

Westbrook Village Recommended Project List

Priority

Projects can be done in tandem

Short Term	0 - 4 Years
Medium Term	4 - 8 Years
Long Term	8 - 12 Years

Lake's Pool Area Improvements

- Tension Shade Structure
- Lighting, replace trellis overhead w/ Alumawood
- Repair Pool Equip room, curbing, epoxy, exhaust, etc.
- ADA Access to pool
- Resurface pool with new pebble tech & tile
- ADA Toilet renovation, expand structure to columns
- Renovate Aerobics room, refresh, insulate and smell

Vista's Pickleball Courts - phased

- Install Acoustiblock w/ Acoustifence-Landscape to determine successful application (reported to reduce noise by about 50%)
- Convert 1 tennis court into Pickleball (poss. Modular Sports court tiles)
- Address stadium court with drywell, raised/repair court floor
- Lighting is done, new lightbulbs
- Poss. Mimic Tension shade structure at new stadium court
- Eventually replace head lamps to LED fixtures

Card Playing Central Area - minimize setup/take down

- poss. Temp. in West side of Lakes
- Long term goal, potential development zone (new building)
- Room/Wall flexibility for small and large club games
- Storage for cards
- Screens or boards for presentation or scores

Lakes Entrance Expantion (frees up ex. Reception area)

- Creates another room/entrance under roof line
- ADA accessibility improvements
- Potential space for club or storage
- Integrate Westbrook Art & Culture

Relocate woodshop to Vista's

- improve work flow, more storage and a display area
- closer to toilets

- improve sound control
- 2 points of access/exit for materials
- Expansion of Stained Glass to roof line
- Reorganize Stained Glass with added space for storage, kiln and workflow

Combine Ceramics & Pottery Clubs at the Lakes

- Poss. Expand space from re-done entrance,
- more storage
- Room fixture and finish refresh
- Address lighting and power needs

Library/Media Center (possibly in old Woodshop) at the Lakes


- evaluate structure
- Library possibility (ex. Approx. 400 sq.ft.)
- AARP Tax Group area
- Computer club needs a 20x20 room
- Book Stacks/shelving areas
- Computer "Lab" checkout area
- Secure Storage
- Office
- "Business Center" maybe copier/fax/scanner (tax center?)
- Lounge area with couches and tables
- Outside Lounge/Social Area
- Coffee bar w/ pastries or healthy vending, poss. Club sponsored
- Board Game area
- Chess game tables/checkers


Veteran's Memorial Area

- Location TBD
- Must be a reflective area, but allow enough access for public events

Gym/Fitness Building - ties to existing Vistas entrance


- Fitness/Gym area
- Physical Therapy area
- Yoga Room
- Aerobic Room
- Spin Room poss.
- Dance Room
- Meditation Room/Massage Therapy
- Locker Rooms

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- Showers
 - Steamshower/Infrared Sauna
 - Juice Bar/Healthy Vending Machines, poss. Club sponsored
 - Social Seating Gathering Area
 - Integrate Westbrook Art and Culture throughout



Life Safety Issues (Ongoing - project per project)

- Fire Sprinkling (what will City require, what does WBV want?)
- ADA Access, address as we progress with projects
- Windows? Dual Pane/replace as we go?
- Possible electrical upgrades



Vistas Pool Area Improvements

- Tension Shade Structure - partial coverage
- ADA Access Ramps and lift
- ADA Toilet & Shower renovation




Club Room Updates - phased

- Fresh Paint
- Storage
- Counter tops
- Flooring
- Address Lighting & Power needs



Lakes Ballroom Renovation

- Fire Sprinkler
- ADA Toilet Renovation
- Kitchen Upgrades
- New and improved storage
- Scissor lift for stage access
- Sound improvements
- Screens (dropdown?) for presentations and games
- Ceiling/Lighting improvements
- Flooring and finish improvements
- Evaluate room partitions
- HVAC management/system evaluation



Vistas Ballroom Renovation

- Stage Evaluation, orientation/finishing
- Sound Room evaluation

- Fire Sprinkler
- ADA Toilet Renovation
- Kitchen Upgrades to Commercial Grade
- New and improved storage
- Scissor lift for stage access
- Sound improvements
- Screens (dropdown?) for presentations and games
- Ceiling/Lighting improvements
- Flooring and finish improvements
- HVAC management/system evaluation

Final Destination for Temporarily Relocated Clubs...

- Fine Arts Club, poss. In Vistas near sewing or at Lakes in old reception
- Photography Club, poss. In Vistas current gym space
- Sheriff's Posse, poss. In Vistas current gym space or in Admin Addition
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Possible Development zones at the Lakes:

- Front near entrance, grassy area. Could mirror west side of entrance
- Behind Wood Shop, continue the arcade theme
- North of West Building, possibly combine West and Northwest buildings

Facilities Maintenance Relocation

- possibly into old aerobics room and expand yard behind pool
- possibly in and behind "new building/development zone across from wood shop
- possibly near Admin Building

Dog Park/Walk Potential

- perhaps in retention area behind FALC
- perhaps West side of proposed gym building where FALC currently is

Common Meeting Room in the Administration Building

- Larger Board Room or Meeting space

Relocate (Temporarily) FALC Users for FALC Replacement

Cards

Fine Arts

Meeting Area

Library

Sherrif's Posse

WHERE? Billiards, Computer labs at Lakes, Ballrooms, if Lakes entrance is redesigned, possible new space where old entrance exists.