



Board of Selectmen

Senior Center

October 24, 2016

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Senior Center
October 24, 2016

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Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Lisa L. Heavner - First Selectman

October 20, 2016

Dear Members of the Board of Selectmen,

Simsbury has been ranked a Money Magazine "Top Ten Best Place to Live" for all our residents, including our seniors. We know that valuing our seniors and meeting their needs are important to keeping Simsbury such a special place. Meeting the needs of our seniors now and into the future is, and will remain, a high priority for the Board of Selectmen.

Over the past year and a half, the Board of Selectmen has had the opportunity to hear from residents about how best to meet the needs of our senior citizens including surveys, various public audiences and hearings, and meetings with residents throughout town.

What has become clear is that there are many wonderful pockets of senior citizen activity throughout town, beyond the excellent programming at the Senior Center. Simsbury's seniors are active volunteers at the Library, the Performing Arts Center, the schools and throughout the community; seniors enjoy programming and classes at the Library and Simsbury Farms; and seniors shop and support local businesses on a regular basis. We are fortunate that in addition to our outstanding Senior Center at Eno, there are many places that welcome and engage senior citizens. Keeping Simsbury a welcoming *community* that values senior citizens is essential for Simsbury's future.

Many years of thought and effort have gone into considering options to best meet the needs for our seniors now and into the future at an affordable cost to our seniors. The majority of this Board received an update in January 2015 regarding the status of the senior center. At that time, staff highlighted population trends, challenges with the current space, and needs.

As we begin the budget process and evaluate next steps for the Senior/Community Center, please find enclosed information and developments.

Background:

Challenges with the Current Location of the Senior Center at Eno Memorial Hall

Challenges with the current location have been identified as insufficient parking, insufficient arts/crafts space and storage, meal limitations, inadequate TV/movie room, lack of health/wellness screening rooms and no space for billiards/ping pong tables.

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Other challenges identified since January 2015 include:

1. The location of Simsbury Community Television (SCTV) at Eno and its use of space and parking spots.
2. Limited available space at the Library for additional programming for seniors and others in the community.
3. The inability to charge fees at the Library for Senior Center programming.

Essential Needs for a new Senior/Community Center: Essential needs were identified as additional parking, ADA accessibility, turn-around and covered portico for a Dial-A-Ride, large multi-purpose room, kitchen improvements, additional program rooms, fitness and wellness spaces, and food-closet storage space. Needs were also identified for Social Services administrative space and areas to meet with clients in a confidential manner. Lastly, needs were identified for increased space for community meetings and activities.

Board of Selectmen Policies: Although no formal votes have been taken, the Board of Selectmen has consistently articulated and referenced two policies during discussions: 1) that the Senior Center should remain in downtown Simsbury; and 2) that any new construction should be for a Senior/Community Center, not just a senior center.

Public Building Committee Recommendation: The Public Building Committee originally recommended the State Lot site as the preferred location for a new Senior/Community Center. The majority of the Board of Selectmen, however, did not support the State DOT site as the Board felt the State Lot site could better be used for commercial development or parking as recommended by the charrette. In March 2015, the Board of Selectmen requested the Public Building Committee fully evaluate the Performing Arts Center site as a possible location.

Surveys and Public Input:

In trying to best understand what the community wants, a number of surveys have been conducted over the years and over forty hearings have been held. Copies of the surveys are included in your notebooks.

Survey of Seniors attending the Police Picnic: September 4, 2013

A total of 171 survey forms were completed and returned with the following:

- 43 responded they would like a new Senior Center building
- 78 responded they would like Eno Hall to be renovated and expanded
- 40 responded they would like the Senior Center to remain at Eno without changes
- 10 responded they needed more information

2015 Great Blue Survey Key Findings

- More than location, the availability of programs and resources for both seniors and the general public would drive the highest visitation, particularly if geared towards promoting health and recreation.
- A \$5 million price point was in line with most residents. A quarter of the residents surveyed would not support any tax increase for a senior/community center.
- 58% of residents reported they would favor some sort of tax increase to support a Senior/Community Center.
 - 34.8% would support a \$12 million project at \$156/year
 - 14.2% would support an \$8.5 million project at \$114/year

- 25% would support a \$5 million project at \$71/year
- 25.5% would not support a tax increase to support a community/senior center.

Aging and Disability Survey from 2009

- 53% felt the Senior Center did not have sufficient room for all activities. Comments included lack of parking, would like to see the center on one floor, plenty of square footage, but too chopped up.
- 54% felt that if possible, the town should consider expanding the current senior center (versus 46% who disagreed).
- 60% felt the building should be a senior/community center.
- 54% felt the center should be located in the center of town.
- Top five important program areas were identified as:
 - Classrooms (47)
 - Large exercise room (23)
 - Kitchen (54)
 - Auditorium (39)
 - Game room (11)

Population Data:

Projected Growth in Senior Population:

Year	55 & Over (Simsbury)
2015	7,680
2025	9,178
2035	8,352
2045	5,903

*Source: U.S. Census, Connecticut State Data Center, and State CERC Data

Daily Users:

Year	Daily Users
2013	144
2015	159
2016	184

Recent Developments:

Commission/Board Correspondence:

The Board has received correspondence from the Performing Arts Center Board and the Conservation Committee against the Performing Arts Center location for the Senior Center and from the Aging and Disability Commission in favor of the Performing Arts Center location.

Operating Costs:

Town Engineer Jeff Shea, in consultation with Public Works, Social Services and the Senior Center, has calculated operating costs for a new senior/community center facility at the Performing Arts Center to be approximately an additional \$145,000 a year.

Library Developments

Recently, the Library has changed its fee policy for using Library space for town-funded groups like the Senior Center, thus eliminating a previous barrier. In seeking to partner in providing programming and space for senior activities, the Library Board of Trustees has worked diligently to update their policies and will now permit the charging of fees for senior center programming held in the Library. The Trustees indicated that the consensus was that while there can be no charges for literary services, the Trustees felt it was a “good idea” to partner with the Senior Center for programs that might charge fees so long as it was limited to regular library hours and town-funded groups only.

Additionally, the Library Board of Trustees in coordination with the Friends of the Library will be proposing in the capital budget the construction of two new programming spaces in the currently unused storage space in the lowest level of the Library. It is anticipated that this project will be partially funded by a state grant, with grant amount to be determined. In addition to continuing to support the annual book sale, this space will allow for more programming for the community, including senior programming.

SCTV

The Board of Education is currently exploring the possibility of adding or reconfiguring space for SCTV as part of the Henry James project. If this is possible, there would be additional space at Eno available and more parking.

Economy and Financing

Economic challenges are anticipated in the coming months, including uncertainty at the State level with municipal funding, which could lead to reductions in revenue for Simsbury.

In the next fiscal year, the Town will lose approximately \$1.5 million in property taxes as a result of the demolition of the Hartford building. While re-development of the area is anticipated, we can expect a lag in revenue during construction over the next few years.

The Board of Finance has two policies in place that impact timing and dollar amounts of projects the Town can undertake:

- Debt financing below 7% of total expenditures
- Ten year bonding

With the current capital plan in place and these parameters, adjustments may need to be made in timing or dollar amounts of the Capital Improvement Plan to fit these constraints.

Options Available to the Board of Selectmen:

1. Continue to plan for and build a Senior/Community Center at the Performing Arts Center
2. Re-evaluate the State Lot site or other sites

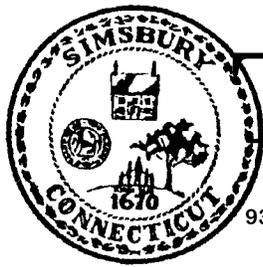
3. Renovate and expand existing facilities to meet senior citizen needs:
 - a) Renovations at Eno to improve ADA accessibility, parking, space configurations and other needs.
 - b) Renovate the Library basement for additional programming options for seniors and the community.
 - c) Move SCTV to Henry James to open up space at Eno and to increase parking at Eno.

The first two options would likely result in an increase in operating costs of an estimated additional \$145,000 per year.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lisa L. Heavner', with a stylized flourish at the end.

Lisa L. Heavner



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

MEMORANDUM

To: Lisa A. Heavner, First Selectman
From: Jerome F. Shea, Town Engineer
Subject: Senior Community Center – Estimated Operating Expenses
Date: July 15, 2016

During the budget approval process, the question of the cost of operating a new Senior Community Center was raised so the impacts to the general fund operating budget could be considered as part of the capital project review and approval process. Anticipate operating costs for the new facility would include utility costs, custodial and facility services, grounds maintenance and senior / community programming costs. The basis of this estimate anticipates a 17,500 square foot facility with possible shared space to accommodate a portion of the needs of the Performing Arts Center, Inc. These operating costs also anticipate some escalation in costs in anticipation occupation of the facility in January of 2019.

It is anticipated that the building would potentially be occupied 16 hours per day with both senior and community activities being programmed at the facility. Additional activities would also be anticipated during weekends for full use of the facility including seasonal Performing Art Center functions.

Annual costs anticipated for the proposed facility are as follows:

Public Works Operating Costs		Annual Costs
T4 Step 1 Custodian	\$	42,515
Supervisory time	\$	7,774
Cleaning Supplies	\$	2,850
Building Supplies	\$	4,150
Mechanical - Facility Maintenance	\$	2,175
Water /CATV/ Security Monitoring	\$	2,091
Natural Gas	\$	13,480
Electric	\$	20,942
Sewer Use Fees	\$	1,000
Insurance Premiums	\$	3,500
Subtotal	\$	100,477

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<u>Senior Center / Social Services Costs</u>	
Programmer	\$ 24,000
Additional Meal Program	\$ 6,400
Exercise Instructor	\$ 4,000
New Program Supplies	\$ 750
Subtotal	\$ 35,150
Total Cost	\$ 135,627
Escalated to FY 2018 / 2019 (2.5% per year)	\$ 142,493
	say \$145,000

These costs should be understood to be additional costs anticipated beyond costs currently associated with Eno Memorial Hall operating costs. Activities are anticipated to continue at Eno Memorial Hall with only the elimination of staffing and programming cost associated with senior programming. Also, support for Performing Arts Center events will also increase operating costs associated with the new facility.

cc: Tom Cooke, Director of Administrative Services
Mickey Lecours-Beck, Director of Social Services
Tom Roy, P.E., Director of Public Works
Sean Kimball, Director of Finance

Senior Center – Report of Services

- 11 different fitness classes along with a Fitness Room
- 5 wellness clinics and screening (Blood pressure, hearing, footcare, massage and flu shots).
- Weekly lunches, 7 Souper Tuesday lunches a year, Monday suppers, Lunch and Learns.
- A wide variety of classes and ongoing education:
 - Painting
 - Jewelry Making
 - Choral singing (Intonations)
 - Writing Workshop
 - Ceramics
 - Investment Club
 - Book Club
 - Cooking Classes
 - Driver Safety Classes
 - Computer Tutoring
- Recreation and leisure activities
 - Wii Bowling
 - Scrabble
 - Canasta
 - Cribbage
 - Bridge
 - Setback
 - Bocce
 - Bird Watching
- Celebrations of holidays and special events.
- Assistance with Income Tax and Health Insurance options.
- Guest speakers on a variety of topics including, healthy aging, medication management, estate planning, local interest and history and identity theft.

- Opportunities for local travel (theaters, museums, shopping centers, sporting events, restaurants, concerts, and area special events), casino trips and overnight travel with the Farmington Valley Travelers.
- Intergenerational programs with St. Mary's school, Simsbury Public Schools, the Children's Library and the Teen Library.
- Other services:
 - Lending Library
 - Handicapped parking applications
 - Copy machine
 - Postage stamps for sale
 - Information referral
- Partnerships with the Library (speakers, movies, workshops, picnics) and Recreation/YMCA (Pickle ball)

Eno Users

Aging and Disability
American Legion Post 84
Audubon Society, Hartford
Beautification Committee
Boy Scout 174
Brain Injury Group
Bridge Club
Camera Club
Car Club
Connecticut Brain Tumor Alliance
DAR
Democratic Town Committee
Farmington Valley Trails Council
Garden Club
Gardeners
Girl Scouts
Governors Bridge
Grange
HazelMeadow Homeowners Assoc.
Heritage Glen Condo Association
Hockey
Holocaust Memorial
Investment Club
Judge of Probate Convention
Light Opera Company
Lions Club
Massacco Townhouses
NAMI
Newcomers Club
Quilters
Radio Control Club
Republican Town Committee
Republican Women
Simsbury Chamber Music Festival
Simsbury Landing
Simsbury School District
Simsbury Social Services
Soccer Club
Stamp Club

Talcott Arcres Condo Association
Theater Guild
Tourism Committee
Twirlers
Upper Folly Farms
Veterans Memorial Committee
VFW
VFW Auxilliary
Womans Club

(updated 7-15)

To: Lisa Heavner, First Selectman
From: Lisa Karim, Library Director
Re: Library Senior Programs and Services
Date: August 3, 2016

Library Programs in partnership with the Senior Center FY15 - present:

- Seasonal Food & Movie events
- Senior Living Options presentation
- Laughter Yoga
- Dine & Discover: Financial Crime & ID Theft program
- Tea & Talk: Freedom from Falling
- LGBT Dinner & Movie
- Sleep Well presentation
- Families on the Home Front in WW II program
- Holiday Card Making
- Improve Your Memory program
- Holiday Bow Making
- USO Party
- Decluttering presentation
- Line Dancing – 3 program series
- Sneak in Exercise During your Day program
- AARP Tax Aid
- Intergenerational Wii Bowling Competitions - Teens vs the Senior Center
- Meditation program
- Managing Pain program
- Mindfulness program
- Navigating the Digital World presentation
- Growing Up in CT presentation
- Intergenerational Picnic & Sing-a-long – Children's Department

Other Library Programs of Interest to Seniors:

- Hands-on technology classes
- Individual talks or lectures on a wide variety of historical and cultural topics
- Movie events, including special documentary screenings, movie/lecture talks on music and art, civil rights, Simsbury Land Trust movie screenings, holiday events
- Lectures on art and artists
- Musical events including the Friday evening Coffeehouse, Classical Music in the Afternoon, piano concerts, spirituals, Sweet Adelines quartet, and performances by cast members of the CT Light Opera and Simsbury Light Opera Company.
- Sneak previews of upcoming Simsbury Summer Theater shows
- Photography classes

- Finance and investing speakers
- Poetry readings by local poets and the Theater Guild
- Outdoor recreational biking and walking tours of Simsbury
- Presentations on personal safety
- Friends of the Simsbury Public Library bus trips
- Night of 1,000 Stars Reading event
- Author events
- Three book discussion groups
- Foreign and domestic policy discussions among two Great Decisions groups
- Programs introducing new technology – 3D printing
- Innovation Fair
- Instructional classes in sewing, embroidery, piano, guitar, painting, wreath making, flower arranging, potpourri making, and more
- Hands-on cooking classes with Simsbury High School
- Hands-on genealogy workshops
- Bi-weekly stitching group
- Charity sit and sew group
- Individual eBook & audiobook downloading instruction
- Cookbook authors and food tasting in conjunction with Metro Bis
- Conversational foreign language groups
- Speakers and seminars on health related issues, healthy living, and home care with local health experts and staff from MacLean

Library Services of Interest to Seniors:

- Computer, printer, scanner and fax access
- Individual technology instruction
- Individual genealogy assistance
- Assistance for job seekers
- Reader's advisory
- Seed Library
- Grandparent kits
- Historical Society display
- Rotating monthly art exhibits
- Volunteer opportunities
- Newspapers and magazines
- Finance and investment resources
- Travel resources
- Legal resources
- DVDs
- Community puzzle
- Large Print materials
- Museum passes



Town of Simsbury

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SIMSBURY, CONNECTICUT 06070

Culture, Parks and Recreation

August 10, 2016

To: Lisa Heavner, First Selectman

From: Gerard G. Toner, Director

As requested, the following is a summary of programs offered to senior citizens by this Department:

Summer

Adult Lap Swim
Adult Tennis Camps/Clinics
Aquatic Fitness Class
 Aqua Tone
 Aqua Cardio Pump
Geritol Swingers Golf League
9 and 18 hole senior men's leagues
9 and 19 hole women's leagues
Adult Coed Golf League
Pickleball

Fall/Winter/Spring

Yoga
Strength Interval Class
Abs, Back and Booty
Weekday Morning Skate
Paddle Tennis Classes/Teams
Open Gym
Simsbury Badminton Club (sponsorship)
Fishing – Stoddard Reservoir

Special Events

July 4 Ice Cream Social and Band Concert
Bus Trips
Family Day
Host the Senior Picnic
Community Band Concerts

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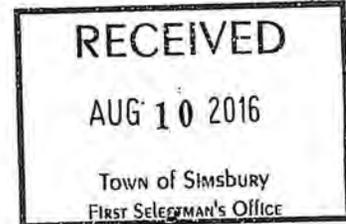
Town of Simsbury

933 HOPMEADOW STREET

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SIMSBURY, CONNECTICUT 06070

Conservation Commission



July 18, 2016

To: Board of Selectman

From: Simsbury Conservation Commission

At its May 24, 2016 meeting, the Board of Selectmen discussed their intent to initiate a series of meetings with other town stakeholders in order to receive input from those stakeholders on whether to site a senior/community center at Simsbury Meadows. Members of the Board expressed the hope that they might also receive written views prior to any scheduled meetings.

It is a statutory role of a Conservation Commission to advise other public bodies on land use matters associated with conservation and in response to the Board of Selectmen's desire for input, the Simsbury Conservation Commission adopted the following statement at its regular meeting on July 19, 2016.

Given the scope and location of the proposed facility as we understand it (sketch attached), if there is another viable alternative, the Conservation Commission strongly advises against locating the senior/community center at Simsbury Meadows given the potential impacts associated with attempting to fit this facility into an already constrained area.

The Conservation Commission reached this conclusion without prejudice or predisposition as to any inland wetlands and watercourses applications that might relate to the senior/community center.

Margery Winters

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1.0 Introduction

The Simsbury PAC Board met to respond to the Town request that the Board be specific in its concerns about the proposed Senior/Community Center (SCC) at Simsbury Meadows. The following paragraphs describe the Board's initial interest in meeting the SCC needs at Simsbury Meadows, its conclusions with respect to the proposed building at the Simsbury Meadows, and a suggestion of a way to move forward.

2.0 Simsbury Meadows Site

Simsbury Meadows is a community resource - a center of cultural expression and entertainment. The concerts and other events at the SMPAC increase tourism and promote Simsbury throughout the Northeast. The Simsbury PAC Board voted to support the siting of an SCC facility at the Simsbury Meadows because more activity at the Meadows would make it an even more vibrant place, and because there was the potential to share some facilities between the SMPAC and the SCC. Combining the SMPAC needs with an SCC facility would provide benefits to a greater number of people, and it would be an improved use of the Town's limited capital.

3.0 Simsbury Public Building Committee Proposal

The architects visited the site and discussed the details of the Performing Arts Center operations. The result was an 18,000 sq ft SCC building proposal. In the view of the Simsbury PAC Board, the SCC building proposed is too large for the space available. If built, it would close off, or at least greatly constrain, the SMPAC growth. The SCC Program Needs were greater than anticipated, and they have a more limited overlap with the SMPAC Program Needs than anticipated.

The 2012 Webb Report, commissioned by the Town, set forth a variety of recommendations for the Performing Arts Center based on extensive interviews with the range of the PAC's stakeholders. The PAC Board has used the Webb Report to guide its activities. The Webb Report included many suggestions to leverage the PAC as a community resource. These included facilities improvements that would address the following: shortcomings for presenting musical productions (improved equipment inventory, sound and lighting systems, backstage accommodations including dressing room areas, green room, permanent bathrooms); expanded use as a community arts resource (education space, a floor that would accommodate theater and dance performances); and a roof to provide weather protection for at least part of the 2500 seat potential inside the wall. In response to its customers' desires, the PAC Board set the development of a roof as its first facilities priority.

A roof would make the facility more attractive to promoters and concert attendees by removing many of the weather uncertainties that bedevil outdoor facilities. This addition would increase the intensity of SMPAC use, and it would lead to more conflict with SCC Programs.

The Simsbury PAC Board is not in favor of siting the Simsbury Public Building Committee building as designed at the Meadows site, but, as described below, unanimously endorses a



smaller structure that will provide both entities with a combined space that will help both fulfill their goals.

4.0 Simsbury PAC Board Suggestions

The proposed SCC Program Needs don't fit in toto at Simsbury Meadows. The Simsbury PAC Board suggests that the Town reconsider the renovation and upgrading of Eno Memorial Hall to accommodate as many of the Program Needs as possible. Then combine the unmet SCC Needs with the SMPAC Program Needs, and design a facility to meet them at Simsbury Meadows. The benefit would be that Eno Memorial Hall would be upgraded and preserved as an iconic Town facility, and that the cultural facilities added at the SMPAC should fit into the available space and would add to the quality of life for all Town residents, as well as the seniors.

June 6, 2016



Town of Simsbury

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SIMSBURY, CONNECTICUT 06070

Aging and Disability Commission

RECEIVED

JUN 30 2016

TOWN of SIMSBURY
FIRST SELECTMAN'S OFFICE

30 June 2016

Simsbury Board of Selectman
PO Box 495
Simsbury, CT 06070

Attn: First Selectman Ms. Lisa Heavner

The Town of Simsbury Aging and Disability Commission has considered the proposed location of the Senior Community Center at the Simsbury Meadows location on Iron Horse Boulevard.

Enclosed is a letter with points we would like the Board to consider when making a decision.

The Aging and Disability Commission is looking forward to the meeting on July 11th with the Simsbury Performing Arts Center, and Public Building Committee to participate in a discussion on the status of the Senior Community Center.

Members of the commission as well as other interested parties in town have worked for many years on the development of this project and we believe that now is the time for the Board of Selectmen to make a decision on the Senior Community Center.

Sincerely yours,

Edward J. LaMontagne
Chairman

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Aging and Disability Commission

The Town of Simsbury Aging and Disability Commission is an advisory group, by Town Charter, whose purpose is to study and evaluate the needs, services, and events designed to enhance the quality of life for older adults and people with disabilities living in Simsbury.

To that end, the commission has for many years been an active participant in the planning and development of a new town Senior Community Center. Its members have spoken out at public hearings, served on numerous committees and attended many meetings relative to a new Senior Community Center.

After much discussion, regarding where would be the most appropriate location for the new Senior Community Center, the Board of Selectmen approved a motion, on March 9, 2015, to consider the Performing Arts Center as the primary site for the Senior Community Center.

In the summer of 2015, the Town of Simsbury invited Dr. Manoj Pardasani, Associate Dean for Academic Affairs at Fordham University, to explore and evaluate plans for building a new Senior Community Center in Simsbury. His conclusion was that a brand new, Senior Community Center with expanded programming and services would serve as a vital focal point for the community with the potential to be a valuable resource and provide a sustainable, critical and innovative model of service. The Senior Community Center could enhance the downtown area and the overall health and wellness of the community.

At a Public Building Committee Meeting on February 1, 2016 the architectural firm of Northeast Collaborative Architects presented three concept options for the Simsbury Senior Community Center at Simsbury Meadows. At that time the Aging and Disability Commission spoke in favor of Concept B, which provides a standalone two story building with approximately 200 parking spaces. This plan allows truck/trailers to park behind the Performing Arts Center for events but would still allow seniors to enter and exit.

At a Public Building Committee meeting on March 28, 2016, at the request of the Public Building Committee, the architectural firm of Northeast Collaborative Architects presented a sample "test fit" of various options for an addition to the Performing Arts Center. Each of the options presented issues that were problematic. Their conclusion, was that "the best solution for sharing the site for both the Performing Arts Center and the Senior Community Center is to design a campus plan. From a planning perspective, it is a perfect way to have both functions share spaces and be independent when necessary".

We agree. The Aging and Disability Commission unanimously endorses the Concept B plan as described by the architectural firm of Northeast Collaborative Architects on February 1, 2016.

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Page Two

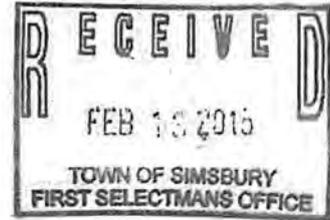
Additionally, much has been said about the town reconsidering the renovation and upgrading of Eno Memorial Hall. While there is no question that Eno Memorial Hall is an architecturally beautiful and historical building it is no longer appropriate or feasible for continuation as a senior center. Two reports – *the Programming Report For Future Senior/Community Center* (Pardasani, January 2016) and *Handicapped Accessibility Review ADA/CT 504 Assessment for Eno Memorial Hall for the Senior Center* (Quisenberry Arcari, June 2014) indicate that Eno Memorial Hall is not accessible. This accessibility issue holds true not only for persons with disabilities, but also for seniors with mobility issues.

It should be noted that the commission is supportive of the Simsbury Meadows Performing Arts Center. Seniors in the town have volunteered, provided financial support and have enjoyed many of the concerts and events. We believe that the Senior Community Center and Performing Arts Center can and should work collaboratively to provide opportunities for programming and resources for all our townspeople.

In conclusion, the Simsbury Aging and Disability Commission represents seniors and persons with disabilities – two populations that the town needs to support. An enormous amount of time and effort has been put into the planning of a new Senior Community Center and we believe it is time for the Board of Selectmen to make a decision regarding its future.

SIMSBURY WOMAN'S CLUB, INC.

P. O. Box 903
Simsbury, Connecticut 06070



February, 2015

Lisa Heavener, First Selectman
Town of Simsbury
933 Hopmeadow Street
Simsbury, CT 06070

Dear Lisa,

As we begin to get ready for our 46th Annual Arts & Crafts Festival, the Simsbury Woman's Club would like to thank the Town for allowing us to use the Iron Horse Boulevard parking lot site for many years. We plan to continue holding the Festival for many years to come, but are concerned now with future availability of the Iron Horse site in view of the proposals to expand or relocate the Senior Center in that area. A paved, level site of equal size to the Iron Horse site with adequate adjacent parking and that is within walking distance of Simsbury restaurants, other shops and attractions is our ideal site. Is such an alternative site available? Are there any plans to pave the parking areas at the Meadows? If so, that area could meet our criteria.

The grassy area at the Meadows does not meet our needs. Our vendors are used to driving to their sites to set up and to take down their booths. We don't believe that vehicles would be permitted to drive on the grass at the Meadows. The ground is uneven and difficult to walk on, especially for anyone who is handicapped. We need easy handicapped accessibility for vendors and spectators using canes and wheelchairs. Erecting the vendor tents on grass vs. pavement is more difficult. Should it rain during the Festival, the grounds become muddy and even more difficult to navigate. Again, our optimal site is a paved one.

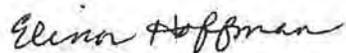
Why does the Simsbury Woman's Club want to continue to be able to hold an Arts & Crafts Festival? We know that the show has a positive impact on the Town. Over the years, our Festival has grown to become one of the premier shows in New England. The quality of our

Member of General Federation of Women's Clubs

vendors and their goods draw not only Simsbury residents to the Festival, but people from many surrounding towns. With the proceeds from the Festival, the Simsbury Woman's Club has been able to give to the Town in the form of scholarships and donations to local non-profit organizations such as the VNA, Simsbury Public Library, Simsbury Social Services, and SCTV approximately \$15,000 a year or close to half a million dollars in 45 years.

The Simsbury Woman's Club recognizes and supports the need for a new Senior Center. But we hope that a new Senior Center and an ongoing Arts & Crafts Festival can co-exist in future years. We cannot afford to be shut down for a year because we do not have an appropriate site. We would run the risk of another show taking our current time slot and losing our prime vendors to that show. We thank you in advance for your understanding and look forward to your support as we all move forward with our plans.

Sincerely,



Elinor Hoffman
Co- President, Simsbury Woman's Club
Past Co-Chair Arts & Crafts Festival

CC: Kathy Marshall, Simsbury Senior Center
Marge Diachenko, Aging and Disability Commission
Jerry Toner, Parks & Recreation
John Hampton, State Representative



Resident Opinion Study

greatblue

Report of Findings

09 June 2015

Confidential & Proprietary

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Research you can trust

- GreatBlue provides reliable, actionable research and analytics to help organizations identify, address and improve their offerings to, and the way they communicate with, key constituents.
- With more than 35 years of experience in diverse markets, GreatBlue effectively yokes this knowledge to correlate general attitudes and perceptions with the behavioral trends seen within our clients' studied population(s).
- At GreatBlue, we foster a corporate culture of “clients first” to ensure our account teams anticipate client needs to more efficiently serve their expectations while effectively helping our clients think beyond today.



Expertise in a diverse set of research methodologies

Having conducted millions of surveys and thousands of focus groups over the past 30+ years, our experience in instrument design, data collection and the presentation of those findings in manageable, actionable ways allows us to serve our clients across the spectrum of research studies.



Telephone Interviews
In-house, multi-lingual
interviewing capabilities



Digital Surveys
Web + mobile-based
survey programs



Focus Groups
State-of-the-Art facilities
in CT and MA

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Project Overview

- GreatBlue was commissioned by The Town of Simsbury, Connecticut (hereinafter, the “Town,” “Simsbury,” or “Town of Simsbury”) to conduct comprehensive research among its residents to gain a deeper understanding into satisfaction with Town services and favorability among various Economic Development propositions, particularly the Senior/Community Center.
- The primary goal of this research study was to assess the perception of current Town services and willingness to invest in additional or improved services.
- In order to service this research goal, GreatBlue conducted telephone interviews among residents in West Simsbury, Tariffville, Weatogue, and Simsbury.
- The outcome will provide the Town of Simsbury with a clear understanding of the key elements that affect quality of life in the town, uncover opportunities to improve services, and identify near-term strategies to implement or reallocate available funding for programs and services.

Areas of Investigation

The Town of Simsbury Resident Opinion Study leveraged a quantitative research methodology to address the following areas of investigation:

- Measuring importance of resources and suggestions for improvement
- Overall satisfaction with the types of businesses and suggestions for future planning
- Willingness to invest in future plans for the Senior/Community Center and likelihood to visit
- Favorability of potential economic development projects
- Preferred means of communication with the Town
- Demographic profiles of respondents

Research Methodology Snapshot

Item	Description
Methodology	Telephone survey
Number of Completed Surveys	400
Instrument Length	68 possible questions
Instrument Structure	Primarily closed-ended with variable open-ended questions
Incentive	None
Sample	Client provided, vendor procured
Sample Structure	Town residents
Quality Assurance	Supervisory Personnel and a Computer Aided Telephone Interviewing platform
Margin of Error	4.9%
Confidence Level	95%
Research Dates	May 19 - May 28, 2015

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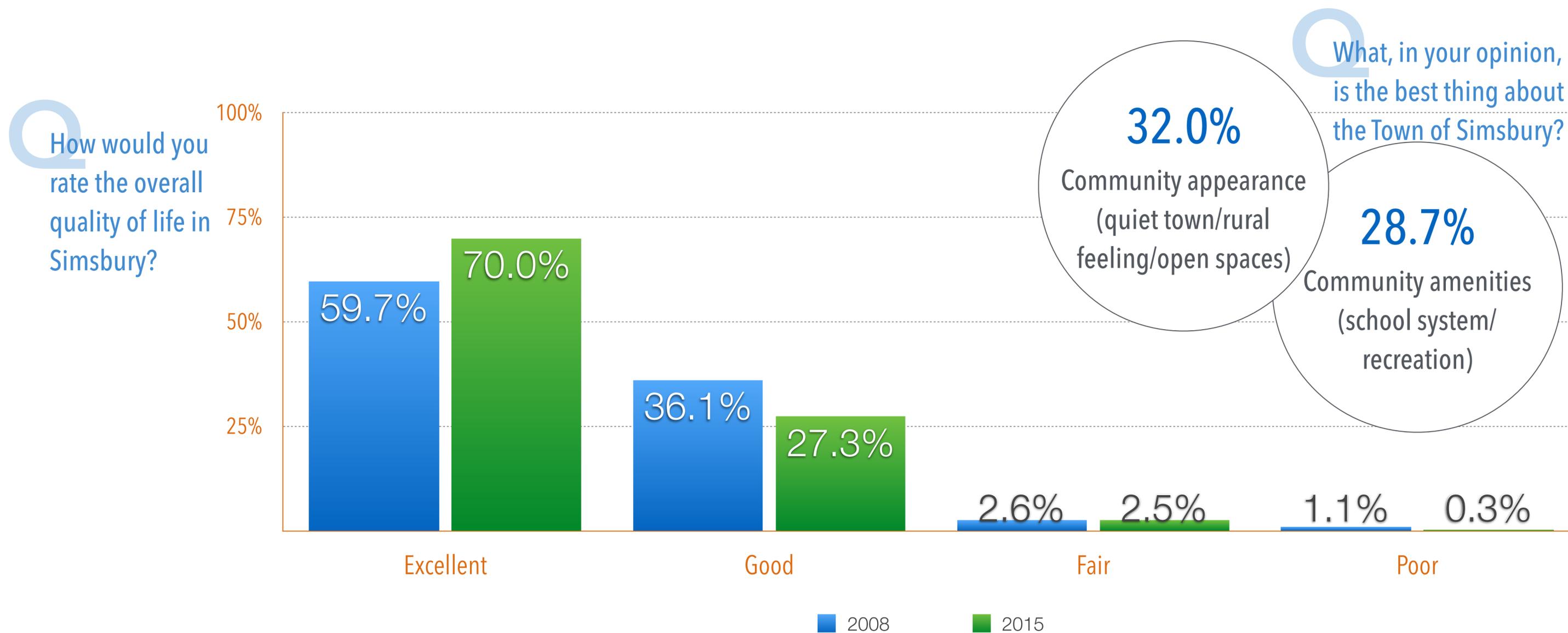
- Overall quality of life in Simsbury was rated very highly (97.3%). The most notable difference over 2008 was an increase in residents rating it as “excellent” (+10.3%).
- Satisfaction with Town resources was highest for library services (99.5%), fire and emergency services (98.7%), and parks and recreation offerings (98.4%). Dissatisfaction with Town services was related to website usability, police presence, and road maintenance.
- Preservation of open space and areas dedicated to pedestrian use were top priorities for residents, placing high importance on “preservation of elements of Town ‘character’ such as views of the ridge or bike/pedestrian walkways” (87.4%). In addition, residents rated the Town’s efforts to do so very positively (92.3%).
- The location of the Senior/Community Center was regarded with high importance by most residents (69.3%) with a similar segment (60.3%) reporting the location voted by the Board of Selectmen would either “increase visitation” (19.8%) or “no change, would continue going” (40.5%).

Key Study Findings, continued

- The resources available to seniors and the general public at the Senior/Community Center were more important than the location (78.0%). Offering programs, such as health activities and recreational activities, to the entire community in addition to the seniors would “increase visitation” for 41.5% of residents.
- When asked to rate willingness to pay an increase in taxes to support the proposed budgets for the Senior/Community Center; 58.0% of respondents supported at least some tax increase to support the Center (\$5 million, \$8.5 million, or \$12 million). This fell to 44.0% of respondents when considering just the \$8.5 million and \$12 million facility price points, and 34.8% when considering only the \$12 million facility and the applicable tax burden.
- Familiarity with economic development issues experienced a significant decrease since 2008 (-8.3%). This in turn may have resulted in a relatively low rating of “economic development efforts” made by the town (56.7%).
- A shift in preference of receiving communication occurred with a heavier emphasis on electronic delivery or Internet searches. Residents also expressed great interest in the Town developing a high-speed fiber optic Internet network throughout the Town.

Quality of Life Improved

While the overall perception of quality of life has remained consistently high, a significant increase was noted in residents reporting the quality of life is “excellent.” This is due largely to attributes of the Town that enhance the character and amenities.



Satisfaction with Town Services

Overall satisfaction with town services was very high, particularly in services aimed to improve the overall quality of life and emergency response. Services associated with accomplishing daily needs or accessing particular amenities were still rated highly, but provided some opportunities for improvement.

Item	2015 Satisfied
Library services	99.5%
Fire and emergency services	98.7
Parks and Recreation offerings	98.4
Town Hall services	97.7
Social Services	97.2
Public safety and police presence	95.9
Handicap accessibility to town buildings	94.7
Public works and Highway maintenance	92.1
Town website	89.8

Q You mentioned you were dissatisfied with one or more of the town services. Could you please explain why?

