

Our Plan

Up until this point we have gathered preliminary information which indicates that the purchase and restoration of the West Warren Community Hall to a multi-use building would be a cost effective solution to future building needs in town.

We are currently raising money to hire an architectural firm to prove or disprove our evaluation by more accurately researching the structural viability & cost of restoring the Community Hall into a multi-use facility.

IF we learn that this building would neither be cost effective or sustainable, we will recommend that the town not purchase the building.

IF results support our current assessment, we will recommend that the town purchase the building.

but...

WE NEED YOUR SUPPORT

Talk to us about your concerns.

Vote for this project if it comes up at town meeting.

Volunteer! This is a town project that needs help in many areas. There are a number of subcommittees that can use your talents. Volunteer!

For more detailed information about our vision visit:

www.RestoreTheHall.com

or contact:

Dan Flynn 436-9837

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About the Building

This building is large enough to host several functions simultaneously. It is a place to socialize and come together as a community, unlike anything we currently have in town. The following is a list of recommended functions to be housed in the building, as well as ideas for how the building's features can be utilized by us all.

Warren Police Station

This building can house everything that is itemized on the blueprints for the Maple Street location.....and more.

Warren and West Warren Libraries

The West Warren Library needs a new home and the Warren Library is seeking an addition. Both need to comply with ADA requirements. By housing a library branch in the Community Center, the community would gain an enlarged, modern facility.

Warren Senior Center Annex

The Senior Center's use of this building would satisfy immediate and future space requirement and program needs, allowing their current facility to continue to function as their principal locale.

Community Activity Hall

This area offers space for dances, performances, in-line/roller skating, various exercise programs and more. As the center for planned activities and socializing, it can be used by the residents of the building, the Parks and Recreation Department, youth groups, civic organizations, and it can be rented to generate revenue.

Bowling and Billiards

These facilities can be used by the Senior Center, Parks and Recreation Dept, and can be rented to generate revenue.

Community Center Restoration Committee



Our Vision

is to not only revive the Community Center's community activity & performance hall, bowling & billiards for civic and social activities, but to use the greater part of the building's space to house key functions & departments that currently need to relocate or expand:

Warren Police Station
Library Services
Senior Center - Annex

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Bringing Warren's Past to the Future

Your Concerns:

Why do we want to own another old building?

Well, it boils down to savings. Currently Warren needs an ADA compliant police station with holding cells. Furthermore, the West Warren Library needs a new location, the Warren Library needs an addition, both need to enhance their services, and neither are ADA compliant. In the very near future the Warren Senior population will outgrow its current locale, and although the center has no interest in moving, it does have a need for supplementary space. Bottom Line: If we allocate money to each organization to meet their needs (remember, these are OUR needs too!), Warren taxpayers will pay more. If these functions were to reside in the Community Center, we would pay less AND we gain a community center with activity hall, bowling and billiards!

How DO we Realize Savings?

Planning. Cooperation. Consolidation. If Warren pursues a single consolidated restoration/construction project for the Police Station, Library, and Senior Center Annex, we get more for our money. Much more. New construction is expensive, and with it comes modern materials such as wafer board, which can't compare to the soundness, not to mention beauty, of brick and mortar.

1. We save by purchasing this old building:

YES, the costs of renovation are very real, but ultimately, with a good solid foundation, renovation vs. new construction adds to savings, not cost.

- With an existing building to utilize, we can avoid certain costs (ie: land acquisition, digging & pouring a foundation, building walls)
- Pricey Police Station and Library construction costs can be significantly reduced by utilizing an existing structure.
- Chapter 34 offers exemptions on seismic requirements for masonry buildings!!
- Revitalizing an older building, one whose function prioritizes safety and community, allows us to tap into grant monies that would not be available to us with new, separate construction.

2. We save by consolidating:

- We can purchase one building and its land for equivalent cost of 3 lots.
- Purchase and install one elevator to share.
- Gain additional functionality that can bring Warren together: A Community Center with activity hall, bowling, and billiards.

The building is in sound condition.

Reed Hillman (State Rep) said that this building is "a diamond in the rough". It has a fully functioning bowling alley, beautiful billiard tables, an impressive auditorium and a spectacular stage! The floor in the hall is in impeccable shape. This building has been vacant for over 20 years, and needs a little attention. The billiard room flooring and the roof need repair, but no, the roof is not about to cave in. Take a look at the photos on our website. See for yourself. The building is solidly built, the woodwork is beautiful. We couldn't build a building like this today.

Should the Police be housed in a community building?

There are other municipalities in and out of Massachusetts that successfully house community and police activities in one building (Berlin, Dudley, South Windsor CT). The Warren Police Department is an important part of our community. Directly and indirectly, they are positive role models for our youth. We hope that we can all become better acquainted with our Police Department and perhaps become allies in the pursuit of public safety, just as we hope they can become allies in youth and community development.

Kids need a safe place to go.

Yes they do. The Parks and Recreation department is interested in pursuing programs that can utilize the Community Center. We foresee "easing" slowly into programming, offering facilities at scheduled intervals.

Where will we park?

There is space in back for approximately 40 cars.

Should we add a "third" floor?

To tell you the truth, it hadn't occurred to us to build up. There is a basement, which holds the bowling and billiard facilities, a first and then a second floor. If it is determined that we need additional space, we would consider dividing the hall area into 2 floors. The ceiling in the hall is approximately 50 feet. When divided, each floor would be reduced to about 20 feet. One of the floors would remain the community hall with performance area.

Our Libraries need more space.

The loss of the West Warren Library greatly affects us all, particularly the children and teens of West Warren. The library now resides in a temporary home until the Friends can find a permanent one. Further, the Warren Library is seeking an addition. Library services used to reside in this historic building. We would like to see those services returned.

The Warren Senior Center needs space.

According to State recommendations, Senior Centers should have 5 to 6 square feet(sf) for each senior in town. Our Senior Center is just under 1000 sf, which is about 3500 sf short of the recommended space allotment. Further, our senior population is growing. To accommodate the anticipated senior population for 2010, we would require an additional 3000 sf, totaling 7500 sf. No, the Senior Center does not want to move. But why shouldn't our seniors be able to take advantage of the facility's bowling, billiards and spacious hall?

Let's bring Warren's past to the future!

Talk to anyone who grew up in this town, and you will hear them wax nostalgic about the Community Hall: "My sister's wedding was held there." "That's where we'd spend every Saturday night!" People created memories here. We'd like this generation of Warreners to do the same. The building hasn't changed much, but some believe our small town has. We say let's take our town back! There are people in town that are interested in driving community activities, and others who are interested in participating...people who envision a more cohesive Warren. People were excited about this stuff years ago. Let's get that excitement back.