



HUMAN SERVICES COMMITTEE

Agenda

Tuesday, August 19, 2014
2:00 pm

Madison Avenue Meeting Room
500 SW Madison Avenue

- | | |
|------------------------------------|---|
| Discussion/ Possible Action | I. Parks and Recreation Draft Master Plan Recommendation to Relocate Senior Center (Attachment) |
| Information | II. Other Business |

Next Scheduled Meeting

Tuesday, September 2, 2014 at 2:00 pm
Madison Avenue Meeting Room, 500 SW Madison Avenue

Agenda

Social Services Fiscal Year 2013-2014 Final Report
Arts and Culture Strategic Plan Update

MEMORANDUM



To: Human Services Committee
From: Karen Emery, Director Parks and Recreation Department
Date: July 8, 2014
Subject: Chintimini Senior Center Location

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Issue:

The Parks and Recreation Department has identified limitations and constraints at the Chintimini Senior Center's current location. Should the Senior Center remain at this location or move elsewhere?

Background:

The draft Parks and Recreation Department Master Plan assessed all parks and facilities. The consultant's assessment of the Senior Center identified the following: *"parking is a major issue that limits participation in scheduled activities. The front entry could have more presence and clarity. Facility needs more multi-purpose, fitness and garden space. Connections to an outdoor space from the south building face would enhance the Center's rent-ability. Interior of facility is dated as well as the furnishings. Remodel plans exist, but the bond measure did not pass to fund this remodel. Exterior of facility is well established and appears to be aging well. Storage space seems adequate and is well organized. Computer lab is very small. The kitchen appears to function well.*

Master Plan Recommendation: The surrounding housing developments have reduced the usefulness of this facility in its current location. This facility should be relocated to a more beneficial location in Corvallis. This facility should be repurposed to parkland space to serve the OSU student and surrounding population, and/or become an enterprising venture."

This assessment wasn't new information to staff. Staff had developed, and City Council adopted, a significant building expansion plan in 2008 that included expanded parking (Attachment B). The bond levy to fund the expansion of the Senior Center failed by a narrow margin of 1,100 votes. Staff regularly receives negative feedback about the limited parking.

Discussion:

The current location is very near the center of Corvallis. A review of the map depicting where people age 50 and older currently reside (Attachment A) indicates that moving the Center to the North would place the facility near the center of where the majority of people reside. It would increase the commute for those living in South Corvallis.

The adopted Master Plan for the Senior Center and Chintimini Park recommended additional parking and expanding and remodeling the building. This plan showed a new parking lot with

sixty-seven (67) new spaces. If this location is determined to be preferred, the expansion and remodel can be completed in phases (Attachment B).

The Senior Center has been named in the Leonard and Edith Chandler Trust for a donation of approximately \$700,000. US Bank is the Trustee and will distribute this trust for the expansion of the physical site of the Chintimini Senior Center. The expansion must begin by November 7, 2018. Failure to begin expansion results in 2/3 of the trust being reallocated and distributed to other beneficiaries. The remaining 1/3 will be distributed to the Senior Center for its general charitable purposes. The Trust will be applied to either the current location or a new location.

The Trust and its deadline have caused staff to seek direction from Council at this time. If Council's direction is to keep the current location, staff and stakeholders will then update the adopted Master Plan reflecting any potential changes. Staff will develop construction drawings, cost projections, a phased approach, and a funding plan for the project. In addition to the Chandler Trust, the project is eligible for SDC funding. Staff will also apply for matching grants.

Recommendation:

Staff seeks Council direction regarding the location of the Senior Center.

Review and Concur:



James A. Patterson, City Manager

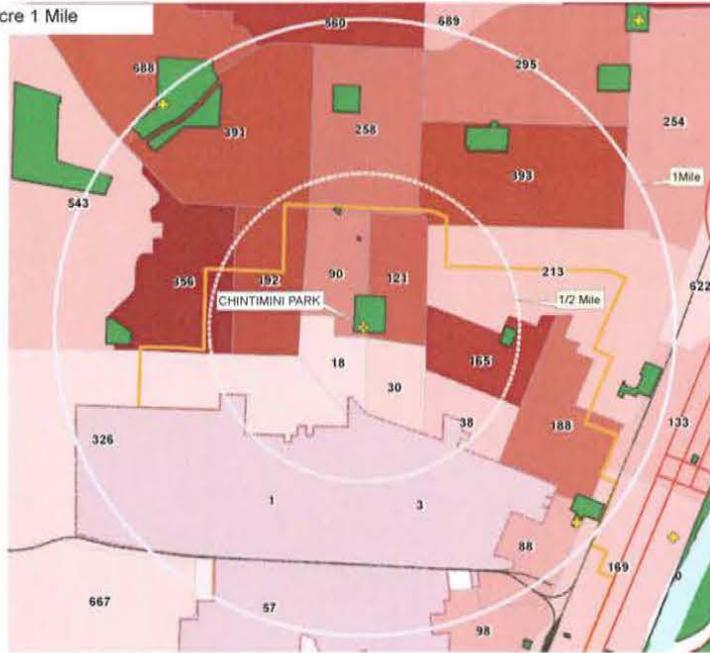


Nancy Brewer, Finance Director

Attachment A - 50+ Demographic Analysis Perspective Map
Attachment B – Senior Center Site and Building Plans

