existing building to summarize Tecton's site analysis phase
8. Involve the Town's Director of Equity Advancement, Roszena Haskins

*Submitted by Antonia Ciaverella, Tecton Architects P.C.*

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## AUGUST 17<sup>TH</sup> WORKING GROUP AGENDA



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

August 17, 2022

#### **Working Group Agenda Items:**

1. Precedent Projects
  - a. Create a list and compare locally
2. Advisory Committee
  - a. Review of final "Must Haves, Nice to Haves" lists
3. Review of Program Areas
  - a. Spaces: quantities, sizes
  - b. Sharing of space
  - c. Functional layout
  - d. Overall project size and budget
4. Design for Freedom
  - a. Opportunities for the project to consider
5. Communications
  - a. TV program – interview style recording (~20 mins) with WHICH
  - b. Translating our flyers
6. New Business, Next Steps

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## AUGUST 17<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 08.17.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

x	Rick Ledwith	Town Manager
	Bob Palmer	Director, Plant & Facilities Services
x	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
x	Rebecca Sears	Facility Director, Elmwood Senior Center
x	Laura Irmscher	Director, Library Services
	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
x	Ernest Nepomuceno	Senior Designer, Tecton Architects
x	Antonia Ciaverella	Architectural Designer, Tecton Architects
x	Melissa Roy	Director of Business Development, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. A questionnaire was developed and utilized by the group to analyze precedent projects, continue to grow this list to understand if there are other national/international precedents for this type of project.
2. Programmatic discussions included:
  - There needs to be a stage included – it is currently missing. Ideally also connected to space with a warming kitchen.
  - Continued conversation around 10-week summer programs and the shared spaces between Community Center and Senior Center. Bishop's Corner Senior Center can be utilized.
  - Splitting the Library over two floors is a challenge – preference is to have all collections and program areas on the same level for ease of supervision, but need a presence on the main level if the Library occurs upstairs. Could be a mezzanine if the sight lines work (similar to current Noah Webster). If there is a second floor Library presence, consider an outdoor deck.
  - Library would like adjacency to loading dock and/or elevator for deliveries, ideally the workroom is close as well
  - Discussion about the number of elevators. Two would be helpful. Current struggle with one elevator at ECC – slow elevator, long wait times.

## AUGUST 17<sup>TH</sup> WORKING GROUP MEETING MINUTES

WSH02AR – Working Group Meeting Minutes  
08.17.2022

- The courtyard space in Bloomfield Senior Center is attractive and works well – look to this project for inspiration, though courtyards in schools are problematic to maintain – underutilized. Perhaps focus on covered patio spaces instead
  - Outdoor areas can also be used by Library and preschool program, and summer camp can take advantage of outdoor areas as “centers”
  - Would appreciate having a kitchen in close proximity to an outdoor space
  - Consider separate entries for each major program area
  - Likely no coolers for Food Pantry space. Ensure this area is discreet with some parking
3. Design for Freedom
- Would like to learn more, seems like a good fit with their sustainable goals. Melissa to follow up with additional information and an introduction to Grace Farms. Involve the Director of Equity Advancement.
4. Collaborate with Laura to see if the flyers can be translated into other languages represented across Town.
5. Next Steps
- Reach out to Planning and Zoning to see what is possible in the 150' regulated wetland areas
  - Develop questions/script for TV collaboration with West Hartford Community Interactive (WHCI), likely a 20-minute interview-style program. In addition to a TV broadcast, this will be posted to YouTube and can be linked on our project website.
  - Upcoming event on 9/14 will be formatted as follows:
    - i. 5-7PM gallery style/open house
    - ii. 7PM presentation followed by Q&A
  - Target October 24 or 26 for next event

*Submitted by Antonia Ciaverella, Tecton Architects P.C.*

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## SEPTEMBER 7<sup>TH</sup> WORKING GROUP AGENDA



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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

September 7, 2022

#### **Working Group Agenda Items:**

1. Upcoming Events and Goals for Each
  - a. 9/8 Library Staff
  - b. 9/8 Senior Coffee Chat
  - c. 9/9 Design for Freedom Pilot Program
  - d. 9/14 Public Workshop #2
  - e. 9/22 Advisory Committee
  - f. 9/28 Working Group
  - g. 10/6 Virtual Q&A Event
  - h. 10/19 Working Group
  - i. 10/26 Public Workshop #3
  - j. 10/27 Advisory Committee
  - k. 11/9 Working Group
2. Recording Session with WHCI
3. Town Council Committee
4. Review of Schemes
5. Report: first draft 9/28, table of contents below
  - a. Executive Summary
  - b. Project Understanding & Context
    - i. Materials from interview presentation on site location, West Hartford community, etc.
    - ii. Macro map of Elmwood
    - iii. Precedent projects
  - c. Existing Conditions & Site Analysis
    - i. 2-3 page summary
    - ii. Site analysis info from the interview presentation
    - iii. Test-fits of how the site will look
  - d. Programming
    - i. List of spaces + ed spec narrative
    - ii. Meeting Minutes and each major iteration of program chronologically ordered by date of feedback comments received
  - e. Public Outreach
    - i. Flyers
    - ii. Events
    - iii. Presentations

## SEPTEMBER 7<sup>TH</sup> WORKING GROUP AGENDA

### Functional Program Development and Facility Feasibility Study for New Elmwood Community Center

West Hartford, CT

Tecton Project No. WSH02AR

September 7, 2022

- iv. Surveys/Feedback
    - v. Social Media Posts/Website
  - f. Scheme Development
    - i. Iterations of schemes, floor plans
    - ii. Final scheme with rendering(s)
    - iii. Estimates
- 6. Communications
  - a. Social media
  - b. Web site
  - c. Email
  - d. Newsletter
  - e. Physical materials
- 7. New Business, Next Steps

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## SEPTEMBER 7<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

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401 596 7555

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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 09.07.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

x	Rick Ledwith	Town Manager
x	Bob Palmer	Director, Plant & Facilities Services
x	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
	Rebecca Sears	Facility Director, Elmwood Senior Center
x	Laura Irmscher	Director, Library Services
	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
x	Ernest Nepomuceno	Senior Designer, Tecton Architects
x	Antonia Ciaverella	Architectural Designer, Tecton Architects
	Melissa Roy	Director of Business Development, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. Tecton is invited to the West Hartford Library's Staff Day. All departments will be represented. Give an overview of the project, work to date, and invite their ideas/feedback. 15-20 min presentation, followed by 40-45 min brainstorming activity
2. The seniors identified the need for dedicated space, a covered entry, quiet spaces though some multi-generational opportunities, among others needs like additional evening programs for working seniors. Clarified that the gym can be sub-divided for multiple uses. Concern about summer. Between planned additional outdoor spaces for camp (i.e. Pavilion), and Bishop's Corner, Town Hall there is room for everyone.
3. Programmatic comments included:
  - Need a kitchen at both the Medium and Large Multi-Purpose rooms
  - Teen Center on the second floor is fine, but needs proximity to fitness
  - Library must not be lost on the second floor. Make the stair open and glassy. The sharp pointed shape is challenging – soften to a curve. Include display space on the first floor.
  - Missing spaces for the Community Center: Room 212 equivalent, Room 18 equivalent, Dance studio, Room 110 equivalent
  - Utility spaces are also missing – noted that they are incorporated programmatically (space is budgeted and accounted for) but not shown on plan. This exercise was for big-picture adjacencies

## SEPTEMBER 7<sup>TH</sup> WORKING GROUP MEETING MINUTES

WSH02AR – Working Group Meeting Minutes  
09.07.2022

- Likely there wants to be a fitness center, in addition to the stations around the track
  - Moving forward at this stage with two elevators. Incorporate stroller parking area.
4. Identified other sites to visit: East Hartford Senior Center and Mansfield Community Center
  5. For public outreach, include information in the Library newsletter, and create a “hub” in each location (ECC, ESC, and Faxon) for printed materials. Develop a one-pager about the project for distribution
  6. Tecton is requested to follow up with Town Council in October.

*Submitted by Antonia Ciaverella, Tecton Architects P.C.*

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## SEPTEMBER 28<sup>TH</sup> WORKING GROUP AGENDA



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

September 28, 2022

#### **Working Group Agenda Items:**

1. Review of Schemes
  - a. Options 1-3 and feedback from Public Workshop #2
  - b. Options 1a, 2a, 3a
  - c. Option 2b and feedback from October Advisory Committee
  - d. Further review and refinement
  - e. Format for ultimate option
2. Upcoming Events and Goals for Each
  - a. 9/29 Town Planner
  - b. 10/6 Virtual Q&A Event
  - c. 10/19 Working Group
  - d. 10/26 Public Workshop #3
  - e. 10/27 Advisory Committee
  - f. 11/3 Chamber of Commerce
  - g. 11/9 Working Group
  - h. TBD Town Council CPED and HCSC Subcommittees
  - i. Specific date/format for submission to Town Council
3. Communications
  - a. Recording session with WHCI
  - b. FAQs
  - c. Flyer for 10/6 virtual event
  - d. Bulletin board headers for ECC/SC, Faxon
  - e. Live voting for initial box diagrams
4. Budget
5. New Business, Next Steps

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## SEPTEMBER 28<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 09.28.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

x	Rick Ledwith	Town Manager
x	Bob Palmer	Director, Plant & Facilities Services
x	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
x	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
x	Rebecca Sears	Facility Director, Elmwood Senior Center
x	Laura Irmscher	Director, Library Services
	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
	Ernest Nepomuceno	Senior Designer, Tecton Architects
x	Antonia Ciaverella	Architectural Designer, Tecton Architects
	Melissa Roy	Director of Business Development, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. Reviewed the comments received from the public meeting. Some of the major discussion points were existing vs. new, different locations of program and building on the site. Not much support for reuse of the existing. Option 2 (L-Shape) was well received because of the program placement but wanted the building closer to the property line as shown in Option 3. The difficulty with Option 3 was the placement of all Flex Space upstairs, and the public desired to see more of this on the ground level.
2. Programmatic discussion included the following:
  - Discussion about safety and security, balanced with dedicated entries. The number of entries should be carefully considered for administrative operation and cost.
  - Discussion about what it would take to split the Gym into thirds versus halves. A consideration, but might offer less usable space.
  - A separate drop-off is desired for the Preschool Program Areas
  - Teen Center wants to be near Fitness/Gym but also the Library
  - Library needs “seed” space/display on the main level
  - Need to ensure enough storage space especially for large furniture items like ping-pong tables, chairs, etc. Currently not enough storage in the existing building and these items are in corners of rooms/hallways



## SEPTEMBER 28<sup>TH</sup> WORKING GROUP MEETING MINUTES

WSH02AR – Working Group Meeting Minutes  
09.28.2022

- Schools have great stages, but there is a lot of competition for them. The stage at ECC is used often because it is mostly available. A double-sided stage may not be needed. The preference may be for single-sided with backstage area.
  - Recreate any parking that currently exists at both locations (Faxon and ECC/ESC) as well as any parking displaced by proposed site layout at Beachland, and then add more spaces. Beachland is full of picnic-goers during the summer. Like the idea of reinforced turf for overflow parking. The pool area may want to be connected with the preschool drop-off and additional parking in this area.
  - Entry-only from S. Quaker, and two-way on Mayflower. This is suggested as a means of minimizing congestion at Trout Brook Trail
  - When identifying areas for future expansion, building another story would not be the preferred direction
  - There will be a generator, and the preference would be natural gas but there may not be enough pressure. Would like solar and battery option if possible
  - Need to identify the requirements for CT Transit – this will be a discussion with engineering
  - Consider splitting the main kitchen near the multipurpose room in two – so the Senior Center and Preschool can both use the space. Senior Center will require a commercial fridge and freezer
3. As the budget develops, ensure that geothermal and sustainable strategies (commissioning, etc) are included
  4. There is a facility in Rochester, NY (Chili Community Center: <https://www.passero.com/projects/chili-community-center-library-senior-center-and-parks-complex>) that the team identified as another precedent project. See if we can arrange a virtual tour.
    - This is a Community Center/Senior Center/Library project. Research if there are others locally/regionally/nationally.
  5. Tecton is invited to present to the Chamber of Commerce on 11/3
  6. Develop a FAQ's one-pager for the community
  7. WHCI interview is still being edited
  8. Discussion around the voting of options on the website. Like the voting on the Library website for block diagrams, but see if we can link the ECC/ESC sites to direct folks to the vote. Spread the word also through the Library newsletter and Town outlets.

*Submitted by Antonia Ciaverella, Tecton Architects P.C.*

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## SEPTEMBER 29<sup>TH</sup> TOWN PLANNER AGENDA



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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

September 29, 2022

#### **Town Planner Agenda Items:**

1. Wetlands, Regulated Areas
  - a. Limits
  - b. Permitted development: fields, parking, etc.
2. Existing Conditions
  - a. Due diligence reports
  - b. Survey
  - c. Availability of utilities and locations
3. Beachland Park
  - a. Maintenance of existing amenities
  - b. Relief at property line
4. Parking/Traffic
  - a. Existing traffic/parking at Beachland Park
  - b. Connections to Mayflower Street, Quaker Lane, turning lanes
  - c. CT Transit
  - d. Pedestrian access
5. Lot Coverage
6. Other Agencies to Contact

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## SEPTEMBER 29<sup>TH</sup> TOWN PLANNER MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
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### Meeting Notes – Meeting with Town Planner

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 09.29.2022

Time: 1:30 pm

Location: West Hartford Town Hall – Engineering Conference Room

### Attendees:

[x] present, [ ] absent

x	Helen Rubino-Turco	Director, Leisure and Social Services
x	Todd Dumais	Town Planner
x	Greg Sommer	Town Engineer
x	Eddie Widofsky	Senior Project Manager, Tecton Architects

The following items were discussed:

1. Greg will look for any existing due diligence reports for the 100 Mayflower property
2. CT Transit requires turn-around and layover space. Possibly a changing station. Unsure at this point if one or two resting spots would be preferred, will depend on the route which has yet to be determined
3. No idling will be allowed
4. Unsure at this point what types of busses will be on this route
5. The 100 Mayflower site will combine with Beachland Park to become one unified property, so the property line and lot coverage should not be an issue
6. At this phase, there are no other agencies to contact
7. Unsure if there should be a wetlands delineation. This group is of the opinion that work could be done in the regulated area potentially with an approval. There is nothing existing on site that suggests that these areas are true wetlands, but the Town has an on-call contract and can bring in that professional firm (SLR) to investigate.
8. Agree to add a loop on the north side, but not connect around the building
9. The team can set the number of parking spaces as they see fit. A good starting point is to replace what exists.
10. Discussion about where to enter/exit and how the vehicular traffic moves through the pedestrian site of Beachland Park. Discussed entry from both sides (S. Quaker and Mayflower) with exit to Mayflower. Need to control traffic through the park with stop signs, speed bumps, curves, etc.
11. Crossing Trout Brook will be expensive
12. Lighting stops past community center parking

*Submitted by Edward Widofsky, Tecton Architects P.C.*

*Statements presented are the writer's interpretation and understanding of the various discussions held and the conclusions reached. Other participants are requested to review the statements contained herein and advise the office of Tecton Architects P.C. within five (5) calendar days of any errors or omissions.*

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## OCTOBER 19<sup>TH</sup> WORKING GROUP AGENDA



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

860 548 0802  
401 596 7555

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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

October 19, 2022

#### **Working Group Agenda Items:**

1. Review of Schemes
2. Upcoming Events and Goals for Each
  - a. 10/25 Town Council CPED and HCSC Subcommittees
  - b. 10/26 Public Workshop #3
  - c. 10/27 Advisory Committee
  - d. 11/3 Chamber of Commerce
  - e. 11/9 Working Group
  - f. TBD Town Council
3. Communications
  - a. Recording session with WHCI
  - b. FAQs
  - c. Results of live voting
4. Precedent Projects, Budget/Estimate
5. New Business, Next Steps

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## OCTOBER 19<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

860 548 0802  
401 596 7555

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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 10.19.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

x	Rick Ledwith	Town Manager
x	Bob Palmer	Director, Plant & Facilities Services
x	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
	Rebecca Sears	Facility Director, Elmwood Senior Center
x	Laura Imscher	Director, Library Services
	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
	Ernest Nepomuceno	Senior Designer, Tecton Architects
	Antonia Ciaverella	Architectural Designer, Tecton Architects
	Melissa Roy	Director of Business Development, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. Reviewed the conceptual plans and noted that stacking toilets floor to floor would be ideal
2. The current conceptual plan is approximately 77,000 SF without building infrastructure spaces. Likely will grow to 80,000 or above. Continue to explore ways to make the plan and circulation more efficient
3. Emphasis again on parking, and the need to improve from what exists today, and account for any lost parking at Beachland
4. If there was a building addition, or another program in the future, identify where this would occur in plan
5. Final Report format and outline is approved, Tecton will continue working to develop a draft for the next working group meeting
6. In all upcoming presentations, be sure to include the sustainable goals
7. Tecton will use Enterprise to provide a ROM estimate
8. Tecton is requested to present to Town Council on 12/13/22 for the conclusion of the feasibility study

Submitted by Edward Widofsky, Tecton Architects P.C.

Statements presented are the writer's interpretation and understanding of the various discussions held and the conclusions reached. Other participants are requested to review the statements contained herein and advise the office of Tecton Architects P.C. within five (5) calendar days of any errors or omissions.

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## NOVEMBER 9<sup>TH</sup> WORKING GROUP AGENDA



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

860 548 0802  
401 596 7555

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### **Functional Program Development and Facility Feasibility Study for New Elmwood Community Center**

West Hartford, CT

Tecton Project No. WSH02AR

November 9, 2022

#### **Working Group Agenda Items:**

1. Review of Draft Report
2. Town Council
  - a. Follow up to CPED and HCSC Committees
  - b. Agenda for December 13 meeting
  - c. Format for presentation
  - d. Advance materials
3. Communications
  - a. Recording session with WHCI
  - b. FAQs
  - c. Additional materials to be published
4. Ongoing Tecton Efforts
  - a. Estimate
  - b. Rendering
  - c. Project imagery
5. New Business

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## NOVEMBER 9<sup>TH</sup> WORKING GROUP MEETING MINUTES



34 SEQUASSEN STREET, SUITE 200, HARTFORD, CT 06106  
17 RAILROAD AVENUE, WESTERLY, RI 02891

860 548 0802  
401 596 7555

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### Meeting Notes – Working Group Meeting

Town of West Hartford - Elmwood Community Center  
Tecton Project No: WSH02AR

Date: 11.09.2022

Time: 9:00 am

Location: West Hartford Town Hall

### Attendees:

[x] present, [ ] absent

	Rick Ledwith	Town Manager
x	Bob Palmer	Director, Plant & Facilities Services
	Catherine Diviney	Energy Specialist, Plant & Facilities Services
x	Helen Rubino-Turco	Director, Leisure and Social Services
	Marc Blanchard	Manager, Leisure Services
x	Jaime Krajewski	Facility Director, Elmwood Community Center
	Rebecca Sears	Facility Director, Elmwood Senior Center
x	Laura Irmscher	Director, Library Services
	Todd Dumais	Town Planner
	Jeff Wyszynski	Principal, Tecton Architects
x	Eddie Widofsky	Senior Project Manager, Tecton Architects
	Ernest Nepomuceno	Senior Designer, Tecton Architects
x	Antonia Ciaverella	Architectural Designer, Tecton Architects
	Melissa Roy	Director of Business Development, Tecton Architects
	Lucien Dragulski	MEP Engineer, Bemis Associates

The following items were discussed:

1. The December 13<sup>th</sup> Town Council meeting agenda was full so the suggestion was to move this discussion to January 10<sup>th</sup>.
2. Helen is continuing to work with WHCI to edit and finalize the TV interview.
3. The FAQs draft was circulated and is under review.
4. Discussion about the two properties and the logistics of operation. Beachland Park may fall under different guidelines than the 100 Mayflower property for use in the evening. Further conversations are required with Town officials.
5. Discussion about revisiting local Senior Centers and Community Centers. Discussion about a visit or interview with the Chili Community Center in New York. Allocation of dedicated versus shared square footage would be important to note.
6. Discussion about the Library, and while relevant for all program areas it was especially true of the Library – this is not meant to be a replication but rather a reinvention of these spaces. The square footage will likely not be a like-to-like comparison, but the quality of those spaces will be much improved.
7. The January 10<sup>th</sup> presentation to Town Council will be key information prior to the CIP budget in Spring. Town Council will approve the completion of the report. The working group will meet again in 2023 prior to January 10<sup>th</sup> to prepare.

## JULY 19<sup>TH</sup> PROGRAM SUMMARY

### Program Matrix

Summary: Proposed Architectural Program

New Community Center & Library

100 Mayflower Street, West Hartford, CT

Site Acreage: 8.54 acres

Project Gross Square Feet: (TBD)

Revised: 07.19.2022

#### Abbreviations:

GP: General Public

CC: Community Center

LB: Library

SC: Senior Center

TC: Teen Center

SS: Social Services

EM: Emergency Management

Shared Lobby	QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Adjacencies:	Vestibule	1	450	450	AI	air lock, bulletin board space, table space, book return	Faxon Lobby: ~447 sf
All	Lobby	1	600	600	AI		
	Welcome Desk / Coffee Bar	1	250	250	AI		
	Indoor Play Area	1	400	400	AI	gross motor area, books, toys, puzzles	
	Public Toilet	2	200	400	AI	assuming 4 stalls, 3 sinks in each room	
	Single User Toilet	2	60	120	AI	gender neutral, changing station	
<b>TOTAL</b>			<b>2,220</b>				

Community Center (CC)	QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Adjacencies:	Gymnasium	1	7,500	7,500	GP, EM, TC	Gym dimensions: 84x30' with 10' sidelines (HS size)	2640 SF
CERT	Track Above Gymnasium	1	2,000	2,000	GP	assumes: 270 x 8, use corners for fitness equipment	
	Climbing Wall / Ropes	0	0	0		(possible add-on)	
	Gym Storage	1	600	600			126+127+225 = 478 SF
	Special Olympics Storage	1	200	200	GP		
	Locker Room	2	400	800	EM	3 toilets, 3 showers, 3 sinks, bank of lockers, vestibule	131 SF
	Single User Locker Room	1	120	120	EM	1 toilet, 1 shower, 1 sink, 2 lockers	
<b>Subtotal</b>			<b>11,220</b>				
Event Spaces	Large Multi-Purpose	1	3,000	3,000	SC, EM, LB	capacity: 200 people, dividable, opens to covered patio, rentable	2937 SF (1st Fl Auditorium & Stage)
Adjacencies:	Medium Multi-Purpose	SEE SENIOR CENTER (Shared)					
Library	Commercial Kitchen	1	1,600	1,600	SC, EM, GP	In-between Medium and Large Multi-Purpose to serve either, rentable	718 SF (Basement), 721 SF (1st Fl)
Senior Center	Heat-and-Serve Kitchen	SEE SENIOR CENTER (Shared)					
CERT	Kitchen Storage	1	100	100			
	Multi-Purpose Storage	1	400	400		chairs, tables, decorations, etc.	
	Platform/Stage	1	100	100		dismountable, storage closet to house components	
<b>Subtotal</b>			<b>5,200</b>				
Activity Rooms	Preschool Classrooms	3	1,200	3,600		including dedicated toilet, cubbies & storage	839 SF (incl. storage)
Adjacencies:	Small Multi-Purpose	2	800	1,600	SC, GP, LB	capacity: 12-20 people, dance/yoga, incl. storage	722 SF (2nd Fl Class) + 58 SF Stor
Library	Small Reservable Meeting Areas	2	140	280	GP, LB	drop-in rooms/areas for non-profits, small groups, small meetings	
Senior Center	Sensory/Quiet Room	1	350	350			
	Art Studio	1	1,000	1,000		includes storage, (2) sinks - (1) ADA compliant	482 SF
	Ceramics Studio	1	1,000	1,000		with (3) kits, includes storage, sink with clay trap	482 SF
	Health Screening Room	SEE SENIOR CENTER (Shared)					
<b>Subtotal</b>			<b>7,830</b>				
Administration	Community Center Open Office	1	215	215		(3) workstations for CC FT staff	382 SF
Adjacencies:	Community Center Private Office	3	120	360		Facility Supervisor, Program Director, Flex Office	125 SF
Senior Center	Special Needs Private Office	1	120	120			
	Office Storage	1	60	60	SC		
	Copy/Break Room	1	80	80	SC	kitchenette	(4) workstations and (2) offices
	Conference Room	1	200	200	SC	capacity: 5-8 people	133 & 136 SF
	Single User Toilet	1	60	60	SC		
<b>Subtotal</b>			<b>1,095</b>				
<b>TOTAL</b>			<b>25,345</b>				

Senior Center (SC)	QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Event Spaces	Large Multi-Purpose	SEE COMMUNITY CENTER (Shared)					
Adjacencies:	Medium Multi-Purpose	1	1,500	1,500	CC, EM, LB	capacity: 125 people, rentable, Senior lunch program	1939 SF (Basement)
Comm. Center	Commercial Kitchen	SEE COMMUNITY CENTER (Shared)					
	Heat-and-Serve Kitchen	1	400	400	SC, EM, GP	Adjacent to Medium Multi-Purpose	
	Multi-Purpose Storage	SEE COMMUNITY CENTER (Shared)					
	Platform/Stage	SEE COMMUNITY CENTER (Shared)					
Activity Rooms	Medium Multi-Purpose (Table Tennis)	1	1,600	1,600	CC	dividable into (2) 800 SF spaces	722 SF (2nd Fl Class) + 58 SF Stor
	Medium Multi-Purpose (Pickleball)	1	1,600	1,600	CC	dividable into (2) 800 SF spaces	722 SF (2nd Fl Class) + 58 SF Stor
	Small Multi-Purpose*	2	800	1,600	CC, LB, GP	capacity: 12-20 people, Senior art/crafts, cards, dance, exercise/movement	722 SF (2nd Fl Class) + 58 SF Stor
	Art Studio	SEE COMMUNITY CENTER (Shared)					
	Ceramics Studio	SEE COMMUNITY CENTER (Shared)					
	Health Screening Room	1	120	120		refrigerator req'd	82 SF
Support Spaces	Public Toilet	2	200	400	CC	assuming 4 stalls, 3 sinks in each room	
<b>Subtotal</b>			<b>7,220</b>			<b>*Equip multi-purpose classrooms with mirrors &amp; hard surface floors</b>	
Administration	Senior Center Open Office	1	350	350		(4) workstations for SC FT staff	(4) workstations and (2) offices
Adjacencies:	Senior Center Private Office	2	120	240			133 & 136 SF
	Copy/Break Room	SEE COMMUNITY CENTER (Shared)					
	Conference Room	SEE COMMUNITY CENTER (Shared)					
	Toilet	SEE COMMUNITY CENTER (Shared)					
<b>Subtotal</b>			<b>590</b>				
<b>TOTAL</b>			<b>7,810</b>		<b>15,250</b>		

Teen Center (TC)	QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Adjacencies:	(entire footprint to include):	1	800	800		entire space 700-800 SF total	229 SF
Gym	Gaming / E-sports Area	1	0	0		gaming chairs, multiple screens, gaming equipment	
Library	Lounge	1	0	0		soft seating, (1) billards table	
Outdoors	Kitchenette	1	0	0		sink, fridge, microwave	
	Tech Bar	1	0	0		high-top tables with bar stools, power & data (tutoring/leadership)	
	Outdoor Spaces	1	0	0		Raised garden beds, outdoor movie area	
<b>TOTAL</b>			<b>800</b>				

Social Services	QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Adjacencies:	Open Office	1	215	215		(3) workstations with dedicated phones - (4) PT staff but usu. (3) at a time	
CERT	Social Worker Office	1	120	120			
	Conference Room	1	200	200		capacity: 5-8 people	
	Volunteer Services Offices	2	120	240			540 SF
<b>Subtotal</b>			<b>775</b>				
	Food Pantry Coordinator Office	1	120	120			120 SF
	Food Pantry Storage	1	380	380			380 SF
	Food Pantry Sorting Area	1	1,250	1,250			720 SF
	Food Pantry Self-Select Area	1	400	400			
<b>Subtotal</b>			<b>2,150</b>				
<b>TOTAL</b>			<b>2,925</b>				

Emergency Management (EM)	QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Adjacencies:	Open Office	1	350	350		(4) CERT workstations	
Gym, Kitchen, Loading Dock	Conference Room	SEE SOCIAL SERVICES (Shared)					
	Storage Room	1	500	500		concrete floor, accessible by office area and outdoors (rolling door), covered area outside	
	Loading Dock	SEE BUILDING SERVICES (Shared)					
<b>TOTAL</b>			<b>850</b>				



## JULY 19<sup>TH</sup> PROGRAM SUMMARY

Library (LB)		QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
Workroom	Open Office (Workstations)	1	350	350			(4) workstations - 9FT/2FT staff	436 SF
	Open Office (Sorting Area)	1	250	250			worktable/sorting area	
	Private Office	1	120	120			1 FT staff	125 SF
	Storage	1	120	120			book trucks, delivery bins, collections in process	20 SF
Staff Areas	Break Room	1	250	250			kitchenette: sink, microwave, fridge (seats 6-8 people)	255 SF
	Toilet	1	60	60				
Subtotal				1,186				
Activity Rooms	Class Meeting Room	1	750	750			capacity: 12-15 people, used for book discussions, ESL, computer class	
	Flexible Program Room**	1	900	900			capacity: 15-20 people, used for crafting projects, magic shows	1166 SF (Basement Meeting RM)
	Study Pod	2	100	200			capacity: 1-3 people, similar to Noah Webster branch	
	Storage	2	100	200			Meeting room equipment, children's toys, craft supplies, misc. supplies	
	Production Room	1	250	250				
Subtotal				2,380			*Prominent, dedicated entrance, ** (2) sinks - 1 ADA compliant	
Collection	Adult Collection	1	1200	1,200			books	4261 SF (Entire Collection Area)
	Computer Center	1	400	400			(8) single-person workspaces - pinwheel, (2) laptops	
	Seating Area	1	250	250			tables & comfy chairs	
	Citizenship Corner	1	120	120			(Immigrant Center maybe also uses CC multi-use rooms, kitchen, etc)	
	Job/Career Center	1	120	120				
Subtotal				2,090				
	Teen Collection	1	250	250			books	
	Computer Center	1	200	200			(5) laptops	
	Seating Area	1	250	250			tables & comfy chairs	
Subtotal				700				
	Children's Collection	1	1250	1,250			books	
	Computer Center	1	200	200			(2) laptops, (2) AWE stations	
	Seating Area	1	250	250			tables & comfy chairs	
	Storytime Area	1	500	500			acoustically separate, 30-40 kids, connect outdoors	
Subtotal				2,280				
	Circulation Desk	1	0	0				
	Workstation	1	150	150			(2) workspaces	
	Book Storage	1	80	80				
	Chrome Book Charging Carts	1	25	25				
Subtotal				135				
Support	Family Toilet	1	60	60			Gender neutral, changing station, adjacent to children's section	
	Mother's Room	1	80	80			could share with Community Center	
	Copy/Print/Fax Center	1	80	80				
	General Storage	1	200	200				1997 SF (Basement Storage / MEP)
Subtotal				420				
TOTAL				9,115				
Site & Outdoor Amenities		QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
	Pollinator Garden	1	0	0				
	Community Flowerbeds	1	0	0			Maintained by Garden Club, Senior Center	
	Raised Garden Beds	1	0	0			Maintained by Teen Center	
	Outdoor Movie Area	1	0	0			Maintained by Teen Center	
	Amphitheater	1	0	0				
	Pavilion	1	120	120			(2) 40 SF GN toilets, firepit, covered picnic tables	
	EV Charging Stations	1	0	0			for cars (buses?)	
	Bus Waiting / Route Change	1	120	120			waiting area for CT Transit employees (Toilet? Vending?)	
	Playground	1	0	0			(existing at Beachland Park)	
	Nature Trails	1	0	0			(existing at Beachland Park)	
	Bicycle Parking	1	0	0				
TOTAL				240				
Building Services		QTY	UNIT SF	TOTAL SF	SHARED WITH	HOURS USED	Notes	Approx. Existing SF
	MDF	1	200	200				
	IDF	1	100	100				
	Main Electrical Room	1	300	300				
	Sub Electrical Room	1	100	100				
	Stairs First Floor	3	400	1,200				
	Stairs Second Floor	3	400	1,200				
	Elevator First Floor	2	60	120				
	Elevator Second Floor	2	60	120				
	Elevator Machine Room	1	25	25				
	Mechanical Room	1	650	650				
	Janitor Closet	2	80	160				
	Central Storage	1	400	400				
	Loading Dock / Receiving	1	200	200				
TOTAL				4,775				
Summary				TOTAL SF				Approx. Existing SF
Net SF				54,080			ECC: 53,600	
Circulation Factor		54,080	0.5	27,040			Faxon: 12,435	
TOTAL GROSS SF				81,120			66,035	
Existing Building at 100 Mayflower:								51800

Prepared by Tecton Architects  
December 2022

## SEPTEMBER 9<sup>TH</sup> PROGRAM SUMMARY

[illegible]

Category	Item	QTY	UNIT	AREA	Notes	
Children's Collection Display Area	Children's Collection Display Area	0		0		
	Computer Center	1	200	200		
	Seating Area	1	250	250		
	Storyline Area	1	500	500		
Circulation Area	Circulation Area	1	250	250		
	Circulation Desk	1	150	150		
	Workstation	1	150	150		
	Book Storage	1	60	60		
Support Spaces	Chrome Book Charging Carts	1	25	25		
	Family Toilet	1	40	40		
	General Storage	1	200	200		
	Water Fountain with Bottle Filler	1	0	0		
Outdoor Spaces	Vestibule	SEE SHARED LOBBY				
	Lobby	SEE SHARED LOBBY				
	Welcome Desk / Coffee Bar	SEE SHARED LOBBY				
	Indoor Play Area	SEE SHARED LOBBY				
	Public Toilets	SEE SHARED LOBBY				
	Single User Toilets	SEE SHARED LOBBY				
	Mothers Room	SEE SHARED LOBBY				
	Loading Dock	SEE BUILDING SERVICES				
	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				
	Playground	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					
TOTAL				9,355		
TOTAL W/SHARED				20,385		
Building Services	MDR	1	200	200		
	EDF	1	100	100		
	Main Electrical Room	1	300	300		
	Sub Electrical Room	1	100	100		
	Stairs First Floor	3	400	1,200		
	Stairs Second Floor	3	400	1,200		
	Elevator First Floor	2	60	120		
	Elevator Second Floor	2	60	120		
	Elevator Machine Room	1	25	25		
	Mechanical Room	1	650	650		
	Janitor Closet	2	60	160		
	Central Storage	1	400	400		
	Loading Dock / Receiving	1	200	200		
	TOTAL				4,775	
	Summary				TOTAL SF	
Net SF				25,495		
Circulation Factor		56.495	0.5	28,248		
TOTAL GROSS SF				84,743		
Existing Conditions	Existing ECC:			53,600		
	Existing Pavers:			12,435		
				66,035		
	Existing at 100 Mayflower:			51,800		

## DESIGN FOR FREEDOM

# design for FREEDOM overview

## A global movement to end forced labor in the built environment



### The problem

**Global laws forbid the use of slave labor in the built environment, yet the materials that go into our buildings are heavily reliant on forced labor.**

Almost 25 million people are working in forced labor conditions and close to 160 million children from the ages of five to 17 are subjected to child labor globally.

