

Staff Report

For the Meeting of

MAYOR AND MEMBERS OF THE CITY COUNCIL

Agenda Item #

Res. No. 1980

**SUBJECT: Senior Activity
Center Site Selection**

Subject

Senior Activity Center – Site Selection

Summary and Background

Summary:

The 11 member Senior Advisory Group was established to advise City Council on the final site selection and design of the new Senior Activity Center. The Senior Advisory Group has met several times since January and has formulated a recommended site based on carefully crafted criteria. Their research has included evaluating other senior centers and formulating building requirements to meet current and future program needs.

Background:

On February 24, 2014 Council approved Resolution No. 1952 to execute an agreement between the City and the Hermiston Senior Center Board to apply for a grant to construct a new senior activity center. The grant source is the Community Development and Block Grant (CDBG) – Infrastructure Finance Authority. The City conducted a pre-application public hearing on August 25, 2014 to solicit input regarding the project. The grant application process was completed in September 2014.

The City received notice in December 2014 that the grant application was successful and the amount of \$2 Million dollars has been awarded for the construction of a new facility for senior citizen programs. The City's obligation is to manage the construction process, own the new facility, and provide a cash contribution of \$73,242. The project must be completed in 36 months. However demolition of the current senior center is anticipated on December 31, 2016 to make way for school district expansion plans. On February 26, Council approved Resolution No. 1972 authorizing the City Manager to sign an agreement between the City and the Business of Oregon Infrastructure Finance Authority to accept \$2 Million for the construction of a new Senior Activity Center facility.

The City established the Senior Advisory Group to advise the Council on the final site selection and design of the new facility. As a condition of the grant funding, the new facility will be limited to public uses for citizens 60+ in age for the first five years of operation. However after that period, the City will make the facility available for other programs outside of the time reserved for the Senior Board (Monday through Friday from 8am to 3pm). The City will own and manage the facility as a landlord and

the senior program will provide programming as a tenant under the conditions of the Facility Use Agreement.

The Senior Advisory Group has visited several area Senior Centers to conduct facility, finance, and program research for planning purposes. The group has visited centers in Yakima, Kennewick, Richland and Boardman. City staff has also gathered information from Silverton, The Dalles, McMinnville, Redmond and Bend to share with the group. The site visits have been useful to understand trends in senior services and to evaluate facility designs.

The group established site selection criteria and design elements based on the anticipated uses of the facility. The building program and site selection criteria are as follows:

Building Program:

- Approximately 8,000 sf is ideal
- Dining hall / grand hall
- Entry and lounge
- Commercial kitchen and coffee areas
- Meeting and hobby rooms
- Administration offices and private council rooms
- Stage / Sound System
- Storage
- Restrooms / showers /lockers
- Fitness, wellness and personal care
- Recreation / games
- Gardening
- Landscaping

Building Characteristics:

- Warm, inviting, expansive with natural light
- Very high quality durable materials
- Safe and secure
- Energy efficient / low maintenance
- ADA Compliant

Site Characteristics:

- 1.5 acres minimum, larger is better
- Accommodate future expansion
- Configuration (square or rectangle)
- Flat / buildable
- Safety (secure site, good neighborhood)
- Adequate parking near services (shopping, medical, etc.)
- Near town center

Driving access (not congested)
Near parks or recreation and walkways

Visibility and easy to find
Low noise

Six potential sites were initially considered at the beginning of the process. The list was quickly shortened to three sites as being best suited for the Senior Activity Center. These sites are:

- The Old Goodwill site
- The Ridgeway site behind the Library
- The Aspens site near NE 4th and Aspen Drive

At the conclusion of considerable evaluation and debate over an eight-week period, the group formulated a recommendation for the Aspen site as being the most suited. The Ridgeway Site received some support from two of the participating group members. The Old Goodwill site received minimal support as compared to the other sites.

