



CITY OF HUNTINGTON BEACH RODGERS SENIOR'S CENTER SITE MASTER PLAN

Community Workshop Summary Report September 28, 2019

INTRODUCTION

This report summarizes the results of the workshop which was conducted as part of the public outreach effort to encourage community members to share ideas regarding the Rodgers Seniors' Center Site Master Plan. The site is located at 1706 Orange Avenue in the City of Huntington Beach. The following lists the various steps in the process.

PROCESS

The process began with research, analysis and fact finding. The project team, consisting of representatives from the City of Huntington Beach and RJM Design Group, first met to review the approach and methodology. Data collection began to establish a comprehensive database through a review and analysis of available pertinent information provided by the City. Site analysis exhibits were created that identified the existing site and adjoining uses. The critical region of investigation focused upon the immediate site and those sites physically adjacent to the project area.

WORKSHOP INTRODUCTION

As part of the planning process, a workshop was held on Saturday, September 28th, from 9:00 am to 12:00 pm at the Rodgers Seniors' Center. Community members and representatives of the City attended the workshop. Marie Knight, Director of Community Services at the City of Huntington Beach, welcomed the participants and provided an introduction to the project. Andrew Steen of RJM Design Group reviewed the process for the morning's activities and presented background information including project information, current zoning, site analysis, opportunities and constraints, and then proceeded to facilitate the workshop activities.



WORKSHOP GOALS

The goals of the workshop are to:

1. Provide an overview of the existing conditions of the site.
2. Conduct a tour of the site and adjacent areas to become familiar with site conditions.
3. Provide a forum for discussion of potential issues and improvements.
4. Provide an opportunity to share ideas.

WORKSHOP FORMAT

The format of the workshop follows a method called TAKING PART which is based on the theory that we all are inherently creative and that the real task for group leaders/teachers is to help us release our creativity. In TAKING PART we use many devices to release creativity – among these are actual experiences, becoming aware together so as to develop a common language, sharing experiences so as to increase communication. Each person’s feelings and attitudes have equal value. There are no experts who have “the answer”. As the workshop progresses, more and more energy is released and more and more interaction of creative ideas occurs until eventually some forms of creative consensus about the project emerge.

To start the presentation, Marie provided the group an overview of the steps of the workshop, discussing the City scheduled Council and Commission meeting events that would take place after the workshop concluded. The City Council Directive Summary was read to the group to clearly outline the direction the City was continuing. This was followed by the site history starting with the origins of the property leading up to present day. Andrew proceeded to go over the site analysis exhibits with the community, to provide some planning background on the site, and get the community members envisioning what could be done with the property to meet their recreational needs.

SITE TOUR

The site tour was conducted at the beginning of the workshop. Each participant was given a TAKING PART Workbook which contained a series of comments and questions to answer as they walked the tour route.

“TAKING PART” Site Awareness Tour

Rodgers Senior Center
Master Plan



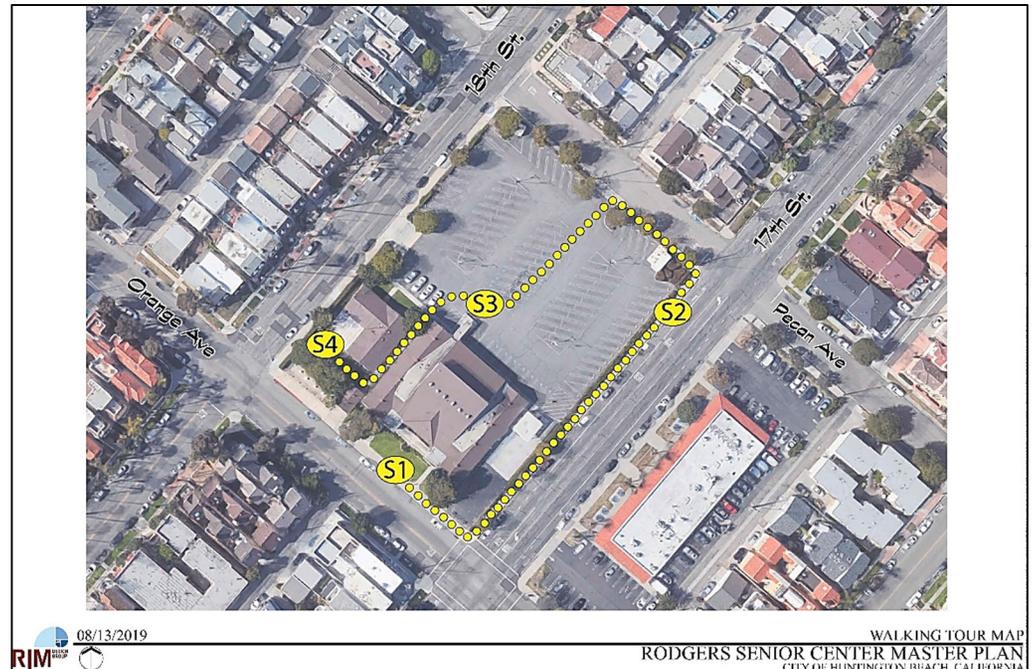
- City of Huntington Beach -

September 28, 2019

Prepared by:



NAME: _____



DISCUSSION WORKSHOP

After the site tour, participants were divided into ten (10) different working groups for the discussion process. Each member of the group sat at a table with materials that included a flip chart, tablet, pens and markers to record their discussions. Volunteers were requested from each group to act as recorder/presenter. During the course of the workshop, five topics were presented for individual consideration and group discussion.

