



TOWN OF NEWTOWN

COMMUNITY CENTER ADVISORY COMMITTEE COMMUNITY OUTREACH EVENTS

JUNE 21, 2017

7:00 PM – 8:00 PM

CYRENIUS H. BOOTH LIBRARY, NEWTOWN, CT

PRESENT: Bill Buchler, Brian Hartgraves, Brian Leidlein, Amy Mangold, Kinga Walsh, Carla Kron, Maureen Crick Owen, Kevin McFarland – Quisenberry Arcari Architects, First Selectman Pat Llodra, Anna Wiedemann, Curt Symes, 17 members of the public.

Mr. Buchler introduced himself and Mr. Hartgraves, co-chairs of the Community Center Advisory Committee. Mr. Hartgraves began the presentation explaining that there will be a PowerPoint presentation (ATTACHMENT A) that includes an overview and schematic drawings. He encouraged dialogue from the public and indicated there is a Q and A in the presentation. The purpose of the outreach event is to update residents on the community center's current design plan, offer residents an opportunity to ask questions, and clarify the process for moving forward. The key players in the process include the First Selectman and Board of Selectman (who are the primary decision makers), other Town departments, Quisenberry Arcari – Architects, Caldwell Walsh – Construction Manager, and the Community Center Advisory Committee (CCAC). The CCAC is an advisory committee, here to update the community and pull out misinformation. The CCAC will focus on: 1) Community Outreach, 2) Organizations structure, 3) Supplemental funding/fundraising grants, 4) Design (interior and exterior).

The purpose of the community center is to act as a vibrant, multi-generational hub for all Newtown residents. It will be an estimated 36,000 sqft, total budget \$15 million, key features include a multi-purpose, flexible space (with great room of up to 5,000 sqft), two pools (6 lane lap pool, zero-entry activity/recreational pool), commercial kitchen, connections to outdoor spaces with path to FFH walking trails, dedicated Legacy Foundation area. Ground breaking is scheduled for mid-September 2017, construction time estimated 18 – 24 months. Mr. Hargraves noted that these key features are close to what they hope to have within the budget.

Mr. McFarland, Quisenberry Architects, reviewed the PowerPoint presentation beginning with the Site Master Plan slide, the location of the building will be across from the entrance of the municipal center, just over an acre footprint, greenspace to the east. The budget will be put in the building, as much as possible. Fundraising for the future can fill out the site plan. The parking lot, showing 150 approx. parking spaces. Large patio in the back, tied to Fairfield Hills trails. Outdoor facilities, bathroom facilities to access from the outside, decision on times open will be determined.

Mr. McFarland reviewed the Building Plan slide. The floor plan opens to the main lobby, with corridors across. He showed the slide of the Pool Design, the pool components consist of a 6 lane 25 yd. lap pool and a recreation pool with beach entry. Programming options include swim lessons, activities, the lap pool slopes down to 7' for more advanced swim lessons, water aerobics, lap swimming, up to 18 people can be doing lap swimming at the same time. Stairs, handicap lift.

The building design has changed and evolved over time, said Mr. McFarland, this building is designed with one floor. They have tried to pull elements from the existing designs on campus, to make connections to fit in the design. The other goal is to incorporate the Town strategy to use solar power, some of the roof elements can receive solar panels, plan for that in the future. Equipment on the roof will be hidden by ups and downs in the design, allowing for proper height.

Question/Comment: existing plan is not two story, will it be engineered for a second floor. Mr. McFarland answered that it is not very easy to do that, not currently looking at that as an option, would need to make that decision soon, if to be considered. In the past, two story was discussed, most community centers are usually one floor. Mr. Hartgraves asked to speak to expansion use, Mr. McFarland explained that ground may be prepped to the side of the building for expansion.

Question/Comment: explain the budget and the senior center component. The budgets for the community center and the senior center are separate, the way it is being planned now the construction is integrated with the senior center. Mr. Hartgraves spoke to the synergies of construction cost savings & separate budgets.

Question/Comment: explain the drawings, final stage or in concept. Mr. McFarland explained that the design is in process, the Board of Selectman will make the final decision on what the building looks like, next big step is to develop a building design and get costs. His office will put together a full set of drawings and get an estimate. Once it fits the budget, it goes to Board of Selectman. Application to zoning, there will be a public hearing on July 6, presenting formal presentations on the 6th and 20th.

Question/Comment: discuss reasons for combining a community center and senior center together in the same building. Mr. Farland spoke to the benefits of this layout, citing that this model is successful in other towns, Town of Ridgefield, with ample space for community center and senior center. The layout allows the ability to maximize shared elements, model is successful in other towns. Mr. Buchler said that synergies work well for multi-generational use.

Question/Comment: concern that the design elements are not a compliment to the existing design elements at the Fairfield Hills campus.

Question/Comment: how to "bring the outside in" to the pool area. Mr. McFarland explained the challenges of that concept, not really able to open windows due to fluctuations in temperature, ventilation system costs concerns. Consider an outdoor splash pad, currently under discussion, and can be added in the future. Mr. Buchler said that may be something to consider for future fundraising.

Question/Comment: an engineering question, was the ravine near the site, filled in in the late 1930's, considered when choosing the site location. Mr. McFarland explained that considerations were made with regard to the ravine, describing rerouting, site location chosen with regard to ravine, could be rerouted for expansion purposes, it is 8-10 ft. deep.

Question/Comment: future areas for parking, the "green" space areas. Mr. McFarland indicated other areas on campus for additional parking could be configured.

Question/Comment: maximum capacity of people, car pick-up, parking, canopy for people to stand at to be picked up. Mr. McFarland said the senior center parking location, will have a loop for bus rides, for the community center there could be a drop off area, no canopies at the moment. He discussed the canopy and fire truck access. Concern over safety of parking and pick up discussed. Curb drop-off may be considered, dedicated parking, valet for events, accessible parking discussed.

Mr. McFarland spoke to the 16' hallways, pre-function spaces, meeting spaces, maximize scheduling, pre and post-function, room availability, can be in the hallway, can be fluid over time, a useable space. Ms. Walsh indicated this was a practical place for gathering before/after event.

