CITY OF COVINA

COVINA COMMUNITY & SENIOR CENTER

COMMUNITY MEETING - GUIDING PRINCIPLES, PROGRAM, AND SITING

February 22, 2016

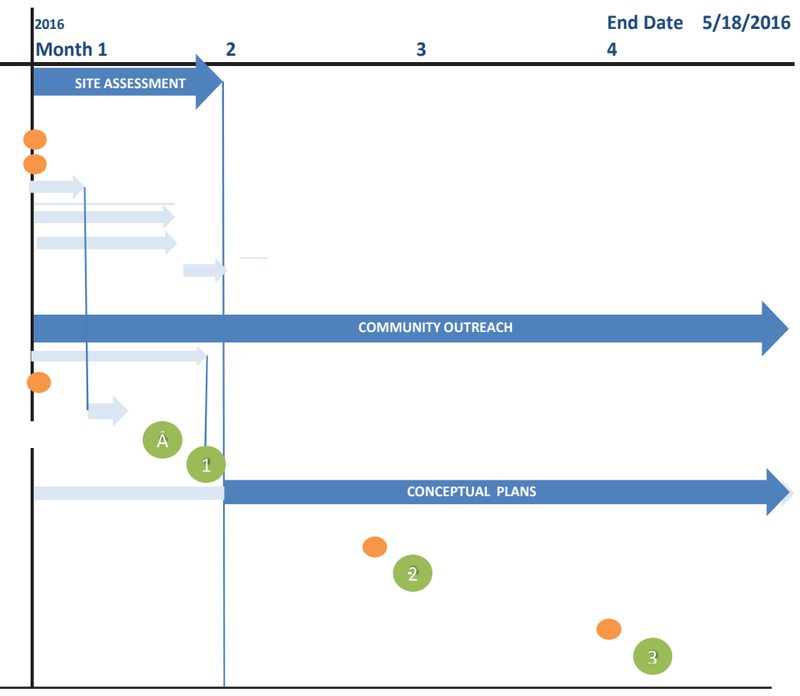
GONZALEZ GOODALE ARCHITECTS

SCHEDULE AND TASKS

City of Covina, Senior Center Project

Scope of Services and Preliminary Project Schedule

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



Draft 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**.

3. The Community & Senior 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.

Current Activities Outline

Senior Programs (Daytime Uses)			
Program/Activity	**Room Type**	**Attendance**	**Other Needs**
Daily Nutrition Program (lunch)	Dining Room	80-100	Kitchen
Senior Exercise Classes			PA System
- Zumba	Auditorium	35	
- Seniorcise	Auditorium	80	
- Yoga	Auditorium	50	
- Tai Chi	Auditorium	20	
- Arthritis Exercise	Auditorium	20	
- Balance and Mobility	Auditorium	30	
Senior Arts & Crafts			
- Watercolor Painting	Craft Room	30	Sink
- Scrapbooking	Craft Room	30	
- Ceramics/Clay	Craft Room	20	Outdoor work space
- Knitting and Crocheting	Craft Room	30	
Senior Activities			
- Bean Bag Baseball	Auditorium	15	
- Indoor Chair Volleyball	Auditorium	25	
- Bunco and Bingo	Auditorium	90	
- Dances and Special Events	Auditorium	150	
Specialty Activities			
- Billiards		40	Pool Tables
- Gardening Club and class		30	Garden area
Other Senior Classes and Services			
- Family History Class	Classroom	20	
- Computer Classes (laptops used)	Classroom	20	
- Case Management Services	Office		
- Notary Services	Office		
- Legal Services	Office		
- Club Meetings	Classroom	30	

