

# Covina Senior and Community Center Update

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April 5, 2016



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# Recommendations

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



# Project Chronology

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- September 15, 2015 – Joslyn Center update (close center and relocate programming)
  - Identify temporary location to house Joslyn Center programming
  - Initiate process to select architect to perform needs assessments, engagement, visioning and conceptual design
- December 15, 2015
  - Relocation options
    - “Facility report card” for 26 facilities
    - Valleydale – best option
- January 19, 2016
  - Selected architect for initial phase of project
  - Directed staff to evaluate various site locations, including Covina Park



# Community Engagement

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- February 16 – Study Session
  - Project Guiding Principles
  - Facility space program
  - Site utilization/location studies
- February 22 – Community Workshop #1
  - Presented items above
  - Concern expressed about possible placement in Covina Park
- February 23 – Joslyn Center Users Focus Group
  - Input on attributes of new facility
    - Windows, fresh air, access to outside spaces
    - Wide hallways
    - Large restrooms
    - Encourage inter-generational interaction
    - Possible space for weights, billiards, library



# Community Engagement

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- March 1 – Study Session
  - Community engagement
  - Concept of increasing open space in Covina Park by consolidating/eliminating obsolete uses
  - Ways to address Covina Park parking deficiency and provide ample new parking
  - Comparative architectural vernaculars
  - Concern expressed about possible placement in Covina Park
- March 21 – Community Workshop #2
  - Project chronology
  - Site location alternatives
    - Systematic assessment of eight possible sites
  - Project funding
  - Facility space program
  - Questions & answers
  - Concern expressed about possible placement in Covina Park and input received about other sites



# Site Location Alternatives

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- Initially assessed Covina Park as alternative
  - Lack of community support
- Currently assessing site location alternatives and presenting preliminary information this evening
  - Seven additional sites plus Covina Park
  - Uniform evaluation criteria
  - Opportunities and challenges
- Seeking public input on sites



# Site Location Assessment Criteria

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- Adjacent land uses
- Economic impacts
- Environmental review (CEQA)
  - Initial Study to determine level of environmental assessment
- Location
- Lot size
  - Sufficient to support building and outdoor spaces
- Other site considerations
- Parking
- Project funding
- Property ownership
  - Cost and time to acquire property
- Traffic safety



# Covina Park



- 303. S. Fourth Avenue
- Owner: City of Covina
- Size: 9.15 acres
- Land Use: Park
- Zoning: TCSP-6 Parks and Open Space
- GP Designation: P-Park



# Covina Park

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- Opportunities

- Location: proximity to downtown and hospital
- Project funding: \$6.873 M
  - \$4.8 M Successor Agency bond proceeds limited to Successor Project Area One
- Property ownership: City-owned
- Site considerations: increase open space by eliminating/consolidating obsolete uses

- Challenges

- Adjacent land use: residential (Adams Park)
- Parking: parking deficient and need to provide parking for new facility
- Site considerations: tree preservation



# Kelby Park



- 815 N. Barranca Avenue
- Owner: City of Covina
- Size: 5.9 acres
- Land Use: Park
- Zoning: R-1-7500 SFR
- GP Designation: P-Park



