

James Harmon Community Center Renovation Feasibility Study

Village of Hastings-on-Hudson

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October 2001***

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Purpose of Study

The James Harmon Community Center (HCC) has served the Village of Hastings-on-Hudson since 1948. It currently houses several of the Hastings Recreation Department programs serving seniors, youth and adults as well as all the administrative offices of the department. The HCC also provides program space for Youth Advocacy and Senior Citizen Services and functions as a community meeting space, a polling center, a venue for community health services, and a food bank.

The site is ideal for an active community hub. Centrally located on Main Street, it is walking distance from the Farragut School complex, adjacent to the Cropsey property and Trailways. It is convenient to the library, Village Hall, municipal parking lots, and many of the principal commercial sites of the Village. Almost all persons interviewed for this study cited the HCC's location as a major advantage of the existing building.

However, the building has undergone few substantial improvements since its construction, and is now badly in need of upgrading if it is to remain a vital community resource. This study was undertaken to examine how that might be achieved.

In 1999, the Village of Hastings-on-Hudson was awarded a Community Development Block Grant (CDBG) of \$180,000 (with the possibility of an extra \$20,000 of additional funds for architectural and engineering fees) to renovate the HCC. Prior to disbursement, the CDBG grant requires that a feasibility study be completed. The Village must provide an equal match of the grant funds and the renovation must include full compliance with the Americans with Disabilities Act (ADA) requirements, which include wheelchair accessibility to all levels, wheelchair accessible restrooms, entrances and exits. When considering various improvement options, these factors must be taken into account.

The objectives of this study are to:

- Assess the extent to which the HCC meets the current and future needs of the community.
- Provide an analysis of how the activities at the HCC function in the current space.
- Present a series of options for improvements to the HCC, including a "best guess" cost analysis of the options.
- Propose recommendations for immediate and long-term solutions to upgrading the HCC.

Needs Assessment Process

Information gathering included the following:

- A public meeting to solicit community residents' ideas and concerns on Wednesday, May 16, 2001 at the HCC (See Appendix A for list of participants and summary of meeting).
- One-on-one or small group interviews with Village administrators, Recreation Department staff, program supervisors, senior, youth and young child program participants, the Youth Advisory Committee, and Youth Council members (Appendix B lists interviewees; Appendix C outlines the comments of interviewees).
- Site visits and interviews of program staff at four Westchester community centers to study comparative space usage and the development process.
- A review of current weekly activities during the school year and the summer months
- An evaluation of the current layout and traffic flow in the building.
- An assessment of the building envelope and mechanical systems.

Interviews

Interviews were conducted on site when possible. A questionnaire was utilized, but the process also allowed for anecdotal information. Interviewees were asked to prioritize improvement ideas or options. The issues are organized into the following categories:

- Space
 - For activities
 - Outdoors
 - Storage
- Accessibility
- Noise and interference
- Privacy
- Parking
- Appearance and comfort
 - Climate control
 - Lighting
 - Furniture and decoration
- Technology
- Security

These categories are used to summarize the abundant information obtained through the interviews. Many comments recurred throughout the interviews, including complaints about how the building functions at present and its current state of repair and appearance. Comments also included ideas for improving the building to better accommodate existing programs as well as ideas for expanded programs in the current or in an enlarged facility.

Space Needs:

For Activities

- A recreation office located upstairs where youth activities are held so staff can supervise.
- Private counseling space for seniors and youth, and for staff interviews.
- A room for large meetings of 75-80 people.
- Dedicated computer space for kids (not shared with office).
- Space for small group sessions/lounge.
- A large space for ping-pong, TV, games, etc. (i.e., a game room).
- A kitchen with counter space and up-to-date appliances.
- Desk space.
- A copy room adjacent to office.
- A better location for making pool and other ID's.
- Bathrooms on upper and middle levels with larger stalls.
- Vending machines moved out of program space.

Outdoors

- Shelter to wait for the bus.
- More outdoor seating.
- A welcoming plaza with proper lighting.
- A fountain, art work, or other structure to serve as identifiable meeting place.
- An information kiosk.
- Bike, scooter, skateboard parking protected from rain.
- Outdoor play space for young children.
- Outdoor space for teens, e.g., a basketball court.

Storage

- Dedicated storage space for each program: senior activities, Mothers' Club, playgroup, camp program, etc.
- Office filing space.
- Improved office supplies storage.
- Appropriate space for food storage for the Food Bank.
- Storage space for table and chairs for meetings.
- Storage cubbies for kids to put backpacks.
- A magazine rack and information rack.
- Storage space without ground water leaks.

Accessibility Problems

- Stairs are difficult for seniors to negotiate.
- Stairs are difficult for parents with strollers to negotiate.
- There is no wheelchair accessibility to lower floors or bathrooms.
- For certain upstairs activities, chairs and tables are stored downstairs.
- Certain activities must be held upstairs due to difficulty with stairs/access to downstairs.

Noise and Interference

- Kids playing upstairs can be too noisy for office staff to work.
- Kids need a place where they do not need to control voices and activities.
- Ringing telephones interfere with activities and meetings.
- Kids activities sometimes interrupt senior activities.
- Senior activities limit kids' access to space, e.g., for vacation programs.
- Noise and movement penetrate to lower level from upper level function room.
- Some occasional activities held at the HCC preclude the regularly scheduled use of the space by the teens, e.g., voting.
- Administrative duties conflict with supervision of kids using the facility.

