



CITY OF COVINA

AGENDA REPORT

MEETING DATE: April 5, 2016

TITLE: Covina Senior and Community Center Update – Consider Refinement of Possible Sites Location Alternatives

PRESENTED BY: Andrea M. Miller, City Manager

RECOMMENDATION:

- 1) Review and discuss the Community Workshops held to date and verbal and written input received regarding the Covina Senior and Community Center;
 - 2) Review and discuss the site location alternatives being evaluated by City staff and give direction regarding the possible location for the placement of the Covina Senior and Community Center; and
 - 3) Direct City staff to continue the systematic assessment of multiple sites as the possible location for the placement of the Covina Senior and Community Center, continue to solicit community input on the possible sites, and present the results of the site location assessment and community input to the City Council as soon as practicable.
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BACKGROUND:

On September 15, 2015, the City Council received and filed the Joslyn Center update, authorized the City Manager to issue a Request for Proposals (RFP) to provide community and internal outreach to ascertain facility-user needs and Department of Parks & Recreation programming needs, in addition to obtaining City Council input in the design process for the Covina Senior and Community Center project and directed the Departments of Parks & Recreation and Human Resources to identify temporary locations to accommodate Joslyn Center programming requirements and initiate negotiations with property owners.

On November 10, 2015, the Department of Public Works issued the RFP to Provide Planning, Programming, Architectural, and Engineering Services for the Initial Phase of the Covina Senior and Community Center Project. Consulting services for the initial phase of the Project include completion of user and programmatic needs assessments, community and internal engagement, site evaluation and recommendation, visioning and conceptual designs, cost estimates, and project timelines.

During the City Council Study Session on December 15, 2015, the Department of Parks & Recreation reviewed and discussed options for the relocation of senior programming from the Joslyn Center to another facility, including the Valleydale Park Community Center and a possible co-sponsorship agreement with Los Angeles County for Valleydale Community Center. The Department of Public Works also updated the City Council on the status of the RFP process

for the Initial Phase of the Covina Senior and Community Center Project, indicating that proposal review was underway and that the department would return to the City Council on January 19, 2016 with a recommendation for contract award.

Thereafter, on January 19, 2016, the City Council authorized the City Manager to execute a Professional Services Agreement with Gonzalez Goodale Architects to Provide Planning, Programming, Architectural, and Engineering Services for the Initial Phase of the Covina Senior and Community Center Project in an amount not-to-exceed \$100,000; adopted Resolution No. 16-7454 appropriating \$500,000 in available Special General Fund – Rule 20A Swap balance for the Initial Phase of the Covina Senior and Community Center Project, topographic survey and soils geologic analysis, and seed money for subsequent phases of the project; and directed City staff to evaluate various locations for the construction of the Covina Senior and Community Center, including Covina Park, and to ensure neighborhood and community support for the project.

At the City Council Study Session on February 16, 2016, representatives from Gonzalez Goodale Architects updated the City Council on the initial Client Team Meeting held with City staff on January 26, 2016 and reviewed a working draft of the Community Participation Workshop #1 presentation, scheduled for February 22, 2016, from 9:00 a.m. to 11:00 a.m. at the Joslyn Center. During the Study Session, Gonzalez Goodale Architects also reviewed and received feedback from the City Council on the following:

1. Draft Project Guiding Principles;
2. The facility program; and
3. Initial site utilization/location studies.

On February 22, 2016, the City and Gonzalez Goodale Architects hosted Community Workshop #1. Approximately 100 persons attended the workshop. Following the presentation of the items listed above, attendees offered numerous comments, largely focused on the concern of the possible placement of the new facility in Covina Park.

On February 23, 2016, Amy Hall-McGrade, Parks & Recreation Director and department staff engaged users of the Joslyn Center to gain a thorough understanding of their needs and expectations for the Covina Senior and Community Center. Joslyn Center users expressed the desire for windows, fresh air, and access to outside spaces, wide hallways, large restrooms, a design that fosters intergenerational exposure, and possible space for weight equipment and billiards, among other items.

At the City Council Study Session on March 1, 2016, City staff and Gonzalez Goodale representatives presented an update on the following:

1. Community engagement efforts;
2. Concept of increasing open space in Covina Park should the facility be placed there by eliminating/consolidating obsolete uses and moving softball activities to a refurbished Kelby Park;
3. How the City plans to address current parking deficiency and provide sufficient parking to support the new facility, if placed in Covina Park; and
4. Comparative architectural vernaculars consistent with Adams Park neighborhood that could be reflected in the new facility, should it be placed in Covina Park.

Extensive public comment was received at the March 1, 2016 City Council Study Session. The majority of the input expressed dissatisfaction with the possible placement of the Covina Senior and Community Center in Covina Park and suggested possible alternative sites, including the

Covina Woman's Club and other parcels. Public comments of a similar nature were made at the March 1, 2016 City Council Meeting.

On March 21, 2016, the City held Community Workshop #2, from 7:00 p.m. to 9:00 p.m. at the Recreation Hall in Covina Park. Multiple City department directors presented information on project chronology, site location alternatives, project funding, the draft space program for the new facility, and answered questions from the community. The majority of the City's presentation focused on the systematic assessment of eight possible sites for placement of Covina Senior and Community Center, including (in alphabetical order):

1. Badillo Street/Downtown (135 E. Badillo Street);
2. Brunswick Bowling Alley (1060 W. San Bernardino Avenue);
3. Civic Center/State Building (233 N. Second Avenue);
4. Covina Park (303 S. Fourth Avenue);
5. Covina Woman's Club (128 S. San Jose Avenue);
6. Hollenbeck Park (1250 N. Hollenbeck Avenue);
7. Kelby Park (815 N. Barranca Avenue); and
8. K-Mart (1162 N. Citrus Avenue).

Uniform criteria are being used to assess each of the possible site locations, including (in alphabetical order):

1. Adjacent land uses;
2. Economic impacts;
3. Environmental review (CEQA);
4. Location;
5. Lot size;
6. Other site consideration;
7. Parking;
8. Project funding;
9. Property ownership; and
10. Traffic safety.

Approximately 100 residents attended the workshop with many participating in the public comment period. Residents expressed concern with the possible placement of the facility in Covina Park, provided input on the alternative sites presented, and conveyed the need to move the project ahead swiftly regardless of site location.

