Rodgers Seniors' Center Site Community Master Plan

Community Services Commission

Date: November 13, 2019

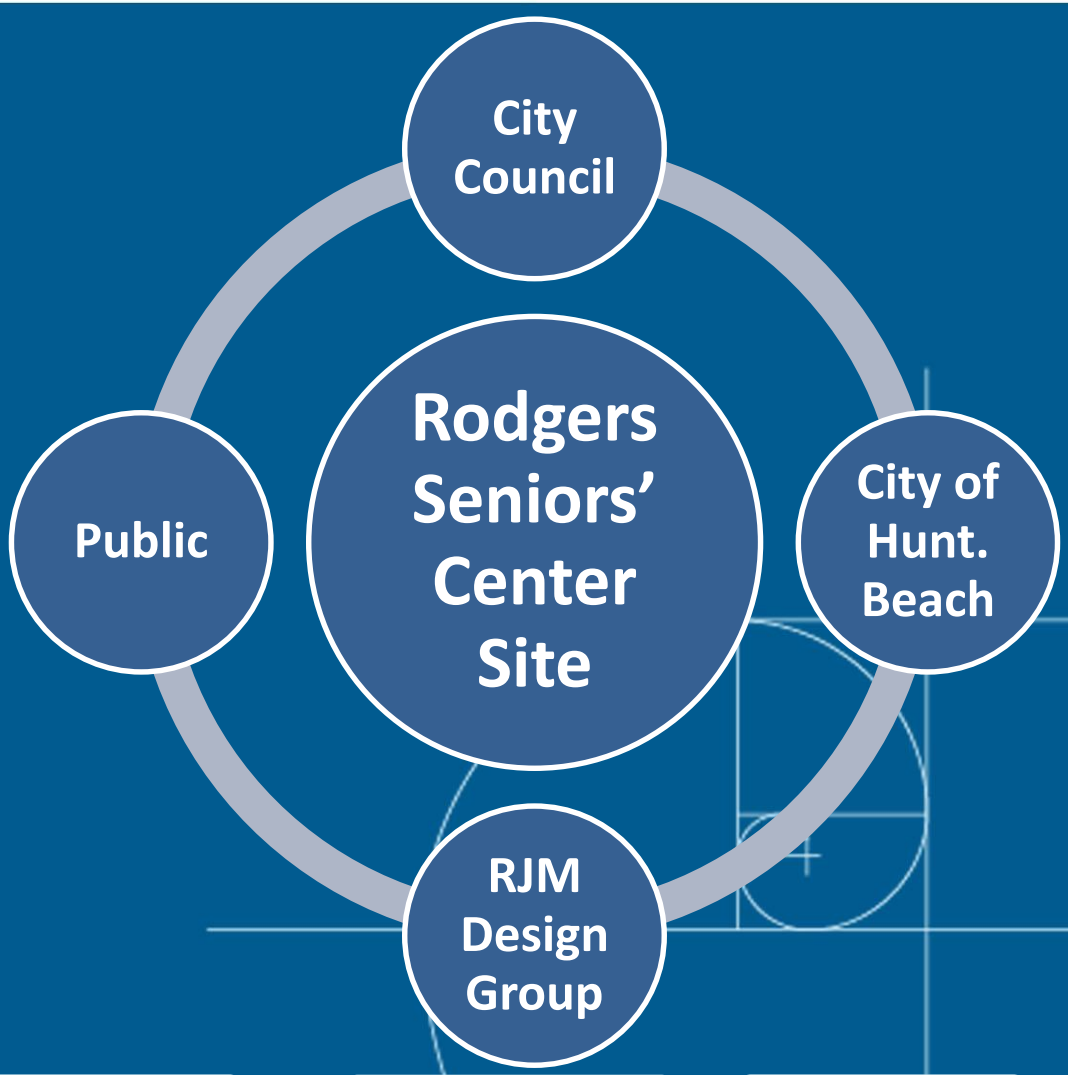
Prepared by: RJM Design Group Inc.

Workshop Presentation Overview

1. Site History
2. Project Background
3. Community Workshop Process
4. Master Plan
5. Next Steps

Rodgers Seniors' Center Site Master Plan

- 2.05 acres
- Senior Ctr. Building Approx. 13,770 SF
- Outreach Ctr. Bldg.
- 108 Parking Spaces



Why We are Here

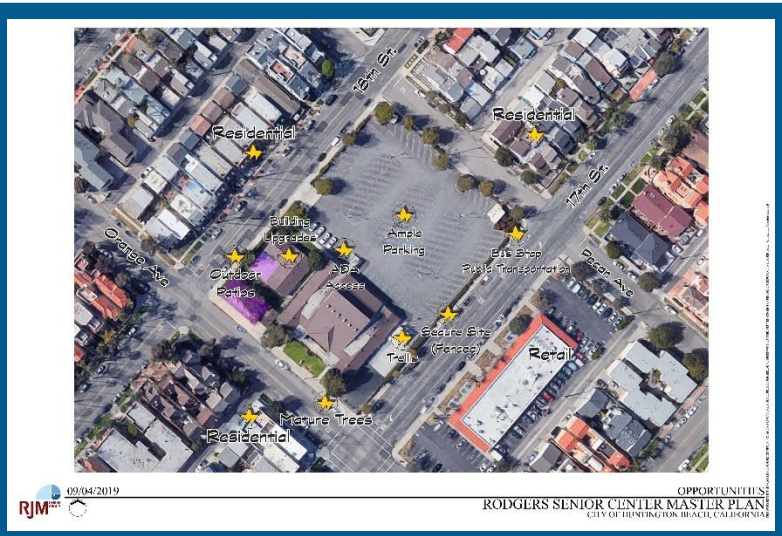
- The City Council directed the CS Dept. to work with the CS Commission through a public input process to determine appropriate uses for the parcel, including opportunities for:
    - Open Space
    - Park Amenities
    - Dedicated Veterans' Memorial Hall

Why We are Here (Cont.)

2006 – Ballot Measure T passes 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."

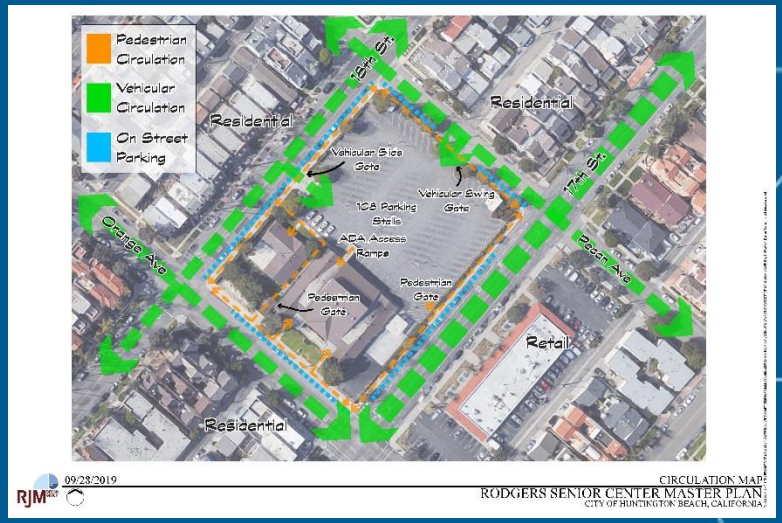
2016 – New Senior Center in Central Park opens to community on July 10th.

