

CITY OF NAPA CITY COUNCIL  
**AGENDA REPORT**

ADMIN CALENDAR  
AGENDA ITEM 15.A.  
Date: April 07, 2015

To: Honorable Mayor and Members of City Council

From: John Coates, Parks and Recreation Services Director

Prepared by: Greg Coleman, Recreation Supervisor 707-257-9205

Subject: Senior Center Feasibility Study Presentation

**ISSUE STATEMENT:**

Review draft concepts developed from the Senior Activity Center Needs Assessment and provide input and direction in order to finalize concepts to complete the study.

**DISCUSSION:**

The Department retained PROS Consulting on June 5, 2014 to develop a Needs Assessment for the future of the Senior Activity Center. The goal of the project is to develop concepts as well as funding and operational strategies that will provide clear direction for future programming and redevelopment of the Center. The project has been split into multiple, in depth phases and has a projected completion date of May 2015. The first phase of the project consisted of data and information gathering in order to identify unmet needs. Phase two takes this information and develops draft concept plans for programming and facility expansion. Phase three will finalize this concept and come up with a final design that will include a cost and operational plan.

The first phase of the project included site mapping and information gathering that identified development opportunities and constraints for the site. Stakeholder groups and members of the community participated in discussions through surveys, interviews and public workshops. Stakeholders consisted of City staff representatives as well as local senior service providers, partners, elected officials, commission members, and the general public that utilize the Senior Activity Center now or in the future. Additional information included demographic, trend and market analysis. Information compiled from these analyses was formulated into a list of prioritized community needs to be incorporated into conceptual design components.

We are now in the second phase of the project with the development of draft concept plans. Information collected in phase one was transferred into these design concepts which were presented to the Senior Advisory Commission and Parks & Recreation Advisory Commission at their March 11, 2015 meetings. Additional input from the community was also received at that time. Based on that input, the draft plans were altered slightly to enhance development of the effectiveness and efficiency of the building program. These draft plans are being presented to Council tonight for review.

The concept alternatives were developed to propose a core group of spaces that can accommodate the following needs:

- Fitness/Exercise Classes
- Special Events/Dances
- Meals
- Educational Classes
- Arts and Crafts Classes
- Enrichment Classes
- Bocce Ball
- Social Lounge Media/Technology/Café
- Meeting Space
- Information Resources
- Wellness Clinic
- Billiards

The goal in this phase is to take additional information gathered through public meetings and develop one draft concept.

The final phase of this project will develop one or two final concept plans. Estimates will then be formulated on probable capital and operational costs associated with constructing the improvements and the development of phasing considerations. Subsequent to Council's input, an additional public outreach meeting will be held to refine the plan. This plan will be presented to the Senior Advisory and Parks & Recreation Advisory Commissions for review and recommendation to the City Council for final approval.

PROS Consulting is presenting the draft concept plans for the City Council's review input.

### **FINANCIAL IMPACTS:**

The process to develop the Feasibility Study is included in the existing approved Capital Improvement Project (FC14PR05).

### **CEQA:**

The Parks and Recreation Services Director has determined that the Recommended Action described in this Agenda Report is not in-and-of-itself a "project" (pursuant to CEQA Guidelines Section 15378) since it does not result in a physical change to the environment. However, the Recommended Action is potentially part of a larger "project" that will be subject to environmental review in accordance with CEQA at the earliest feasible time prior to approval, consistent with CEQA Guidelines Sections 15004 and 15352. The larger "project" may include physical changes to the Senior Activities Center as described in the final Feasibility Study.

### **DOCUMENTS ATTACHED:**

None

**NOTIFICATION:**

None

**RECOMMENDED ACTION:**

No motion required

Provide input and direction in order to finalize concepts to complete the study.