



Rodgers Seniors' Center Site Community Conceptual Plan

City Council Study Session
February 18, 2020

Prepared by: RJM Design Group Inc.



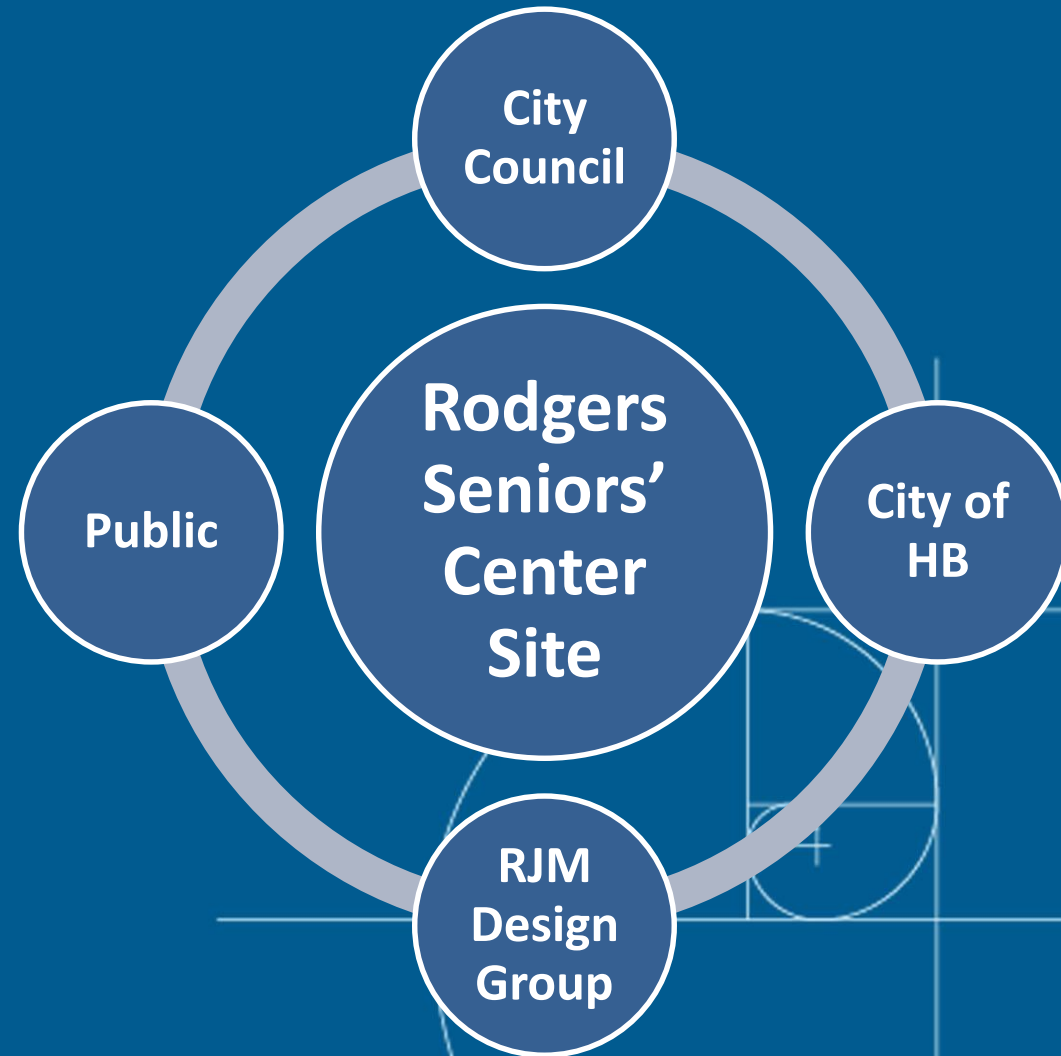
Workshop Presentation Overview

- 1. Project Background**
- 2. Community Workshop Process**
- 3. Master Plan**
- 4. Next Steps**



Rodgers Seniors' Center Site Master Plan

- 2.05 acres
- Senior Center Building Approx. 13,770 SF
- Outreach Center Building Approx. 4,100 SF
- 108 Parking Spaces



Background

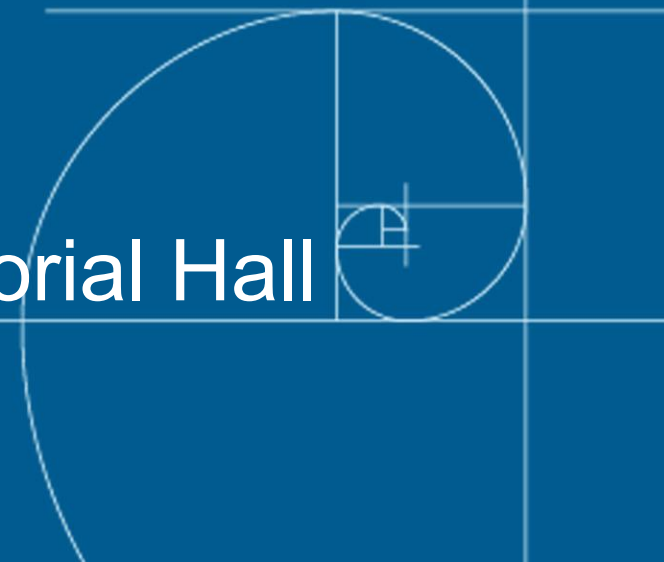
2006 – Ballot Measure T passed authorizing placement of centrally located senior center in Central Park. Ballot language from those in favor of Measure T stated “An added benefit is returning the existing senior center to all downtown residents use.”

2015/16 – Discussion of possible options including residential development, lease existing buildings, veterans memorial hall, development of park space

City Council Directive Summary

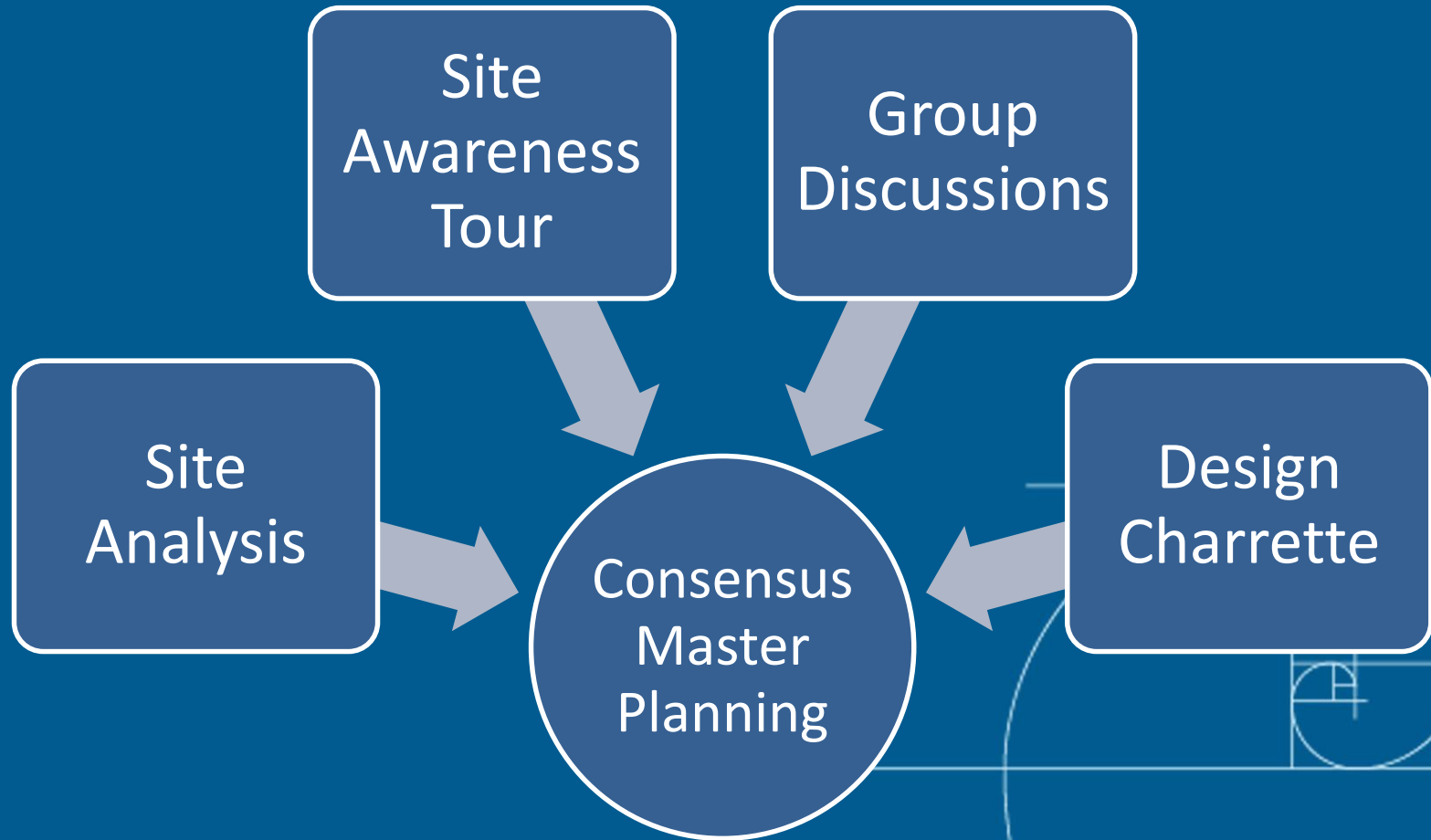
City Council Meeting, 4/18/2016

- The City Council directed the CS Department to work with the CS Commission through a public input process to determine appropriate uses for the parcel, including opportunities for:
 - Open Space
 - Park Amenities
 - Dedicated Veterans' Memorial Hall