Question/Comment: was the pool considered for competing. It was decided the cost negated it for competition. Competition level swimming pool temp is lower. Gutters, locker rooms, space for spectators, all those costs, could amount to \$5-800,000 additional costs. Ms. Walsh said that as a compromise non-swim meet competition, water volleyball, for example. There may be space for small spectator events. There will be a place to view the pool without entering the pool deck.

Question/Comment: will there be areas for collaborative workspaces. All rooms can be considered community assets.

Question/Comment: consider and concern regarding supervision of the pool areas. Ms. Mangold and team will addressing that and will be working on operations and management.

Question/Comment: an extended front overhang is necessary and is often seen at assisted living facilities.

Respectfully submitted,

June Sgobbo, Clerk

These are draft minutes and as such are subject to correction by the Community Center Advisory Committee at the next regular meeting. All corrections will be determined in the minutes at which they were corrected.



Newtown Community Center

Community Outreach Events

Wed., June 21st

Sat., June 24th

ATTACHMENT A

Why are we all here today?

- Update residents on the community center's current design plan
- Offer residents an opportunity to ask questions
- Clarify the process for moving forward

Key Players

- First Selectman and Board of Selectmen
(finance director Bob Tait)
- Other Town departments:
 - Public Building and Site Commission
 - Health, Fire, Building Land Use
 - Inland Wetlands, P&Z
 - FHA and Design Review
- Quisenberry Arcari – Architects
- Caldwell Walsh – Construction Manager
- Community Center Advisory Committee (CCAC)

CCAC: Purpose

In collaboration with, and under the final approval of the Newtown Board of Selectmen, the Community Center Advisory Committee will strive to provide recommendations regarding yet-to-be-developed operational areas of the Newtown Community Center to ensure parallel areas of the plan are completed in time to meet the building's opening and to keep the residents informed of progress throughout. These areas include but are not limited to:

- Community outreach
- Organizational structure
- Supplemental funding/fundraising/grants
- Design (interior and exterior)

The Advisory Committee is focused on transparent communication between all town groups involved in the Community Center project and the residents of Newtown. Any Advisory Group recommendations will be at the sole discretion of the Board of Selectmen.

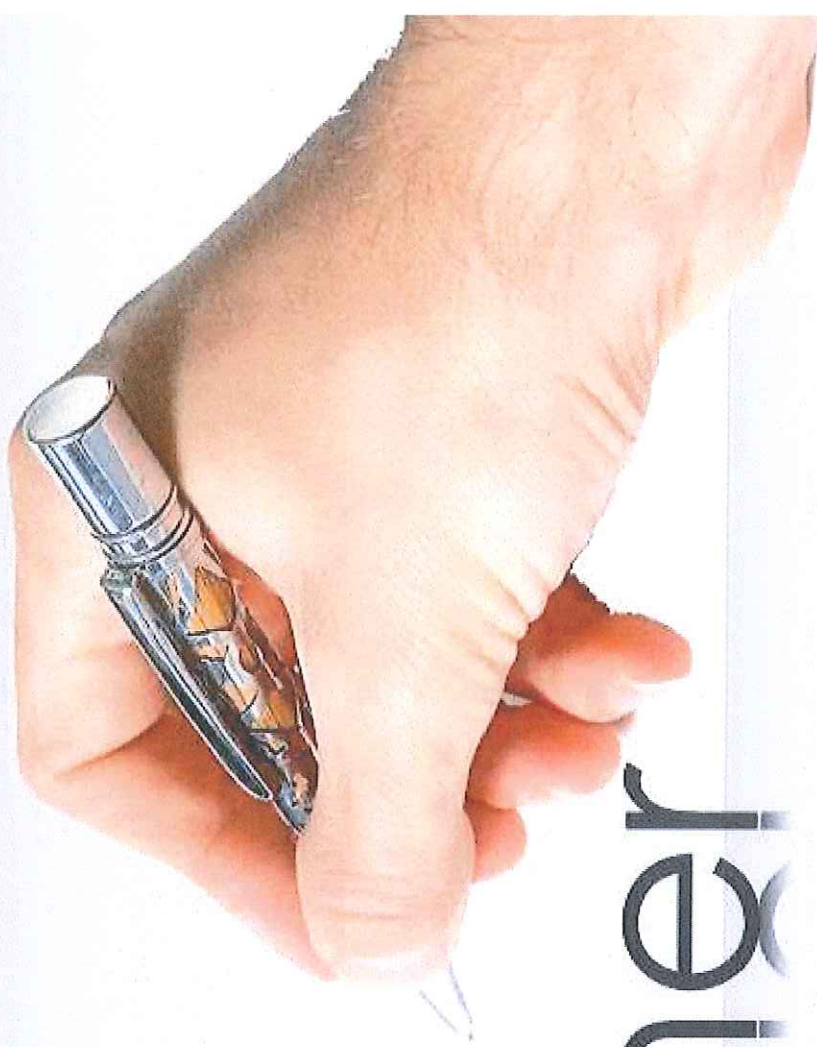
Purpose Of Community Center

- Act as a vibrant, multi-generational hub for all Newtown residents
- Provide a variety of indoor and outdoor spaces to host/hold programs that:
 - Provide educational, recreational, artistic & creative opportunities
 - Encourage social interaction
 - Promote health and healing
 - Build self-esteem
 - Showcase talent
- Enhance community/resident connections by offering a large event/multi-purpose space.
- Create new opportunities for community partnerships.
- Be open/available to all residents.