26.4%

Website not user friendly/difficult to find info/not modern

16.1%

Law enforcement could be doing more/target groups and locations

14.9%

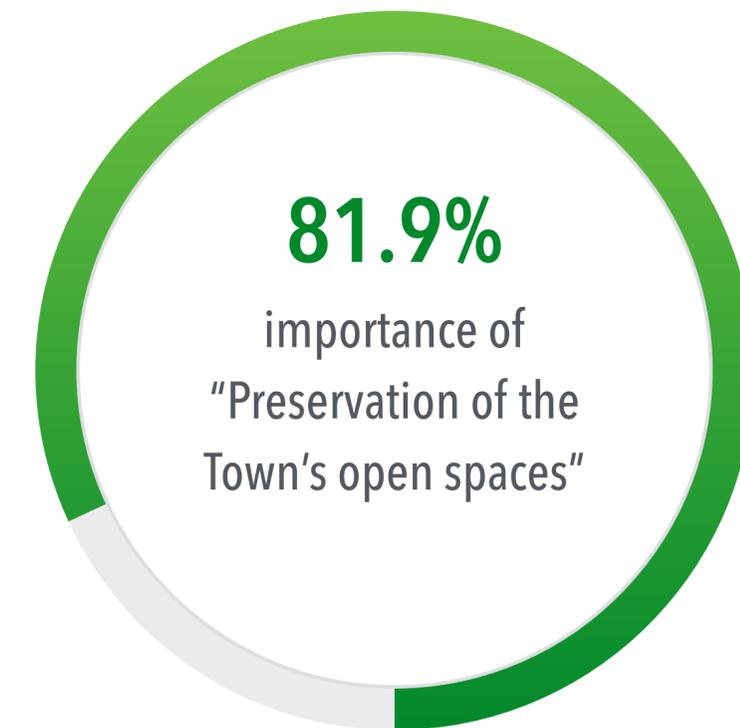
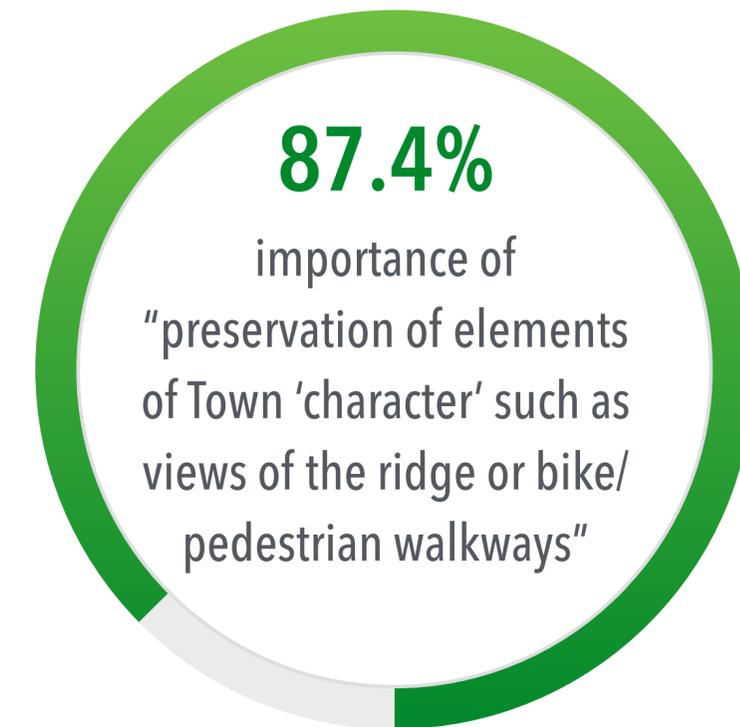
Roads need work/too many potholes

Preservation of open space

Residents rated the Town's efforts to preserve open space significantly higher in 2015 over 2008, and continued to place a high importance on sustaining these efforts.

While the remaining efforts were not rated as favorably, each experienced a statistically significant increase in positive responses.

Item	2008 Positive	2015 Positive
Preservation efforts for the Town's open spaces, undeveloped areas or other such elements of Town character	88.5	92.3
Planning and zoning efforts (such as the Town Center and The Hartford Charrettes)	60.8	71.7
Efforts to regulate traffic flow	59.4	70.8
Economic development efforts	48.7	56.7



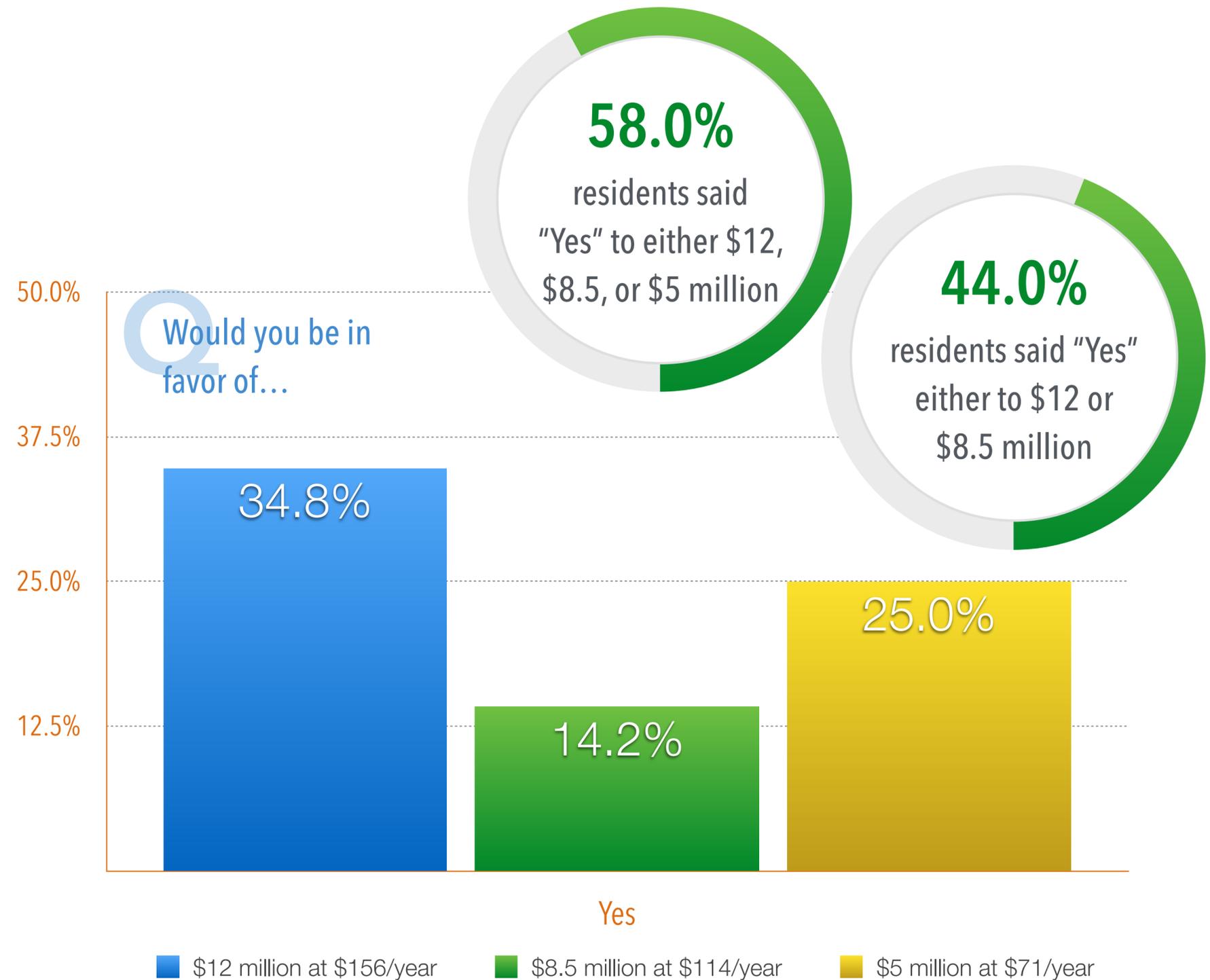
Development of Town Character

Residents, in general, were most in favor of modest development efforts that would aid commercial development while maintaining the Town character.

Item	2008 Favor	2015 Favor
Small retail businesses, not including restaurants	96.0%	91.8
Preserving open spaces, undeveloped areas or other such elements of Town character	87.8	91.5
Recreation-based businesses, including camping, sports facilities and other such businesses	81.1	89.1
Tourism or heritage businesses, including those businesses designed to attract	87.7	86.7
Restaurants	87.6	86.2
Home businesses	88.6	85.5
Light industry or Hi-tech industry	79.1	84.6
Professional offices	89.3	84.3
Back office operations or office operations for larger companies	78.3	77.7
Senior housing development	74.4	74.8
Entertainment facilities	69.7	73.6
Provide affordable residential housing for all income and age levels	59.8	72.1
Small lot size residential housing development	52.8	50.5
Large lot size residential housing development	50.0	48.4
Large retail businesses	33.3	47.7
Higher density housing development with open space set aside	42.5	45.1
Heavy industry, such as manufacturing	33.5	40.5
Apartment housing development	36.6	39.1

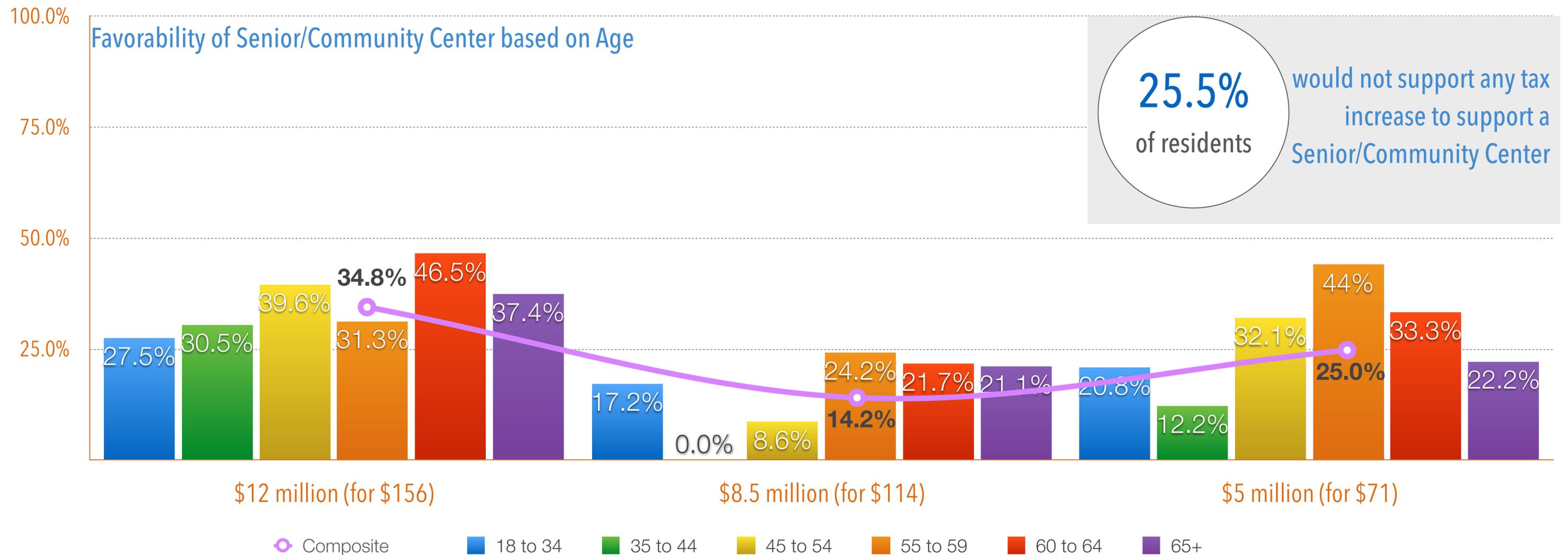
Favorability of Senior Center

While favorability of an increase of taxes to support the Senior/Community Center appeared relatively low and varied at price points, 232 total residents (58.0%) reported they would be in favor of *some* tax increase to support the Senior/Community Center. Interestingly, the \$8.5 million price point garnished the lowest support. This suggests, while the tax burden is a major factor, residents may be open to spending more if the investment is worthwhile.



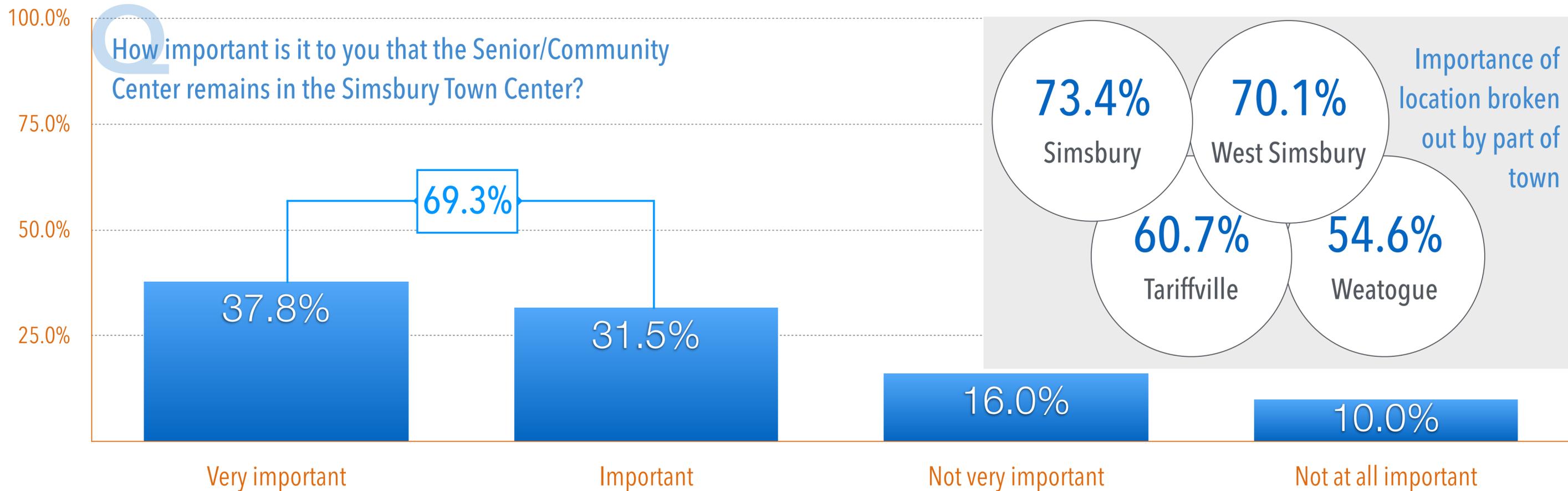
Strategic Position May Gain Demo Support

In evaluating support for the Senior/Community Center based on the age of residents, findings suggest while the \$5 million price point is potentially inline with most residents, the strategic position of the Senior/Community Center being more community-oriented presents the opportunity to gain support among the younger demographics.



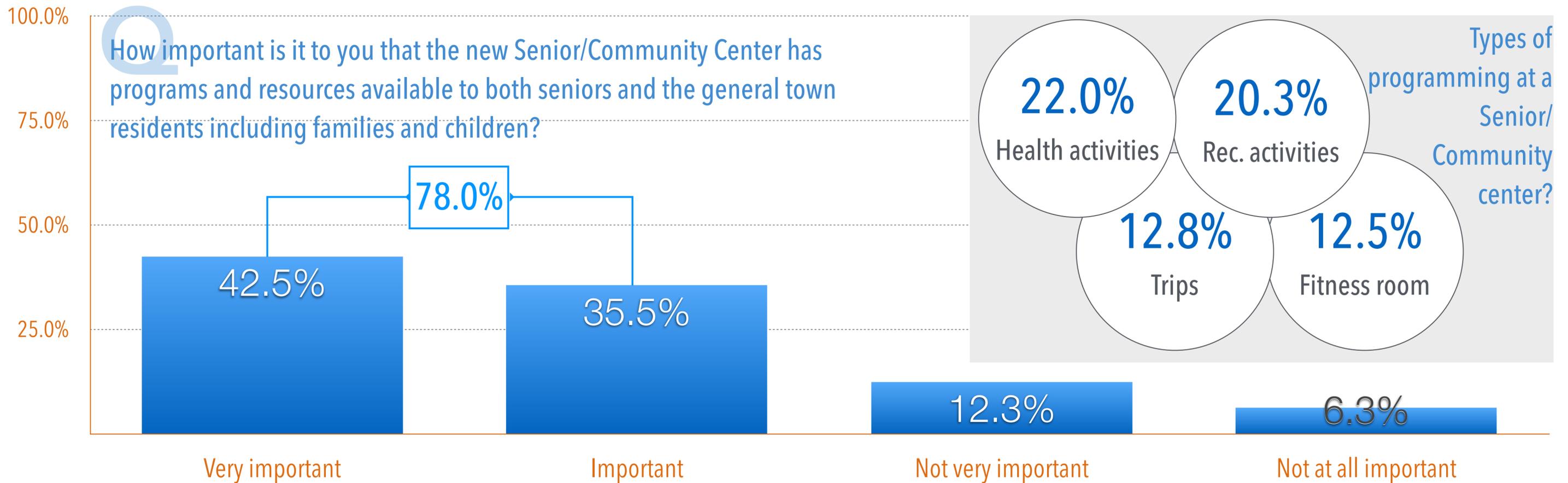
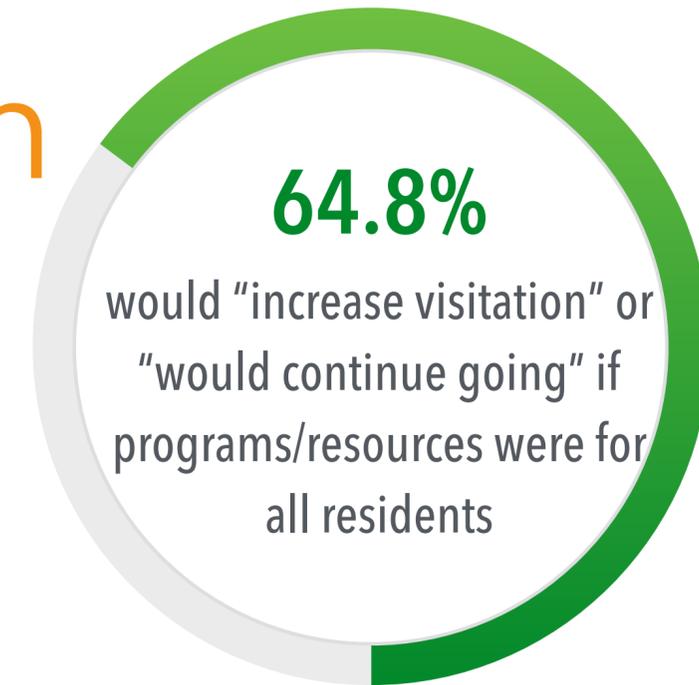
Senior Center Location Vital

The location of the Senior/Community Center resonated as an important factor in visitation. While it understandably varied by the specific area of residency within Simsbury and with heavier emphasis by those who live closest to the Town Center, the location voted by the Board of Selectmen would not only retain current visitors (40.5%), but it would also attract new ones (19.8%).



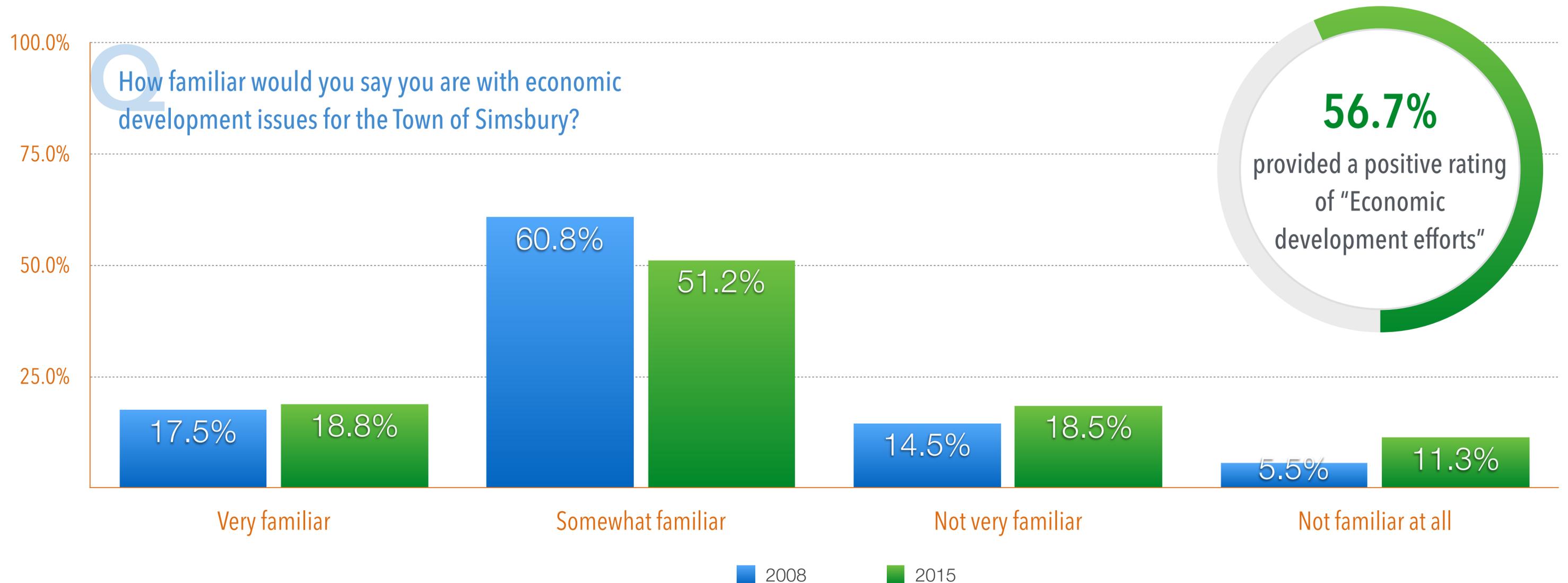
Senior Center Supports Town

More important than the location, the availability of programs and resources for both seniors and the general public would drive the highest visitation, particularly if the programming was geared towards promoting health and recreation. Ensuring these programs are made available to all will again retain current visitors (23.3%) as well as attract new, potentially younger demographics (41.5%).



Less Familiar with Economic Development

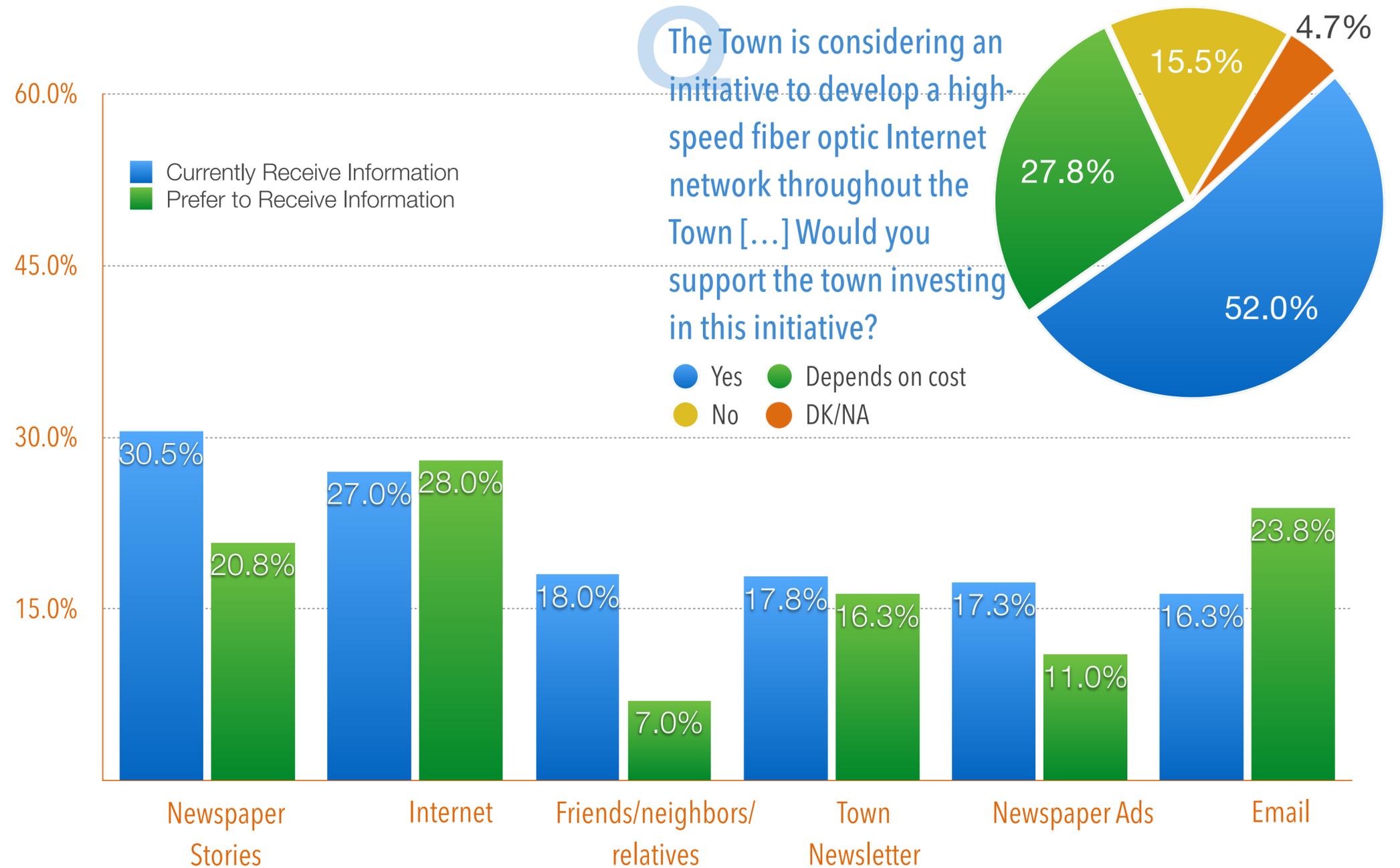
In 2015, residents reported less familiarity with the issues concerning economic development. Thus, only 56.7% of residents provided a favorable response concerning the Town's economic development efforts. This may be alleviated by adjusting the method of communicating the efforts under consideration or underway.



Shift to On-Demand Communication

Overall, opportunities exist to better align the Town's communication efforts with the preference of its residents. A clear preference for information available electronically (i.e., emails, online search engines, Town website) may alleviate lack of awareness or familiarity with important events.

Residents are also interested in the development of a high-speed fiber optic network, suggesting an overall desire to improve current online accessibility.



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- Continued efforts to preserve open space and areas dedicated to recreational activities should help maintain the perception of a high quality of life in Simsbury as well as the aesthetic appeal of the Town. The appearance of the community is a prized characteristic of living in Simsbury; open spaces that may be under consideration for development should aim to be recreation-based rather than commercial.
- It is very important that the Senior/Community Center be inclusive of the entire Town of Simsbury, not just the Seniors. The highest rate of reported visitation would occur if all residents, including families and children, could make use of the facility. Programs which are health-oriented or exercise-based and recreational in nature will engage a wider array of demographics.
- Programs at the Center should receive particular attention as only 34.8% of residents were willing to pay an increase in taxes for a \$12 million budget. While 58.0% suggested being open to some tax increase to support a \$5 million improvement project for the Center, positioning the Center as a “Town-wide” resource may help leverage additional support among families and younger residents.

Considerations, continued

- Efforts should be made to make the Town website more user-friendly, easy to navigate, and comprehensive in nature. The ability to find information on the website may reduce lack of awareness and familiarity with events occurring in Town. It may also be worthwhile to promote the “Subscribe to News” option on the Town website that generates email communications, as those media channels are in line with preferred means of communication.
- Serious consideration should also be given to developing a high-speed fiber optic Internet network. The majority of residents would support this initiative in full or at least consider it based on the cost.
- Findings suggest that there is an interest in pursuing additional development in the form of small retail, recreation-based, or tourism and heritage businesses in Town. Additional research among local businesses may serve to identify fields and industries that complement the current commerce of the Town.

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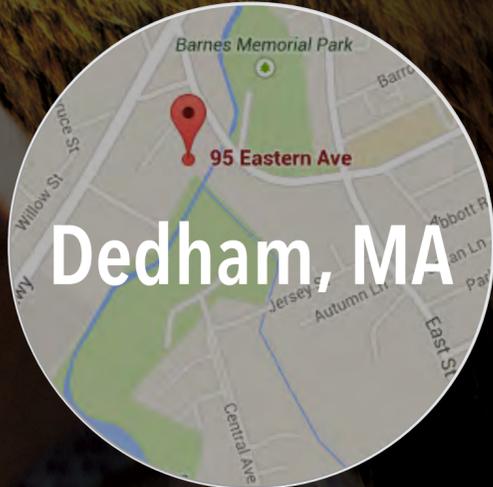
Cromwell, CT



/GreatBlueResearch



@GBResearch



Dedham, MA

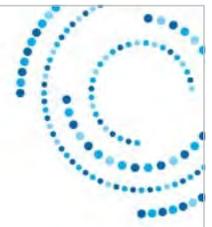


Exhibit A

This section contains the full data results by question for the Town of Simsbury, CT Resident Opinion Survey for June 2015.

A Note Regarding the Interpretation of Aggregate Results

The computer processed data for this survey is presented in the following frequency distributions. It is important to note that the wordings of the variable labels and value labels in the computer-processed data are largely abbreviated descriptions of the Questionnaire items and available response categories.

The frequency distributions include the category or response for the question items. Responses deemed not appropriate for classification have been grouped together under the “Other” code.

The “NA” category label refers to “No Answer” or “Not Applicable.” This code is also used to classify ambiguous responses. In addition, the “DK/RF” category includes those respondents who did not know their answer to a question or declined to answer it. In many of the tables, a group of responses may be tagged as “Missing” – occasionally, certain individual’s responses may not be required to specific questions and thus are excluded. Although when this category of response is used, the computations of percentages are presented in two (2) ways in the frequency distributions: 1) with their inclusion (as a proportion of the total sample), and 2) their exclusion (as a proportion of a sample sub-group).

Each frequency distribution includes the absolute observed occurrence of each response (i.e. the total number of cases in each category). Immediately adjacent to the right of the column of absolute frequencies is the column of relative frequencies. These are the percentages of cases falling in each category response, including those cases designated as missing data. To the right of the relative frequency column is the adjusted frequency distribution column that contains the relative frequencies based on the legitimate (i.e. non-missing) cases. That is, the total base for the adjusted frequency distribution excludes the missing data. For many Questionnaire items, the relative frequencies and the adjusted frequencies will be nearly the same. However, some items that elicit a sizable number of missing data will produce quite substantial percentage differences between the two columns of frequencies. The meticulous analyst will cautiously consider both distributions.

The last column of data within the frequency distribution is the cumulative frequency distribution (Cum Freq). This column is simply an adjusted frequency distribution of the sum of all previous categories of response and the current category of response. It is utilized to gauge some ordered or ranked meaning.

Section :: Quality of Life

1. How would you rate the overall quality of life in Simsbury?

	2008	2015
Excellent	59.7%	70.0
Good	36.1	27.3
Fair	2.6	2.5
Poor	1.1	0.3
Don't know	0.5	--
Total excellent & good	95.8	97.3
Total fair & poor	3.7	2.8

2. What, in your opinion, is THE BEST thing about the Town of Simsbury?

	2015
Community appearance (quiet town/rural feeling/open spaces)	32.0%
Community amenities (school system/recreation)	28.7
Community population (the people/sense of community/family oriented)	16.5
Safety/low crime	5.0
Overall quality of life	3.8
Location/proximity to things I need	3.8
Don't know/unsure	2.8
Cleanliness/well kept	1.5
Diversity of services/activities	1.3
Town center/downtown	1.0
Golf courses	1.0
Government/management of town	1.0
Housing/neighborhoods	0.5
Dining/entertainment	0.5
Village of Tariffville	0.3
Infrastructure/roads	0.3
Climate	0.3

3. What would you say is THE BIGGEST problem facing Simsbury?

	2015
Taxes	40.5%
None/unsure	13.8
Economic development/lack of tax base/business moving out	11.5
Traffic/road conditions	4.3
Expansion/overdevelopment/high density housing	4.0
Budgets/cut backs/financial allocation	3.0
Poor government/feuding/mandates	3.0
Lack of diversity	2.5
Unfriendly town population/demographic decline	2.5
High cost of living	2.0
School system	2.0
Rural environment/wildlife/sheltered location	2.0
Not enough attractions for young people	1.5
Senior center	1.0
Public transportation	0.8
Lack of sidewalks	0.8
The balance between open space and development	0.8
Getting in out of town/far from highway	0.8
Housing/senior housing	0.8
Poor choices by Zoning commission	0.5
Lack of diverse stores	0.5
Crime/perception of law enforcement	0.5
Phone reception	0.3
Expanded landfill hours	0.3
Nearby medical care	0.3
Garbage pick up not all encompassing	0.3
Driving speed	0.3

4. Overall, how would you rate Simsbury Town government?

	2008	2015
Excellent	17.5%	17.5
Good	55.9	57.0
Fair	21.1	14.2
Poor	2.7	4.0
Don't know	2.8	7.2
Total excellent & good	73.4	74.5
Total fair & poor	23.8	18.2

I'm now going to read a list of efforts undertaken by the Town of Simsbury. Please rate the quality of each effort as excellent, good, fair, or poor. First, how would you rate... (Q5-8)

	2008 Total Positive without DK	2015 Total Positive without DK
Preservation efforts for the Town's open spaces, undeveloped areas or other such elements of Town character?	88.5%	92.3
Planning and zoning efforts (such as the town Center and The Hartford Charrette)?	60.8	71.7
Efforts to regulate traffic flow?	59.4	70.8
Economic development efforts	48.7	56.7

9. How familiar would you say you are with economic development issues for the Town of Simsbury?

	2008	2015
Very familiar	17.5%	18.8
Somewhat familiar	60.8	51.2
Not very familiar	14.5	18.5
Not familiar at all	5.5	11.3
Don't know	1.8	0.3
Total familiar	78.3	70.0
Total unfamiliar	20.0	29.8

Section :: Development

There are a number of types of potential economic development projects that could be pursued by a town. For each, there may be tax benefits, traffic changes, and other effects. I am going to read you a list of these types of development and for each I would like you to state whether you favor or oppose that type of development in Simsbury. (Q10-27)

	2008 Total favor without DK	2015 Total favor without DK
Small retail businesses, not including restaurants	96.0%	91.8
Preserving open spaces, undeveloped areas or other such elements of Town character	87.8	91.5
Recreation-based businesses, including camping, sports facilities and other such businesses	81.1	89.1
Tourism or heritage businesses, including those businesses designed to attract	87.7	86.7
Restaurants	87.6	86.2
Home businesses	88.6	85.5
Light industry or Hi-tech industry	79.1	84.6
Professional offices	89.3	84.3
Back office operations or office operations for larger companies	78.3	77.7
Senior housing development	74.4	74.8
Entertainment facilities	69.7	73.6
Provide affordable residential housing for all income and age levels	59.8	72.1
Small lot size residential housing development	52.8	50.5
Large lot size residential housing development	50.0	48.4
Large retail businesses	33.3	47.7
Higher density housing development with open space set aside	42.5	45.1
Heavy industry, such as manufacturing	33.5	40.5
Apartment housing development	36.6	39.1

Section :: Senior/Community Center

I am now going to ask you a series of questions about potential changes or improvements to the Town of Simsbury Senior/Community Center.

28. How important is it to you that the Senior/Community Center remains in the Simsbury Town Center?

	2015
Very important	37.8%
Important	31.5
Not very important	16.0
Not at all important	10.0
Don't know / unsure	4.8
Total important	69.3
Total unimportant	26.0

29. And, how important is it to you that the new Senior/Community Center has programs and resources available to both seniors and the general town residents including families and children?

	2015
Very important	42.5%
Important	35.5
Not very important	12.3
Not at all important	6.5
Don't know / unsure	3.3
Total important	78.0
Total unimportant	18.8

30. If the new Senior/Community Center includes programs and resources for both seniors and general town residents, how would this affect your visitation to the Senior/Community Center?

	2015
Increase visitation	41.5%
No change, would continue going	23.3
No change, would still not go	23.8
Decrease visitation	2.8
Don't know / unsure	8.8

31. What types of programming would you like to see potentially at a Senior/Community center? (multiple answers accepted)*

	2015
Health activities	22.0%
Recreation activities	20.3
Trips	12.8
Fitness room	12.5
Lunches/Dinners	12.3
Lectures	10.8
Cooking/food/nutrition classes	9.0
Yoga	8.3
Training classes for seniors	8.3
Environmental education	8.0
Tai Chi	5.8

*top 10 answers given by those surveyed

32. The location of the new Senior/Community Center voted by the Board of Selectmen is the Simsbury Performing Arts Center at 22 Iron Horse Boulevard. How would this new location affect your visitation to the Senior Community Center?

	2015
Increase visitation	19.8%
No change, would continue going	40.5
No change, would still not go	25.0
Decrease visitation	3.8
Don't know / unsure	11.0

33. Please tell me why?

	2015 (N=115)
No reason/not a senior/don't have children	29.1%
Just don't go/no interest	32.2
Don't like location	6.1
Should preserve space/keep location for current use	4.3
No reason to move/current location is good	4.3
Too busy/have other things to do	3.5
Location not relevant/same distance away from me	3.5
Don't know where it is/was not aware of it	2.6
Don't know/unsure	2.6
Parking	0.9
Age/too old	0.9

34a. Is there another location that you would prefer? And please tell me why?

	2015 (N=115)
No/don't know	83.5%
Keep at current location/renovate current location/Eno Hall	7.8
Downtown/town center/Hopmeadow Street	5.2
Should move/not sure where	1.7
Bushy Hill Road	0.9
Old tobacco field	0.9

35. How important is the availability of parking in your decision to visit the new Senior Community Center?

	2015
Very important	45.3%
Important	28.5
Not very important	9.8
Not at all important	13.0
Don't know / unsure	3.5
Total important	73.8
Total unimportant	22.8

Now, I will read you a list of statements regarding the development impact of the Senior/Community Center. For each one, please tell me if you would be in favor of the action.