Site Analysis



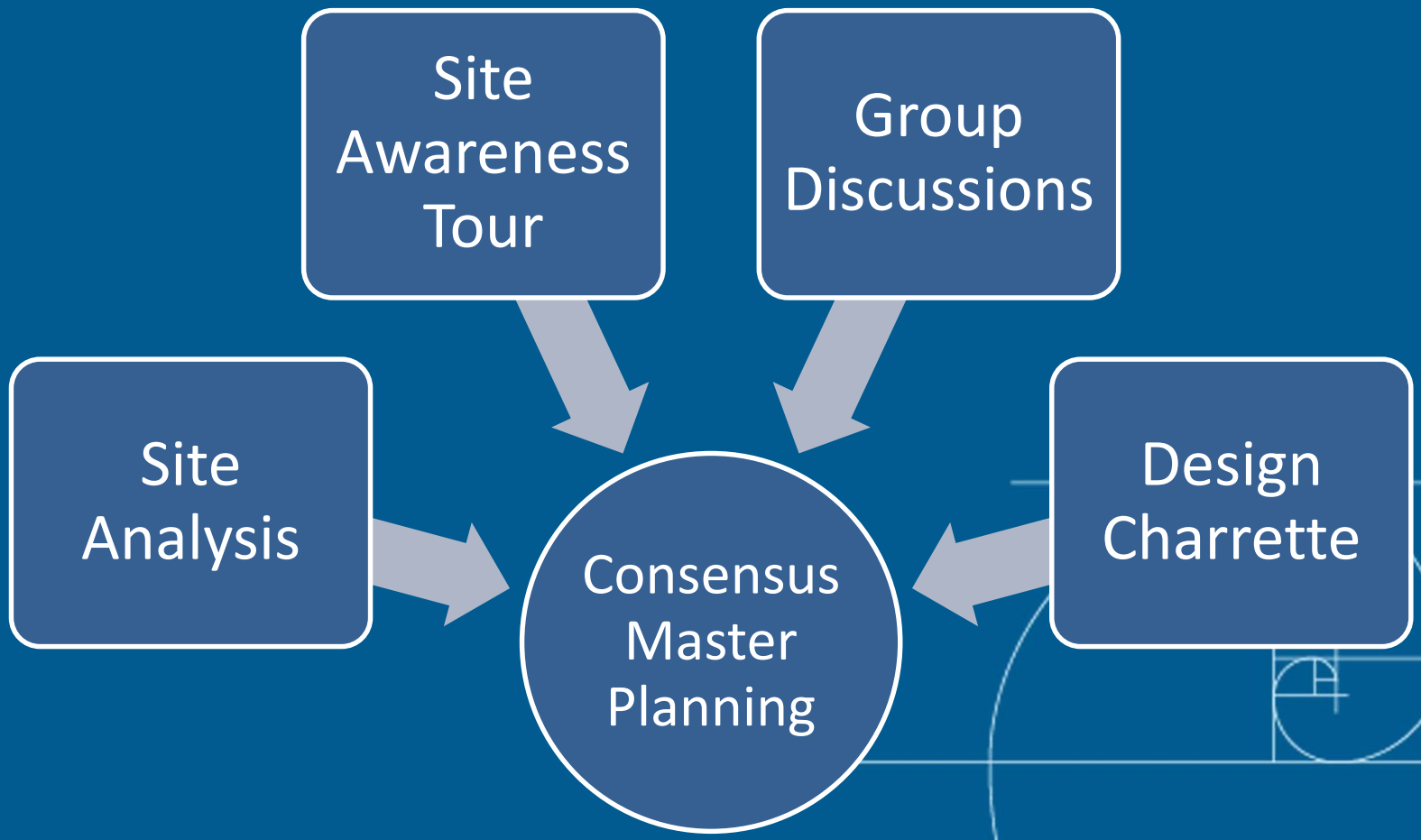
Opportunities

Constraints

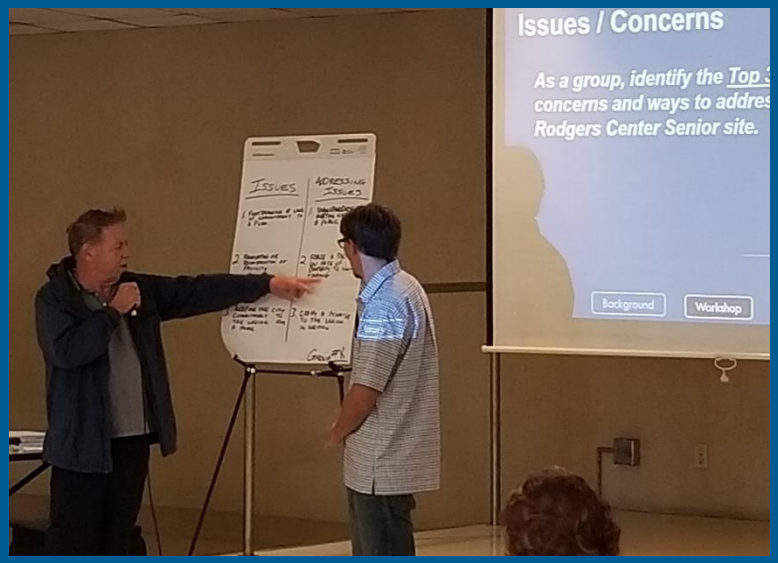


Circulation

Community Design Workshop

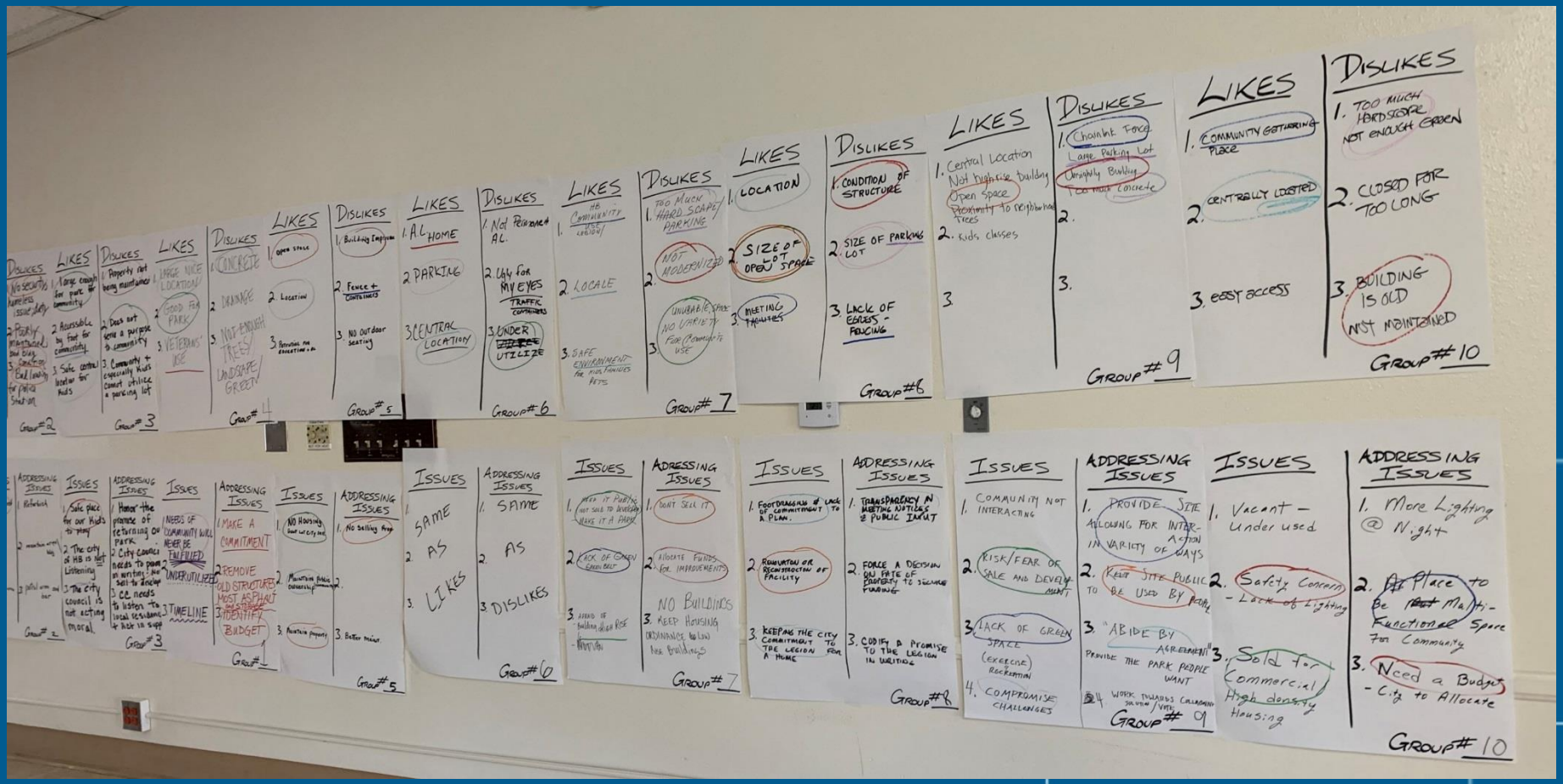


Group Activities



- ***Likes***
- ***Dislikes***
- ***Issues/Concerns***
- ***Park Amenities***

Group Responses



History | Background | Workshop | Master Plan | Next Steps

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

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 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 not 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

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
Make a commitment	Refurbish	Honor the promise of retuning our park	First determine use	No selling property	(Same as dislikes) Not permanent A.L.	Don't sell it	Transparency in meeting notices and public input	Provide site allowing for interaction in variety of ways	More lighting at night
Remove old structures, most asphalt and storage	Maintain area/ bldg..	City Council needs to promise in writing - not sell to developer	Get more community input	*Left Blank*	(Same as dislikes) Ugly for my eyes – Traffic - Containers	Allocate funds for improvements	Force a decision on fate of property to secure funding	Keep site public to be used by people	Place to be multi-functional space for community
Identify budget	Patrol area and bar	CC needs to listen to local residence and act in support	Choose green for our future	Better maintenance	(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	Need a budget – City to allocate
								Work towards collaborating solution/vote	

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, ecofriendly green kids' playground	Grass/Turf	Green space/ trees	Green space
Basketball Court	Add shade	Functional multi-purpose facility	Open space – green & trees (real grass not Astroturf)	Building for gathering classes – meetings, etc. Community Center	Park	Exercise course – obstacle course for kids	A nice meeting facility	Nature preserve/walk	Multi-function community building
Paths & benches!	Maintain area	Ample solar outdoor lighting	Fountain	Make area beautiful	GO GREEN	Skate park Butterfly area Exercise course lighted	Trees/ Landscape	Playground equipment (more wood, less plastic)	City maintained dog park, (a small portion)
Public art	Have meeting rooms	Walking track	Small bldg. ADA compliant	Playground			Playground – small	Limited parking	Safe area for children to paly
Small community center	Add playground and tables and benches	Trees	Seating				Dog area - small	Storm detention/ pervious surfaces treatment	Low height enclosure building
		Stage for community entertainment	Meditation area					Small, open air learning/ activity space	
		Playground & equipment	Family friendly						
		Restrooms	Drainage						
		Bike racks, Lawn bowling	Activities: Movie night, concerts, classes, social activities						
		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?

