

Marin City

Marin City Community Center Master Plan Executive Summary

Executive Summary | December 2014



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INTRODUCTION

The community of Marin City is comprised of a diverse population that has long been dedicated to promoting vibrant community life through community and cultural events, an abundant array of recreational activities, and supportive programs endorsing health, wellness, and lifelong learning. At the heart of community activity within Marin City is a dedicated group of organizations and programs which aim to serve the educational, recreational, physical, and mental well-being needs of Marin City residents of all ages. The Manzanita Recreation Center campus, which includes the Marguerita C. Johnson Senior Center, Marin City Health & Wellness Center, Manzanita Recreation Gym, Marin City Boxing Gym and Fitness Center, Community Services District (CSD) Offices, Manzanita Children’s Center, and the Harriet Tubman House is the home to many of these core programs and organizations.

Despite its role as a key center of community activity and gathering in Marin City, the existing campus and facilities struggle to meet the growing needs of the community. At present, the vastly undersized facility is inefficient and outdated, greatly limiting the potential of the programs and organizations to optimally serve the community and its needs.

Constructed during the mid-20th Century, the Manzanita Recreation Center is close to reaching the end of its lifespan, unless significant upgrades are completed. Several deferred maintenance issues exist within the center including roof leaks, deteriorated siding, dry rot, and corroded mechanical systems. The facility does not comply with current accessibility, energy, structural, and life safety codes. Most existing spaces are inadequately sized for current and proposed uses, such as the gymnasium and the Marin City Health & Wellness Clinic. The Marguerita C. Johnson Senior Center is also limited in its ability to serve the community with its undersized computer lab and multipurpose room, lack of storage capacity to support flexible uses, and inaccessible and non code compliant kitchen. The Harriet Tubman House is currently only available as a storage facility because of its poor connection to the campus and its need of a substantial renovation to address accessibility, energy, structural, and life safety codes as well as deferred maintenance issues.

MCCC DESIGN NARRATIVE

Contemporary community centers are able to continually evolve to provide new educational, cultural and social programs along with traditional recreational classes to serve the varied interests and needs of today’s populations. Contemporary community centers are designed to meet the needs of the 21st century provide something for everyone, from early childhood education and preschool programs to teen-centric educational and social programs to fitness programs for active adults and seniors. Multi-purpose and multi-generational models are becoming more efficient and flexible to better utilize limited resources and staff. Services for seniors, teens, and children are expanding and



Marin County Fair Day at Manzanita Recreation Center



Existing Manzanita Recreation Center



Father and son at Manzanita Recreation Center event

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Marin City Health & Wellness Center



Senior Luncheon at the Marguerita C. Johnson Senior Center



Historic Harriet Tubman House

there are an increasing numbers of educational, cultural, social, and community events throughout the calendar. These activities range from small collaborative or social gatherings to larger public meetings and lectures. The new Marin City Community Center will embody these contemporary trends, becoming a welcoming campus and a magnet that brings the community together.

The future Marin City Community Center campus will be transformative, beautiful, and functional, designed to serve and meet the needs of the community for years to come. Through a combination of extensive renovation and new construction, the facilities that house the existing programs and organizations within the Manzanita campus will be significantly upgraded in terms of square footage, quality, functionality, and flexibility. Anchoring the western portion of the site, the Marguerita C. Johnson Senior Center will be renovated and converted into the new home for the Marin City Health and Wellness Center, in addition to providing space for a Family Resource Center.

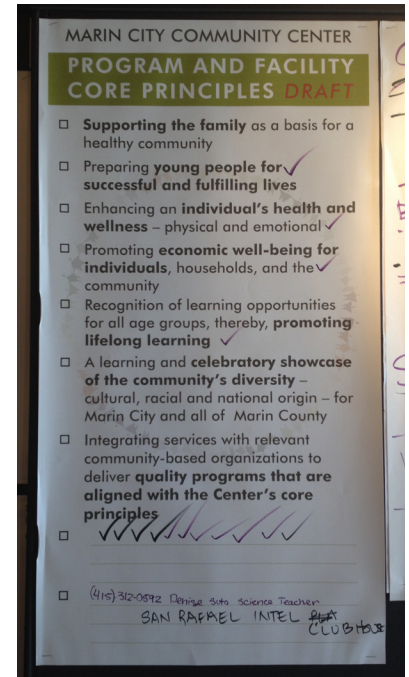
The recreational focus of the existing Manzanita Recreation Center will be redefined as a community center, offering expanded program opportunities that will better reflect the current needs and opportunities for Marin City residents. These new programs and services will be housed in a renovated and expanded community center facility, containing dedicated training and technology classrooms, meeting spaces, and multipurpose room, in addition to traditional recreational spaces.

At the far end of the site, the historic Harriet Tubman House is planned to provide additional programming space for the campus in an updated and preserved structure. The renovated house could provide office space for community non-profit organizations or a historical museum. The Manzanita Children's Center portable classrooms will be replaced with a permanent facility, substantially larger in size to allow for program growth and expansion into an Early Childhood Education Center serving infants, toddlers, and school-age children. The site campus concept is central to the master plan, and expands beyond the project site to include the surrounding civic facilities immediately adjacent to the Community Center, including Rocky Graham Park, Martin Luther King Academy, and the Marin Learning Center. Linking pathways, redeveloping Phillips Drive, and enhancing indoor-outdoor connections between the facilities are the key campus site strategies planned for implementation in the master plan.

VISION & PROGRAM PROCESS

During the course of the master plan process, a set of six guiding Core Principles were developed by the project team, defining a vision for the future Marin City Community Center:

- *Supporting the **family** as a basis for a **healthy community***
- *Preparing **young people** for **successful and fulfilling lives***
- *Enhancing an **individual's health and wellness** – physical and emotional*
- *Promoting **economic well-being** for individuals, households, and the community*
- *Recognition of **learning opportunities for all age groups**, thereby, promoting **lifelong learning***
- *A learning and **celebratory showcase of the community's diversity** – cultural, racial and national origin – for Marin City and all of Marin County*

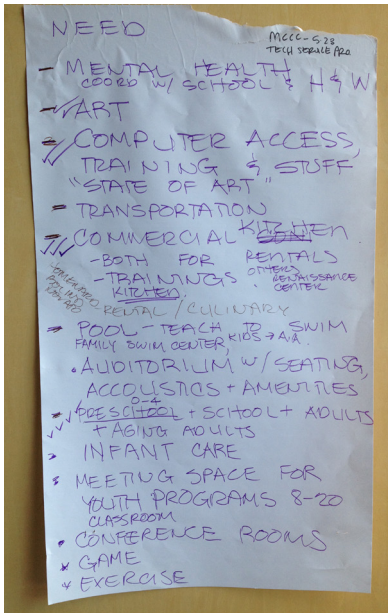


Draft Core Principles reviewed with the community during the Rocky Graham Park Groundbreaking Ceremony



Reviewing the Core Principles at the Community Meeting #1

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District Partner Focus Group meeting notes



























Youth Focus Group

Derived from the extensive participation and community outreach conducted during the initial needs assessment phase, these Core Principles reflect the values of Marin City, which in turn, directly influenced the development of programs and facilities for the proposed Community Center campus. Ultimately, the Center and the CSD will provide integrated services at the campus, partnering with relevant community-based organizations to deliver quality programs that are directly aligned with the six Core Principles.

The methodology for translating the six Core Principles into a building program and physical spaces included a thorough investigation into the following questions:

- What services are currently offered on the Manzanita Recreation Center campus and within the surrounding community?
- What services are lacking within the community, and have the potential to be offered in the future to meet the need?
- Who are the key partners or organizations to provide these needed services?

Through focus groups with stakeholders and district partners, technical meetings with recreational staff, and community meetings, these findings were summarized in a matrix chart, with the various services and partners listed that correspond to each Core Principle. The specific space needs for the facility could then be mapped by determining which physical spaces would support the programs or services as required by each Core Principle. During subsequent phases, the Core Principles also served as a means of evaluation criteria for conceptual site options, assessing each option's ability to meet and embody the Core Principles.