# Kelby Park

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- Opportunities

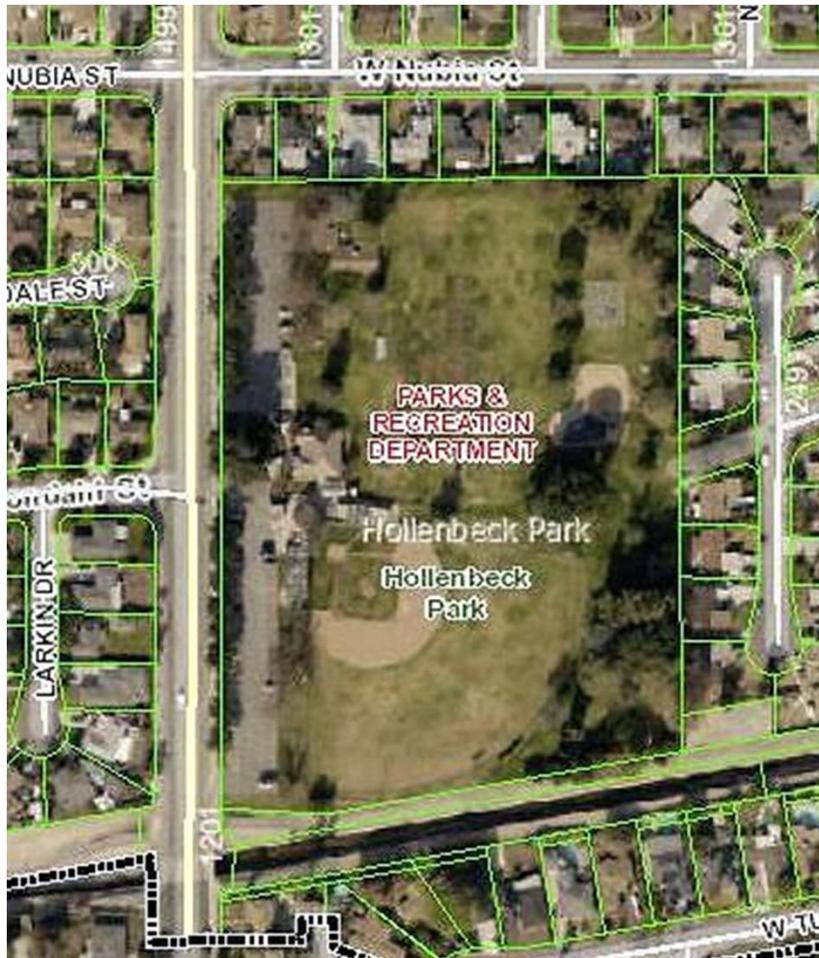
- Location: familiar to users
- Lot size
- Parking: able to provide on-site parking and/or increase parking
- Property ownership: City-owned
- Other site considerations: minimal on-site conflicts

- Challenges

- Location: isolated
- Project funding:
  - \$600,000 CDBG
  - \$900,000 County grants
- Traffic safety: site ingress and egress
- Site considerations: new facility placement requires site redesign



# Hollenbeck Park



- 1250 N. Hollenbeck Ave
- Owner: City of Covina
- Size: 9.5 acres
- Land Use: Park
- Zoning: R-1-7500 SFR
- GP Designation: P-Park



# Hollenbeck Park

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- Opportunities

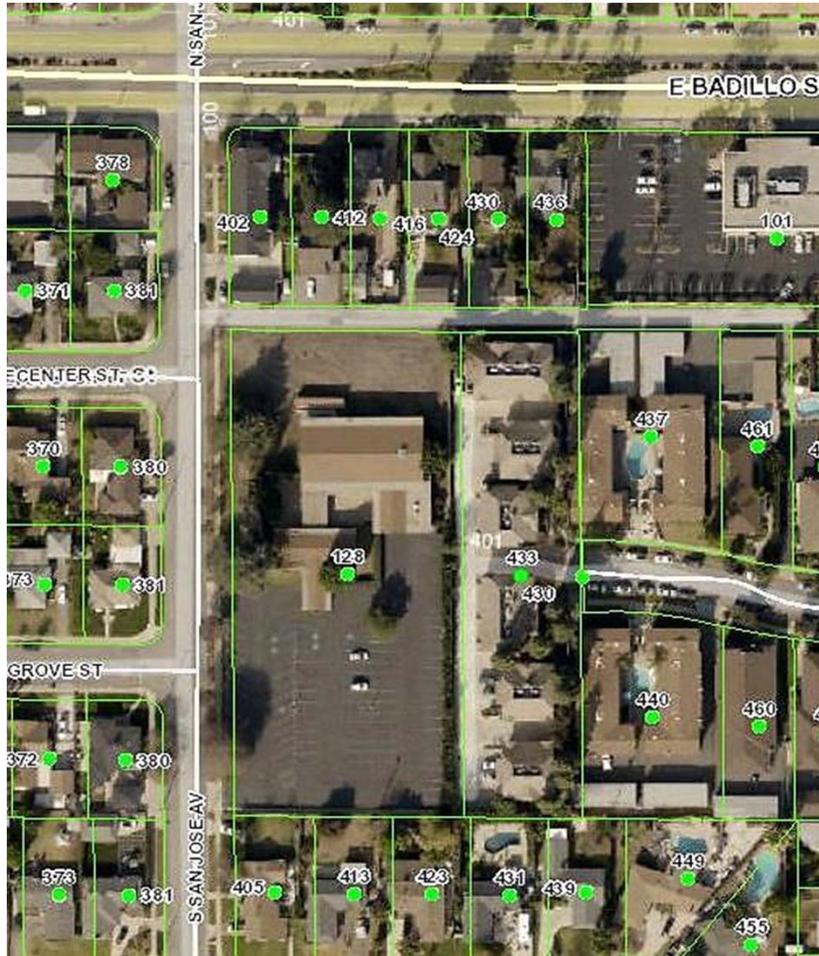
- Lot size
- Parking: able to provide on-site parking and/or increase parking
- Property ownership: City-owned

