

Public Open House

Town of Westbrook, CT

Community Center Comparative Feasibility Study

Wednesday, November 20, 2024

BerryDunn

CHA

Project Team



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WESTBROOK, CT

Ad-hoc Committee Members

Greg Carlo - Chair
Karl Heilmann
John Orsina
Bob Merrick
Ken Jacobs
Suzanne Kerr

Additional Resources

BerryDunn's & CHA's Consulting Group includes **more than 250 recreation consultants and specialist** to draw from as needed

What are we doing and why?

- The Town of Westbrook has retained CHA and Berry Dunn to provide a feasibility study for a proposed Community Center and evaluation of proposed locations.
- The Community Center Feasibility Study will serve as a template and tool for the Town to determine the citizen's needs, location, amenities, and cost for such a center.
- Tonight we are providing an update on our study progress and presenting a proposed community center building and three site options for the project and request your input and ideas. Following this meeting the goal is to select a preferred site and advance the study.

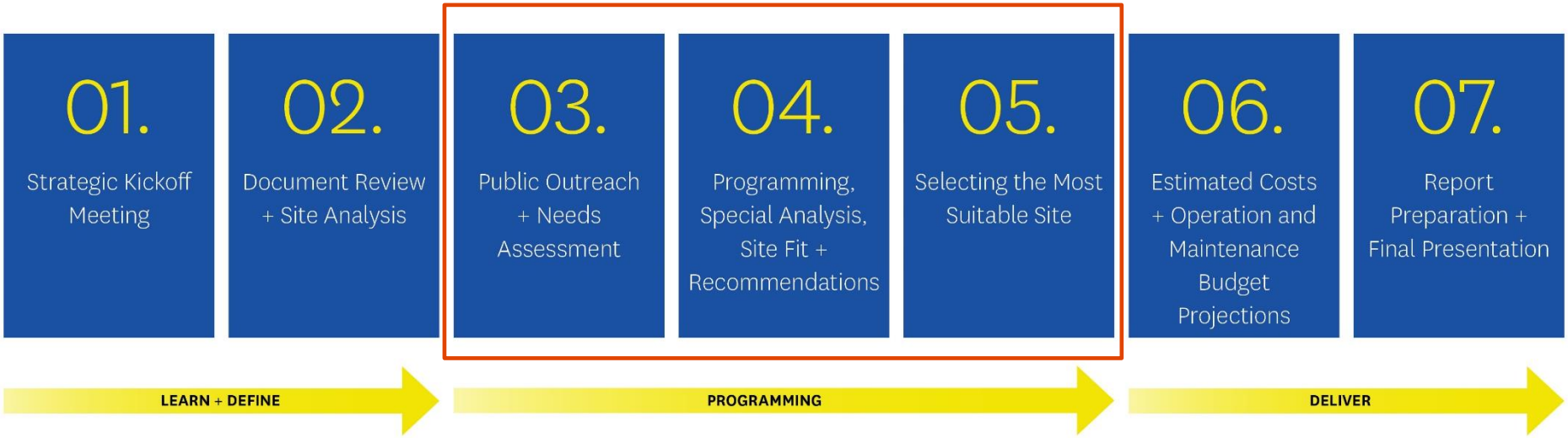
What have we done so far

- Committee meetings
- Site reconnaissance and assessments
- Document Review
- Set up Social Pinpoint webpage
- Wetlands and environmental Evaluation
- Draft Phase I Environmental Site Assessments (ESA) - three sites
- GIS mapping
- Program review and recommendations
- Begin construction and operational costs assessments
- Building layout based on program
- Review building/site fit for each location

Where are we now?

This project consists of seven project phases. The graph below lists each phase.

The project is currently in Phase 3, 4 and 5



Purpose of Open House
Why are we here?

Use the stickers provided to you at each station to let us know:

- What are the most important community center and recreation components for you and your family?
- What are the most important community center and recreation programs for you and your family?
- Which facilities are the most important to you and your family?
- Do you have a preferred community center location?

Talk with the consultants and committee representatives– let us know your thoughts



No decisions have been made.

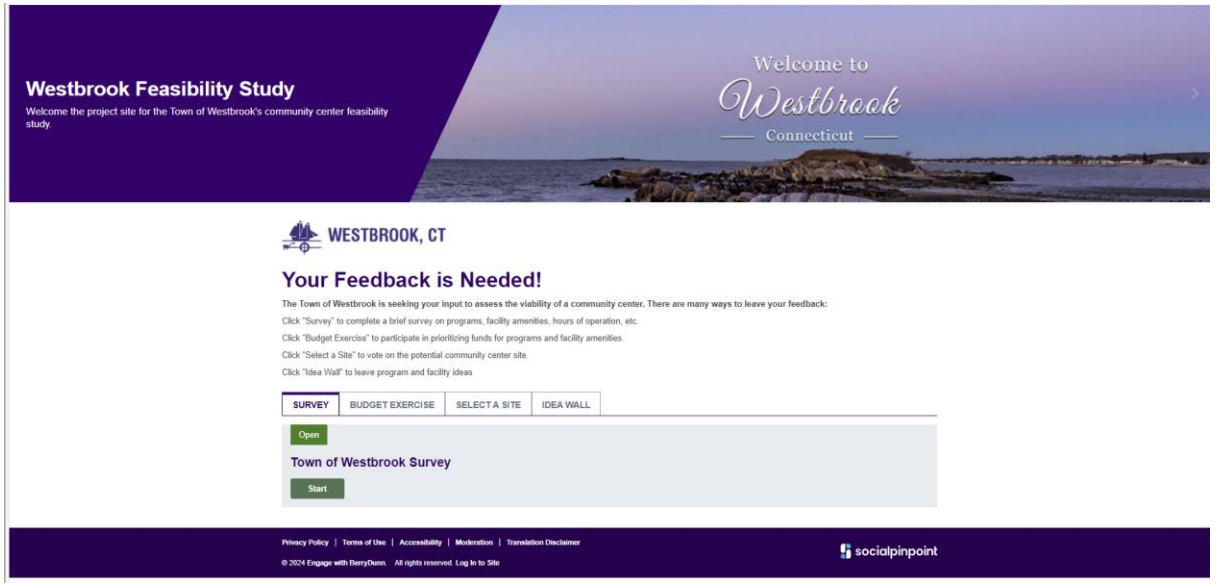
We still need your input!

