



Monrovia  
California



1995 ★ 2024

CITY COUNCIL STUDY SESSION  
MONROVIA COMMUNITY CENTER RENOVATION  
PROJECT UPDATE  
OCTOBER 15, 2024

## OBJECTIVE



- This is a follow up to the July 2 Study Session where Council provided clear direction.

*“Go beyond what we need today and consider what we may want in the future.”*

*“Elevate the overall design.”*

CITY OF  
**MONROVIA**  
CALIFORNIA

# OBJECTIVE



- Staff have been working with Perkins Eastman to incorporate the comments and direction received.
- Today we will provide the following updates:
  - Critical Path Discussion
  - Share the updated Site Plan
  - Present the proposed Floor Plan
  - Share some updated concepts
  - High level budget summary
  - Estimated project timeline
- We will also be sharing a *Fly Through* of the proposed building.
- Our goal is to again, check in, gather feedback, and move into engineering/construction documents.
- Staff will continue to provide updates to the Council as the design moves forward.

# JULY 2 CRITICAL PATH DISCUSSION POINTS



- Items Approved at the July 2 Meeting:
  - ✓ Approved a Skyfold Room Divider in the Kay Dalton Room
  - ✓ Approved demolition of the Racquetball / Storage area
  - ✓ Requested a full Catering Kitchen
  - ✓ Interested in leveraging Photovoltaic (Solar Panels) opportunities on the roof, but not the Parking Lot
  - ✓ Requested an emergency generator be included in the plan
  - ✓ Incorporate natural light throughout the building
- Items Council requested we further study that will be discussed tonight:
  - ❑ Parking Lot Site Plan
  - ❑ Roof Top Deck or Second Story Meeting Spaces options

# PARKING LOT LAYOUT



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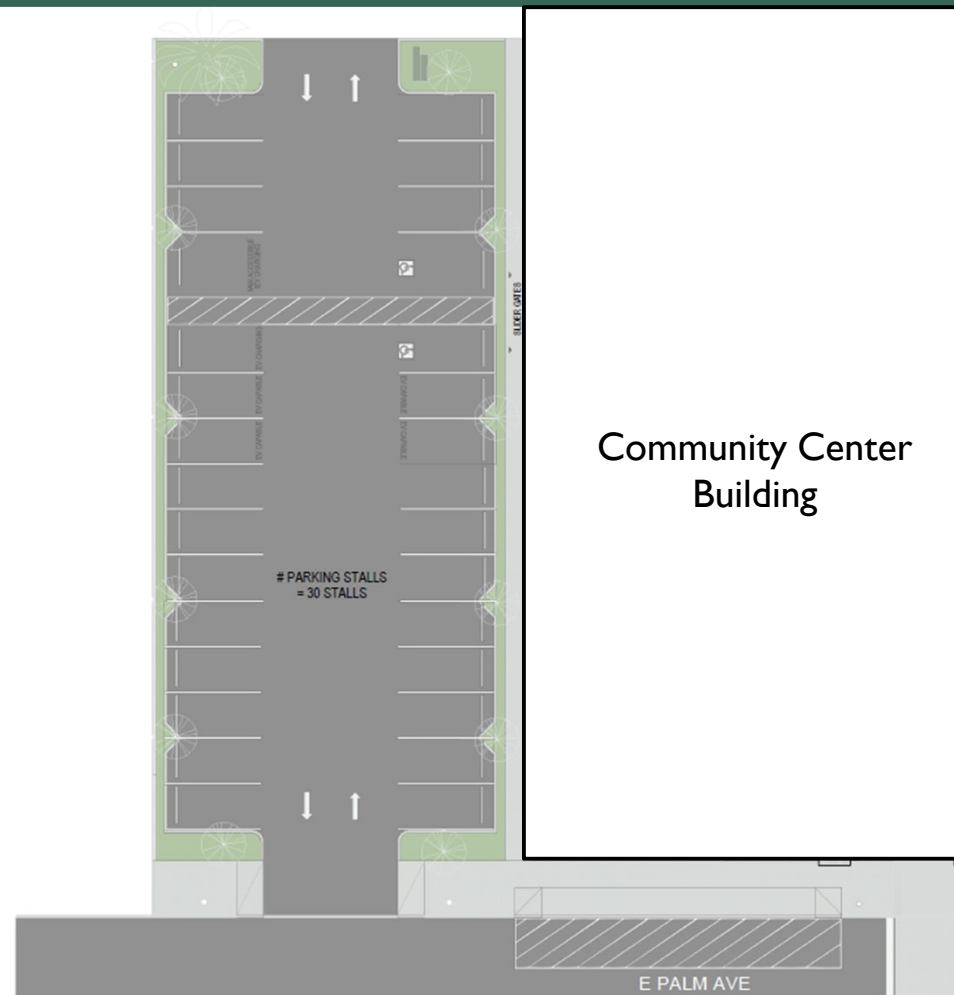