Recreational Classes (Evening and Weekend Uses)			
Program/Activity	**Room Type**	**Attendance**	**Other Needs**
Music Lessons	Classroom	15	Piano
Art Classes	Classroom	20	Sink
Exercise Classes			
- Yoga	Auditorium	25	
- Jazzercise	Auditorium	50	
- Balance and Mobility	Auditorium	30	
Dance Classes			
- Country Line Dancing	Auditorium	40	
- Square Dancing	Auditorium	20	
Educational Classes	Classroom	25	
Special Interest Classes & Workshops	Classroom	25	
	Kitchen	15	
	Auditorium	30	Mats
Dance Recitals	Auditorium	300	Stage

Draft Program Outline

DRAFT SPACE PROGRAM / Covina Community & Senior Center

February 22, 2016

SPACE	AREA (SF)	APPROX. SIZE (FT)	# SPACES	TOTAL AREA	COUNT	REMARKS
Major Spaces			#			
Reception / Lobby	400	20 x 20	1	400		
Café	144	9 x 16	1	144		
Main Office	224	14 x 16	1	224		
Service Offices	120	10 x 12	1	120		
Conference Room	165	11 x 16	1	165	10-12	
Restrooms	286	11 x 26	2	572		
Large Multi-Purpose Room - Dividable	3,500	50 x 70	1	3500	200 dining 250 dance	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	1	160		
Multi-Purpose Room #1	1320	30 x 44	1	1,320	30-40	Open, Exercise, Dance, Music, Yoga
Multi-Purpose Room #2	900	30 x 30	1	900	20	Crafts, Art, Shop, Making
Storage (MP # 2)	100	10 x 100	1	100		
Multi-Purpose Room #3	900	30 x 30	1	900	30-35	Multi-Purpose Classroom
Billiards / Sports Room	750	25 x 30	1	750	15	Billiards, TV
Center Sub-Total			**30**	**10,335**		
Circulation			**0.30**	**3,101**		
Center Net Total				**13,436**		

TOTAL NET SQUARE FEET		**13,436**
Structure, wall, T/E	**0.10**	**1,344**
TOTAL GROSS SQUARE FEET		**14,779**