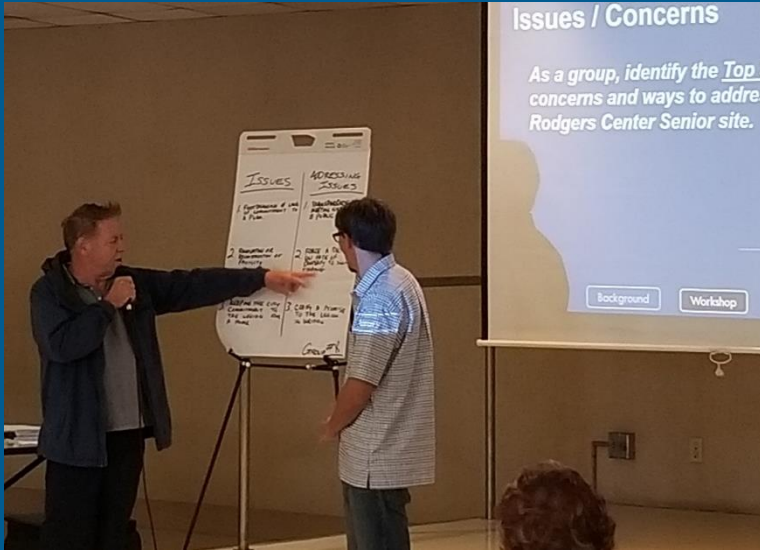


Community Design Workshop

(September 28, 2019)



Group Activities



- Likes
- Dislikes
- Issues/Concerns
- Park Amenities



Group Responses

<p>DISLIKES</p> <ul style="list-style-type: none"> 1. No security 2. Property maintained 3. Bad lighting <p>Group # 2</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. Large enough for park for community 2. Accessible by foot for community 3. Safe central location for kids <p>Group # 3</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. Property not being maintained 2. Does not serve a purpose to community 3. Community + accessibility plus cannot utilize a parking lot <p>Group # 4</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. CONCRETE 2. DRAINAGE 3. NOT ENOUGH TREES <p>Group # 5</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. open space 2. Location 3. No outdoor seating <p>Group # 6</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. AL HOME 2. PARKING 3. CENTRAL LOCATION <p>Group # 7</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. Not Reinforced AC 2. City for MY EYES 3. UNDER UTILIZE <p>Group # 8</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. NO COMMUNITY USES 2. LOCALE 3. SAFE ENVIRONMENT FOR THE FUTURE <p>Group # 9</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. TOO MUCH HARD SCAPES 2. NOT MODERNIZED 3. UNUSABLE SPACE NO VARIETY FOR COMMUNITY USE <p>Group # 10</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. LOCATION 2. SIZE OF LOT OPEN SPACE 3. MEETING FACILITIES <p>Group # 11</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. CONDITION OF STRUCTURE 2. SIZE OF PARKING LOT 3. LACK OF FENCING <p>Group # 12</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. Central Location 2. Not high rise building 3. Kids classes <p>Group # 13</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. Chaining Fence 2. Large Parking Lot 3. Crampily Building <p>Group # 14</p>	<p>LIKES</p> <ul style="list-style-type: none"> 1. COMMUNITY GATHERING PLACE 2. CENTRALLY LOCATED 3. EASY ACCESS <p>Group # 15</p>	<p>DISLIKES</p> <ul style="list-style-type: none"> 1. TOO MUCH HARD SCAPES NOT ENOUGH GREEN 2. CLOSED FOR TOO LONG 3. BUILDING IS OLD NOT MAINTAINED <p>Group # 16</p>
<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. Safe place for our kids to play 2. The city of HB is not listening 3. The city council is not acting moral <p>Group # 1</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. Hear the voice of residents of park 2. City council needs to pay attention to writing and sell to donors 3. CC needs to listen to the vocal residents + ask for support <p>Group # 3</p>	<p>ISSUES</p> <ul style="list-style-type: none"> 1. NEEDS OF COMMUNITY WILL NEVER BE FULFILLED 2. UNUTILIZED 3. TIMELINE <p>Group # 4</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. MAKE A COMMITMENT 2. REMOVE OLD STRUCTURES 3. MOST ASPIRANT IDENTIFY BUDGET <p>Group # 5</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. NO BIDDING 2. No selling prop 3. Auction property <p>Group # 6</p>	<p>ISSUES</p> <ul style="list-style-type: none"> 1. SAME 2. AS 3. LIKES <p>Group # 7</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. SAME 2. AS 3. DISLIKES <p>Group # 8</p>	<p>ISSUES</p> <ul style="list-style-type: none"> 1. NEED IT PUBLIC 2. LACK OF OPEN GREEN SPACE 3. JUNK OF BUILDING USE <p>Group # 9</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. DON'T SELL IT 2. ALLOCATE FUNDS FOR IMPROVEMENTS 3. NO BUILDINGS <p>Group # 10</p>	<p>ISSUES</p> <ul style="list-style-type: none"> 1. FOOTDRAGGING & LACK OF COMMITMENT TO A PLAN 2. RECONSTRUCTION OF FACILITY 3. KEEPING THE CITY COMMITMENT TO THE REGION FOR A NAME <p>Group # 11</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. TRANSPARENCY IN BIDDING ARTICLES & PUBLIC INPUT 2. FORCE A DECISION ON PART OF PROPERTY TO SECURE FUNDING 3. CONFID A PROMISE TO THE REGION IN WAITING <p>Group # 12</p>	<p>ISSUES</p> <ul style="list-style-type: none"> 1. COMMUNITY NOT INTERACTING 2. RISK/FEAR OF SALE AND DEVELOPMENT 3. LACK OF GREEN SPACE 4. COMPROMISE CHALLENGES <p>Group # 13</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. PROVIDE SITE ALLOWING FOR INTERACTION IN VARIETY OF DAYS 2. KEEP SITE PUBLIC TO BE USED BY PEOPLE 3. ABIDE BY AGREEMENT 4. WORK TOWARDS CHANGING <p>Group # 14</p>	<p>ISSUES</p> <ul style="list-style-type: none"> 1. Vacant - Under used 2. Safety Concerns 3. Sold for Commercial <p>Group # 15</p>	<p>ADDRESSING ISSUES</p> <ul style="list-style-type: none"> 1. More Lighting @ Night 2. A Place to Be Multi-Functional Space for Community 3. Need a Budget - City to Allocate <p>Group # 16</p>

Group Activity - Likes

Topic #1A

What do you like the most about the Rodgers Seniors' Center site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9	GROUP 10
Location	Convenient location	Large enough for park for community	Large nice location	Open space	A.L. Home	HB community use Legion/	Location	Central location Not high-rise building Open Space Proximity to neighborhood trees	Community gathering place
Publicly owned open space	Good space for a park only	Accessible by foot for community	Good for park	Location	Parking	Locale	Size of lot open space	Kids classes	Centrally located
Adequate parking	Good place for community meetings/gatherings	Safe central location for kids	Veterans' use	Potential for education and A.L.	Central location	Safe environment for kids, families, pets	Meeting facilities		Easy access

TOP 3 CONSENSUS RESPONSES TO "LIKES"

Location
Park/Open Space
American Legion/Veterans' Use (tie)
Community Meeting/Gathering Place (tie)

Group Activity - Dislikes

Topic #1B

What do you like the least about the Rodgers Seniors' Center site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9	GROUP 10
<u>Asphalt</u>	No security; homeless issue; dirty	Property <u>not being maintained</u>	<u>Concrete</u>	Building improvement	Not permanent A.L.	<u>Too much hardscape/parking</u>	Condition of structure	<u>Chain-link fence</u> <u>Large parking lot</u> <u>Unightly building</u> <u>Too much concrete</u>	<u>Too much hardscape</u> - Not enough green
Lack security (e.g. lights)	<u>Poorly maintained; bad bldg. condition</u>	Does not serve a purpose to community	Drainage	<u>Fence and containers</u>	<u>Ugly for my eyes</u> - Traffic - Containers	<u>Not modernized</u>	<u>Size of parking lot</u>		Closed for too long
<u>Chain link fencing!</u>	Bad location for police station	Community and especially kids <u>cannot utilize a parking lot</u>	Not enough trees/landscape /green	No outdoor seating	Underutilize	Unusable space, no variety for community use	<u>Lack of egress - fencing</u>		<u>Building is old- Not maintained</u>

TOP 3 CONSENSUS RESPONSES TO "DISLIKES"

Building Not Maintained/In Bad Condition
Too Much Hardscape/Parking Lot
Chain Link Fencing

Group Activity – Issues/Concerns

Topic #2A

What are your most important issues or concerns related to Rodgers Seniors' Center site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9	GROUP 10
Needs of community will never be <u>fulfilled</u>	<u>Poorly maintained</u>	<u>Safe place for our kids to play</u>	<u>Green space</u>	No housing - <u>Don't let City sell</u>	(Same as likes) A.L. Home	<u>Keep it public (not sold to developer) Make it a park</u>	Foot dragging & lack of commitment to a plan	Community not interacting	Vacant - Under used
Underutilized	<u>Safety/ Bar nearby</u>	The City of HB is <u>not</u> listening	Worried special interests will commandeer	Maintain <u>public</u> (community) <u>ownership</u>	(Same as likes) Parking	<u>Lack of Green Green Belt</u>	<u>Renovation or reconstruction of facility</u>	<u>Risk/fear of sale and development</u>	<u>Safety Concern</u> - Lack of lighting
Timeline	<u>Maintaining the area</u>	The City Council is not acting moral	Should be multipurpose	<u>Maintain property</u>	(Same as likes) Central location	Afraid of building high rise	Keeping the City commitment to the Legion for a home	<u>Lack of green space</u> (exercise, recreation)	<u>Sold for commercial</u> high-density housing
								Compromise Challenges	

TOP 3 CONSENSUS RESPONSES TO "ISSUES OR CONCERNS"

Fear of Sale or Development
Maintain Property (Tie)
Safety Concerns (Tie)
Lack of Green Space

Group Activity – Issues/Concerns

Topic #2B

What could be done to address these issues or concerns at the Rodgers Seniors' Center site?

