Senior and Community Center
Community Workshop

March 21, 2016
Meeting Format

• Staff introductions
• Presentation
• Public comment period
  – Input on tonight’s presentation topics encouraged
  – Comment cards
  – Time limit: 3 minutes per speaker
• Meeting end time: 9:00 PM
Presentation Overview

• Project chronology
• Site location alternatives
• Project funding
• Draft space program for new facility
• Public comment period
Project Chronology

- **September 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 2015**
  - Reviewed “facility report card”
    - 26 facilities evaluated based on uniform criteria

- **January 2016**
  - Selected architect for initial phase of project

- **Ongoing**
  - Site location assessments
Site Location Alternatives

- 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’s input on sites
## Site Location Assessment Criteria

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

• Opportunities
  – Property ownership: City-owned
  – Available project funding: $6.73 M
    • $4.8 M Successor Agency bond proceeds limited to Successor Project Area One
  – Location: proximity to downtown and hospital
  – Increase open space: opportunity to eliminate/consolidate obsolete uses that would return open space to park

• Challenges
  – Adjacent land use: residential (Adams Park)
  – Parking: parking deficient and need to provide parking for new facility
  – Trees: 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

• Opportunities
  – Property ownership: City-owned
  – Parcel size
  – Location: familiar to users
  – Parking: able to provide on-site parking (increase parking)
  – Minimal on-site conflicts

• Challenges
  – Available funding:
    • $600,000 CDBG
    • $900,000 County grants
  – Location: isolated
  – Traffic safety: evaluate site ingress and egress
  – Site design: 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

- **Opportunities**
  - Property ownership: City-owned
  - Parcel size
  - Parking: able to provide on-site parking (increase parking)

- **Challenges**
  - Available funding:
    - $600,000 CDBG
    - $900,000 County grants
  - Traffic safety: evaluate site ingress and egress
  - On-site conflicts: active recreation nature of park
  - Loss of open space
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)
Covina Woman’s Club

**Opportunities**
- Parcel size
- Design opportunity: incorporate some of existing building into design
- Parking: able to provide on-site parking (increase parking)
- Opportunity to partner with Club
- Robust outdoor space

**Challenges**
- Property ownership: Privately-owned
  - Site acquisition costs
- Available funding:
  - $600,000 CDBG
  - $900,000 County grants
- Location: isolated
- Accessibility upgrades
- Trees: 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

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

• **Challenges**
  - Property ownership: Successor-Agency owned
    - Possible lengthy discussions with State
  - Available funding:
    - $600,000 CDBG
    - $900,000 County grants
  - Parcel size and parking: too small for facility and parking
  - Traffic safety: evaluate site ingress and egress
  - Lost economic opportunity
  - 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

• Opportunities
  – Location: proximity to downtown
  – Adjacent land use: retail, commercial, and governmental
  – Parking: opportunity to redesign parking within Civic Center area

• Challenges
  – May limit program options

  – Property ownership: State of California-owned
    • Site acquisition costs
  – Available funding:
    • $600,000 CDBG
    • $900,000 County grants
  – Lost economic opportunity
  – Condition of existing building: unknown
    • May not be able to reconfigure interior
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

- Opportunities
  - Parking: able to provide on-site parking
  - Parcel size: abundant design flexibility
  - Adjacent land use: retail, commercial and residential

- Challenges
  - Property ownership: Privately-owned

- City participant in 3-way public/private development partnership
- Available funding:
  - $600,000 CDBG
  - $900,000 County grants
- Lost economic opportunity
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

• Opportunities
  – Parking: able to provide on-site parking
  – Parcel size: abundant design flexibility
  – Adaptive reuse of large structure
  – Adjacent land use: retail and commercial

• Challenges
  – Lost economic opportunity

  – Property ownership: Privately-owned
    • In use
    • Site acquisition costs

  – Available funding:
    • $600,000 CDBG
    • $900,000 County grants

  – Condition of existing building: unknown

  – Limited outdoor spaces
Project Funding

• Available funding
• Redevelopment/Successor Agency Project Areas
• Bond financing
• Other revenue sources
Input on Facility Needs

• Programmatic
  – Multi-purpose and flexible spaces
  – Flow between indoors and outdoors
  – Easily supervised point of entry
  – Maximize natural light
  – Convenient storage
  – Durable, sustainable, and easily maintained

• Input from senior users
  – Windows, fresh air, access to outside spaces
  – Wide hallways
  – Large restrooms
  – Encourage inter-generational exposure and interaction
  – Possible space for weights, billiards, library
## Draft Space Program

<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>
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</thead>
<tbody>
<tr>
<td>Lobby / Reception / Main Office</td>
<td>600</td>
<td>20 x 30</td>
<td>1</td>
<td>600</td>
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<td>4</td>
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<tr>
<td>Service Offices</td>
<td>120</td>
<td>10 x 12</td>
<td>2</td>
<td>240</td>
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<tr>
<td>Conference Room / Small Class Room</td>
<td>165</td>
<td>11 x 16</td>
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<td>165</td>
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<td>10-12</td>
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<tr>
<td>Restrooms</td>
<td>286</td>
<td>11 x 26</td>
<td>2</td>
<td>572</td>
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<tr>
<td>Large Multi-Purpose Room - Dividable by 3</td>
<td>3,500</td>
<td>50 x 70</td>
<td>1</td>
<td>3500</td>
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<td>200 dining 250 dance</td>
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<td>Performance Platform - Stage</td>
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<td>30 x 30</td>
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<td>Warming Kitchen</td>
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<td>Multi-Purpose Room #2</td>
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<td>Billiards / Sports Room</td>
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<td><strong>Center Net Total</strong></td>
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<tr>
<td><strong>TOTAL NET SQUARE FEET</strong></td>
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Next Steps

• April 11 – Community Workshop No. 3
  – Council Chambers, 7:00 – 9:00 PM
    • Site location alternatives
    • Space program

• April 19 – City Council Study Session
  – Covina Library (possible location change), 5:00 PM
    • Site location alternatives with staff recommendations

• TBD – City Council Meeting
  – Site selection
Social Media Project Updates

• City Website: Covinaca.gov
• Facebook: https://www.facebook.com/cityof.covina/
• Twitter: @cityofcovina
• Nixle: register at www.nixle.com
• Questions, comments or concerns can also be e-mailed to srproject@covinaca.gov