

# South Pasadena Community Center Feasibility Study Summary and Recommendation 2016



## Community Center Ad-Hoc Committee

Arturo Salinas	Parks and Recreation Commission Vice Chair
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The Community Center Ad-Hoc Committee, City Staff, and the City's consultants ICG, have completed a two year process to study the feasibility and best option for developing a new community center facility in South Pasadena. The following is a summary of the process and staff and consultant recommended concept alternative to take to the next level of design, which includes specific floor plans, building architecture, site elevations, cost analysis, environmental review, and funding alternatives.

### ***What has been the Process so far?***

The process started with studying the existing conditions of the facilities and programs available for the community in South Pasadena (*Existing Conditions and Program Analysis Report August 2014*). This was followed by a series of outreach activities that included a community survey, focus group meetings, stakeholder interviews, and a public workshop which resulted in developing the recreational space needs for a new community center. An extensive search and analysis of possible sites within the City that could possibly meet the defined space needs was then conducted. A number of properties were looked at and analyzed based on selection criteria developed by ICG and the Ad-Hoc Committee.

The Ad-Hoc Committee and City Council recommended the concept design utilizing a portion of Orange Grove Park and the City Yard site.

The Cultural Heritage Commission was unanimous in its recommendation that the existing building be restored and adaptive use of it be made in the plans for a new community center if the City Council decided to proceed with the Orange Grove Park/City Yard option and the City Council agreed.

### ***What is the Next Phase of the Design Study?***

Once City Council reviews the recommended concept design and the Ad-Hoc Committee and Cultural Heritage Commission comments and determines it wishes to proceed with the next level of design and study, the next scope of work includes:

- ✓ Turning the concept space plan into actual floor plans for the site (including the restoration and adaptive use of the existing recreation building at Orange Grove Park)
- ✓ Finalizing the cost estimates and developing funding strategies (grants, fundraising, and financing options)
- ✓ Preparing site architectural elevation drawings for the Mission St., El Centro St., and Orange Grove Avenue views and a 3-Dimensional view of the entire community center site to give a perspective of how the complex will look within the surrounding neighborhood

- ✓ Doing soils test analysis, utility analysis, and civil engineering analysis to determine site preparation cost for development of the proposed facilities
- ✓ Preparation of required CEQA documents (traffic circulation, parking, water, storm drain, noise studies, etc.)
- ✓ Review by the Ad-Hoc Committee, Park & Recreation Commission, Cultural Heritage Commission, Planning Commission, and user groups (seniors, youth, and community groups)
- ✓ Market analysis of the proposed lease space (types of potential uses, revenue pro-forma, and operating options)

### ***What is the Recommended Community Center Concept?***

**Orange Grove Park & City Yard Site (See Exhibit A):** Features two above ground parking structures with a total of 169 spaces that have separate access off of El Centro street to minimize egress and regress congestion; pedestrian access would be from El Centro Street, through an entrance hall and from Mission Street through the restoration and adaptive use of the existing recreation building (former municipal plunge office Local Landmark # 15); a new 17,032 square foot community center and cultural wing, a new 8,780 square foot senior center, and 4,096 square foot youth & teen center. Each wing is connected by open area plazas and the design contains tennis courts, a full size basketball court, and children's play area/equipment. In addition to a new community center, the design also features the ability to develop an 8,000 + square foot commercial building for lease to generate revenue to make the new community center financially self-sustaining.

To avoid building an underground parking structure and having to do major grading, the plan contains two above ground parking structures, each with separate entries off of El Centro St. This also resolves the problem of single access to parking structure and potential traffic backup.

#### **Parking Demand Analysis**

- ▶ The east and west entry parking structures off El Centro Street provide a total of 153 spaces for the community center. The lower level parking off Mission for the commercial lease space provides 40 spaces to service that building. Parking meets a parking standard of one space per 200 square feet of building space.
- ▶ Senior Center peak use hours are from 10 am to 3 pm, youth program peak hours are after school, and adult program peak hours are in the evening, so shared parking for the community center should accommodate each program wing.
- ▶ Current parking for ball fields, youth/teen recreation center, and tennis courts is perimeter parking on the street which will remain.

- ▶ Typical community center classes and activities operate on 50 minute blocks causing parking spaces to turnover hourly.
- ▶ Large group rentals and special events typically take place on Friday and Saturday nights, and on Sunday afternoons when community center classes and activities are minimal.
- ▶ The two proposed parking levels off of El Centro Street should meet the parking demand created by the community center programming.