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9	GROUP 10
<u>Make a commitment</u>	<u>Refurbish</u>	Honor the promise of returning our park	<u>First determine use</u>	<u>No selling property</u>	(Same as dislikes) Not permanent A.L.	<u>Don't sell it</u>	Transparency in meeting notices and public input	Provide site allowing for interaction in variety of ways	More lighting at night
<u>Remove old structures, most asphalt and storage</u>	<u>Maintain area/ bldg.</u>	City Council needs to promise in writing - <u>not sell to developer</u>	Get more community input	<i>Left Blank</i>	(Same as dislikes) <u>Ugly for my eyes</u> - Traffic - Containers	<u>Allocate funds for improvements</u>	Force a <u>decision on fate of property to secure funding</u>	Keep site public to be used by people	Place to be multi-functional space for community
<u>Identify budget</u>	Patrol area and bar	CC needs to listen to local residence and act in support	Choose green for our future	<u>Better maintenance</u>	(Same as dislikes) Underutilize	No buildings Keep housing ordinance low rise buildings	Codify a promise to the Legion in writing	"Abide by Agreement" Provide the park people want	<u>Need a budget</u> - City to allocate
								<u>Work towards collaborating solution/vote</u>	

TOP 3 CONSENSUS RESPONSES TO "ADDRESS ISSUES OR CONCERNS"

Make Commitment/Decision on Property and Budget
Refurbish and Maintain
Don't Sell Property

Group Activity – Amenities

Topic #3

What facilities and / or amenities would make the Rodgers Seniors' Center site an ideal place to visit?

Topic 3 *What park facilities and/or amenities would make Rodgers Senior Center site an ideal place to visit?*

GROUP 1	GROUP 2	GROUP 3	GROUP 4	GROUP 5	GROUP 6	GROUP 7	GROUP 8	GROUP 9	GROUP 10
Open space - Green!	Add grass	Grass again	Dog area	Open space	A.L. Home	Place to meet the needs of the people that live here - 1 or 2 picnic benches, <u>ecofriendly green kids' playground</u>	Grass/Turf	Green space/ trees	Green space
Basketball Court	Add shade	<u>Functional multi-purpose facility</u>	<u>Open space - green & trees</u> (real grass not Astroturf)	<u>Building for gathering classes - meetings, etc. Community Center</u>	Park	Exercise course - obstacle course for kids	A nice <u>meeting facility</u>	<u>Nature preserve/walk</u>	<u>Multi-function community building</u>
Paths & benches!	Maintain area	Ample solar outdoor lighting	Fountain	Make area beautiful	<u>GO GREEN</u>	Skate park Butterfly area Exercise course lighted	<u>Trees/ Landscape</u>	<u>Playground equipment</u> (more wood, less plastic)	City maintained <u>dog park</u> . (a small portion)
Public art	Have <u>meeting rooms</u>	Walking track	<u>Small bldg. ADA compliant</u>	<u>Playground</u>			<u>Playground - small</u>	Limited parking	<u>Safe area for children to play</u>
<u>Small community center</u>	<u>Add playground and tables and benches</u>	<u>Trees</u>	Seating				<u>Dog area - small</u>	Storm detention/ pervious surfaces treatment	<u>Low height enclosure building</u>
		<u>Stage for community entertainment</u>	Meditation area					<u>Small, open air learning/ activity space</u>	
		<u>Playground & equipment</u>	Family friendly						
		Restrooms	Drainage						
		Bike racks, Lawn bowling	<u>Activities: Movie night, concerts, classes, social activities</u>						
		T-ball field for young kids							
		Water feature							
		Security							

Group Activity – Amenities

Topic #3

What facilities and / or amenities would make the Rodgers Seniors' Center site an ideal place to visit?

TOP 3 CONSENSUS RESPONSES "PARK FACILITIES/AMENITIES"

Green Space/Open Space

Community Center/Multi-Purpose Facility

Playground

Design Charrette

Design Ideas

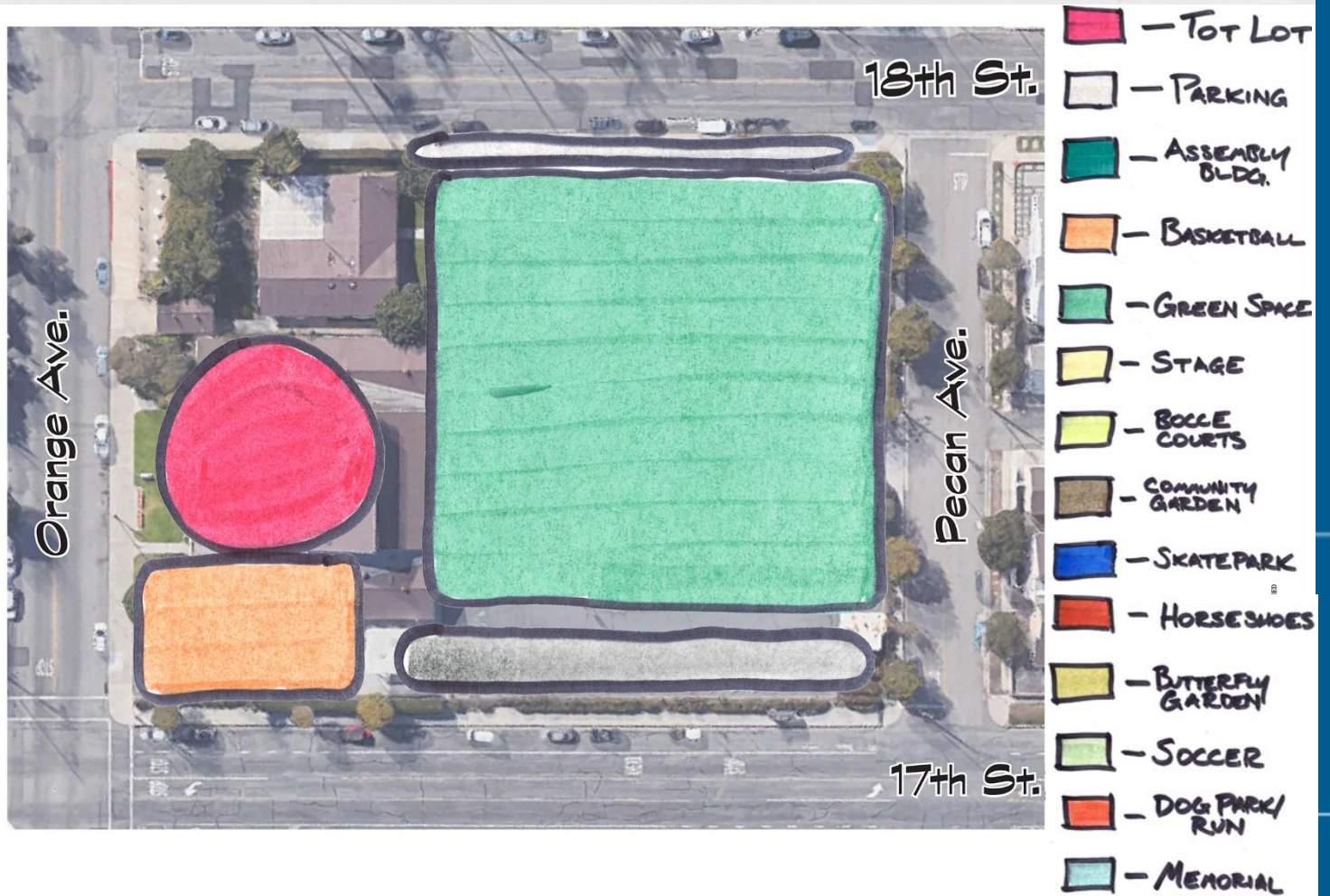
- As a group, draw and/or model your *ideas* for the community park site.