- The proposed design will maintain the number of parking spots currently available in the Community Center, PLUS...
  - Add 2 ADA Van accessible parking spots
  - Add 2 EV Charging Stations (one would be ADA Van Accessible)
  - Add 4 EV Capable Stations
  - Add 15 trees; would be looking to remove the 5 trees currently on site to allow for the enhanced features and better circulation
  - Improve Parking Lot lighting
  - Improve the safety of the pick up and drop off in the Parking Lot with a zero grade ADA access

Design Feature	Current Lot	New Design	Code Required
Number of Parking Spaces	30	30	<i>Met previous code requirements</i>
Number of ADA Parking Spaces	0 ADA Van Accessible 2 ADA General Accessible	2 ADA General Accessible 1 ADA Van/EV Accessible	<i>Meet or exceeds code</i>
Number of EV Charging Spaces	0	1 General EV Charging Stations 1 EV ADA Van accessible Charging Stations 4 EV Capable Charging Stations	<i>Meet or exceeds code</i>
Number of Trees in Parking Lot	4 Palm Trees 2 Sycamore Trees	12 Trees in the Parking Lot 3 Trees in the Courtyard	<i>One Sycamore would be preserved Native Trees would be aligned with the City Tree Planting Ordinance 24” -36” box</i>
Number of Lights in Parking Lot	4	8	<i>Still working on the placement of these lights</i>
Additional Features		<i>Improved safety for drop off and pick up with zero grade entrance to the center off Palm Ave.</i>	

# PARKING LOT LAYOUT

- Improved safety due to the changes in the layout.
- Improved circulation in the parking lot.
- Improved drop off and pick up location on Palm Avenue.
- Maintains the current parking stall count.
- Meets or exceeds code requirements.
- Protects one Sycamore Tree.
- Staff is seeking input on updated parking lot plan.



# ROOF TOP GATHERING SPACE ASSESSMENT



- Council requested staff further study the Roof Top option. Specifically, Council wanted staff to look into the following:
  - Actual views from the roof and impact on neighbors
  - How the space can be used – Indoor vs. Outdoor
  - Costs Benefit Analysis
  - Structural Implications



# ROOF TOP GATHERING SPACE



# ROOF TOP GATHERING SPACE



# ROOF TOP GATHERING SPACE ASSESSMENT



- Views:
  - Views of the mountains and the park are limited due to roof lines and mature trees
  - There seems to be no impact on the neighbors with the suggested location of the roof top space
  - There seems to be limited impact on mountain views from Library Park
- Use of the Space:
  - The proposed roof top space would include a small elevator foyer and then an open air deck for events and programs
  - Limited space (1,500 – 2,000 SF); Max capacity of 75-100 people
  - Use could be negatively impacted due to weather
- Structural Implications (building code / seismic retrofitting / structure reinforcement)
  - Emergency Egress requirements include additional SF for stair well(s)
  - Elevator Requirements (additional SF needed for shaft)
- Cost:
  - Rooftop Terrace will add an additional \$3M to the project cost
- Possible Alternative:
  - As staff studied this option, another solution evolved that would allow for an outdoor space to compliment the Community Center, without negatively impacting the views and will result in additional usable space for the community.