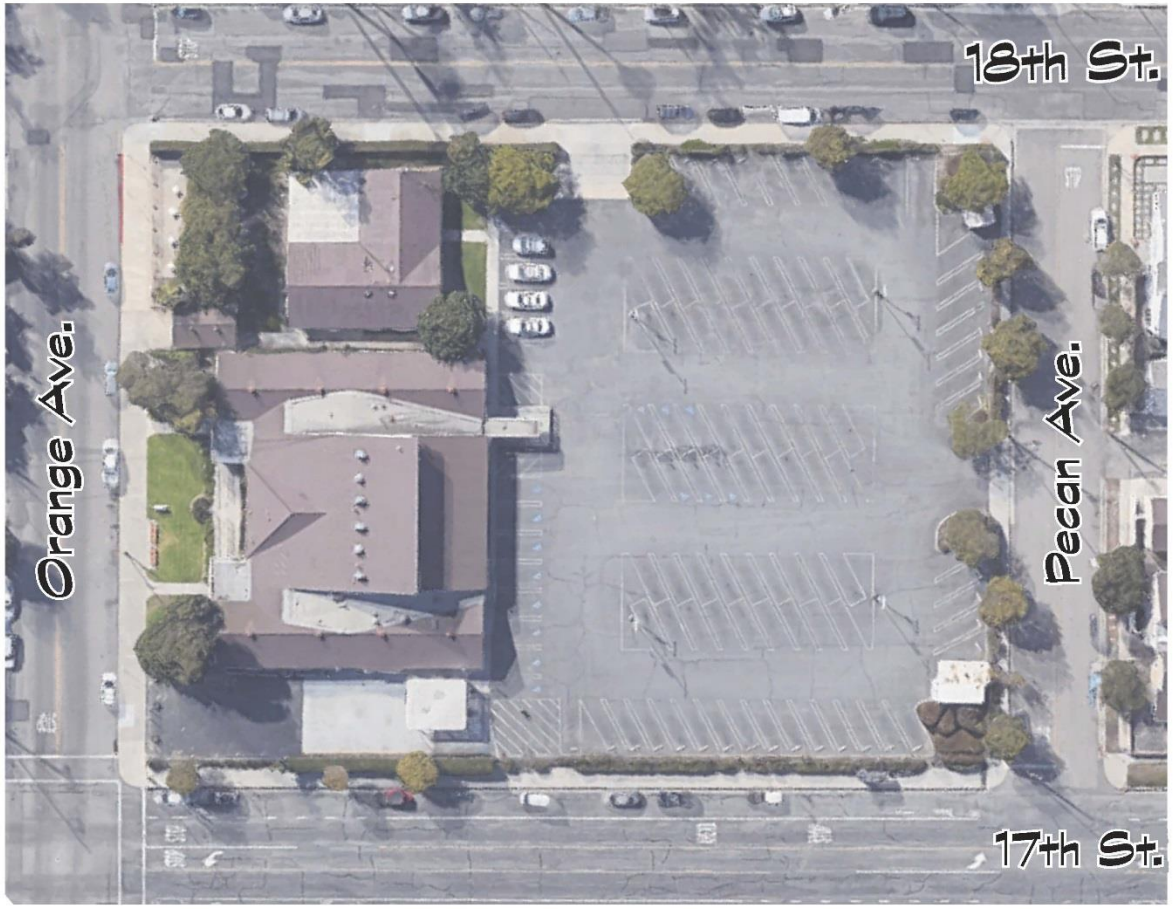
TOP 3 CONSENSUS RESPONSES "PARK FACILITIES/AMENITIES"
Green Space/Open Space
Community Center/Multi-Purpose Facility
Playground

Design Charrette

Design Ideas

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

Group Design Template



09/28/19

RJM DESIGN GROUP

0 10' 20' 40'

BASE MAP

RODGERS SENIOR CENTER
CITY OF HUNTINGTON BEACH, CALIFORNIA

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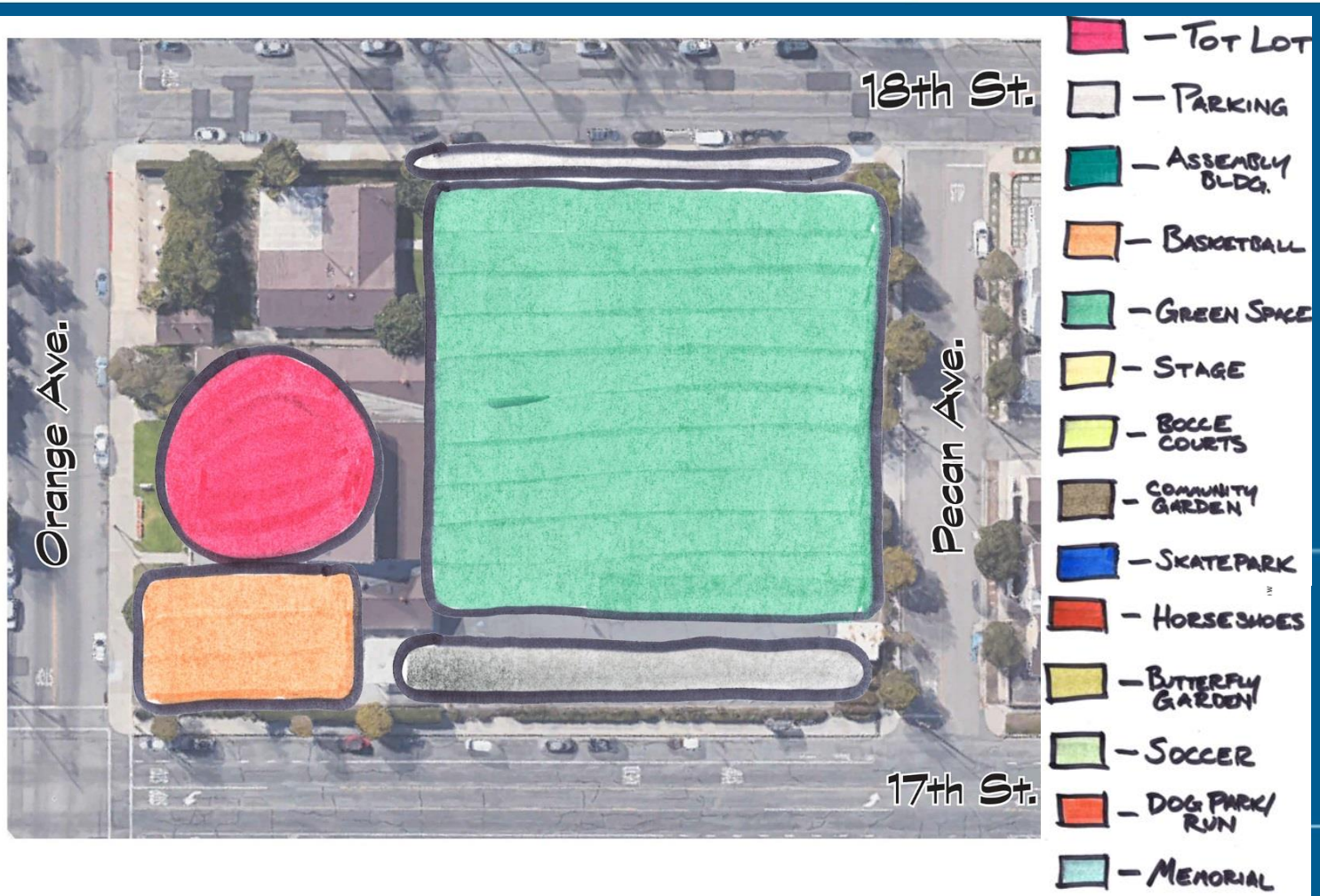
Group 1