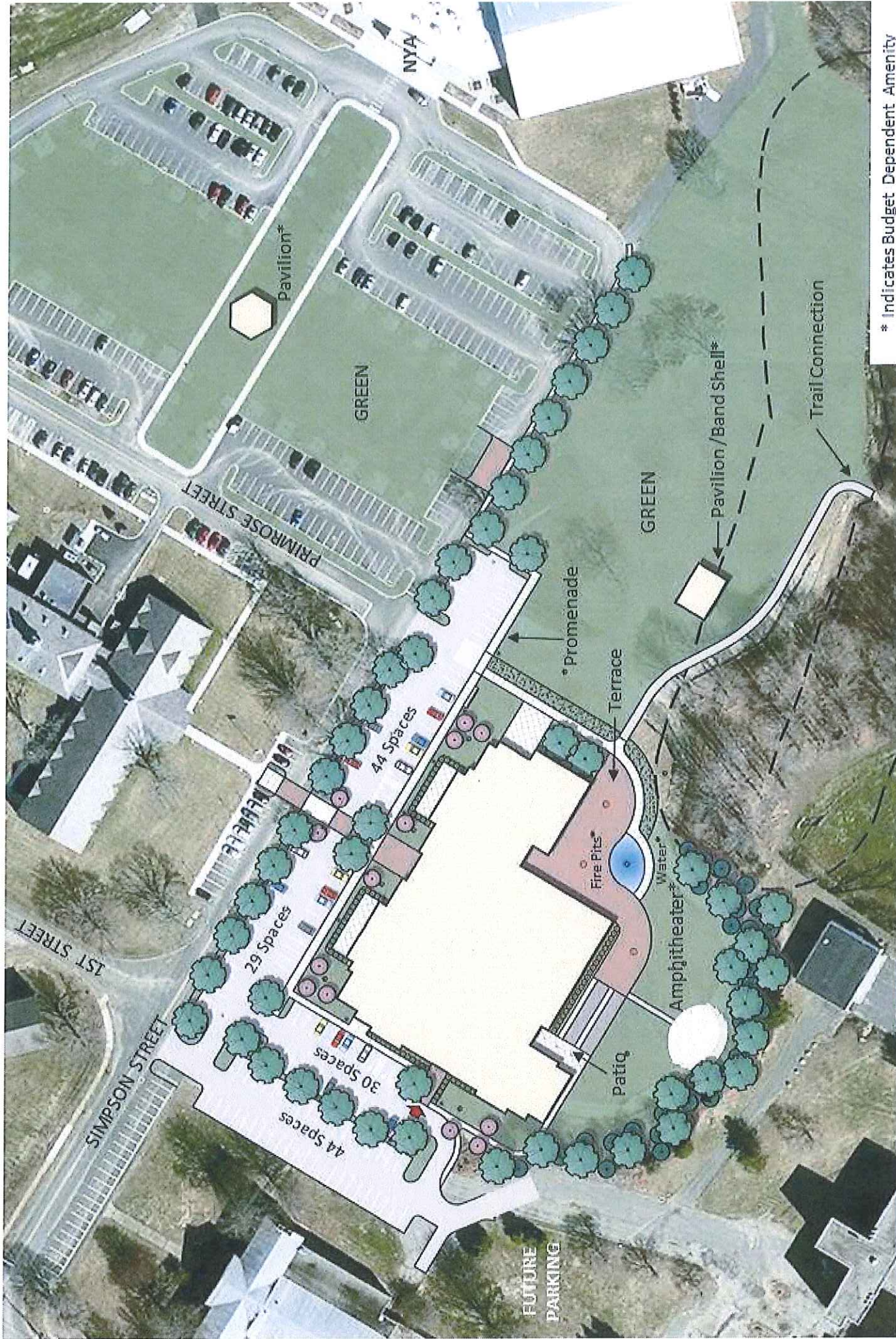
CCAC: Overview

- Total estimated space of community center: **36,000 sqft**
- Total budget: \$15 million
- Key features:
 - Multipurpose, flexible space (with great room of up to 5000 sqft)
 - Two pools:
 - 6 lane lap pool
 - Zero-entry activity/recreational pool
 - Commercial kitchen
 - Connections to outdoor spaces with path to FFH walking trails
 - Dedicated Legacy Foundation area
- Ground breaking: Mid-September 2017
 - Construction time estimated 18-20 months

Disclaimer



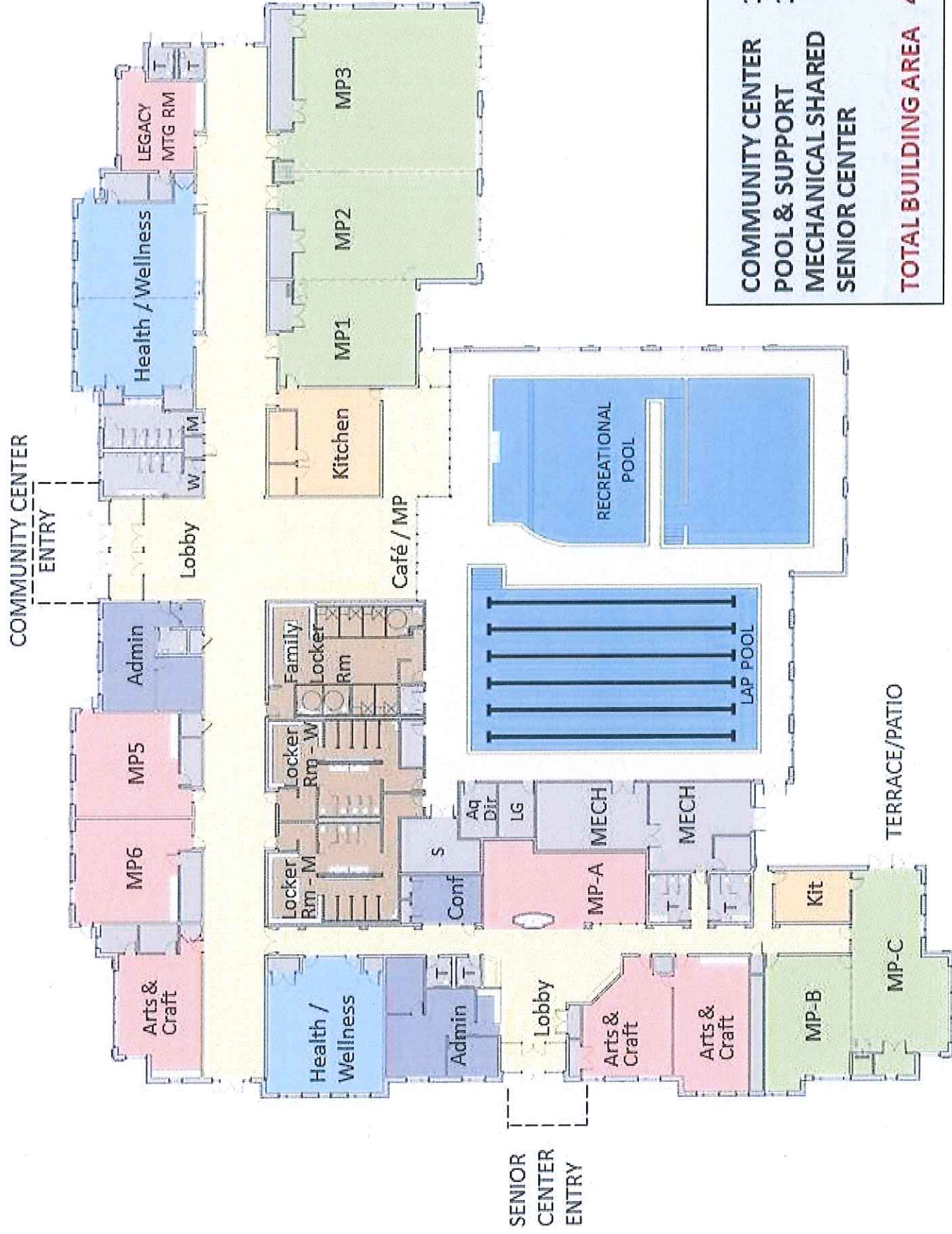
Community Center Outreach Events June
21st and June 24th, 2017