# FLOOR PLAN

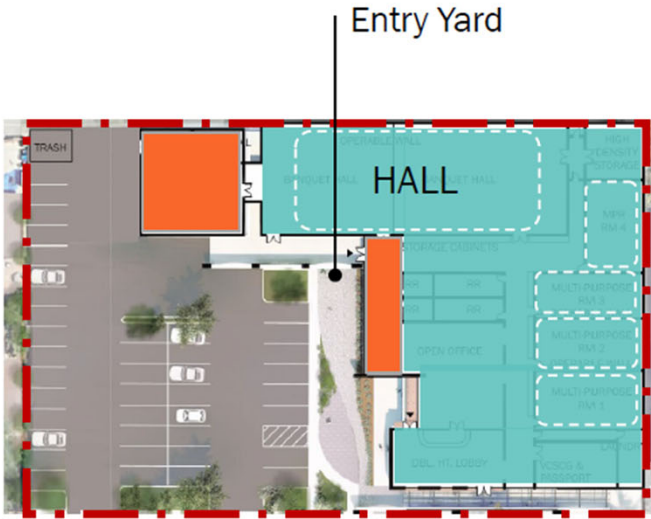


- The project team has been trying to work within the envelop of the existing building.
- With the direction of City Council to elevate the design and plan for the future, the project team wanted to explore more new construction as oppose to mostly renovation.

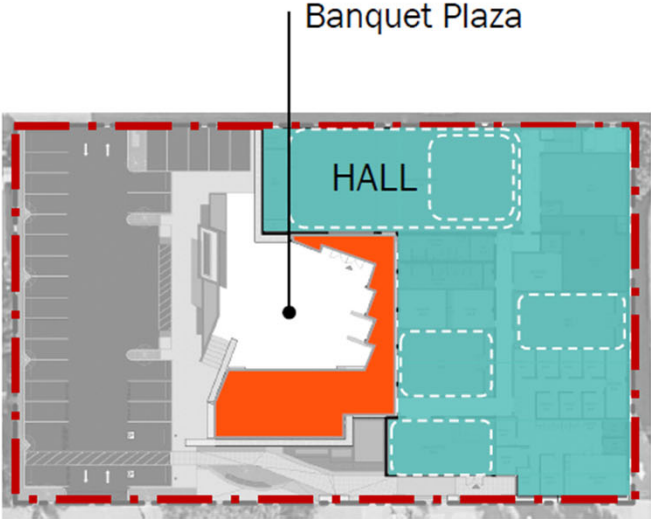
***Rather than trying to fit what we need in the space we have, could the floor plan be improved if we removed this restriction?***

- By expanding new construction to the Kay Dalton Room, we will gain many benefits.
  - More flexibility in how we design the space
  - More natural light and openings into the space
  - Creates a 776 SF Service Yard and Catering entrance for the “back of house”
  - Trash services are accessed in the Service Yard rather than in the public parking lot
  - Creates a “back of house” access for event staging and loading

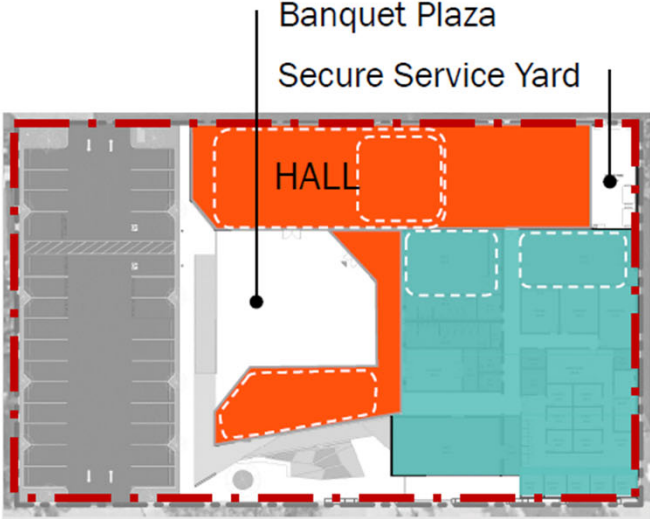
# Transformational Planning






**Option 1**



**Option 2**



**Option 3**

-  = New Construction
-  = Modernization
-  = Assembly Space (dashed line)