The human suffering embedded in building materials is much harder to know than the tensile strength, energy efficiency, or even carbon footprint. And yet, without an intentionality of practice, designers, manufacturers and builders risk “baking” forced labor into their projects – fusing the legacy of abuse into the very life cycle of the building.

The construction industry is the least modernized and most disaggregated industry, accounting for more than 13% of global GDP with a 1% productivity annual growth rate over the past 20 years. Modern slavery found in the construction industry is rife with forced labor, with exploitation occurring on both sides of the building life cycle: raw material production and the construction site. The building materials

supply chain is getting a labor transparency pass, yet materials account for approximately 45% of the cost of an average project in an industry with razor thin margins.

**Unchecked and unregulated forced labor in the material supply chain subsidizes a project’s return on investment (ROI) and is also linked to environmental degradation.**

### The materials at-risk

The disaggregated and opaque nature of the construction industry increases the risk of worker exploitation. The complexity and the thousands of unique raw and composite materials per building makes it nearly impossible to knowingly purchase slave-free materials. We have developed a growing list of risky raw and composite materials, as well as global “hot spots,” which can provide navigation to make ethical decisions. The groundbreaking [Design for Freedom Report](#) (October, 2020) and [Design for Freedom Toolkit](#) (2022) note 14 + at-risk raw and composite materials: *bricks, copper, electronics, glass, minerals, polysilicon in solar panels, precursors, rubber, steel & iron, stone, textiles, and timber.*

## DESIGN FOR FREEDOM

### DESIGN FOR FREEDOM OVERVIEW

#### Know the laws and assess risk

Slavery is illegal in nearly every country, and countries are moving to make corporations more accountable. Details on specific laws and policies are included in the [Design for Freedom Report](#). Policies move enforcement to a more proactive, industry-wide posture, and are therefore tools of prevention and prosecution.

Regardless of the variations of these instruments, they boil down to one takeaway: **firms are no longer able to outsource responsibility for abuses in their supply chain, but now have a duty of care to know who makes their inputs and under what conditions.**

**1900–2021** U.S. Lacey Act (illegal logging)

**2000** UN TIP Protocol

U.S. Trafficking Victims Protecting Act

**2010** California Transparency in Supply Chains Act (CTSCA)

**2015** U.S. Trade Facilitation and Trade Enforcement Act (TFTEA)

**2015** U.K. Modern Slavery Act (MSA)

**2017** French Corporate Duty of Vigilance Law

**2018** Modern Slavery Act – Australia

**2021** U.S. Uyghur Forced Labor Prevention Act

TFTEA holds significant tracking and compliance weight globally as it prohibits all products made by forced labor, including child labor, from being imported into the U.S., which is a leading importer of goods worldwide.

#### The movement

Launched in October 2020, Design for Freedom by Grace Farms has an audacious mission to harness the power of the built environment for justice: to create a radical paradigm shift by removing forced labor from the building materials supply chain. The movement was initialized by Grace Farms Foundation and has galvanized more than 80 industry leaders and experts to join a working group and movement. Together, we work to illuminate forced labor in

the building materials supply chain and develop and incorporate an anti-slavery ethos in the design and construction process.

Over the last several decades, the sustainability movement has helped pave the way for this next step in material transparency and architectural justice.

At this historic time, social injustices, climate crisis, global conflict, and the COVID-19 pandemic have illuminated supply chain risk and lack of transparency. Design for Freedom leaders are initializing institutional responses to employ ethical material selection and procurement practices and embrace material circularity to eliminate material flow where forced labor is the most prevalent while increasing environmental sustainability.

Pragmatically, mandating a measure of material transparency in new projects is just beginning with leaders in the movement. Advocates ranging from owners to construction managers to manufacturers and associated AEC teams will benefit from transparency tools and platforms, leading to market transformation.

#### The call to action | Design for Freedom Pilot Projects

*“Are our buildings ethically sourced, without forced labor, as well as sustainably designed?”*

*“Where are the raw and composite materials sourced from and by whom?”*

**Raise these questions and select a number of materials and products** on your next project to determine the provenance of the materials and conduct a material fair labor transparency assessment. We are also asking for Material Libraries at universities and design firms to add a fair labor input filter and adopt the Design for Freedom Principles. Any effective movement depends as much on its participants as its leaders – change comes from within and is spurred on by public demand.

## DESIGN FOR FREEDOM

### DESIGN FOR FREEDOM OVERVIEW

Design for Freedom has begun enacting these principles with leading innovators and through several **Design for Freedom Pilot Projects**, including the 21st Serpentine Pavilion *Black Chapel* designed by Theaster Gates and located in Kensington Gardens, London; the Harriet Tubman Monument, *Shadow of a Face* designed by Nina Cooke John in Newark, NJ; and the New Canaan Library and Grace Farms installations in New Canaan, CT. We expect over 1 million people to experience these public projects annually. Collaborations in both the private and public sectors have been initiated, but it is only the beginning.

#### Design for Freedom Pilot Projects

After becoming a Design for Freedom Pilot Project, Grace Farms Foundation partners with you, providing support from Grace Farms Foundation and members of the Working Group to trace materials as far upstream as

possible, with the goal of increasing material transparency.

#### Whether as an individual or as an organization, we all have a duty to act

We invite all project teams, universities, governments, and the public to join us in this critical humanitarian work. Together we will reduce the industry's dependency on forced labor, which subsidizes ROIs, and which will in turn unlock innovation and lower environmental degradation. Use the [Design for Freedom Toolkit](#) and let us know about your project and findings as we begin to assemble data in our expanding Design for Freedom material knowledge base.

Through Design for Freedom, the entire ecosystem of the built environment can and must work together to design and build a more humane future.

To learn more and stay updated, visit [designforfreedom.org](https://designforfreedom.org)

### Ecosystem of the built environment

Means and methods to ethically influence the building material supply chain



[Download the Design for Freedom Overview](#)

## DESIGN FOR FREEDOM

design for FREEDOM<sup>by</sup>grace farms



# Design for Freedom Pilot Project Overview

## What is Design for Freedom by Grace Farms?

7 Appendix

Design for Freedom

Design for Freedom is a new movement to create a radical paradigm shift to identify and eliminate forced and child labor in the building materials supply chain. Launched in the fall of 2020 by Grace Farms Foundation CEO and Founder Sharon Prince, and joined by more than 80 global industry leaders across the ecosystem of the built environment, we are spearheading awareness of this pressing issue and creating institutional responses.

Forced labor and human trafficking is an estimated \$150 billion criminal industry. The construction ecosystem accounts for more than 13% of global GDP and \$12 trillion spending worldwide, and is also the #1 industrial sector at risk for forced labor. By mobilizing the full ecosystem of the built environment, we have tremendous capacity to create a more humane future, free of modern slavery.

## What is a Design for Freedom Pilot Project?

A Design for Freedom Pilot Project is a partnership between Grace Farms Foundation and organizations that are ready to boldly step forward in their declaration that they will not knowingly support and fund the humanitarian crisis of forced labor by enhancing material transparency and prioritizing ethical procurement.

Pilot projects establish design leadership and accelerate the Design for Freedom movement by raising awareness to industry peers while also providing an opportunity to educate the public and internal organization teams about the importance of social equity within the built environment. As a pioneering partner, there is ample room to add your organizations' expertise in research topics such as finance, production, technology, and social impact to accelerate the movement.

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## What are the Goals and Objectives?

Each Pilot Project is unique, however the goals and objectives of all projects will include:

- To **accelerate awareness** of the pressing humanitarian issue of forced labor in the building materials supply chain
- To **amplify public perception** of a Pilot Project Partner as a catalyzing part of the history and future of the built environment
- To **initialize and model transparent and ethical supply chains** with leading project partners
- To **add to the industry's body of knowledge** through product investigation, risk assessments and case studies
- To **transform the market** through pressure points and purchasing power by combining the adoption of design principles and ideas with action to create a tangible example of a more humane built environment



## DESIGN FOR FREEDOM

design for FREEDOM<sup>by</sup>grace farms



# Design for Freedom Pilot Project Overview

## What is Design for Freedom by Grace Farms?

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## DESIGN FOR FREEDOM

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### Design for Freedom Pilot Projects (continued)



- To **add to the industry's body of knowledge** through product investigation, risk assessments and case studies
- To **transform the market** through pressure points and purchasing power by combining the adoption of design principles and ideas with action to create a tangible example of a more humane built environment



### What are the stages of a Design for Freedom Pilot Project?

As a part of this work, Grace Farms Foundation proposes the following Pilot Project Model Template:

**Contract:** Add ethical material provenance inquiry, documentation, and Supplier Codes of Conduct to your project, including subcontractor agreements.

**Specifications:** Add ethical material compliance and documentation requirements to the Project Specifications. Use the [Sample Division 1 Ethical Design Requirements](#) included in the [Design for Freedom Toolkit](#).

**Procurement and Data:** Note the provenance of at least five products and one major high- risk raw material vulnerable to forced labor with the assistance of Grace Farms Foundation's team. Note adjustments to selections based on findings or lack thereof with suppliers and manufacturers.

**Documentation:** Request and document all product data including harvest, manufacturing, and assembly locations as well as relevant certifications and standards for all targeted products and materials. Ideally, products should be traced as far upstream as possible. Third-party audited relevant certifications, standards, and labels that include labor inputs have been identified and are listed starting on page 33 of the [Design for Freedom Toolkit](#). Documentation can be tracked using the Design for Freedom [Material Tracking Schedule](#).

**Awareness:** There are several ways that this work can be brought to the public for the purpose of education and awareness, including publications, digital media, on-site signage and materials, and through public workshops, presentations, panels, and events.

**Case Study:** Grace Farms Foundation will compile a Design for Freedom project brief and/or

## DESIGN FOR FREEDOM

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comprehensive case study that can be used by other civic, community, not-for-profit and for-profit organizations as they consider renovations and new construction.

### How many Design for Freedom Pilot Projects are there?

As of spring 2022, there are five [Design for Freedom Pilot Projects](#) throughout the world. Each of these projects is or will be open and accessible for free by the public, and models transparent and forced labor-free supply chains while advocating for a more humane future.

**Black Chapel**, the 21st Serpentine Pavilion in London, England is designed by Chicago-based artist Theaster Gates with the architectural support of Adjaye Associates. Grace Farms Foundation is serving as the Responsible Materials Advisor on this project. *Black Chapel* is the first completed international Design for Freedom Pilot Project in June 2022.

**Shadow of a Face**, is a new Harriet Tubman Monument in Newark, NJ which is designed by architect, artist, and United States Artists Fellow Nina Cooke John to open late summer 2022.

**New Canaan Library** in New Canaan, CT designed by Centerbrook Architects and built by Turner Construction is the first Design for Freedom building project in the U.S. to open in 2023.

**Temporal Shift** by Alyson Sholtz was the first completed Design for Freedom Pilot Project in September 2021 and is a site-responsive sculpture located at Grace Farms in New Canaan, CT.

**Arts and Culture Center** by Serendipity Arts, located in New Delhi, India will be designed for accessibility, inclusion, sustainability, fairness, and will be open to all.

### What else is Grace Farms Foundation doing to raise awareness?

Grace Farms held the inaugural [Design for Freedom Summit](#) on March 31, 2022 for a day of awareness and action in response to the humanitarian issue of forced labor in the building materials supply chain. [Upcoming events](#) are also listed on our dedicated website, [designforfreedom.org](https://designforfreedom.org), where we have developed original, useful content including the new [Design for Freedom Toolkit](#) that offers comprehensive resources for design and construction professionals to help implement ethical material sourcing strategies into their own practices, and published an in-depth [Design for Freedom Report](#) that provides analysis and data on how forced labor is cemented into the very foundations of our buildings.

### Will a Design for Freedom Pilot Project increase the project cost?

There will be a human cost of exploitation if there is no inspection, yet the only human cost of undertaking ethical material transparency is the labor cost of tracing amongst the project team and Grace Farms. Sustainable material costs are generally at a premium until the products and materials are mainstreamed. Yet, many sustainably certified raw and composite materials are now adding fair labor standards, one example is FSC recently instituted [FSC Core Labor Requirements](#) into their chain of custody (COC) certification.

## EMERGENCY MANAGEMENT REQUIREMENTS

**From:** Robert McCue <Robert.McCue@WestHartfordCT.gov>  
**Sent:** Wednesday, June 1, 2022 3:06 PM  
**To:** Edward Widofsky; Robert Palmer; Laura Irmischer; Antonia Ciaverella  
**Subject:** RE: [EXTERNAL SENDER] WSH02AR - next steps  
**Attachments:** 2007PA-00011-R00HB-05186-PA.pdf; Shelter-Field-Guide-508\_f3.pdf; annex\_F\_-\_shelter-mass\_care\_December 2009.pdf

External (robert.mccue@westhartfordct.gov)

[Report This Email](#)

Hi Edward, Hi Antonia,

Nice to meet you today. Just following up on the animal shelter question. After Katrina in 2006 Congress passed what was called the PETS act. ( [PETS ACT Link](#).) Which directed FEMA to work on plans to avoid the large number of abandoned pets and people that refused to leave their home due to pets being left alone. In 2007 Connecticut passed the attached public act requiring that our emergency operations plan include the evacuation of pets and sheltering. It can be off site, however no such facility currently exists. Our Dog Pound does not have the capacity to handle the pets. This also creates coverage issues in that we would need staff in two places, transportation between the two facilities and trying to find a location to house these.

The suggested method (see attached field guide page 24) is to designate an area away from the sleeping and common area to house the pets. The owners actually come and feed them and walk them, shelter staff just registers the animals in and makes sure right animal goes with right person.

Anecdotally we are told that very few people come to the shelter with pets. In 2011 winter storm there were only three. The idea of using a storage area that opens to the outside to double as pet dormitory would likely work. Most of the supplies in that room would be pulled out anyways to be used in the shelter, we could move the rest to some other part of the building.

The last document I attached is just a FYI. It is our shelter plan from back in 2009. The last page shows what the expected number of folks at ECC was supposed to be. Our previous Fire Chief put the estimate at 500 temporary shelter with 250 sleeping capacity. However, he listed 500 cots as available, so not exactly sure what he was actually planning on using. I'm guessing he was thinking of expanding into the daycare or classrooms if needed.

Let me know if you need any other info.

Best Regards  
Bob McCue

## SUBSTITUTE HOUSE BILL NO. 5186

Link to full document: <https://www.cga.ct.gov/2007/ACT/PA/2007PA-00011-R00HB-05186-PA.htm>



### **Substitute House Bill No. 5186**

### **Public Act No. 07-11**

#### **AN ACT CONCERNING THE EVACUATION OF PETS AND SERVICE ANIMALS AND APPROVAL OF THE LOCAL EMERGENCY PLAN OF OPERATIONS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subdivision (4) of section 28-1 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2007*):

(4) "Civil preparedness" means all those activities and measures designed or undertaken (A) to minimize or control the effects upon the civilian population of major disaster, (B) to minimize the effects upon the civilian population caused or which would be caused by an attack upon the United States, (C) to deal with the immediate emergency conditions which would be created by any such attack, major disaster or emergency, and (D) to effectuate emergency repairs to, or the emergency restoration of, vital utilities and facilities destroyed or damaged by any such attack, major disaster or emergency. Such term shall include, but shall not be limited to, (i) measures to be taken in preparation for anticipated attack, major disaster or emergency, including the establishment of appropriate organizations, operational plans and supporting agreements; the recruitment and training of personnel; the conduct of research; the procurement and stockpiling of

## SHELTER FIELD GUIDE

Link to full document:

[http://www.nationalmasscarestrategy.org/wp-content/uploads/2015/10/Shelter-Field-Guide-508\\_f3.pdf](http://www.nationalmasscarestrategy.org/wp-content/uploads/2015/10/Shelter-Field-Guide-508_f3.pdf)



# Shelter Field Guide

FEMA P-785



**FEMA**





## SAMPLE CALENDAR OF EVENTS

<b>Wednesday</b> <b>01</b> <b>Jun</b>	8:00 AM - 5:30 PM	Senior Fitness Center ECC Senior Fitness Room	
	9:00 AM - 12:00 PM	Busy Bees 2's & 3's - Wed 4/20 - 6/8 9:00A-12:00P ECC Room 15	
	9:00 AM - 11:00 AM	Coffee & Conversation ECC Room 29	
	9:00 AM - 11:00 AM	Coffee & Conversation ECC Room 211	
	9:00 AM - 10:00 AM	Total Body - Stronger Seniors 9:00-10:00A ECC Room 212	
	9:30 AM - 10:15 AM	AbraKadoodle-Twoosy/Mini Doodlers 5/4-6/8 9:30A ECC Room 22	
	10:00 AM - 11:00 AM	Special Events Meeting ECC Room 24	
	11:00 AM - 1:00 PM	CRT Lunch Program ECC Multipurpose Room	
	1:00 PM - 3:30 PM	Teen Center ECC Gymnasium	
	1:00 PM - 3:30 PM	Teen Center ECC Multipurpose Room	
	2:30 PM - 4:00 PM	AfterSchool LEGO® @ECC 5/18-6/8 2:30-4:00PM ECC Room 24	
	4:00 PM - 5:00 PM	CANCELLED - AbraKadoodle-Ki ECC Room 22	
	4:30 PM - 8:30 PM	Estelle Jones Dance Rehearsal ECC Auditorium	
	6:00 PM - 9:00 PM	Ramirez Basketball ECC Gymnasium	
<b>Thursday</b> <b>02</b> <b>Jun</b>	6:15 PM - 7:00 PM	Theater for the Creative Kid 4/20 ECC Room 110	
	7:00 PM - 9:00 PM	Human Rights Commission Mee ECC Room 24	
	8:00 AM - 4:30 PM	Senior Fitness Center ECC Senior Fitness Room	
	9:00 AM - 12:00 PM	Busy Bees 2's & 3's - Thu 4/21 - ECC Room 15	
	9:00 AM - 11:00 AM	Coffee & Conversation ECC Room 211	
	9:00 AM - 11:00 AM	Coffee & Conversation ECC Room 29	
	9:00 AM - 12:30 PM	Table Tennis- Recreational 9:00A ECC Room 21	
	9:00 AM - 10:00 AM	Tai Chi Foundations Beginner In ECC Lower Level Dance Studio	
	9:30 AM - 10:15 AM	Kindermusik - Level 2 Thu 4/21-6 ECC Room 110	
	10:00 AM - 11:00 AM	Tai Chi Foundations Intermediate ECC Lower Level Dance Studio	
	10:40 AM - 11:25 AM	Kindermusik - Level 1 Thu 4/21-6 ECC Room 110	
	11:00 AM - 1:00 PM	CRT Lunch Program ECC Multipurpose Room	
	11:00 AM - 12:00 PM	Intermediate Sword Form In-pers ECC Lower Level Dance Studio	
	11:45 AM - 12:30 PM	Kindermusik-Foundations Thu 4/21-6/16 11:45-12:30 ECC Room 110	
<b>Friday</b> <b>03</b> <b>Jun</b>	11:45 AM - 12:30 PM	New! Low Impact Aerobics 11:45A-12:30P ECC Auditorium	
	12:30 PM - 1:15 PM	Body Sculpting Thu 12:30 - 1:15P ECC Auditorium	
	12:30 PM - 4:00 PM	Table Tennis- Recreational 12:30 - 4:00P ECC Room 21	
	1:00 PM - 4:00 PM	Poker ECC Library	
	1:00 PM - 4:00 PM	Set Back ECC Room 212	
	1:30 PM - 2:30 PM	Ballet 1:30P - 2:30P ECC Lower Level Dance Studio	
	2:00 PM - 4:00 PM	Mah Jongg ECC Room 29	
	2:00 PM - 4:00 PM	Scrabble ECC Room 29	
	3:00 PM - 4:00 PM	CANCELLED Genghis Khan and the Mongol Invasions - ECC Library	
	3:30 PM - 4:15 PM	ESC Open Gym ECC Gymnasium	
	5:30 PM - 6:15 PM	ECC Gymnastics Thu 4/21 - 6/9 5:30PM - 6:15PM ECC Gymnasium	
	6:00 PM - 8:00 PM	CANCELLED - High School One Acts Thu 4/28-6/2 6:00 ECC Auditorium	
	6:30 PM - 7:15 PM	ECC Gymnastics Thu 4/21 - 6/9 6:30PM - 7:15PM ECC Gymnasium	
	8:00 AM - 4:30 PM	Senior Fitness Center ECC Senior Fitness Room	
	9:00 AM - 12:00 PM	Busy Bees 2's & 3's - Fri 4/22 - 6/10 9:00A-12:00P ECC Room 15	
	9:00 AM - 11:00 AM	Coffee & Conversation ECC Room 29	
	9:00 AM - 11:00 AM	Coffee & Conversation ECC Room 211	
	9:00 AM - 12:30 PM	Table Tennis- Recreational 9:00A - 12:30P ECC Room 21	
	9:00 AM - 10:00 AM	Total Body - Stronger Seniors 9:00-10:00A ECC Room 212	
	11:00 AM - 1:00 PM	CRT Lunch Program ECC Multipurpose Room	
	11:15 AM - 4:15 PM	Celebration of Life for Scott Cunningham ECC Room 29	
	11:15 AM - 4:15 PM	Celebration of Life for Scott Cunningham ECC Room 211	
	12:30 PM - 4:00 PM	Table Tennis- Recreational 12:30 - 4:00P ECC Room 21	
	1:00 PM - 3:00 PM	Movie: Joe Bell ECC Room 212	
	2:30 PM - 5:00 PM	Teen Center ECC Multipurpose Room	
	2:30 PM - 5:00 PM	Teen Center ECC Gymnasium	

## SITE VISIT QUESTIONNAIRE

### Site Visit Questionnaire

Building Name

Address

Contact

### Components

- Community Center
- Senior Center
- Library
- Teen Center
- Day Care Center
- Amenities
  - Recreation (e.g.)
    - Gymnasium
    - Game Room
  - Programmatic (e.g.)
    - Crafts center
    - Commercial Kitchen
- Other Staff offices
  - Social Services
  - Youth Service Bureau
  - Parks & Recreation

### Construction Details

- Date Built
- Building Advisory Committee
- Architect
  - Community Outreach method(s)
- Contractor(s)
- Budget
- How financed
- Building Details (e.g.)
  - Number of Floors
  - Square footage
  - Parking

### General Impressions (e.g.)

- Lighting
- Covered entrance
- Signage
- colors

Wish you had....

Wish you hadn't....



## LOBBY DISPLAY IDEAS

From Catherine Diviney:

this was the type of central “crowd drawing” lobby display I was talking about.

Or just some sort of **kinetic sculpture** -to capture interest – with WH theme? People could sit around at some coffee bar chairs/table.

Interactive relief/topo display model map of Beechland Park (trails) or WeHa – with lights/buttons. They have a small one of these at the Portland, OR Audubon Society. Big hit with visitors all ages.

<https://sierranevadageotourism.org/entries/explore-tahoe-an-urban-trailhead-visitor-center/e4ccc2c3-27eb-4007-850e-a506431182d4>

<https://www.alamy.com/stock-photo/national-park-visitor-center-map.html>

DC Pendulum

[https://www.si.edu/object/foucault-pendulum-national-museum-history-and-technology%3Asiris\\_arc\\_398143](https://www.si.edu/object/foucault-pendulum-national-museum-history-and-technology%3Asiris_arc_398143)

Ball Machine (They have one at San Jose Airport too)

<https://www.nytimes.com/2021/07/28/arts/design/george-rhoads-dead.html>

## NEW ECC ADVISORY COMMITTEE

### NEW ECC ADVISORY COMMITTEE

Organization	Member/Alternate	Member Email	Alternate's Email
West Hartford Public Library Board	Jill Spear	Jspear42@gmail.com	
Pedestrian & Bicycle Safety Commission	Sandy Fry/Ed Pawlak	Psfray2016@comcast.net	Ecosys88@gmail.com
Clean Energy Commission	Joe Campanella/Bernie Pelletier	joe@designalliance.biz	Bernard.pelletier@comcast.net
Mayor's Youth Council	Kris Rimal/Tziyona Goldfischer	Krisrimal33@gmail.com	Tziyona.goldfischer@neja.org
Commission on the Arts	Chuck Coursey	chuck@courseyco.com	
Human Rights Commission	Dawn Ennis/Esam Boraey	dawnenniss@gmail.com	esamboraey@gmail.com
West Hartford Public Schools	Shaena Gray	Shaena_gray@whps.org	
Parks & Recreation Advisory Board	Anna Park/Robin Collins	a_zilberman@yahoo.com	robincol@comcast.net
Senior Citizens Advisory Board	Beth Rocco/Rosemary Cleary	Bethrocco@gmail.com	Rory.a.cleary@gmail.com
Elmwood Business Association	Rick Liftig	srick@snet.net	
Advisory Commission for Persons with Disabilities	Joe Kolczynski + Mary Silverberg (serve together)	Joesan1215@hotmail.com	marysilverfox@gmail.com
West Hartford Chamber of Commerce	Chris Conway	cconway@whchamber.com	
Bridge Family Center board member	Chris Dutton/Jon Merritt	cdutton@bridgefamilycenter.org	jmerritt@bridgefamilycenter.org
West Hartford-Bloomfield Health District	Aimee Krauss/Chris Hansen	Aimee.krauss@westhartfordct.gov	Christopher.hansen@westhartfordct.gov
Resident At Large	Venica Robinson-Blythe	vblythe@outlook.com	
Resident At Large	Harisharan Panta	Hsp.pant@gmail.com	

## NEW SPACE FOR IMMIGRANTS/IMIGRANT ORGRANIZATIONS

### NEW SPACE FOR IMMIGRANTS/IMMIGRANT ORGANIZATIONS

#### What we are looking for:

- A classroom - for classes of 10 - 12 people
- A larger meeting space for larger programs, conversations, meetings, film presentations for about 50 people
- A small office space – an office that could be shared by several nonprofit organizations working with immigrants and refugees
- A space for childcare
- Kitchen facilities

#### This space would be used for:

- An expansion of the Welcome Center at the West Hartford Library
- A one-stop place where immigrants/English as second language speakers could come to get referrals and ask questions about resources and programs. We would have volunteers who speak different languages there to help.
- English classes
- Citizenship classes
- Computer classes
- Dance classes and other cultural/traditional classes
- Programs such as “Neighbors from Around the World: Speakers Forum”
- Conversations about topics that are important to immigrant groups and families
- Meetings among groups helping immigrant families
- A place where immigrants can meet friends, socialize, get support
- Films – in different languages, followed by discussions
- Cooking classes and demonstrations in various languages
- Workshops on resume-building, college essay-writing, financial literacy, etc.

#### Contacts

Ellen Salzman-Fiske (Golden Door Hartford): [elliesalz@gmail.com](mailto:elliesalz@gmail.com)

Manuela Canales: [manoli1712@gmail.com](mailto:manoli1712@gmail.com)

## NEW FAXON LIBRARY PROGRAM REQUIREMENTS - MAY 31<sup>ST</sup>

### New Faxon Library Program Requirements

#### Entrance

- Need clear entrance to library for people to find and use
- Holds Locker (like Bishops Corner)
  - Possibly in vestibule so lockers can be accessed while building is locked

#### Library Program

##### Staff Spaces

- Staff work room
  - 4 workstations
  - 1 separate office
  - Space for:
    - Book trucks
    - Delivery bins
    - Collections in process
- Staff break room/kitchenette
- Staff bathroom
- STORAGE
  - Meeting room equipment
  - Children's toys and craft supplies
  - Misc. supplies
- Delivery route/access from loading dock for daily book deliveries

##### Public Spaces

- Book return inside building (not stand-alone unit in parking lot)
- Adult/Teen/Children areas have:
  - Computer
  - Collection
  - Seating - chairs, tables
- Children's room needs space for toys, manipulatives, other activities
- Teen – separate space apart from children's area
- Adult
  - single person workspaces needed (not large tables)
  - Welcome Center/Citizenship Corner
  - Job/Career center
- Meeting/Function Rooms
  - Class meeting room
    - ESL classes
    - Computer classes
    - Book discussion
  - Flexible program room
    - Children's story time - ideal to have separate room; sink for crafts
    - Capacity – 15 -20 kids + parents
    - More performer space (like magic show)
  - 2 Study room/pod (at least)
    - Small groups – 2-4 people
- Nursing room - either in library or close by in facility

## NEW FAXON LIBRARY PROGRAM REQUIREMENTS - AUGUST 8<sup>TH</sup>

(received via email on 8/8/22)

Hello,

After reviewing the program some more and talking with library staff, I compiled a list of requests/suggestions/questions below. I'm happy to explain or talk through any of this, I just wanted to capture everything in one place.

Thanks,

Laura

Laura Irmscher

Director

West Hartford Public Library

20 South Main Street

West Hartford, CT 06107

860.561.6972

[www.westhartfordlibrary.org](http://www.westhartfordlibrary.org)

### Shared Lobby

- A book return is listed as part of the vestibule. Is this intended to be a standalone enclosure, or does it have a connection to the library? Should there be corresponding space allocated in the library part of the program?
  - We would also like an exterior book drop. It's relatively small, so I'm not sure if it needs to be listed on the program.
- Please add space for a holds pickup locker (similar to the one at Bishops Corner).
  - This will need to be accessible off hours when the library is closed, but does not need 24/7 access.
- Indoor Play Area – I apologize for not knowing what this is intended for. Could the need be met inside the library? We have manipulatives, toys, books, puzzles, etc.

### Library Program

- Please rename Collection category to Area or Spaces. For example, the Adult Area includes collections, computer center, seating area, etc.
- How many tables and chairs make up the seating areas listed in the various age groups?
  - Please note for the adult area we prefer smaller table & chair configurations instead of large multi-person tables
- Please add space for the self-checkout machine and a shelving area for holds pick ups (about 15-20 linear feet). This should be located near the entrance and circulation desk.
- I'm not sure if this is too granular for the program level we are at, but we would like a water fountain/bottle filling station and also a display area in both adult and children for new books.

### Activity Rooms

- Production Room – what is the function of this space? What would fit in a room of this size?