36. Would you be in favor of a \$12 million Senior/Community Center if it meant an increase of \$156 per year for the average Simsbury household's taxes to cover the cost of construction and operation?

	2015
Yes	34.8%
No	48.8
Don't know	15.8
Refused	0.8

37. Would you be in favor of an \$8.5 million Senior/Community Center if it meant an increase of \$114 per year for the average Simsbury household's taxes to cover the cost of construction and operation?

	2015 (N=261)
Yes	14.2%
No	64.0
Don't know	21.1
Refused	0.8

38. Would you be in favor of a \$5 million Senior/Community Center if it meant an increase of \$71 per year for the average Simsbury household's taxes to cover the cost of construction and operation?

	2015 (N=224)
Yes	25.0%
No	52.2
Don't know	21.0
Refused	1.8

39. Is there any amount on your yearly taxes you would be willing to spend in support of the development and expansion of the Senior/Community Center?

	2015 (N=168)
Yes, unsure of amount/need more information	3.6%
\$20-50	4.2
\$51-80	0.6
\$81-110	1.2
\$111-140	0.6
No	60.7
Don't know	26.8
Refused	2.4

Section :: Town Services

On a scale of 1 to 10, how important do you consider each of the following for Simsbury? A rating of 1 is the least important. A rating of 10 is the most important. (Q40-43)

	2008 Important	2008 Mean	2015 Important	2015 Mean
Preservation of elements of Town "character", such as views of the ridge or bike/pedestrian walkways	80.9%	8.2	87.4	8.5
Preservation of the Town's open spaces	75.0	7.9	81.9	8.1
Enough development to slow the rate of local property tax growth	70.3	7.6	80.8	8.1
Enough development to increase local employment opportunities	62.5	7.0	73.3	7.8

44. What is the MOST you would be willing to have your local property taxes increase on an annual basis to preserve more open space in Simsbury?

	2008	2015
\$50	16.4%	21.5
\$100	13.4	17.3
\$250	11.1	9.5
\$500	5.6	2.5
Not willing	49.2	30.3
Don't know	3.4	17.5
Refused	0.8	1.5

45. What is the MOST you would be willing to have your local property taxes increase on an annual basis to fund public school education?

	2008	2015
\$50	11.0%	15.5
\$100	15.5	18.3
\$250	16.5	12.3
\$500	14.4	8.5
Not willing	37.0	27.8
Don't know	5.2	15.8
Refused	0.5	2.0

46. What is the MOST you would be willing to have your local property taxes increase on an annual basis to fund Town services EXCLUDING public school education?

	2008	2015
\$50	27.1%	26.3
\$100	15.3	17.5
\$250	8.6	7.2
\$500	3.4	1.8
Not willing	42.3	29.8
Don't know	3.2	16.3
Refused	0.2	1.3

As I read each of the following characteristics of town service, please tell me how satisfied you are with the Town of Simsbury's ability to serve its residents in these areas. Please use a scale of very satisfied, somewhat satisfied, somewhat dissatisfied, very dissatisfied. (Q47-55)

	2015 Satisfied without DK
Library services	99.5%
Fire and emergency services	98.7
Parks and Recreation offerings	98.4
Town Hall services	97.7
Social Services	97.2
Handicap accessibility to town buildings	94.7
Public works and Highway Maintenance	92.1
Town website	89.8
Public safety and police presence	95.9

56. You mentioned you were dissatisfied with one or more of the town services listed above. Could you please explain why?

	2015 (N=87)
Website not user friendly/difficult to find information/not modern	26.4%
Law enforcement could be doing more/target groups and locations	16.1
Roads need work/too many potholes	14.9
No reason/unsure	14.9
Handicap accessibility can be improved	6.9
Poor response to winter storms/plows drop snow on mailboxes	5.7
Could offer more recreational programs/better hours	4.6
Too much traffic	2.3
Fees for recreational services	2.3
Fire department is volunteer	1.1
Library in need of additional funding	1.1
Inefficient public works and highway maintenance	1.1
Municipal government issues	1.1
Unhappy with how town event was served	1.1

57. The town is considering an initiative to develop a high-speed fiber optic Internet network throughout the town. The development of this high-speed network would allow Internet service providers to offer faster cheaper Internet access to customers in town. Would you support the town investing in this initiative?

	2015
Yes	52.0%
No	15.5
Depends on the cost	27.8
Don't know / unsure	4.8

58. How do you currently receive information about events and activities happening in the Town? (Multiple responses accepted)

	2015
Newspaper stories	30.5%
Internet	27.0
Friends/neighbors/relatives	18.0
Town newsletter	17.8
Newspaper Ads	17.3
Email	16.3
Newspaper inserts	12.0
Town website	9.8
Direct mail/mailings	9.5
Social media	8.5
TV News	8.0
TV Advertising	4.3
Signage posted in town	4.0
Don't receive information/unsure	2.8
Radio News	2.5
Co-workers/employer	2.3
School system	2.3
Brochures	2.0
Government/elected officials	1.8
Radio Advertising	0.8
Senior center/senior center bulletin	0.8
Chamber of Commerce	0.5
Text messages/phone	0.5
Library	0.3
Church	0.3

59. Moving forward, how would you prefer to receive information about events and activities happening in the Town? (Multiple responses accepted)

	2015
Internet	28.0%
Email	23.8
Newspaper stories	20.8
Town newsletter	16.3
Newspaper ads	11.0
No response/don't know	10.8
Direct mail/mailings	10.3
Social media	10.0
Town website	9.8
Newspaper inserts	8.0
TV News	7.0
Friends/neighbors/relatives	7.0
Brochures	3.0
TV Advertising	2.5
Signage posted in town	2.3
Co-workers/employer	1.8
Radio News	1.5
Text messages/phone calls	1.0
School system	0.8
Radio Advertising	0.5
Government/elected officials	0.5
Public access television	0.5
Community bulletin board	0.5
Library	0.3
Church	0.3
Senior center	0.3

Section :: Demographics

60. Please tell me approximately how long you have lived in Simsbury.

	2008	2015
Less than 1 year		2.3
1 to less than 5 years	36.8%	11.5
5 to less than 10 years		15.0
10 to less than 15 years		17.0
15 to less than 20 years	34.0	13.5
20 to less than 25 years		13.0
More than 25 years	29.2	26.5
Refused	--	1.3

61. Do you rent or own your current residence?

	2008	2015
Own	89.5%	87.5
Rent	6.5	8.8
Don't know	1.1	1.8
Refused	0.2	2.0
Live with parents	2.7	--

62. Including yourself, please tell me how many people currently live in your household?

	2008	2015
1	12.1%	9.8
2	30.5	34.8
3	16.6	20.8
4	22.9	20.0
5 or more	17.8	11.5
Refused	--	3.3

63. Please tell me how many children under the age of 18 you have living in your home?

	2008	2015
0	52.4%	58.8
1	14.0	16.0
2	18.8	15.5
3 or more	14.9	5.8
Refused	--	4.0

64. Do you have any children currently in Simsbury public schools?

	2008 (N=194)	2015 (N=165)
Yes	74.7%	72.1
No	24.8	21.8
Refused	0.5	6.1

65. What was the last grade of school you completed?

	2008	2015
Grade school or less (0-8)	0.4%	0.3
Some high school (9-11)	0.2	1.0
High School graduate or GED (12)	12.3	8.3
Some college (1-3 years)	15.3	11.3
College graduate (4 years)	44.4	44.3
Post graduate (4+ years)	27.4	29.0
Refused	--	6.0

66. Are you currently employed full-time, employed part-time, retired, temporarily laid off, or are you not employed?

	2008	2015
Employed full-time	57.0%	49.0
Employed part-time	12.9	12.8
Retired	18.9	24.3
Temporarily laid off	0.2	0.8
Not employed	7.4	2.5
Student	0.7	1.0
Homemaker	2.3	5.3
Permanently disabled	0.2	1.0
Refused	0.2	3.5
Don't know	0.2	--

67. Please describe for me your total household income before taxes.

	2008 (N=359)	2015 (N=400)
Under \$10,000	1.0%	--
\$10,000 to less than \$20,000	1.3	--
\$20,000 to less than \$30,000	2.9	0.8
\$30,000 to less than \$40,000	4.8	1.0
\$40,000 to less than \$50,000	3.8	1.5
\$50,000 to less than \$75,000	13.6	4.0
\$75,000 to less than \$100,000	19.9	4.5
\$100,000 to less than \$125,000	13.6	7.0
\$125,000 to less than \$150,000	7.7	3.8
\$150,000 to less than \$200,000	5.7	9.5
\$200,000 or more	12.6	9.5
Don't know	2.8	3.5
Refused	10.3	55.0

68. Please tell me which of the following age categories best applies to you.

	2008 (N=381)	2015 (N=400)
18 to 34	13.6%	10.0
35 to 44	27.0	14.8
45 to 54	24.2	24.0
55 to 59	8.7	12.0
60 to 64	6.9	10.8
65+	19.6	22.8
Refused	--	5.8

69. Gender (by observation).

	2008	2015
Female	52.4%	57.3
Male	47.6	42.8

Exhibit B

This section contains the actual approved survey instrument for the Town of Simsbury, CT Resident Opinion Survey for June 2015.

Researcher:	Date:
Time start:	CB:
Time end:	Supervisor:

Hello, my name is _____. I am a research assistant at GreatBlue Research, a research company in Cromwell, CT. We are conducting an opinion survey for the Town of Simsbury to understand attitudes and perceptions of various topics related to the Town. All information collected is strictly confidential. This is not a sales call. We have nothing to sell.

A. Are you at least 18 years of age or older?

- 01 Yes (Continue)
- 02 No (Ask for qualified respondent or thank and terminate)

B. In what part of town do you live?

- 01 West Simsbury (Continue)
- 02 Tariffville (Continue)
- 03 Weatogue (Continue)
- 04 Simsbury (Continue)
- 05 None of the above (Thank and terminate)

Quality of Life

1. How would you rate the overall quality of life in Simsbury?
 - 01 Excellent
 - 02 Good
 - 03 Fair
 - 04 Poor
 - 05 Don't know

2. What, in your opinion, is THE BEST thing about the Town of Simsbury?

3. What would you say is THE BIGGEST problem facing Simsbury?

4. Overall, how would you rate Simsbury Town government?
 - 01 Excellent
 - 02 Good
 - 03 Fair
 - 04 Poor
 - 05 Don't know

I'm now going to read a list of efforts undertaken by the Town of Simsbury. Please rate the quality of each effort as excellent, good, fair, or poor. First, how would you rate... **(RESEARCHERS: Don't read "DON'T KNOW" or "REFUSED" options.)**

Statements...	Excellent	Good	Fair	Poor	DK	Ref.
5. Economic development efforts?	1	2	3	4	5	6
6. Planning and zoning efforts (such as the Town Center and The Hartford Charrettes)?	1	2	3	4	5	6
7. Efforts to regulate traffic flow?	1	2	3	4	5	6
8. Preservation efforts for the Town's open spaces, undeveloped areas or other such elements of Town character?	1	2	3	4	5	6

9. How familiar would you say you are with economic development issues for the Town of Simsbury?
 - 01 Very familiar
 - 02 Somewhat familiar
 - 03 Not very familiar
 - 04 Not familiar at all
 - 05 Don't know

Development

There are a number of types of potential economic development projects that could be pursued by a town. For each, there may be tax benefits, traffic changes, and other effects. I am going to read you a list of these types of development and for each I would like you to state whether you favor or oppose that type of development in Simsbury. **(RESEARCHERS: Don't read "DON'T KNOW" or "REFUSED" option.)**

Statements...	Strongly Favor	Somewhat favor	Somewhat oppose	Strongly oppose	DK	Ref
10. Preserving open spaces, undeveloped areas or other such elements of Town character?	1	2	3	4	5	6
11. Recreation-based businesses, including camping, sports facilities and other such businesses?	1	2	3	4	5	6
12. Tourism or Heritage businesses, including those businesses designed to attract	1	2	3	4	5	6
13. Restaurants?	1	2	3	4	5	6
14. Home businesses?	1	2	3	4	5	6
15. Professional offices?	1	2	3	4	5	6
16. Back office operations or office operations for larger companies?	1	2	3	4	5	6
17. Heavy industry, such as manufacturing?	1	2	3	4	5	6
18. Light industry or Hi-tech industry?	1	2	3	4	5	6
19. Entertainment facilities?	1	2	3	4	5	6
20. Large retail businesses?	1	2	3	4	5	6
21. Small retail businesses, not including restaurants?	1	2	3	4	5	6
22. Small lot size residential housing development?	1	2	3	4	5	6
23. Large lot size residential housing development?	1	2	3	4	5	6
24. Provide affordable residential housing for all income and age levels?	1	2	3	4	5	6
25. Higher density housing development with open space set aside?	1	2	3	4	5	6
26. Apartment housing development?	1	2	3	4	5	6
27. Senior housing development?	1	2	3	4	5	6

Senior Community Center

I am now going to ask you a series of questions about potential changes or improvements to the Town of Simsbury Senior/Community Center.

28. How important is it to you that the Senior/Community Center remains in the Simsbury Town Center? Would you say...

- 01 Very important
- 02 Important
- 03 Not very important
- 04 Not at all important
- 05 Don't know/unsure

29. And, how important is it to you that the new Senior/Community Center has programs and resources available to both seniors and the general town residents including families and children?

- 01 Very important
- 02 Important
- 03 Not very important
- 04 Not at all important
- 05 Don't know/unsure

30. If the new Senior/Community Center includes programs and resources for both seniors and general town residents, how would this affect your visitation to the Senior Community Center?

- 01 Increase visitation
- 02 No change, would continue going
- 03 No change, would still not go
- 04 Decrease visitation
- 05 Don't know/unsure

31. What types of programming would you like to see potentially at a Senior/Community center?
 (RESEARCHERS: Do Not Read and Accept all that Apply)

- | | | | |
|----|--------------------------------|----|----------------------------------------------|
| 01 | Programs: _____ | 31 | Duplicate Bridge |
| 02 | Health activities | 32 | In-tonations |
| 03 | Recreation activities | 33 | Knit and Crochet Group |
| 04 | Training classes for seniors | 34 | Painting Club |
| 05 | Environmental Education | 35 | Scrabble |
| 06 | Cooking/food/nutrition classes | 36 | Setback |
| 07 | Trips | 37 | Wii Bowling |
| 08 | Information on happenings | 38 | AARP Driver Safety Course |
| 09 | Lunches/Dinners | 39 | AARP Fraud Watch Network |
| 10 | Lectures | 40 | Bingo |
| 11 | Balanced Bodies Exercise | 41 | Bird Watchers |
| 12 | Cardio Blast Exercise | 42 | Dinner and Presentation |
| 13 | Cardio Plus | 43 | Dinner and Recital |
| 14 | Fitness Room | 44 | Healthy Cooking/Eating Demonstration |
| 15 | Interval Training | 45 | Jump on Board Trips |
| 16 | Line Dancing | 46 | Monday Suppers |
| 17 | Perfect Fit Exercise | 47 | Office Hours of elected officials |
| 18 | Stretch and Tone w/Marie | 48 | Picnic and a Movie |
| 19 | Tai Chi | 49 | Senior Citizen Night at Simsbury High School |
| 20 | The Perfect 6 (Fit Friday) | 50 | Casino Trips |
| 21 | Yoga | 51 | Dial-A-Ride Pass |
| 22 | Lunch @ Eno | 52 | Jump on Board Trips |
| 23 | Lunch Cafe | 53 | Blood Pressure Screening |
| 24 | Souper Tuesday | 54 | Food and Medical Myths |
| 25 | Bocce | 55 | Hearing Clinic |
| 26 | Book Club | 56 | Meditation |
| 27 | Bridge | 57 | Overcoming Obstacles |
| 28 | Canasta | 58 | The Benefits of a Good Night's Sleep |
| 29 | Ceramics | | |
| 30 | Cribbage | | |

32. The location of the new Senior/Community Center voted by the Board of Selectmen is the Simsbury Performing Arts Center at 22 Iron Horse Boulevard. How would this new location affect your visitation to the Senior Community Center?

- 01 Increase visitation (Go to Q35)
- 02 No change, would continue going (Go to Q35)
- 03 No change, would still not go
- 04 Decrease visitation
- 05 Don't know/unsure (Go to Q35)

33. Please tell me why?

34. Is there another location that you would prefer? And please tell me why?

35. How important is the availability of parking in your decision to visit the new Senior Community Center? Would you say...

- 01 Very important
- 02 Important
- 03 Not very important
- 04 Not at all important
- 05 Don't know/unsure

Now, I will read you a list of statements regarding the development impact of the Senior/Community Center. For each one, please tell me if you would be in favor of the action.

36. Would you be in favor of a \$12 million Senior/Community Center if it meant an increase of \$156 per year for the average Simsbury household's taxes to cover the cost of construction and operation?

- 01 Yes (Go to Q40)
- 02 No (Continue)
- 03 Don't know (**Continue**)
- 04 Refused (**Continue**)

37. Would you be in favor of an \$8.5 million Senior/Community Center if it meant an increase of \$114 per year for the average Simsbury household's taxes to cover the cost of construction and operation?

- 01 Yes (Go to Q40)
- 02 No (Continue)
- 03 Don't know (**Continue**)
- 04 Refused (**Continue**)

38. Would you be in favor of a \$5 million Senior/Community Center if it meant an increase of \$71 per year for the average Simsbury household's taxes to cover the cost of construction and operation?

- 01 Yes (Go to Q40)
- 02 No (Continue)
- 03 Don't know (**Continue**)
- 04 Refused (**Continue**)

39. Is there any amount on your yearly taxes you would be willing to spend in support of the development and expansion of the Senior/Community Center?

- 01 Yes, specify: _____
- 02 No
- 03 Don't know
- 04 Refused

Town Services

On a scale of 1 to 10, how important do you consider each of the following for Simsbury? A rating of 1 is the least important. A rating of 10 is the most important.

Statements...	Least important										Most important
40. Preservation of the Town's open spaces?	1	2	3	4	5	6	7	8	9	10	
41. Preservation of elements of Town "character", such as views of the ridge or bike/pedestrian walkways?	1	2	3	4	5	6	7	8	9	10	
42. Enough development to slow the rate of local property tax growth?	1	2	3	4	5	6	7	8	9	10	
43. Enough development to increase local employment opportunities?	1	2	3	4	5	6	7	8	9	10	

44. What is the MOST you would be willing to have your local property taxes increase on an annual basis to preserve more open space in Simsbury?

- 01 \$50
- 02 \$100
- 03 \$250
- 04 \$500
- 05 Not willing
- 06 Don't know
- 07 Refused

45. What is the MOST you would be willing to have your local property taxes increase on an annual basis to fund public school education?

- 01 \$50
- 02 \$100
- 03 \$250
- 04 \$500
- 05 Not willing
- 06 Don't know
- 07 Refused

46. What is the MOST you would be willing to have your local property taxes increase on an annual basis to fund Town services EXCLUDING public school education?

- 01 \$50
- 02 \$100
- 03 \$250
- 04 \$500
- 05 Not willing
- 06 Don't know
- 07 Refused

As I read each of the following characteristics of town service, please tell me how satisfied you are with the Town of Simsbury's ability to serve its residents in these areas. Please use a scale of very satisfied, somewhat satisfied, somewhat dissatisfied, very dissatisfied.

Statements...	Very satisfied	Somewhat satisfied	Somewhat dissatisfied	Very dissatisfied	Don't know
47. Public safety and police presence	1	2	3	4	5
48. Fire and emergency services	1	2	3	4	5
49. Handicap accessibility to town buildings	1	2	3	4	5
50. Public works and highway maintenance	1	2	3	4	5
51. Library services	1	2	3	4	5
52. Parks and recreation offerings	1	2	3	4	5
53. Town Hall services	1	2	3	4	5
54. Social Services	1	2	3	4	5
55. Town website	1	2	3	4	5

56. You mentioned you were dissatisfied with one or more of the town services listed above. Could you please explain why? (RESEARCHERS ONLY ASK IF Q48-53 = 03,04)

57. The town is considering an initiative to develop a high-speed fiber optic Internet network throughout the town. The development of this high-speed network would allow Internet service providers to offer faster cheaper Internet access to customers in town. Would you support the town investing in this initiative?

- 01 Yes
- 02 No
- 03 Depends on the cost
- 04 Don't know/unsure

58. How do you currently receive information about events and activities happening in the Town? (Researchers: Do not read and accept multiple responses.)

- | | |
|----------------------|---------------------------------|
| 01 TV News | 11 Friends/neighbors/relatives |
| 02 TV Advertising | 12 Co-workers/employer |
| 03 Radio News | 13 Government/elected officials |
| 04 Radio Advertising | 14 Email |
| 05 Newspaper stories | 15 Social media |
| 06 Newspaper ads | 16 Direct mail/mailings |
| 07 Newspaper inserts | 17 Brochures |
| 08 Town newsletter | 18 Other: _____ |
| 09 Town website | |
| 10 Internet | |

59. Moving forward, how would you prefer to receive information about events and activities happening in the Town? (Researchers: Do not read and accept multiple responses.)

- | | | | |
|----|-------------------|----|------------------------------|
| 01 | TV News | 10 | Internet |
| 02 | TV Advertising | 11 | Friends/neighbors/relatives |
| 03 | Radio News | 12 | Co-workers/employer |
| 04 | Radio Advertising | 13 | Government/elected officials |
| 05 | Newspaper stories | 14 | Email |
| 06 | Newspaper ads | 15 | Social media |
| 07 | Newspaper inserts | 16 | Direct mail/mailings |
| 08 | Town newsletter | 17 | Brochures |
| 09 | Town website | 18 | Other: _____ |

Demographics

60. Please tell me approximately how long you have lived in Simsbury.
- 01 Less than 1 year
 - 02 1 to less than 5 years
 - 03 5 to less than 10 years
 - 04 10 to less than 15 years
 - 05 15 to less than 20 years
 - 06 20 to less than 25 years
 - 07 More than 25 years
 - 08 Refused (DON'T READ)
61. Do you rent or own your current residence?
- 01 Own
 - 02 Rent
 - 03 Don't know (DON'T READ)
 - 04 Refused (DON'T READ)
62. Including yourself, please tell me how many people currently live in your household?
- 01 1
 - 02 2
 - 03 3
 - 04 4
 - 05 5 or more
 - 06 Refused (DON'T READ)
63. Please tell me how many children under the age of 18 you have living in your home?
- 01 0 (Go to Q65)
 - 02 1
 - 03 2
 - 04 3 or more
 - 05 Refused (DON'T READ)
64. Do you have any children currently in Simsbury public schools?
- 01 Yes
 - 02 No
 - 03 Refused (DON'T READ)
 - 04. What was the last grade of school you completed?
 - 05 Grade school or less (0-8)
 - 06 Some high school (9-11)
 - 07 High school graduate or GED (12)
 - 08 Some college (1-3 years)
 - 09 College graduate (4 years)
 - 10 Post graduate (4+ years)
 - 11 Refused (DON'T READ)

65. Are you currently employed full-time, employed part-time, retired, temporarily laid off, or are you not employed?

- 01 Employed full-time
- 02 Employed part-time
- 03 Retired
- 04 Temporarily laid off
- 05 Not employed
- 06 Student
- 07 Homemaker
- 08 Permanently disabled
- 09 Don't know (DON'T READ)
- 10 Refused (DON'T READ)

66. Please describe for me your total household income before taxes.

- 01 Under \$10,000
- 02 \$10,000 to less than \$20,000
- 03 \$20,000 to less than \$30,000
- 04 \$30,000 to less than \$40,000
- 05 \$40,000 to less than \$50,000
- 06 \$50,000 to less than \$75,000
- 07 \$75,000 to less than \$100,000
- 08 \$100,000 to less than \$125,000
- 09 \$125,000 to less than \$150,000
- 10 \$150,000 to less than \$200,000
- 11 More than \$200,000
- 12 Don't know (DON'T READ)
- 13 Refused (DON'T READ)

67. Please tell me which of the following age categories best applies to you.

- 01 18 to 34
- 02 35 to 44
- 03 45 to 54
- 04 55 to 59
- 05 60 to 64
- 06 65+
- 07 Refused (DON'T READ)

68. Gender (by observation).

- 01 Female
- 02 Male

Senior Center Survey

Surveys were distributed to seniors attending the Police Picnic on **September 4, 2013.**

A total of **171** surveys were completed and returned.

43 responded they would like a new Senior Center building.

78 responded they would like Eno Hall to be renovated and expanded to accommodate the Senior Center.

40 responded they would like the Senior Center to remain at Eno Hall without any changes.

10 responded they need more information before they can form an opinion.

Comments:

- *I am wondering if tomorrow's seniors will use the facility the same way the current seniors do.*
- *I need to know more about Eno Hall, I just moved here.*
- *Where would a new building go?*
- *We need more parking.*
- *I would like to know where a new Center would be built.*
- *I need more information on costs.*
- *We definitely need more room and parking.*
- *Expand the Senior Center to include the building that was Andy's Market as an annex.*
- *We need our own Center.*
- *I can't see spending unlimited money on a new building. I would like more information as to how much the renovations would cost as opposed to a new building.*
- *New kitchen.*
- *Want to know about additional parking in order to keep it at Eno Hall.*

TOWN OF SIMSBURY AGING AND DISABILITY COMMISSION SENIOR CENTER SURVEY RESULTS

Please answer the following about yourself:

1. I am: **Female: 158 (68%) Male: 73 (32%)**

2. Age Group: **50-59: 21 (9%) 60-69: 51 (22%) 70-79: 89 (39%)**
 80-89: 66 (29%) 90+: 3 (1%)

3. I live: **Alone: 90 (41%) With Spouse: 116 (53%) With Others: 13 (6%)**

Knowledge of present Senior Center:

1. Do you know where the Simsbury Senior Center is?
Yes: 216 (97%) No: 6 (3%)

2. Have you ever been to the Senior Center?
Yes: 200 (90%) No: 22 (10%)

3. If no – why not:
 - Don't know anything about it or if it is available to younger people with disabilities
 - Not a senior
 - No interest (2)
 - Still working
 - Activities are during daytime hours and I still work full time
 - Nothing of interest
 - Do not feel I am old enough
 - Have not had the need
 - I am busy with other activities
 - No transportation
 - I belong to Granby Senior Center
 - I have had the perception the Center is for "older" people with nothing better to do with their time.
 - Most of the things I cannot do

4. If you do attend – why?
 - For information (11)
 - Attend events (7)

Simsbury Senior Center Survey Results
Page Two

- Enjoy classes/programs (88)
- Concerts
- To volunteer (3)
- Wednesday senior lunch (18)
- Trips (18)
- To be with people/socialize (28)
- Clinics (6)
- Cheese day/food pantry (5)
- Book discussion meetings (2)
- Bridge (8)
- Disabled access
- Driving course (2)
- Convenient location
- Tootsie Rolls

5. How do you get to the Senior Center?

Drive: 194 (92%) I Am Driven: 6 (3%) Dial A Ride: 6 (3%) Walk: 5 (2%)

6. Is the Senior Center accessible to your needs:

Yes: 194 (92%) No: 16 (8%)

7. How familiar are you with the activities, classes, trips, etc. at the Senior Center?

Not at all: 13 (6%) Somewhat familiar: 102 (46%) Very familiar: 107 (48%)

8. How do you learn about the activities, programs, trips, etc., at the Senior Center?

**Senior Communicator: 182 (63%) Newspaper: 38 (13%) SCTV: 21 (7%)
Friends: 40 (14%) Other: 9 (3%)**

Future Plans:

1. Do you think the current Senior Center has sufficient room for all of the activities?

Yes: 82 (42%) No: 104 (53%) Don't Know: 10 (5%)

Comments:

- Inadequate parking (19)
- Luncheons should accommodate everyone who wants to attend (2)
- Expansion for additional programs (3)
- Plenty of square footage, but too chopped up to put to good use (2)
- Insufficient room (44)
- Senior Center should be on one floor (6)
- Basement is like a dungeon

Simsbury Senior Center Survey Report
Page Three

- Make a separate café instead of using Blue Room
 - A new modern senior center which would accommodate adults with disabilities
 - Compared to Canton and Granby Simsbury is behind the times (2)
 - Not enough variety
 - Need new modern kitchen (5)
 - Need separate rooms for activities such as ping pong and pool – activities that might interest men (2)
 - Nothing available for working seniors
 - Not a “friendly” place to go
 - Just fine, very nice (7)
2. If possible, should the town consider expanding the current Senior Center?
Yes: 98 (54%) No: 85 (46%)
3. If funding is available, would you like to see the town construct a new Senior Center?
Yes: 118 (60%) No: 79 (40%)
4. Should the new building be a Senior Center or Community Center?
Senior Center Only: 53 (40%) Senior Center/Community Center: 78 (60%)
5. Where should this new building be located?
Center of Town: 64 (54%) North End: 13 (11%)
South End: 3 (3%) Wherever there is land available: 38 (32%)
6. Please list what you feel would be the most important program areas to be located in a new Senior Center or Community Center?
- Classrooms (47)
 - Large exercise room (23)
 - Cozy dining room (3)
 - Coffee shop (3)
 - Game room (11)
 - Kitchen (54)
 - Computer room (6)
 - Reading room (6)
 - TV room (5)
 - Auditorium (39)
 - Meeting/conference room (6)
 - Swimming pool (2)
 - Chapel

Simsbury Senior Center Survey Report
Page Four

7. Are there any programs/activities that you would like to see in a new Senior Center or Community Center that are not available now?
- More trips (6)
 - Overnight trips
 - More art type beginner/intro classes
 - More activities related to physical fitness (2)
 - Computer classes related to seniors (3)
 - Lunch program for at least two days per week (2)
 - Regular clinic hours
 - A game room geared to the senior men (8)
 - Upgrade kitchen (2)
 - Walking program
 - Bingo on a weekly basis (3)
 - Increase discussion groups
 - More musical presentations
 - Quilting
 - Ballroom dancing
 - Tap dancing
 - More educational programs (3)
 - Swimming (4)
 - Evening classes (2)
 - Paddle tennis
 - Rest rooms on each floor
 - Everything should be on one level (4)
8. Please make any additional comments you feel would be helpful.
- Senior Center needs to be more handicapped accessible
 - I would like to see the senior rebates on town taxes increased (3)
 - Add Dial a Ride to evening events
 - Eno is a unique and historical building which makes a wonderful place for seniors to meet (11)
 - Shuttles from adjacent parking
 - We don't need more government building and associated taxes (5)
 - Senior Center should coordinate with Simsbury Library
 - Simsbury has more pressing needs
 - Social Service office is not too private for handling seniors personal issues
 - Kudos to Kathy Marshall and staff (10)
 - Very pleased with the variety of activities for seniors

Simsbury Senior Center Survey Report
Page Five

- Center busy in the morning, quiet in the afternoon. Programs could be spread out throughout the day
- We deserve a center that will accommodate our needs
- Transportation to sports – UCONN
- There should be a convenient drop off location close to an entrance
- One good piano
- We need a facility with easier access (2)
- Own a large bus for trips (2)
- Big problem is parking (15)
- Simsbury has always been far behind other towns in addressing senior issues (2)
- There should be air conditioning in the whole building
- The present building should have an automatic electronic defibrillator
- For a handicapped person the Simsbury Senior Center is very inaccessible
- I believe a monthly newsletter would be very helpful
- Open house at least two times per year for screening for available services
- Low cost or free programs
- Everyone is helpful all the time. I have made many new friends since I retired. I am happy!

October 2009



TOWN OF SIMSBURY

PROGRAMMING REPORT FOR FUTURE SENIOR/COMMUNITY CENTER

**Manoj Pardasani, PhD, LCSW, ACSW
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Research Scholar, Ravazzin Center on Aging
Graduate School of Social Service
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Executive Summary

Background of Study

In the summer of 2015, the Town of Simsbury invited Dr. Manoj Pardasani to explore and evaluate plans for building a new senior center in Simsbury. In collaboration with representatives from the Town of Simsbury, a comprehensive plan of study was established.

Dr. Pardasani is a leading expert on senior centers in the United States. His research on senior center designs, programming, and impact have been widely published and disseminated in the senior center field. He has served as a consultant and advisor to several public and private organizations that provide community-based services to older adults.

The aim of the study was to gather evidence from multiple sources and stakeholders about need and viability, and provide data-informed recommendations to the Town of Simsbury on plans for a new senior center.

Study Design

The study took place in several stages:

Stage #1: An exploration of the changing demographics of Simsbury and Connecticut and a review of a consumer survey and reports commissioned by the Town of Simsbury.

Stage #2: An overview of innovative models of senior centers in the US.

Stage #3: A telephone consultation with representatives of the Town of Simsbury and project architects to evaluate their concerns and goals.

Stage #4: A visit to Simsbury to meet with several stakeholders that included –

- A meeting with representatives of the Town of Simsbury.
- A tour of the current senior center and a meeting with the staff, administrators and participants.
- A tour of the Town Library, Parks and Recreation facility, the Performing Arts Center and consultations with their respective administrators.

Stage #5: A second visit to Simsbury that included –

- A focus group session with participants and non-participants of senior center from Simsbury.

- A presentation on innovative senior center models (structures and programming) to the Aging and Disability Commission.
- A meeting with representatives of alternate proposed sites for the new senior center.

Recommendations

In Simsbury, the current population is pegged at approximately 23,000 individuals, of which 15% (3,300) are 65 years of age and older. If the “graying” of the population in Simsbury follows the national trend, the number of individuals aged 65 and over will double in the next few decades. These estimates are based on the assumption that there will not be an influx of additional older adults to Simsbury from other areas. According to 2010 Decennial Census Report issued by the Connecticut State Data Center, the population of individuals 65 and older will increase by 35% between 2010 and 2025. Given the rapid growth in the population of people over 50 in Simsbury, programs and services targeted to this segment of the population are essential.

The current senior center facility is inadequate (viz. safety and space issues) and not viable for expansion of clients, programming and services. Additionally, the current participant pool is aging and not being replaced by a “younger” cohort. Efforts should be made to develop programming that can attract more individuals in their 50s and boomers (adults in their 60s). There are several attractive resources in the community such as the Library, Performing Arts Center and the Parks and Recreation facility that offer services and programs of interest to older adults as well.

Based on an extensive review of stakeholder discussions, current trends in aging and innovative senior center models, the following recommendations are being offered:

- (1) A community-center that caters to all age groups would be ideal for Simsbury – given the demographic profile of the community.
- (2) Building a brand new facility would provide the opportunity to strategically design the space with a diverse array of programs, activities and future income in mind.
- (3) An expanded slate of programs and services would attract younger seniors (60+) as well as those in their 50s and early retirees. The focus of the programming, in addition to programs currently offered at the senior center, should focus on 3 major areas: Health & Wellness, Continuing Education/Arts and Volunteer Opportunities.

- (4) A brand new facility that is state-of-the-art could not only enhance that section of downtown but also attract new members.
- (5) A fitness center and health facility could provide income, in addition to renting space.
- (6) The library offers many programs that also attract older adults – therefore collaborating and coordinating with them in a comprehensive manner would be essential. Also, joint service agreements with the Performing Arts Center and the Parks & Recreation department would greatly expand program options for members.
- (8) Collaborating with various businesses in Simsbury would provide opportunities for programming and resources (such as a restaurant tasting menu, wine sampling, etc.).

Conclusion

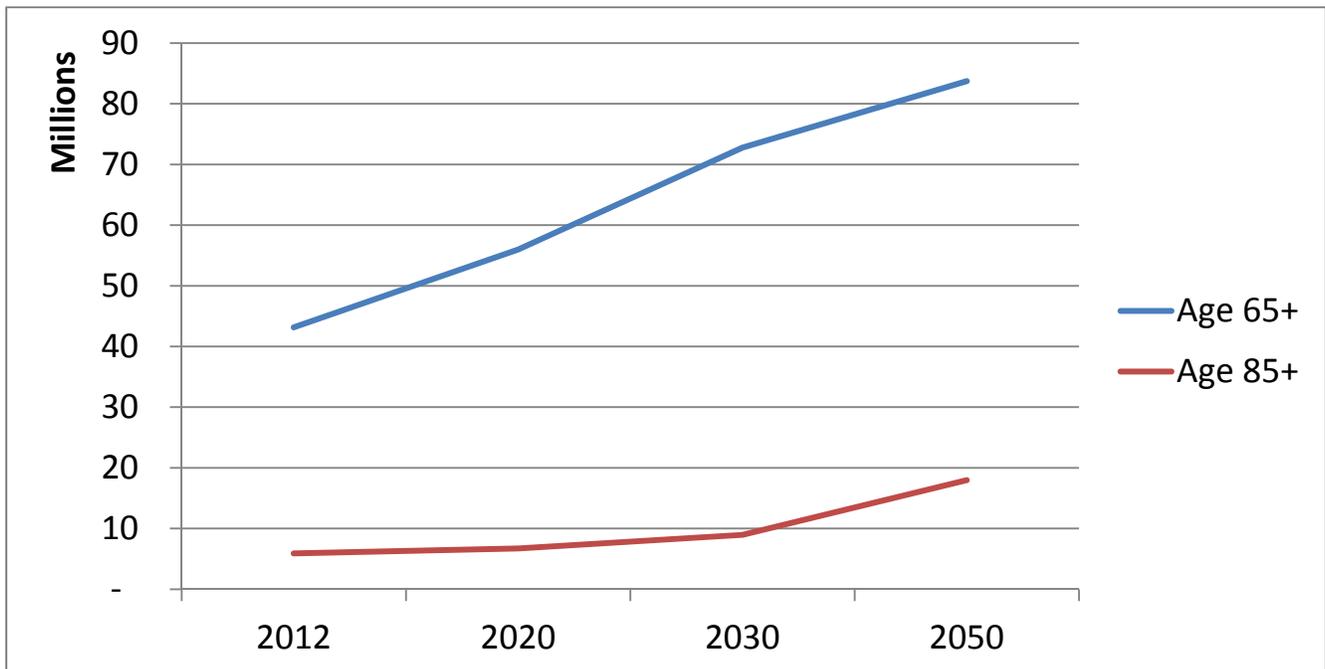
A brand new, senior/community center with expanded programming and services will serve as a vital focal point in the community. It has the potential to act as a valuable resource and provide a sustainable, critical and innovative model of service. The senior/community center could enhance the downtown area and the overall health and wellness of the community.