DISCUSSION:

City staff will continue the systematic evaluation of multiple sites as the possible location for the placement of the Covina Senior and Community Center, solicit community input on the possible sites, and present the results of the site location assessment and community input to the City Council as soon as possible. The review of the site location alternatives will be the focus of Community Workshop #3, scheduled for April 11, 2016, from 7:00 p.m. to 9:00 p.m. in the Council Chambers. The City is considering the addition of a fourth community workshop. This would ensure outreach to and engagement with a wider array of the Covina Community.

Based on the community input received to date, the City Council, at this juncture, may want to consider refining the possible site locations being evaluated by City staff to eliminate Covina Park and/or other potential sites. The impetus for considering the possible placement of the Covina Senior and Community Center in Covina Park is multifaceted and includes the following:

1. Funding of up to \$6,873,000 may be immediately available which would allow the critical project to proceed without delay, including approximately \$4.8 million in Successor Agency Project Area One funding available for projects within the boundaries of the Project Area from 2002 and 2004 Public Service Bond Funds issued by the Covina Redevelopment Agency (CRA);
2. Create synergy and shared development opportunities with other projects in the downtown area; all of which would work collectively to speed the redevelopment of the downtown core, enhancing aesthetics, safety, and economic vitality of this key locale;
3. Proximity to and partnerships with Citrus Valley Inter-Community Hospital;
4. Addition of positive energy and vibrancy to downtown area, especially during daytime hours;
5. Opportunity to redesign and refurbish the entire Kelby Park site to maximize active recreational and open space benefits to the community, including the possible development of a lighted multi-purpose field and practice area that may facilitate the transfer of softball from Covina Park to Kelby Park and expansion of organized Citywide sports activities;
6. Chance to address existing parking needs for Covina Park to lessen impacts of overflow parking on adjacent residential neighborhood;
7. At approximately ten acres in size, Covina Park is large enough to accommodate Covina Senior Center construction and the continuation of unique park activities, such as the aquatics program and performances in the bandshell; and
8. Opportunity to increase open space in Covina Park by eliminating/consolidating obsolete uses and moving softball activities to a refurbished Kelby Park.

While the benefits listed above are compelling, based on the lack of community support for the possible placement of the Covina Senior and Community Center in Covina Park and the viability of one or more of the alternative sites, the City Council may want to consider directing City staff to discontinue the consideration of Covina Park as a possible site for the placement of the new facility. This would allow City staff to focus on a smaller number of site location assessments and gather input from residents on those possible sites.

At the conclusion of the community engagement process, City staff will present the results of the site location assessment and community input to the City Council and recommend a site(s) for the City Council to consider for the placement of the Covina Senior and Community Center. Once a site(s) is selected, Gonzalez Goodale Architects will commence site evaluation and recommendation, visioning and conceptual designs, cost estimates, and project timelines. To support the development of the conceptual site plan by the architect and facilitate the design and construction phases of the project, the City will direct the completion of a boundary and topographic survey, soils and geologic analysis, and arbor assessment, if needed.

FISCAL IMPACT:

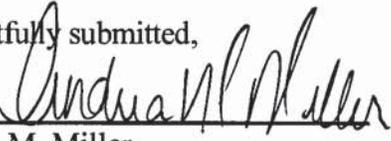
The fiscal impact associated with the Covina Senior and Community Center will be determined during the Initial Phase of the Covina Senior and Community Center Project, wherein Gonzalez Goodale Architects will develop conceptual designs, cost estimates, and project timelines, following the completion of user and programmatic needs assessments, community and internal engagement, site evaluation, and recommendation. If the project is sited outside of Successor Project Area One, approximately \$1.5 million in project funding is available, consisting of \$600,000 in Community Development Block Grant (CDBG) and \$900,000 in Los Angeles County Grant funds.

CEQA (CALIFORNIA ENVIRONMENTAL QUALITY ACT):

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and is exempt per Section 15061 (b) (3). The project is covered by the General Rule that CEQA applies to projects that have the potential for causing a significant effect on the environment. The discontinuance of the consideration of Covina Park as a possible site for the placement of the Covina Senior and Community Center will not result in any significant effect

on the environment. Once a project site is selected, an Initial Study will be conducted to determine the level of environment assessment required for the project.

Respectfully submitted,



Andrea M. Miller
City Manager

ATTACHMENTS:

Attachment A: Community Workshop #1, February 22, 2016, Summary of Public Comments

Attachment B: Focus Group Meeting with Joslyn Center Users, February 23, 2016, Summary of User Comments

Attachment C: Community Workshop #2, March 21, 2016, Summary of Public Comments

Attachment D: E-mail Comments Received Through March 29, 2016

Covina Senior & Community Center
Summary of Comments
Community Workshop #1
February 22, 2016

Comment 1: Why is the Senior & Community Center proposed to be constructed in Covina Park instead of Kelby Park or any other location within the City?
Possible Explanation: The proposed placement of the Senior & Community Center in Covina Park is based on several compelling reasons:

- Funding of up to \$6.9 million may be immediately available which would allow the critical project to proceed without delay, including \$4.1 million in funding available for projects within the boundaries of Successor Agency Project Area One from the 2004 Public Service Bond Funds issued by the Covina Redevelopment Agency (CRA) and additional proceeds from the 2004 Public Service Bond Funds (\$421,000) and a previous 2002 bond issuance (\$618,000) that is available from the Department of Parks & Recreation;
- Addition of positive energy and vibrancy to Covina Park and the downtown area, especially during daytime hours;
- Create synergy and shared development opportunities with other projects in the downtown area; all of which would work collectively to speed the redevelopment of the downtown core, enhancing aesthetics, safety, and economic vitality of this key locale;
- Chance to address existing parking needs for Covina Park to lessen impacts of overflow parking on adjacent residential neighborhood;
- Proximity to and partnerships with Citrus Valley Inter-Community Hospital;
- Possibility of constructing park enhancements in Covina Park during construction of the Covina Senior & Community Center (i.e., resurfacing jogging track);
- Opportunity to redesign and refurbish the entire Kelby Park site, including the possible development of a lighted multi-purpose field and practice area that may facilitate the transfer of softball from Covina Park to Kelby Park and expansion of organized Citywide sports activities; and
- Chance to master plan Covina Park for the first time with help of design professionals.

