

# Covina Senior & Community Center Update

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March 1, 2016



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# Community Engagement Update

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- Valuable input from community members
  - February 22, 2016 Community Workshop
  - One-on-one contacts
  - Informal conversations with senior residents
  - Project webpage and e-mail address to submit comments anytime
    - [srproject@covinaca.gov](mailto:srproject@covinaca.gov)
- Outreach for upcoming Community Workshops
  - Door hangers
- Recurring topics:
  - Construction of facility in Covina Park will overburden park
  - Addition of facility will exacerbate existing parking shortage



# Covina Park Impacts

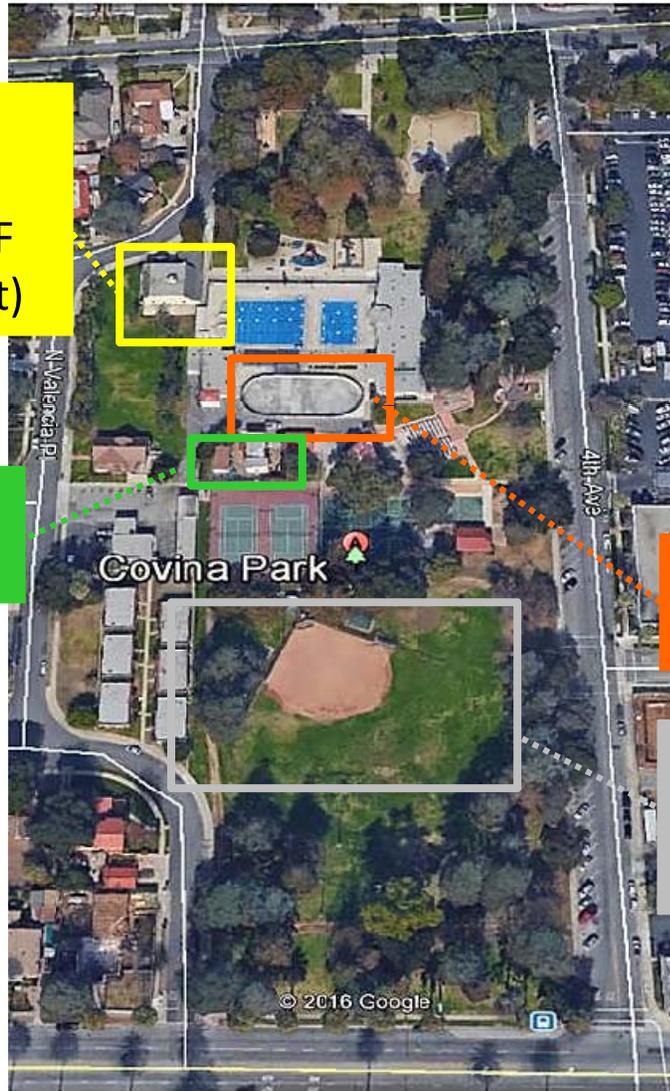
Rec Hall  
5,318 SF  
(3,700 SF  
footprint)

Storage  
TBD SF

Roller rink  
6,254 SF

Relocate  
softball field  
to Kelby Park

- Intent is not to overburden Covina Park
- Goal: minimize reduction of open space within park



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# Kelby Park Initial Concept