Site	Size	Ease of Development	Zoning	Future Expansion	Owner	Advisory Votes
Aspen	3.3 acres	Easy - Flat, bare and open	Commercial	Yes	Private	8
Ridgeway	1 acre	Difficult - Moderate slope, distressed lot	Com / Res	Limited	City/School	2
Goodwill	1.5 acres	Existing structure - remodel	Commercial	Limited	Private	1

The strong majority of the group feels that the Aspen site is the best suited for the following reasons:

Aspen site:

Advocates of the Aspen site felt its strengths were:

1. It provides the best access and visibility
2. At 3.3 acres, the Aspen site is over twice the size of the Ridgeway site. This allows for future expansion if needed
3. The Aspen site is "park-like" being adjacent to the irrigation channel and future trail system
4. The Aspen site is near shopping and other services used by senior
5. The Aspen site is flat, buildable, and near planned future retirement housing

Potential downsides of this location:

1. Property acquisition costs will potentially be higher than budgeted amounts
2. Location away from downtown amenities

Ridgeway site:

Advocates of the Ridgeway site felt its strengths were:

1. Proximity to downtown and Urban Renewal District planning
2. Proximity to the Library and other services
3. No property acquisition costs
4. Visibility from highway
5. More potential for projects in conjunction with the Urban Renewal District

Potential Downsides of this site:

1. More complex site development challenges
2. 1 acre size is less than the ideal 1.5 acres
3. Little or no future expansion capability
4. Constrained vehicle access
5. Potential Street reconfiguration
6. Developing shared parking with Hermiston Public Library

In conclusion, the Senior Advisory Group has concluded their initial assignment of identifying their recommended location for the new Senior Activity Center. A strong majority of the Senior Advisory Group recommends that City Council adopt the Aspen site as being the best-suited for the new Senior Activity Center. The Hermiston Senior Center Board of Directors recently has also made a formal motion in favor of the Aspen site.

Fiscal Information

The CDBG Grant allows funding for site acquisition. The Aspen site would need to be acquired from a private party at fair market value to be established by a certified appraisal. The Aspen site has an estimate purchase value of \$150,000 which is within the grant budget estimate of \$157,000.

Alternatives and Recommendation

There are three practical alternatives regarding the selection of the ideal site for the new Senior Activity Center.

1. Accept the recommendation of the Senior Advisory Group and approve the Aspen site as the preferred construction site.
2. Select the Ridgeway site as the preferred construction site.

3. Defer the selection of the preferred site until an architect has been selected to perform a more in-depth analysis of both the Aspen and Ridgeway sites.

Requested Action/Motion

Approve Resolution No. 1980 accepting the recommendation of the Senior Advisory Group and the Hermiston Senior Board and approve the Aspen site as the preferred construction site.

Reviewed by:



Department Head – Larry Fetter, Director of Parks and Recreation.



City Manager Approval

RESOLUTION NO 1980

A RESOLUTION OF THE CITY OF HERMISTON ACCEPTING THE RECOMMENDATION OF THE SENIOR ADVISORY GROUP TO ESTABLISH THE ASPEN SITE AS THE FUTURE LOCATION OF THE SENIOR ACTIVITY CENTER.

WHEREAS, the City recognizes the value of an independent senior center to the citizens of Hermiston and supports the efforts of the Hermiston Senior Board to construct a new facility whose primary use is for senior citizen programming; and

WHEREAS, the City approved Resolution No. 1952 to execute an agreement between the Hermiston Senior Board to apply for funding and jointly manage a new facility, and

WHEREAS, the City approved Resolution No. 1972 accepting \$2 Million from Business of Oregon Infrastructure Finance Authority for the construction of a new Senior Activity Center.

WHEREAS, the City has established an advisory group to research operating and design elements and to recommend a location for the new Senior Activity Center.

WHEREAS, the advisory has determined that of the sites evaluated, the Aspen site meets the current and future site requirements for the center, and

WHEREAS, the Aspen site is owned by a private party who desires to sell the property at fair market value to the City, and

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Hermiston, Oregon, as follows:

That the City shall proceed with acquisition, planning and development of a new Senior Activity Center on the Aspen site.

PASSED by the Common Council this 27th day of April, 2015.

Signed by the Mayor this 27th day of April, 2015.