Programming Report For Future Senior/Community Center

The Graying of America

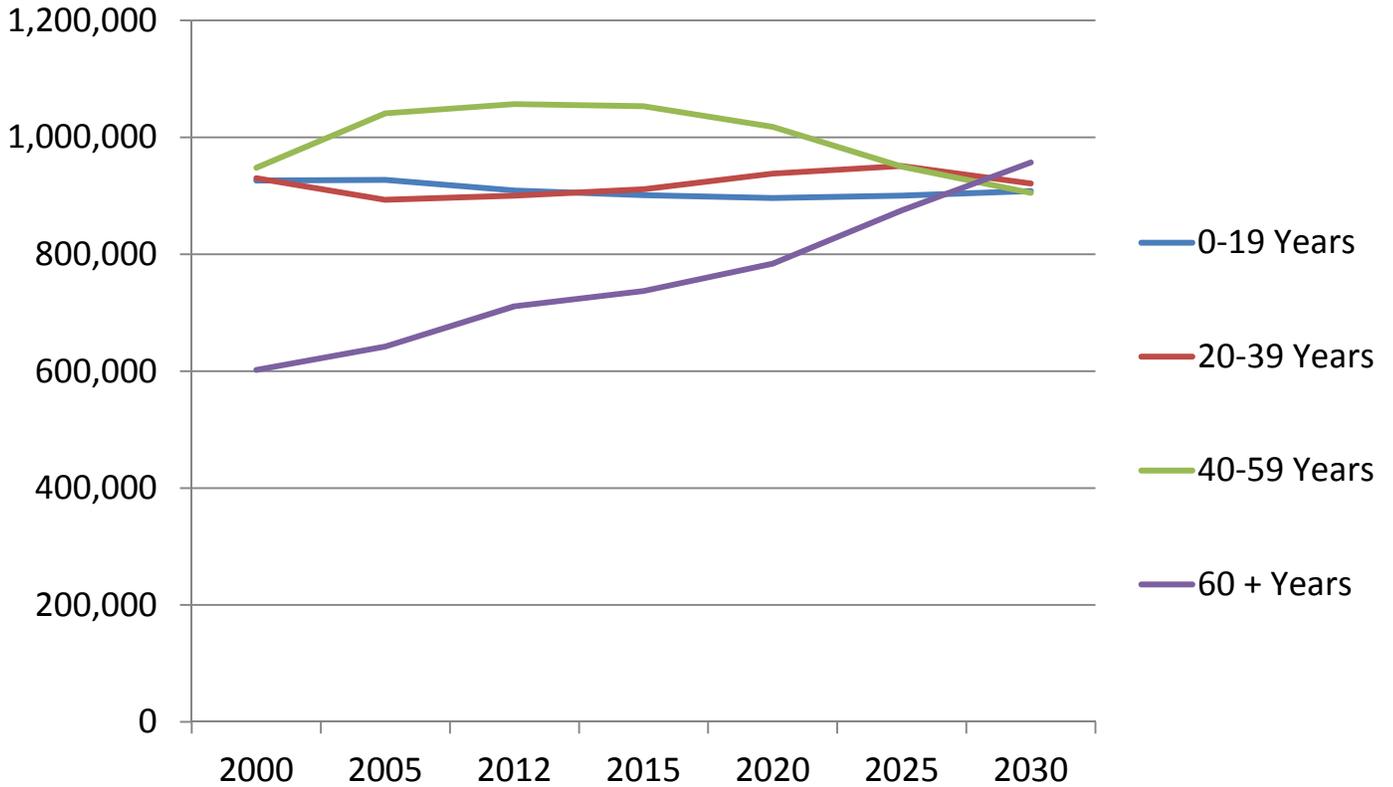
Between 2012 and 2050, the United States will experience considerable growth in its older population. In 2050, the population aged 65 and over is projected to be 83.7 million, almost double its estimated population of 43.1 million in 2012. The baby boomers are largely responsible for this increase in the older population, as they began turning 65 in 2011. By 2050, the surviving baby boomers will be over the age of 85. By 2030, more than 20 percent of U.S. residents are projected to be aged 65 and over, compared with 13 percent in 2010 and 9.8 percent in 1970. The number of people aged 85 and over, is projected to grow from 5.9 million in 2012 to 8.9 million in 2030. In 2050, this group is projected to reach 18 million.

Figure 1: National trends in aging



In Connecticut, the proportion of the population that is 60 and older is growing more rapidly than other components of the population. The U.S. Census Bureau estimates that nearly 26 percent of Connecticut’s population will be 60 and older by the year 2030, an increase of 30 percent from 2012.

Figure 2: Aging Trends in Connecticut



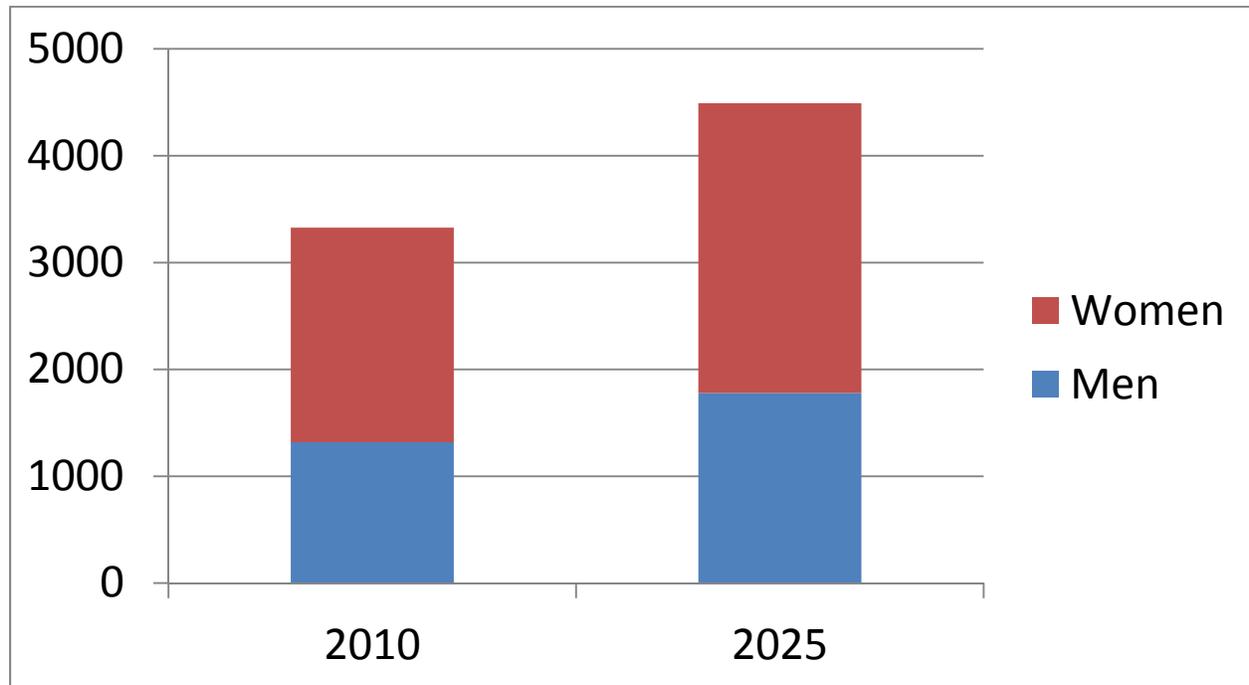
0-19 Years	926	927	909	901	896	900	908
20-39 Years	930	893	900	911	938	951	921
40-59 Years	948	1041	1057	1053	1018	950	905
60+ Years	602	642	711	737	784	875	957

Population in 1000s

In Simsbury, the current population is pegged at approximately 23,000 individuals, of which 15% (3,300) are 65 years of age and older. If the “graying” of the population in Simsbury follows the national trend, the number of individuals aged 65 and over will double in the next

few decades. These estimates are based on the assumption that there will not be an influx of additional older adults to Simsbury from other areas. According to 2010 Decennial Census Report issued by the Connecticut State Data Center, the population of individuals 65 and older will increase by 35% between 2010 and 2025.

Figure 3: Growth in the Aging Population of Simsbury (35%)



Background on Senior Centers

Nationally, a network of 11,000 senior centers serves a diverse cohort of community-dwelling older adults (AoA, 2000; Krout, 1998; Leest, 1995; NISC, 2005; Pardasani, 2004). Wrapped around the core service of a free lunch meal, senior centers provide a complex array of recreational, nutritional, fitness, educational and social service programs to promote independence and enhance the quality of life of those they serve (Krout, 1998; NISC, 2005; Pardasani, 2004).

According to the Administration on Aging (2000), senior centers were conceptualized as community focal points and are “both the first and the foremost, source of vital community based social and nutrition supports that help older Americans remain independent in their

communities.” It was envisioned that senior centers would enhance the independence and well-being of community-dwelling older adults by providing vital services such as nutrition, health education, recreational programs and social services (AoA, 2000; Krout, 1998; Leest, 1995).

Senior Centers: The Evolution

Since the opening of the first senior center, the William Hodson Senior Center in 1943, senior centers have expanded, diversified and evolved significantly in terms of programs and services (AoA, 2000; Krout, 1998; Leest, 1995). The numerical growth of senior centers in the last few decades is matched by a growth in the number and diversity of programs and services offered by senior centers (Pardasani, 2004b; Strain, 2001). Programming has evolved in relation to changing needs and user characteristics (Calsyn & Winter, 1999; Demko, 1979; Harris & Associates, 1975; Lun, 2004; Mitchell, 1995; Miller et al., 1996; Netzer et al., 1997; Ralston 1982, 1983, 1984, 1991; Tuckman, 1967). Senior centers, depending on their size, budget and programmatic focus, may range in design from recreational clubs or nutrition sites, to traditional community-based senior centers and large, multipurpose senior centers (Krout, 1985; Leanse & Wagener, 1975; Ralston, 1983; Taietz, 1976). The five most common categories of senior center programs are nutrition, health and fitness, recreational, volunteer opportunities for older adults and social services (Aday, 2003; Gavin & Meyers, 2003; Gelfand, Bechil and Chester, 1992; Krout, 1985; Leanse & Wagener, 1975; Pardasani, 2004b; Skarupski & Pelkowski, 2003).

Models of Senior Centers

In 2009, the National Institute of Senior Centers (NISC) appointed a New Models Taskforce to identify emerging and innovative models of senior centers. Applying a multiple-case study approach to a national survey sample, six innovative models were identified by members of the New Models Taskforce (NMTF). The following are the six models of emerging senior centers as highlighted by our nationwide study and their defining characteristics:

1) *Community Center*



- Diverse and comprehensive programming
- Programming to be offered at multiple sites through partnerships with other agencies, public utilities and businesses, e.g. 'Centers Beyond Walls'
- Provide inclusive programming and activities for all ages and abilities
- A state-of-the-art health and fitness center
- Programs that encompass health, recreational, educational, cultural, nutritional and social service needs
- Use of consistent and intensive program evaluation and needs assessments
- Use of alternative names instead of 'Senior Center'

2) *Wellness Center*



- Focus on healthy aging (physical, mental, emotional, social, spiritual and environmental)
- Use of evidence-based health promotion models
- A state-of-the-art health and fitness center
- Steady participation in health-related research protocols
- Use of innovative technology and current knowledge to promote health
- Significant collaborations with healthcare providers in the community
- Coordination with healthcare professionals, universities, research institutions and pharmaceutical companies



3) *Lifelong Learning/Arts*



- Focus on intellectual stimulation, continuous learning, personal growth, and enhanced quality of life
- Programs and activities offered at multiple sites – not necessarily within a senior center
- Highly skilled, competent and experienced cadre of staff and volunteers
- Programs that are inclusive, comprehensive and innovative
- Significant collaborations with educational institutions like universities, colleges, elder hostels, libraries, etc.
- Trips to various destinations based on subjects being offered



4) *Continuum of Care/Transitions*



- Senior centers play a vital role as the focal points of coordination of information, access and service delivery to the aging population.

- Comprehensive services and programs that meet the changing needs of consumers as they “age-in-community” – usually located in retirement communities.
- State-of-the art services that are characterized by incremental, as well as structured plans that allows for greater dependence on resources and focus as participant’s age – planned transition from independent living to assisted living to skilled nursing.
- Services/Programs grounded in evidence-based theory and practice.
- Inter-disciplinary, comprehensive collaboration with healthcare institutions, healthcare providers, AAA’s, State Offices of Aging and Mental Health, researchers, educational institutions and community-based service providers to create a unique system of care.

5) *Entrepreneurial Model*



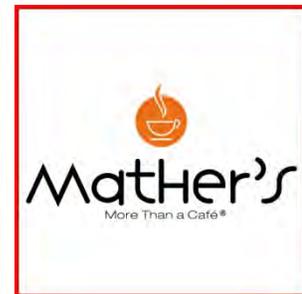
- Focus on philanthropic funding rather than public funding to support the senior center
- Generating earned income – offering a cadre of retired professionals as paid consultants to the community or members creating objects/products for sale
- Positioning in the marketplace as a focal point
- Use of successful business models from the for-profit and non-profit world
- Use of technology to enhance effectiveness and efficiency
- Contemporary, ‘hip’ facilities that are new or remodeled
- Very consumer driven -open non-traditional hours to attract diverse consumers



6) Café Model



- Retail approach to programs – located in a restaurant or café setting
- The town café is the centerpiece
- Programs may be offered at other sites
- Smaller, neighborhood-based focus
- Cafes are open to all community members – allows for introduction of new participants to other programs and services
- Members may work in the cafes as volunteers or paid staff



Research on the Benefits of Participation

Health and wellness programs are fast becoming a core interest of many large, multi-purpose senior centers, with an increase in health-related intervention research (Beisgen and Kraitchman, 2003; Hayunga, 2004; Pardasani, Sporre & Thomspen, 2008; Ryzin, 2005). These studies have focused on prevention of falls and minimization of injury risks (Baker, Gottschalk & Bianco, 2007; Reinsch, MacRae, Lachenbruch & Tobis, 1992; Li et al, 2008), walking (Sarkisian, Prohaska, Davis and Weiner, 2007), resistance training (Manini, et al., 2007), line dancing (Hayes, 2006), increasing healthy eating habits (Hendrix, 2008a), diabetes self-management (Hendrix, 2008b), Tai Chi (Li, et al., 2008), physical activity and exercise (Fitzpatrick, et al., 2008). While demonstrating their physical health benefits, these interventions are costly and time-limited and, therefore, are not available to most older adults participants. Moreover, they have not examined mental health, loneliness, and life satisfaction as possible outcomes.

There is some evidence that participation in activities typically offered by senior centers (e.g., bingo, trips, arts and crafts, meal, etc.) may be related to the well-being of older adults. Researchers have found that senior center participants have better psychological well-being across several measures than non-participants, including depressive symptoms (Choi & McDougall, 2007), friendship formations and associated well-being (Aday, Kehoe, and Farney, 2006), and stress levels (Farone, Fitzpatrick and Tran, 2005, Maton, 1989). Some studies have shown that that participation in senior center programs are related to greater self-esteem, life satisfaction and perceived social support, expanded social networks and reduced isolation, and improved perception of general well-being (Aday, Kehoe & Farney, 2006; Carey, 2004; Fitzpatrick et al, 2005; Leest, 1995; Maton, 2002; Meis, 2005; Seong, 2003).



Current Senior Center in Simsbury

(1) Approximately 150 clients per day. Mostly 75 and older. More women than men.

(2) Meals served on Wednesdays and Fridays only.

(3) 5 rooms for attendees:

- Auditorium – 1st floor
- Lobby – 1st floor
- 2 activity rooms – upstairs
- Dining Room – lower floor (50-75)
- Craft Room – lower floor
- Kitchen/Pantry – lower floor
- Large Meeting Room – lower floor

(4) Issues with current senior center:

- Parking is limited and problematic, grounds uneven
- Ramp is narrow
- Inadequate space for activities
- Space for activities and general facility – unsafe, issues with mobility (too many levels and stairs)
- Exercise room – no showers
- Doorways too narrow
- Lack of storage
- Programming expansion limited by space

- Not attractive to boomers

(5) Strengths of current senior center:

- Administrators (Mickey, Kathleen) and staff
- Central location
- Loyal clientele
- Seen by current attendees as beneficial and vital
- Regular attendees (mainly older)

(6) Challenges for the current senior center:

- Facility is aging and not accessible
- Attracting more younger seniors and boomers (currently 26% are under 70)
- Programs may be limited (due to space, budget or resources)
- Lack of concerted marketing and outreach
- Building upon successful inter-generational programming
- Opportunities to expand collaborations with town businesses (fitness facilities, library, performing arts center, parks and recreation department, etc.)

(A) Proposed New Senior/Community Center (non-specific location)

Opportunities:

- Re-branding of “senior center” as a vital community focal point
- Attract “younger” and previously unattached seniors
- More attractive and engaging community space – possible rentals to other groups for income
- Increased programming for all cohorts of older adults – especially health, fitness, wellness, recreation and educational
- Safe and usable space
- Opportunities for inter-generational programming
- Bringing “community” to the senior center
- Potential for collaborative programming with local businesses, fitness facilities, library, performing arts center, parks and recreation department, etc.
- Resident Opinion Survey supported funding a new senior center including a significant proportion of those 60 and over
- Resident Opinion Survey supported a new location – with more folks interested in attending
- Free internet (wi-fi) access for community members



(B) Proposed New Senior/Community Center at the Performing Arts Center Site

Opportunities:

- Brand new facility that is attractive to all age groups
- Collaboration with performing arts center on events and programs
- Potential income from renting space to artists, symphony and other town groups
- Facility with state-of-the-art equipment, space and fitness center
- Co-location of programming with the library
- A facility that will continue to be viable and central for decades

Challenges:

- Location/Site
- Proximity to Performing Arts Center (traffic, noise, parking, etc.)
- Doing the “same thing” but in a new space
- Resident Opinion Survey reported greater interest in an inter-generational environment

(C) Proposed New Senior/Community Center at the Andy’s Market Site

Opportunities:

- New facility would not have to be built
- The current facility could be renovated with appropriate budget

- Would not be affected by events at the performing arts center
- Ample parking
- Centrally located (entrance from two main streets)
- Could re-vitalize downtown and remove an “unused” building

Challenges:

- Location is good (central) but the physical appearance of the facility would not be attractive
- Ample parking but located in a “strip-mall”
- Community members may not find the facility attractive
- Physical space may limit the design of rooms and use of specialized equipment

Focus Groups with Participants and Non Participants

Multiple stakeholder meetings and focus groups were held to solicit input and obtain feedback on programming topics. Specifically, meetings were conducted on July 7th and September 30th, 2015, with focus groups of senior center participants and non-participants; a Special Meeting of the Aging and Disability Commission; meetings with town staff; and multiple site visitations.

- Both participants and non-participants noted that they would attend a senior center if there were more attractive programming
- Majority of those interviewed liked the idea of a “community center” as long as there was specialized programming for older adults and ample space for their activities
- Non-participants noted that they do not attend the senior center as they see no need
- Both participants and non-participants reported using the library for various events and programs – but they would be supportive of joint programming
- The participants offered the following reasons for attending – socialization, activities, something to do, volunteering, welcoming staff and central location.



Recommendations

(1) A senior/community center that caters to all age groups would be ideal for Simsbury – given the demographic profile of the community.



- A senior/community center with multi-purpose rooms and facilities would cater to the entire Simsbury community.
- Specific programs could be targeted to certain age groups (children, teens, single adults, parents and older adults), while some programs could be multi-generational.
- The senior/community center would be seen as the focal point in the community – a vital resource for health and wellness, age-friendly initiatives, inter-generational programming and education.
- A senior/community center would attract not only the current senior center participants but other older adults unaffiliated with a senior center, as well as boomers, early retirees and adults 50+.

(2) Building a brand new facility would provide the opportunity to strategically design the space with a diverse array of programs, activities and future income in mind.



- A two-story building would be ideal as it will provide ample space for all community activities and programs. Two levels also allow for separation of groups or programs

when needed. Elevators will be critical to ensure smooth flow of all participants, regardless of age and mobility restraints.

- Ample parking would be essential since the vast majority of participants will drive to the senior/community center. Parking for 150-200 cars would be ideal.
- A backyard patio with seating for 50-75 would enhance outdoor activities. Additionally, space for a community garden to be tended by older adults and local school children would be great.



- The following suggestions for space are based on the needs of all age groups, including older adults. The essential rooms/facilities critical are:
 - A large, open, two-story reception and sitting area with free Wi-Fi
 - Ample wall space (or gallery space) in the reception area to display community art
 - 4-5 meeting/activity rooms (seating 40-50 people)
 - A media room with a large screen TV for viewing movies, documentaries and Wii gaming
 - 1-2 small medical screening rooms for health screenings and information and referral services
 - A large arts room with space for a pottery kiln and a supply closet
 - A crafts room (with supply closet) for woodworking or to offer two arts programs simultaneously
 - A game room with activities to appeal to men and younger seniors.
 - A large dining room (that could be sub-divided as needed) that seats 200 people with a stage on one end and appropriate acoustics for performances and events – with additional rooms for supplies, acoustic equipment, and green rooms (2) for performers
 - A kitchen that is equipped for warming food and simple prep, a salad station and pantry
 - A storage room for the food pantry program

- A fitness center divided into three parts - one area for cardio equipment like treadmills, elliptical machines and stationary bicycles, a second area for weight training and a third open area or separate (wooden floors) for group exercises like yoga, Pilates, etc. - the exercise room could also be used for dance classes.
- A suite of offices for the administrative staff – 4 or 5 small offices with an adjoining waiting room
- Accessible parking and a covered portico for drop-offs and pick-ups.
- Additional space for storage

Additionally, if budget factors allowed, consideration could be given to:

- An area for a café on the main lobby level would attract younger seniors
- An indoor pool with blocked times for age-specific swimming classes





(3) An expanded slate of programs and services would attract younger seniors (60+) as well as those in their 50s and early retirees. The focus of the programming, in addition to current programs offered at the senior center, should focus on 3 major areas: Health & Wellness, Continuing Education/Arts and Volunteer Opportunities.

Health & Wellness

- ✓ Health Screenings
- ✓ Nutrition Education
- ✓ Healthy cooking demonstrations
- ✓ Community gardens
- ✓ Health Education (healthful behaviors)
- ✓ Evidence-based interventions to promote health and minimize risks
- ✓ Group exercise programs like yoga, Pilates, Zumba, Tai Chi, Spinning, etc.
- ✓ Weight-training
- ✓ Swimming classes
- ✓ Water aerobics
- ✓ Senior sports league (basketball, softball, swimming, tennis, etc.)

**Continuing Education
Performing Arts**

- ✓ Partnerships with local colleges and the Town library
- ✓ Art History
- ✓ Literature
- ✓ US and World History
- ✓ Political Trends and Analyses
- ✓ Comparative world religions
- ✓ World languages
- ✓ Theater
- ✓ Musical Instruments
- ✓ Choral Group
- ✓ Music appreciation
- ✓ Poetry writing

Volunteer Opportunities

- ✓ Must be meaningful and substantial
- ✓ After-school tutoring
- ✓ Community gardening
- ✓ Senior corps that consult with local non-profit organizations
- ✓ Volunteer with local schools, nursing homes, etc.
- ✓ A cadre of seniors and other community members who serve as an advisory group to the Senior/Community Center

(4) A brand new facility that is state-of-the-art would not only revitalize that section of downtown but also attract new members.

- The senior/community center could partner with the Performing Arts Center on joint programming for concerts and other events
- Town events and town hall meetings could be held at the new senior/community center
- Special holiday celebrations could be held at the senior/community center
- The library and the senior/community center could co-locate programs to reach out to wider audience
- Businesses could market their services at the senior/community center

(5) A fitness center and health facility could provide income, in addition to renting space.

- A fitness center could be used by members of all ages
- Multiple classes and diverse equipment would meet the needs of all age groups and abilities
- Would bring new seniors to the senior/community center who are only interested in fitness programming
- A hiking trail, if added along the river, could enhance fitness and wellness

Things to keep in mind:

(i) The senior center will continue to exist – it will just share space with other members of the community. However, with clever scheduling and programming, the various groups could be separated or integrated into the daily operations of the senior/community center. The senior center department should continue to offer its current slate of programs that are popular with attendees. Meals, an integral component of a senior center, should continue to be offered 2-3 a week.

(ii) If a new location is chosen, the issues related to noise and parking would have to be addressed in the design. Current members may be upset by the change in location – but if they are loyal to the senior center – they would attend at the new site.

(iii) If the Performing Arts Center location is chosen, when performers are in town, the sight of trailers and equipment trucks may be intimidating and cause disruptions for members of the senior/community center.

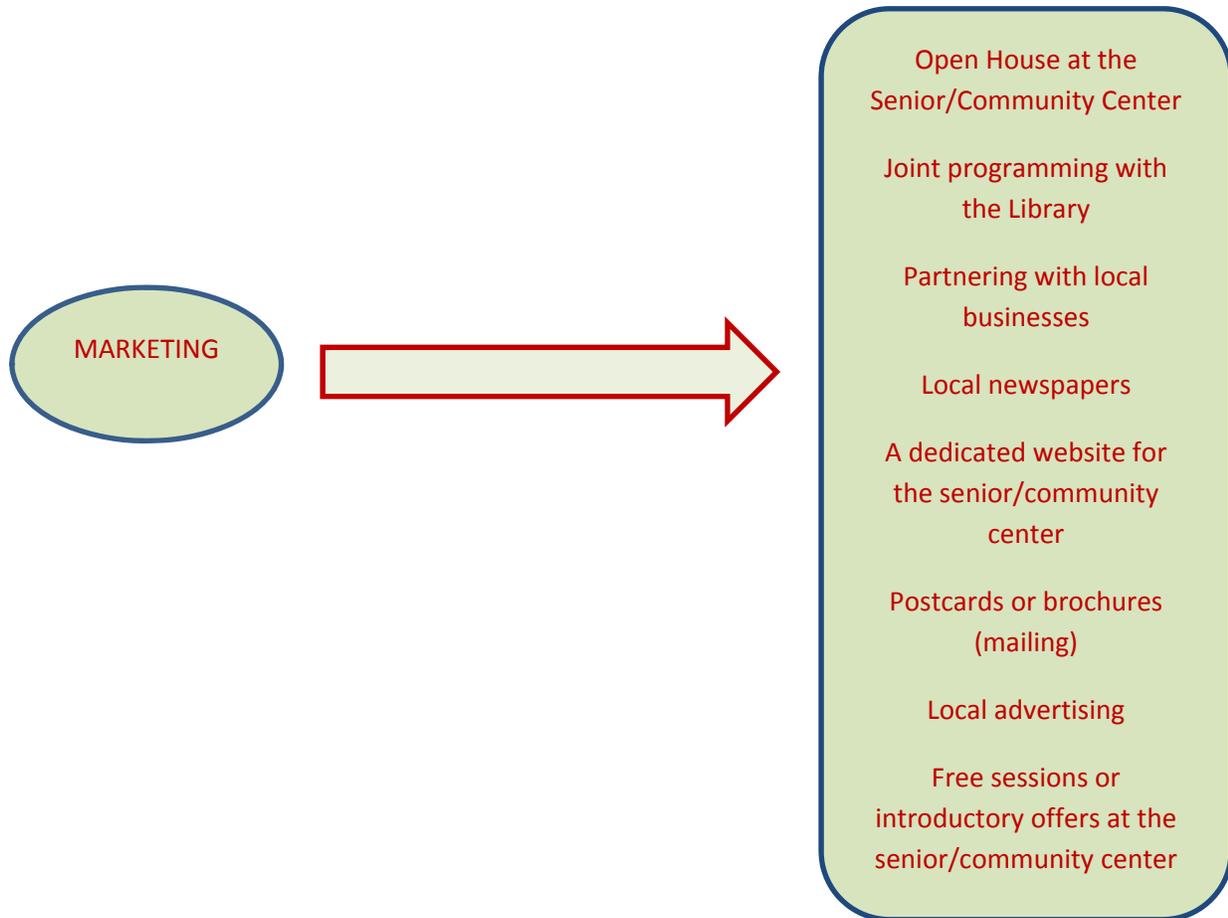
(iv) The library offers many programs that also attract older adults – therefore collaborating and coordinating with them in a comprehensive manner would be essential.

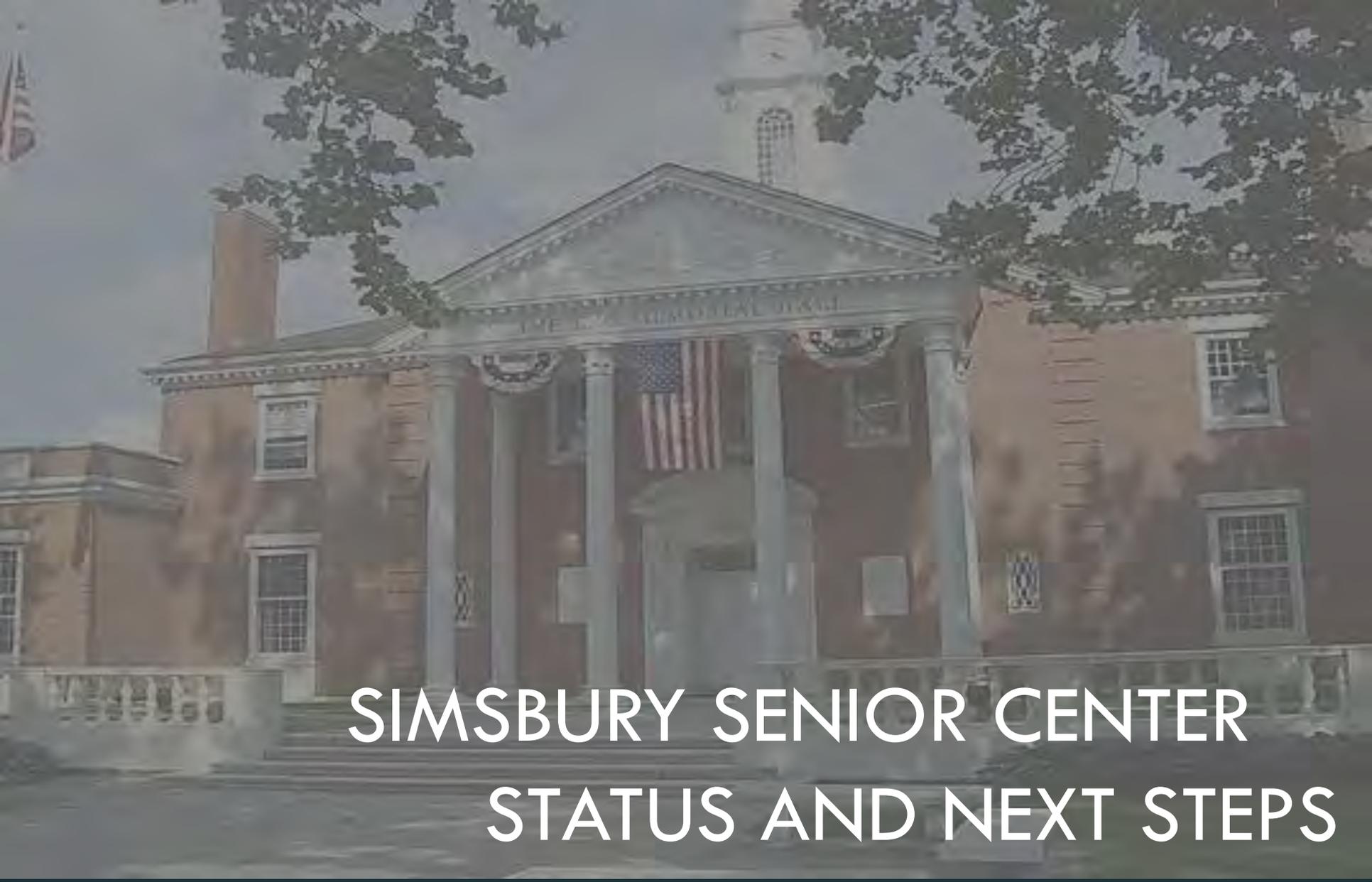
(v) Agreements with the Performing Arts Center and the Parks & Recreation department would expand program options for members.

(vi) Collaborating with various businesses in Simsbury would provide opportunities for programming and resources (such as a restaurant tasting menu, wine sampling, etc.)



(vi) A marketing budget would be critical to get the “message” out to the community.





SIMSBURY SENIOR CENTER STATUS AND NEXT STEPS

January 29, 2015 – Board of Selectmen Meeting

Senior Center – Current Status

□ Usage Data

- ▣ 984 Unique Users
- ▣ 159 Average Daily Users

□ Projected Growth in Senior Population:

Year	55 & Over (Simsbury)
2015	6,960
2025	9,133
2035	8,352

Source: Quisenberry Arcari Architects Feasibility Study (Feb. 2013)

Senior Center – Current Status

- Current Programming (On and Offsite)
 - ▣ 12 Exercise Programs
 - ▣ 17 Lunch/Dinner Events
 - ▣ 11 Lunch and Learn Seminars
 - ▣ 15 Wellness Offerings
 - ▣ 19 Ongoing Programs (Book Club, Ceramics, Wii Bowling)
 - ▣ 27 Special Events (Bird Watching, Senior Job Bank)
 - ▣ 16 Trip Options (Casino, Mall, Groceries, Concerts)
 - ▣ Multiple Library Senior Offerings
 - ▣ Simsbury Farms Swim Programming

Senior Center – Current Status

□ Current Challenges

- ▣ Insufficient Parking (40 Onsite Spaces)
- ▣ Insufficient Arts/Craft, Storage, Large Event Space
- ▣ Meal Service Limitations
- ▣ Limitations on Exercise Classes
- ▣ Inadequate TV/Movie Room
- ▣ Lack of Health/Wellness Screening Space
- ▣ No room for Billiards/Ping Pong Tables

Source: Senior Center Staff

Senior Center – Current Status

- Senior Center Staff Essential Needs
 - ▣ Additional Parking
 - ▣ ADA Accessibility
 - ▣ Covered Portico & Drop-off for Dial-A-Ride Buses
 - ▣ Large Multi-Purpose Room w/ Commercial Kitchen
 - ▣ Additional Program Rooms
 - ▣ Fitness Room & Wellness Space
 - ▣ Food Closet Space

Steps Taken - Administrative

- Senior Center Eno Memorial Subcommittee
 - ▣ Recommended New Construction

- BOS Requested Further Study of:
 - ▣ Eno Memorial Hall Accessibility/Addition
 - ▣ Recommendations for a Site in Town Center Area

- Public Building Committee
 - ▣ Recommended State DOT Site (11/3/14 Meeting)

- Capital Improvement Plan for FY16
 - ▣ \$5.75 Million placeholder to fund project

Steps Taken – Planning / Design

- July 2011 - Completed Program and Needs Assessment for Senior Center
- February 2012 - Completed Study of Other Senior Centers
- February 2013 – Completed Feasibility Study / Conceptual Design Plans/Estimates
- May 2014 - Sought Main Street Investment Grant for Parking Deck

Steps Taken – Planning / Design

- June 2014 - Assessed Eno Hall for ADA Accessibility
- October 2014 - Prepared Preliminary Site Plan for DOT Site
- January 2015 - Met with DOT - Parking Lot Purchase Options:
 - ▣ \$800,000 – Any Use (Including Public/Private)
 - ▣ Minimal Cost – Purchase for Municipal Use/Reverter

Revised Cost Projections

- Eno Memorial Hall Addition with Parking Deck
 - ▣ \$8.8 Million
- Eno Memorial Hall Addition without Parking Deck
 - ▣ \$7.4 Million
- Construction at DOT Site (No Acquisition Costs)
 - ▣ \$7.4 Million
- Construction at DOT Site (Inc. Acquisition Costs)
 - ▣ \$8.2 Million

Source: Budgets based on 2013 architectural cost estimates (adjusted 2016 construction)

Borrowing Costs for Taxpayers

Property Tax Assessment (70% of Appraised Value)	Monthly Tax Impact for a <u>\$8 Million</u> Project	Total Tax Impact over 10 Years
\$200,000	\$6.71	\$805
\$300,000	\$10.07	\$1,208
\$400,000	\$13.42	\$1,611
\$500,000	\$16.78	\$2,013

Source: Finance Department.