Comment 2: Where are the boundaries of Successor Project Area One and are there other places within Project Area One where the facility can be constructed?
Possible Explanation: Successor Project Area One is shown on the attached map. Covina Park is the only publicly owned property within Project Area One where the facility can be constructed.

<p>Comment 3: Possible Explanation:</p>	<p>How does a community center or senior center enhance a park? The Covina Senior & Community Center would add positive energy and vibrancy to Covina Park and the downtown area, especially during daytime hours.</p>
<p>Comment 4: Possible Explanation:</p>	<p>Why not build the new facility in Kelby Park? While the City explored this option, there are several compelling reasons not to re-build the facility within Kelby Park, including:</p> <ul style="list-style-type: none"> - Only funding of \$1.6 to \$2.0 million available; - Senior citizens feel isolated in Kelby Park; and - At six acres with limited obstructions, Kelby Park is an ideal location for the construction of a multi-purpose field featuring a regulation softball field with a soccer field overlay and to provide for youth or adult play plus practice areas.
<p>Comment 5: Possible Explanation:</p>	<p>Object to draft Guiding Principle 2 – “Design building to accommodate emerging and growing programs, both by interior flexibility and by planning for future expansion potentials.” Designing a building with expansion potential is prudent public policy.</p>
<p>Comment 6: Possible Explanation:</p>	<p>Moving the softball field from Covina Park to Kelby Park is a crazy idea, waste of money, etc. The current softball field in Covina Park is not a regulation size field. When the field is in use, there is the possibility that persons passing by may encounter errant balls and noise must be kept to a minimum to avoid disrupting neighboring residences (i.e., no use of PA system.) By moving the field to Kelby Park, players will be able to enjoy a robust atmosphere for competition, while noise and parking impacts at Covina Park would be lessened.</p>
<p>Comment 7: Possible Explanation:</p>	<p>The addition of the Senior & Community Center at Covina Park will exacerbate the existing, severe parking shortage in the area. The City acknowledges there is a lack of adequate parking for Covina Park and adjacent neighborhoods are impacted by park use/activities. By siting the Covina Senior & Community Center at Covina Park, the City will have the opportunity to correct the existing parking deficiency and create the parking needed to support the new facility. This may be accomplished through a mixture of on-site, shared parking arrangements with the hospital and other nearby property owners, and possible reconfiguration of 4th Avenue.</p>

Comment 8:
Possible

The Senior & Community Center does not need to be in a park.
The land most readily available to the City for use in siting the facility is park land. Siting the Senior & Community Center in a park allows for senior citizens and other facility users to enjoy park amenities, such as taking a walk in the park, relaxing on a park bench, etc.

Comment 9:

Will lunch be served at the facility? These people will drive to the new facility. Others expressed concern about the traffic parking needs of other events at the new facility.

Possible

Explanation: Yes, approximately 80 to 100 meals are currently served at Joslyn Center. This program will continue at the new facility. Not every patron drives to Joslyn Center. Many patrons use dial-a-ride. Public transportation options may increase by siting the facility at Covina Park. Again, the City is seeking to correct the existing parking deficiency and create the parking needed to support the new facility.

Comment 10:

Building the new facility in Covina Park will result in much more graffiti in the park.

Possible

Explanation: Do not know that this will be true. The added activity and enhanced pedestrian lighting in the park that would be added during construction may mitigate undesirable activities in the park.

Comment 11:

Will the Rec Hall remain in Covina Park or be demolished?

Possible

Explanation: City staff will work with the architect to evaluate the future need for the Rec Hall. If there is a way to accommodate current Rec Hall uses in the new facility, it may make sense to remove the Rec Hall, which is an aged building with significant maintenance needs. Removal of the Rec Hall and returning the area to open space may offset the addition of parking area in this or other sections of Covina Park.

Comment 12:

Covina Park is used heavily by children, especially in summer months. How is the City going to balance the safety of children with the added traffic that will be created by the Senior & Community Center?

Possible

Explanation: Architects has extensive experience designing senior, community and other public projects and the City will look to the firm's expertise in developing the conceptual plan for the project.

Comment 13: Will the new facility allow for building rentals?
Possible Explanation: Yes, building rentals help fund operating costs and encourage community members to use City facilities. Recreation programming is the priority and rentals are only possible when facilities are not in use.

Comment 14: Streets are full in summer for parent parking for swim lessons.
Possible Explanation: The City acknowledges there is a lack of adequate parking for Covina Park and adjacent neighborhoods are impacted by park use/activities. By siting the Covina Senior & Community Center at Covina Park, the City will have the opportunity to correct the existing parking deficiency and create the parking needed to support the new facility.

Comment 15: How will you keep children out of the senior center?
Possible Explanation: The intent is not to keep children or other users out of the facility. Draft Guiding Principle 3 suggests, the facility “should be conceived, programmed, and planned in a way that encourages inter-generational exposure and interaction.” Further the facility will be designed with a central greeting point so that patrons are greeted and assisted upon entry to the facility.

Comment 16: The facility needs more handicapped parking and restroom facilities.

Comment 17: Will the design accommodate buses for excursions?
Possible Explanation: Yes, this is a service currently offered to senior citizens.

Comment 18: What will the hours be for the new facility?
Possible Explanation: The Joslyn Center currently operates as a senior center from 9:00 a.m. to 4:00 p.m., Monday through Friday. After 4:00 p.m., the facility operates as a community center. There are also classes on Saturdays and limited use on Sundays. While there will be an emphasis on inter-generational programming, use of the new facility should follow similar hours.

Comment 19: What is the “sports” part of the proposed “billiards/sports room?”
Possible Explanation: The thought is that to be true to draft Guiding Principle 1 to “maximize use of the facility by designing for multi-use and flexible sizing,” the room could be equipped with a television screen to allow patron to watch sporting events.

Comment 20: Is the facility going to be all on one level?
Possible Explanation: This has not been determined yet. There are advantages for a single story facility, such as visibility, security, lower maintenance costs, etc.