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RJM DESIGN GROUP

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COMPOSITE PLAN

RODGERS SENIOR CENTER

CITY OF HUNTINGTON BEACH, CALIFORNIA

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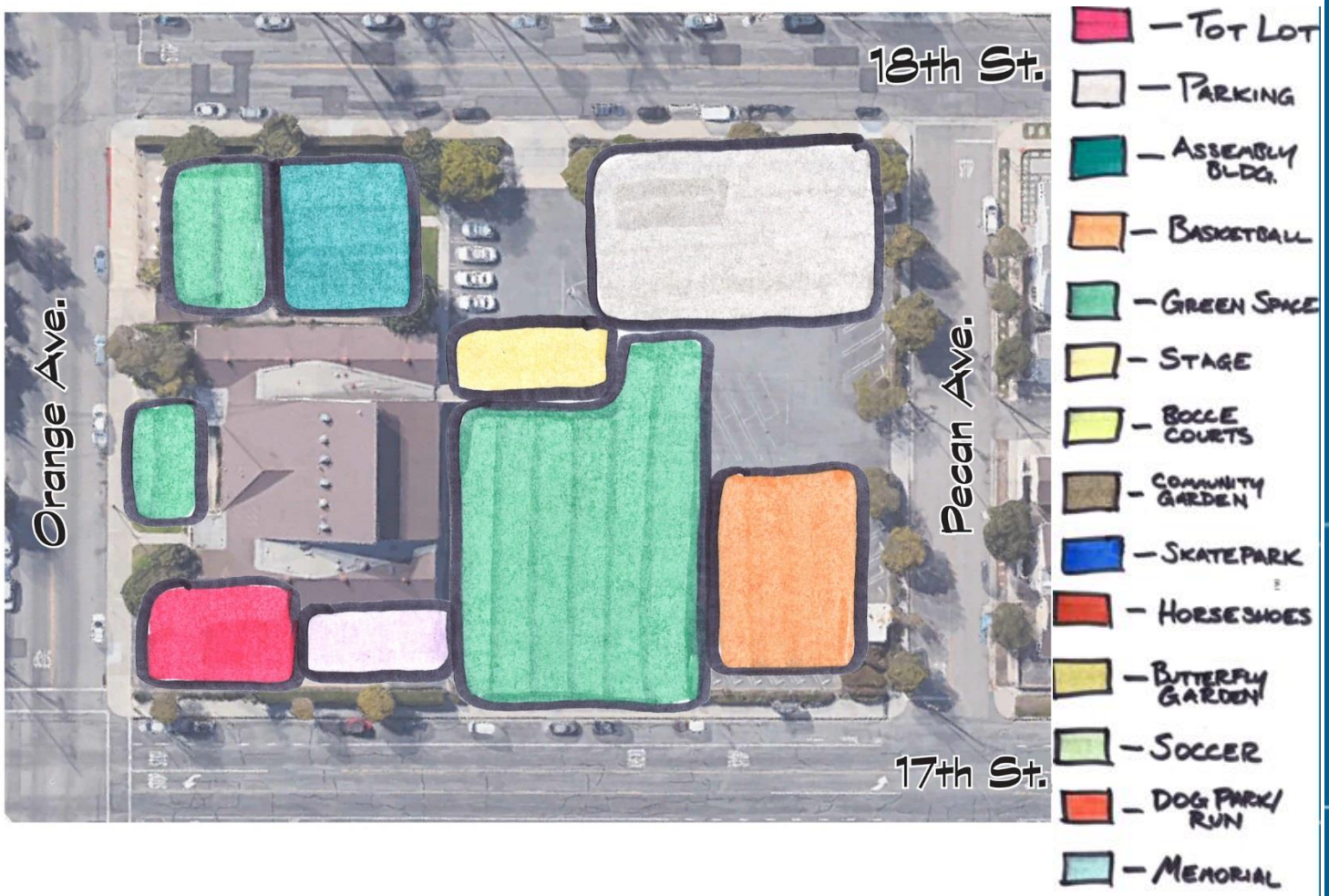
Group 2



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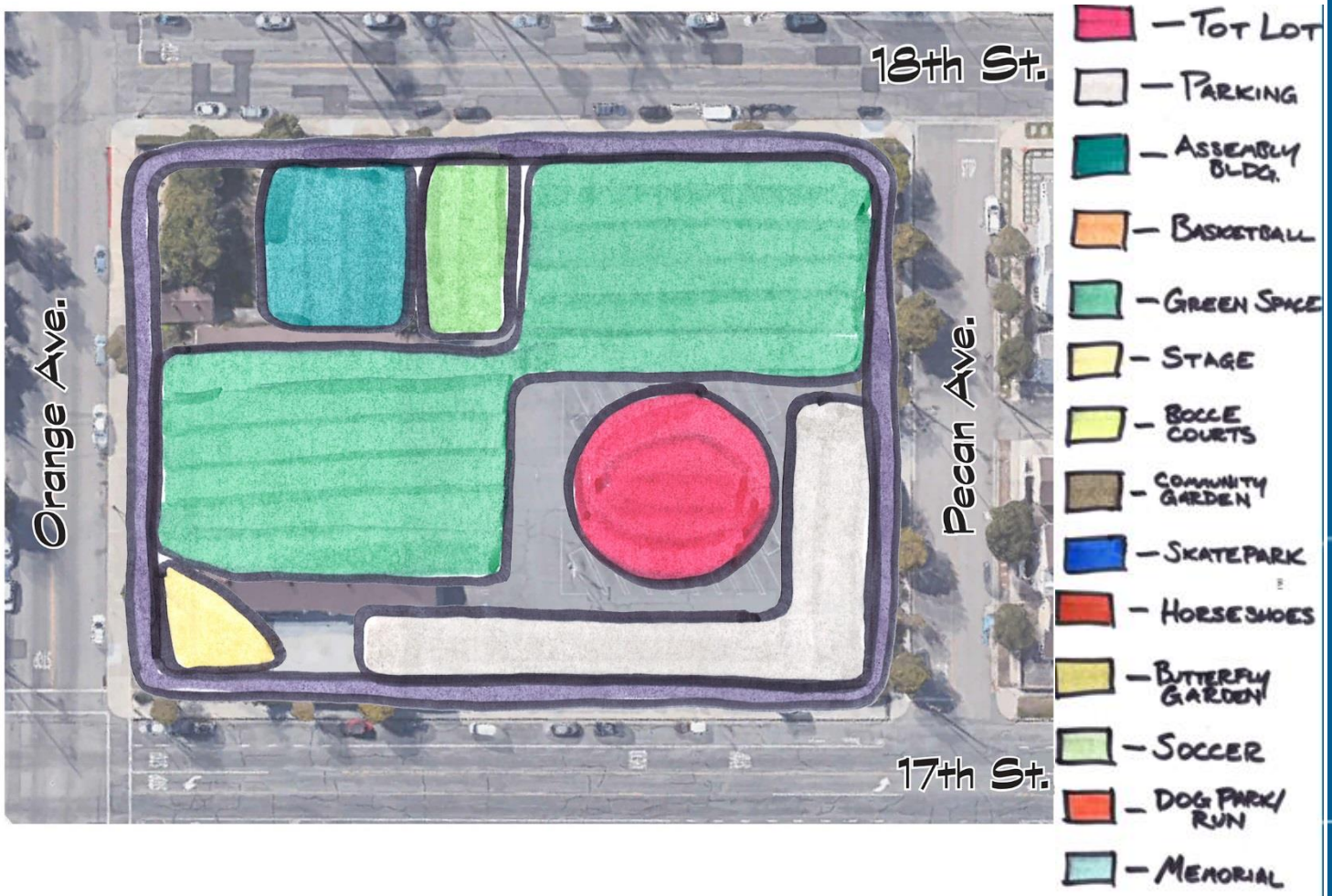
Group 3