CORE PRINCIPLE	ENHANCING HEALTH & WELLNESS: CLINICAL	RECREATIONAL	ECONOMIC WELL-BEING	ENRICH ALL LIFE STAGES	CELEBRATE CULTURE & DIVERSITY
SUPPORTING FAMILY	 Current: <ul style="list-style-type: none"> Preschool & daycare services Counseling Future: <ul style="list-style-type: none"> Infant care Parenting classes 	 Current: <ul style="list-style-type: none"> Physical health services Mental health services Future: <ul style="list-style-type: none"> Expanded physical, mental, and clinical services 	 Current: <ul style="list-style-type: none"> Recreational programming: Boxing Basketball Indoor Soccer Cardio/weights Future: <ul style="list-style-type: none"> Additional recreation & wellness programs (yoga, zumba, etc.) 	 Current: <ul style="list-style-type: none"> Computer classes Employment and adult education (CDC) Future: <ul style="list-style-type: none"> Adult and young adult job training and readiness Entrepreneurship support 	 Current: <ul style="list-style-type: none"> Preschool and daycare services Adult programming Senior programming Future: <ul style="list-style-type: none"> Additional program offerings for adults, young adults, and seniors
PREPARING YOUNG PEOPLE FOR SUCCESS	 Current: <ul style="list-style-type: none"> After school and recreation programming Tutoring and mentoring Arts and cultural programming Future: <ul style="list-style-type: none"> Expanded youth services 	 Current: <ul style="list-style-type: none"> CYO Basketball Indoor Soccer League Future: <ul style="list-style-type: none"> YMCA (Potential future partner) 	 Current: <ul style="list-style-type: none"> Marin City Health & Wellness Center CX3 Project Southern Marin Intern Program 	 Current: <ul style="list-style-type: none"> Community Action Marin Head Start Marin First Five Marin Southern Marin Intern Program YMCA (Potential future partner) 	 Current: <ul style="list-style-type: none"> The Hannah Gallery Performing Stars of Marin MLK Academy
SERVICES	 Current: <ul style="list-style-type: none"> Small meeting rooms Medical examination rooms Office and support space Kitchen Storage 	 Physical activity spaces <ul style="list-style-type: none"> Gym Dance studio Boxing Cardio/weight room Storage Outdoor activity space 	 Technology lab <ul style="list-style-type: none"> Classrooms Maker space Arts & craft space Kitchen Group study or meeting rooms Storage 	 Technology lab <ul style="list-style-type: none"> Classrooms Multipurpose space Small meeting rooms Physical activity spaces (gym, exercise, etc.) Informal gathering spaces Kitchen Storage 	 Classrooms <ul style="list-style-type: none"> Multipurpose & performance space Gallery Arts and crafts space Maker space Informal gathering spaces Kitchen Storage
PARTNERS	 Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use) Multipurpose room: Existing multipurpose room located at MLK Academy Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility	 Gallery = Gallery located at Hannah Gallery COLORED TEXT = Services currently operating at Manzanita Recreation Center	 Classrooms <ul style="list-style-type: none"> Multipurpose room Group study & meeting rooms Storage 	 Classrooms <ul style="list-style-type: none"> Multipurpose space Small meeting rooms Physical activity spaces (gym, exercise, etc.) Informal gathering spaces Kitchen Storage 	 Classrooms <ul style="list-style-type: none"> Multipurpose & performance space Gallery Arts and crafts space Maker space Informal gathering spaces Kitchen Storage
SPACE NEEDS	 Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use) Multipurpose room: Existing multipurpose room located at MLK Academy Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility	 Physical activity spaces <ul style="list-style-type: none"> Gym Dance studio Boxing Cardio/weight room Storage Outdoor activity space 	 Technology lab <ul style="list-style-type: none"> Classrooms Maker space Arts & craft space Kitchen Group study or meeting rooms Storage 	 Technology lab <ul style="list-style-type: none"> Classrooms Multipurpose space Small meeting rooms Physical activity spaces (gym, exercise, etc.) Informal gathering spaces Kitchen Storage 	 Classrooms <ul style="list-style-type: none"> Multipurpose & performance space Gallery Arts and crafts space Maker space Informal gathering spaces Kitchen Storage



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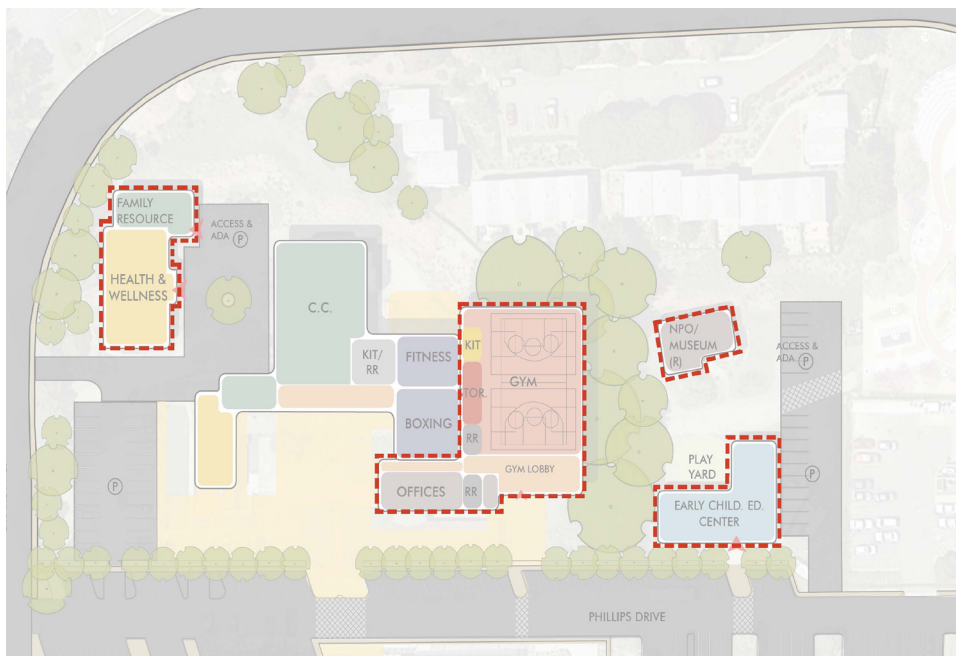
FACILITY PHASING

Recommended Option

For the preferred master plan option, phasing options for the Community Center and campus have been established. The master plan recommends an approach consisting of three phases. Phases 1 and 2 fulfill near term needs or the “Benefit Now” vision for upgraded facilities and increased programming opportunities to meet the community’s immediate priorities. The “Benefit Now” is considered the first generation phase of 15-25 years. An additional third phase, referred to as the Future Phase outlines the full demolition of the existing Manzanita Recreation Center renovation for replacement with a new two-story community center and indoor pool.

Phase 1 – Recommended Option

Within Phase 1 there are a combination of sub-phase options which can be completed depending on community priority or available funding opportunities. Consequently, Phase 1 can be viewed as a “menu” of options for implementation. Several partner tenants, such as the Marin City Health & Wellness Center and Community Action Marin have the potential to provide individual sources of capital funding for their prospective facilities or programs, allowing those projects to operate on somewhat of an independent track.

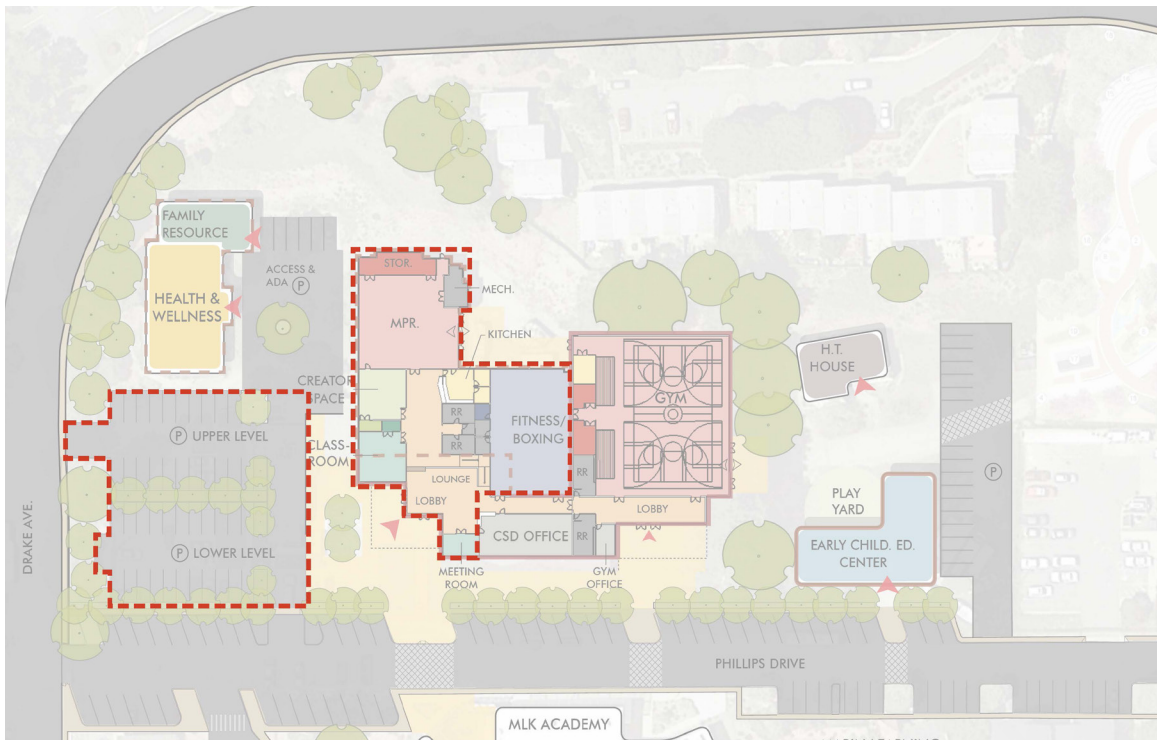


The recommended Phase 1 option includes the following elements:

- Construct new gym and CSD offices
- Renovate Senior Center for Health & Wellness Center
- Construct new Early Childhood Education Center
- Renovate Harriet Tubman House

Phase 2 – Recommended Option

After the completion of Phase 1, the proceeding Phase 2 includes the renovation of the existing Manzanita Recreation Center and the expansion of the existing parking lot. During Phase 2, all programs currently offered in the existing Center would move and operate out of the newly completed gym and CSD offices, until the renovation is complete. This minimizes the loss of revenue generation and the necessity of temporary facilities.



