



## TOWN OF NEWTOWN

### COMMUNITY CENTER ADVISORY COMMITTEE COMMUNITY OUTREACH EVENTS

JUNE 24, 2017

10:00 AM – 11:00 AM

CYRENIUS H. BOOTH LIBRARY, NEWTOWN, CT

**PRESENT:** Brian Hartgraves, Andy Clure, Carla Kron, Maureen Crick Owen, Rusty Malik – Quisenberry Arcari Architects, Mary Ann Jacob, Anna Wiedemann, George Guidera, Curt Symes, 10 members of the public, 1 press.

Mr. Hartgraves, co-chair of the Community Center Advisory Committee, introduced himself, the committee, and Mr. Malik. 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.

*Question/Comment: Is today's discussion more about the community center build & design versus programming at the community center? Yes.*

Mr. Hartgraves reviewed the key players in the process, included are 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.

*Question/Comment: what is the legacy foundation? Group of organizations such as Ben's Lighthouse, Sandy Hook Promise, established after 12/14.*

Rusty Malik, 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. Two components of this project include the

community center and senior center. Parking and safety reviewed. The site is designed to integrate, as part a master plan as funds are available in the future, put the infrastructure in at this point, and will be able to integrate into design for future enhancements. There will be an outdoor component, terrace space for events, general use, outdoor activities, promenade in front with greenery.

*Question/Comment: can the area be accessed by foot to/from Nunnawauk Meadows?* The design group looked at that, there is a path, trail head connector, wetlands consideration.

Mr. Malik showed the Floor plan, all one story so that programs can be on one level, if two levels, there would need to be stairs and elevators. The current layout lent itself to access all components and have future expansion. Mr. Malik reviewed the layout of the lobby, office area, restrooms, administrative functions, to insure that infrastructure is there for administrative capability. Looking for wireless environment. Locker rooms, all spaces handicap accessible and friendly, locker room entry to the pool. Multipurpose room spaces can be reserved, technology friendly.

*Question/Comment: are any multipurpose rooms for lecture or presentation?* Yes, but the rooms will not be sloped. FYI - the new high school auditorium is another area available for public use, it will be sloped for viewing purposes.

*Question/comment: how does the new senior center compare to existing senior center?* It will more than double the space.

*Question/Comment: will there be areas for storage?* Yes, under consideration, knowing this is important to build in as best as possible.

*Question/Comment: show the boundaries of the senior center.* Mr. Malik outlined the boundaries of the senior center as shown on the slide, including how to access the café and patio areas. Can also watch kids in the pool, look out to the pool area.

Mr. Malik reviewed the café space, multipurpose area, informal meeting area. Floors will be resilient. There will be moving partitions to accommodate large events. Multipurpose rooms 1, 2, and 3 will have moveable partitions, all opened up the entire space can accommodate up 250 seated at tables or 2,000 standing.

Mr. Malik discussed the lap pool and recreational pool, various activities can occur in both. Sloping recreation pool, goes to 4'6" for multiple types of activities. On the deck, adequate room for seating, lifeguard stations, etc. The pool design slide, looking into pool lift for accessibility.

*Question/Comment: 25 yd pool, not Olympic sized pool.* The design team originally looked at an Olympic sized pool, not financially viable.

*Question/Comment: what is the ceiling like over the pool?* The wall has windows for natural light.

*Question/Comment: will the wall be able to open up to the outside.* No just the windows.

*Question/Comment: is there design consideration for sound?* In the interior, look at acoustics, an important component. There needs to be a balance in the surfaces, floor and walls, important considerations as the design development continues.

Regarding Building Design Options, Mr. Malik indicated that the space needs to be welcoming and well-lit with a goal for balance in architecture and design. About an acre of roof area. Mr. Malik added that the Building Design will bring the most natural light in as possible, patios outside, landscaping, sun angles, sun shade devices.

