

## **REPORT TO THE CITY COUNCIL**

**DATE: FEBRUARY 22, 2012**

**TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL**

**FROM GREG RAMIREZ, CITY MANAGER**

**BY: NATHAN HAMBURGER, ASSISTANT CITY MANAGER**  
**CHRIS DODD, PUBLIC WORKS PROJECT MANAGER**

**SUBJECT: SCHEMATIC DESIGN FOR THE NEW AGOURA HILLS RECREATION CENTER BY ROESLING NAKAMURA TERADA ARCHITECTS (RNT)**

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Staff is respectfully submitting to the City Council a schematic master plan layout for the new Agoura Hills Recreation Center. This presentation is intended to present the Council with the findings of the conducted community outreach and design camp efforts, and present a preferred master plan scheme and subsequent construction phases. At this point in the process, staff is looking for direction and general feedback that will help in finalizing the complete master plan design.

On August 24<sup>th</sup>, 2011, City Council approved an agreement with Roesling Nakamura Terada Architects (RNT) to provide architectural and design services for the new Agoura Hills Recreation Center. RNT was tasked with taking the existing building structure and creating design and construction specifications to compliment the variety of recreation uses offered by the City's Community Services Department. RNT will provide a complete master planning of the site including construction phasing, building lifecycle cost analysis, and address all of the issues found in the due diligence report. Some of the issues include: electrical, plumbing, ingress/egress, elevator repairs, roofing, parking lot sealing/stripping/drainage, audio/visual and signage all while creating synergy between the City Hall and Library and this new facility.

RNT assisted staff in leading a series of community workshops and Design Camps to assist in providing a master plan that addresses the needs and desires of the various community user groups. During the week of October 3, 2011 and again the week of October 11, 2011, RNT and staff met directly with specific user groups in focused workshops. It was in these workshops that community members were able to interact directly with RNT and City staff and provide input into the functionality and design of the facility.

In addition, a two day Design Camp took place at the new Recreation Center site on November 3-4, 2011. This allowed community members a chance to walk the facility and offer input directly to the design team. At this design camp, community members were encouraged to create potential floor plans, comment on exterior and landscape elements, and watch as the design team began to create and incorporate all the different ideas into different site plans.

After careful consideration of community and staff input, RNT has created three schematic master plan designs with scheme three being the preferred scheme. Each of the schemes addresses the needs and desires of the various community user groups and incorporates a potential phased construction approach.

Phase one of the preferred schematic design would rehabilitate the existing structures and address items of deficiency in the due diligence report, create a new front entry point, construct new restroom facilities to accommodate for future phasing, create synergy between the Civic Center and the new Recreation Center, install beautiful landscaping, and provide staff offices, conference rooms, and restroom facilities on the second floor.

Phase two of the preferred schematic design would construct a new 3,500 square foot multi-purpose room, add support storage and introduce a warming kitchen. This new multi-purpose room could be used for large events such as City Council re-organization, volunteer recognition, senior expo, and also be divisible for more intimate gatherings and programs. This new facility would also include doors that would open onto beautiful landscaping, a tremendous view of the surrounding hills, and could potentially be rented out and used as a revenue generator. Phase two would also give a dedicated space to teens, including some dedicated outdoor activity space.

Phase three of the preferred schematic design would remove the existing modular class rooms and construct new, multi-use class rooms that could host many different programs or expand and add programs such as cultural arts, tot classes, and summer camps just to list a few possibilities.

These schematic designs are intended to depict potentially how the new facility would function during each phase and show building massing. Design elements such as architecture, fit and finishes are expected to be available for the City Council to comment on in April, with a final design anticipated to be complete by June 2012. Staff will continue to bring updates to the Community Services Committee for review.

In anticipation for this project, over the past 5 years the City Council implemented a General Fund savings plan that was intended for the acquisition and construction of the new Agoura Hills Recreation Center. Preliminary costs estimates put the cost of phase one at \$3.61 million. Currently, there is approximately \$2.9 million (after design and architectural services are accounted for) that have been set aside for the construction of phase one. Additional funds are available in the City's General Fund reserve to utilize if necessary. This is presented as informational only and no funding direction is being requested at this time as staff will continue to work through the design as the more intimate details of the project are planned and coordinated into the appropriate phases. Staff is also continuing its efforts to search for additional funding sources through grants, private partnerships, and fund raising opportunities.

One issue that has arisen during the initial design phase and the public outreach meetings is to look at the existing driveway. The City had granted approval to the previous landowner in its existing condition due to the location of the property and the limited access points. Although the driveway/access functions properly, there were members of the public that asked staff to look at its steepness and look at making pedestrian access easier. Staff will continue to take an in depth

look at this issue with RNT but wanted to make the City Council aware of the comments and the actions being taken by staff.

The Community Services Committee has reviewed the schematic design package and is comfortable with moving forward with the preferred scheme.

### **RECOMMENDATION**

Staff is recommending the City Council review the master plan design package, provide feedback to staff, and direct staff to continue onto the next phase of design with the preferred master plan scheme.

Attachments: Schematic Design package provided by Roesling Nakamura Terada Architects



# Agoura Hills Recreation Center



Roesling Nakamura Terada Architects, Inc.

Schematic Design Package

# AGOURA HILLS RECREATION CENTER DESIGN PROCESS

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- **KICK-OFF MEETING – SEPT. 1, 2011**
- **STAFF INTERVIEW/EXISTING FACILITY VISIT – SEPT. 8, 2011**
- **DESIGN TEAM SITE VISIT – SEPT. 15, 2011**
- **PUBLIC INTERVIEW (GENERAL PUBLIC) – OCT. 4, 2011**
- **PUBLIC INTERVIEW (TEEN GROUP) – OCT. 5, 2011**
- **PUBLIC INTERVIEW (SENIOR GROUP) – OCT. 11, 2011**
- **DESIGN CAMP – NOV. 3~4, 2011**

# STAFF INTERVIEWS

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# STAFF INTERVIEWS



Planning Research and Architecture  
www.praonline.com  
300 East Esplanade Drive | Ste 370 | Oakland CA 94612 | 510.266.6200 | 510.266.6320

**AGOURA HILLS**  
**QUESTIONNAIRE**  
Sept. 02, 2011

1. What works well at the current facility?  
\_\_\_\_\_  
\_\_\_\_\_
2. What doesn't work well at the current facility?  
\_\_\_\_\_  
\_\_\_\_\_
3. What types of programs are not available at the current facility because of the current facility?  
\_\_\_\_\_  
\_\_\_\_\_
4. What other groups could utilize the new facilities that do not use the current facility?  
\_\_\_\_\_  
\_\_\_\_\_
5. How can the new location become a strong draw (walkers/car drivers)?  
\_\_\_\_\_  
\_\_\_\_\_
6. What type of outdoor spaces would be used (play / quiet spaces / ball fields / amphitheater / gaming / gardens)?  
\_\_\_\_\_

What groups have?  
\_\_\_\_\_  
\_\_\_\_\_

What groups have?  
\_\_\_\_\_  
\_\_\_\_\_

What is there?  
\_\_\_\_\_

Where?  
\_\_\_\_\_

Where? (Zumba away from seniors?)  
\_\_\_\_\_  
\_\_\_\_\_

What part of the larger Civic Center, and the two buildings? (physically as well as well as how they will be used)?  
\_\_\_\_\_  
\_\_\_\_\_

