CITY OF COVINA
STUDY SESSION REPORT

MEETING DATE: September 20, 2016

TITLE: Covina Senior and Community Center Update

PRESENTED BY: Don Penman, Interim City Manager

RECOMMENDATION: Review and provide input on site location alternatives being evaluated by City staff.

BACKGROUND:
On April 5, 2016, the City Council received an update on site location alternatives for the 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).

City staff presented an assessment of each of the site location alternatives using uniform criteria, including (in alphabetical order):

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

Following public input and discussion, the City Council unanimously moved to exclude the following site locations from ongoing Senior and Community Center project consideration:

1. Badillo Street/Downtown
2. Brunswick Bowling Alley
3. Covina Park
4. K-Mart

The City Council also directed staff to explore and exhaust all options, with both public and private property owners in Successor Agency Project Area One. This specific project area includes approximately $4.8 million funding opportunity in the Successor Agency.

DISCUSSION:
Since April 5, 2016, City staff has diligently explored options for siting the Covina Senior and Community Center in Project Area One and further refined the assessment of the site alternatives previously identified. The attached presentation prepared for the Study Session provides an update on site location alternatives and sets the stage for City Council review and input on the alternatives being evaluated by City staff. The site alternatives are (in alphabetical order):

1. Covina iTec
2. Covina Woman's Club
3. Inter-Community Hospital partnership
4. Kelby Park

Once the City Council identifies a site for the Covina Senior and Community Center, the Department of Public Works will seek City Council consideration of an extension and modification to the scope of services, if needed, for the contract with Gonzalez Goodale Architects for the initial phase of the project. The current scope of work includes user and programmatic needs assessments, site evaluation and recommendation, conceptual designs, cost estimates, and timelines.

Should the City Council elect to pursue placement of the facility at the Covina Woman's Club, for instance, a building analysis would be required. This would analyze current building conditions and how they relate to a building addition, including building, fire, and accessibility code requirements, building systems enhancements/replacements, and seismic and structural safety. Similarly, if the Covina iTEC site is selected, the architect would need to undertake conceptual site planning to determine how to fit the building on site and meet parking requirements.

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, an estimated $2.5 million in project funding is available, consisting of $600,000 in Community Development Block Grant (CDBG) and $1.9 million 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 consideration of possible sites 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,

Don Penman

Don Penman
Interim City Manager

ATTACHMENT:
Attachment A: Covina Senior and Community Center Update, September 20, 2016 Presentation

Covina Senior and Community Center Update

September 20, 2016

CITY OF COVINA

Background

- Initially assessed Covina Park as alternative
  - Lack of community support
- April 5, 2016 – presented site location alternatives to City Council
  - Uniform evaluation criteria
  - Opportunities and challenges
- Sites included
  - Badillo Street/Downtown (135 E. Badillo Street)
  - Brunswick Bowling Alley (1060 W. San Bernardino Avenue)
  - Civic Center/State Building (233 N. Second Avenue)
  - Covina Woman's Club (128 S. San Jose Avenue)
  - Hollenbeck Park (1250 N. Hollenbeck Avenue)
  - Kelby Park (815 N. Barranca Avenue)
  - K-Mart (1162 N. Citrus Avenue)

CITY OF COVINA

Background

- Uniform criteria used to assess and evaluate sites
  - Adjacent land uses
  - Economic impacts
  - Environmental review
  - Location
  - Lot size
  - Other site considerations
  - Parking
  - Project funding
  - Property ownership
  - Traffic safety
- City Council voted unanimously to exclude sites from consideration
  - Badillo Street/Downtown
  - Brunswick Bowling Alley
  - Covina Park
  - K-Mart
- Directed staff to explore all options with public and private property owners in Project Area One

CITY OF COVINA

Site Alternatives

- Diligently explored options for siting in Project Area One
  - Available parcels
  - Public/private partnerships
- Further refined assessment of sites identified previously
- Current potential sites
  - Kelby Park
  - Covina Woman's Club
  - Covina iTEC (Innovation, Technology, and Event Center)
  - Inter-Community Hospital partnership

CITY OF COVINA

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

CITY OF COVINA

Kelby Park

- 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
  - Traffic safety: site ingress and egress
  - Site considerations: new facility placement requires site redesign
  - Project funding:
    - $600,000 CDBG
    - $1,900,000 County grants

CITY OF COVINA

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)