*Question/Comment: how much of the roof is flat, concern of rook leaking.* Roof will have pitches, flat could be 50%. Roofs need to be maintained.

Mr. Malik pointed out that the team is looking at energy conservation, sustainable energy, recycled materials, landscaping – native vegetation, efficient energy systems, use the natural terrain, capture rain water for irrigation, looking at geothermal, some may have a higher initial cost, but cost analysis over time considered.

Mr. Hartgraves reviewed what happens next – continued collaboration, schedules, and approvals. Excavating has started, planning and zoning approvals by August, ground breaking tentatively scheduled for mid-September, 18-24 months for completion.

*Question/Comment: the Town accountability with regard to building projects.* The Town is an active participant with the team, hard decisions will need to be made to keep within budget.

*Question/Comment: discuss the bidding process.* Construction management documents need to be done by August, typical bid package first for steel and concrete, then site work.

Mr. Hartgraves thanked everyone for coming and encouraged everyone to join and share the Newtown Community Center Facebook page: @newtowncommunitycenter.

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 21<sup>st</sup>

Sat., June 24<sup>th</sup>

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

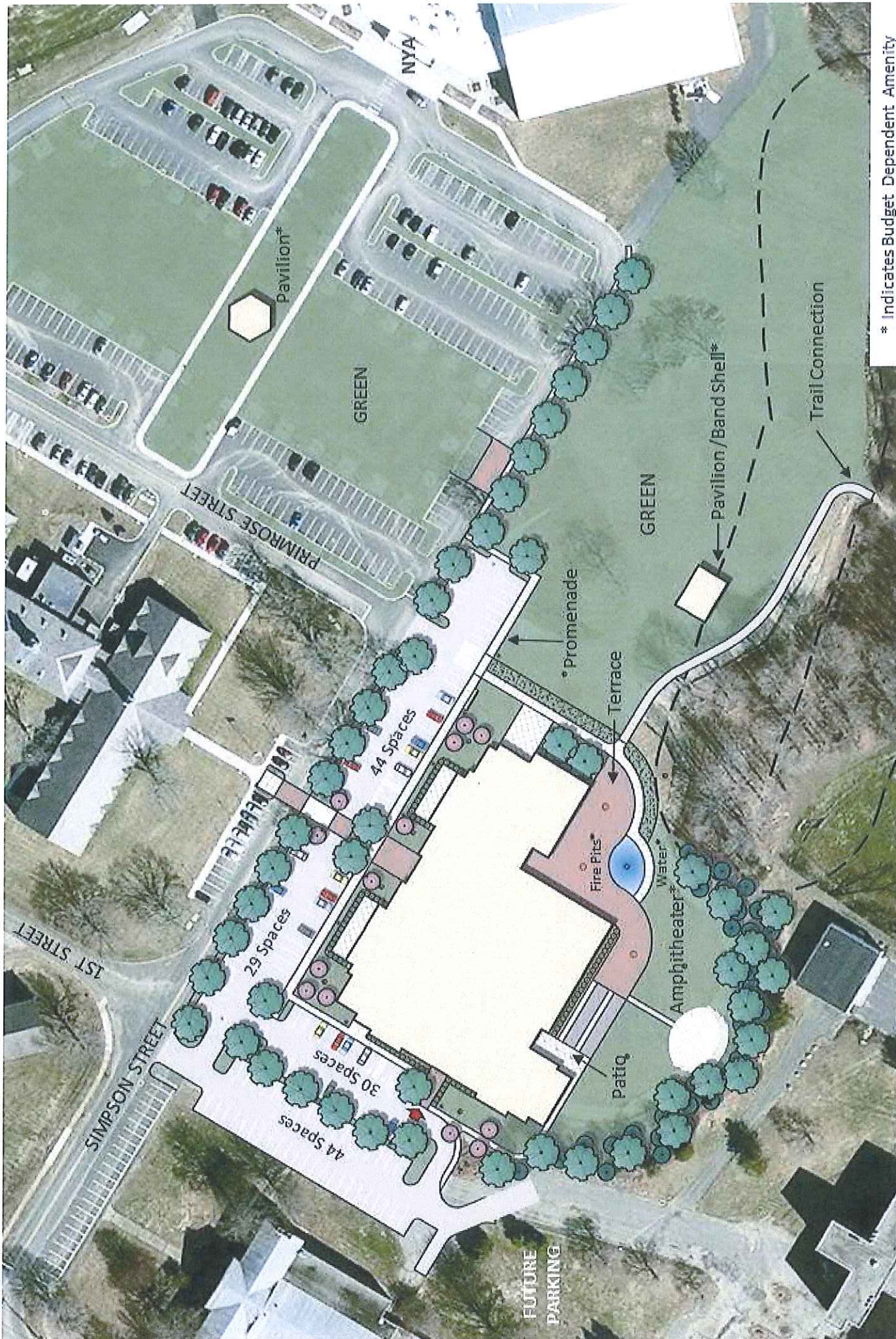
- Total estimated space of community center: **36,000 sqft**
- Total budget: \$15 million
- Key features:
  - Multipurpose, flexible space (with great room of up to 5000 sqft)
  - Two pools:
    - 6 lane lap pool
    - Zero-entry activity/recreational pool
  - Commercial kitchen
  - Connections to outdoor 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



