

# ELMWOOD COMMUNITY CENTER

FUNCTIONAL PROGRAM DEVELOPMENT  
& FACILITY FEASIBILITY STUDY



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What would you like to see in a

## Community Center?

What makes us unique & diverse?

What else would you like to see?

What are our values?

What else would you like to see?

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**Stay Connected!**  
All members of our community have the ability to co-create the vision for our town and shape decisions.

Find out more about West Hartford's new

## Community Center

A re-imagining of the programs currently offered at the Elmwood Community Center, and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park. We invite you to be a part of the process.

### 1 Site Location:

100 Mayflower Street, West Hartford

### 2 Potential Programs:

Athletics  
Community Event Spaces  
Teen Center  
Senior Center  
Library  
Day Care  
Social Services  
Community Resources & Programs  
Meeting Rooms  
Sustainable Initiatives  
Eco-conscious Landscape  
Outdoor Pavilion  
Connection to Loca Trails & Beachland Park

### 3 Next Steps:

**Existing Conditions Assessment**  
Analysis of the existing building and site at 100 Mayflower Street, adjacent to Beachland Park.

**Program Assessment**  
Tour of the current Elmwood Community Center, Kavan Library and related program spaces.

**Visioning Workshop**  
Meetings with various department and Town organizations to further the program of spaces.

**Community Connections**  
Avenues for the public to provide input and feedback on the program concept designs.

**Sustainable Initiatives & Goals**  
Frequent check-ins on the sustainability goals and initiatives being implemented.



**Tecton ARCHITECTS**

### Stay Connected!

All members of our community have the ability to co-create the vision for our town and shape decisions.

What else?  
(Add your suggestions digitally, or fill out a card and drop it in the box)



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The image shows the Tecton Architects booth at Celebrate! West Hartford on June 11-12, 2022.



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## **TERMINOLOGY:**

*Throughout this report, please note the use of the following acronyms:*

**ECC** - Elmwood Community Center

**ESC** - Elmwood Senior Center

**WEHA** - West Hartford

**WHCI** - West Hartford Community Interactive







*Purpose of this Report*

*Recommendation*

*About the Study*

*The Study Process*

*The Advisory Committee*

*Meet the Team*

*Itemized List of Meetings & Events*

*Schedule*

# EXECUTIVE SUMMARY 1





The image shows a program update presentation given during the Library Staff Day at Faxon.



## EXECUTIVE SUMMARY

### PURPOSE OF THIS REPORT

This **Functional Program Development & Facility Feasibility Study** is intended to serve as a guidebook for the Town of West Hartford as next steps are considered for the design and construction of a New Elmwood Community Center, Senior Center, and Library at 100 Mayflower Street.

### RECOMMENDATION

The recommendation arising from existing conditions analysis, programmatic needs assessments, and community conversations is to demolish the existing building at 100 Mayflower Street and build a new 82,000 SF facility towards the eastern edge of the property, with ample parking, covered drop offs, and dedicated entries as required.

### THE STUDY PROCESS

The Town of West Hartford and Tecton Architects conducted a functional program and feasibility study for a new Elmwood Community Center, Senior Center, and Library to be located at 100 Mayflower Street adjacent to Beachland Park. The study included a comprehensive evaluation of the existing facilities, a programmatic space needs assessment, and a preliminary budget, all guided by the Town's values, sustainability goals and community feedback. The study encompassed the programs currently offered at the Elmwood Community Center, the Elmwood Senior Center, and the Faxon Library, in addition to other West Hartford community programs, such as Emergency Management, Social Services, and the Teen Center.

Concurrently, the study team sought to engage with and hear from the West Hartford community. Tecton participated in many community events, and facilitated several public listening sessions. The team presented before two Town Council Standing Committees: Human & Community Services (HCS) and Community Planning and Economic Development (CPED). The team also presented before the West Hartford Chamber of Commerce Economic Development Committee. The feedback received from this engagement process, along with survey data, Advisory Committee feedback, as well as feedback from the working group, all factored into the evolving program and conceptual test-fit.

### STUDY PROCESS COMPONENTS

- 1. Existing Conditions Assessment:** Analysis of the existing building and site at 100 Mayflower Street. This assessment encompassed facility condition as it relates to construction and materials, code compliance, building systems, program test-fit, and probable costs. This assessment, along with community input, guided the decision to renovate or build new.
- 2. Community Engagement:** A robust engagement process was initiated before any concepts were explored, in order to first hear the community's needs and goals - meeting the community where they are, at Celebrate!West Hartford and Family Pool Night. The team also hosted community workshops at the ECC, a virtual Q&A session, a television interview with WHCI, and maintained an active website, project email, and social media presence. Meetings with the Advisory Committee allowed additional opportunities to hear community input and share updates.
- 3. Identification of Priorities:** The Advisory Committee, as a liaison to the community, developed lists of "Must Haves" and "Nice to Haves" which complemented the list of "Will Haves" already determined (refer to these lists in **Section 5** of this report). This valuable exercise informed the development of the program and ultimately the conceptual test-fit.



## EXECUTIVE SUMMARY

- 4. Development of Conceptual Plans:** As the program began to take shape, the next step was to translate those elements into spatial language. Through the creation of bubble diagrams and conceptual floor plans, the study team explored an initial test-fit, evaluating each placement based on identified adjacencies and spatial requirements. The team concurrently explored the location of the building on the site, and the connection to Beachland Park.
- 5. Continued Iterations:** Subsequent working group, Advisory Committee, and community meetings were centered around the translation of these program elements into conceptual drawings, to ensure they fully represented the programmatic, sustainable, cultural, and economic goals of West Hartford. An online survey was developed to gather community preferences on early diagrammatic plans, and this data, in combination with all other feedback received, informed the direction of future iterations.
- 6. Finalization of Report and Cost Estimate:** This report is a documentation of the process, rationale, decision-making and comprehensive feedback that guided each step of the development of the study. A conceptual test-fit and cost estimate are included as graphical representations of what form the building may eventually take, and the associated potential costs as a rough order of magnitude.

### THE ADVISORY COMMITTEE

The Advisory Committee was formed in order that all members of the West Hartford Community feel enabled to help shape the project vision, and have their voices heard. The Advisory Committee was composed of a diverse representation of community organizations, non-profits, groups and neighborhood residents, and was charged with serving as a liaison to the community by engaging in active dialogue and relaying community feedback. The Committee was also charged with providing guidance to the study team and working group at key milestones throughout the study process to further define and uphold the programmatic, sustainable and economic objectives set forth. The Committee made recommendations, but was not the final decision-making authority. Upon completion of the study, this committee was dissolved along with the study team.

#### Advisory Committee

- 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 & Recreation 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
- Resident at Large: Harisharan Panta

## EXECUTIVE SUMMARY

### MEET THE TEAM

In between events, Advisory Meetings, and programming conversations, the working group and study team would convene to review progress, coalesce ideas and identify additional opportunities for outreach.

#### **Working Group**

- Rick Ledwith, Town Manager
- Robert Palmer, Director, Plant & Facilities Services
- Helen Rubino-Turco, Director, Leisure & Social Services
- Laura Irmischer, Director, Library Services
- Marc Blanchard, Manager, Leisure Services
- Jaime Krajewski, Facility Manager, Elmwood Community Center
- Rebecca Sears, Director of West Hartford Senior Centers
- Catherine Diviney, Energy Specialist, Plant & Facilities Services

#### **Study Team**

- Jeff Wyszynski, Principal, Tecton Architects
- Edward Widofsky, Senior Project Manager, Tecton Architects
- Ernest Nepomuceno, Senior Designer, Tecton Architects
- Antonia Ciaverella, Architectural Designer, Tecton Architects
- Lucian Dragulski, MEP Engineer, Bemis Associates

#### **Communications Group**

- Renee McCue, Public Relations Specialist, Town of West Hartford
- Maura Beaudreault, Publicity Specialist, West Hartford Public Library
- Laura Irmischer, Director, Library Services
- Helen Rubino-Turco, Director, Leisure & Social Services
- Edward Widofsky, Senior Project Manager, Tecton Architects
- Antonia Ciaverella, Architectural Designer, Tecton Architects



## EXECUTIVE SUMMARY

The study schedule encompassed approximately eight months in 2022, allowing the team to explore existing conditions and programming concurrently, and to have these findings inform the development of conceptual plans. Community listening opportunities and Advisory Committee meetings were strategically placed at key milestones in order to incorporate feedback from these critical groups as the developments were taking place. A rhythm of working group meetings facilitated the review of progress to date, the sharing of ideas and additional feedback, as well as outreach strategies to ensure that what was heard and gathered at community events was shared back with the public.

### ITEMIZED LIST OF MEETINGS & EVENTS

#### 2022

- **APRIL 29:** *Project Kick-Off*
- **Working group meetings every three weeks**
- **JUNE 1:** *Programming Session & Visioning Workshop - Library & Emergency Management*
- **JUNE 2:** *Programming Session & Visioning Workshop - Leisure & Social Services*
- **JUNE 11-12:** *Community Listening Session #1 - Celebrate! West Hartford*
- **JUNE 30:** *Advisory Committee Meeting #1*
- **JULY 19:** *Programming Session Update - ECC & ESC*
- **JULY 20:** *Communications Meeting*
- **AUGUST 4:** *Family Pool Night at Beachland Pool*
- **AUGUST 11:** *Advisory Committee Meeting #2*
- **AUGUST 17:** *Town Council Standing Committee Meetings (HCS & CPED)*
- **SEPTEMBER 8:** *Programming Session Update - Library Staff Day*
- **SEPTEMBER 8:** *Programming Session Update - Coffee Chat at ESC*
- **SEPTEMBER 12:** *Recording Session at WHCI*
- **SEPTEMBER 14:** *Community Listening Session #2 - Initial Concepts*
- **SEPTEMBER 22:** *Advisory Committee Meeting #3*
- **SEPTEMBER 23:** *Community Survey Opens on Project Website*
- **SEPTEMBER 29:** *Meeting with Town Engineer and Town Planner*
- **OCTOBER 6:** *Community Listening Session #3 - Virtual Presentation / Q&A*
- **OCTOBER 17:** *Community Survey Closes on Project Website*
- **OCTOBER 25:** *Update to Town Council Standing Committees (HCS & CPED)*
- **OCTOBER 26:** *Community Listening Session #4 - Refining the Design*
- **OCTOBER 27:** *Advisory Committee Meeting #4*
- **NOVEMBER 3:** *Chamber of Commerce Presentation*

#### 2023

- **JANUARY 18:** *Final Presentation to Town Council*

EXECUTIVE SUMMARY

Proposed Milestone Schedule - New Community Center Feasibility Study																																															
Proposed Tasks	2022																																				2023										
	April				May				June				July				August				September				October				November				December				January										
	4/4	4/11	4/18	4/25	5/2	5/9	5/16	5/23	5/30	6/6	6/13	6/20	6/27	7/4	7/11	7/18	7/25	8/1	8/8	8/15	8/22	8/29	9/5	9/12	9/19	9/26	10/3	10/10	10/17	10/24	10/31	11/7	11/14	11/21	11/28	12/5	12/12	12/19	12/26	1/2	1/9	1/16	1/23				
Stakeholder Meetings																																															
Kickoff Meeting & Team Introductions				4/29																																											
Working Group - Progress Meetings														7/6			7/27			8/17			9/7			9/28			10/19			11/9						12/14			1/4						
Advisory Committee - Progress Meetings													6/30						8/11						9/22				10/27																		
Communications Group - Planning Meetings																7/20																															
Town Planning & Zoning																																															
Town Council - CPED and HCS Sub-Committee Meetings																				8/17																											
Authorization to proceed																																															
Programming																																															
User Group - Programming Meetings																																															
Building tours & initial program needs assessment																																															
Program verification and refinement																																															
Test fit of program in existing building																																															
Development of conceptual design options																																															
Development of program																																															
Bubble diagrams																																															
Initial deveopment and review of the options (floor plans, site plan)																																															
Refinement of options/preferred options																																															
Develop rough order of magnitude costs for options, select approach																																															
Revisions to plans, prepare rendering imagery																																															
Preparation of estimate for chosen scheme																																															
Finalize Design Option - scope, schedule, budget, phasing																																															
Compile final feasibility report document																																															
Community Engagement																																															
Digital outreach: website uploads, surveys, email communication																																															
#VS1 ~ "What is desired"; Celebrate! West Hartford Event, visioning session, open discussion and solicit feedback																																															
Beachland Park Pop-Up Event "Family Pool Night"																																															
Library Staff Day																																															
Senior Center Coffee Chat																																															
#VS2 ~ "What we heard"; Summary of feedback, initial concepts presentation																																															
Virtual Presentation Q&A																																															
Website Survey: Vote for Initial Concepts																																															
#VS3 ~ "Refining the plan"; Presentation of proposed concept to community																																															





*Project Vision*

*Goals of the Study*

*Sustainability Measures*

*Design Opportunities*

*List of Precedent Projects*

# PROJECT UNDERSTANDING & CONTEXT **2**





Find out more about West Hartford's new

# Community Center

A re-imagining of the programs currently offered at the Elmwood Community Center, and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park. We invite you to be a part of the process!

1

## Site Location:

100 Mayflower Street, West Hartford

2

## Potential Programs:

Athletics  
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Teen Center  
Senior Center  
Library  
Day Care  
Social Services  
Community Resources & Programs  
Meeting Rooms  
Sustainable Initiatives  
Eco-conscious Landscape  
Outdoor Pavilion  
Connection to Local Trails & Beachland Park

3

## Next Steps:

**Existing Conditions Assessment**  
Analysis of the existing building and site at 100 Mayflower Street, adjacent to Beachland Park.

**Program Assessment**  
Tour of the current Elmwood Community Center, from Library and related program spaces.

**Visiting Workshop**  
Meeting with various departments and town organizations to further define the program of spaces.

**Community Connection**  
Avenues for the public to share thoughts and feedback on the program and any concept designs.

**Sustainable Initiatives & Goals**  
Research, check-in on the sustainable goals and implementing the program.

**What else?**  
(Add your suggestions digitally or fill out a card and drop it in the box.)



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**Stay connected!**

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The image shows the Tecton Architects table at Family Pool Night at Beachland Pool.



## PROJECT UNDERSTANDING & CONTEXT

### PROJECT VISION

The vision established early on in the study process was the opportunity for a landmark project - one that stands out across New England, or nationally, as a leader in both sustainability and architectural design. This important project will serve the community for generations to come, and through its unique blend of programmed and flexible spaces, can adapt over time as West Hartford continues to evolve. As a "building on the hill" within this idyllic setting, the use of natural materials in a modern aesthetic will further this connection to Beachland Park. Sustainable strategies will ensure this building is not only a good and respectful neighbor, but a champion for healthy, resilient and responsible design.



***The image above shows the vision for a "building on the hill", a beacon for the community. The view is taken from the entrance to Beachland Park on South Quaker Lane, looking southwest towards the 100 Mayflower property. This was a conceptual rendering produced early on as part of the interview process.***

### GOALS OF THE STUDY

Throughout the study, the team kept one overarching goal at the forefront of our efforts - to 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 UNDERSTANDING & CONTEXT

### GOALS OF THE STUDY *Continued*

Another important goal of the study was to engage the various stakeholders, especially the community, at each step along the journey, in order to ultimately present the Town with a comprehensive guidebook that not only documents the decisions made and iterations explored, but also the reasons why based on the feedback received. The intent is that this feasibility study assists the Town and community should the subsequent process of design and construction unfold.



## CREATE A WELCOMING MULTI-GENERATIONAL CULTURAL DESTINATION

Dynamic  
& Diverse  
Town

Celebrate  
WeHa  
Character

Broad  
Range of  
Programs

Enhance  
Experience  
for ALL

## PROJECT UNDERSTANDING & CONTEXT

### SUSTAINABLE MEASURES

As part of a Town-wide effort, planning for sustainable strategies for both site and building was pivotal in the study. The pursuit of net-zero through passive strategies and sustainable systems such as geothermal and solar panel arrays remained the focus of the conceptual test-fit and estimate. To the greatest extent possible, the building systems are envisioned as all-electric. Complementary pursuits such as the Design For Freedom movement that promotes the use of ethically sourced building materials were also discussed as opportunities to consider that align with the project and Town goals.



#### From the Town website:

*"The Town of West Hartford is committed to sustainability. We strive to lead by example. In today's world, sustainability is not optional: we must push forward with a sense of urgency. Sustainability must be embedded into the everyday decision-making, actions, and operations of our Town and its citizens. Sustainable actions support the three pillars of Social Equity, Environment, Economy – also referred to as the three E's, the triple bottom line, or the three P's: People, Planet, Profits."*

### SUSTAINABLE STRATEGIES TO EXPLORE:

- Net-Zero
- Passive House
- Geothermal
- Solar/PV
- All Electric
- Passive Design Strategies (Building Orientation, Natural Ventilation, Daylighting, Sun Shading)
- Energy-efficient Fixtures (LED lighting, Low-Flow fixtures)
- Low-Carbon, Carbon-Free
- Healthy Environments (No-VOC, Red List Free, WELL Building)
- Ethically Sourced Materials (Design For Freedom)
- Adaptable and Future-Flexible Infrastructure
- Ease of Maintenance
- EV Charging Stations
- Native Plantings, Bioswales
- Rainwater Collection
- Composting
- Reduced Impervious Pavement
- Mindful Lighting Strategies (Minimize Light Pollution)
- Bird-Friendly Glass
- Support for Active Transportation (Bicycles, Sidewalks, Walking Paths)

### IDEAS FOR RENOVATION/ADDITION OF THE EXISTING BUILDING *(Received from the Advisory Committee)*

Identify best practices for reducing, reusing, and recycling construction and/or demolition materials. If the existing building partially meets the space/size requirements of the proposed program but does not meet the thermal/HVAC present day standards, the building could be "wrapped" with common corridors providing a new exterior envelope (heat sink) and added circulation. Consider the existing basement as a suitable location for a rain harvesting system distributing irrigation/gray water. Building extension/expansion should address the park and designed along the eastern property line, using the expansive park to give it breath/welcome on the east, and leaving the south site for the Center's unique outdoor program. Propose minimal disruption/removal of the existing trees on site.

### IDEAS FOR NEW CONSTRUCTION *(Received from the Advisory Committee)*

Pursue and achieve net-zero while also setting a high standard for design. Identify best practices for reducing, reusing, and recycling construction and/or demolition materials. Push new building to the east, allowing for more of a buffer from surrounding residential neighborhood and adding an expansive outdoor area on the SW/W side of the new building. Propose minimal disruption/removal of the existing trees on site.



## PROJECT UNDERSTANDING & CONTEXT

### SITE DESIGN OPPORTUNITIES:

#### Create a fully integrated park

- 1 Enhance community connectivity through neighborhood and pedestrian access, trails, running paths.
- 2 Rethink site access and visibility with a new park access road, monumental sign and connect facilities and parking.
- 3 Expand passive and active recreation opportunities through connections to the existing fields, pool and playgrounds, but also through potential amphitheater, pavilion and patio spaces.



The image shows a photo of Beachland Park. (Photo by others)



The image above shows a site diagram produced early on as part of the interview process.



## PROJECT UNDERSTANDING & CONTEXT



*The image above shows an aerial rendering produced early on as part of the interview process.*



*The image shows a possible palette of exterior building materials and textures. (Precedent images shown)*

### BUILDING DESIGN OPPORTUNITIES

**Create a welcoming, multi-generational cultural destination.**

Throughout the study process, the opportunity for this project to be a landmark in the region, and nation, was well considered. Examples across Connecticut and globally prove that stand-alone buildings of this type are outdated and inefficient. The concept of bringing together a Community Center, Senior Center and Library under one roof has programmatic, cultural, operational and sustainability benefits. Through the creative use of flexible, adaptable spaces, these shared amenities help realize the many benefits of a combined program by fostering multiple uses of spaces, and continuous use of spaces, as determined by schedule.

Through unique opportunities on site with connections to Beachland Park, the exterior building materials and textures are intended to reflect the park's natural aesthetic but with a modern expression.



## PROJECT UNDERSTANDING & CONTEXT

Below are other precedent examples of building form, materiality, entry, integration with the landscape, as well as indoor-outdoor connections. From the transparency and visibility, to the volumetric, formal proportions and canopies, these buildings offer similar conditions and design opportunities to those envisioned for the New Elmwood Community Center project.



***The images show possible expressions of building form and scale that embrace indoor-outdoor connections. (Precedent images shown)***



## PROJECT UNDERSTANDING & CONTEXT

### INTERIOR DESIGN OPPORTUNITIES

#### *Natural materials, modern aesthetic*

The vision for the interior design is a continuation of the natural materials expressed on the building facade. Bringing this aesthetic to the internal spaces fosters a greater sense of connectedness with the natural world, and reinforces the existing relationship to the park setting. Ample natural daylight and transparency within the building promotes a sense of warmth, comfort and community. Creating visual connections particularly from the main entry lobby into spaces proposed on the upper level, such as the Library, dance studio, or walking track, brings the energy and activity of those spaces alive and amplifies their presence. The openness and volume envisioned particularly within the main entry lobby serves also as a wayfinding aide and organizing element within the building.



**The images show possible expressions of interior spatial relationships, scale and aesthetic expression. (Precedent images shown)**

## PRECEDENT COMMUNITY CENTER PROJECTS



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

860 548 0802  
401 596 7555

TECTONARCHITECTS.COM

August 2022 (revised December 2022)

### WSH02AR – List of Precedent Community Center Projects

Below, please find a list of community center projects that have inspired us in our process. These precedents serve as case studies, helping inform programmatic adjacencies, site design, overall building aesthetic, and formal arrangements. We have identified those that are local to our region that could be visited in-person with an asterisk.

Project Name	Location	Architect	Total SF	Program	Date Completed	Link
Meadowvale Community Centre & Library	Mississauga, Ontario	Perkins&Will	87,300 SF	Community Center & Library	2016	<a href="https://perkinswill.com/project/meadowvale-community-centre-and-library/">https://perkinswill.com/project/meadowvale-community-centre-and-library/</a>
<b>What inspired our team:</b> Programmatically, this project combined a branch library and community center. The project also shared the drivers of inclusivity, sustainability and design excellence, as well as the connection to a nearby natural feature with trails system. The scale of the building volume being both one and two stories was also studied, and how transparency is used both within the building to visually connect interior spaces and on the exterior façade to connect the building and program elements with outdoor spaces.						
Lemay Community Recreation Center	Lemay, MO	Cannon Design	45,000 SF	Community Center	2015	<a href="https://www.cannondesign.com/our-work/work/lemay-community-recreation-center-and-aquatic-complex/">https://www.cannondesign.com/our-work/work/lemay-community-recreation-center-and-aquatic-complex/</a>
<b>What inspired our team:</b> This project is sited adjacent to an existing park and recreation fields. The material palette is largely glass and stone to connect with nature. With an elevated walking track and a multigenerational approach to the floor plan adjacencies inspired our programmatic analysis.						
Singing Hills Recreation Center	Dallas, TX	Perkins&Will	23,000 SF	Community Center & Senior Center	2021	<a href="https://perkinswill.com/project/singing-hills-recreation-center/">https://perkinswill.com/project/singing-hills-recreation-center/</a>
<b>What inspired our team:</b> Described as "a platform for social interaction where human activities intersect", this project combines a community and senior center under one roof. The volume balances the scale of one- and two-story spaces, with a central organizing spine that connects the main entry with a view to the natural landscape beyond. The materials of metal, glass and wood combine with a modern aesthetic. The shared gym, fitness room, and dance studio are some of the amenities that make this building inviting for all generations.						
Norwell Public Library*	Norwell, MA*	Oudens Ello	21,000 SF	Library	2021	<a href="https://www.oudens-ello.com/project/norwell-public-library">https://www.oudens-ello.com/project/norwell-public-library</a>
<b>What inspired our team:</b> This library project celebrates nature and sustainability, has a modern and minimal aesthetic that is clean, warm and inviting. The use of natural materials, patterns and colors partner with the landscape. Abundant natural light fills the interior space.						
Lubber Run Community Center*	Arlington, VA*	VMDO	50,000 SF	Community Center	2020	<a href="https://www.vmdo.com/lubber-run-community-center.html">https://www.vmdo.com/lubber-run-community-center.html</a>
<b>What inspired our team:</b> This project embraced a net-zero sustainable design approach and the surrounding park landscape to create connections between indoor and outdoor space that knit the building with the environment. This multi-story building uses natural materials, expanses of glass to bring in daylight, and visual connectivity throughout the interior that unites the spaces.						

## PRECEDENT COMMUNITY CENTER PROJECTS

Chili Community Center*	Chili (Rochester), NY*	Passero Associates	95,000 SF	Community Center, Senior Center, Library, Parks Complex	2021	<a href="https://christa.com/project/chili-community-center/">https://christa.com/project/chili-community-center/</a>
<b>What inspired our team:</b> The composition of program elements is similar, as is the emphasis on flexible shared spaces that foster a sense of community and connection across multiple user groups. On site, the covered drop off and proximal accessible parking spaces were also taken into consideration.						
Clayton Community Center	Surrey, British Columbia	hcma Architecture + Design	76,000 SF	Community Center, Library	2020	<a href="https://hcma.ca/project/clayton-community-centre/">https://hcma.ca/project/clayton-community-centre/</a>
<b>What inspired our team:</b> Expansive outdoor walkways and canopy spaces bridge the indoor-outdoor connection. Natural materials echo this relationship. The emphasis on inclusive design as well as the modern aesthetic are also notable.						