CORVALLIS, OREGON PARKS AND RECREATION MASTER PLAN

MAP F-1: 50+ Population per Acre 1 Mile



MAP F2: Study Area 50+ Population per Acre



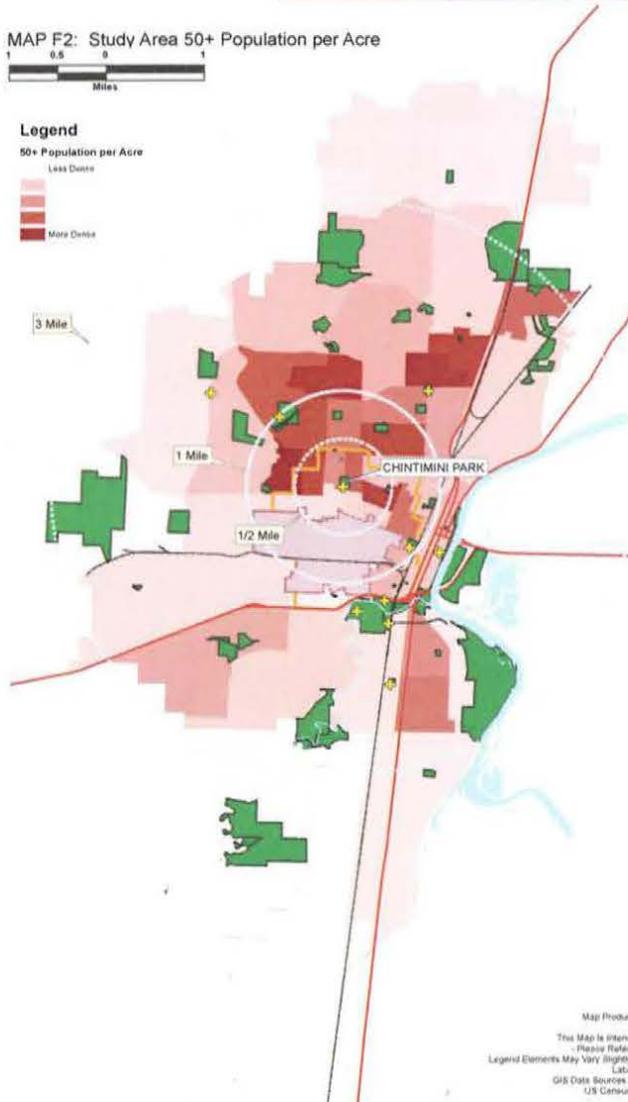
Legend

50+ Population per Acre

Less Dense



More Dense

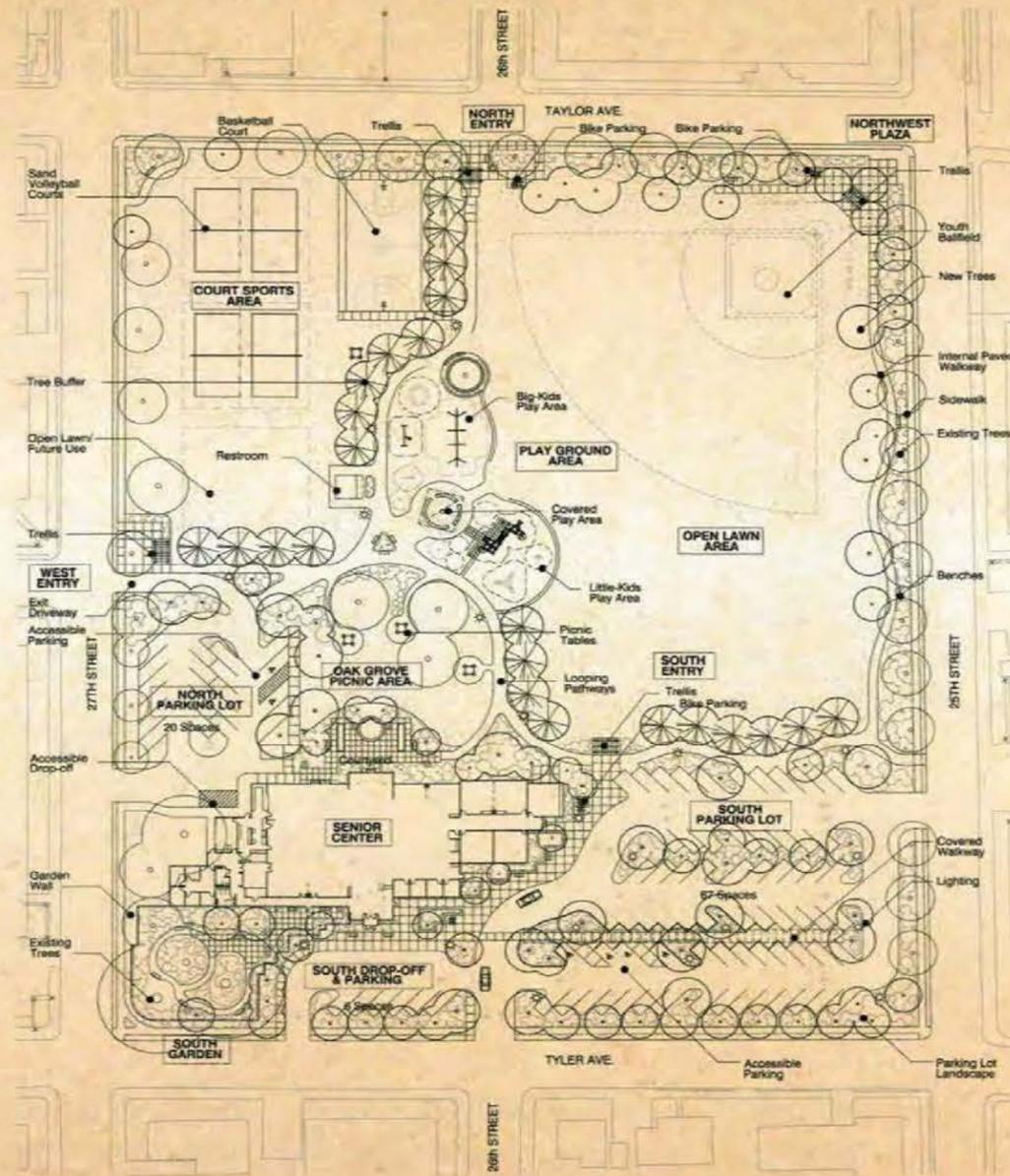


Map Produced for the Corvallis, Oregon Master Plan
By The GRASPS Team
This Map is Intended For Planning & Discussion Purposes Only
Please Refer To The Project Documents For Map Details
Legend Elements May Vary Slightly In Size, Color And Transparency From Those Shown On Map
Labels are limited to ensure legibility
GIS Data Sources May Include: City of Corvallis, State of Oregon
US Census, ESRI, GRASPS Team - January 2012
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— New Chintimini Senior Center & Park Site Plan —

— New Chintimini Senior Center Building Plan —



Note: You may visit www.ci.corvallis.or.us for larger building and site plan views and reference.