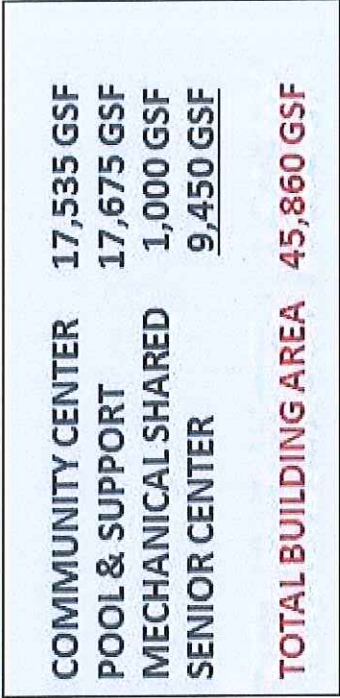


\* Indicates Budget Dependent Amenity



# NEWTOWN COMMUNITY & SENIOR CENTER SITE MASTER PLAN

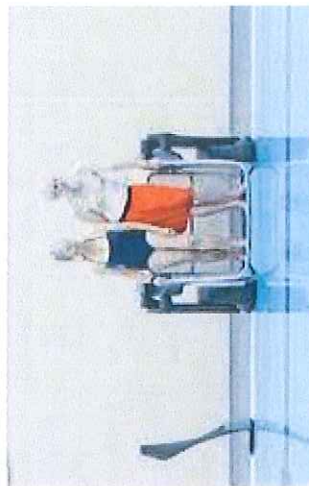








## POOL LIFT FOR ACCESSABILITY



## NEWTOWN COMMUNITY & SENIOR CENTER



## POOL DESIGN





# 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\*

**BOARD OF SELECTMEN**  
June 20, 2017