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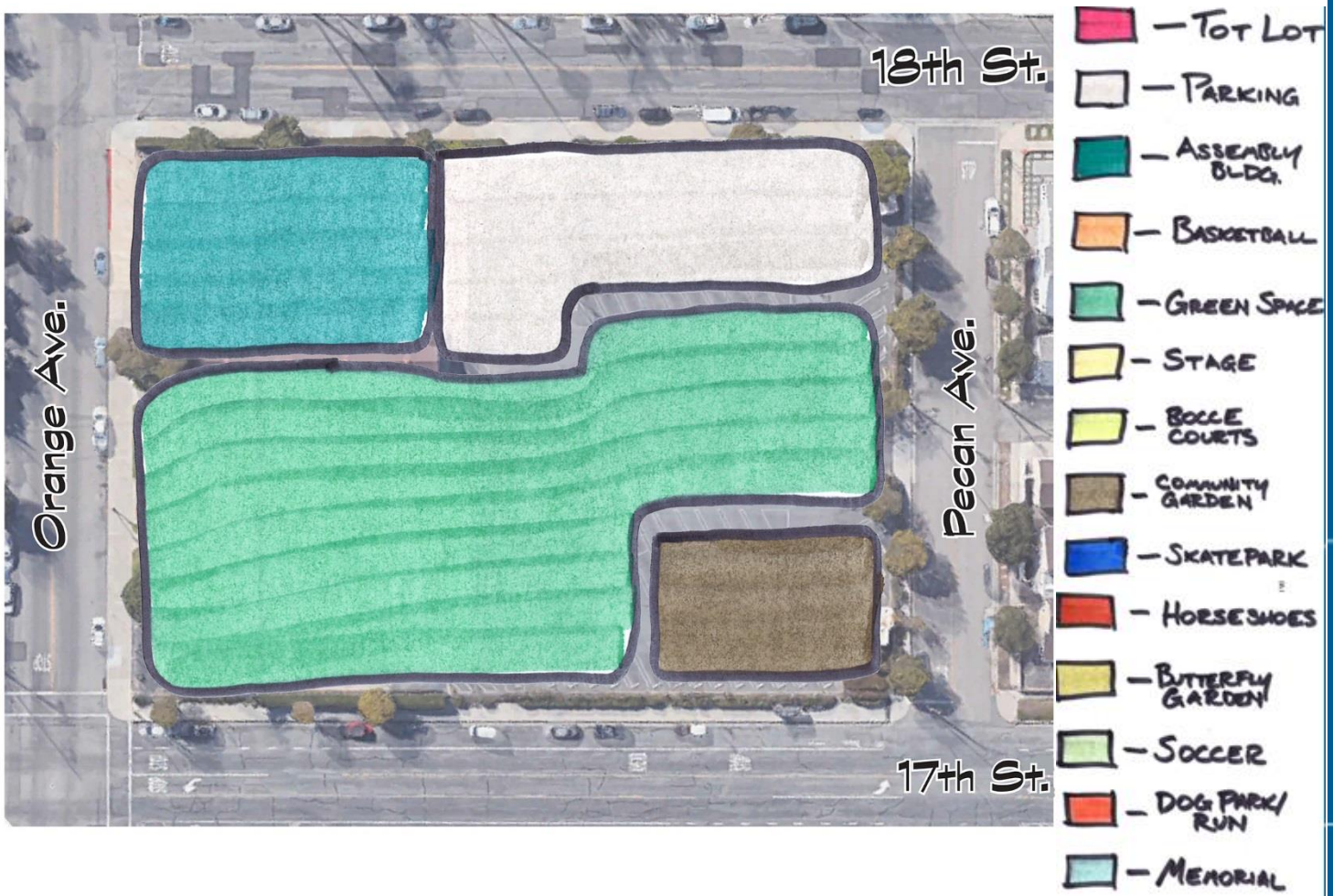

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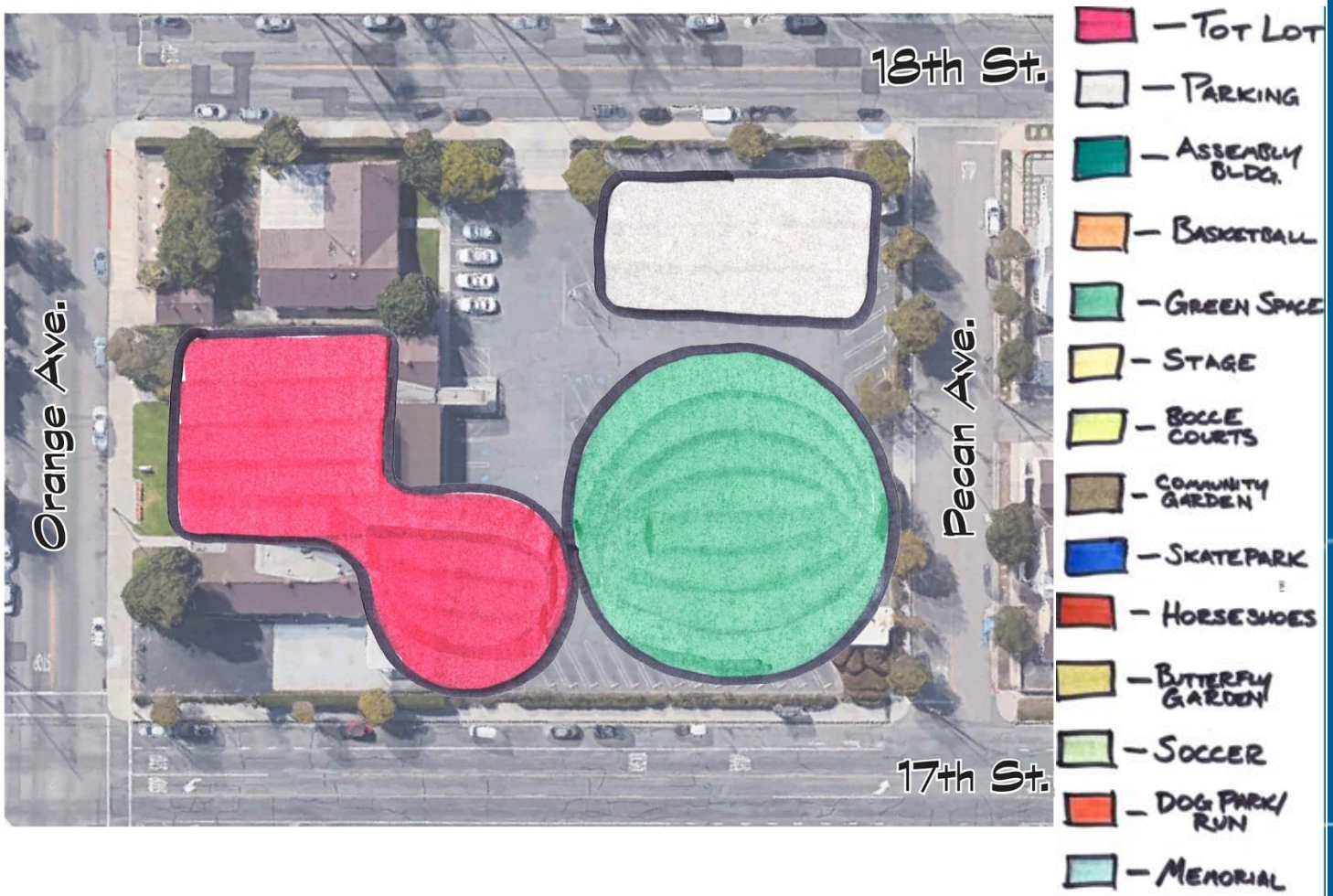

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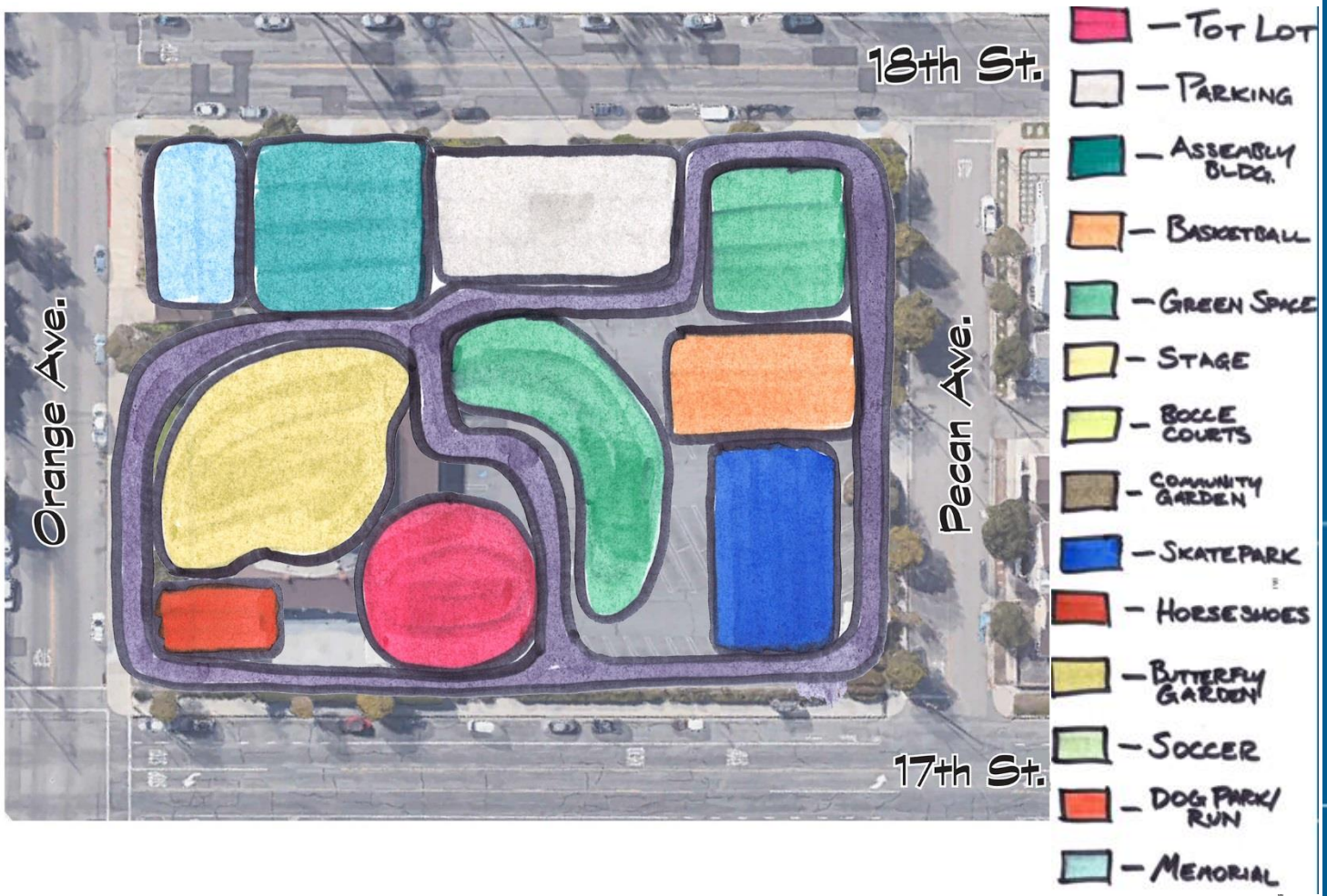
Group 7