## NEW FAXON LIBRARY COLLECTION RECOMMENDATION

### New Faxon Library Collection Recommendation

Collection Size	
<b>Adult</b>	<b>11,535</b>
<i>Book</i>	9,500
<i>DVD/Blu-ray</i>	2,000
<i>Magazine</i>	35
<b>Children</b>	<b>11,915</b>
<i>Book</i>	10,200
<i>Tween Book</i>	1,000
<i>DVD/Blu-ray</i>	700
<i>Magazine</i>	15
<b>Teen</b>	<b>2,300</b>
<i>Book</i>	2,300
<b>Total</b>	<b>25,750</b>

**POWERPOINT PRESENTATION**

June 30th Advisory Committee Meeting



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Advisory Committee Meeting**

June 30, 2022

## Agenda



**Tecton**  
ARCHITECTS

- 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





# WELCOME

Opening Remarks



# INTRODUCTIONS

Advisory Committee

Jill Spear

Kris Rimal

Shaena Gray

Rick Liftig

Jon Merritt

Sandy Fry

Tziyona Goldfischer

Anna Park

Joe Kolczynski

Aimee Krauss

Ed Pawlak

Chuck Coursey

Robin Collins

Mary Silverberg

Chris Hansen

Joe Campanella

Dawn Ennis

Beth Rocco

Chris Conway

Venica Robinson-Blythe

Bernie Pelletier

Esam Boraey

Rosemary Cleary

Chris Dutton

Harisharan Panta

# Project Team



**Tecton**  
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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

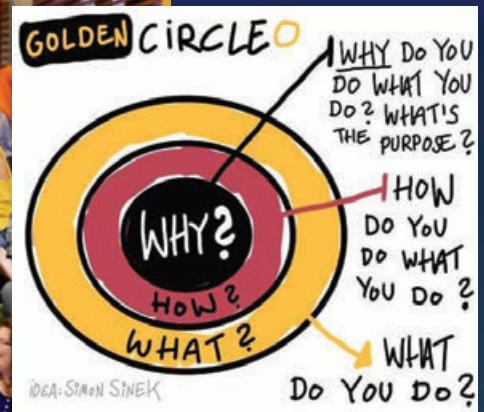
+ Team Experience with  
*Elmwood Community Center,  
St. Brigid School and the  
Neighborhood*



# 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



**Tecton**  
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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



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## 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

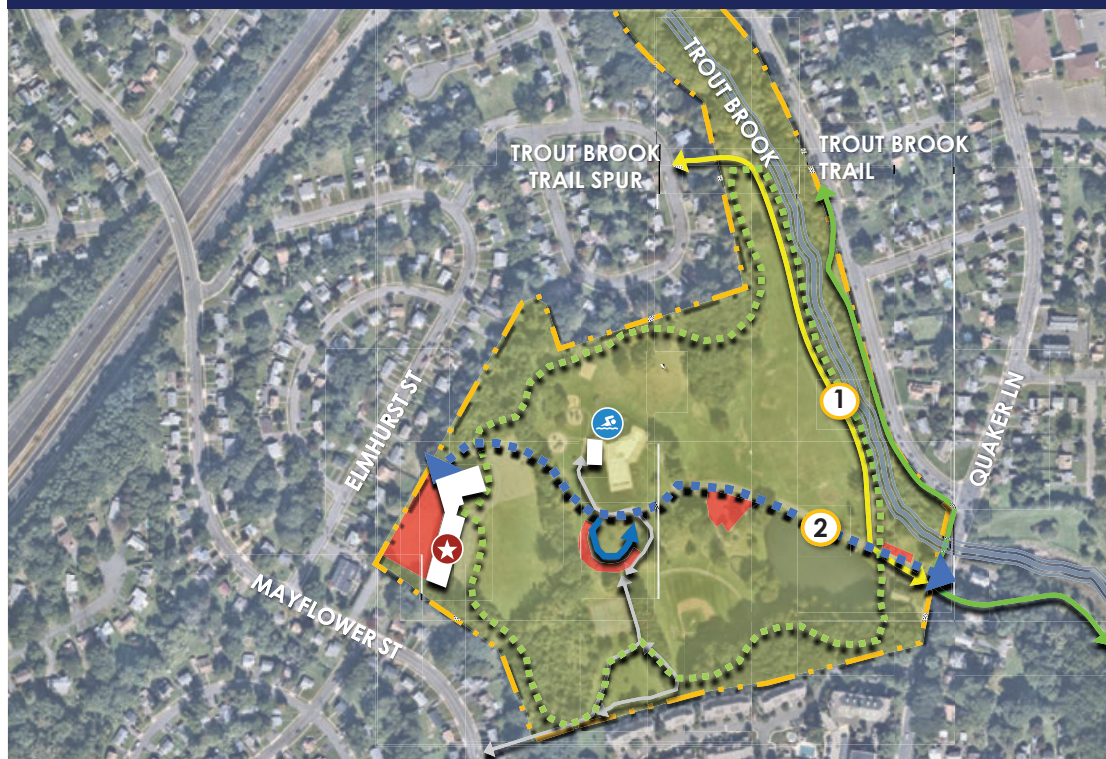
Enhances the quality of life for all residents

# Project Story

Design Opportunities



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## CREATE A FULLY INTEGRATED PARK

- 1 **Enhance community connectivity**  
Neighborhood and pedestrian access, trails, running path
- 2 **Rethink site access and visibility**  
New park access road, connect facilities and parking, monumental sign



# Project Story Design Opportunities



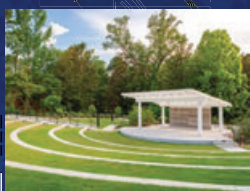
**Tecton**  
ARCHITECTS



Skating Pond



Pickleball Courts



Outdoor Stage/Theater



Outdoor Reading Room

## CREATE A FULLY INTEGRATED PARK

- 1 Enhance community connectivity**  
Neighborhood and pedestrian access, trails, running path
- 2 Rethink site access and visibility**  
New park access road, connect facilities and parking, monumental sign
- 3 Expand passive and active recreation opportunities**



# Project Story Decision-Ready Information



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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



# Project Story Sustainability



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This is where we've been...



Reduce  
Energy  
Consumption



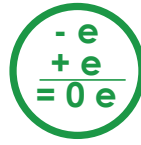
High  
Performance  
Envelope



Energy  
Efficient  
Systems



Energy  
Production  
(On-Site | Off-Site)



Monitoring &  
Verification

**STEP 1**  
Optimize

**STEP 2**  
Energize

Sustainability &  
wellness  
**humanity**



# Project Story Sustainability + Wellness



Tecton  
ARCHITECTS

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

This is where  
we're going...



Community  
Sustainability  
Initiatives



Healthy  
Indoor  
Environments

**STEP 3**  
Personalize

Sustainability &  
wellness  
**humanity**



INTERNATIONAL  
LIVING FUTURE  
INSTITUTE™





# 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 2<sup>nd</sup> 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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ARCHITECTS



## 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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## Comment Cards



BOXES WERE  
ALSO ON-SITE  
AT ECC &  
FAXON

## Mentimeter

 Mediavest

[illegible]



# Program Comparison With Existing



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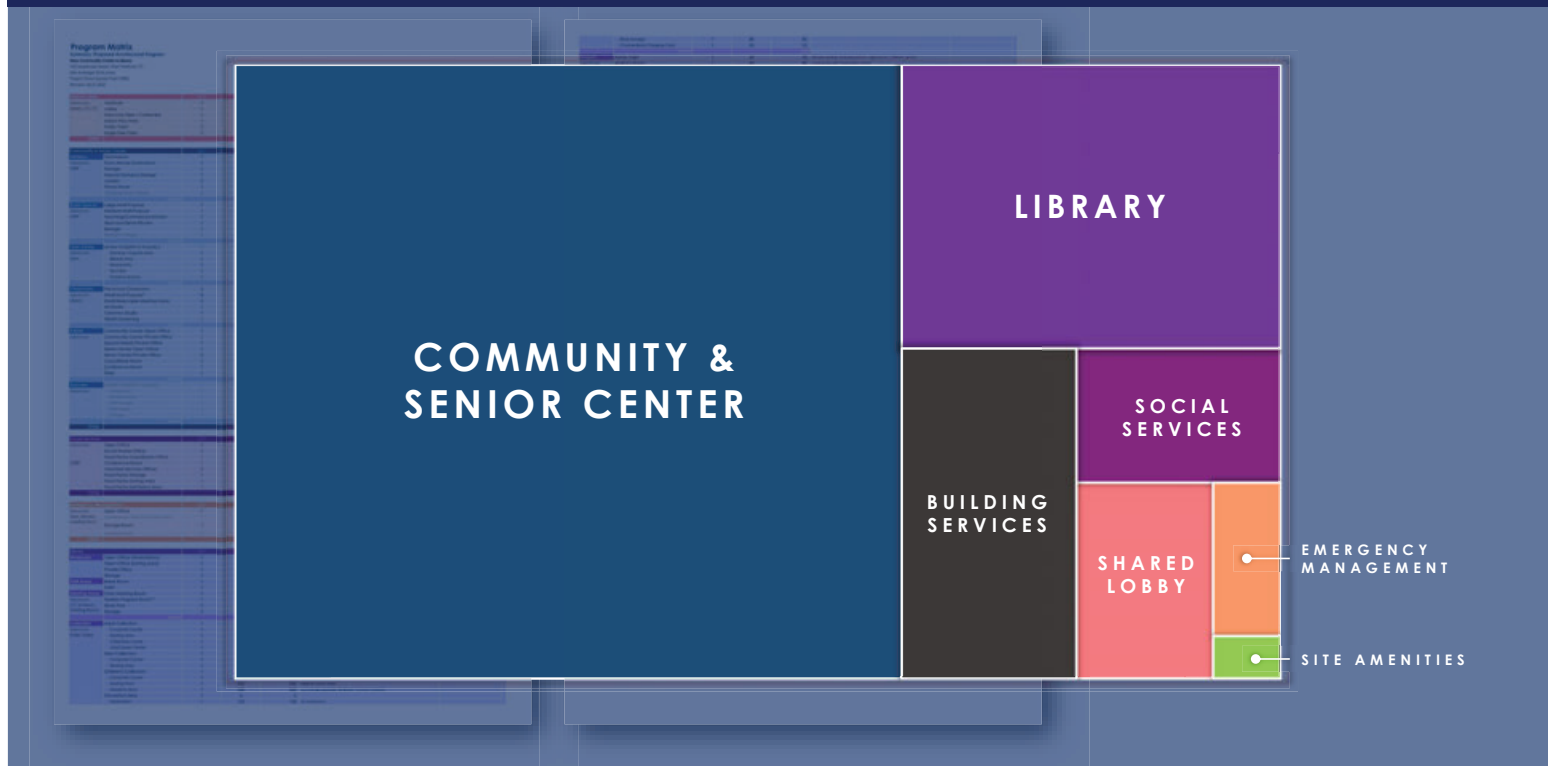
## Estimated Existing SF:

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
<b>Total Existing SF</b>	<b>68,935 SF</b>

# Program Allocation



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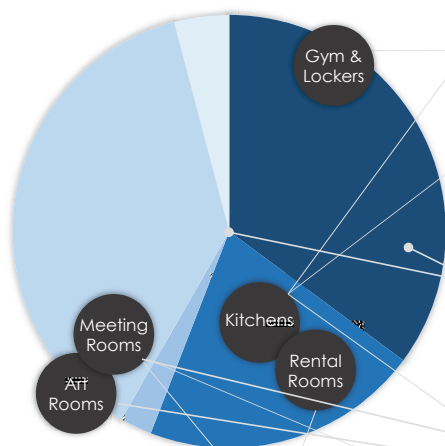
# Program Allocation Detail



**Tecton**  
ARCHITECTS

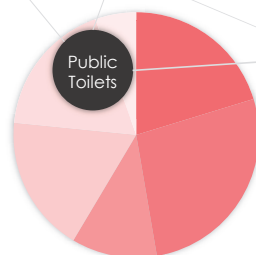
## Community Center Senior Center & Teen Center

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



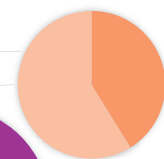
## Shared Lobby

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



## Loading Dock

Pavilion  
Patio  
Seating Area  
Gardens  
Walking Paths

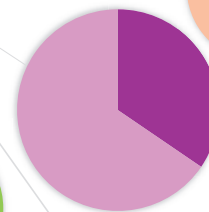


## Emergency Management

- Open Office
- Storage

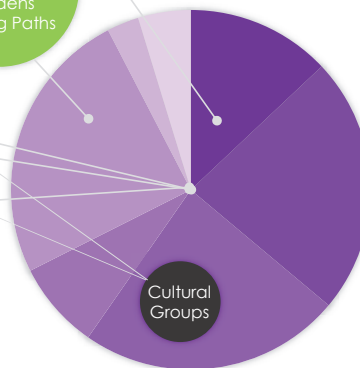
## Social Services

- Social Work
- Food Pantry



## Faxon Library

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



# LET'S HEAR IT

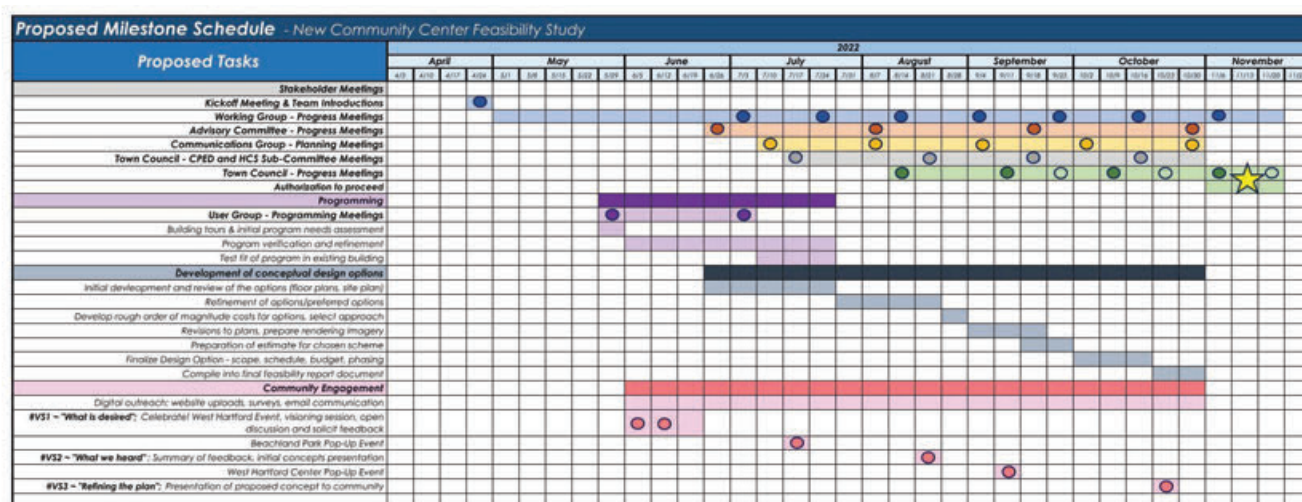
What's missing?

What are the "must haves" vs. the "nice to haves"?

# Next Steps Project Schedule



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## 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)

# Next Steps



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- 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



**Tecton**  
ARCHITECTS

Thank You  
**QUESTIONS**

**Advisory Committee Meeting**  
June 30, 2022

**POWERPOINT PRESENTATION**

August 11th Advisory Committee Meeting



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Advisory Committee Meeting**

August 11, 2022

## Agenda



**Tecton**  
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- ① The Committee's Mission
- ② What We Heard: Recap of the 6/30 Meeting
- ③ Review the Prioritization Feedback
- ④ Activity To Date
- ⑤ Program, Initial Ideas & Precedent Images
- ⑥ Sustainability Charter
- ⑦ Schedule & Next Steps



# MISSION STATEMENT

Advisory Committee

## Mission Statement



**Tecton**  
ARCHITECTS

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.

# WHAT WE HEARD

Recap of the 6/30 meeting

## Recap from 6/30 Meeting



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WHAT'S MISSING???

**We filled 5 large post-it notes!!**

- Stage space for cultural events
- Storage for theater programs - limited temp. storage
- Explore siting options - is there another place other than exist. Bldg Pad?
- Building for lease - shouldn't we buy it
- Bridge over Trout Brook
- Library Archival Storage Space - currently small
- Security - delicate balance - safe but welcoming
- Public art display/galleries
- Polling place? - will need all those reqs + accessibility
- Go beyond ADA to Universal Design
- Make sure everyone can access - all abilities need to be supported by the space
- Library - technology is key - upgradable
- Library is about "things" - think not @ 'book drop' but newer strategies
  - ↳ Distribution - Amazon
- Everything in the Library + comm. center could be shared in terms of programming



# FEEDBACK

Review of the “Must Haves” and “Nice to Haves”

## Prioritization Feedback



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### The Task

Each Committee member was asked to **prioritize their Top 5 “Must Haves” and “Nice to Haves”** and was encouraged to collect the input of the community groups they represent.

These Top 5 lists could include any items from the “What's Missing” list generated during the 6/30 meeting, the presentation, or something brand new!

### “Must Haves”



### “Nice To Haves”



### “Will Haves”

Community Center  
Library  
Senior Center  
Teen Center  
Pre-School Programs  
Admin Offices  
Social Services  
Food Pantry  
Emergency Mgt.  
Athletics

Multi-Purpose Rooms  
Event Spaces  
Meeting Rooms  
Activity Rooms  
Kitchen Spaces  
Shared Lobby  
Outdoor Spaces  
Park Connections  
Sustainable Design



# Prioritization Feedback



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The "Must Haves" Results:



# Prioritization Feedback



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The "Nice to Haves" Results:



# ACTIVITY TO DATE

Date	Activity	Location
6/30	ADVISORY COMMITTEE	
7/19	PROGRAM UPDATE	Elmwood Senior Center
7/19	PROGRAM UPDATE	Elmwood Community Center
7/20	COMMS MEETING	
8/4	FAMILY POOL NIGHT!	
8/11	ADVISORY COMMITTEE	

# Family Pool Night

August 4, 2022

More, convenient parking

A safe place for all WeHa families

Community kitchen

Sustainable design

Find out more about West Hartford's new Community Center

1 Site Location: 100 Mayflower Street, West Hartford

2 Potential Programs:

3 West Hartford Community Center

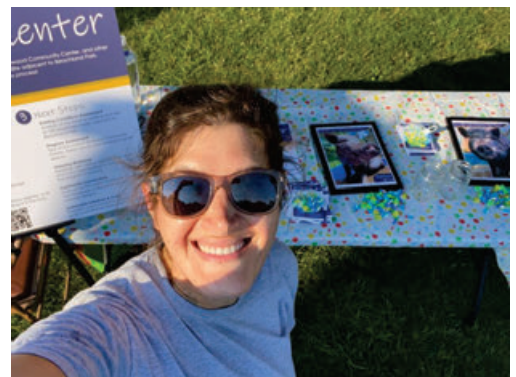
Keep the trees!

Place for Immigrants, especially high school students

Spaces / services to support unwed mothers

A place for community spirituality

Tecton ARCHITECTS





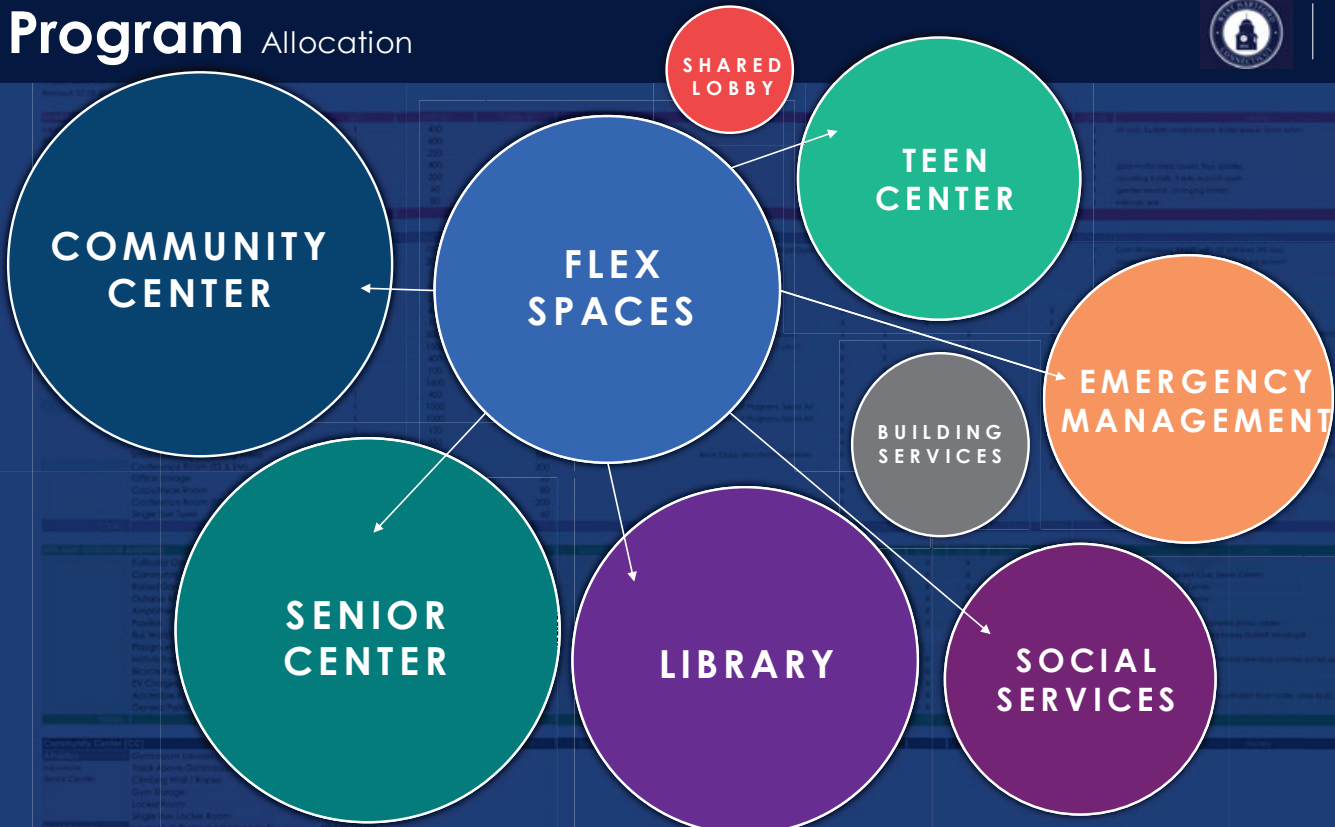
# PROGRAM & IDEAS

A Further Iteration, Still Being Refined

## Program Allocation



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# Initial Ideas Site Analysis



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Beachland  
Park:  
**27.04 Acres**

100 Mayflower:  
**8.54 Acres**

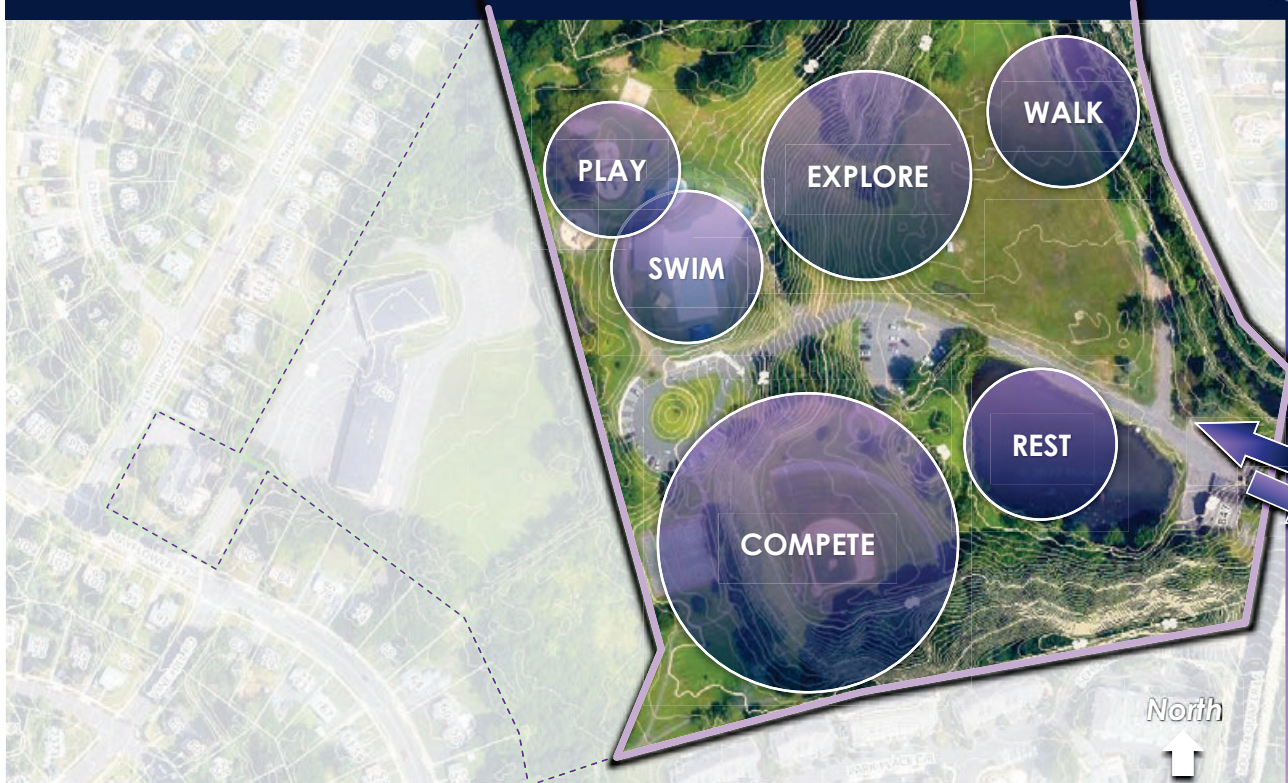
Observations:

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

# Initial Ideas Opportunities to Connect



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Beachland  
Park:  
**27.04 Acres**

Entry & Exit  
S. Quaker Ln.



# Initial Ideas for 100 Mayflower



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Site Acreage:  
**8.54 Acres**

Existing Buildings SF  
(ECC, ESC & Faxon):  
**66,035 SF**

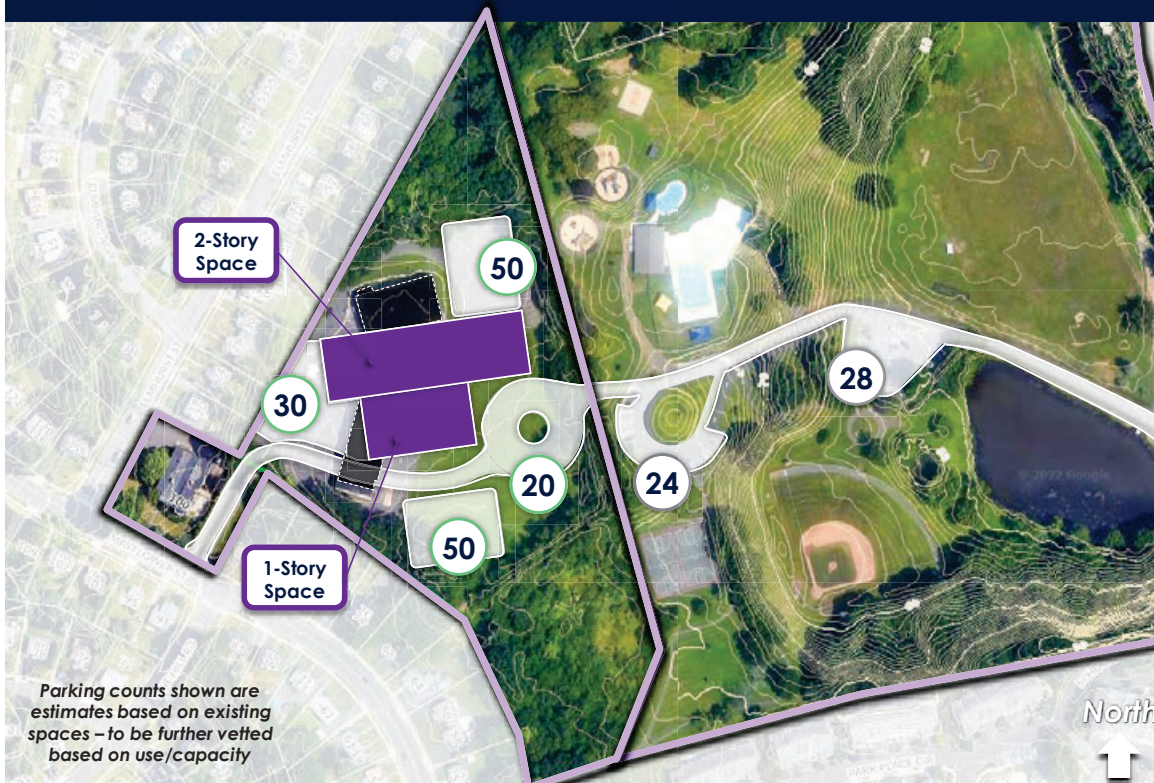
Initial ideas:

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

# Initial Ideas Site Test-Fit (example only, not the final design)



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Parking counts shown are estimates based on existing spaces – to be further vetted based on use/capacity

Site Acreage:  
**8.54 Acres**

Existing Buildings SF  
(ECC, ESC & Faxon):  
**66,035 SF**

Proposed Building SF:  
**~ 80,000 SF, 2 stories**

Est. Existing Parking at  
ECC, ESC & Faxon: ~  
**136 spaces**

**(11) Accessible Spaces**  
**~ (125) Regular Spaces**

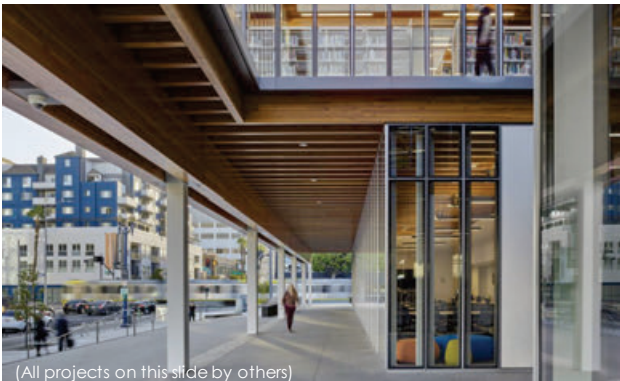
Est. Proposed Parking at  
100 Mayflower: ~ **150**  
**(20) Accessible Spaces**  
**~ (130) Regular Spaces**



# Precedent Images Exterior



Tecton  
ARCHITECTS



(All projects on this slide by others)



Modern Aesthetic  
Wood, Metal, Glass  
Boxes As Elements  
Two-Story Volume  
Generous Approach  
Covered Entry  
Transparency  
Visibility



# Precedent Images Exterior



Tecton  
ARCHITECTS



(All projects on this slide by others)



Modern Aesthetic  
Metal, Glass, Color  
Boxes As Elements  
Two-Story Volume  
Focused Approach  
Transparency  
Visibility





# Precedent Images Exterior



Tecton  
ARCHITECTS



Modern Aesthetic  
Glass, Concrete  
Glass Box  
Leverage Landscape  
Minimalistic  
Open Lawn  
Transparency  
Visibility



(All projects on this slide by others)

# Precedent Images Interior



Tecton  
ARCHITECTS



Modern Aesthetic  
Wood, Glass  
Boxes As Elements  
Two-Story Volume  
Daylight  
Transparency  
Visibility



(All projects on this slide by others)





# Precedent Images Interior



Tecton  
ARCHITECTS



# Precedent Images Interior



Tecton  
ARCHITECTS



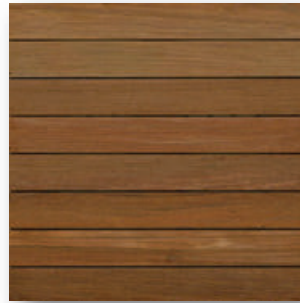


# Precedent Images

Possible Materials Palette



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ARCHITECTS



(All projects on this slide by others)

# SUSTAINABILITY

Charting our Course

# Sustainability Charter



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Our Bold Goals:

**Regional Leader:** A landmark project that stands out across New England as a leader in sustainability and architectural design.

**Placemaking for Social Equity:** A broad array of services that builds and strengthens Town resources, and holistically supports the community's diverse needs.

**Thriving Community:** A blend of spaces that retains and attracts residents to Town, supports local non-profits, and provides rentable space for business, community, and individual use.

