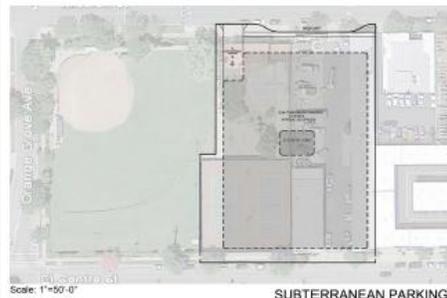


SouthPasadena Community Center Feasibility Study



ANALYSIS OF SITE OPTIONS

Conceptual Layout: Option 1
Orange Grove Park



Conceptual Layout: Option 2
El Centro Office



Conceptual Layout: Option 3
Orange Grove and El Centro Office



DECEMBER 2014

CITY OF SOUTH PASADENA

COMMUNITY CENTER FEASIBILITY STUDY

ANALYSIS OF CONCEPT OPTIONS

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- I. Overview explanation of the three site concepts and how they were derived
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- VI. Analysis of architectural styles and community input
- VII. Next steps

BACKGROUND

The City of South Pasadena is exploring the feasibility of a community center.

To assist in the study, the Ad Hoc Community Center Committee was formed in August 2013. The committee is tasked with exploring the need for a community center, exploring possible locations for the center, determining funding options, and proposing program recommendations.

In April 2014, the City hired ICG, Inc. as consultant to conduct a feasibility study for the community center. ICG, Inc. was selected based on the fact that they are a local firm that is familiar with the City and its unique charm, as well as their vast experience with municipal projects, feasibility studies and Community Centers. It was found based on the above information that ICG has the best interest of the City in mind.

SouthPasadena
Community
Center



I. Overview explanation of the three site concepts and how they were derived

The City of South Pasadena is exploring the feasibility of a new community center. To assist in the study, the Ad Hoc Community Center Committee was formed in August 2013. The committee is tasked with exploring the need for a community center, exploring possible locations for the Center, determining funding options, and proposing program recommendations. The following tasks have been accomplished so far:

- ✓ Staff workshop on programming needs and facility needs
- ✓ Data collection on existing facilities and programs
- ✓ Tour of the City to look at possible site locations
- ✓ Kick-off meeting with Ad-Hoc Committee to develop planning criteria/process
- ✓ On-line Community Survey – 387 responses
- ✓ Hard Copy Community Survey – 247 responses
- ✓ Stakeholder Interview with the Mayor and City Manager
- ✓ Stakeholder Interview with the School District
- ✓ Focus Group with Seniors & Library stakeholders
- ✓ Focus Group with Teens & Youth stakeholders
- ✓ Focus Group with Clubs/Organizations/User Groups
- ✓ Existing Conditions Report showing community input results and recommended program space needs for new community center
- ✓ Site location spreadsheet analysis to rank possible sites for a new community center
- ✓ Ad-Hoc Committee review of sites and selection of top 3 to develop concept site plans to see how recommended programming space fits on the site
- ✓ Preparation of preliminary site plan space analysis for top 3 recommended sites by Ad-Hoc Committee
- ✓ Community “Open House” to view and comment on the three site options selected by the Ad-Hoc Committee

All three options selected by the Ad-Hoc Committee can accommodate the spaces needed to meet the recreation programming and community service needs defined in the Existing Conditions and Needs Analysis Report. The following amenities were included in the overall conceptual space analysis design options at various scales:

Community Center Amenities

- Multi-purpose Room with a Full Kitchen (with Teaching Capabilities)
- 4 Multi-purpose Classroom/Meeting Rooms
- Fitness & Exercise Rooms
- Gymnasium with Second Level Walking Track



- Administrative Offices for Parks and Recreation/Community Services

Senior Wing

- Multi-purpose/Dining Hall
- Computer Room and Lab
- 3 Conference/Counseling Rooms
- Large Multi-purpose Divided Card and Game Room
- Senior Offices/Storage/Transportation Dispatch



Youth/Teen Wing

- Teen Multi-purpose Activity Room
- Music Studio
- Large Classroom/Meeting Room
- 2 Counseling Offices
- Conference Room
- Youth Day Camp Multipurpose Activity Room
- Courtyard Playground and Outdoor Activity Area



Cultural Wing

- Multipurpose Crafts Studio
- Dance Studio
- Music Instruction Studio
- Theater/Lecture Hall



All site options are conceptual in nature. Some of the design layouts, parking counts and space allocation may be modified as designs are developed further. The current information and conceptual designs are to be used as a guiding tool, not as a definitive design or number.

Option 1 – Orange Grove Park and City Maintenance Yard

This option envisions developing a new community center containing four wings or sections in a central location using a portion of the existing Orange Grove Park site and the property that is currently the City Maintenance Yard located adjacent to Orange Grove Park.

Under this option the existing softball/soccer/turf areas on the west end of the park would remain as is and continue serving the recreation and open space needs of the community.

The existing recreation building (former city swimming pool closed in the 1970's and remodeled into a community building for youth and teen programs) would be demolished. The City Maintenance Yard on the east side of the park would also be demolished (City is moving water maintenance facilities and streets and park maintenance to other locations), thus possibly making way for the use of this property for community center purposes.



By utilizing the eastern portion of Orange Grove Park and the City Maintenance Yard property (Pictured above)

One of the main concerns expressed in the community outreach and Ad-Hoc Committee meetings is the need to provide adequate parking and easy access to the new community center. Option 1 would contain a two level subterranean parking structure containing approximately 250 parking spaces.

For easy access there will be a large drop off and pick up area on Mission Street at the front entrance to the community center. There will also be a drop off and pick up area on El Centro Street to accommodate the entrance to the community center from El Centro Street.

The ground floor will contain a large entry plaza off of Mission Street with fountains and water play/spray features for aesthetics and community use in the summer time. The entry plaza will lead into a common lobby and administration area. On the west side of the entry plaza there will be the youth/teen wing and on the east side of the entry plaza there will be the senior wing. Moving through the lobby area towards the El Centro Street entrance there will be the gymnasium and indoor sports amenities.