(Assumes 10 Year Bond Issuance; Monthly tax amounts are spread over 10 years)

Eno Memorial Hall Addition

- Advantages

- Challenges

Eno Memorial Hall - Advantages

- Maintain Senior Center in Existing Town Center Location
- Preserves Building as a More Functional Facility
- Avoids Some Increased Operating Costs Associated with a New Facility
- Permanent Displacement of Current Tenants Unnecessary
- No Loss of Potential Tax Revenue

Eno Memorial Hall - Challenges

- Insufficient Parking for Current/Expanded Programming
- Historic Building - Potential Unforeseen Construction Costs
- Additional External Oversight - National Historic Registry / State Historic Preservation
- Possible Temporary Relocation of Existing Uses During Construction

DOT Site Development

- Advantages

- Challenges

DOT Site - Advantages

- Center Area Location
- Good Site Access to Iron Horse Blvd.
- Sufficient and Convenient Parking
- Proximity to Eno Memorial Hall
- Potential Acquisition for Minimal Cost
- Minimal Site Preparation Required
- Public-Private Partnership / Development
- Alternative Uses for Eno Memorial Hall

DOT Site - Challenges

- Loss of Potential Tax Revenue
- Compliance with Existing Zoning Regulations
- Site Environmental Conditions Unknown
- Impact on Available Parking on Town Center/PAC Events
- Additional Maintenance/Operational Costs
- Utility Relocation Requirements

Additional Considerations

- Distributive Model
 - ▣ Performing Arts Center
 - ▣ Library
 - ▣ Other Facilities
- Town-Owned Site at 36 Drake Hill Road
- Community Center Concept
 - ▣ Possible Design Considerations

Additional Considerations

- Regulatory Board/Commission Approval Process
 - ▣ Conservation/IWWA for a (Permit/no permit) review
 - ▣ Design Review Board
 - ▣ Historic District Commission
 - ▣ Zoning Commission
 - ▣ State Historic Preservation Commission
- Current Interest Rates – Low Borrowing Costs

Construction Timeline

May 2015

Budget Approval for FY2016

May - July 2015

Architectural Selection Process

May - Dec. 2015

Property Acquisition* (DOT Site Only)

July 2015 - March 2016

Design Development/Land Use Approvals

March 2016 - April 2016

Advertise/Bid Phase

June 2016 – June 2017

Construction to Completion

* Timeline assumes initiation of immediate State legislative action to acquire DOT site at minimal cost.

Potential Actions

□ Site Selection

- ▣ Eno Memorial Hall

- ▣ State DOT Lot

 - Purchase for \$800,000

 - Pursue Legislative Change for Municipal Use Only

- ▣ Further Study

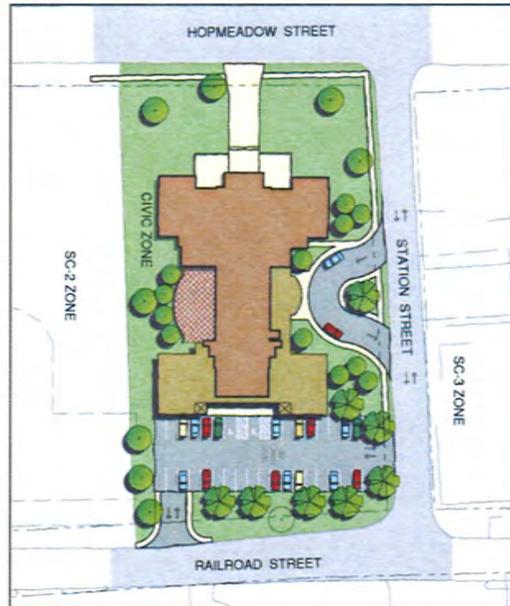
□ Acceptable Project Cost



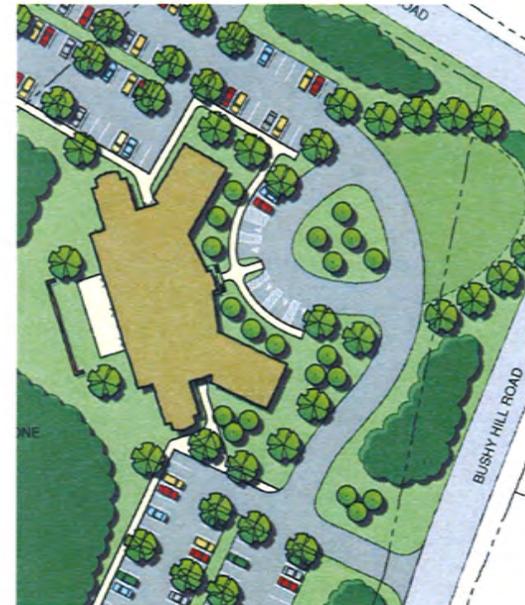
Quisenberry Arcari
ARCHITECTS, LLC



PERFORMING ARTS SITE



**RENOVATION OF EXISTING
BUILDING**



BUSHY HILL SITE

A Feasibility Study for a New Simsbury Senior Center
Simsbury, Connecticut

Process – Program and Design

Program Review

1. Focus Groups
2. Demographic Study
3. Staff Interviews
4. Comparative Analysis
5. Final Program

Facility Review

1. Capacity Analysis
2. Historic Analysis
3. Accessibility Analysis

Concept Design

1. Site Plan
2. Building Section

Viability / Recommendation



Interviews & Reporting

Activity Interaction

Patron and Staff Interviews

Report Preparation

- Exercise 1
- Lunch Group
- Thai Chi
- Exercise 2
- Arts and Crafts
- Luncheon 2
- Chorus Group
- Scrabble / Games
- Painting
- Stonecutting
- Kitchen
- Current Events

Patrons
“Tenants”



Focus Groups

National

Statistical Growth of the Elderly Population

National

Population in Millions – Actual and Projected

Category	1988	2000	2011	2019	2050
Growing Elderly 65 and Older	30.0 m	34.7 m	40.0 m	50.0 m	78.9 m

Population in Millions – Actual and Projected

Category	1988	1994	2020	2040	2050
Growing Elderly 85 and Above		3.5 m	7.0 m	14.0 m	31.0 m

Statistics show a doubling of the national population 65 and up by the year 2020. The total number of elderly Americans over the age of 65 will reach a projected number of 110 million by 2050.

Sources: US Census, National Institute on Aging, The Hartford Courant.



Connecticut

Statistical Growth of the Elderly Population

Connecticut

Population – Actual and Projected

Category	2000	2010	2020	2030
All Ages	3,405,565	3,574,097	3,752,800	3,940,440
60 and Older	601,835	709,854	1,071,970	1,430,360
60+ Percentage	17.7%	19.9%	28.6%	36.3%
55 and Older	808,607	950,011	1,363,245	1,652,765
55+ Percentage	23.0%	26.6%	36.3%	41.9%

Note: The 60+ and 55+ projections associated with the State of Connecticut Census Data are similar to the population trends demonstrated at the national and local levels.

(See also National & Darien assessments)

Statistics demonstrate a 100% increase of the state's 60 and up population by the year 2030.

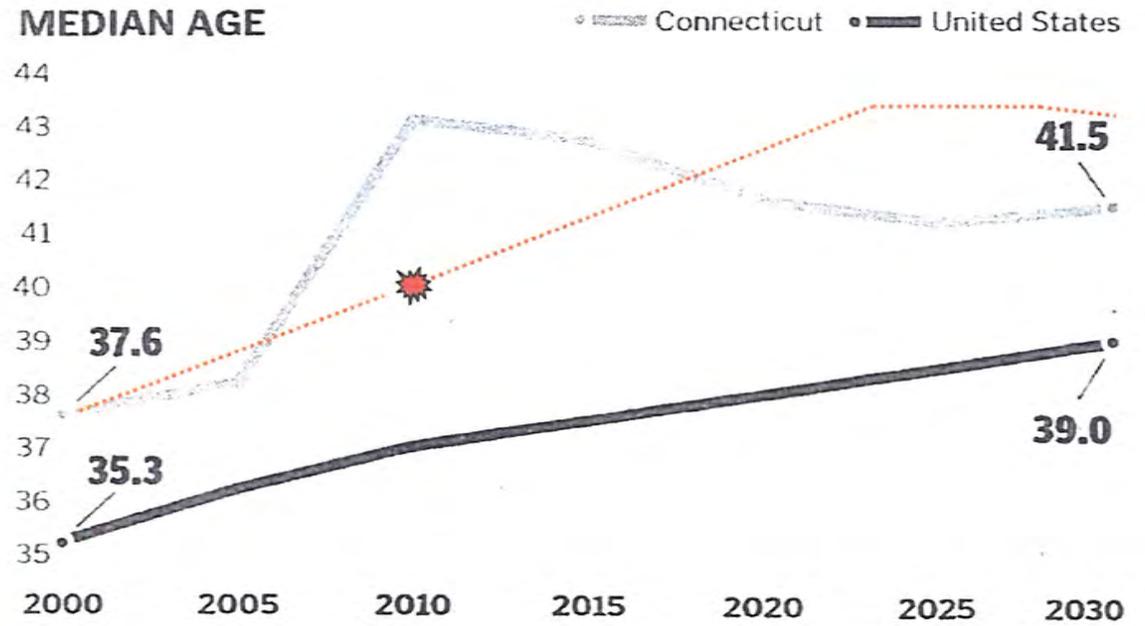
Sources: US Census Bureau 2000 & 2010 – State level



Connecticut vs. USA

Statistical Growth of the State Population vs. USA

Connecticut



Statistics and Study show a decrease in overall population growth rate
 Study concludes the overall age of the State Population is rising
 Study concludes the Senior Population is rising and reflects the "baby boom" from 2005-2025
 Adjusted data shows a peak between 2025 and 2030 in the State of CT

Sources: University of Connecticut – Demographic Study – 2007
 Census Data 2010

Statistical Growth of the Elderly Population

Simsbury, CT

Simsbury

Population Demographics – 2010 CENSUS & CERC DATA

Age Category	2010	Percentage of Total Population - Simsbury	
Under 5 Years	2,148	9.1	6,960 29.6% of the population in 2010 is "Active Senior" 55 years +
6 to 18 years	4,297	18.3	
18 to 24 years	1,170	5.0	
25 to 34 years	1,551	6.6	
35 to 49 years	5,526	23.5	
50 to 64 years	5,466	23.2	
65 and Above	3,353	14.3	

Population – Actual and Projected

Category	2000a	2010b	2015c	2020d	2025e	2030f	2035f	2040f	2045f	2050f
Growing Elderly 55 and Older	5,122	6,960	7,680	8,327	9,113	9,133	8,352	7,542	5,903	4,313
Percentage of total population	22.0	29.6	32.1	34.3	37.0	36.5	32.9	29.3	22.6	16.3

- a. based on CENSUS 2002
- b. projected rates based on CERC 2011 and Census 2010
- c. projected rates based on Census data and Confirmed State / Region / National Growth Trends
- d. projected population is based on national and state growth rates and is adjusted for actual results
- e. projected population is based on ct state data center data and adjusted for actual results
- f. projected population is based on 750 people per decade median growth since 1990.

Local statistics show a 78% increase of the 55+ population between 2000 & 2030.
Sources: Census 2000, Census 2010, and CERC 1995, 2002, 2009, 2011



Staff Interview & Comparative Analysis

	Page	Building Program Space	Associated Net Area
Senior Center Director	1	ENTRY VESTIBULE	100 sf
Comparative Evaluation	2	LOBBY	300 sf
Final Program	2	HCT ROOMS & COAT SERVICES	235 sf
	3	COMMUNITY INFORMATION CENTER	In Lobby
	4	CAFÉ	225 sf
	5	GALLERY	In Circulation
<i>Based on:</i>	5	HEALTH SCREENING	200 sf
Growing Senior Population	6	SENIOR RETAIL STORE	100 sf
Growing Demand	6	COMMUNITY FOOD PANTRY	275 sf
Current Program Amenities	★ 7	ADMINISTRATIVE OFFICES & SOCIAL SERVICES	1,500 sf
Projected Program Changes	★ 9	GAME ROOMS / BILLIARDS	1,400 sf
Ideal services for the Elderly	★ 10	ACTIVITY / COMPUTER CLASSROOMS	1,550 sf
	★ 11	LIBRARY / ACTIVITY SPACE	500 sf
	★ 12	ARTS & CRAFTS	1,700 sf
	★ 13	EXERCISE ROOM	1,150 sf
	★ 14	FITNESS ROOM	1,600 sf
	★ 14	CHANGING ROOMS / JAN	500 sf
Changes Highlighted	★ 15	MUSIC / CHORAL ROOM	850 sf
	★ 16	MULTI-PURPOSE ROOM	3,650 sf
	17	KITCHEN	725 sf
	17	TOILET ROOMS	750 sf
Gross Program Needs 22,200 SF	18	ELECTRIC ROOMS	100 sf
	18	MECHANICAL ROOM	275 sf
	18	WATER / SPRINKLER ROOM	100 sf
Darien - 22,900 w/ social services / hard craft	18	EMERGENCY GENERATOR	On-site
Branford – 17, 180	18	CIRCULATION	Net to Gross
★ Plainville – 16,000 w/ addition w/o 200seats		Sub-Total of Net Space Needs	17,785 sf
Simsbury – 22,200		Net to gross Calculation	x 1.25
		Total Gross Space Needs	22,200 SF

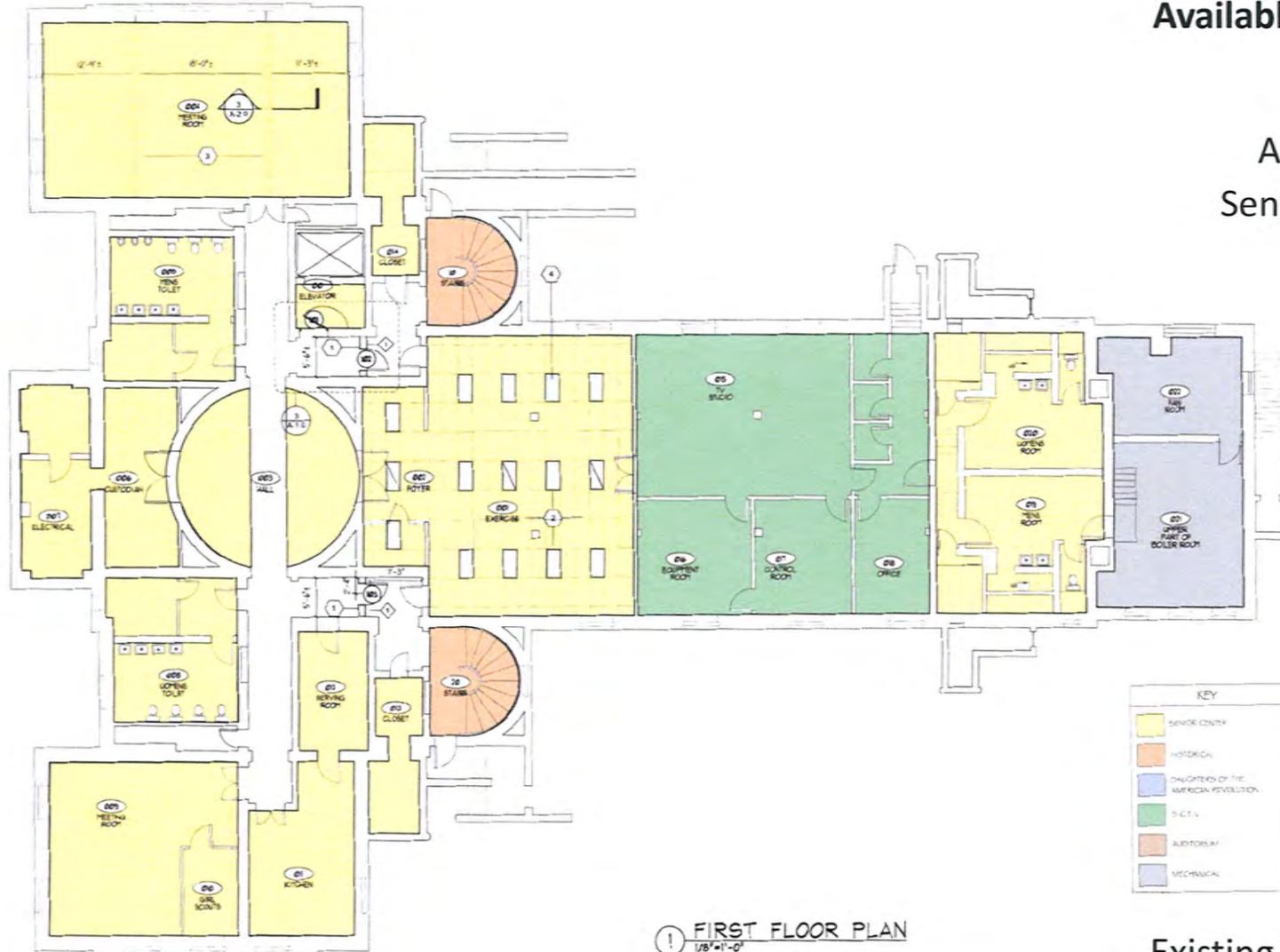
Final Program

Area Analysis and Historic Study

Notes

Available Square Footage

- Common – 1,659
- Auditorium – 4,567
- Senior Center – 9,491
- Historic – 3,262
- DAR – 1,302
- MEP - 690
- SCTV – 1,584

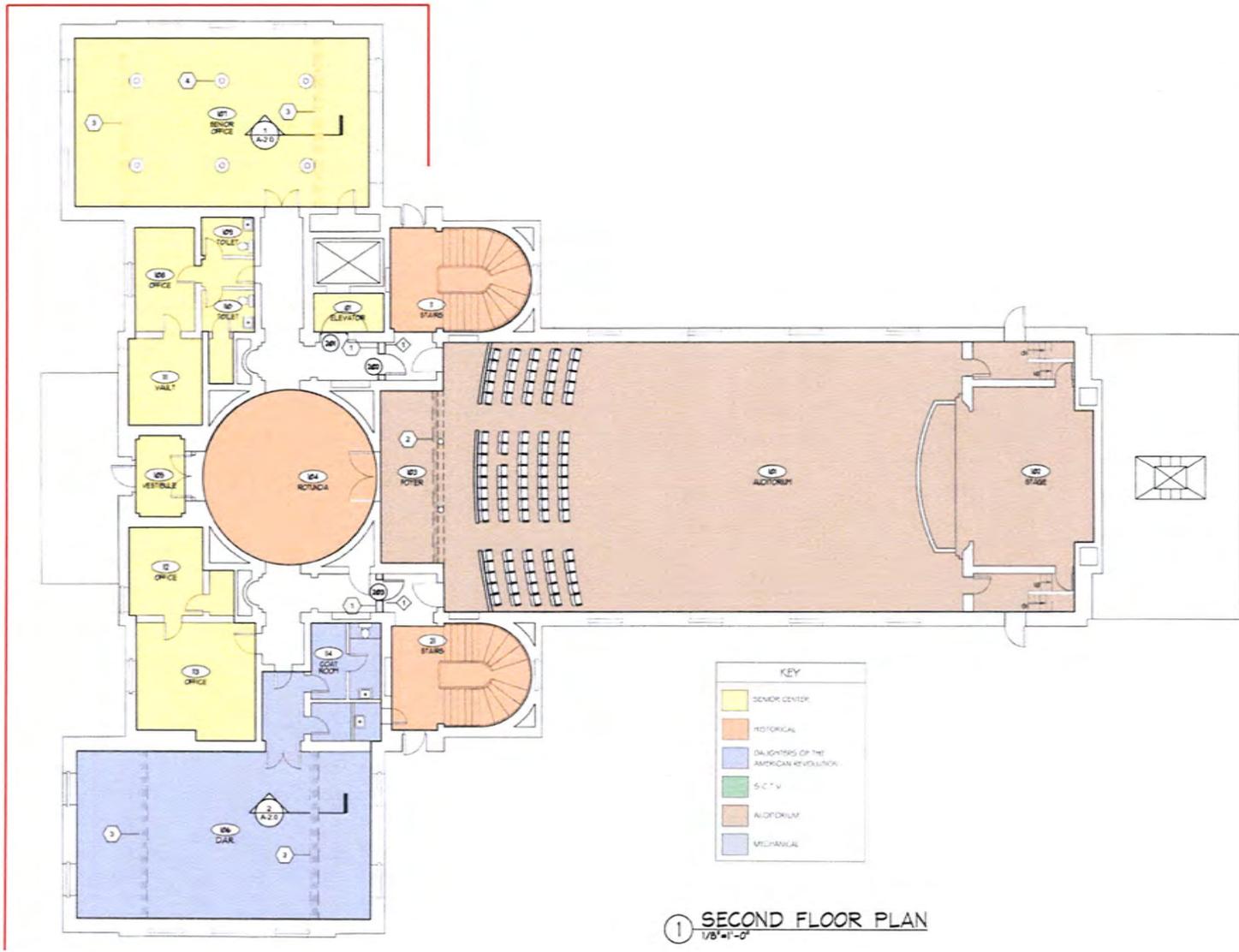


Existing Gross SF – 22,555

Area Analysis and Historic Study

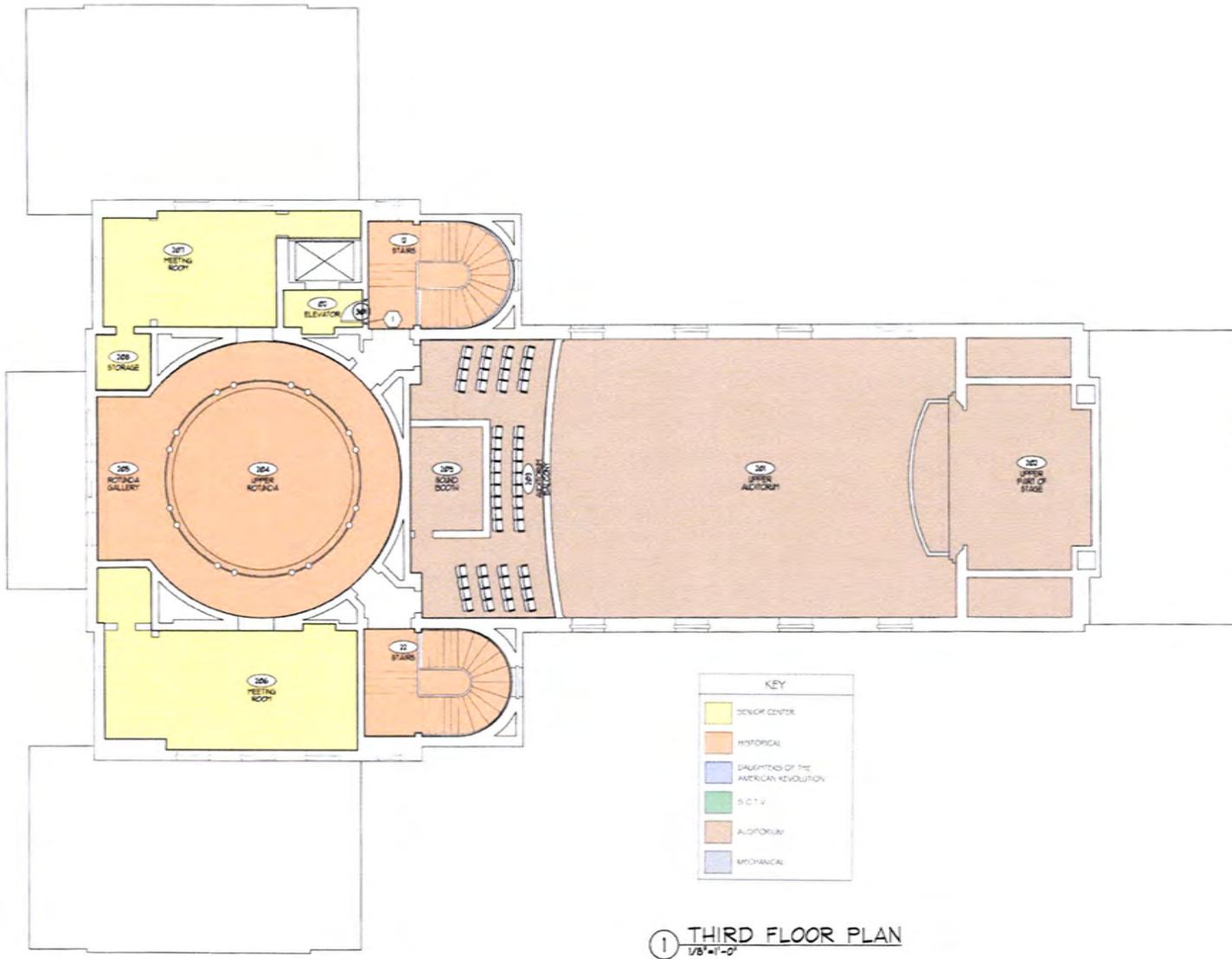
Notes

Rotunda and Stairs
DAR
Auditorium



Area Analysis and Historic Study

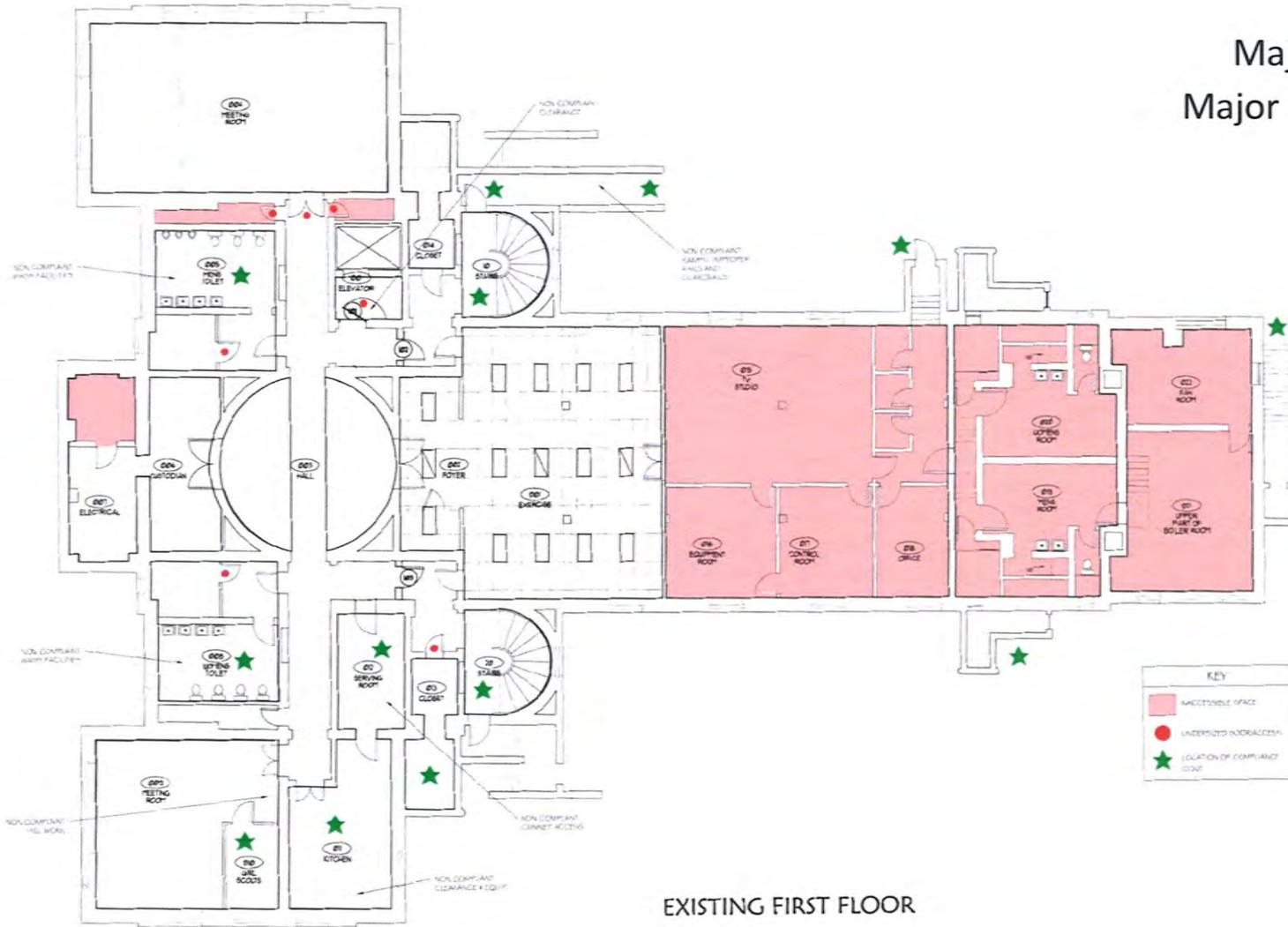
Notes



Accessibility Analysis

Notes

Major access issues
Major clearance issues

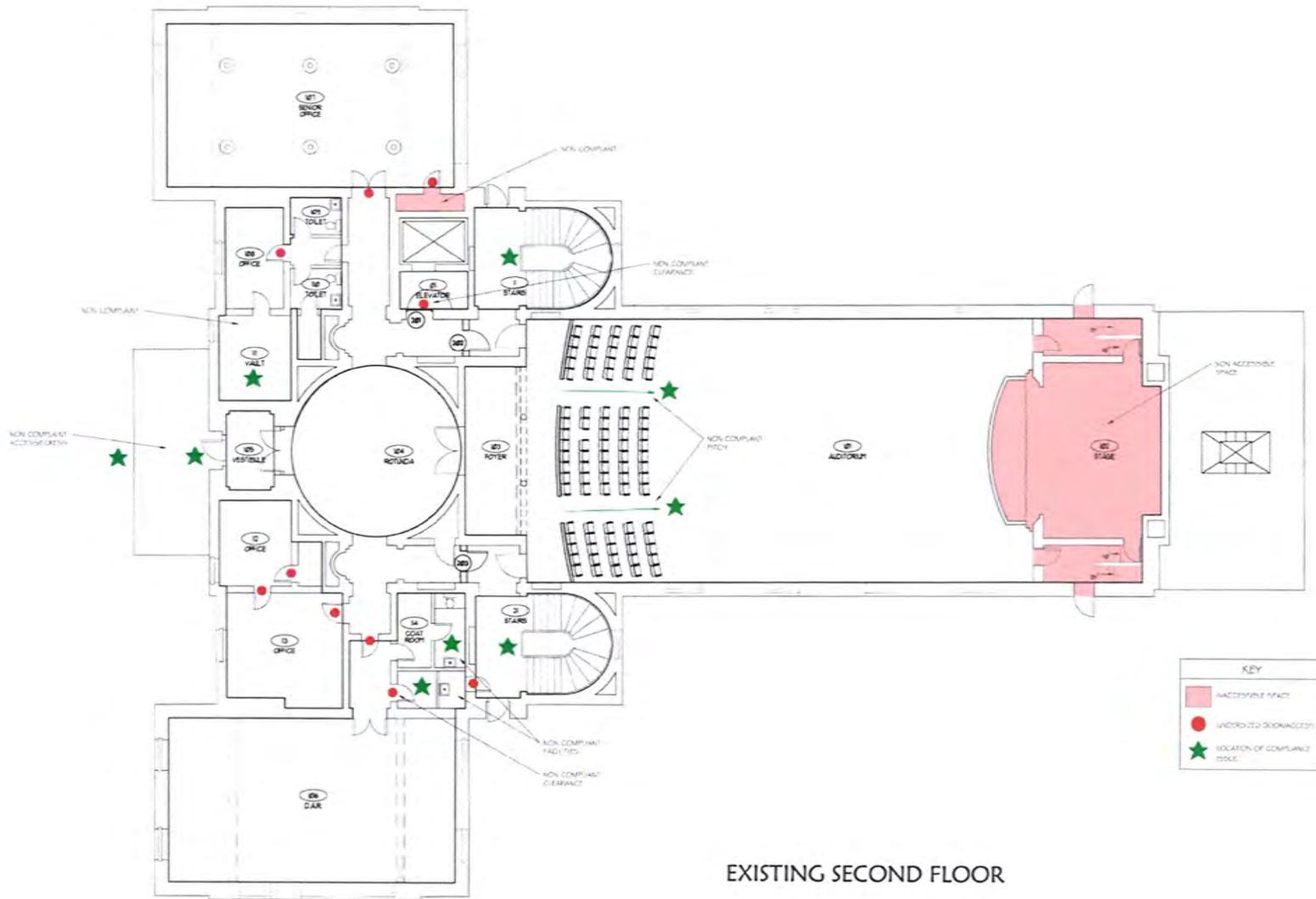


- HCT
- Millwork
- Rails
- Devices
- Ramp
- Mechanical
- Vaults

Main Entry and Patios

Accessibility Analysis

Notes



Stair railings

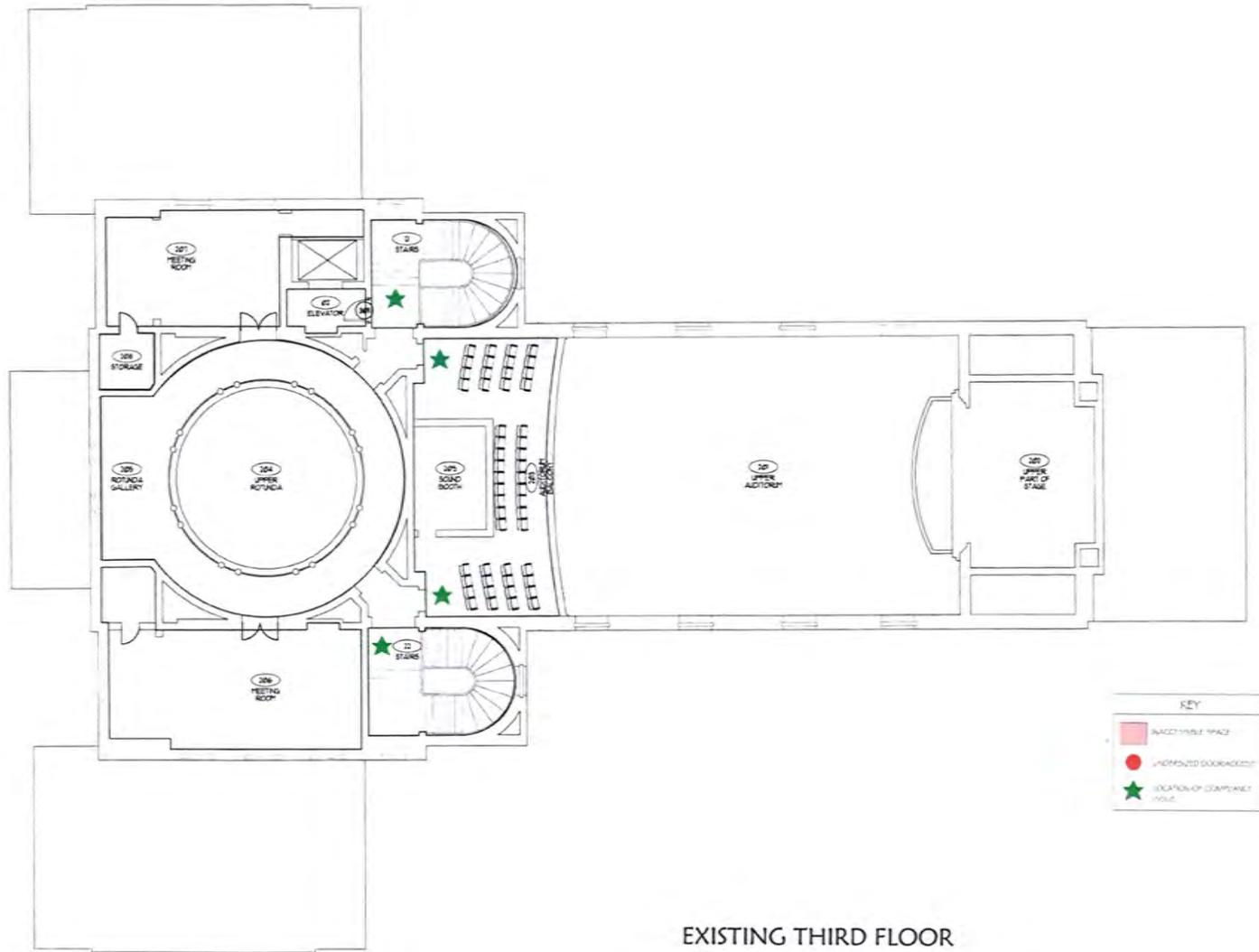
Stage

Upper Stage

Doors

Accessibility Analysis

Notes



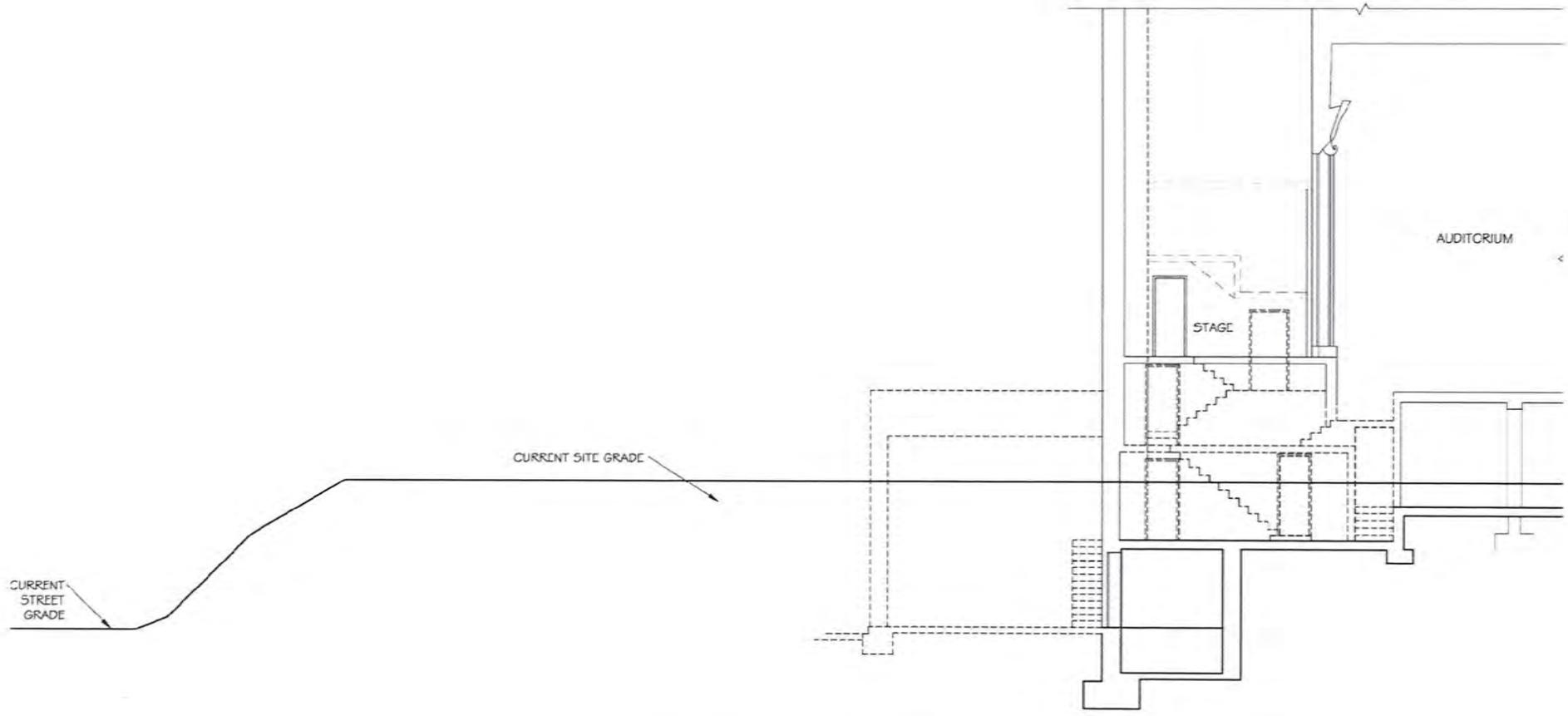
Key Design Goals

- Meet program needs
- Provide Increased socialization and exercise spaces
- Increase parking and Improve accessibility
- Preserve historic nature and components
- Increase natural lighting
- Improve coordination with exterior spaces
- Preserve the building's assets for re-use