What programs would you like to see at the current Rec. Center have within the community and how would it be used?  
\_\_\_\_\_  
\_\_\_\_\_

What analysis by sex and age?  
\_\_\_\_\_  
\_\_\_\_\_

What users by sex, age and programs?  
\_\_\_\_\_  
\_\_\_\_\_

What current and future, to figure out which programs?  
\_\_\_\_\_  
\_\_\_\_\_

What have?  
\_\_\_\_\_





# STAFF INTERVIEWS - EXISTING FACILITY TOUR





# SITE VISIT

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# SITE VISIT - SITE TOUR






# PUBLIC INTERVIEWS

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# PUBLIC INTERVIEWS - GENERAL PUBLIC/TEEN GROUP/SENIOR GROUP



  
HAKKARUNA TRABA ARCHITECTS  
300 East Esplanade Drive | Ste 370 | Oxnard CA 93030 | PH: 805.326.6320 | FX: 805.326.6320  
www.hakkaruna.com

**AGOURA HILLS**  
**QUESTIONNAIRE**  
Sept. 02, 2011

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4. What other groups could utilize the new facilities that do not use the current facility?  
\_\_\_\_\_  
\_\_\_\_\_
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\_\_\_\_\_  
\_\_\_\_\_
6. What type of outdoor spaces would be used (play / quiet spaces / ball fields / amphitheater / gaming / gardens)?  
\_\_\_\_\_  
\_\_\_\_\_

*What groups have?*  
\_\_\_\_\_  
\_\_\_\_\_

*What groups have?*  
\_\_\_\_\_  
\_\_\_\_\_

*What is the current Rec. Center have within the community and what it have?*  
\_\_\_\_\_  
\_\_\_\_\_

*Analysis by sex and age*  
\_\_\_\_\_  
\_\_\_\_\_

*Users by sex, age and programs.*  
\_\_\_\_\_  
\_\_\_\_\_

*Current and future, to figure out which programs*  
\_\_\_\_\_  
\_\_\_\_\_

*part of the larger Civic Center, and the two buildings? (physically as well)*  
\_\_\_\_\_  
\_\_\_\_\_

*have?*  
\_\_\_\_\_  
\_\_\_\_\_





# DESIGN CAMP

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# DESIGN CAMP - AERIAL PICTURE