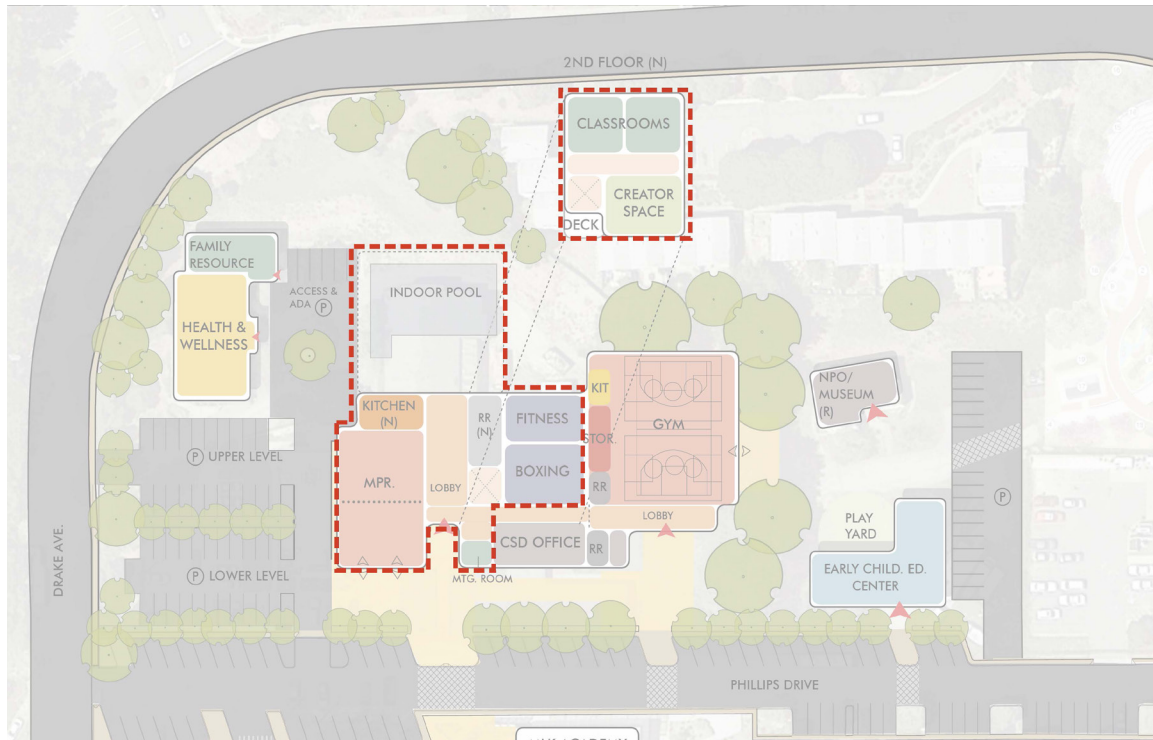
The recommended Phase 2 option includes the following elements:

- Renovate and expand existing community center
- Build new parking lot

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Future Phase - Recommended Option

Intended as a second generation phase, the Future Phase includes the eventual demolition of the renovated Community Center portion, with the replacement of a new, two-story community center and indoor pool that connects to the gym and CSD offices through a new lobby.



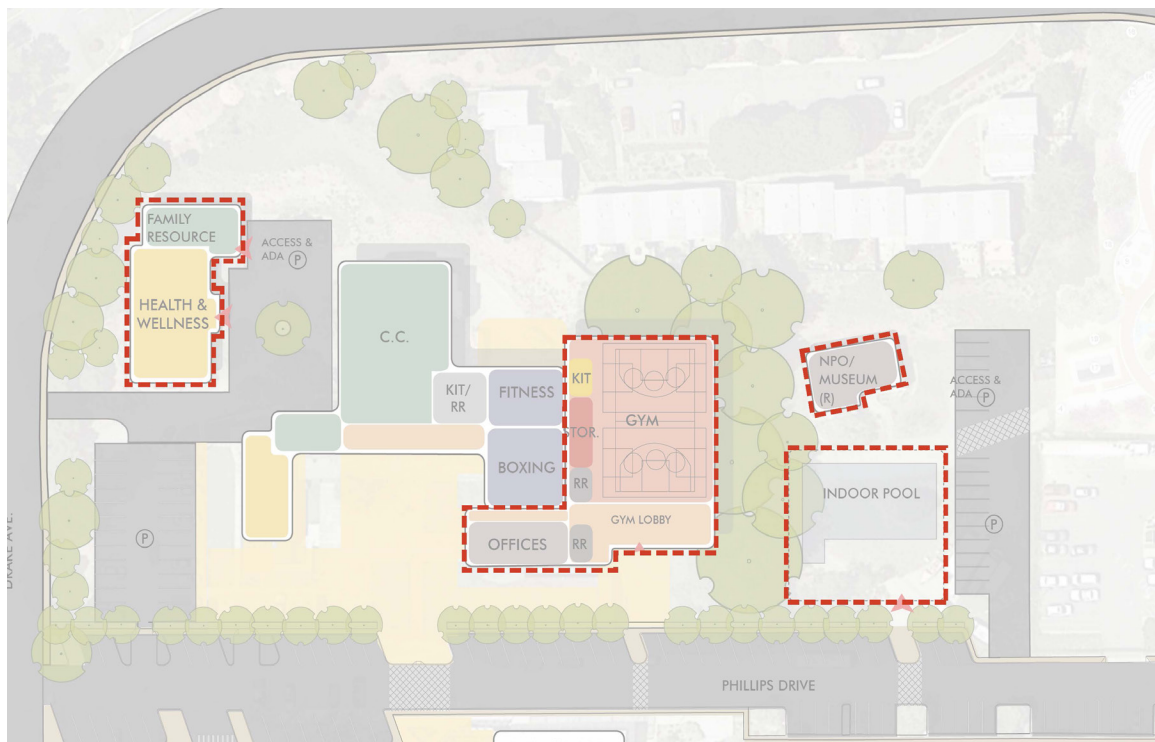
The Future Phase option includes the following elements:

- Demolish renovated community center portion and build new two-story community center
- Construct indoor pool

Alternative Option

Phase 1 - Alternative Option

The Phase 1 - Alternative Option addresses the instance where initial funding is secured specifically for an indoor pool facility. In this option, a new gym and CSD offices would be built through an addition to the existing Manzanita Recreation Center, which would remain in its current location. A new indoor pool facility would be constructed in the location of the existing Manzanita Children's Center portable classrooms. In this options, the day care portables would have to be temporarily located off-site, until the reconstruction of the Manzanita Recreation Center. The Harriet Tubman house and Health and Wellness Center renovation in the Senior Center would remain included in this Phase.



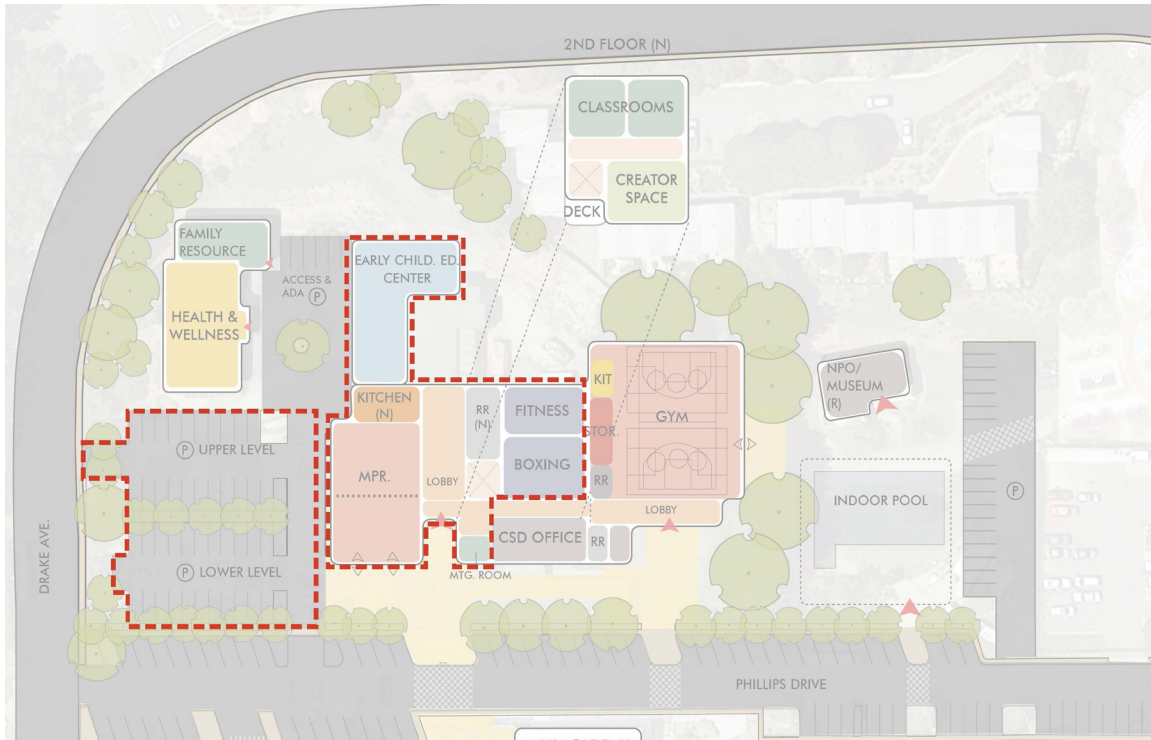
Phase 1 – Alternative Option includes the following elements:

- Renovate Senior Center for Health & Wellness Center
- Construct new gym and CSD offices
- Construct new indoor pool facility
- Renovate Harriet Tubman House

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Phase 2 – Alternative Option

The alternative option for Phase 2 provides for the demolition of the existing Manzanita Recreation Center, replacing the facility with a new two-story community center, which would include the Early Childhood Education Center as well as new classrooms, multipurpose space, and boxing and fitness areas.



The recommended Phase 2 alternative option includes the following elements:

- Construct new community center and Early Childhood Education Center
- Build new parking lot

SITE – CREATING A CAMPUS FOR COMMUNITY-LIFE

The existing and new Community Center site is centrally located within Marin City, surrounded by several civic buildings, which include the Martin Luther King Academy, Marin Learning Center, County of Marin Public Safety Building, Cornerstone Community Church, and the future Rocky Graham Park. The master plan for the Manzanita Recreation Center and the campus includes the new Community Center, Marguerita C. Johnson Senior Center, the Harriet Tubman House, Manzanita Children’s Center, and Phillips Drive. The master plan envisions the new campus as the heart of Marin City. At present, the current site layout lacks adequate connections between facilities and hazardous vehicular circulation. The master plan seeks to ameliorate these conditions, while also improving the quality of outdoor public gathering spaces and creating a spatial cohesiveness.