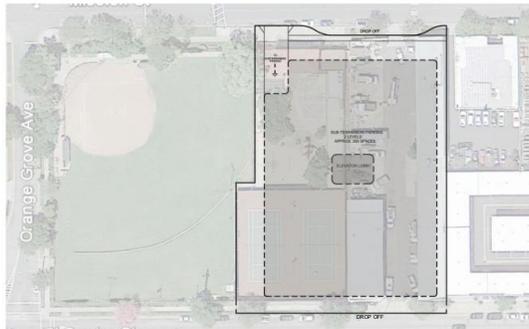
The third level will contain the cultural wing with related classrooms, roof top tennis courts, and a roof top courtyard event area. There is potentially room for one of the following depending on final design options: a roof-top community garden, an open space area, or a basketball court.

The Conceptual Layout Option 1 graphic and three level concept site plans on the following pages show how this option would work on the existing Orange Grove Park site (leaving the softball and soccer fields in place) and utilizing the City Maintenance Yard site.

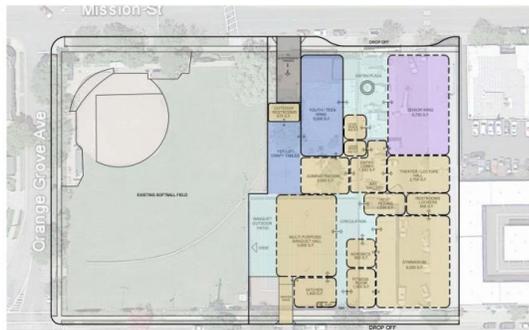
Orange Grove Park and City Maintenance Yard



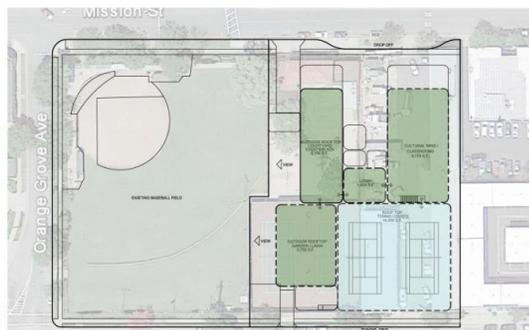
City of South Pasadena Community Center Open House Workshop Conceptual Layout: Option 1 Orange Grove Park



Scale: 1"=50'-0" SUBTERRANEAN PARKING



Scale: 1"=50'-0" GROUND FLOOR



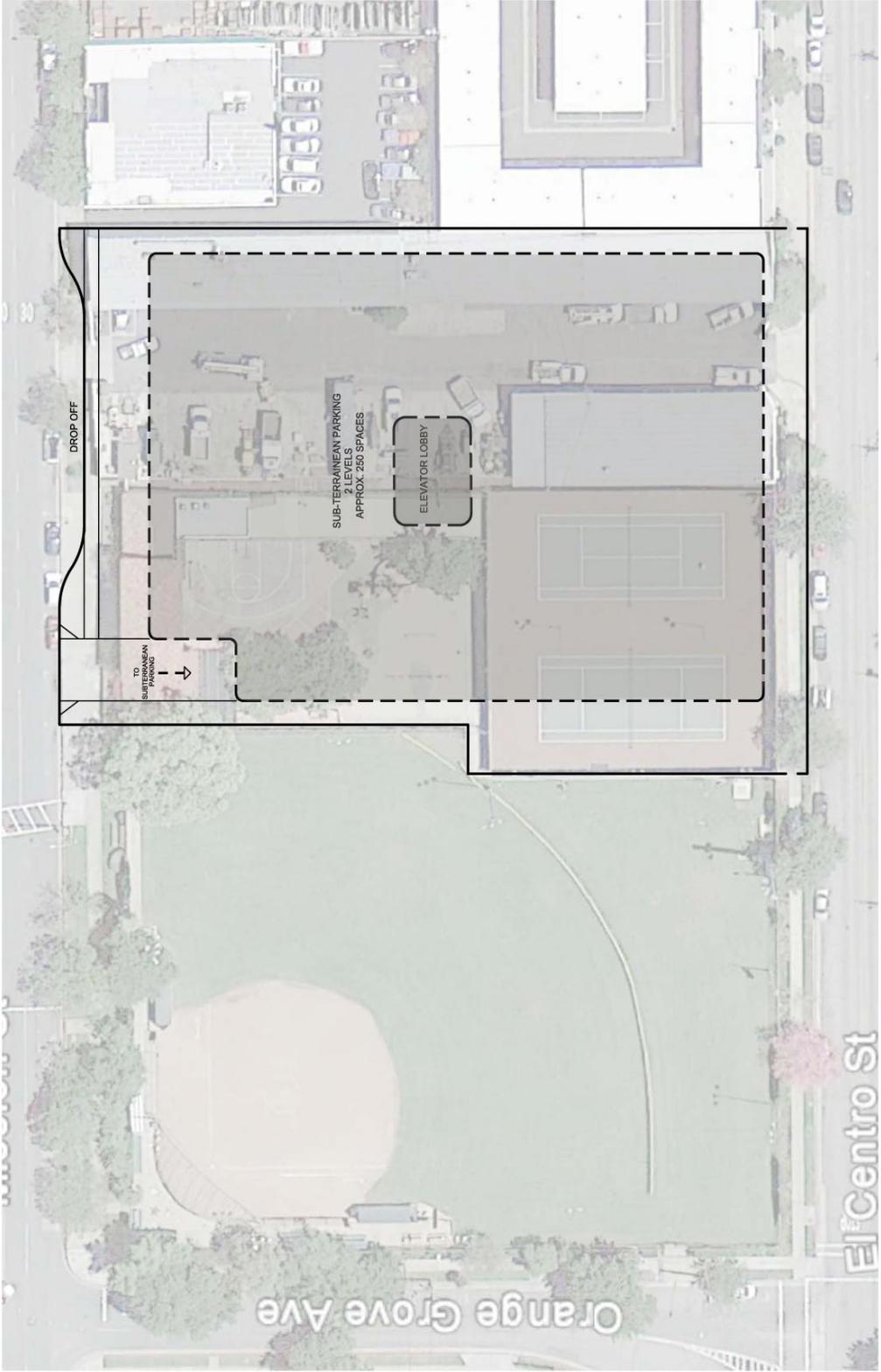
Scale: 1"=50'-0" SECOND FLOOR

Option 1 - Legend

Program Space	Proposed S.F.	Allocated S.F.
Community Center	27,367	27,568
Senior Wing	6,679	6,750
Youth Teen Wing	5,958	8,000
Cultural Wing	19,800	21,180
Parking Spaces	400	250