Below are the topics discussed:

- What do you **like the most** about the Rodgers Seniors' Center site?
- What do you **like the least** about the Rodgers Seniors' Center site?
- What are your most important **issues or concerns** related to Rodgers Seniors' Center site?
- What could be done to **address these issues or concerns** at Rodgers Seniors' Center site?
- What **park facilities and/or amenities** would make Rodgers Seniors' Center site an ideal place to visit?

Initially, participants were asked to individually respond on forms that were distributed before the presentation of each topic. They were encouraged to list as many responses that came to mind.

A group discussion then began with individual members of each group sharing their responses with the entire group. Time was allotted for the groups to gain consensus on their top responses to the particular topic. Following each topic discussion, the group's presenter reported their findings to all of the workshop participants.

Upon completion of the group presentations of the top priorities for each topic, all individual topic response forms were collected.



WORKSHOP SUMMARY

After the presentations, the consultant team identified the top consensus responses of all groups. All responses were recorded and attached at the end of the document. The top responses are listed below:

TOPIC 1a

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

- ❖ Location
- ❖ Park/Open Space
- ❖ American Legion/Veterans' Use (*Tie*)
- ❖ Community Meeting/Gathering Place (*Tie*)

TOPIC 1b

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

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

TOPIC 2a

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

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

TOPIC 2b

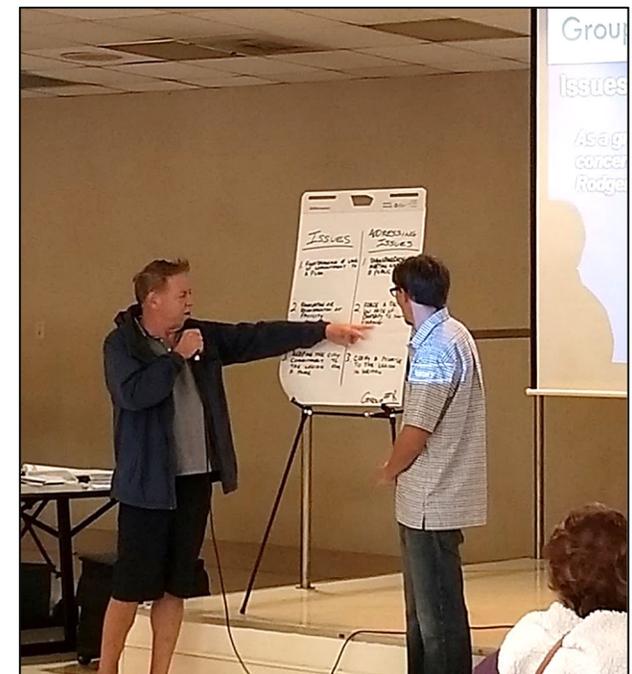
What could be done to ***address these issues or concerns*** at Rodgers Seniors' Center site?

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

TOPIC 3

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

- ❖ Green Space/Open Space
- ❖ Community Center/Multi-Purpose Facility
- ❖ Playground



GROUP CONCEPT PLANS

The design charette followed, during which participants explored, discussed and developed actual concepts for the Rodgers Seniors' Center Site Master Plan. Each group was asked to take the consensus responses and utilize their creative energy to develop a concept plan for the site. Based upon participant input, eight (8) alternatives were prepared by the groups during the workshop, (Group 6 did not provide a concept plan, while Group 8 wrote on their plan, “defer to the professional”). The groups used a combination of drawing directly on the site plan and the provided paper amenity templates to form each group plan.

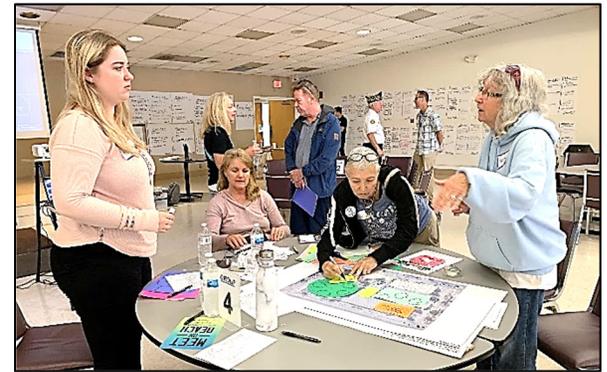
After the workshop, RJM generated diagrammatic plan alternatives that were drawn based upon the design concepts developed by each group participating at the workshop indicating proposed site land uses, configuration, and access. These plans were then overlaid on top of one another to develop a Composite Plan which helps to identify the location within the site for all of the group proposed amenities. RJM then uses the Composite Plan to produce a clear, concise Consensus Plan that incorporates the community's desired site elements into a cohesive layout.

CONCLUSION

Upon presentation of the consensus responses for each topic and each group's plan, all individual topic response forms were collected. The workshop participants were thanked for their involvement and the workshop adjourned.

The following charts represent the exact wording provided by each group on large format paper. They are aggregated here and color-coded to show the workshop consensus responses.

The response charts are succeeded by the group plans showing both the conceptual plans and its accompanying diagrammatic plan, or Bubble Diagram. These group diagrammatic plans generate the Composite Plan shown next, which is followed by the development of the completed Consensus Plan.