What have we found out so far:

Summary of Public Input to Date:

- Committee Meetings
- Stakeholder Interviews
- Public Open House Number 1 – Held 8/21/2024
- Social Pinpoint – Study information and Survey
  - Posts on social media
  - Parks and Recreation advertisement
  - Newspaper advertisement

- **Visit the Westbrook Social Pinpoint site using the QR code**



What have we found out so far:

Summary of Public Input to Date:

The collective vision for the proposed Westbrook Community Center includes:

- A facility that everyone can use, not just for recreation programs
- Solving the space concern problem in town
- A central location in town, ideally at Wren Park
- Consolidated program spaces centrally located
- A place for clubs and groups to use, such as Garden Club, Beach Clubs, and Language Clubs

Key community issues to consider include:

- Youth programming in one location
- Resistance to change
- Demographics and affordability
- Seasonal population changes (e.g., snowbirds leaving for winter)
- Freeing up space for other community programs if recreation spaces move

Current successful programs include afterschool clubs, vacation camps, and Senior Center programming

What have we found out so far:

Summary of Public Input to Date:

Challenges include:

- Programs being spread out and changing locations
- Competing needs for gym and other spaces
- Limited available space and registration filling up quickly
- Lack of shelter for bus pick-up and
- Need concrete areas for outdoor concerts
- Limited afterschool program space

Desired outcomes of the planning process include:

- Meeting space
- A big court or multi-court facility
- Programming for non-sport activities
- More community support and momentum
- Implementable recommendations and a plan for construction and development

What have we found out so far:

Summary of Public Input to Date:

New recreational amenities desired include:

- Martial arts,
- education series for adults,
- more pickleball space,
- fitness classes, art room,
- enrichment classes,
- and cooking classes

Town amenities desired at the proposed community center include:

- Coffee shop,
- estuary, lounge area,
- book club,
- rental space for revenue,
- self-care station,
- and space for multi-lingual citizens

What have we found out so far:

Summary of Public Input to Date:

Priorities for the proposed community center include:

- a large gym,
- big multi-use space,
- large pre-school room,
- meeting rooms with multimedia capabilities,
- and a main lobby with table games

Key partners and stakeholders that can assist include:

- YMCA,
- Middlesex Health,
- Westbrook Foundation,
- Lee Company,
- Vista Life Innovations,
- YB Fit,
- and Westbrook Youth & Family Services

What have we found out so far:

Requested Programs:

Existing Programs that can be moved to new Community Center

1. Pickleball
2. Basketball
3. Floor hockey
4. Indoor field hockey
5. Yoga
6. Zumba
7. Senior Fitness
8. Essentrics
9. Little Folks
10. Teen Hangout
11. Pre school
12. Vacation Camps
13. Halloween/Easter parities and other events
14. Boating certification courses

What have we found out so far:

Requested Programs:

Expanded/New Programs due to Community Center

1. A-Z Dodge Class
2. Indoor soccer
3. Birthday Parties
4. Teen nights
5. Pilates
6. Kickboxing
7. Salsa, ball room dancing and other dance
8. Expanded pickleball and pickleball leagues
9. Adult sports
10. Teaching kitchen/chef classes
11. Art Room
12. Meeting spaces
13. Teen hang out – pool, air hockey, ping pong
14. General health, life skills and wellness programs and classes
15. Movie night/ outdoor movie nights
16. Expanded gym sports - floor hockey, basketball, volleyball, badminton, etc.
17. Snow day contingency hang out location
18. Climbing wall
19. Indoor playground