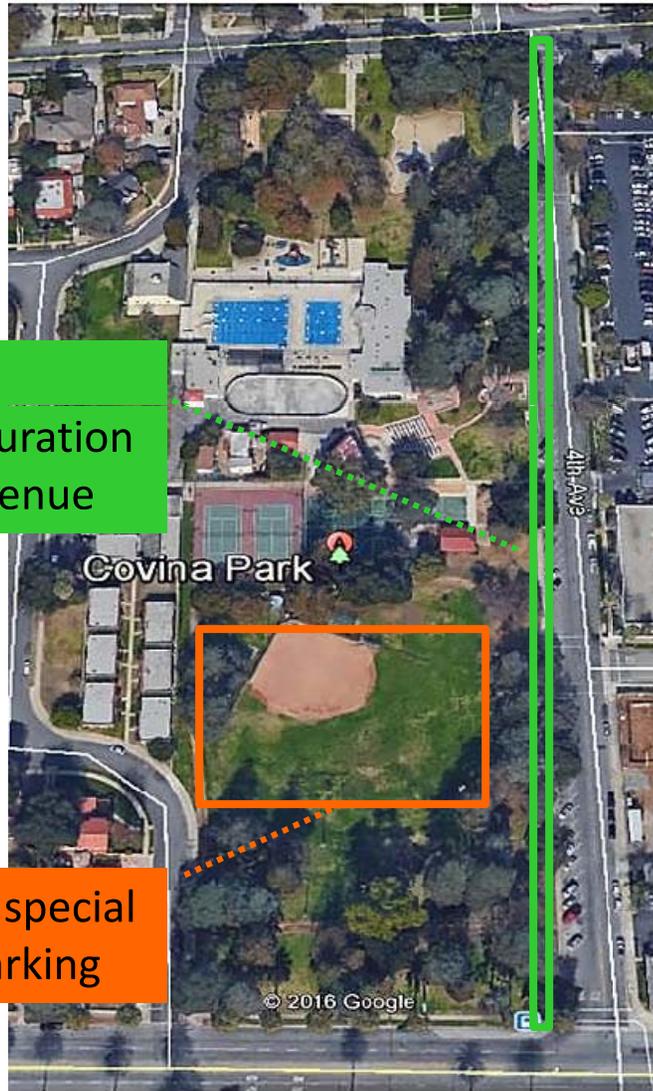


Demolition of Joslyn Center: increases usable open space by 1/3-acre (12,000 SF)

Multi-purpose field featuring regulation softball field with soccer field overlay plus practice areas



# Covina Park Parking



- Goal: address current parking deficiency and add parking to support new facility
  - Use of 4<sup>th</sup> Avenue
  - On-site sustainable spaces
  - Joint arrangements with adjacent businesses
  - Temporary parking for events



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# COVINA SENIOR & COMMUNITY CENTER

COMMUNITY MEETING 1 DEBRIEF - GUIDING PRINCIPLES, PROGRAM, AND SITING

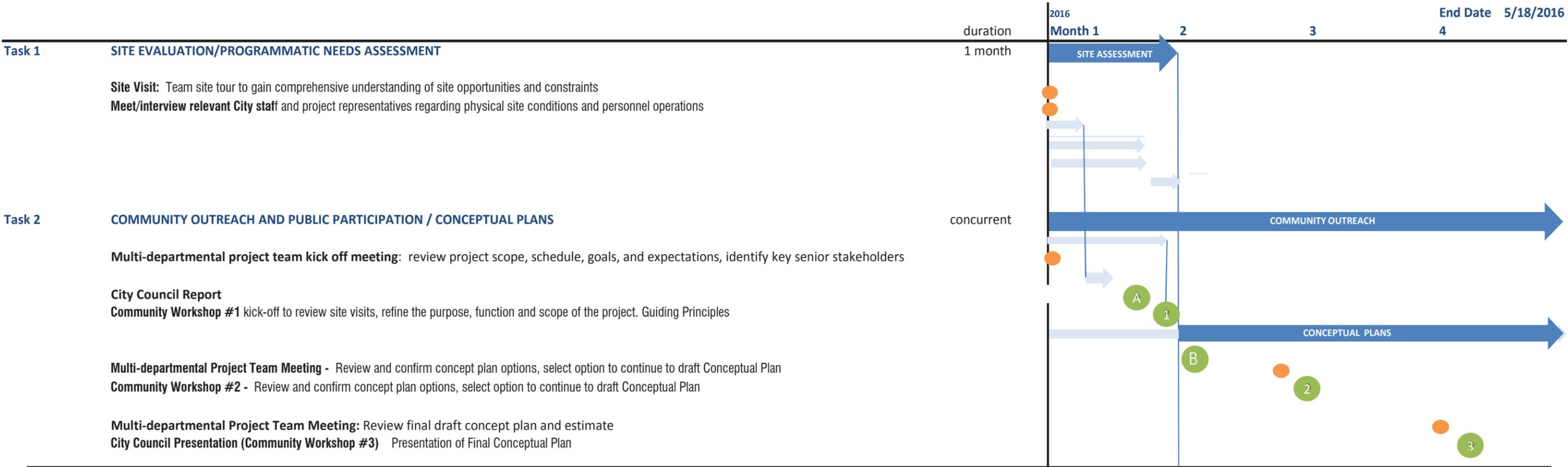
March 1, 2016

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# SCHEDULE AND TASKS

City of Covina  
Covina Senior & Community Center

## Scope of Services and Preliminary Project Schedule



## Project Guiding Principles

1. Maximize use of the facility by designing spaces for **multi-use and flexible sizing**.
2. Design building to accommodate emerging and growing programs, both by **interior flexibility and by planning for future expansion potentials**, as due diligence for all public buildings - should the community desire it.
3. The Senior & Community Center should be conceived, programmed, and planned in a way that **encourages inter-generational exposure and interaction**.
4. In order to encourage interaction among building and park users, **maximize transparency and flow** between indoors and outdoors and between program activities and circulation.
5. There should be a **single, easily supervised entry**, and a clear organization of circulation and exiting.
6. 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.
7. The placement and planning for the Center should **integrate with and protect the resources of the park**.
8. Design to maximize **maintenance, durability, and sustainability**.
9. Maximize the **suffusion of daylight** throughout the Center.
10. **Acoustical performance** should allow for senior sensitivities both within spaces and between spaces.