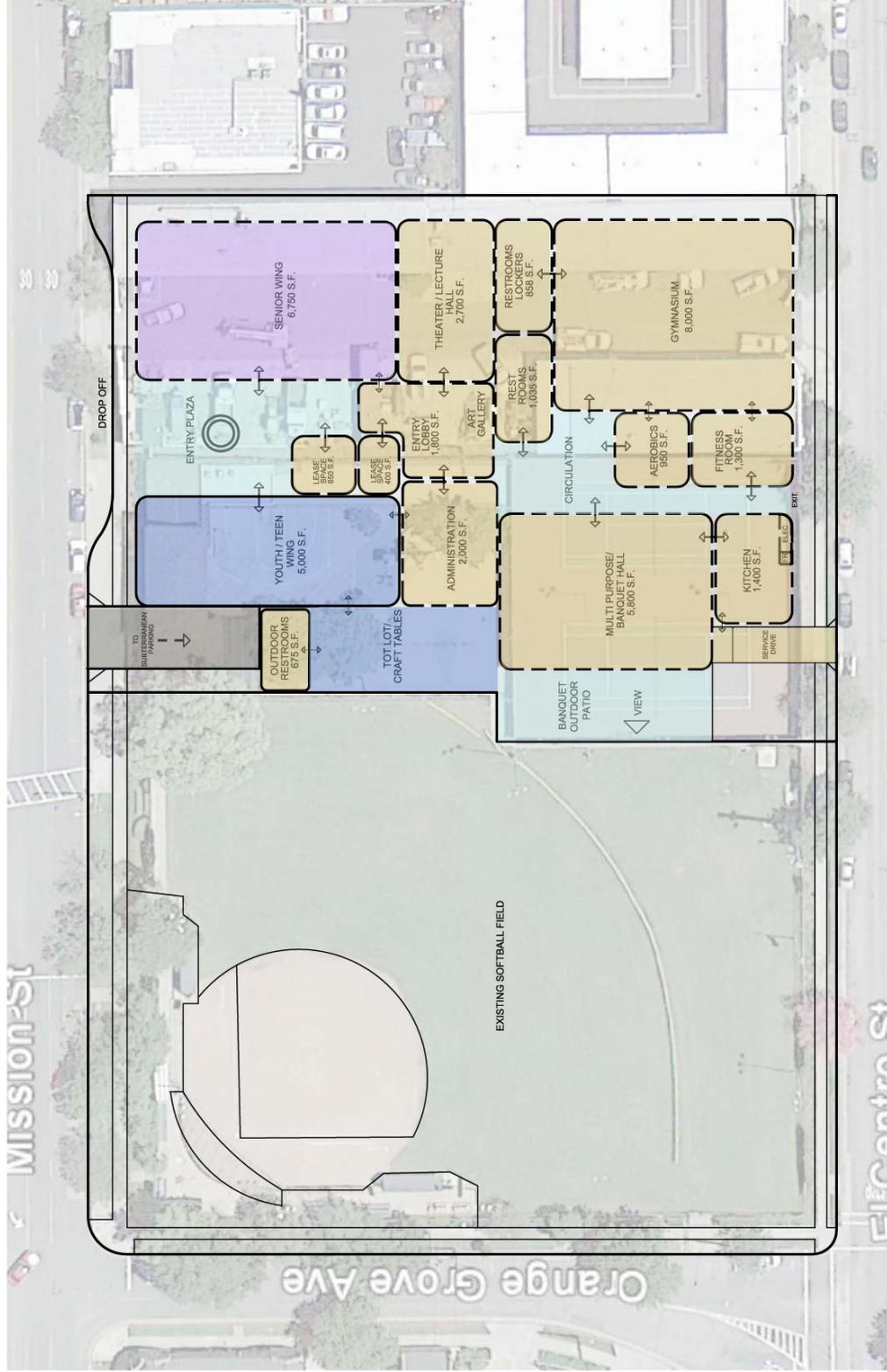


October 18, 2014



SUBTERRANEAN PARKING

Scale: 1"=50'-0"



Scale: 1"=50'-0"

GROUND FLOOR



SECOND FLOOR

Scale: 1"=50'-0"

Option 2 – El Centro Street Office Complex Site

Option 2 envisions the City acquiring the two story office complex on the corner of El Centro Street and the Metro Rail tracks pictured below which is currently for sale. The site contains a 20,000 square foot office building that could be remodeled for community center purposes and has enough property to add the remaining 20,000 square feet to fully accommodate the planned community center spaces as outlined in the Overview.

The concept site plan would retain the existing surface parking and add a two level parking structure. The existing office building contains a 31 space underground parking garage. With the new parking structure and existing surface and structure spaces the site will accommodate 285 spaces.

Drop off areas would be provided at the El Centro Street entrance and along the curb leading to the green space area and entry lobby off the surface parking area.

As shown on the concept site plan and floor plans on the following pages this option would provide a central location for the three level community center concept, all the space requirements for programming, and a nice green space for park purposes. This option does not use any of the Orange Grove Park or City Maintenance Yard property, leaving them for other uses to be determined by the City. Some potential options may be to expand open space or to generate revenue through sale or lease of the properties.