* Indicates Budget Dependent Amenity

NEWTOWN COMMUNITY & SENIOR CENTER SITE MASTER PLAN





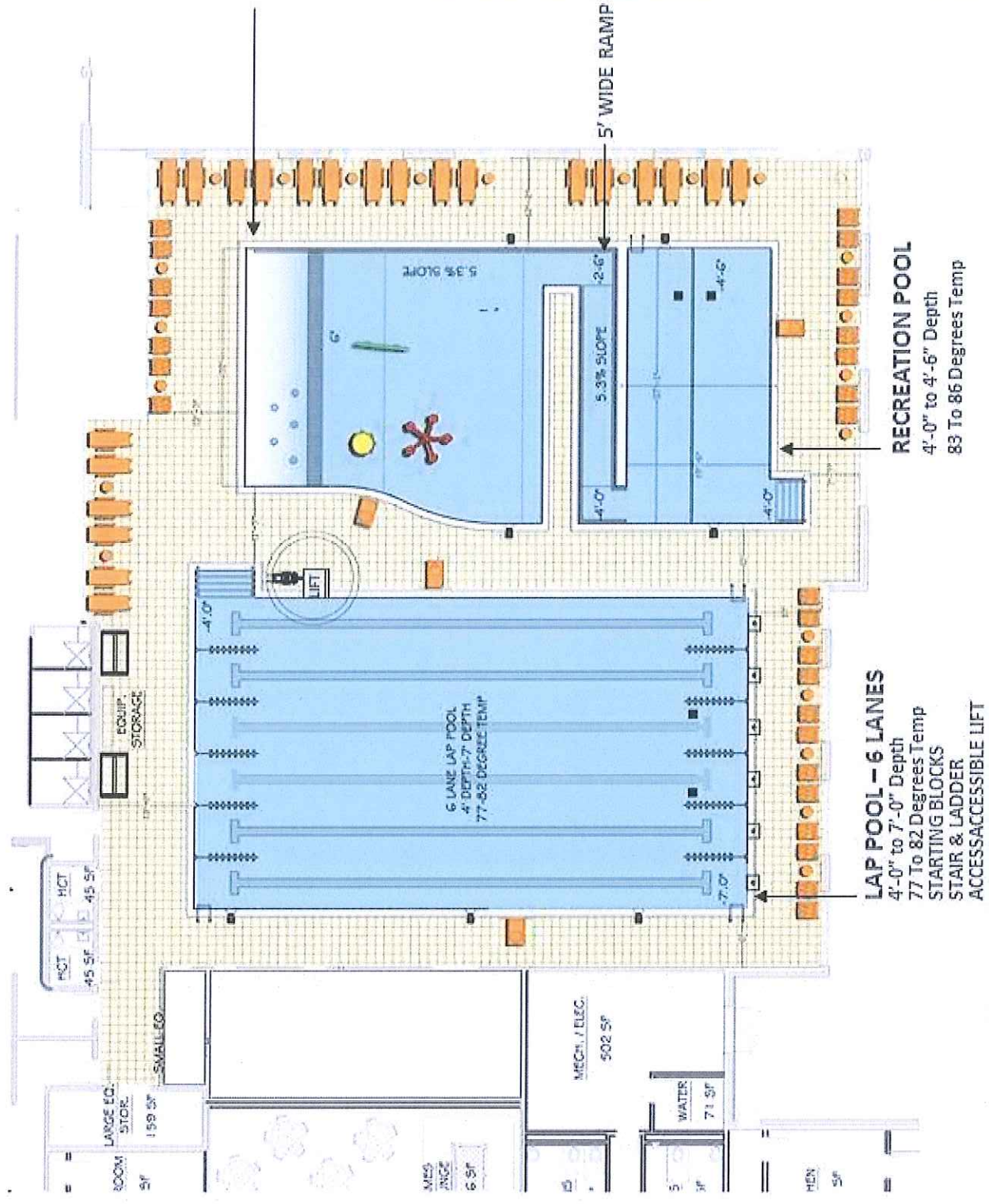
COMMUNITY CENTER	17,535 GSF
POOL & SUPPORT	17,675 GSF
MECHANICAL SHARED	1,000 GSF
SENIOR CENTER	9,450 GSF

TOTAL BUILDING AREA 45,860 GSF



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING PLAN



RECREATION POOL
BEACH ENTRY - 2,348 SF
 Zero to 2'-6" Depth
 83 To 86 Degrees Temp
 SPRAY FEATURES
 LEARN TO SWIM / WATER AEROBICS
 VOLLEYBALL / BASKETBALL



