

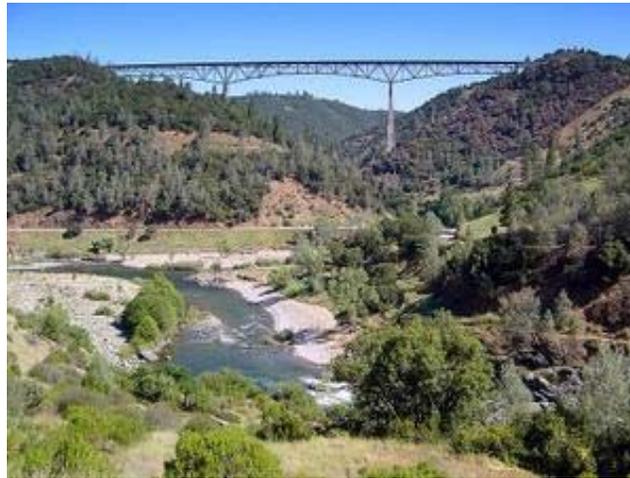
Placer County

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



Multigenerational Community Center

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.

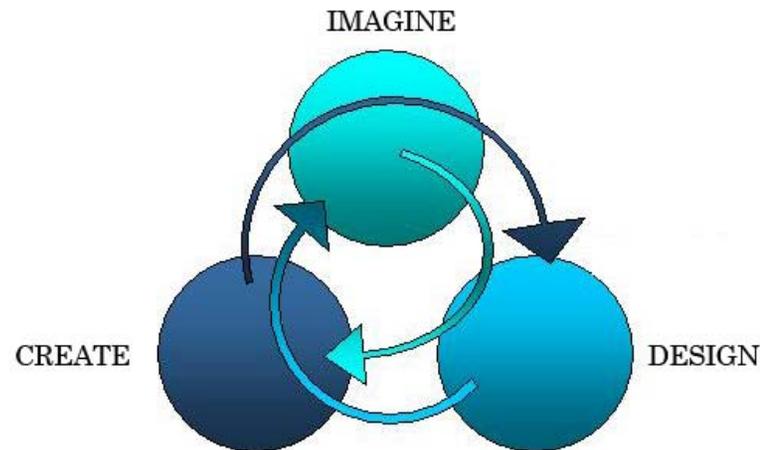
Purpose of the Feasibility Study

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”	June
	Step 2. Identify Community Goals & Needs	July – September
DESIGN	Step 3. Assess Existing Assets & Partnerships	July – September
	Step 4. Develop Economics Analysis	August – September
CREATE	Step 5. Document Feasibility Study	October
	Step 6. Review & Approve	November - December