El Centro Office



City of South Pasadena
 Community Center Open House Workshop
Conceptual Layout: Option 2
El Centro Office



Scale: 1"=50'-0"

SUBTERRANEAN PARKING



Scale: 1"=50'-0"

GROUND FLOOR



Scale: 1"=50'-0"

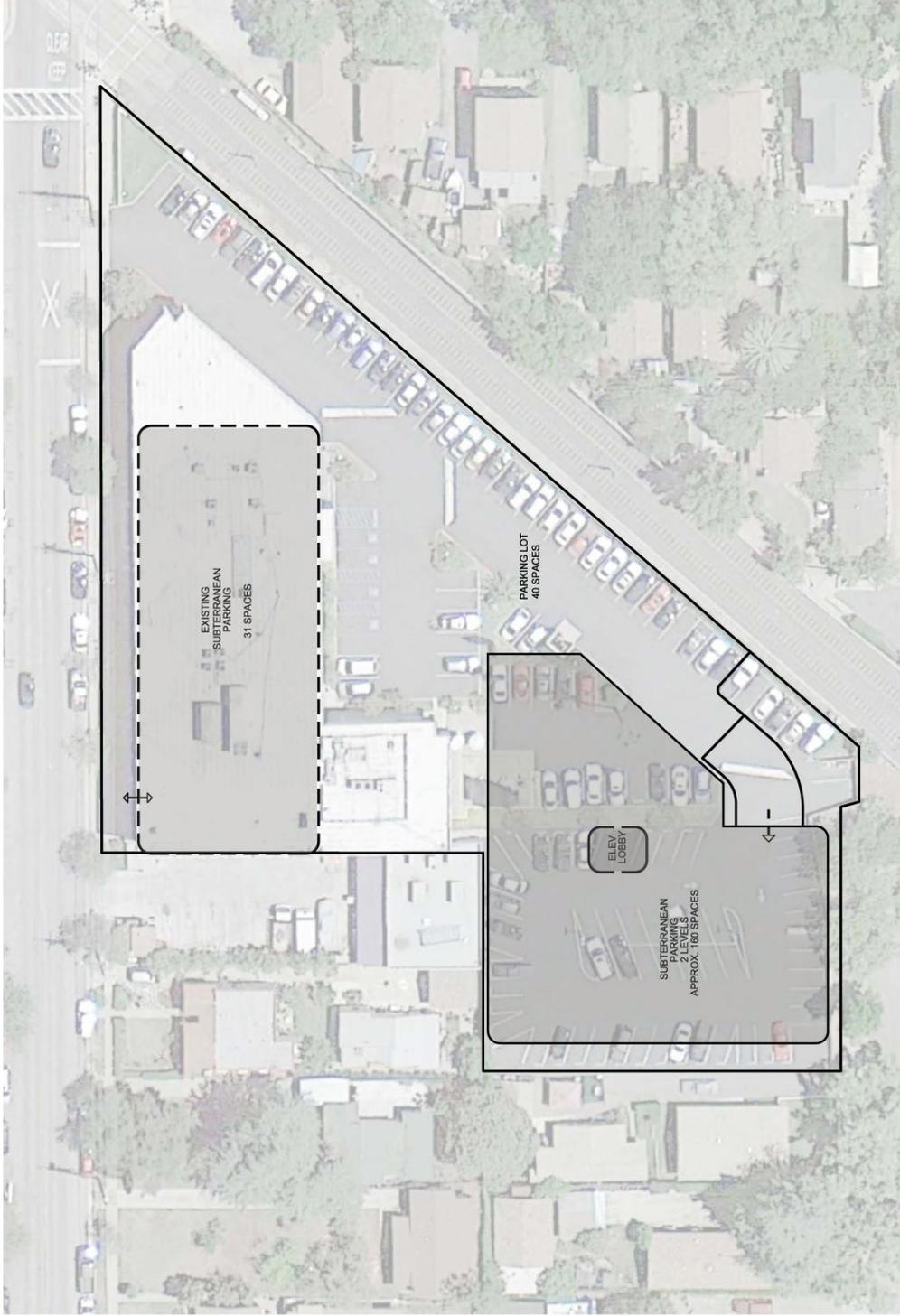
SECOND FLOOR

Option 2 - Legend

Program Space	Proposed S.F.	Allocated S.F.
Community Center	27,367	26,310
Senior Wing	6,679	7,100
Youth Teen Wing	5,958	7,725
Cultural Wing	19,800	16,800
Parking Spaces	400	231



October 18, 2014



Scale: 1"=50'-0"

SUBTERRANEAN PARKING



Scale: 1"=50'-0"

GROUND FLOOR



Scale: 1"=50'-0"

SECOND FLOOR

Option 3 – Combination of Orange Grove Park and El Centro Office Building

Options 3 envisions the City acquiring the two story office complex on the corner of El Centro and the Metro Rail tracks and remodel the interior of the structure to be used as the senior, youth, teen, and cultural community center. The existing recreation building and tennis court area at Orange Grove Park would be demolished and reused for development of the gymnasium, exercise rooms, fitness facility, and rooftop tennis courts portion of the community center. The City Maintenance Yard would not be used in this option and would be available for other uses deemed by the City which could potentially involve selling or leasing the property to generate revenue.

In this option the active sports uses are situated on the eastern portion of Orange Grove Park site with the existing softball and soccer fields remaining on the west side. This includes the gymnasium with an indoor walking track, fitness room, and exercise room.

Locker rooms and rest rooms would also be included, as would additional rest rooms to serve the existing softball and soccer fields. The tennis courts would be on the rooftop of the gymnasium. This option puts all of the indoor and outdoor sports venues in one central location at Orange Grove Park while providing all of the community center spaces for programming on the El Centro office building site.

The graphic of Option 3 and the three level concept site plans on the following pages show how this option would work to accomplish all the active and indoor spaces desired in a new community center.



Orange Grove and El Centro Office



City of South Pasadena
Community Center Open House Workshop
Conceptual Layout: Option 3
Orange Grove and El Centro Office



Scale: 1"=50'-0"

SUBTERRANEAN PARKING



Scale: 1"=50'-0"

GROUND FLOOR



October 18, 2014



City of South Pasadena
 Community Center Open House Workshop
Conceptual Layout: Option 3 Continued
Orange Grove and El Centro Office