Below, please find a list of projects that have been referenced in our programming conversations:

Project Name	Location	Architect	Total SF	Cost	Cost/SF	Date Completed	Link
East Hartford Senior Center	East Hartford, CT	Christopher Williams Architects	18,950 SF	~ \$9.9 M	\$522	2021	<a href="https://cwarchitectsllc.com/projects/east-hartford-senior-center/">https://cwarchitectsllc.com/projects/east-hartford-senior-center/</a>
Rocky Hill Community & Senior Center	Rocky Hill, CT	QA+M	19,500 SF	\$10.5 M	\$538	2020	<a href="https://www.qamarch.com/qa-m-wins-three-new-community-proje">https://www.qamarch.com/qa-m-wins-three-new-community-proje</a>
Windham Community & Senior Center	Willimantic, CT	QA+M	30,000 SF	\$14.6 M	\$487	2021	<a href="https://www.qamarch.com/windham-to-vote-on-community">https://www.qamarch.com/windham-to-vote-on-community</a>
New London Community Center	New London, CT	Silver/Petrucelli + Associates	58,000 SF	\$30 M	\$517	In design	<a href="https://www.theday.com/local-news/20220731/new-london-approves-site-plan-for-community-center-at-fort-trumbull/">https://www.theday.com/local-news/20220731/new-london-approves-site-plan-for-community-center-at-fort-trumbull/</a>
Newtown Community & Senior Center	Newtown, CT	QA+M	45,860 SF	\$18 M	\$392	In design	<a href="https://www.qamarch.com/newtown-community-center">https://www.qamarch.com/newtown-community-center</a>
Colchester Senior Center	Colchester, CT	Silver/Petrucelli + Associates	15,700 SF	\$9M	\$573	Bidding	<a href="https://www.colchesterct.gov/senior-center-building-project">https://www.colchesterct.gov/senior-center-building-project</a>
Alvin and Beatrice Wood Human Services Center	Bloomfield, CT	Moser Pilon Nelson	56,000 SF	~\$22.3M	~\$398	2019	<a href="https://www.bloomfieldct.gov/human-services-facility-building-committee">https://www.bloomfieldct.gov/human-services-facility-building-committee</a>





*Existing Building Summary & Analysis*

*Existing Square Footage Analysis*

*Site Analysis*

*Building Walkthroughs*

# EXISTING CONDITIONS & SITE ANALYSIS **3**

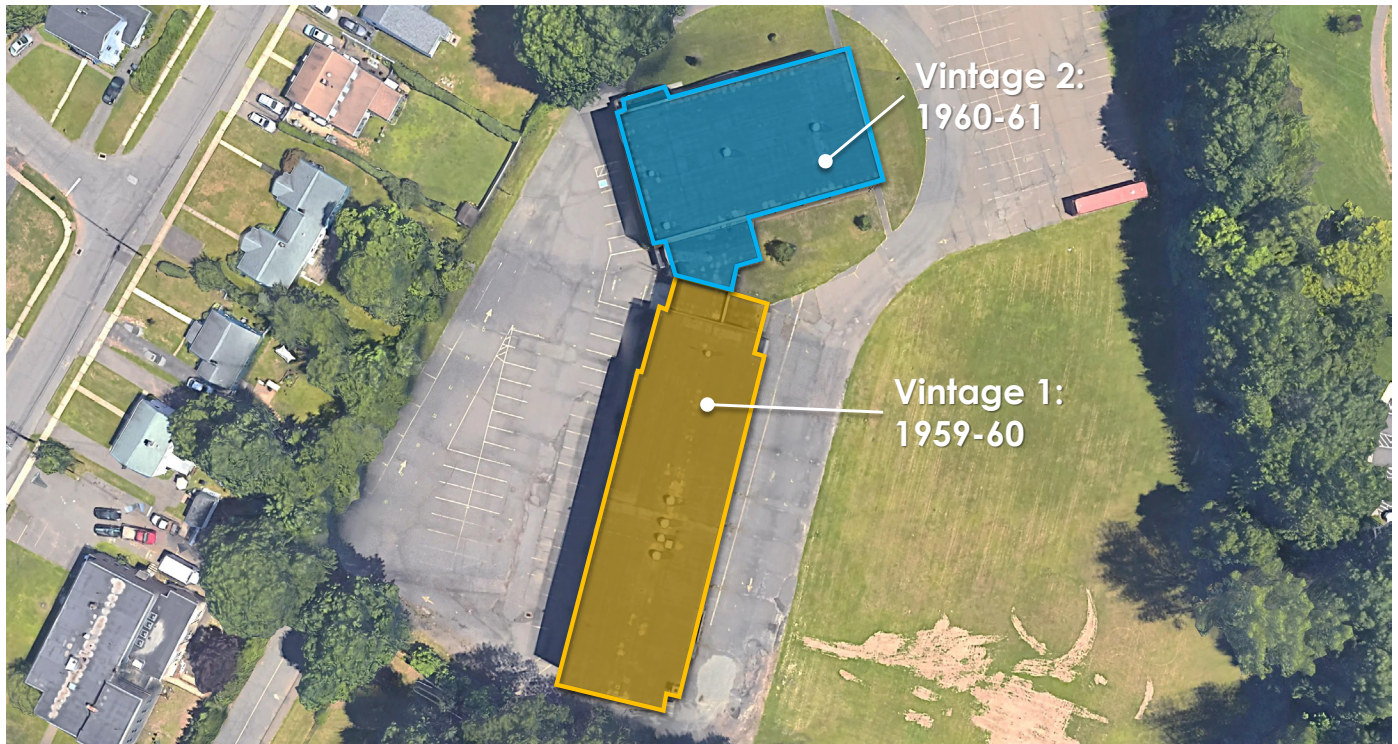




The image shows an aerial map of the 100 Mayflower site with property and contour lines depicted.



## EXISTING CONDITIONS & SITE ANALYSIS



### 100 MAYFLOWER ST - EXISTING BUILDING SUMMARY

**DATE OF ORIGINAL CONSTRUCTION:** 1959-60, with a gym addition in 1960-61

**TOTAL EXISTING BUILDING SF:** 51,800

**TOTAL BUILDING STORIES:** 3

**BUILDING CONSTRUCTION:** steel frame, non-loadbearing perimeter masonry walls\*

**FLOOR CONSTRUCTION:** one-way concrete slab

**ROOF CONSTRUCTION:** steel frame, tectum decking  
\*the exterior and interior walls in the gym addition are load bearing

**TOTAL SITE AREA:** 8.54 acres

**TOTAL PARKING:** Approximate existing parking at ECC, ESC, Faxon & Beachland Park round-about: 174 spaces, including approximately 17 accessible spaces\*

The existing building at 100 Mayflower was designed and used as a former school. It was evaluated on a high-level as part of this study for the purposes of determining the validity of an option that proposes the full or partial reuse/renovation of the existing building. The challenges associated with retaining any portion of the existing building are outlined in subsequent pages of this report. Diagrammatic options that explore the reuse of the building are also outlined in subsequent pages of this report. Ultimately, due to both programmatic and functional requirements, the reuse of the existing building was not a preferred direction.

*\*The intent of the conceptual site plan was to, at a minimum, replace the existing parking at ECC, ESC, Faxon and the parking being reconfigured by the proposed site plan at the existing Beachland Park round-about. Considering that program elements may also be moving from Town Hall to this location, the need for additional parking spaces was important. The lack of sufficient existing parking, in particular sufficient accessible parking, was heard frequently at both user-group meetings and community workshops.*

## EXISTING CONDITIONS & SITE ANALYSIS

### BUILDING ANALYSIS:

*We're exploring all options, as the reuse of the existing building could result in an overall cost savings to the project. However, there are several concerns that will make reuse difficult. They are as follows:*

- **Programmatic Requirements:** The existing building at 100 Mayflower is approximately 52,000 SF, which is significantly smaller than the approximately 82,000 SF currently needed and programmed. As such, reuse of the existing building would require a sizable addition, which adds cost. Also, programmatic elements that currently exist at 100 Mayflower, such as the gymnasium, are much smaller than what is currently needed and programmed.
- **Universal Design:** Several concerns with accessibility make the reuse of the existing building a challenge. The main building level is not at grade, presenting a concern with arrival and entry. The gym is at a different height from the main level, and no elevator currently exists to connect the upper level and the basement level.
- **Functionality of Spaces:** In the existing 100 Mayflower building layout, the large multi-purpose space and kitchen are in the basement, which makes access more difficult for large gatherings and events. This also hinders connections to the outdoors from these spaces. Structurally, the large multi-purpose space is interrupted by columns which is not ideal.
- **Comfort within Spaces:** 12' floor to floor heights in the existing building at 100 Mayflower limits ceiling heights and makes the routing of utilities more difficult.
- **Responsible Spending:** Any potential savings from salvaging the existing building would be realized in the building shell only (floors, roof, exterior walls, structure). The remainder would be removed or replaced.
- **Healthy Building Environments:** Due to the age of the existing building, there will be selective demolition and hazardous material abatement (asbestos, lead, PCBs) should any part of the building be retained and renovated. These costs will decrease any potential savings realized from the reuse of the existing building.
- **Thermal Comfort and Utilities:** The existing envelope will be more difficult to seal and insulate. While it can be achieved, there will be duplication in the removal and replacement of materials and building elements compared with an all new construction.
- **Sustainable Design Strategies:** The orientation and location of the existing building may not work as well with desired siting/access strategies.
- **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.



**Existing Building - 100 Mayflower Location**



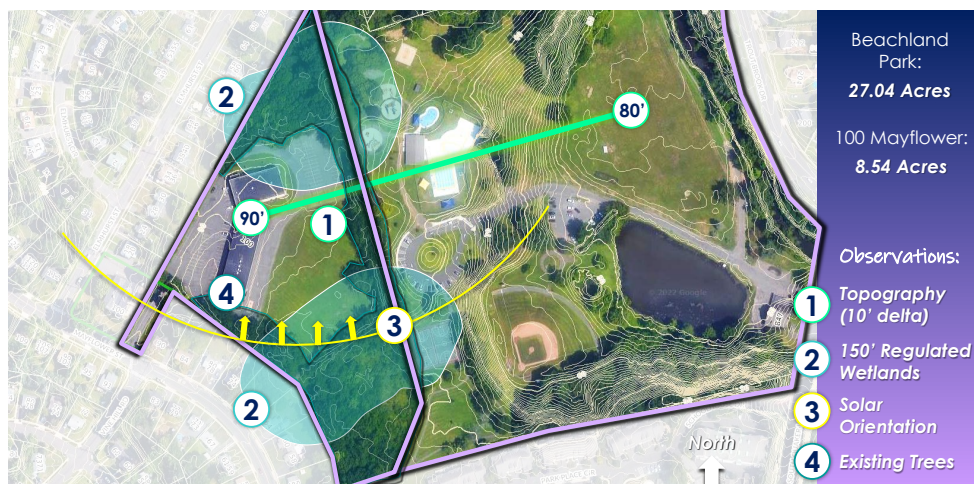
## EXISTING CONDITIONS & SITE ANALYSIS

### EXISTING SQUARE FOOTAGE ANALYSIS:



This evaluation illustrates the significant differential between the existing programmatic square footage currently in use to meet the needs of the Elmwood Community Center, Senior Center, Faxon Library and other Town services anticipated to relocate to the 100 Mayflower site. Just to replicate what exists today, the building at 100 Mayflower would require an addition of approximately 17,000 SF. However, the programming process identified areas where even more space is needed from what exists currently. Considering this, the existing building at 100 Mayflower is even smaller than what would ideally be required to meet current and future needs. This information factored into the conversation about whether to renovate or build new.

### SITE ANALYSIS:



Combined, the Beachland Park and 100 Mayflower properties amount to upwards of 35 acres of community space. Topographically, the 100 Mayflower property is approximately 10' higher in elevation, yielding an opportunity to embrace the park vistas and realize the vision of a "building on a hill". For the purposes of this study, the design test-fits took a conservative approach and did not propose building within the 150' regulated wetlands. While making a visual connection to Beachland Park, the study team received committee feedback about the importance of respecting the existing treeline as much as possible and siting the building to effectively capture the passive solar benefits that proper orientation affords.

## EXISTING CONDITIONS & SITE ANALYSIS

### SITE ANALYSIS:



Early on, the team explored the spaces, uses, and traffic flow at Beachland Park. As the design test-fits for new construction evolved, it was important to maintain connections to these park uses by mindfully placing programmatic elements of the 100 Mayflower site in close proximity. For instance, the gym would ideally want to be on the southeastern corner, adjacent to the existing fields. Similarly, the preschool program would want to be adjacent to the existing playgrounds.



The programmatic adjacencies discussed previously are noted on the above diagram. Additionally, the study team wanted to emphasize being a respectful neighbor to the properties along the western and southern edges of the site. Initial ideas about circulating through the site began to inform building placement and ideas of entry or approach. The pathway for cars, public transit, pedestrians, and bicycles were all considered as the study continued to unfold.



## ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT

### BUILDING WALKTHROUGHS

Concurrent with the assessment of the 100 Mayflower building and site analysis, the team toured the existing Elmwood Community Center, Elmwood Senior Center, Faxon Library and the Food Pantry located at Town Hall. These walkthroughs provided valuable insight into the benefits, shortcomings and overall use of the existing spaces at each of the locations. The team heard first-hand what was working, not working or missing from each space, and coalesced this information into a programmatic vision for the future.

In the pages that follow, these spaces are described in more detail.



Photo looking back into the main entry vestibule at the ECC.

#### Challenges:

- The main level of the ECC is up a flight of stairs from the main entry
- There is no visibility from the main office to the main entry doors
- A single elevator is located to the right of the stair upon entry, but it is not an optimal solution - at-grade access to a majority of program elements upon entry is preferred



Photo of the existing Kitchen Room 18 on the Main Level at the ECC. This kitchen is adjacent to the Auditorium,

#### Challenges:

- General lack of storage space for housing chairs and tables when not in use
- General lack of prep/counter space
- Room was a former classroom converted into a kitchen space

**ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT**



**Challenges:**

- The column layout prevents maximum flexibility
- The location on the lower level is far removed from the senior center on the second floor
- General accessibility concerns with this room located on a lower level - not ideal for a large gathering space
- Moisture and thermal comfort concerns in kitchen space

Photos of the existing Webster Social Room and Kitchen on the Lower Level of the existing ECC, used for the Senior Lunch Program.



**Challenges:**

- General concern with the Senior Center and its program rooms being located on a second floor
- Thermal comfort issues throughout
- General lack of storage space for housing chairs and tables when not in use

Photo of the existing Room 212 on the Upper Level of the existing ECC, used by the Senior Center and Community Center as a multipurpose room.



## ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Dance Studio on the Lower Level of the existing ECC. This space is currently rented to a dance instructor for their use.

### Challenges:

- Lack of natural daylight
- Outdated, uninviting interiors
- Not visible from main entry makes navigating to this public space challenging



Photo of the existing play area located just outside the main entry of the existing ECC used by the daycare, and the existing raised garden beds maintained by the Teen Center.

### Challenges:

- Play area wants to be more protected, with proper equipment that is accessible for all abilities



ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Gymnasium on the Lower Level of the existing ECC, used by all program groups and the community.

**Challenges:**

- Gym is too small for many community center, senior center and recreational purposes
- Not divisible, which limits the multi functionality of this asset to serve a variety of programs
- Not accessible - current access to the gym requires a stair
- General lack of storage space for equipment



Photo of the existing Art Room on the Lower Level of the existing ECC, used by all program groups and the community.

**Challenges:**

- Lack of natural daylight
- Outdated, uninviting interiors
- Not visible from main entry makes navigating to this public space challenging
- Furniture is stagnant and not conducive to multiple ages or uses
- General lack of storage means the materials are stored openly in the room - not secure, not visually pleasing



ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Auditorium on the Main Level of the existing ECC, used by all program groups and the community. There is a kitchen adjacent to this space.



**Challenges:**

- Audio, technology and lighting challenges prevent optimal use
- The balcony is deemed a safety hazard and not used except for storage
- General lack of storage space for housing chairs when not in use



Photo of the existing Teen Center on the Lower Level of the existing ECC.

**Challenges:**

- Teen Center space is a converted closet - too small for current need
- Ideally, the Teen Center would have a kitchenette, tech bar/ project area, gaming area, storage closet and private office



ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Billiards room on the Lower Level of the existing ECC, used by the Teen Center and Senior Center.

**Challenges:**

- The space is too small for proper use
- Outdated, uninviting interiors
- Lack of natural daylight



Photo of the existing Computer Lab on the Upper Level of the existing ECC.

**Challenges:**

- The space is too small for proper use
- Outdated, uninviting interiors
- Lack of natural daylight
- Room is underutilized and has partnership potential with the Faxon Library program



## ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Room 24 on the Upper Level of the existing ECC, used by the Community Center and Senior Center as a multipurpose room.

### Challenges:

- Outdated, uninviting interiors
- General lack of storage
- Lack of flexibility in the space and furniture
- Thermal comfort issues throughout



Photo of the existing Room 22 on the Upper Level of the existing ECC, used by the Community Center and Senior Center as a multipurpose room.

### Challenges:

- Outdated, uninviting interiors
- General lack of storage
- Lack of flexibility in the space and furniture
- Thermal comfort issues throughout

ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Rooms 21, 23 and 25 (Mayflower Suite) on the Upper Level of the existing ECC, used by the Senior Center as a table tennis room.

**Challenges:**

- Outdated, uninviting interiors
- General lack of storage
- Thermal comfort issues throughout



Photo of the existing Room 29/211 (Laurel Hall) and adjoining Kitchen on the Upper Level of the existing ECC, used by the Senior Center as a card room and by the Community Center as a multipurpose room.

**Challenges:**

- Outdated, uninviting interiors
- General lack of storage
- Thermal comfort issues throughout



## ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Lounge on the Upper Level of the existing ECC, used by the Senior Center as a waiting area for seniors who are waiting for transportation.

### Challenges:

- Location on the upper level is too remote from the pick up location on the main level
- Outdated, uninviting interiors
- General lack of storage
- Thermal comfort issues throughout
- Lack of flexibility in the space and furniture, lack of lounge furniture



Photo of the existing Health Room on the Upper Level of the existing ECC, used by the Senior Center.

### Challenges:

- Space is small for the use
- Location is not ideal - the space can only be accessed through the Lounge
- Outdated, uninviting interiors
- General lack of storage
- Thermal comfort issues throughout
- Lack of flexibility in the space and furniture, lack of lounge furniture



ELMWOOD COMMUNITY CENTER & SENIOR CENTER - 1106 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Fitness Room on the Lower Level of the existing ECC, used by the Senior Center.

**Challenges:**

- Location on the lower level is remote from other programs
- The space is small for the use and equipment
- Thermal comfort issues throughout



Photo of the existing Locker Rooms on the Lower Level of the existing ECC. The lockers themselves are minimally used, and the showers are not used except for storage.

**Challenges:**

- Lockers are at a different level than the Gym
- Outdated, uninviting interiors



## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Circulation Desk, adjacent to the Workroom.

### Challenges:

- Lacks storage



Photo of the existing Seating Area in the Adult Collection Area.

### Challenges:

- Lacks flexible, comfortable lounge furniture
- Lacks technology integration

## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Staff Workroom.

### Challenges:

- Crowded space, need more separation between sorting/prep areas and workstation areas
- Lacks storage
- Lacks counter space



Photo of the existing Book Drop.

### Challenges:

- Disconnected from the building  
- difficult for staff during winter or inclement weather
- For staff safety, prefer a book return that is connected or adjacent to the building



## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Welcome Center.

### Challenges:

- Prefer a semi-private space for acoustical separation
- Lack of technology integration
- Prefer flexible, inviting, accessible furniture



Photo of the existing Immigration and Citizenship Information Center.

### Challenges:

- Prefer a semi-private space for acoustical separation
- Lack of technology integration
- Prefer flexible, inviting, accessible furniture



## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Computer Area.

### Challenges:

- Lacks privacy
- Inefficient layout, prefer pinwheel organization
- Prefer a semi-private space for acoustical separation
- Lack of mobile device workstations (laptop, tablet)



Photo of the existing Community Room.

### Challenges:

- Poor location in the basement
- Poor visibility and oversight with staff members upstairs
- Lack of natural daylight, no windows
- Lack of flexible furniture and technology
- Outdated, uninviting space
- Lack of flexibility in the space



## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Children's Area.



### Challenges:

- Prefer a semi-private space for acoustical separation
- Prefer a separate room with soft seating area for story time
- Lacks a Mother's Room
- Lacks flexible furniture and shelving
- Need space for toys, manipulatives and other activities



Photo of the existing Teen Area.

### Challenges:

- Lacks privacy, needs a separate space from the Children's Area
- Very small space for teens
- Prefer a semi-private space for acoustical separation
- Prefer a soft seating area or lounge in addition to high-top tables
- Lacks optimal technology integration
- Lacks quiet study areas

## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Magazines Area.

### Challenges:

- Prefer more visibility to contents



Photos of the existing Copy/Fax/Print Center.

### Challenges:

- Located near an exit, prefer a space designed to support this equipment
- Prefer proximity to the computer area



## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Private Office adjacent to the Workroom.

**Challenges:**

- Office lacks storage



Photo of the existing Staff Break Room located in the basement.

**Challenges:**

- Uninviting space, lacking natural daylight

## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing Holds Area and typical shelving units.

### Challenges:

- Tall shelf height limits visibility across the Library.
- Shelf depth is a current issue
- Prefer shelving that is no more than 5' tall in the interior space
- Need a kick plate at shelving units



Photo of the existing Job/Career Center.

### Challenges:

- Shared space with Welcome Center and Citizenship Center - could benefit from a class meeting room nearby



## FAXON LIBRARY - 1073 NEW BRITAIN AVE, WEST HARTFORD, CT



Photo of the existing basement storage room.

### Challenges:

- Library stores more than books, needs space to safely store equipment and supplies for a wide range of ages and uses
- Current storage room is at capacity



Photo of the existing basement storage room.





*Community Events & Photos*

*Flyers*

*Social Media Posts*

*Project Website*

*Survey & Feedback*

# COMMUNITY ENGAGEMENT 4





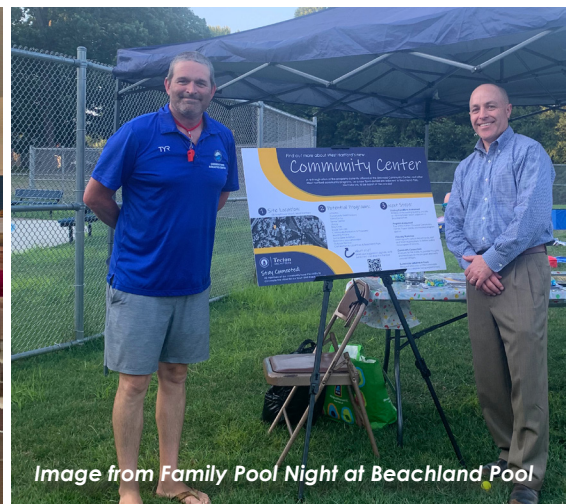
The image shows community engagement at Celebrate! West Hartford, June 11-12, 2022.



## COMMUNITY ENGAGEMENT

Throughout the study process, and at each major step along the journey, the community of West Hartford was actively invited to join in the conversation. From in person to virtual events, from comment cards to digital surveys, and even television programs, the study team was adamant about the importance of involving the entire community. This belief was why an Advisory Committee was formed, why a website and email were continuously updated and monitored, and why the study team met with Town Council, the Chamber of Commerce, and hosted four community listening opportunities (among other events).

In partnership with Town and Library staff members, the promotion of upcoming events appeared in Town-wide emails, on social media channels, in Library newsletter updates, Town Manager's Reports, and on bulletin boards in the Library, ECC and ESC.





## COMMUNITY ENGAGEMENT - CELEBRATE! WEST HARTFORD FLYERS & PROJECT BOARDS

### Find out more about West Hartford's new **Community Center Project**

A re-imagination of the programs currently offered at the Elmwood Community Center, and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park.

### We'll see you at **Celebrate! West Hartford**

Visit the **Tecton Architects** booth to learn more about the Community Center Project, and share your thoughts!

- Booth #612 on Saturday, June 11 from 10am - 6pm
- Booth #705 on Sunday, June 12 from 12pm - 6pm



#### Stay Connected!

All members of our community have the ability to co-create the vision for our town and shape decisions.



The image to the left is a flyer generated for Celebrate! West Hartford with a QR code to a digital platform called Mentimeter where community members could share their ideas if they were not able to join the event in person, or had other ideas to share after the event finished.

The feedback received on Mentimeter is presented in subsequent pages.

## What would you like to see in a Community Center?

The image to the right was the prompt which was posted on the comment card boxes.





## COMMUNITY ENGAGEMENT - CELEBRATE! WEST HARTFORD FLYERS & PROJECT BOARDS

Find out more about West Hartford's new

# Community Center

A re-imagining of the programs currently offered at the Elmwood Community Center, and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park. We invite you to be a part of the process!

**1 Site Location:**  
100 Mayflower Street, West Hartford



**2 Potential Programs:**

- Athletics
- Community Event Spaces
- Teen Center
- Senior Center
- Library
- Day Care
- Social Services
- Community Resources & Programs
- Meeting Rooms
- Sustainable Initiatives
- Eco-conscious Landscape
- Outdoor Pavilion
- Connection to Local Trails & Beachland Park

**What else?**  
(Add your suggestions digitally, or fill out a card and drop it in the box)



**3 Next Steps:**

**Existing Conditions Assessment**  
Analysis of the existing building and site at 100 Mayflower Street, adjacent to Beachland Park.

**Program Assessment**  
Tour of the current Elmwood Community Center, Faxon Library and related program spaces.

**Visioning Workshop**  
Meetings with various departments, staff and Town organizations to further outline the program of spaces.

**Community Connections**  
Avenues for the public to provide thoughts and feedback on the program and early concept designs.

**Sustainable Initiatives & Goals**  
Frequent check-ins on the sustainable goals and initiatives being implemented.

**Tecton ARCHITECTS**

**Stay Connected!**  
All members of our community have the ability to co-create the vision for our town and shape decisions.

Image shows one of the boards printed for Celebrate! West Hartford.

What would you like to see in a

# Community Center?

What makes us unique & diverse?

How has West Hartford been a part of your story & experience?

What are our values?

What else would you like us to know?

**Tecton ARCHITECTS**

**Stay Connected!**  
All members of our community have the ability to co-create the vision for our town and shape decisions.

Image shows one of the boards printed for Celebrate! West Hartford.

## COMMUNITY ENGAGEMENT - CELEBRATE! WEST HARTFORD FLYERS & PROJECT BOARDS

**TOWN OF WEST HARTFORD**  
FUNCTIONAL PROGRAM & FEASIBILITY STUDY

**Tecton**  
ARCHITECTS

*New Elmwood Community Center, Senior Center & Library*

A re-imagination of the programs currently offered at the Elmwood Community Center, Elmwood Senior Center, Faxon Library, and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park.

*Project Deliverable*

A comprehensive evaluation of the existing facilities, a programmatic space needs assessment, and a preliminary budget, all guided by the Town's values, sustainability goals and community feedback.

**UPCOMING EVENTS:**

**9/8**  
Thur.

**Coffee Chat 2-3pm**  
Location: Elmwood Senior Center, Room 29/211  
An opportunity to ask questions, share feedback, and learn more about the project.

**9/14**  
Wed.

**Initial Concepts 5-8pm**  
Location: Elmwood Community Center Auditorium  
An event designed to hear and gather community input as conceptual options are being explored.

**10/6**  
Thur.

**Virtual Presentation/Q&A 7-8pm**  
Location: Zoom (Link to join will be posted on the project website)  
An opportunity to ask questions, share feedback, and learn more about the project.

**10/26**  
Wed.

**Refining the Design 5-8pm**  
Location: Elmwood Community Center Auditorium  
An event designed to hear and gather community direction as the preferred concept is refined for inclusion in the study report.

Email Your Questions:  
[NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

 Check the Website for Updates and Additional Information:  
<https://www.westhartfordlibrary.org/the-library/feasibility-study>

The image to the left is a flyer generated to notify the West Hartford community of their upcoming opportunities to provide feedback either in person or virtually.

The image to the right is a flyer generated to notify the West Hartford Community of our participation in Family Pool Night at Beachland Pool.

Find out more about West Hartford's new

# Community Center, Senior Center, & Library Project

A re-imagination of the programs currently offered at the Elmwood Community Center, Elmwood Senior Center, Faxon Library and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park.

**We'll see you at**

## Family Pool Night!

Swim on over to the **Tecton Architects** table this Thursday, August 4th at Family Pool Night to learn more about the Community Center, Senior Center and Library project!

Have questions but can't attend? Send us an email:  
**[NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)**

**Tecton**  
ARCHITECTS

**Stay Connected!**  
Email us: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

All members of our community have the ability to co-create the vision for our town and shape decisions.