MAYOR

ATTEST:

ASSISTANT CITY RECORDER

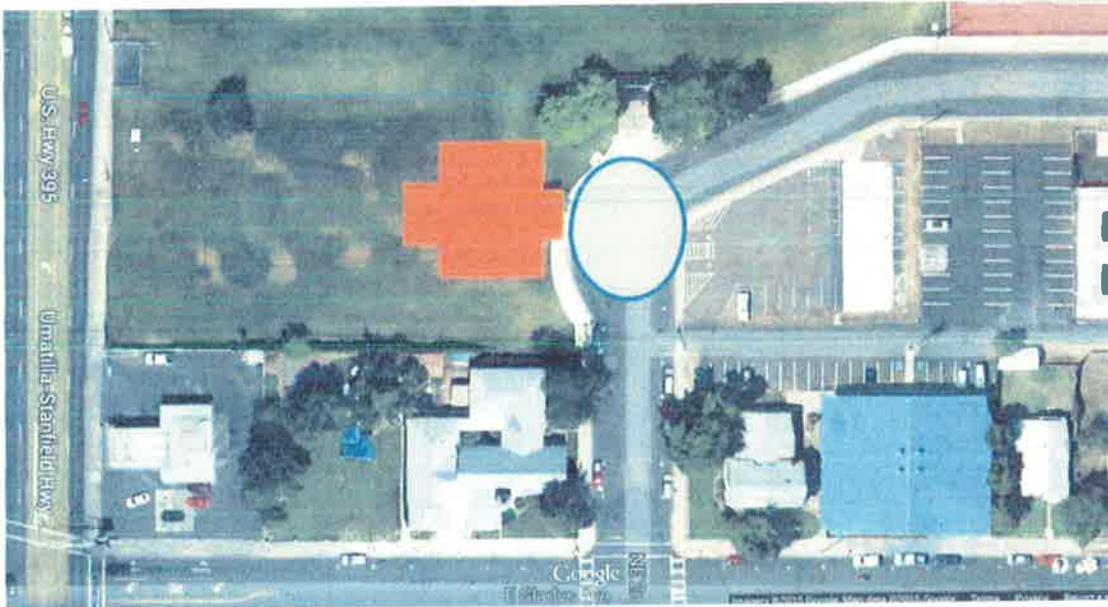
March 25, 2015

Dear Hermiston City Council and Mayor Drotzmann:

Approximately 2500 people in Hermiston are currently 60 years and older. (Suburban stats, 2014) Our current Senior Center serves about 40-50 seniors – two lunch meals a week and has seen those numbers shrinking in recent years. Yet, we will continue to see the number of seniors grow over the coming years as our city matures and adds additional people. We need to focus on the ability to serve a diverse group of seniors in the coming years with changing perspectives and different more active life styles. The Ridgeway Ave and 2nd St site is the site I believe will meet the needs of our entire community and should be selected. It has many desirable attributes:

- It is centrally located to the overall city layout
- Has good visibility from Hwy 395
- Easily accessible, and has other city services nearby
- Good neighbors – ie, church and elementary school, city buildings
- Close to local shopping and services
- Ties into long term plans of the City
 - Downtown Urban Renewal Zone -Festival street on 2nd St and Main Street
 - Downtown Overlay Zoning goals
 - Long range plans of the Downtown Design Committee work
 - Possible future location of a museum in the old Carnegie Library building
 - Library close at hand and could partner with classes and activities
 - Additional city parking – one block away for larger events

Ridgeway and 2nd St site – utilizing the property offered by School District



After 5 years of exclusive use by the over 60 population (as per the federal grant) the building will be become a center for events, small concerts, weddings, reunions, classes, and many other things that will serve all ages, and all community members – while still giving the Senior first priority use from 8 am to 3 pm Monday – Friday.

Utilizing this site in the city center, and changing 2nd Street to a cul de sac or roundabout with a reconfigured parking lot would insure ease of access, slow moving traffic, and safety. Additional islands with landscaping would beautify the area, and also slow traffic in the parking lot.

This configuration also leaves room for future expansion, activity areas, gardens and landscaping. The one negative mentioned by seniors is that the site is a "pit." I know that with a thoughtful design by a capable architect – we could make the main floor at street level, and utilize a daylight basement for a classroom or two and much needed storage with access by elevator.

This land is free, and currently bare of any structures. I emphatically believe that the entire \$2 Million should be invested into the structure at this Ridgeway location. This will allowing us to maximizing our building capacity, encourage additional private investment in the downtown core, and serve the needs of our growing community.