# NEWTOWN COMMUNITY & SENIOR CENTER DESIGN DEVELOPMENT



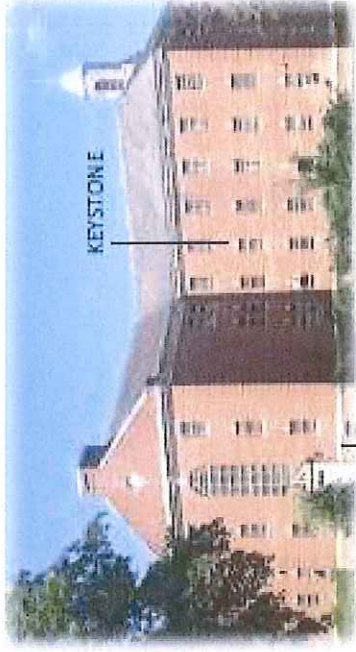


# So what happens next?

- 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



SOLARIUM



PILASTER



STONE SILL

STONE WATER TABLE

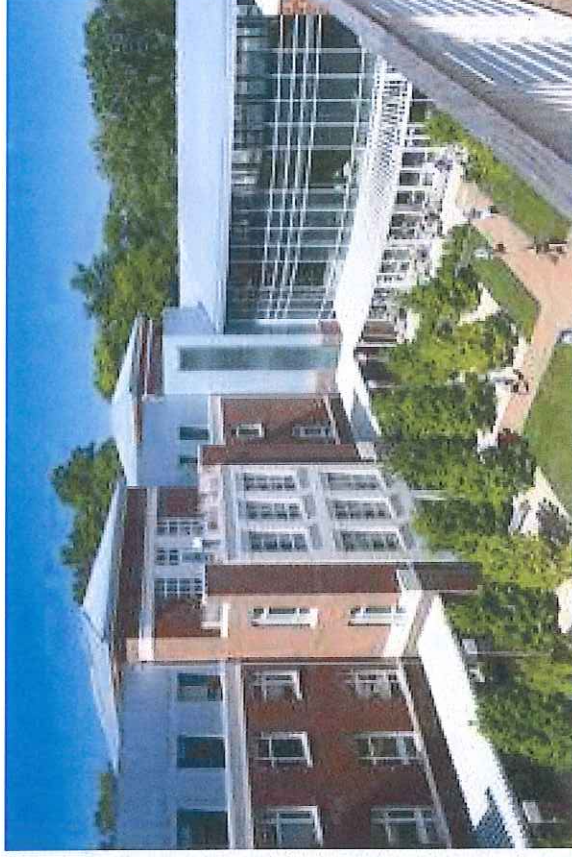
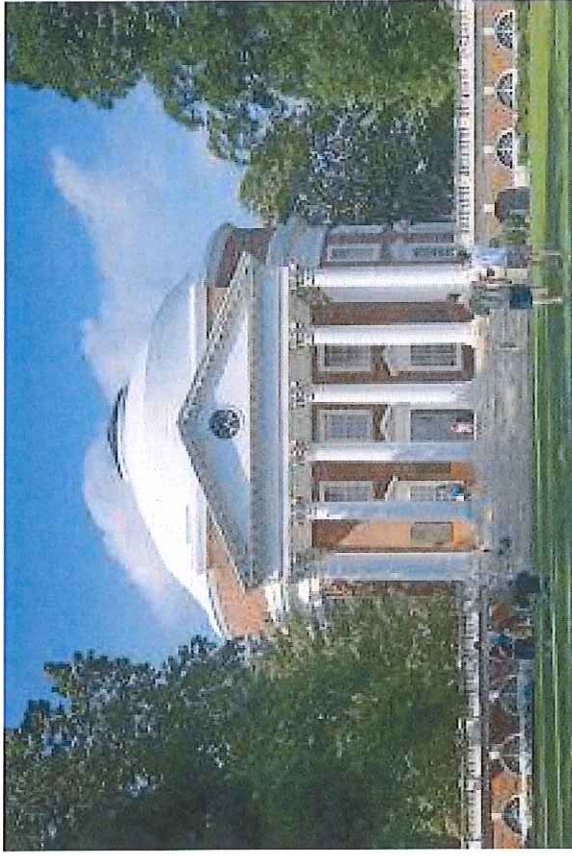
FAIRFIELD HILLS - A Campus Of  
Modified Colonial / Neo Classical  
Style Buildings Constructed in 1931