WORKSHOP SUMMARY CHARTS

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

TOP 3 CONSENSUS RESPONSES TO “LIKES”

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

Other Likes:

- Not high-rise building
- Proximity to neighborhood
- Trees
- Accessible by foot for community
- Parking
- Kid Classes
- Safe environment for kids, families, pets

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	Lack of egress - <u>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

Other Dislikes:

- No security; homeless issue; dirty
- Not permanent A.L.
- Does not serve a purpose to community
- Drainage
- Closed for too long
- Bad location for police station
- Not enough trees/landscape/green
- No outdoor seating
- Underutilize
- Unusable space, no variety for community use
- Lack of egress

Topic 2a What are your most important issues or concerns related to Rodgers Senior 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 fulfilled	Poorly maintained	Safe place for our kids to play	Green space	No housing – Don't let City sell	(Same as likes) A.L. Home	Keep it public (not sold to developer) Make it a park	Foot dragging & lack of commitment to a plan	Community not interacting	Vacant – Under used
Underutilized	Safety/ Bar nearby	The City of HB is <u>not</u> listening	Worried special interests will commandeer	Maintain public (community) ownership	(Same as likes) Parking	Lack of Green Green Belt	Renovation or reconstruction of facility	Risk/fear of sale and development	Safety Concern – Lack of lighting
Timeline	Maintaining the area	The City Council is not acting moral	Should be multipurpose	Maintain property	(Same as likes) Central location	Afraid of building high rise	Keeping the City commitment to the Legion for a home	Lack of green space (exercise, recreation)	Sold for commercial 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

Other Issues or Concerns:

- Needs of community will never be fulfilled
- A.L. Home
- Foot dragging & lack of commitment to a plan
- Community not interacting
- Vacant – Under used
- The City of HB is not listening
- Worried special interests will commandeer
- Parking
- Timeline
- The City Council is not acting moral
- Should be multipurpose
- Central location
- Compromise Challenges

Topic 2b What could be done to address these issues or concerns at 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 retuning 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

Other Address Issues or Concerns:

- Honor the promise of retuning our park
- Not permanent A.L.
- Transparency in meeting notices and public input
- Provide site allowing for interaction in variety of ways
- More lighting at night
- Get more community input
- Keep site public to be used by people
- Place to be multi-functional space for community
- Patrol area and bar
- Choose green for our future
- 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

Topic 3 *What park facilities and/or amenities would make Rodgers Seniors' 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
<u>Open space - Green!</u>	<u>Add grass</u>	<u>Grass again</u>	<u>Dog area</u>	<u>Open space</u>	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>	<u>Grass/Turf</u>	<u>Green space/ trees</u>	<u>Green space</u>
Basketball Court	Add shade	<u>Functional multi-purpose facility</u>	<u>Open space - green & trees (real grass not Astroturf)</u>	<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 (more wood, less plastic)</u>	City maintained <u>dog park, (a small portion)</u>
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 paly</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:</u> <u>Movie night,</u> <u>concerts,</u> <u>classes, social</u> <u>activities</u>						
		T-ball field for young kids							
		Water feature							
		Security							

TOP 3 CONSENSUS RESPONSES “PARK FACILITIES/AMENITIES”

Green Space/Open Space
Community Center/Multi-Purpose Facility
Playground

Other Facilities/Amenities:

- A.L. Home
- Basketball Court
- Add shade
- Park
- Exercise course – obstacle course for kids
- Paths & benches!
- Maintain area
- Ample solar outdoor lighting
- Fountain
- Make area beautiful
- Skate park, Butterfly area, Exercise course lighted
- Public art
- Walking track
- Limited parking
- Seating
- Storm detention/ pervious surfaces treatment
- Meditation area
- Family friendly
- Restrooms
- Drainage
- Bike racks, Lawn bowling
- T-ball field for young kids
- Water feature
- Security
- Dog Park / Run
- Outdoor Activity Area / Stage

GROUP CONCEPT PLANS

After receiving the responses from the workshop questions, we then asked the participants to develop a design for each group with the provided site plan and the recreation amenity templates. These group conceptual plans were then reviewed to produce a diagrammatic plan for each group's concept. These group diagrammatic plans help to produce a composite plan which not only illustrates what amenities workshop participants would like to have, but also where they would locate the features on the site. The color legend for the group diagrammatic plans is shown below to identify each desired amenity.

GROUP DIAGRAMMATIC PLAN LEGEND

 - TOT LOT

 - PARKING

 - ASSEMBLY BLDG.