**Details:**

Thursday, August 4th  
6:00 PM - 7:30 PM

**Beachland Pool**  
847 Quaker Lane  
West Hartford, CT



## COMMUNITY ENGAGEMENT - CELEBRATE! WEST HARTFORD FLYERS & PROJECT BOARDS

Find out more about West Hartford's new

### Community Center, Senior Center, & Library Project

A re-imagination of the programs currently offered at the Elmwood Community Center, Elmwood Senior Center, Faxon Library and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park.

We'll see you for a **Coffee Chat** **September 8th**  
**2-3PM**  
Room 29/211

We hope you can join **Tecton Architects** for an afternoon coffee chat at the Elmwood Senior Center! We welcome your feedback, and look forward to sharing more about the Community Center, Senior Center and Library project!

Have questions but can't attend? Send us an email:  
**NewECC@westhartfordct.gov**



**Stay Connected!**

Email us: **NewECC@westhartfordct.gov**

All members of our community have the ability to co-create the vision for our town and shape decisions.

**When:** Thursday, September 8th  
2:00 PM - 3:00 PM

**Where:** Elmwood Senior Center  
1106 New Britain Ave  
West Hartford, CT

The image to the left is a flyer generated to invite the West Hartford community to a Coffee Chat, specifically designed for members of the Elmwood Senior Center to share their feedback and ideas.

Find out more about West Hartford's new

### Community Center, Senior Center, & Library Project

A re-imagination of the programs currently offered at the Elmwood Community Center, Elmwood Senior Center, Faxon Library and other West Hartford community programs, on a new Town-owned site adjacent to Beachland Park.

Join us to explore **Initial Concepts** **September 14th**  
**5-8PM**  
Elmwood Community Center Auditorium

We hope you can join **Tecton Architects** for an evening community listening opportunity. We welcome your feedback as we explore some initial concept diagrams.

Have questions but can't attend? Send us an email:  
**NewECC@westhartfordct.gov**



**Stay Connected!**

Email us: **NewECC@westhartfordct.gov**

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

All members of our community have the ability to co-create the vision for our town and help shape decisions.


#### Agenda


**5:00-7:00pm:** Drop-in Q&A  
**7:00-7:30pm:** Presentation  
**7:30-8:00pm:** Q&A

**Where:** Elmwood Community Center  
1106 New Britain Ave  
West Hartford, CT

The image to the right is a flyer generated to invite the West Hartford community to join this second community listening opportunity to discuss Initial Concepts.

## COMMUNITY ENGAGEMENT - FREQUENTLY ASKED QUESTIONS

**TOWN OF WEST HARTFORD**  
FUNCTIONAL PROGRAM & FEASIBILITY STUDY  
*New Elmwood Community Center, Senior Center & Library*

**Tecton**  
ARCHITECTS

### Frequently Asked Questions:

**THANK YOU** to everyone who has shared feedback as part of this process. Please know that your voice is valued.

**Is this the final design?**

No, this is one possibility of what form the building may eventually take. It was developed to test the building's layout on the site, explore programmatic adjacencies, and provide the basis for rough order of magnitude cost estimates.

**What happens to the existing ECC and Faxon?**

This is still unknown, but both parcels are desirable sites and their sale could offset costs associated with the New ECC project. Any future developments on these parcels would be subject to the Planning and Zoning process, with opportunities for public comment.

**What are Flex Spaces?**

Examples across Connecticut and globally prove that stand-alone buildings of this type are outdated and inefficient. The concept of bringing together a Community Center, Senior Center and Library under one roof has programmatic, cultural, operational and sustainability benefits. Flex Spaces are shared spaces that help realize these many benefits by designing multi-purpose spaces for continuous use as determined by schedule.

**Will the new ECC connect to Beachland Park?**

The two properties will likely remain distinct entities that will complement each other. A driveway and walking paths will facilitate connectivity between the two sites as well as incorporate access to the Trout Brook Trail.


**Are you saving any portion of the existing school?**


Likely not, for several reasons: (1) Due to significant accessibility, environmental, and code-related challenges, the current recommendation is to build new. (2) Concern with reusing an existing school does not work at the current ECC. (3) A significant addition to the former school would be required to meet the proposed programmatic requirements, bringing the cost to remediate and renovate close to the cost of building new.

**Will there be a stage?**


Yes! A stage with backstage and side-stage areas is currently envisioned as part of the large multi-purpose room with adjoining kitchen. The performance space would be of similar size to the stage in the current community center auditorium.


*Continued on next page*

 Email Your Questions:  
[NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

 Check the Website for Updates and Additional Information:  
<https://www.westhartfordlibrary.org/the-library/feasibility-study>

As the study progressed, several recurring but important questions emerged. The team gathered these into a FAQ resource sheet that was posted to the project website.

**TOWN OF WEST HARTFORD**  
FUNCTIONAL PROGRAM & FEASIBILITY STUDY  
*New Elmwood Community Center, Senior Center & Library*

**Tecton**  
ARCHITECTS

### Frequently Asked Questions:

**How big is the Gymnasium?**

Currently, the program calls for a high-school sized court with bleacher seating. The total square footage of the gym is larger than the current ECC and former school. Storage space, locker rooms and toilet facilities are adjacent. The gym is a flexible multi-use space and will be sub-dividable. It will be striped to accommodate a variety of sporting activities for all ages and abilities. There is a track above, and possibly a climbing wall in the future.

**What happens to the dog park?**

The Town continues to explore appropriate sites for a dog park, but it is too soon to know if the Mayflower site can accommodate a community center, adequate parking and a dog park.

**What happens to the Creamery and St. Agnes buildings?**

The Town has a long-term vision to renovate the historic Beachland House, a former creamery building, for use as a cultural, gallery and event space. The Town does not own nor have any involvement in the former St. Agnes Home.


**What happens next?**


If approved by Town Council, a separate RFP\* process will be initiated to select design and construction partners. (\*Request for Proposals)

**Where can I find out more?**

Please visit the project website listed below to see past presentations, photos, and ultimately the final feasibility study report.

**THANK YOU** to everyone who has shared feedback as part of this process. Please know that your voice is valued.

 Email Your Questions:  
[NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

 Check the Website for Updates and Additional Information:  
<https://www.westhartfordlibrary.org/the-library/feasibility-study/>



## COMMUNITY ENGAGEMENT - PROJECT SUMMARY

# TOWN OF WEST HARTFORD

## FUNCTIONAL PROGRAM & FEASIBILITY STUDY



**Tecton**  
ARCHITECTS

*New Elmwood Community Center, Senior Center & Library*

### ABOUT THE PROJECT:

The Town of West Hartford and Tecton Architects are conducting a functional program and feasibility study for a new Elmwood Community Center, Senior Center, and Library to be located at 100 Mayflower Street adjacent to Beachland Park.

The study includes: **a comprehensive evaluation of the existing facilities, a programmatic space needs assessment, and a preliminary budget, all guided by the Town's values, sustainability goals and community feedback.**

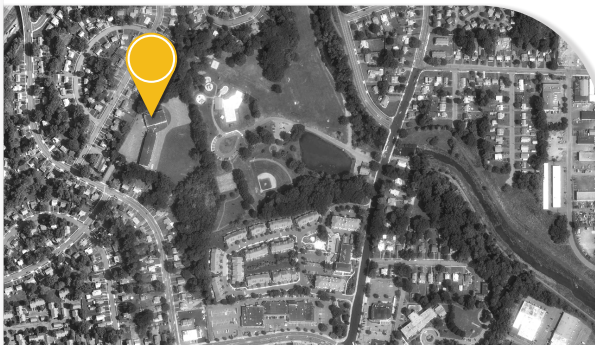
The study encompasses the programs currently offered at the Elmwood Community Center, the Elmwood Senior Center, and the Faxon Library, in addition to other West Hartford community programs, such as Emergency Management, Social Services, and the Teen Center.

#### Study Goal:

Create a welcoming community destination that celebrates West Hartford's character and diversity, offering a broad range of programs to enhance the experience for all Town residents.

#### Site Location:

100 Mayflower Street, West Hartford



#### Study Team:

Tecton Architects collaborates with a group of Town staff, and conducts extensive community outreach through a variety of methods. An Advisory Committee of community stakeholders meets monthly to give and receive project updates.

#### Study Completion Date:

A final report will be delivered to Town Council for further review by mid-November 2022.

#### What Happens Next:

If approved by Town Council, a separate RFP\* process will be initiated to select design and construction partners. (\*Request for Proposals)



Email Your Questions:  
[NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)



Check the Website for Updates and Additional Information:  
<https://www.westhartfordlibrary.org/the-library/feasibility-study/>

**One-pager Project Summary Flyer**

## COMMUNITY ENGAGEMENT - SOCIAL MEDIA POSTS



“ Visit the Tecton Architects booth this weekend, June 11-12 at Celebrate! West Hartford. Learn more about the Community Center and Library project, and share your thoughts! On Saturday, you can find us at booth #612, and on Sunday at booth #705! All members of our community have the ability to co-create the vision for our Town, and help shape decisions – we invite you to be a part of the process! #celebratwesthartford #celebrateweha #westhartford #weha #teamtecton

“ Swim on over to the Tecton Architects table this Thursday, August 4, at Family Pool Night to learn more about the Community Center, Senior Center and Library project! We will be set-up at the Beachland Pool from 6:00-7:30PM to gather feedback and share updates. All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process! Have questions but can't attend? Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)





## COMMUNITY ENGAGEMENT - SOCIAL MEDIA POSTS



“ Thank you to everyone who joined us at Family Pool Night! We had some great conversations, and look forward to more events happening soon! Stay connected with us to learn about the many upcoming opportunities to provide feedback.

Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)  
Visit our website: <https://www.westhartfordlibrary.org/the-library/feasibility-study/>

All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process!

“ We hope you can join Tecton Architects for an afternoon coffee chat at the Elmwood Senior Center! We look forward to hearing your ideas and feedback, and answering any questions you may have! All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process! Have questions but can't attend? Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)



## COMMUNITY ENGAGEMENT - SOCIAL MEDIA POSTS



“ Want to learn more or share feedback about the new Community Center, Senior Center, and Library project? We have several UPCOMING EVENTS, and we hope you can join us! All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process! Have questions but can't attend? Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

“ We hope you can join Tecton Architects for an evening community listening opportunity at the Elmwood Community Center! We will be exploring our initial concept diagrams for the project. We look forward to hearing your ideas and feedback, and answering any questions you may have! All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process! Have questions but can't attend? Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

### Agenda

5:00-7:00pm Drop in Q&A  
7:00pm Presentation





## COMMUNITY ENGAGEMENT - SOCIAL MEDIA POSTS



“ We hope you can join Tecton Architects on Zoom for a Virtual Presentation/Q&A event on Thursday, October 6th from 7-8PM. We are looking forward to sharing an update on the progress to date, hearing your feedback, and answering any questions you may have. All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process! Have questions but can't attend? Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

When: Thursday, October 6th, from 7-8PM

Where: Zoom Meeting

Meeting ID: 815 7196 3867

Passcode: 110977

Link to join: A link to join the Zoom meeting is posted on the project website: <https://www.westhartfordlibrary.org/the-library/feasibility-study/>

“ We hope you can join Tecton Architects for an evening community listening opportunity at the Elmwood Community Center, with a formal presentation at 7PM! We welcome your feedback as we refine one possible direction for the project. This design is part of the feasibility study, and will go through another comprehensive, iterative design process pending project approval. All members of our community have the ability to co-create the vision for our Town and help shape decisions – we invite you to be a part of the process! Have questions but can't attend? Send us an email: [NewECC@westhartfordct.gov](mailto:NewECC@westhartfordct.gov)

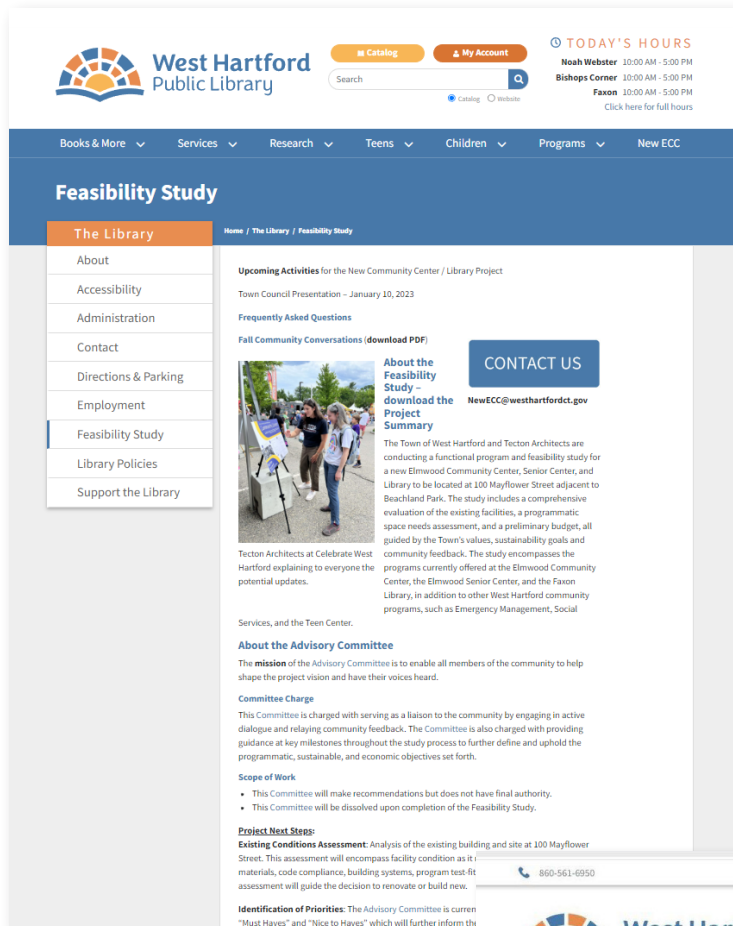
### Agenda

5:00-7:00pm Drop-in Q&A

7:00pm Presentation



## COMMUNITY ENGAGEMENT - WEBSITE



“ Looking for information or upcoming events for the New Elmwood Community Center, Senior Center and Library project? Now it's even easier to find! Just click on the “New ECC” tab from the Library homepage (located directly below the Library branch hours) to be directed to the Feasibility Study page.

The website includes upcoming activities, information about the study and Advisory Committee, as well as event photos, presentations to view and download, and most importantly, a “Contact Us” button to send the team an email with your ideas and feedback. That email address is: NewECC@westhartfordct.gov



The Library homepage: <https://www.westhartfordlibrary.org/>

The Feasibility Study page: <https://www.westhartfordlibrary.org/the-library/feasibility-study/>



## COMMUNITY ENGAGEMENT - CELEBRATE WEHA MENTIMETER POLL

### What would you like to see in a Community

Mentimeter

A dog park.

Have a dog park

Indoor tennis and pickleball courts.

Expand adult indoor pickleball. It would be great to have 3 courts. Also have open play on a few weekday evenings and weekend times. Offer a day rate as an option besides membership.

Something that justifies the cost to build and operate. I Don't think I have any use for a community center And I don't think I've ever had any reason to go to our existing one.

Recycling depot.

Lots of light & glass & any curves. It should be ultra-modern and unlike typical West Hartford red brick structure. Perhaps a meandering building along the edge of Beachland Park with lots of glass to visibly enjoy the green space nearby.

Preserve as many TREES and as much green space as possible. Minimize paved area for parking. Make accessible by bike lanes and sidewalks with pedestrian signal crossings that work. Not sure why we're spending on a new community center in first place.

Preserve as many TREES and as much green space as possible. Minimize paved area for parking. Make accessible by bike lanes and sidewalks with pedestrian signal crossings that work. Not sure why we're spending on a new community center in first place.

West Hartford has become a table tennis mecca for central Connecticut. We need an area with permanent tables available. For many years, the community center has had

In order to provide the community with a digital option for providing feedback early on in the process, the study team utilized the Mentimeter platform to collect ideas and priorities in parallel with the comment card submission process. The questions were identical, and the information we received from both the comment cards and the Mentimeter platform both factored into the development of the program and design test-fit options.

## COMMUNITY ENGAGEMENT - CELEBRATE WEHA MENTIMETER POLL

### What would you like to see in a Community Center?

Mentimeter

1) Storage space and rehearsal space for arts groups at a reasonable rental rate. 2) Pickle ball indoor courts.

West Hartford needs several indoor pickle ball courts for seniors for the winter.

West Hartford is overdue for a dog park. This is the perfect location.

Park for dogs!!!

A dog park. Opening up the area between the park and the grounds.

I'd like to see fewer age based programs and more based on interests. I'd LOVE to see pickleball courts! Maybe even indoor courts so we could play through the winter months!

Dog park

Makerspace

Looking forward to a CC that truly reflects the rich cultural opportunities that WH is so well known for. Especially a beautiful theater, a multi media room for classes, public use and art displays, classes for various arts, children & elderly spaces

Spaces for immigrants: a small classroom for 10 - 12 people; a larger meeting room for programs of 40 - 50 people; a small office space to be shared by non-profits working with immigrants and refugees; a childcare space; kitchen facilities.

I stopped by your booth at Celebrate WH, but I think it's worth repeating- I'd love to see a space for immigrants! ,

More preschool activities

A room or space dedicated to art & creative exchange — which could double as a location for art classes offered by leisure services — where clubs and groups and classes can meet... stitching groups, art & writing groups, performances, etc.

A dog park on the property would be great. I visited one in Maryland that had small and large dog areas, water, a shaded area and bench. The park had a hard surface with some astroturf covered bumps, some jumps, and a short tunnel.

More events for families

19





## COMMUNITY ENGAGEMENT - CELEBRATE WEHA MENTIMETER POLL

### What else would you like us to know?



Signage providing directions to different parts of the building should be large and very clearly readable from a distance

Signage providing directions throughout the building should be very large and easily readable from a distance

Indoor pickle courtsStorage space for arts groups.

Inter generational programming is good for the community. Stop isolating those over 55 from those aged 18 - 55 from those younger.

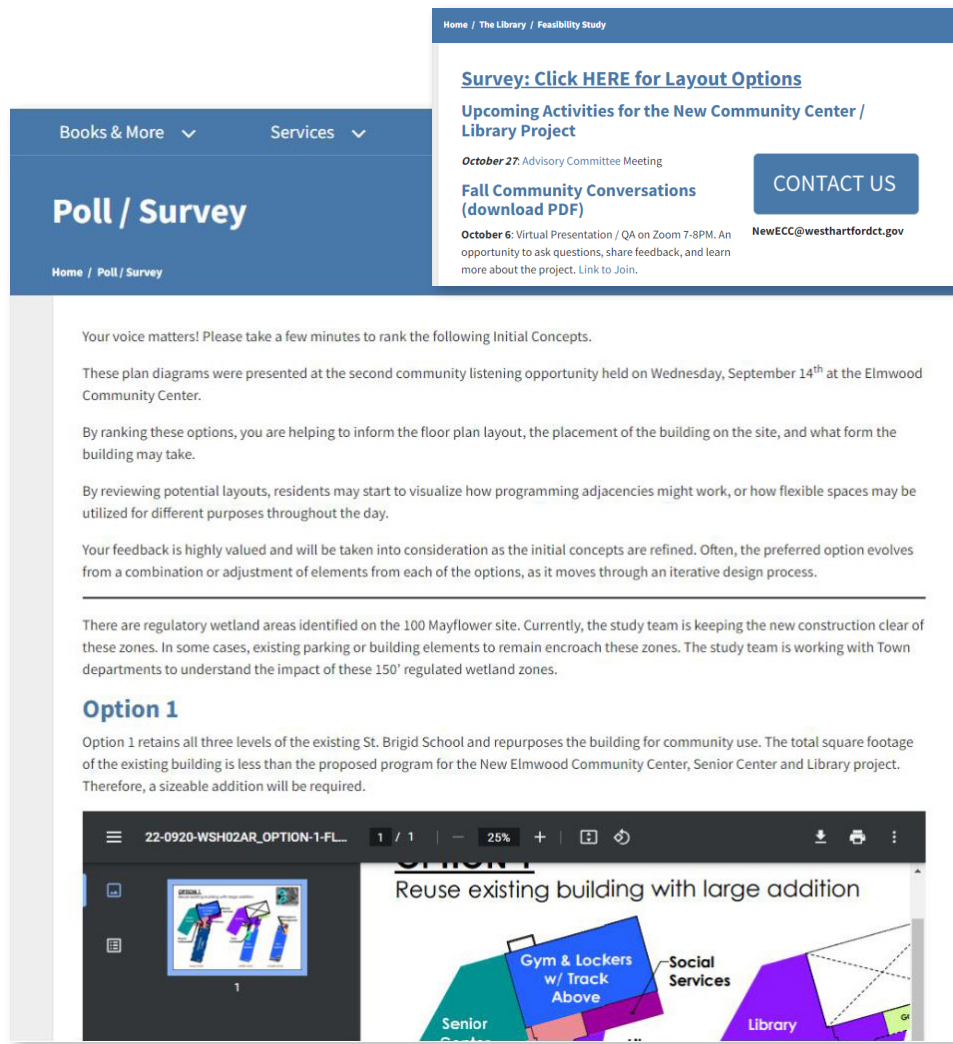
So many groups need space to perform, and this town is desperate. An outdoor stage would be wonderful too, with big screen projectors for summer movie nights, concerts, etc

It might be financially beneficial to have a space where local business people can easily and conveniently rent for small meetings and remote work.

West Hartford has some national caliber table tennis players. We need some permanently available ping pong tables.

Many immigrants and refugees settle in West Hartford. There are several nonprofit groups working with these people. There is no place for classes, meetings, getting to know new friends, office space. Welcome Center at WH Library needs to be expanded.

## COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS



### “ Rank The Option Diagrams!

Your voice matters! Please take a few minutes to rank the following Initial Concepts.

These plan diagrams were presented at the second community listening opportunity held on Wednesday, September 14th at the Elmwood Community Center.

By ranking these options, you are helping to inform the floor plan layout, the placement of the building on the site, and what form the building may take.

By reviewing potential layouts, residents may start to visualize how programming adjacencies might work, or how flexible spaces may be utilized for different purposes throughout the day.

Your feedback is highly valued, and will be taken into consideration as the initial concepts are refined. Often, the preferred option evolves from a combination or adjustment of elements from each of the options, as it moves through an iterative design process.



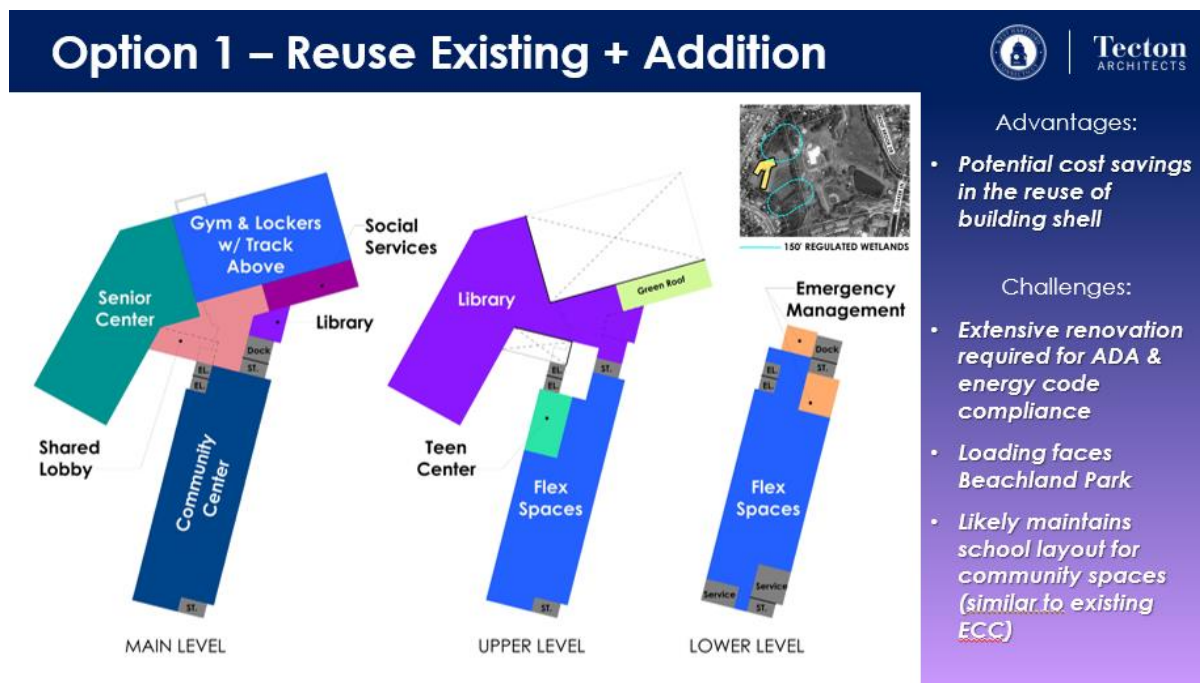
## COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS

**After the initial visioning workshop, early concepts were developed for the purposes of testing the program elements and their adjacencies within the building.** Formally, these diagrams also explored the building's placement on site. Similar to the workshop on 9/14, community members were asked to vote on which option showed their preferred placement of core program elements such as the Gym, Library, Flexible Spaces, Senior Center and Community Center. We also wanted to learn from the community which option they preferred in terms of siting and shape. Three options were explored:

**Option 1** retains all three levels of the existing building at 100 Mayflower and repurposes it for community use. The total square footage of the existing building is less than the proposed program for the New Elmwood Community Center, Senior Center and Library project. Therefore, a sizeable addition will be required.

**Option 2** assumes the full demolition of the existing building and explores all new construction in an "L" configuration on the site. In this option, the Library is upstairs and the Gym faces Mayflower Street. The taller, two-story volume is located to the north, though the Gym and Flex Spaces to the south are also a generous height of 1-1/2 stories.

**Option 3** assumes the full demolition of the existing building and explores all new construction in a linear configuration on the site. In this option, the Community Center and most of the Flex Spaces are upstairs, and the Gym faces Beachland Park. The taller, two-story volume is located to the north, with a generous 1-1/2 story Gym and Shared Lobby at the southeast corner.