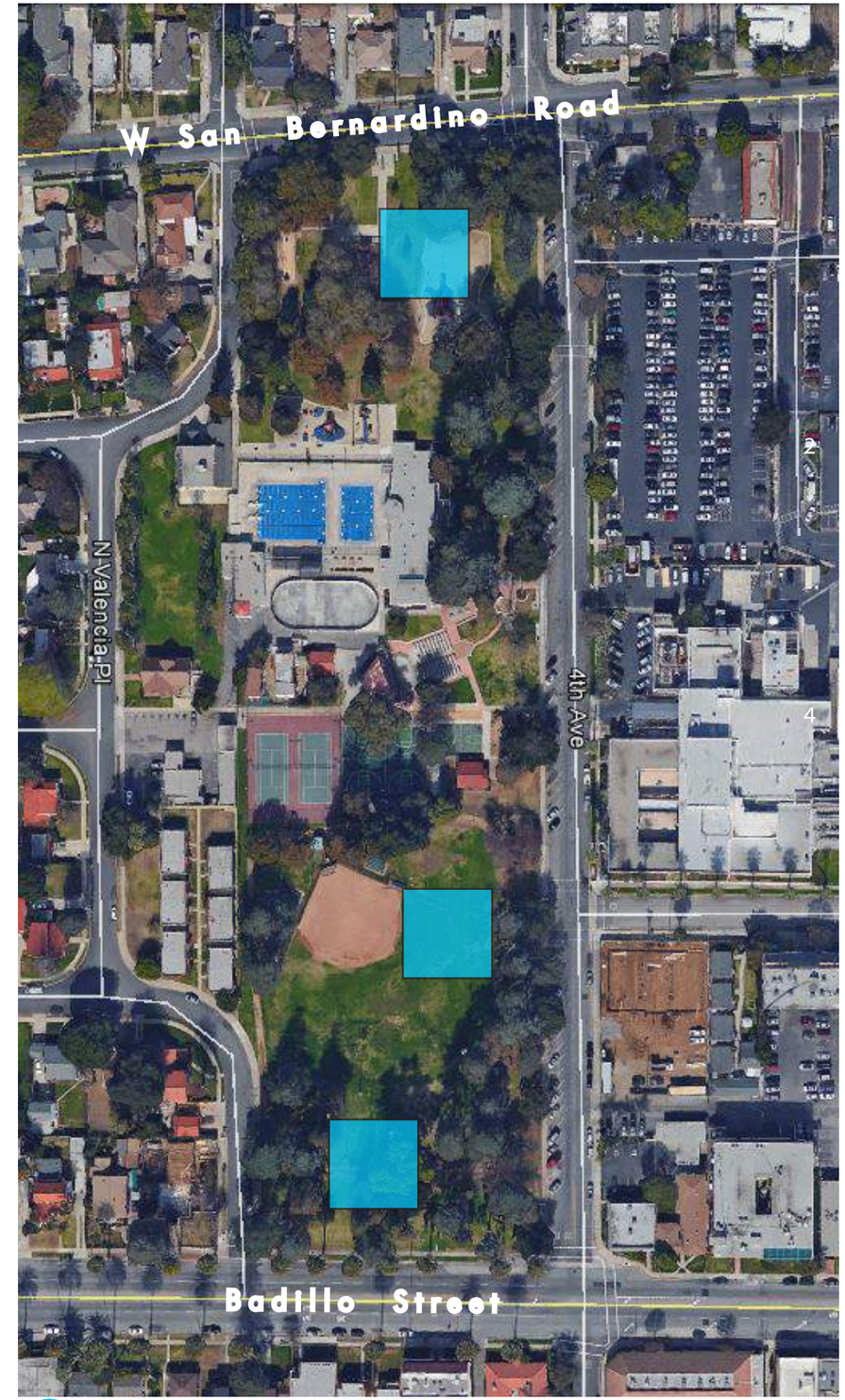
Siting Options

CONSTRAINTS

- MATURE TREES
- PROXIMATE PARKING
- RESIDENTIAL IMPACT

OPPORTUNITIES

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



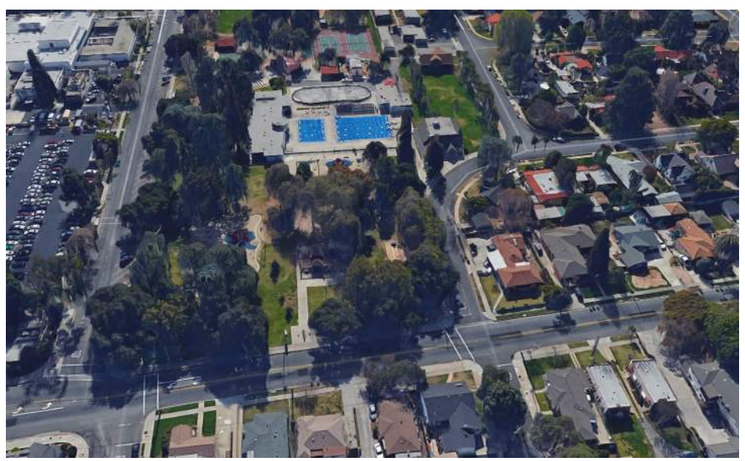
Site Option NORTH