View D - View to North Side of Center from 27th Street



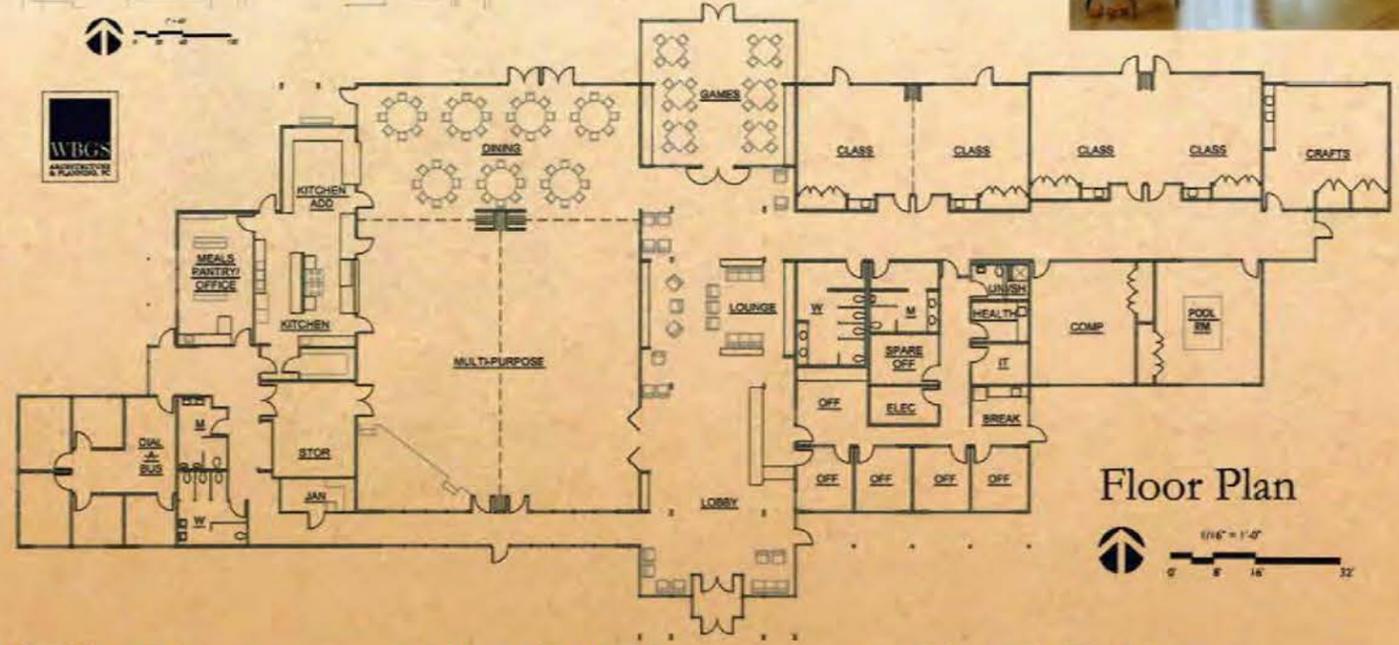
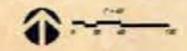
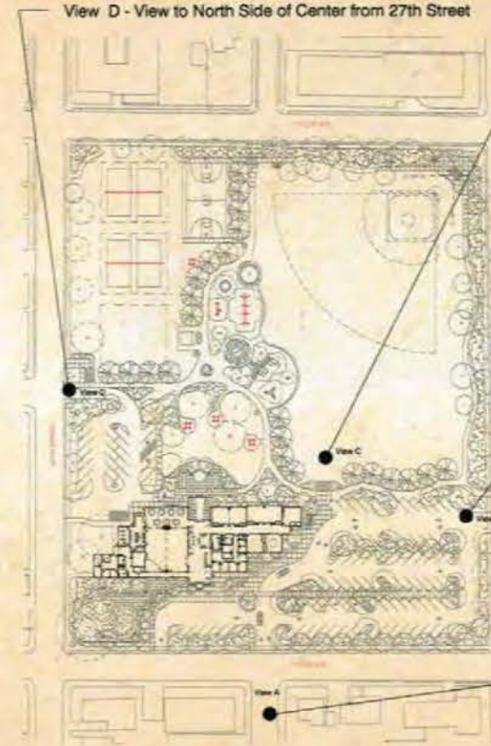
View C - View to North Classroom Wing and Games Room from Park



View B - View to Entry from Parking



View A - Entry to Center from Tyler Ave.



Floor Plan

State of the Art Features

Surrounding Area and Park

- A Covered Building Entrance
- An Exterior Garden Area
- A New Basketball Court
- A New Picnic Shelter in the Park
- Expanded Parking

The Center

- New Lobby with Reception Area
- Larger Lounge Area
- New Dining Area

- New Fitness Room
- Enlarged Computer Lab
- Two New Classrooms

- Built in Audio Visual and Wireless Computer Access
- Enlarged Game Room

- Additional Office Spaces for Dial-A-Bus & Senior Meals Programs
- Enlarged Kitchen