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





# Architectural Style References

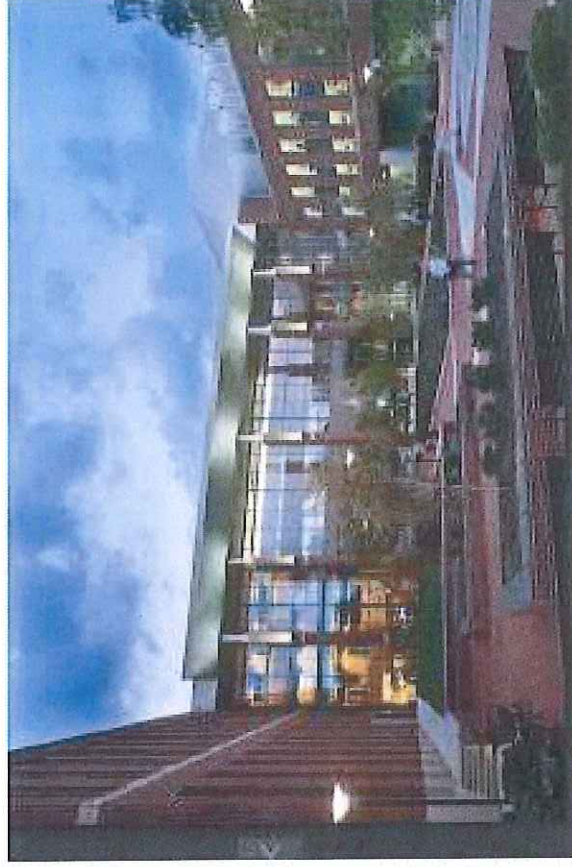
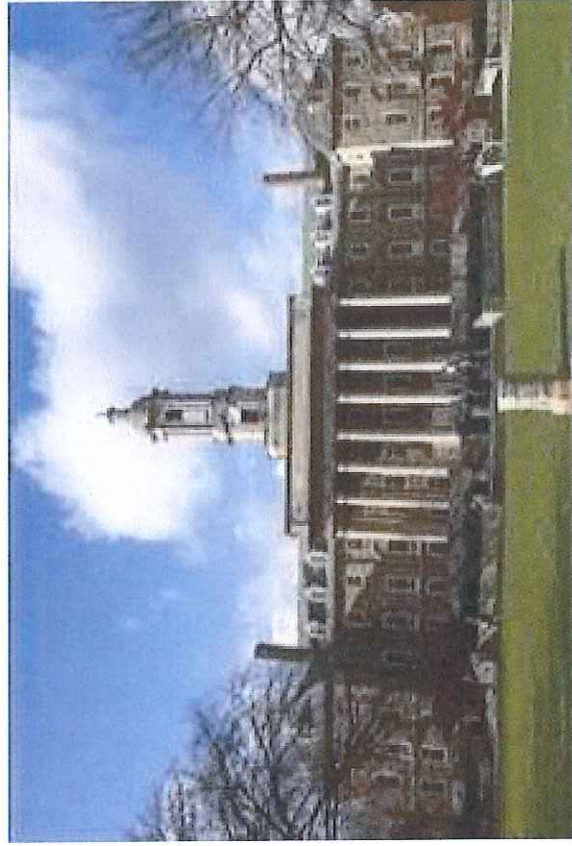


Community Center Outreach Events June 21st and June 24th, 2017

U of V CAMPUS



# 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 aquatics 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](http://www.newtown-ct.gov/Public_Documents/index)

### QUESTION

How is the proposed Community Center (CC) fulfilling the GE intent of helping to create a space that brings the community together?

### ANSWER

The updated Community Center Advisory Committee's vision for the center fulfills GE's intent. The vision is:

- 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.

How does the current design fit within the referendum language residents approved through a vote in April 2016?

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.





## 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"> <li>1) The total CC center budget of \$15 million,</li> <li>2) The SC budget of \$3million,</li> <li>3) The Canaan House remaining foundation removal budget not to exceed \$500K (covered by remaining bond funds from the original foundation removal),</li> <li>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.</li> </ol>
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.