

CROMWELL TOWN HALL SENIOR
CENTER, 19 COMMUNITY FIELD
ROAD & 20 JAMES MARTIN DRIVE
FEASIBILITY / SPACE NEEDS
STUDY



Phase 2: Community Center Program

Report

10/12/2021



SILVER / PETRUCCELLI + ASSOCIATES

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SECTION I – INTRODUCTION

Acknowledgements

Silver Petrucelli & Associates would like to thank the town of Cromwell for the opportunity to serve the town with the preparation of this study. We would also like to thank the participating members for their enthusiasm, helpfulness, and input.

Report Overview and Purpose

This report is the result of a study commissioned by the Town of Cromwell, to determine and assess the current conditions of 3 town garages and their future conversion to a community center.

Following Phase 1, the documentation and review of the existing garages, Silver Petrucelli + Associates began to look at the future conversion of the Mechanics and Highway garage to determine if this site can accommodate a new community center.

This Phase 2 report entails the Program Phase. The first task is to define the community center program and then test fit it into the buildings and site. Working with the Recreation Services, Human/Social Services, Senior and Youth Services departments, the program for the new community center was identified and explored within this report.

This report was prepared by the architectural and engineering firm of Silver Petrucelli + Associates, Inc., (S/P+A) of Hamden Connecticut, a firm specializing in municipal programming, planning and design, feasibility analyses and building condition investigations including building envelope surveys, window and roof repair and replacements.

SECTION II – PROGRAM

Silver Petrucelli + Associates reviewed the existing spaces of the Recreation Services, Human/Social Services, Senior and Youth Services at the Town Hall. The pros and cons of the spaces were discussed. Overall, the spaces are undersized for all the functions and lack necessary storage. Working closely with Human Services and Recreation Services the program for the Community Center began to be defined.

The underlying goal is to create an intergenerational facility for all ages to come together for structured and unstructured activities during the day and evening. The idea is to create a Community Center with combined Recreation, Social Services, Senior Services, Youth Services, and Transportation Services in one building. The discussion can be reviewed in the Meeting Minutes #3 in the appendix. The culmination of the meeting resulted in the program for this Community Center and can be reviewed in the following spreadsheet.

Previously in 2009, a feasibility study for Cromwell's Senior Center was conducted resulting in a program of 14,520 gross square feet. It must be mentioned that this was only for a Senior Center with no gymnasium and other desired amenities. As twelve years have passed since the previous study, this new program is not the same. This is a program for a comprehensive Community Center created based on modern needs, support for Recreation, Human/Social, Senior and Youth Services. It should provide accommodations for potential programs and many amenities and features to support the entire community for today and into the future.

Program Spreadsheet

Cromwell Community Center Program				
Space Division	Quantity	Square Footage	Subtotal	Notes
ENTRANCE				
Entry Vestibule	1	200	200	exterior covered awning
Welcoming Lobby	1	400	400	inviting / 4 people
Lounge/café	1	500	500	
Gift Shop	1	500	500	
Storage	1	200	200	
ADMINISTRATIVE OFFICES				
Recreation Services				
Director Office	1	200	200	
Assistant Office	1	120	120	
Admin open work area	1	400	400	
Program Coordinator				
Monitor - front desk				
Human/Social Services				
Director Office	1	200	200	
Social Worker Office	1	120	120	
Human Services Assistant	1	120	120	
Waiting Area	1	120	120	
Food Bank	1	800	800	
Storage	1	250	250	
Senior Services			0	
Assistant	1	120	120	
Outreach Coordinator	1	120	120	
Youth Services				
Admin Office	1	120	120	
Assistant Office	1	120	120	
1 on 1 Counseling Room	1	200	200	
Group Family Meeting Room	1	300	300	8-10 people
Family waiting room	1	150	150	Private
Transportation Services				
Dispatcher Office	1	120	120	
Copy /schedule area	1	200	200	4 drivers
Support Spaces				
Copy Room/Mail Room	1	300	300	
Nurse Office	1	200	200	
Loan Closet	1	100	100	

PROGRAM ROOMS				
Gymnasium	1	5000	5,000	
perimeter walking track above	1	2000	2,000	
Fitness Center	1	2000	2,000	
Dance Studio	1	1000	1,000	
Lockers - showers	2	600	1,200	
Kitchen	1	800	800	
Storage/Freezer/Refridgerator	1	350	350	
Multipurpose Room	1	2000	2,000	divide into 2 or 3 rooms
Stage	1	200	200	mobile
Game Room	1	800	800	
Technology Classroom	1	800	800	
Arts & Crafts	1	1000	1,000	
Storage	1	100	100	
BUILDING SUPPORT				
Bathrooms	4	400	1,600	
Family Bathroom	1	100	100	
Storage	8	100	800	
Mechanical	1	1200	1,200	
Electrical	1	800	800	
Water Room	1	400	400	
Data	2	250	500	
SUBTOTAL			28,830	
CIRCULATION & STRUCTURE - GROSS SQ FT FACTOR			25%	
TOTAL			7,208	
OVERALL PROGRAM GROSS SQ FT			36,038	
OUTDOOR				
Pool				plan for future use
Bocce Ball Court				
Pickle ball				
Cornhole				
Garden				
Patio				

The total building size resulted in 36,038 gross square feet for preliminary planning. Additional amenities included outdoor spaces such as a garden, patio, and pickle ball courts. Parking for this type of facility would be rather significant due to larger functions that could take place and simultaneous usage of the building and grounds. Additionally, a community pool is desired. If not currently included within the project it should be planned for in the future. This will also require a significant amount of space on the site.

FINAL CONCLUSIONS

The review of the existing buildings eliminated the potential reuse of the Sewer building as a Community Center due to the high cost and confined site. Exploring program and then ultimately test fitting the Highway and Mechanics building and site was the next step to determine its viability for conversion. These two buildings' structure would only be saved, essentially just the skeleton would remain. The slab of the Highway building has issues and would be fully removed and repoured. There isn't much to salvage but the proximity to Pierson Park and Main Street has an advantage.

Following the program phase, it was anticipated to create some preliminary design concepts. However, as the program for the Community Center developed, it became apparent that the roughly 2.15-acre site could not adequately support this program and overall vision. The size of the building, the outdoor amenities, the required parking, and the fueling station cannot fit on this site. This site is not a viable option for the Community Center. A different location should be considered for a Community Center, perhaps Watrous Park would be an ideal location.

Potential Usage

It was discussed that an impound lot is needed and additionally that Pierson Park could use some expansions. This 2.15-acre site could be split into the two uses. Since the Mechanic's Building is the better option out of the two garages, the Highway building could be demolished and turned into the impound lot with the garage remaining. The fueling station could essentially remain in its current location. This keeps these uses to the east near the industrial neighbor. The remaining west side acre or so could be converted to recreation space accommodating other needs such as a larger pavilion and improved restrooms.