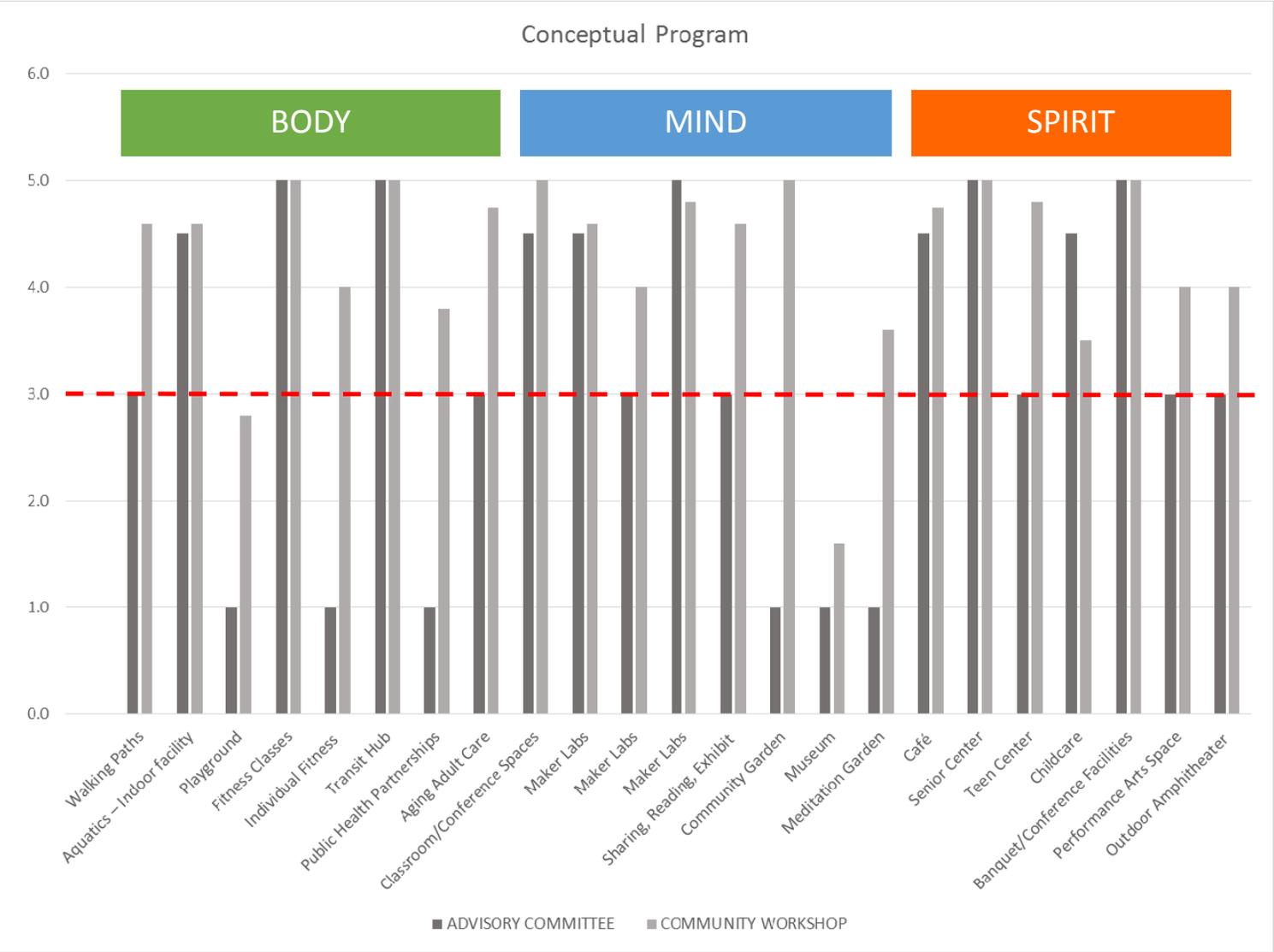
VISION | Multigenerational Community Center (MCC)

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



GOALS & NEEDS | Conceptual Program Priorities Matrix

		CAPACITY	CONCEPT PROGRAM (SF)	
BODY	BODY FITNESS WELLNESS			
	FITNESS			
		• Aquatics – Indoor facility		15,000
	LABS			
	• Fitness Classes – Aerobics, Yoga/Palates/Martial Arts, Family Oriented Options	2 Rooms / 30 Occ. Each	3,000	
SERVICES				
	• Transit Hub	Office / Lobby	500	
MIND	MIND ENRICHMENT EXPLORATION			
	EDUCATIONAL			
		• Classroom/Conference Spaces - Enrichment Programs	2 Rooms / 30 Occ.	3,000
		• Maker Labs		
		• Technology Lab – Computers, Printers, High Tech Equipment	1 Lab / 20 Occ.	1,500
		• Arts Lab – Clay Works, Textile Arts, Crafts, Fine Arts, Culinary	1 Lab / 20 Occ.	1,500
SERVICES				
	• Sharing Library, Reading Room, Exhibit Space		5,000	
SPIRIT	SPIRIT COMMUNITY SOCIALIZATION			
	SMALL GROUP GATHERING			
		• Café / Internt Café, Patio (Adjacent to Transit Hub)	50 Occ.	1,000
		• Senior Center	50 Occ.	2,500
		• Teen Center, Internet Café style, outdoor gathering space	30 Occ.	1,500
		• Youth Programs and Childcare	50 Occ.	1,800
	LARGE GROUP GATHERING			
		• Banquet/Conference Facilities	Seat 800 Occ. / Kitchen	20,000
	• Performance Arts Space	Seat 300 Occ.	10,000	
			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
- Recreation Park
- Railhead Park
- Ashford Park
- Canyon View Community Center
- Overlook Park
- Christian Valley Park
- Meadow Vista Park