# Draft Program Outline

DRAFT SPACE PROGRAM / Covina Senior & Community Center							
Senior proposed revisions in red							
Staff proposed revisions in blue (Rec Hall Buiding Programs Included)							
SPACE	AREA (SF)	APPROX SIZE	SPACES	TOTAL AREA	COUNT	PARKING*	REMARKS
<b>Major Spaces</b>			#				
Lobby	400	20 x 20	1	400		4	(Parking overall is based on 1:100sf) Provide automatic sliding doors
Main Office / Reception	224	14 x 16	1	224	2	2	
Service Offices	120	10 x 12	2	240	2	2	
Conference Room	165	11 x 16	1	165	10-12	2	
Restrooms	364	13 X 20	2	728			(Larger than previous - More ADA stalls)
Large Multi-Purpose Room - Dividable	3,500	50 x 70	1	3500	200 dining 250 dance	100	Dining, Large Exercise, Dance, Bingo; Seated room capacity to 300
(Performance Platform?)	900	30 x 30	1	900			Discuss Room Division
Warming Kitchen	180	10 x 18	1	180			
Large Multi-Purpose Storage	160	10 x 16	2	320			
Multi-Purpose Room #1	1920	40 X 48	1	1,920	30-40	19	Open, Exercise, Dance, Music, Yoga Dance Floor (Replaces Rec Hall Function)
Multi-Purpose Room #2	1200	30 x 40	1	1200	20	12	Crafts, Art, Shop, Making
Storage (MP # 2)	100	10 x 10	1	100			
Multi-Purpose Room #3	900	30 x 30	1	900	30-35	9	Multi-Purpose Classroom
Billiards / Sports Room	750	25 x 44	1	750	15	8	Billiards, TV Provide for 3 billiards tables. Provide tall pool perimeter pool chairs & racks
Dining Room	1920	40 X 48	1	1920	200	20	Lunch Program
Concert Band Storage	300		1	300			(Replaces Rec Hall storage)
<b>Center Sub-Total</b>				<b>13,447</b>			
<b>Circulation</b>			<b>0.30</b>	<b>4,034</b>			
<b>Center Net Total</b>				<b>17,481</b>		<b>176</b>	

**ADDITIONAL SENIOR REQUESTS:**

- BEAUTY SALON / HAIR-CUTTING AREA
- EXERCISE ROOM WITH FIXED EQUIPMENT (Treadmills, etc.)
- LIBRARY (Integrate with Lobby or Dining Room)
- DRESSING ROOM FOR CHANGE OF CLOTHES
- SEPARATE YOUTH / KIDS RESTROOMS
- No Flat roof
- Security Cameras and Lighting inside and outside
- State of art electrical and PA along with adequate storage to avoid unsightly equipment
- Intercom system
- Natural Light through large windows, Open plan, High ceilings, Good lighting
- Maximize ADA parking and toilet stall spaces;
- Minimize walking distance
- Automatic Door at restroom entries
- Automatic faucets, flush valves, and soap dispensers
- Panic buttons in restrooms

TOTAL NET SQUARE FEET	17,481
Structure, wall, T/E	0.10
TOTAL GROSS SQUARE FEET	19,229