- Challenges

- Project funding:
  - \$600,000 CDBG
  - \$900,000 County grants
- Traffic safety: site ingress and egress
- Site considerations:
  - Loss of open space
  - On-site conflicts: active recreation nature of park



# Covina Woman's Club



- 128 S. San Jose Avenue
- Owner: Woman's Club
- Size: 1.93 acres
- Land Use: Clubs, lodge halls, fraternal orgs
- Zoning: R-1-7500 SFR
- GP Designation: Low density res (0-6 units/acre)



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# Covina Woman's Club

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- Opportunities
  - Lot size
  - Parking: able to provide on-site parking and/or increase parking
  - Site considerations:
    - Incorporate existing building into design
    - Partnership with Club
    - Robust outdoor space
- Challenges
  - Location: isolated
- Project funding:
  - \$600,000 CDBG
  - \$900,000 County grants
- Property ownership: Privately-owned
  - Site acquisition costs
- Site considerations:
  - Accessibility upgrades
  - Tree preservation



# Badillo Street/Downtown



- 135 E. Badillo Street
- Owner: Successor Agency
- Size: 0.21 acres (0.61 acres with adj. parcels)
- Land Use: Unimproved
- Zoning: TCSP-5 Retail and Service Core
- GP Designation: TC-Comm.



# Badillo Street/Downtown

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- Opportunities

- Adjacent land use: retail, commercial, governmental
- Location:
  - Proximity to downtown
  - Revitalization of key area

- Challenges

- Economic impacts: lost economic opportunity
- Lot size and parking: too small for facility and parking

- Project funding:

- \$600,000 CDBG
- \$900,000 County grants

- Property ownership:

Successor-Agency owned

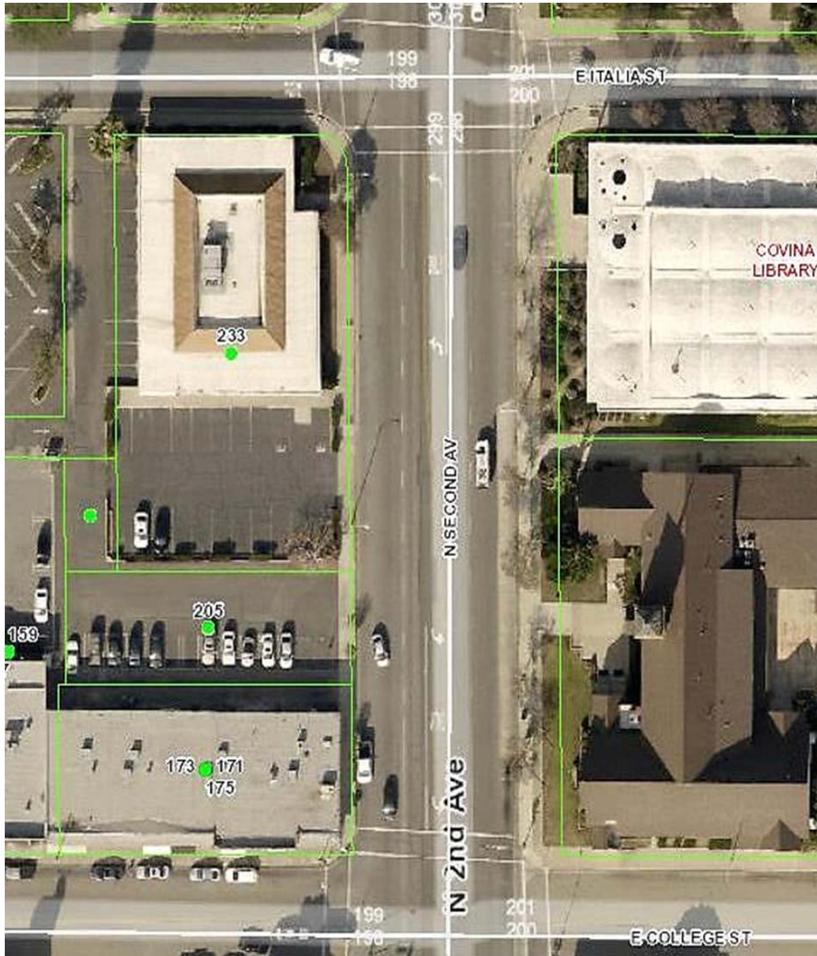
- Possible lengthy discussions with State