Project Sites for Analysis

Three project sites are part of the feasibility study

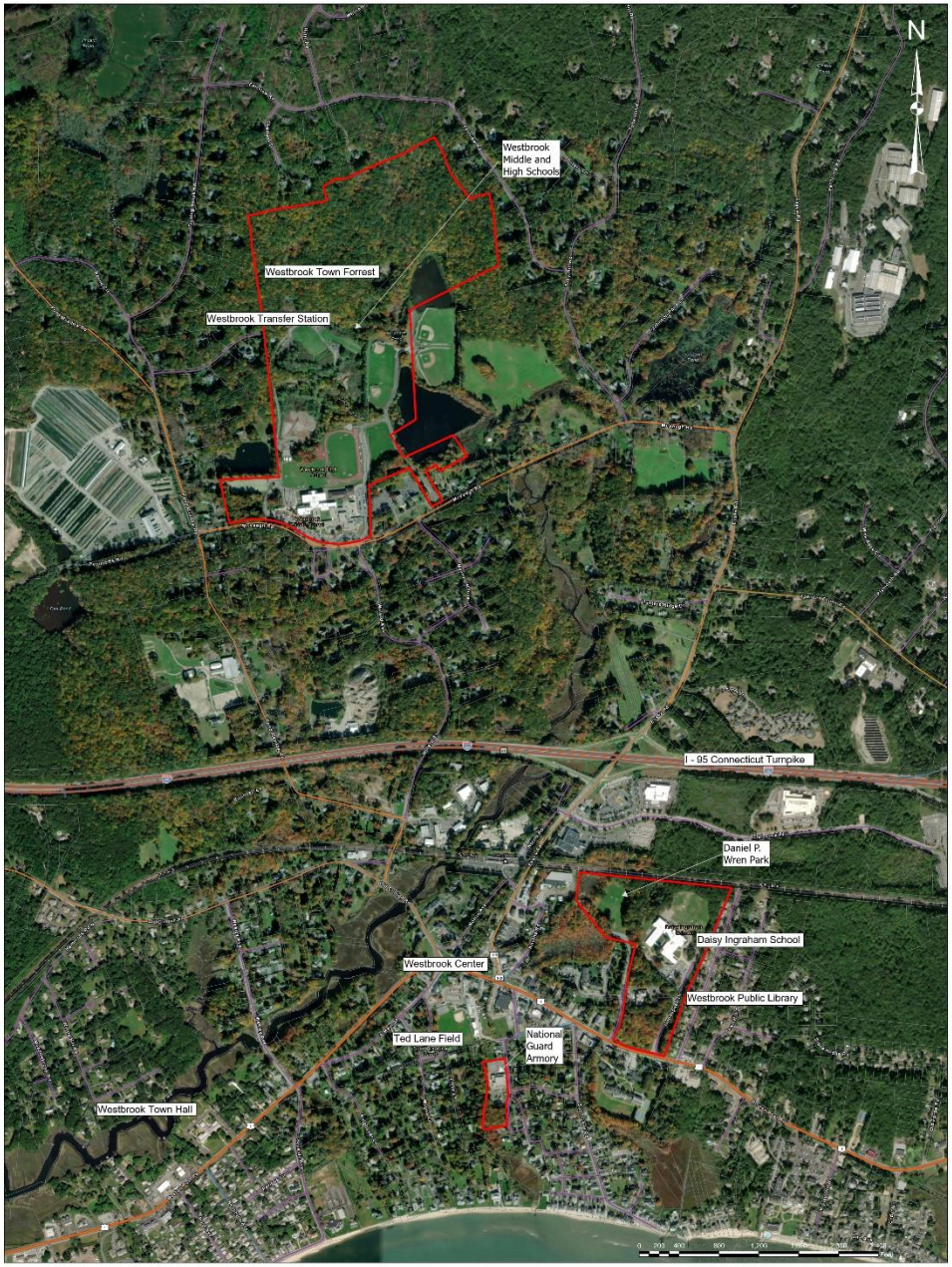
- Middle School / High School Property
- Wren Park
- National Guard Armory