\*Parking is at 1:100 for all occupied spaces  
1:35 for large Dance Hall

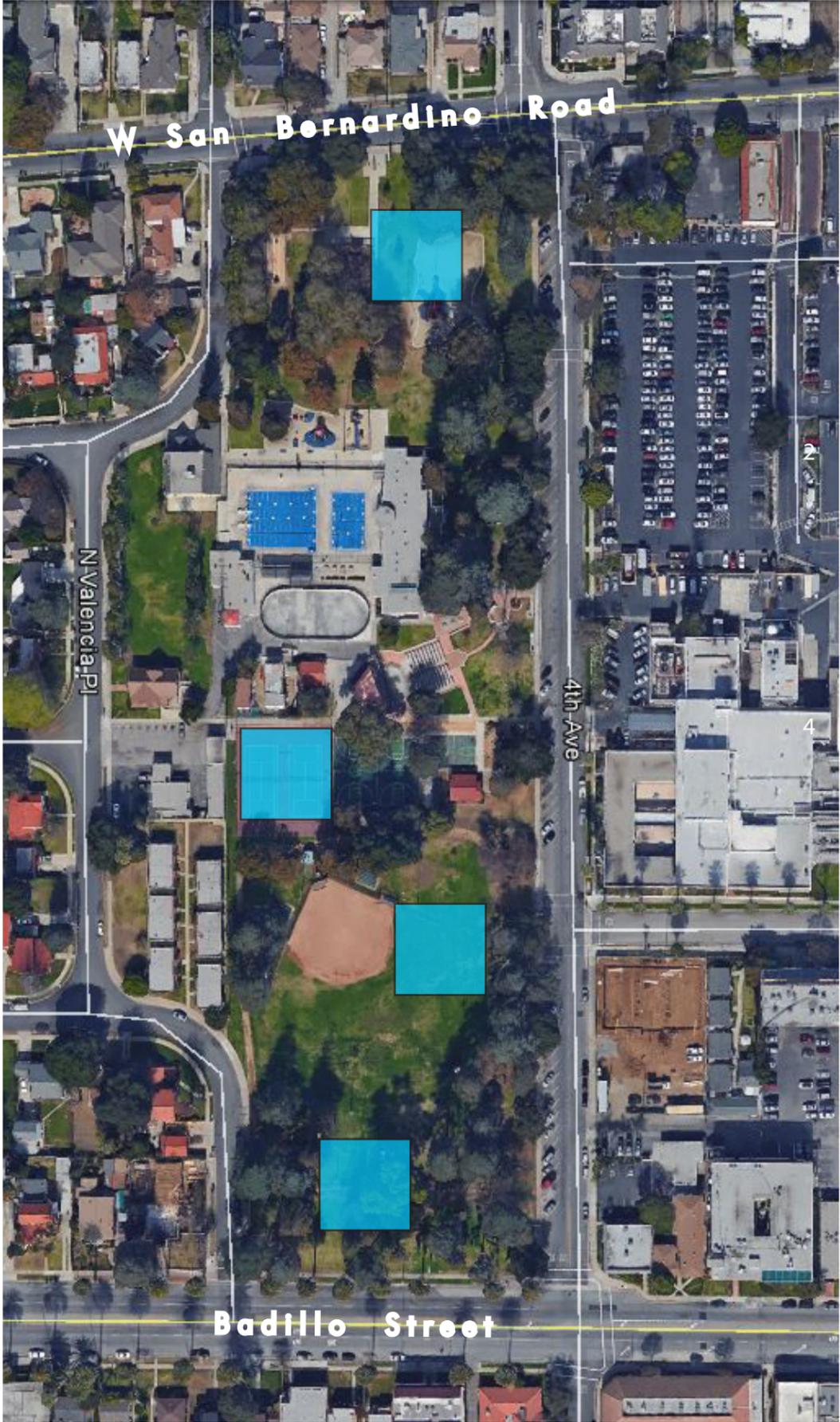
# Siting Options

## CONSTRAINTS

- MATURE TREES
- PROXIMATE PARKING
- RESIDENTIAL IMPACT

## OPPORTUNITIES

- SOFTBALL FIELD