Existing front plaza at the Manzanita Recreation Center



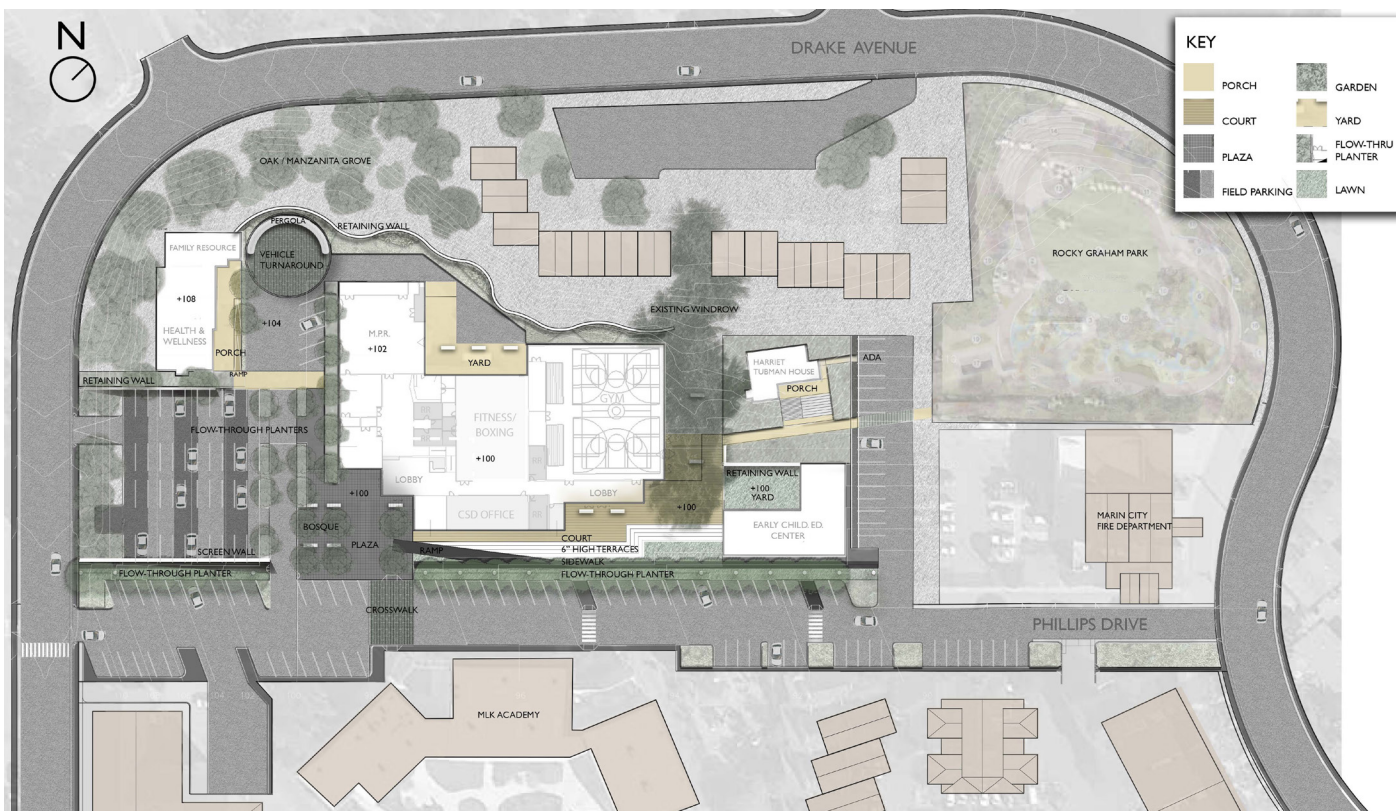
Existing aerial of Manzanita Recreation Center site and surrounding campus

At the center of the campus concept is the redeveloped Phillips Drive. Currently, the portion of Phillips Drive immediately adjacent to the Community Center is a “sea of asphalt,” characterized by problematic pedestrian crossings, inefficient parking, and deteriorated paving. The new Community Center master plan includes a proposal for the reconfiguration of Phillips Drive, transforming the street through the addition of continuous angled street parking, sidewalks, street plantings, and raised pedestrian crosswalks. The reimagined Phillips Drive will serve as a new “main street” for Marin City. Through the use of various paving materials and raised pedestrian crosswalks, vehicular traffic will be slowed, and pedestrian crossings between the Community Center and MLK Academy, Learning Center, and Cornerstone Church will be strengthened, reinforcing the campus concept.

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The importance of outdoor gathering space in front of the existing Community Center and its “front yard” quality was established early on during community outreach. The renovated and expanded Community Center preserves this central gathering area through the creation of a new public plaza at the proposed main entry to the building, with the plaza directly aligning to the entrance of MLK Academy. A continuous court extends off the plaza along the new face of the CSD Offices, creating a direct connection at grade between the expanded parking lot, new Community Center entry, and gym addition. Utilizing the topography of the site, the continuous court steps down from the gym to Phillips Drive, creating terraced levels for seating and assembly.

A series of pathways traverse the site, linking the Community Center to its immediate neighbors including the renovated Health and Wellness Center, Harriet Tubman House, Early Childhood Education Center, and Rocky Graham Park.



Conceptual site plan

PARKING – EXTENDING THE CAMPUS CONCEPT TO MEET THE DEMAND

Currently, the existing Manzanita Recreation Center has roughly 41 parking spaces, which does not meet the current parking demand. As the facilities expand and additional programs are added, the demand for parking will only increase. Therefore, the master plan recommends providing a total of 132 parking spaces for Phases 1 and 2, and an increase to 172 spaces in the Future Phase portion of the project. To meet the parking demand of the planned Community Center uses, the master plan proposes three approaches to parking.

During Phase 2, the existing parking lot adjacent to the Community Center will be reoriented and expanded from 18 spaces to 43 spaces. Angled street parking along reconfigured Phillips Drive will provide an additional 40 spaces, significantly reducing the need for a larger surface parking lot directly on-site. Smaller, accessory lots adjacent to the Health & Wellness Center, Early Childhood Education Center, and Harriet Tubman House will provide ADA access and dedicated spaces for each facility. With the addition of 14 parallel parking spaces immediately adjacent to the site along Drake Avenue, a total of 118 “convenient” spaces will be provided for the Community Center.

To further meet the total demand of 132 parking spaces, as well as the 172 spaces needed for the Future Phase, the master plan proposes incorporating shared-use agreements with surrounding facilities within the campus. MLK Academy, Cornerstone Community Church, the People’s Inner City Fellowship, and the Village Baptist Church can provide an additional 150 spaces for peak event parking, allowing for a total of 270 parking spaces. An integrated, campus-approach to parking ensures efficient utilization of existing parking resources for the Community Center and surrounding facilities. The developed shared-use agreements will guarantee that all lots are properly coordinated with the individual facilities’ own parking requirements and demand to compliment the Community Center uses.

THE TRANSFORMED COMMUNITY CENTER CAMPUS: BUILDINGS, PLACE, AND ORIENTATION

Phases 1 & 2

Phases 1 and 2 of the master plan proposes increasing the existing Manzanita Recreation Center from 16,990 square feet to a total of 30,440 square feet. The significant transformation of the existing recreation center will be achieved through a combination of extensive renovation and new construction, with much of the original building footprint remaining unchanged. The existing gymnasium will be subdivided and renovated to accommodate a new multipurpose room and classroom space, with the kitchen and restroom core reconfigured for better efficiency. Through the addition of a new central lobby, lounge, meeting room, classroom, and CSD offices off the front of the former building, the facility will be more efficient and better equipped to meet community needs. A new

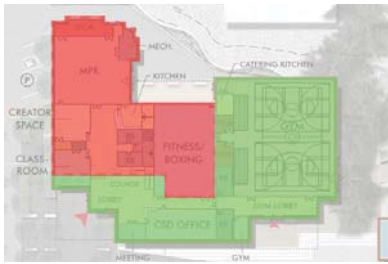


Existing parking condition along Phillips Drive



Preliminary Plan for the Phase 1 and 2 Community Center

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- Renovation
- New construction

12,075 square feet gym will extend off the renovated boxing area, occupying the former grassy open area to the east. The gym will be orientated to preserve the existing cypress tree hedgerow. Buffered by outdoor courtyards, plazas, and terraces, the new building’s interior spaces have the opportunity to expand out into the surrounding campus. To better engage the street, the new construction will extend south towards Phillips Drive, creating a strong street presence, while still maximizing exterior gathering areas.

In terms of potential massing options for the Community Center’s new construction, a vocabulary of sloped volumes might be utilized to unite the various volumes of programmatic space within. Building entries should be celebrated through generous overhangs, welcoming patrons to the center, while also providing covered outdoor space, creating a defined front porch condition in keeping with the front yard concept of the site.

Sited next to the community center, just below the Harriet Tubman House, the new Early Childhood Education Center building will have direct connections to the Marin Learning Center across the street, as well as Rocky Graham Park to the northeast. The concept is that the outdoor play yard will be protected by the L shape of the building, which will contain two wings of classrooms and a central lobby oriented towards the street and adjacent parking lot.

Future Phase

The Future Phase of the master plan will include demolishing the renovated portion of the community center, and constructing a new, two-story community center extending off the CSD offices and gym. Increased to 33,165 square feet of space, the Future Phase Community Center will also include the option for a 7,700 square foot indoor pool, bringing the facility to a total of 40,865 square feet. Nestled into the hillside, the indoor pool will be located roughly in the same location as the former multipurpose room. The enlarged Future Phase center will maintain its strong street presence along Phillips Drive, shaping a continuous front court along the entire building face.



