

**CITY OF HUNTINGTON BEACH
COMMUNITY SERVICES COMMISSION
REQUEST FOR ACTION**

MEETING DATE: JUNE 8, 2016

SUBMITTED TO: COMMUNITY SERVICES COMMISSION

SUBMITTED BY: JANEEN LAUDENBACK, DIRECTOR, COMMUNITY SERVICES

PREPARED BY: DAVID DOMINGUEZ, FACILITIES, DEVELOPMENT & CONCESSIONS MANAGER, COMMUNITY SERVICES

SUBJECT: RE-USE OPTIONS FOR RODGERS' SENIOR CENTER SITE, LOCATED AT 17TH STREET AND ORANGE AVENUE

Statement of Issue: With the construction of the new Senior Center in Central Park and the moving of senior services from the Rodgers Seniors' Center at 17th Street and Orange Avenue, there is a need to re-designate the property for other park, recreation and Community Services programs and activities. Per City Council direction, staff is to work through the Community Services Commission and public process to determine the most appropriate use for the property.

Funding Source: TBD

Recommended Action:

No action is being requested at this time. The item is being presented to Commission for informational purposes. Commission action will be requested at future meetings through the public process.

Analysis: Per Council direction at the February 16, 2016 City Council meeting, the Community Services Department has been directed to follow the public process working through the Community Services Commission to produce a plan for the re-use of the parkland currently functioning as the Michael E Rodgers Seniors' Center / Senior Outreach Center site. Also, at the request of City Council, staff is to develop an interim plan to continue to program the Michael E. Rodgers Seniors' Center and the Senior Outreach Center for community programs and veterans activities until such time that a permanent plan is in place for any potential reconfiguration and reuse of the site.

Site History/Current Status

The 2-acre parcel is zoned as Park Open Space. It is included in the City's parkland inventory and has functioned as the Rodgers Senior' Center since 1975. Prior to 1975, it functioned as a public park including a ball field and playground. In 1948, old Army barracks from Santa Ana were relocated to the site to serve as a recreation building and offices for the Parks & Recreation Department. In 1984, the barracks were modified and

renovated to create an assembly hall. At that time, parking was expanded and the park amenities were eliminated. The Outreach Center was added to the property in 1992.

Interim Use

The site currently provides recreation and social services to the senior population, with the larger recreation building housing classes, group meetings and social gatherings. The smaller Outreach building provides services to the homebound and frail senior population. With the opening of the new Senior Center in Central Park, all programming and services will move to that facility leaving a need for the site to be utilized for other purposes. As directed by Council, staff will develop a plan for interim use until such time that an approved re-use of the site is determined. As part of the plan, a physical analysis with projected revenues and expenditures to include rental income (without taking away from existing rentals at the new Senior Center in Central Park) will be included. This analysis will also include the cost for cleanup, repair and refurbishing of the building as provided by Public Works, including the costs of any asbestos, lead, etc.

Re-Use of the Site

Permanent re-use of the property was discussed at April 16, 2016 Council meeting. Councilmember Peterson and Council Member Posey brought forward separate Council Submitted items regarding re-use of the property. Based on the language in Council Member Peterson's Council Submitted Item on the April 18, 2016 agenda, the initial concept will be a neighborhood park and a community use facility that will include a dedicated veterans' memorial hall. (Attachment 1) Councilmember Posey's item proposed conducting an advisory vote to determine if there was public support to sell the property in order to fund city-wide park projects. Councilmember Posey later withdrew his recommendation but, the option to sell a portion of the property for residential development and a park ensued. At the conclusion of discussion, staff was directed to present options on re-use of the site, working through the Community Services Commission. Council also directed staff to present options in a charrette style format to obtain public input.

Community Services staff will prepare several general concepts for the 2 acre parcel of parkland as follows:

1. Sell a portion of the property for residential development and include a neighborhood park.
2. Keep the property as is and use both buildings as community rental facilities.
3. Develop a neighborhood park but keep the Outreach building as community meeting space.
4. Demolish both buildings on the property and develop the entire site into a public park.

These concepts will be presented to the Community utilizing the Community Services Commission as the mechanism for hosting public input meetings. At these meetings, the public will have an opportunity to provide input on the concepts presented, including preferences on specific park amenities and possible residential development.

This process will ultimately determine appropriate uses for the 2-acre parcel of parkland, including opportunities for open space, park amenities, a dedicated Veterans' Memorial Hall and possible residential development on the property.

Staff will follow the following steps for this process:

- Community Services and Public Works to conduct cursory site analysis including opportunities and constraints.
- At the Community Services Commission meeting, Community Services staff to conduct a preliminary design workshop to gain public input on desired outcomes for parcel development.
- After design workshop has been completed, present a preliminary conceptual plan to the Community Services Commission.

At the conclusion of this process, the City will work with a consultant to develop a master-plan for re-use of the site. This plan will provide the City with next steps for the development of the parcel as directed by the public process, including entitlement and environmental requirements and projected development costs. Future meetings regarding the property will be noticed per the standard protocol for Public Input meetings conducted by the Commission.

Environmental Status: N/A. Once determined, re-use of the site will be subject to the appropriate environmental review.

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