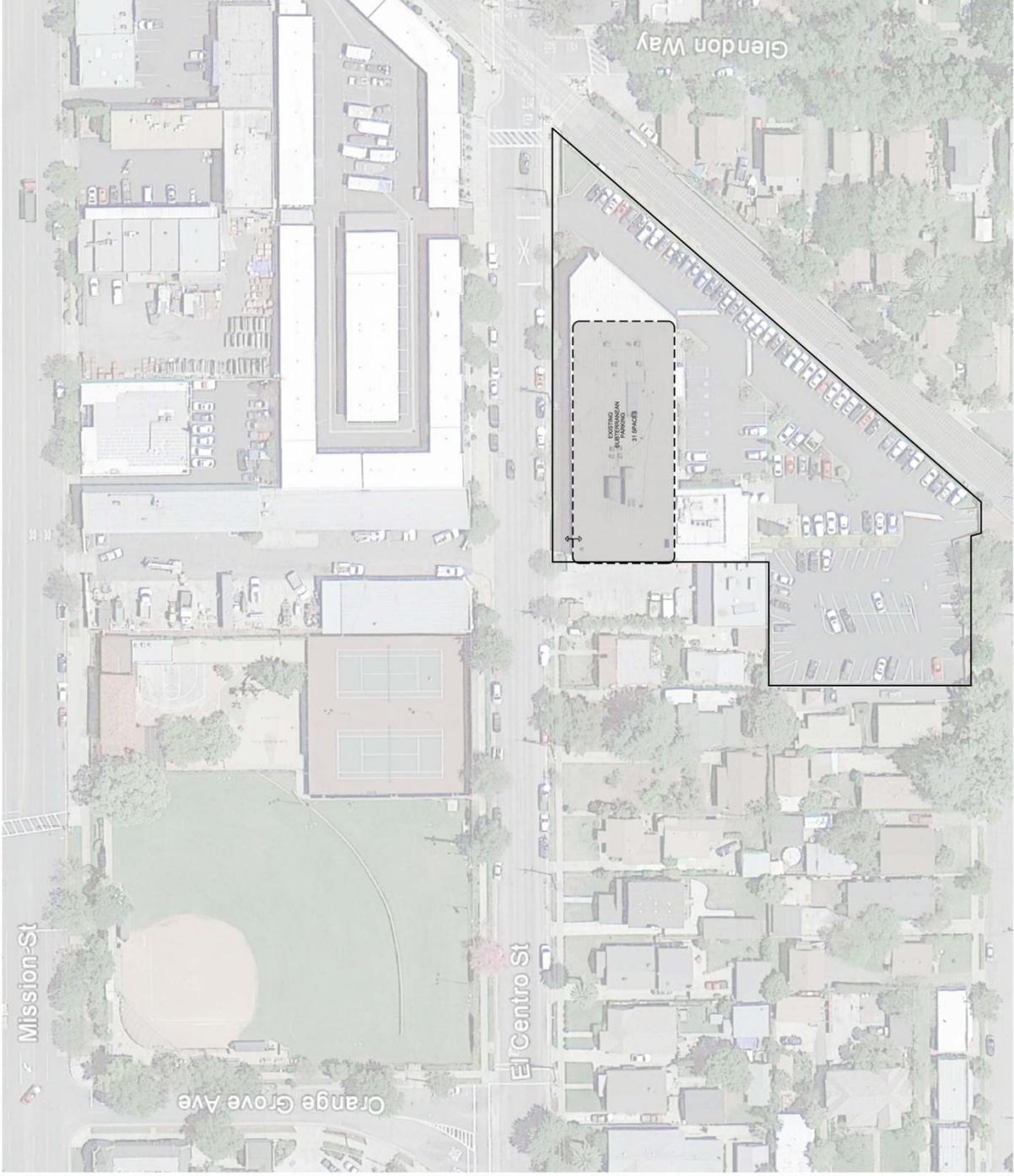
SECOND FLOOR

Option 3 - Legend

Program Space	Proposed S.F.	Allocated S.F.
Community Center	27,367	26,000
Senior Wing	6,679	7,100
Youth Teen Wing	5,958	7,725
Cultural Wing	19,800	15,500
Parking Spaces	400	255