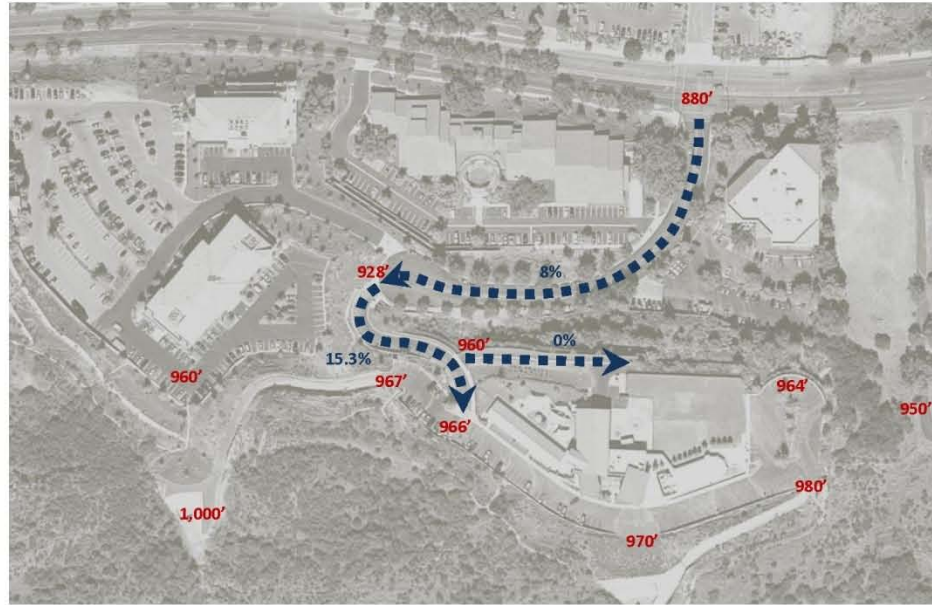




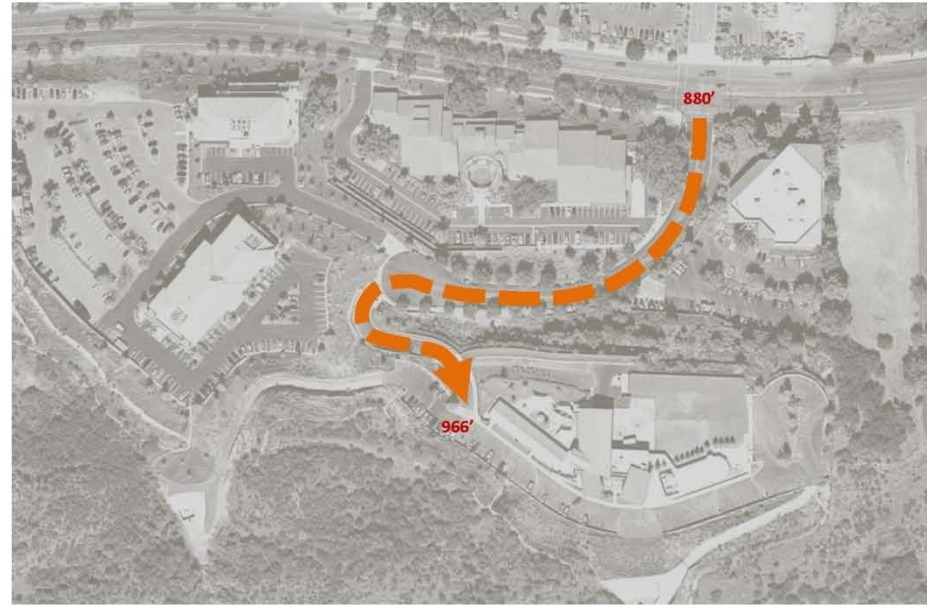
# DESIGN CAMP - VEHICLE ACCESS ANALYSIS



## CURRENT CONDITION

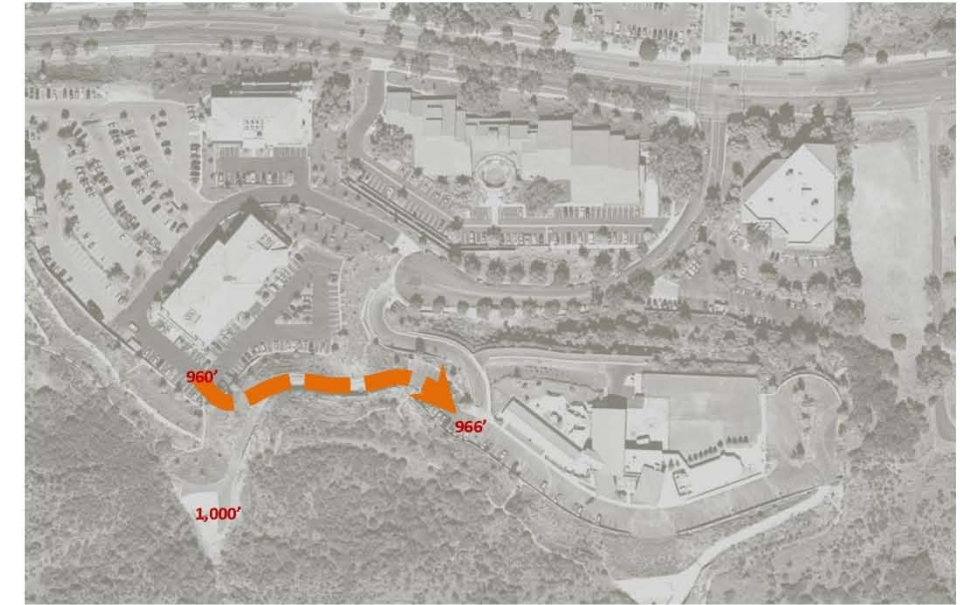


## OPTION 01



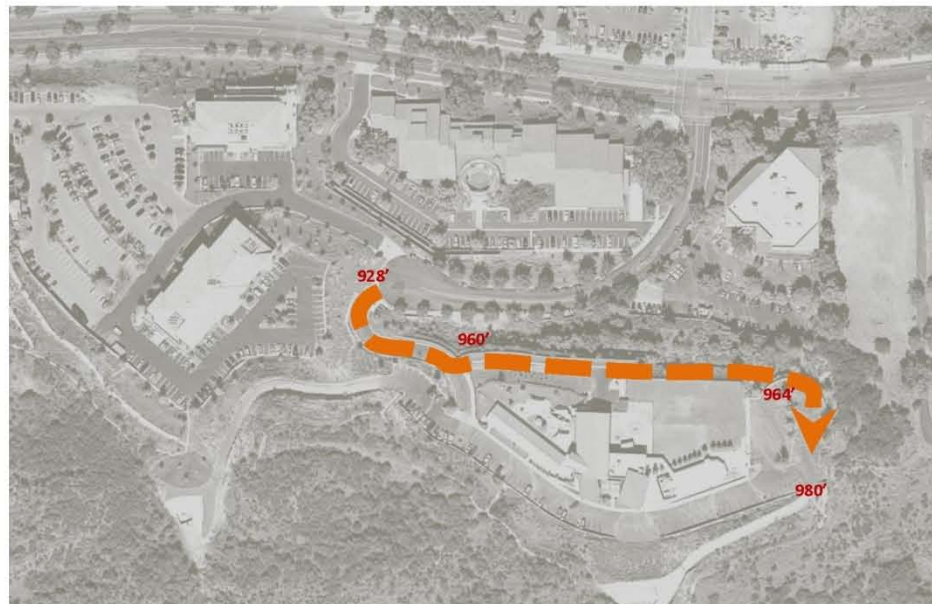
Re-grade Ladyface Ct. and the existing access road to the project site