Auburn Senior Center

Auburn Union School District

- Alta Vista Community Charter
- Auburn Elementary School
- Sky Ridge Elementary School
- Rock Creek Elementary School
- E.V. Cain S.T.E.M. Charter 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
- Chana & Maidu
- PSA: Various Lease Spaces



Ashland Youth Center



Truckee Recreation Center

ECONOMIC RESEARCH

- 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

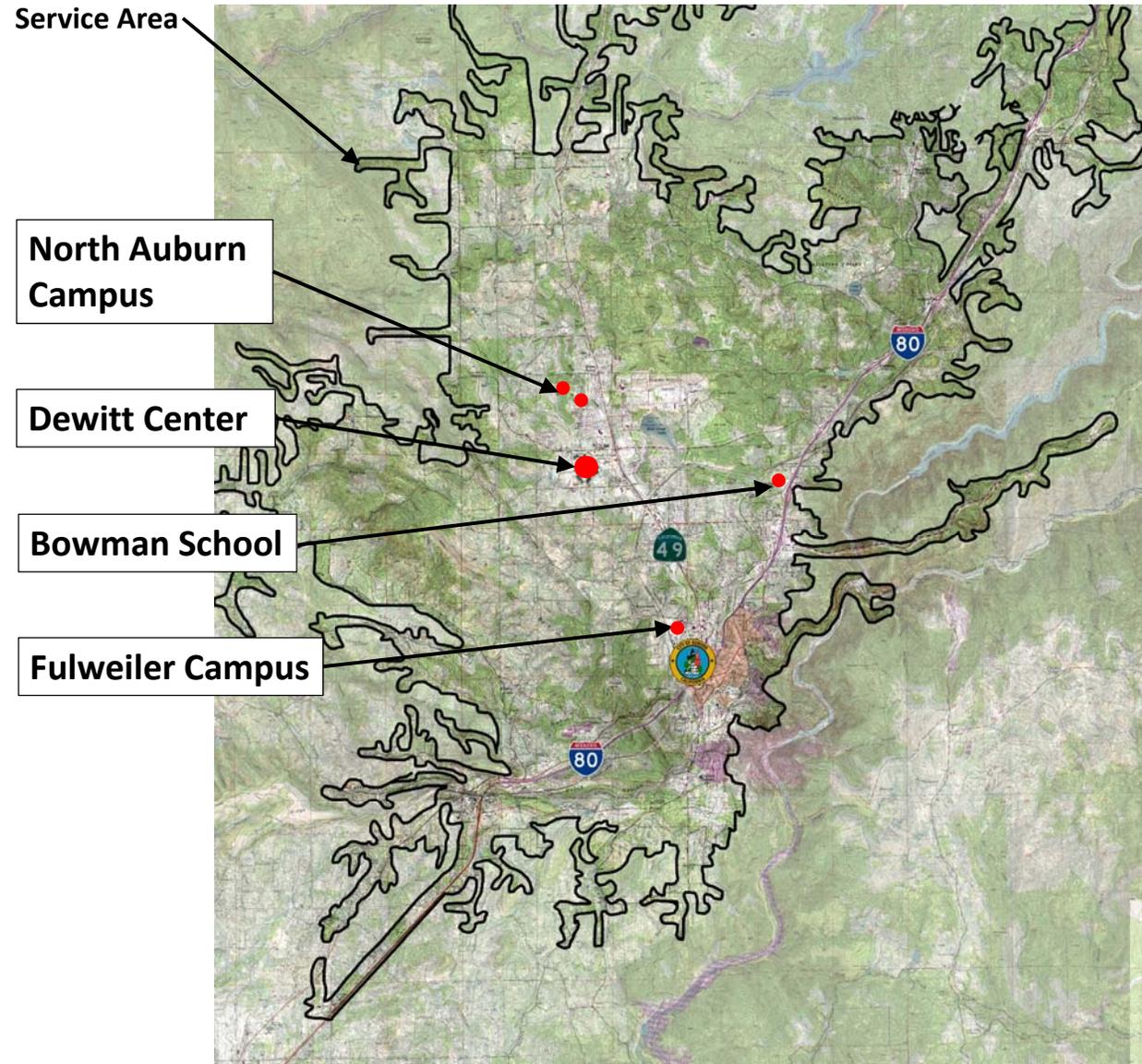
- Existing facility sized to accommodate many of the identified programs
- Not all programs can be accommodated on one site