 - BASKETBALL

 - GREEN SPACE

 - STAGE

 - BOULE COURTS

 - COMMUNITY GARDEN

 - SKATEPARK

 - HORSESHOES

 - BUTTERFLY GARDEN

 - SOCCER

 - DOG PARK/ RUN

 - MEMORIAL

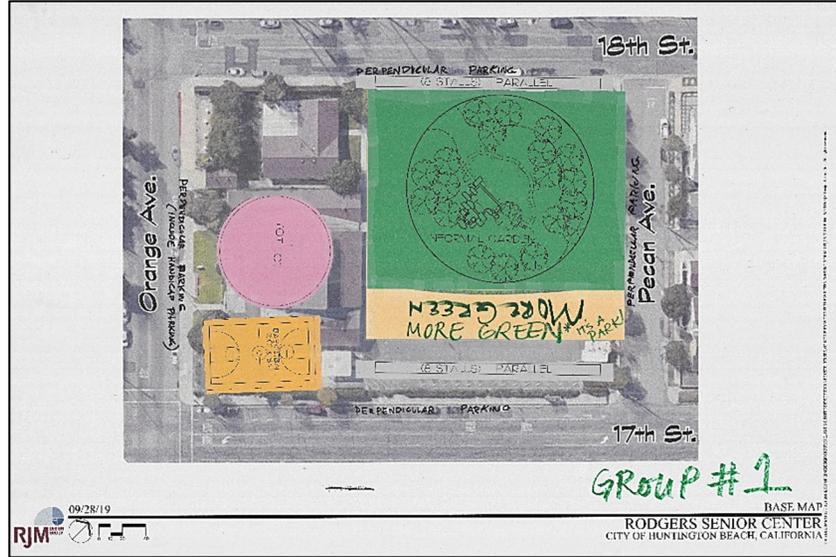


GROUP PLANS

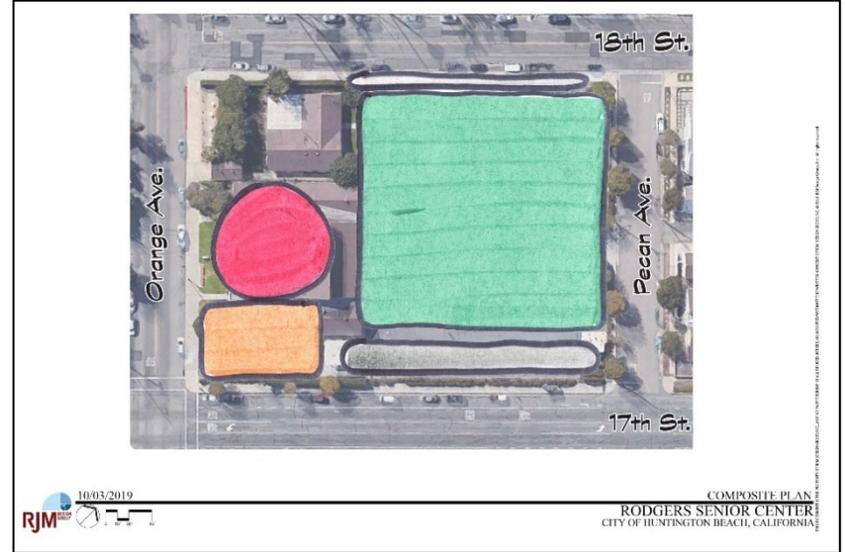
GROUP CONCEPTUAL PLAN

GROUP DIAGRAMMATIC PLAN

GROUP #1



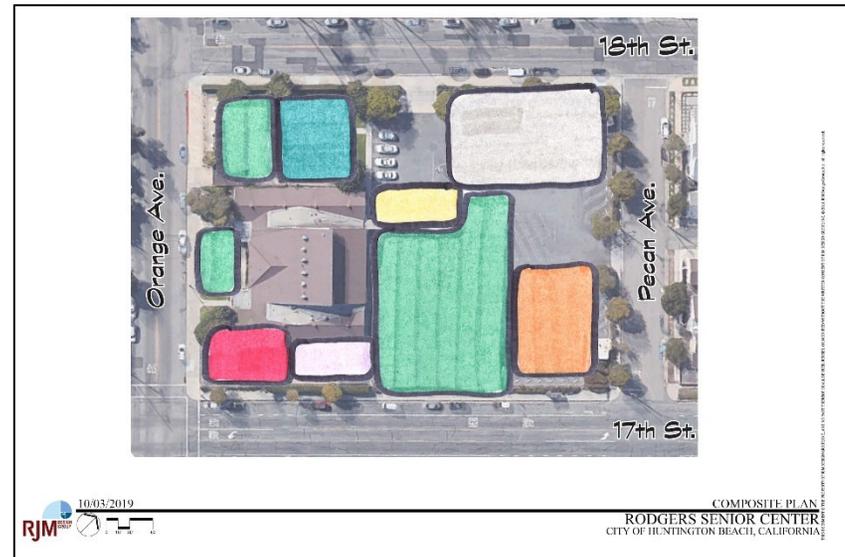
GROUP #1



GROUP #2



GROUP #2