- Traffic safety: site ingress and egress

- Site considerations: limited outdoor space



# Civic Center/State Building



- 233 N. Second Avenue
- Owner: State of California
- Size: 0.49 acres
- Land Use: Vacant office
- Zoning: TCSP Mixed Use
- GP Designation: TC-Commercial



# Civic Center/State Building

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- Opportunities
  - Adjacent land uses: retail, commercial, governmental
  - Location: proximity to downtown
  - Parking: opportunity to redesign parking within Civic Center area
- Challenges
  - Economic impacts: lost economic opportunity
- Lot size: May limit programming options
- Project funding:
  - \$600,000 CDBG
  - \$900,000 County grants
- Property ownership: State of California-owned
  - Site acquisition costs
- Site considerations:
  - Condition of building unknown



# K-Mart



- 1162 N. Citrus Avenue
- Owner: Blackwin
- Size: 10.47 acres
- Land Use: Vacant retail
- Zoning: C-3A  
Commercial
- GP Designation: GC-  
Gen. Commercial



# K-Mart

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- Opportunities
  - Adjacent land uses: retail, commercial, residential
  - Lot size: abundant design flexibility
  - Parking: able to provide on-site parking
- Challenges
  - Economic impacts: lost economic opportunity
- Project funding:
  - \$600,000 CDBG
  - \$900,000 County grants
- Property ownership:
  - Privately-owned
- Site considerations:
  - City participant in 3-way public/private development partnership



# Brunswick Bowling Alley



- 1060 W. San Bernardino
- Owner: Brutocao
- Size: 4.28 acres
- Land Use: Commercial recreation
- Zoning: C-3A Commercial
- GP Designation: GC-General Commercial



# Brunswick Bowling Alley

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- Opportunities
  - Adjacent land uses: retail, commercial
  - Lot size: abundant design flexibility
  - Parking: able to provide on-site parking
  - Site considerations: adaptive reuse of large structure
- Challenges
  - Economic impacts: lost economic opportunity
- Project funding:
  - \$600,000 CDBG
  - \$900,000 County grants
- Property ownership: privately-owned
  - In use
  - Site acquisition costs
- Site considerations:
  - Condition of building unknown
  - Limited outdoor spaces



# Next Steps

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- April 11 – Community Workshop # 3
  - Council Chambers, 7:00 – 9:00 PM
  - Review of site location alternatives
- TBD – **Possible** Community Workshop #4
  - Ensure outreach to and engagement with wider array of community
- TBD – City Council Meeting
  - Site selection



# Social Media Project Updates

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- City Website: [Covinaca.gov](http://Covinaca.gov)
- Facebook:  
<https://www.facebook.com/cityof.covina/>
- Twitter: @cityofcovina
- Nixle: register at [www.nixle.com](http://www.nixle.com)
- Questions, comments or concerns can also be e-mailed to [srproject@covinaca.gov](mailto:srproject@covinaca.gov)



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