Overall Site Location Plan





Community Center Proposed Locations

JULY 2024

CHA

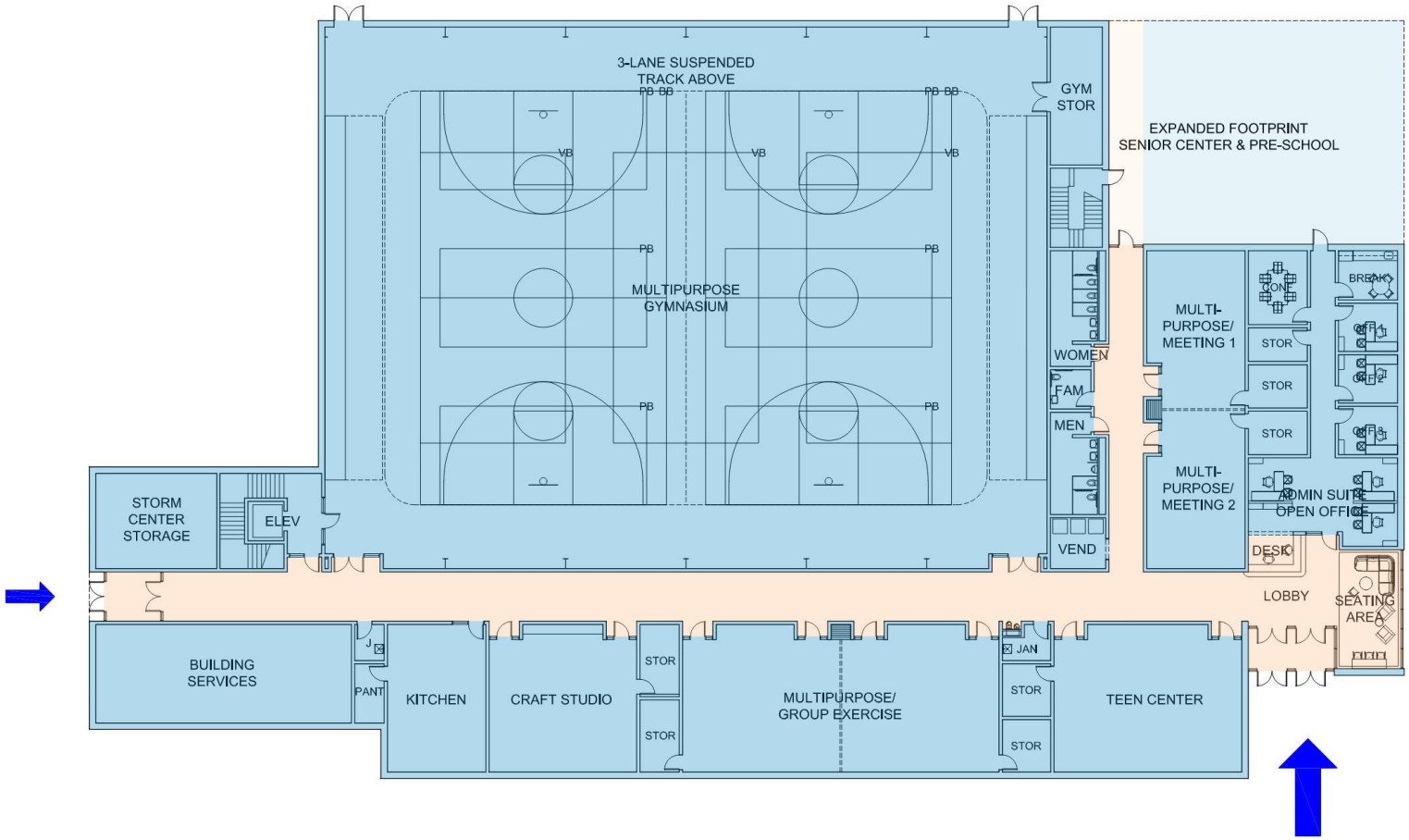






Proposed Concept Plans

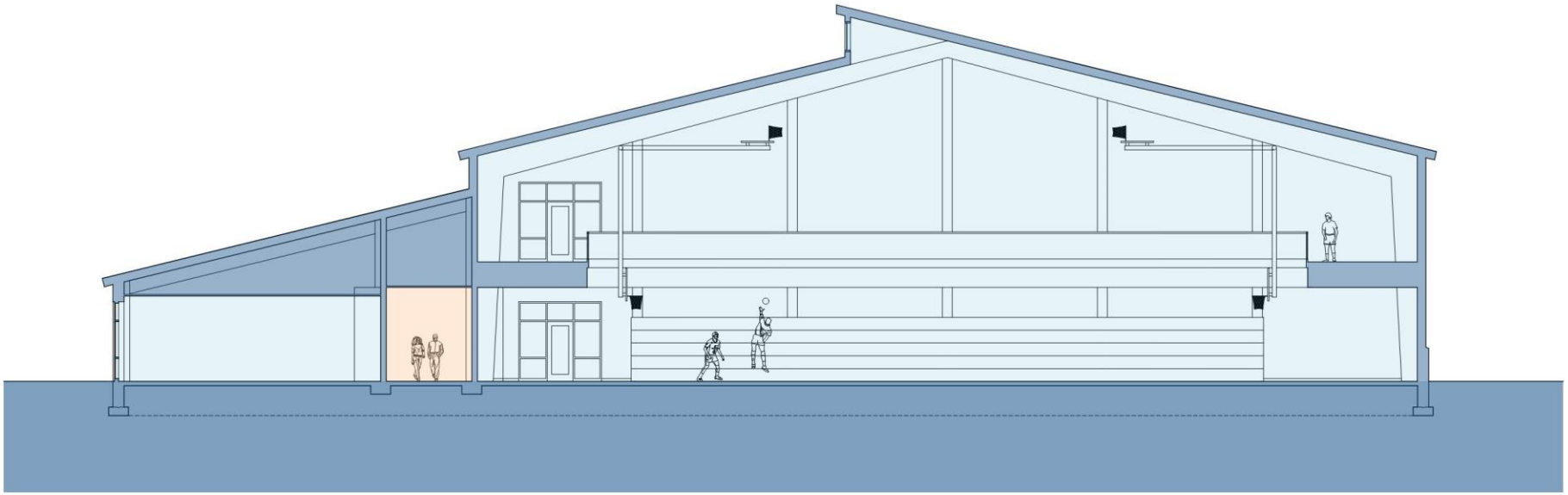
Proposed Building



Proposed Concept Plan

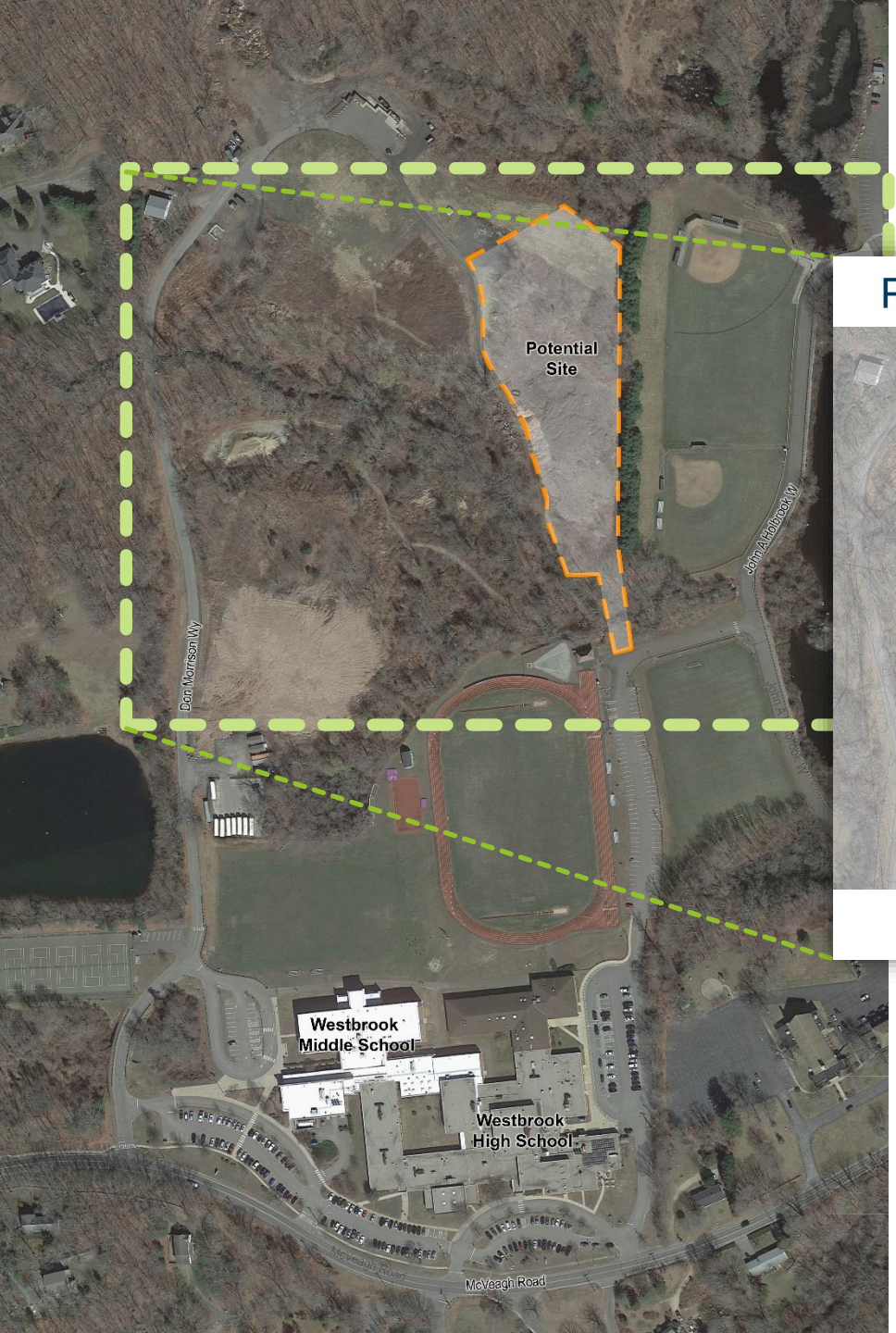
Proposed Concept Plans

Proposed Building



Proposed Concept Plan

Middle School / High School



Proposed Concept Plans Middle School / High School



Existing Conditions Plan

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Potential Site – Location Plan