Respectfully,

Mary K. Corp
Kay's Art & Collectibles

Mary K. Corp

Roe Gardner

Debra & Dewitt
Mailings Made Easy

William J. J. J.
Defining Details

Daniel E. J.
Alexander Daniel Jewelry

W. J. J.
Cass Jewelry

Sharon Hanney
Sharon's Treats

Charles W. J.
Ed Ward Jones

W. J. J.

W. J. J.
Louisiana Tax Service

Harlan Davis
Banner Bank

W. J. J.
Louisiana Tax Service

March 25, 2015

Dear Hermiston City Council and Honorable Mayor Drotzmann,

As a responsible downtown business merchant, I am compelled to take necessary action that will bolster the growth and prosperity of our community. I currently look at the recommended site selection for the new Hermiston Senior Center and think of a self-serving fiasco aimed to benefit the few and alienate the majority. I also look at a missed opportunity for a new Community Center that would be a catalyst in reshaping our ailing downtown business core.

At present, I must strongly point out the much needed site selection of the new Community Center to be in the immediate downtown area, namely the area of NE 2nd and Ridgeway Ave site. When I look at the pros/cons aspects of this area, I am overwhelmed by the pros involved and amazed to find only one negative. That the area is thought of as a "pit" which should recognize that the issue can be addressed by the architectural design.

Let us, this very moment, move forward and embrace the positives of the proximity in conjunction to downtown services, the visibility from Hwy 395, the accessibility and adequate parking space, the future expansion of other programs, and of course that low price tag of \$0 to mention a few of the pros. I adamantly suggest that we make the necessary arrangements to make the new Community Center in this central location in our fair downtown area and not in a hidden location.

Please allow my signature to represent my agreement with the above statement.

Mary K. Corp
Kauai CS Art & Collectibles

Debra & Dewitt
Mailing Made Easy

Helen Davis, Banner Bank

Pre. Peterson - Simmons

Defining Details

Alexander Daniel Jewelry

James J. Simmons

John Smith

James North

Butler, G. - Catching Sun Rays

Mary M. Heug, Banner Bank

Heu Barker - Simmons

Wendy Sufferb
Simmons

Laurel Darling - Business

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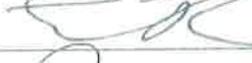
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Please allow my signature to represent my agreement with the above statement.

Cherry
Charles Hight
Carl Hight

Premier Physical Therapy
P4 & more Computers
P4 - More Computers

We support the City Council's choice to locate the new
Hermiston Senior Center at 2nd Street and Ridgeway Avenue.

Printed Name	Signature
Sally Anderson Hansell	
Becky Floyd	
LISA A. HANSEN	
Ed VAN AUKEN	
Cheryl VAN AUKEN	
Beth Anderson	
Michelle Maine	
Sierra webb	
Melisa A Webb	
Dallas Bolen	
Judy Roubury	
WENDY SYDER	
Micelle Surick	
Haylee A. Harper	
Brittney L. Beamer	
DAVID R. FAUX	
Aloras Winters	
Chris Briggs	
ERIC REISE	
Jeremy Larson	
Susan McHenry	

We support the City Council's choice to locate the new
Hermiston Senior Center at 2nd Street and Ridgeway Avenue.

Printed Name

Signature

Jason Gurneed



Richard J. Twardzi



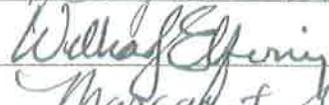
Kurt Brudixsen



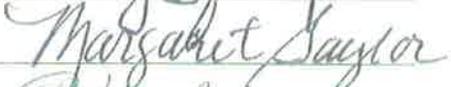
Kelly Sanders



William J. Effering



MARGARET SAYLOR



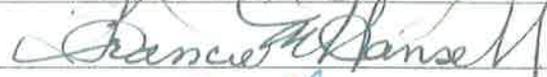
Tom Wamsley



Loret Crosby



FRANCIE HANSELL



JO FAUX



Michael J. Faux



Leo Cook



**We support the City Council's choice to locate the new
Hermiston Senior Center at 2nd Street and Ridgeway Avenue.**

Printed Name

Signature

PATRICK HART

Patrick Hart

THOMAS MARTIN

Thomas Martin

Carlisle Harrison

Carlisle Harrison

LARRY CAMPBELL

Larry Campbell

TAMMY SMITH

T. Smith

Tony Garbery

Tony Garbery

STEVE VAUGHAN

Steve Vaughan

MARK SARGENT

Mark Sargent