Bowman School

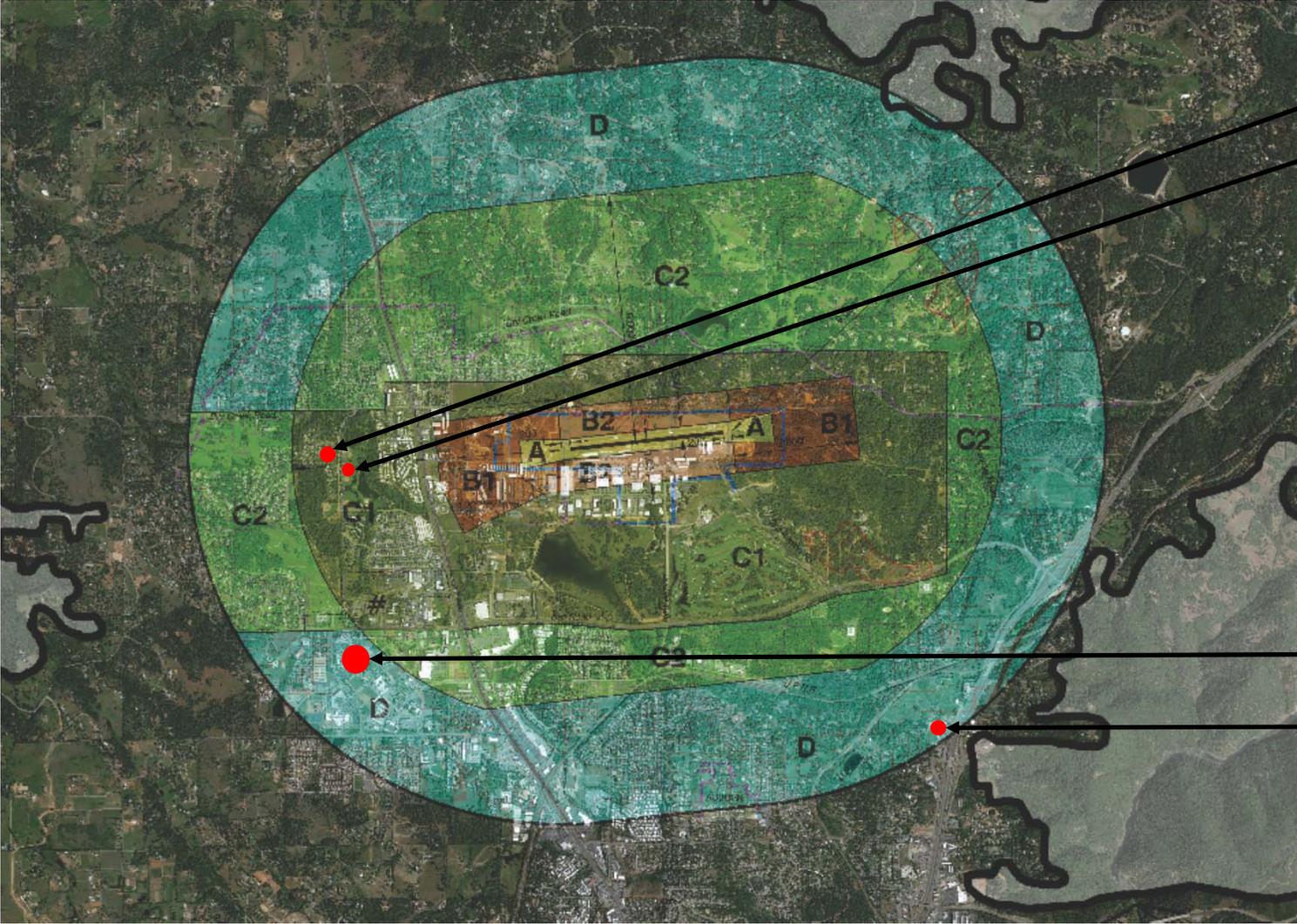
- Planned expansion of facilities can accommodate Enrichment and Community Programs
- Shared cost of construction

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



Parkside Church

Regional Park
Compatibility Zone C1

Dewitt Center

Bowman School
Compatibility Zone D

Multigenerational Community Center – Concept 1 | Dewitt Center



Dewitt Center (Centralized Concept)