## OPTION 02



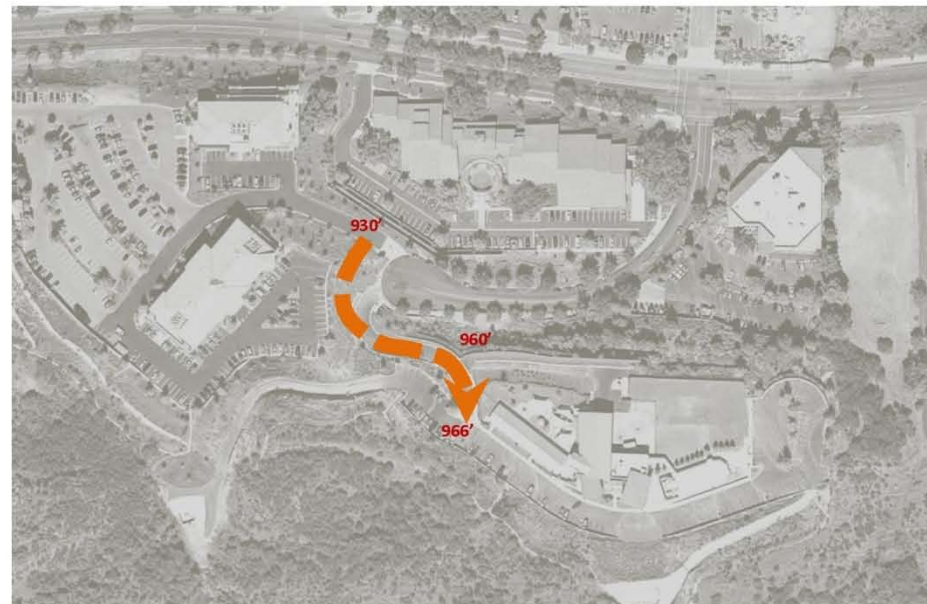
Access through adjacent property

## OPTION 03



Re-grade existing access road and fire lane

## OPTION 04



Re-design existing access road

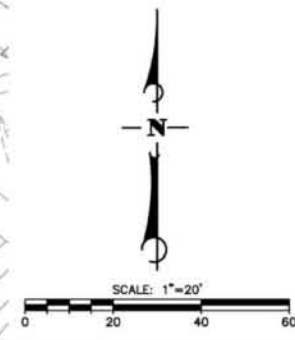
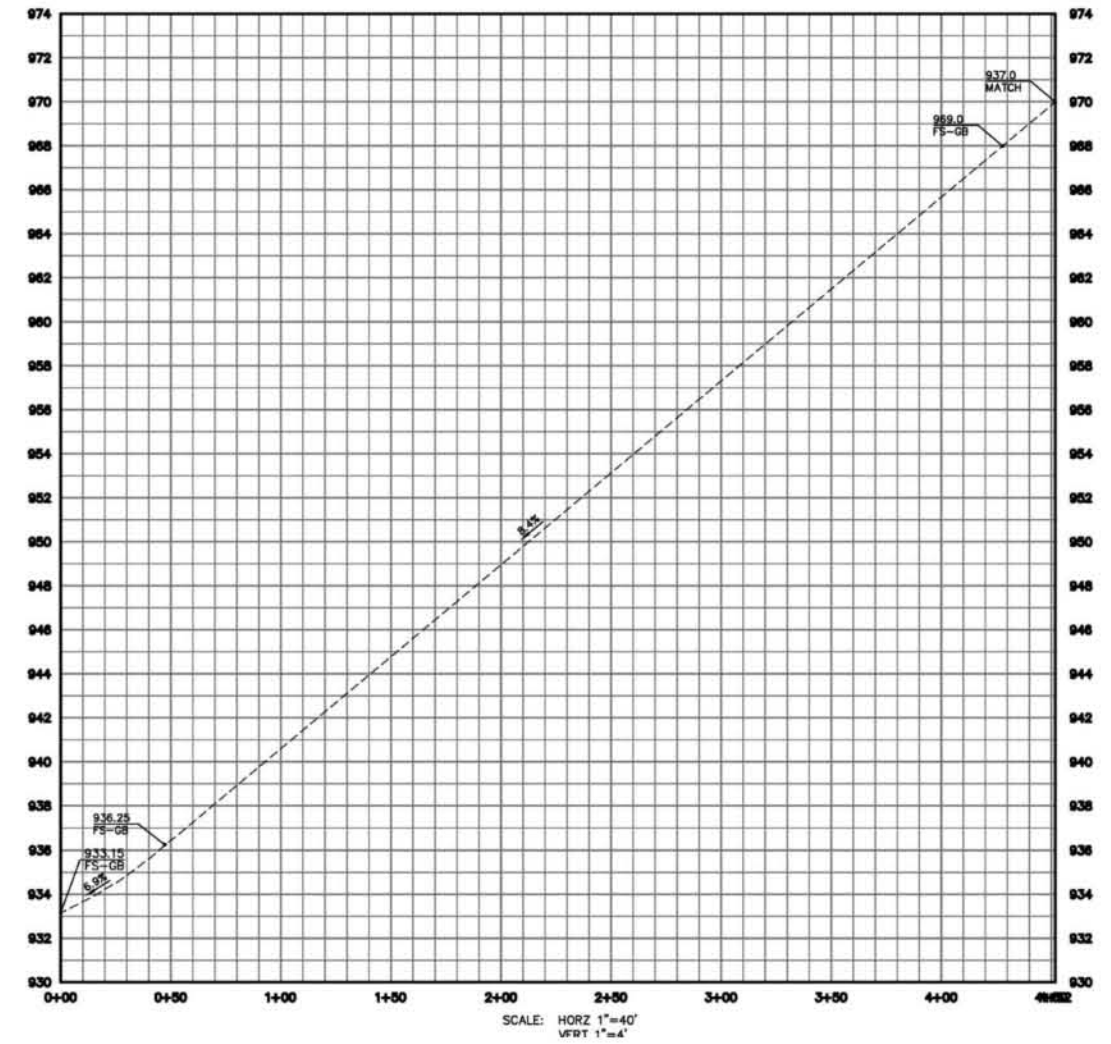
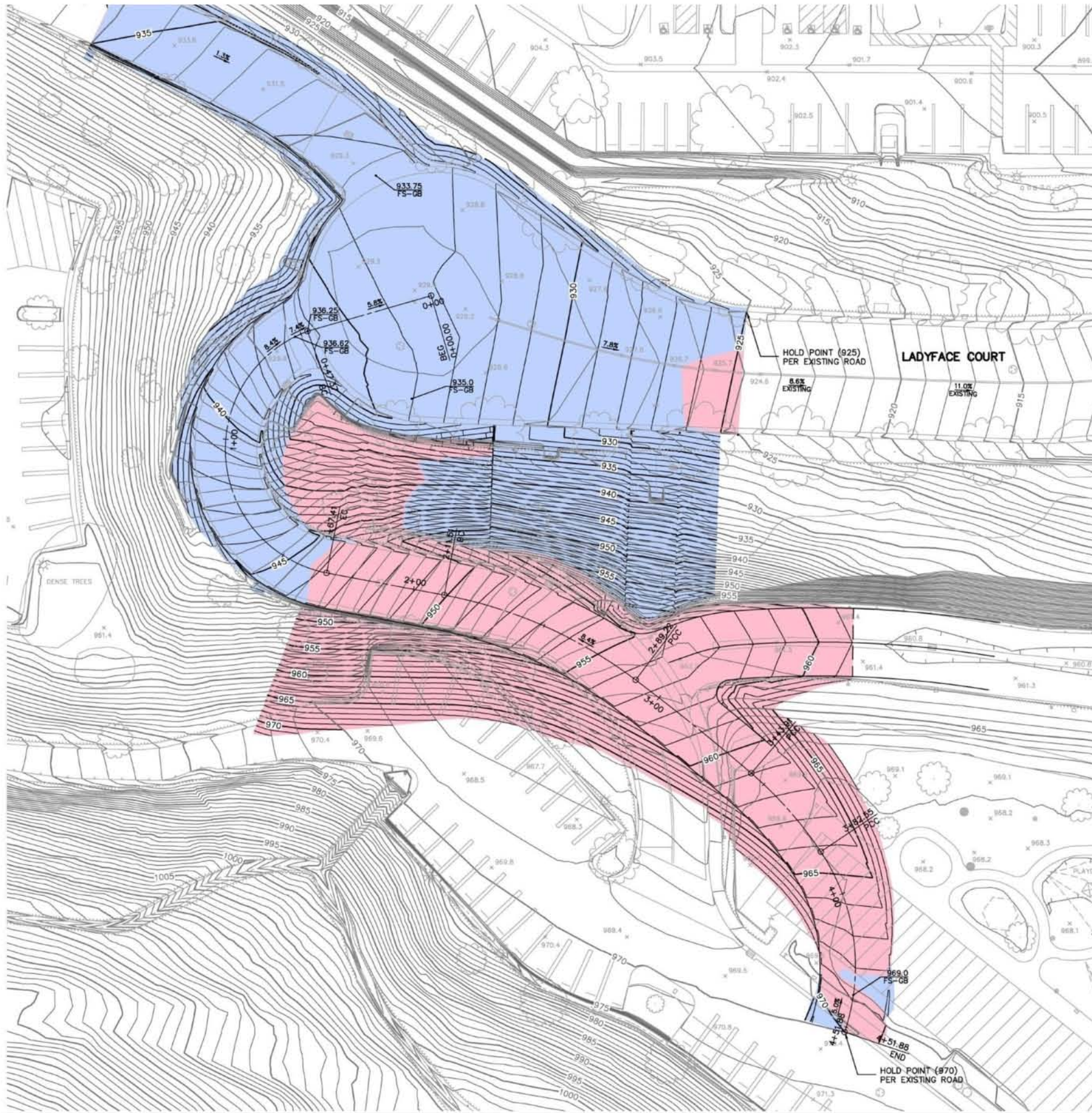
## OPTION 05