# COMMUNITY CENTER FLOOR PLAN



Room	Current SF	Proposed SF
Kay Dalton	4,000	4,449 (3,030/1,419)
Monroe Room	900	1,094
Senior Game	812	910
Multi Purpose Room	840	887
Craft Room (Conference Room)	272	500
Kitchen	400	836
Passport Office	300	304
Foothill Unity Center (Iris Room)	273	348
VCSGV	250	266
Office Space	10 Private Offices & Small Shared Space	11 Private Office & Large Shared Space
Staff Restroom	None	1
Staff Breakroom	None	1 (291)
Gender Neutral Restroom / Family Restroom	None	1
Nursing Room	None	1
Lobby / Reception	500	850
Service Yard	None	776
Plaza / Courtyard	None	2,623



# PARKING STALLS = 30 STALLS

E PALM AVE

# EXTERIOR CONCEPT DESIGN DIRECTION

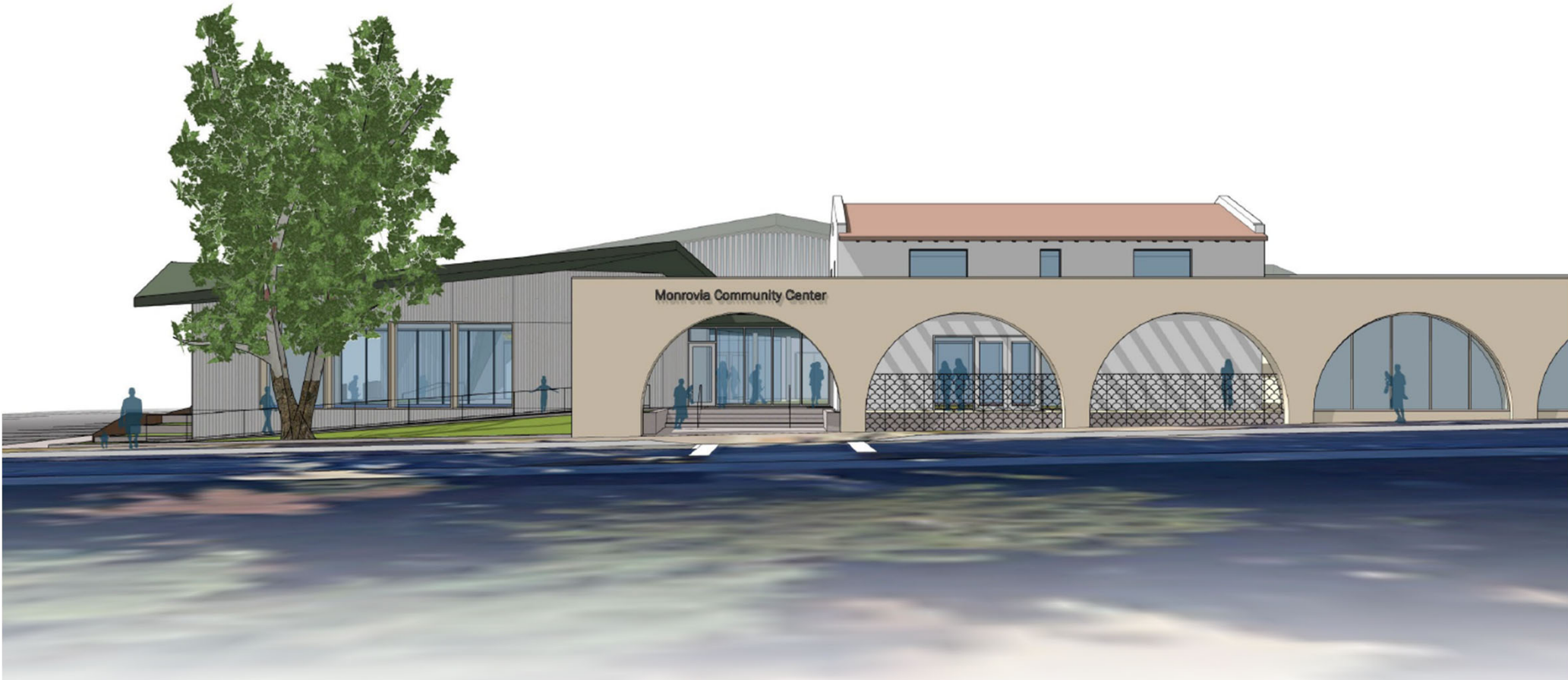


- Staff is seeking general consensus that the design is moving in the right direction.
  - Orientate the Community Center entrance to be more prominent.
  - Celebrate the arches found in the original building design and throughout the Library to better connect the aesthetic of the two buildings – Creating a strong sense of space.
  - Provide more public spaces with views of the park.