Group Design Template



Group 1

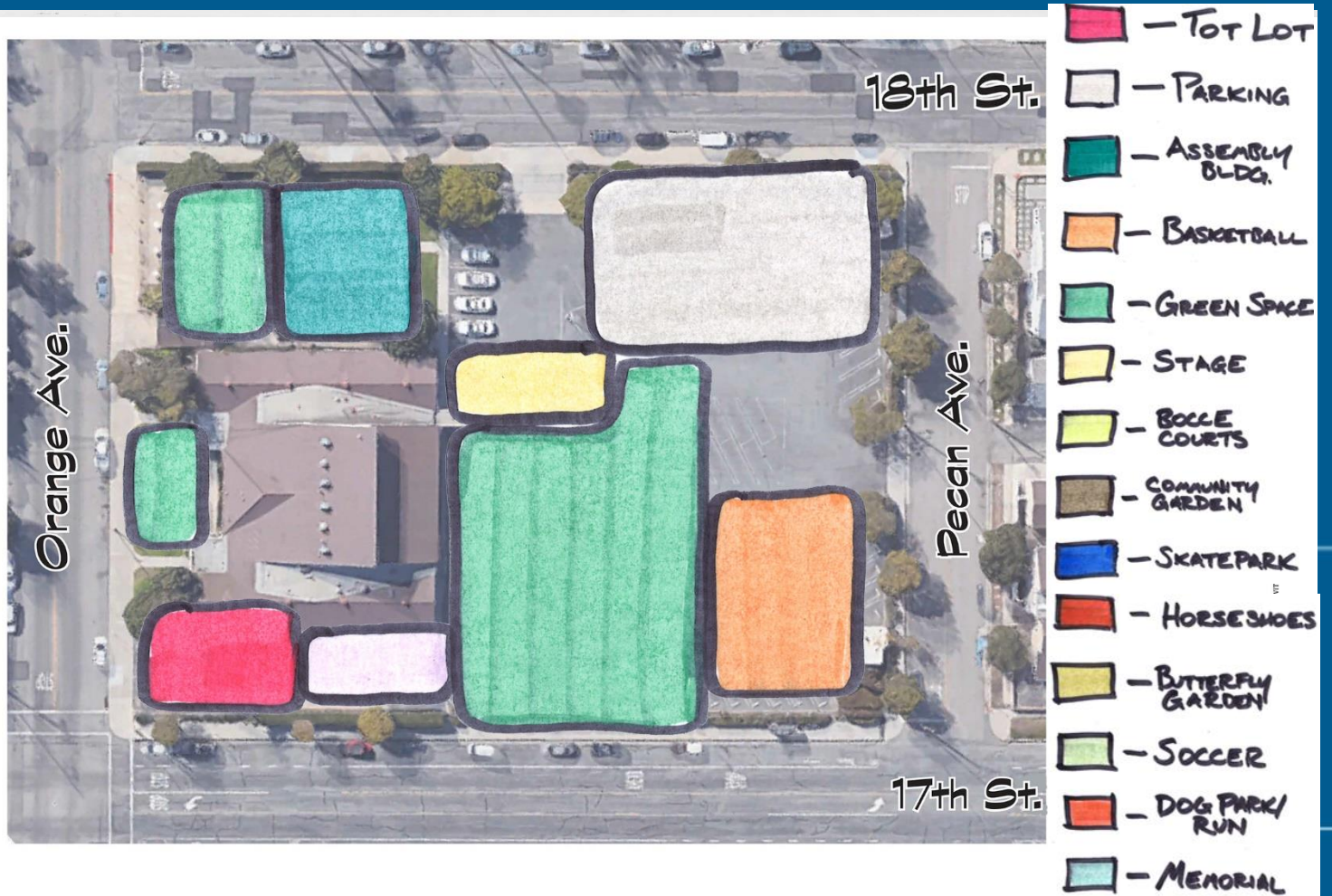


COMPOSITE PLAN

RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

THE DOCUMENT IS THE DESIGN

Group 2

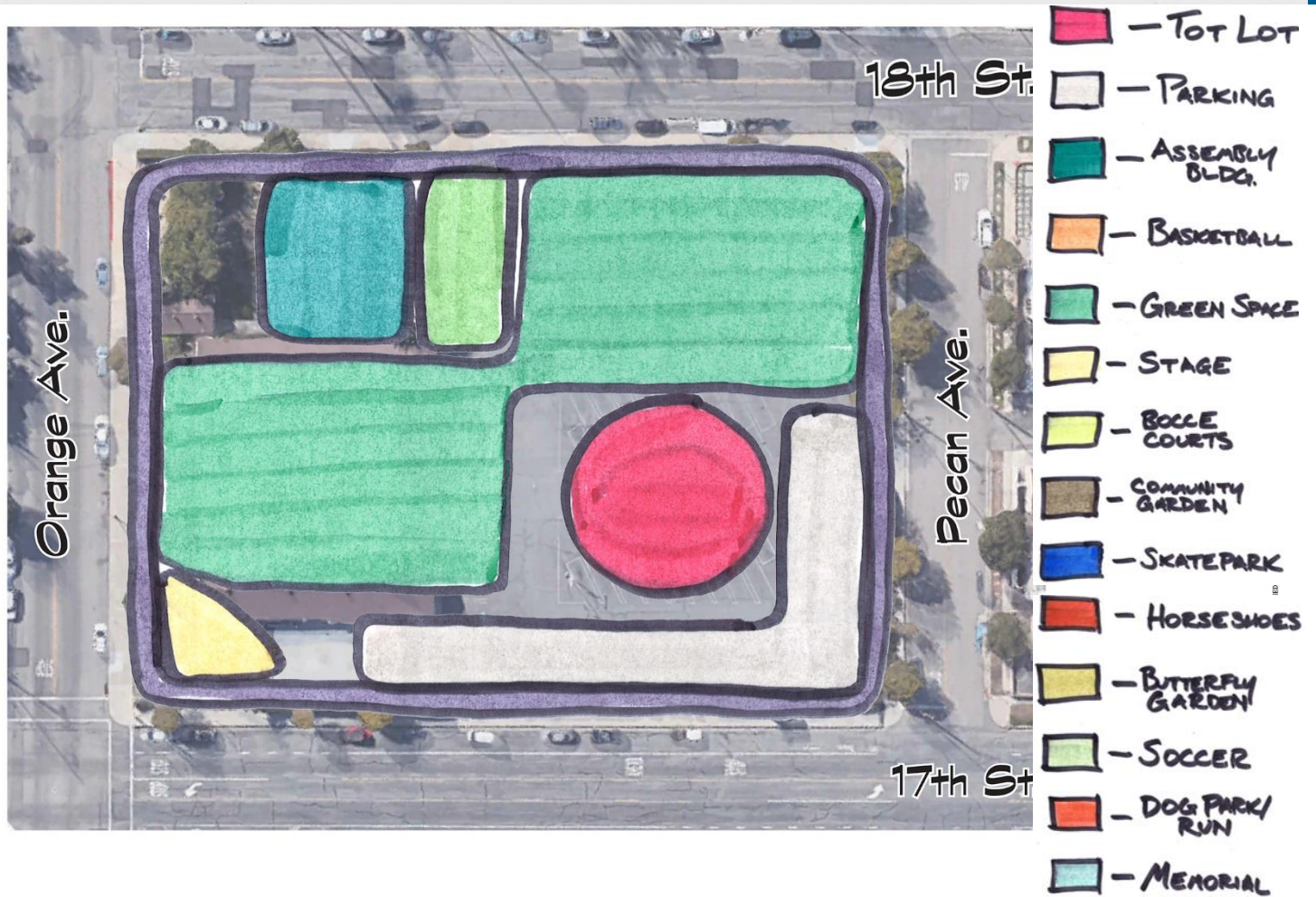


COMPOSITE PLAN

RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

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Group 3