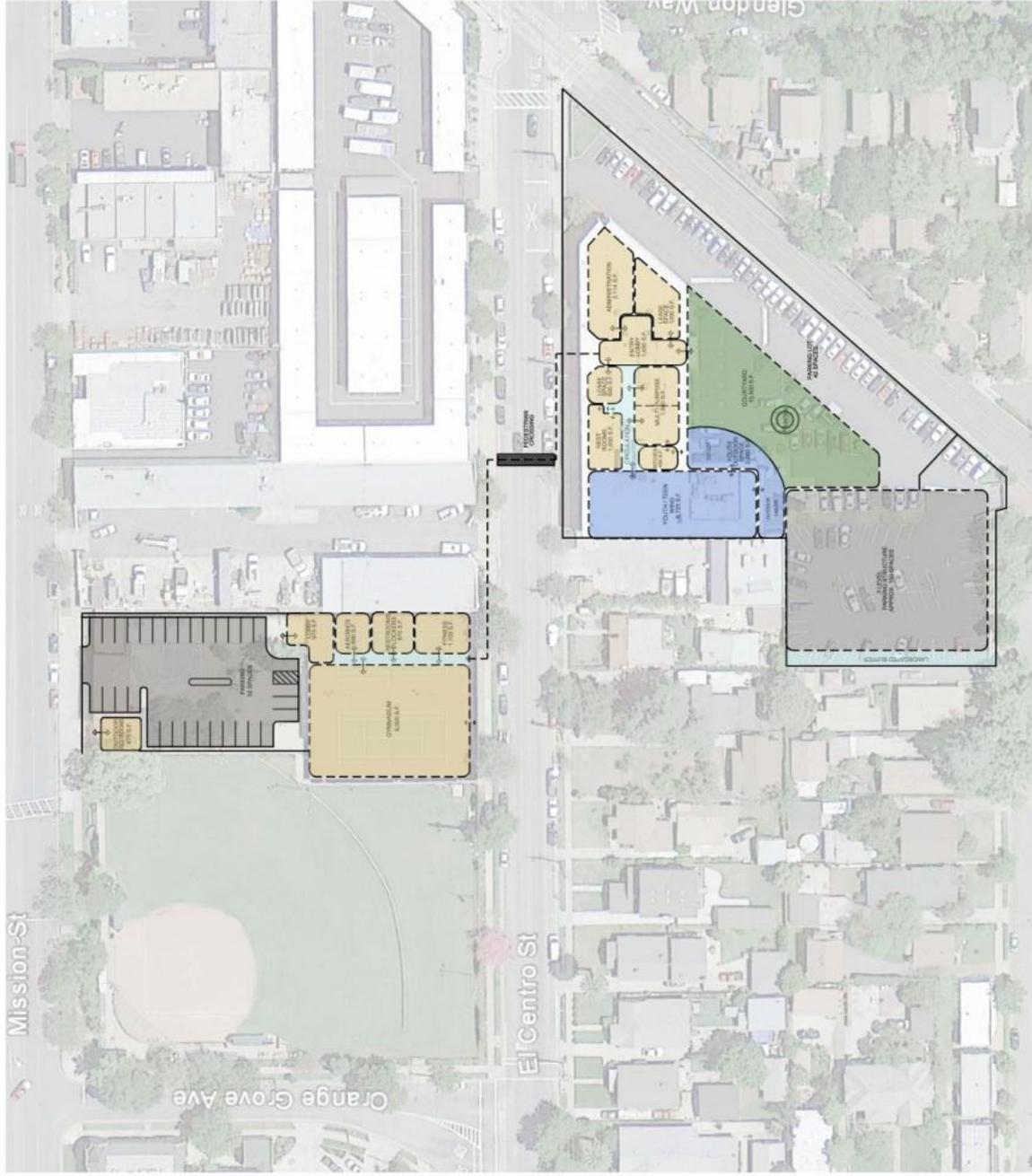


October 18, 2014



Scale: 1"=50'-0"

SUBTERRANEAN PARKING



GROUND FLOOR



SECOND FLOOR

II. Advantages and disadvantages of each concept and weighted scoring of each site option

Each of the three concept options have advantages and disadvantages for accomodating the community center spaces desired for a new community center complex.

Option 1 – Orange Grove Park and City Maintenance Yard Site

Advantages

- One Community Center Campus for all program spaces
- Direct access to the park
- Sports facility all in one location
- Architectural style can be anything due to new construction
- Drop off access on both street sides of the facility
- Able to accommodate maximum opportunities for rooftop garden and event areas
- Minimum impact on surrounding areas for parking
- Preserve existing fields and provides opportunity to improve existing park amenities
- Existing connection to utilities on site

Disadvantages

- Grade changes of site present challenges in design
- Cost of constructing 2 levels of subterranean parking and only one driveway entrance
- Existing utilities on site will need to be upgraded and improved

Option 2 – El Centro Street Office Building Site

Advantages

- Maintains Orange Grove Recreation Center site and Maintenance Yard site open for reuse, expanded open space, or sale/lease to generate revenue
- Existing infrastructure (Utilities, Parking & Building) already on site
- New / Proposed parking can accommodate facility needs
- Sports wing is separate from Community Center uses but on same site
- Centralizes all uses
- Drop off area at main entry on street and at surface parking lobby

Disadvantages

- Acquisition costs may affect ability to fund project
- Current use generates property tax, which would not be the case if used for public purposes

Option 3 – Combination of Orange Grove Park and El Centro Office Building Site

Advantages

- Separates active and passive uses, but both are centrally located within the City
- Creates a central Civic Center complex by connecting both sites with a pedestrian bridge or an at grade protective crossing
- Does not require subterranean parking on the Orange Grove Park site
- Leaves City maintenance yard property for other uses or sale or lease
- Provides more square feet of program space and open space
- Provides the most parking
- Provides separate parking for both sites

Disadvantages

- Individuals that wish to use gym have to access across the street
- Supervision for each site would split City staff and maintenance personnel
- Potential acquisition costs and development costs could impact funding

III. Summary of community input on site selection from open house workshop

On Saturday October 18, 2014 the City hosted a community open house workshop on the three concept sites and the different architectural styles that could be used in design. Over 75 South Pasadena residents dropped in during the workshop. The workshop was broken down into several stations. Attendees were able to review the process to date, have a walk through of the conceptual site plans and potential architectural styles performed by ICG and City staff in a one on one format, and vote on their favorite site plan and architectural style. Additionally attendees could provide personal comments at the final station. The following is a summary of the votes and comments received regarding the concept sites. The community's vote and comments on the architectural styles is contained in Chapter VI.

- 60% of the attendees chose Option 1, the Orange Grove Park & City Maintenance Yard Site Concept
 - Support comments on Option 1 included:
 - “By far my favorite, it’s an all-inclusive site with easy access”
 - “All on one site, don’t have to cross street to access different programs”
 - The concept of using existing city owned property is the best option”
 - Option 1 incorporates all the needed spaces in one location and connects to the existing softball field”
 - “I like all three, but Option 1 is my favorite because it upgrades all of Orange Grove Park”
 - “I like Option 1 because it would best suit being an EOC”
 - “I like Option 1 because seniors have their own wing”
 - “I like Option 1 because it gives more opportunity for cultural events and chances for local artists to display”
 - I like Option 1, but think it might be the most expensive with the underground parking”
- 18% of the attendees chose Option 2, remodeling the existing office building on El Centro Street and building the entire community center on that property.
 - Support comments on Option 2 included:
 - “Option 2 should cost less to build and saves Orange Grove Park for other recreation uses”
 - “ I like Option 2 because it will have the most parking”
 - “Option 2 is the best because it provides a good reuse of the office building and accommodates all the needs for a new community center”
 - ‘I like Option 2 because it is the shortest walk from the Library”
- 22% of the attendees chose Option 3, a combination of using Orange Grove Park and acquiring the El Centro Street office building for the new community center.
 - Support comments for Option 3 included:

- “I like Option 3 because it separates the active sports uses from the community center uses and provides the most space for all programs”
- “Option 3 leaves the City Maintenance Yard to sell for other uses when it is no longer needed”
- “If you choose Option 3 you can move the sports uses to the City Maintenance Yard property and create more open space on the existing Orange Grove Park”
- “Option 3 because it provides for the reuse of the existing office building on El Centro and redesign of the Orange Grove Park facilities which will serve the community the best”

The comments received at the community open house that were related to all three site concepts included several requests for a swimming pool, or a water feature for kids; making sure there is adequate parking; making sure there is handicapped access; and making sure there is a large drop off and pick up area.

IV. Preliminary cost analysis to determine the potential funding needed

The next phase of the Community Center Feasibility Study will provide a detailed cost estimate of the final concept site plan and an outline of funding strategies and revenue generating opportunities. However, at this point in the process it is important for the Ad-Hoc Committee and City Council to have a preliminary idea of the costs for development of each site option. This will provide valuable information so they can consider probable costs and funding needed, along with accessibility, location, space requirements, and architectural style, when deciding on which site option to further develop in the preliminary design stage of preparing a detailed site plan and building elevations.