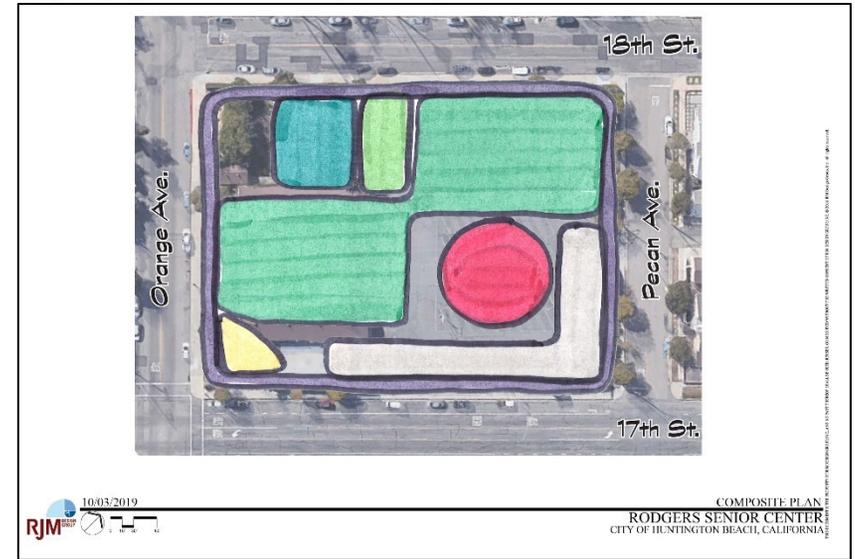
GROUP CONCEPTUAL PLAN

GROUP DIAGRAMMATIC PLAN

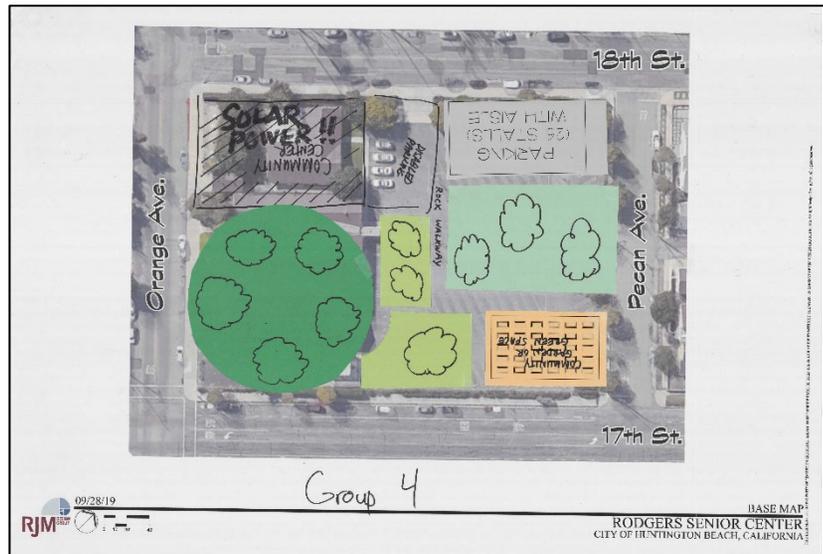
GROUP #3



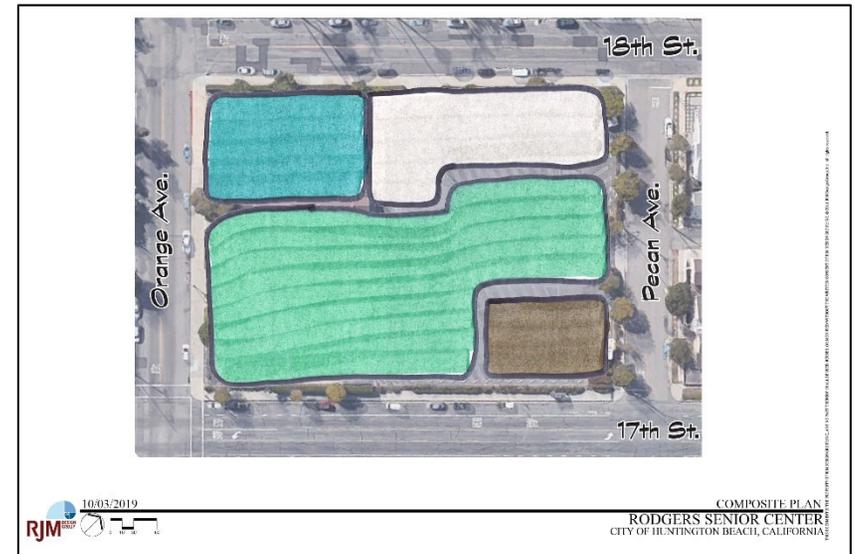
GROUP #3



GROUP #4



GROUP #4



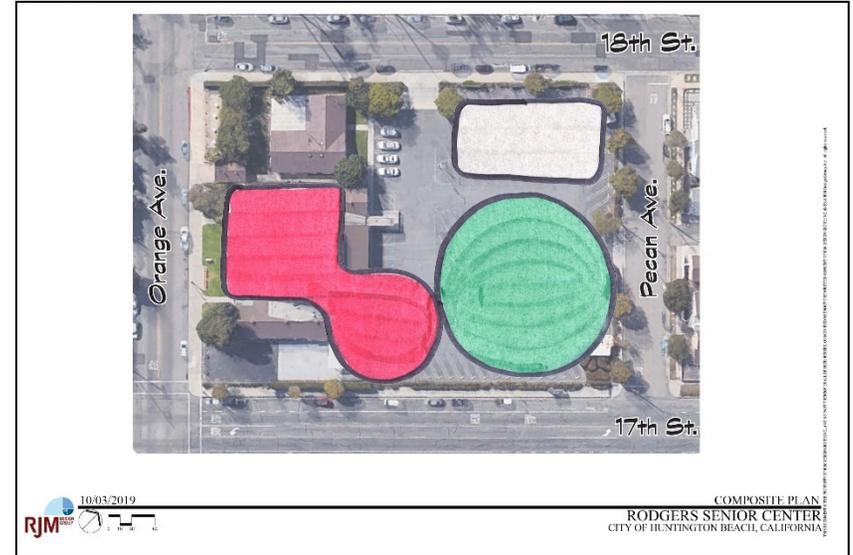
GROUP CONCEPTUAL PLAN

GROUP DIAGRAMMATIC PLAN

GROUP #5



GROUP #5



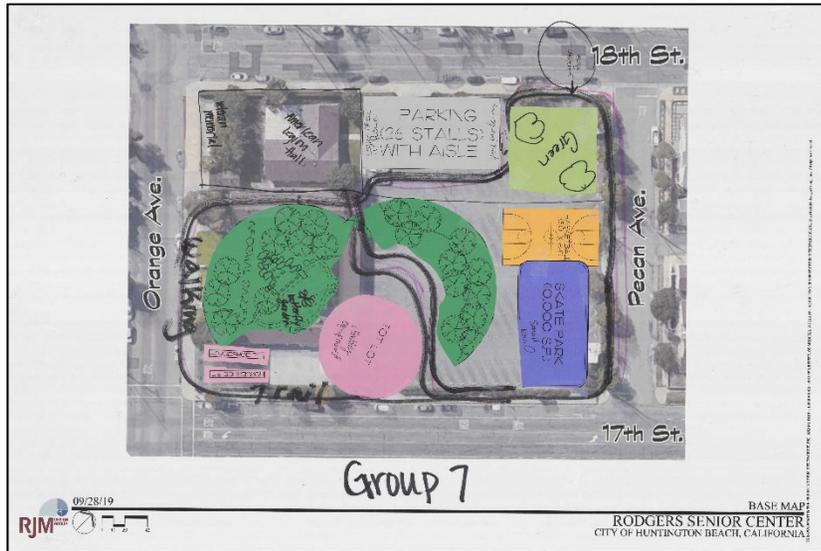
GROUP #6

Group 6 did not provide a concept plan.