Comment 21: Traffic on Badillo Street and San Bernardino Road is bad. It might not be a good idea to introduce senior drivers to the mix.
Possible Explanation: Traffic and other site circulation needs will be analyzed to come up with the best possible site plan. Gonzalez Goodale Architects has extensive experience designing senior, community and other public projects and the City will look to the firm's expertise in developing the conceptual plan for the project.

Comment 22: What would the architectural look of the facility be?
Possible Explanation: Draft Guiding Principle 6 states, "The Center's architecture should harmonize contextually with the existing park buildings, with the surrounding residential neighborhood, and with the historic context of Covina's downtown." Further, draft Guiding Principle 7 states, "The placement and planning for the Center should integrate with and protect the resources of the park." Gonzalez Goodale Architects has extensive experience achieving both outcomes. One such example is the Monrovia Library constructed in Library Park.

Comment 23: Can shape of the proposed facility change or does it have to be square?
Possible Explanation: The shape of the building has not been determined yet and will be determined based on programmatic needs and the site assessment process.

Comment 24: Are the sizes of the blue boxes shown on the Site Options missing square footage or are they to scale?
Possible Explanation: The size of the boxes is not highly misleading. They depict the approximate footprint of a 12,000 SF building. Please note that the anticipated building size reflected on the Draft Program Outline is 14,779 SF. The possible parking lots shown on the Site Options are not accurate. Effort needs to be expended to determine the parking requirements of the Zoning Code.

Comment 25: Have heard that 4th Avenue will be closed. Is this true?
Possible Explanation: Nothing has been determined. The architects and the City will be looking at 4th Avenue to determine if it makes sense to reconfigure 4th Avenue to make better use of the space for parking and circulation. The City will also be looking at on-site and shared parking arrangements with the hospital and other nearby property owners.

Comment 26: In Site Option NORTH, would the City expect handicapped patrons to park at the hospital, if a shared parking arrangement with the hospital is developed, and cross 4th Avenue to enter the facility?
Possible Explanation: Handicapped parking should be placed as close to the facility as possible. One option may be to use 4th Avenue for handicapped parking. Another option may be to use on-site parking.

Comment 27: How many parking spaces are needed for the new facility?
Possible Explanation: Parking requirements are typically derived based on building size and use. Since the building size is still being explored and the City's Zoning Code does not have a senior center category, Gonzalez Goodale Architects has not completed the parking analysis yet. The tentative discussion items submitted by Gonzalez Goodale Architects for the 3/1/16 City Council Study Session includes an item titled: Initial information on City required parking for the Senior/Community Center.

Comment 28: Can there be a Site Option that places the facility about mid-block along 4th Avenue with parking on either end of the building? This would potentially minimize senior center traffic on Valencia Place and not injure the view corridor for homes facing the southern end of Covina Park.
Possible Explanation: Yes, Gonzalez Goodale Architects can consider such an option.

Covina Senior and Community Center
Summary of Comments
Focus Group Meeting with Joslyn Center Users
February 23, 2016

Topic: Senior & Community Center Project Draft Guiding Principles

No requested changes

Topic: Billiards Room

1. Want 3 tables
 2. Want the room size to be 25 x 44
 3. Want good lighting
 4. Need space for tall pool chairs and racks to hold equipment
-

Topic: Beauty Salon

Assign an area to handle haircuts for seniors

Topic: Dining Room

1. Lots of windows
 2. Fresh air
 3. Access to an outside space to have meals
 4. A small stage area
-

Topic: Gym

1. Light weight equipment
 2. Treadmills, etc.
-

Topic: Hallways

All need to be ADA accessible

Topic: Library

Want a working library – do not need a separate room for a Library, seniors agreed it could be on shelves located in the dining room or lobby area

Topic: Lobby and Entrance Areas

1. Create a larger entrance than the current building
 2. Have sliding automatic doors – do not want doors that automatically open out or in
-

Topic: Miscellaneous Suggestions/Recommendations

1. Avoid placing a flat roof on the new building
 2. Install security cameras inside and outside the building
 3. Install security lighting for building and parking areas
 4. Install state of the art electrical systems and PA equipment – along with adequate storage areas to eliminate the cords and equipment from being left out
 5. Install an intercom system
 6. Lots of natural light through large windows
 7. Open floor plan, higher ceilings
 8. Good lighting throughout the building
-

Topic: Parking – How will the parking be handled?

1. Need adequate ADA spaces
 2. Do not like the current long parking lot forcing the seniors to have to walk a long distance
 3. A senior mentioned that comments were made the previous day regarding San Bernardino Road and Badillo Street being very busy. It was noted that the current senior center parking lot exit onto a very busy street
 4. Request for underground parking – staff out that this would probably not be feasible due to the available funding and the high costs associated with subterranean parking
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Topic: Restrooms

1. Larger restrooms – the width of each stalls needs to allow space for a walker
 2. A minimum of (2) ADA stalls
 3. At entrance into restroom, provide a ADA Push button that will automatically open door
 4. Automatic flushing toilets
 5. Automatic faucets
 6. Automatic soap dispensers – the seniors like current ones at Joslyn Center
 7. Have higher toilets
 8. Have hand rails that are appropriately placed to the toilet height in each stall
 9. Dressing room for senior who have accidents or wish to change out of exercise clothes
 10. Installed panic button in case senior is having an emergency inside restroom that can be connected to the front office to alert staff
 11. Requested separate restroom facility for kids
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Covina Senior & Community Center
 Summary of Comments and Questions/Answers
 Community Workshop #2
 March 21, 2016

Input received on site location alternatives (listed alphabetically):

	In Favor	Opposed
Badillo Street/Downtown (135 E. Badillo St.)	--	--
Brunswick Bowling Alley (1060 W. San Bernardino Ave.)	1	--
Civic Center (233 N. Second Ave.)	--	--
Covina Park (303 S. Fourth Ave.)	2	13
Covina Woman's Club (128 S. San Jose Ave.)	--	--
Hollenbeck Park (1250 N. Hollenbeck Ave.)	2	--
Kelby Park (815 N. Barranca Ave.)	12	--
K-Mart (1162 N. Citrus Ave.)	--	--
Other	1	--

Note – not a scientific sample. Data represents summary of input provided by speakers; some speakers offered several thoughts on site location alternatives; other speakers did not offer input on site location alternatives.