The following cost analysis is based on gross square footage of the three concept plans using current construction cost estimates in 2014 dollars, plus a 1.5% per year inflation factor for 5 years. It will most likely take the City at least five years to secure funding and proceed with development. The numbers also assume paying prevailing wage using union contractors for construction.

The opinion of the cost estimates have been developed to give a general cost comparison between the three concept plans and an idea of how much funding will be needed to implement each of the concept designs. The final costs will depend on when the City actually proceeds with development, the quality of construction the City desires, the final architectural style chosen, actual acquisition costs if Option 2 or 3 are chosen, current economic conditions at time of development, final design approaches, and actual square footages as determined by construction documents. A project of this size and nature will have to go through several more cost estimates before a final budget for the project can be determined. This will be done when the final concept site plan and architectural style is chosen to prepare more detailed floor plans and building elevations.

Consequently, the cost analysis presented here is a best guess assumption of what probable costs will be for each concept based on ICG’s understanding to date of existing site conditions, probable acquisition costs, and estimated construction costs and should be used for comparison purposes only and not an assumption of what the final development costs will be of the site selected.

Table IV – Estimated Opinion of Probable Costs

Option	Acquisition	Demolation, Grading, and Site Preparation	Building Construction	Parking	Design, Engineering, Contingency, and Overhead	Total Estimated Opinion of Probable Cost
Option 1	0	\$4.4 Million	\$20.8 Million	\$7.5 Million	\$4.2 Million	\$36.9 Million
Option 2	\$13 Million	\$800,000	\$14.3 Million	\$4.4 Million	\$2.9 Million	\$35.4 Million
Option 3	\$13 Million	\$2.1 Million	\$22.5 Million	\$3.8 Million	\$4.1 Million	\$45.5 Million

Notes:

Option 1 provides 52,098 square feet of indoor program space

Option 2 provides 45,935 square feet of indoor program space

Option 3 provides 56,325 square feet of indoor program space

Options 1 and 3 include rooftop tennis courts

All Options include event areas

Option 1 and 2 contain 250 parking spaces. Option 3 contains 285 parking spaces

Cost estimates do not include community center furniture, fixtures or equipment

Cost estimates include a 1.5% inflation factor for five years

If multiple bids are received the costs will decrease proportionally, over 5 bids by 10%, over 10 bids by 15%

Costs do not include any sale or lease of City property not used for community center purposes, which could reduce the projected costs substantially.

The development could also be phased over a period of years as funding becomes available, building one community center wing at a time. This would result in a greater total cost, but may be necessary because of funding options.

The estimated opinion of probable costs are presented so that a comparison can be made between the three purposed options and considered along with other factors in deciding on which option to proceed to the next phase of the study.

V. Weighted scoring of each option.

In order to provide a more quantitative approach to the decision making process on which community center option the City should further study, the following weighted analysis provides a score for each option based on the factors deemed most important for a new community center from analyzing the community outreach and the input from the Community Center Feasibility Study Ad-Hoc Committee.

The factors that were most often sighted included:

- Accessibility
- Central location
- Adequate parking
- Meets program space requirements
- Development costs

The following table scores these factors on a scale of one to five as follows:

(1) The site does not meet the desired criteria

(2) The site meets some of the criteria

(3) The site meets the minimum criteria

(4) The site meets most of the criteria, and

(5) The site completely meets the criteria.

Option	Accessibility	Central Location	Adequate Parking	Meets Space Requirements	Development Costs	Score
Option 1	3	4	4	5	3	19
Option 2	4	4	5	3	4	20
Option 3	3	4	4	4	2	17

Criteria Scoring Analysis

Option 1

- Accessibility – Score 3
 - Easy access off of Mission Street and El Centro Street
 - Ground level entrance to senior center and lobby
 - Dual drop off/pick up areas
 - Underground parking required with only one driveway entrance and must use elevator to access all wings of the community center
- Central Location – Score 4
 - Adjacent to the downtown

- Walking distance from Library and City Hall
- Community knows location and currently uses it for recreation
- Requires driving or some form of transportation from areas east of Fremont Street
- Adequate Parking – Score 4
 - Two level underground parking with easy elevator access to all program spaces
 - All parking contained on site
 - Only one entry/exit to parking structure
- Meets Space Requirements – Score 5
 - Can accommodate all desired program space in one location
 - Provides for separate entry for seniors, youth, and community wings
 - Provides rooftop courts and event areas
- Development Costs – Score 3
 - Underground parking adds to cost
 - Slightly more to build than Option 2
 - Demolition and grading costs significant

Option 2

- Accessibility – Score 3
 - Has both street drop-off/pick-up and surface parking and drop-off/pick-up at lobby
 - Easy access driveway with surface parking and a parking structure
 - Senior wing on ground floor
 - Youth/Teen wing on second floor accessible by stairs and elevator
 - Childrens play area and spray pool on ground floor
 - Walking from back parking structure to front lobby is some distance
 - Have to negotiate stairs or ramp at El Centro Street entrance
- Central Location – Score 4
 - Walking distance from Library and City Hall
 - All programming in one location
 - Close to downtown core area
 - Requires driving or transportation from east of Fair Oaks Avenue
- Adequate Parking – Score 5
 - Two level parking structure in rear with easy elevator access to all program spaces
 - All parking contained on site
 - Both structure and surface parking available
 - Existing underground parking under existing building
 - Some street parking close by
- Meets Space Requirements – Score 3
 - Can accommodate all desired program space in one location
 - Common entry for seniors, youth, and community wings
 - Rooftop space available over gym for courts and/or event areas, although may not be easy access
 - Youth will have to travel downstairs to play area
- Development Costs – Score 4
 - Probably would be slightly less to construct than the other options which require more grading and construction
 - Existing building can be remodeled into community center space and added on to for gym and exercise facilities