Connect adjacent private road to the project site

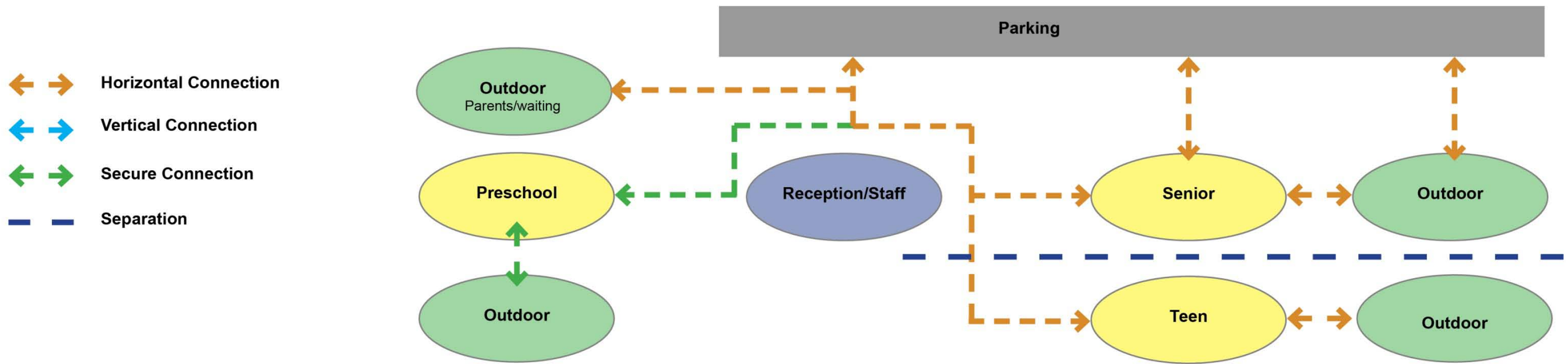


# DESIGN CAMP - VEHICLE ACCESS STUDY

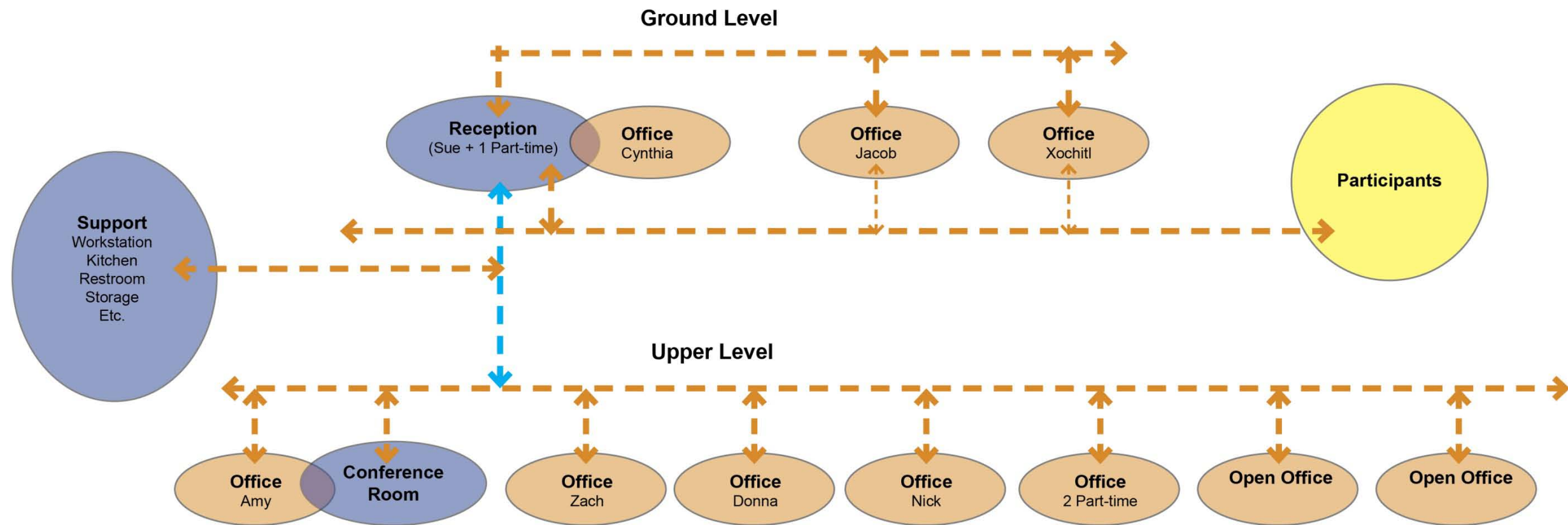




# DESIGN CAMP - ADJACENCY STUDY



Adjacency Study Diagram for Participants

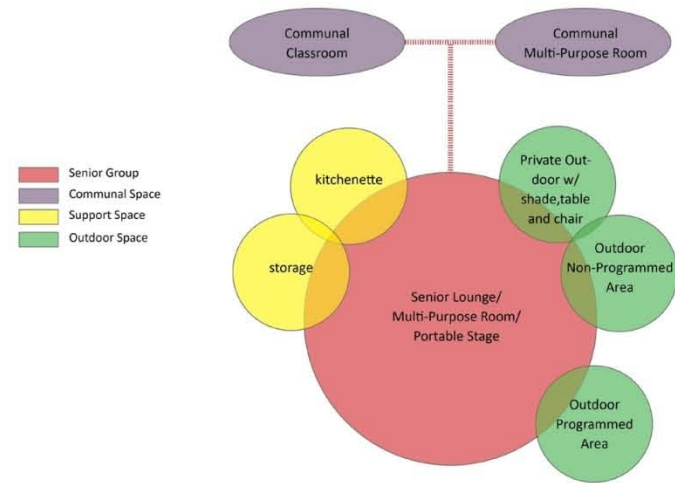


Adjacency Study Diagram for Staff

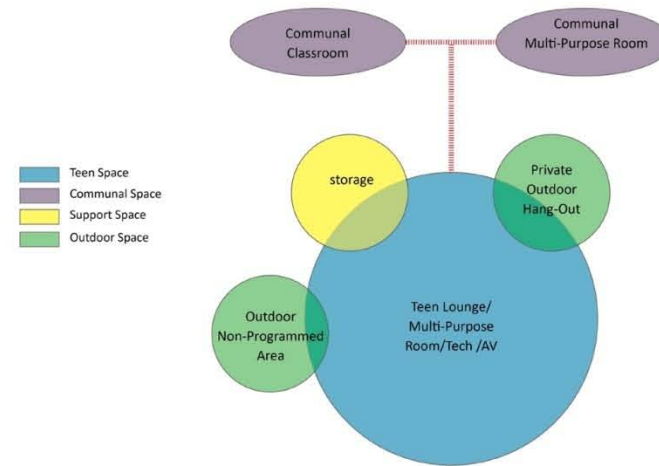
# DESIGN CAMP - SPACE DIAGRAMS



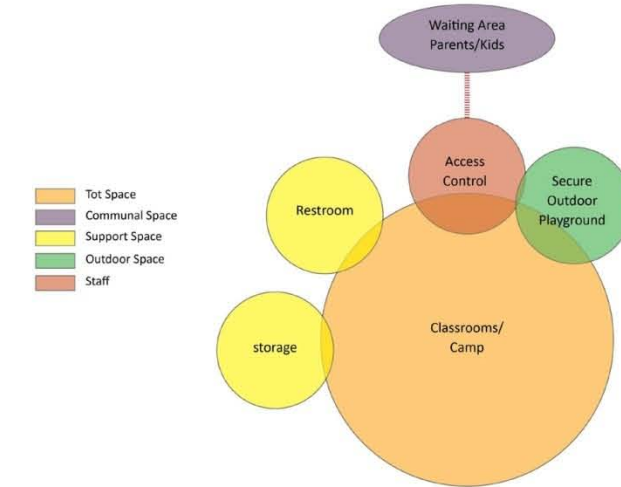