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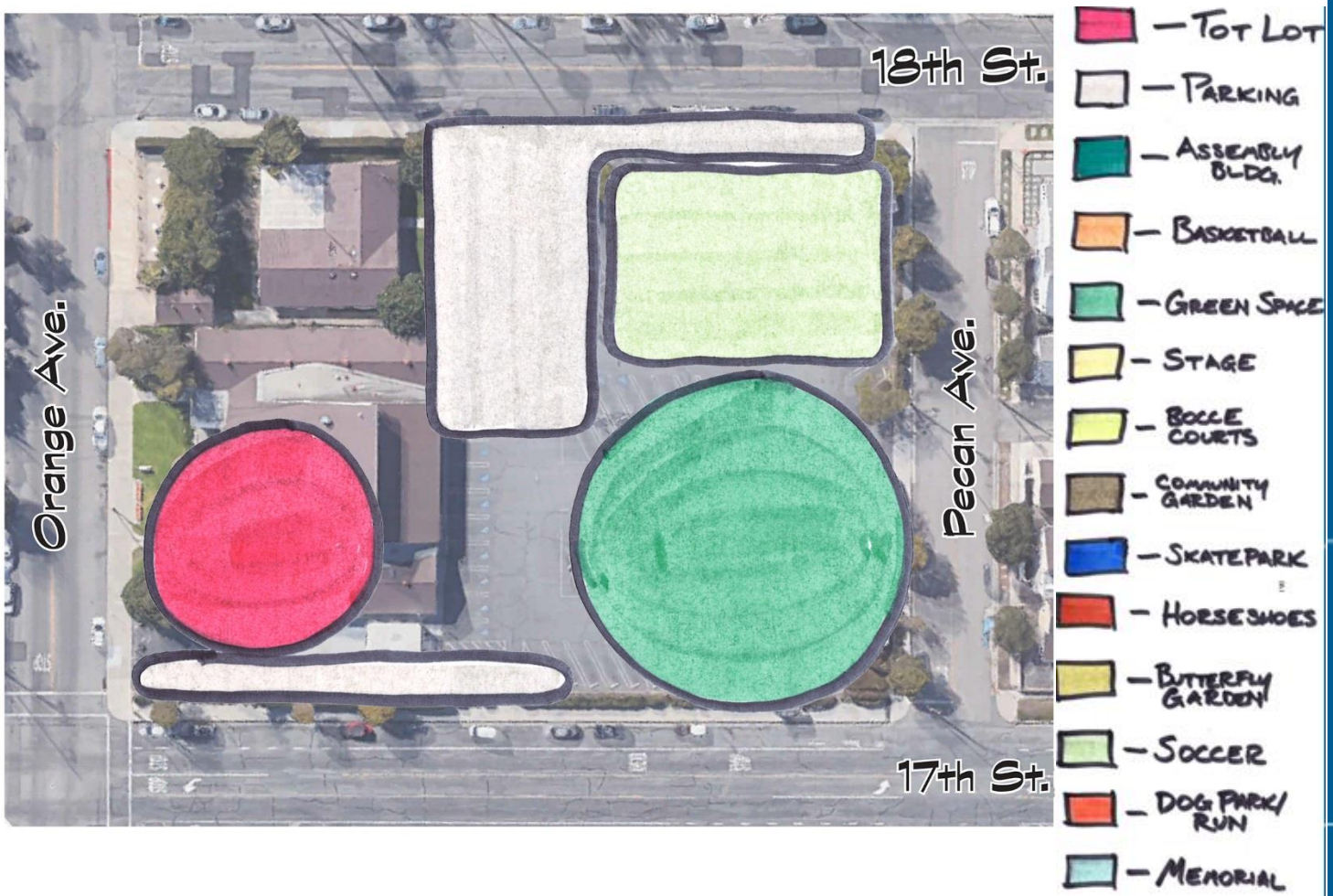
Group 9



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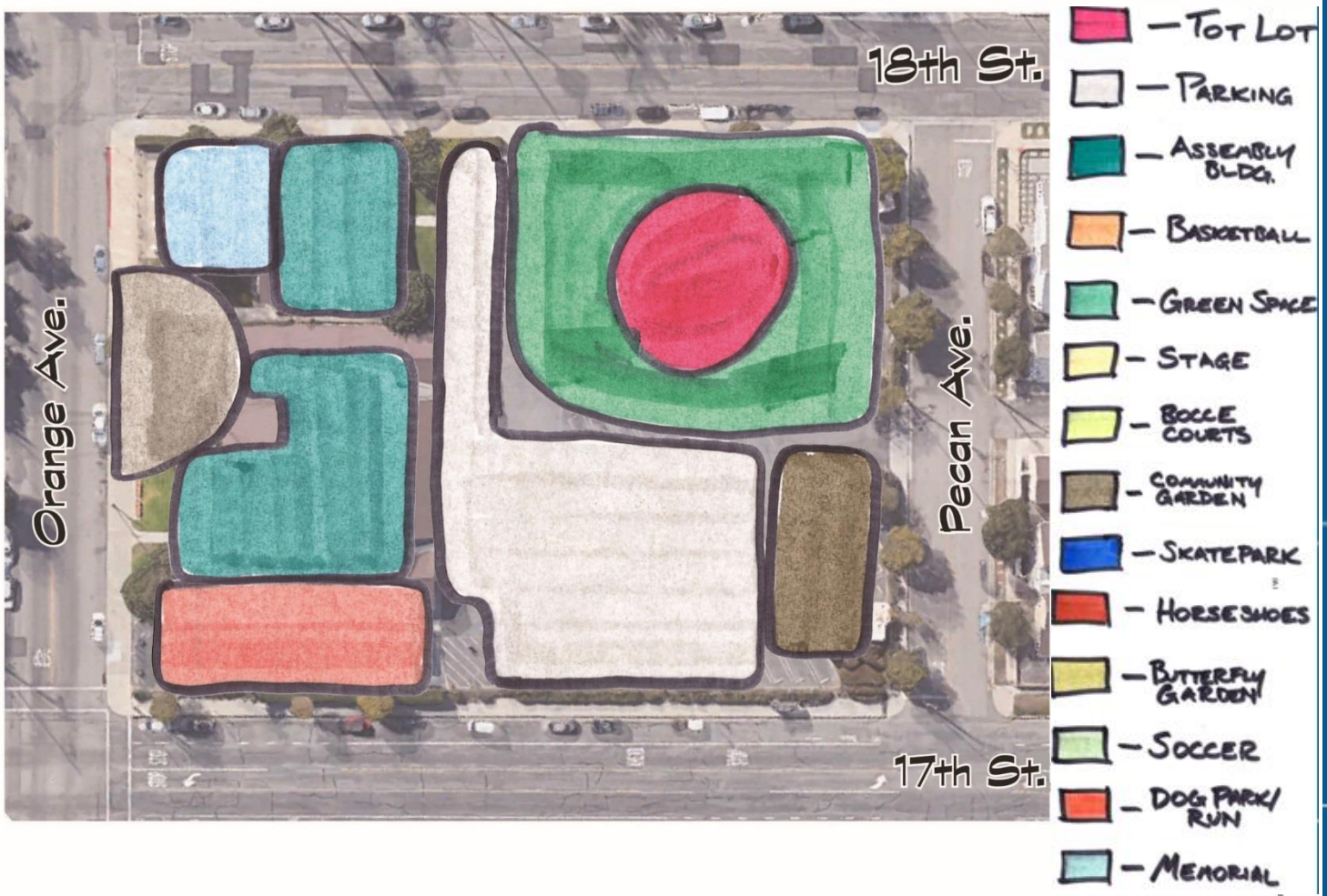
Group 10



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COMPOSITE PLAN

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CITY OF HUNTINGTON BEACH, CALIFORNIA