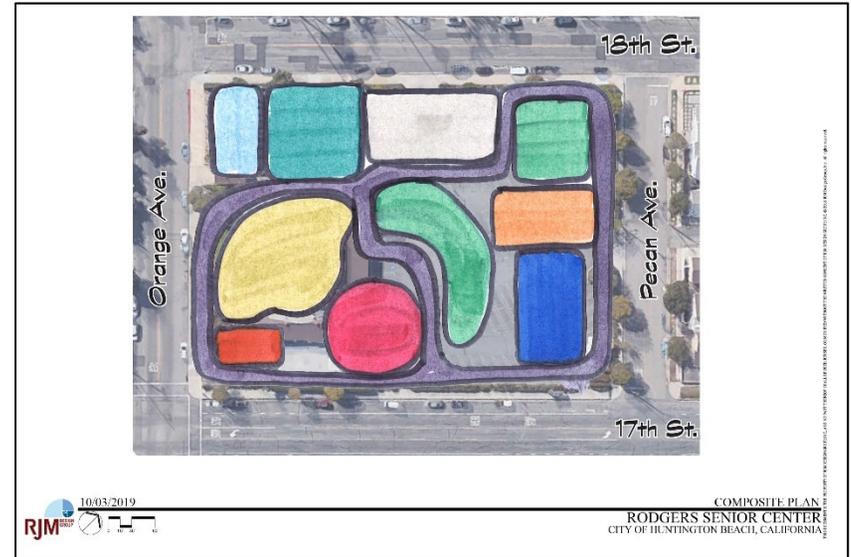
GROUP CONCEPTUAL PLAN

GROUP DIAGRAMMATIC PLAN

GROUP #7



GROUP #7



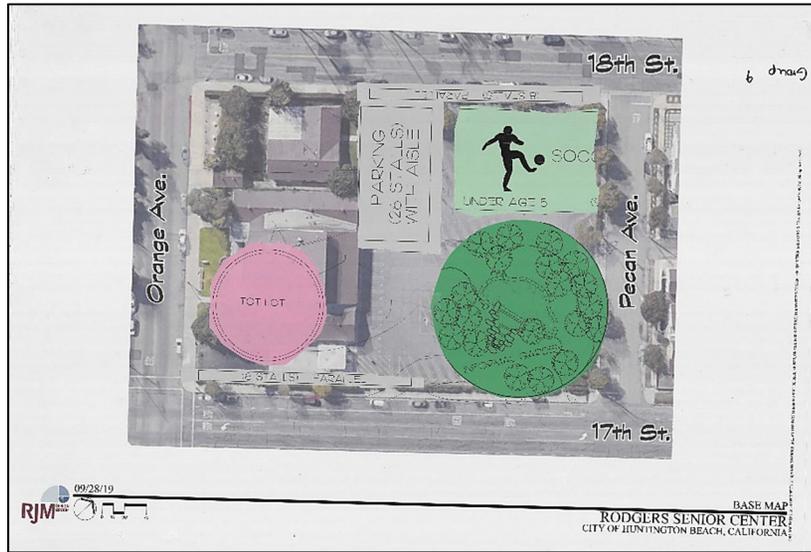
GROUP #8

Group 8 wrote on their plan,
“defer to the professional”