## SENIOR GROUP



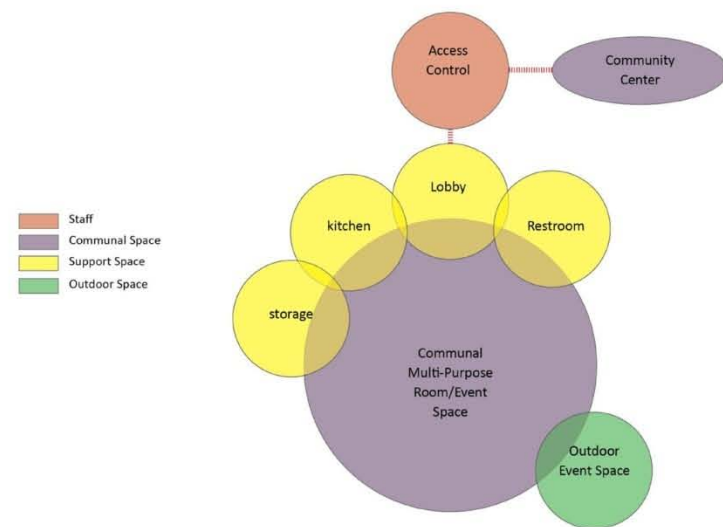
## TEEN GROUP



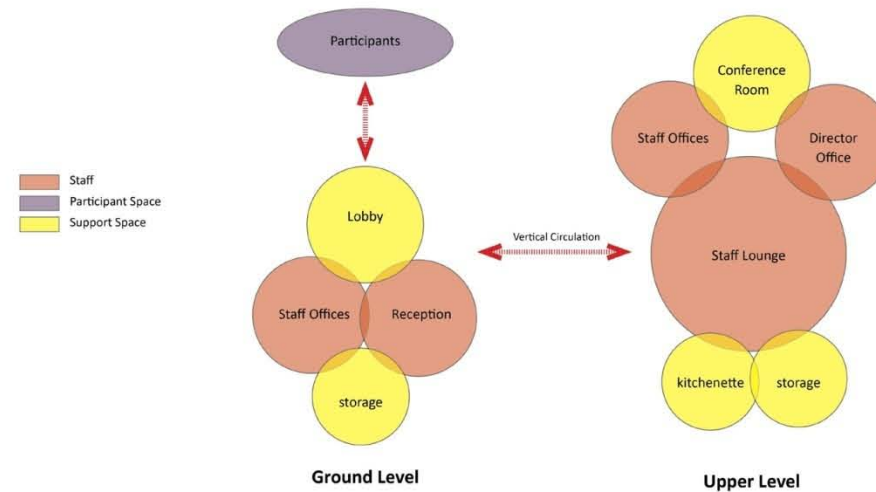
## TOT GROUP



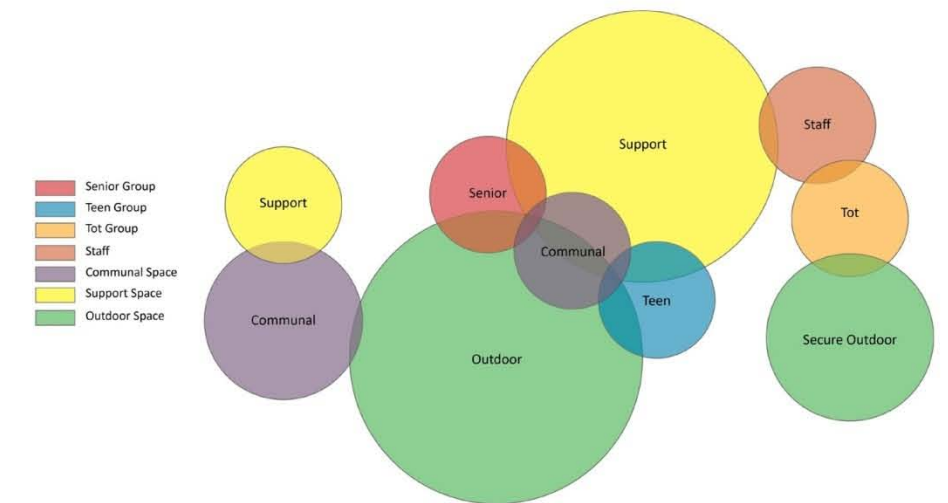
## EVENT USER GROUP



## STAFF



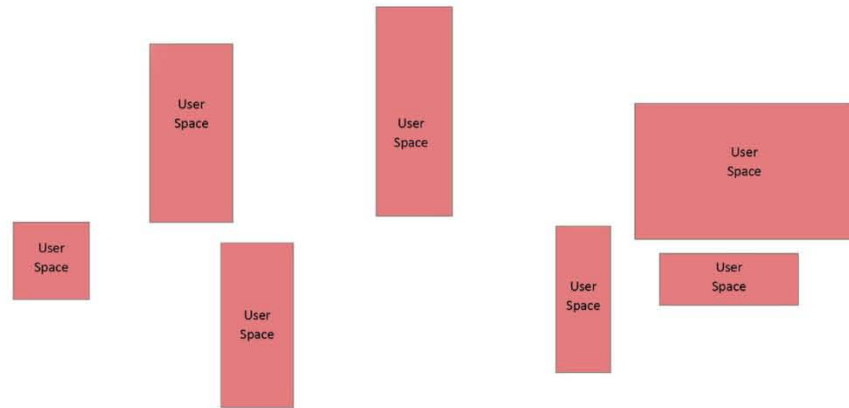
## COMMUNITY CENTER



# DESIGN CAMP - DESIGN CONCEPT DIAGRAMS

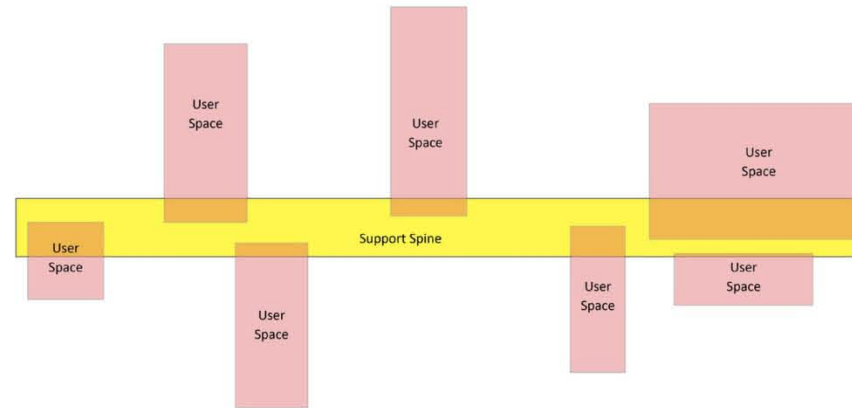


## ARRANGE USER SPACES



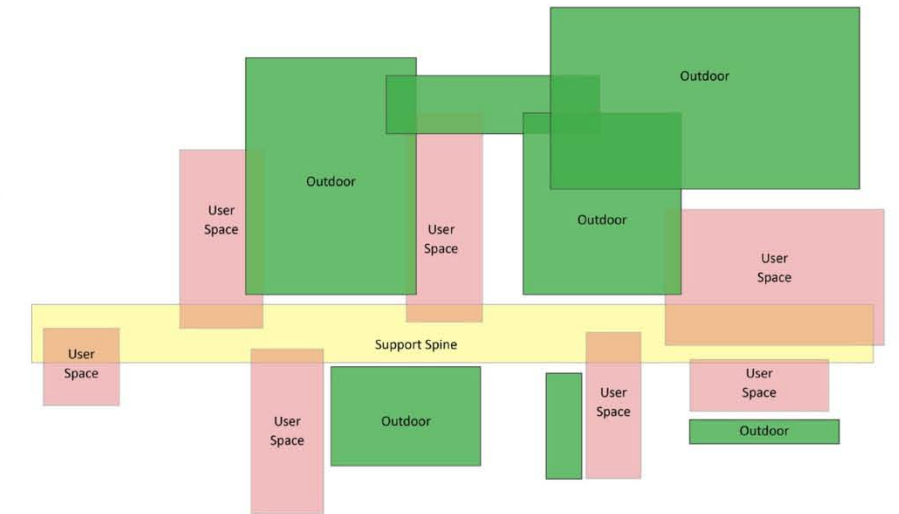
Senior Space/Teen Space/Tot Space/Communal Space