Summary of comments received (in chronological order):

- If funding were not a consideration, Covina Park would not be a site location alternative
- There is not neighborhood support for Covina Park
- Do not care where facility is placed; just want it constructed now
- Covina is now the only City in LA County without a senior center
- Valleydale does not meet needs for special event luncheon programs
- Start construction of facility now in Covina Park, since funding is available
- Everyone wants to see the new Senior and Community Center constructed
- Parks are for children; other sites are for the facility
- Majority of people do not want facility in Covina Park
- Project should be result of partnership between City Hall and community
- If facility is constructed at Hollenbeck Park, there would be good synergy between the Girl Scouts and senior citizens
- Kelby Park is a great option--tradition
- Want facility to be centrally located



Summary of questions asked and responses provided (in chronological order):

1. **QUESTION** – Is the new facility going to be a senior center or a community center?

ANSWER – The new facility will offer programming for both seniors and the general community, as the existing Joslyn Center does, with an emphasis on intergenerational exposure and interaction.

2. **QUESTION** – Is the City still considering Covina Park as the site for the Senior and Community Center?

ANSWER – The City is currently assessing multiple sites as the possible location for the Senior and Community Center, including Covina Park. Site location alternatives include (listed alphabetically): Badillo Street/Downtown (135 E. Badillo Street), Brunswick Bowling Alley (1060 W. San Bernardino Road.), Civic Center/State Building (233 N. Second Street), Covina Park (303 S. Fourth Avenue), Covina Woman’s Club (128 S. San Jose Avenue), Hollenbeck Park (1250 N. Hollenbeck Avenue), K-Mart (1162 N. Citrus Avenue), and Kelby Park (815 N. Barranca Avenue.)

3. **QUESTION** – How is the City assessing the site location alternatives for the Senior and Community Center?

ANSWER – The City is assessing potential sites using uniform evaluation criteria, including (listed alphabetically): adjacent land uses, economic impacts, environmental review, location, lot size, other considerations, parking, project funding, property ownership, and traffic safety.

4. **QUESTION** – How much parking will be required for the new Senior and Community Center?

ANSWER – Parking needs will be determined by the overall size of the Senior and Covina Center and the types of rooms contained within the facility. Conservatively, 150 parking spaces may be required, which would equate to approximately 48,000 square feet of parking or an area three to four times the size of the Covina Senior and Community Center footprint.

5. **QUESTION** – How much on-site parking is currently available at Kelby Park, the location of the existing Joslyn Center?

ANSWER – Kelby Park currently has 100 regular and 18 handicapped parking spaces.

6. **QUESTION** – If the Senior and Community Center is constructed in Covina Park, the facility could displace the softball field, tennis courts, and/or other uses. Would these facilities/uses be located elsewhere? If so, where would the funding come from?

ANSWER – In this scenario, once Joslyn Center is demolished, the City would redesign and refurbish Kelby Park to maximize active recreational and open space benefits to the community, including the possible development of a lighted multi-purpose field and practices areas that may facilitate the transfer of softball from Covina Park to Kelby Park and expansion of Citywide sports activities. Los Angeles County has expressed interest in funding this project. There is no anticipated impact to the tennis courts.



7. **QUESTION** – Will the Boy Scouts be displaced from Kelby Park?

ANSWER – No; the City has no intent of displacing the Boy Scouts.

8. **QUESTION** – If the Senior and Community Center is constructed in Kelby Park, will the City address the site’s current hydrological issues before construction?

ANSWER – Yes; to support the development of the conceptual site plan by the architect and the design and construction phases of the project, the preparation of a boundary and topographic survey and completion of soils and geologic analysis will be completed for whichever site is selected as the location for the Senior and Community Center.

9. **QUESTION** – Is the City of Covina “park poor?” Is the City’s per capita ratio of parkland of 1 acre per 1,000 population? Is the industry standard is 3 acres per 1,000 population?

ANSWER – With the recent acquisition of land for the new Banna Park site (1.96 acres generally located on Cypress Avenue between Banna and Kidder Avenues), the City has approximately 1.05 park acres per 1,000 population. This compares to the Los Angeles County average of 3.3 park acres per 1,000 population. Additionally, 40% of Covina residents live within ½ mile of a park, while the County average is 49% of the population living within ½ mile of a park.

10. **QUESTION** - How much funding is available for the Senior and Community Center project?

ANSWER – The availability of funding varies by the possible site location for the project. Up to approximately \$6.873 million is available for construction of the facility in Covina Park; \$4.873 million of which is available for projects within the boundaries of Successor Project Area One from 2004 and 2002 Public Service Bond Funds issued by the Covina Redevelopment Agency. Approximately \$1.5 million is available for other possible sites through a combination of Community Development Block Grant (CDBG) and Los Angeles County grants.

11. **QUESTION** – How much will the Senior and Community Center project cost?

ANSWER – A number of variables will shape the total project cost, including but not limited to site acquisition costs (if applicable), site preparation and improvements (parking, lighting, landscaping, hardscape improvements, etc.), and facility size and composition. The industry average cost for a public building of this type is \$350 to \$400 per square foot.

12. **QUESTION** – How large will the Senior and Community Center be?

ANSWER – Parks and Recreation Department staff, facility users, and community members are providing input to the architect in terms of programming and user requirement for the new facility. This input, coupled with necessary space for circulation, will influence facility size. The facility will likely be approximately 15,000 square feet.



13. **QUESTION** – How can I provide input to the City and the architect regarding amenities I would like to see in the new facility?

ANSWER – You may participate in the upcoming Community Workshop #3, scheduled for Monday, April 11, 2016, from 7:00 p.m. to 9:00 p.m. in the Council Chambers. Community members are also welcome to submit written input to the City at the following e-mail address: srproject@colvinaca.gov.

14. **QUESTION** – Can the identified \$4.873 million funding available for public projects within Successor Project Area One be expended outside of Successor Project Area One?

ANSWER – Unfortunately, no; redevelopment was created in California to “jump start” economic development in blighted and economically stagnant areas utilizing a financing tool called “tax increment”.

Under the law, cities were able to create Redevelopment Project Areas. Once a Project Area was established, the level of property taxes that flowed to all the taxing entities (such as school districts, the County, etc.) was “frozen”. As new economic development occurred in the Redevelopment Project Area, property values would increase resulting in an increase in the property taxes. The difference between the “frozen” tax value and new property taxes was remitted to the Redevelopment Agency and is called “tax increment”. Tax increment collected by the Agency was to be used to finance other new economic development activities or activities that support new development.