Priority  
Strategies:

NET-ZERO

GEOTHERMAL

SOLAR / PV

PASSIVE  
STRATEGIES

ETHICAL  
SOURCING

## NEXT STEPS

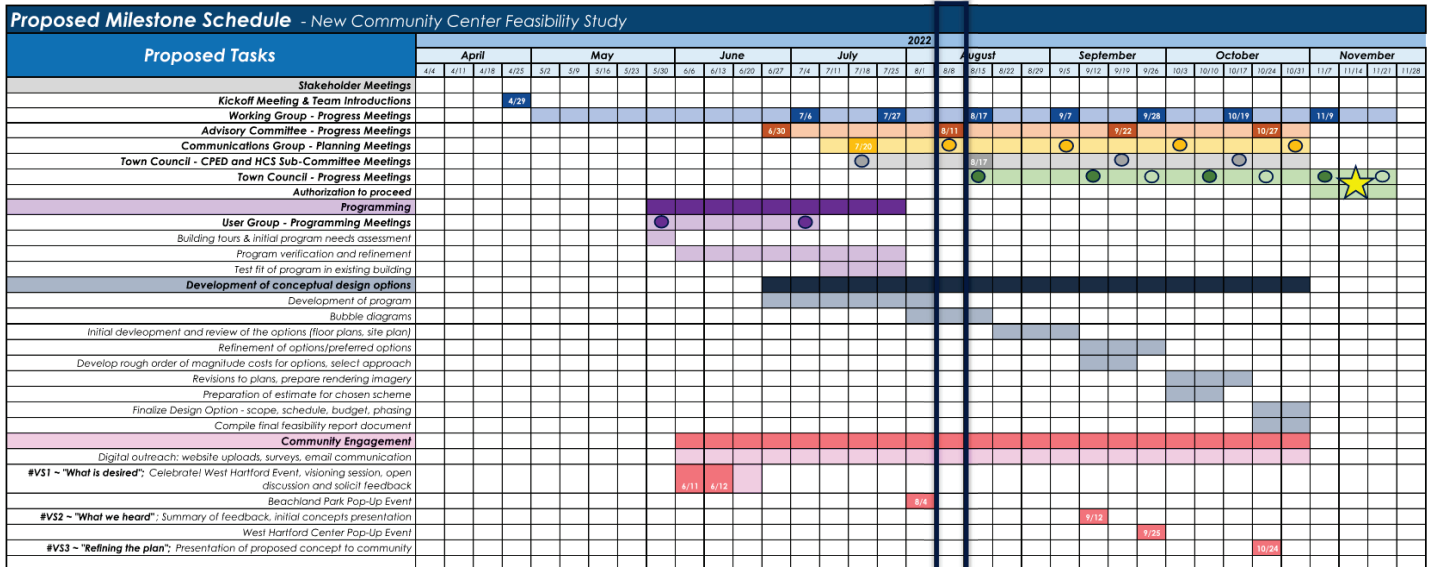
Schedule



# Next Steps Project Schedule



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We are here

# Next Steps 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/>

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**Tecton**  
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Thank You  
**QUESTIONS**

**Advisory Committee Meeting**  
August 11, 2022

***POWERPOINT PRESENTATION***

August 17th Town Council Sub-Committee Meeting



**Tecton**  
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# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Town Council Sub-Committee Meeting**

August 17, 2022

## Agenda



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- ① Project Team
- ② Project Story
- ③ The Advisory Committee: Team & Mission
- ④ Activity To Date: Events, Program, Site & Building
- ⑤ Upcoming Events
- ⑥ Next Steps



# PROJECT TEAM

## Project Team



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ARCHITECTS



**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**  
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Bemis Associates



**WILL WALTER**  
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Senior Associate, Civil,  
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## CONSULTANT TEAM

### BEMIS ASSOCIATES

Mechanical, Electrical &  
Plumbing Engineering

### ALFRED BENESCH & COMPANY

Civil Engineering,  
Landscape Architecture

### THORNTONTOMASETTI

Structural Engineering

# Project Team



**Tecton**  
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SERVING CLIENTS FOR  
**43** YEARS

STAFF OF  
**50** PEOPLE

**90%**  
REPEAT CLIENTS

## **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

**+ 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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# ADVISORY COMMITTEE

## Team & Mission

## Advisory Committee Team



**Tecton**  
ARCHITECTS

*\*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**

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Bernie Pelletier

### **Mayor's Youth Council**

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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



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Emergency  
Management  
& Library



Leisure &  
Social  
Services



+ Building  
Tour (ECC)



First Community  
Visioning Session



Elmwood  
Senior Center



Elmwood  
Community  
Center



# Activity to Date Events



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**BUILDING  
TOURS**



**CELEBRATE!  
WEST  
HARTFORD**





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## The "Nice to Haves"

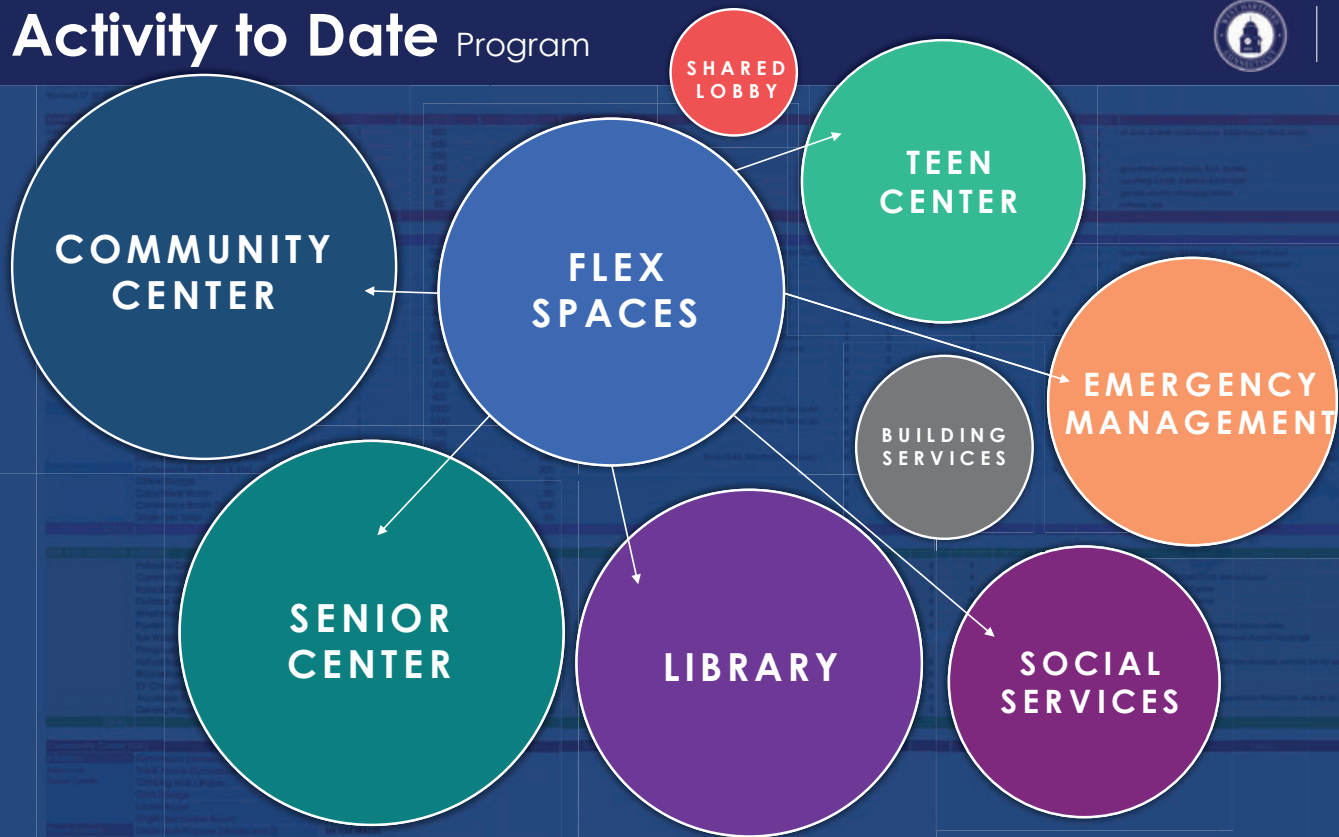




# Activity to Date Program



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# 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

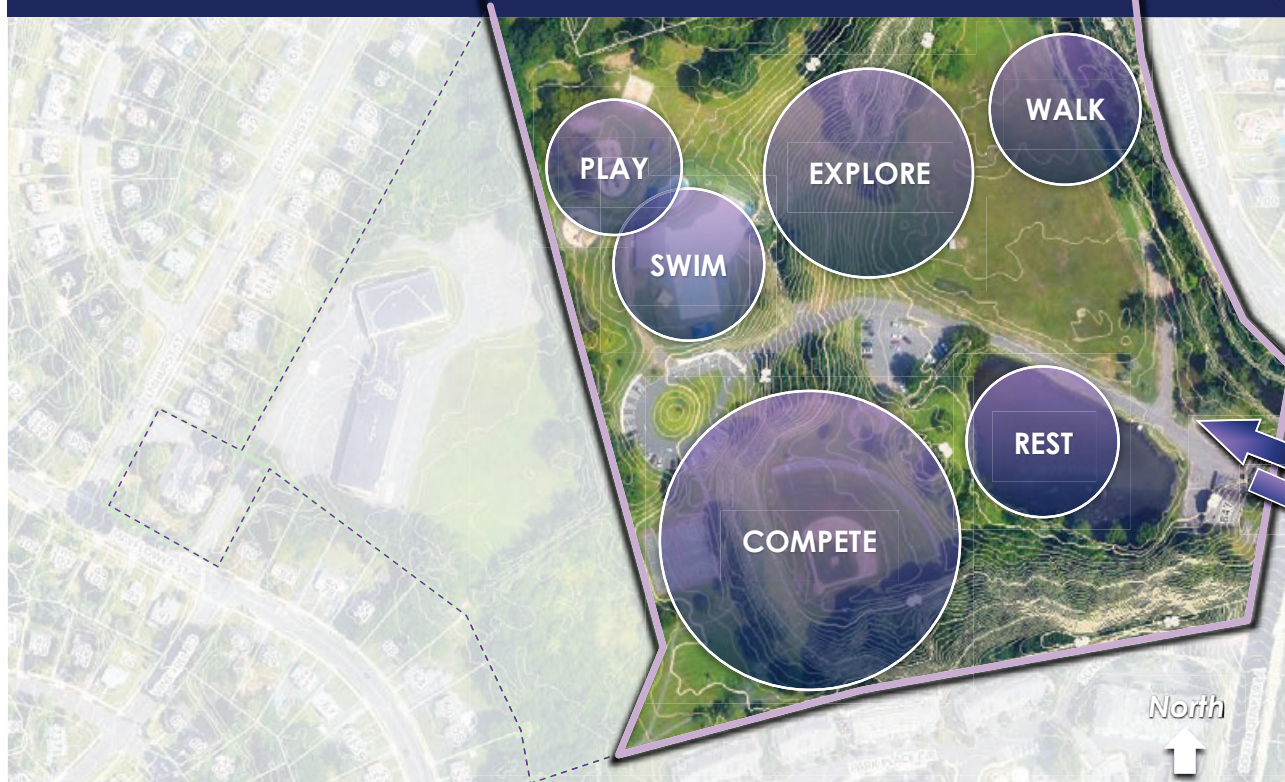


# Activity to Date

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

North

# Activity to Date

## Building Analysis



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- 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

# UPCOMING EVENTS



# Upcoming Events



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## Marketing Public Events



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- 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

## Next Steps



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- 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



**Tecton**  
ARCHITECTS

Thank You  
**QUESTIONS**

**Town Council Sub-Committee Meeting**  
August 17, 2022

**POWERPOINT PRESENTATION**

September 8th Coffee Chat at Elmwood Senior Center



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Coffee Chat at Elmwood Senior Center**

September 8, 2022

## Agenda



**Tecton**  
ARCHITECTS

- 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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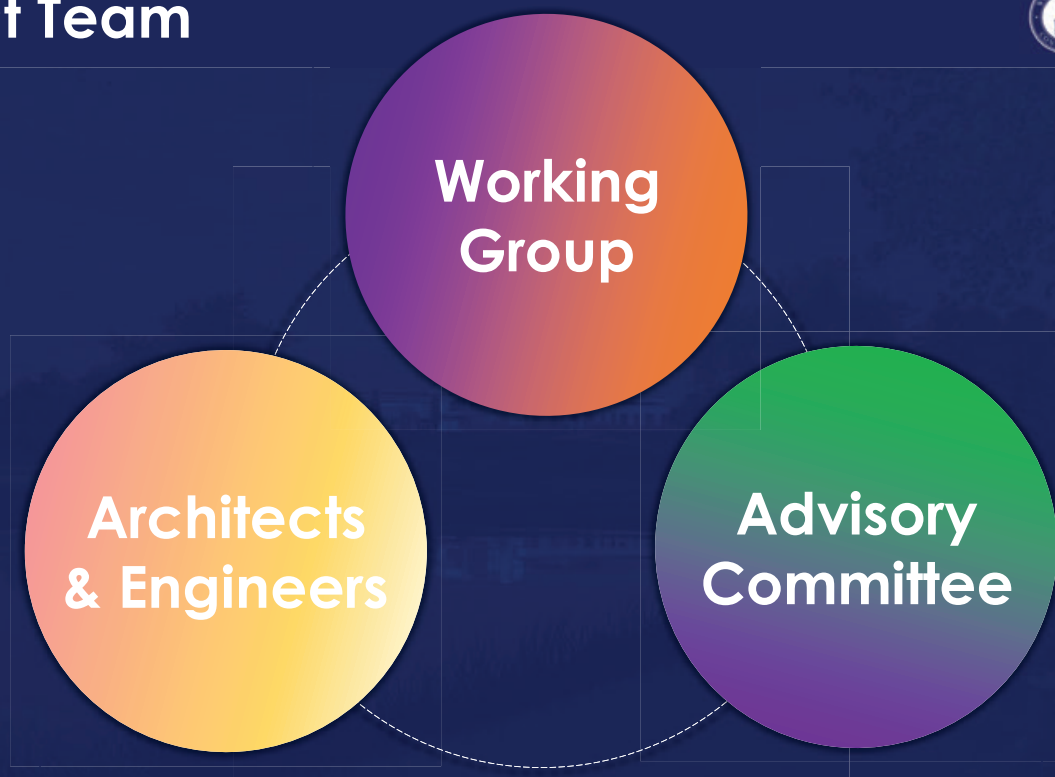
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# PROJECT STORY

The “How & Why” Behind the Vision

## Project Story Understanding the Big Picture



**Tecton**  
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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"

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Enhances the quality of life for all residents



ACTIVITY TO DATE



# Activity to Date Events



**Tecton**  
ARCHITECTS



Emergency  
Management  
& Library



Leisure &  
Social  
Services



+ Building  
Tour (ECC)



First Community  
Visioning Session



Elmwood  
Senior Center



Elmwood  
Community  
Center



# Activity to Date Events



**Tecton**  
ARCHITECTS



**BUILDING  
TOURS**



**CELEBRATE!  
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## UPCOMING EVENTS

# Upcoming Events



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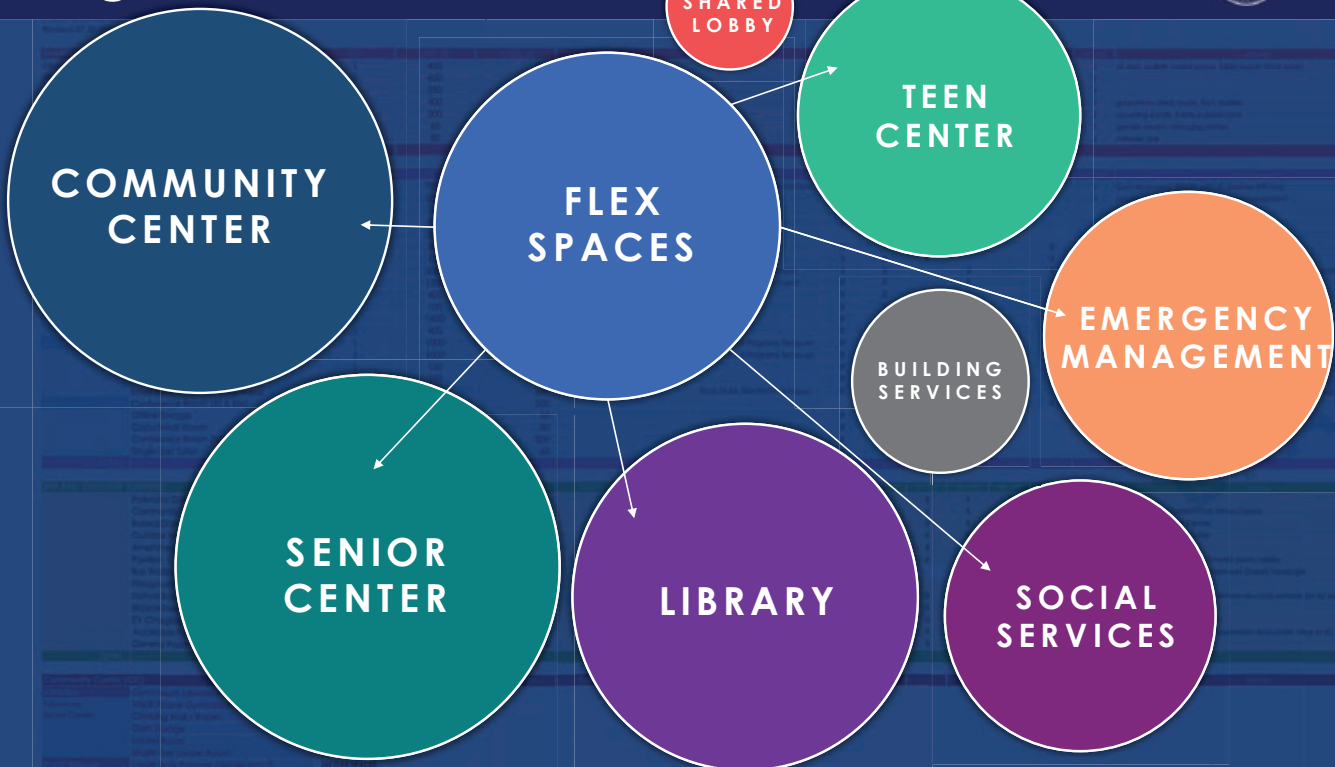
# PROGRAM



# Program Building Diagram



**Tecton**  
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## Program Senior Center

Category	Room	QTY	UNIT SF	TOTAL SF	REGULAR USE
Senior Center (SC)	Athletics	Gymnasium (divides into 3 spaces)	SEE FLEX SPACES		
	Track Above w/ Weight Stations	SEE FLEX SPACES			
Adjacencies:	Comm. Center	Gym Storage	SEE FLEX SPACES		
	Locker Room	SEE FLEX SPACES			
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
Adjacencies:	Comm. Center	Multi-Purpose Storage	SEE FLEX SPACES		
	Platform/Stage	SEE FLEX SPACES			
Activity Rooms	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
Administration	Senior Center Open Office	1	350	350	
	Senior Center Private Office	2	120	240	
Support Spaces	Separate Entry, Covered Drop-Off	1	0	0	Clear signage, automatic doors
	Public Toilets	2	200	400	Dedicated, universal height toilets
Outdoor Spaces	Community Flowerbeds	SEE SITE AND OUTDOOR AMENITIES			
	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
TOTAL	TOTAL			6,790	
	TOTAL W/ SHARED			30,680	

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

Category	Room	QTY	UNIT SF	TOTAL SF	REGULAR USE
Senior Center (SC)	Athletics	Gymnasium (divides into 3 spaces)	SEE FLEX SPACES		
	Track Above w/ Weight Stations	SEE FLEX SPACES			
Adjacencies:	Comm. Center	Gym Storage	SEE FLEX SPACES		
	Locker Room	SEE FLEX SPACES			
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
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Administration	Senior Center Open Office	1	350	350	
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Support Spaces	Separate Entry, Covered Drop-Off	1	0	0	Clear signage, automatic doors
	Public Toilets	2	200	400	Dedicated, universal height toilets
Outdoor Spaces	Community Flowerbeds	SEE SITE AND OUTDOOR AMENITIES			
	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
TOTAL	TOTAL			6,790	
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# Program Senior Center



**Tecton**  
ARCHITECTS

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
	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	
TOTAL				240	
	Copy/Break Room	1	80	80	
	Conference Room (SC & CC)	1	200	200	
	Single User Toilet	1	60	60	
TOTAL				22,350	

## NEXT STEPS



# Next Steps



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- 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.



Tecton  
ARCHITECTS

Thank You  
QUESTIONS

Coffee Chat at Elmwood Senior Center  
September 8, 2022

**POWERPOINT PRESENTATION**

September 8th Library Staff Meeting



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Library Staff Meeting**  
September 8, 2022

## Agenda



**Tecton**  
ARCHITECTS

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



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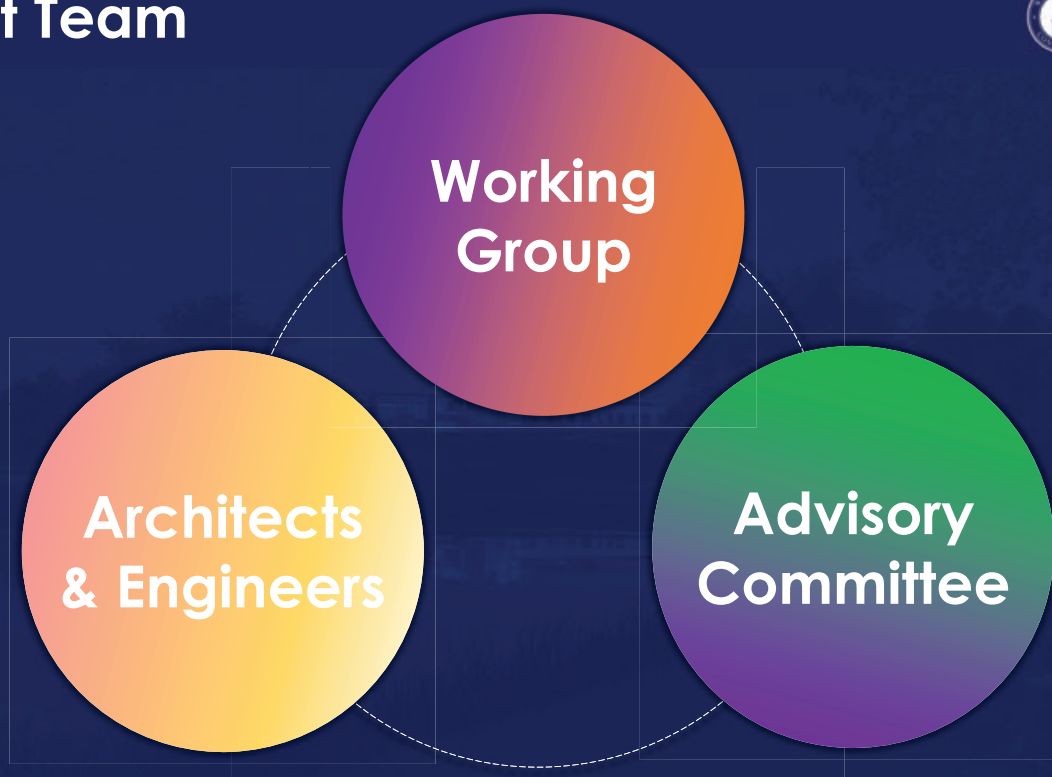
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# PROJECT STORY

The “How & Why” Behind the Vision

## Project Story Understanding the Big Picture



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ACTIVITY TO DATE



# Activity to Date Events



**Tecton**  
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Emergency  
Management  
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Leisure &  
Social  
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+ Building  
Tour (ECC)



First Community  
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# Activity to Date Events



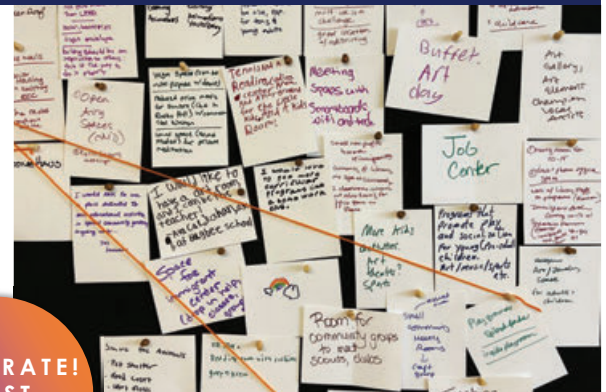
**Tecton**  
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**BUILDING  
TOURS**



**CELEBRATE!  
WEST  
HARTFORD**





# Activity to Date Events



**Tecton**  
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More, convenient parking

A safe place for all WeHa families

Community kitchen

Sustainable design

FAMILY POOL NIGHT

Place for Immigrants, especially high school students

Keep the trees!

Spaces / services to support unwed mothers

A place for community spirituality



ADVISORY COMMITTEE

## UPCOMING EVENTS

# Upcoming Events



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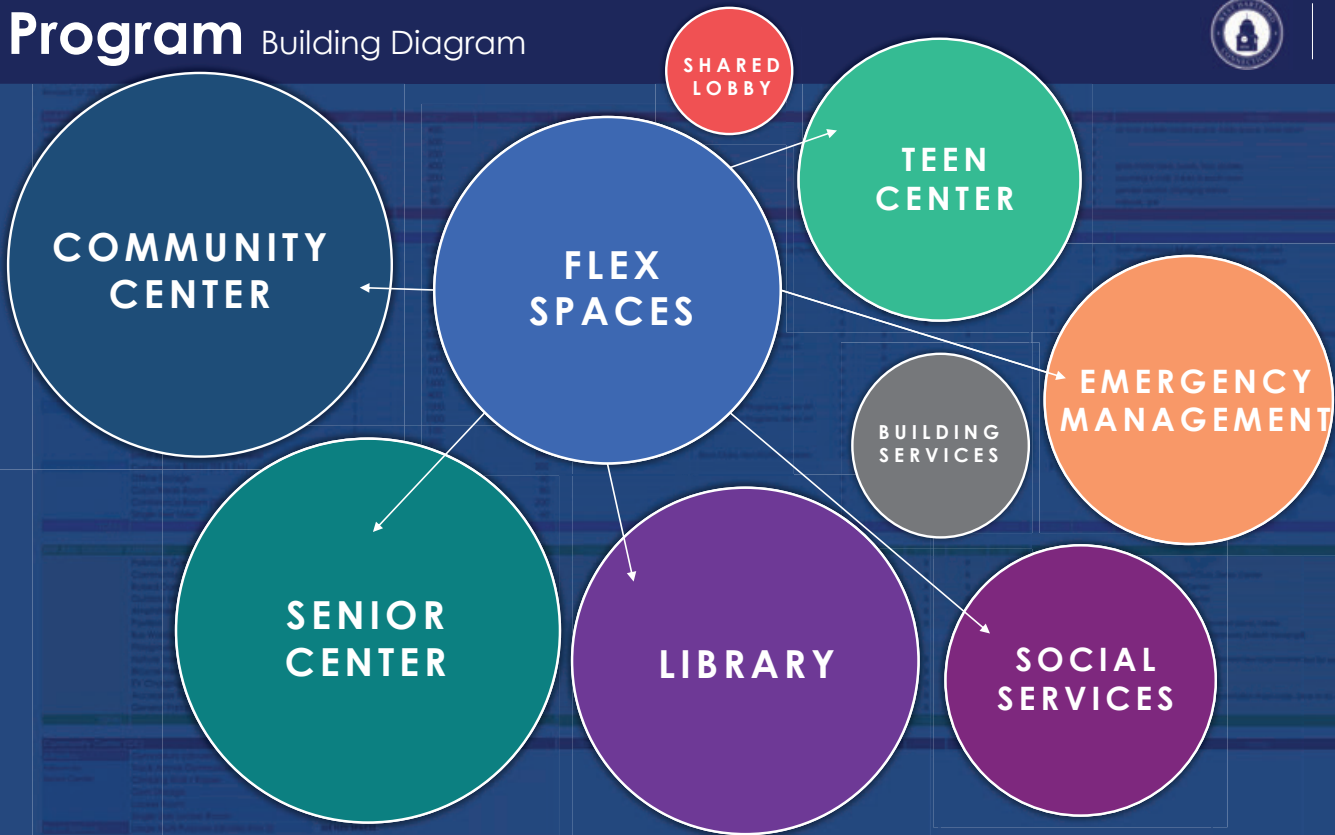
# PROGRAM



# Program Building Diagram



Tecton  
ARCHITECTS



## Program Library Spaces



Tecton  
ARCHITECTS

Library (LB)	QTY	UNIT SF	TOTAL SF	REGULAR USE
Event Spaces				
Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
Medium Multi-Purpose	SEE FLEX SPACES			
Multi-Purpose Storage	SEE FLEX SPACES			
Activity Rooms				
Class Meeting Room	1	750	750	Book Club, ESL, Computer Class
Flexible Program Room	1	900	900	Crafts, Magic Shows
Study Pod	2	100	200	
Storage	2	100	200	
Production Room	1	250	250	
Art Studio with (2) Storage Closets	SEE FLEX SPACES			
Maker Studio with (2) Storage Closets	SEE FLEX SPACES			
Sensory/Quiet Room	SEE FLEX SPACES			
Small Reservable Meeting Area	SEE FLEX SPACES			
Administration				
Workroom Open Office	1	350	350	worktable/work area
Workroom Sorting Area	1	250	250	worktable/work area
Book Return Sorting Area	1	120	120	
Private Office	1	120	120	
Storage	1	120	120	
Break Room	1	250	250	
Toilet	1	80	80	
Spaces				
Adult Area				
Adult Collection	1	1,200	1,200	Book, Magazine & DVD collection
Adult Collection Display Area	1	0	0	Display area for new books
Computer Center	1	400	400	
Casual/Philly Area	1	80	80	
Seating Area	1	250	250	
Citizenship Corner	1	120	120	
Job/Career Center	1	120	120	
Subtotal			2,170	
Teen Area				
Teen Collection	1	250	250	Book collection
Computer Center	1	200	200	
Seating Area	1	250	250	
Subtotal			700	
Children's Area				
Children's Collection	1	1,250	1,250	Book, Magazine & DVD collection
Children's Collection Display Area	1	0	0	Display area for new books
Computer Center	1	200	200	
Seating Area	1	250	250	
Storytime Area	1	500	500	
Subtotal			2,200	
Circulation Area				
Circulation Desk	1	150	150	
Workstation	1	150	150	
Book Storage	1	80	80	
Chrome Book Charging Carts	1	25	25	
Subtotal			405	
Support Spaces				
Family Toilet	1	80	80	
General Storage	1	200	200	
Water Fountain with Bottle Filler	1	0	0	

**Dedicated SF** 9,305 SF  
**Total w/ Flex SF** 20,385 SF



# Program Library Spaces



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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
<b>Athletics</b>	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
	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>	
	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>	

## NEXT STEPS



# Next Steps



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ARCHITECTS

- 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

Library Staff Meeting  
September 8, 2022

**POWERPOINT PRESENTATION**

September 14th Initial Concepts Workshop





**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Initial Concepts Workshop**

September 14, 2022

## Agenda



**Tecton**  
ARCHITECTS

- ① Project Team
- ② Project Story
- ③ The Advisory Committee
- ④ Activity To Date
- ⑤ Initial Concepts
- ⑥ Upcoming Events & Next Steps

# PROJECT TEAM

## Project Team



**Tecton**  
ARCHITECTS



**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

### THORNTONTOMASETTI

Structural Engineering

# Project Team



**Tecton**  
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SERVING CLIENTS FOR  
**43** YEARS

STAFF OF  
**50** PEOPLE

**90%**  
REPEAT CLIENTS

## **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

**+ 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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# 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.

A dark, blue-tinted photograph of a park scene. In the foreground, there's a path or a body of water reflecting the sky. In the background, there are silhouettes of trees and a fence line. The overall mood is serene and natural.

# ACTIVITY TO DATE



# Activity to Date Events



**Tecton**  
ARCHITECTS

**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

First Community  
Listening Opportunity

**6/12**

CELEBRATE!  
WEHA

**6/30**

ADVISORY  
COMMITTEE

**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

**9/8**

PROGRAM  
UPDATE

Faxon  
Library

**9/8**

COFFEE  
CHAT

# Activity to Date Events



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ARCHITECTS



BUILDING  
TOURS



CELEBRATE!  
WEST  
HARTFORD



# Activity to Date Events



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- ① Community Center
- ② Senior Center
- ③ Library
- ④ Teen Space
- ⑤ Emergency Management
- ⑥ Meeting & Gathering Space

## “Will Have”

There are additional opportunities for community feedback happening soon!