Privacy Issues

- Senior counseling does not have private space.
- Youth counseling is interrupted in youth advocate's office by kids wanting access to computers.
- Job/counselor interviews cannot be conducted in private.
- No area allows for privacy for small groups, either social or counseling.
- The Superintendent requires a private office (currently has this).

Parking Problems

- Two-hour meters are insufficient.
- Limited amount of parking nearby.
- No place for children and youth to wait for pick up.
- Food Emporium parking is utilized but this not always tolerated.

Appearance and Comfort:

Climate Control

- Some windows do not open and are drafty.
- Some windows require screens.
- Building gets too hot in winter.
- Improve zoning of system.

Lighting

- Fluorescent lights are very institutional.
- Hallways are dark.
- Downstairs lighting is poor.

Furnishings and Decoration

- More furniture is required for kids to sit on.
- Comfortable furniture is required.
- Furniture should be more welcoming.
- Provide appropriate wall decoration.
- Provide window treatments that are durable, functioning, and provide dark enough space to watch movies.

Technology Needs

- Provide separate computers for staff and for youth.
- Dedicated fax line to serve office staff is required.
- Telephone system is inadequate.
- Provide telephone in lounge for kids' use.
- Provide adequate electric service.

Security

- Alarm system is flawed.
- Administrative staff need view of front door.
- There is no means of monitoring front door at night.
- Provide a portable phone.
- Secure office door.

Ideas for Expansion of Programs

The interviews and the public meeting generated many ideas for additional programs that are not currently offered due to lack of or inappropriate space. Below is the “wishlist” generated during the interviews and meeting. Some of the participants suggested new spaces; others suggested specific programs that would be new to the HCC or an expansion of existing programs. Therefore, the list is divided into those two categories.

Some ideas that might be accomplished through a different layout, extra staffing, or in some cases, schedule changes. On the other hand, some of the suggestions would require significant building reconfiguration and/or additions.

New Spaces	New or Expanded Programs
<ul style="list-style-type: none"> • Tech room for kids and seniors • Large room for roller skating • Dedicated yoga/dance/exercise room • Dedicated meeting room • An outside deck for barbecues • Card room/game room/lounge • Quiet study space • Small casual space • Sitting lobby • Outdoor sitting space • Darkroom • Art program and exhibition space • Music performance/rehearsal space • Nursery and day camp space • Party room with adjacent kitchen 	<ul style="list-style-type: none"> • Classes: Senior aerobics, senior line dancing, yoga, art, women’s self-defense, CPR, photography, computer • Bridge group • More playgroup times • Men’s coffee club/lunch club • Full vacation programming for kids • Expanded casual drop-in hours for youth and seniors • Later weekday hours and earlier Saturday hours for youth • Coffee house • Community bulletin board • Dances for younger kids • Daycare center or nursery school • Rental space for parties and outside groups

Review of Other Community Centers

Today, the HCC serves a village with a population of approximately 8,000 residents with 7,300 square feet of gross space. The community centers of Irvington, Dobbs Ferry and Rye Brook were selected for a comparative study as the populations in these communities are similar to that in Hastings. Additionally, recent renovations or new construction in these other communities provided anecdotal information on the development process and the utilization of CDBG funds, including pitfalls that might be avoided as Hastings undertakes its own project.

At the recommendation of Hastings' Superintendent of Recreation, the Greenburgh Multipurpose Center was also visited. Although this new facility serves a significantly larger population, its study provided a comparison for space configuration and programming.

Of the other centers that were visited, none completely house the administrative functions of the recreation departments as does the HCC, and this should be considered when comparing square footage. Currently, Hastings Recreation Department occupies 7% of total space at the HCC and supports four full-time staff and additional staff during the summer. The other centers accommodate one or two staff members; additional personnel is housed in office space elsewhere in the community.

Interviews with recreation department superintendents who were involved in the development process yielded some insights and subsequent recommendations:

- The bidding process required by the use of County funds may inhibit the use of the most qualified contractor for the project. Irvington suffered a poorly managed construction process that led to delays in project completion and to construction errors. Wage compliance reporting mandated by the use of federal funds was onerous to Village staff. Therefore, use of a project manager or owner's representative is recommended to provide oversight, ensure accountability and fulfill compliance reporting.
- In Irvington, formal community participation (a Facility Committee and public meetings) in design and furnishings decisions guaranteed community approval and support throughout the process.
- Maintenance should be considered when specifying fixtures, furnishings and equipment. In Rye Brook, provision of high-end light fixtures led to expensive and difficult repair, whereas more standard fixtures could have supported inexpensive maintenance. Custom-made doors were also expensive to repair.
- In Greenburgh, the facility was designed with future demographics in mind, as demand for senior programming is expected to increase in the next ten to fifteen years as baby boomers reach retirement age.



Irvington Community Center

Serves a population of: 6,500

Square Feet: ~ 5,000 square feet

Cost of Renovation: \$585,000 in June 2001 (\$117/sf) with plans to add a 40' by 40' community meeting room for \$250,000 (\$156/sf).

Uses: Serves about 200 seniors regularly and about 300 to 400 other seniors periodically. In addition to the use by seniors, the facility is used for some community functions. The two-story building provides a large function room and a small program room.