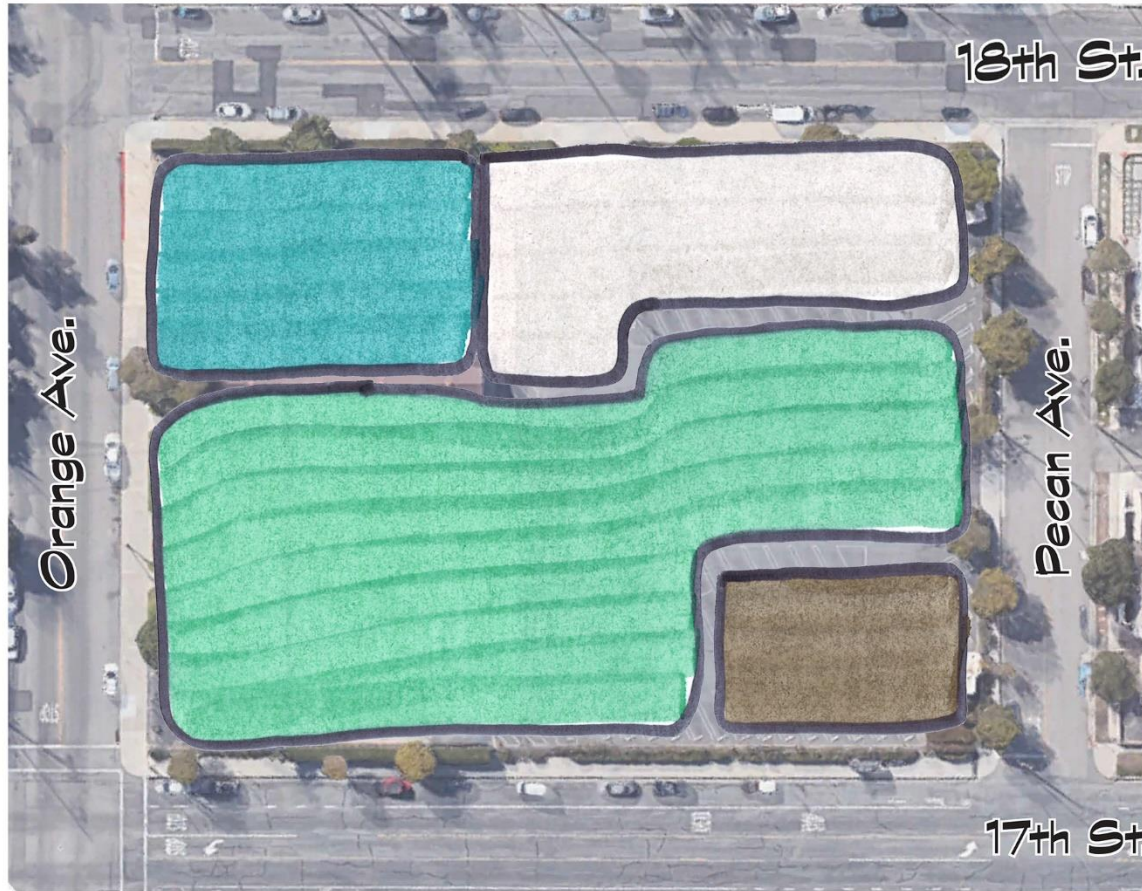


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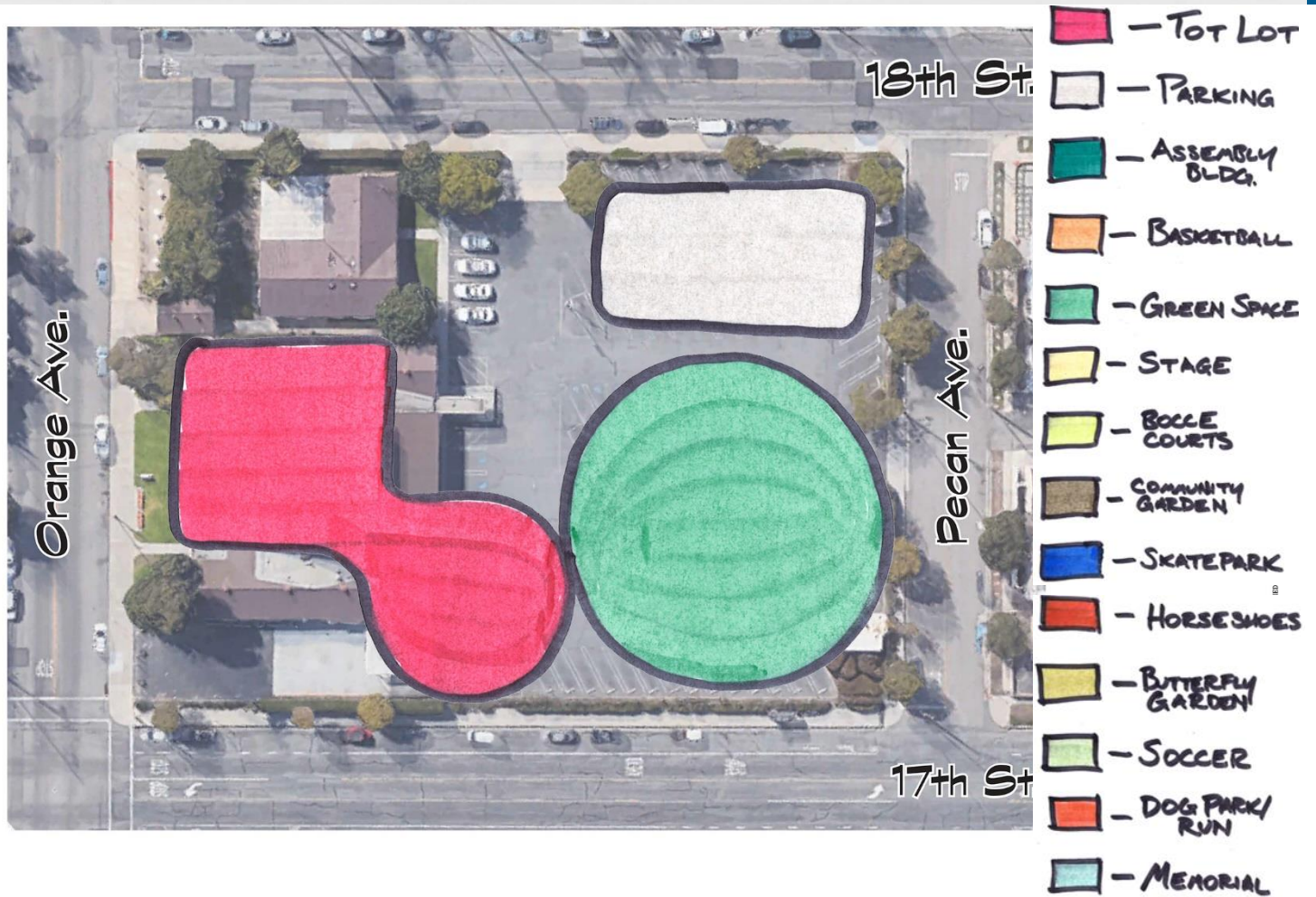
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Group 4



- TOT LOT
- PARKING
- ASSEMBLY BLDG.
- BASKETBALL
- GREEN SPACE
- STAGE
- BOCCIE COURTS
- COMMUNITY GARDEN
- SKATEPARK
- HORSESHOES
- BUTTERFLY GARDEN
- SOCCER
- DOG PARK/ RUN
- MEMORIAL