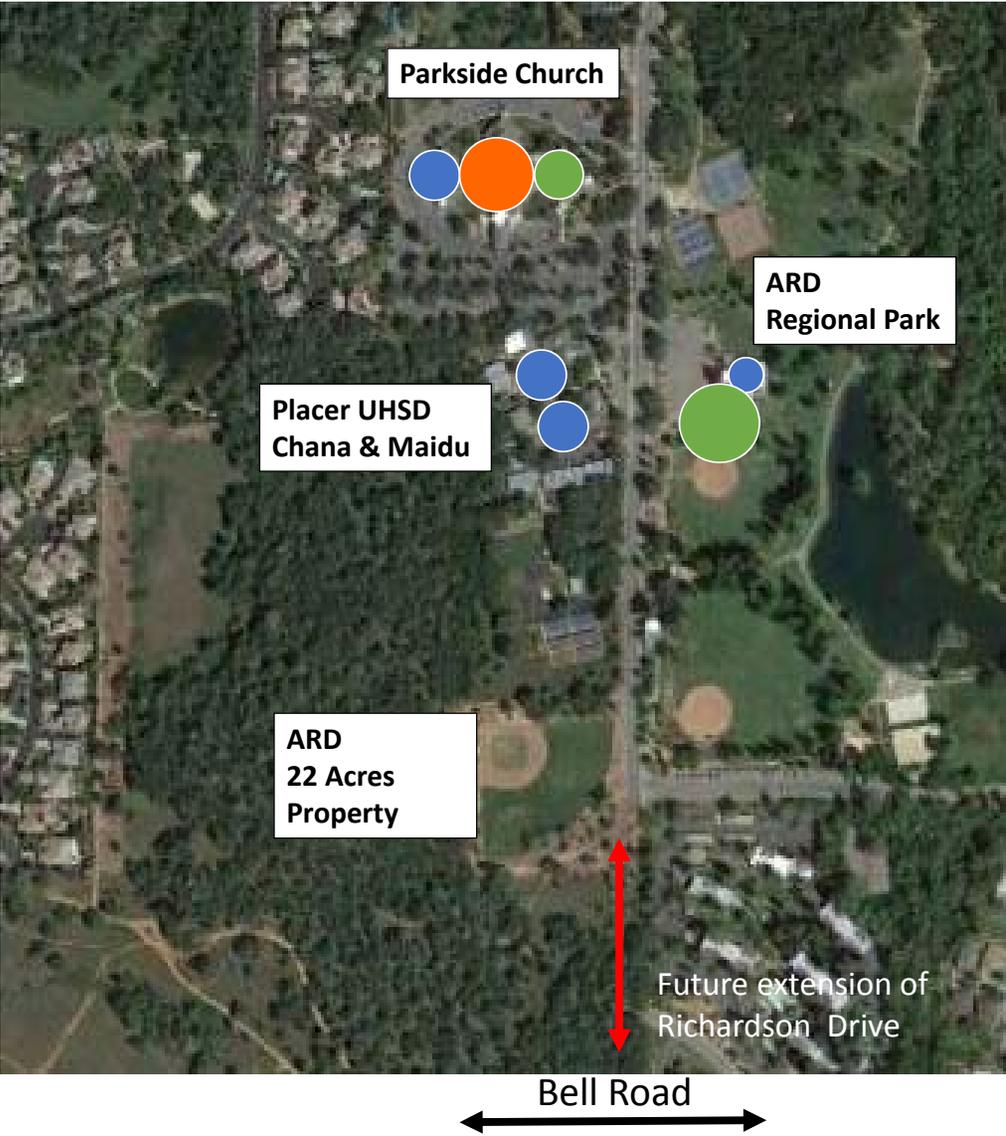
Advantages

- 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

Multigenerational Community Center – Concept 2 | North Auburn Campus



North Auburn Campus (Decentralized Concept)