  - Provide more informal gathering spots around the building – Exterior reception space for private events.
  - Be mindful of *Security Through Environmental Design*.
    - Balance what the community wishes are with the desire to avoid unintended security challenges.
  - Elevate the overall building design.



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# SOUTH ELEVATION



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# ENTRY





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# SOUTH ENTRY



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# ENTRY



# FLY THROUGH - ROOF LINES



- As we watch the Fly Through, we want to bring your attention to the roof lines in the proposed new construction.
  - The design mirrors the foothills.
  - The design does not compete with the historic News Post building.
  - Similar to the Historic Train Depot and its modern platform, this design is intentional and aims to complement not compete with the historic architecture.

# SHADE STUDY



# solar shading

## summer solstice

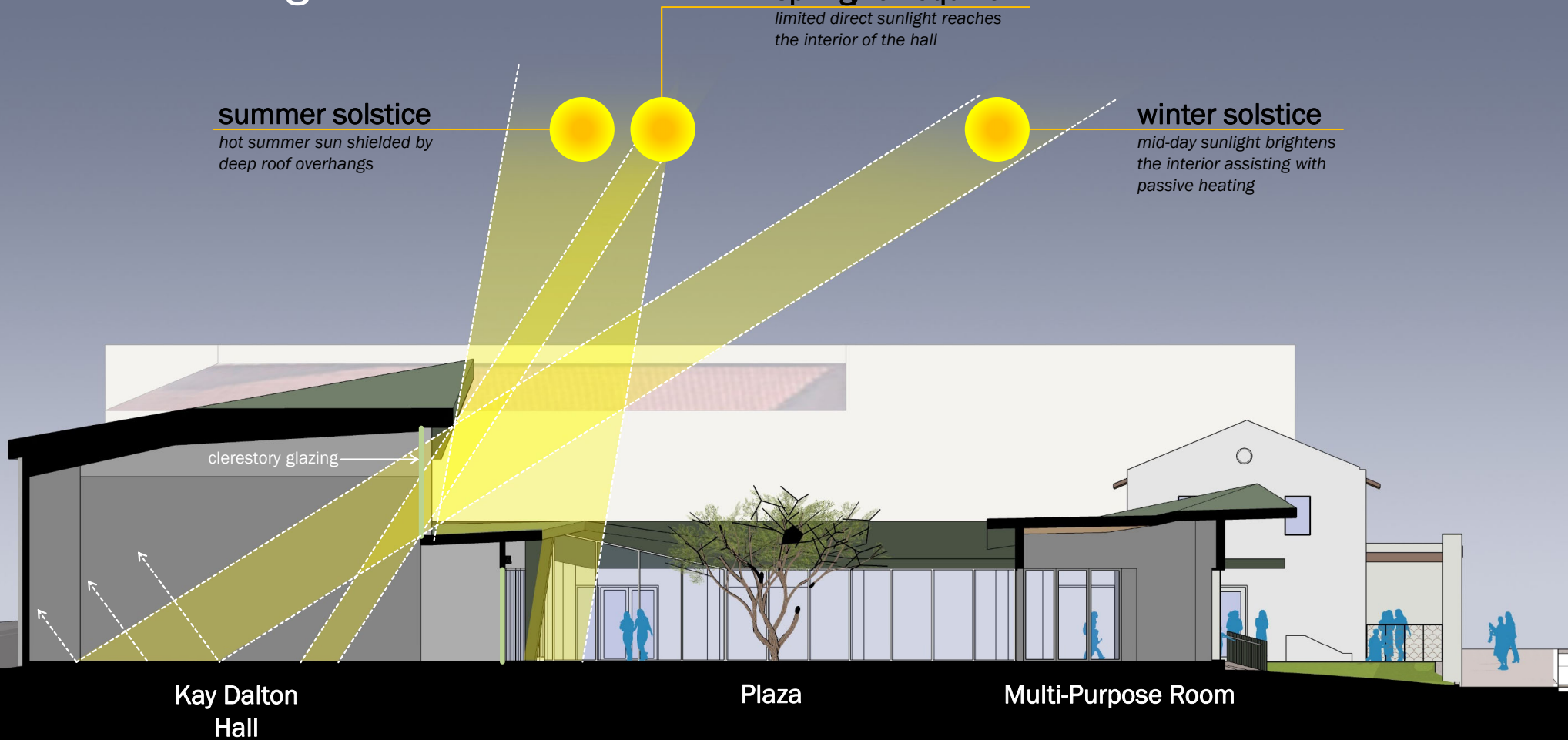
*hot summer sun shielded by deep roof overhangs*