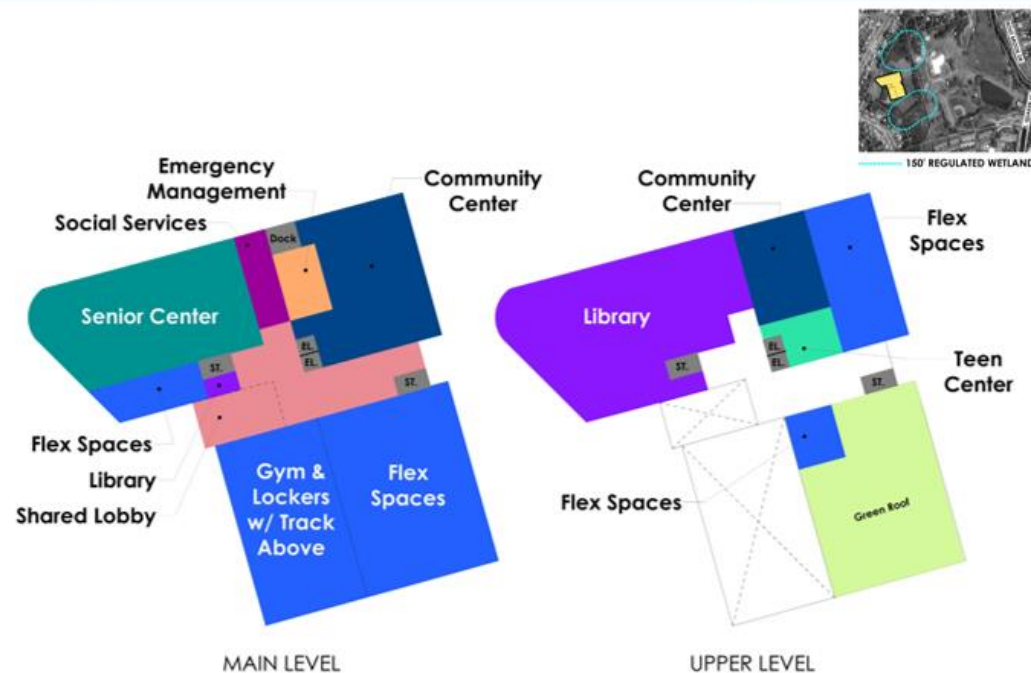
Options	# of 5's
Option 1 - The location of the Community Center	15
Option 1 - The location of the Senior Center	17
Option 1 - The location of the Library	15
Option 1 - The location of the Gym	18
Option 1 - The location of the Flexible Spaces	14
Option 1 - The location of the Teen Center, Emergency Management and Social Services	13
Option 1 - The Shared Lobby and main circulation corridors	18
Option 1 - Where the building sits on the site	10
Option 1 - The shape of the building	10

## COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS

### Option 2 – Build New “L” Shape



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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*

Options	# of 5's
Option 2 - The location of the Community Center	14
Option 2 - The location of the Senior Center	17
Option 2 - The location of the Library	16
Option 2 - The location of the Gym	18
Option 2 - The location of the Flexible Spaces	14
Option 2 - The location of the Teen Center, Emergency Management and Social Services	15
Option 2 - The Shared Lobby and main circulation corridors	12
Option 2 - Where the building sits on the site	12
Option 2 - The shape of the building	12



## COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS

### 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**

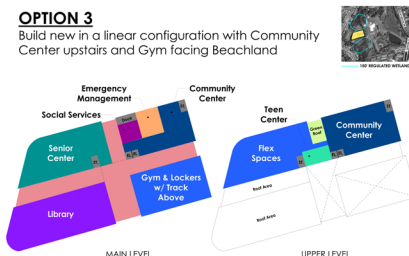
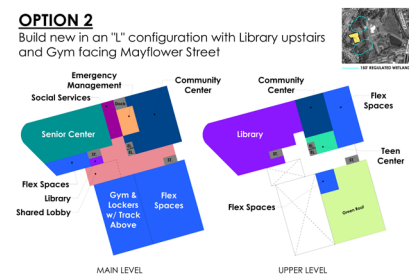
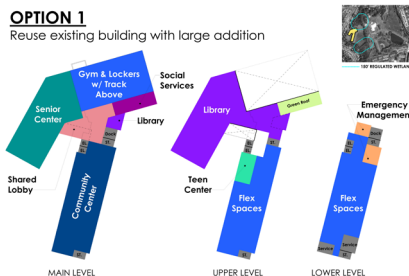


Options	# of 5's
Option 3 - The location of the Community Center	18
Option 3 - The location of the Senior Center	19
Option 3 - The location of the Library	25
Option 3 - The location of the Gym	23
Option 3 - The location of the Flexible Spaces	17
Option 3 - The location of the Teen Center, Emergency Management and Social Services	13
Option 3 - The Shared Lobby and main circulation corridors	17
Option 3 - Where the building sits on the site	20
Option 3 - The shape of the building	23

## COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS

### SUMMARY OF COMMENTS:

- Town's philosophy, values, goals and desired image
- Elements of Option 3 seemed to receive the most 5-star ratings.
- Option 3 had the greatest number of ratings, and the highest percentage of 5-star ratings:
  - Option 1 – 416 recorded ratings, 130 of which were 5 stars (31%)
  - Option 2 – 390 recorded ratings, 130 of which were 5 stars (33%)
  - Option 3 – 422 recorded ratings, 175 of which were 5 stars (41%)
- The current conceptual direction took Option 2 as a starting point based on 9/14 conversations, but incorporates many Option 3 elements, such as:
  - The location of the Gym (a highly ranked element in Option 3)
  - Where the building sits on the site
  - The Shared Lobby and main circulation corridors concept with multiple “avenues”
- The location of the senior center seems to be consistently preferred/placed and this is reflected in the current conceptual direction.
- Option 3 Location of Library preferred on main level



Options	# of 5's
Option 1 - The location of the Community Center	15
Option 1 - The location of the Senior Center	17
Option 1 - The location of the Library	15
Option 1 - The location of the Gym	18
Option 1 - The location of the Flexible Spaces	14
Option 1 - The location of the Teen Center, Emergency Management and Social Services	13
Option 1 - The Shared Lobby and main circulation corridors	18
Option 1 - Where the building sits on the site	10
Option 1 - The shape of the building	10
Total responses	416
Total 5 Stars	130
Option 2 - The location of the Community Center	14
Option 2 - The location of the Senior Center	17
Option 2 - The location of the Library	16
Option 2 - The location of the Gym	18
Option 2 - The location of the Flexible Spaces	14
Option 2 - The location of the Teen Center, Emergency Management and Social Services	15
Option 2 - The Shared Lobby and main circulation corridors	12
Option 2 - Where the building sits on the site	12
Option 2 - The shape of the building	12
Total responses	390
Total 5 Stars	130
Option 3 - The location of the Community Center	18
Option 3 - The location of the Senior Center	19
Option 3 - The location of the Library	25
Option 3 - The location of the Gym	23
Option 3 - The location of the Flexible Spaces	17
Option 3 - The location of the Teen Center, Emergency Management and Social Services	13
Option 3 - The Shared Lobby and main circulation corridors	17
Option 3 - Where the building sits on the site	20
Option 3 - The shape of the building	23
Total responses	422
Total 5 Stars	175



## COMMUNITY ENGAGEMENT - PRESENTATIONS

**PRESENTATIONS CAN BE FOUND IN THE APPENDIX SECTION.**

### **2022 Presentations**

- June 30th Advisory Committee Meeting
- August 11th Advisory Committee Meeting
- August 17th Town Council Sub-Committee Meeting
- September 8th Coffee Chat at Elmwood Senior Center
- September 8th Library Staff Meeting
- September 14th Initial Concepts Workshop
- September 22nd Advisory Committee Meeting
- October 6th Virtual Presentation / Q&A
- October 25th Town Council HCS and CPED Committees
- October 26th Refining the Design Workshop
- October 27th Advisory Committee Meeting
- November 3rd Chamber of Commerce Meeting

### **2023 Presentations**

- January 10th Town Council - Final Presentation *(not included in this report)*





COMMUNITY ENGAGEMENT – WEBSITE VOTE - INITIAL CONCEPTS FEEDBACK

Text Feedback on All Options		
Option 1 - Feedback	Option 2 - Feedback	Option 3 - Feedback
Swap Teen Center and Emergency Management	It would be nice to know the square footage of all three options and the square footage allocated to each service. The community center doesn't have enough space in this option. This option seems to cut off parking to the back of the building not sure if that's the case but looks like it from the drone view provided. when building these new buildings parking always is forgotten. The more the parking the better please.	I like the idea of the gym facing the park. I think would allow for some synergy, especially for summer camps, between the pool and the community center. I think new construction is more economical in the long run than trying to fit a new use into an old building.  Current community center has kitchen area and can be used for events. I don't see a space for that type of activity. I would like to make sure that there is a affordable area that families could have events at.  I question why the area being dedicated for seniors is so large? It appears to be as big as the library. The area set aside for teens seems to be very small when compared to what the seniors are getting. I would need some more information on what type of programs are going in there to justify having that much dedicated space. It seems that much of those activates could go into shared space or the library. As a senior myself, I appreciate the intent, but we have a large population of teens and families that also need a space and programs.  Thank you for your work on this!
I think this layout provides distinct areas for each of the primary components. The other layout options seem to reduce the amount of flex spaces which can be used for additional camps or other leisure services. I also like that we are re-using the building rather than creating extra construction waste.	I'm concerned about the price as my taxes are already too high. I also think the teen center should be downstairs because kids always hang out outside	Seniors and families with strollers use the library a lot. If at all possible, they should not have to use stairs or an elevator to access it. So this layout is good in that aspect. Difficult to assess the layout without an indication of sizes ... How does the library space compare to the current size of Faxon? Is there an area for a staff room? Will the children's room be expanded and separate from the adult area? Is there an emergency/shelter area for the library? Definitely would need to know more to assess
It would be nice to know the square footage of all three options and the square footage allocated to each service. This option seems the fairest with space allocation to each service. The other two options seem to give the community center less space than senior and library. I like this option as each service is separated so it is better for noise concerns. Community centers are louder than senior and library. Keeping the community center away from those two is best. Parking seems the best in this option if the back parking lot will have access around the side of the building. Space is not usable without proper parking! Oddly from this website keeping the old building seems like the best configuration one would not have thought that would be the case.	As long as this plan is within budget.	I don't see an auditorium in any option. There needs to be one.
The library needs to be on the main floor -easily accessible to all.	There is no clear theater space planned. This is a disappointment as it is a space the town is currently lacking (and highly desired by community groups and members) and would be a big draw to the town overall.	It would be nice to know the square footage of all three options and the square footage allocated to each service. This seems like the smallest option from the picture and there seems to be a lot of space lost to hallways. This option seems to allow for access to both parking areas that currently exist. So I think it's the best of the two demolition options from a parking perspective. Don't forget the more parking the better. There is never enough parking at town buildings.
Stay within the budget. The community cannot afford a larger budget for this project.	No to the second floor location of the library. This is bad for accessibility. Elderly, disabled, people with strollers... don't do this. Put the library on the first floor.	The teen center should be downstairs because kids hang out outside
There is no clear theater space planned. This is a disappointment as it is a space the town is currently lacking (and highly desired by community groups and members) and would be a big draw to the town overall.	I like the larger green roof area. The shape of the lobby seems rather boring and limited in what you see as you enter – you actually have to move into the space to see SC, SS . . .	Where is the theater?
Locating the library on the second floor is a bad idea. We already have Noah as an example of a weird build where it is messy to reach different floors using a very slow elevator or stairs that do not connect smoothly from floor to floor. Let's not make this mistake again.	cost would be good to compare	I am strongly in favor of keeping the primary services for the greatest number of potential users on the main level.
Is this feasible based on the age of the building? Does it save money to re-use the building? Like the idea of not wasting/trashing materials.	Rather than a large flex space, I'd rather see a large modern auditorium that can be used for community arts (e.g. children and community theater, dance, choral, orchestra, etc) and speakers. The town chose not to create such as theater space in the town hall auditorium and now that the schools have more security concerns and busier performance schedules, there are no large affordable and available auditorium spaces in the town. Let's address this need with this project, as opportunities for this rarely come along. Putting the Library above the Senior Center seems like an efficient use of space.	Library should go upstairs and flex spaces be on first level

COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS FEEDBACK

Cost for each option would be helpful	Please don't subject us and more importantly the residents in Elmwood to another construction project that will jam up the roads for years. Work with existing space and make it work. We don't need to spend a fortune on building.	As long as this project is within budget.
Would rather see a new building instead of limiting parts of space to existing footprint.	I love the addition of the green roof and layout where teen center is near this and library. Good flow from one part to another and good separation of building for different purposes- what seniors tend to use on floor one and teen area on floor two and open roof. Teens get loud so outside space that is easily supervised is definitely a plus.	There is no clear theater space planned. This is a disappointment as it is a space the town is currently lacking (and highly desired by community groups and members) and would be a big draw to the town overall.
Yes, please reuse the existing space even though it is not ideal. It'll cost a fortune to knock it down and rebuild and we do not need yet another construction project jamming up town. Library and senior center need to be on the first floor together for easy access for our most frequent and vulnerable residents. Everything else can be elsewhere.	Once again, we strongly think the library should be on the first floor for easy access as is the existing library.	Having a library on the first floor makes it much easier to access for families bringing small and/or multiple children for a visit.
It seems like it's going to be cramped and not as usable/used. If needed for budget reasons it can work but doesn't feel as nice as other options.	This looks like the best option if costs are reasonable to demolish and build new.	Library on the Main/ground level is a win.
We really do not like having the library located on the second floor and think it will negatively impact its use. The Faxon library is easy accessible for all patrons and that accessibility should be reflected in the new building. Keeping the old building intact and adding an addition seems counterproductive as any of the deficits of the old building will be brought forward.	I wish there was an indication of where and what size the windows would be. Don't like that library windows would appear to face north and no view of the green roof. As always, any town buildings need to have at least 2 EV charging stations if no more.	I like the community center and gym overlook Beachland. The lobby seems to allow you to see most of the downstairs upon entry and I am guessing gives multiple points of exit. I like that the flex space is one large space, and that the community center is 2 levels.
Love that the library will have the green roof to look onto! As with all new construction and especially since this is a town facility there should be at least 2 EV charging stations!	There doesn't seem to be any dedicated space for a theater	It would be good to have cost This option appears to sit better on the site and appears there wouldn't be too much of the field area that would have to be disturbed.
There doesn't seem to be any dedicated space for a theater	Given that this is a brand new building, the design is very limited with almost no large spaces available for use by the community. Where is the stage, auditorium, kitchen for events? This is a terrible design	As I commented for option 2, I'd prefer there be a large, modern auditorium included in the plan. I'd prefer to see the Library put above the senior center and include an auditorium (with green room and back-stage space where the library or senior center is on the plan.
Where is the auditorium? Stage? It could be used by so many community groups and small businesses (like dance schools for recitals)? That is a heavily used part of the current ECC that is ignored in all of these designs. It's hard to understand what "flex spaces" and "community center" are but it doesn't look like there's much in the way of infrastructure (stage, kitchen to be used for food for events). The library should be a good size. I don't care about the location of the various areas - like the gym, library, senior center. However, I do think the Senior Center should be located close to the door for those for whom walking is an issue. I'd prefer reuse/alter rather than tear down (creating a lot of construction debris).	Building seems to encroach too much on some residential yards. Height of building also difficult to discern from the picture, it should not tower above the homes. Library should be on first floor for ease of accessibility and gym can go on upper level.	Can't social services and emergency services be separated? Cops & people in need should not mix.
Design with the least amount of Green Roof	More information should be provided about the usable square footage for each option and for each type of space (gym, senior center, library, teen space, flex spaces). It is very difficult to evaluate the options without this information.	We really do not need another long and intrusive construction project in town. The traffic has become unbearable. We need this project but using the existing building even though it is not ideal.



COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS FEEDBACK

Do not like. Library on upper level not ideal ease of use for any seniors, potentially.	More information should be provided about the usable square footage for each option and for each type of space (gym, senior center, library, teen space, flex spaces). It is very difficult to evaluate the options without this information. The green roof concept is cute but really impractical in New England. It won't be usable for much of the year and many of the plants will not survive unless it is a green house. The other libraries and the other senior center (Bishops) in town do not have complex landscaping -- what is the budgeted cost to create and subsequently maintain this green roof? (Yes, again, a nice idea to be "green" but it's not free.) It is not really clear from the drawing how visitors would access this roof area and again, given the climate, use would be limited (cold in winter and quite hot in summer -- that's why people seek AC at senior centers and the library). More detail about this roof space should be provided for all design options (Option 3 also indicates "roof area" but it is not clear if it's just a regular roof or some special use would apply).	Less usable space than second option and teen area is more cramped. Not a fan of library not being easily accessible by teens.
I don't agree with any of these options. I believe that the new Community Center should include a theater space for plays, musicals, and other performances involving local community organizations. West Hartford Community Theater has been in existence since 2008, and has had to struggle to find rehearsal and performance spaces. Many individuals and families are involved in their productions, both on the stage and behind it. Gyms and libraries are important, but we have many of them in the town already. Why are those kinds of uses being privileged over theater and musical performances?	This option seems to choke the middle of the site with this massive building.	This is our favorite with the library on the first floor as well as the Senior Center. Having the Teen center upstairs makes sense since Teens, as a demographic group, will be able to easily climb the stairs as they do at school. Also, having the flexible space upstairs make sense to address any additional needed space from a Community Center event or for any other special use without interfering with those spaces such as the Library, Senior Center and Social Services that experience daily use.
It is very difficult to conceive of any of these from the floor plans provided. A rendering would be more helpful. The precedent images in the October 6th presentation were wonderful. Regardless of the layout, please use those materials and design aesthetic!	I am not currently in favor of these options because none of them include a performing space. I have both been in and attended many performances at Elmwood Community Center, and I would hope to see a dedicated theater space in the new building because the arts are an integral part of fostering community.	The design of lower level looks like a lot of wasted space for corridors and rather bland. Library needs lots of light, windows. Needs to have a view of nature. Reading should bhttps://themdc.org/e in a soothing, natural space. Green roof got tiny! Is there any consideration to put up solar panels?
More information should be provided about the usable square footage for each option and for each type of space (gym, senior center, library, teen space, flex spaces). It is very difficult to evaluate the options without this information.	There needs to be a space with a stage for events/ performances	I support the construction of a new building which I hope will be built using the newest heating/cooling and solar options which I assume is not within the older existing building. I like the overall simplicity of the building and the location of library and senior center on the ground floor. Hopefully it will have energy efficient windows that allow for bright cheerful rooms. I'd like to also see landscaping to include a benches that could be donated in memory of people. Also bushes, plants and trees that support butterflies, bees and birds which is critical for our environment.
I like option 1 because it retains the use of three levels. That's really the only thing I like about option 1.	This build give a good location on land and layout. I like the larger green space than plan 1 however dislike the idea of having to rebuild when we already have the structure there and can build off of it.	The Community Center portion seems too small and there's no place for a theater to be included.
I am not currently in favor of these options because none of them include a performing space. I have both been in and attended many performances at Elmwood Community Center, and I would hope to see a dedicated theater space in the new building because the arts are an integral part of fostering community.	In looking at Option 2, I still see no theater. This is not good. Hopefully it is in Section 3....	This is the worst of the three designs. It's very limited with almost zero flexibility for the future. Nearly all the spaces are designated to Senior Center, Library, Gym. It'll be outdated before it's even built! Do we really think that there won't be other needs in the future for flexible spaces and/or new groups? If this is for the entire West Hartford Community, it falls WAY short. Where is the stage/auditorium? Where are the meeting rooms for local groups? Where is the space for rent / kitchen for that? I don't care where it's located on the property - that's window dressing to me. The important thing is that it needs to be functional now and in the future. Both of the new building designs are neither and this is the worst.
There needs to be a space with a stage for events and performances	The library must be on the ground floor. Maintain the same fluid ease of first floor accessibility as at Faxon. Moving the library upstairs is a mistake. Elevators alone are not going to solve this. Ground floor access makes the library much more readily inviting to families with small children (strollers), the elderly and disabled, and frankly to the general public.	Very expensive and town would be better off using money for tax reduction rather than adding to capital expenditures budget.
Option 1 is the best because it leaves space for a potential sports field/skatepark/or nice basketball courts to go in the back of it.	I like this option the best, although I think it might be better if the gym faced the park. I love that the green room is so big in this option.	Big square building is least attractive. Seems like there is a lot of space consumed by the lobby.

COMMUNITY ENGAGEMENT - WEBSITE VOTE - INITIAL CONCEPTS FEEDBACK

I like the idea of keeping the current structure if it is reusable for sustainability purpose. Although rebuilding would provide more flexibility for layout I think repurposing current buildings is the more ecologically conscious option.	Still no theater or auditorium space.	Options 2 and 3 are not cost feasible without major outside funding. Taxes are already too high. It is ingenious to solicit input on plans without attaching price tags and identified funding sources.
I am not sure if a theater is included in the next 2 options, but I certainly hope so. My family and I have attended many events in the theater inside Elmwood Community Center for many years and I would hate to see that part go missing.	<ul style="list-style-type: none"><li>• Don't think Emergency Mgt. needs to be on 1st floor</li><li>• Library on 2nd floor will not be popular with elderly or handicapped. Library will require materials pick up option on ground level.</li><li>• Does divided community center space really make sense?</li><li>• Central atrium remains good idea for access to the building - but this one seems more like a giant corridor</li><li>• Overall space not given over for corridors – but would require very strong sound buffers between walls and floors</li><li>• Library would require work elevator (books, boxes, equipment, deliveries) separate from passenger elevator. Is that shown, or is that one of the elevators? If yes, than having only one public elevator to the lower and upper levels is precarious.</li><li>• Hard to understand what Flex spaces would look like</li><li>• Flex spaces could be difficult to supervise – hard to tell how they would be divided and structured.</li><li>• Don't see where there are lavatories.</li><li>• What are the service/programming goals of the Teen Center. How are they supervised and coordinated with other parts of the facility, e.g. gym, cafeteria, etc.</li></ul>	Option 2 looks like it has a bigger Teen Center
The library must be on the ground floor. Maintain the same fluid ease of first floor accessibility as at Faxon. Moving the library upstairs is a mistake. Elevators alone are not going to solve this. Ground floor access makes the library much more readily inviting to families with small children (strollers), the elderly and disabled, and frankly to the general public.	is there bus access? if not, none of this matters.	Best of the options but building should not tower over homes in the existing neighborhood. Senior center should get best views from the building, not gym. Overall good start
I don't think it makes sense to try to bring the old building up to code and then retrofit it to suit the needs of the community.	Feels overall the most dynamic use of space. Love the expansive green roof!	I don't see a theater/auditorium in any of these proposed plans. As a lifelong town resident, I've enjoyed many shows at ECC, from dance recitals and summer camp performances, to West Hartford Community Theater productions. I'd really like to see a communal space for performances in the new ECC.
Why isn't there any theater space? A multi-use auditorium?	The centralized circulation is great in that it allows interaction of all users of the building. There should not be exclusive entrances to each major space so that they appear exclusive.	More information should be provided about the usable square footage for each option and for each type of space (gym, senior center, library, teen space, flex spaces). It is very difficult to evaluate the options without this information.
I am concerned about this layout because it is missing some important considerations: 1. There is no expanded space to include indoor pickleball courts. Presently we have only one court at Elmwood Center for the entire town and it's only available during limited hours. 2. Even more importantly her is no performance space! The present Elmwood Center has a theater/auditorium space, the only community performance space in town. this plan totally omits including a performance space that could be used by performing arts community groups.	Eh, Not my cup of tea aesthetically	I think having the library on the ground floor is great! Could there still be a basement or does the demolition mean no basement?
I don't know the difference between the senior center & the community center are. I think it's a good idea to have senior center on first floor. Will the library replace the Faxon Branch? There is no mention about parking spaces. Can there be a walk signal in the crosswalk on Mayflower street? Will the entrance to Beachland Park playground remain open? I like having access to the park.	WH need a permanent dog park	Building seems too close to park. Anyway to center on site?
doesn't matter if there's no bus access.		I am not currently in favor of these options because none of them include a performing space. I have both been in and attended many performances at Elmwood Community Center, and I would hope to see a dedicated theater space in the new building because the arts are an integral part of fostering community.



COMMUNITY ENGAGEMENT – SURVEYS & FEEDBACK

Not a huge fan of this layout		Needs to have a space with stage for events/performances
Might as well stay with the old community center with this option		The Community Center, Library, and Senior Center should have a stronger connection to Beachland Park and the related open space. These spaces have the opportunity for large windows, patios, and direct occupant connections between the natural spaces and the interior programmed rooms. The gym space should not dominate such a prime position on the overall site.
Like the idea of using the existing structure.		Like this option the best, but would be fine with option 1 if it is substantially more cost efficient.
Best value for the investment.		Now I see that you have completely eliminated the theater. Why would you do that? What other option brings the community together better than that? This is unacceptable. PLEASE RECONSIDER
This option uses an existing building that is too spread out and therefore would make circulation haphazard. A new center centralizes circulation which fosters interaction by all users.		Ground floor library is a must. Maintain the same first floor ease of access as currently available at Faxon! No elevators or stairs.
This is the best plan. The building has a long history in West Hartford and a place in the hearts of many former St Brigid School students. It should be reused and revitalized instead of tearing it down to rebuild something that will be no different from many other modern buildings.		Once again, no theater or auditorium space.
I like keeping the gym. One of the nicest gyms in town! Maybe name it after Ken “Hondo” Goroshko, an Elmwood legend who attended SSS!		<ul style="list-style-type: none"><li>• Don’t think Emergency Mgt. needs to be on 1st floor</li><li>• Too much space give up for hallways – soundproofing could be enhanced to make more square footage available for programs/services. Central entrance atrium area appears losted/comprimised</li><li>• Looks as if there would be 4 major 1st floor entrances - Yikes!</li><li>• Easier access to library for not just seniors, but handicapped, parents with youngest children, etc.</li><li>• Library will require materials pick up option on ground level.</li><li>• Does divided community center space really make sense?</li><li>• Hard to understand what Flex spaces would look like</li><li>• Flex spaces could be difficult to supervise – hard to tell how they would be divided and structured.</li><li>• Don’t see where there are lavatories.</li><li>• What are the service/programming goals of the Teen Center. How are they supervised and coordinated with other parts of the facility, e.g. gym, cafeteria, etc.</li></ul>
Seem the least wasteful and most practical approach.		What is green roof? Is this an outdoor area? I can’t picture what a track will look like above the gym. Will this gym have the silver sneakers program?
All departments need to fully accessible to senior and the disabled. It's time WH has a permanent dog park.		this site does not improve on bus access over ECC. What bus line is the new site on?
I like this option the best		Like the gym facing beach land park and a linear construction
Start new! The new center is the focal point of Elmwood and should be designed as a leading point for what we want rather than something we settled for.		As a parent of young children I hate going to the Noah Webster Library because I have to load my kids into an elevator. We frequent Bishops Corner and Faxon because they're so much easier. I love the library on the first floor.
		Best of 3 options in my opinion.
		Better to have senior center, social services and library on main floor
		Make sure that the intersection of the four corridors becomes a “happening” place to encourage interaction among all users. The intersection must be an attraction so that people want to go there.
		It sounds pleasant to have the gym facing the green space, and I like the way the shared corridor encourages movement among the spaces. I voted the shape a little lower, but it's only because I can't really envision it on the site.
		If it must be torn down than this is the way to go
		I think this option is great for the senior center and library to be located on the 1st floor and the Gym to be facing Beachland park instead of Mayflower street.
		I don't like any of these options because a theater isn't included. Our resources for theater productions have dwindled. Please consider adding a theater. Thank you~





*Program Allocation*

*Community Feedback*

*Advisory Committee Feedback - Must Haves and Nice to Haves*

*Bubble Diagram*

*Program Summary Matrix*

# PROGRAMMING 5





The image shows community members in attendance at Public Workshop #2 "Initial Concepts" on 9/14/22.