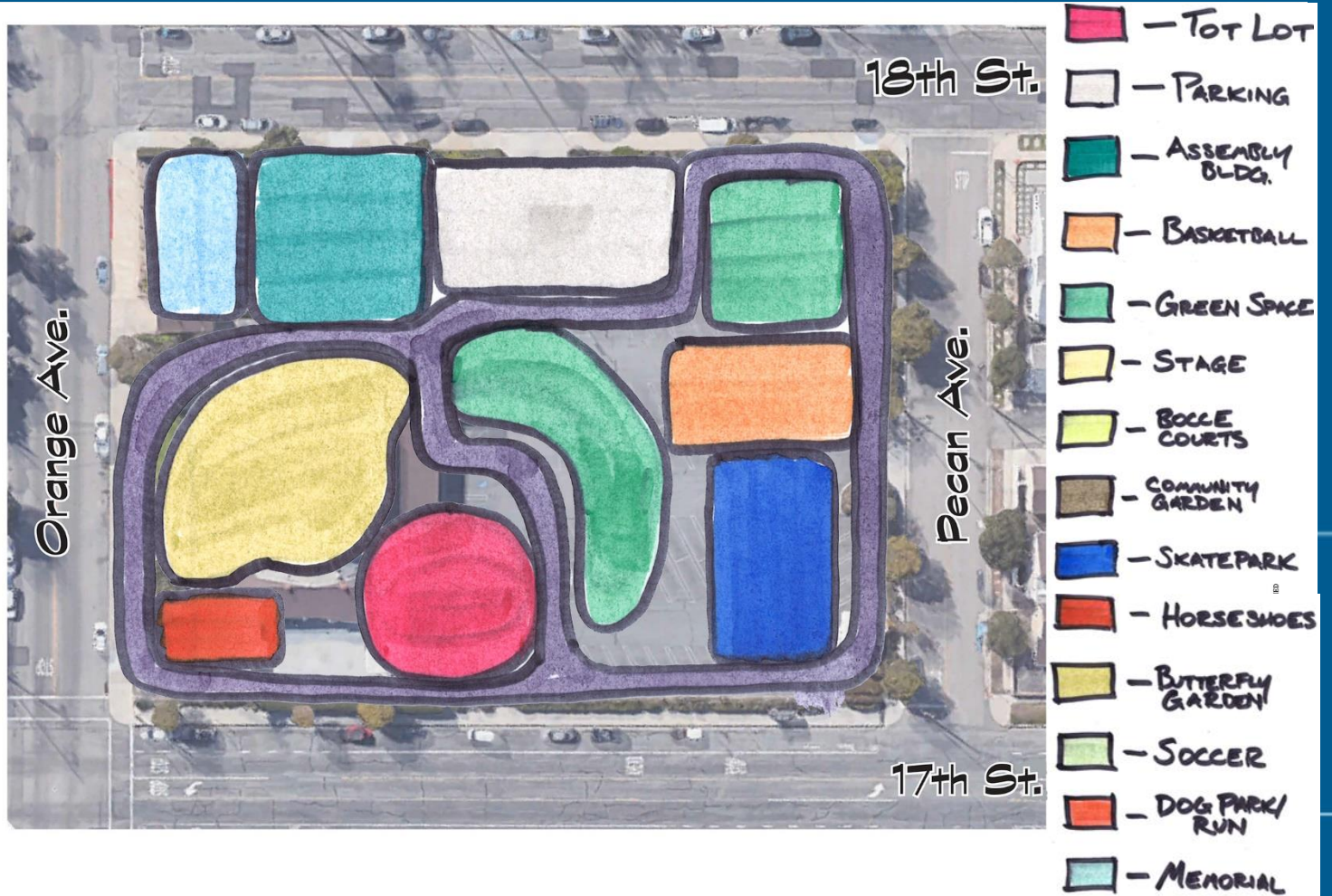
Group 5



COMPOSITE PLAN

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Group 7

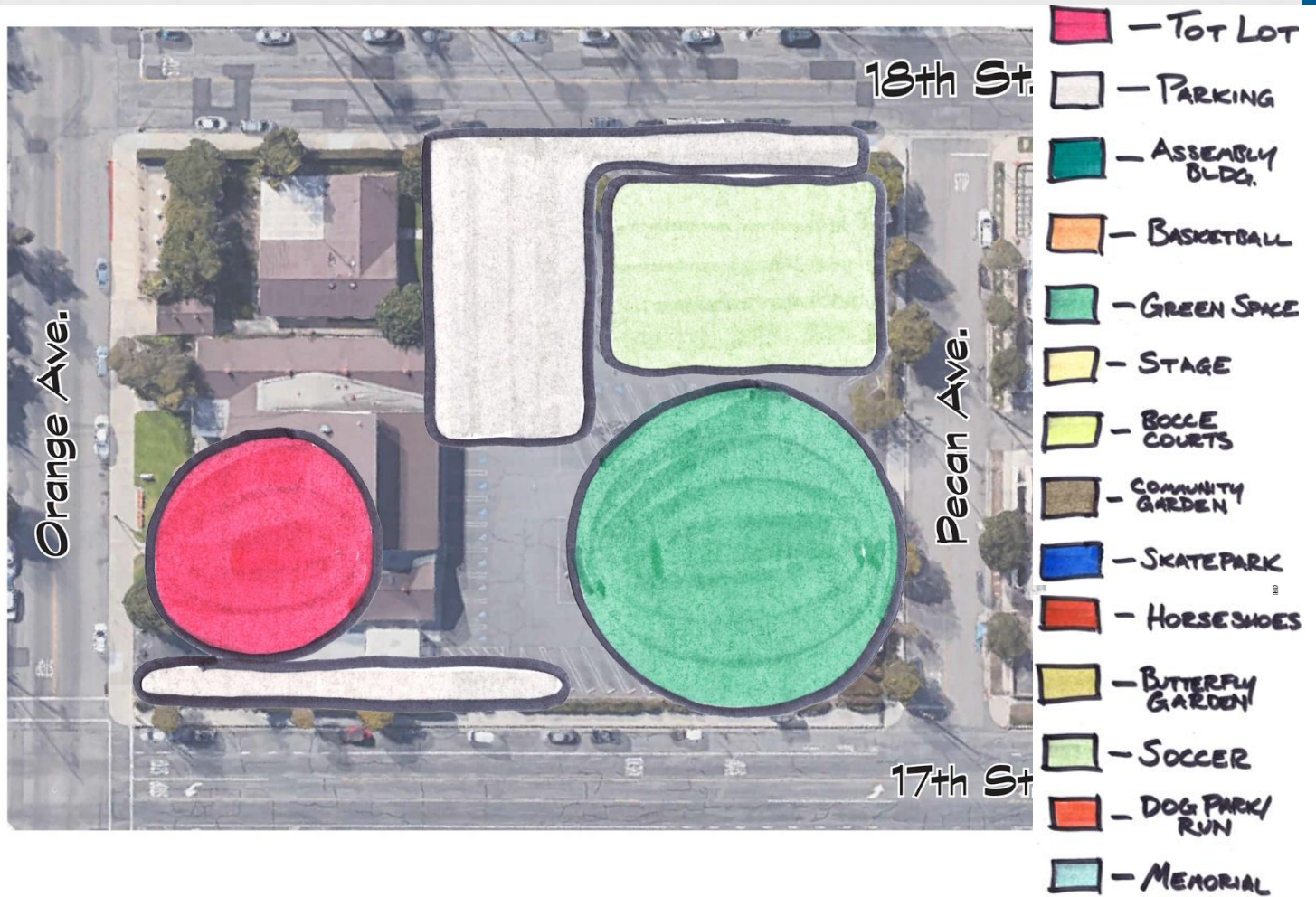


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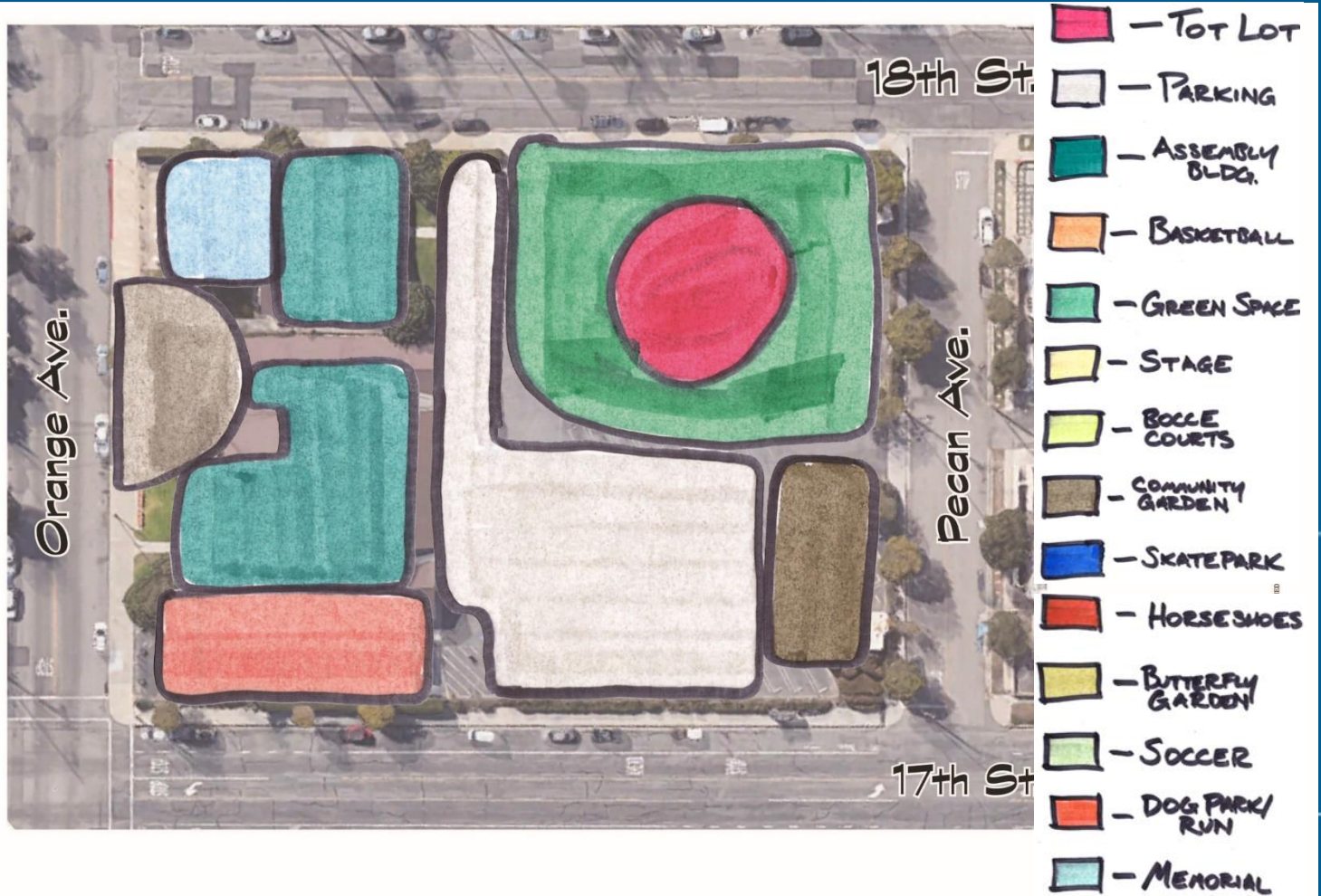
Group 9



COMPOSITE PLAN

RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

Group 10



COMPOSITE PLAN

RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

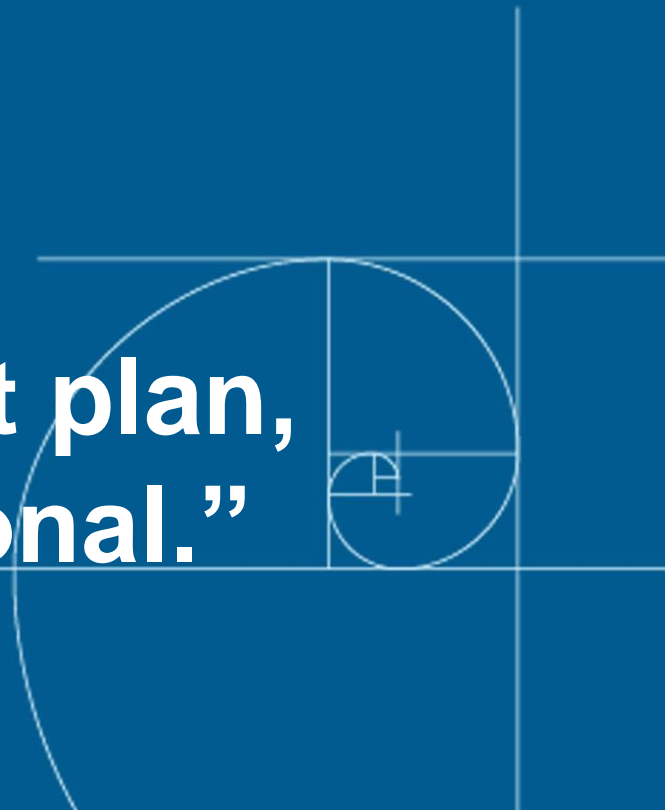
Groups 6 & 8

Group 6

Did not provide a concept plan.