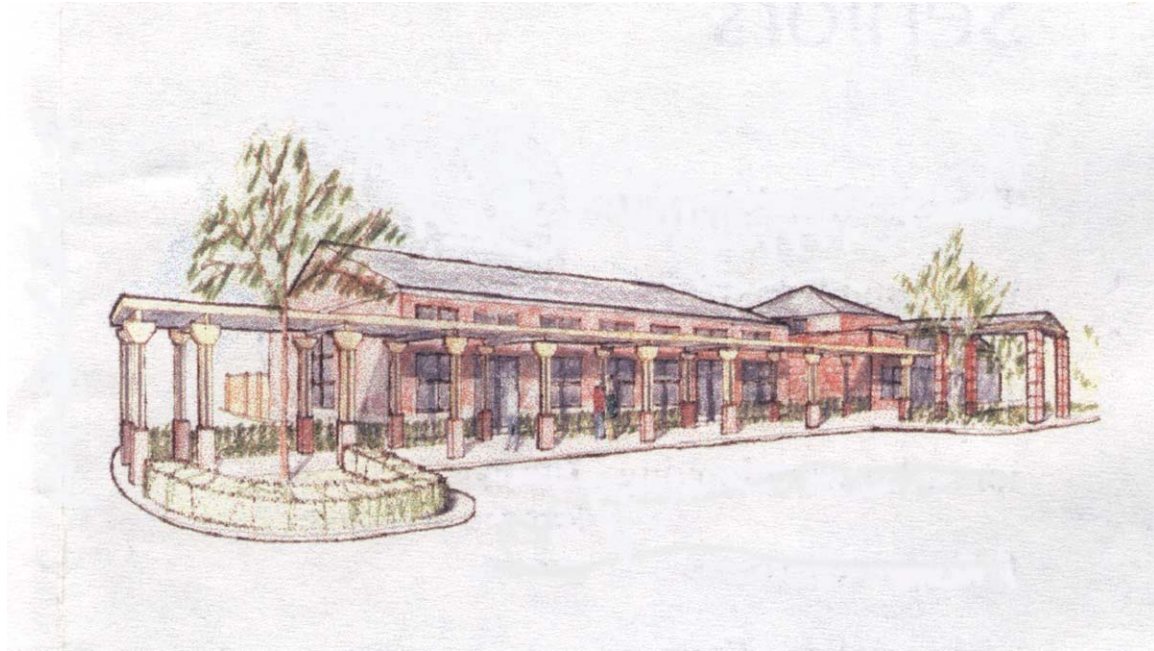
Embassy Community Center in Dobbs Ferry

Serves a population of: 10,000

Square Feet: 5,630 square feet

Cost of Renovation: \$525,800 in 1999 (\$93/sf).

Uses: Serves about 200 seniors, and 200 middle and high school students. Site includes a gym/function room with a stage and two smaller meeting rooms. Only one of the two floors is used as the community center; the other is leased out to a club for 100 years.



Posillipo Community Center in Rye Brook

Serves a population of:	8,500
Square Feet:	Approximately 9,000 square feet (including basement storage space).
Cost of New Construction:	\$2.5 million (estimated) in 1994 (\$278/sf*).
Uses:	Serves about 240 seniors and middle and high school youth. The Center provides space for community meetings (140 capacity) and is rented out for private use. The one story facility with basement has one large and one medium function room; the basement is used for storage.

* Actual cost of this building was difficult to secure so that the psf costs may not be accurate.



Greenburgh Multipurpose Center

Serves a population of: 40,000

Square Feet: 8,500

Cost of New Construction: \$1.1 - \$1.2 million in Sept. 2000 (\$141/sf).

Uses: Serves 200 seniors and youth daily. The one story facility provides lobby and lounge space as well as rooms for various activities and a conference room. There is no large storage space on site.