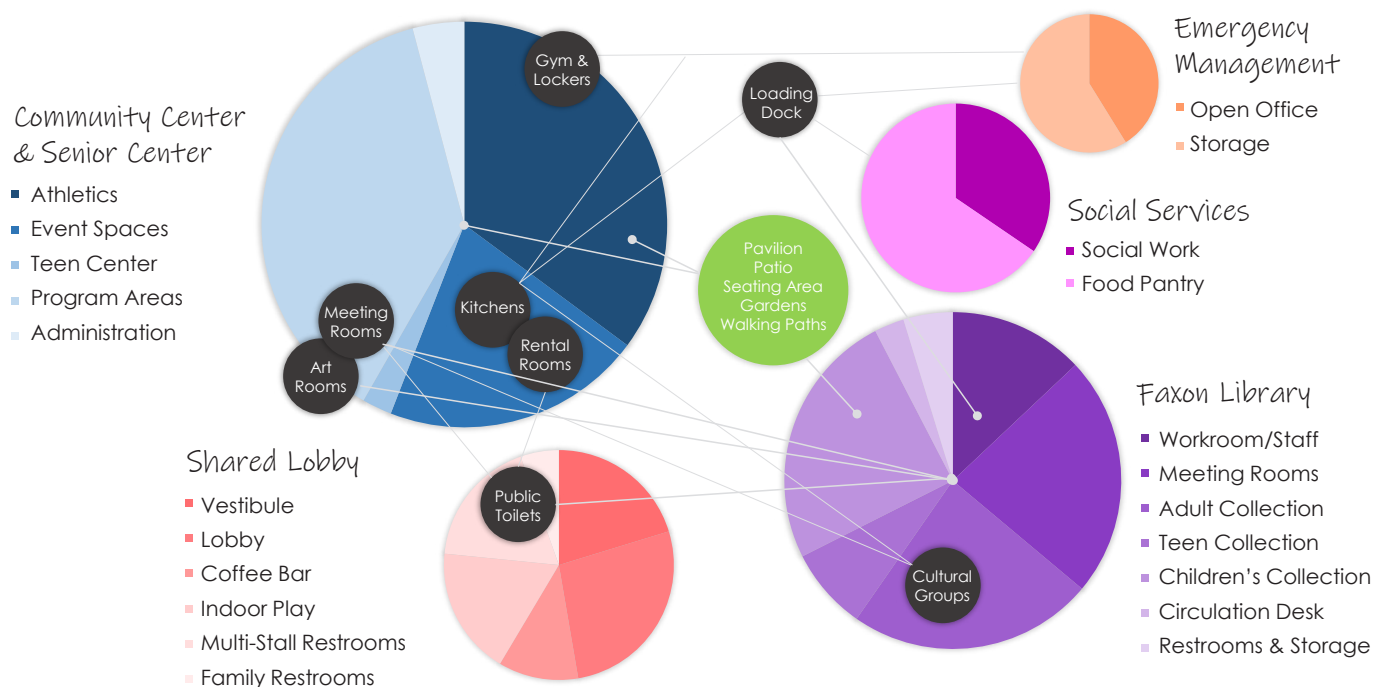
## PROGRAMMING

### PROGRAMMING PROCESS:

The programming process was informed by building walkthroughs, dedicated programming sessions, and feedback from both the Advisory Committee and the working group. By seeing and documenting the existing spaces, uses, as well as vision, the study team sought to balance the foundational and aspirational goals of each user group. Programming is an iterative process, and as such, the study team met a second time with these groups to validate the feedback received. As drafts of the program were developed, these iterations were reviewed and refined.

Early on, several areas were predetermined as “Will Haves” in the program, and as the design and conversations with the community unfolded, the lists of “Must Haves” and “Nice to Haves” began to factor in to the spaces and adjacencies described both programmatically and in the conceptual test-fit. (refer to these lists later in this section of the report).

### PROGRAM ALLOCATION DETAIL:



*The image shows an initial diagram of program allocation created early on in the process.*

## PROGRAMMING

### WHAT WE HEARD AT CELEBRATE! WEST HARTFORD



The image shows the collection of comment cards received.

Celebrate! West Hartford was the first Community Listening Opportunity, and a chance to hear the goals, visions, and priorities directly from the community. The booth was available all day, both days of the event and the conversations and feedback received was abundant. As a community building, it was important to the entire study team that the program met a diversity of community needs. While 100+ comments were collected that weekend, the team wanted to gather additional feedback. Comment boxes and cards were stationed at the ECC, ESC and Faxon Library and remained there for several weeks following the event. When all cards were collected, the team displayed and categorized them in order to map connection points and understand the depth and breadth of the feedback received. These comment cards informed the continued development of the program and ultimately the design test-fit options.



## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - THE WHAT'S MISSING PART

After hearing from the community, the study team met with the Advisory Committee who were to serve as community liaisons throughout the study process to share information back and forth, and provide community feedback in between any scheduled public engagement sessions. At the kick-off meeting, the group brainstormed a list of what is missing across the current buildings, programs, and even Town-wide needs that are currently unmet. This brainstorm came to be known as the What's Missing List, and from it, the Advisory Committee further developed their list of priorities.

### WHAT'S MISSING ???

- 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 - 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
- Basement of St. Bridget's school - is it being used?
- Technology, flex + expandable applies to entire project
- Creamery building - can this be utilized
- Non-functional requirements → Security, air quality, weight requirements in library
- Adequate parking
- Weight room - used by <sup>Seniors</sup> more + teens (Fitness room)
- Locker rooms + showers



## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - THE WHAT'S MISSING PART

### WHAT'S MISSING ???

- Coffee bar - a place for all ages to Congregate → Rocky Hill
- Senior - short changed in program slides
  - Art room
  - Nat'l daylight
  - Ping pong tables
  - Low ceilings (acoustics)
  - Spaces just for them (ie. ceramics)
  - Teens + kids

← break out itemized list
- But also intergenerational opportunities
- Studios for making, creating, ← needs tech
- Commercial kitchen for start-ups, non-profits, Immigrant groups → cultural groups in town
- Dedicated Senior bus - other towns have dispatch, Dial-A-Ride
- E. Hartford senior center
- X Busy modern carpeting! Makes people dizzy
- Library is not just books + activities - job skills, computer access, → we have another population in town that we need to think about
- Flex space for community groups to use
- Access to transit, ~~too~~ location accessed by bike
- Social services / leisure services currently have space constraints - do we already have the smallest piece of the pie? Need more space - feel like have no home - want this location to empower people to serve more.





## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - THE WHAT'S MISSING PART

- Pre-COVID, Seniors used Fitness often, teens playing bball next door in gym - nice synergy
- Pre-school in building is definite? Yes or no?
- Drop-off w/ support + services
- Museum quality central rotunda, interactive exhibit
  - ↳ Nat'l History, Topographic model of valley w/ lights that turn on + off
- Stage space - lighting + sound could be brought in
- Have we ruled out multiple buildings?
- Food Pantry - refrigerators or freezers?
  - ↳ Can this be shared w/ commercial kitchen
- Fresh produce should be essential
- Could the community garden be a place to get produce?
- A place where kids can learn to ride a bike (like safetytown), traffic signals, etc
- Bike Parking
- Parking → strollers, e-bikes, scooters, a place to store them
- Security → technology in active shooter, other emergency situations
- Relocate food from schools here (reduce food waste)
  - ↳ not used/consumed
- Would be nice to keep data/stats on visits + program use to share w/ taxpayers
- Look to community at large → would we like to take from a central location and move to a community location?
  - ↳ Police outpost here? ← for example
- Health Dept. → Offices + Clinic
  - ↳ BP screenings, etc.



Share list and share w/ constituents. Come back w/ musts + nice to haves

## PROGRAMMING

The What's Missing List was shared with the Advisory Committee, and the group was tasked with taking that information back to their community groups and gathering their input and top priorities. Confident that all spaces in the Will Haves list would be provided, they identified their Top 5 Must Haves and their Top 5 Nice to Haves with content from the What's Missing List or by sharing something brand new that was not yet identified. The priority lists were collected, and common themes emerged. These elements featured heavily in the development of the program and design test-fit options.

Advisory Committee initial priorities for the  
**Community Programs & Activity Spaces at: 100 Mayflower**

During the June 30th meeting, Tecton asked the Advisory Committee to share their feedback on what's missing in the program currently. A comprehensive list was generated, and that list is included for reference, along with a copy of the presentation.

The next step is for each Committee member to prioritize their top 5 "must haves" and their top 5 "nice to haves". The "must haves" are the things that absolutely must be included, and the "nice to haves" are the things to include if funding allows. As you identify your top 5 in both categories, feel free to re-use content from the "what's missing" list generated at the June 30th Advisory Committee meeting, any programs already identified in the presentation given at that meeting, or something brand new! The first column on the left identifies the project's "will haves", which is everything currently envisioned in the program.

We welcome the collective input from each Committee member's representation within the community, however please only return one completed form per Committee member that represents all voices. Thank you for your participation!

A list of the project "will haves"	Please list your top 5 "must haves"	Please list your top 5 "nice to haves"																				
<ul style="list-style-type: none"> <li>Community Center</li> <li>Library</li> <li>Senior Center</li> <li>Teen Center</li> <li>Pre-School Programs</li> <li>Admin Offices</li> <li>Social Services</li> <li>Food Pantry</li> <li>Emergency Mgt.</li> <li>Athletics Facilities</li> <li>Multi-use Rooms</li> <li>Event Spaces</li> <li>Meeting Rooms</li> <li>Activity Rooms</li> <li>Kitchen Spaces</li> <li>Shared Lobby</li> <li>Outdoor Spaces</li> <li>Park Connections</li> <li>Sustainable Design</li> </ul>	<table border="1"> <tr> <td>1.</td> <td>highest priority</td> </tr> <tr> <td>2.</td> <td></td> </tr> <tr> <td>3.</td> <td></td> </tr> <tr> <td>4.</td> <td></td> </tr> <tr> <td>5.</td> <td></td> </tr> </table>	1.	highest priority	2.		3.		4.		5.		<table border="1"> <tr> <td>1.</td> <td>highest priority</td> </tr> <tr> <td>2.</td> <td></td> </tr> <tr> <td>3.</td> <td></td> </tr> <tr> <td>4.</td> <td></td> </tr> <tr> <td>5.</td> <td></td> </tr> </table>	1.	highest priority	2.		3.		4.		5.	
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**Thank You!** All members of our community have the ability to co-create the vision for our town and shape decisions.

The image shows the instructions provided to the Advisory Committee members for generating their priority lists.



The image shows the list of project Will Haves, a list of everything currently envisioned in the program.



The image shows the common themes that emerged from the prioritization exercise.

The pages that follow contain a detailed list of each Advisory Committee submission - their Must Haves and Nice to Haves.



## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### WEST HARTFORD PUBLIC LIBRARY BOARD

#### MUST HAVES

1. Dedicated space for increased library operation capacity for collection display / storage / processing, administration, patron onsite resource use.
2. Some dedicated space for library operation of programs, events, meetings (e.g. some non-shared space so library can guarantee their operations).
3. State of the art material pick up and return facilities (Smart Lockers combined with auto check-in, for example).
4. Capacity to isolate infrastructure in some portion of the building (e.g. air handling, people flow, etc.) - to support operational continuity when shared resources would pose a risk.
5. Automated resource (building, spaces, equipment) usage monitoring & recording-essential for multi-purpose use & shared facilities -- to analyze & optimize utilization, communicate ROI for taxpayers, etc.

#### NICE TO HAVES

1. Outdoor Meeting, Activity, Performance Spaces.
2. Configurable / Modifiable / Adaptable room settings (e.g. lighting, temperature, etc.)- essential for multi-purpose use & shared facilities.
3. Professional / Commercial Grade Kitchen (Economic Incubator space or program use).
4. e-Vehicle (car, bike) charging - ideally free due to renewable energy capacity storage or other (implied with Will Have - sustainability?).
5. Automated infrastructure monitoring, fault detection & notification.

## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### PEDESTRIAN & BICYCLE SAFETY COMMISSION

#### MUST HAVES

1. High quality safe bicycle and pedestrian access. For pedestrian access, careful attention should be given to crossing locations that will be used to access the center. For bicycles, the bike facilities should feel safe for bicyclists of all ages.
2. High quality bus stop integrated into the design.
3. Bicycle parking, abundant and visible.
4. "Traffic garden" or Safety Town (see [www.trafficgardens.com](http://www.trafficgardens.com)) where kids can learn to bike safely.
5. Touch screen displays where individuals can access the CTtransit trip planning tool and can access bicycle maps for trip planning.

#### NICE TO HAVES

1. Display of bike routes and bike lanes in West Hartford.
2. Bike repair station.
3. Bike share.
4. Scooter share.
5. Fountains that can be used to fill water bottles.

### CLEAN ENERGY COMMISSION

#### MUST HAVES

1. Look for other functions in the town such as police, fire, and health department where services are centralized and see if there is an opportunity to localize here. It may not make sense but this is a one-time chance to potentially make a local difference. The health department seemed interested.
2. Consider this location as a collection area for tossed school food and a drop off area for food donations. Having freezers and refrigerators to do this would allow the area to be a refuge center AND a recycle center.
3. The space discussions thus far have essentially replicated current library and town services square footage – this approach should be reviewed - e.g. social services feels their current allotment is too small -so now is the chance to improve upon the status quo.
4. Public transportation should be optimized – bus routes, bike paths, parking
5. Solar canopy parking.

#### NICE TO HAVES

1. Consider a "swap shop" – an inexpensive – mostly outdoor area where goods can be dropped and picked up.
2. Coffee bar to facilitate community gathering.
3. Presentation space (probably controlled by the library).
4. Some iconic tower or lobby exhibit that becomes a recognizable gathering point -more research is needed but it could a historic diorama of WH or an architectural tower or display piece.
5. Reuse materials from building if 100 Mayflower is torn down – bricks and rubble can be repurposed along with metal from mechanicals.



## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### PEDESTRIAN & BICYCLE SAFETY COMMISSION

#### MUST HAVES

1. Future proof design if needed for expansion.
2. Ease of access to Beachland.
3. An outdoor stage area.
4. Some form of transport from schools.
5. (not answered).

#### NICE TO HAVES

1. Shared area between teens and seniors.
2. A fitness center, or at least some weights.
3. Open gym (with basketball court).
4. Immigrant services.
5. (not answered).

### COMMISSION ON THE ARTS

#### MUST HAVES

1. Performing Arts Center and Event Space.
2. Auditorium seating, minimum of 200 people, and outdoor space for performances.
3. Stage with dimensions large enough to accommodate a cast of 40 actors.
4. Dressing rooms for actors.
5. Kitchen/catering facilities for arts events.

#### MUST HAVES

1. Event Space.
2. Athletic Facilities (pickleball courts).
3. Library.
4. Outside performance space.
5. Senior Center.

#### NICE TO HAVES

1. Multi-use rooms.
2. Meeting rooms.
3. Storage rental for non-profit performing groups.
4. Social Services.
5. Food Pantry.

## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### WEST HARTFORD PUBLIC SCHOOLS

#### MUST HAVES

1. Central location.
2. Make sure everyone can access (all abilities).
3. Technology.
4. Access to transit.
5. Adequate parking.

#### NICE TO HAVES

1. Stage space.
2. Flex space for groups to use.
3. Senior bus.
4. Studio for creating.
5. Weight room.

### PARKS & RECREATION ADVISORY BOARD

#### MUST HAVES

1. Weight room.
2. Locker rooms and showers.
3. Congregate area "coffee bar".
4. Adequate parking.
5. Stage space.

#### NICE TO HAVES

1. Storage.
2. Art display.
3. Technology for all.
4. Specialized studio spaces.
5. Security.

### SENIOR CITIZEN ADVISORY BOARD

#### MUST HAVES

1. Separate Senior Entrance, well labeled, with covered drop-off and automatic doors.
2. Dedicated Senior bathrooms with universal height toilets.
3. Dedicated Senior Great Room, for 125 people, for dining and larger events located near kitchen.
4. Dedicated Senior gymnasium space from 9-5 PM, especially needed for pickleball.
5. Senior Center director and staff offices located adjacent to senior entrance vestibule.

#### NICE TO HAVES

1. Table Tennis room(s).
2. Outdoor covered patio looking over green space.
3. Portable, lightweight armchairs and tables.
4. Minimum 16,000 square feet usable space for seniors.
5. Separate, labeled parking areas.



## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### ELMWOOD BUSINESS ASSOCIATION

#### MUST HAVES

1. Access and visibility of the Beachland Park complex including new roads and entrances. The complex should be accessible from pre-existing roads such as Manchester Circle and Elmhurst. Take advantage of the easements while you can –especially the walking path in from Mayflower, And New Britain Avenue access needs to be emphasized\enhanced (somehow). An open park is a safe park. Again, see how Walnut Hill Park in New Britain is integrated into the neighborhood. (It's not such a bad idea to riff off of an Olmstead design – your secret is safe with me.) And make any accessory pavilions, etc. classy (and classical) - Let's make this a beautiful urban park!
2. Exhibit Space in the atrium.
3. Storage Space – it's not a sexy item, but necessary. But essential to this is maintenance of a database of what's in there at all times.
4. I like the idea of outpost offices. ie) WHB Health District, Community and Social Services. And possibly, have the main meeting room built to the same technological level (or better) as the Town Council Chamber, so that meetings can be televised.
5. A community food service cafeteria and distribution point for food.

#### NICE TO HAVES

1. An entrance from Trout Brook Drive.
2. An outdoor stage with a really good sound system and lighting.
3. Welcome Kiosk and Multiple Community Bulletin Displays and Calendars of events.
4. Overbuild everything when it comes to size and scope. IOW, if you're creating a kitchen, make it a great kitchen. This should be a design that stays flexible and usable for 30-50 years. We won't get another chance in our lifetimes.
5. Rose gardens? Gosh it would be nice. Maybe someone wants to establish an endowment. Any takers? But how about multiple pavilions for picnics and pictures?

## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### ADVISORY COMMISSION FOR PERSONS WITH DISABILITIES

#### MUST HAVES

1. Accessibility to all activities for everyone (visually impaired, mobility impaired, persons with intellectual disabilities, cognitive disability and persons on the Autism spectrum:
  - a. Visual alerts to emergency situations
  - b. Assistive Technology in Library
2. Easily accessible elevator.
3. Spaces for "Sensory Break".
4. Separate spaces for Children, Teens and Seniors.
5. Fitness center for Seniors.

#### NICE TO HAVES

1. Calming interior.
2. Audible Signs and Directions.
3. Commercial Kitchen.
4. Accessible inclusive playground.
5. Swimming Pool.

### WEST HARTFORD CHAMBER OF COMMERCE

#### MUST HAVES

1. Fitness Rooms.
2. Lockers & Showers.
3. Makers-Space.
4. Library Archive Storage.
5. Central Informations Rotunda.

#### NICE TO HAVES

1. Rentable Commercial Kitchen.
2. Extra Storage Space.
3. Voting Space (Flexible for other use).
4. Community Garden.
5. Amazon Drop Box.

### BRIDGE FAMILY CENTER

#### MUST HAVES

1. Dedicated storage space for teen center equipment.
2. Teen access to all types/areas of facility (gym/weights/kitchen, etc).
3. Multimedia/recording arts space/technology access.
4. Meeting areas for adults (classes, etc) in close proximity to child friendly areas (childcare during meetings, eg.).
5. Large multi-use space for teens/Large group area.

#### NICE TO HAVES

1. Café (teen employment opportunities, ideally).
2. Open 5+ days a week for teen/youth programming.
3. Outdoor stage/amphitheater (outdoor movies, performances, etc).
4. Skate park.
5. Intergenerational spaces.



## PROGRAMMING - ADVISORY COMMITTEE FEEDBACK - MUST HAVES & NICE TO HAVES

### WEST HARTFORD - BLOOMFIELD HEALTH DISTRICT

#### MUST HAVES

1. Mass vaccination clinic space.
2. Three district offices.
3. Community Health Office (health screenings, store vaccine).
4. Emergency Shelter Space (needs generator).
5. Parking - Accessibility.

#### NICE TO HAVES

1. Storage for PPE.
2. Community Classroom (teach health programs).
3. Showers for shelter.
4. Kitchen.
5. Transit

### RESIDENT AT LARGE

#### MUST HAVES

1. Social Services.
2. Community Center.
3. Food Pantry.
4. Senior Center.
5. Teen Center.

#### NICE TO HAVES

1. Library.
2. Emergency Management.
3. Kitchen Spaces.
4. Park Connections.
5. Sustainable Design.

### RESIDENT AT LARGE

#### MUST HAVES

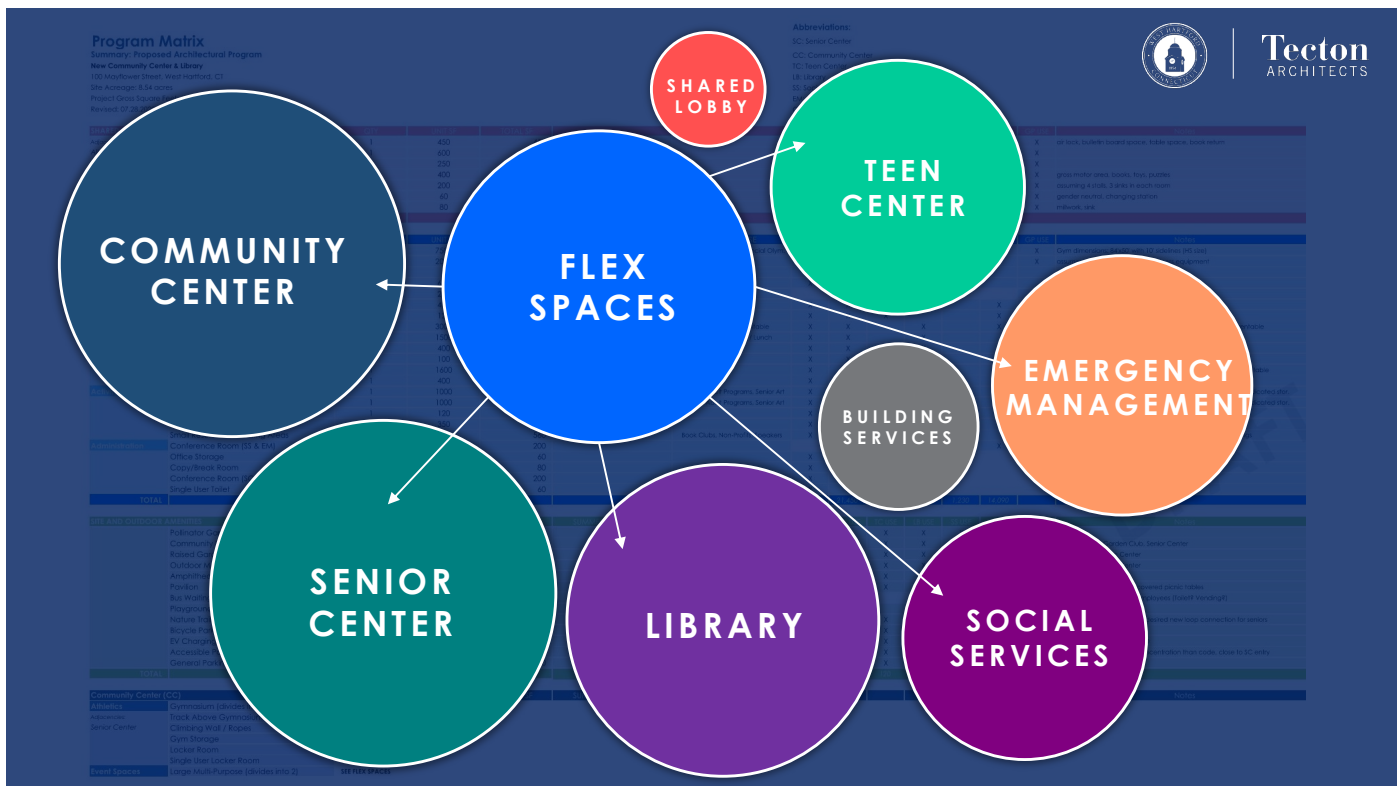
1. Flex space for community groups to use.
2. Dedicated senior bus.
3. Coffee bar.
4. Building for lease: concept is to have some rooms available for renting for the shops where all items like food, sports, senior citizens items etc. are available in the building. It will help user groups to buy/eat/play/rest at the same location.
5. Storage space for cultural events.

#### NICE TO HAVES

1. Explore siting opportunities.
2. Bridge over Trout Brook.
3. Library archival storage.
4. Locker Rooms and showers.
5. Adequate parking.

## PROGRAMMING

The next evolution of the program diagram resulted in a new category of flexible spaces. This category of space encompasses those large gathering spaces, athletic spaces, support spaces such as kitchens, and other shared components such as the dance studio, meeting rooms, and more. While the Community Center, Senior Center, Library and all the major program elements are each equipped with their own dedicated spaces, they also have access to a variety of shared spaces that can be coordinated by schedule to optimize their use. The benefits of flexible spaces extend to the building program and culture, as well as operations and sustainability. By centralizing these flexible spaces as much as possible, they remain within easy access of all user groups.