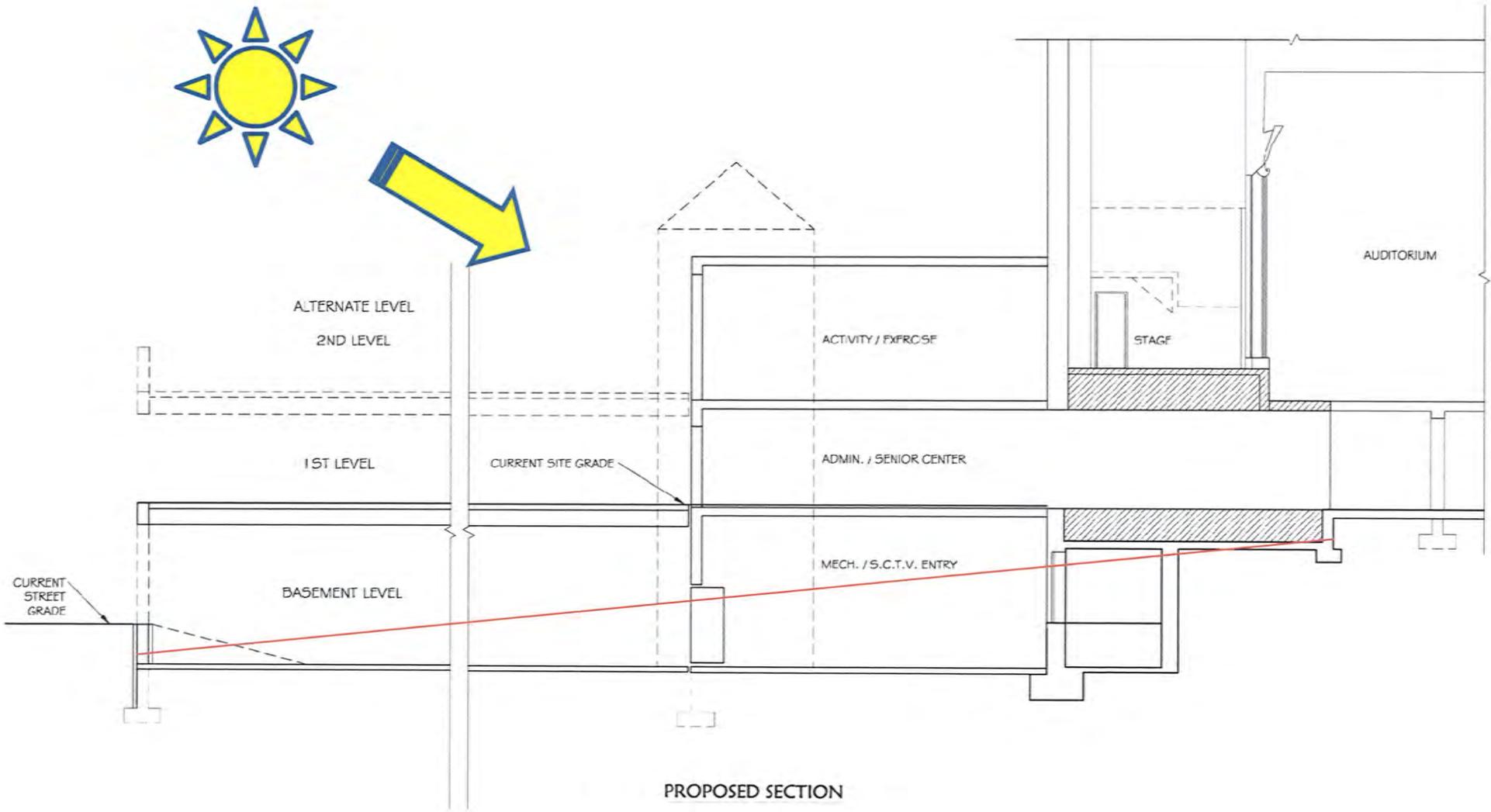
Schematic Design

Building Section – Existing/Demo



DEMOLITION SECTION

Building Section – New Concept



BENEFITS

1. Existing Structure
2. Environmentally Friendly Use
3. Central to Downtown District
4. Supports Many Partners
5. Historically Significant
6. Building is Cost Effective

DETRACTIONS

1. Parking
2. Need for Parking Structure
3. Accessibility Analysis



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning / Plan of Cons & Dev		Conforms - SCZ	
Buildable Area > 1.99 acres	Yes		
Size(BA):	10	Ok for structure, requires more parking	7
Utilities:	10	All available	10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Moderate Gradients	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None – Reuse is enviro friendly	10
Walking Distance to Main St:	10	Yes	10
Access Convenience:	5	Primary Artery	5
Future Growth Potential	5	No, Landlocked	0
Neighborhood Impact	5	No	5
Impact on Tax Base	10	No	10
Recreation Available:	10	Within adjacent area	7
Total Ranking	100		88

BENEFITS

1. "Community Complex"
2. Shared Programs
3. Soft Setting
4. Close to Downtown



DETRACTIONS

1. TOO SMALL
2. Limited Parking
3. Rough Terrain
4. High Cost of Development

Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning / Plan of Cons & Dev		Conforming - SCZ	
Buildable Area > 1.99 acres	No	Actual usable space is less (1.38)	
Size(BA)	10	Better if Greater	0
Utilities:	10	Yes	10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work	5	Heavily Wooded Area	2
Wetlands	5	Yes, but usable	3
Flood Plain	5	None	5
Environmental Issues/Sustainability	10	Partially Undeveloped Site	7
Proximity to Business Dist./ Main St	10	Close	7
Access Convenience	5	Directly off Main St.	5
Future Growth Potential	5	No	0
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	None	10
Recreation Available	10	Library / Public Park	5
Total Ranking	100		69

HATCHED AREA
INDICATES BUILDABLE
AREA



SITE OPTION 1 - LIBRARY

KEY PLAN



Site Assessment - Diagram

BENEFITS

1. Easy Access
2. Pristine Setting
3. Close to Downtown

DETRACTIONS

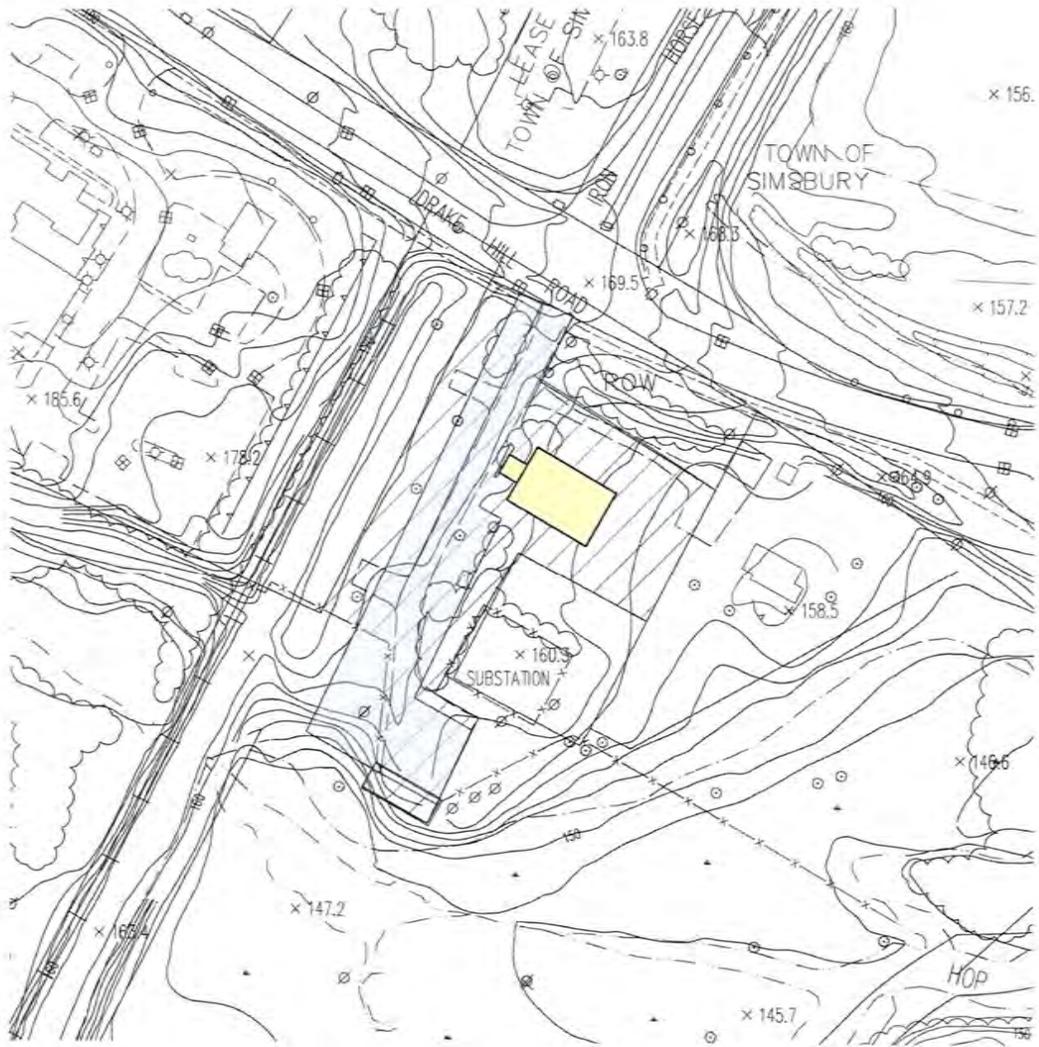
1. TOO SMALL – DOESN'T FIT
2. No future expansion
3. NO PARKING
4. Rough Terrain
5. Adjacent Residences
6. High Cost of Development



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	No/ Cost Effective	4
Current Zoning / Plan of Cons & Dev		Residential – Special Permit Required	
Buildable Area > 1.99 acres	No	Actual usable space is less (1.20)	
Size(BA)	10	Better if Greater	0
Utilities:	10		10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work	5	Mild	3
Wetlands	5	None	5
Flood Plain	5	Yes	2
Environmental Issues/Sustainability	10	Partially Undeveloped Site	8
Proximity to Business Dist./ Main St	10	Close	6
Access Convenience:	5	Primary/Secondary Roads	5
Future Growth Potential	5	NO	0
Neighborhood Impact	5	Limited	4
Impact on Tax Base	10	None	8
Recreation Available	10	School / Public Park Adjacent	7
Total Ranking	100		62

HATCHED AREA
INDICATES BUILDABLE
AREA



KEY PLAN

HATCHED AREA
INDICATES SITE
OPTION



SITE OPTION 2 - DRAKE HILL PLACE

Site Assessment - Diagram

BENEFITS

1. Shared Complex
2. Pristine Setting
3. Recreational Services
4. Multigenerational Site
5. Significant Parking
6. Close to Downtown
7. Infrastructure Available

3 – Performing Arts Center

Iron Horse Blvd.
Simsbury, CT



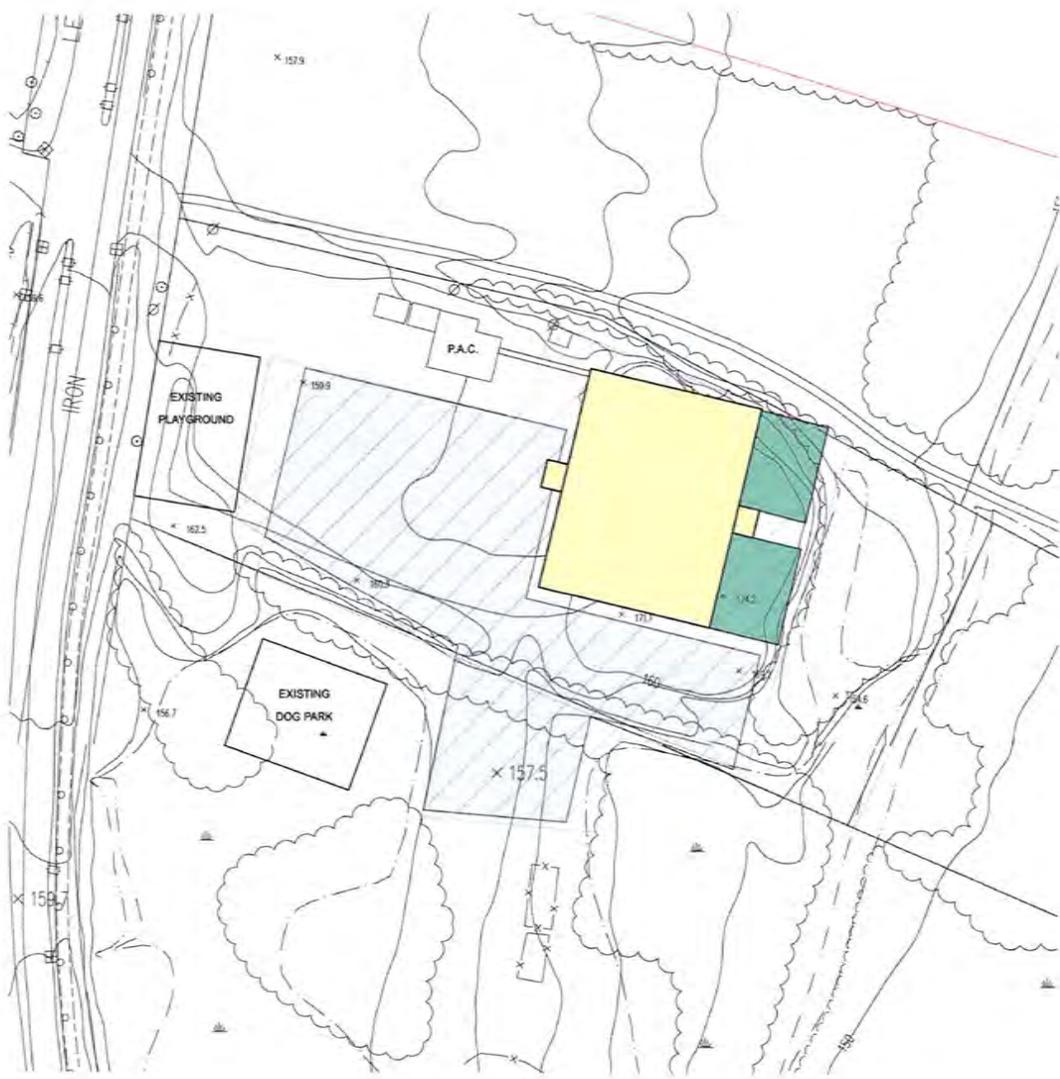
Location Map/ Photos

DETRACTIONS

1. Flood Plain Issue
2. Not immediately direct to
Downtown district

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes, but shared functions/tenants	8
Current Zoning / Plan of Cons & Dev		Civic Site Zone / R40	
Buildable Area > 1.99 acres	Yes	(2.11)	
Size(BA):	5	Better if Greater	10
Utilities:	10		7
Sewer		Yes, but requires pumping	
Gas		Nearby	
Water		Yes	
Topography/Site Work:	5	Mild	4
Wetlands:	5	Moderate	4
Flood Plain:	5	Yes – Parking is within the FP	3
Environmental Issues/Sustainability	10	Partially Undeveloped Site	8
Proximity to Business Dist./ Main St	10	Close	8
Access Convenience:	5	Primary & Secondary Roads	5
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	None	5
Impact on Tax Base	10	None	10
Recreation Available:	10	School / Public Park on Site	10
Total Ranking	100		87

HATCHED AREA
INDICATES BUILDABLE
AREA



KEY PLAN



HATCHED AREA
INDICATES SITE
OPTION

SITE OPTION 3 - PERFORMING ARTS CENTER

BENEFITS

- 1. Ease of development
- 2. Good Access
- 3. In Downtown District
- 4. Significant Parking
- 5. Infrastructure Available

DETRACTIONS

- 1. Impact on Tax Base
- 2. Need to displace parking
- 3. Possible Cost Impact

4 – Iron Horse Parking Lots (A, **B**, C)

Iron Horse Blvd.
Simsbury, CT

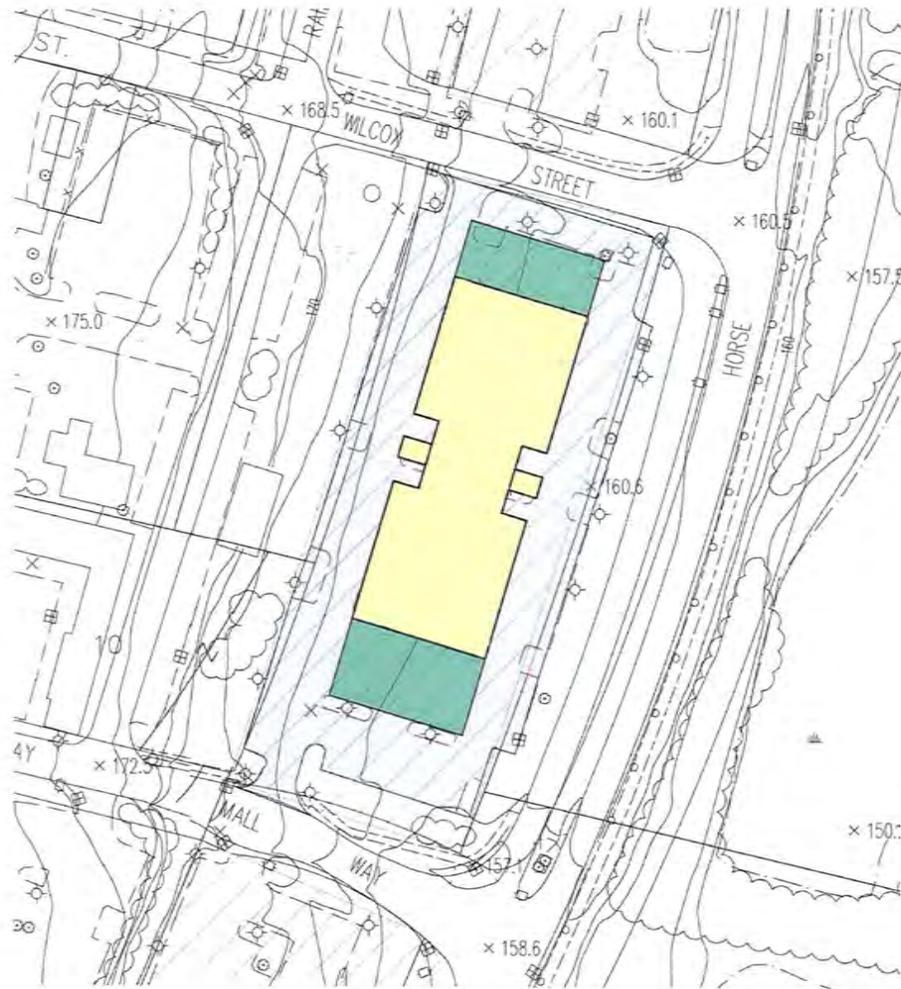


Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	No / To be acquired from State of CT	8
Current Zoning / Plan of Cons & Dev		Conforms - SCZ	
Buildable Area > 1.99 acres	Yes	(4.21 combined)	
Size(BA):	10	Better if Greater	8
Utilities:	10		8
Sewer		Yes	
Gas		None / available	
Water		Yes	
Topography/Site Work:	5	Mild	5
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Parking Lot – Requires relocation	7
Walking Distance to Main St:	10	Yes	9
Access Convenience:	5	Direct access to primary Roads	5
Future Growth Potential	5	Yes	4
Neighborhood Impact	5	No	5
Impact on Tax Base	10	Yes in accordance with P.O.D.	4
Recreation Available:	10	School / Public Park Adjacent	7
Total Ranking	100		80

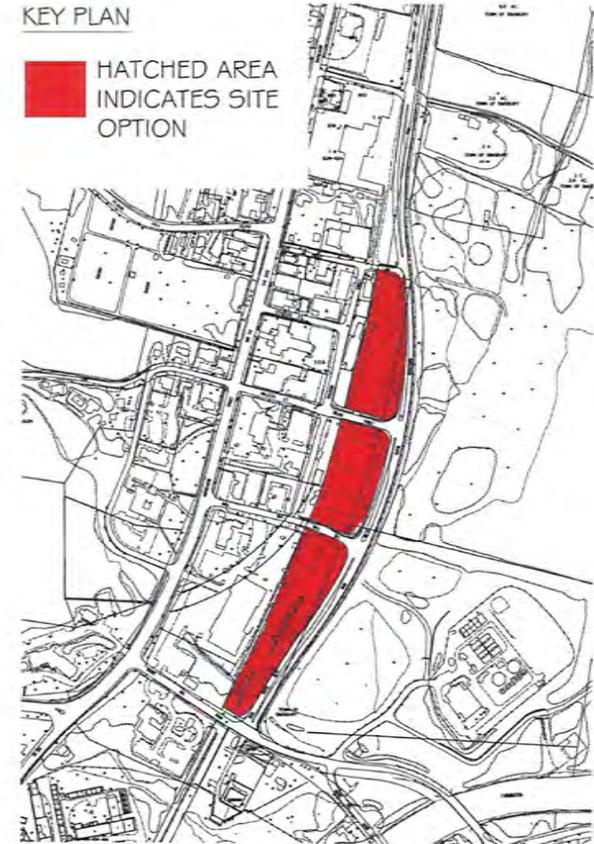
HATCHED AREA
INDICATES BUILDABLE
AREA

LOT B



KEY PLAN

HATCHED AREA
INDICATES SITE
OPTION



SITE OPTION 4 - IRON HORSE BOULEVARD LOTS

Site Assessment - Diagram

BENEFITS

1. Shared Complex
2. Pristine Setting
3. Recreational Services
4. Significant Parking
5. Infrastructure Available

DETRACTIONS

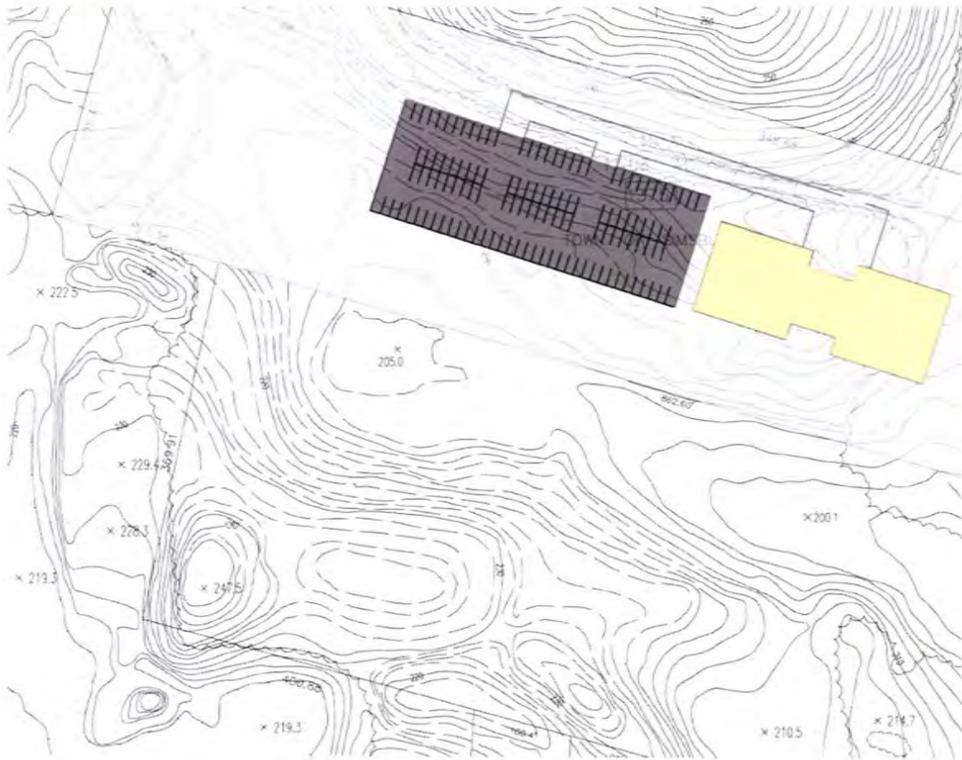
1. North of Town
2. Significant Terrain
3. Cost impact on development
4. Limited shape
5. No future expansion
6. Not close to
Downtown district



Location Map/ Photos

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes, but use license required	8
Current Zoning / Plan of Cons & Dev		Business	
Buildable Area > 1.99 acres	Yes	(5.5 combined)	
Size(BA):	10	Not all buildable due to gradient	8
Utilities:	10		10
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Significant Gradients	1
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	Moderate – wooded lot to be removed	8
Walking Distance to Main St:	10	Remotely located	0
Access Convenience:	5	Primary Roads, but north of town	4
Future Growth Potential	5	NO	1
Neighborhood Impact	5	Minor	5
Impact on Tax Base	10	Minimal	9
Recreation Available:	10	Skating Center Adjacent	5
Total Ranking	100		69

HATCHED AREA
INDICATES BUILDING AREA



HATCH INDICATES
SITE OPTION



SITE OPTION 5 - SKATING RINK

BENEFITS

1. Pristine Setting
2. Recreational Services
3. Significant Parking
4. Infrastructure Available
5. Ease of Construction
6. Relatively low cost
7. Central to Pop. Density



Location Map/ Photos

DETRACTIONS

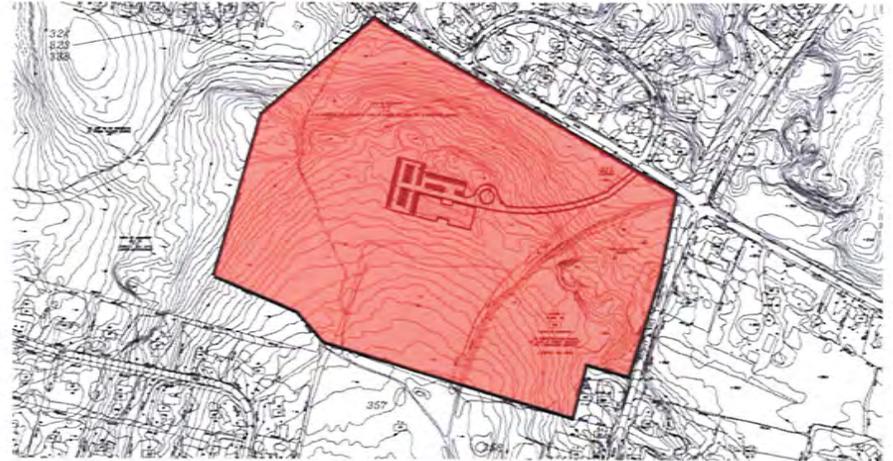
1. Some gradient issues
2. Not close to
Downtown district

Characteristics	Value	Complies / Comments	Points
Owned By the Town	10	Yes	10
Current Zoning		Residential	
Buildable Area > 1.99 acres	Yes		
Size(BA):	10	Not all buildable due to gradient	10
Utilities:	10	Some distance issues	7
Sewer		Yes	
Gas		Yes	
Water		Yes	
Topography/Site Work:	5	Significant Gradients	4
Wetlands:	5	None	5
Flood Plain:	5	None	5
Environmental Issues:	10	None – wooded lot	7
Walking Distance to Main St:	10	Remotely located	0
Access Convenience:	5	Secondary Roads, but density central	4
Future Growth Potential	5	Yes	5
Neighborhood Impact	5	Yes	5
Impact on Tax Base	10	Minimal	9
Recreation Available:	10	Room on site	9
Total Ranking	100		80

HATCHED AREA
INDICATES BUILDING AREA

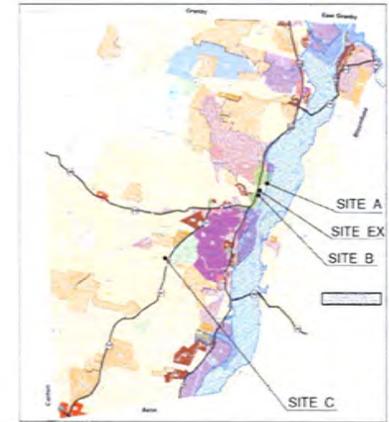


HATCH INDICATES
SITE OPTION



SITE OPTION 6 - STRATTON BROOK AND BUSHY HILL

Rank	Recommended Project Site	Rating
EX	ENO Memorial Hall	88
A.	Performing Arts Center	87
B.	Bushy Hill / Stratton Brook	80
C.	Iron Horse Boulevard	80
D.	Library	69
E.	International Skating Center	69
F.	Drake Hill Place	62



LOCATION MAP

ZONING NOTES

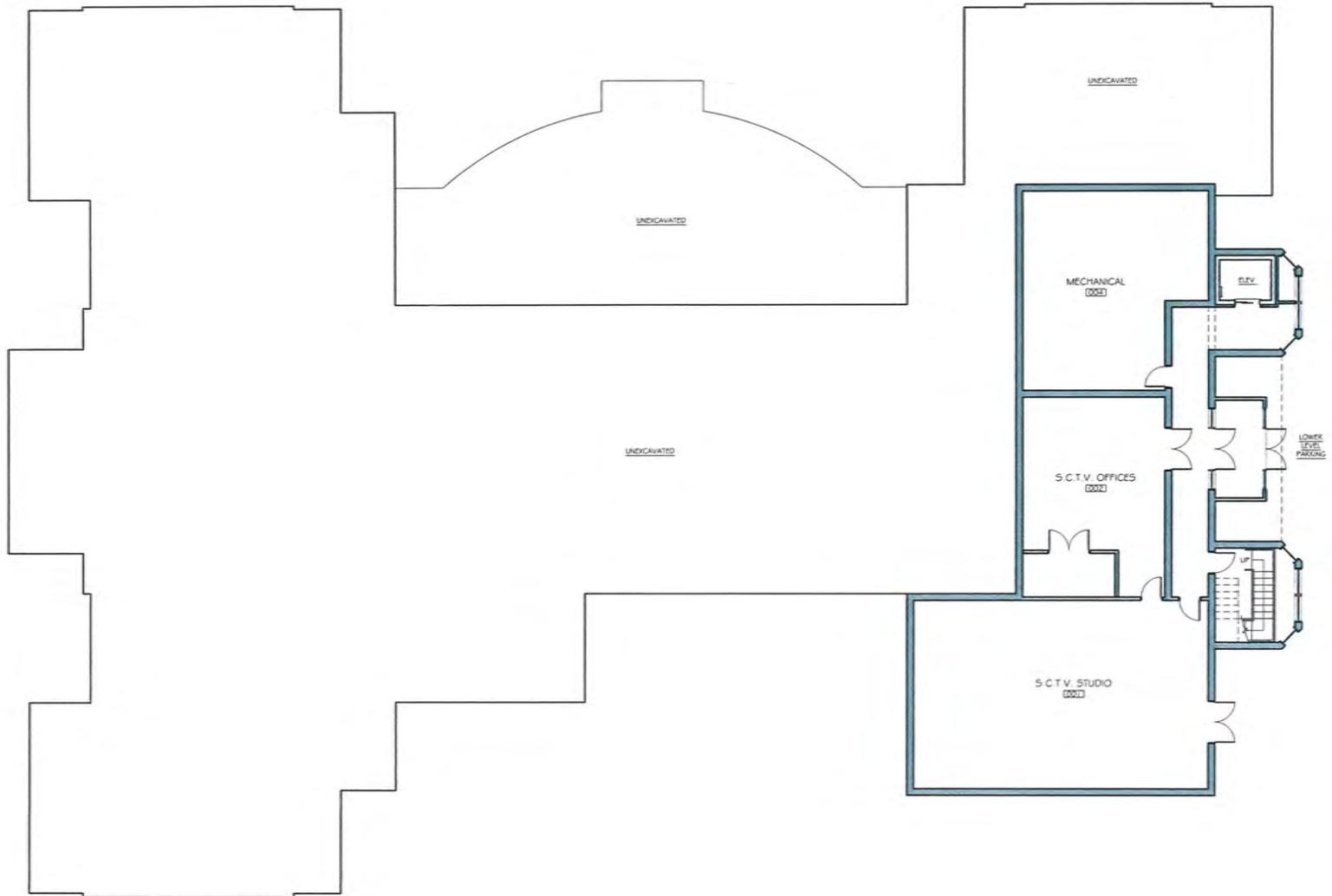
1. EXISTING BUILDING IS LOCATED IN A CIVIC ZONE.