POOL LIFT FOR ACCESSABILITY



NEWTOWN COMMUNITY & SENIOR CENTER

POOL DESIGN





NORTH ELEVATION / PERSPECTIVE

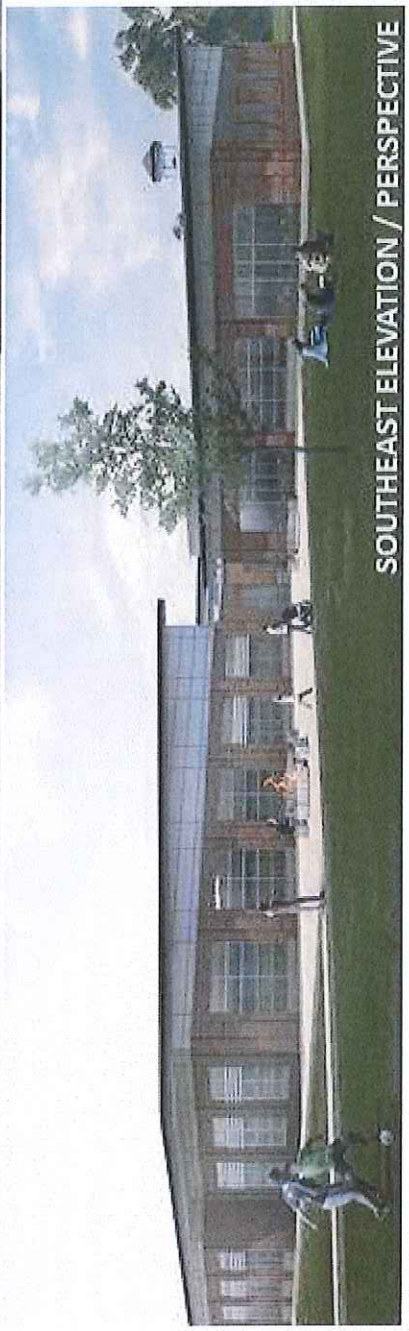


NEWTOWN COMMUNITY & SENIOR CENTER

DESIGN OPTIONS



COMMUNITY CENTER ENTRANCE



SOUTHEAST ELEVATION / PERSPECTIVE



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING DESIGN



EAST ELEVATION / PERSPECTIVE

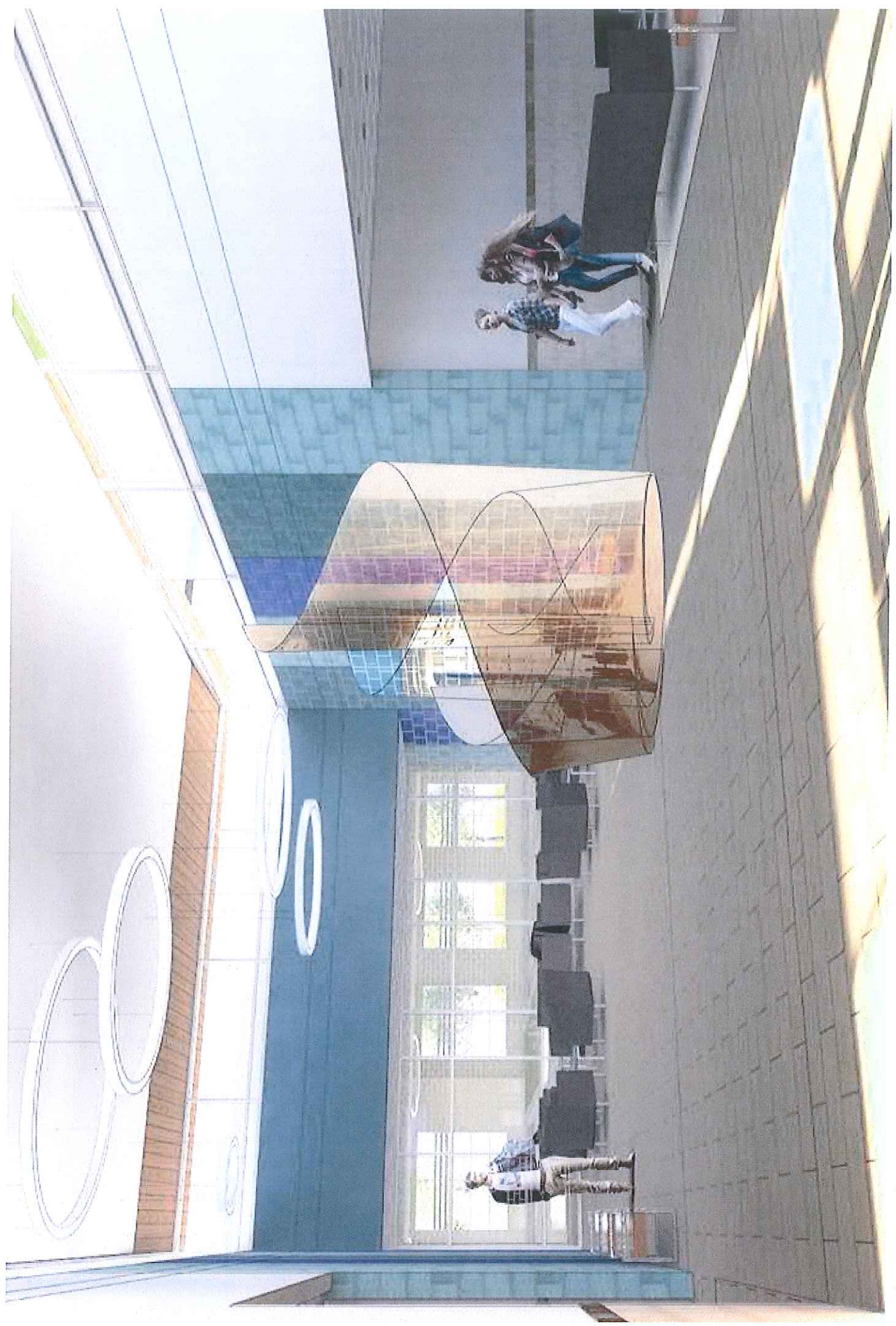


SOUTH ELEVATION / PERSPECTIVE



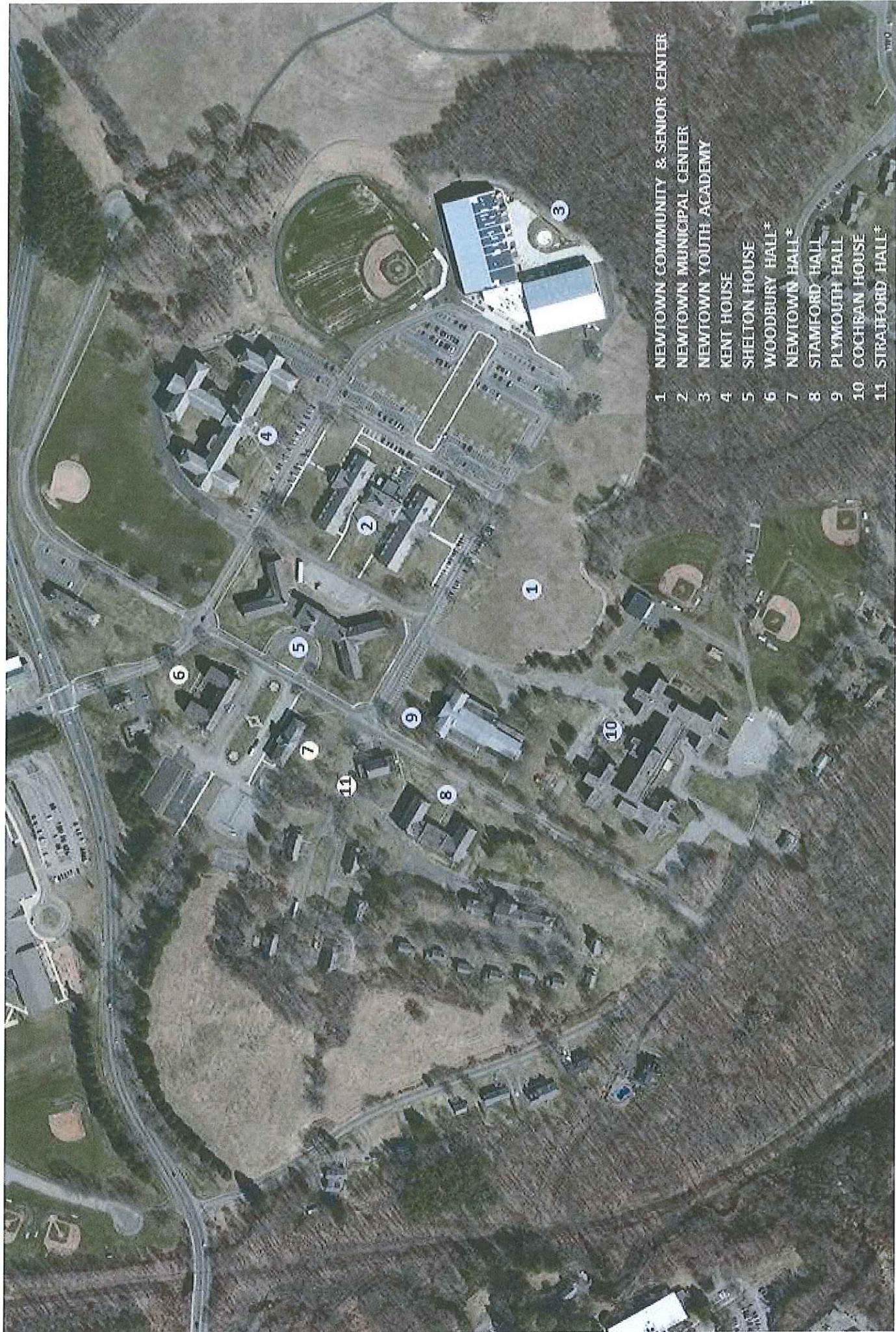
NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING DESIGN



NEWTOWN COMMUNITY & SENIOR CENTER

BUILDING DESIGN



- 1 NEWTOWN COMMUNITY & SENIOR CENTER
- 2 NEWTOWN MUNICIPAL CENTER
- 3 NEWTOWN YOUTH ACADEMY
- 4 KENT HOUSE
