Covina Senior and Community Center
Frequently Asked Questions

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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 did, prior to the recent closure, 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 – No; the City is no longer considering Covina Park as the site for the Senior and Community Center. At the April 5, 2016 City Council meeting, the City Council, in a 5-0 vote, excluded the following site locations from ongoing consideration as the possible site for the Senior and Community Center (listed alphabetically): Badillo Street/Downtown (135 E. Badillo Street), Brunswick Bowling Alley (1060 W. San Bernardino Road.), Covina Park (303 S. Fourth Avenue), and K-Mart (1162 N. Citrus Avenue).

3. **QUESTION** – What sites are being considered as possible sites 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 (in alphabetical order): Civic Center/State Building (233 N. Second Street), Covina Woman's Club (128 S. San Jose Avenue), Hollenbeck Park (1250 N. Hollenbeck Avenue), and Kelby Park (815 N. Barranca Avenue.)

   Further, the City Council has directed City staff to explore and exhaust all options, with both public and private property owners within Successor Agency Project Area One. This project area includes an approximately $4.873 million funding opportunity in the Successor Agency.

4. **QUESTION** – What are the boundaries of Successor Project Area One?

   ANSWER – The map of the Successor Agency Project Areas is available on the Senior and Community Center webpage, at: http://covinaca.gov/images/Covina_Redevelopment_Areas_Map.pdf.

5. **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.

6. **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.

7. **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.

8. **QUESTION** – What is going to happen to the Joslyn Center now that it is closed and to Kelby Park, in either scenario—whether the new Senior and Community Center is constructed in Kelby Park or not?

   ANSWER – Independent of the decision as to where to place the new facility, Joslyn Center will be demolished as soon as possible. If the decision is made to place the new facility in Kelby Park, a site evaluation will be conducted by the architect to determine the ideal location within the park for the new facility. The City will then look to reconfigure and revitalize the remaining area within the park. If the decision is made not to place the new facility in Kelby Park, the City will focus on revitalizing Kelby Park. In either scenario, the goal is 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 expansion of Citywide sports activities. Los Angeles County has expressed interest in funding this project.

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

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

10. **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.

11. **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.

12. **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.

13. **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.

14. **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 requirements 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.

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

    ANSWER – Community members are encouraged to submit written input to the City at the following e-mail address: srproject@colvinaca.gov.

16. **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.

17. **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 structured process that affords protections for the private property owner, established in the state law.

18. **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 and potentially very costly as the City would be required to pay the Fair Market Value.

19. **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 activities, which occur on Fridays.

20. **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.

21. **QUESTION** – Now that the Community Workshop #3 is complete, what are the next steps of the project?

    ANSWER – City staff is evaluating the need for a possible Community Workshop #4 to ensure outreach to and engagement with a wider array of the community. Concurrently, City staff is continuing the systematic assessment of sites as the possible location for the Senior and Community Center and receiving community input on the possible sites, and will present the results of the site location assessment and community input to the City Council as soon as practicable. The City is committed to moving this critical community project ahead as swiftly as possible.