- CHILDREN'S OPEN PLAY AREA
- POSSIBLY AGED TREES
- HOSPITAL PARKING COLLABORATION



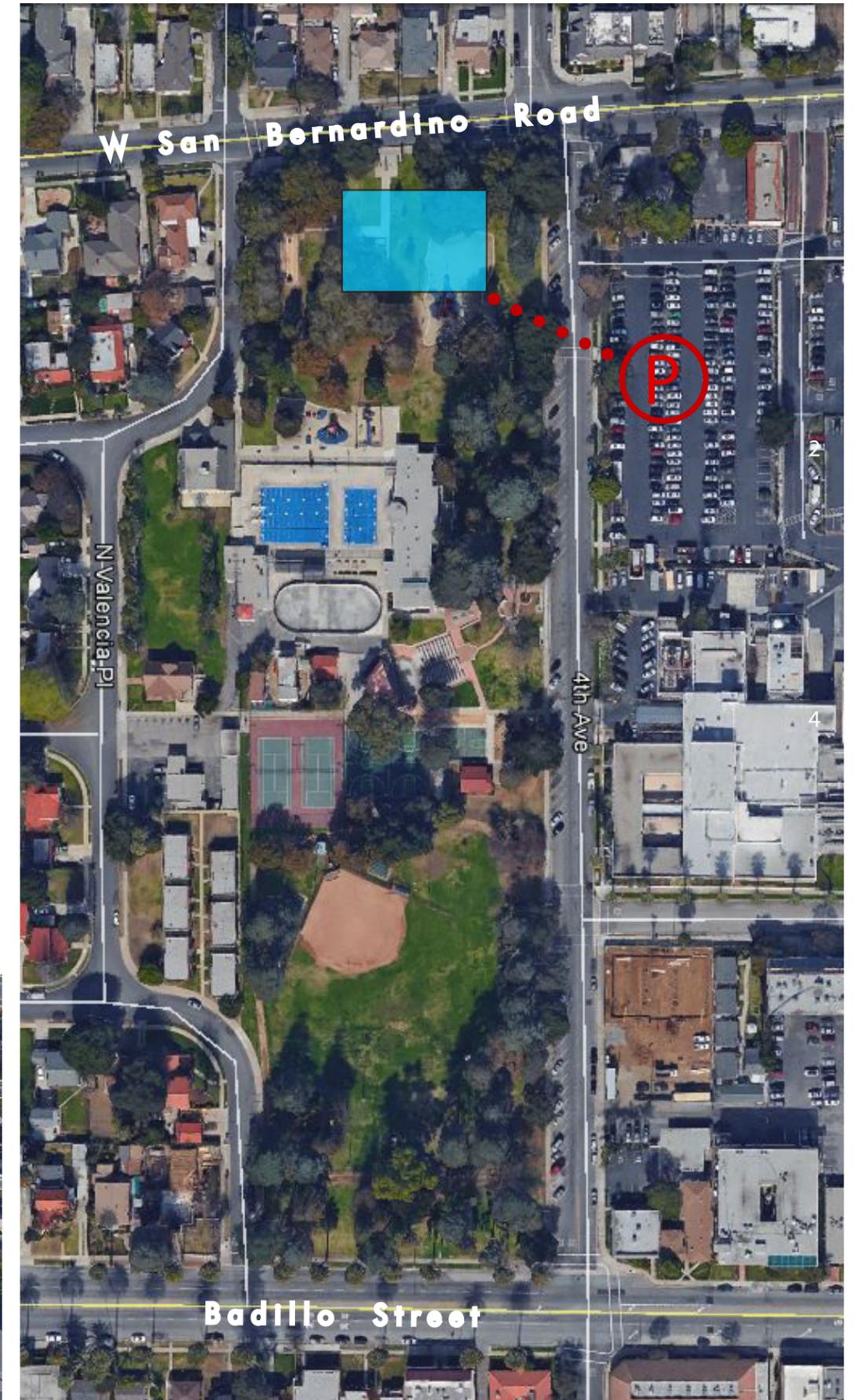
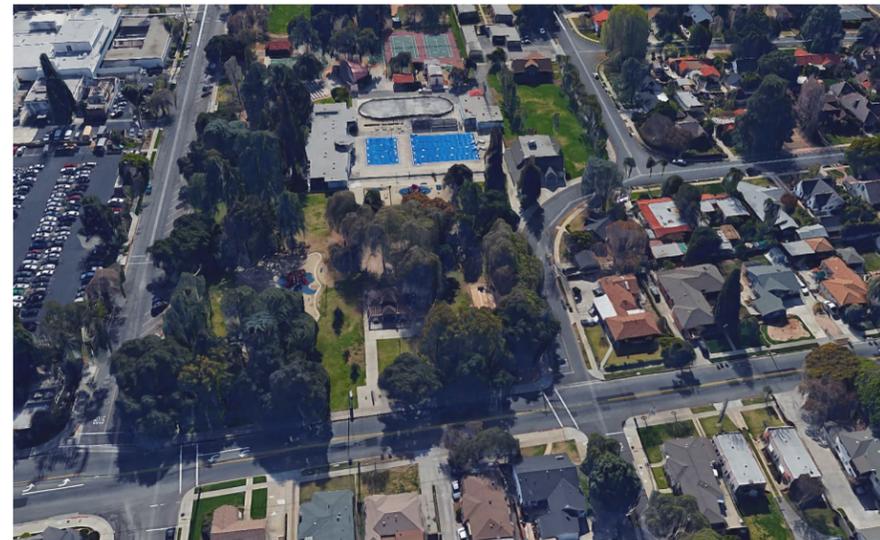
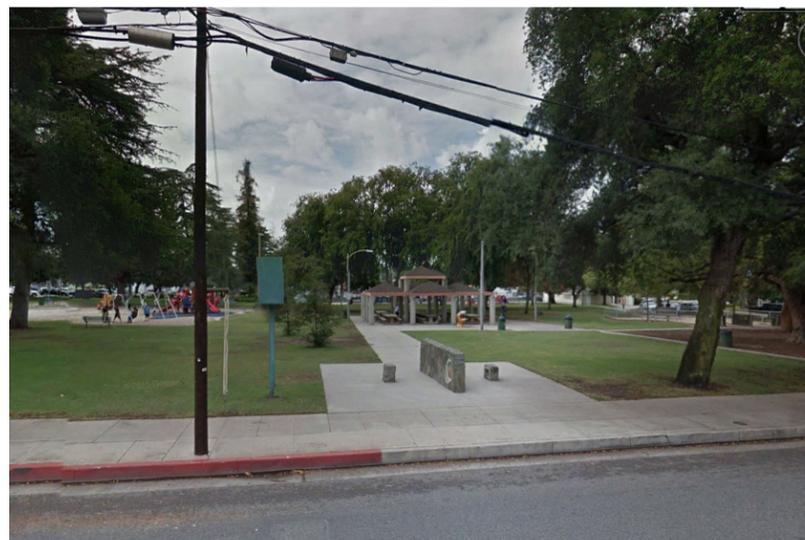
## Site Option NORTH

