Placer County

Multigenerational Community Center
Feasibility Study

Committee Workshop #3 | October 14, 2015

Social

Environmental

Economical
AGENDA

6:00 PM  Introductions

6:05 PM  Multigenerational Community Center Overview & Process

6:30 PM  Feasibility Concepts

7:00 PM  Small Group Engagement

7:30 PM  Report Out

8:00 PM  Adjourn
Mission of the Feasibility Study

Through a community-inclusive process, determine the viability of a potential community center that provides programs for a wide range of ages in the greater Auburn area.

Purpose of the Feasibility Study

The feasibility study will identify the need for a community center and, if found to be needed, creates a vision, describes opportunities & constraints, costs and potential funding sources for identified project options.
Multigenerational Community Center | Feasibility Study Approach

**IMAGINE**  
Step 1. Capture the Big Picture “Vision”  
Step 2. Identify Community Goals & Needs  
| June  
| July – September

**DESIGN**  
Step 3. Assess Existing Assets & Partnerships  
Step 4. Develop Economics Analysis  
| July – September  
| August – September

**CREATE**  
Step 5. Document Feasibility Study  
Step 6. Review & Approve  
| October  
| November - December
VISION | Multigenerational Community Center (MCC)

The Vision for our Multigenerational Community Center is to create enriching experiences & connections through collaboration

- Connecting the Community
- Multigenerational Experiences
- Collaboration; Sharing & Synergy
- Heart of the Community
- Make lives better & community more livable
- Sustaining Pride of Ownership
- The Whole Person & Family
### GOALS & NEEDS | Conceptual Program Priorities Matrix

<table>
<thead>
<tr>
<th>BODY</th>
<th>FITNESS</th>
<th>WELLNESS</th>
<th>CAPACITY</th>
<th>CONCEPT PROGRAM (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FITNESS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Aquatics – Indoor facility</td>
<td></td>
<td></td>
<td>15,000</td>
<td></td>
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<tr>
<td><strong>LABS</strong></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>• Fitness Classes – Aerobics, Yoga/Palates/Martial Arts, Family Oriented Options</td>
<td>2 Rooms / 30 Occ. Each</td>
<td></td>
<td>3,000</td>
<td></td>
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<tr>
<td><strong>SERVICES</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Transit Hub</td>
<td>Office / Lobby</td>
<td></td>
<td>500</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MIND</th>
<th>ENRICHMENT</th>
<th>EXPLORATION</th>
<th>EDUCATIONAL</th>
<th>CAPACITY</th>
<th>CONCEPT PROGRAM (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>EDUCATIONAL</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,000</td>
</tr>
<tr>
<td>• Classroom/Conference Spaces - Enrichment Programs</td>
<td>2 Rooms / 30 Occ.</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>• Maker Labs</td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>• Technology Lab – Computers, Printers, High Tech Equipment</td>
<td>1 Lab / 20 Occ.</td>
<td></td>
<td>1,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Arts Lab – Clay Works, Textile Arts, Crafts, Fine Arts, Culinary</td>
<td>1 Lab / 20 Occ.</td>
<td></td>
<td>1,500</td>
<td></td>
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</tbody>
</table>

| SERVICES | | | | 5,000 |
| • Sharing Library, Reading Room, Exhibit Space | | | |

<table>
<thead>
<tr>
<th>SPIRIT</th>
<th>COMMUNITY</th>
<th>SOCIALIZATION</th>
<th>SMALL GROUP GATHERING</th>
<th>CAPACITY</th>
<th>CONCEPT PROGRAM (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SMALL GROUP GATHERING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>• Café / Internt Café, Patio (Adjacent to Transit Hub)</td>
<td></td>
<td>50 Occ.</td>
<td></td>
<td>1,000</td>
<td></td>
</tr>
<tr>
<td>• Senior Center</td>
<td></td>
<td>50 Occ.</td>
<td></td>
<td>2,500</td>
<td></td>
</tr>
<tr>
<td>• Teen Center, Internet Café style, outdoor gathering space</td>
<td></td>
<td>30 Occ.</td>
<td></td>
<td>1,500</td>
<td></td>
</tr>
<tr>
<td>• Youth Programs and Childcare</td>
<td></td>
<td>50 Occ.</td>
<td></td>
<td>1,800</td>
<td></td>
</tr>
</tbody>
</table>

| LARGE GROUP GATHERING | | | Seat 800 Occ. / Kitchen | 20,000 |
| • Banquet/Conference Facilities | | | Seat 300 Occ. | 10,000 |
| • Performance Arts Space | | | | |

| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | 66,300 Net Program S.F. |
| | | | | 86,190 Gross S.F. @70% Efficiency |
EXISTING ASSETS & PARTNERSHIPS

**Ackerman School District**
- Bowman Charter School
- 13 Acre property on Bell Rd.

**Auburn Recreation District**
- Regional Park
- Railhead Park
- Canyon View Community Center
- Christian Valley Park
- Recreation Park
- Ashford Park
- Overlook Park
- Meadow Vista Park

**Auburn Senior Center**

**Auburn Union School District**
- Alta Vista Community Charter
- Sky Ridge Elementary School
- E.V. Cain S.T.E.M. Charter School
- Auburn Elementary School
- Rock Creek Elementary School
- District Office

**Boys & Girls Club**
- Mullin & McAdams Clubhouse; Lincoln Way
- E.V. Cain Extension
- Rock Creek Extension

**City of Auburn & Auburn Transit**

**Placer County & Placer County Transit**
- Dewitt Campus
- Fulweiler Campus (Domes)

**Placer Union High School District & Placer School for Adults (PSA)**
- Placer High School
- PSA: Various Lease Spaces
- Chana & Maidu
Facilities aligned with highest community priorities.