User Analysis

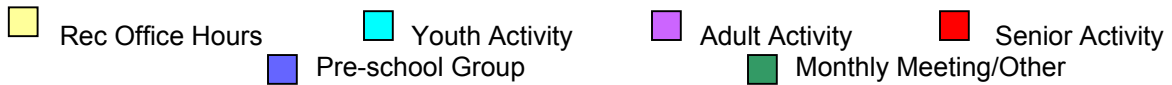
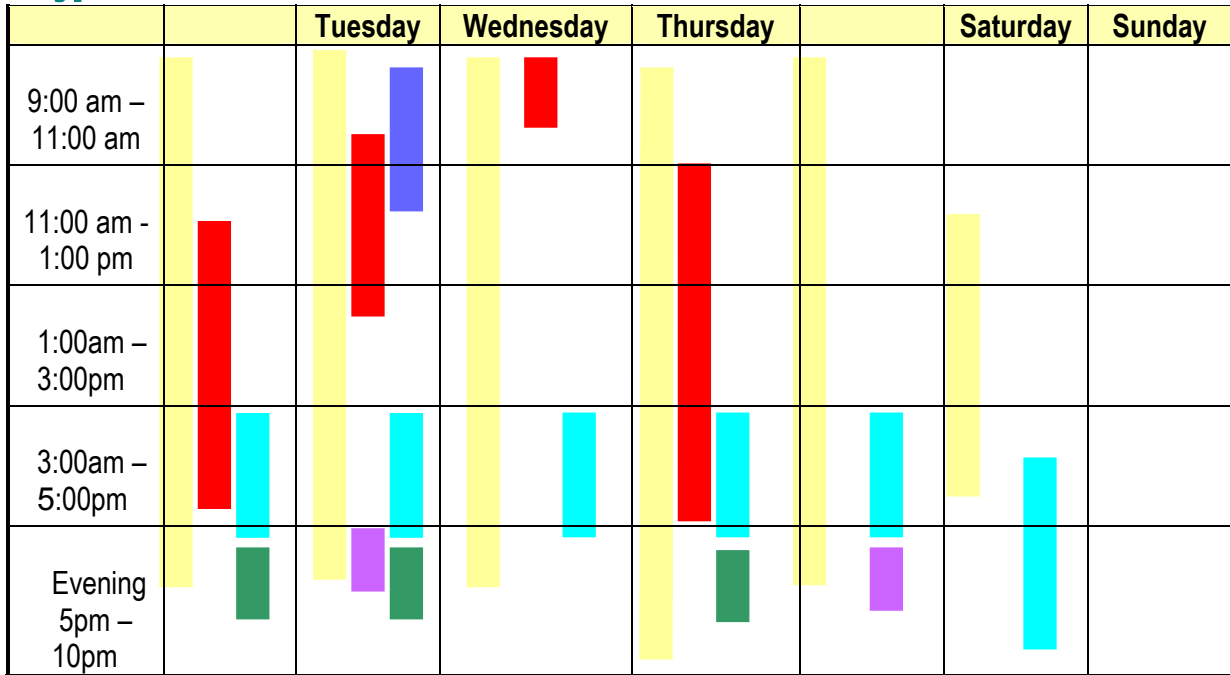
The primary user groups for the HCC are Recreation Department personnel, seniors, youth, and youth workers. Once a week a caregiver/child group uses the Center and table tennis for adults and children is offered twice a week. In addition, occasional activities, and meetings and annual events, such as voting and the issuance of pool passes, are held at the Center.

- **Senior Programs:** Senior Canteen, Busy Bees Seniors Group, and advocacy and counseling services.
- **Youth Programs:** An after-school youth program for elementary through high school students, the Youth Advocates office which provides group and individual counseling including informal drop-in counseling, and a middle school Saturday Evening program. A sixth grade parent orientation meeting is held annually at the Center.
- **Regular activities:** Mother's Club, evening table tennis, Democratic and Republican Club meetings, Recreation Advisory Committee
- **Occasional activities:** Voting, registration for after-school recreation department activities, registration for summer camp, registration for pool and tennis passes, flu shots.

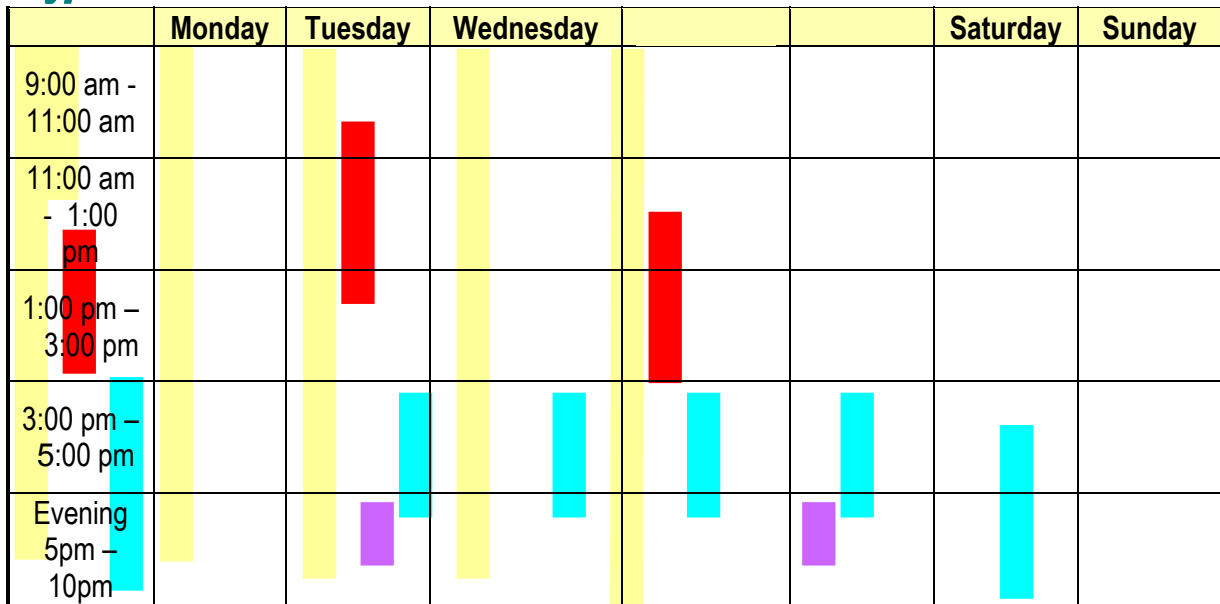
The following charts describe a typical week of activities during the school year and during the summer. Aside from the regular presence of the Recreation Department staff, there are relatively few hours when the activities of any two groups overlap in the facility. A conflict occurs twice a week during the school year when seniors and the after-school youth program are in the HCC at the same time. During this period youth must restrict themselves to the youth lounge until 4:00 p.m. when the seniors are done with their activities.

Improved utilization of the current facility could be achieved through some scheduling and staffing changes. Separation and optimization of programs could be accomplished through proper noise insulation and improved space planning. This would allow a number of formal and informal activities to occur at the same time.