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Proposed Concept Plans

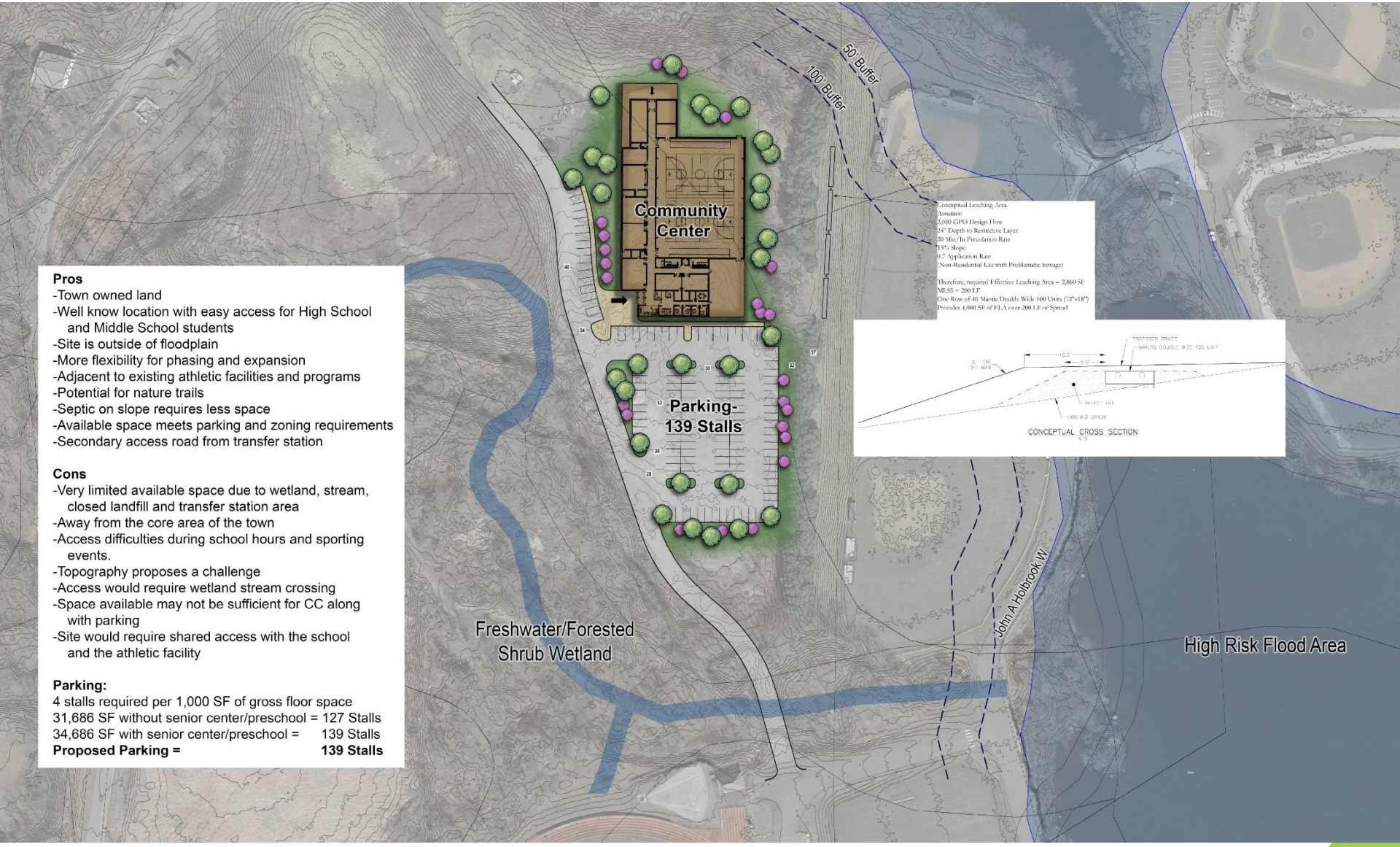
Middle School / High School



Existing Conditions Plan

Proposed Concept Plans

Middle School / High School



Pros
-Town owned land
-Well know location with easy access for High School and Middle School students
-Site is outside of floodplain
-More flexibility for phasing and expansion
-Adjacent to existing athletic facilities and programs
-Potential for nature trails
-Septic on slope requires less space
-Available space meets parking and zoning requirements
-Secondary access road from transfer station

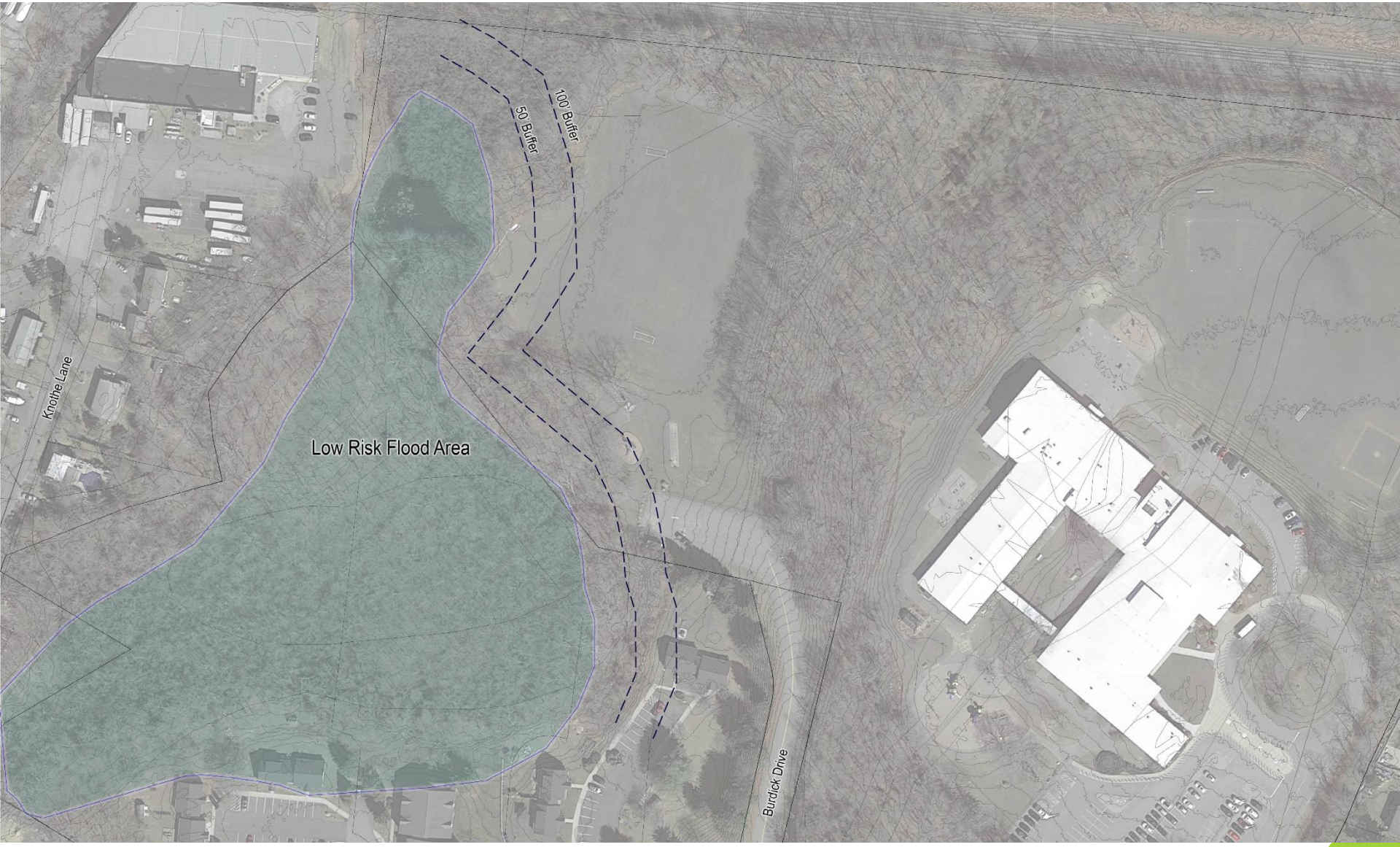
Cons
-Very limited available space due to wetland, stream, closed landfill and transfer station area
-Away from the core area of the town
-Access difficulties during school hours and sporting events.
-Topography proposes a challenge
-Access would require wetland stream crossing
-Space available may not be sufficient for CC along with parking
-Site would require shared access with the school and the athletic facility