PARKING DATA

PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	34 SPACES
HANDICAPPED PARKING SPACES	2 SPACES
TOTAL PARKING SPACES	36 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF



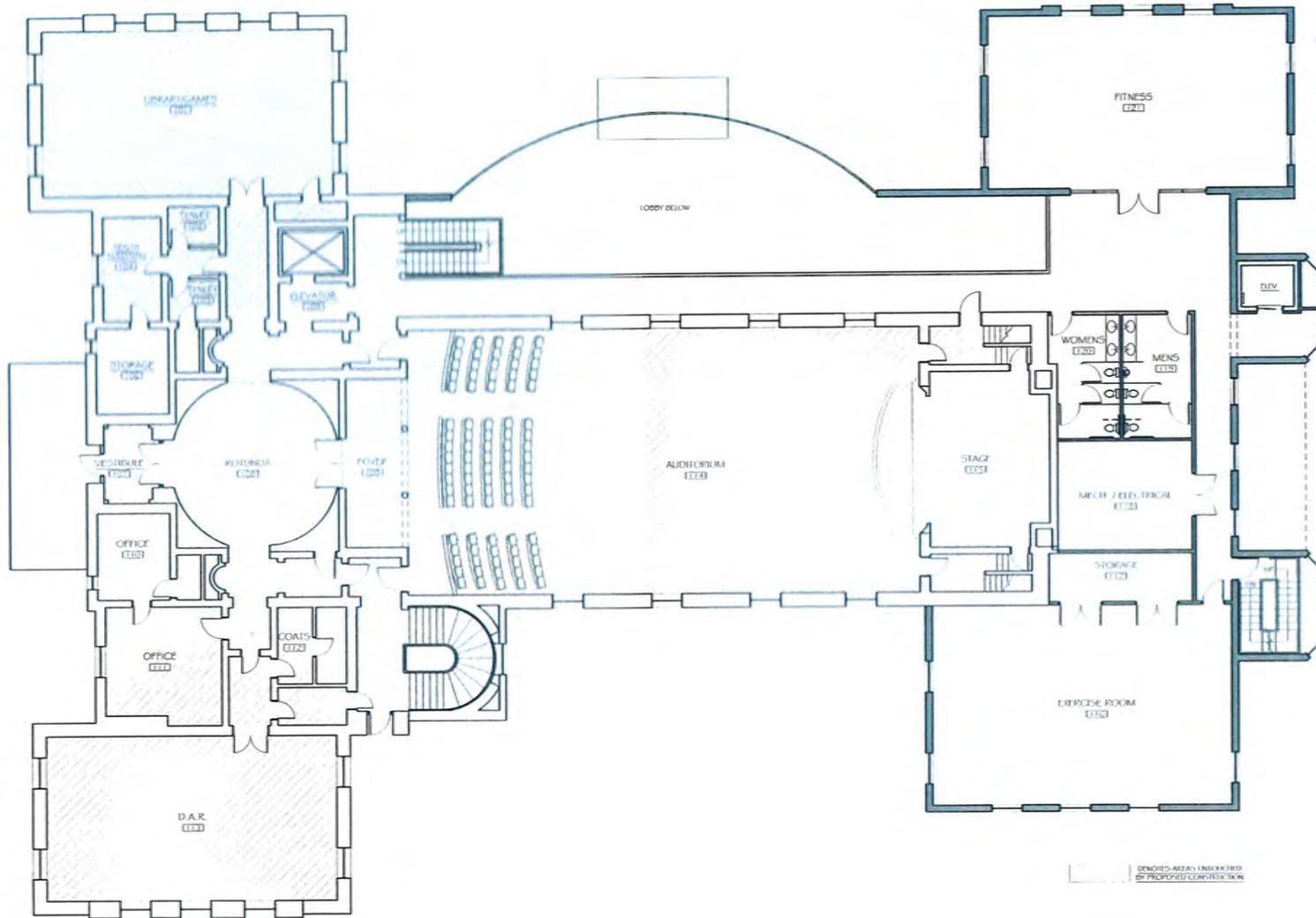
BASEMENT PLANS

SIMSBURY SENIOR CENTER (ENO MEMORIAL HALL)

754 HOPMEADOW STREET

SCALE 1/8" = 1'-0"

2/4/13



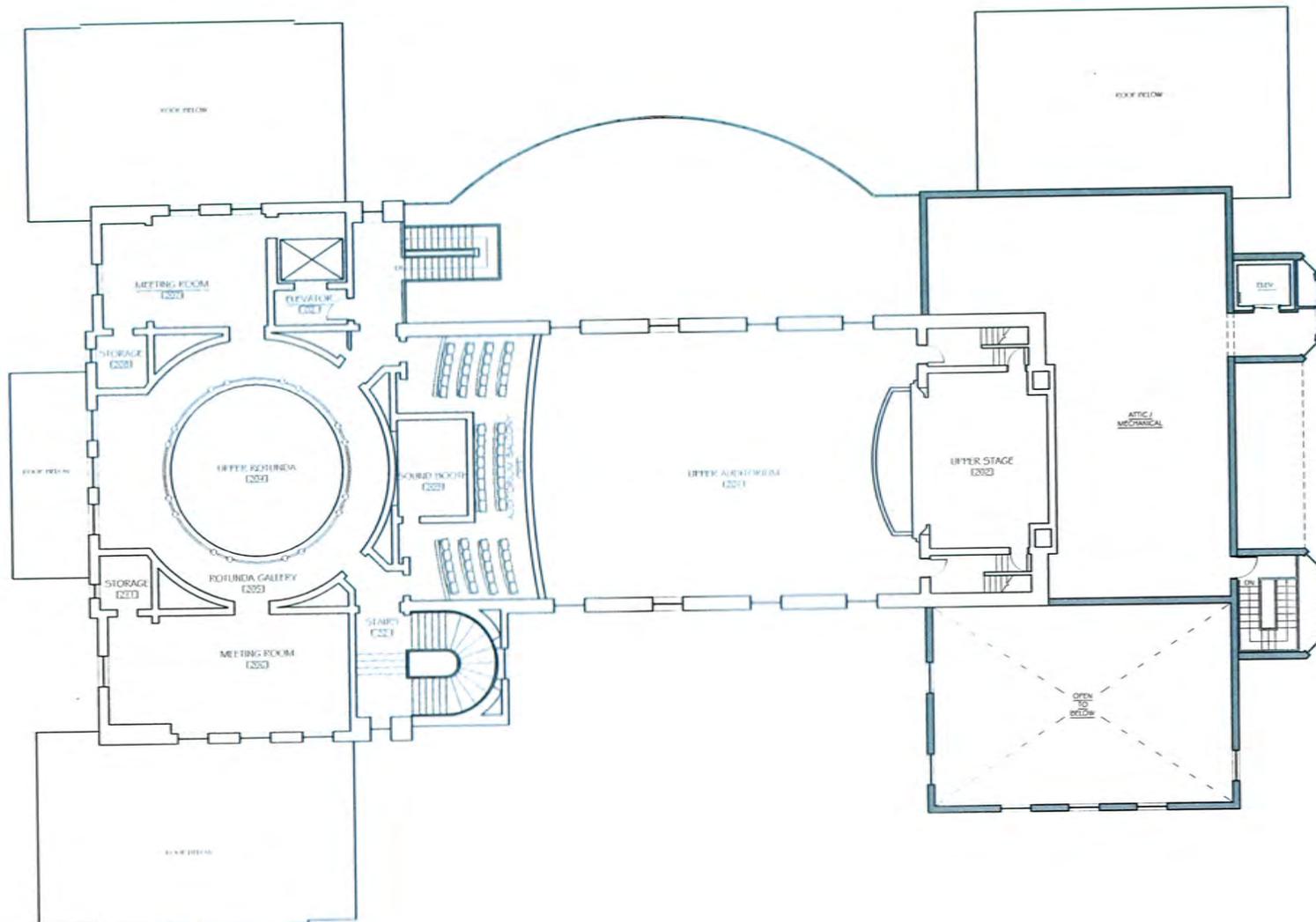
FIRST FLOOR PLANS

SIMSBURY SENIOR CENTER (ENO MEMORIAL HALL)

754 HOPMEADOW STREET

SCALE 1/8" = 1'-0"

2/4/13



SECOND FLOOR PLANS

SIMSBURY SENIOR CENTER (ENO MEMORIAL HALL)
754 HOPMEADOW STREET

SCALE 1/8" = 1'-0"

2/4/13



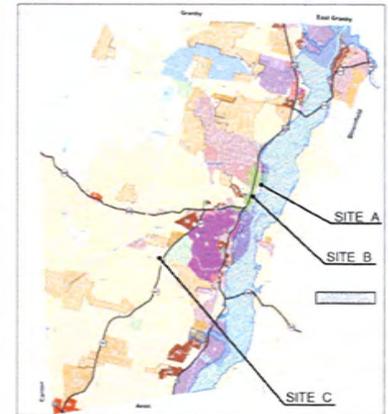
SIDE ELEVATION

SIMSBURY SENIOR CENTER (ENO HALL)

754 HOPMEADOW STREET



2/4/13



LOCATION MAP

ZONING NOTES

1. A PROPOSED USE OF A SENIOR CENTER IS NOT ALLOWED IN AN R40 ZONE UNLESS A SPECIAL EXCEPTION IS PERMITTED.
2. PROPOSED BUILDING IS IN THE FLOOD PLAIN.

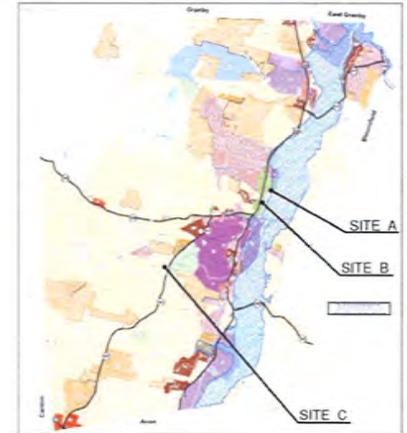
PARKING DATA

PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	221 SPACES
HANDICAPPED PARKING SPACES	7 SPACES
TOTAL PARKING SPACES	228 SPACES
OVERFLOW PARKING SPACES	322 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF

Concept Plan A



LOCATION MAP

ZONING NOTES

1. PROJECT IS LOCATED WITHIN SC-2, SC-4 AND SC-3 ZONES.
2. CIVIC USE IS ALLOWED IN ALL THREE ZONES ON THE GROUND FLOOR. THE SC-4 ZONE DOES NOT ALLOW CIVIC USE ON THE UPPER STORY.
3. PROPOSED BUILDING AND SOME PARKING IS LOCATED WITHIN REQUIRED SETBACKS. VARIANCE MAY BE REQUIRED.

PARKING DATA

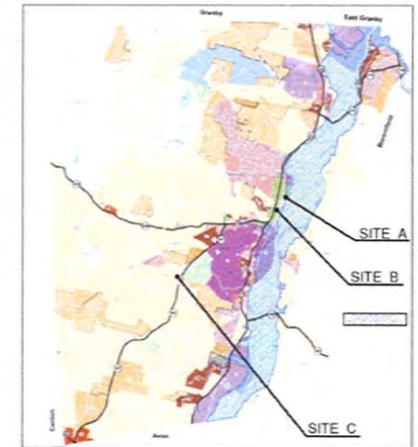
EXISTING PARKING SPACES	196 SPACES
PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	113 SPACES
HANDICAPPED PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	118 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF

Concept Plan B

Note: This concept plan was eliminated from further consideration



LOCATION MAP

AQUIFER PROTECTION ZONE

1. THE PROJECT SITE IS LOCATED WITHIN AN AQUIFER PROTECTION ZONE.

ZONING NOTES

1. A PROPOSED USE OF A SENIOR CENTER IS NOT ALLOWED IN AN R40 ZONE UNLESS A SPECIAL EXCEPTION IS PERMITTED.

PARKING DATA

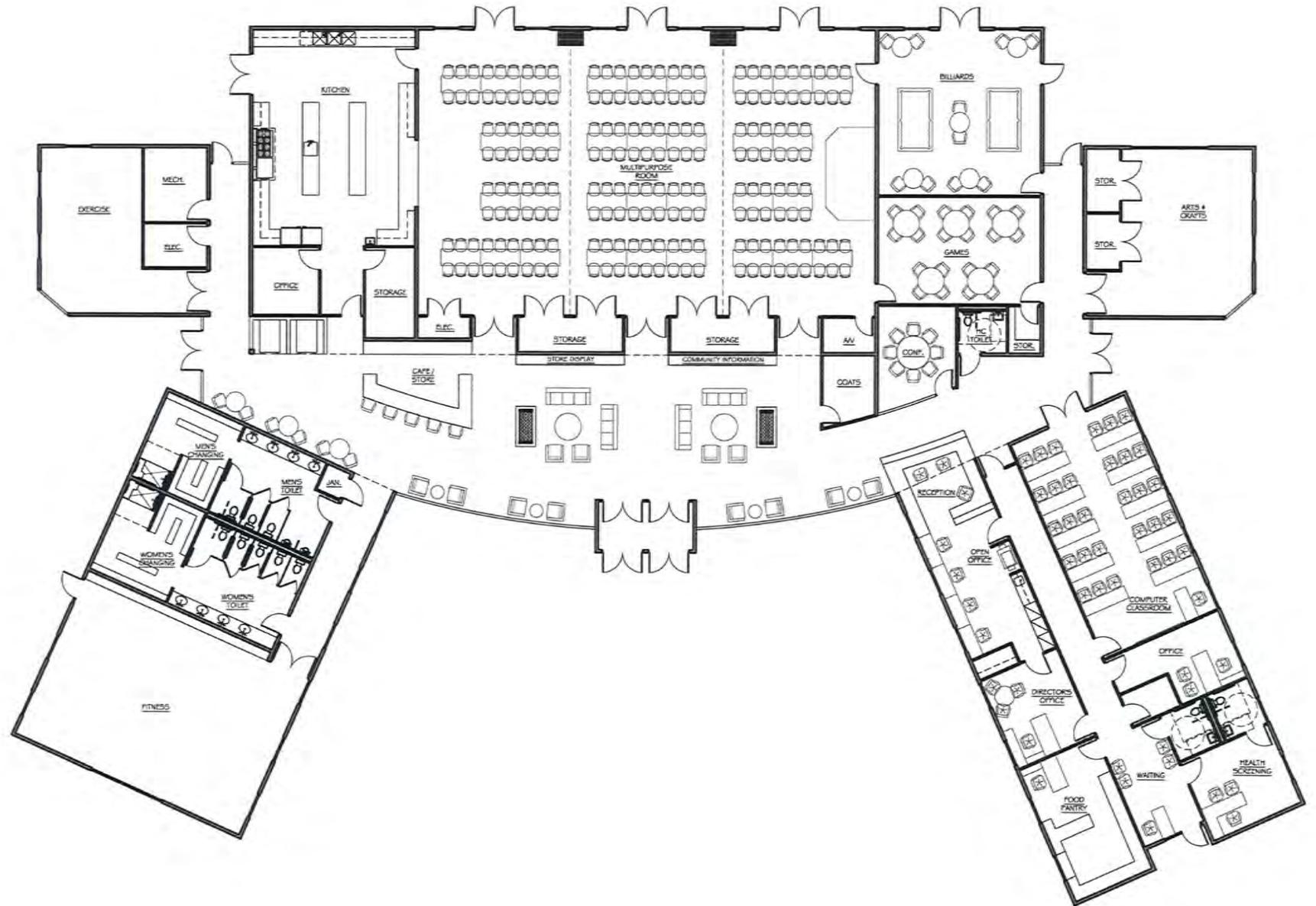
PROPOSED PARKING SPACES	
REGULAR PARKING SPACES	144 SPACES
HANDICAPPED PARKING SPACES	5 SPACES
TOTAL PARKING SPACES	149 SPACES

STORMWATER TREATMENT

- RAIN GARDENS
- BIOSWALES
- PERMEABLE PAVEMENT WHERE APPROPRIATE
- STORMWATER BASINS
- INFILTRATION TRENCHES
- NO INCREASE IN PEAK RUNOFF



Entry Rendering



Concept Floor Plan



Interior Rendering



Interior Rendering



**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

ENO Memorial Hall - Renovation

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development	\$ 275,000.00
Building Construction (16,000sf @ \$250.00 / square foot)	\$ 4,000,000.00
Interior Renovation – Existing (16,000 sf @ \$25.00 / sf)	\$ 400,000.00
Interior Renovation – Existing (4,000 sf @ \$100.00 / sf)	\$ 400,000.00
Interior Renovation – Existing (elevator allowance)	\$ 75,000.00
Parking Structure (16,000 / car @ 75 cars – 2 levels of parking)	\$ 1,200,000.00

* Square foot estimates are based on general renovation concept prepared by QA Architects, LLC.

Total Hard Costs **\$ 6,350,000.00**

Soft Costs – Fees & Contingency

Topographic Survey of Existing Conditions	\$ 7,500.00
Geotechnical Testing	\$ 5,000.00
Municipal Land Use approval application fees	\$ 3,000.00
Environmental Survey – Phase I	\$ 3,500.00
Hazardous Materials Assessment	\$ 3,500.00
Building Permits (Educational Stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (6.25%)	\$ 400,000.00
CM Adviser / Clerk of the Works	\$ 100,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 25,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology / Computers	\$ 15,000.00
Moving / Relocation / Temporary Conditions	\$ 50,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014 (+/- 4%)	\$ 275,000.00
<u>Project Contingency (10% for renovation work at ENO – NIC garage)</u>	<u>\$ 500,000.00</u>

Total Soft Costs **\$ 1,548,500.00**

Total Estimated Project Cost **\$ 7,898,500.00**

Estimates are based on a 2014 construction start.
There is no allowance for cost escalation to future years.
There is no allowance included for bonding / financing.



**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

Bushy Hill Road / Stratton Brook – New Building

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development – (125 cars)	\$ 600,000.00
Building Construction (22,200 sf @ \$210.00 / square foot)	\$ 4,662,000.00

* Square foot estimates are based on current and projected costs for building in the 2013 construction year.

Total Hard Costs **\$ 5,262,000.00**

Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 16,000.00
Geotechnical Testing	\$ 10,000.00
Traffic Study – STC approvals (allowance)	\$ 6,500.00
Municipal Land Use approval application fees	\$ 5,000.00
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (6.75%)	\$ 350,000.00
CM Adviser / Clerk of the Works	\$ 75,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 75,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment (Allowance)	\$ 100,000.00
Technology / Computers	\$ 35,000.00
Moving / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014 – (+/-4%)	\$ 200,000.00
Project Contingency (7% for new construction)	\$ 375,000.00

Total Soft Costs **\$ 1,337,000.00**

Total Estimated Project Cost **\$ 6,599,000.00**

Estimates are based on a 2014 construction start.
There is no allowance for cost escalation to future years.
Estimates do not include land acquisition costs.
There is no allowance included for bonding / financing.



QUISENBERRY ARCARI
ARCHITECTS LLC

**Programming Study for the
Simsbury Senior Center
Simsbury, CT**

Performing Arts Center – New Building

Probable Estimate of Project Cost

February 3, 2013

Hard Costs – Construction – Square Foot Estimates

Sitework, Infrastructure, & Development – (200 cars including PAC upgrades)	\$ 800,000.00
Building Construction (23,000 sf @ \$ 210.00 / square foot)	\$ 4,830,000.00

* Square foot estimates are based on current and projected costs for building in the 2014 construction year.

Total Hard Costs	\$ 5,630,000.00
-------------------------	------------------------

Soft Costs – Fees & Contingency

Site Acquisition	n/a
Topographic Survey of Existing Conditions	\$ 20,000.00
Geotechnical Testing	\$ 12,000.00
Traffic Study – STC approvals (allowance)	\$ 15,000.00
Municipal Land Use approval application fees	\$ 5,000.00
Environmental Survey – Phase I	\$ 3,500.00
Building Permits (Educational stipend)	\$ 15,000.00
Advertising	\$ 3,500.00
A/E Fees (7.00%)	\$ 400,000.00
CM Adviser / Clerk of the Works	\$ 75,000.00
Legal Fees (allowance)	\$ 25,000.00
Testing / Special Inspections	\$ 20,000.00
Utility Company Fees	\$ 60,000.00
Telephone & Communications Fees	\$ 15,000.00
Furniture, Furnishings & Equipment	\$ 100,000.00
Technology	\$ 35,000.00
Moving / Relocation / Temporary Conditions	\$ 25,000.00
Drawing Reproduction / Bidding	\$ 7,500.00
Construction Escalation to 2014	\$ 225,000.00
Project Contingency (10%)	\$ 560,000.00

Total Soft Costs	\$ 1,621,500.00
-------------------------	------------------------

Total Estimated Project Cost	\$ 7,251,500.00
-------------------------------------	------------------------

Estimates are based on a 2014 construction start. There is no allowance for cost escalation to future years
Estimates do not include land acquisition costs.

318 Main Street
Farmington, CT 06032

860 677.4594
860 677.8534 Fax



QUISENBERRY ARCARI
ARCHITECTS LLC

SPECIALIZING IN THE DESIGN OF
Senior Center Projects

“Our goal is to exceed the expectations of our clients’ needs through excellence in design and uncompromising service.”

To: Lisa Heavner, First Selectman
From: Lisa Karim, Library Director
Re: Library Developments
Date: October 6, 2016

As the Library has developed its strategic plan, an issue which has been prominently raised is the need for additional meeting and event space within the Town, not only for the Library, but also other Town Departments, community groups and businesses . The Library is taking the following steps to address this need.

- **Policy Revision**

The Library Board of Trustees recently revised the Library's Program and Meeting Room Rule of Use to permit Town Departments, such as the Senior Center, to charge for programs which are held at the Library. Per position of the American Library Association, the Connecticut State Library and prior Simsbury Public Library practice, Library programs will remain free to participants.

- **CIP Project**

Planning has begun to develop the lower level unfinished portion of the Library into an 80 seat program space. It is the Library's intention to submit this as part of CIP for the next budget cycle, apply for a construction grant from the Connecticut State Library and request financial support from the Friends of the Simsbury Public Library to help offset costs. We are presently working to determine realistic costs for this project.

**Simsbury Public Library – Board of Trustees
TOWN OF SIMSBURY
REGULAR MEETING MINUTES
Monday, July 18, 2016 at 7:00PM
Simsbury Public Library – Program Room 2
725 Hopmeadow Street, Simsbury, Connecticut**



PRESENT: Chairman Marianne O'Neil, David Blume, Anne Erickson, Charmaine Glew, Linda Johnson, Lauren Miller, Mark Orenstein, Polly Gardow Rice, and Gail Ryan; Library Director Lisa Karim and Business Resource Center Coordinator Sarah Loudenslager.

ABSENT: Friends of Simsbury Public Library Director Bert Kaplan.

1. CALL TO ORDER – ESTABLISH QUORUM:

Chairman Marianne O'Neil called the meeting to order at 7:00PM.

2. PLEDGE OF ALLEGIANCE:

All present stood for the Pledge of Allegiance.

MOTION: Ms. Glew, Ms. Miller second, to add to the Agenda Item #14 Maker Faire and Item #15 Executive Session; unanimously approved.

3. APPROVAL OF MINUTES – June 20, 2016:

The June 20, 2016 Minutes should be amended as follows:

First Page, under #7 Chair's Report, the chairman's name was mistakenly spelled, "O'Neil" and should be spelled, "O'Neil";

First page, last line, the portion of text that reads, "...Ms. Karim indicated that the staff can override..." should instead read, "...Ms. Karim indicated that complaints are continually being received. The staff can override the limit for items which the Simsbury Library owns but all patron place holds are limited to five.";

Second page, under Item #12 Wish List, the sixth line, the portion that reads, "...okayed by the town's council..." should instead read, "...okayed by the town's counsel...";

Second page, under Item #12 Wish List, the seventh line, the portion that reads, "...passively receive them..." should instead read, "...passively solicit them...";

MOTION: Mr. Blume, Ms. Miller second, to approve the June 20, 2016 Minutes as amended; unanimously approved.

4. PUBLIC AUDIENCE:

No business was discussed.

5. COMMUNICATIONS:

An article from the Hartford Courant dated June 23, 2016 entitled, "Library Offering Catalog of Seeds" was shared with the Trustees. An additional article from The Valley Press dated June 30, 2016 entitled, "Metro Bis Series at Simsbury Public Library with author Carla Bartolucci" was also shared.

6. FRIEND'S REPORT:

No report was provided as it was noted that the Friends don't generally meet during the summer months.

7. CHAIR'S REPORT:

Ms. O'Neil reminded the Board that the next regular meeting has been pushed back a week to August 22, 2016. She also advised Ms. Karim that the Board of Trustees as reflected on the website needs to be updated.

Ms. O'Neil introduced and welcomed the recently hired Business Resource Center Coordinator Sarah Loudenslager.

Ms. Loudenslager reported that there were an estimated fifty people that attended the Open House throughout its duration and had received several email contacts. Ms. O'Neil reminded her that the Board is available for support and that she should feel free to contact them should a need arise. Ms. Loudenslager noted her delight with the position and the community and welcomed recommendations the Board may want to share in the future.

8. DIRECTOR'S REPORT:

In response to an inquiry, Ms. Karim explained that the new program, Lynda.com, is owned by the LinkedIn people that contains different types of self-paced trainings. Until only recently it was a program that could only be used while at the library but can now be accessed remotely, according to Ms. Karim.

Ms. Karim reported that five candidates have been invited for second interviews for the Circulation Assistant. Ms. Karim also report that the five-hold limit has severely impacted the Library's circulation. In response to an inquiry from Mr. Blume regarding the AC unit, Ms. Karim indicated that it took a long time to fix the leak in the server room and was under warranty for the most part. She also noted that the Reference Office renovations are progressing, with the openings for the windows having been made and painted.

Ms. Karim also followed up on a question from Ms. Miller as to whether donations made to the Library are tax deductible, confirming that indeed they are. Ms. Karim also updated the Board that the storage discussion regarding the SCTV recordings was actually for DVDs. She reported that she advised the SCTV group that the Library does not have room for this. With regards to the Wish List initiative from last month's meeting, Ms. Karim noted that the Town was waiting to apply for the Library's PayPal account until a permanent Finance Director had been named. Ms. Glew questioned what type of things might be included in the Library's Wish List. Ms. Karim explained that among the first things would be another picnic table and a bicycle repair station.

9. BUDGET:

Ms. Karim distributed copies of the Income Statement, the Finance Report as of June 30, 2016, and a Finance Report as of July 18, 2016.

Ms. Karim indicated that the staff has been reminding people that as of September 6, 2016, all patrons will need to present their library card in order to check out. It was also noted that the Library is working with the IT department to change credit card vendors so as to utilize the same vendor as the Town. Mr. Blume questioned whether some of the more uncontrollable items, such as the cleaning supplies and equipment maintenance, would be moved to the Public Works line. Ms. O'Neil recalled discussing this two years ago but with the changes in the Finance Director, had not done so. Ms. Karim explained that with working so closely with Public Works Department, she and the Director of Public Works Tom Roy had decided that the current practice was okay. Observing that the shades were drawn to keep the building cooler, Ms. O'Neil noted that the Library had been opened as a cooling center three days last week. Ms.

Karim reported that the Social Services Department emails her when this will occur and she, in turns, lets the staff know. It was noted that during this time that the library is utilized as a cooling center, hours of operation are not extended.

In response to an inquiry from Mr. Orenstein who had observed that from the June 30, 2016 Finance Statement that the Library appears to be 7½% below budget, Ms. Karim explained that it takes several weeks for all the invoices for items ordered in FY15-16 to be received.

10. INNOVATORS' WORKSHOP:

Ms. Karim reported that the Reference office project is moving along and should be ready in September. She also noted that the Library will be applying to be part of the Greater Hartford Mini Maker Faire in October at Tunxis Community College. The Co-Director of this fair was at the Open House organized by Ms. Loudenslager and has posted the Library's "Coming Soon" activities and Innovator's Workshop to his website.

11. STRATEGIC PLANNING:

Mr. Blume reminded the Commission that he has emailed a status update of the Strategic Plan. He reported that the Committee last met on June 23, 2016 and have agreed on a draft Table of Contents along with the designated person responsible for each section. Mr. Blume noted that a majority of the Strategic Plan is Section VI. Strategic Goals and Objectives. He explained that there are six areas of this section that have been identified and have also been assigned to various committee members.

Mr. Blume reported that the Committee hopes to have their work completed by the end of July and have a draft ready for review by this Board at the September 19, 2016 meeting.

Mr. Blume referred to a handout he had distributed containing the existing Library Mission Statement and Statement of Library Purpose. He reported that the Strategic Planning Committee had agreed that a more succinct version of these should be considered. Therefore, Mr. Blume proposed that the Trustees review the current Mission Statement and State of Purpose and if it is deemed worthy of revision, to plan to discuss the same at their August regular meeting. Mr. Blume provided copies of six examples from other town libraries.

12. PROGRAM ROOM USE:

Ms. O'Neil reminded the Board that the Town has been examining the Senior Center/Community Center especially in light of the scarcity of space in accommodating this group's many activities. She reported that Ms. Karim had attended a department head meeting with First Selectman Lisa Heavner. With the community in mind, Ms. Karim had suggested that the Senior Center might use the Program Room when it is not being used for library services, according to Ms. O'Neil. It was noted that the Program Room is often used at night but not as much in the morning. As an example of the dilemma the Senior Center often encounters, Ms. O'Neil explained how an exercise program had to be canceled at Eno Hall on Cheese Day.

Ms. O'Neil pointed out that while the Senior Center does happen to charge for some of their programs in order to cover the cost of their instructors and incidental expenses, the Library's Statement of Purpose notes that the Library provides free and impartial library services. After looking into other area libraries as well as the state library, Ms. O'Neil noted that there can be no charge for literary services. She pointed out that the Board has always avoided charging for any library service whether it be books, programs, etc. Ms. O'Neil explained that if the Board considers tweaking the policy, the Library could really provide an additional benefit to the Town in this way. Discussion followed. Consensus was that this was a good idea so long as it was

limited to activities to town-funded groups only, that there is no conflict with a Library program and limited during the regular Library hours. Both Ms. Karim and Ms. O'Neil had noted that this initiative is in no way meant to take over any of the Senior Center functions but instead to aid in the identified need for program space. It was noted that the set-up and tear-down would be completed by the town custodians.

13. VETERAN'S MEMORIAL:

Ms. Karim reported that the work on the Veteran's Memorial is slated to begin in August and that she will be meeting with the Veteran's Memorial Committee weekly to review what will be occurring at the site. She reported that the fire hydrant will be moved across Eaglewood Lane next week resulting in the temporary closure of the road next Tuesday.

14. MINI MAKERS FAIRE:

Ms. Karim reminded the Board that the Library has hosted an Innovator's Fair for the last two years in conjunction with the Town as well as the Library doing one the prior year. She reported that that Innovator's Committee has been meeting since the last fair and are seeking to do something different. Ms. Karim noted that the Committee has also been discussing with the Main Street Partnership the idea of doing a Maker's Faire, licensed by the Maker people. She noted that the cost for the event is estimated between \$10K and \$20K. Ms. Karim reported that Main Street Partnership Executive Director Sarah Nielsen will be meeting with her board this week to discuss this idea. She noted that First Selectman Lisa Heavner is aware that this Mini Makers Faire is being considered. A brochure from the Greater Hartford Mini Maker Faire was passed around. Ms. Heavner explained that much help would be needed for this undertaking and that it is being considered for early April, 2017. Mr. Blume explained that the Committee is considering hosting an Innovation Month, similar to Bike Month.

15. EXECUTIVE SESSION: (if needed)

MOTION: Mr. Blume, Ms. Miller second, **to enter into Executive Session at 8:06PM for the purpose of discussing personnel issues; unanimously approved.**

The Board exited Executive Session at 8:32PM.

MOTION: Ms. Glew, Ms. Gardow Rice second, **to adjourn at 8:33PM; unanimously approved.**

Respectfully submitted,

**Pamela Colombie
Commission Clerk**



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

SIMSBURY, CONNECTICUT 06070

Schematic Estimate of Cost SCTV at Henry James School October 18, 2016

Job Size: 2,200 square feet

Assumes: 2018 Construction
Site/Utility Cost all in school project

Construction		\$770,000.00
Architecture & Engineering		\$57,750.00
Testing/Special Inspections	*	
Clerk of Works	*	
Bonding 3%		\$26,400.00
Building Permit	*	
Site Development	*	
Bids, Printing, Advertising	*	
Insurance		\$11,550.00
Technology	+	\$30,000.00
Telephone & Security Sys. Move		\$1,900.00
Comcast Move		\$7,050.00
Move		\$3,000.00
FF & E	+	\$30,000.00
Contingency 8%		\$75,000.00
	Sub-Total	\$1,012,650.00
Escalation to 2018		\$36,250.00
	Total	\$1,048,900.00

*It is assumed that these costs are absorbed into the overall project costs.

+This cost may be less depending on equipment and furniture that SCTV has.

The space for SCTV is based on an estimate of needs developed in 2010 for use of basement space at the library. This number should be revised based on actual architectural schematics.

The Construction estimate includes costs for HVAC, electric, and fire suppression. Those costs may be less since this space is part of a much larger project.

Telephone (860) 658-3260
Facsimile (860) 658-3205

rsawitzke@simsbury-ct.gov
www.simsbury-ct.gov

An Equal Opportunity Employer
8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday



Housing Data Profiles

2015



Population, Households & Age

Source: 2009-13 American Community Survey

	2009-13	2000	% Change		2009-13	2000	% Change
Population	23,591	23,234	2%	Householders living alone	22%	19%	2%
Households	8,712	8,527	2%	Residents living in families	75%	77%	-2%
Average household size	2.67	2.7	-1%	Households with someone <18	38%	42%	-4%
Average family size	3.14	3.12	1%	Households with someone > 65	26%	22%	4%

Median age for those living in Simsbury is 43.5 years old, 3.3 years older than CT's median age of 40.2 years old.

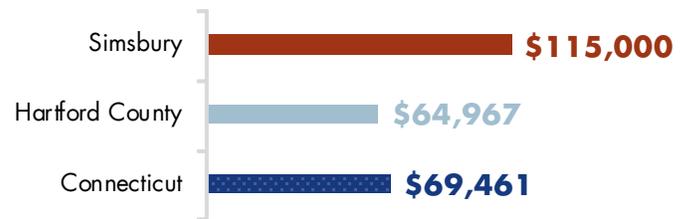


Income & Age

Simsbury's annual median household income in 2013 was \$115,000, 66% more than Connecticut's median household income of \$69,461. It is 77% more than Hartford County's median household income of \$64,967. Simsbury's median household income ranks 14 (1=highest, 169=lowest) among CT's 169 municipalities.

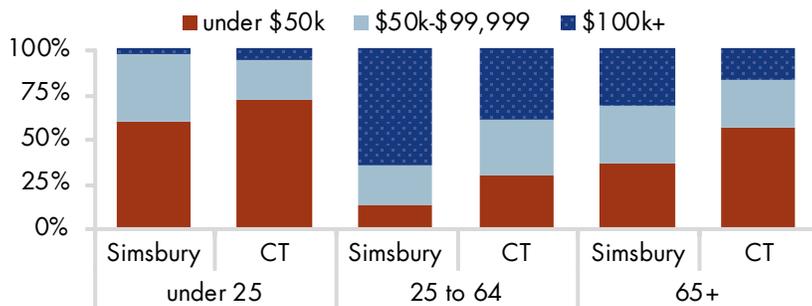
Median Household Income

Source: 2009-13 American Community Survey



Income by Age of Head of Household: Simsbury

Source: American Community Survey 2009-13



In Simsbury, 1% (93) of the heads of households were under 25 years old, 25% (2,193) were 25-44 years old, 50% (4,331) were 45-64 years old and 24% (2,095) were 65 or older.

Throughout Connecticut, households headed by those under 25 and those 65 and over tend to have lower incomes than those 25-64 years old, limiting their housing options.

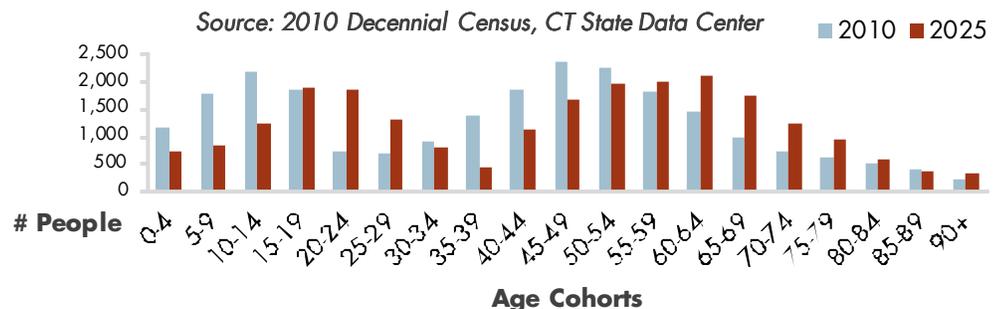


Aging of the Population

Simsbury is one of the 153 Connecticut municipalities projected to see a drop in school-age population between 2015 and 2025. Many municipalities will see declines over 30%. The projected decrease for Simsbury is 32%. Meanwhile the 65+ population for Simsbury is projected to increase by 35%.

Age Cohorts - 2010 Population, 2025 Population Projections: Simsbury

Source: 2010 Decennial Census, CT State Data Center



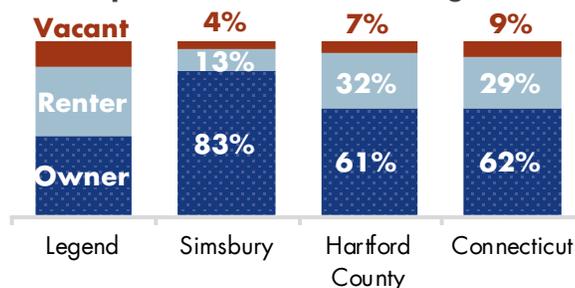
Characteristics of Housing Stock

Tenure

	Simsbury	Hartford County	Connecticut
Total	9,115	373,809	1,486,995
Owner-Occupied	7,561	227,954	919,488
Renter-Occupied	1,151	119,920	436,361
Vacant	403	25,935	131,146

Source: 2009-13 American Community Survey

Percent of Owner-Occupied, Renter-Occupied and Vacant Housing Units



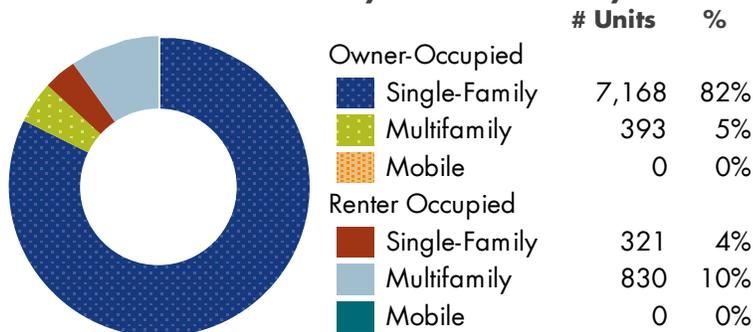
Simsbury saw its number of housing units increase by 4% from 2000 to 2013. Renters live in 13% of Simsbury's housing stock, compared to 32% for Hartford County and 29% for Connecticut.