Typical School Year Week

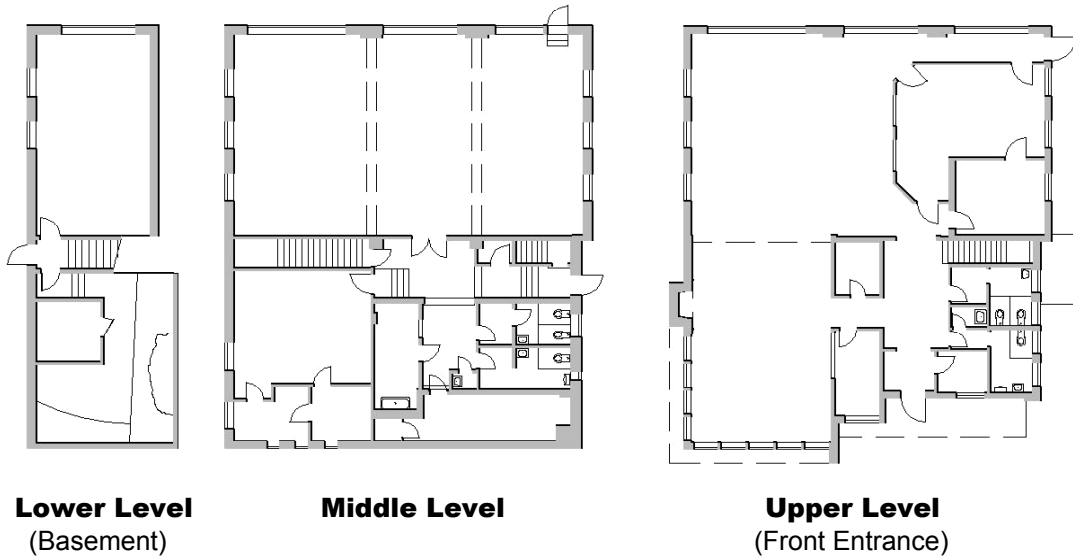


Typical Summer Week



Building Analysis

This is the existing plan of the facility which includes 2 ½ floors on an approximately ¼ acre lot. The lot slopes down from the street toward the Cropsey property. The top floor of the building is at the street level.



Description of Layout and Existing Conditions with Photos

Exterior

- Underutilized yards surround facility. On the east side the site slopes down into over-grown bushes. (Photo 1)
- On the west side of building sloping, cracked steps lead to side entrance into the lower floor. (Photo 2)
- Roofing shows bubbling and cracking. Electrical conduit has come loose. Miscellaneous fascia requires replacing. (Photo 3)
- Steel external stair from the rear of the upper level is corroding: concrete sidewalk and foundation at bottom is also deteriorating. (Photos 4 and 5)
- Back external stair is intact. (Photo 6)
- Lower areaway has inadequate paving and drainage.
- Exterior walls show no apparent signs of cracking or settling.

Upper Level

- Entrance lobby has a number of doors coming off of it to bathrooms, kitchen, copy room and a very small, unused office. The entrance lobby is not large enough for seating. (Photo 7)
- Most of the floor is comprised of a large open “L” shaped room. One half functions as a game room and the other half as a seating area. In that portion is a fire place and large picture windows. (Photo 8)
- The senior advocate works in a corner of the large room by the window. (Photo 9)
- The Recreation Department offices are also open to the large room. Except for Ray Gomes, all desks are in one open space and there is limited filing space. (Photo 10)
- Office storage is in the open room and blocks the egress path; pamphlets are left out on large table in open space. (Photo 11)
- Kitchens have old fixtures and appliances. (Photo 12)
- Bathrooms have old fixtures and are not handicap accessible. (Photo 13)
- Lighting comes from ceiling mounted fluorescent fixtures.

Middle Level

- A narrow, steep flight of stairs leads down to a lobby area on the Lower Floor. There is no handicap access to this floor.
- From the corridor on the Middle Level, two steps lead up to the bathrooms, kitchen and storage, and four steps lead into the Youth Advocates’ area. Wiring in this lobby area is exposed. (Photo 14)
- A large activity room is also adjacent. It has large windows exposing a wooded view.
- The room has limited storage; the perimeter of the room contains chairs and pool tables. (Photos 15 and 16)
- Some wiring in the room is exposed and drooping. (Photos 15 and 16)
- Egress from this room to the fire stair is up two stairs. (Photo 15)
- Lighting is bare fluorescent bulbs and window blinds are broken. (Photos 15 and 16)

Lower Level - Basement

- Another set of stairs leads down to Lower Level that contains storage space, a mechanical room, and another smaller activity room with industrial steel windows looking out onto the woods.
- The activity room is used solely for storage. (Photo 17)
- The boiler is old. (Photo 18)
- Wiring is exposed around the electrical panel.
- The storage space and utility areas are damp due to leaking from the outside.

Other Aspects for Consideration

The following factors should be taken into consideration when evaluating building improvement alternatives:

View and siting

The HCC sits next to a beautiful historic fire house and is perched above a green wooded area with a view of the Cropsey Foundation below. The current building does not take advantage of these views. Additionally, the building's access to the Trailways path through the Cropsey property might be better developed through landscaping or other site improvements.