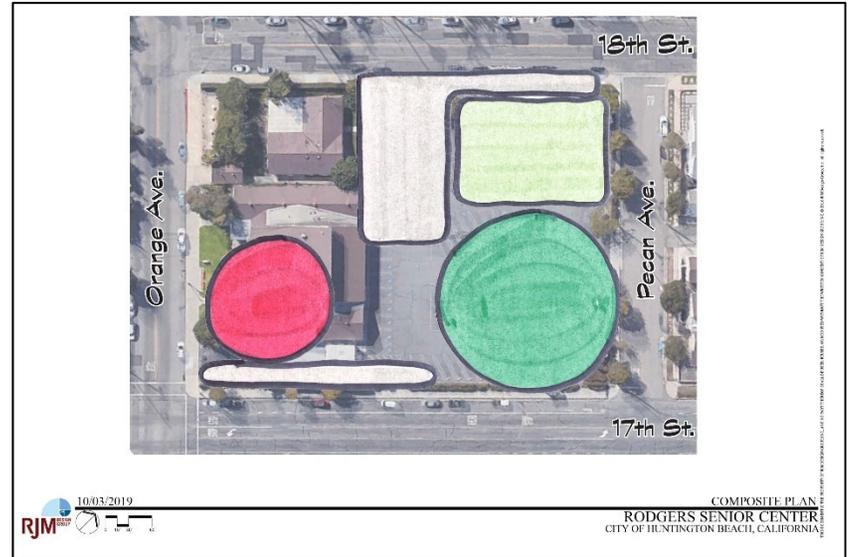
GROUP CONCEPTUAL PLAN

GROUP DIAGRAMMATIC PLAN

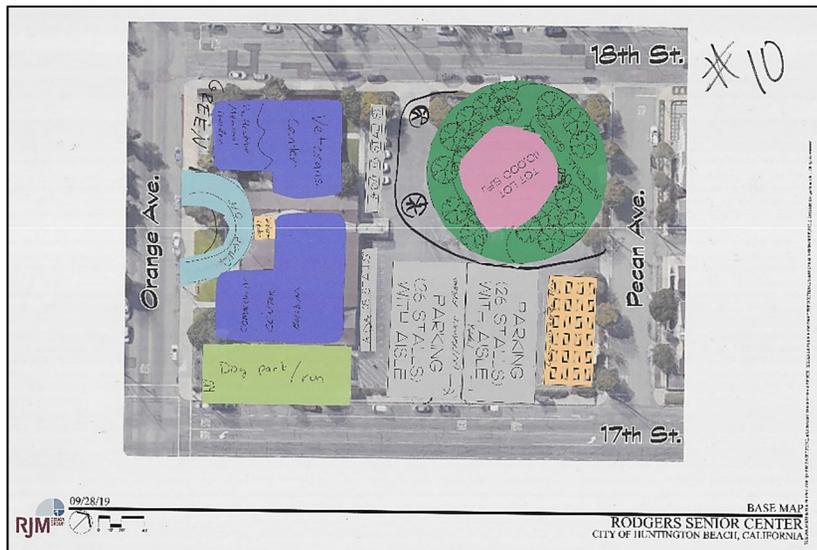
GROUP #9



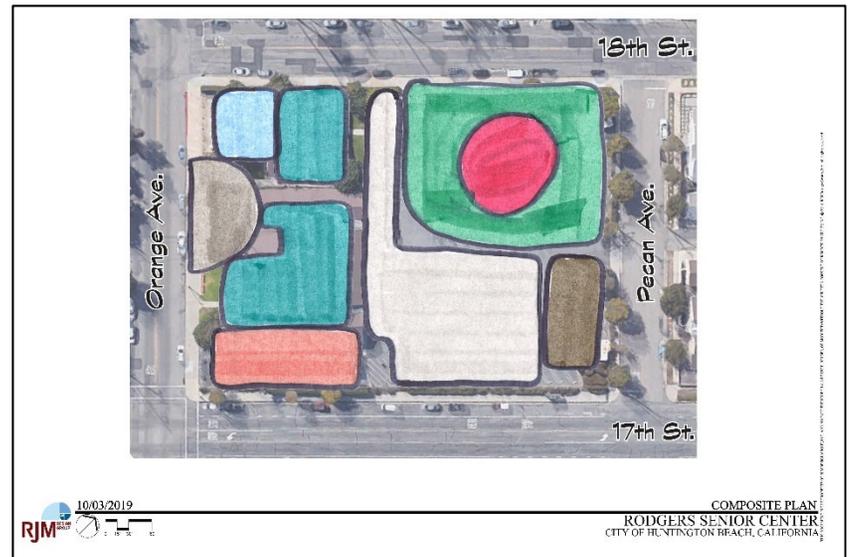
GROUP #9



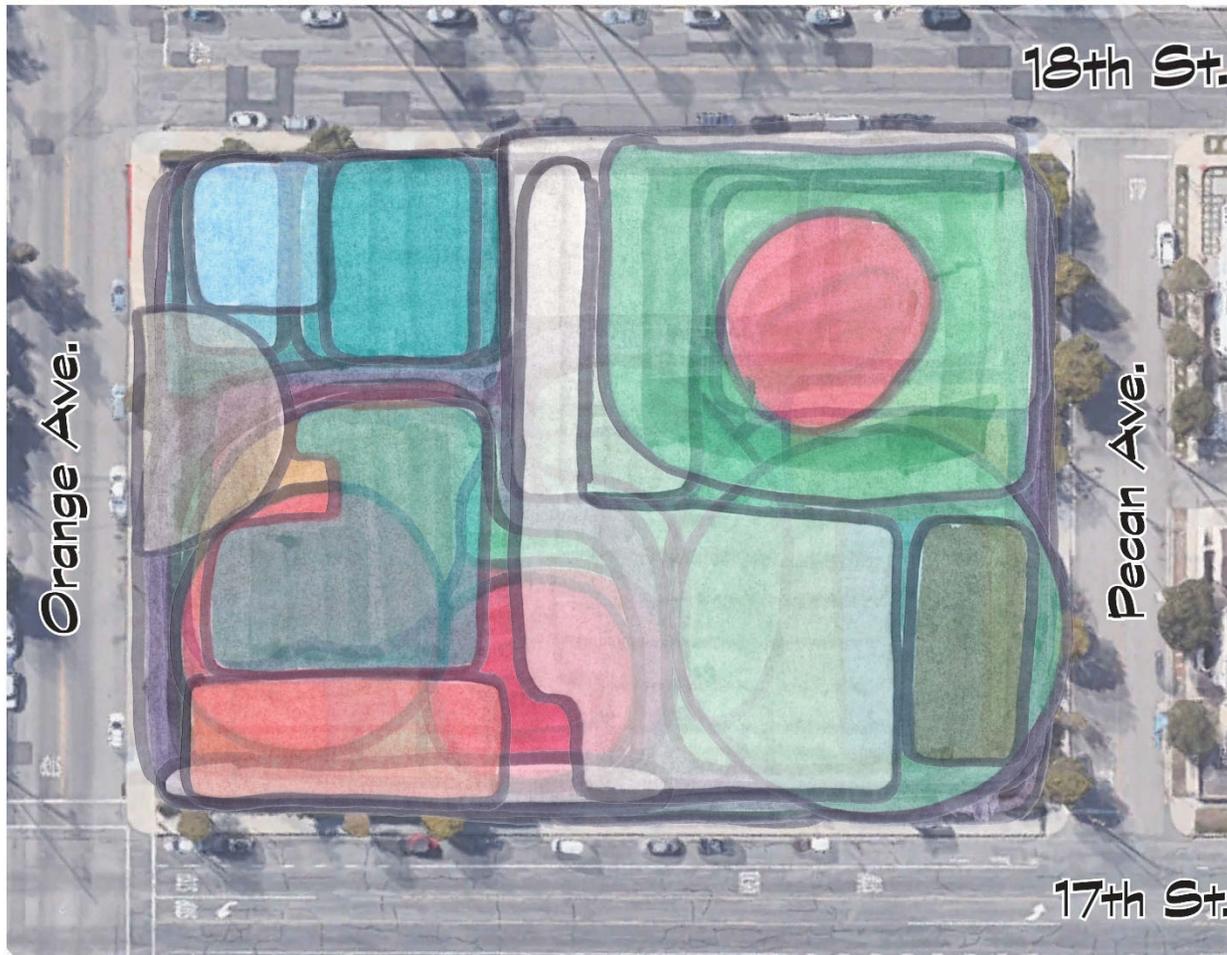
GROUP #10



GROUP #10



GROUP COMPOSITE PLAN

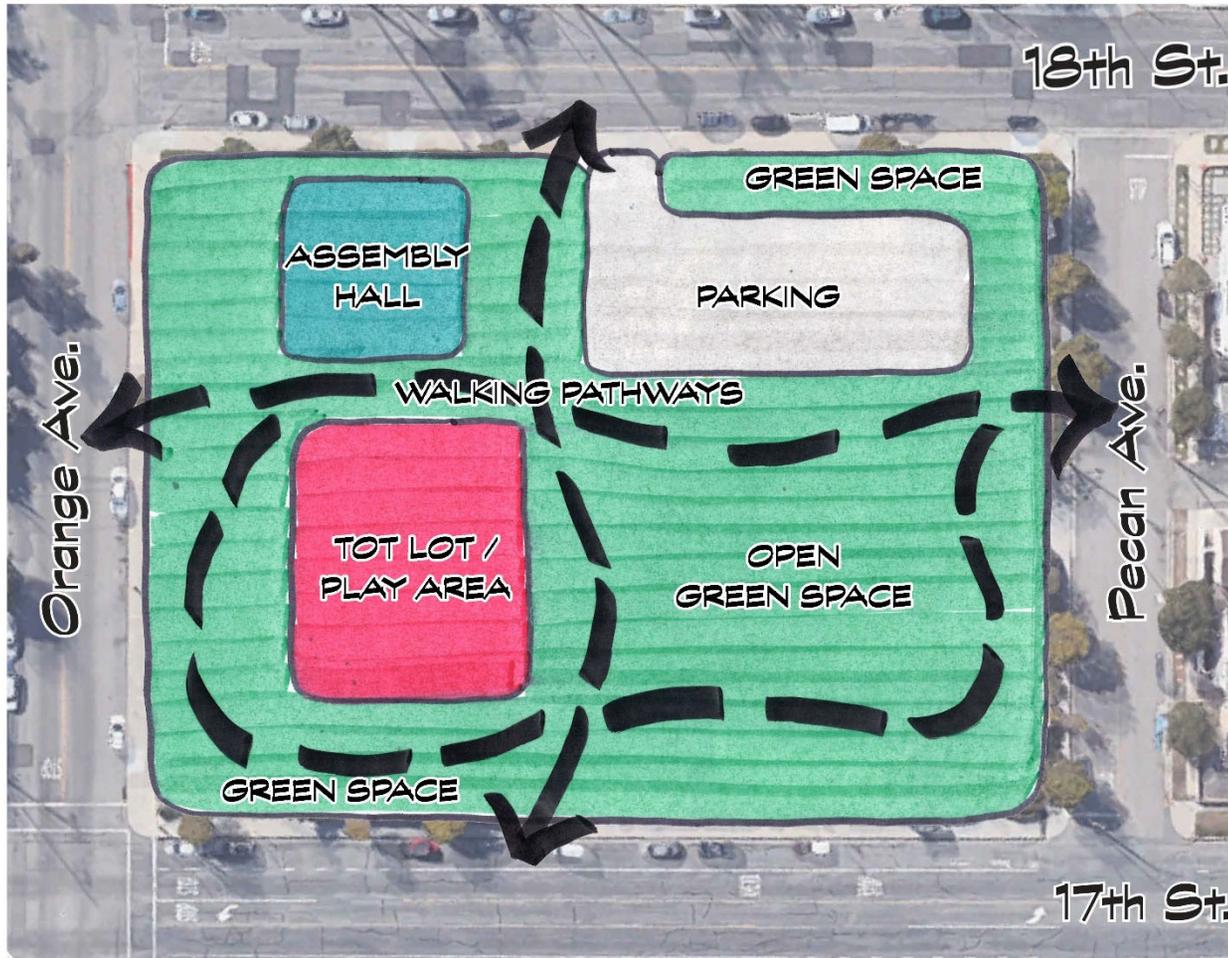


10/03/2019

COMPOSITE PLAN
RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

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GROUP CONSENSUS PLAN



WORKSHOP RANKINGS

- T1. GREEN SPACE (8)
- T1. PARKING (8)
- 2. TOT LOT / PLAY AREA (7)
- 3. ASSEMBLY HALL (5)
- 4. BASKETBALL - FULL (3)
- T5. STAGE (2)
- T5. MEMORIAL (2)
- T5. COMMUNITY GARDEN (2)
- T6. PICNIC AREA (1)
- T6. BOCCE COURTS (1)
- T6. BUTTERFLY GARDEN (1)
- T6. HORSESHOE PITS (1)
- T6. SKATE PARK (1)
- T6. SOCCER FIELD (1)
- T6. DROP OFF AREA (1)
- T6. DOG RUN / PARK (1)

(RANKINGS BASED ON GROUP CONCEPTUAL PLANS CREATED AT WORKSHOP)

CONCEPTUAL BUBBLE DIAGRAM



10/24/2019

CONCEPTUAL BUBBLE DIAGRAM
RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

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