CITY OF COVINA

Covina Woman's Club

- Opportunities
  - Lot size
  - Parking: able to provide on-site parking and/or increase parking
  - Property ownership
    - Acquire for $1
  - Site considerations:
    - Incorporate existing building into design
    - Partnership with Club
    - Robust outdoor space
- Challenges
  - Location: isolated
  - Site considerations:
    - Accessibility upgrades
    - Inefficient building systems
    - Tree preservation
  - Project funding:
    - $600,000 CDBG
    - $1,900,000 County grants

CITY OF COVINA

Deal Points

- Property acquisition
  - CWC sell property for $1 and form partnership with City
  - If City sells property, 50% of sales price must be paid to CWC
- Facility costs
  - City responsible for maintenance, operating expenses, ADA compliance, building system upgrades
- Space requirements
  - Space for CWC monthly meetings
  - 3 to 5 annual fundraisers
  - Adequate CWC storage
  - Honor rentals on books at time of sale
- Maintain historic references
  - CWC name/sign
  - Time capsule

CITY OF COVINA

Covina iTEC

- 1162 N. Citrus Avenue
  - Community Event Center
- Owner: Blackwin
- Size: 10,000 SF plus parking (City receives 1.55 acres)
- Land Use: Vacant retail
- Zoning: C-3A Commercial
- GP Designation: GC-Gen. Comm.

CITY OF COVINA

Covina iTEC

- Opportunities
  - Adjacent (proposed) land uses: transit center, retail, and TOD residential
  - Parking: on-site parking and shared parking opportunities
  - Other site considerations:
    - Community meeting space
    - Regional transportation
- Challenges
  - Parcel size: may be too small for 15,484 SF facility
  - Property ownership:
    - Privately-owned
  - Site considerations:
    - City participant in 3-way public/private development partnership
    - Need to find site for business incubator
  - Project funding:
    - $600,000 CDBG
    - $1,900,000 County grants
    - Possible IBank financing

CITY OF COVINA

Inter-Community Hospital Partnership

- 175 W. College Street
- Owner: Citrus Valley Medical Center
- Size: 0.23 acres (0.71 acres with adj. parcel)
- Land Use: Parking lot
- Zoning: TCSP-1 Health Services
- GP Designation: TC-Comm.

CITY OF COVINA

Inter-Community Hospital Partnership

- Opportunities
  - Adjacent land use: health services
  - Location: proximity to downtown, hospital and Covina Park
  - Parking: available in structure
  - Estimated available project funding: $7.3 M
    - $4.8 M Successor Agency bond proceeds limited to Successor Project Area One
- Challenges
  - Parking: limited adjacent parking
  - Property ownership: City would not have property rights
  - Site considerations:
    - Need to negotiate agreement with hospital
    - Limited outdoor space
    - Not a statement location

CITY OF COVINA

Architect

- January 19, 2016 – retained Gonzalez Goodale Architects for initial phase
  - User and programmatic needs assessments
  - Site evaluation and recommendation
  - Conceptual designs
  - Cost estimates
  - Timelines
- Contract on hold
  - 20% expended
- Possible modification to scope of work based on site selection
  - Building and systems analysis (CWC)
  - Conceptual site planning (Covina iTech)
  - Site feasibility (hospital)

CITY OF COVINA

Project Funding

Funding Source	Amount
Cities Excess Funds available to Fifth Supervisorial District pursuant to LA County Safe Neighborhood Parks Proposition of 1996 for Joslyn Senior Citizen's Center Improvement Project	$650,000
Cities Excess Funds available to Fifth Supervisorial District pursuant to LA County Safe Neighborhood Parks Proposition of 1996 for Joslyn Center ADA Beautification Improvement Project	$250,000
Community Development Block Grant (CDBG)	$600,000
New/Tentative – Fifth Supervisorial District Grant	$1,000,000
Total	$2,500,000

Note - Does not include approx. $4.8 M in 2004 and 2002 Public Service Bond Funds available in Project Area One for public improvements of public benefit.

Financing Options

- Infrastructure State Revolving Fund (ISRF) Loan Program (IBank)
  - 30 year payback

Amount	Debt Service	Rate
$7 million	$368,772/yr.	3.25%
$7 million	$380,599/yr.	3.50%

- Certificates of Participation (COPs)
  - 30 year payback

Amount	Debt Service	Rate
$2 million	$120,000/yr.	4.38%
$3 million	$175,000/yr.	4.15%
$4 million	$230,000/yr.	4.03%
$5 million	$285,000/yr.	3.96%
$6.5 million	$370,000/yr.	3.95%

CITY OF COVINA

Recommendation

- Review and provide input on site location alternatives being evaluated by City staff.

CITY OF COVINA