Historic and civic value of the building

The HCC has been a center point of the community since 1948 when it was created as a youth center. James Harmon was a recreation director who was inspirational to community youth. The building was designed in a modern style by the local architect, Martin Lowenfish. There has been little alteration to its structure since that time. The historical context of the existing architecture should be considered if it is to be added to.

“Green” architecture

There have been recent initiatives on the Federal level and by New York City to bring public buildings into line with new “green” construction and performance standards. These efforts are aimed at reducing the negative environmental impact of development, starting during design and continuing through the life of the building. They may include use of recycled or non-environmentally destructive building materials, provision of efficient building mechanical systems, and selection of environmentally friendly paints and other finishes. The Village should arrange a presentation by a consultant conversant with “Green” design criteria prior to the selection of an architect for the project, with an eye to improving the performance of the building, where possible.

Balancing durability and appearance

The selection of finishes and furnishings that will sustain heavy usage, are easily maintained, and at the same time are attractive and inviting, is a challenge. The architect will not only need to balance all of these factors, but must consider the budget, too. Strategies exist that achieve this balance: Certain areas can be provided with more sumptuous finishes while other high traffic areas are finished with more durable materials.

Four Options for Improving the HCC

Four possible approaches to improvements of the HCC are presented below. For each, we have provided a floor plan, a space planning analysis, a building cost estimate, and implications of the plan. These are not meant to be the definitive solutions to space planning, or to building design: No single scheme addresses all the issues. Rather, these schemes illustrate a range of possibilities and have been provided to promote an examination of the priorities of the Village in regard to the HCC.

Cost estimates have been made on the basis of comparable projects, and may range +/- 25%. For Option 1, we have made an effort to provide a laundry list of improvements to establish a baseline and a detailed budget estimate has been presented. For the other options, where the scope of work is not so clearly defined, construction costs are based on square foot estimates. Unless noted otherwise, the size of rooms has been given as net usable area (i.e., exclusive of walls).

1. **Clean Up:** Cleaning up and repairing the existing facility – repairing or replacing out of date building systems and making cosmetic improvements.
2. **Renovation:** Reconfiguring the inside space and adding an elevator, allowing existing programs to function more smoothly and providing the opportunity for more programming.
3. **Addition:** Adding new program space for enriching current programs and for future growth.
4. **Replacement:** Building a completely new structure to accommodate existing and many new programs such as on-going arts programs and pre-school programming.

Option 1: Clean Up (Baseline Work)

The improvements in the Clean Up scheme are those that are necessary to fix the building systems and to do a basic clean up of the facility. Many complaints about the building were related to its general attractiveness to users and potential users and comfort, both related to furnishings and to heating and ventilation. The following is the list of those improvements that would be recommended in this scheme:

- Building systems and equipment
 - Upgrade heating and ventilation
 - Upgrade building insulation
 - Provide sprinkler and fire alarm system
 - Upgrade electrical
 - Replace roof
 - Replace windows
 - Add one accessible bathroom to upper level
 - Prevent water leakage on lower floor
 - Upgrade telephone system
- Refinish bathrooms, kitchen, and function spaces
- Provide outdoor seating, lighting, and landscaping
- Upgrade interior finishes
 - Paint
 - Replace carpet
 - Change lighting
 - Replace furnishings and window treatments in lounge area

Implications

- This plan could improve the attractiveness of the HCC thus making it more of a destination for youth and for seniors in the community.
- The Village could not use CDBG money because this plan does not fully comply with the ADA requirements; accessibility is only partially addressed.
- Because of the current problems with the layout of the space, acoustics, wheelchair and baby stroller access, among other things, the building does not currently work very well for most of its users. This plan does not address these program issues and space conflicts.

Option 2: Renovation with Elevator

The Renovation with Elevator scheme goes a step further in reformatting the internal space of the Center. It incorporates the following additional work:

- Full ADA compliance.
 - Add an elevator and code compliant stair.
 - Make bathrooms accessible on all levels.
- Re-frame floor to eliminate steps in the middle level.
- Reconfigure some program spaces.
- Separate office space from program space to mitigate noise and space conflicts between user groups, i.e., seniors, youth, and office staff.
- Improve storage for all programs including outdoor storage for backpacks and bicycles/skateboards/scooters.
- Move vending machines to middle level.
- Replace some windows at middle level.
- Further improvements in outdoor space.

This scheme adds square footage to the basic facility to accommodate the elevator, a stairwell, and bathrooms. It also relocates the entrance to the side of the building with the elevator and stair. The elevator is located to take advantage of the natural slope of the site.

The seniors would have use of the upper level, and the youth would have use of the middle level. (The existing west side entrance would be maintained.) The classroom at the lower level would be available for programming.

The cost estimate is based on the recent similar renovation of the Hastings Village Hall which cost \$1.3 million dollars for roughly 13,000sf (\$100/sf). The gut-renovation for the Irvington Community Center cost \$117/sf and the Dobbs Ferry Community Center cost \$93/sf. The estimate is inclusive of asbestos abatement, wiring for telephone and data, and a building-wide fire alarm system and emergency lighting.

Implications

- Full compliance with ADA enables use of the CDBG funds.
- Addresses the noise problem making the space more amenable to existing programs.
- Provides opportunities for new programs as well as casual use
- Allows for much needed storage for all programs and for the young people who use the facility.
- Requires new staff to supervise the young people.
- Middle level ceiling feels lower.