## “Must Haves”

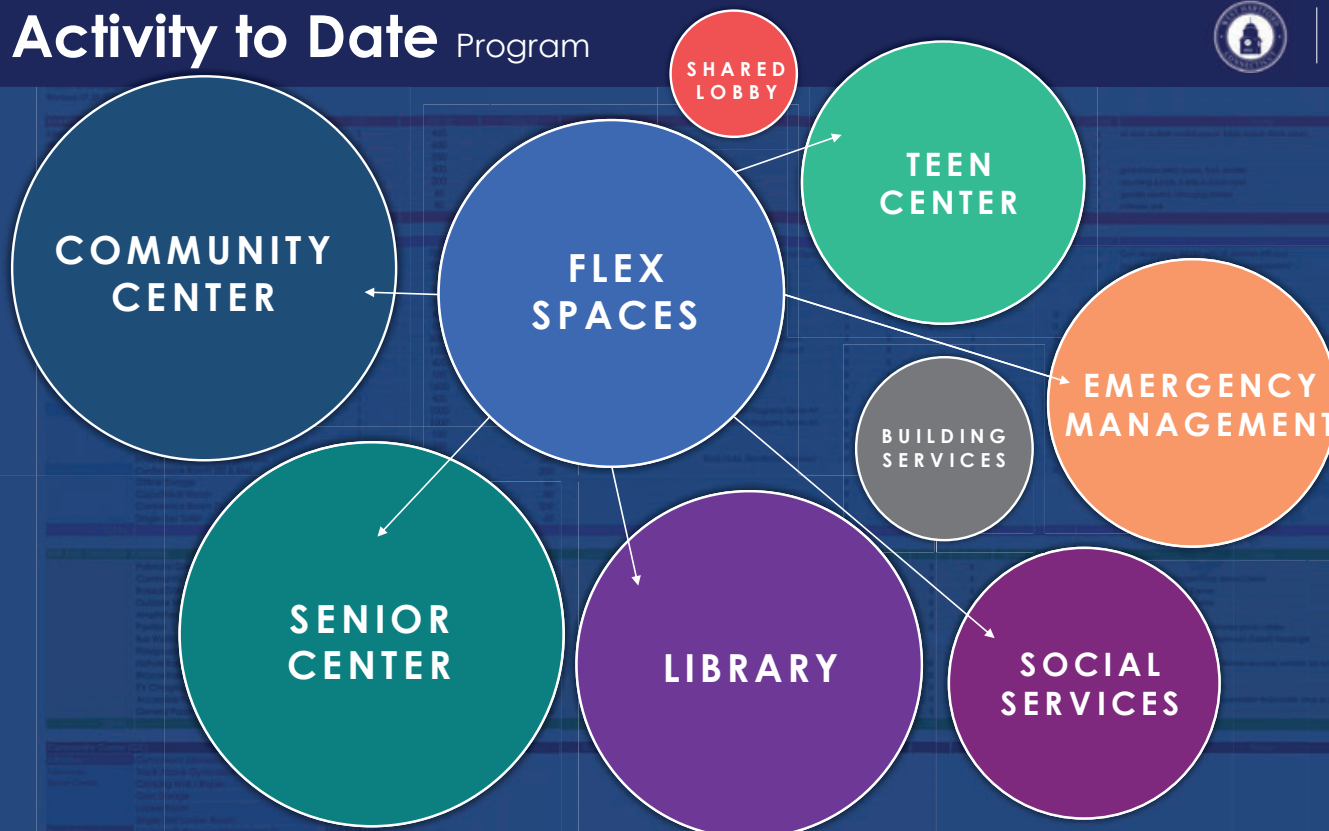
covered entry  
ADA compliant kitchen  
security flexible spaces  
solar panels  
accessible parking  
elevator  
emergency shelter technology  
lockers and showers office space  
storage bicycle parking  
full-size gym  
community meeting rooms  
connect to Beachland

## performance space

recording studio  
makerspace voicing location food pantry  
patio gallery  
recycling and compost universal design  
scooter share sustainability dashboard  
garden table tennis coffee area  
amphitheater pickleball  
outdoor pavilion  
playground

## “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:

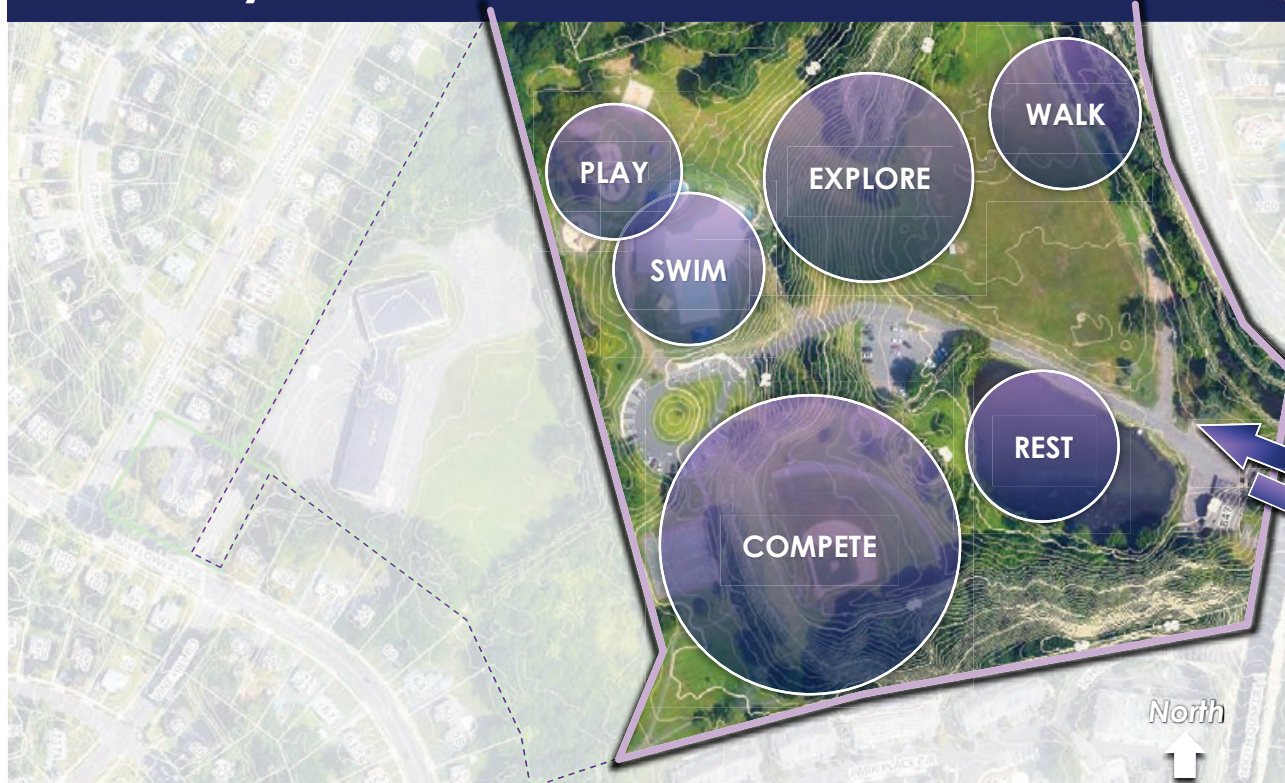
- 1 Topography (10' delta)
- 2 150' Regulated Wetlands
- 3 Solar Orientation
- 4 Existing Trees

# Activity to Date

Site Analysis



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Beachland  
Park:

**27.04 Acres**

Entry & Exit  
S. Quaker Ln.



# 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



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- 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



# INITIAL CONCEPTS



# UPCOMING EVENTS



# Upcoming Events



Tecton  
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9/14

PUBLIC  
EVENT

**ECC**  
Auditorium  
**5-8pm**

**5-7PM**  
Open House  
**7PM**  
Presentation

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**

**5-7PM**  
Open House  
**7PM**  
Presentation

10/27

ADVISORY  
COMMITTEE



## NEXT STEPS

# Next Steps



Tecton  
ARCHITECTS

- 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



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*Project Email:*

**NewECC@westhartfordct.gov**

*Project Website:*

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

North





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# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Initial Concepts Workshop**

September 14, 2022



**POWERPOINT PRESENTATION**

September 22nd Advisory Committee Meeting



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

## **Advisory Committee Meeting**

September 22, 2022

## **Agenda**



**Tecton**  
ARCHITECTS

- ① The Committee's Mission
- ② Recap Project Goals and Vision
- ③ Initial Concepts and Feedback from 9/14 Event
- ④ Variations on Initial Concepts
- ⑤ ***Review the Current Direction***
- ⑥ Upcoming Events & Next Steps

***Focus of tonight's meeting***

Gather input on current direction



The **mission** of the Advisory Committee is to...

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

## Project Goals



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

**Dynamic  
& Diverse  
Town**

**Celebrate  
WeHa  
Character**

**Broad  
Range of  
Programs**

**Enhance  
Experience  
for ALL**





# INITIAL CONCEPTS

# Initial Concepts



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## Option 1

*Reuse Existing + Addition*



## Option 2

*Build New "L" Shape*



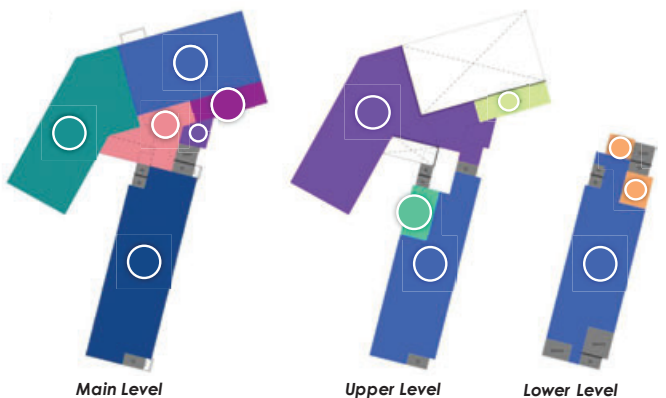
## Option 3

*Build New Linear Shape*

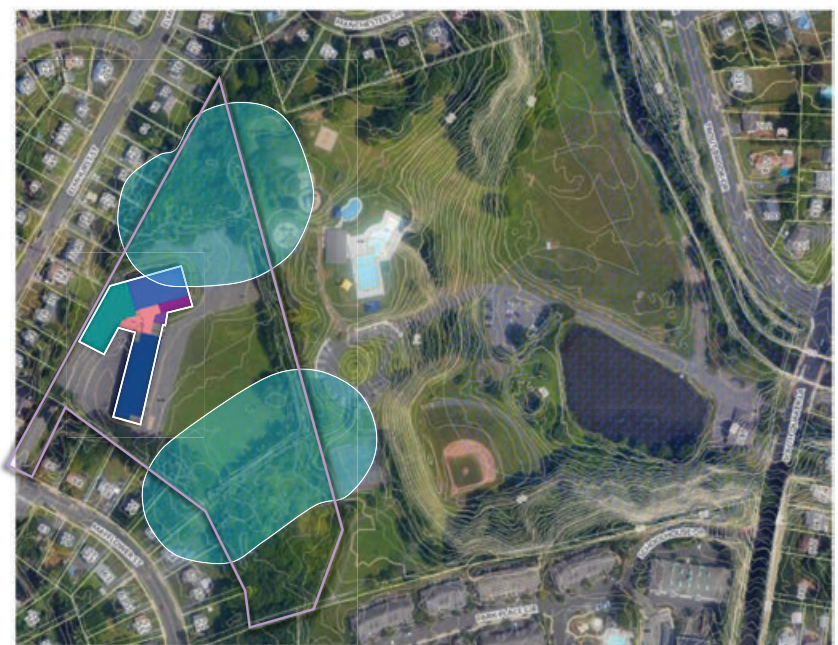
# Option 1 – Reuse Existing + Addition



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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



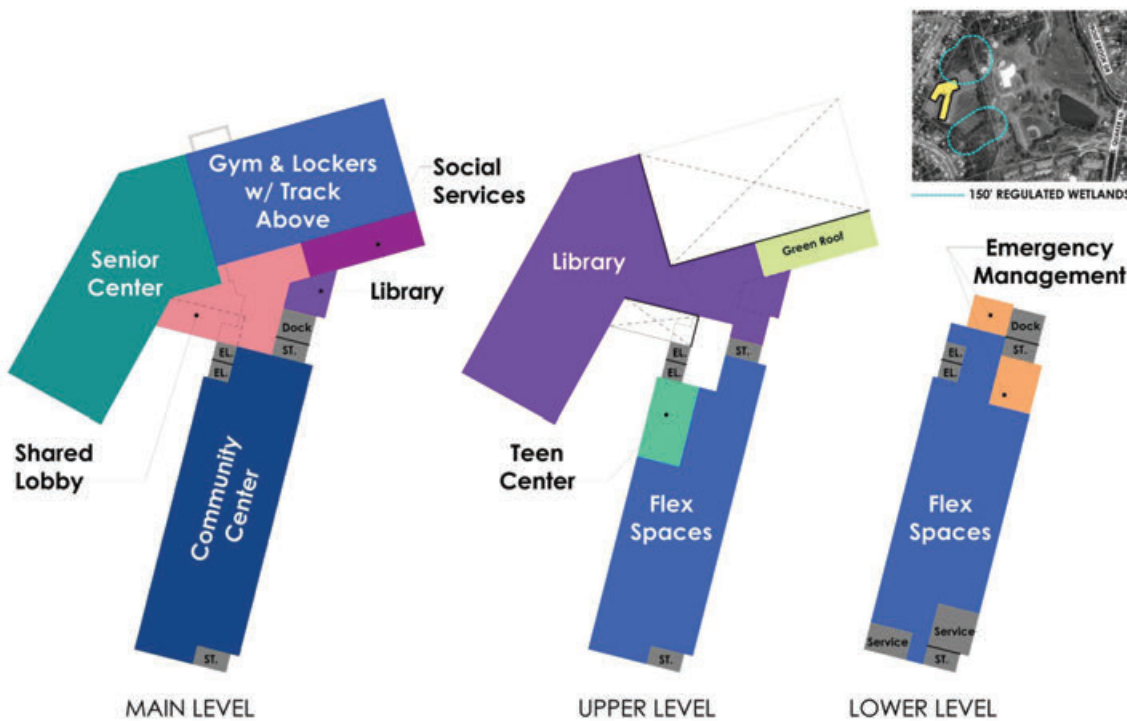
Tecton  
ARCHITECTS

Advantages:

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

Challenges:

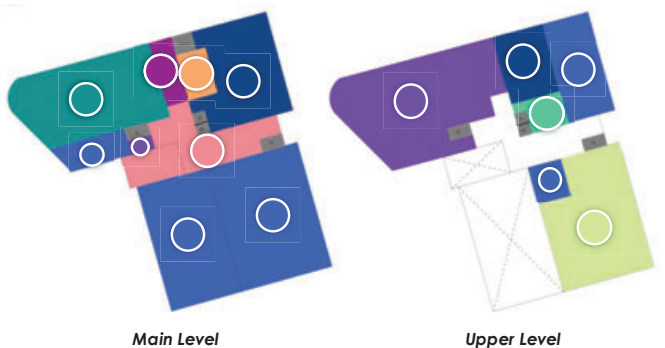
- **Extensive renovation required for ADA & energy code compliance**
- **Loading faces Beachland Park**
- **Likely maintains school layout for community spaces (similar to existing ECC)**



# Option 2 – Build New “L” Shape



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ARCHITECTS



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





## Option 2 – Build New “L” Shape



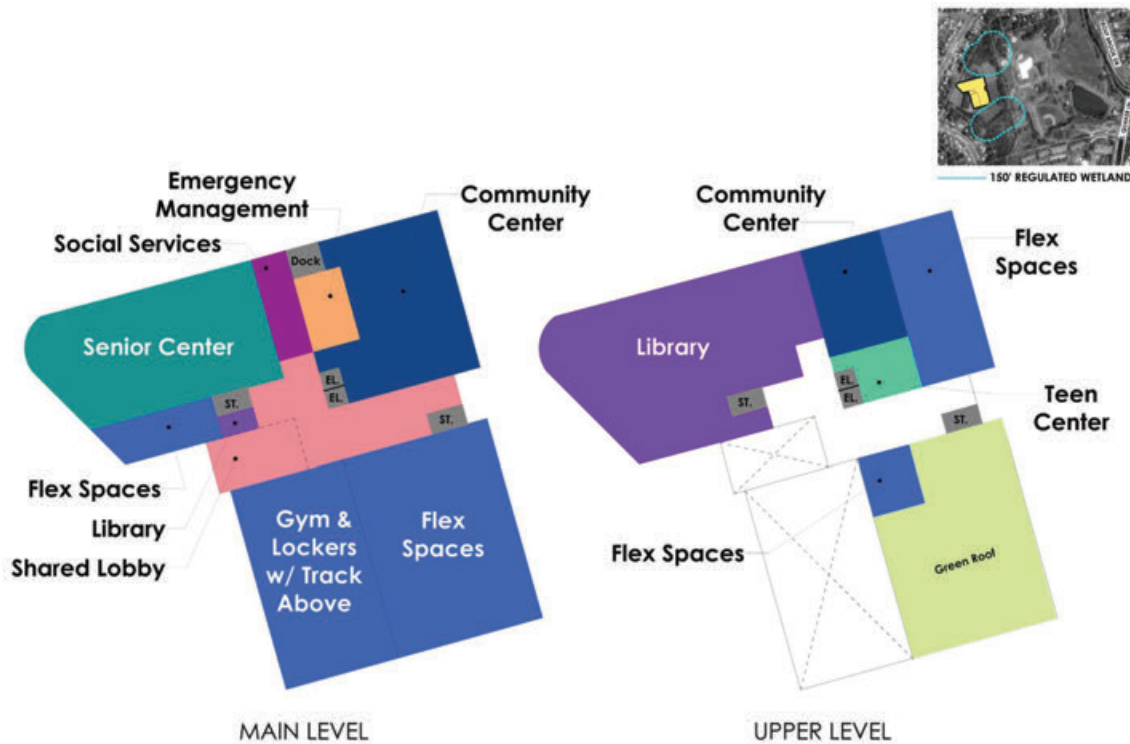
Tecton  
ARCHITECTS

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:

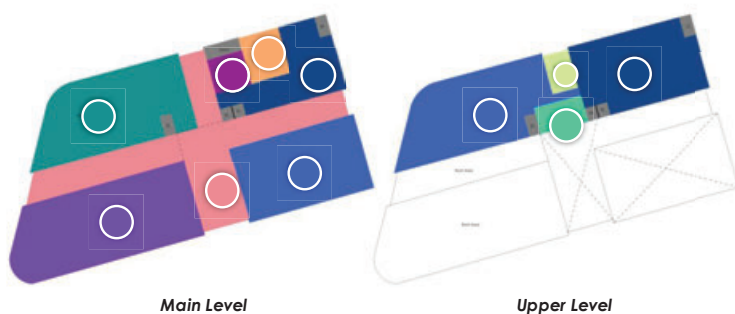
- Close to neighbors and set back from the park edge



## Option 3 – Build New Linear Shape



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ARCHITECTS



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



# Option 3 – Build New Linear Shape



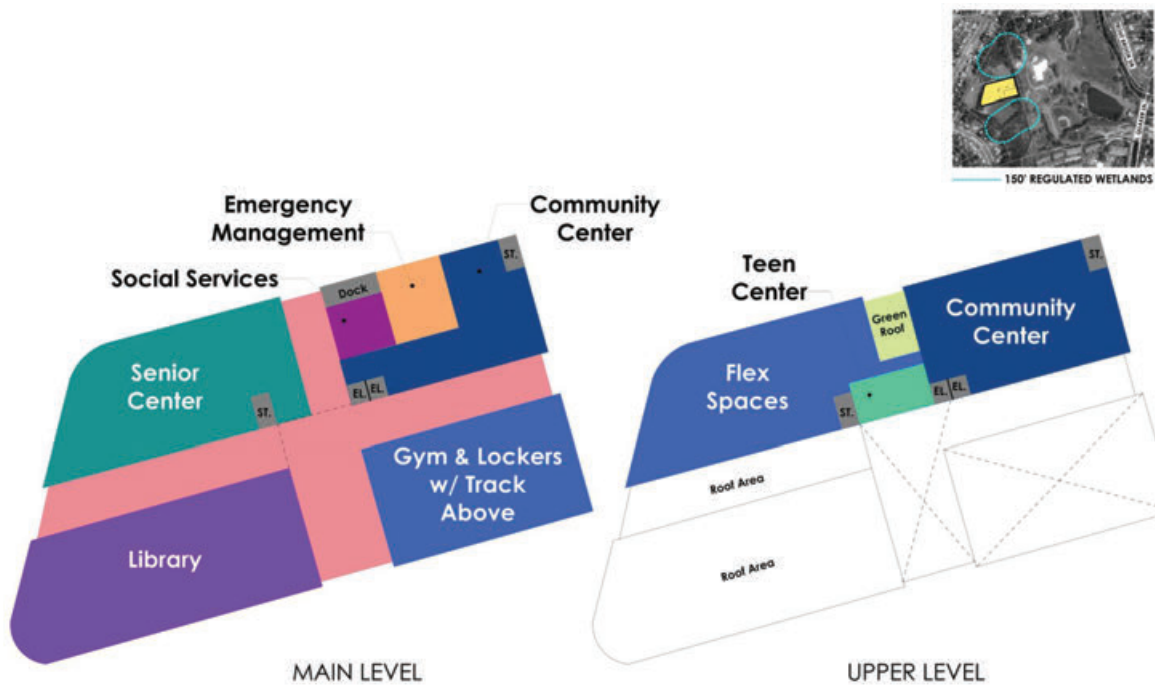
Tecton  
ARCHITECTS

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



## Initial Concepts Feedback 9/14

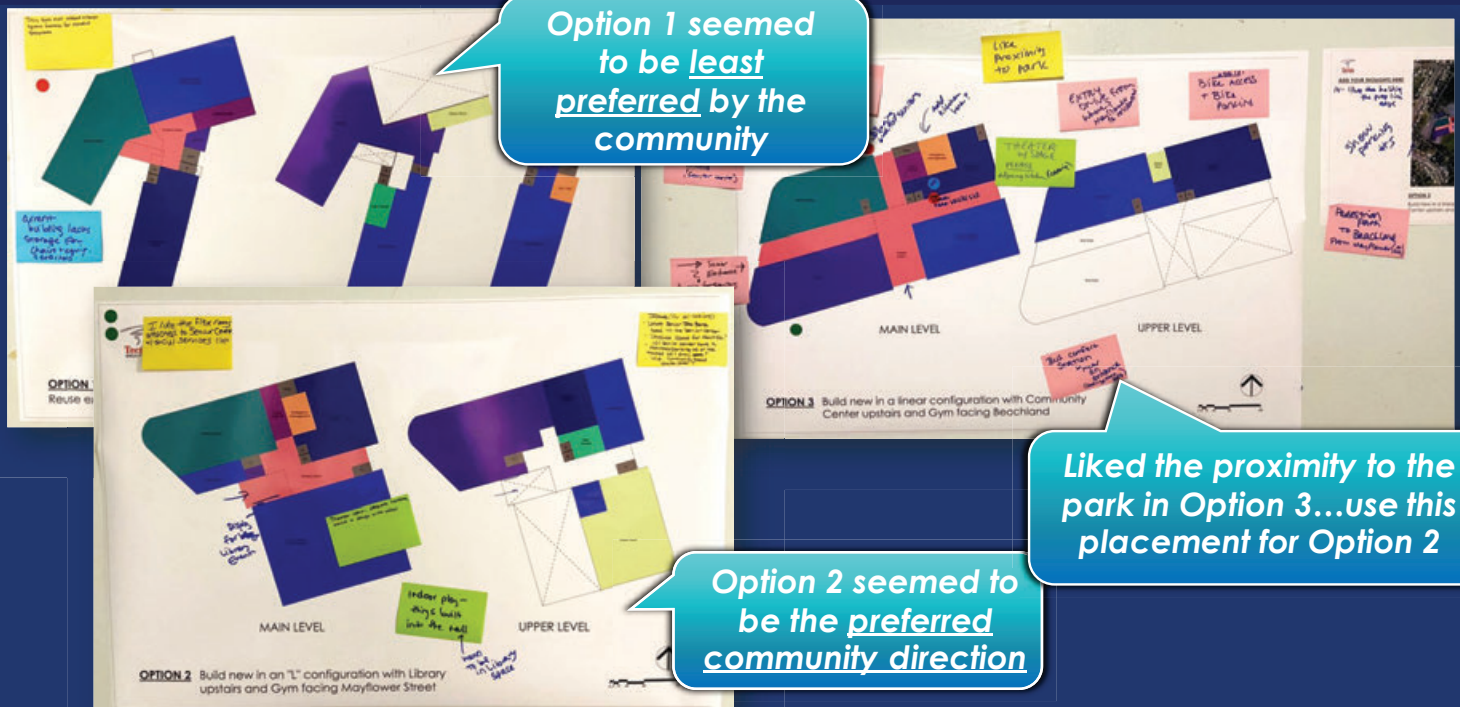


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Option 1 seemed to be least preferred by the community

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

Option 2 seemed to be the preferred community direction



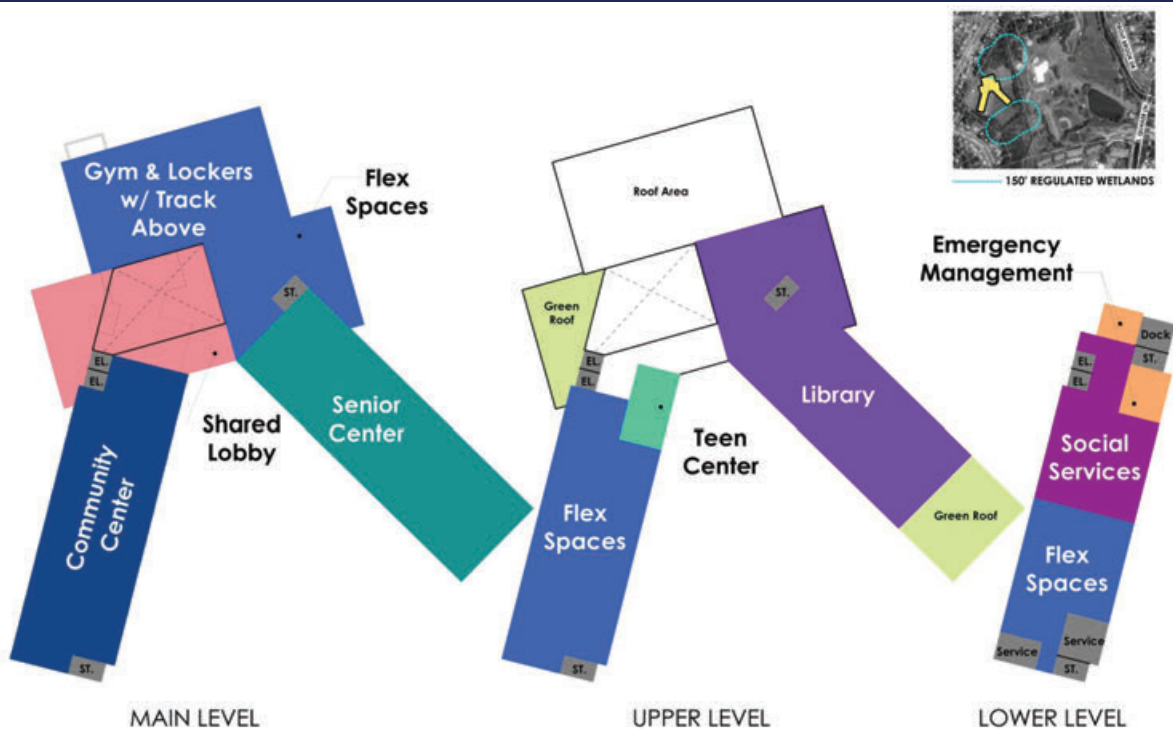


# VARIATIONS

## 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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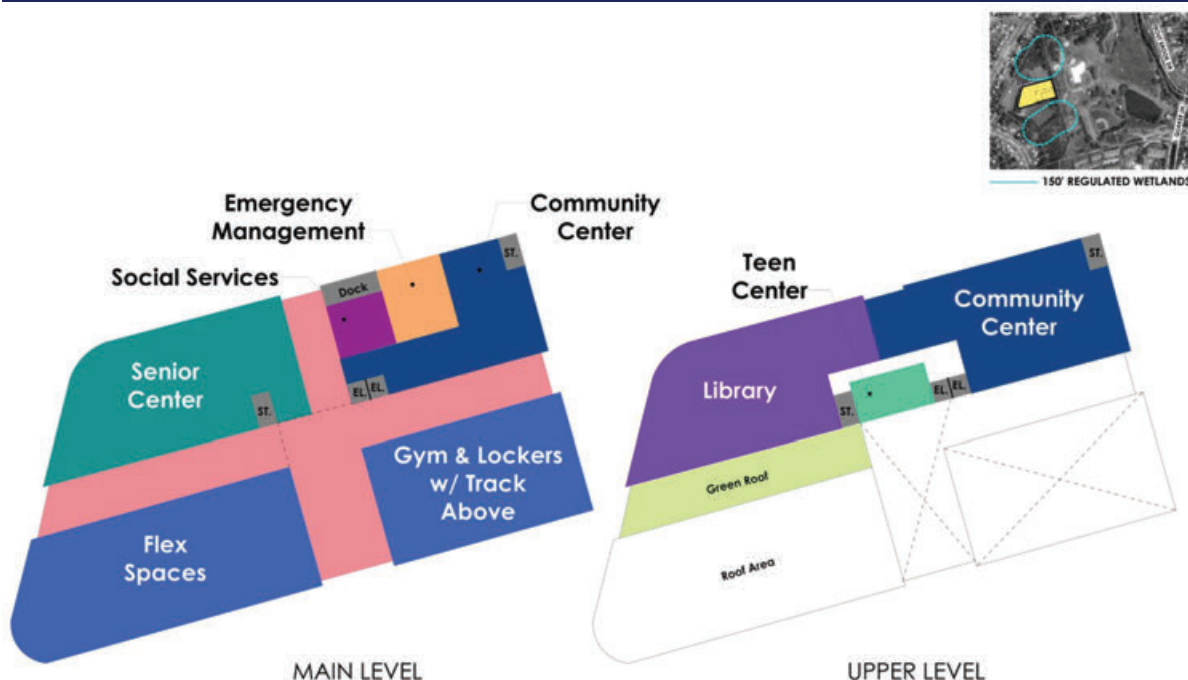
What's Changed:

- **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



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What's Changed:

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

# CURRENT DIRECTION

## Current Direction – Site Plan



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Based on the feedback from the community event on 9/14, the current direction is an iteration of...