Option 3

- Accessibility – Score 3
 - Uses both Orange Grove Park and the El Centro office building site and provides easy access to both sites
 - Connection to both site could be via an optional pedestrian bridge, otherwise people would have to cross El Centro to go back and forth between program spaces
 - Could be a long walk for seniors from the Mission Street surface parking to the El Centro Street program space
- Central Location – Score 4
 - Walking distance from Library and City Hall
 - By using both sites the sports uses can all be in one location
- Adequate Parking – Score 4
 - Provides the most parking of all the options
 - Provides parking close to intended program space
- Meets Space Requirements – Score 4
 - Provides the most program space of all the options
 - Indoor and outdoor sports uses are maximized
 - Maintenance and administration of two sites is required
- Development Costs – Score 2
 - Probably the most expensive option as it calls for two sites to be developed
 - Construction management and supervision costs would be higher to manage two sites

All three concept site options have advantages over each other and disadvantages. The next step in the feasibility study is for the Ad-Hoc Committee to make a recommendation so that the City Council can make a final decision on which site concept option to take to the next level of preparing a detailed conceptual site plan.

It should be noted that during the community outreach, including stakeholder interviews; focus group meetings; and the use of on-line and hard copy surveys, results showed a City operated community swimming pool was a low priority in what residents wanted in the community center complex. However, during the open house community workshop attended by 75 residents and responses received via email based on the posting of the three site concepts on the City's web site, there were several residents that thought the City should have a community pool along with the other amenities proposed for the community center complex.

A few were nostalgic for the old pool at Orange Grove Park that has been closed since the 1970's; some think the City needs its own pool because the high school pool availability makes it difficult to offer optimum times for recreational swimming and aqua therapy classes; and others commented that children need a local place to cool off in the summer without having to travel to Alhambra or Pasadena.

The 3 concept site locations really are not a good fit for a full service pool, i.e. competitive swim, diving, water polo, lessons, and recreational swimming. This type of pool would be better situated in the Arroyo Seco if the City wanted a full service pool complex. That being said, there are some options for a therapy/exercise/lap pool within the planned community center and a spray pool/water feature in the outdoor plaza areas for cooling off in the summer, which would probably meet the real needs of the community, leaving the competitive swim programs and swimming lessons to the High School pool and the YMCA.

The City could even partner with a commercial operator or rehab center to lease space in one of the 3 concept plan options to build and operate the therapy/exercise/lap pool program. The City can decide if it wants to pursue this idea after it chooses the option it wants to proceed with for final concept design.

Another alternative could be partnering with a commercial water park operator for a commercial mini water park in the area adjacent to the skatepark in the Arroyo Seco. Again, this could be something to explore in the future. Community pools are expensive to operate and unlike the planned amenities for the new community center, do not generate enough revenue through fees and charges to pay for themselves so pursuing a pool complex needs careful consideration.

VI. Analysis of architectural styles and community input

The consultants and ad-hoc committee reviewed several architectural styles that could be used for the new community center and narrowed the styles to six types that would be compatible to the neighborhood and reflect the rich architectural history of South Pasadena. The following are examples of community centers in other cities that have used these architectural styles.

Spanish Mission



Contemporary Brick Façade



Modern cube and curve



Contemporary Stucco and Brick



Pattern Concrete and Glass



California Craftsman



Each of the three concept options can be adapted to any of these styles. At the Community Open House event attendees got to view these styles and vote for the one they like best for South Pasadena. The results of that exercise are as follows:

Spanish Mission	31%
Contemporary Brick Façade	3%
Modern Cube and Curve	2%
Contemporary Stucco and Brick	2%
Pattern Concrete and Glass	34%
California Craftsman	28%

The community input was fairly evenly divided between the three styles, Spanish Mission, Pattern Concrete and Glass, and California Craftsman. It appears selecting one of these three styles will please a higher percentage of residents than the other styles.

While all the styles can be adapted to use in the design of new construction and remodeling of the existing El Centro office building, in terms of construction costs, the “Pattern Concrete and Glass” and “Spanish Mission” style would provide some construction cost savings over the other styles due to the intricate nature and decorative facades required for the other styles, especially the “California Craftsman” style. The savings would probably be in the range of 3% to 5% of the building cost projections listed above. However, it is probably true that both the “Spanish Mission” and “California Craftsman” styles would create a more iconic structure architecturally compatible with South Pasadena than the “Pattern Concrete and Glass” style. Although, the “Pattern Concrete and Glass” style can be quite attractive and welcoming if the concrete patterns are artistically significant and rich in texture.

All of the styles offer the opportunity for including glass for both light and vision into the facilities, which is a good marketing tool for building attendance at programs.

Since architectural style is really a personal subjective choice, whatever style the City Council chooses to proceed with may not please everyone. Once the final concept is decided and the detailed concept plans are developed by ICG, the City Council always has the option of revisiting the decision on the style prior to proceeding with construction documents.

In order for ICG to proceed with the next phase of the feasibility study a decision has to be made on the architectural style so that ICG can prepare the final concept site plan and sample elevations of the new community center for Ad-Hoc Committee, Parks & Recreation Commission, and City Council review.

VII. Next steps

As stated above, the next steps in the feasibility study is to prepare a detailed concept site plan with building elevations, revised cost estimates, and funding strategies for City Council consideration. For ICG to do this the City Council needs to give direction on which of the three site concept options it would like ICG to proceed with for the detailed concept site plan and which architectural style the City would like to use for the elevations.

The recommended timeline and process is as follows:

December 8, 2014 – Park & Recreation Commission review of site analysis report

December 10, 2014 – Community Center Feasibility Study Ad-Hoc Committee review of site analysis report and recommendation to City Council on which of the three concept site plan options and which architectural style to proceed with to the next step.

December 17, 2014 – City Council study session to present an update on the feasibility study process so far, the three concept site options, and the architectural styles.

January 2015 – City Council decision on which concept site plan and which architectural style to proceed with to do a detailed conceptual site plan and building elevations.

February – March 2015, ICG prepares detailed concept plan, building elevations, final cost estimates and funding strategies.

April 2015 – Public review and comment of final site plan, building elevations, cost estimates and funding strategies.

May - June 2015, Review of final site plan, building elevations, cost estimates and funding strategies by Ad-Hoc Committee, Parks & Recreation Commission, and City Council.

July 2015 – City Council final decision on Community Center Feasibility.