Covina Senior & Community Center Update

March 1, 2016
Community Engagement Update

• 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

• 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

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

- Rec Hall 5,318 SF (3,700 SF footprint)
- Storage TBD SF
- Roller rink 6,254 SF
- Relocate softball field to Kelby Park
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 4th Avenue
  - On-site sustainable spaces
  - Joint arrangements with adjacent businesses
  - Temporary parking for events

Possible reconfiguration of 4th Avenue

Possible special event parking
COMMUNITY MEETING 1 DEBRIEF - GUIDING PRINCIPLES, PROGRAM, AND SITING
March 1, 2016
**SCHEDULE AND TASKS**

City of Covina
Covina Senior & Community Center

Scope of Services and Preliminary Project Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Description</th>
<th>Start Date</th>
<th>Duration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>SITE EVALUATION/PROGRAMMATIC NEEDS ASSESSMENT</td>
<td>2/15/2016</td>
<td>1 month</td>
</tr>
<tr>
<td></td>
<td>Site Visit: Team site tour to gain comprehensive understanding of site opportunities and constraints</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Meet/interview relevant City staff and project representatives regarding physical site conditions and personnel operations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>COMMUNITY OUTREACH AND PUBLIC PARTICIPATION / CONCEPTUAL PLANS</td>
<td>concurrent</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multi-departmental project team kick off meeting: review project scope, schedule, goals, and expectations, identify key senior stakeholders</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City Council Report</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community Workshop #1 kick-off to review site visits, refine the purpose, function and scope of the project. Guiding Principles</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multi-departmental Project Team Meeting: Review and confirm concept plan options, select option to continue to draft Conceptual Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community Workshop #2: Review and confirm concept plan options, select option to continue to draft Conceptual Plan</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multi-departmental Project Team Meeting: Review final draft concept plan and estimate</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>City Council Presentation (Community Workshop #3): Presentation of Final Conceptual Plan</td>
<td></td>
<td></td>
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</table>

End Date: 5/18/2016
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 Building Programs Included)

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

**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, Rush valves, and soap dispensers
- Panic buttons in restrooms

**TOTAL NET SQUARE FEET** 17,481

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

**TOTAL GROSS SQUARE FEET** 19,229
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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