### ***What environmental studies will be required?***

***Mission St. view of existing building that will be restored and City Yard site that will be used***



A mitigated negative declaration will be

required for the proposed project and that studies for each of the checked items in the CEQA checklist below will be required.

#### **CEQA Analysis (CEQA Checklist) – Orange Grove Park/City Yard Concept**

X	Aesthetics		Agriculture and Forestry		Air Quality
	Biological Resources	X	Cultural Resources	X	Geology/Soils
	Greenhouse Gas Emissions		Hazards and Hazardous Materials	X	Hydrology/Water Quality
	Land Use/Planning		Mineral Resources	X	Noise
	Population/Housing		Public Services	X	Recreation
X	Transportation & Traffic	X	Utilities/Service Systems		Mandatory Findings of Significance

## ***How much funding will be needed?***

Estimation of probable costs in 2020 dollars (Based on 2015 estimated costs with 3% CPI):

<b>Adaptive Restoration of Existing Building 3500 Sq. Ft. \$550 Sq. Ft.</b>	<b>Demolition, Grading, Site Preparation City Yard &amp; Orange Grove Park</b>	<b>New Community Center 36,400 Sq. Ft. \$450 Sq. Ft.</b>	<b>Parking (153 spaces) \$16,350 per space</b>	<b>Design, Engineering, Contingency, CEQA, and Overhead</b>	<b>Total Estimated Opinion of Probable Cost</b>
<b>\$1,925,000</b>	<b>\$1,400,000</b>	<b>\$13,500,000*</b>	<b>\$2,501,550</b>	<b>\$1,200,000</b>	<b>\$20,526,550</b>

\*Does not include the cost of developing the 8,000 square feet commercial lease space, which will have to be funded separately from the community center funding.

## ***Where will the funding come from?***

The City will need to put together a funding strategy for \$20.5 Million to build the proposed community center project. In the next phase of design study various funding strategies will be analyzed to determine the best approach for paying for the community center. The following is an example of a typical funding strategy that could be considered:

- Estimated Cost: \$20.5 Million
- Funding Strategy:
  - Community Fundraising \$2 Million
  - Private & Public Grants \$1 Million
  - General Fund Reserve \$2 Million
  - Financing \$15.5 Million (Lease Purchase or Revenue Bonds)
    - 30 Year Lease/Bond \$65K Per Month paid by:
      - Lease Revenue \$24K Per Month (8,000 sq. ft. @ \$3 Square foot)
      - Recreation Fee Income \$41K Per Month

Recreation Fee income currently averages about \$650,000 per year. With the additional square footage and rental rooms contained in the new community center design this amount should increase an estimated \$200,000 per year. The increase in revenue should pay for the debt service and operation of the new community center without impacting the amount of Community Services revenue currently being put into the City's General Fund.

Community fundraising strategies, possible public and private grants, and financing options will be studied in the next phase of design if City Council approves proceeding with the Orange Grove Park/City Yard concept site plan option.

### ***Will the new community center affect operating personnel and maintenance?***

#### **Recreation Personnel**

- The new community center will replace existing facilities and staff offices at the Oxley St. Senior Center and Mission St. Recreation Center and consolidate them into the new community center complex. Consequently, existing staff levels will be able to operate the recreation programming planned for the new center.
- The increased operating hours and number of programs will necessitate additional part time staff; however, these costs will be off-set by increased revenue from class fees and facility rental income.

#### **Custodial and Building Maintenance Personnel**

- The new community center will replace existing facilities at the Oxley St. Senior Center and Mission St. Recreation Center; consequently, existing maintenance staff levels will be shifted to maintain the new center.
- The increased operating hours and number of programs will necessitate additional maintenance staff; however, the new community center is not perceived to have a negative impact on the General Fund Operating Budget as the need for increased custodial and building maintenance staff will be off-set by increased revenue from facility operations.

### ***Why is staff and ICG recommending the Orange Grove Park/City Yard Site?***

- ▶ Does not require acquisition of any property.
- ▶ Provides the community center space requirements as recommended in the demand and needs analysis
- ▶ Restores and makes adaptive use of existing building at 815 Mission St. and preserves the current ball field and turf areas.
- ▶ Provides for an 8,000 + square foot lease space for compatible uses to generate revenue to pay for financing capital development of the new community center.

- ▶ Consolidates staff and increases recreation programming without negative impact on General Fund Operating Budget.
- ▶ Provides a needed and attractive use to replace the existing City Yard site.

***Proposed Architectural Style for the new Community Center & Restoration of Existing Rec Office***



***Proposed site for the new South Pasadena Community Center (See concept Exhibits)***