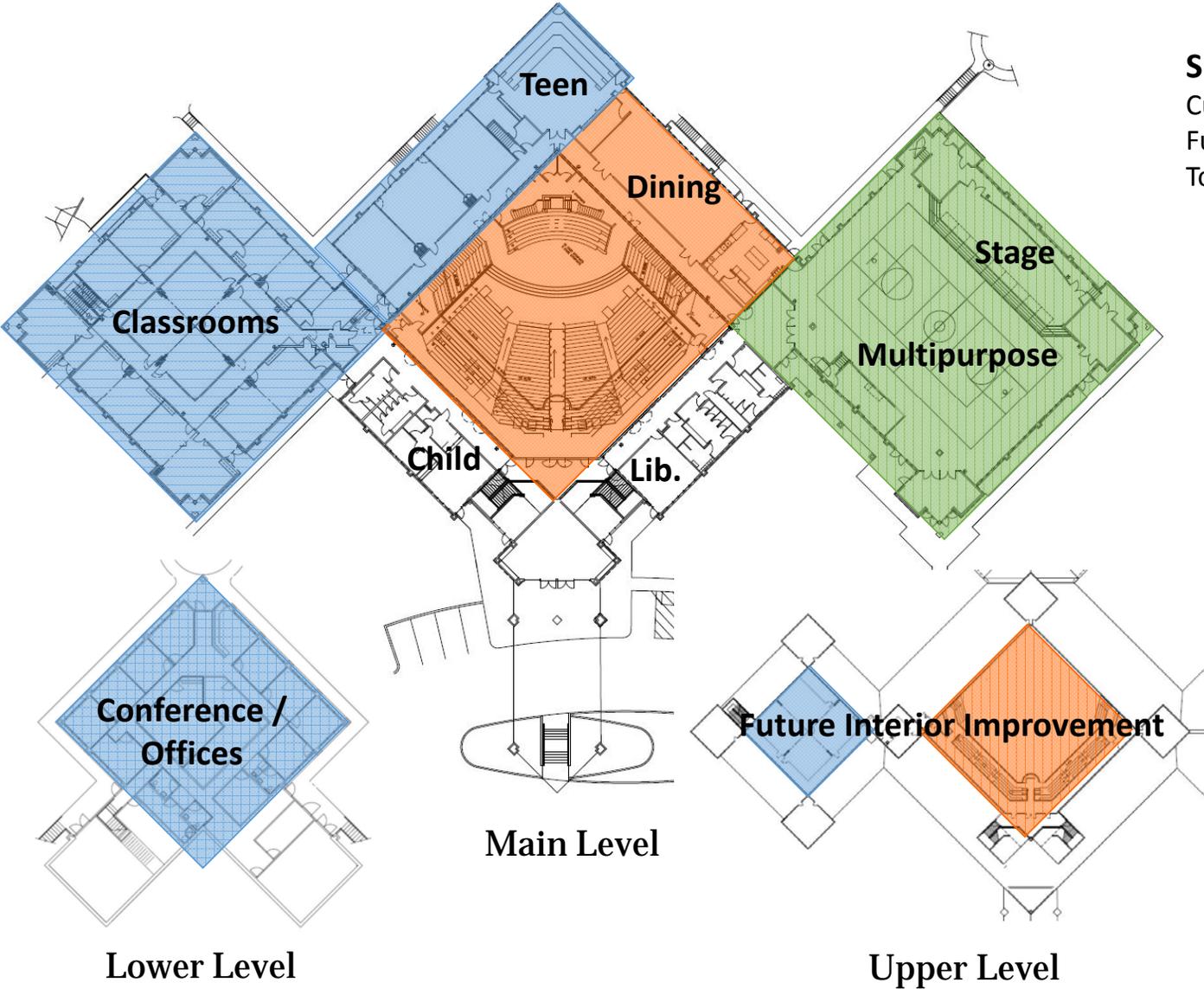
Advantages

- 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:	<u>7,733 S.F.</u>
Total Building:	55,043 S.F.