Programming cost recovery ranges from 17% (senior programs) to 100+% (childcare, camps).

Aquatics cost recovery ranges from 22% to 80%.

Understanding of high-level tolerance for subsidy versus need to self-fund through programs/rentals informs facility size and components.

Childcare, fitness are profit centers.
MCC | Feasibility Options and Observations

**Dewitt Center**
- Land available for single, all-encompassing facility
- Supports the North Auburn community

**North Auburn Campus | Regional Park + Parkside Church**
- Existing facility sized to accommodate many of the identified programs
- Not all programs can be accommodated on one site

**Bowman School**
- Planned expansion of facilities can accommodate Enrichment and Community Programs
- Shared cost of construction

**P.C. Fulweiler Campus (Domes)**
- Adjacent to County Library and Public Transportation
- Requires relocation of existing government programs not anticipated in the near term
MCC – Current Airport Overflight Zones
Multigenerational Community Center – Concept 1 | Dewitt Center

Dewitt Center (Centralized Concept)

Advantages
- Located in existing Placer County Campus
- Adjacent to existing social service facilities
- Built-in client base
- Land available for development
- Supports the North Auburn community
- Can be programmed to include all uses in one facility
- Outside airport risk-sensitive land use area
- Opportunities for Public Private Partnership

Disadvantages
- Significantly higher first costs
- Longer construction duration
- Possible phasing of programs and facilities
**North Auburn Campus** (Decentralized Concept)

**Advantages**
- Regional Park existing facilities support the activities of the Body.
- Parkside Church’s existing facilities could be easily improved to support non-secular activities of the Mind + Spirit
- Relationship with Chana & Maidu Educational Programs
- With the anticipated extension of Richardson Road, connectivity to the area will be enhanced
- Public transit currently available
- ARD’s adjacent 22 Acre Property

**Disadvantages**
- Airport Land Use Zone C1 restricts uses at Regional Park and Parkside Church
- Existing Conditional Use Permits for Regional Park building expansion has expire. Any new facilities would require a new CUP
- Existing Conditional Use Permits for Parkside Church restrict some uses for children and elderly. Deviation from CUP would require review by County Agencies
Multigenerational Community Center – Concept 2 | Parkside Church

Summary
Current Finished Space: 47,310 S.F.
Future Interior Improvements: 7,733 S.F.
Total Building: 55,043 S.F.
Regional Park

Advantages
- Existing Gym / Fitness Facility
- Exiting interior spaces, Lakeside room, available for meeting, conference or small banquet rentals.
- Fields & Open Space
- Adjacent 22 Acre Property

Disadvantages
- Limited uses based on Airport Compatibility Zone
- Expansion would require Public Agency review / CUP
Multigenerational Community Center – Concept 3 | - Bowman (Supplemental Option)

**Bowman School**

**Advantages**
- Joint-Use opportunities with (e) Campus & Planned Community Multipurpose Center
- Construction & Operations Funding
- Access off of Highway 80
- Outside airport risk-sensitive land use

**Disadvantages**
- Timing of Construction on Community Multipurpose Center
- Schedule Coordination during School Yours

Conceptual Campus Facilities Master Plan

Community Multipurpose Center (In design)
## MCC - Conceptual Program Facilities Inventory

<table>
<thead>
<tr>
<th>Concept</th>
<th>DEWITT CENTER</th>
<th>PARKSIDE CHURCH</th>
<th>REGIONAL PARK</th>
<th>BOWMAN SCHOOL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aquatics – Indoor facility</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
<tr>
<td>Fitness Labs</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Interior Improvements Necessary</td>
<td>TBD</td>
</tr>
<tr>
<td>Transit Hub / Stop</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>New Construction</td>
<td>New Construction</td>
</tr>
<tr>
<td>Classroom/Conference Spaces</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>New Construction</td>
<td>New Construction</td>
</tr>
<tr>
<td>Maker Labs - Technology</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>New Construction</td>
<td>New Construction</td>
</tr>
<tr>
<td>Maker Labs - Arts</td>
<td>New Construction</td>
<td>Requires CUP / Use Permit</td>
<td>New Construction</td>
<td>New Construction</td>
</tr>
<tr>
<td>Sharing, Reading, Exhibit</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
<tr>
<td>Café / Food Service</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
<tr>
<td>Senior Center</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
<tr>
<td>Teen Center</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
<tr>
<td>Youth Programs and Childcare</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>Youth</td>
</tr>
<tr>
<td>Banquet/Conference Facilities</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
<tr>
<td>Performance Space</td>
<td>Existing Facility</td>
<td>N/A</td>
<td>Existing Facility</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Legend:
- Green: Existing Facility, No Improvements Necessary
- Yellow: Existing Facility, Interior Improvements Necessary
- Orange: New Construction
- Red: Requires CUP / Use Permit

± 86,000 S.F. proposed program
± 55,000 S.F. existing facility
± 15,000 S.F. existing facility
± 22,000 S.F. MP addition
MCC – Feasibility Concepts

Concept 1: Dewitt Center

Likes:  Dislikes:
____________________________________________________  ______________________________________________________
____________________________________________________  ______________________________________________________
____________________________________________________  ______________________________________________________

Concept 2: North Auburn Campus | Regional Park & Parkside

Likes:  Dislikes:
____________________________________________________  ______________________________________________________
____________________________________________________  ______________________________________________________
____________________________________________________  ______________________________________________________

Concept 3: Bowman Campus | Supplemental Option

Likes:  Dislikes:
____________________________________________________  ______________________________________________________
____________________________________________________  ______________________________________________________
____________________________________________________  ______________________________________________________
MCC – Next Steps

1. Economic Analysis
   Capitol Costs & Operating Costs

2. Prepare DRAFT Feasibility Study

3. Present Findings / Options to Board of Supervisors