- 5 SHELTON HOUSE
- 6 WOODBURY HALL*
- 7 NEWTOWN HALL*
- 8 STAMFORD HALL
- 9 PLYMOUTH HALL
- 10 COCHRAN HOUSE
- 11 STRATFORD HALL*



NEWTOWN COMMUNITY & SENIOR CENTER DESIGN DEVELOPMENT

BOARD OF SELECTMEN
June 20, 2017

So what happens next?

- On Tuesday, 6/20, the BoS approved the latest schematic design.
- Next comes:
 - PBSC public hearing: July 6, 2017
 - Construction slated to begin mid-September
 - Continued collaboration between Town and CCAC on management structure with final decision being made by BoS (date TBD)

Addendum

Architectural Style References



KEYSTONE



STONE LINTEL



PILASTER



STONE SILL

STONE WATER TABLE

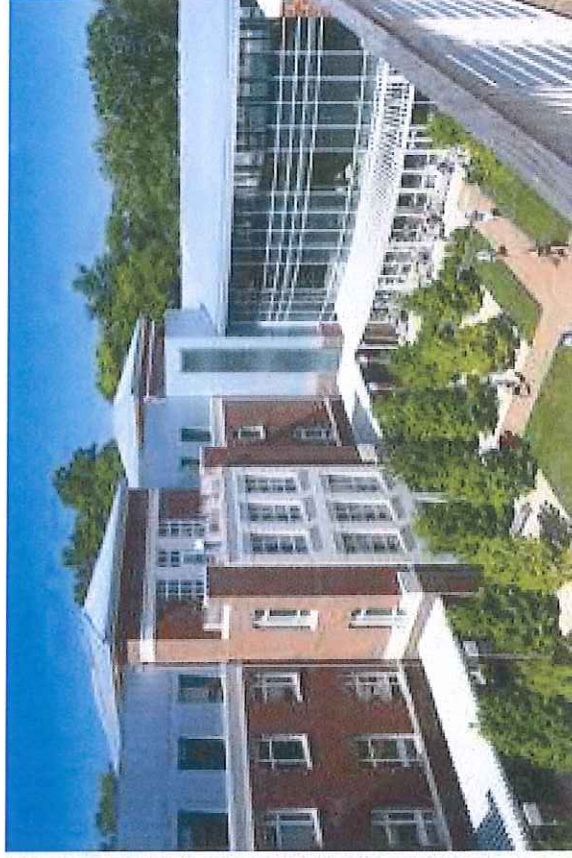
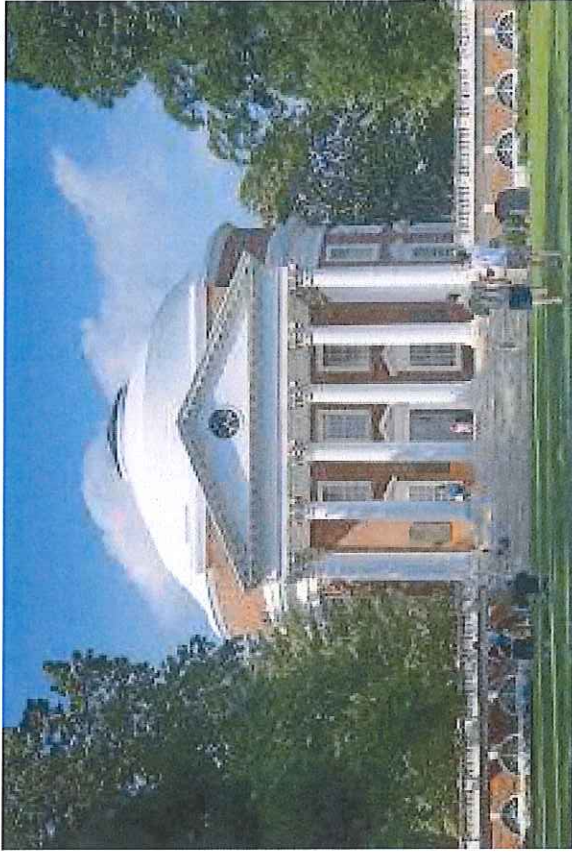
SOLARIUM