## TIE USER SPACES WITH SUPPORT SPINE



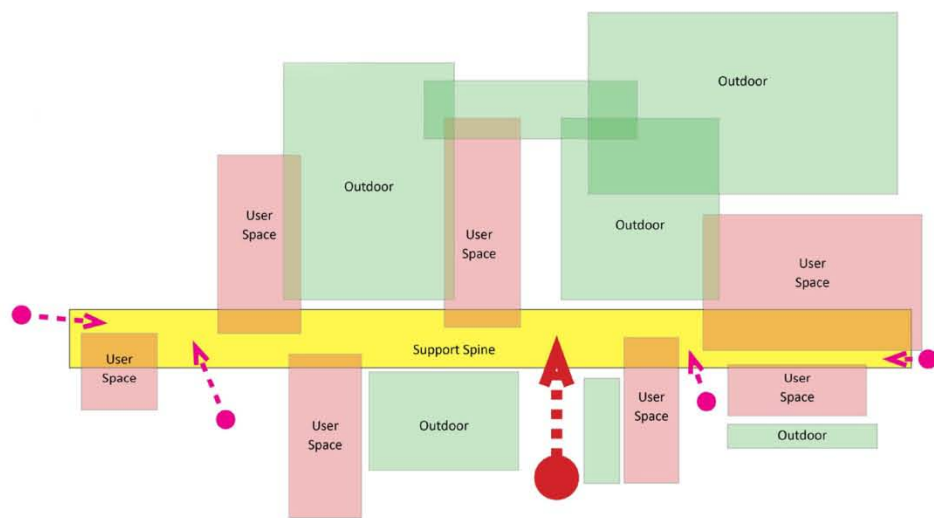
Entry Hall/Lobby/Restroom/Storage/Stair/Elevator/Ramp/  
Gallery/Corridor

## PLUG OUTDOOR SPACES INTO BUILDING



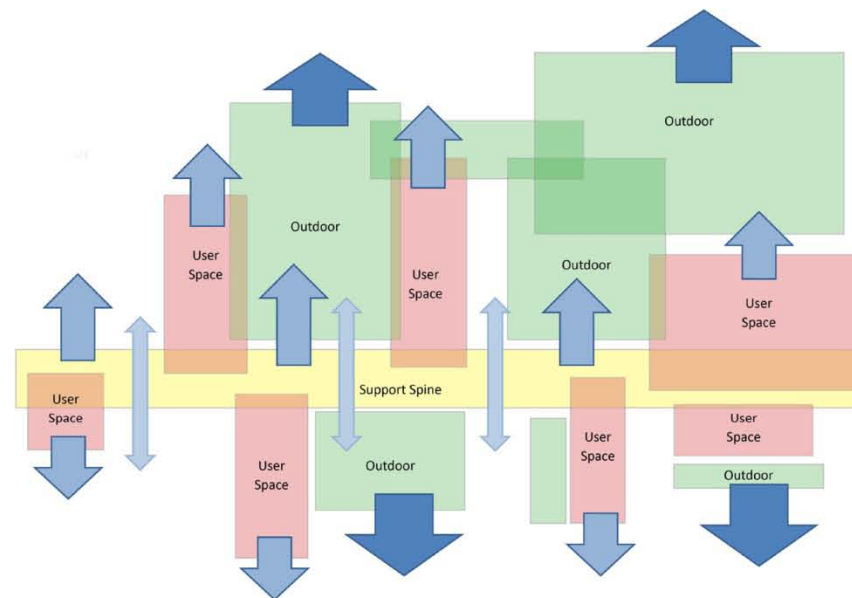
Private/Secure/Programmed/Non-Programmed/Event/Amphitheater/Staging

## MULTIPLE ENTRY POINTS



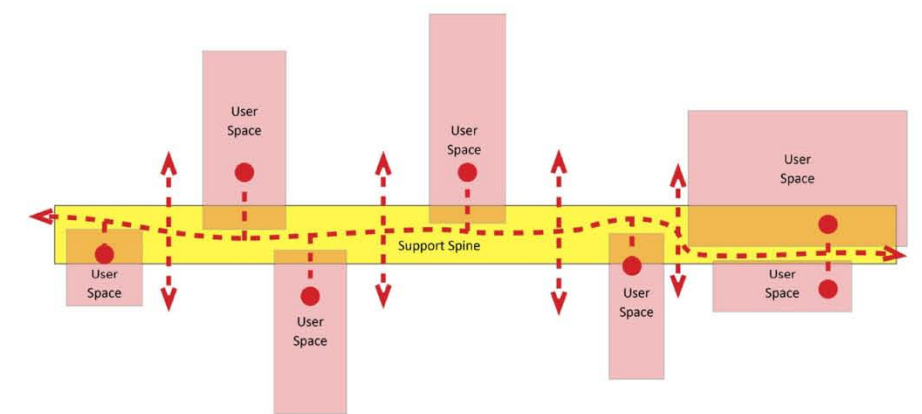
By Users/By Spaces/By Timeline/Security/Access Control/  
Privacy