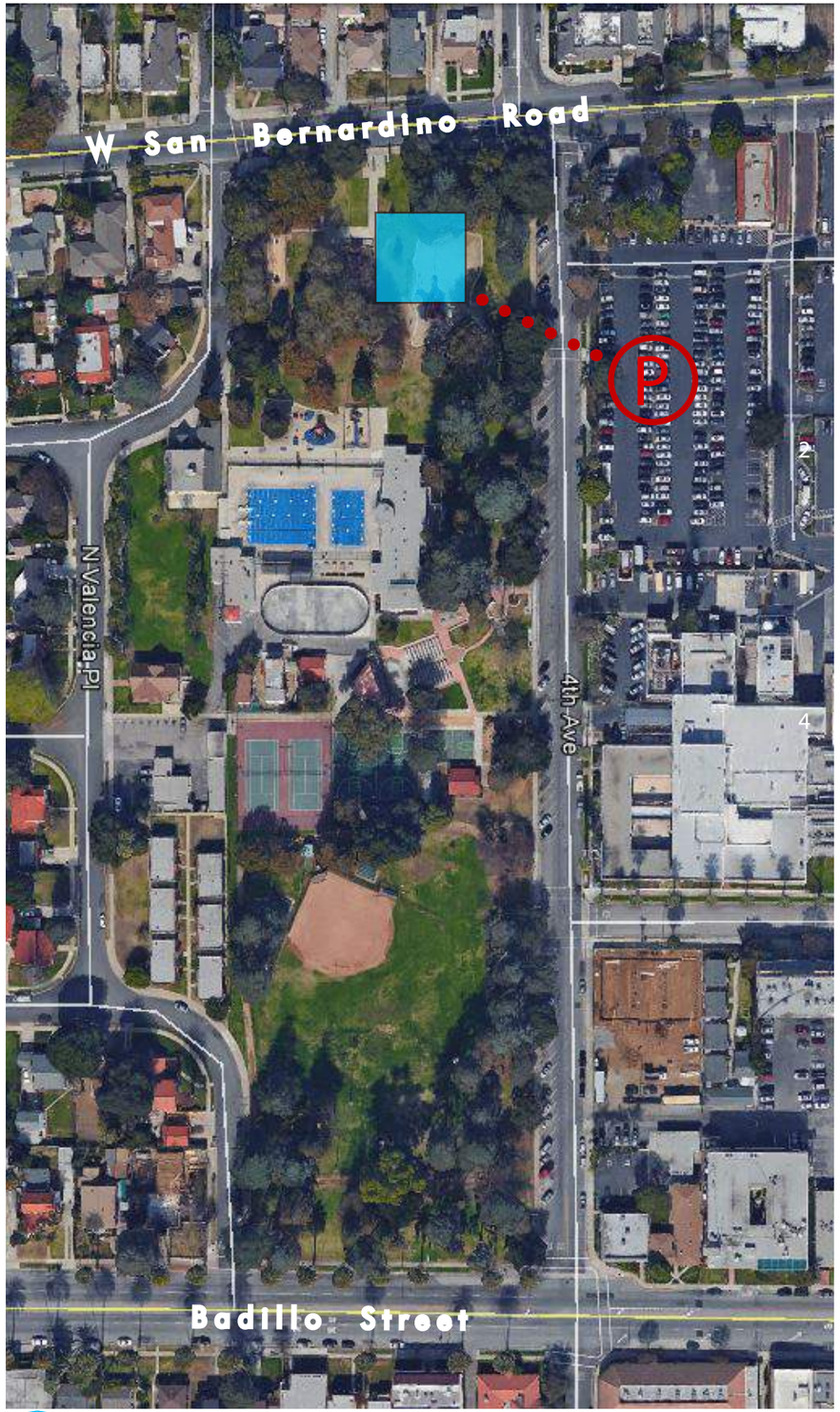
BENEFITS

- 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





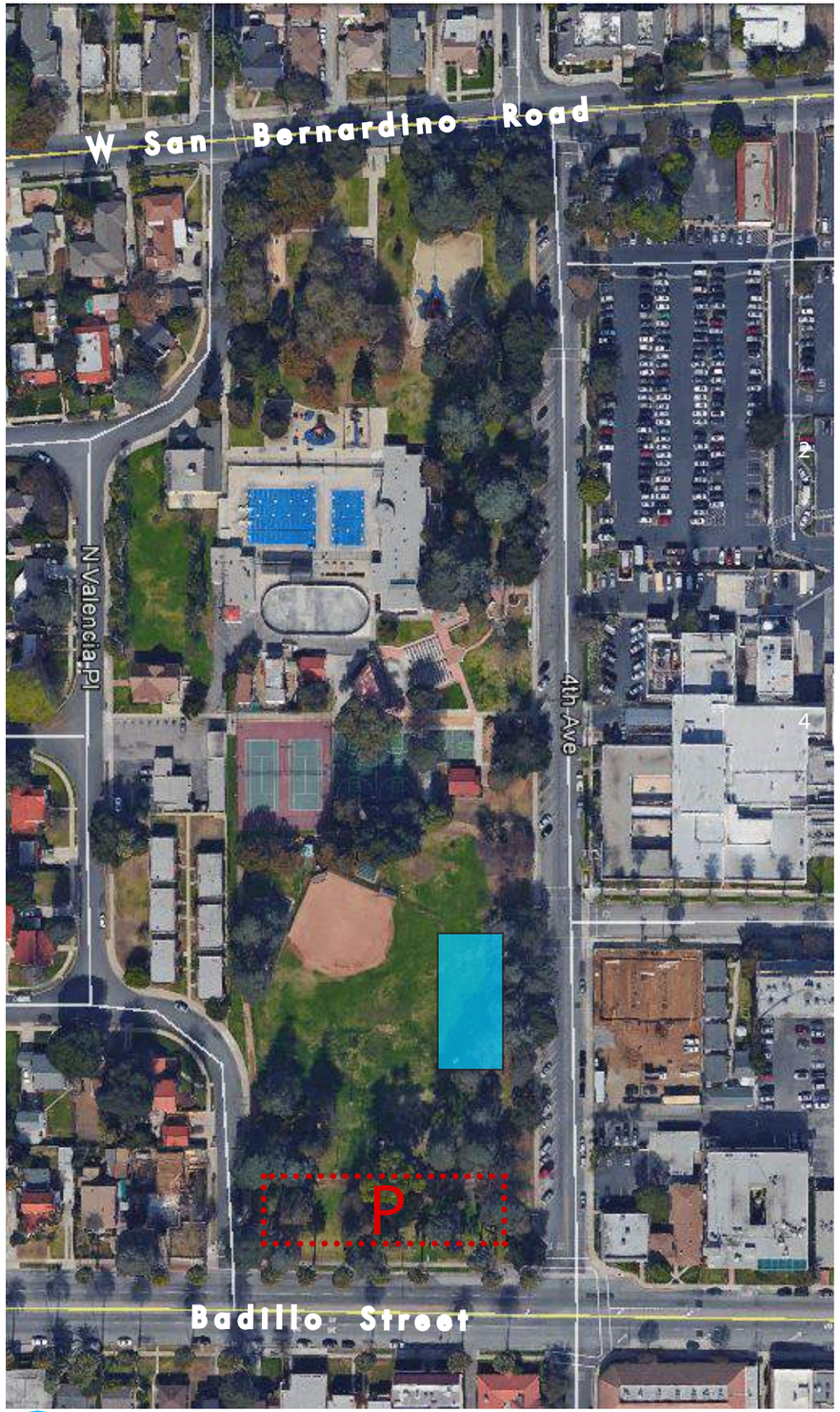
Site Option EAST

BENEFITS

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

DEBITS