### BENEFITS

- MINIMAL TREE REMOVAL
- POSSIBLE PROXIMATE PARKING SHARING
- MINIMAL RESIDENTIAL IMPACT (SETBACK)
- NEW CIVIC IDENTITY TO W. SAN BERNARDINO ROAD
- PRESERVATION OF ACTIVE SOUTHERLY PORTION OF PARK

### DEBITS

- REDUCED OR RELOCATED NORTHERLY CHILDREN'S PLAY
- PEDESTRIAN STREET-CROSSINGS IF SHARED PARKING
- POSSIBLY AGED TREES



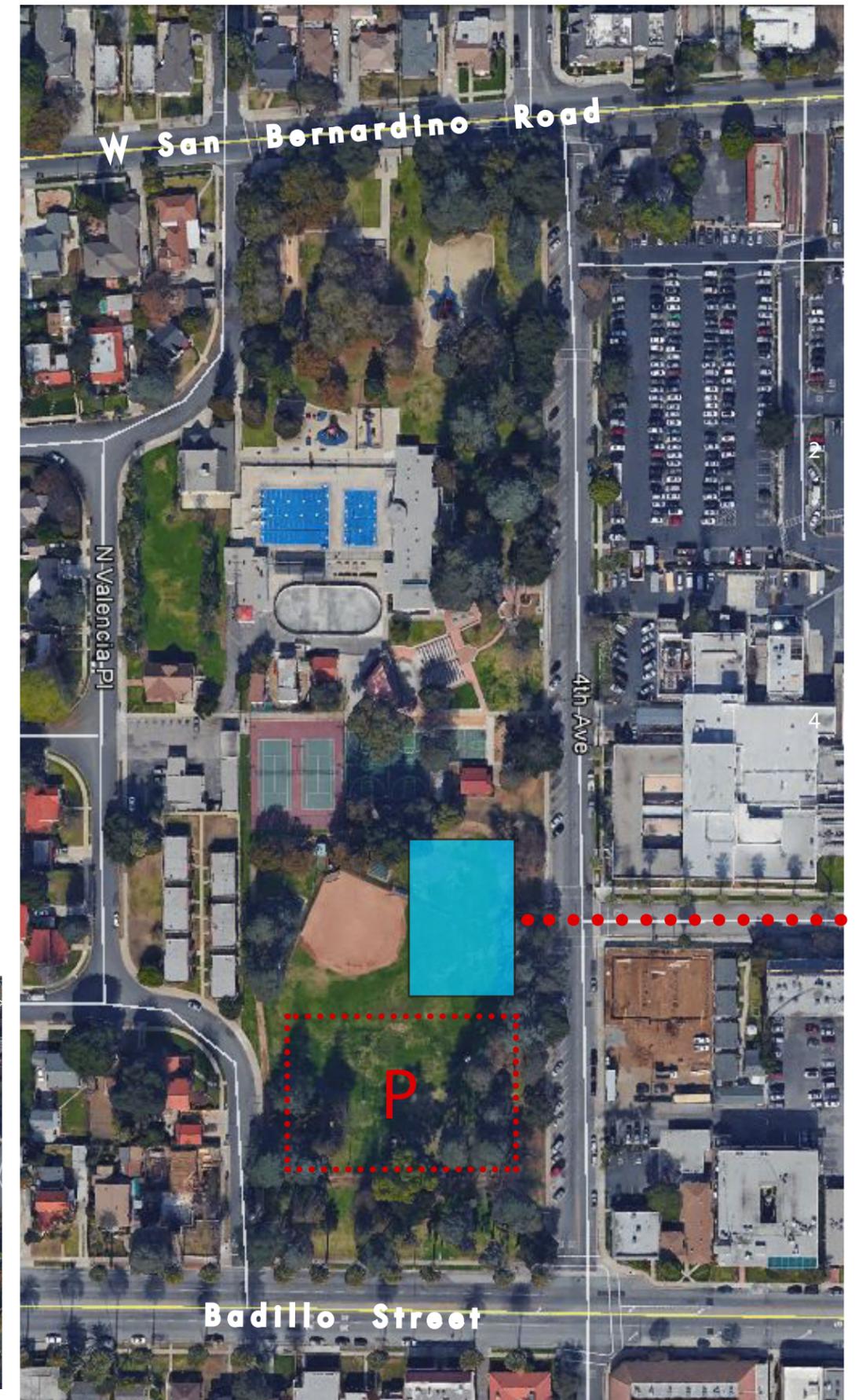