The State laws governing the use of tax increment required that Redevelopment Agencies only spend the tax increment within the boundaries of the Redevelopment Project Area. The only exception is that the State also required Agencies to spend some of the funding on affordable housing. Over time, many California cities added “new” Redevelopment Project Areas to further stimulate economic development. Each new Project Area had to conform to the same State Redevelopment Laws requiring only the spending of tax increment money within the boundaries of the corresponding Redevelopment Project Areas.

Because the purpose of Redevelopment was to spur the economic revitalization of blighted and distressed areas of California, the California State Law required a City that wanted to form a Project Area to make Findings of Fact as to the blighted conditions existing within the boundaries of the desired Redevelopment Project Area. In addition, an Environmental Impact Report and an Economic Study was required and had to be approved by the State of California.

When Redevelopment was eliminated in California in 2011, any potential to create new Redevelopment Project Areas, or make adjustments to existing Project Areas, was also eliminated. Only existing projects and agreements that were approved prior to 2011 are allowed to continue to be funded and completed using tax increment funding. Agencies are required to regularly report to the State Department of Finance on the status of approved projects and agreements, and the State Department of Finance approval is required for expenditure of any funds including funds being expended on an approved project. Any funding that is not used is expected to be remitted to the State; however, this process and the timing has not been established.



15. **QUESTION** – Can the City use eminent domain to take private property to be used as the site for the Senior and Community Center?

ANSWER – Yes; as a “public use,” it is possible for the City to use eminent domain. However, there is a very rigid process involved.

16. **QUESTION** – Why isn’t the City pursuing the acquisition of the Clippinger site or other vacant downtown parcels to be used as the site for the Senior and Community Center?

ANSWER – Currently, there is an approved land use entitlement on the “old Ford” site (southwest corner of Citrus Avenue and San Bernardino Road.) The property owner would need to be willing to sell the entire site. The Clippinger site (northwest corner of Citrus Avenue and San Bernardino Road) also is privately owned. The property owner has expressed a desire to develop the property and has filed preliminary development plans with the City. Although, the property owners of both those sites could be approached to ascertain their willingness to sell a portion of that property to the City for the Senior and Community Center; at this stage that option is problematic.

17. **QUESTION** – Can the City contribute \$250/month for two years so that the Senior Club can meet at a church since the Recreation Hall at Covina Park does not meet the Club’s needs and is not available for fourteen weeks during the summer?

ANSWER – The Senior Club has been able to secure a meeting location at a local church. The City will provide staffing support to facilitate the set up and tear down for the Club’s Friday activities.

18. **QUESTION** – How long will it take to construct the Senior and Community Center?

ANSWER – It is premature to speculate on a construction timeframe. City staff is continuing the systematic evaluation of multiple sites as the possible location for the placement of the Senior and Community Center and soliciting community input on the possible sites. Once the community engagement process is completed, City staff will present the results of the site location assessment and community input to the City Council and recommend a site(s) for the City Council to consider for the placement of the Covina Senior and Community Center. Following site selection, the architect will commence site evaluation and recommendation, visioning and conceptual designs, cost estimates, and project timelines. At this juncture, the City will be able to better estimate the construction timeline.

QUESTION – What will be the format of Community Workshop #3, scheduled for Monday, April 11, 2016, from 7:00 p.m. to 9:00 p.m. in the Council Chambers?

ANSWER - The review of the site location alternatives will be the focus of Community Workshop #3. Attendees will also have the opportunity to provide input on the draft space program for the new facility.



Sharon Clark

Subject: Petition on park info

From: DaveandKathy Blower [<mailto:wfonecrazy@gmail.com>]

Sent: Wednesday, March 02, 2016 9:44 AM

To: Covina City Clerk

Subject: Petition on park info

I see a petition is on social media and they are signing against a building being built in Covina Park. I am from Covina but now live in Nor Cal .

My question is do signatures count that are NOT Covina residents. Seems people that don't live there should not have any say.

Thanks for a reply ASAP I have a disagreement with a friend about this.

Dave Blower

Willits Ca.

Sharon Clark

Subject: Covina Park Development.

From: mppadilla3 [mailto:mppadilla3@yahoo.com]

Sent: Wednesday, March 02, 2016 2:41 PM

To: Covina Information

Subject: Covina Park Development.

Hello My name is Maria. I am writing because I am a past resident of Covina and still live in the neighboring city of San Dimas. It has come to my attention the city of Covina is planning a development in the Covina Park. This is not ok. Our family has enjoyed this park for many generations and plan on future generations to do so. Honestly it disgusts me at the mere thought of the consideration of the city doing this. When will it be enough? When parks become something we talk about being existant in the past. Its sad. Leave the park alone. Its a beautiful asset to the city.

Thank you,
Maria Padilla
1-626-277-7069

Sent from my Verizon Wireless 4G LTE smartphone

Subject: Joslyn Center

From: rickeyw@ca.rr.com [mailto:rickeyw@ca.rr.com]
Sent: Thursday, March 03, 2016 1:37 PM
To: City of Covina Administration
Subject: Joslyn Center

I have lived in the city of Covina for more than 20 years and have used the programs at the Senior Center regularly. I am dismayed that you would even consider relocating the Center to one of the few green areas that are left in the city. I don't know who is in charge of all those changes that have made Covina downright ugly.

You dissected and paved over the Civic Park, for what? The Farmer's Market that used to be fun, is not even worth attending anymore. Who approved those townhouses that are not only ugly but do not fit into the historic picture of Covina. Surely, you could have done better. Look at other communities like Brea and Pasadena. Building stores, mostly empty, without back alleys for deliveries shows how little thought went into this plan. I am just one of many residents who are disgusted. So, for heaven's sake, tear down Joslyn Center and rebuild it in the same location. How can it cost 6 million dollars when all the utilities are there already? We deserve better! Thank you for letting me have my say.
Rickey Windfelder

Siobhan Foster

From: twheelers <ann@twheelers.com>
Sent: Monday, March 07, 2016 3:02 PM
To: SRProject
Cc: Jack Milliken
Subject: Senior Center

I am writing to voice my opposition to relocating the proposed Senior Center to the Covina Park. I am a third generation Covina born former resident and consider this one of the outstanding assets of Covina. Over the years my family has spent a lot of quality time at this park. Whenever I come back to visit, I still use the park. I urge you to reconsider this proposal and find another location for the Senior Center.