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Groups 6 & 8

Group 6

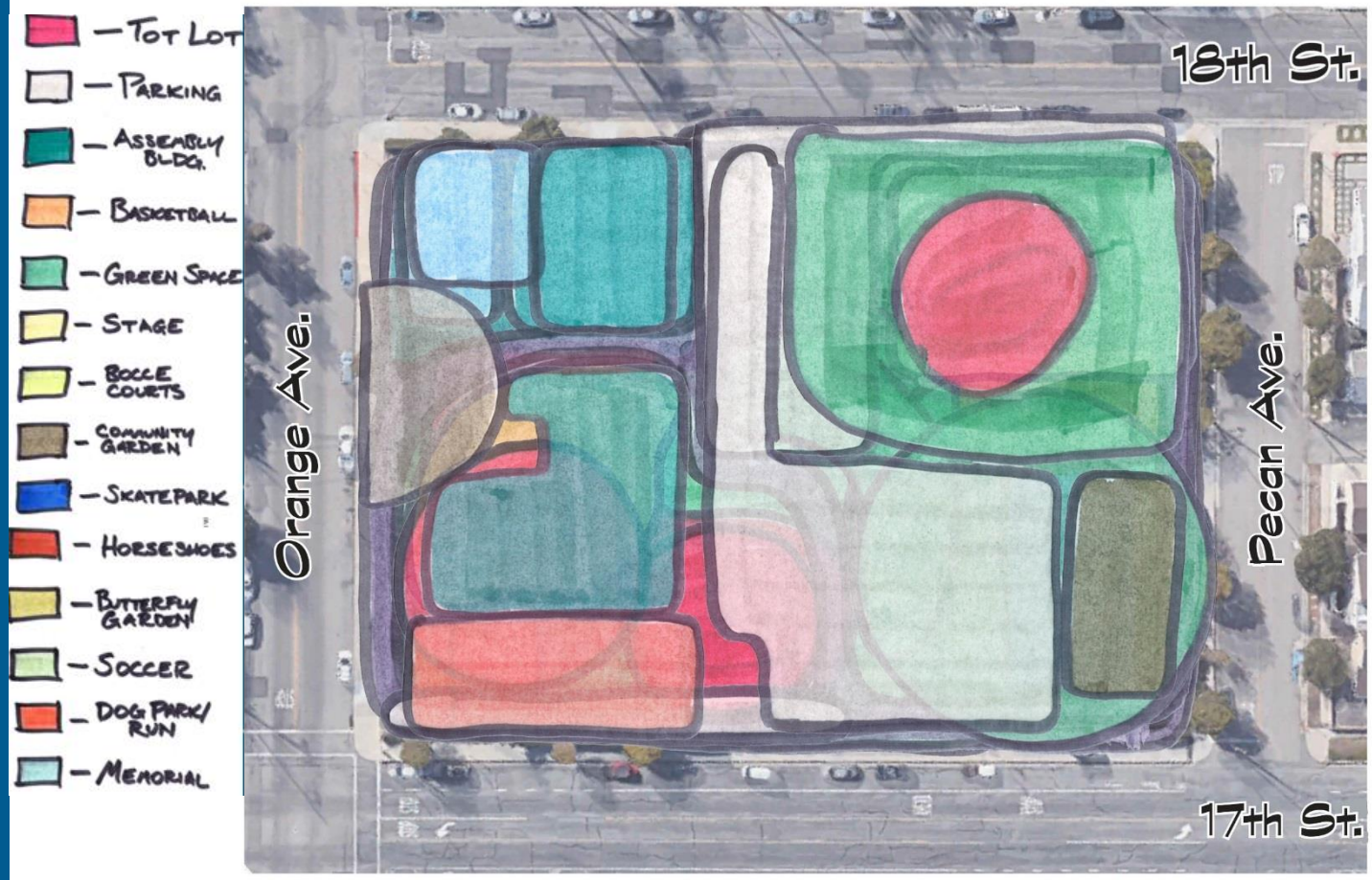
Did not provide a concept plan.

Group 8

Wrote on their concept plan, "Defer to the professional."

Master Plan Development

Composite Plan



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

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COMPOSITE PLAN
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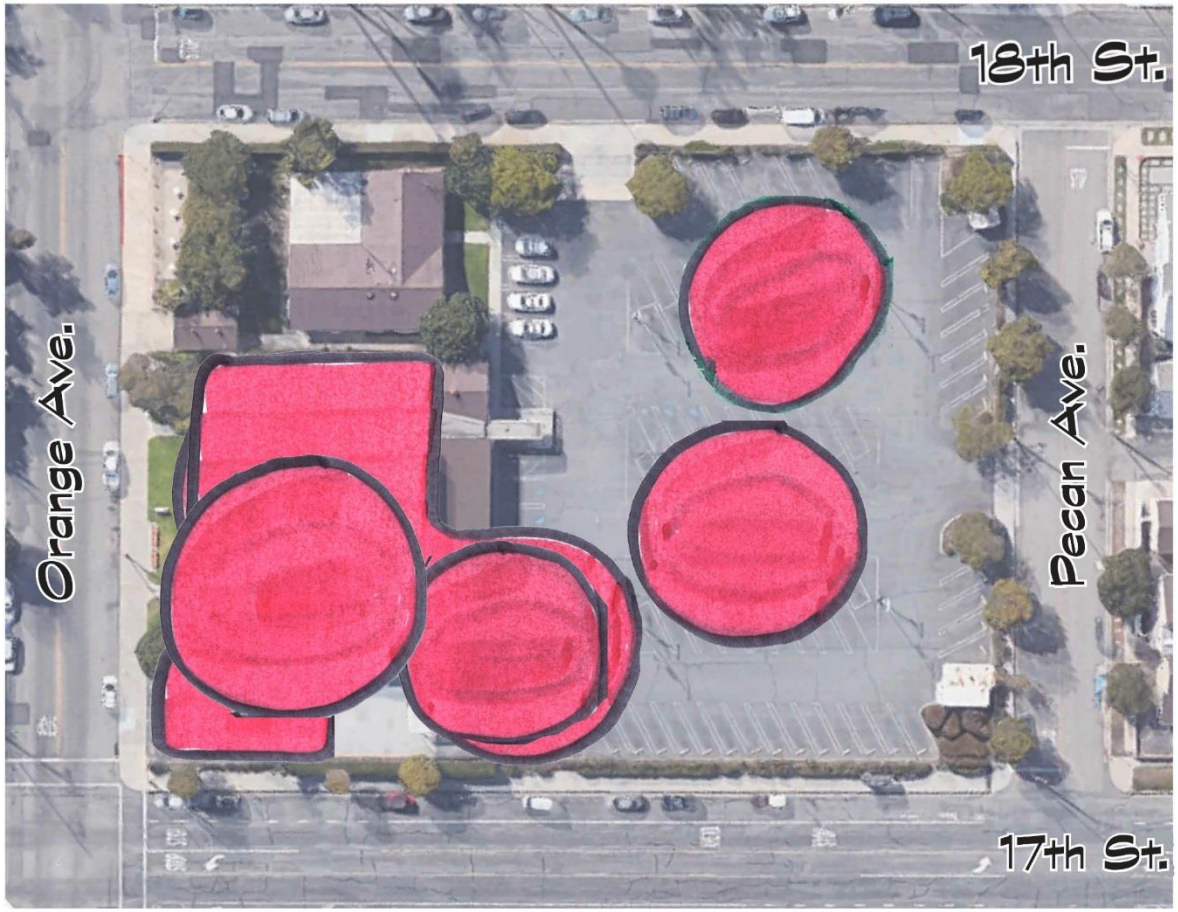
Composite Plan – Tot Lot