Precedent image of potential lobby lounge

THE NEW COMMUNITY CENTER CAMPUS – PATRON/STAFF EXPERIENCE AND PROGRAM ORGANIZATION

Phases 1 & 2

Community Center

Visitors entering the new Community Center from the front plaza will be welcomed into a light-filled lobby with direct views through the building. The lobby will be part of the new construction added to the front of the former gymnasium, and will serve as the central core of the transformed facility. Diagrammatically, the lobby serves as an anchor to the two main circulation paths extending through the facility, which forms an L shape of internal circulation. Included within the lobby square footage is the “community living



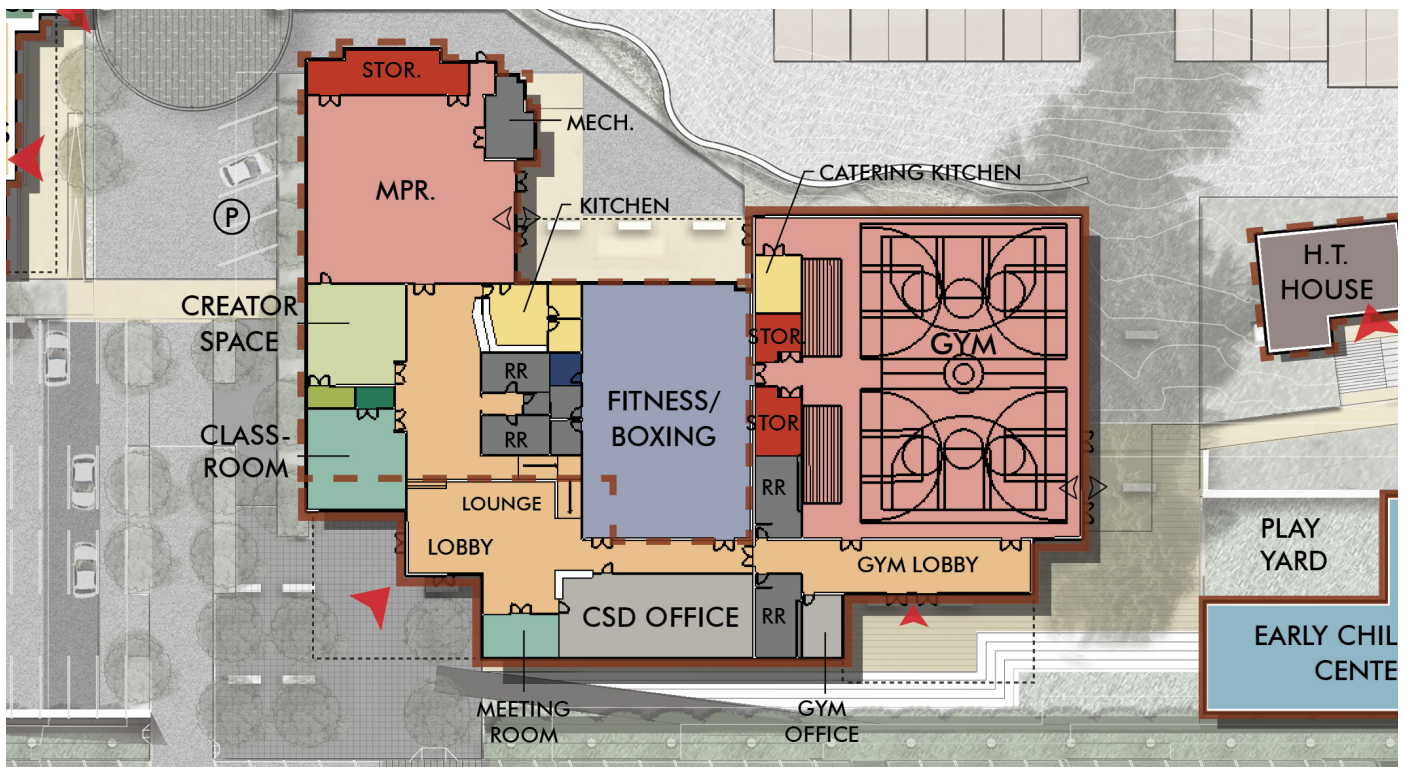
Image of existing gym to be renovated

room” or lounge that will serve as an informal gathering area for Marin City residents, both young and old. Located off the lobby and lounge is a meeting room that is will cater to both CSD office use and also operate as a rentable space for community members. Also included in the new addition are the CSD offices, located next to the lobby and lounge, with a central service desk that maintains views into both wings of the building.

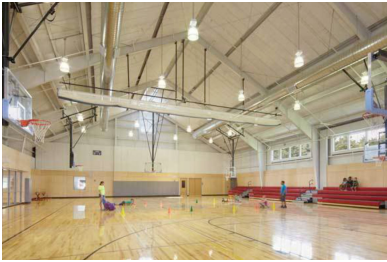
Programmatically, the new Community Center will be organized into two distinct areas. Moving through the new lobby into the renovated portion of the former Manzanita Center, this reconfigured area will contain the inter-generational activity spaces. The former gymnasium space will be subdivided to create a 3,500 square foot multi-purpose space offering a dining occupancy of over 200 guests for weddings, quinceañeras, and other revenue-generating events. This multipurpose room will have a primary indoor-outdoor connection to a protected courtyard, allowing for events to spill out to an outdoor seating and BBQ area.

The remaining portion of the former gym and lobby is comprised of two 900-square foot classrooms. Immediately adjacent to the multi-purpose room is the “Maker Space” or “Creator Space,” which is foreseen as a technology lab, offering patrons a flexible classroom for creating, inventing, and learning. Inclusive to the Maker Space is the infrastructure for power and data, as well as the ability to accommodate various forms of technology, from laptop computers to 3-D printers. The additional classroom would operate as a more traditional training classroom for lectures, meetings, and other programs.

The existing inefficient kitchen in the former Manzanita Center will be completely remodeled and expanded to provide for a functional 620-square foot catering kitchen. Ideally situated directly adjacent to the multipurpose room and the outdoor courtyard, the new kitchen should be equipped to serve any large scale event within those spaces. The kitchen also has the exciting potential to serve the community center as an informal snack bar, with a bar-height counter and stools oriented along the main circulation space.



Preliminary plan for the Phase 1 and 2 Community Center



Precedent image of potential gym

Continuing from the lobby in the opposite direction will be the recreational area of the Community Center, which will include the new gymnasium addition as well as the remodeled fitness and boxing areas. The 12,075 gym will contain a high-school sized full court, as well as two divisible small play courts. Sufficient sidelines allow for two separate bleacher areas, promoting the gym as a “destination gym” for tournament use by CYO basketball and other sports programs. Dedicated gym restrooms, office, and storage will also complement the new gym. Encouraging flexible modes of operation, the gym will be served by its own lobby space, which will connect directly to the main circulation path of the Community Center through a set of lockable doors. During the normal Community Center daytime hours, the exterior doors of the gym lobby could be secured, allowing intended users to pass through the main Community Center lobby and service desk. For after-hours and weekend use of the gym, the doors from the gym lobby to the Community Center corridor could be locked. Outdoor connections from the gym to the campus should also be provided, with large openings along the eastern wall oriented towards the Harriet Tubman House and Rocky Graham Park beyond, establishing a direct link between the campus’ two main recreation hubs. A secondary exit from the gym to the rear courtyard space will provide a connection via a covered walkway to the multi-purpose room and kitchen.



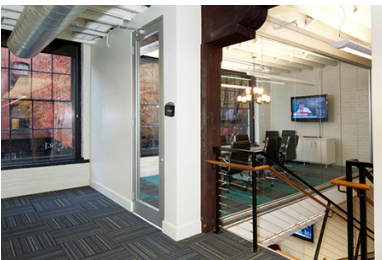
Precedent image of Family Resource Center consultation room

Family Resource Center

Housed in a portion of the former Senior Center, next to the Health and Wellness Center, the Family Resource Center will offer dedicated space for family counseling and education through small conference or consultation rooms and offices space.

Harriet Tubman House

Included in the master plan is the framework for the preservation and renovation of the Harriet Tubman House. One of the remaining historic homes built in Marin City, the house is a lasting representation of Marin City’s early beginnings. The Harriet Tubman house requires significant renovations to bring it up to current accessibility and building codes, as well as to address the many deferred maintenance issues. Once the upgrades are completed, possible uses of the Harriet Tubman House include offices for non-profit organizations, a historical heritage museum for Marin City, or a potential visitor’s center for the surrounding headland trails. The master plan includes the improvements to the historic home in the initial Phase 1 budget.



Precedent image of updated historic facility for office use

Additional Facilities for Partner Organizations

Also part of the Community Center campus is the Marin City Health and Wellness Center and the Early Childhood Education Center run by Community Action Marin. Currently, these spaces are leased from the Marin City CSD by the respective operating tenant organizations. The master plan intent is for these leased facilities to be a cohesive part of the campus upgrades, although their funding sources are not included in the core community center master plan budget. These projects have the potential to be funded separately through state or federal capital dollars, thus can be implemented separate from the core community center process.

Health & Wellness Center

The existing Marguerita C. Johnson Center will be renovated to serve as the new home to the Marin City Health and Wellness Center, as well as allocate space for a Family Resource Center. The Health and Wellness clinic will significantly grow in size from its existing facility of roughly 1,850 square feet to 5,400 square feet to meet the increased patient demand. The updated space will include an enlarged waiting area, five medical examination rooms, four dental operatories, dedicated behavioral health exam rooms, as well as the necessary laboratory, staff, and storage spaces.

Both the Health and Wellness and adjacent Family Resource centers will maintain independent entries, in addition to dedicated parking spaces and drop-off/pick-up zones. Programmatically, the Health & Wellness Center will operate independently from the rest of the campus situated in the former Senior Center, away from the more active programming of the Community Center.

Early Childhood Education Center

The master plan calls for the new Early Childhood Education Center to contain a total of three 900-square foot classrooms, in addition to a smaller, dedicated classroom for infant care. The classrooms will be dispersed between two wings, which form an L-shaped building footprint, with the lobby, staff offices, kitchenette, and restrooms concentrated at the center of the two wings. The outdoor play yard should be sheltered and protected by the building wings.