**Option 2**  
**“L” Shape**



## Current Direction – Main Level



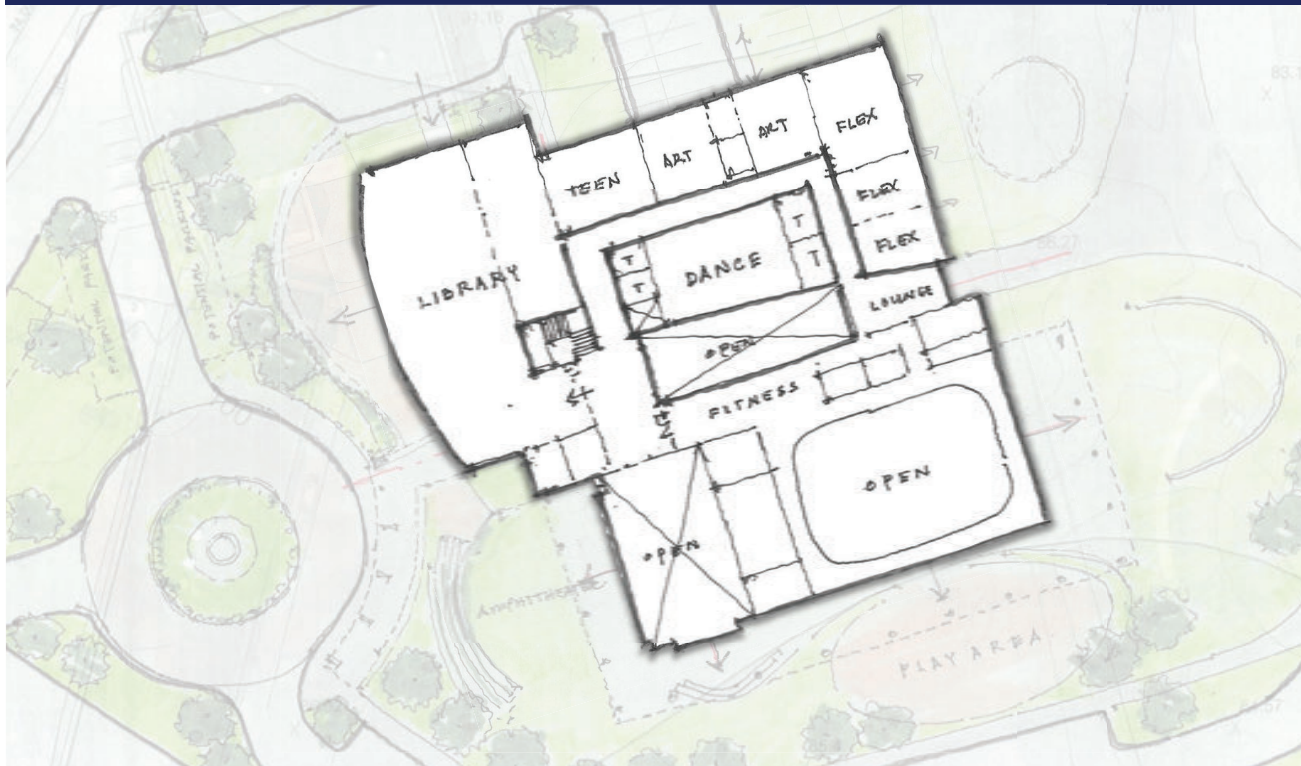
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## Current Direction – Upper Level



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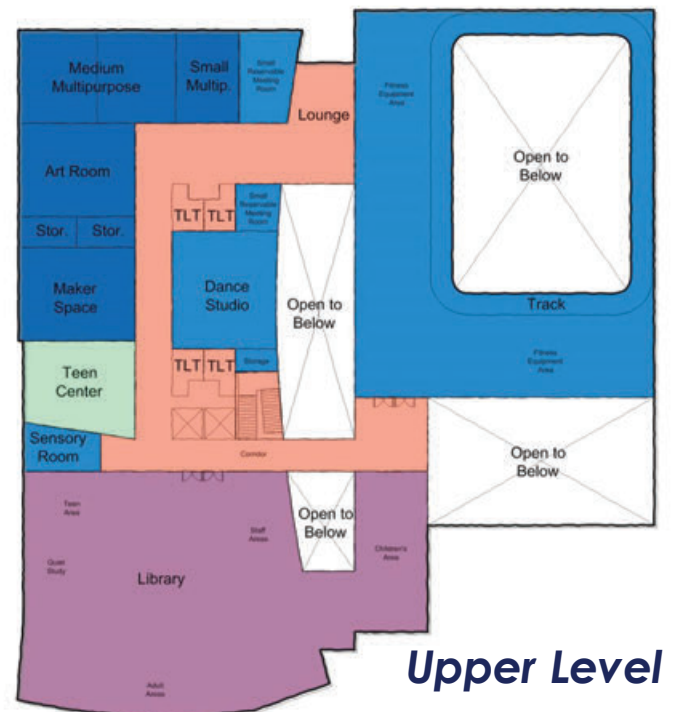




# Current Direction - Other Possibilities



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## UPCOMING EVENTS

# Upcoming Events



Tecton  
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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

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

<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

## Connect with us!



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Project Email:

**NewECC@westhartfordct.gov**

Project Website:

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

North



# NEXT STEPS

## Next Steps



**Tecton**  
ARCHITECTS

- ① Development of Preferred Direction
- ② Order of Magnitude Costs | Developed in conjunction with each option
- ③ Community Listening Sessions
- ④ Feasibility Report | Document the process & decisions in a guidebook for the Town





**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Advisory Committee Meeting**

September 22, 2022

**POWERPOINT PRESENTATION**

October 6th Virtual Presentation / Q&A



**Tecton**  
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# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Virtual Presentation / Q&A**

October 6, 2022

## Agenda



**Tecton**  
ARCHITECTS

① Recap Project Goals & Vision

② Initial Concepts

③ Variations

④ ***Review the Current Direction***

***Focus of tonight's meeting***

Gather input on current direction

⑤ Upcoming Events

⑥ Stay Connected



# Format for Questions



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ARCHITECTS

- Submit questions in the chat, addressed to “Everyone”
- If you need to clarify your question, please use the “Raise Hand” feature
- We will be collecting and organizing your questions, in order to group like-minded topics and answer as many as possible
- Should time run short, we will have all questions recorded and can respond on the project website

# Project Goals



Tecton  
ARCHITECTS

## *CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION*

Dynamic  
& Diverse  
Town

Celebrate  
WeHa  
Character

Broad  
Range of  
Programs

Enhance  
Experience  
for ALL



# INITIAL CONCEPTS



# Initial Concepts



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## Option 1

*Reuse Existing + Addition*



## Option 2

*Build New "L" Shape*



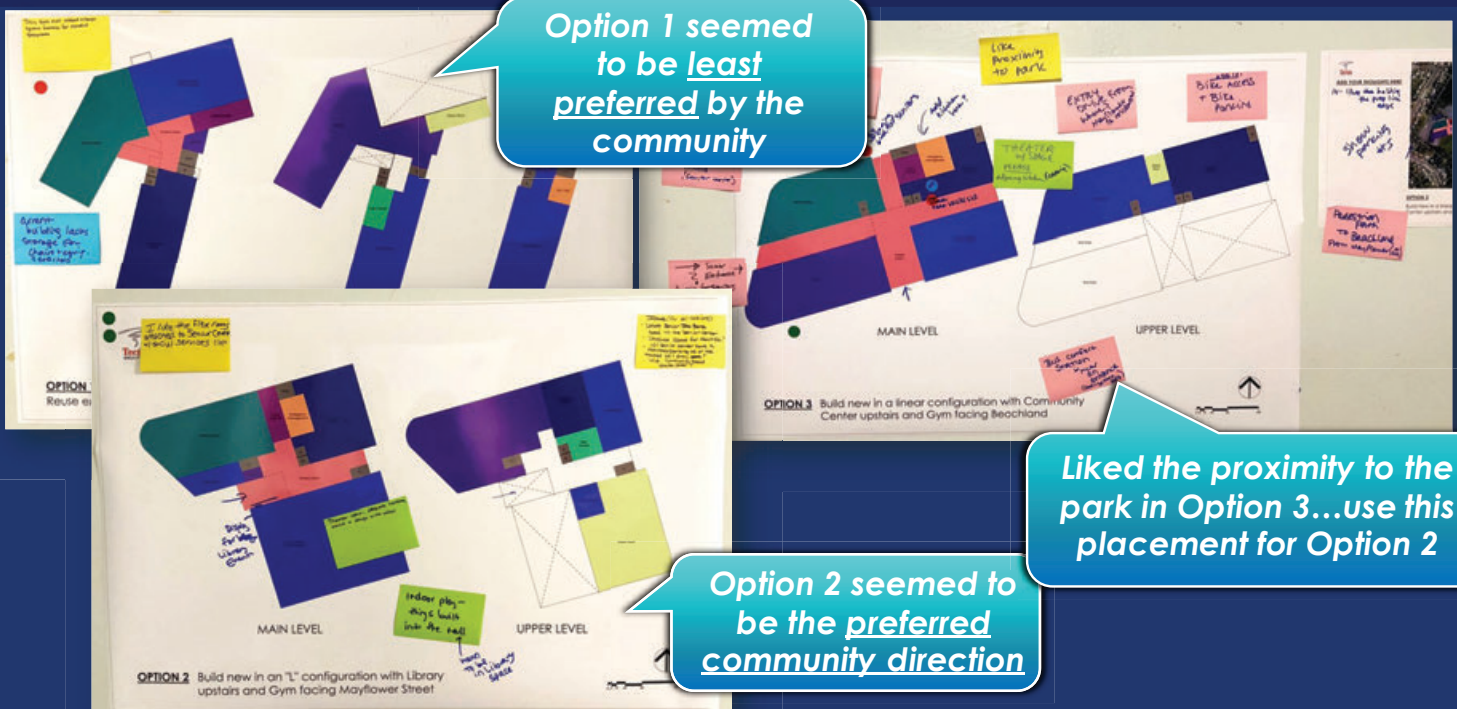
## Option 3

*Build New Linear Shape*

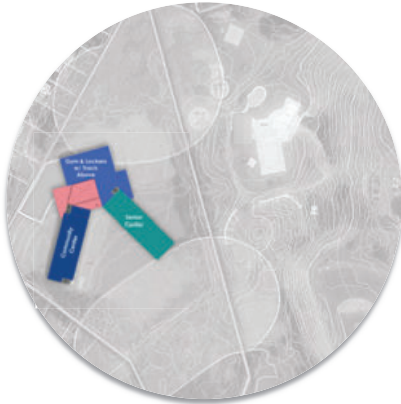
# Initial Concepts Feedback 9/14



Tecton  
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## Option 1A

*Reuse Existing + Addition*



## Option 2A

*Build New "Bar" Shape*



## Option 3A

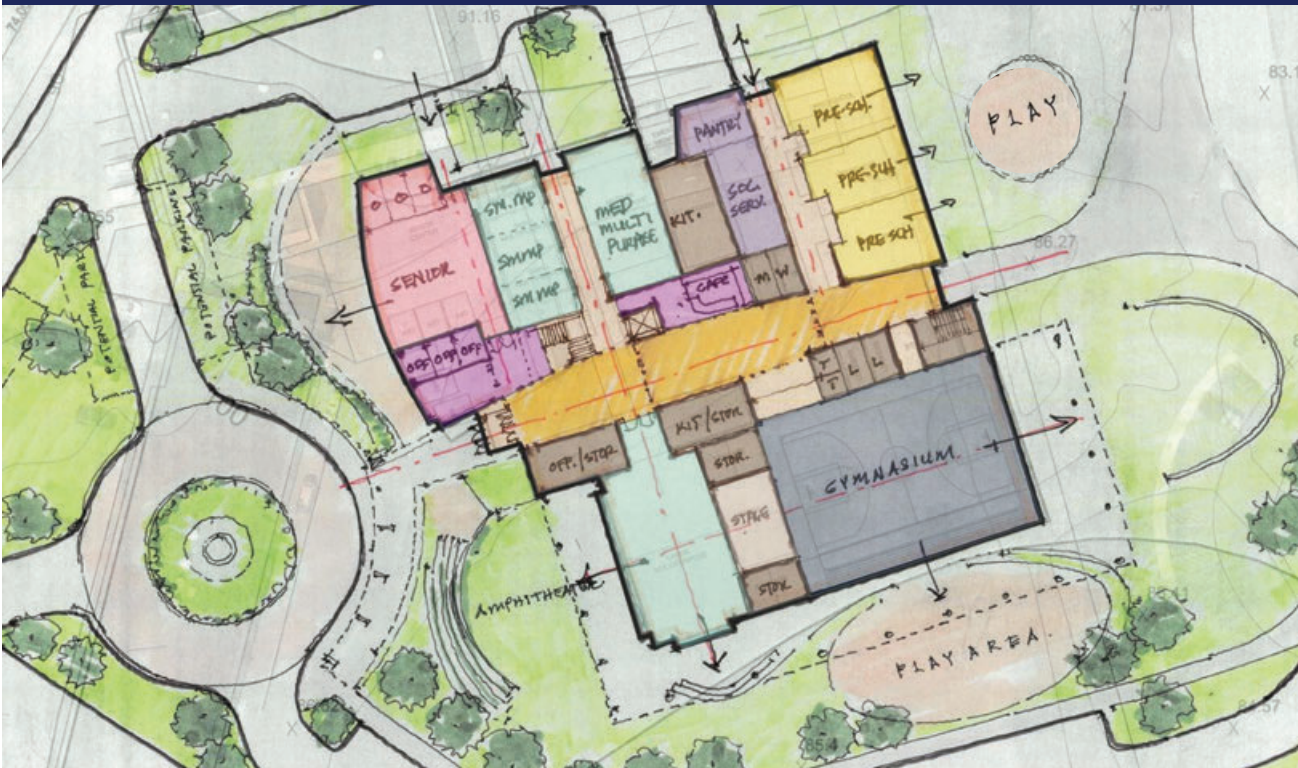
*Build New Linear Shape*

CURRENT DIRECTION

**Tecton**  
ARCHITECTS



**Tecton**  
ARCHITECTS

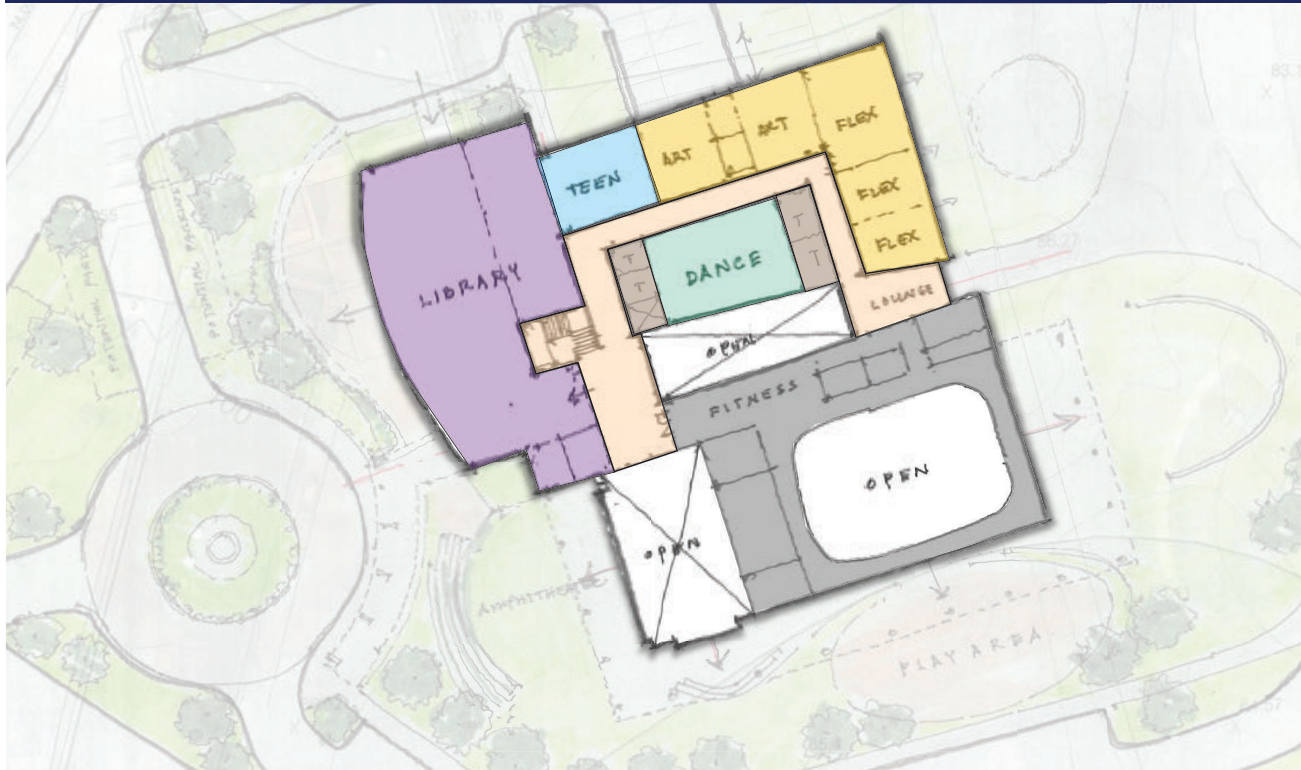




# Current Direction – Upper Level



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UPCOMING EVENTS



# Upcoming Events



Tecton  
ARCHITECTS

9/14

PUBLIC  
EVENT

ECC  
Auditorium  
5-8pm

9/22

ADVISORY  
COMMITTEE

10/6

VIRTUAL  
PRES/Q&A

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website:

10/26

PUBLIC  
EVENT

ECC  
Auditorium  
5-8pm

10/27

ADVISORY  
COMMITTEE

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



West Hartford  
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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

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

# Connect with us!



Tecton  
ARCHITECTS

Project Email:

**NewECC@westhartfordct.gov**

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North





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ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Virtual Presentation / Q&A**

October 6, 2022

***POWERPOINT PRESENTATION***

October 25th Town Council HCS and CPED Committees





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# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Town Council HCS and CPED  
Committees**

October 25, 2022

## Agenda



**Tecton**  
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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

## Project Goals



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### ***CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION***

**Dynamic  
& Diverse  
Town**

**Celebrate  
WeHa  
Character**

**Broad  
Range of  
Programs**

**Enhance  
Experience  
for ALL**



## INITIAL CONCEPTS



# Initial Concepts



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## Option 1

*Reuse Existing + Addition*



## Option 2

*Build New "L" Shape*



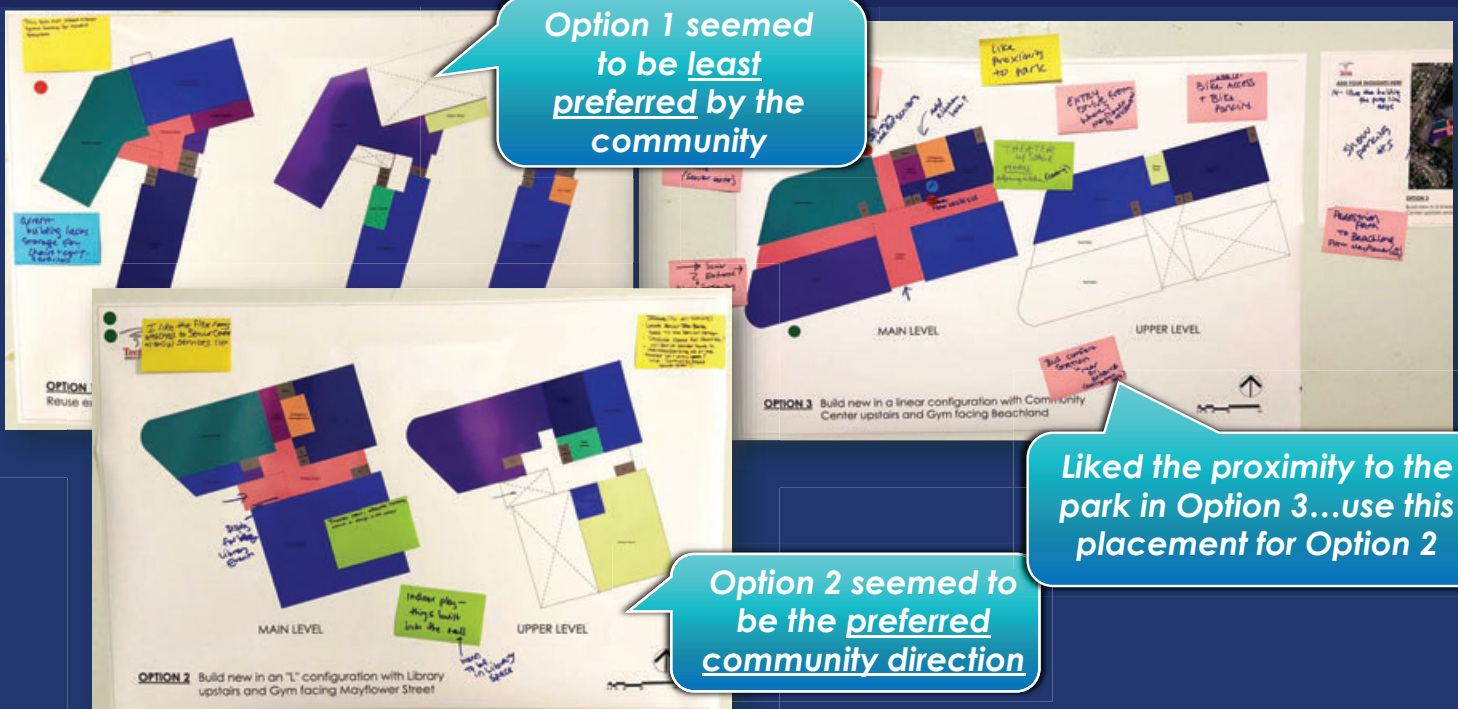
## Option 3

*Build New Linear Shape*

# Initial Concepts Feedback 9/14



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# VARIATIONS

## Variations



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### **Option 1A**

*Reuse Existing + Addition*



### **Option 2A**

*Build New "Bar" Shape*



### **Option 3A**

*Build New Linear Shape*

# Refined Scheme – Site Plan



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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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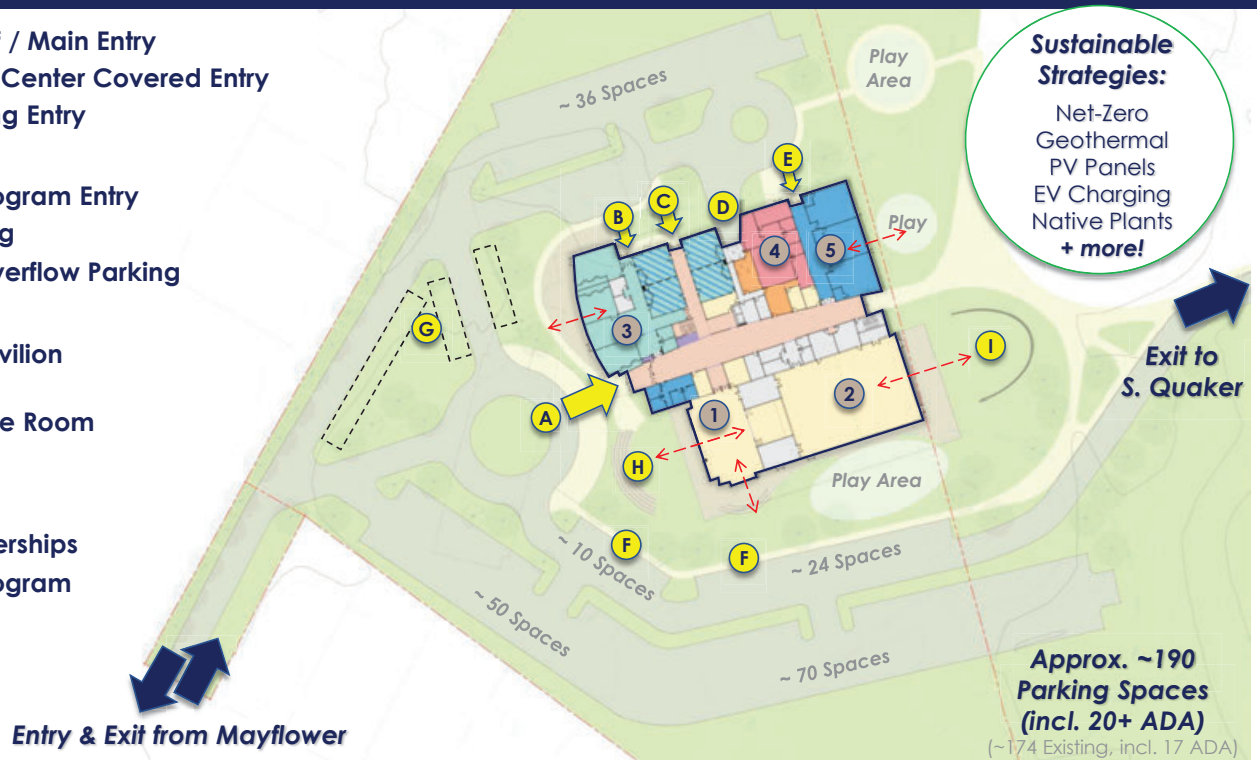


# Current Direction – Site Plan



**Tecton**  
ARCHITECTS

- 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



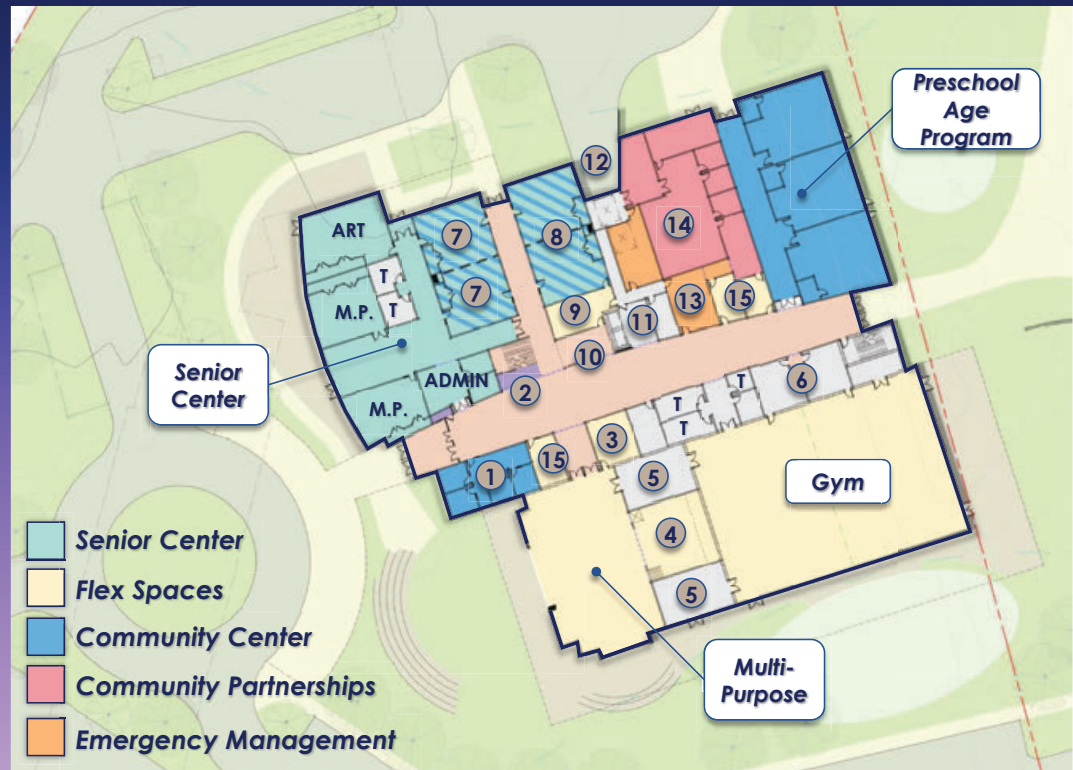


# Current Direction – Main Level



Tecton  
ARCHITECTS

- 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

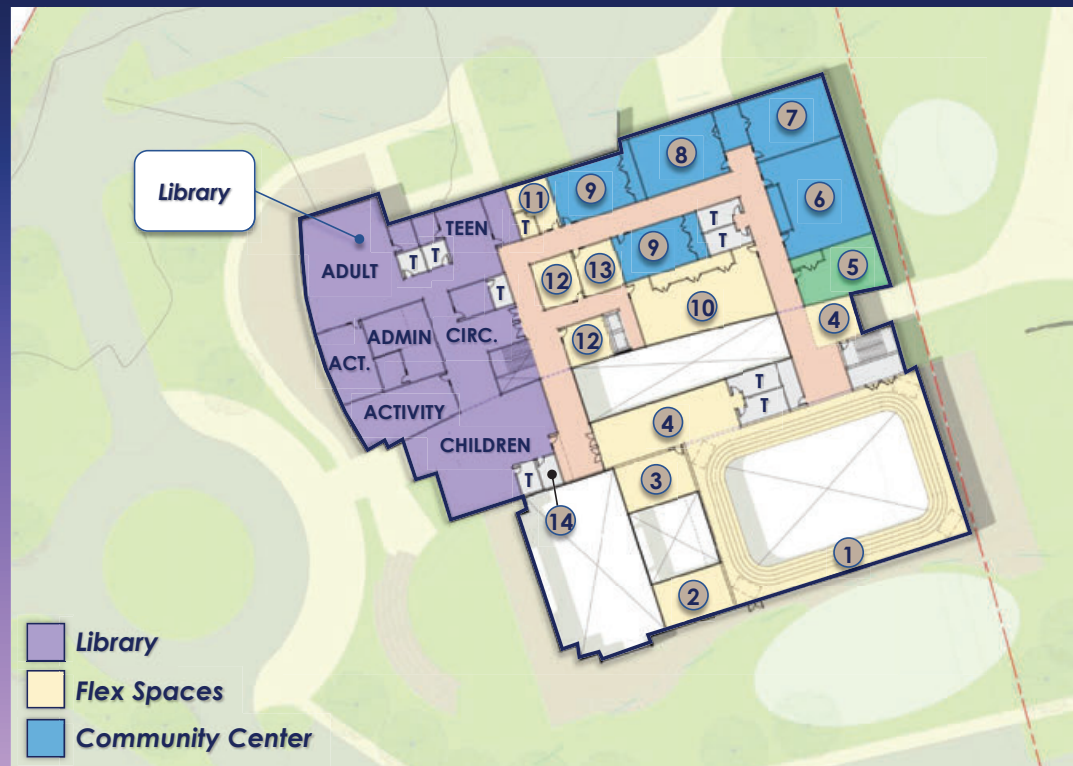


# Current Direction – Upper Level



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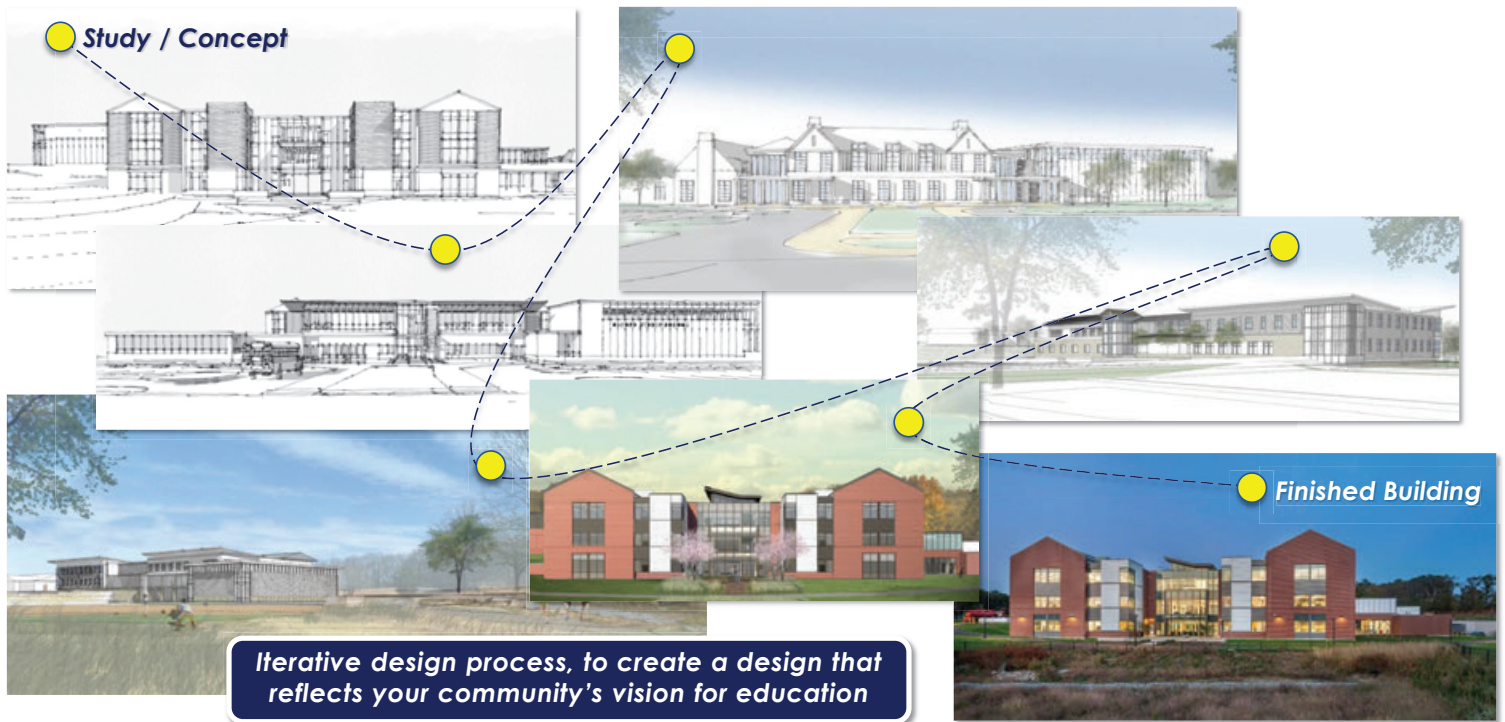
- 1 Upper Gym (Track, Stations)
- 2 Cardio, Free Weights
- 3 Indoor Play Area
- 4 Lounge
- 5 Teen Center
- 6 Medium Multi-Purpose
- 7 Art Room
- 8 Maker Space
- 9 Small Multi-Purpose
- 10 Wellness/Dance Studio
- 11 Staff Break Room
- 12 Reservable Meeting Rooms
- 13 Sensory Room
- 14 Mothers' Room



# Keeping Big Picture Process In Mind...



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## UPCOMING EVENTS



# Upcoming Events



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9/14

PUBLIC  
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## NEXT STEPS

# Next Steps



**Tecton**  
ARCHITECTS

- ① Finalize Preferred Direction, Develop Rendering
- ② Order of Magnitude Costs
- ③ Feasibility Report | Document the process & decisions in a guidebook for the Town
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**Tecton**  
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## NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Town Council HCS and CPED  
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October 25, 2022

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ARCHITECTS

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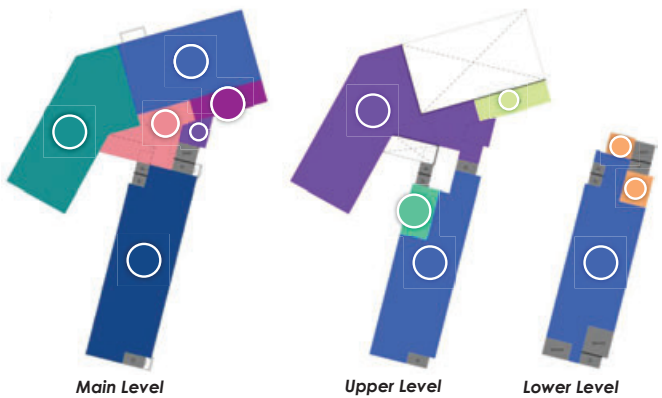
New ECC