Units in Structure

Overall, 67% of CT's occupied housing stock is comprised of single-family housing, while 33% is multifamily housing (2+ units in structure) and 1% is mobile homes.

In Simsbury, 86% of occupied homes are single-family, 14% are multifamily (2+ units in structure), and 0% are mobile homes. Renters live in 68% of Simsbury's 1,223 multifamily homes, and owners occupy 96% of its 7,489 single-family homes.

Units in Structure by Tenure: Simsbury



Source: 2009-13 American Community Survey

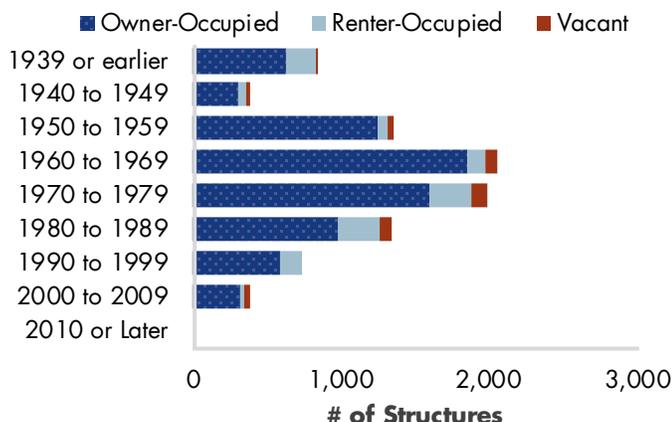
Year Built

CT's housing stock varies in age, with 23% built before 1939, 36% built from 1940 to 1969 and 41% built from 1970 on.

In Simsbury, 9% of the housing stock was built prior to 1939, 42% was built between 1940 and 1969 and the remaining 49% was built after 1970. Shifting demographics indicate that housing built from 1970 on may not meet the needs of CT's current and future residents.

Tenure by Year Structure Built: Simsbury

Source: 2009-2013 American Community Survey



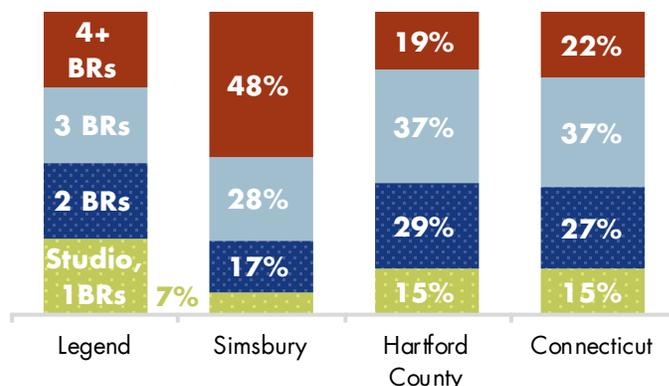
Bedrooms

A majority of homes in CT have 3 or more bedrooms, with 37% having 3 bedrooms and 22% having 4 or more. 42% of the homes in the state have 2 or fewer bedrooms.

Over 76% of homes in Simsbury have 3 or more bedrooms, while 24% have 2 or fewer bedrooms. Towns and cities that have larger homes with more bedrooms offer fewer housing options for younger workers or downsizing Baby Boomers.

Housing Units by Number of Bedrooms

Source: 2009-13 American Community Survey



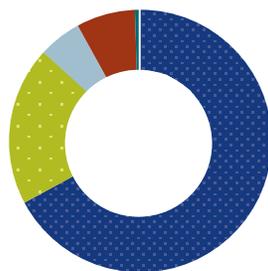


Housing Costs for Owners and Renters

Affordability

Across CT, 50% of renters and 35% of owners spend more than 30% of their income on housing. In Simsbury, 41% of renters spend more than 30% of their income on housing, while 23% of owners do the same. Households that spend more than 30% of their income on housing may have little left over for necessities such as transportation, food, health care, etc.

Housing Costs as a % of Household Income: Simsbury



	# Units	% Total
Owner-Occupied		
Spending <30%	5,846	67%
Spending >=30%	1,720	20%
Not computed	0	0%
Renter Occupied		
Spending <30%	632	7%
Spending >=30%	468	5%
Not computed	51	1%

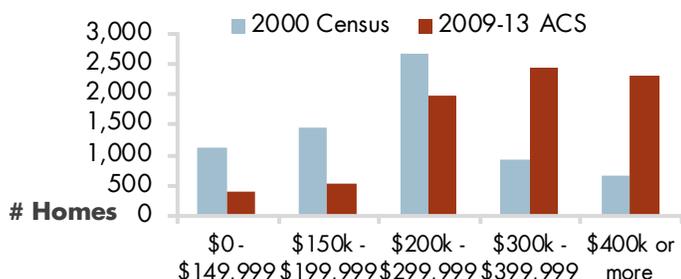
Source: 2009-13 American Community Survey

Home Value

The value of homes in Connecticut has risen significantly over the last 15 years, putting home ownership out of reach for many middle-class households. In Simsbury, 16% of homes were valued under \$150,000 in 2000, compared to 5% now. The median home value in Simsbury is now \$338,100, an increase of 49% since 2000.

Self-Reported Value of Owner-Occupied Homes: Simsbury

Source: Census 2000, 2009-2013 American Community Survey

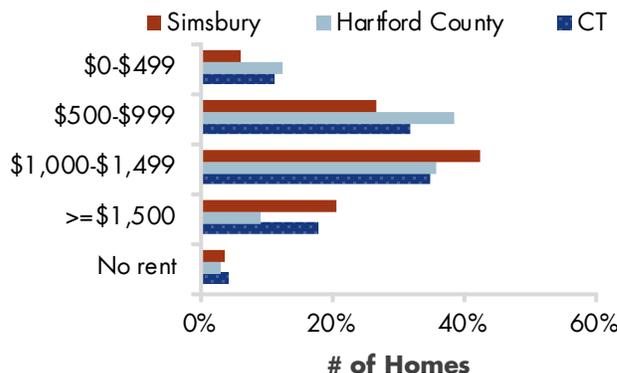


Gross Rent

According to 2009-13 American Community Survey data, 63% of Simsbury's 1,151 rental units have a gross rent over \$1,000 per month and 10% have a gross rent under \$750 per month.

Rental Units by Gross Rent: Simsbury

Source: 2009-2013 American Community Survey



Housing Costs & Income

Owner Households: Simsbury

The average homeowner household in Simsbury has a median income of

\$126,911

Households with a Mortgage

Median Income:

\$144,864

Median Monthly Owner Costs:

\$2,452

Households w/out a Mortgage

Median Income:

\$92,045

Median Monthly Owner Costs:

\$1,000+

In Connecticut, incomes among those who own their homes tend to be much higher than incomes for renter households. Incomes for owners who no longer pay a mortgage also tend to be lower than for those paying a mortgage, as those no longer paying a mortgage may be retired and living on fixed incomes.

Source: 2009-13 American Community Survey

Renter Households: Simsbury

Median Income Renter Households =

\$44,907

61% less than the median income of all households.

Median Gross Rent =

\$1,114

30% of income spent on rent. **70%** of income for all other expenses.

Housing Market General Information

Housing Wage

2015 Housing Wage: Simsbury

 **\$22.00**

Simsbury is included in the Hartford-West Hartford-East Hartford Metro Area.

Each year, the National Low Income Housing Coalition calculates the "housing wage," the hourly wage needed for a household to afford a typical 2-bedroom apartment in metro areas throughout the United States.

Connecticut's housing costs are typically high, ranking #8 in 2015 with a housing wage of \$24.29.

Grand List

Real Property Grand List Values, 2008-13: Simsbury

Total Real Property 2008	\$2,325,530,604
Total Real Property 2013	\$1,989,012,790
% Change, 2008-13	-14%

Connecticut housing prices declined precipitously after the 2008 financial crisis and have not rebounded to pre-crisis levels, particularly in municipalities - 114 of 169 - where housing stock is dominated by single-family homes. Across the state, 152 municipalities have seen either no change in real property grand lists, or declines, forcing most to raise mill rates, reduce services, or both.

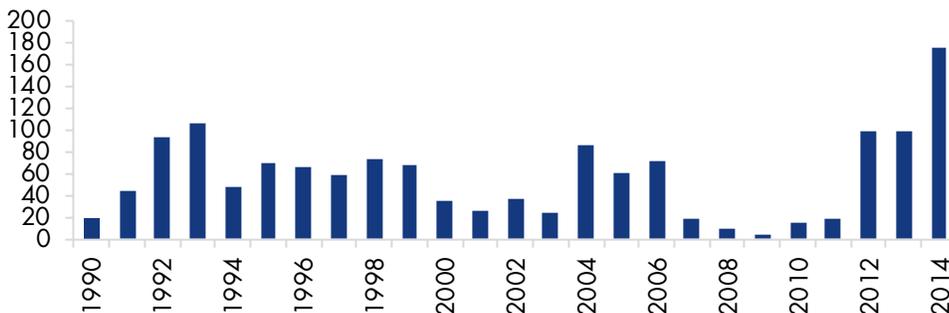
Source: CT Office of Policy and Management

Building Permits

Connecticut saw a sharp decline in building permits following the crash of the housing market in the mid-2000s. As the housing market slowly recovers, statewide building permits have increased by small amounts since 2011, with permits for multifamily units at levels not seen for a decade. Building permits issued, however, remain well below the levels seen in the 1980s and 1990s.

Building Permits by Year, 1990-2014: Simsbury

Source: CT Department of Economic and Community Development



Affordable Housing Appeals List

Each year the CT Department Of Housing surveys municipalities in the state to determine the number of affordable units each has. The data is compiled for the Affordable Housing Appeals List. The following housing units are counted as affordable in Simsbury in 2014:

Assisted Units Counted in 2014 Appeals List:

	Simsbury
241	Governmentally Assisted Units
19	Tenant Rental Assistance
62	CHFA/USDA Mortgages
+	0 Deed Restricted Units
<hr/>	
322	Total Assisted Units

Calculation of % of Total Units Assisted:

	Simsbury			
322	÷	9,123	=	3.5%
Total Assisted Units		Total Units, 2010 Census		Units Assisted

Housing Data Profiles are produced by the Partnership for Strong Communities. Updated November 16, 2015.

For more information about the information presented or to use any of the graphics presented in the Housing Data Profiles, please contact: Christina Rubenstein, Deputy Policy Director, christina@pschousing.org.



Analysis of Housing Conditions

Key Stats

Population

23,591

Households

8,712

Projected Change in Population from 2015-2025

5-19 Year Olds: -32%

65+ Year Old: 35%

Median Household Income

All Households: \$115,000

Owners: \$126,911

Renters: \$44,907

Housing Units

Total Units: 8,712

Owner-Occupied: 83%

Renter-Occupied: 13%

Vacant: 4%

Single-Family/Multifamily

Single Family: 86%

Multifamily: 14%

Median Home Value

\$338,100

Median Gross Rent

\$1,114

Households Spending 30% or More on Housing

All Households: 25%

Owners: 23%

Renters: 41%

Housing Built 1970 or Later

49%

2014 Affordable Housing Appeals List

Assisted Units: 4%

% Change in Total Real Property, 2008-2013

-14%

Simsbury's Housing Data Profile: The Story Behind the Numbers

Simsbury, like most of Connecticut's municipalities, has a high median household income, high housing costs, few units for a variety of the municipality's workforce (such as, teachers, nurses, electricians, firefighters and town employees), and a narrow range of housing choices for Baby Boomers seeking to downsize and Millennials and young families seeking to move to town.

Housing remains expensive in Simsbury relative to the median household income. Statewide, 50% of renters and 35% of homeowners spend 30% or more of their household incomes on housing. In Simsbury, where the \$115,000 median household income is higher than the statewide median of \$69,461, 41% of renters and 23% of homeowners spend 30% or more of their income on housing.

Simsbury is one of the 153 Connecticut municipalities that could see a potentially significant decline in school enrollment through 2025 because of a projected decline in school-age (5-19) population of 32% from 2015 to 2025. At the same time, its population is getting older, with a projected increase of 35% in the 65+ population from 2015 to 2025, potentially leading to the need for smaller, denser, more affordable homes closer to the town center, services and, if possible, transit connections.

While the number of renting households in Connecticut has increased from 30% to 34% since 2007, many towns are ill-prepared to accommodate the needs of renters. Simsbury is one of 114 Connecticut municipalities with single-family homes dominating its housing stock (86%) and little modest or multifamily housing to offer (24% units are 0-2 bedrooms, compared to 42% statewide), mostly because many of those towns built the bulk of their homes after 1970 (49% in Simsbury) to accommodate the needs of new Baby Boomer families then in their 20s.

Now in their 60s, those families are seeking more modest homes. But their attempts to sell are being met by few offers because few young families can afford to move to those towns, flattening median sales prices and stunting the growth of Grand Lists – the towns' total value of real property – and thus property tax revenues needed to pay for increasingly expensive services. From 2008 through 2013 (latest OPM figures), 151 towns experienced negative growth in real property values, 1 had no growth and 3 had only slight growth of 2 percent or less. The total real property Grand List in Simsbury has declined by 14% from 2008 through 2013.

Across the state, 138 of the 169 municipalities have affordable homes totaling less than 10% of their housing stock. These are the kinds of homes increasingly sought by young professionals, families, town workers, downsizing Baby Boomers and others. In Simsbury, 4% of the homes are affordable, according to the state's 2014 Affordable Housing Appeals List.



Data Sources & Notes

Page 1

- ⇒ Populations, Households & Age
 - DP-1 - Profile of General Demographic Characteristics: 2000, Census 2000 Summary File 1 (SF 1) 100-Percent Data
 - DP02 - Selected Social Characteristics In The United States, 2009-2013 American Community Survey 5-Year Estimates
 - DP05 - ACS Demographic And Housing Estimates, 2009-2013 American Community Survey 5-Year Estimates
- ⇒ Age & Income
 - Median Household Income
 - B25119 - Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied Housing Units More Information, 2009-2013 American Community Survey 5-Year Estimates
 - Income by Age of Head of Householder
 - B19037 - Age Of Householder By Household Income In The Past 12 Months (In 2013 Inflation-Adjusted Dollars), Universe: Households, 2009-13 American Community Survey 5-Year Estimates
- ⇒ Aging of Population
 - P12 - Sex by Age, Universe: Total population, 2010 Census Summary File 1
 - 2015-2025 Population Projections for Connecticut, November 1, 2012 edition, CT State Data Center

Page 2

- ⇒ Tenure, Units in Structure, Year Built, Bedrooms
 - DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates
- ⇒ Tenure note: Universe is all housing units. Total housing stock includes vacant units.
- ⇒ Units in Structure notes: Multifamily includes all units with 2+ units in structure. Does not include boats, RVs, vans, etc. Universe is occupied housing units (does not include vacant units).

Page 3

- ⇒ Affordability
 - DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates, Note: Percent income spent on housing costs is not calculated for some households, noted in chart as "Not computed."
- ⇒ Home Value
 - B25075 - Value, Universe: Owner-occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
- ⇒ Gross Rent
 - DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates
- ⇒ Housing Costs & Income
 - Median Household Income by Tenure
 - B25119 Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars) By Tenure, Universe: Occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
 - Median Household Income for Owner-Occupied Households by Mortgage Status
 - B25099 - Mortgage Status By Median Household Income The Past 12 Months (In 2013 Inflation-Adjusted Dollars), Universe: Owner-occupied housing units, 2009-2013 American Community Survey 5-Year Estimates
 - Median Monthly Housing Costs by Mortgage Status, Median Gross Rent
 - DP04 - Selected Housing Characteristics, 2009-2013 American Community Survey 5-Year Estimates, Note: Median Gross Rent data suppressed for some geographies by Census Bureau, reasons for suppression may vary.

Page 4

- ⇒ Housing Wage
 - Out of Reach 2015, 2-Bedroom Housing Wage, National Low Income Housing Coalition
- ⇒ Grand Lists
 - Total Grand Lists by Town, 2008 and 2013, CT Office of Policy and Management
- ⇒ Building Permits
 - Connecticut New Housing Authorizations in 2014, Construction Report: Housing Production & Permits, CT Dept. of Economic and Community Development
- ⇒ Affordable Housing Appeals List
 - 2014 Affordable Housing Appeals List, CT Dept. of Housing

Social Service/Senior Center Needs List

- Additional parking. Currently there are 37 spaces behind Eno Hall. On most days, there are between 100-200 people that visit the Senior Center.
- A covered portico and a turn around for Dial-A-Ride buses would be safer and more accommodating. Wider entrances, with automatic sliding doors would be more accessible.
- A large Multi purpose room to hold up to 300, with the ability to divide into 2-3 smaller rooms. To be used for meal service, and large programs. This room would also have an adjacent commercial style kitchen.
- A Creative Arts room that would accommodate 40-50 people for painting, ceramics, stamping, etc. Large worktables, storage space for projects and supplies and a kiln room would also be included in this space.
- Program rooms for groups, presentations, guest speakers, and ongoing classes. Ideally, this room could also be divided into two smaller spaces to accommodate more groups as needed.
- A Billiard/Game Room. This room would house pool tables, ping pong tables, card/poker tables, dart boards, TV's, iPod docking stations, arcade games, small kitchen.
- A Fitness Room that would include a variety of exercise equipment, TVs, changing rooms, showers. This room could also be used for small classes, and one on one training.
- A Wellness Room for medical appointments, screenings, and one on one consultations. (It may be convenient to have the Wellness Room and Fitness Room adjacent to each other, possibly a "Wellness Suite")
- A Café/Lounge to provide a space where people can gather for conversation, to read a book or magazine, access the internet, wait for the Dial-A-Ride bus, etc. Coffee, sandwiches and snacks would be available for sale.
- A Library/ Quiet Reading Area that would have space for chairs, couches, and house books, magazines, newspapers.

+Public Building Committee
Regular Meeting
November 3, 2014
"Subject to Approval"



Chairman Ostop called the meeting to order at 7:00 p.m. in the Board of Education Conference Room in Simsbury Town Hall.

Present: Boardman, Cortes, Dragulski, Kelly, Laurenno, Ostop, Patrina, Salvatore

Absent: Derr

Guests: LaClair, Shea, Cook

1. Minutes – October 6, 2014

Chairman Ostop noted that Mr. Shea's name should be added to that of Chairman Ostop and Mr. LaClair in the successful negotiations of reducing the Kaestle Boos submitted fee of \$55,000.00 to \$46,000.00 for the Squadron Line project.

Mr. Kelly moved, Mr. Cortes seconded, to accept the minutes as amended and the motion carried unanimously.

2. Public Audience – There was no one present

3. Report of Board of Selectman Liaison Cheryl Cook

Ms. Cook commenced reporting on actions taken by the Board of Selectmen. Chairman Ostop stated that her report should include only information pertaining to Board of Selectmen actions taken re Public Building Committee projects. There was no further report.

4. Senior Center Update

Mr. Shea reported on the two sites that the PBC had requested further study. He distributed copies of a map indicating the location of the property designated as Concept Plan B (off of Iron Horse Blvd between Wilcox Street and Mall Way). He informed of the complexities of obtaining this site which may involve potential legislation change. There was Q&A and discussion. Mr. Shea distributed copies of a wetlands topographical sketch as preliminary information for a potential second site. Environmental impact studies are currently being done on the site. A detailed map will be available in the next week or so. Chairman Ostop expressed concern re the need to move the project forward and to have a timeline developed. There was discussion re the BOS request for two sites and the budgetary factors pertaining to that. Mr. Shea noted that the Iron Horse Blvd. site requires relocation of a sanitary sewer line which would be costly. There was discussion re potential sites, costs and potential impact factors on the area and the community.

Mr. Kelly moved, Mr. Cortes seconded, to recommend further study solely on the Concept Plan B proposal to the Board of Selectmen and the motion carried unanimously.

5. Henry James School Project

Mr. LaClair reported that the State has approved to proceed on both of the school projects and each has been assigned an official project number.

Mr. Monroe of Kaestle Boos presented and spoke to the project plans as developed thus far. He reported on the task of evaluation of the project for relocation of the administrative office and reclamation of that space, corridor work and abatement, the need for ceiling work in the existing building and the development of a new configuration of the lockers. The staff of Kaestle Boos has met with the principal, vice principal, administrators, main administrative office members and has developed a revised administrative office plan that addresses important visual sites and controlled entrances. He then addressed the entire plan in detail answering questions posed throughout the presentation.

Mr. LaClair stated that this is the initial phase of what originally had been a much larger project that Kaestle Boos had previously estimated. He has requested Kaestle Boos to give an updated concept for the six year capital plan, to look into the roughly 50% fire suppression and to give some detailed recommendations for standardizations as the work proceeds. Mr. LaClair is preparing an estimated timeline and setting up review meetings with the State.

6. Squadron Line Project

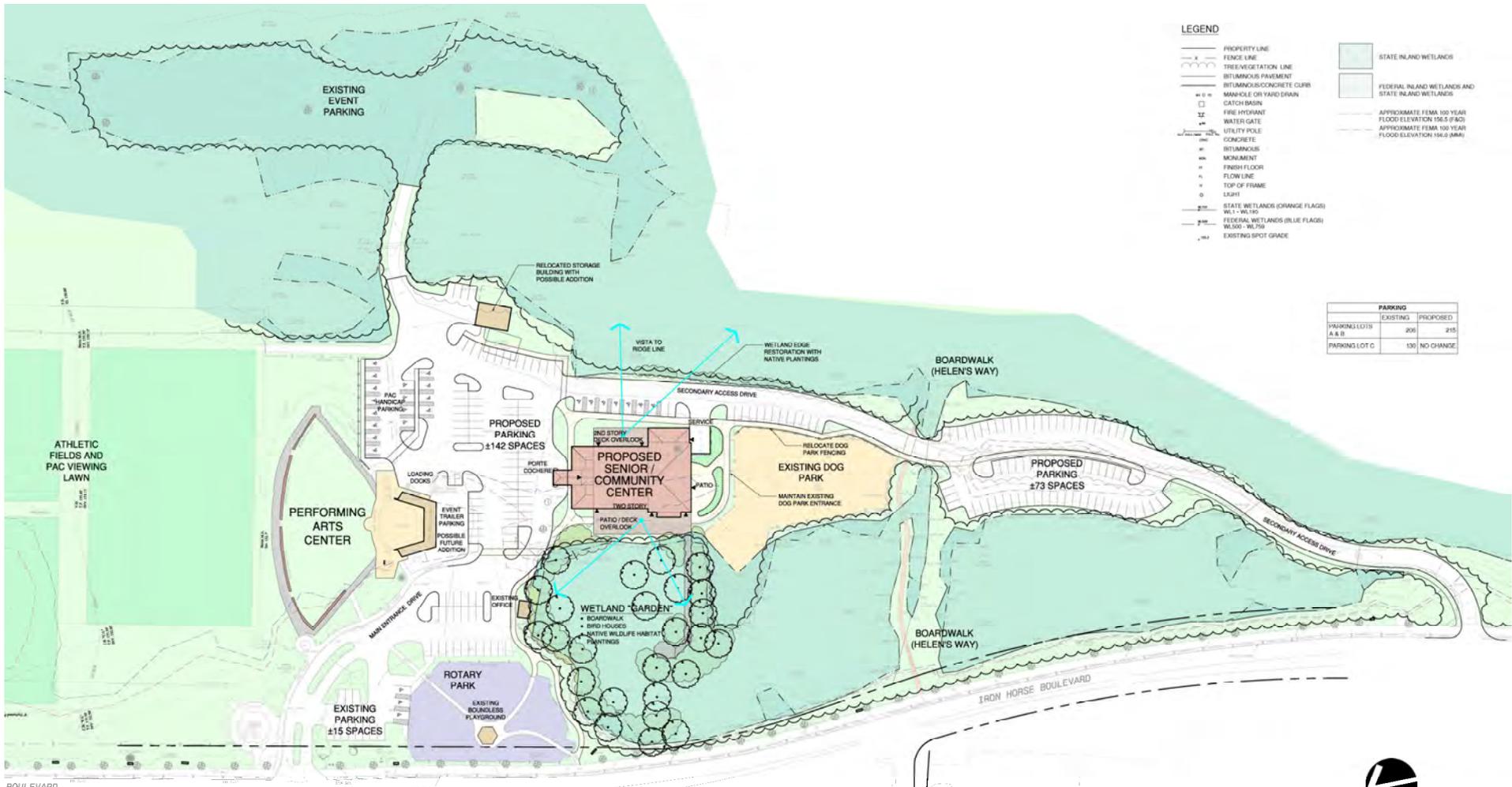
Mr. Jacunski reported that he was presenting updated plans from those shown previously. He stated that on Oct. 29th he met with the staff at the school following which he did field reviews of existing conditions including mechanical, electrical and plumbing. He anticipates having approval of the schematic design phase this week (the principal has been on medical leave the past two weeks impacting the approval time). On Monday he is meeting with his access control consultant. The consultant for interior finishes has begun work. Mr. Jacunski anticipates meeting with the staff in the next couple of weeks. He is looking into hazmat issues re environmental issues. He will be meeting with the Building Official and the Fire Marshal by the end of the week. He anticipates having plans and specifications complete for the review process by the end of the year. He does not foresee a meeting with the state being required. Thus far he feels the project is on schedule. He explained the changes made in the plans and answered security questions from committee members. He expects to have a budget estimate by the end of the week. He anticipates having a final approvals review in January and hopefully go out to bid with the schedule in the middle of February.

7. Old Business - There was none.

8. New Business - There was none.

9. Adjourn - The meeting was adjourned at 8:10 p.m. on a motion by Mr. Lauren, a second by Mr. Cortes and a unanimously favorable vote.

Mary Lou Patrino
Secretary



LEGEND

- PROPERTY LINE
- - - FENCE LINE
- - - TREE VEGETATION LINE
- BITUMINOUS/CONCRETE CURB
- MANHOLE OR YARD SWAN
- ☐ CATCH BASIN
- ☒ FIRE HYDRANT
- ☒ WATER GATE
- UTILITY POLE
- CONCRETE
- BITUMINOUS
- MONUMENT
- FINISH FLOOR
- FLOW LINE
- TOP OF FRAME
- LIGHT
- STATE WETLANDS (ORANGE FLAGS)
- FEDERAL WETLANDS (BLUE FLAGS)
- EXISTING SPOT GRADE
- STATE INLAND WETLANDS
- FEDERAL INLAND WETLANDS AND STATE INLAND WETLANDS
- APPROXIMATE FEMA 100 YEAR FLOOD ELEVATION 156.5 (FAG)
- APPROXIMATE FEMA 100 YEAR FLOOD ELEVATION 156.0 (MAG)

PARKING	PARKING	
	EXISTING	PROPOSED
PARKING LOTS A & B	206	215
PARKING LOT C	130	NO CHANGE

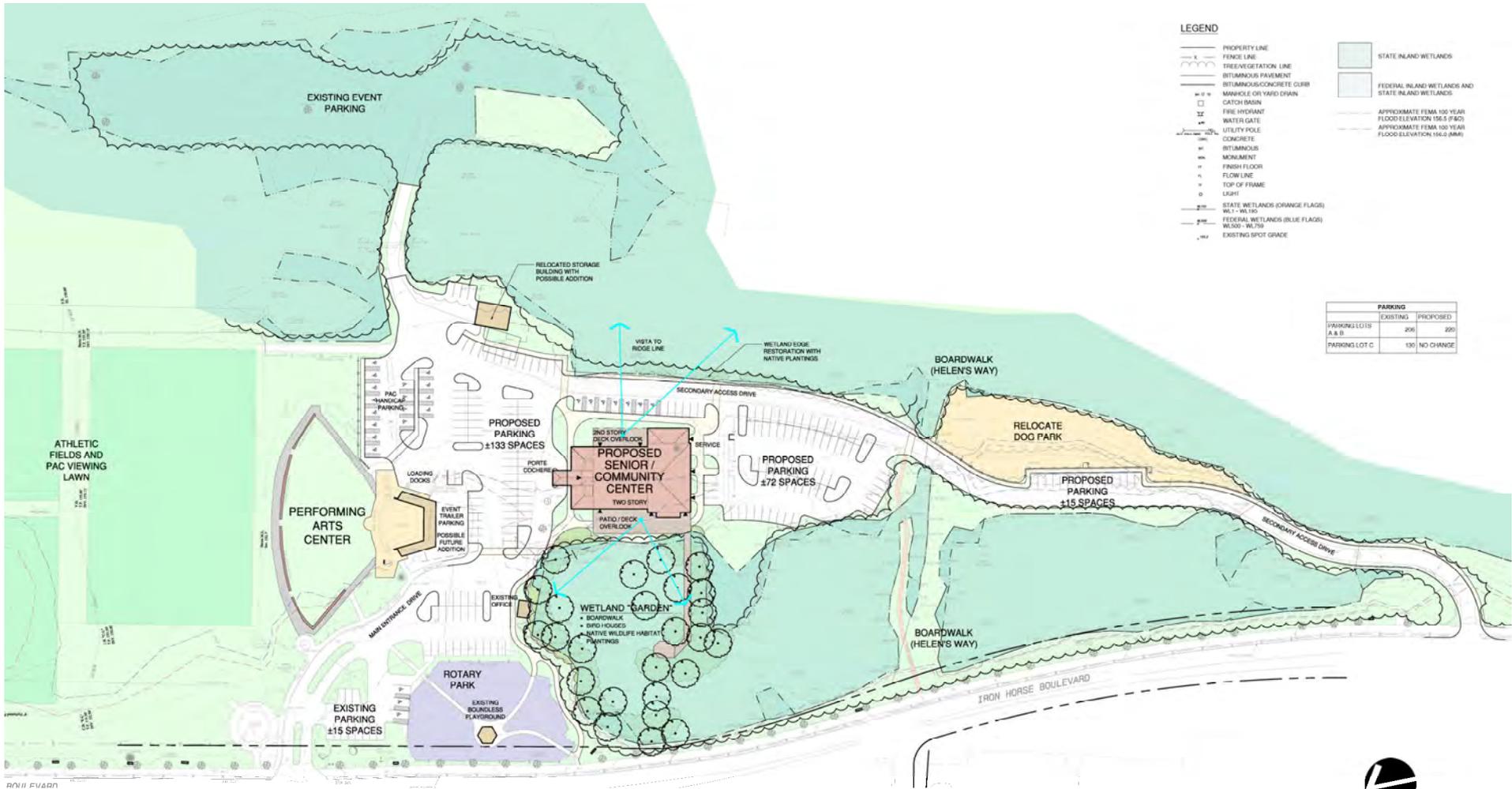
Simsbury Senior / Community Center at Simsbury Meadows

Simsbury, Connecticut
Date: February 1, 2016



CONCEPT "A"

Richter & Cegan Inc.



LEGEND

- PROPERTY LINE
- FENCE LINE
- TREE/VEGETATION LINE
- BITUMINOUS PAVEMENT
- BITUMINOUS/CONCRETE CURB
- MANHOLE OR YARD DRAIN
- CATCH BASIN
- FIRE HYDRANT
- WATER GATE
- UTILITY POLE
- CONCRETE
- BITUMINOUS
- MONUMENT
- FINISH FLOOR
- FLOW LINE
- TOP OF FRAME
- LIGHT
- STATE WETLANDS (ORANGE FLAG)
- FEDERAL WETLANDS (BLUE FLAG)
- FEDERAL WETLANDS (BLUE FLAG)
- WLS0 - WLS9
- EXISTING SPOT GRADE
- STATE INLAND WETLANDS
- FEDERAL INLAND WETLANDS AND STATE INLAND WETLANDS
- APPROXIMATE FEMA 100 YEAR FLOOD ELEVATION (16.5 FEET)
- APPROXIMATE FEMA 100 YEAR FLOOD ELEVATION (16.0 MM)

PARKING	PARKING	
	EXISTING	PROPOSED
PARKING LOT B A & B	206	200
PARKING LOT C	130	NO CHANGE

Simsbury Senior / Community Center at Simsbury Meadows

Simsbury, Connecticut

Date: February 1, 2016



CONCEPT "B"

Richter & Cegan Inc.



Town of Simsbury

933 HOPMEADOW STREET

P.O. BOX 495

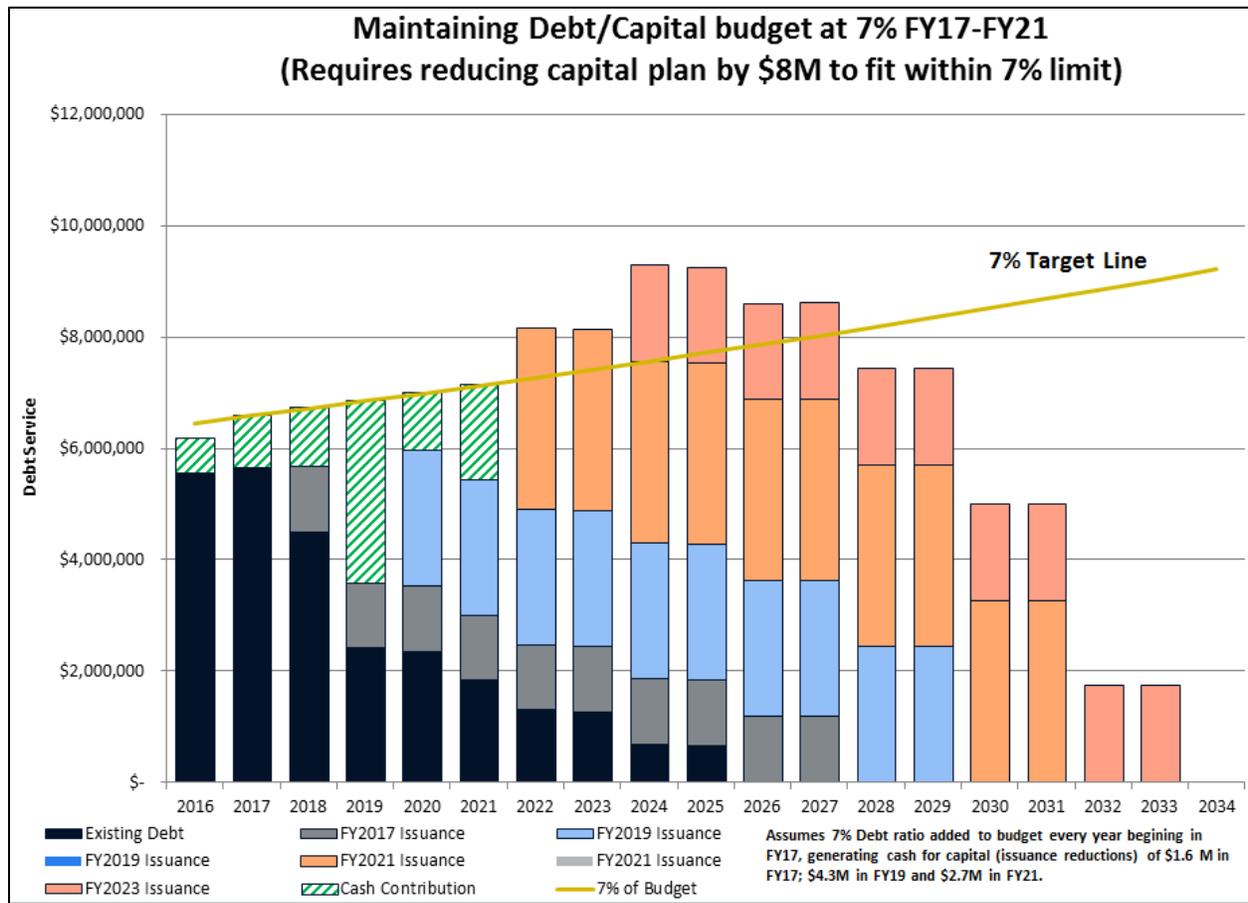
SIMSBURY, CONNECTICUT 06070

Sean M. Kimball - Director of Finance / Treasurer

MEMORANDUM

To: Lisa Heavner – First Selectwoman
From: Sean Kimball – Director of Finance
Re: **FY18 – FY23 Capital Plan Financing**
Date: October 17, 2016

This memo is in response to your request for information related to the financing of future capital projects. The current Capital Improvement Plan (CIP) does not fit within the Board of Finance (BOF) guidelines requiring that future debt service be held to 7% of the total operating budget. Assuming the BOF continues to approve budgeting Debt Service/Capital at 7%, the current CIP would need to be reduced by approximately \$8 million (of project cost) to fit within the guidelines.



Telephone (860) 658-3282
Facsimile (860) 658-9467

skimball@simsbury-ct.gov
www.simsbury-ct.gov
An Equal Opportunity Employer

8:30 - 7:00 Monday
8:30 - 4:30 Tuesday through Thursday
8:30 - 1:00 Friday