Group 8

Wrote on their concept plan,
“Defer to the professional.”



Master Plan Development

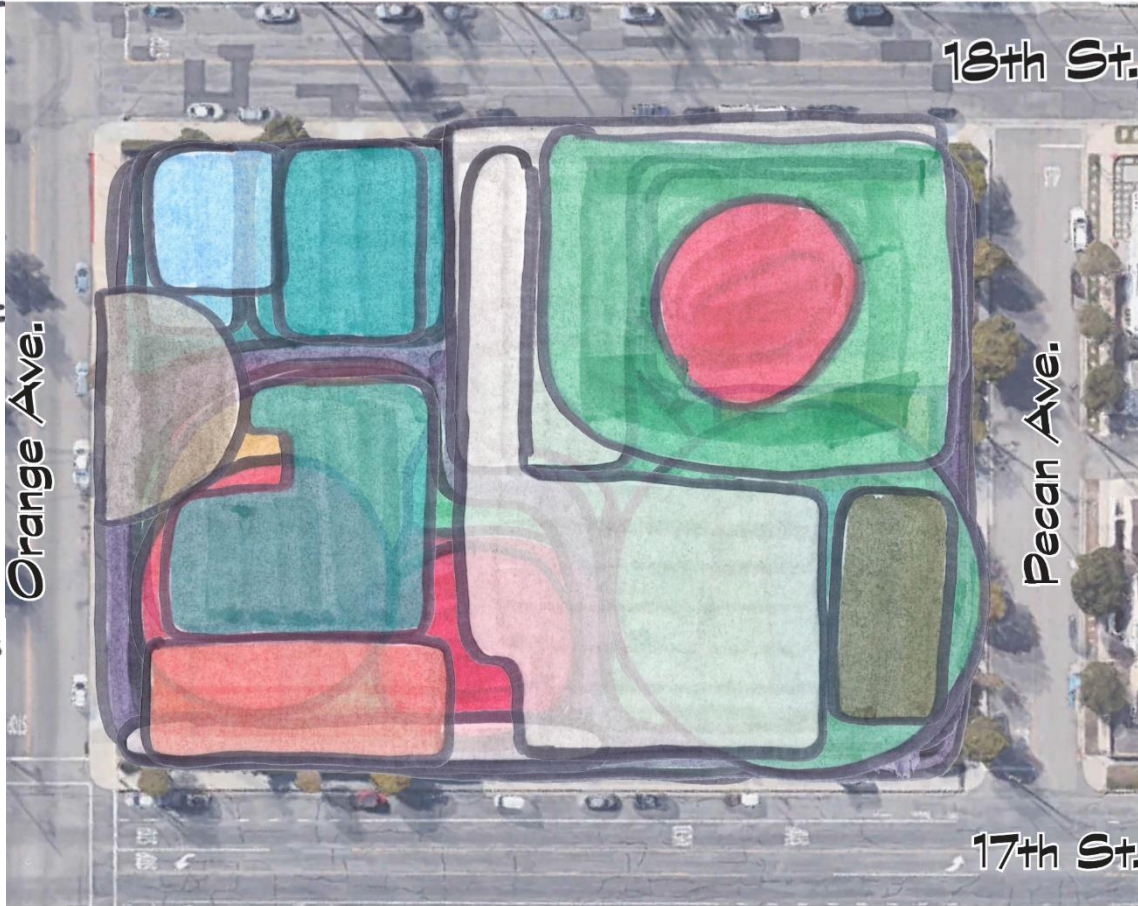


Group Plans

Composite
Plan

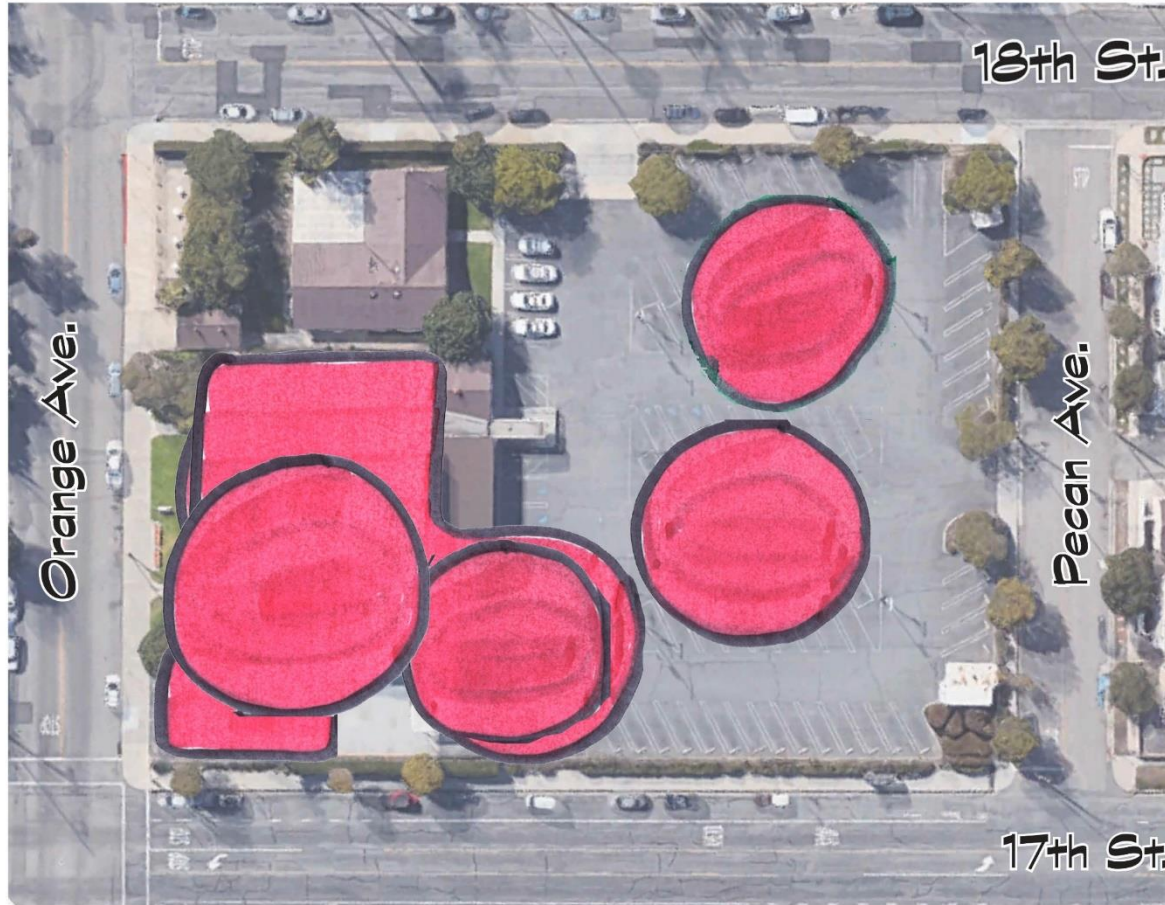
Composite Plan

-  - TOT LOT
-  - PARKING
-  - ASSEMBLY BLDG.
-  - BASKETBALL
-  - GREEN SPACE
-  - STAGE
-  - BOLLE COURTS
-  - COMMUNITY GARDEN
-  - SKATEPARK
-  - HORSESHOES
-  - BUTTERFLY GARDEN
-  - SOCCER
-  - DOG PARK/RUN
-  - MEMORIAL



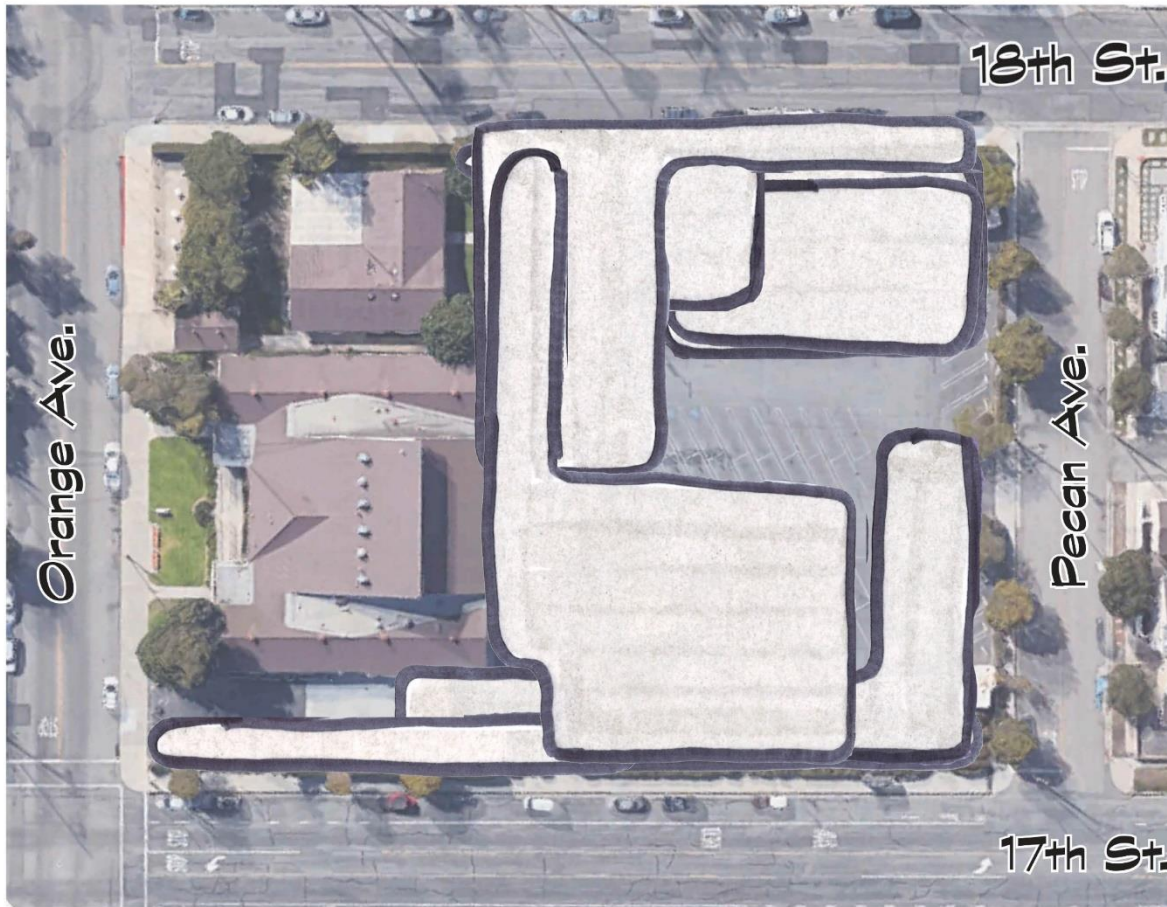
- Group 1
- Group 2
- Group 3
- Group 4
- Group 5
- Group 7
- Group 9
- Group 10