Multigenerational Community Center – Concept 2 | Regional Park



Regional Park

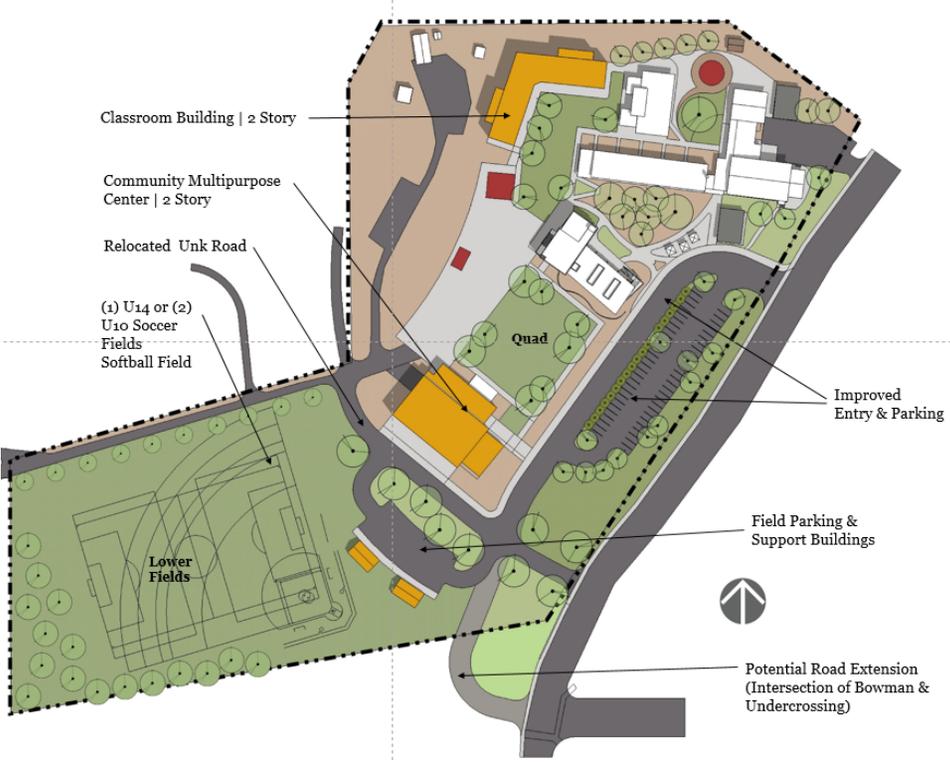
Advantages

- Existing Gym / Fitness Facility
- Existing 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)



Conceptual Campus Facilities Master Plan

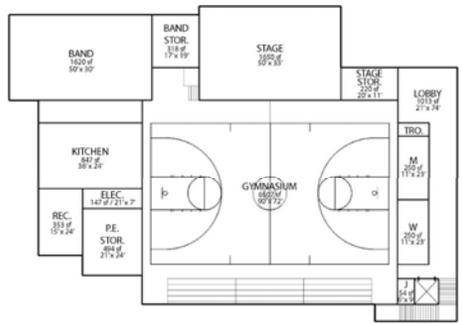
Bowman School

Advantages

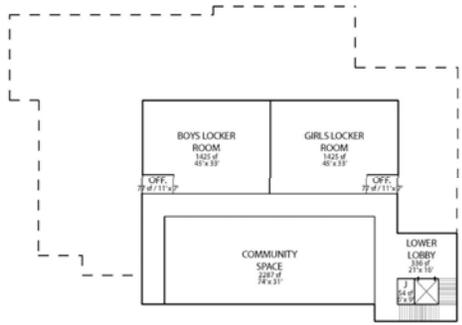
- Joint-Use opportunities with (e) Campus & Planned Community Multipurpose Center
- Construction & Operations Funding
- Access off of Highway 80
- Outside airport risk-sensitive land use

Disadvantages

- Timing of Construction on Community Multipurpose Center
- Schedule Coordination during School Years



Main Level



Ground Level

Community Multipurpose Center (In design)

MCC- Conceptual Program Facilities Inventory

	CONCEPT 1	CONCEPT 2		CONCEPT 3
	DEWITT CENTER	PARKSIDE CHURCH	REGIONAL PARK	BOWMAN SCHOOL
Aquatics – Indoor facility		N/A		N/A
Fitness Labs				TBD
Transit Hub / Stop				
Classroom/Conference Spaces				
Maker Labs - Technology				
Maker Labs - Arts				
Sharing, Reading, Exhibit				
Café / Food Service				
Senior Center				TBD
Teen Center				TBD
Youth Programs and Childcare				Youth
Banquet/Conference Facilities				N/A
Performance Space				
	± 86,000 S.F. proposed program	± 55,000 S.F. existing facility	± 15,000 S.F. existing facility	± 22,000 S.F. MP addition

Legend	
	Existing Facility, No Improvements Necessary
	Existing Facility, Interior Improvements Necessary
	New Construction
	Requires CUP / Use Permit

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