## Site Option EAST-1

### BENEFITS

- MINIMAL TREE REMOVAL (PARKING AMONG TREES)
- PROXIMATE PARKING
- PRESERVATION OF NORTH PARK CHARACTER
- LEAST RESIDENTIAL IMPACT

### DEBITS

- LOSS OF SOFTBALL FIELD
- INCURSION OF PARKING INTO PARK
- POSSIBLE SEGREGATION FROM OTHER PARK AMENITIES
- LEAST CIVIC PRESENCE



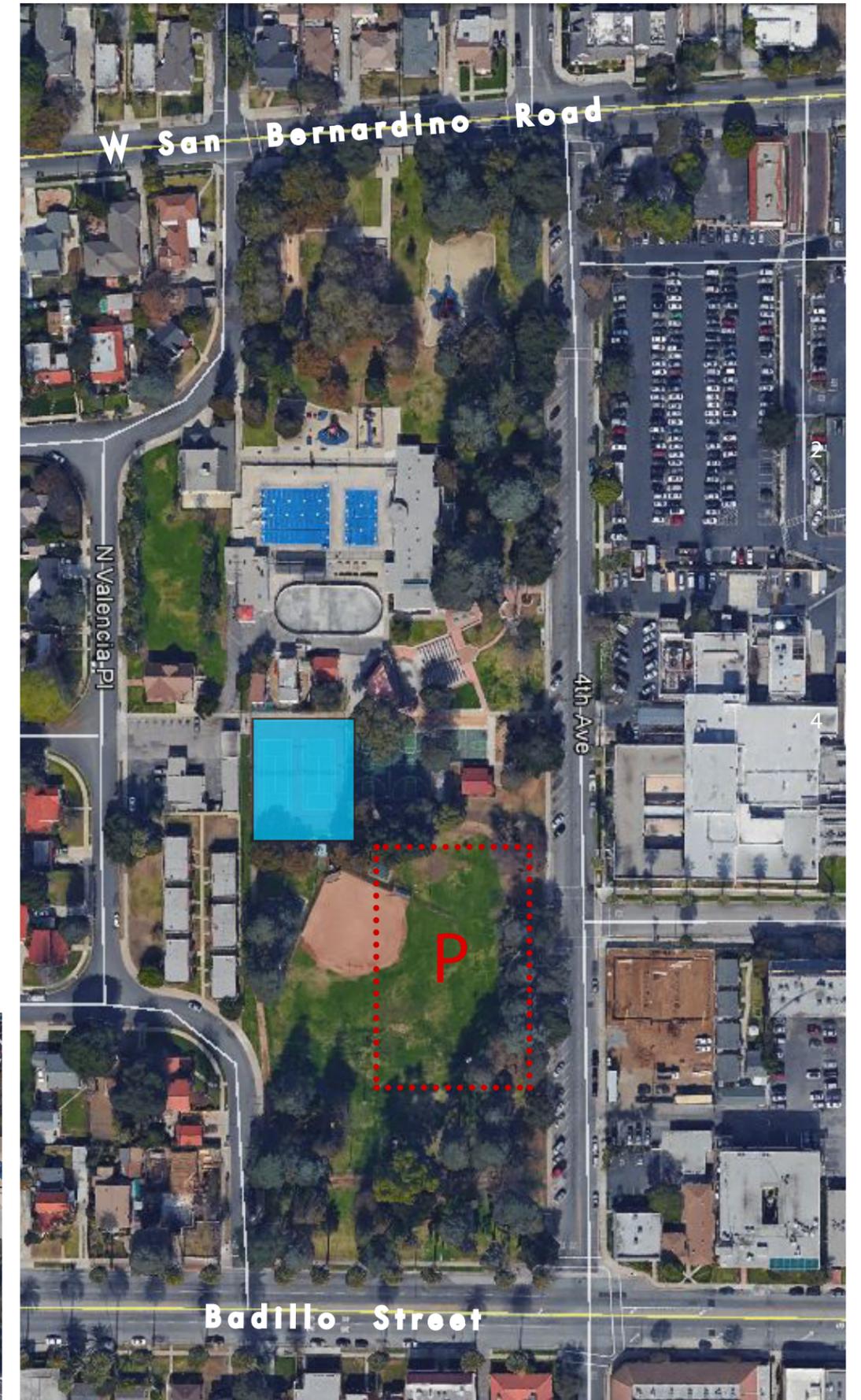
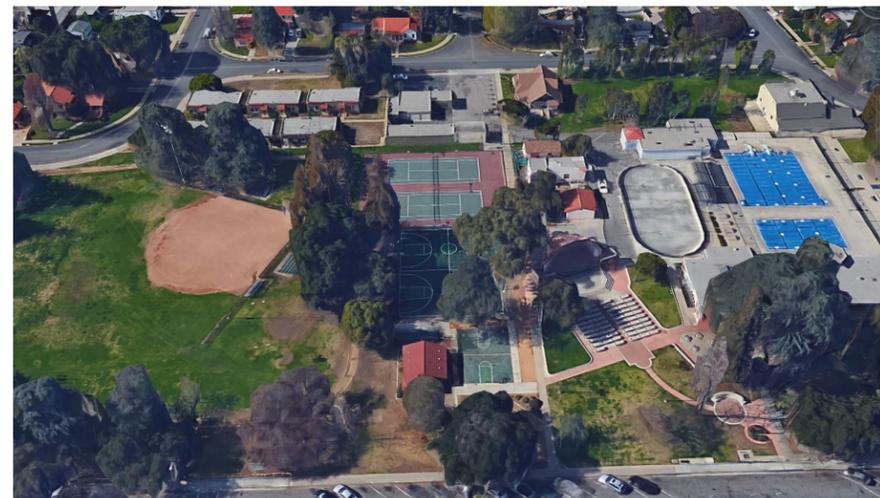
## Site Option CENTRAL