## MAXIMIZE VIEWS



Through Buildings/From Indoor/From Outdoor

## NATURAL VENTILATION

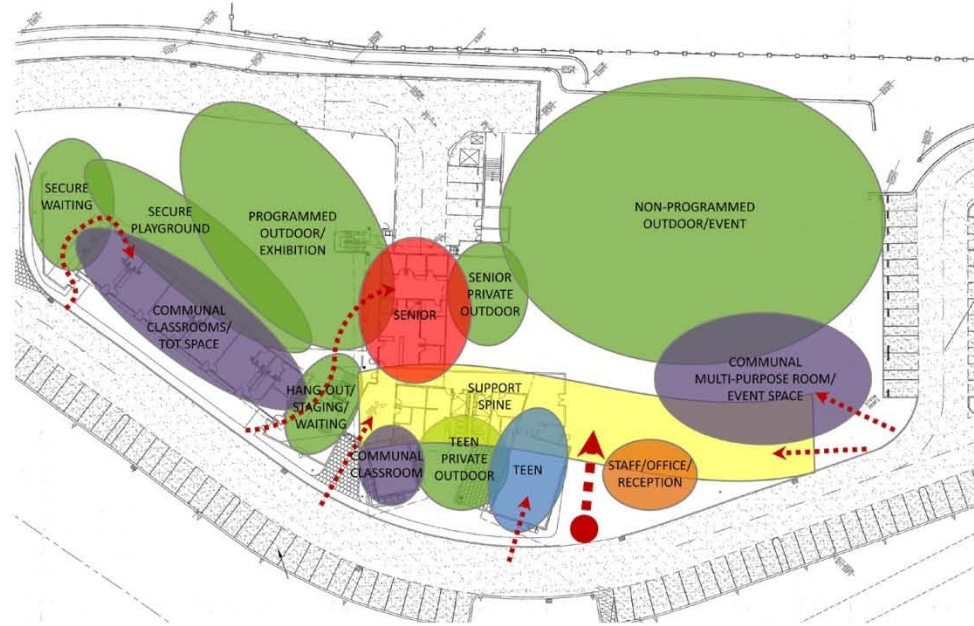


Natural Ventilation/Cooling Corridor

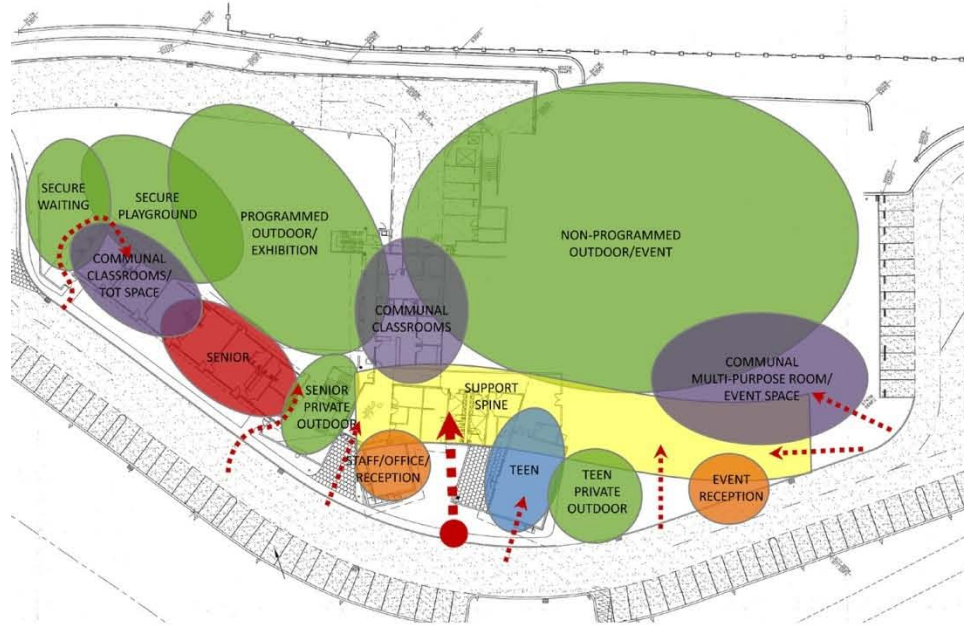


# DESIGN CAMP - CONCEPTUAL DESIGN OPTIONS

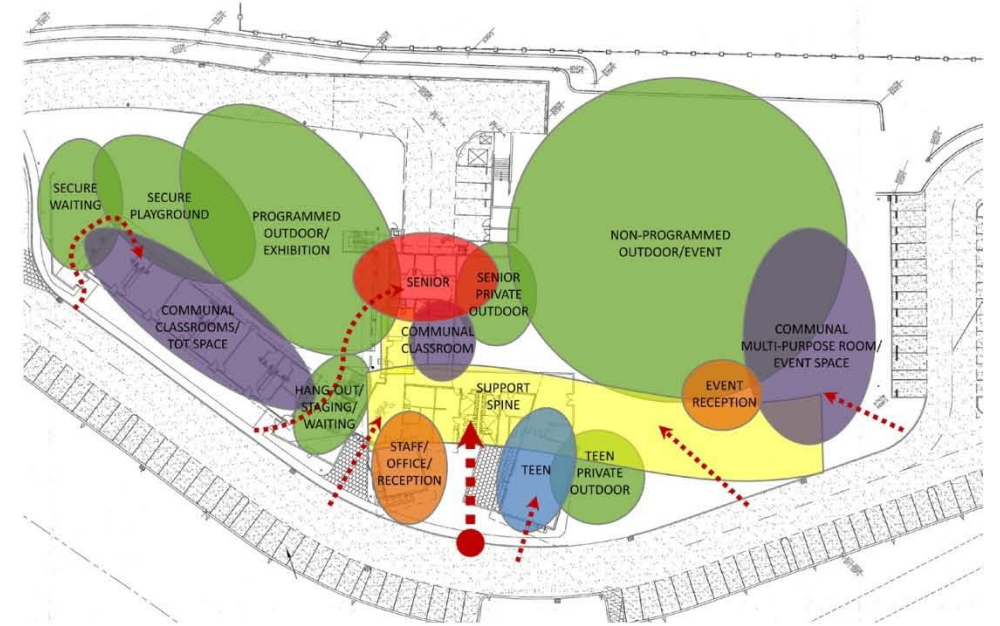
### OPTION 01



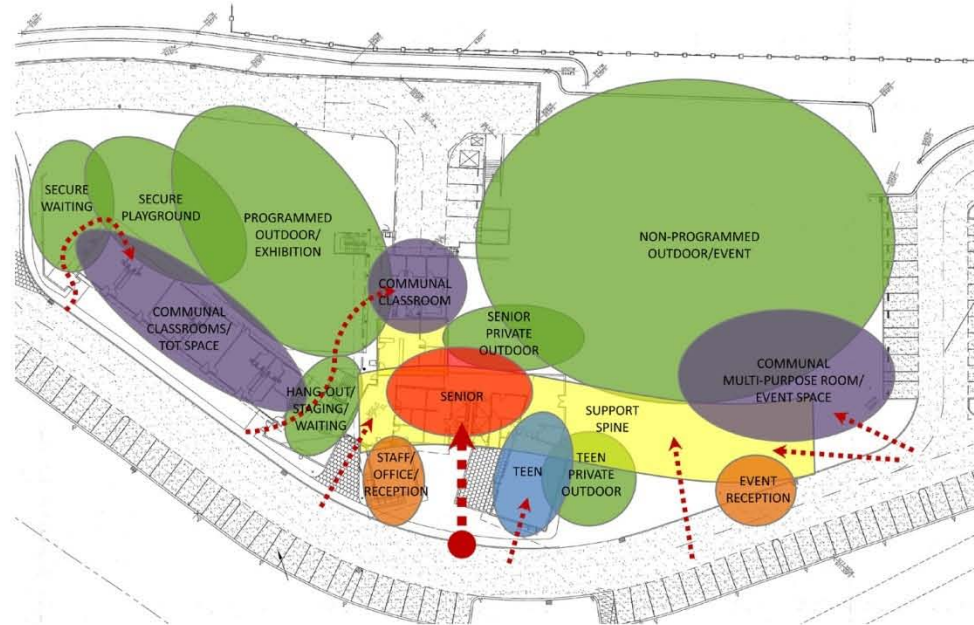
### OPTION 02



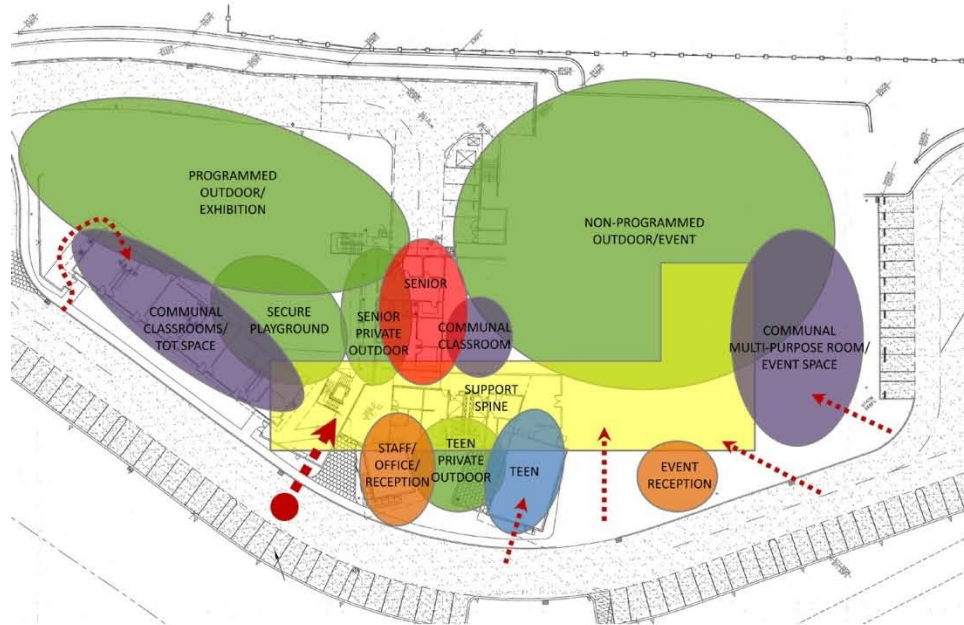
### OPTION 03



### OPTION 04



### OPTION 05



### OPTION 06