Sincerely,

Ann Milliken Wheeler

Siobhan Foster

From: JackMilliken <jmilliken7@earthlink.net>
Sent: Wednesday, March 09, 2016 12:13 PM
To: SRProject
Subject: Save the park

As a second generation Covina born and life long resident, I have very deep roots in the area. My grandfather came to the valley from Texas as an orphan with his 2 younger sisters at the age of 12 brought by his great aunt in 1868 in a covered wagon. My grandmother arrived with her father and mother and 3 siblings in 1879 by train from Wisconsin via San Francisco, then south to Los Angeles and then coming to Puente and on to here by wagon. They were married in 1881 in Pomona and settled (as did her parents and siblings) in the area surrounding what was to become the town of Covina. All were very active in the community through their lifetimes. After Joseph F. Phillips the land and laid out the town of Covina, J. H. Adams eventually became the owner of the acreage between San Bernardino Rd and Badillo and Hollenbeck and Fourth St. This was planted in citrus trees. I believe in either the late 1910's or early 1920's he subdivided that property and dedicated the area east of Valencia to be a park and the rest was divided into individual lots to be sold. With that bit of history, I want to voice my opposition to the relocation of the Senior Center to the Covina Park. The Senior Center is a great asset and must be brought back to an active existence, but not at the expense of losing precious green space in the heart of town. I spent much time in the park as a youngster and still use it as a place to walk. Regardless of the 4 locations proposed, the footprint for a 15,000 sq. ft. building and parking for 100 cars would take up way too much space in the park and create more traffic problems than there is now. It would require the removal of many of the nearly 100 year old trees and large expanses of green area that is consistently being used for recreational purposes. Find a way to keep the Senior Center in Kelby Park or another location.

Jack Milliken

Siobhan Foster

From: ben@net2uinc.com
Sent: Thursday, March 10, 2016 1:59 PM
Subject: Voting NO! On Tearing Up Covina Park



Ladies and Gentlemen of this city counsel of My City Covina. I grew up here in the 60's 70's and 80's and all during these times from a child up until now as I am an old man. I have fond memories of being a child and attending the many events at this park. I learned to swim at the swimming pool, I learned Gymnastic and tap dancing at the small building next to the swimming pool, I even performed in our Glen Aoks school band at the grand Music stand to a large crowd of attendees.

For you to decide to encroach upon this lovely gem of an area, that is truly toughed by God and loved by so many is shameful and disrespectful and honestly selfish on your parts collectively. Even though my family and I live in Chino Hills Mrs. Williams and I take our children there and have done so as my parents did so with myself and my sisters. As I said I am now an old man but Covina is one city my heart will always call home, if you plant your civic center on this park this will uproot all feelings I have for Covina and leave me and my family devastated.

Please respect the history, grandeur, and majesty of Covina park. Please on behalf of my family, on behalf of those that I grew up with as a child and on behalf of those that in the future would and may benefit from this lovely oasis Covina Park.

Most Sincerely A True Covina resident ans supporter of all things Covina

Benjamin A.G. Williams
CTO
Net2U
1122 E. Lincoln Ave.
Suite 110
Orange, CA. 92865
(866) 477-2911
www.net2uinc.com

Subject: Voting NO! On Tearing Up Covina Park

From: ben@net2uinc.com [mailto:ben@net2uinc.com]

Sent: Thursday, March 10, 2016 2:10 PM

To: City of Covina Parks & Recreation; Covina City Clerk; City of Covina Administration; Finance Department; City of Covina Environmental Division; City of Covina Building & Safety Section

Subject: Voting NO! On Tearing Up Covina Park



Ladies and Gentlemen of this city counsel of My City Covina.

I grew up here in the 60's 70's and 80's and all during these times from a child up until now as I am an old man. I have fond memories of being a child and attending the many events at this park. I learned to swim at the swimming pool, I learned Gymnastic and tap dancing at the small building next to the swimming pool, I even performed in our Glen Oaks school band at the grand Music stand to a large crowd of attendees.

For you to decide to encroach upon this lovely gem of an area, that is truly toughed by God and loved by so many is shameful and disrespectful and honestly selfish on your parts collectively. Even though my family and I live in Chino Hills Mrs. Williams and I take our children there and have done so as my parents did so with myself and my sisters. As I said I am now an old man but Covina is one city my heart will always call home, if you plant your civic center on this park this will uproot all feelings I have for Covina and leave me and my family devastated.

Please respect the history, grandeur, and majesty of Covina park. Please on behalf of my family, on behalf of those that I grew up with as a child and on behalf of those that in the future would and may benefit from this lovely oasis Covina Park.

Most Sincerely A True Covina resident ans supporter of all things Covina

Benjamin A.G. Williams
CTO
Net2U
1122 E. Lincoln Ave.
Suite 110
Orange, CA. 92865
(866) 477-2911
www.net2uinc.com

Siobhan Foster

From: judyaward@aol.com
Sent: Thursday, March 10, 2016 5:56 PM
To: srproject@covinaca.gov.
Subject: save the park

I live in NC now, but I remember the swimming pool and softball game, Let the park stay. I use to sit under the big tree ans just relax whenl use to live in Covina. Now you are taking the park away. Shame on you. These kids have no where to play or swimming or just sit and chill out when there parents are up set with them or they can read a book . There lots of things you can do in the park. Just remember that tomorrow the future kids will have to see a tree in a building, all because the city had to tear down the park. And the blame will be on you. So shame on you and think about the children to come.

Judy Ward

Use to play and grew up in Covina

Siobhan Foster

From: Steve Taylor <ste.taylor@icloud.com>
Sent: Friday, March 11, 2016 9:57 AM
To: SRProject
Subject: Covina park
Attachments: covina-community-senior-center.pdf; ATT00001.txt

Leave the park alone!

Move the street fair back there. We used to have a great street fair, not anymore.