## spring/fall equinox

*limited direct sunlight reaches the interior of the hall*

## winter solstice

*mid-day sunlight brightens the interior assisting with passive heating*





# courtyard shade study – afternoon 2 to 4pm

**trees in west planter**

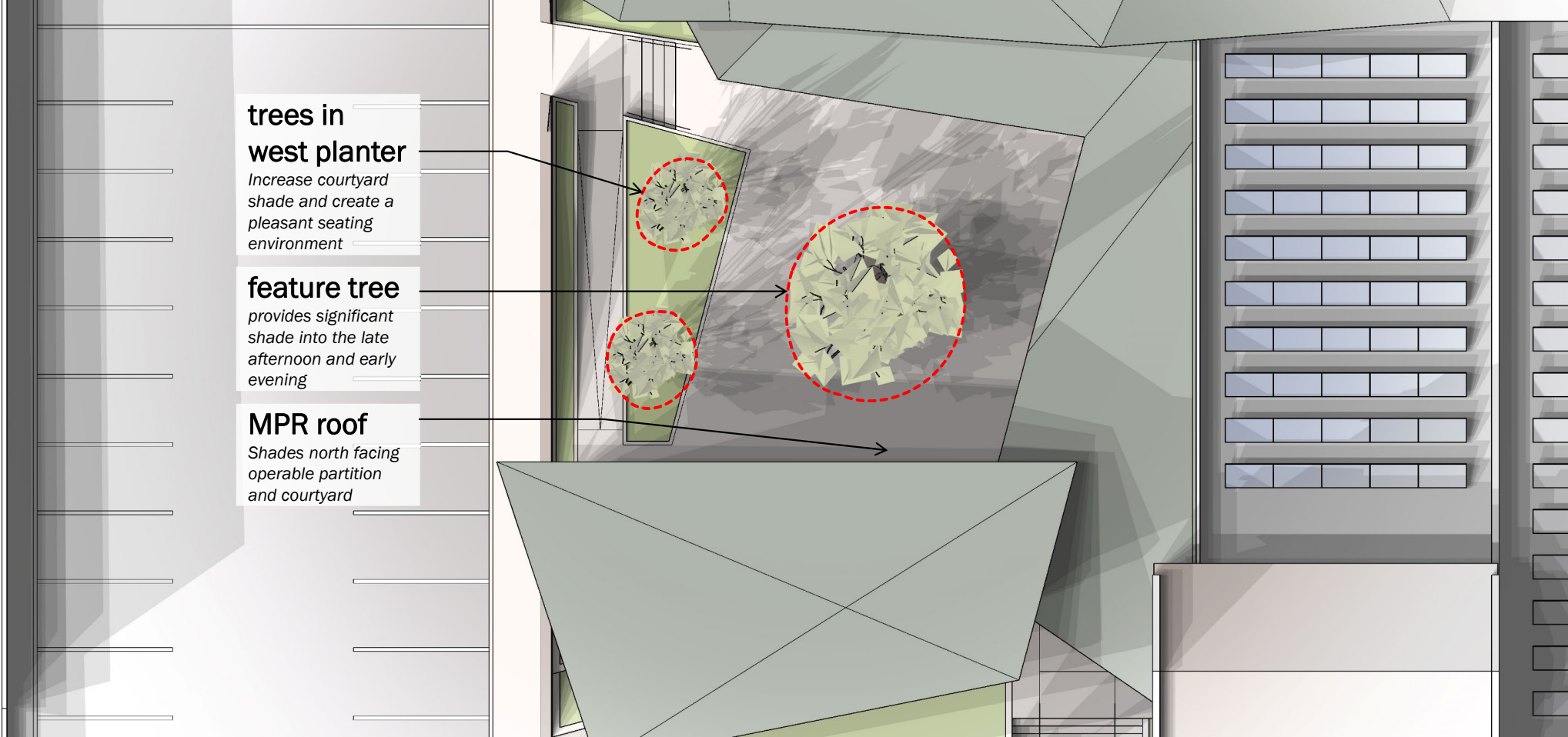
*Increase courtyard shade and create a pleasant seating environment*