FAIRFIELD HILLS - A Campus Of
Modified Colonial / Neo Classical
Style Buildings Constructed in 1931

- ❖ Formal Intimidating Entrances
- ❖ Symmetrical Design
- ❖ Limited Natural Light
- ❖ Cold & Institutional



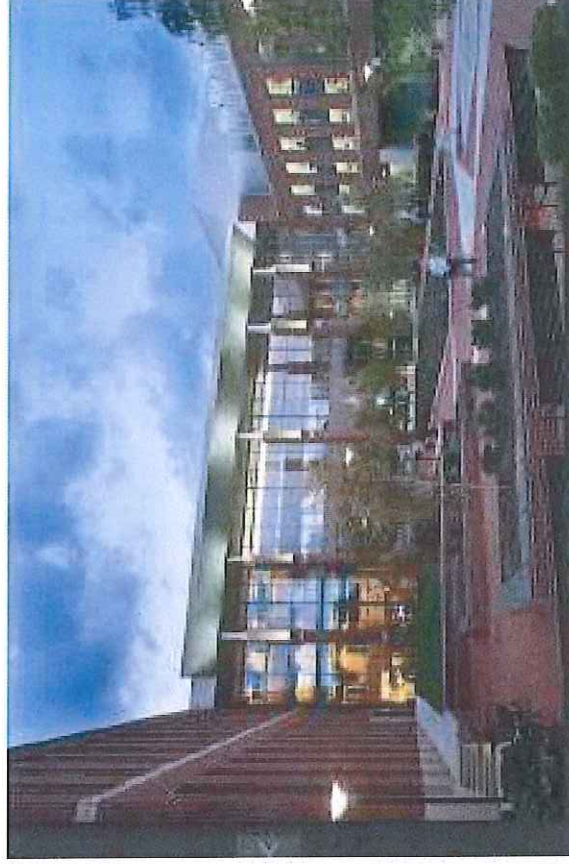
Architectural Style References



Community Center Outreach Events June 21st and June 24th, 2017

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Architectural Style References



Community Center Outreach Events June 21st and June 24th, 2017

PSU CAMPUS

TOWN OF NEWTOWN: BALLOT EXPLANATORY TEXT

April 5, 2016 Referendum

Prepared by Debbie Aurelia Halstead, Newtown Town Clerk

In accordance with C.G.S. 9-369b

“Shall the \$14,550,000 special appropriation and \$5,000,000 bond authorization for the planning, design, and construction of a Newtown Community Center be approved?”

If approved at referendum, \$14,550,000 will be appropriated to plan, design, and construct a community center for the Town of Newtown. **Five million dollars (\$5,000,000) of that amount is to be bonded as identified in the approved 2016-2017 Capital Improvement Plan.** The balance of the money comes from a \$10,000,000 grant to the Newtown community from the GE Corporation.

The project anticipates a facility of some 43,000 square feet comprised of two main features, including at least 13,000 sq ft of flexible, programmable space for general community use and an aquatic component with two pools, a lap pool of up to 50 meters and a zero-entry pool. The facility will be located on the Fairfield Hills Campus, adjacent to the NYA. Site work, parking and support features such as locker rooms, offices, and bathrooms are included in the project.

This resolution adopted by the Board of Selectmen, Board of Finance, and Legislative Council is submitted to a referendum vote of electors of the Town and persons qualified to vote who are not electors to be held at the **Newtown Middle School located at 11 Queen Street on Tuesday, April 5, 2016, between the hours of 6:00 a.m. and 8:00 p.m.** Applications for absentee ballot should be made to the Office of the Town Clerk at 3 Primrose Street, Newtown, Ct.

The full text of the resolution as prepared by Robinson & Cole and adopted by town government is on file and available for public inspection in the Office of the Town Clerk, 3 Primrose Street, Newtown CT.



Q&A: Newtown Community Center Community Outreach Events

The Newtown Community Center's construction is slated to begin mid-September 2017. These Q&A questions are intended to give residents general information as it stands to date. Additional Q&A's may be created to help residents stay informed throughout the construction process. All questions were created through a collaboration of the Town of Newtown and the Community Center Advisory Committee with the content's final review and approval coming from the First Selectman. Question? Please submit it here:

http://www.newtown-ct.gov/Public_Documents/index

QUESTION	ANSWER
How is the proposed Community Center (CC) fulfilling the GE intent of helping to create a space that brings the community together?	<p>The updated Community Center Advisory Committee's vision for the center fulfills GE's intent. The vision is:</p> <ul style="list-style-type: none">○ Act as a vibrant, multi-generational hub for all Newtown residents○ Provide a variety of indoor and outdoor spaces to host/hold programs that:<ul style="list-style-type: none">• Provide educational, recreational, artistic & creative opportunities• Encourage social interaction• Promote health and healing• Build self-esteem• Showcase talent○ Enhance community/resident connections by offering a large event/multi-purpose space.○ Create new opportunities for community partnerships.○ Be open/available to all residents.
How does the current design fit within the referendum language residents approved through a vote in April 2016?	<p>The referendum language said up to a 50-meter pool and flexible space of no less than 13K square feet. The current schematic reflects these parameters and provides as much of what's believed can be built within the budget amount.</p>