Option 3: Addition

This scheme is an enlargement of the previous *Renovation* scheme. An additional room is added to the building at the front, creating some of the additional program space requested in the interviews with current users and other individuals from the community.

Implications

- Allows for the incorporation of more of the new program and space ideas offered by the people who were interviewed.
- Provides a greater variety of program spaces (such as a dining room) for use by the Seniors or by the larger community.

Adding Another Floor

There have been inquiries about enlarging the Community Center by adding a floor above the existing structure. The rear of the building is already three stories tall. It is unlikely that the walls contain steel reinforcing that is up to today's construction code standards, nor can we assume that the columns are large enough to accommodate the load of another floor. A strategy that is often employed in cases such as this, is to build an entirely new structural system within an existing building. It is the opinion of this office that this would be a difficult and expensive venture, and so it does not appear to be a viable option. We have not featured this as a scheme in this report.

In the event the Village is interested in pursuing the idea of adding a floor, these items should be undertaken in order to confirm the viability of the scheme.

- An engineer should be retained to calculate design loads, oversee probes and certify existing structural system.
- A contractor should be retained to make probes.
- Probes must be made to verify the size and integrity of the existing footings, columns, and exterior bearing walls. These conditions should be exposed at 16-20 locations.
- The engineer would make a report to this office, or directly to the Village.

(It is possible to organize this investigation one step at a time – starting with the least expensive probes, and then proceeding until any probe uncovers a “deal-breaking” condition.)

Option 4: Replacement

This option would allow for just about all of the activities requested in the interviews with current users of the space and other individuals from the community. The proposed building almost maximizes lot coverage, and rises two stories above street level. A lower floor would be cut into the slope, and below that the creation of a small parking area is possible. An indoor gym could be provided, on the second floor.

The cost estimate is based on the new public library being constructed in Dobbs Ferry. That building will be 20,000sf including a significant parking area below. The bid price including fixtures, furnishings, and equipment, is \$5 million or \$250/sf. The HCC site is steeper, however, and probably would cost a little more to build on.

This scheme includes an estimate for demolishing the existing building. Additionally, there is a line item for asbestos abatement. Visual inspection did not indicate any asbestos, but there is a likelihood that asbestos containing products were used in the building, and that they will have to be abated if the building is to come down. There is also the possibility that abatement will be necessary during normal renovation. In all cases an asbestos inspector should be retained before design begins.

Implications

- Building would have big visual impact on Main Street.
- Building could be specifically tailored to the specific needs of the users.
- Seniors and Youth activities could be separated and buffered by the entry level floor, which could accommodate the Parks and Recreation offices and other programmed spaces.
- Small (6 car) parking area below might be possible, but ramp steepness would exceed approved standards.
- Exterior play areas would still be limited.

Evaluation Criteria

<ul style="list-style-type: none"> ● Completely Addresses ◐ Partially Addresses ○ Does Not Address 	Option 1	Option 2	Option 3	Option 4
	Clean Up	Renovation	Renovation w/ addition	Replacement
Finishes and furnishing improvements	●	●	●	●
Building Systems	◐	◐	◐	●
Safety Features	○	◐	◐	●
Energy Costs	◐	◐	◐	●
Internal Circulation	○	◐	◐	●
Accessibility	○	●	●	●
Improved Plaza/ Entrance	○	●	●	●
Decreased Noise/ Improved Separation	○	◐	◐	●
Improved Storage	○	●	●	●
Additional program space	○	○	◐	●
Outdoor Recreation Space	○	○	○	○
Improved Office Quality	○	◐	◐	●
Parking	○	○	○	◐
Green Architecture	◐	◐	◐	●

Recommendations

To meet community needs, we recommend the following improvements in the facility:

1. Provide minimum of baseline finishes as presented.
2. Replace/improve building systems as outlined.
3. Provide full accessibility in the building. This will necessitate a reconfiguration of the spaces in the building.
4. Improve plaza and entrance with seating, lighting, and landscaping along the entire street frontage.
5. Separate office space from program space.
6. Address storage improvements.

We also suggest that several other steps be taken:

1. Utilize an Owner's Representative or Project Manager to insure that the HCC project remains on track.
2. Encourage on-going community participation in the project.
3. Investigate options for increasing security.
4. Consider hiring a "green" consultant.
5. Involve the Village in solving the parking issues including a drop off/pick up area in front of the building.

In arriving at any decisions about the future renovation of the HCC, some factors should be given additional thought. First, to what extent is it necessary to have a large space dedicated to community meetings since it appears that there are alternative meeting sites available elsewhere in the community? We would recommend that any large space be designed for flexibility of use.

Second, given the expected growth in the senior population, it is likely that there will be more conflicts over the use of the HCC space than exist currently, and that there will be the need for additional space for new and expanded senior programs. With this in mind, it is possible to do a moderate expansion now (the Addition Option) in order to accommodate growth in the next five to ten years, with the idea that in the future a Youth Center might be built on the Waterfront freeing up additional space for seniors.

Third, several of the problems identified in this study might be at least partially remediated by making adjustments to the current schedule, more fully scheduling the time during the week (including Sundays) to accommodate more programs, and/or increasing staff to allow for extended drop in hours and additional programs (see the Ideas for Program Expansion on page 7). A staff person might be designated to schedule the space and invite other organizations to operate programs. Additionally, some communities house the Recreation Department in a separate location and provide dedicated staff at reception stations and programmed activities.