## PROGRAMMING

### Program Matrix

Summary: Proposed Architectural Program

New Community Center, Senior Center & Library

100 Mayflower Street, West Hartford, CT

SHARED LOBBY		QTY	UNIT SF	TOTAL SF	Notes
Adjacencies:	Vestibule (with Book Return)	1	450	450	air lock, bulletin board space, table space, book return
All	Holds Pickup Lockers (Library)	1	250	250	accessible after-hours but does not need 24/7 access
	Welcome Desk / Coffee Bar	1	250	250	
	Lounge	1	600	600	
	Indoor Play Area	1	400	400	gross motor area, books, toys, puzzles
	Public Toilets	6	200	1,200	assuming 4 stalls, 3 sinks in each room
	Single User Toilets	2	60	120	gender neutral, changing station
TOTAL				3,270	
FLEX SPACES - Shared by Schedule		QTY	UNIT SF	TOTAL SF	Notes
Athletics	Gymnasium (divisible)	1	7500	7,500	Gym dimensions: 84'x50' with 10' sidelines (HS size); curtain divider
	Track Above w/ Weight Stations	1	2000	2,000	assumes: 270 x 8, use corners for fitness equipment
	Climbing Wall / Ropes	0	0	0	(possible add-on)
	Fitness Room	1	400	400	
	Gym Storage	1	600	600	
	Special Olympics Storage	1	200	200	
	Locker Room	2	400	800	3 toilets, 3 showers, 3 sinks, bank of lockers, vestibule
	Single User Locker Room	1	120	120	1 toilet, 1 shower, 1 sink, 2 lockers
Event Spaces	Large Multi-Purpose (divides into 2)	1	3000	3,000	capacity: 200 people, divideable, opens to covered patio, rentable
	Medium Multi-Purpose	1	1,500	1,500	capacity: 125 people
	Multi-Purpose Storage & Stage Support	1	400	400	chairs, tables, decorations, stagecraft, backstage etc.
	Platform/Stage	1	600	600	platform for speakers, performances
	Commercial Kitchen with Prep/Storage	1	700	700	Fully equipped, for use also in emergency situations
Activity Rooms	Heat-and-Serve Kitchen with Storage	1	400	400	
	Art Studio with (2) Storage Closets	1	1000	1,000	includes storage, (2) sinks - (1) ADA compliant, Senior Center dedicated stor.
	Maker Studio	1	1000	1,000	includes storage, (2) sinks - (1) ADA compliant
	Dance Studio	1	1,500	1,500	
	Health Screening Room	1	120	120	refrigerator req'd; store vaccine
Administration	Sensory/Quiet Room	1	350	350	
	Small Reservable Meeting Areas	2	280	560	drop-in rooms for non-profits, small groups/meetings, health classroom
	Conference Room (SS, EM, HD)	1	200	200	capacity: 5-8 people
	Office Storage	1	60	60	
	Copy/Break Room	1	80	80	kitchenette
	Conference Room (SC & CC)	1	200	200	capacity: 5-8 people
	Single User Toilet	1	60	60	
TOTAL				23,350	
SITE AND OUTDOOR AMENITIES		QTY	UNIT SF	TOTAL SF	Notes
	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
	Bus Waiting / Route Change	1	120	120	waiting area for CT Transit employees (Possible Toilet and Vending Areas)
	Playground	1	0	0	(existing at Beachland Park)
	Nature Trails	1	0	0	(existing at Beachland Park), desired new loop connection for seniors
	Bicycle Parking	1	0	0	
	EV Charging Stations	1	0	0	for cars (busses?) Quantity TBD
	Accessible Parking	1	0	0	Reference existing, higher concentration than code, close to SC entry
	General Parking	1	0	0	
	WiFi Connectivity (outdoors)	1	0	0	
TOTAL				240	

**The areas above (Shared Lobby, Flex Spaces and Site & Outdoor Amenities) are shared spaces which are available for use by all groups within the building. In the categories that follow, the most applicable of these shared spaces have been identified for each group, but it is important to note that each group will still have access to, and use of, all of the shared spaces in the building.**

## PROGRAMMING

Community Center (CC)		QTY	UNIT SF	TOTAL SF	Notes
Athletics	Gymnasium (divisible)	SEE FLEX SPACES			
	Track Above w/ Weight Stations	SEE FLEX SPACES			
	Climbing Wall / Ropes	SEE FLEX SPACES			
	Fitness Room	SEE FLEX SPACES			
	Gym Storage	SEE FLEX SPACES			
	Locker Room	SEE FLEX SPACES			
	Single User Locker Room	SEE FLEX SPACES			
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
	Multi-Purpose Storage & Stage Support	SEE FLEX SPACES			
	Platform/Stage	SEE FLEX SPACES			
	Commercial Kitchen with Prep/Storage	SEE FLEX SPACES			
Activity Rooms	Heat-and-Serve Kitchen with Storage	SEE FLEX SPACES			
	Art Studio with (2) Storage Closets	SEE FLEX SPACES			
	Maker Studio with (2) Storage Closets	SEE FLEX SPACES			
	Dance Studio	SEE FLEX SPACES			
	Health Screening Room	SEE FLEX SPACES			
	Sensory/Quiet Room	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
	Preschool Programming Areas	3	1200	3,600	including dedicated toilet, cubbies & storage
	Small Multi-Purpose	2	800	1,600	capacity: 12-20 people, dance/yoga, incl. storage
	Medium Multi-Purpose	1	1500	1,500	
Administration	Office Storage	SEE FLEX SPACES			
	Copy/Break Room	SEE FLEX SPACES			
	Conference Room (SC & CC)	SEE FLEX SPACES			
	Single User Toilet	SEE FLEX SPACES			
	Community Center Open Office	1	215	215	(3) workstations for CC FT staff
	Community Center Private Office	3	120	360	Facility Supervisor, Program Director, Flex Office
	Special Needs Private Office	1	120	120	
Support Spaces	Welcome Desk / Coffee Bar	SEE SHARED LOBBY			
	Lounge	SEE SHARED LOBBY			
	Indoor Play Area	SEE SHARED LOBBY			
	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	SEE SHARED LOBBY			
	Mother's Room	SEE LIBRARY			
	Pollinator Garden	SEE SITE AND OUTDOOR AMENITIES			
Outdoor Spaces	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				7,395	
TOTAL W/SHARED				34,255	

Emergency Management (EM)		QTY	UNIT SF	TOTAL SF	Notes
Athletics	Gymnasium (divisible)	SEE FLEX SPACES			
	Locker Room	SEE FLEX SPACES			
	Single User Locker Room	SEE FLEX SPACES			
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
	Commercial Kitchen with Prep/Storage	SEE FLEX SPACES			
Activity Rooms	Heat-and-Serve Kitchen with Storage	SEE FLEX SPACES			
	Health Screening Room	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
Administration	Conference Room (SS, EM, HD)	SEE FLEX SPACES			
	Open Office	1	350	350	(4) CERT workstations
	Storage Room	1	500	500	concrete floor, accessible by office area and outdoors (rolling door), covered area outside
Support Spaces	Loading Dock	SEE BUILDING SERVICES			
	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	SEE SHARED LOBBY			
Outdoor Spaces	Mother's Room	SEE LIBRARY			
	Pavilion	SEE SITE AND OUTDOOR AMENITIES			
	Nature Trails	SEE SITE AND OUTDOOR AMENITIES			
	Bicycle Parking	SEE SITE AND OUTDOOR AMENITIES			
	EV Charging Stations	SEE SITE AND OUTDOOR AMENITIES			
	Accessible Parking	SEE SITE AND OUTDOOR AMENITIES			
	General Parking	SEE SITE AND OUTDOOR AMENITIES			
TOTAL				850	
TOTAL W/SHARED				27,710	



## PROGRAMMING

Senior Center (SC)		QTY	UNIT SF	TOTAL SF	Notes
Athletics	Gymnasium (divisible)	SEE FLEX SPACES			
	Track Above w/ Weight Stations	SEE FLEX SPACES			
	Fitness Room	SEE FLEX SPACES			
	Locker Room	SEE FLEX SPACES			
	Single User Locker Room	SEE FLEX SPACES			
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
	Platform/Stage	SEE FLEX SPACES			
	Commercial Kitchen with Prep/Storage	SEE FLEX SPACES			
	Heat-and-Serve Kitchen with Storage	SEE FLEX SPACES			
Activity Rooms	Dance Studio	SEE FLEX SPACES			
	Health Screening Room	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
	Medium Multi-Purpose (divides into 2)	1	1,600	1,600	dividable into (2) 800 SF spaces, Senior Lunch Program
	Small Multi-Purpose - Type 1	2	800	1,600	capacity: 12-20 people, hard surface floors, technology
	Small Multi-Purpose - Type 2	2	800	1,600	capacity: 12-20 people, mirrors, hard surface floors, technology
	Art Studio	1	1,000	1,000	includes storage, (2) sinks - (1) ADA compliant
Administration	Office Storage	SEE FLEX SPACES			
	Copy/Break Room	SEE FLEX SPACES			
	Conference Room (SC & CC)	SEE FLEX SPACES			
	Single User Toilet	SEE FLEX SPACES			
	Senior Center Open Office	1	350	350	(4) workstations for SC FT staff
	Senior Center Private Office	2	120	240	
Support Spaces	Separate Entry, Covered Drop-Off	1	0	0	
	Public Toilets	2	200	400	assuming 4 stalls, 3 sinks in each room
	Welcome Desk / Coffee Bar	SEE SHARED LOBBY			
	Lounge	SEE SHARED LOBBY			
	Public Toilets	SEE SHARED LOBBY			
Outdoor Spaces	Single User Toilets	SEE SHARED LOBBY			
	Pollinator Garden	SEE SITE AND OUTDOOR AMENITIES			
	Community Flowerbeds	SEE SITE AND OUTDOOR AMENITIES			
	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
	Outdoor Movie Area	SEE SITE AND OUTDOOR AMENITIES			
	Amphitheater	SEE SITE AND OUTDOOR AMENITIES			
	Pavilion	SEE SITE AND OUTDOOR AMENITIES			
	Nature Trails	SEE SITE AND OUTDOOR AMENITIES			
	Bicycle Parking	SEE SITE AND OUTDOOR AMENITIES			
	EV Charging Stations	SEE SITE AND OUTDOOR AMENITIES			
	Accessible Parking	SEE SITE AND OUTDOOR AMENITIES			
	General Parking	SEE SITE AND OUTDOOR AMENITIES			
	WiFi Connectivity (outdoors)	SEE SITE AND OUTDOOR AMENITIES			
TOTAL				6,790	
TOTAL W/SHARED				33,650	

Social Services		QTY	UNIT SF	TOTAL SF	Notes
Athletics	Gymnasium (divisible)	SEE FLEX SPACES			
	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
Event Spaces	Medium Multi-Purpose	SEE FLEX SPACES			
	Commercial Kitchen with Prep/Storage	SEE FLEX SPACES			
	Heat-and-Serve Kitchen with Storage	SEE FLEX SPACES			
	Health Screening Room	SEE FLEX SPACES			
Activity Rooms	Small Reservable Meeting Areas	SEE FLEX SPACES			
	Conference Room (SS, EM, HD)	SEE FLEX SPACES			
Administration	Open Office	1	215	215	(3) workstations with dedicated phones - (4) PT staff but usu. (3) at a time
	Open Office	1	120	120	
	Volunteer Services Offices	2	120	240	
	Food Pantry Coordinator Office	1	120	120	
	Food Pantry Storage	1	380	380	
	Food Pantry Sorting Area	1	1,250	1,250	
	Food Pantry Self-Select Area	1	400	400	
	Welcome Desk / Coffee Bar	SEE SHARED LOBBY			
Support Spaces	Lounge	SEE SHARED LOBBY			
	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	SEE SHARED LOBBY			
	Mother's Room	SEE LIBRARY			
	Loading Dock	SEE BUILDING SERVICES			
Outdoor Spaces	Pollinator Garden	SEE SITE AND OUTDOOR AMENITIES			
	Community Flowerbeds	SEE SITE AND OUTDOOR AMENITIES			
	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
	Pavilion	SEE SITE AND OUTDOOR AMENITIES			
	Nature Trails	SEE SITE AND OUTDOOR AMENITIES			
	Bicycle Parking	SEE SITE AND OUTDOOR AMENITIES			
	EV Charging Stations	SEE SITE AND OUTDOOR AMENITIES			
	Accessible Parking	SEE SITE AND OUTDOOR AMENITIES			
	General Parking	SEE SITE AND OUTDOOR AMENITIES			
	WiFi Connectivity (outdoors)	SEE SITE AND OUTDOOR AMENITIES			
TOTAL				2,725	
TOTAL W/SHARED				29,585	

## PROGRAMMING

Library (LB)		QTY	UNIT SF	TOTAL SF	Notes
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
	Platform/Stage	SEE FLEX SPACES			
	Commercial Kitchen with Prep/Storage	SEE FLEX SPACES			
	Heat-and-Serve Kitchen with Storage	SEE FLEX SPACES			
Activity Rooms	Art Studio with (2) Storage Closets	SEE FLEX SPACES			
	Maker Studio with (2) Storage Closets	SEE FLEX SPACES			
	Health Screening Room	SEE FLEX SPACES			
	Sensory/Quiet Room	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
Administration	Class Meeting Room	1	750	750	capacity: 12-15 people, used for book discussions, ESL, computer class
	Flexible Program Room	1	900	900	Sink req'd; capacity: 15-20 people, used for crafting projects, magic shows
	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	
	Workroom Open Office	1	350	350	(4) workstations - 2FT/2PT staff
	Workroom Sorting Area	1	250	250	Adjacency to outdoor delivery/pick-up access (vans transporting books)
	Book Return Sorting Area	1	120	120	Connected to interior (vestibule) AND EXTERIOR book return locations
	Private Office	1	120	120	1 FT staff
	Storage	1	120	120	book trucks, delivery bins, collections in process
	Break Room	1	250	250	kitchenette: sink, microwave, fridge (seats 6-8 people)
	Toilet	1	60	60	
Spaces	<b>Adult Area</b>				
	Adult Collection	1	1200	1,200	books, other materials
	Adult Collection Display Area	1	0	0	(included in overall Collection SF)
	Computer Center	1	400	400	(8) single-person workspaces - pinwheel, (2) laptops
	Copy/Print/Fax Center	1	80	80	Adjacent to adult computer area
	Seating Area	1	250	250	prefer smaller table & chair configurations vs. large multi-user tables
	Citizenship Corner	1	120	120	(Immigrant Center maybe also uses CC multi-use rooms, kitchen, etc)
	Job/Career Center	1	120	120	
	Subtotal			2,170	
	<b>Teen Area</b>				
	Teen Collection	1	250	250	books, other materials
	Computer Center	1	200	200	(5) laptops
	Seating Area	1	250	250	tables & comfy chairs
	Subtotal			700	
	<b>Children's Area</b>				
	Children's Collection	1	1250	1,250	books, other materials
	Children's Collection Display Area	1	0	0	(included in overall Collection SF)
	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			2,200	
	<b>Circulation Area</b>				
	Circulation Desk	1	150	150	(2) workspaces
	Workstation	1	150	150	(2) workspaces
	Book Storage	1	80	80	
	Chrome Book Charging Carts	1	25	25	
	Subtotal			405	
Support Spaces	Family Toilet	1	60	60	Gender neutral, changing station, adjacent to children's section
	Single User Toilets	2	60	120	
	General Storage	1	200	200	
	Water Fountain with Bottle Filler	1	0	0	
	Mother's Room	1	80	80	millwork, sink
Support Spaces	Vestibule (with Book Return)	SEE SHARED LOBBY			
	Holds Pickup Lockers (Library)	SEE SHARED LOBBY			
	Welcome Desk / Coffee Bar	SEE SHARED LOBBY			
	Lounge	SEE SHARED LOBBY			
	Indoor Play Area	SEE SHARED LOBBY			
Outdoor Spaces	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	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				9,505	
TOTAL W/SHARED				36,365	



## PROGRAMMING

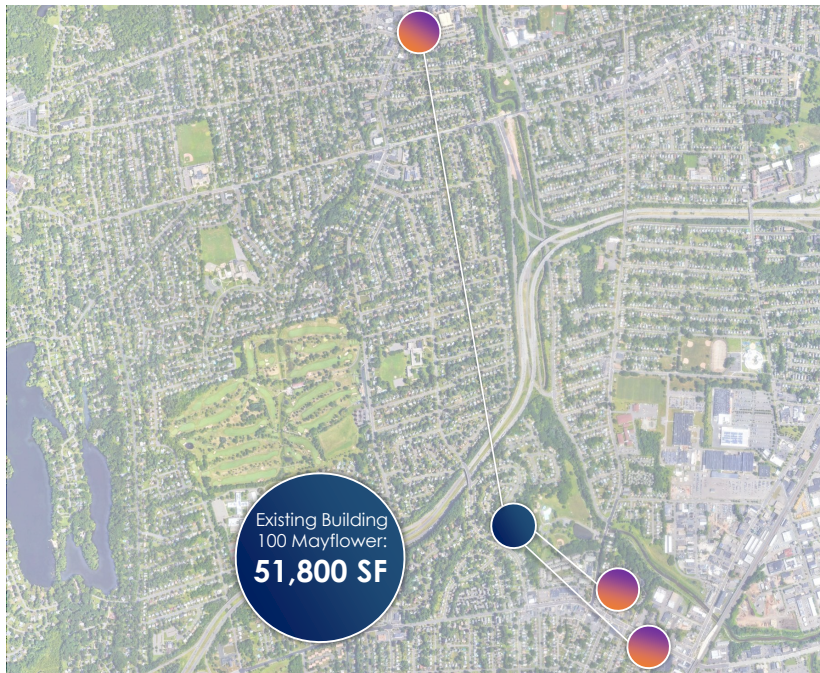
Teen Center (TC)		QTY	UNIT SF	TOTAL SF	Notes
Athletics	Gymnasium (divisible)	SEE FLEX SPACES			
	Track Above w/ Weight Stations	SEE FLEX SPACES			
	Climbing Wall / Ropes	SEE FLEX SPACES			
	Fitness Room	SEE FLEX SPACES			
	Locker Room	SEE FLEX SPACES			
	Single User Locker Room	SEE FLEX SPACES			
	Event Spaces	SEE FLEX SPACES			
Event Spaces	Large Multi-Purpose (divides into 2)	SEE FLEX SPACES			
	Medium Multi-Purpose	SEE FLEX SPACES			
Activity Rooms	Art Studio with (2) Storage Closets	SEE FLEX SPACES			
	Maker Studio with (2) Storage Closets	SEE FLEX SPACES			
	Small Reservable Meeting Areas	SEE FLEX SPACES			
	(entire footprint to include):	1	1000	1,000	entire space 700-800 SF total
	Gaming / E-sports	1	0	0	gaming chairs, multiple screens, gaming equipment
	Lounge	1	0	0	soft seating, (1) billards table
	Kitchenette	1	0	0	sink, fridge, microwave, (possible cooktop)
	Tech Bar	1	0	0	high-top tables with barstools, power & data (Tutoring/Leadership)
	Storage	1	0	0	
	Private Office	1	0	0	use the reservable meeting rooms for this purpose
Support Spaces	Lounge	SEE SHARED LOBBY			
	Public Toilets	SEE SHARED LOBBY			
	Single User Toilets	SEE SHARED LOBBY			
Outdoor Spaces	Raised Garden Beds	SEE SITE AND OUTDOOR AMENITIES			
	Outdoor Movie Area	SEE SITE AND OUTDOOR AMENITIES			
	Amphitheater	SEE SITE AND OUTDOOR AMENITIES			
	Pavilion	SEE SITE AND OUTDOOR AMENITIES			
	Nature Trails	SEE SITE AND OUTDOOR AMENITIES			
	Bicycle Parking	SEE SITE AND OUTDOOR AMENITIES			
	EV Charging Stations	SEE SITE AND OUTDOOR AMENITIES			
	Accessible Parking	SEE SITE AND OUTDOOR AMENITIES			
	General Parking	SEE SITE AND OUTDOOR AMENITIES			
	WiFi Connectivity (outdoors)	SEE SITE AND OUTDOOR AMENITIES			
TOTAL				1,000	
TOTAL W/SHARED				27,860	

Building Services		QTY	UNIT SF	TOTAL SF	Notes
	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	
Net SF				59,660	
	Circulation Factor	59,660	0.375	22,373	
TOTAL GROSS SF				82,033	

Existing ECC:	53,600
Existing Faxon:	12,435
	66,035
Existing at 100 Mayflower:	51,800

## PROGRAMMING



### Estimated Existing SF:

Current ECC & ESC:	<b>53,600 SF</b>
• Senior Center Program	
• Teen Program	
• Preschool Age Program	
• Multipurpose Rooms & Kitchens	
• Gym & Storage	
• Fitness	
• Art & Ceramics	
• Dance	
• Auditorium	
• Daycare	
Faxon Library Branch	<b>12,435 SF</b>
• Meeting Room	
Social Services	<b>2,200 SF</b>
Emergency Mgt.	<b>700 SF</b>
<b>Total Existing SF</b>	<b>68,935 SF</b>
100 Mayflower SF	51,800 SF
Minimum delta:	17,135 SF

## SQUARE FOOTAGE - MAINTAIN EXISTING VS. BUILD NEW

### Existing Square Footage

Elmwood Community Center, Senior Center & Teen Center	53,600 SF
Faxon Library Branch	12,435 SF
Social Services	2,200 SF
Emergency Management	700 SF
<b>Total Existing SF:</b>	<b>68,935 SF</b>

### Current and Future Program Needs

The existing building at 100 Mayflower is..... 51,800 SF

To simply match what exists today, an addition would still be required..... 17,135 SF *(to meet the 68,935 SF existing)*

To accommodate current and future needs, the addition would be..... 30,233 SF *(to meet the 82,033 SF program)*

### Design Considerations

**Maintain Existing + Moderate Addition** | 51,800 SF (Renovate as New) + 17,135 SF (New Construction) | 68,935 SF

**Maintain Existing + Full Program Addition** | 51,800 SF (Renovate as New) + 30,233 SF (New Construction) | 82,033 SF

**Demolish Existing + New Building** | ~ 82,000 SF (New Construction) | **preferred direction**





The image shows members of the Advisory Committee during the 10/27/22 meeting.







*Early Sketches*

*Initial Concepts - Options 1, 2 & 3*

*Variations - Options 1A, 2A, & 3A*

*Preferred Option 2*

*Refining the Design*

*Final Design*

*Cost Estimate*

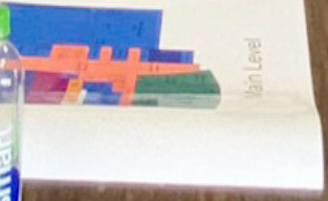
# SCHEME DEVELOPMENT 6



# Current Direction - Site Plan

Based on the feedback from the community event on 1/14, the current direction is an iteration of...

Option 2: "1" Shape





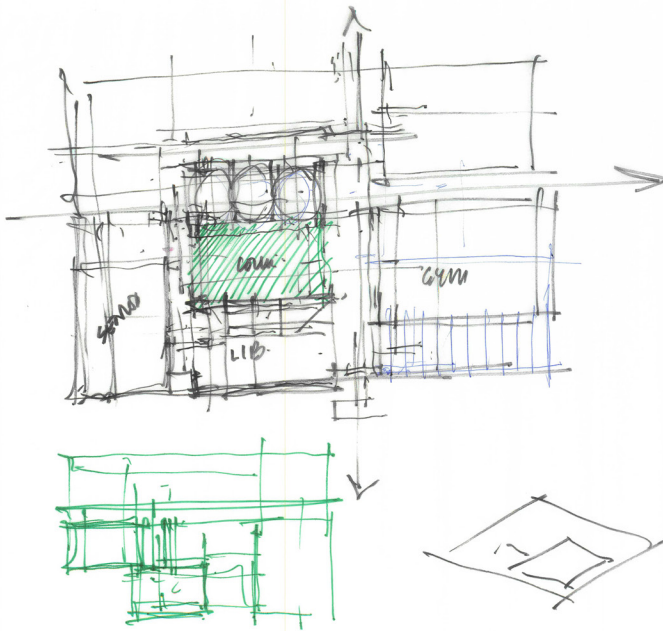
## SCHEME DEVELOPMENT

The purpose of developing schemes is to show one possibility of what form the building may eventually take. It is a helpful visualization tool for the study team to validate the program, test the overall square footage, and generate the resulting rough order of magnitude costs. The test-fits also assist in the early conversations relative to site layout, parking counts, outdoor amenities and the connections to Beachland Park. Additionally, the development of options is a valuable tool for gathering community feedback on the priorities and values they would like to see integrated into the project, and gives the surrounding neighborhood a sense of what could be possible as the subsequent design and construction phases unfold.

The designs presented in this study are an exploration of one possibility. As the separate process of selecting an architecture and construction partner takes place, additional opportunities for community input will likely evolve the design. The importance of this study as a documentation of the feedback and programmatic requirements to date will serve as a roadmap for the iterative process that may be forthcoming.

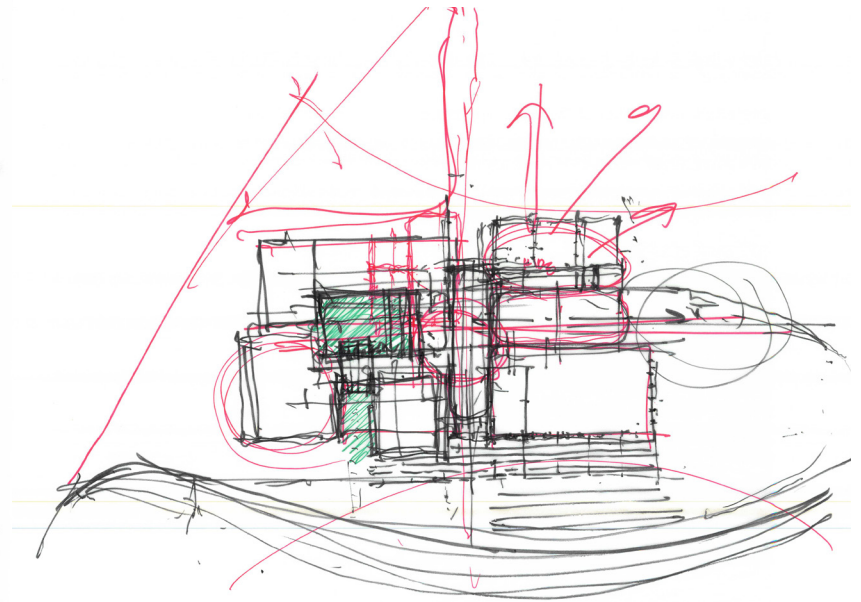
Schemes were informed by site analysis, needs assessments and programmatic requirements. They start out loose, sketchy and diagrammatic to explore at a high-level the relationships and synergies between different elements. As feedback is received from these early bubble diagrams, the concepts are refined and developed in greater detail. Often, there are elements or arrangements preferred from multiple options that are coalesced into one preferred direction. Such was the case in this study, where Options 2 and 3 both contained aspects that were appreciated by the community, and therefore the team's response was to bring those elements, as much as possible, forward into the next iterations.

## EARLY SKETCHES



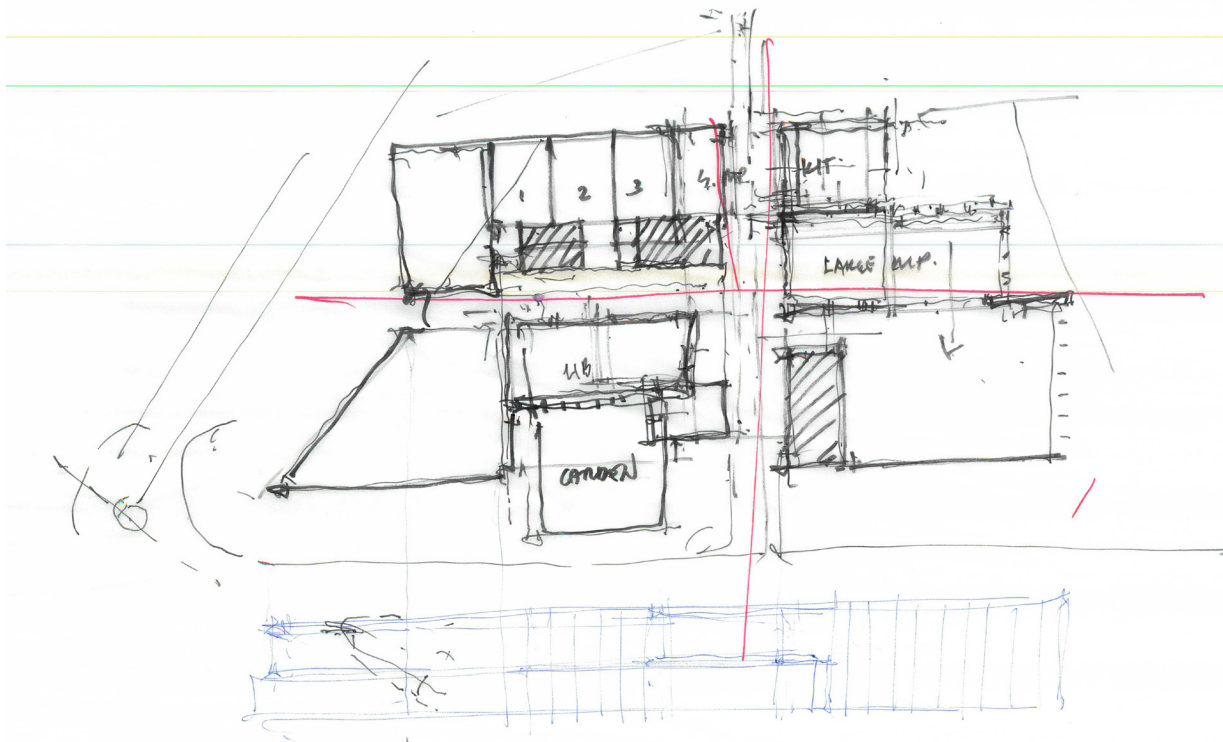
### **Courtyard Scheme Concept - Not Pursued**

The feedback on this scheme was that an interior courtyard was not desired.