### BENEFITS

- CENTRAL WITHIN ALL PARK ACTIVITIES
- PROXIMATE PARKING
- PRESERVATION OF NORTH PARK CHARACTER

### DEBITS

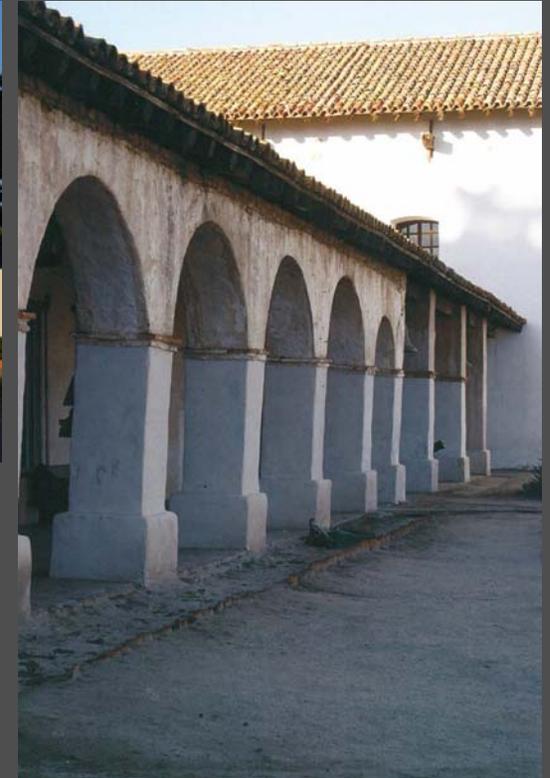
- LOSS OR RELOCATION OF TENNIS COURTS
- PROXIMITY TO RESIDENTIAL NEIGHBORS
- LIMITED CIVIC PRESENCE
- LOSS OF SOFTBALL FIELD



COMPARATIVE  
ENVIRONMENTAL  
QUALITIES



ARCHITECTURAL LANGUAGE:  
Craftsman / Ranch



# ARCHITECTURAL LANGUAGE: Mediterranean Revival



ARCHITECTURAL LANGUAGE:  
French Tudor Cottage

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