Existing entry at the Marguerita C. Johnson Senior Center



Precedent image of dental examination room

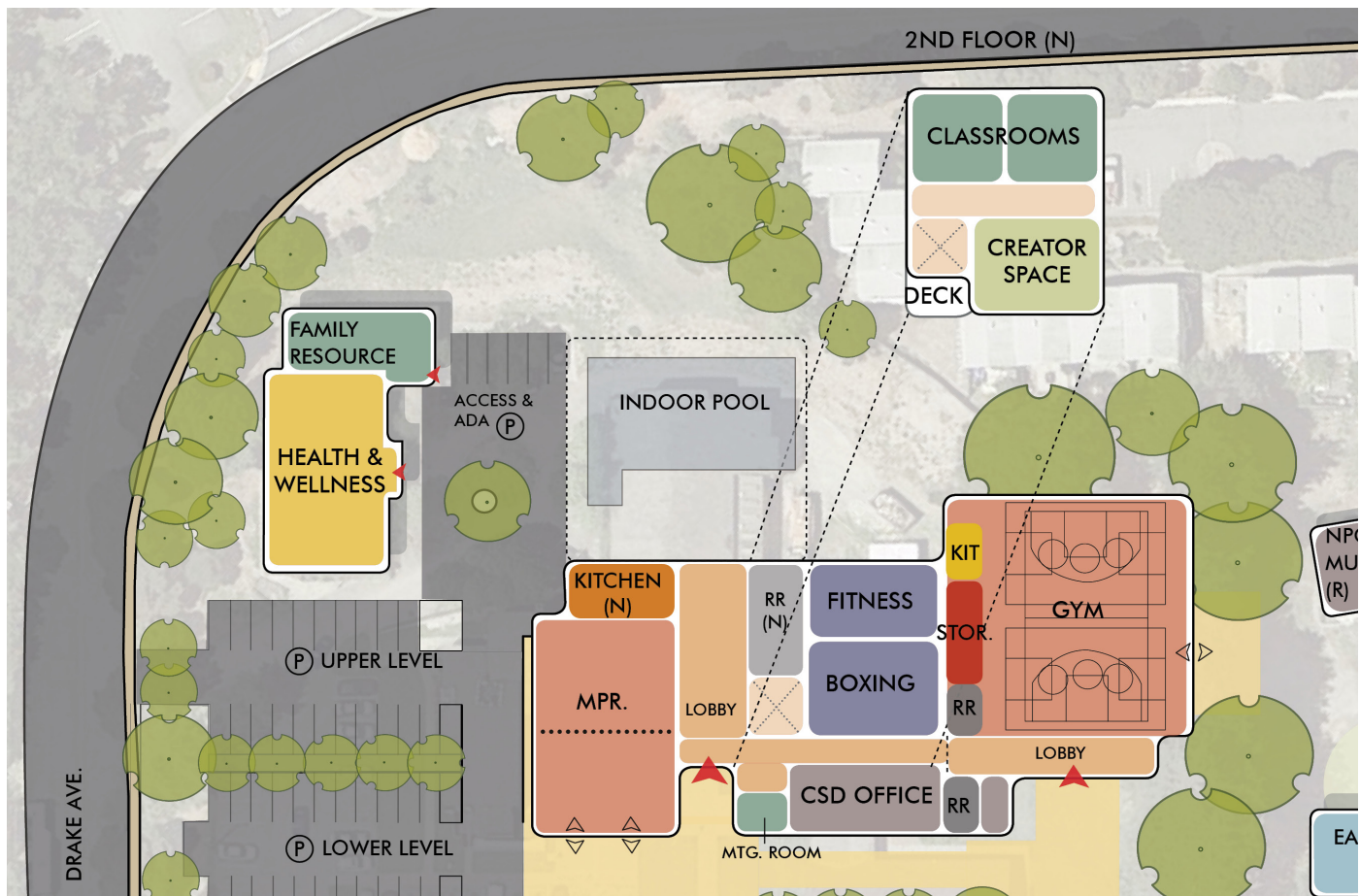


Precedent image of a day care classroom for the future Early Childhood Education Center

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Future Phase

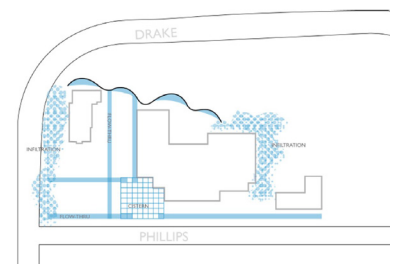
The Future Phase community center will maintain a centralized lobby, with the main circulation space similarly organized in an L shape. The multipurpose room in the Future Phase will be replaced with a larger, 4,500 square foot space, anchoring one end of the building, with direct outdoor connections to the front plaza and access to the parking lot. The remaining ground floor will be comprised of new fitness and boxing spaces, in addition to the indoor pool to the rear. As mentioned, the CSD offices, meeting room, and gym would remain in their Phase 1 and 2 locations. A second story would provide space for two training classrooms, as well as a larger 1,200 square foot “Maker Space.” From the second floor, expansive views would be offered to Marin City and the surrounding headlands.



Future Phase conceptual building plan

THE NEW COMMUNITY CENTER – SUSTAINABLE STRATEGIES

The new Community Center will incorporate best-practice sustainable design strategies. Site sustainability includes a holistic approaches to hydrology, utilizing a combination of infiltration ponds, bioswales, pervious paving, and underground cisterns to mitigate or collect site and building runoff. Native and drought-resistant plantings should be used throughout the site, and where applicable, the building footprint should endeavor to preserve existing trees or vegetation. Additionally, the facilities should strive for reduced energy consumption through an integrated sustainable design approach. Through a detailed study of the site, energy reduction should be optimized through a deliberate and rigorous approach to building systems, window locations, orientation, and solar shading designs. All new and renovated facilities will meet the state’s new “California Green” building code requirements for energy efficiency. The opportunities to pursue LEED construction will be evaluated on a building by building case, but all the projects will incorporate sustainable building practices, such as minimizing site construction waste, specifying recycled and renewable products, and designing for optimal user comfort with the use of daylighting and views. These strategies will be further developed during future architectural design phases.



Site hydrology diagram

MARIN CITY COMMUNITY CENTER MASTER PLAN – CONCLUSION

The Marin City Community Center project will provide necessary infrastructural improvements and expanded program options to serve the current and future recreational needs of Marin City residents. Furthermore, the Community Center master plan will strengthen the connectivity to surrounding civic facilities, establishing a new campus and centralized cultural destination for Marin City. Current vehicular and parking issues will be improved and alleviated through the redevelopment of Phillips Drive, expanded Community Center parking lot, and shared-use parking agreements. The building itself will accommodate for the growth and development of the Marin City CSD, partner, and district tenants within the new Community Center. Lastly, the phasing options and flexibility of programmed spaces within the center will ensure that the facility meets the established Core Principles, and addresses present and future needs of all Marin City and surrounding area residents.



Inspirational image for site terracing concept

WHAT IS A MASTER PLAN?

The Marin City Community Center Master Plan defines the framework and near and long-term vision for the Marin City Community Center. The recommendations of the Master Plan are based on analyzing the recreational needs of the community, best practices and future trends of community centers, as well as an assessment of the existing facility.

The vision and recommendations of the Master Plan have been developed with the Marin City community through an engaging, open and participatory process. The six Core Principles define the vision and parameters of the project, the Marin City Community Center Master Plan will create a pragmatic, implementable master plan that responds to the needs and goals of the community of Marin City.

MASTER PLAN PARTICIPANT GROUPS

PROJECT MANAGEMENT TEAM (PMT):

The Project Management Team (PMT) was comprised of the Marin City CSD General Manager; the project architects, Group 4, Architecture, Research + Planning; the construction manager, Mack 5; and a fund raising consultant with Partnership Resources Group. The Project Management Team met regularly to develop initial program, building, site and parking options to review with constituent groups ranging from the Marin City CSD Board, to the Steering Committee, to Focus Groups, to the community-at-large.

MARIN CITY CSD BOARD (MCCSD):

Throughout the master plan process, the PMT presented project updates to the Marin City CSD Board during their monthly Board Meetings. During these updates, key project developments were reviewed with Board Members for their review, comment, feedback, and guidance. A total of seven board updates were conducted over the course of the master plan.

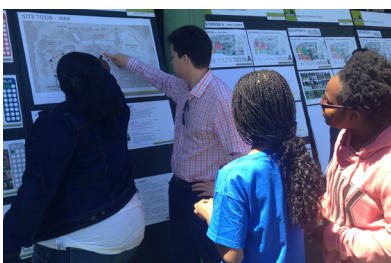
STEERING COMMITTEE (SC):

The Marin City Community Center Project Steering Committee was comprised of a combination of community stakeholders and involved individuals from the surrounding region that provided project oversight as well as county-wide visibility and know-how. The Steering Committee served as a liaison to the Marin City CSD Board and served to guide the PMT, providing feedback to master plan component options that were reviewed with the community-at-large. Four task forces or subcommittees within the overall Steering Committee gave further direction during the master plan process. These task forces included the following groups:

- Program, Operations and Business Planning
- Facility Design



Steering Committee Meeting



Community outreach

- Capital Finance and Fundraising Objectives
- Communications and Community Engagement

FOCUS GROUPS:

Focus groups consisted of a wide array of users, partners and stakeholders who use the Marin City Community Center. Throughout the master plan process, these focus groups met with the PMT to discuss their current usage of the center’s spaces and their goals for a new facility. These groups included :

- District Partners (CX3, Wise Choices for Girls, Marin City Network, MC CDC, Bridge the Gap)
- Sausalito-Marín City School District
- Community Action Marin
- Marin City Health & Wellness Center
- Boys and Girls Club
- YMCA
- Senior Focus Group
- Youth/Teen Focus Group
- CYO Marin County
- Dave Fromer Indoor Soccer
- Marin City Artists

COMMUNITY-AT-LARGE:

The PMT engaged the community-at-large at key intervals in the project to select specific design options that the PMT pursued as the master plan progressed. The PMT utilized both public meetings and informal drop-in sessions at various locations in Marin City to gather a large cross section of community input. These community outreach events included the following:

- June 19, 2014: Community Open House @ Manzanita Recreation Center
- June 20, 2014: Community Kiosk @ Juneteenth Celebration
- June 20 2014: Community Kiosk @ Gateway Shopping Center
- July 1, 2014: Community Meeting #1 @ Marguerita C. Johnson Senior Center
- August 9, 2014: Community Kiosk @ Rocky Graham Park Groundbreaking Ceremony



Youth Focus Group Session



Community Outreach Meeting



Community Kiosk at Gateway Shopping Center

MASTER PLAN PROCESS

- August 28, 2014: Community Meeting #2 @ Marguerita C. Johnson Senior Center

TECHNICAL MEETINGS:

Technical Meetings were conducted by the PMT with the Manzanita Recreation Center and Marin City CSD staff members to gain a better insight into current program offerings, operations, as well as potential future uses or goals for a new center. Two Technical Meetings were also held with the Marin County Community Development Agency to review initial parking, zoning, and development strategies.