### **Courtyard Scheme Alternate Concept - Not Pursued**

The feedback on this scheme was that the main axis of the building ideally wanted to run west to east, instead of north to south.

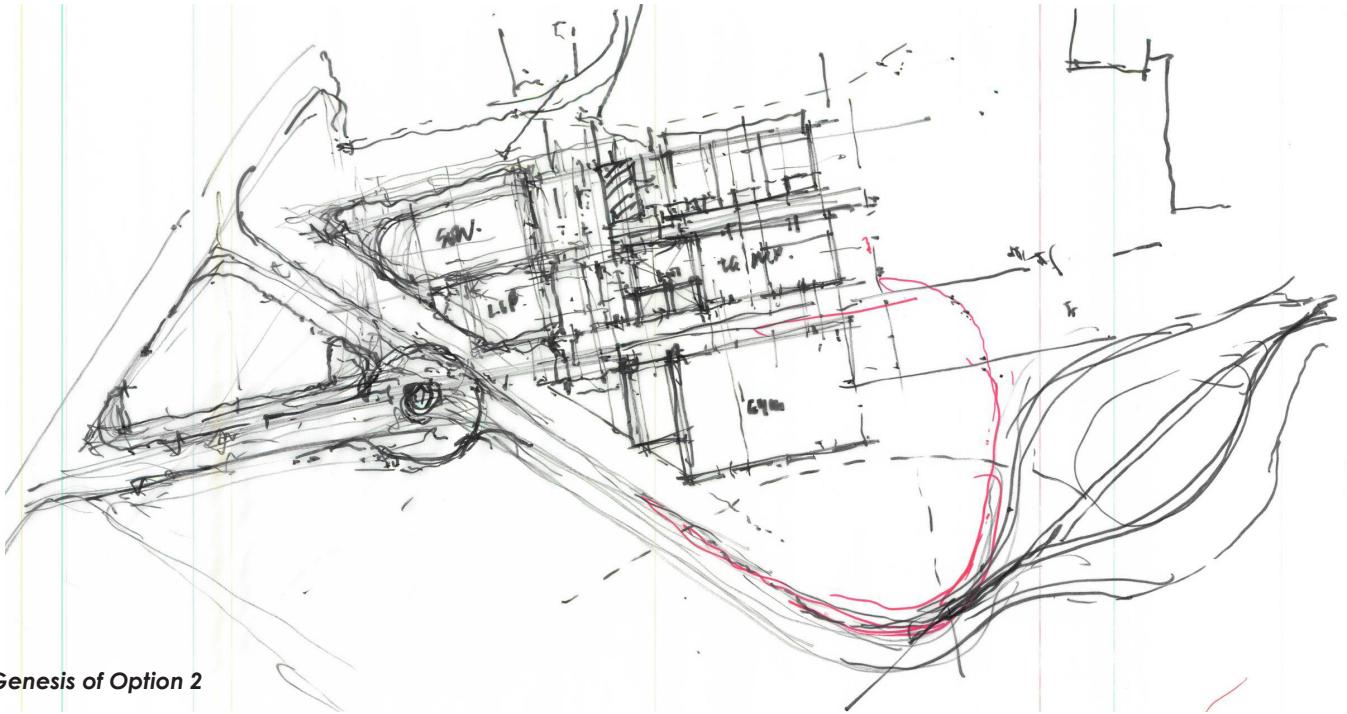


### **Garden Scheme Concept - Not Pursued**

The feedback on this scheme was that the multipurpose room wanted to have a stage, and not open into the Gym.



## EARLY SKETCHES



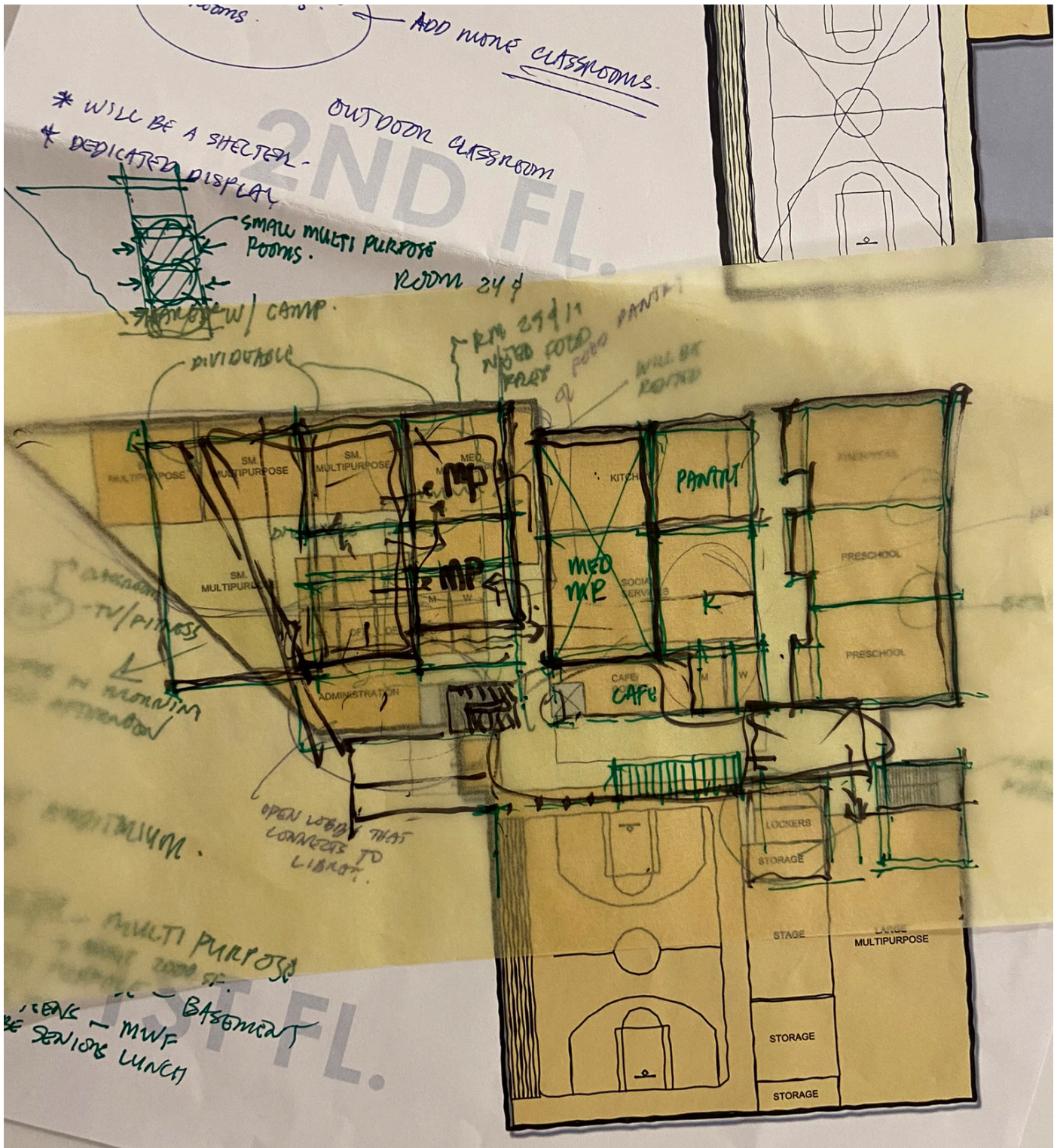
Genesis of Option 2



Genesis of Option 2



## EARLY SKETCHES

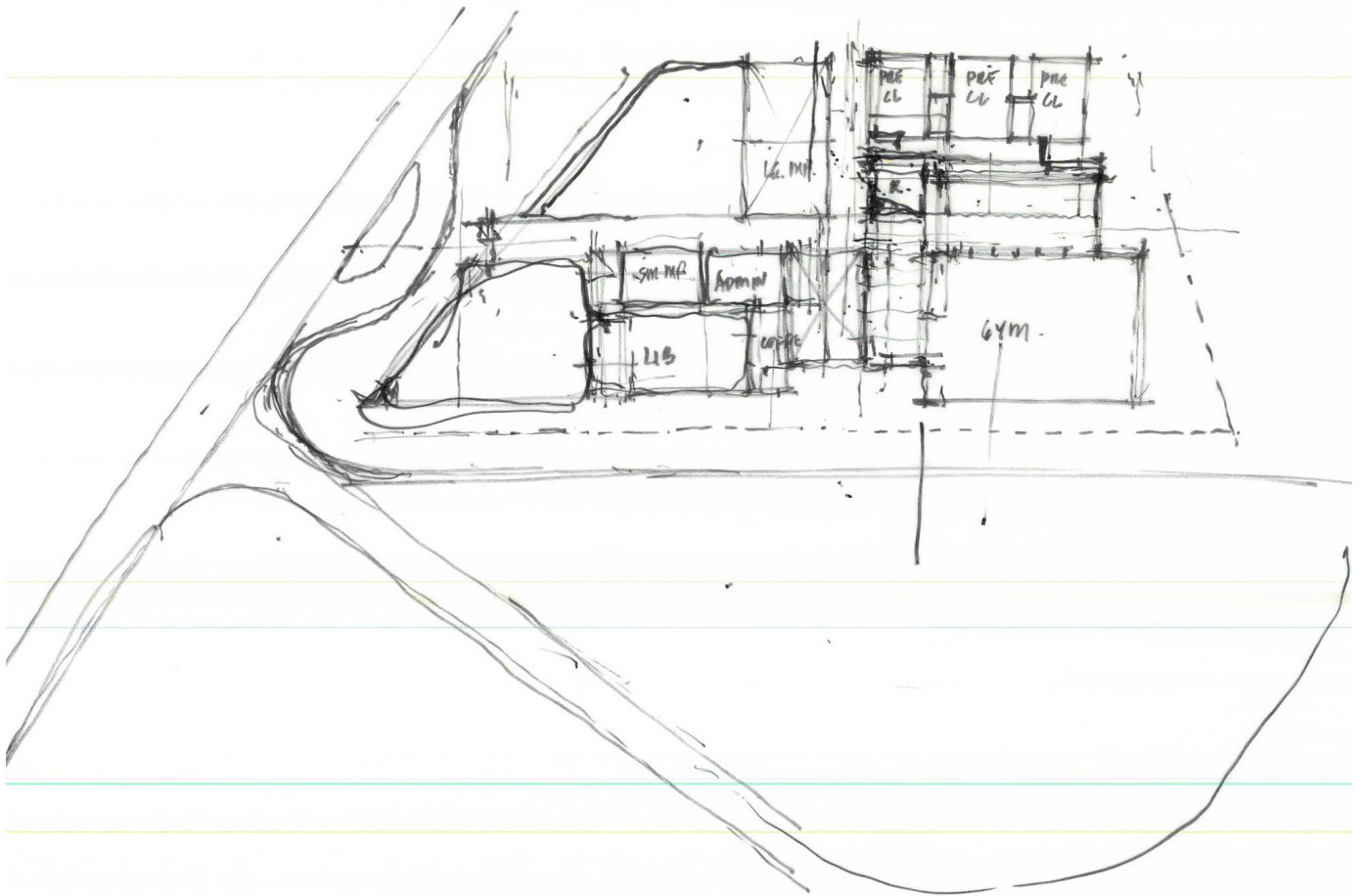


### Genesis of Option 2

Some early feedback on Option 2 that informed next steps included a request to soften the expression of the Senior Center corner to create more usable interior space, and to bring the multipurpose room with stage closer to the Main Entry as a featured element of the design.



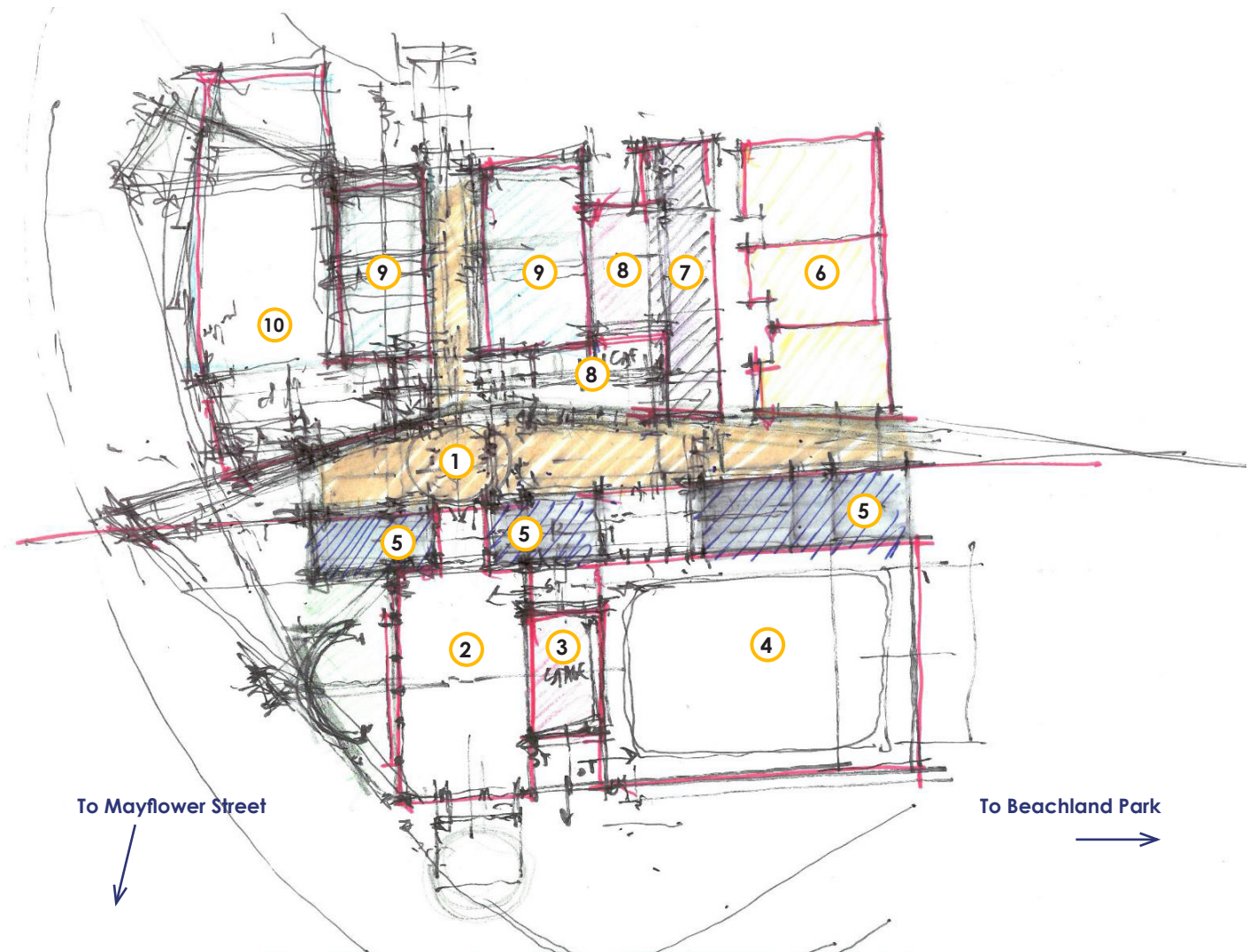
## EARLY SKETCHES



### Genesis of Option 3

Bringing in softer forms while maintaining an east-west axial connection, this option also moved the large multipurpose room, but needed space for the Community Partnerships program on the main level.

## EARLY SKETCHES



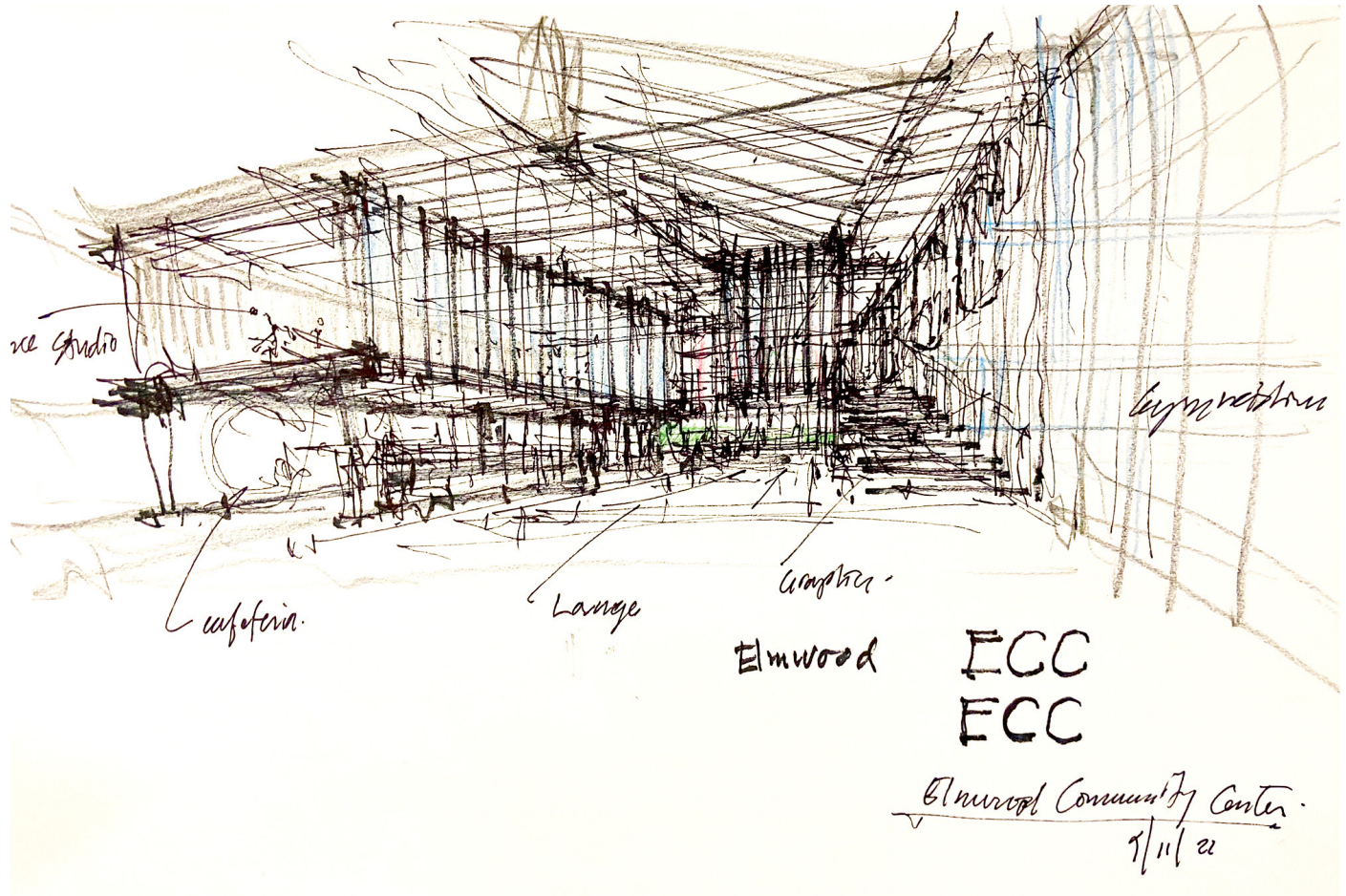
### Genesis of Current Direction

- |                                     |                          |
|-------------------------------------|--------------------------|
| ① Shared Lobby                      | ⑦ Community Partnerships |
| ② Multipurpose Space                | ⑧ Coffee Bar and Kitchen |
| ③ Performance Space/Stage           | ⑨ Multipurpose Space     |
| ④ Gymnasium                         | ⑩ Senior Center          |
| ⑤ Administration and Support Spaces |                          |
| ⑥ Preschool Age Programs            |                          |

(Upstairs: Library, Teen Center, Fitness, and additional classrooms, multipurpose rooms and support spaces.)



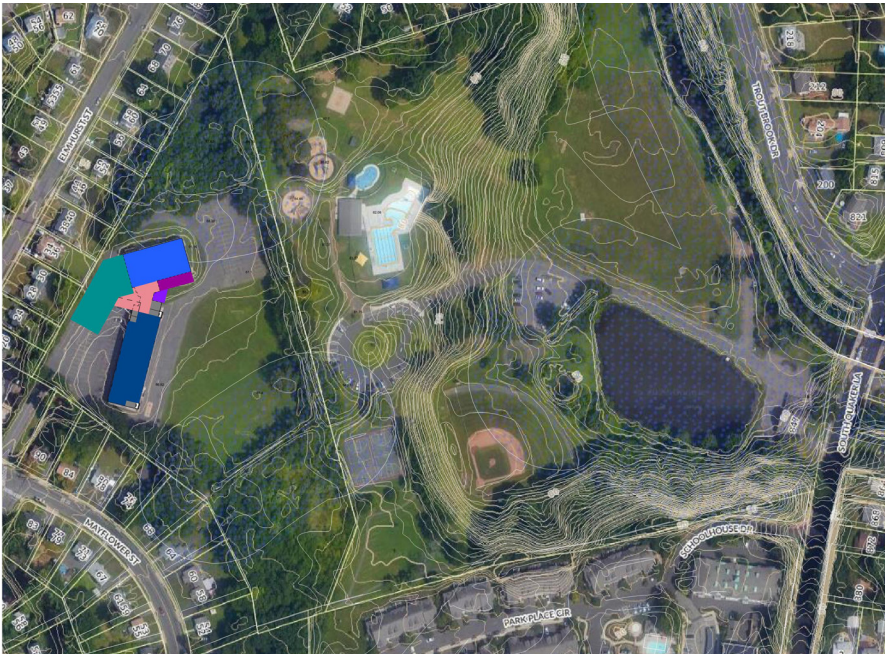
## EARLY SKETCHES



### Genesis of Current Direction - Interior Perspective

This sketch is an early iteration of the Shared Lobby, with a view towards Beachland Park. Visitors were envisaged to arrive to a double-height space with open communicating stair to invite them upward. Visibility to the Library, Dance Studio and other program spaces on the second floor energized the lobby space and fostered a sense of connection and community throughout the building.

## INITIAL CONCEPTS - OPTION 1



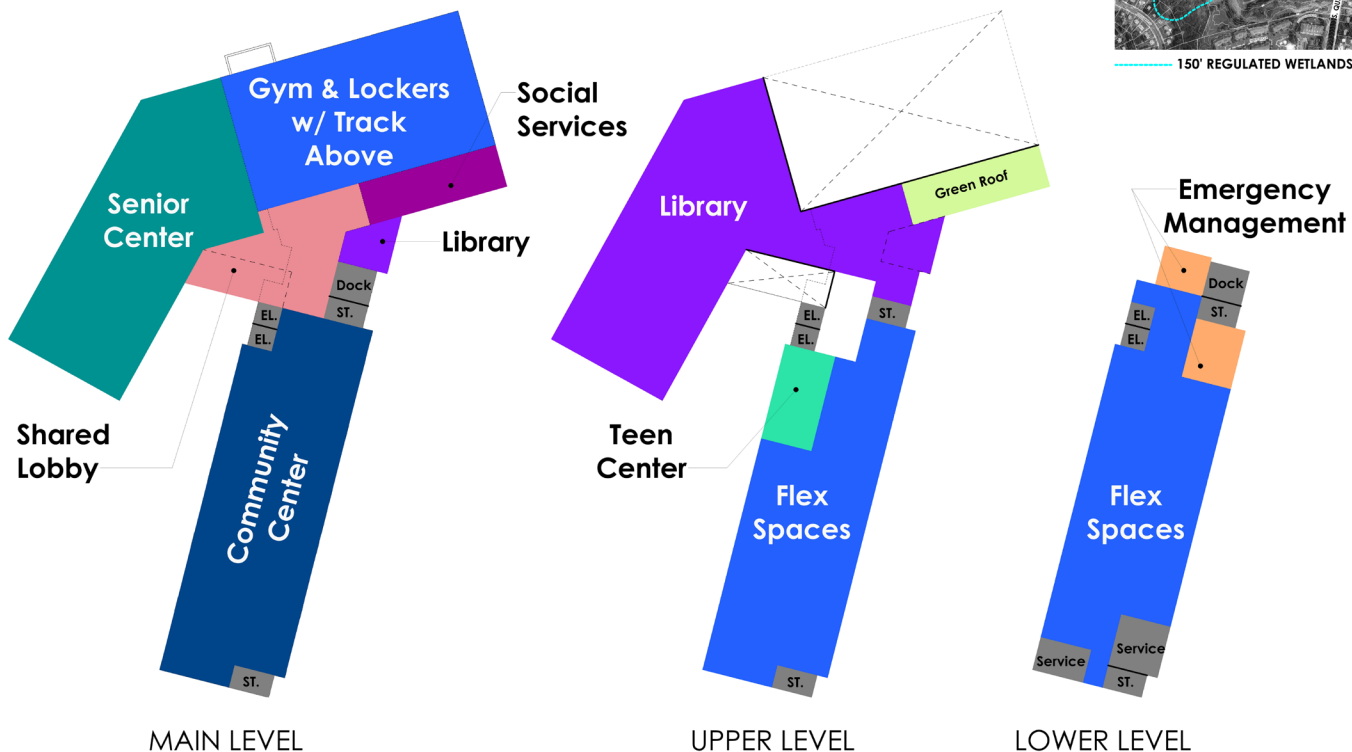
**OPTION 1** retains all three levels of the existing former school and repurposes the building for community use. The total square footage of the existing building is less than the proposed program for the New Elmwood Community Center, Senior Center and Library project. Therefore, a sizeable addition will be required.