Parking:
4 stalls required per 1,000 SF of gross floor space
31,686 SF without senior center/preschool = 127 Stalls
34,686 SF with senior center/preschool = 139 Stalls
Proposed Parking = 139 Stalls

Proposed Concept Plan

Proposed Concept Plans

Wren Park



Existing Conditions Plan

Proposed Concept Plans

Wren Park



Pros
-Town owned land
-Sits within what is already a municipal campus close to Elementary School and Library
-Central location in town
-Limited wetland restriction in location of proposed building
-Easy access to the site via Burdick Drive with a dedicated access drive
-Site is outside of floodplains
-Septic on slope requires less space

Cons
-Losing a full size soccer field

Parking:
4 stalls required per 1,000 SF of gross floor space
31,686 SF without senior center/preschool = 127 Stalls
34,686 SF with senior center/preschool = 139 Stalls
Proposed Parking = 130 Stalls

Proposed Concept Plan

Proposed Concept Plans

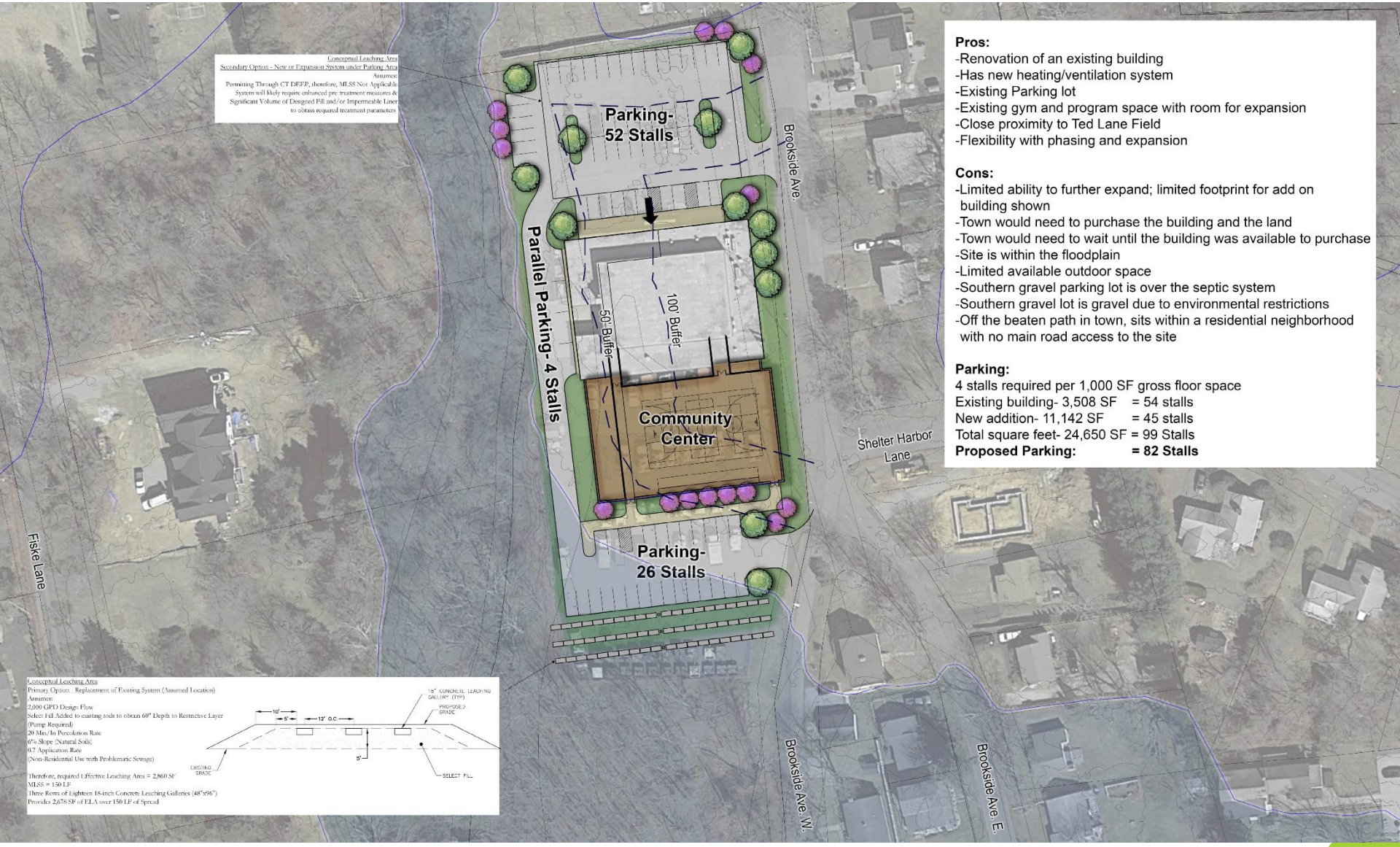
Armory Site



Existing Conditions Plan

Proposed Concept Plans

Armory Site



Pros:
-Renovation of an existing building
-Has new heating/ventilation system
-Existing Parking lot
-Existing gym and program space with room for expansion
-Close proximity to Ted Lane Field
-Flexibility with phasing and expansion