Community Open House



Community Kiosk at Juneteenth Celebration

MARIN CITY AND COMMUNITY PARTICIPANTS

The Marin City Community Center Master Plan is built on the input and generous contributions of many City and community participants.

PROJECT MANAGEMENT TEAM

Johnathan Logan, *Marin City CSD General Manager*

Cindy Morton, *Partnership Resources Group*

Paul Beamer, *Mack 5*

MARIN CITY CSD BOARD

Everett Brandon, *Vice Chair*

Royce McLemore, *Director*

Nancy Johnson, *Chair*

Belinda Ingraham, *Director*

Gerald Norman, *Director*

MCCC STEERING COMMITTEE

Josh Barrow

Al Boro

Everett Brandon

Chuck Collins

Andrew Giacomini

Noah Griffin

Nancy Johnson

Dana King

Elliot Levin

Gerald Norman

Jay Paxton



ACKNOWLEDGEMENTS

Bill Stephens

Kate Sears

Ida Times

Herb Weiner

MCCC DISTRICT PARTNERS

Denni Brusseau, *Bridge the Gap*

Liz Burns, *Community Action Marin*

Tim Byrd, *YMCA of Marin*

Liz Darby, *Marin City Community Development Corporation*

Dave Fromer, *Dave Fromer Soccer*

Felecia Gaston, *Performing Stars of Marin*

Terrie Green, *CX3 Project*

Elberta Erickson, *Southern Marin Intern Project*

Jayvon Muhammad, *Marin City Health & Wellness Center*

Ruth Nenaber, *Community Action Marin*

Nancy Peach, *Marin City Artist and Resident*

David L. Solo, *Boys and Girls Clubs of Marin and Southern Sonoma Counties*

Steve Tsuchiyama, *CYO Basketball*

Sharon Turner, *Marin City Network*

Steve Van Zant, *Sausalito-Marín City School District, Superintendent*

Alexis Wise, *WISE Choices for Girls*

MARIN CITY CSD & MANZANITA RECREATION CENTER STAFF

Paul Austin, *Recreation Center Director*

Alex Behrouz, *Administrative Analyst*

Reggie Berkley, *Maintenance Employee*

Maire Gaines, *Senior Center Director*

Domenica Giovannini, *Marin City CSD Policy & Communication Analyst*

Edward Boone Green, *Recreation Leader*

Ray Foster, *Maintenance Employee*

Tony Foster, *Maintenance Employee*

Jeremy Hall, *Maintenance Employee*

John Harris Jr., *Recreation Center Assistant Director*

MARIN CITY: PROGRAM & FACILITY CORE PRINCIPLES

- ❑ Enhancing and supporting the family as a basis for a healthy community
- ❑ Preparing young people for successful and fulfilling lives
- ❑ Enhancing an individual's health and wellness – physical and emotional
- ❑ Promoting economic well-being for individuals, households, and the community
- ❑ Recognition of the life-cycle and, thereby, serving the entire age span
- ❑ A learning and celebratory showcase of the community's diversity – cultural, racial and national origin – for Marin City and all of Marin County
- ❑ Integrating services with relevant community-based organizations to deliver quality programs that are aligned with the Center's core principles



SUPPORTING FAMILIES

CURRENT SERVICES & COMMUNITY PARTNERS

- **PRESCHOOL & DAYCARE SERVICES**
 - Community Action Marin (CAM)*
 - Head Start Marin*
 - First Five Marin*
 - YMCA (Potential future partner)*
- **COUNSELING**
 - Southern Marin Intern Program*

FUTURE SERVICES

- **INFANT CARE & PARENTING CLASSES**

SPACE/FACILITY NEEDS

- Classrooms
- Multipurpose space
- Group study or meeting rooms
- Storage



COLORED TEXT = Services currently operating at Manzanita Recreation Campus



PREPARING YOUNG PEOPLE FOR SUCCESS

SERVICES & COMMUNITY PARTNERS

- **AFTER SCHOOL & RECREATION PROGRAMMING**
MCCSD
Boys & Girls Club
Sausalito Marin City School District
YMCA (Potential future partner)
- **TUTORING & MENTORING**
Bridge the Gap
Marin City Network
Women Helping All People
The Hannah Project
WISE Choices For Girls
- **ARTS & CULTURAL PROGRAMMING**
MCCSD
Performing Stars of Marin
The Hannah Gallery



FUTURE SERVICES

- EXPANDED PROGRAM OFFERINGS FOR YOUTH AND TEENS

SPACE/FACILITY NEEDS

- Technology lab
- Classrooms
- Multipurpose space
- Physical activity spaces (gym, exercise rooms, etc.)
- Group study/meeting rooms
- Storage

COLORED TEXT = Services currently operating at Manzanita Recreation Campus

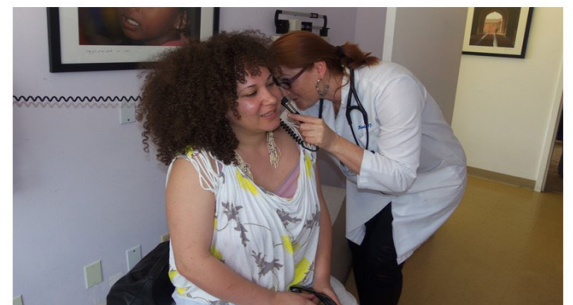


MARIN CITY COMMUNITY CENTER MP

ENHANCING HEALTH & WELLNESS - CLINICAL

SERVICES & COMMUNITY PARTNERS

- **PHYSICAL HEALTH SERVICES**
Marin City Health & Wellness Center
CX3 Project
- **MENTAL HEALTH SERVICES**
Marin City Health & Wellness Center
Southern Marin Intern Program



FUTURE SERVICES

- EXPANDED PHYSICAL, MENTAL, AND CLINICAL SERVICES

SPACE/FACILITY NEEDS

- Medical examination rooms
- Small meeting rooms
- Classrooms
- Kitchen
- Office and support spaces
- Storage



COLORED TEXT = Services currently operating at Manzanita Recreation Campus



MARIN CITY COMMUNITY CENTER MP

ENHANCING HEALTH & WELLNESS - RECREATIONAL

SERVICES & COMMUNITY PARTNERS

- **RECREATIONAL PROGRAMMING**
 - MCCSD (Boxing Gym & Fitness Center)*
 - CYO Basketball*
 - Indoor Soccer League*
 - YMCA (Potential future partner)*

FUTURE SERVICES

- **ADDITIONAL/EXPANDED RECREATION & WELLNESS PROGRAMS** (yoga, dance, zumba, stress reduction classes, etc.)

SPACE/FACILITY NEEDS

- Classrooms
- Physical activity spaces
 - Gym
 - Dance studio
 - Cardio/weights room
 - Boxing
- Outdoor activity space
- Storage



COLORED TEXT = Services currently operating at Manzanita Recreation Campus



MARIN CITY COMMUNITY CENTER MASTER PLAN

ECONOMIC WELL-BEING

SERVICES & COMMUNITY PARTNERS

- **COMPUTER CLASSES**
 - MCCSD*
 - Women Helping All People*
- **EMPLOYMENT & ADULT EDUCATION**
 - Marin City Community Development Corporation*
 - Tam Adult School*

FUTURE SERVICES

- **ADULT & YOUNG ADULT JOB TRAINING & READINESS**
- **ENTREPRENEURSHIP SUPPORT**

SPACE/FACILITY NEEDS

- Classrooms
- Technology lab
- Maker space
- Arts & crafts space
- Group study/meeting rooms
- Multipurpose space
- Kitchen
- Storage



COLORED TEXT = Services currently operating at Manzanita Recreation Campus



MARIN CITY COMMUNITY CENTER MASTER PLAN

ENRICH ALL LIFE STAGES

CURRENT SERVICES & COMMUNITY PARTNERS

- **PRESCHOOL & DAYCARE SERVICES**
Community Action Marin (CAM)
Head Start Marin
First Five Marin
YMCA (Potential future partner)
- **ADULT PROGRAMMING**
MCCSD
YMCA (Potential future partner)
- **SENIOR PROGRAMMING**
MCCSD (Marguerita C. Johnson Senior Center)
SF Marin Food Bank Pantry
Good Earth Foods – Lunch Program
YMCA (Potential future partner)



FUTURE SERVICES

- ADDITIONAL PROGRAM OFFERINGS FOR, ADULTS, YOUNG ADULTS, AND SENIORS

SPACE/FACILITY NEEDS

- | | |
|-----------------------|--|
| • Classrooms | • Technology Lab |
| • Small meeting rooms | • Physical activity spaces (gym, exercise rooms, etc.) |
| • Multipurpose space | • Informal gathering spaces |
| • Kitchen | • Storage |