### OPTION 1

Reuse existing building with large addition

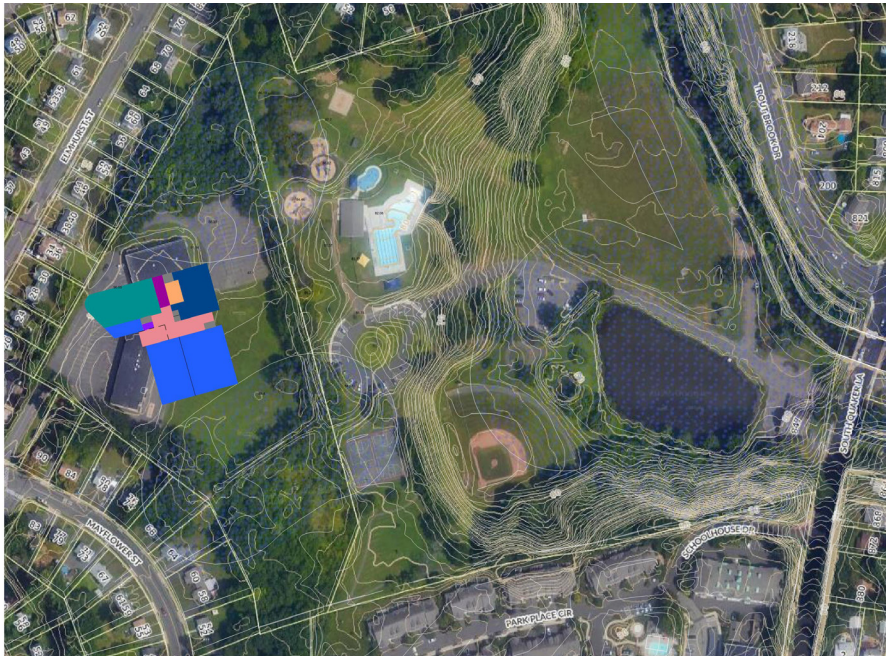


150' REGULATED WETLANDS





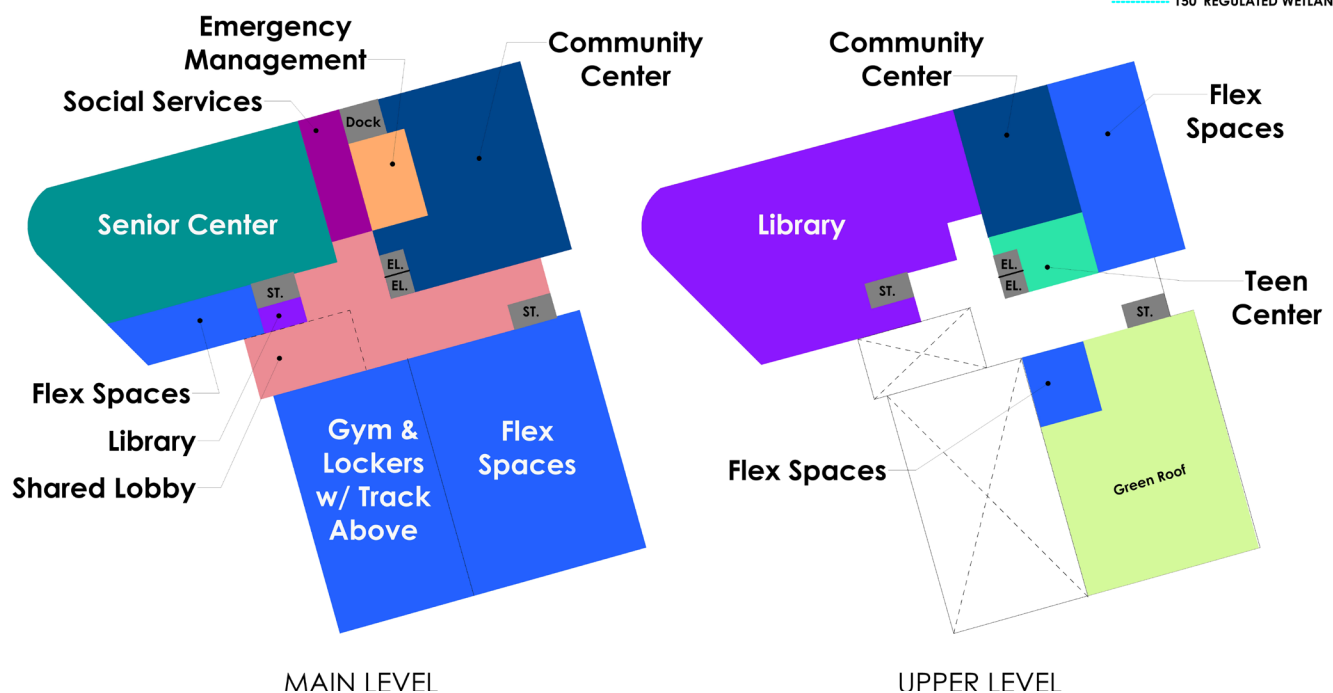
## INITIAL CONCEPTS - OPTION 2



**OPTION 2** assumes the full demolition of the former school and builds all new construction in an "L" configuration on the site. In this option, the Library is upstairs and the Gym faces Mayflower Street. The taller, two-story volume is located to the north, though the Gym and Flex Spaces to the south are also a generous height of 1-1/2 stories.

## OPTION 2

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



## INITIAL CONCEPTS - OPTION 3



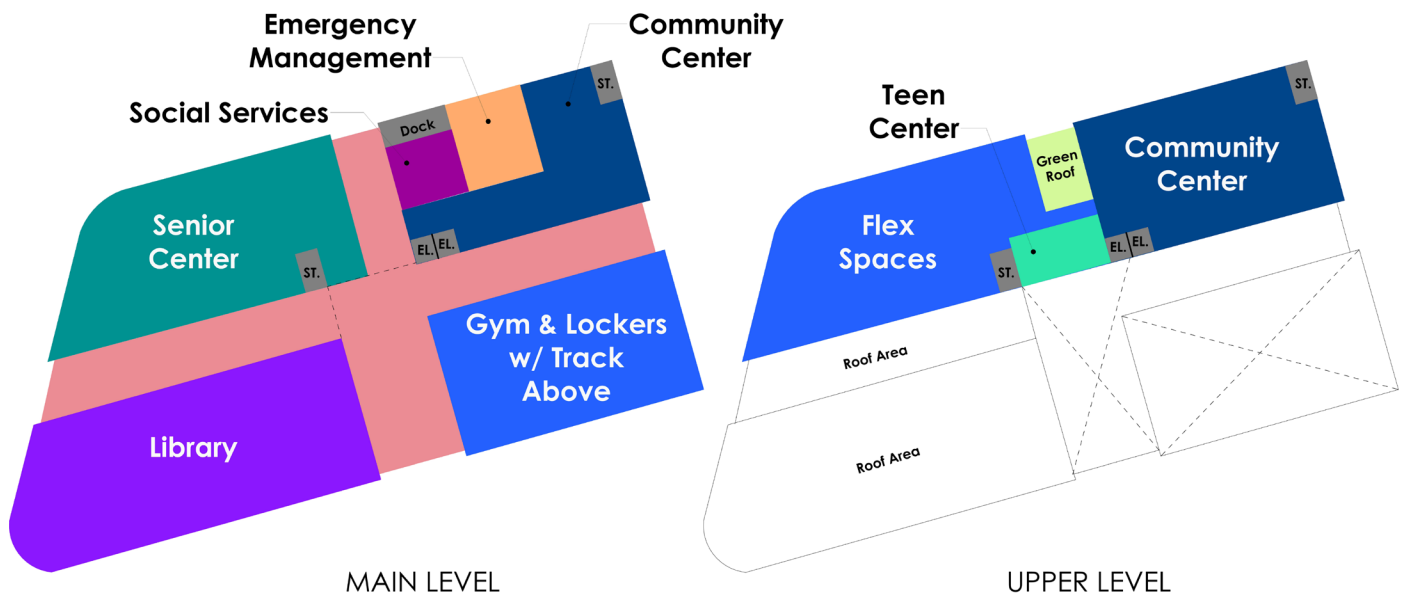
**OPTION 3** assumes the full demolition of the former school and builds all new construction in a linear configuration on the site. In this option, the Community Center and most of the Flex Spaces are upstairs, and the Gym faces Beachland Park. The taller, two-story volume is located to the north, with a generous 1-1/2 story Gym and Shared Lobby at the southeast corner.

### OPTION 3

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



150' REGULATED WETLANDS





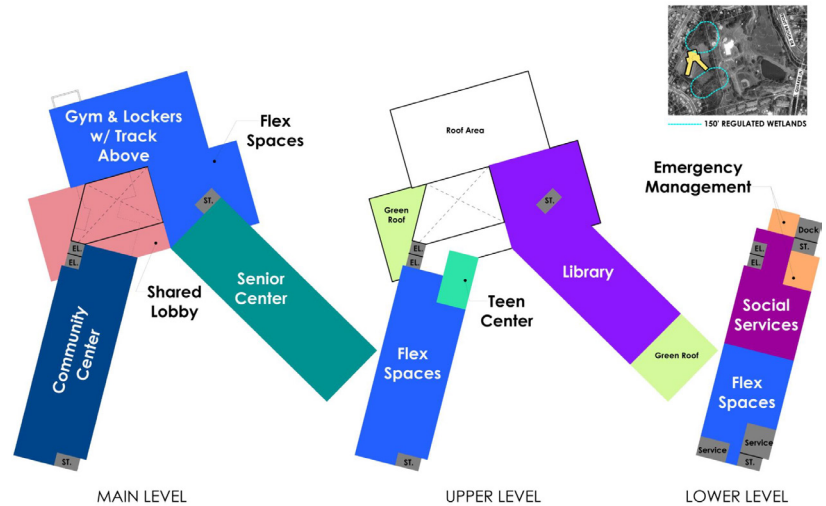
## INITIAL CONCEPTS - VARIATIONS

Feedback received from both the Advisory Committee and the general public informed the development of a variation of each of the initial Options 1, 2 and 3.

### OPTION 1A - REUSE EXISTING & ADDITION

#### 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

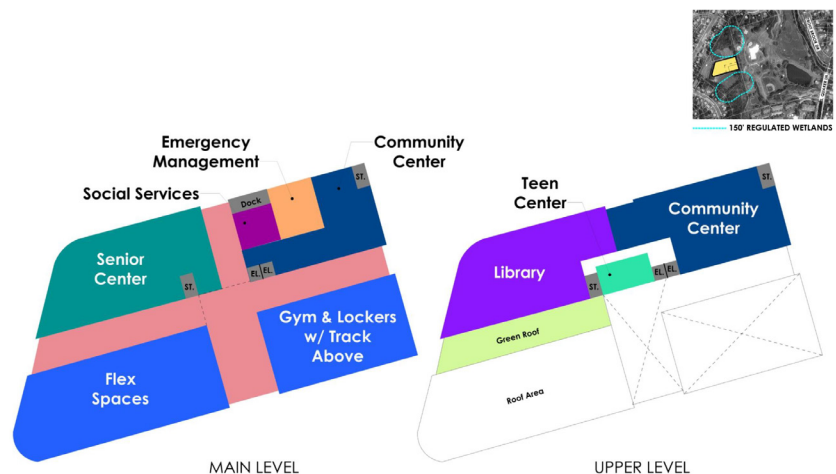
#### What's Changed:

- 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

#### What's Changed:

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



## PREFERRED OPTION 2

### Current Direction – Site Plan



**Tecton**  
ARCHITECTS

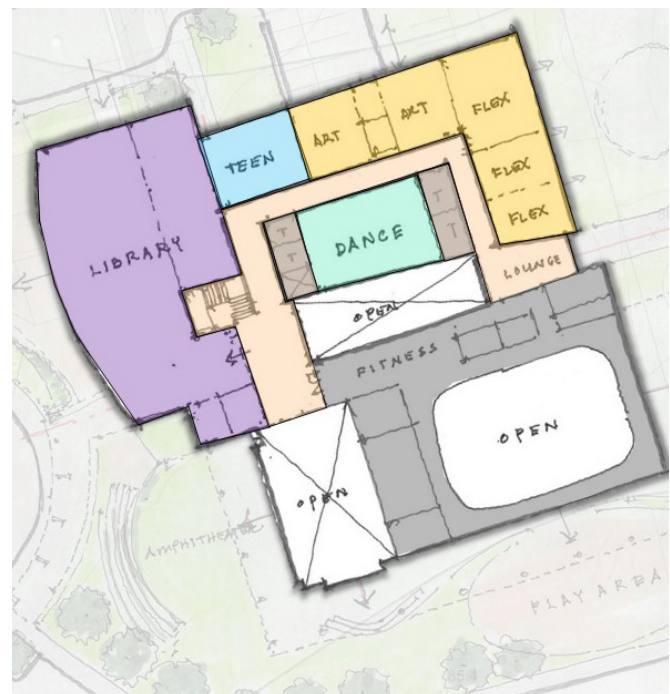


Based on community feedback, the current direction is an iteration of...

**Option 2**  
**"L" Shape**



Main Level



Upper Level



## REFINING THE DESIGN



## 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

- 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

### Sustainable Strategies:

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

Entry from Mayflower

Exit to S. Quaker



Approx. ~190  
Parking Spaces  
(incl. 20+ ADA)  
(~174 Existing, incl. 17 ADA)



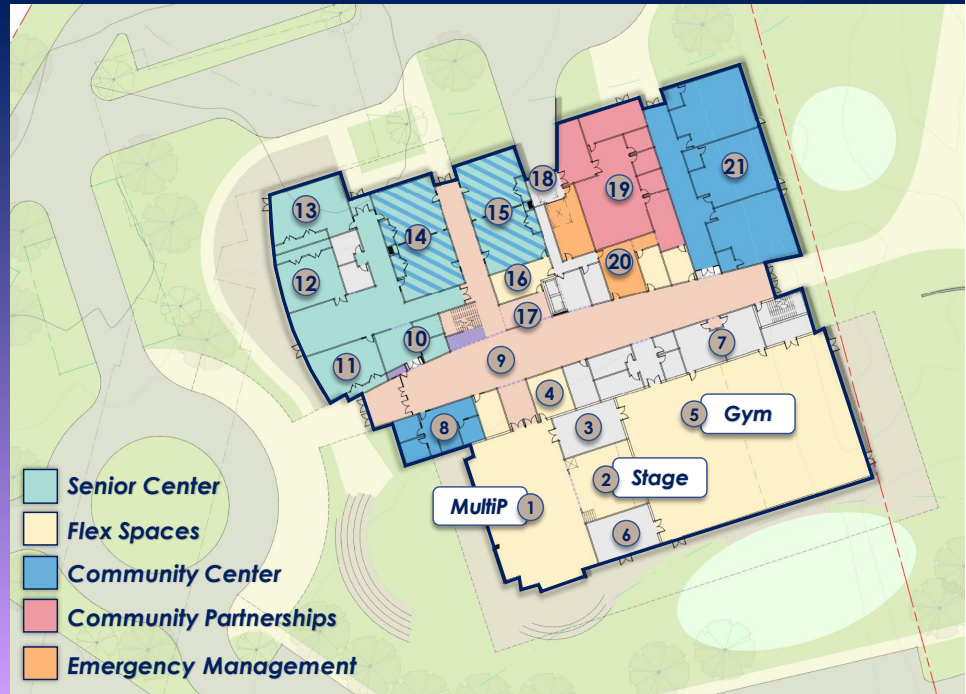
## REFINING THE DESIGN

### REFINING THE DESIGN - MAIN LEVEL



**Tecton**  
ARCHITECTS

- 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



### REFINING THE DESIGN - UPPER LEVEL



**Tecton**  
ARCHITECTS

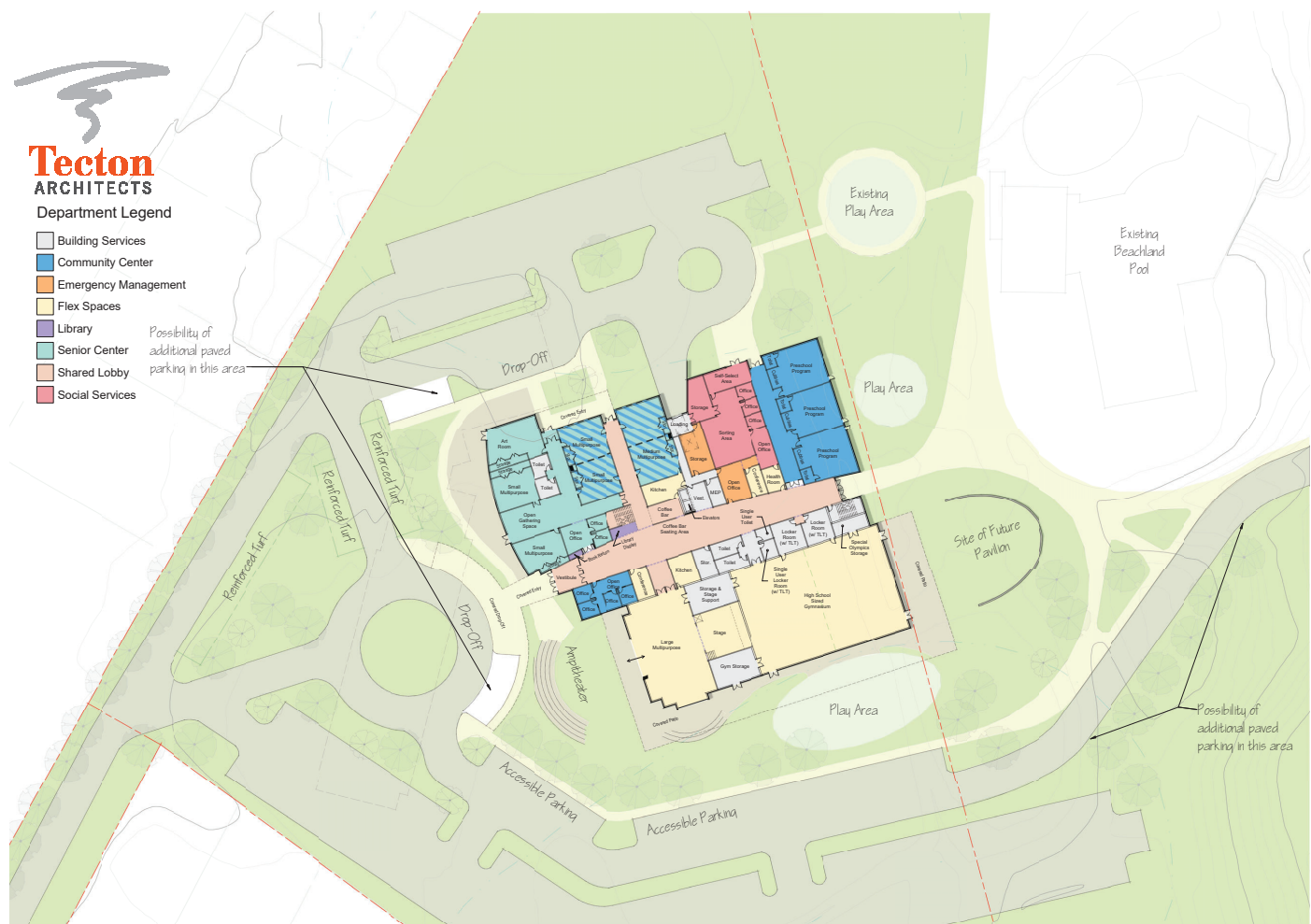
- 1 Circulation Area
- 2 Children's Area
- 3 Activity Rooms
- 4 Library Workroom & Admin
- 5 Adult Area
- 6 Teen Area
- 7 All-Staff Break Room
- 8 Reservable Meeting Rooms
- 9 Sensory Room
- 10 Wellness/Dance Studio
- 11 Small Multipurpose
- 12 Small Multipurpose
- 13 Maker Space
- 14 Art Room
- 15 Medium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





## FINAL DESIGN

The feedback incorporated into the final design included the provision of more usable space to the Teen Center, and ensuring the Teen Center was in proximity to the Library but with direct oversight of the Gym and Fitness areas. While the Teen Center expressed interest in being on the main level adjacent to the Gym, the connection to the Library upstairs and visibility into the Gym from the upper level was sufficient. Community members expressed that the Library also wanted to be on the main level, but the division of staff between two floors was a programmatic challenge. Ultimately, if the Library had a display area on the main level, the communicating stair and visibility into the Library space above was sufficient. The spaces surrounding the stage were discussed, and other uses were proposed that would serve both the performance groups in Town while also doubling as a workshop space for the Community Center. The need for additional backstage support spaces such as dressing rooms was expressed. Throughout the study, the importance of sufficient storage was underscored in each conversation. From table, chair and equipment storage to the availability of multiple secure storage closets for shared rooms such as Art where projects and supplies are being kept. Parking, drop-off and the arrival sequence were also discussed at length, and the feedback received was that additional accessible parking closer to the main points of entry was needed.



### Site Plan

Note: Diagonal crosshatch indicates shared space by two specific user groups.

### Parking

~190 spaces, with an additional 20+ accessible spaces.

## FINAL DESIGN



### Main Level

Note: Diagonal crosshatch indicates shared space by two specific user groups.



## FINAL DESIGN



### Upper Level

Note: Diagonal crosshatch indicates shared space by two specific user groups.





FINAL DESIGN - RENDERING











FINAL DESIGN - ESTIMATE



**NEW ELMWOOD COMMUNITY CENTER**  
**100 MAYFLOWER STREET**  
**WEST HARTFORD, CONNECTICUT**

**DRAFT**

**CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE**  
**NEW CONSTRUCTION**

**December 16, 2022**

**ARCHITECT**  
**TECTON ARCHITECTS**

**PREPARED BY: BRUCE GELBAR**  
**SENIOR ESTIMATOR**

**CHRISTINA ONEGLIA ROSSI**  
**VICE PRESIDENT, BUSINESS DEVELOPMENT**

112 Wall Street, Torrington, CT 06790

**O&G INDUSTRIES, INC.**

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FINAL DESIGN - ESTIMATE

NEW ELMWOOD COMMUNITY CENTER  
WEST HARTFORD, CONNECTICUT

December 16, 2022

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE  
PROJECT COST SUMMARY



NEW ELMWOOD COMMUNITY CENTER

**DRAFT**

DESCRIPTION	QTY	U / M	UNIT COST	ELMWOOD COMMUNITY CENTER
<b>CONSTRUCTION COSTS</b>				
1. SITEWORK	\$ 5,907,617	\$ 656,402		
A. GENERAL SITEWORK	9.00	AC	629,069	5,661,617
B. PLAY AREAS	1.00	LS		IN ABOVE
C. AMPHITHEATER	1.00	LS		IN ABOVE
D. REINFORCED TURF: OVERFLOW PARKING	1.00	LS		IN ABOVE
E. COVERED DROP-OFF CANOPY	1,800	SF	100.00	180,000
F. EV CHARGING STATIONS	4.00	EA	16,500	66,000
2. ABATEMENT / DEMOLITION OF EXISTING BUILDING				---
A. ASBESTOS / PCB'S / OTHER	57,000	GSF	28.68	1,635,000
B. BUILDING DEMOLITION	57,000	GSF	7.50	427,500
3. NEW BUILDING				---
A. NEW ELMWOOD COMMUNITY CENTER	82,000	GSF	395.00	32,390,000
B. ADD: INDOOR TRACK	3,751	SF	66.12	248,016
C. ADD: GEOTHERMAL SYSTEM	82,000	GSF	16.00	1,312,000
D. ADD: PHOTOVOLTAIC SYSTEM - ALLOWANCE	82,000	GSF	20.00	1,640,000
E. ADD: GENERATOR - ASSUMED 700 KW, W/ AUTO TRANSFER SWITCHES	1	LS	381,000	381,000
ADD: PREMIUM FOR: ADVANCED GLAZING AT EXT. ENVELOPE, EXT.WALL CONSTRUCTION, EXT. OPENINGS, ROOFING, STRUCTURAL PREMIUM, BUILDING				
F. MANAGEMENT SYSTEMS	\$ 32,390,000	LS	8.00%	2,591,200
SUBTOTAL:				46,532,333
4. CT STATE SALES TAX ( EXEMPT )				---
5. BUILDING PERMIT FEE: TOWN - ASSUMED WAIVED				---
6. A. C.M. - STAFF & REIMBURSABLES	15	MO		975,000
B.. C.M. - STAFF & REIMBURSABLES: ADD FOR DEMO. BLG / SITEWK	3	MO		195,000
SUBTOTAL:				1,170,000
<b>CONTINGENCY</b>				
1. ESCALATION: 16 MONTHS TO BID AWARD: APRIL 2024, 8.00% / YR	10.67	%		4,963,449
2. CMR - GMP CONTINGENCY, 3.00 %	3.00	%		1,544,873
SUBTOTAL:				6,508,322
<b>CM FEES</b>				
1. PRE-CONSTRUCTION PHASE	1	LS		80,000
2. CONSTRUCTION PHASE	2.50	%		1,355,266
SUBTOTAL:				1,435,266

FINAL DESIGN - ESTIMATE

CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE  
PROJECT COST SUMMARY



NEW ELMWOOD COMMUNITY CENTER

DESCRIPTION

**DRAFT**

QTY

U / M

UNIT  
COST

ELMWOOD  
COMMUNITY  
CENTER

**BUILDERS: BOND / INSURANCE**

1. PERFORMANCE & PAYMENT BOND	0.90	%		500,813
2. INSURANCE GL / PL	1.00	%		561,467
SUBTOTAL:				1,062,281

**TOTAL ESTIMATED CONSTRUCTION COSTS**

**\$ 56,708,202**

**OWNERS ESTIMATED "SOFT" COSTS - TO BE CONFIRMED BY OWNER**

1. LAND ACQUISITION: - NONE				----
2. TOWN STAFF COSTS	1	LS		18,000
3. ARCHITECT / ENGINEER FEES, CONSULTANTS:	6.50	%		3,686,033
4. ENVIRONMENTAL CONSULTANT	1	LS		163,500
5. BORINGS, GEOTECHNICAL REPORT (IN A/E), SURVEYS	1	LS		30,000
6. TRAFFIC STUDY	1	LS		25,000
7. TESTING, INSPECTIONS, SPECIAL INSPECTIONS	1	LS		50,000
8. INDEPENDENT STRUCTURAL REVIEW				-
9. INDEPENDENT CODE COMPLIANCE (LOCAL) REVIEW				-
10. OTHER CONSULTANTS: FURN., TECH.	1	LS		90,000
11. PRINTING, MAILING, ALLOWANCE	1	LS		10,000
12. PROGRAM ADMINISTRATIVE COSTS - NONE				----
12. FURNITURE, EQUIPMENT:	82,000	GSF	16.00	1,312,000
13. TELEPHONE SYSTEM	1	LS		85,000
14. TECHNOLOGY EQUIPMENT:	82,000	GSF	6.00	492,000
15. SECURITY SYSTEM	1	LS		70,000
16. BUILDER'S RISK INSURANCE	0.27	%		153,112
17. MOVING EXPENSES, STORAGE	1	LS		25,000
18. BOND / SHORT TERM FINANCING FEES	1	LS		150,000
19. LEGAL EXPENSES	1	LS		30,000
21. SHORT TERM FINANCING				----
20. STATE PERMIT FEE ( 0.26 / 1000 OF CONST. COST )	0.26	/ K		14,744
21. COMMISSIONING	1	LS		60,000
22. UTILITIES	1	LS		80,000
23. OWNERS CONTINGENCY	5.00	%		3,165,130
24. OWNERS REPRESENTATIVE - ASSUMED NONE				----
25. MISC. EXPENSES	1	LS		50,000
<b>TOTAL ESTIMATED OWNERS "SOFT" COSTS:</b>				<b>\$ 9,759,519</b>
<b>TOTAL ESTIMATED PROJECT COST:</b>				<b>\$ 66,467,722</b>



FINAL DESIGN - ESTIMATE

NEW ELMWOOD COMMUNITY CENTER  
WEST HARTFORD, CONNECTICUT

NEW CONSTRUCTION  
CONCEPTUAL DESIGN ESTIMATE: ORDER OF MAGNITUDE

**NOTES**

December 16, 2022

1. ALL PRICING IS BASED ON PREVAILING WAGE RATES.
2. THE ABATEMENT / DEMOLITION OF EXISTING BUILDING PRICED IN 2.A. ABOVE IS BASED ON THE BEST-CASE SCENARIO FROM WESTON & SAMPSON ENGINEERS, INC.
3. THIS ESTIMATE IS BASED ON DOCUMENTS RECEIVED FROM TECTON ARCHITECTS: PROGRAM MATRIX, SITE & MAIN LEVEL PLAN, UPPER LEVEL PLAN.
4. ASSUMED THIS PROJECT WILL BE EXEMPT FROM CT STATE TAX.
5. ASSUMED THE BUILDING PERMIT FEE WILL BE WAIVED.

**Tecton**  
ARCHITECTS

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