# Option 1 – Reuse Existing + Addition



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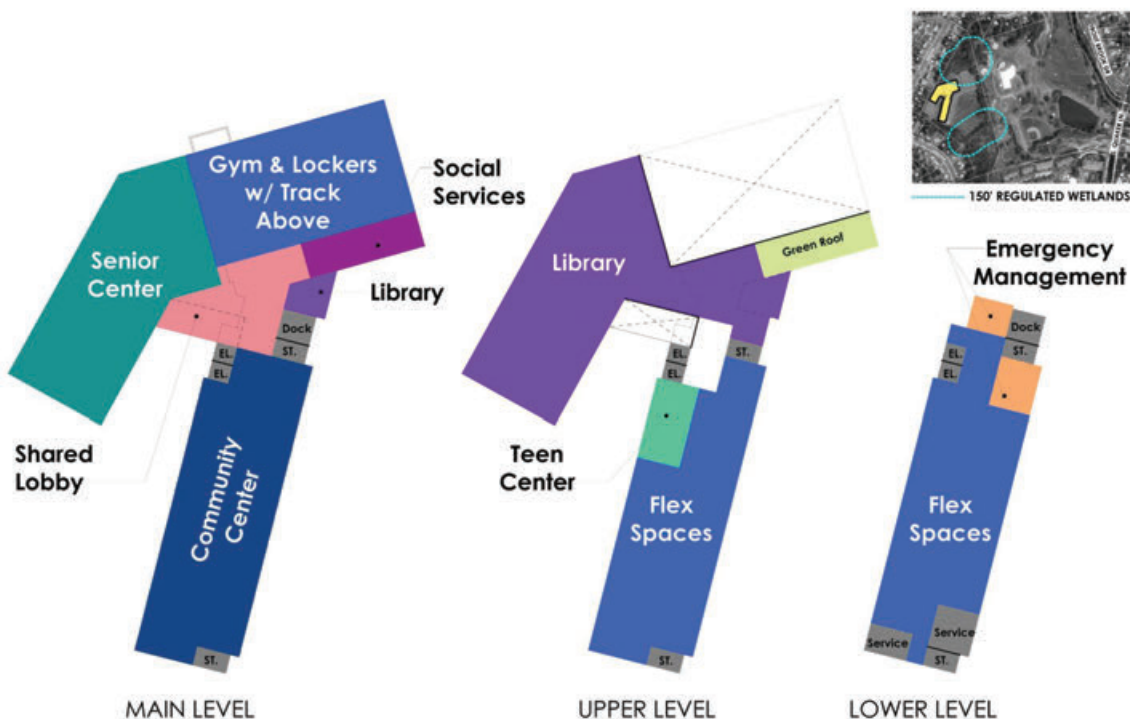
- Community Center
- Senior Center
- Library
- Teen Center
- Social Services
- Emergency Management
- Flex Space
- Shared Lobby
- Green Roof



# Option 1 – Reuse Existing + Addition



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Advantages:

- Potential cost savings in the reuse of building shell

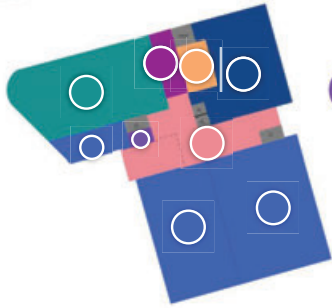
Challenges:

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

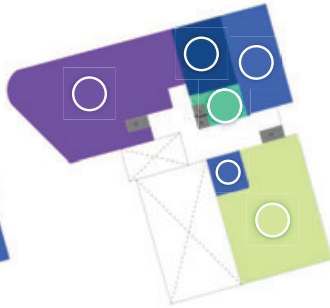
# Option 2 – Build New “L” Shape



Tecton  
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Main Level



Upper Level

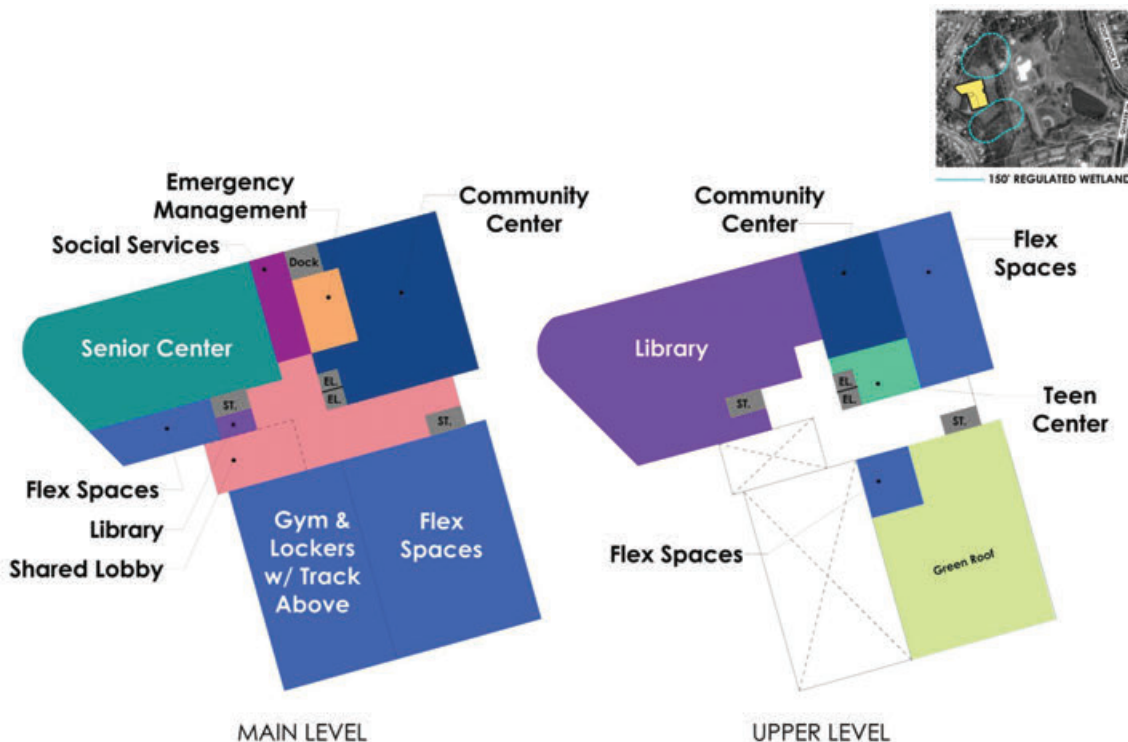
- |                      |              |
|----------------------|--------------|
| Community Center     | Flex Space   |
| Senior Center        | Shared Lobby |
| Library              | Green Roof   |
| Teen Center          |              |
| Social Services      |              |
| Emergency Management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



# Option 2 – Build New “L” Shape



Tecton  
ARCHITECTS



## 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:

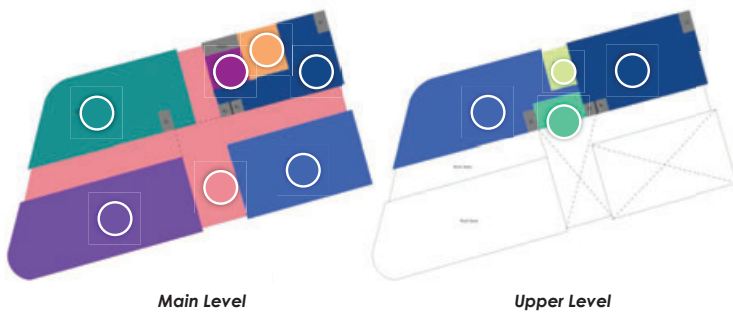
- **Close to neighbors and set back from the park edge**



# Option 3 – Build New Linear Shape



Tecton  
ARCHITECTS



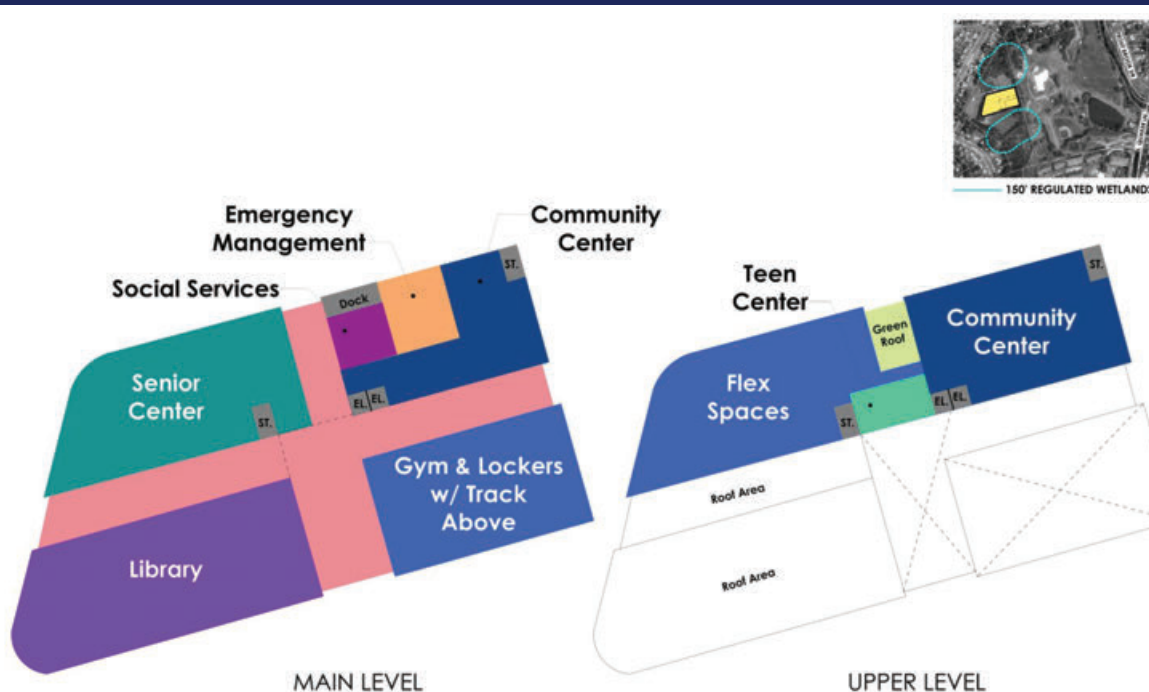
- Community Center
- Senior Center
- Library
- Teen Center
- Social Services
- Emergency Management
- Flex Space
- Shared Lobby
- Green Roof



# Option 3 – Build New Linear Shape



Tecton  
ARCHITECTS



## 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**

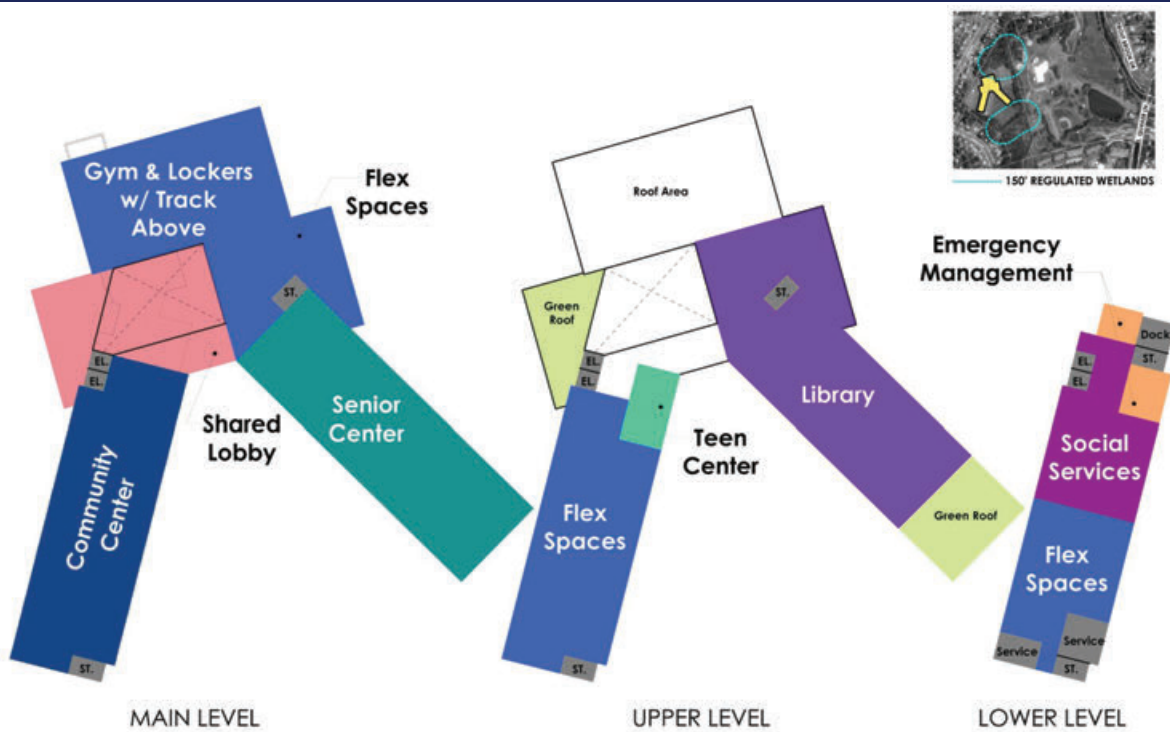


# VARIATIONS

## Option 1A – Reuse Existing + Addition



Tecton  
ARCHITECTS



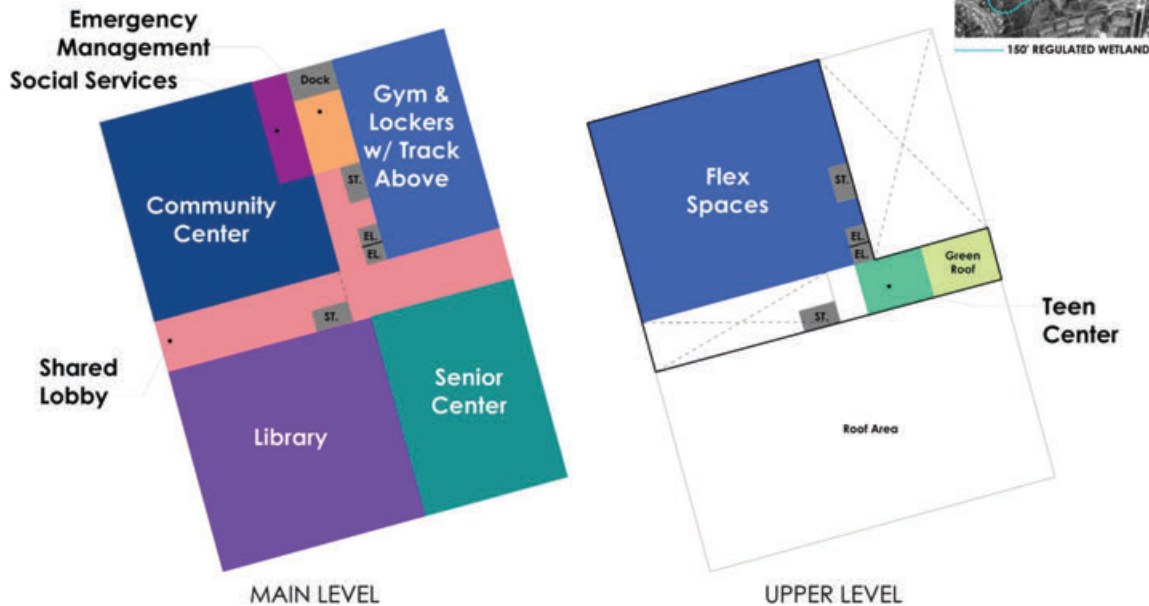
What's Changed:

- *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



Tecton  
ARCHITECTS



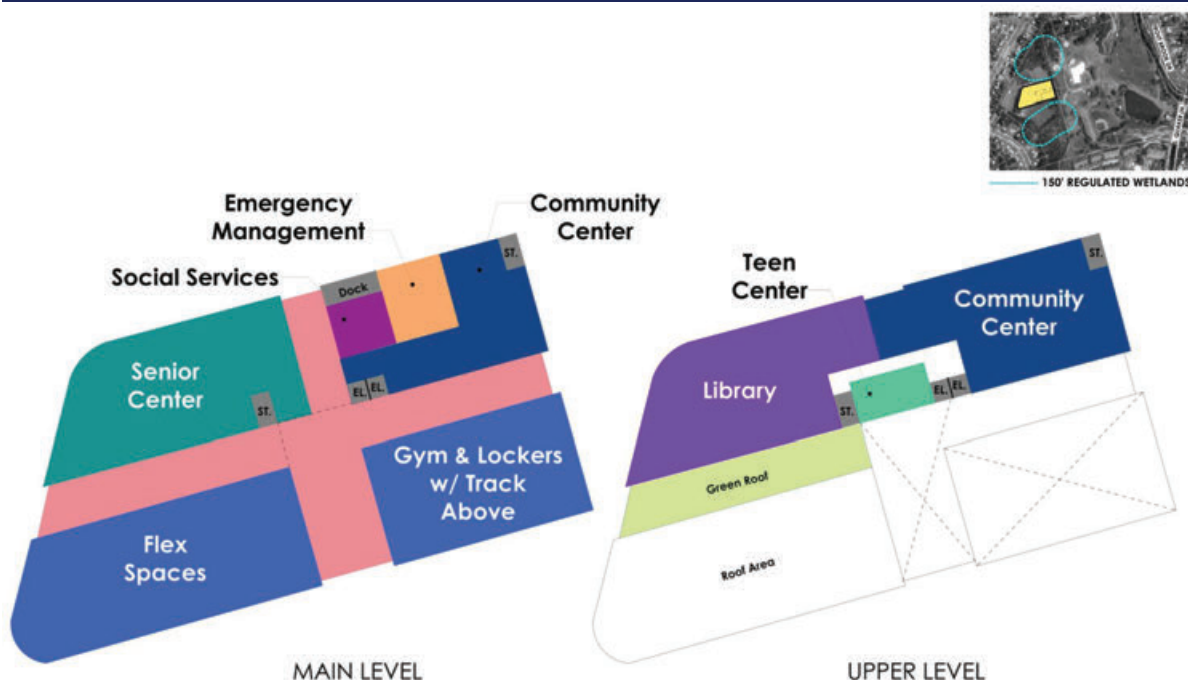
What's Changed:

- 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



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ARCHITECTS



What's Changed:

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

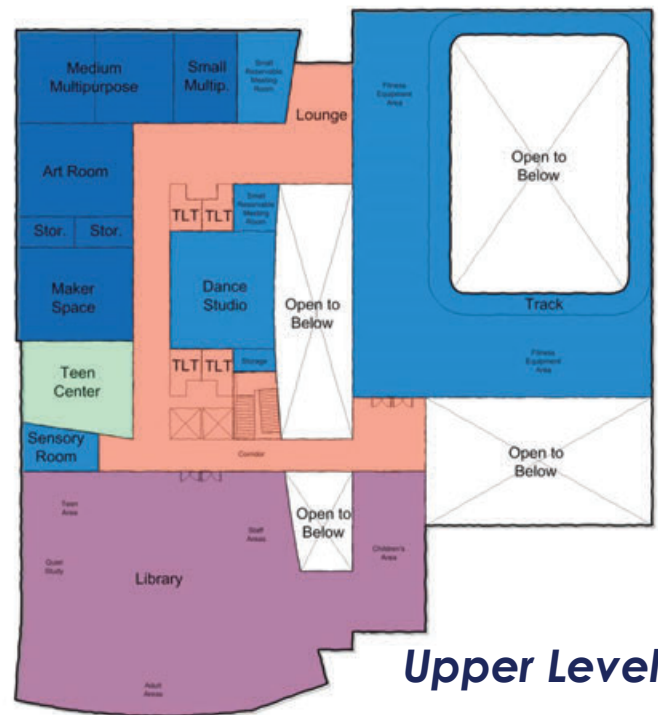
# Current Direction - Other Possibilities



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*Main Level*



*Upper Level*



## ***POWERPOINT PRESENTATION***

October 26th Refining the Design Workshop



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Refining the Design Workshop**

October 26, 2022

## Agenda



**Tecton**  
ARCHITECTS

① Recap Project Goals & Vision

② Initial Concepts

③ Variations

④ ***Review the Current Direction***

***Focus of tonight's meeting***

Gather input on current direction

⑤ Upcoming Events

⑥ Next Steps

# PROJECT GOALS & VISION

## Project Goals



**Tecton**  
ARCHITECTS

### ***CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION***

**Dynamic  
& Diverse  
Town**

**Celebrate  
WeHa  
Character**

**Broad  
Range of  
Programs**

**Enhance  
Experience  
for ALL**





# INITIAL CONCEPTS

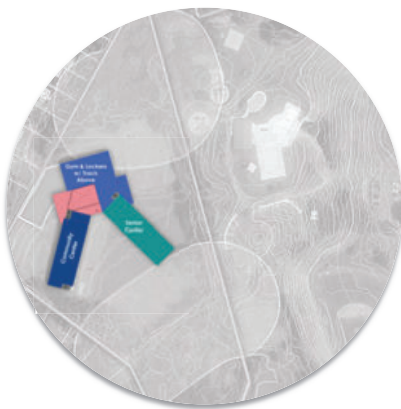


# VARIATIONS

## Variations



**Tecton**  
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### Option 1A

*Reuse Existing + Addition*



### Option 2A

*Build New "Bar" Shape*



### Option 3A

*Build New Linear Shape*



# Refined Scheme – Site Plan



Tecton  
ARCHITECTS



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

Option 2  
“L” Shape

## CURRENT DIRECTION

# Current Direction – Site Plan



**Tecton**  
ARCHITECTS

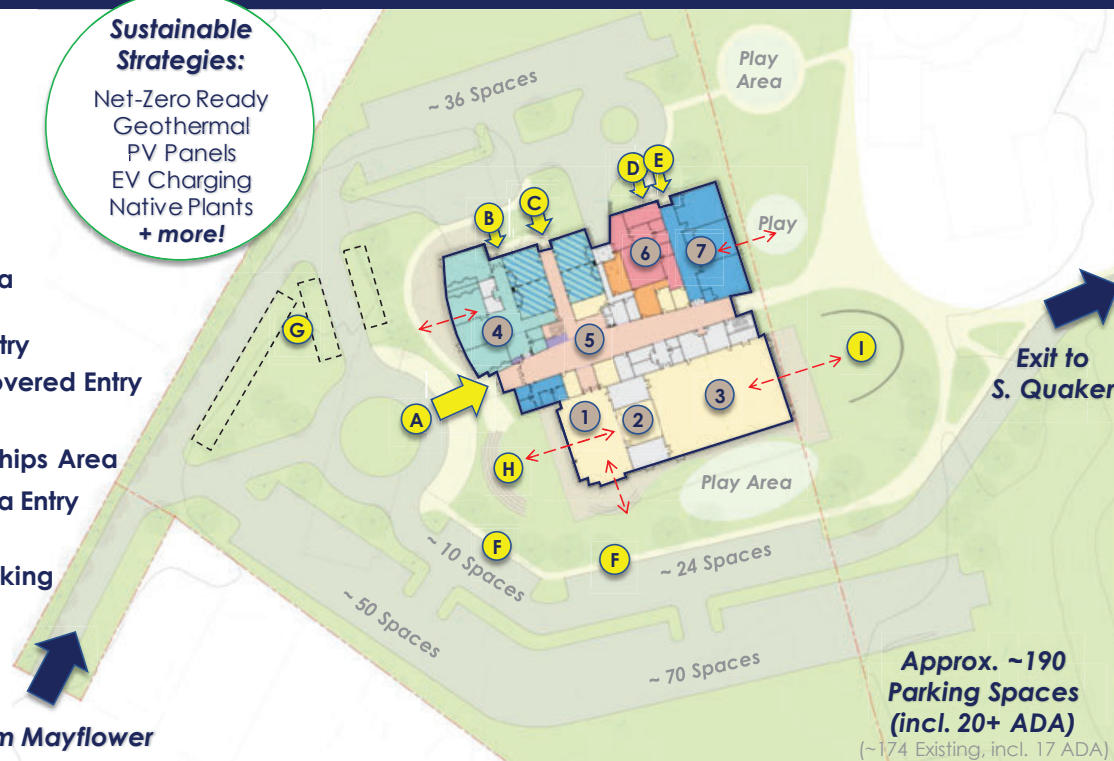
- 1 Large Multipurpose Room
- 2 Stage
- 3 Gymnasium
- 4 Senior Center
- 5 Shared Lobby & Coffee Bar
- 6 Community Partnerships
- 7 Preschool Age Program Area

## Sustainable Strategies:

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

- A Covered Drop-Off / Main Entry
- B Dedicated Senior Center Covered Entry
- C Secondary Building Entry
- D Entry to Community Partnerships Area
- E Preschool Age Program Area Entry
- F Accessible Parking
- G Reinforced Turf Overflow Parking
- H Amphitheater
- I Site of Future Pavilion

Entry from Mayflower

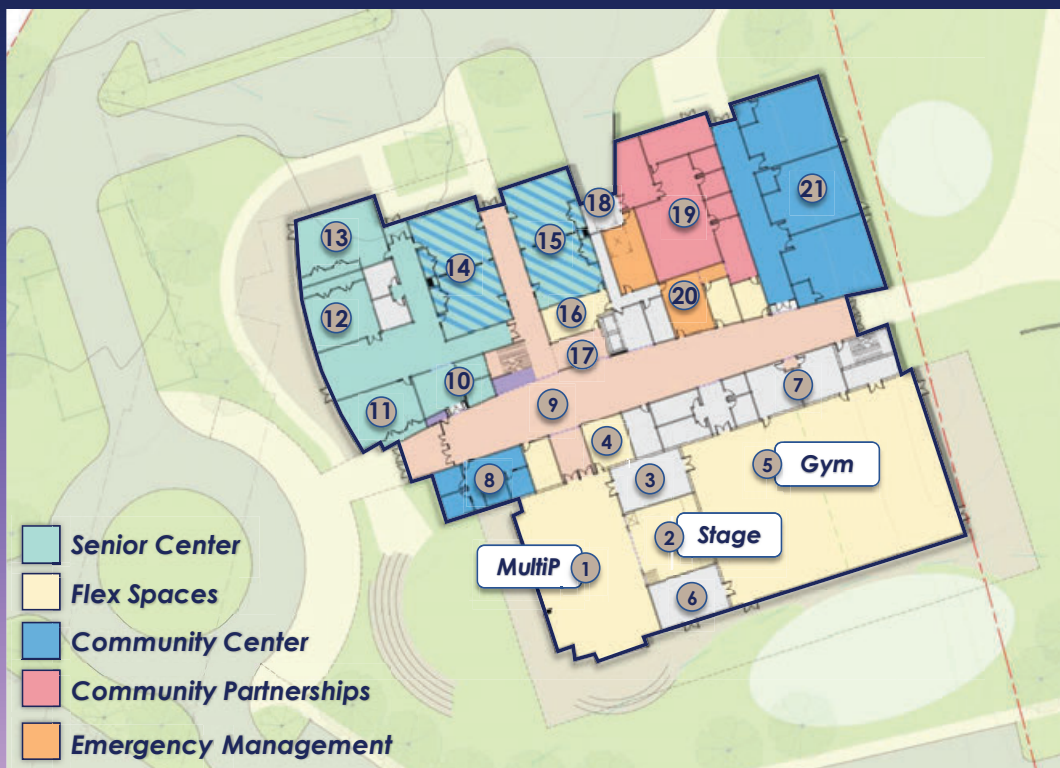


# Current Direction – Main Level



**Tecton**  
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- 1 Large Multipurpose Room
- 2 Stage
- 3 Multipurpose Storage
- 4 Warming Kitchen
- 5 Gymnasium
- 6 Gym Storage
- 7 Locker Rooms (w/ Toilets)
- 8 Community Center Admin
- 9 Shared Lobby
- 10 Senior Center Admin
- 11 Small Multipurpose
- 12 Small Multipurpose
- 13 Art Room
- 14 Small Multipurpose x2
- 15 Medium Multipurpose
- 16 Full-Service Kitchen
- 17 Coffee Bar
- 18 Loading Dock
- 19 Community Partnerships Areas
- 20 Emergency Management
- 21 Preschool Age Programming



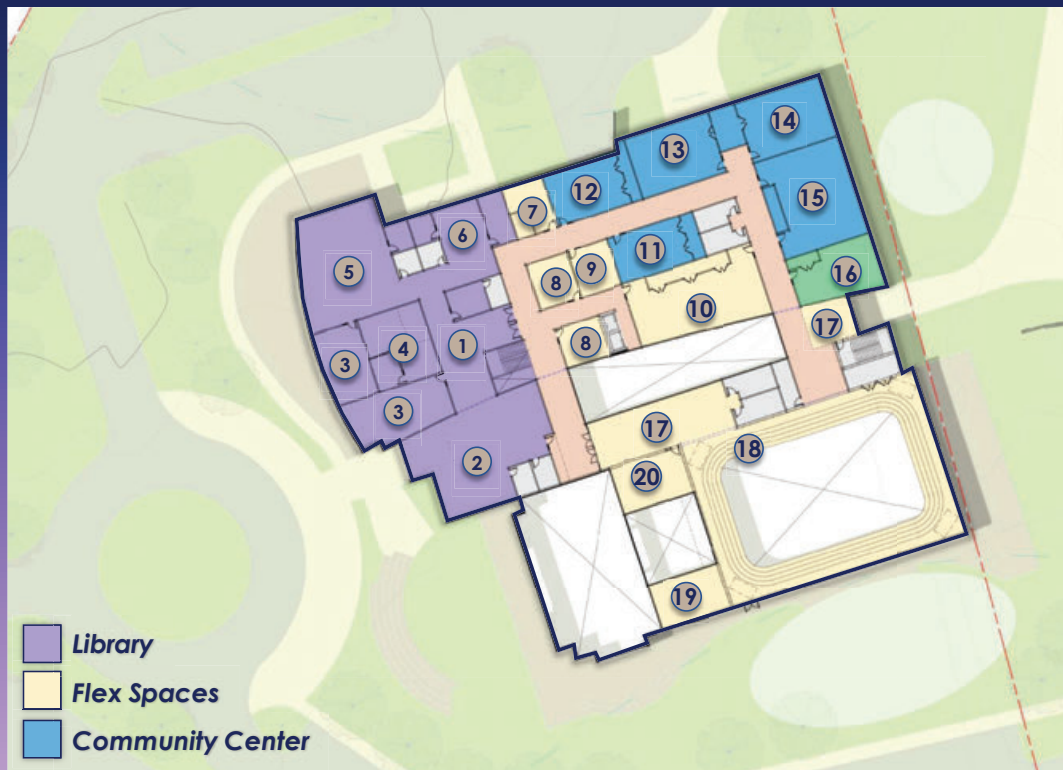


# Current Direction – Upper Level



**Tecton**  
ARCHITECTS

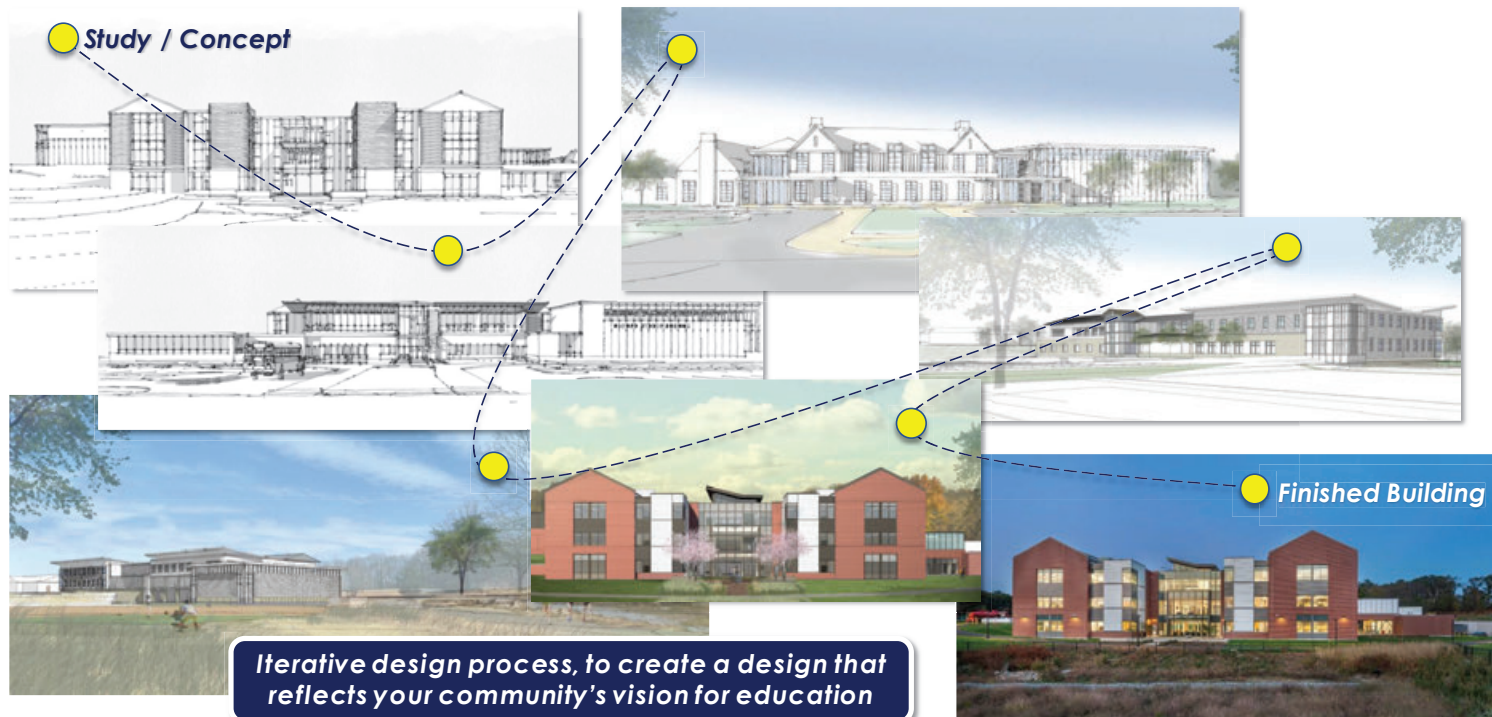
- 1 Circulation Area
- 2 Children's Area
- 3 Activity Rooms
- 4 Library Workroom & Admin
- 5 Adult Area
- 6 Teen Area
- 7 All-Staff Break Room
- 8 Reservable Meeting Rooms
- 9 Sensory Room
- 10 Wellness/Dance Studio
- 11 Small Multipurpose
- 12 Small Multipurpose
- 13 Maker Space
- 14 Art Room
- 15 Medium Multipurpose
- 16 Teen Center
- 17 Lounge
- 18 Track Above Gym (w/ Stations)
- 19 Cardio/Weights Area
- 20 Indoor Play Area



## Keeping Big Picture Process In Mind...



**Tecton**  
ARCHITECTS





- ① Confirmation of size and amenities of Gymnasium
- ② Teen Center size and type of spaces
- ③ Space for Special Needs Population, Cultural Groups & Non-English Language Speakers
- ④ Balance of net to gross SF – circulation vs. program space
- ⑤ Distance from accessible parking to main entries



## UPCOMING EVENTS

# Upcoming Events



Tecton  
ARCHITECTS

9/14

PUBLIC  
EVENT

9/22

ADVISORY  
COMMITTEE

10/6

VIRTUAL  
PRES/Q&A

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CPED/HCS  
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## NEXT STEPS

# Next Steps



Tecton  
ARCHITECTS

- 1 Finalize Preferred Direction, Develop Rendering
- 2 Order of Magnitude Costs
- 3 Feasibility Report | Document the process & decisions in a guidebook for the Town
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## Connect with us!