Leave one of the last parks alone, once it's gone it's gone for good

Siobhan Foster

From: jgmaust@gmail.com
Sent: Sunday, March 13, 2016 9:13 PM
To: SRProject
Subject: Covina Comm Center

Hi,

I think this is a great idea. I propose for the center to be in the vacant shopping area of the stater brothers lot on grand and Covina. It is a great size space with plenty of parking.

Sent from my iPhone

Siobhan Foster

From: Ken Linden <ccbbone@verizon.net>
Sent: Wednesday, March 16, 2016 5:40 PM
To: SRProject
Subject: Comments on Community and Senior Center Relocation

I have heard comments that the City is looking into rebuilding the Senior Center in the Covina Park between San Bernardino Rd. and Badillo St. I think this is a bad idea. This park is already heavily used and another building will take away from space that is already being used on a daily basis. Another problem with this location is the lack of parking. If a parking lot is added then even more green space is removed. If the present location can no longer be used, then put the vacant space off San Bernardino between Citrus and Third. This is the old Ford Dealership which is no longer used and has been an eyesore for years. Put this space to better use with the Senior Center and Community Building. As quoted from Covina Today "Communities with abundant parks and quality recreational facilities thrive." Use the facilities at Covina Park as they are used today and don't remove what little green space remains with another building.

Ken Linden
227 N. Armel Dr.
Covina, CA 91722
ccbbone@verizon.net

Siobhan Foster

From: Al Contarino <aj.contarino@icloud.com>
Sent: Monday, March 21, 2016 3:59 PM
To: SRProject
Cc: Kevin Lee; jack rallo
Subject: Community & Senior Center Mtg (7p at City Park 's Recreation Hall)

Since I will not be at the meeting tonight I would like to submit the following : After 3 meetings , 2 Tribune Articles and over 750 signed petitions I know you are aware that the consensus is overwhelming opposed to moving the Senior Center and Community Center to Covina Park. My hope is that if other locations are not viable at this time, you will not as a last resort still consider the move to Covina Park. In my opinion this would be a bad plan and most often No Plan is always better than a Bad Plan. Hopefully, you would wait until a better location is possible, Thanks for allowing my input, Al Contarino

Siobhan Foster

From: Lorraine Perez Madden <lorraine.perez11@verizon.net>
Sent: Monday, March 21, 2016 5:08 PM
To: SRProject
Subject: Covina Senior & Community Center

To Whom This May Concern:

First may I say I am all in favor of a new Senior Center just NOT at Covina Park!! I walk daily at the park and so enjoy the peacefulness and camaraderie shared with park regulars!

We are so blessed to have all this green space as there isn't much left existing in Covina. Now that East Valley Medical Clinic is across the street from the park, after 9 am the parking is Terrible! Parking is already terrible from the hospital over to the Kidney Clinics, we have to park on residential streets. Downtown is already a mess with that housing please don't mess with our park!! I think every parcel of land has been taken over by some medical facility. This is embarrassing but my daughters and their friends who grew up in Covina and graduated in the 90s have all but moved away ~ they refer to Covina as "Shanty Town!" Soooo Sad!! SAVE OUR PARK that is loved by so many!

Sincerely,
L Perez

Siobhan Foster

From: Nate Placencia <nplacencia@gmail.com>
Sent: Wednesday, March 23, 2016 8:56 AM
To: SRProject
Subject: keep senior center at Kelby Park

Dear Covina City Council and Managers,

I am a resident at 345 E Reed St. I live in the Kelby Park neighborhood. I would greatly prefer that we keep the Senior Center in Kelby Park. Although I myself am not a senior, I believe a new center would raise the quality of amenities in our neighborhood.

Also, we should keep as much green space as possible at Covina Park.

Sincerely,

Dr. Nathan Placencia

Siobhan Foster

From: STUART SCOTT <basicscott@mac.com>
Sent: Wednesday, March 23, 2016 8:00 PM
To: SRProject
Subject: Covina Senior Community Center

We were told there was an online petition we could sign to oppose using Covina Park as a location for the new Senior Center. We could not find that petition.

We would, however, like to voice our opinion in that we would NOT like the historic Covina Park land to be carved away to use for another senior center. There are already enough trees that have been removed and this would just destroy what we have held dear all these years. We have been Covina residents for 45 years. As a child, I went to Covina Park to play. I took my son to play there in the 1970's, and my grandchildren as well. It is a very unique park with lovely mature trees.

We would NOT like a senior center there. Please build it elsewhere.

Thank you,

Stuart and Carol Scott
Dexter Street
Covina

Scotty & Carol
CJ-Studio.com



Siobhan Foster

From: Richard Stoney <richardstoney10@gmail.com>
Sent: Wednesday, March 23, 2016 11:52 PM
To: SRProject
Subject: Senior Center

I didn't want to take up time at the meeting last night but one item is very important to communicate with your architect when time comes to start laying out plans.

The Handicapped Van Accessible parking should be two or three times the normal amount that is required in a normal situation. Handicapped parking was always a major problem at the old center especially if there was any kind of event taking place.

The obvious reason extra handicapped parking is needed is the clientele you are serving have far above the general number of handicapped placards/plates. I don't know if DMV has statistics of the number of placards issued to those over 50 verses the total numbers of placards issued, but if they do, it might be helpful to determine the numbers of parking spaces required.

Just a thought, if the final decision is to rebuild in Kelby park I for one would have no opposition to using a much as three fourths of the land for buildings and parking. From personal observation I have never seen more than about a fourth of the park nearest the road in use for "park" activities. If the remaining park became a "pocket park" so be it. Maybe the front part could be made more desirable by building restrooms as part of the total project.

Richard Stoney

Siobhan Foster

From: AJ De Leon <allisond56@yahoo.com>
Sent: Monday, March 28, 2016 1:29 PM
To: SRProject
Subject: Historic Covina Park

Hello,

It is sad to hear that the historic Covina Park will be removed to create more buildings or a community center. I am opposing this plan because of the rich history of this area as well as for environmental conservation. Also, for a city that is an "urban forest" <http://www.covinaca.gov/services-a-forests/urbanforests> <http://covinaca.gov/images/webuser/CommDev/covinazoningmap.pdf> there should be a balance and respect for the nature already existing in the area.

Please view the video below:

<https://youtu.be/62mqJqhqvrc>

Thank you for your time,

Allison De Leon

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