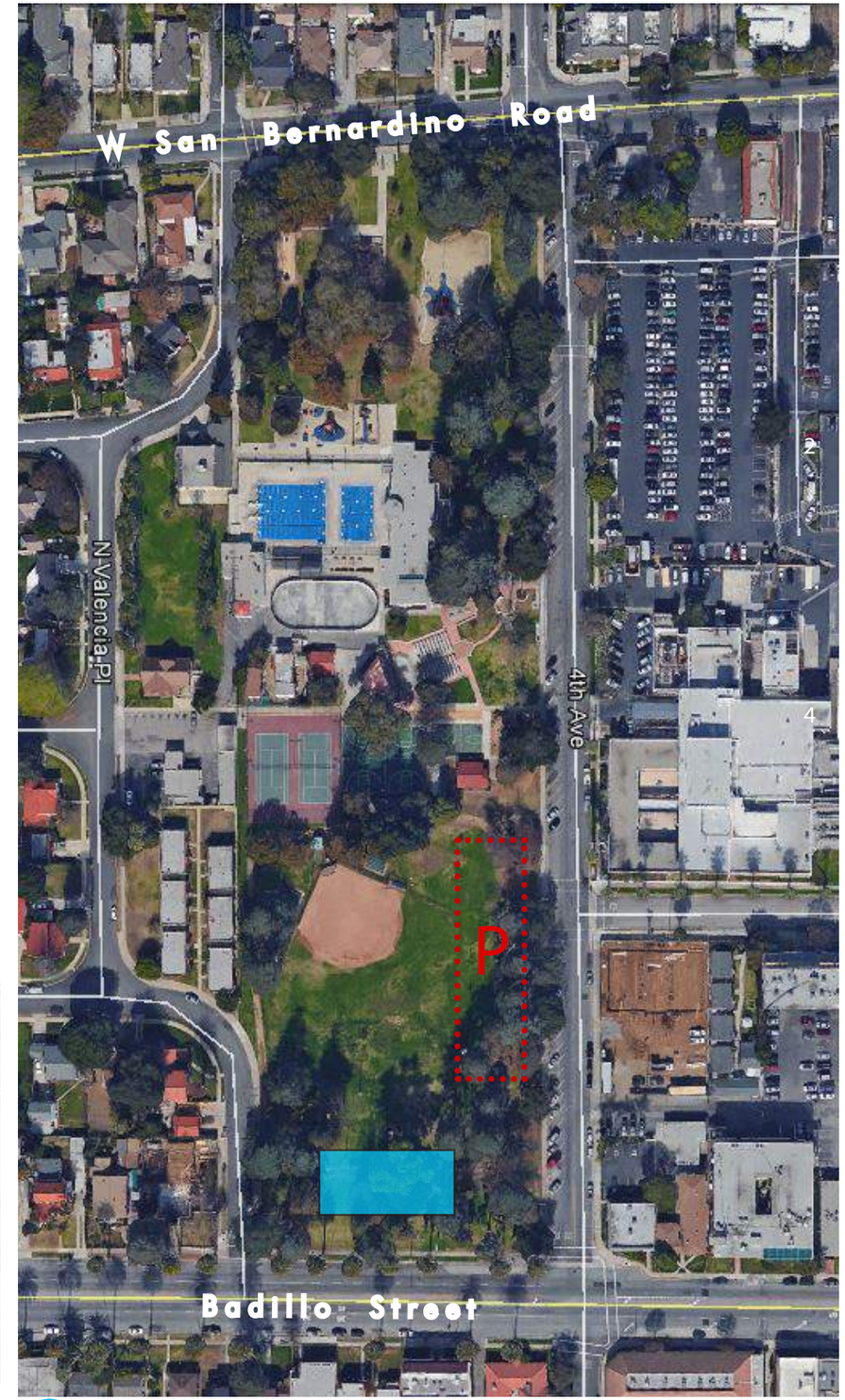
- LOSS OF SOFTBALL FIELD
- INCURSION OF PARKING INTO PARK
- POSSIBLE SEGREGATION FROM OTHER PARK AMENITIES
- LEAST CIVIC PRESENCE



Site Option SOUTH

BENEFITS

- POSSIBLE UNHEALTHY TREE REMOVAL
- PROXIMATE PARKING
- PRESERVATION OF NORTH PARK CHARACTER
- STRONG CIVIC PRESENCE TO BADILLO STREET
- LARGER SOCCER PRACTICE REMAINDER THAN EAST OPTION
- MINIMAL RESIDENTIAL IMPACT

DEBITS

- LOSS OF SOFTBALL FIELD
- INCURSION OF PARKING INTO PARK
- REMOTENESS FROM OTHER PARK ACTIVITIES / AMENITIES