Q&A: Newtown Community Center Community Outreach Events

Why is the pool 6-lanes and 25-yards versus a 50-meter?	The pool is 6-lanes because that is what can be built within the budget.
What is the actual, total project budget?	<p>There are four separate budgets connected to the center:</p> <ol style="list-style-type: none"> 1) The total CC center budget of \$15 million, 2) The SC budget of \$3million, 3) The Canaan House remaining foundation removal budget not to exceed \$500K (covered by remaining bond funds from the original foundation removal), 4) The exterior toilet facilities budget not to exceed \$75K (covered by FFHA). Final costs determined upon completion. In some instances, there will be efficiencies in construction; however, these will ultimately be re-allocated to the correct budget line.
What percentage of the GE gift (\$10 million for construction and \$5 million over five years for operations) will the Senior Center project utilize?	Should not use any.
What is the cost differential to build a competitive pool versus a non-competitive pool (or a pool for competitions versus a pool for recreational use only)?	Per the pool-consulting firm, Weston & Sampson, the estimated additional construction cost to add the necessary building area required for deck space and spectator seating is approximately \$500,000. Additional cost of approx. \$300,000 would also be incurred for competitive pool equipment (gutters, bleachers, filters, etc). Further incremental costs would be for space study for visitor's locker rooms, etc.
Why do we need a café AND a kitchen?	Each amenity fulfills community interests and needs differently. The café specifics are TBD. The larger kitchen is commercial grade and can be used for lessons as well as a prep space for varying sized gatherings/banquets



Q&A: Newtown Community Center Community Outreach Events

Can a non-competition pool still host other aquatic events such as water polo, water volleyball, and synchronized swimming? If so, what spectator seating will be available or planned?	The proposed pool designs can host many events. Specific information on programming will be developed by the CC management structure, which is to be determined by the BoS. Spectator seating, in a bleacher or raised format is not being built; however, the area can likely hold 50-75 spectators standing or in regular, sideline style chairs.
What is the purpose of the many multi-purpose rooms? Why do we need more "room space" in town when current buildings have apparent vacancies?	The center strives to fulfill requests for multi-purpose, flexible space for varying types of programming and is in response to feedback gained during the NCCC's tenure. Multi-purpose rooms can hold smaller events/gatherings. When the movable wall is removed, the large room can accommodate up to 250 people seated (larger if the outdoor patio is incorporated).
What events/programs can be offered in each of the pools?	Specific programming details are TBD. Programming discussed to date for the lap pool includes water aerobics, volleyball, and water basketball, and for the activity pool includes infant and toddler play, learn to swim programs, water aerobics, water volleyball, and basketball. More details should be available once the Board of Selectmen finalizes the organizational structure.
Why are there two kitchens in the building?	One is for the community center and one is solely for the Senior Center.
What groups or individuals can use the space(s)? Residents only? Non-residents?	It is fully anticipated that residents will have priority over non-residents. And it is likely that fee-based programs and general use of the community center will differentiate between resident and non-resident.
Will the Parks & Recreation Department manage the Center?	The management structure is still TBD. Currently, a sub-committee is preparing 3-4 recommendations to present to the Board of Selectmen who will make the final decision in the near future.



Q&A: Newtown Community Center Community Outreach Events

What is the business model for the center? And what are projected revenue and expenses for the center?	The Board of Selectmen will determine if further pro-formas are needed and the business model will likely be developed once the management structure is chosen.
What will the Center's hours of operation be each day?	Specifics on daily hours are still TBD; however, it is anticipated that the Center would mirror others' schedules and open early (possibly 6am) and stay open late (possibly 10pm).
Will the CC be self-sustaining?	The BoS's final recommendation, in October 2016, reflects their intent of creating a center that is a minimal tax burden to residents. The concept of "self-sustainable" was one that was recommended by the NCCC during their tenure. Not all NCCC recommendations were used. Final decisions/determinations on costs will happen once the management structure is in place.
Will there be a fee to use the center? If so, how much?	All possible usage and membership fee/pricing models are TBD. Previous models recommended higher fees for non-residents. Final decisions will likely be made once the BoS finalize the management structure.
What will the security level be in the entire building?	All appropriate levels of security will be included. Specifics cannot be detailed to the public for safety reasons.
Can any resident use the Senior Center? If not, why not? If yes, when and how?	As is the case now, all residents can use the Senior Center after hours for small gatherings or meetings. All requests should go through the Senior Center Director and/or Commission on Aging.
How will parking be handled?	Current schematic shows an addition of approximately 150-shared spaces. Those combined with existing, general-use spaces should adequately fulfill everyday demand at FFH.



Q&A: Newtown Community Center Community Outreach Events

What considerations were made to minimize traffic congestion as well as resident safety during drop off/pick-up?	The architects and design teams are aware of residents concerns. The final decisions are TBD.
How long will the construction take?	From the ground breaking (slated for mid-September 2017) to the doors opening, the expected time span is 18 months (barring any unforeseen circumstances).
What town department/board/council is the ultimate decision maker on all points related to the Center?	The BoS has general oversight authority on all Community Center project matters, and will be the sole determiners of how the Center will be structured and managed. For the construction aspect, municipal departments including Health, Fire, Building and Land Use agencies, Inland Wetlands and P&Z, must grant specific approvals. Feedback/input is solicited from FHA and Design Review. Once final approvals are achieved the project execution is managed by PB&S.
Are we building an ice rink?	No.
Have the 12/14 families been reached out to and are they "on board" with the proposed design and overall concept?	Some representatives are part of the Advisory Committee itself. They are in contact with other families.
What special, if any, representation will the 12/14 families receive in the center?	Of the Legacy Foundation families who have chosen to take part in the CC process, a majority has requested that the CC not be a memorial but rather a place the community can gather. It was requested that a dedicated space be created for those Legacy Foundations that wish to offer residents a place to get information on each foundation's efforts.