Appendix A

Hastings Community Center May 16, 2001

Public Meeting
7:30 pm

Attendees:

Gloria Brkich	67 Southgate	478-2404
Ida Russak	200 Warburton	478-2126
Rosemary Richards	555 Broadway, 4D	478-1115
Rafael Zaratzian	7 Maple Avenue	478-3400 x615
Meg Walker	Village Planner	478-3400 x630
Adam Hart	3 Jordan Road	478-4659
David Walrath	100 Edgar's Lane	478-1109
Deirdre Forbes	4 Ridgedell	478-3676
Leslie Scheiblerg	565 Broadway #6F	478-4630
Jacques Padaver	170 Villard	478-1207
Michele Hertz	62 Euclid Ave	478-1285

What do you like about the building?

1. Wonderful central location- can walk to it. Good for all.
2. high ceilings
3. large windows
4. Proprietor
5. the kiosk that used to be out front (advertising events, comments – not enough bulletin boards in town)
6. that we have a community center
7. Rosemary likes the visibility
8. separate big room with kitchen and toilets: can close door
9. firehouse is beautiful

What don't you like about the building?

1. access to downstairs is poor for seniors and moms with strollers
2. need more storage: separate w/locks for senior groups
3. bathrooms should be on same level as program space for seniors
4. can't do events simultaneously on upper floor
5. poor for arts programs; space should be more flexible and warmer
6. lighting could be improved: incandescent, track
7. walls are ugly
8. institutional feel, walls are bare
9. no nice lobby where you can hang out; need supervision at lobby
10. Monday- Saturday daytime parking is difficult
11. Food Emporium does not allow seniors to park more than two hours – ticketing
12. need more office space, especially more storage
13. not enough outdoor space (plaza, benches)
14. for kids: no convenience store nearby
15. next to fire station is "uncool"; authorities are too close
16. more laid back; what happened to dances
17. not comfortable as hangout

18. nursery: no outdoor space, too many steps
19. smell of building (air freshener?)
20. dampness in building
21. poor flow, circulation
22. bigger spaces and smaller spaces, but also more space
23. reconfigure lobby
24. need kitchen but in wrong place
25. lobby should be more open to street
26. basketball court

What is your vision for future uses and spaces?

1. exercise space
2. arts programs- better lighting / public art wall /exhibition space
3. performance/ rehearsal space for music
4. quiet study space
5. game space for kids
6. basketball court – inside or outside
7. men’s lunch club (small group) social space for card playing, etc.
8. kid’s socials / hangout space
9. photography darkroom
10. adult/ high school kids mixer
11. Coffee House – tables/chairs/Karaoke
12. room for music, dance and aerobics
13. nursery program – reintroduce
14. interconnection of spaces
15. make access visible – can see and hear downstairs from upstairs
16. plaza connected to elevator in back
17. handball wall outside (somewhere to throw a ball)

What changes would you make to the building?

1. Make middle floor function room, kitchen and bathroom on one level
2. track lighting in upstairs function room
3. flexible walls – modular space
4. make building less institutional – more variety of rooms
5. create a lobby suitable for hanging out – include bulletin board, seating, access to bathrooms, lighting and connection to office
6. an improved, more inviting color scheme
7. staff office – must see youth, provide security and have some privacy
8. more specified rooms with multiple uses
9. opening up front yard – add seating and make useful and inviting
10. community bulletin board with community center announcements
11. improve dehumidification – improve air flow
12. replace fluorescent lighting
13. reconfigure front layout – see lobby from street. Move kitchen.

Miscellaneous

1. Need public meeting to discuss approvals
2. building was initially built as youth center
3. liked the art program in the basement
4. fluorescent light is unhealthy

Appendix B

Interview Subjects

5/3/01	Anthony Giaccio, Superintendent Dobbs Ferry Parks & Recreation
4/30/01	Joseph Archino, Superintendent, Irvington, Recreation & Parks
5/8/01	Ray Gomes, Superintendent, Hastings-on-Hudson Recreation & Parks
5/8/01	Jean Schnibbe, Recreation Assistant, Hastings-on-Hudson Recreation & Parks
5/8/01	Karen Gunther, Recreation Assistant, Hastings-on-Hudson Recreation & Parks
5/9/01	Rosemary Richards, Senior Advocate, Hastings-on-Hudson
5/10/01	Bill Finkleday and Nancy Gagliardi, Youth Advocates, Hastings-on-Hudson
5/21/01	Jean Gesoff, Senior Programs Coordinator, Village of Ryebrook
5/21/01	Anne Schnibbe, Coordinator, Senior Canteen, Hastings-on-Hudson
5/31/01	Gloria Brkich, Coordinator, Busy Bees Senior Group, Hastings-on-Hudson
6/1/01	Neil Hess, Village Manager, Hastings-on-Hudson
6/1/01	Rafael Zaratzian, Technology Director, Hastings-on-Hudson
6/5/01	Gerald Byrne, Commissioner, Dept. of Parks & Rec., Greenburgh
6/12/01	Chris Shanky, Hastings-on-Hudson Youth Council
6/12/01	Participants, after school youth program, Hastings-on-Hudson
6/21/01	Lindsey Riviera, 10 th grade student, Hastings-on-Hudson
6/25/01	Nora Maher, Facilitator, Toddler/Caregiver Program, Hastings-on-Hudson
6/26/01	Alex Lewis, 10 th grade student. Hastings-on-Hudson