**feature tree**

*provides significant shade into the late afternoon and early evening*

**MPR roof**

*Shades north facing operable partition and courtyard*





# BUDGET & TIMELINE



# BUDGET UPDATE



- Concept Base Price (All soft costs included such as Bidding, Labor Compliance, Construction Management, Testing & Inspection, Fixtures and Furnishings, Contingency, etc.)

July 2 Presentation	With Rooftop Terrace	October 15 Presentation
\$23M	\$26M	\$25.7M

Description	Cost
Add SkyFold Door (included)	\$300,000
Add Emergency Generator (included)	\$500,000
Voluntary Structural Upgrades (included)	\$200,000
Add full PV and Battery Back Up (not included)	\$575,000

# FUNDING OPTIONS



- There are several funding strategies to consider:
  - Pay for the project in cash or finance the project.
  - Seek Federal, State, and County Grants.
  - Work with partners such as CPA to fund specific project components.
  - Measure K.

# TIMELINE



Project Milestone	Completion Date
100% Construction Documents Completed	June 2025
Completed Plan Check	October 2025
Project Bidding	October – December 2025
Award of Contract	January 2026
Construction to Commence	February 2026

## 324 SOUTH MYRTLE AVE. - TEMPORARY BUILDING



- We are fortunate to have 324 South Myrtle Ave. for our use as our Community Center on a temporary basis.
- Staff have been studying how to orient the space to maximize its potential and ensure we are meeting or exceeding the program needs of the community through the life of this project.
- Some tenant improvements will be necessary to prepare the building and this will take some time.
- Timing of the move is important. We do not want to move too soon and leave the community center unattended creating new challenges.
- We also want to be mindful of the desire to activate the new space and take advantage of this resource.
- Staff have been looking at program “windows” to suggest a time when the move would have a minimal impact on programming and services.
- Staff will continue to study the options and report back to Council once we have a more firm timeline.

## NEXT STEPS

- Incorporate feedback from City Council
- Move into engineering and develop construction documents
- Begin working on potential dates for a “Road Show” to share the project with the Community
- Begin working on Historic Preservation Review
- Begin working on Planning Commission Review
- Begin working on CEQA Review



# QUESTION / DISCUSSION