Group 1
Group 2
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COMPOSITE PLAN
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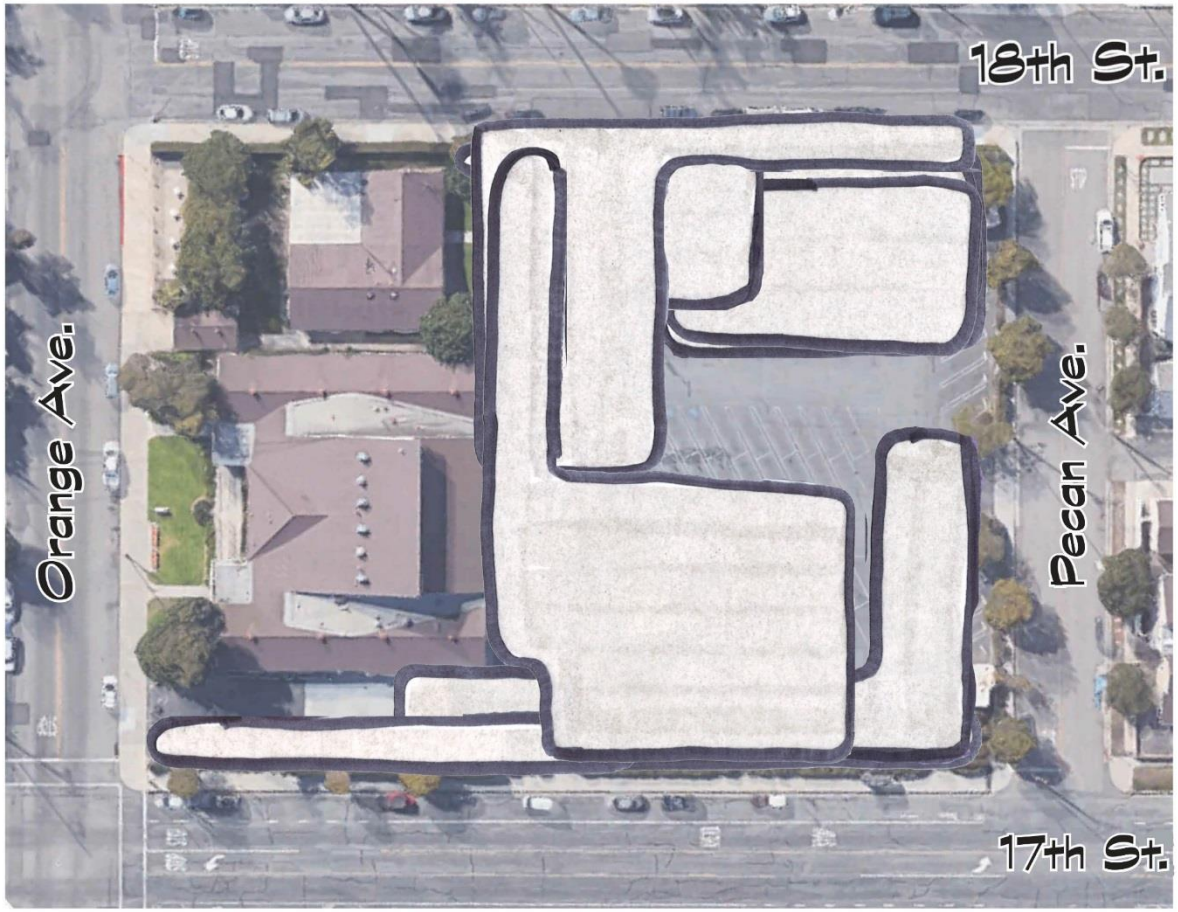
Composite Plan – Parking



Group 1
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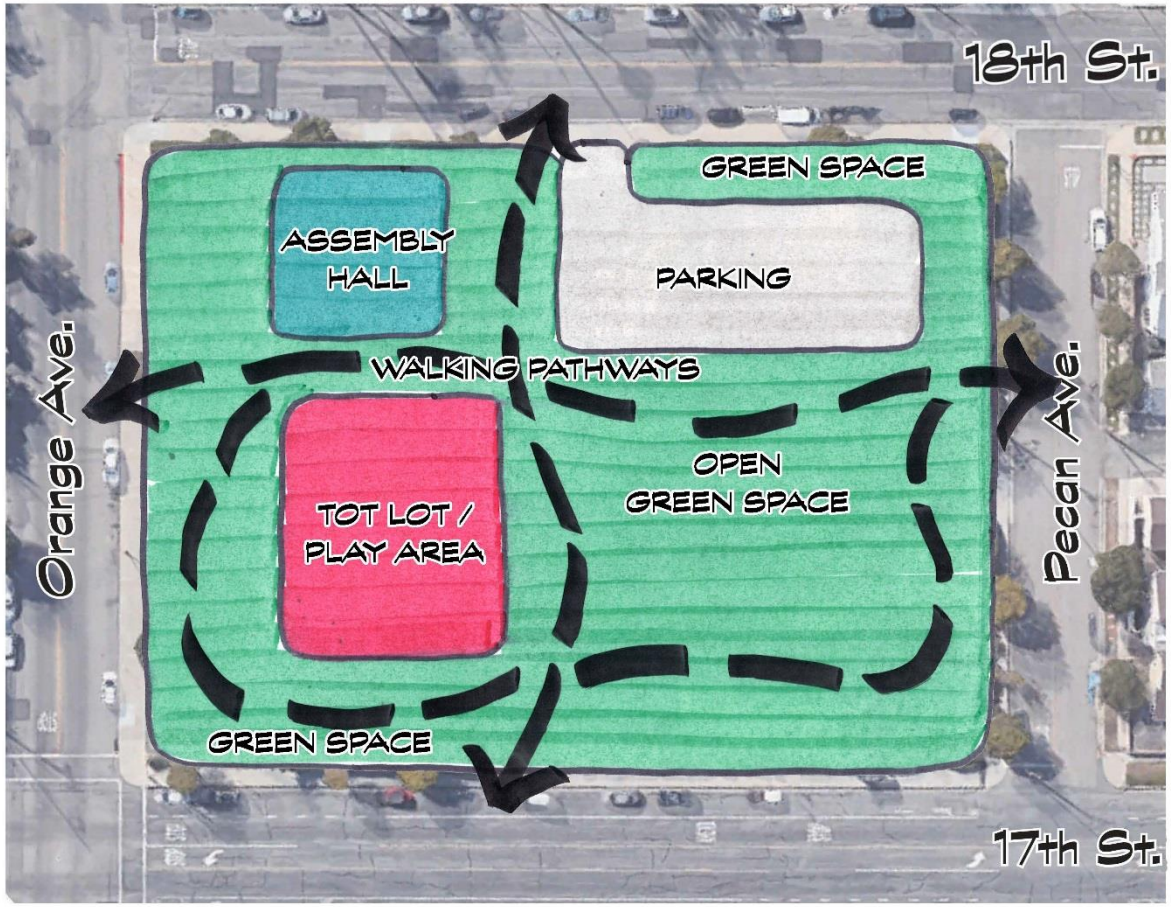
Consensus Plan



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CONSENSUS PLAN

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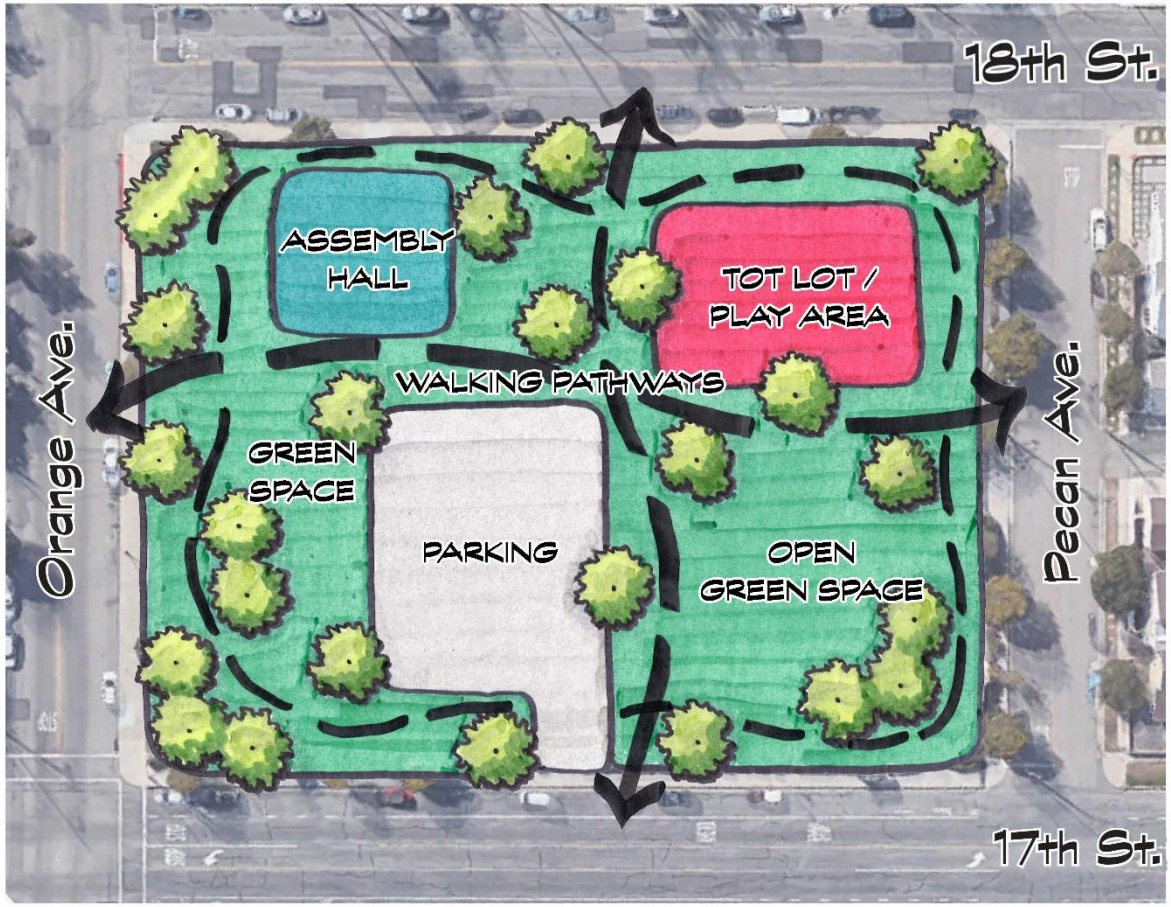
Conceptual Bubble Diagram



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CONCEPTUAL BUBBLE DIAGRAM
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Master Plan Development

Next Steps

THANK YOU

Community Inspired Spaces

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