Composite Plan – Tot Lot



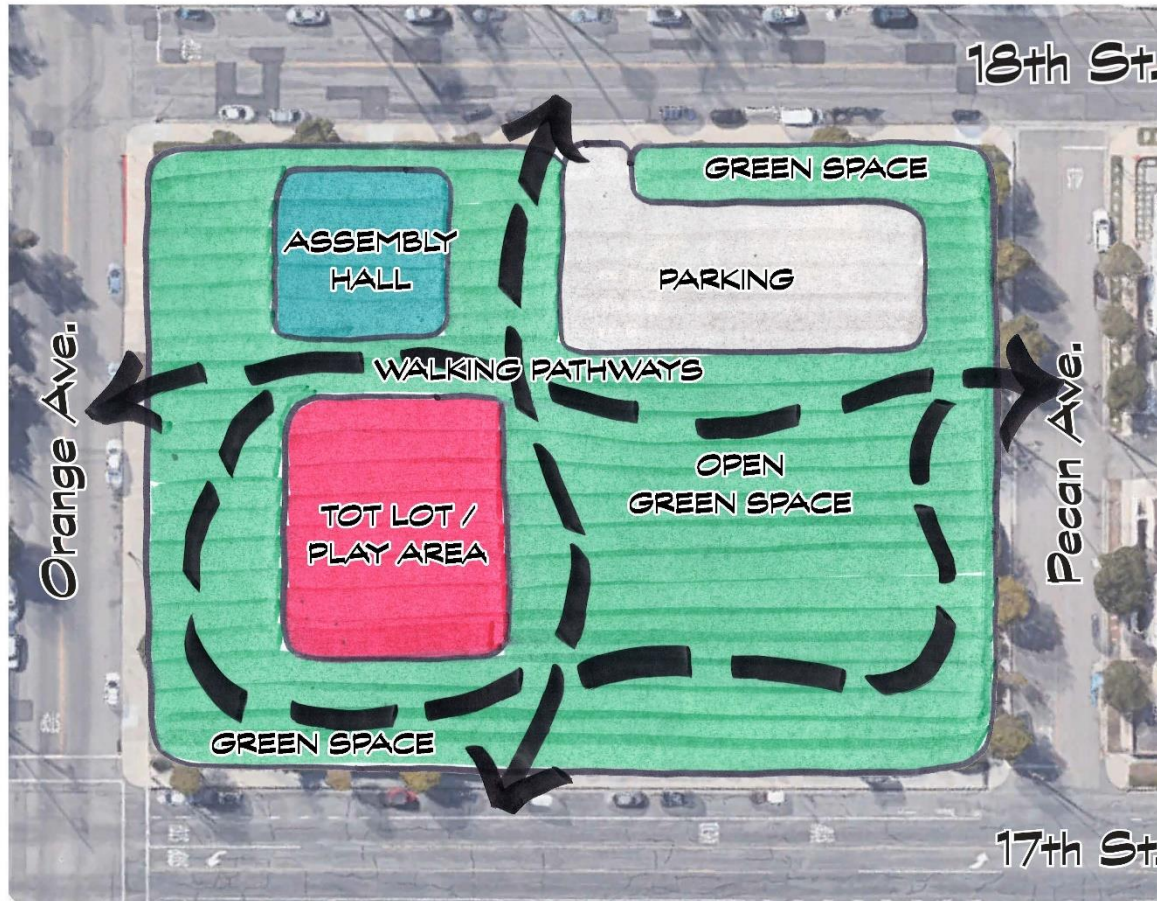
- Group 1
- Group 2
- Group 3
- Group 5
- Group 7
- Group 9
- Group 10

Composite Plan – Parking



- Group 1
- Group 2
- Group 3
- Group 4
- Group 5
- Group 7
- Group 9
- Group 10

Consensus Diagram



Conceptual Diagram



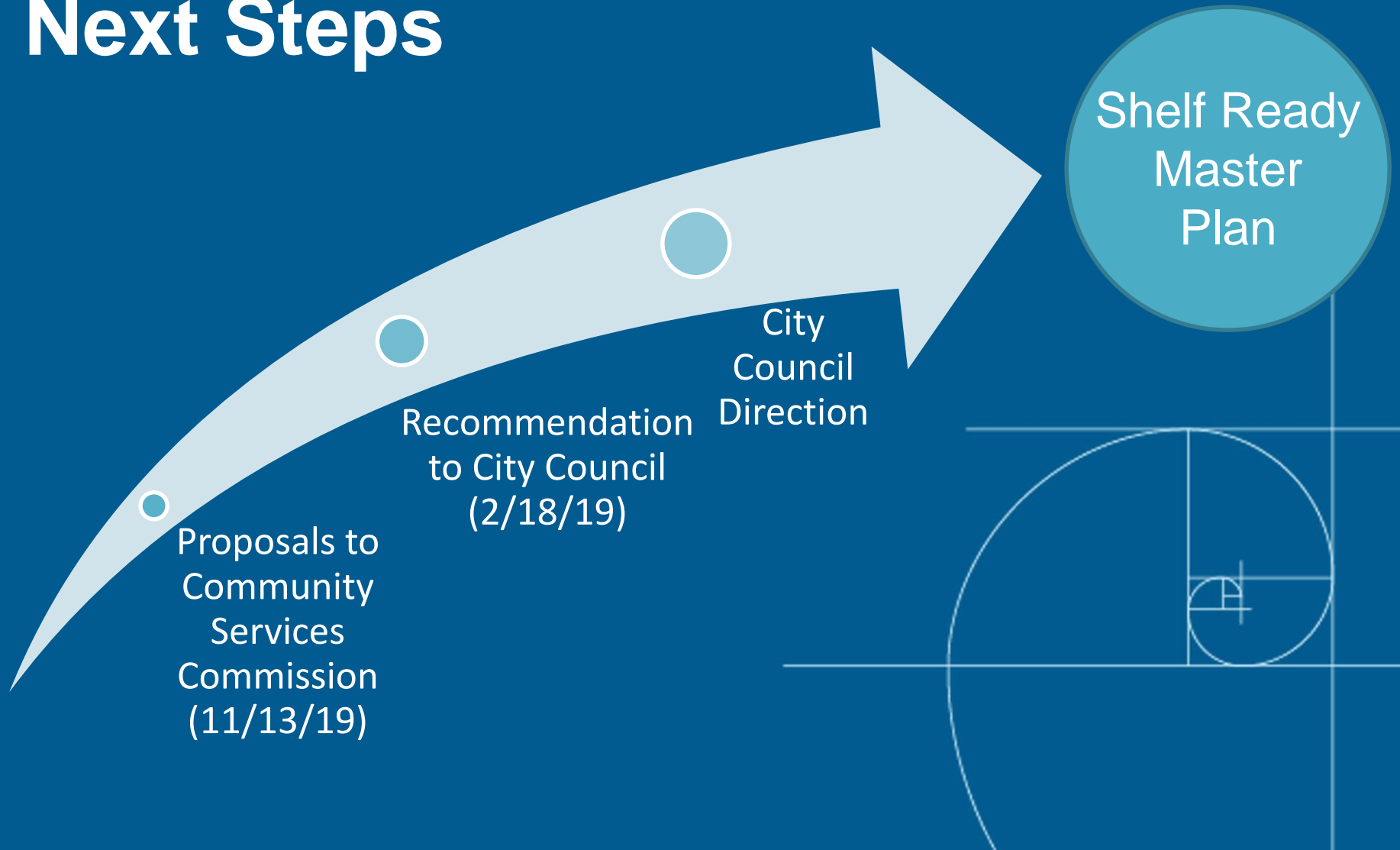
Refined Conceptual Diagram

(Per Community Services Commission Meeting on 11/13/2019)



Master Plan Development

Next Steps



THANK YOU