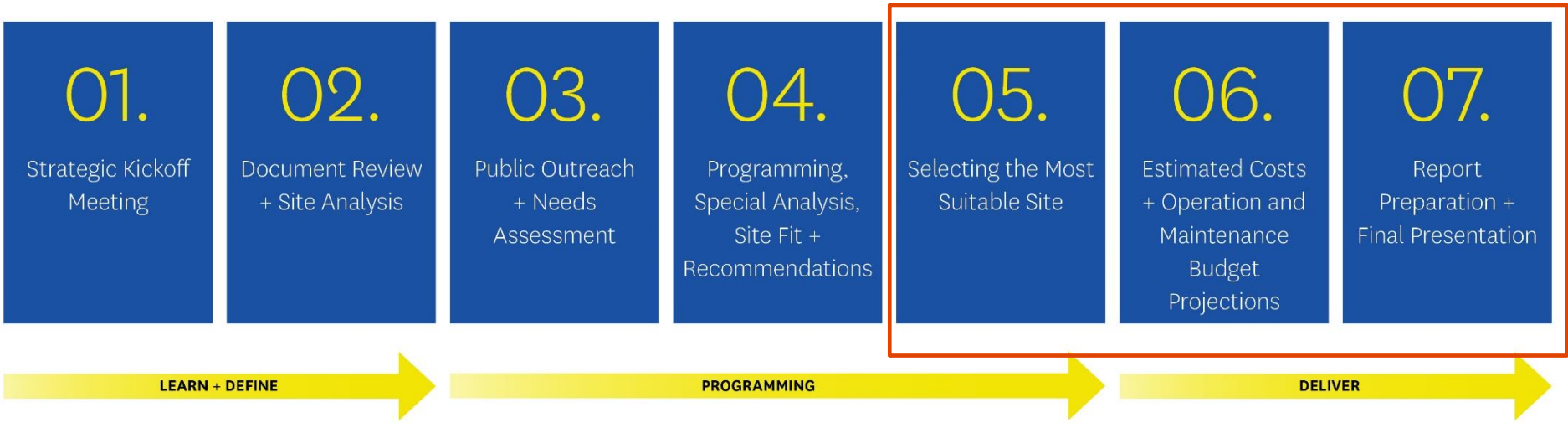
Cons:
-Limited ability to further expand; limited footprint for add on building shown
-Town would need to purchase the building and the land
-Town would need to wait until the building was available to purchase
-Site is within the floodplain
-Limited available outdoor space
-Southern gravel parking lot is over the septic system
-Southern gravel lot is gravel due to environmental restrictions
-Off the beaten path in town, sits within a residential neighborhood with no main road access to the site

Parking:
4 stalls required per 1,000 SF gross floor space
Existing building- 3,508 SF = 54 stalls
New addition- 11,142 SF = 45 stalls
Total square feet- 24,650 SF = 99 Stalls
Proposed Parking: = 82 Stalls

Proposed Concept Plan

Next Steps

This project consists of seven project phases. The graph below lists each phase.

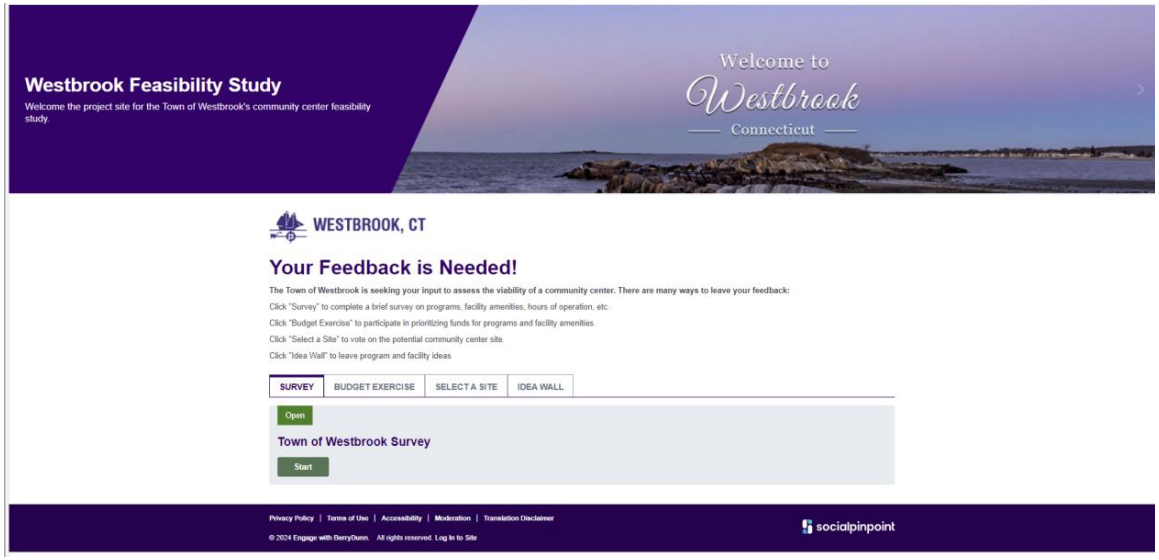


Next Steps

Progress and Finalize Tasks

- Septic evaluation
- Phase 1 ESA
- Public Engagement Summary
- Select preferred location and plan
- Finalize construction and operations cost assessments
- Outline permitting needs and costs
- Continue evaluation of emergency shelter
- Social Pinpoint – Continue to gather input and summarize – Survey proposed to be closed December 16, 2024

Visit the Westbrook Social Pinpoint site using the QR code



Open Discussion