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**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Refining the Design Workshop**

October 26, 2022

**POWERPOINT PRESENTATION**

October 27th Advisory Committee Meeting



**Tecton**  
ARCHITECTS

# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**Advisory Committee Meeting**

October 27, 2022

## Agenda



**Tecton**  
ARCHITECTS

① Recap Project Goals & Vision

② Initial Concepts & Variations

***Focus of tonight's meeting***

Gather input on current direction

③ ***Review the Current Direction***

④ ***Review Feedback We've Heard Recently***

⑤ Upcoming Events

⑥ Next Steps





The **mission** of the Advisory Committee is to...

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

PROJECT GOALS & VISION

# Project Goals



Tecton  
ARCHITECTS

## CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION

Dynamic  
& Diverse  
Town

Celebrate  
WeHa  
Character

Broad  
Range of  
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Experience  
for ALL

# Project Vision What's Possible



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# INITIAL CONCEPTS

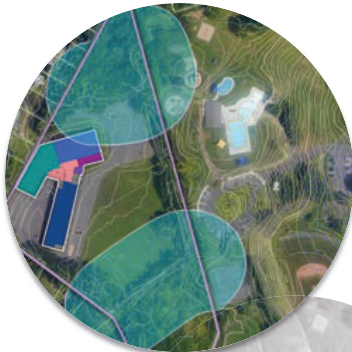
## Initial Concepts



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### Option 1

*Reuse Existing + Addition*



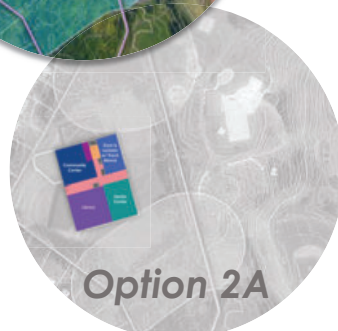
Variations



Option 1A

### Option 2

*Build New "L" Shape*



Option 2A

### Option 3

*Build New Linear Shape*



Option 3A



# Refined Scheme – Site Plan



Tecton  
ARCHITECTS



Based on  
community  
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## CURRENT DIRECTION



# Current Direction – Site Aerial



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ARCHITECTS

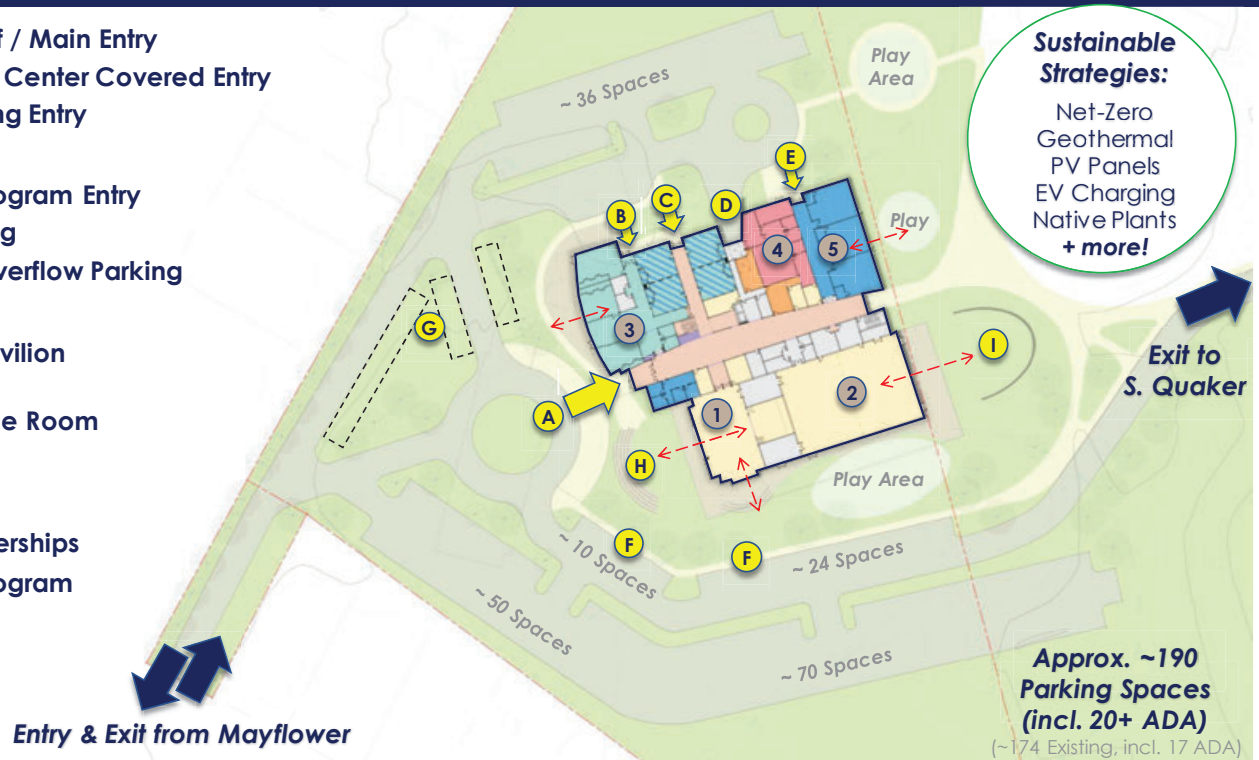


# Current Direction – Site Plan



**Tecton**  
ARCHITECTS

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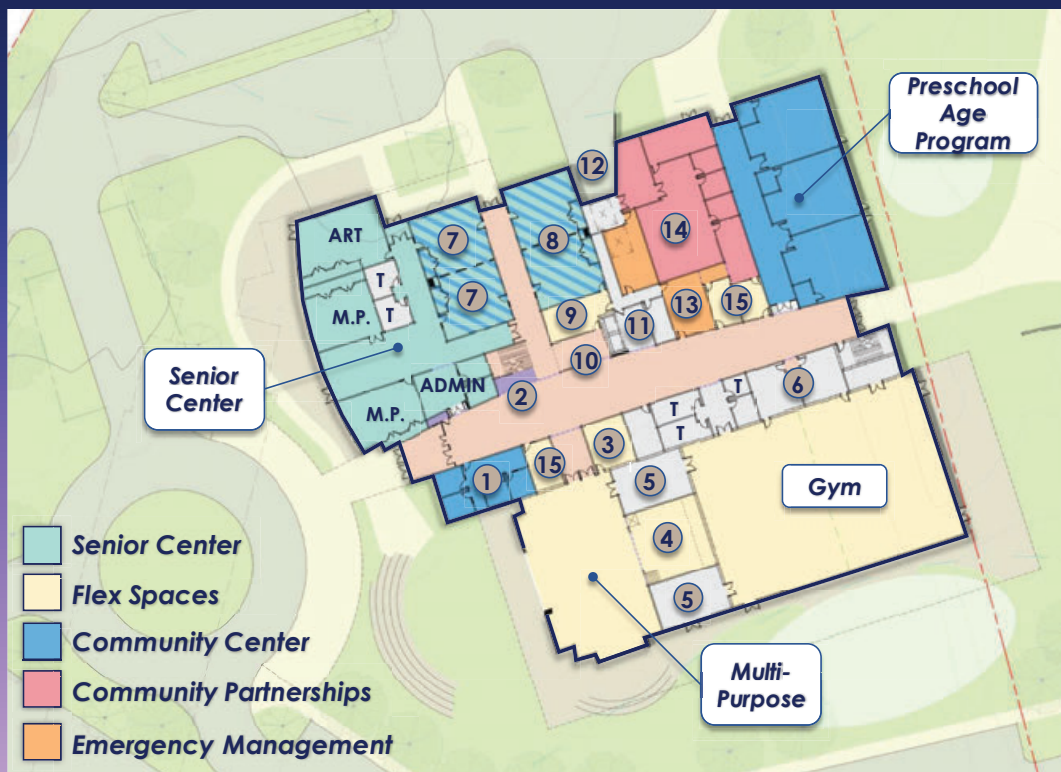


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Tecton  
ARCHITECTS

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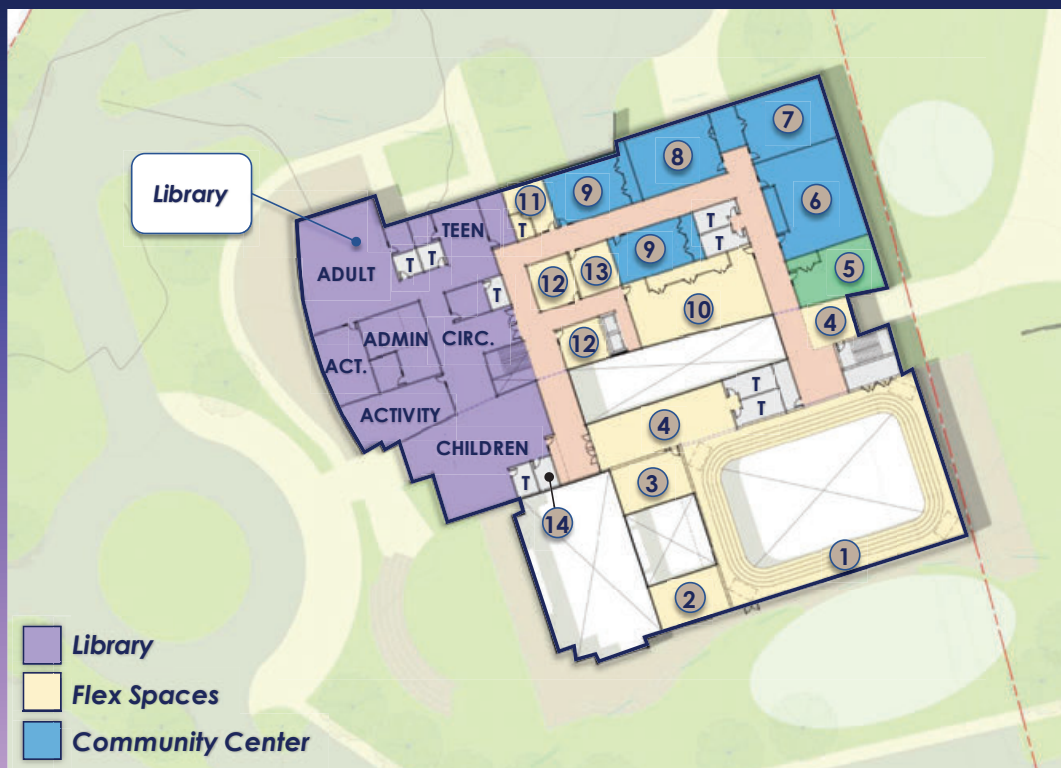


# Current Direction – Upper Level



Tecton  
ARCHITECTS

- 1 Upper Gym (Track, Stations)
- 2 Cardio, Free Weights
- 3 Indoor Play Area
- 4 Lounge
- 5 Teen Center
- 6 Medium Multi-Purpose
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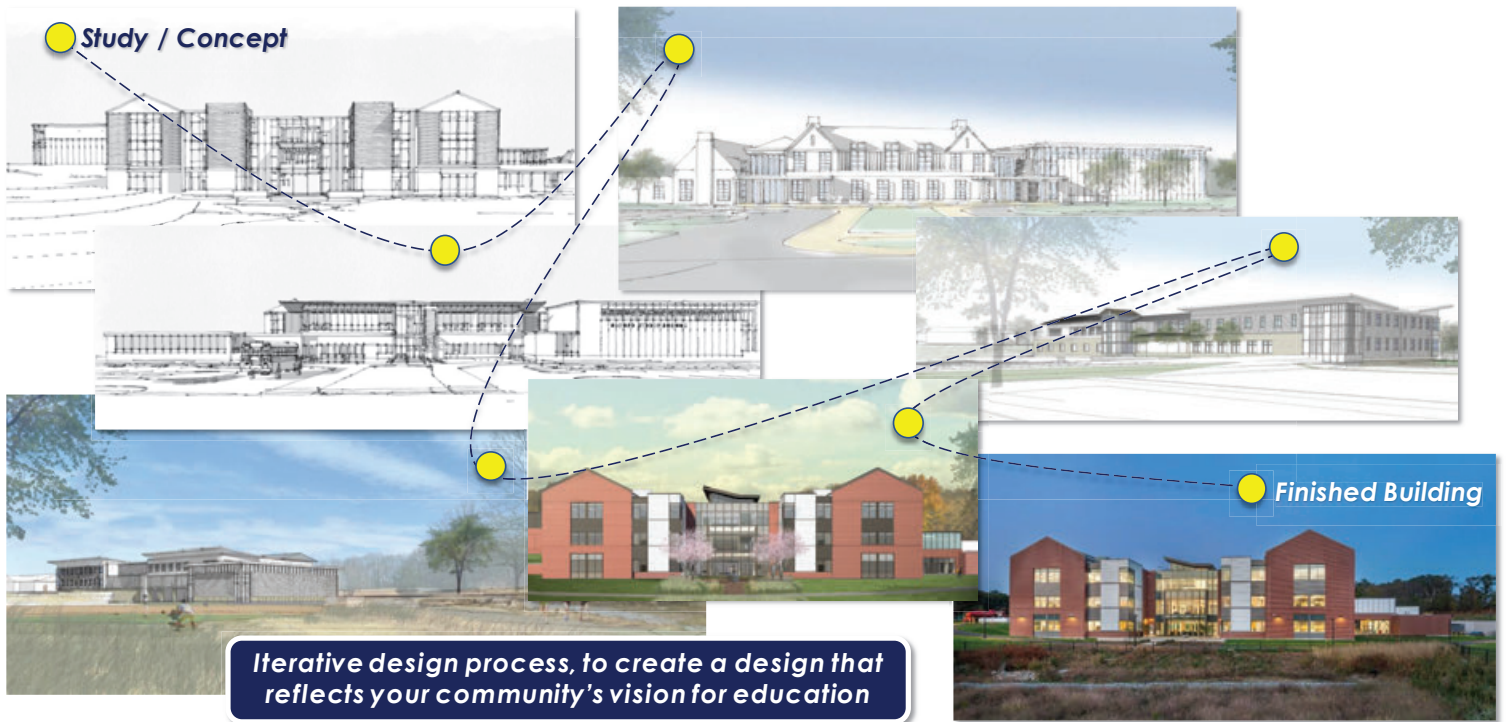




# Keeping Big Picture Process In Mind...



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## Community Survey Feedback:



Tecton  
ARCHITECTS

- 1 Confirmed that **Options 2 & 3** were most preferred  
(highest percentages of 5-star ratings)
- 2 The **location of the Building** was preferred in Option 3  
(we are reflecting this in the conceptual study design)
- 3 The **location of the Gym** was preferred in Option 3  
(we are reflecting this in the conceptual study design)
- 4 The **Senior Center** is consistently preferred in its current location
- 5 The **shape of the Building\*** was preferred in Option 3  
(we have incorporated the main circulation corridors with multiple "avenues")
- 6 The **location of the Library** was preferred in Option 3  
(we are currently showing the Library on the 2<sup>nd</sup> FL this in the conceptual study design)



Option 2



Option 3

*\*Reminder that this conceptual analysis is a test-fit of program elements on a site, to study adjacencies and overall functionality/viability. This design is likely to adapt & change in conjunction with any future design processes which will involve additional opportunities for community feedback.*

**Tecton**  
ARCHITECTS

**Tecton**  
ARCHITECTS

- *Budget accordingly for site plantings & features*
- *Community gardens*
- *No fossil fuels*
- *Traffic concerns on Mayflower St & S. Quaker*
- *Upgrade Beachland drives and parking*
- *Be good neighbors – maintenance & boundary, light pollution, no pesticides*
- *Containment of hazardous materials during demolition*







# UPCOMING EVENTS

## Upcoming Events



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ARCHITECTS

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PUBLIC  
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Connect with us!



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North



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NEW ELMWOOD  
COMMUNITY CENTER  
FEASIBILITY STUDY

WEST HARTFORD, CT

**Advisory Committee Meeting**

October 27, 2022



***POWERPOINT PRESENTATION***

November 3rd Chamber of Commerce Meeting



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# NEW ELMWOOD COMMUNITY CENTER FEASIBILITY STUDY

WEST HARTFORD, CT

**West Hartford Chamber  
Economic Development Committee**

November 3, 2022

## Agenda



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

# PROJECT GOALS & VISION

## Project Goals



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### ***CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION***

**Dynamic  
& Diverse  
Town**

**Celebrate  
WeHa  
Character**

**Broad  
Range of  
Programs**

**Enhance  
Experience  
for ALL**





# INITIAL CONCEPTS

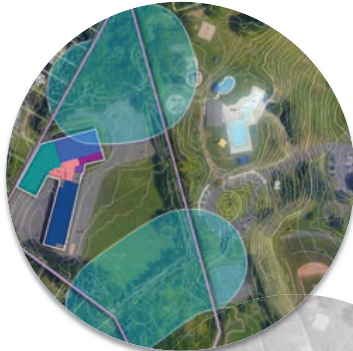
# Initial Concepts



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## Option 1

Reuse Existing + Addition



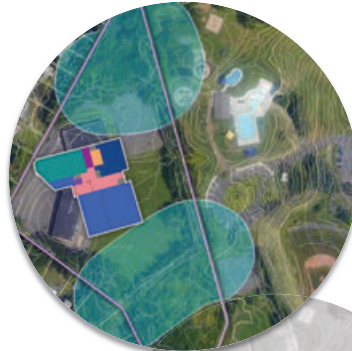
Variations



Option 1A

## Option 2

Build New "L" Shape



Option 2A

## Option 3

Build New Linear Shape



Option 3A

# Initial Concepts Feedback 9/14



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Option 1 seemed to be least preferred by the community

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

Option 2 seemed to be the preferred community direction





# Refined Scheme – Site Plan



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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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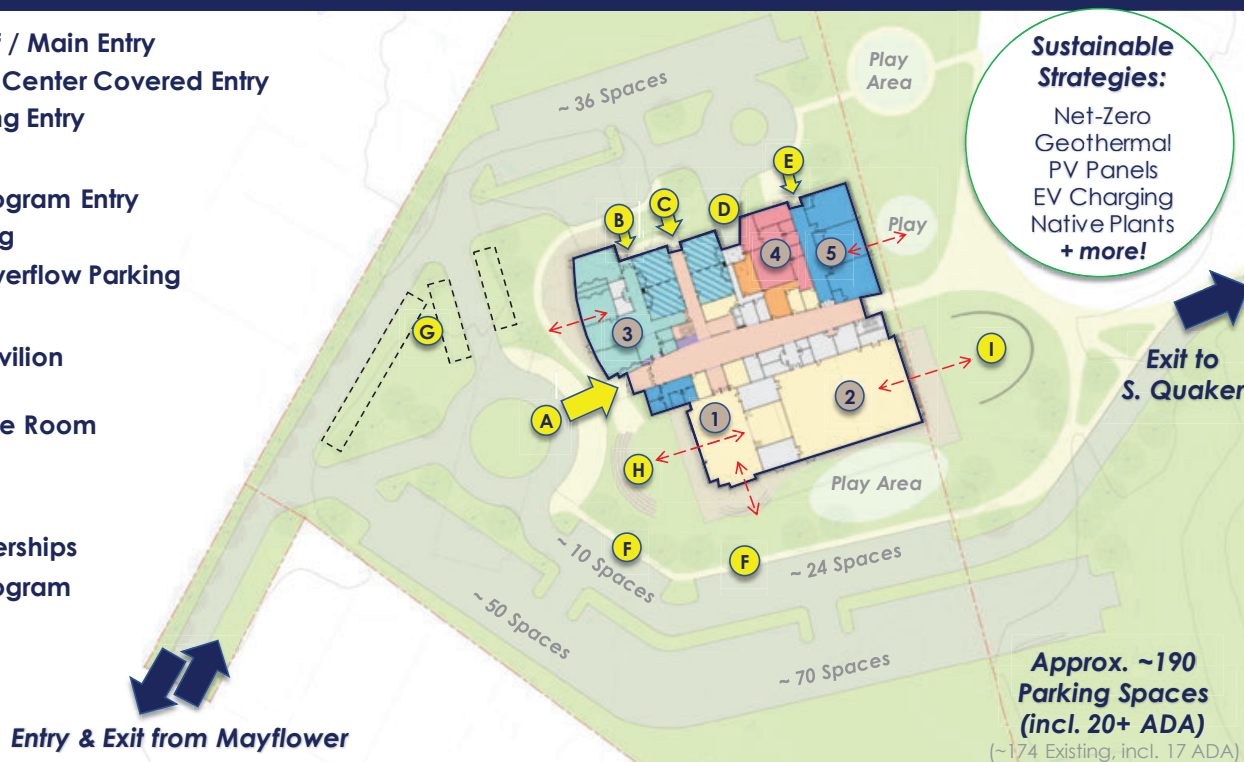


# Current Direction – Site Plan



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- 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



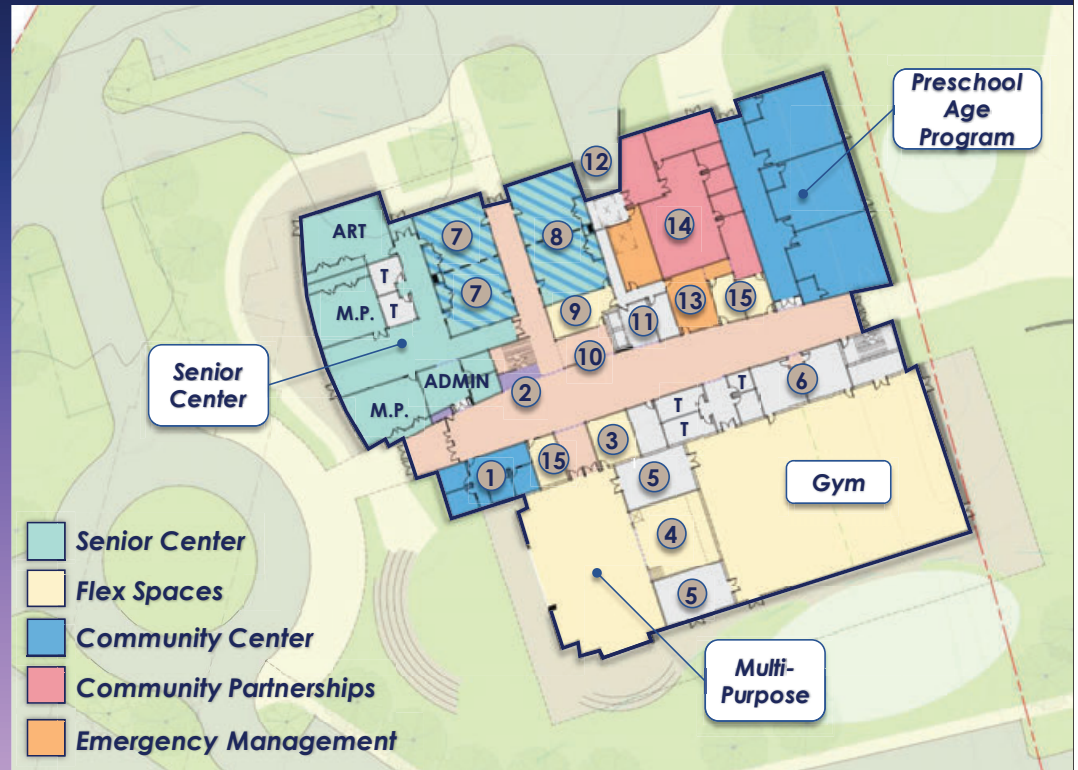


# Current Direction – Main Level



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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

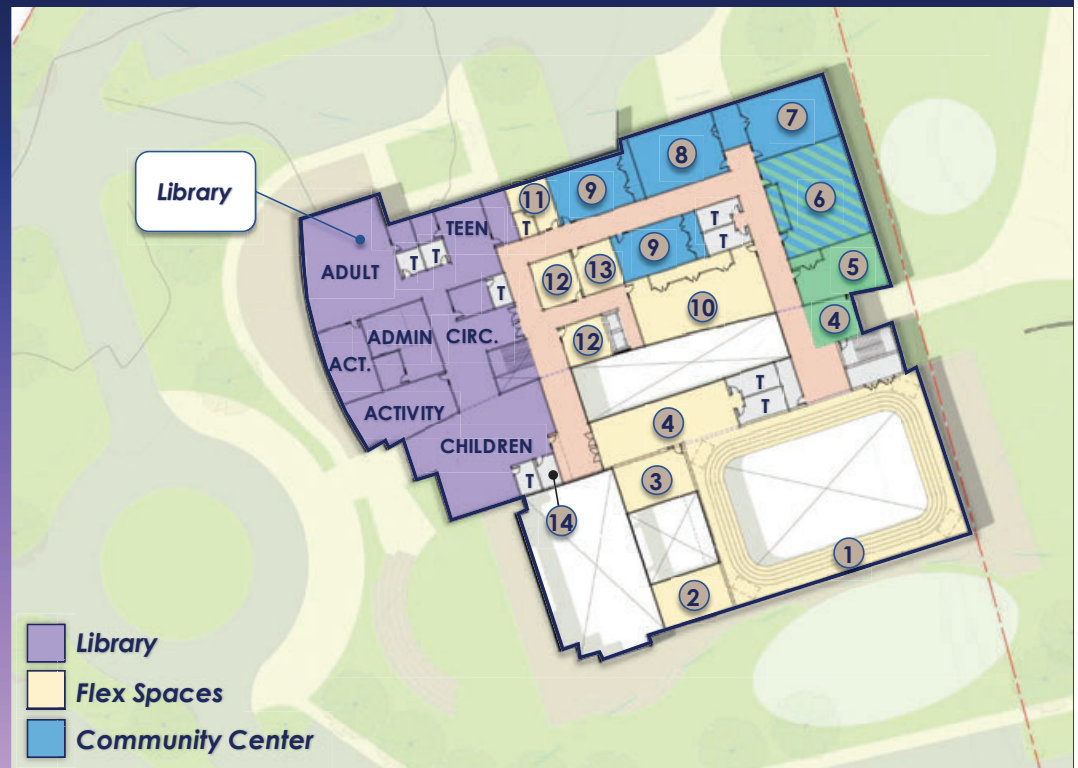


# Current Direction – Upper Level



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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





# What's Possible...



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Precedent Images  
Shown

Main Entry,  
Lobby &  
Open Stair



# What's Possible...



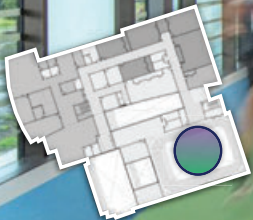
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Precedent Images  
Shown

Outdoor  
Connections



Gym with  
Track  
Above





# What's Possible...



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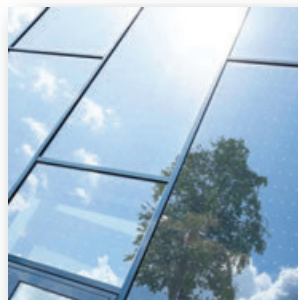
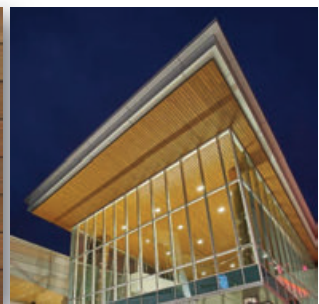
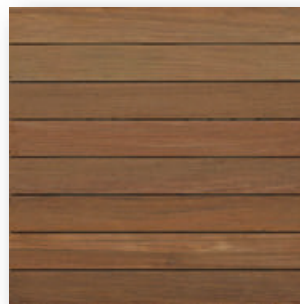


# What's Possible...



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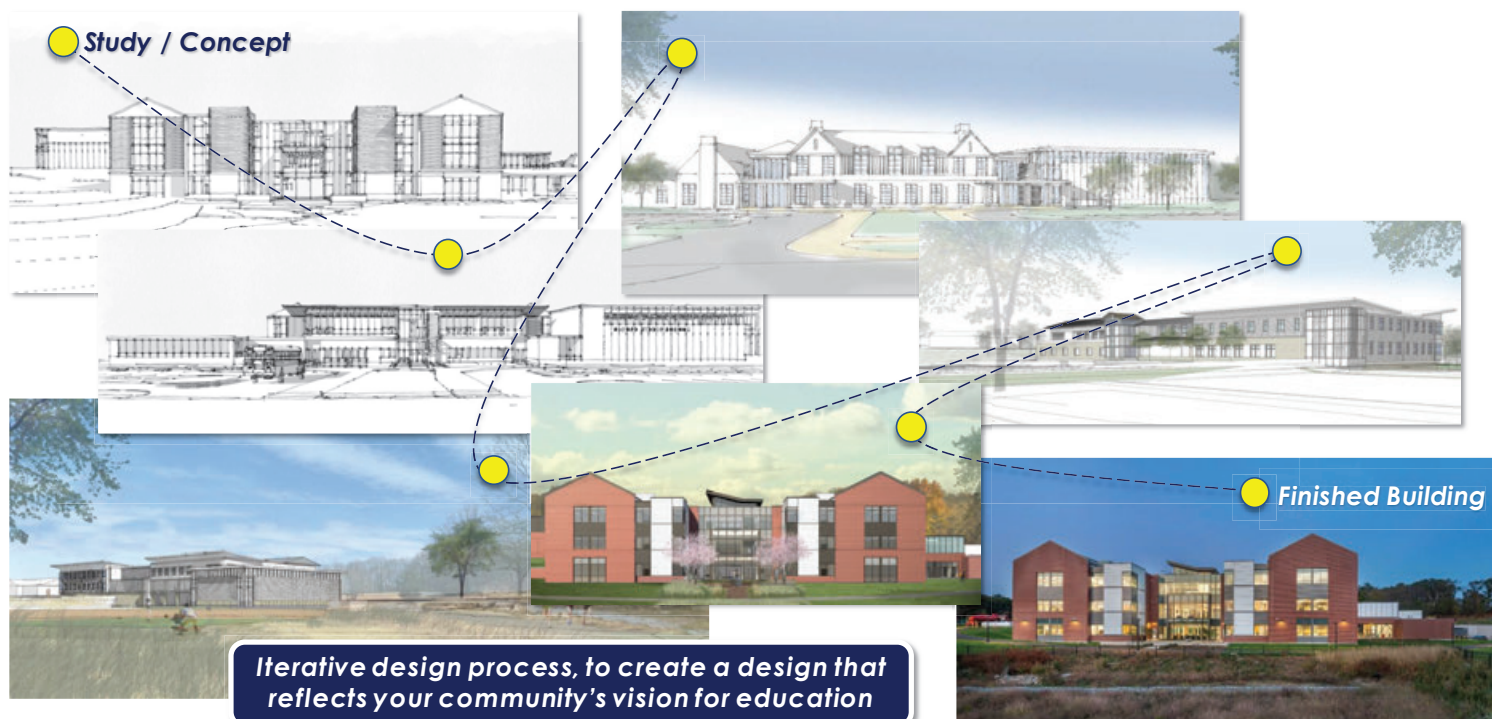
Precedent Images  
Shown



# Keeping Big Picture Process In Mind...



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## 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



## NEXT STEPS



# Next Steps



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- 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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