GROUP

COLORED TEXT = Services currently operating at Manzanita Recreation Campus

MARIN CITY COMMUNITY CENTER MP

CELEBRATE CULTURE & DIVERSITY

CURRENT SERVICES & COMMUNITY PARTNERS

- **ARTS & CULTURAL PROGRAMMING**
MCCSD
The Hannah Gallery
Performing Stars of Marin
- **COMMUNITY GATHERING/EVENT SPACE**
MCCSD
MLK Academy – Multipurpose Space



FUTURE SERVICES & COMMUNITY PARTNERS

- HERITAGE & HISTORY MUSEUM
- GALLERY SPACE
- ADDITIONAL ART & MUSIC PROGRAMMING

SPACE/FACILITY NEEDS


- | | |
|----------------------|----------------------------------|
| • Classrooms | • Multipurpose/performance space |
| • Arts & craft space | • Gallery space |
| • Maker space | • Informal gathering areas |
| • Kitchen | • Storage |

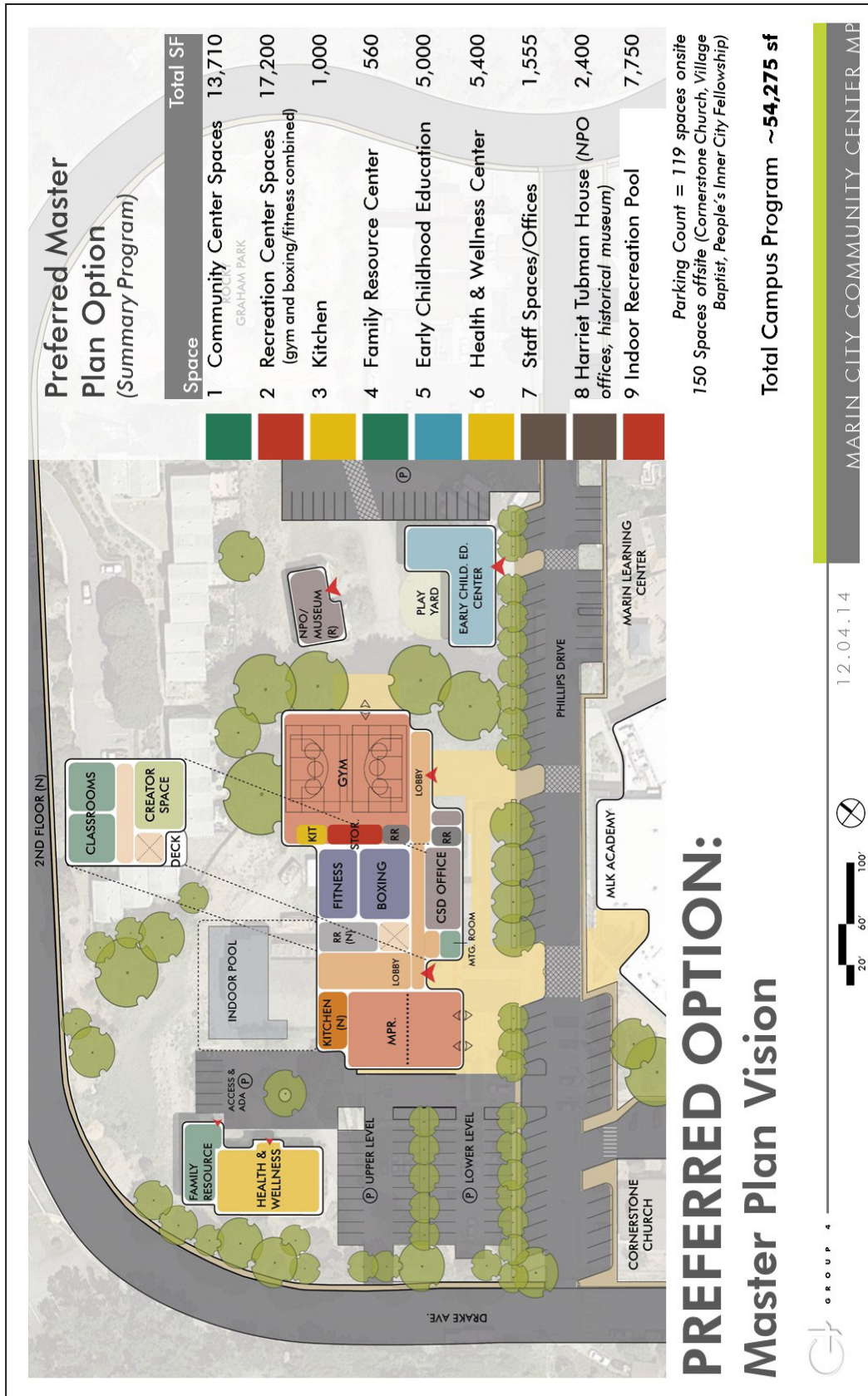


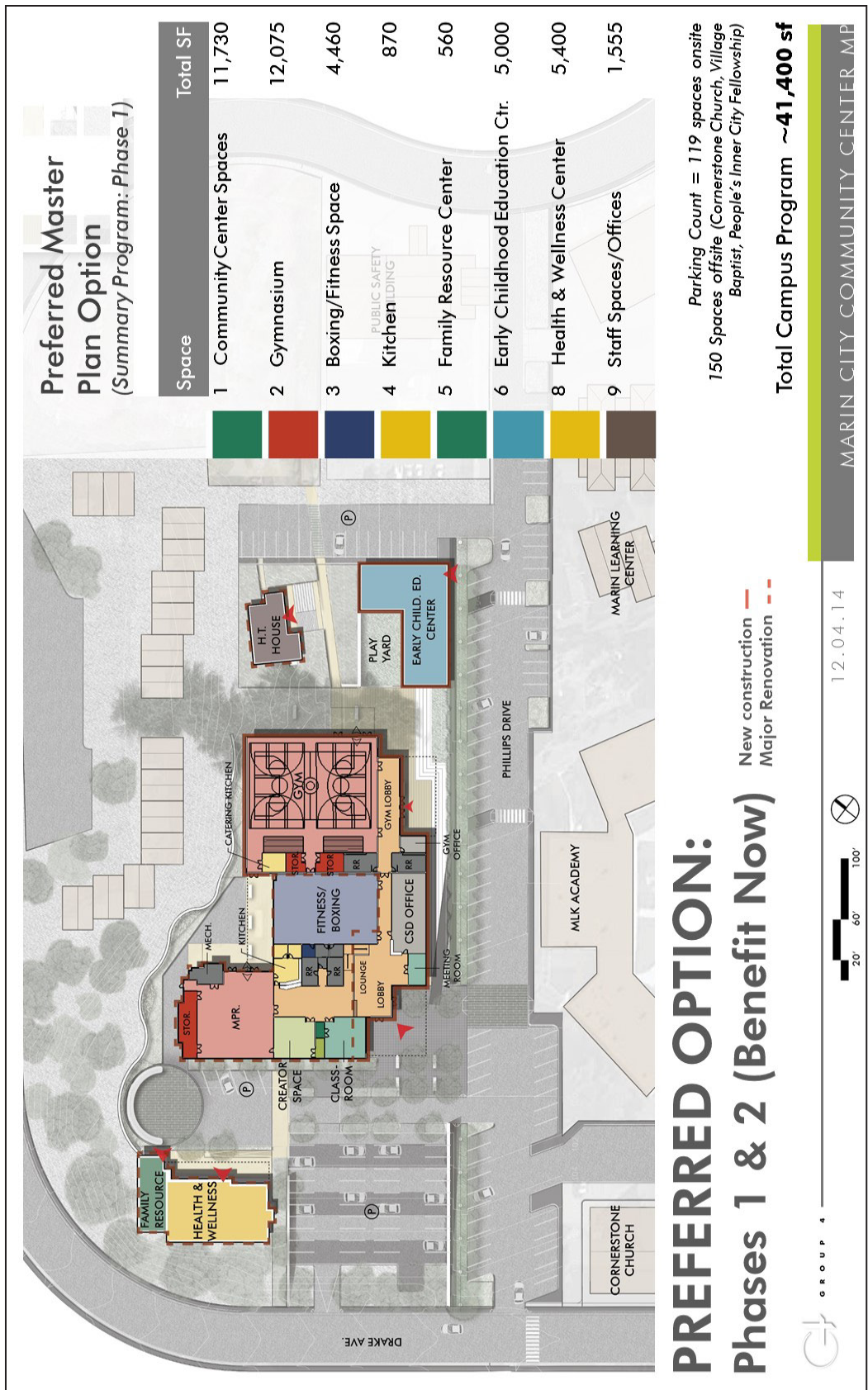
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MARIN CITY COMMUNITY CENTER MP

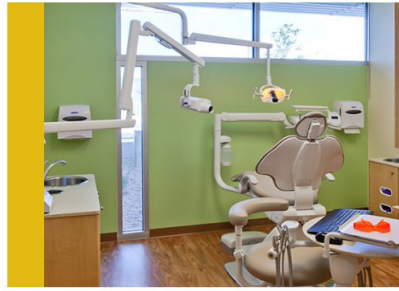
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CORE PRINCIPLE	SUPPORTING FAMILY	PREPARING YOUNG PEOPLE FOR SUCCESS	ENHANCING HEALTH & WELLNESS: CLINICAL	RECREATIONAL	ECONOMIC WELL-BEING	ENRICH ALL LIFE STAGES	CELEBRATE CULTURE & DIVERSITY
	 <p>Current:</p> <ul style="list-style-type: none"> Preschool & daycare services Counseling <p>Future:</p> <ul style="list-style-type: none"> Infant care Parenting classes 	 <p>Current:</p> <ul style="list-style-type: none"> After school and recreation programming Tutoring and mentoring Arts and cultural programming <p>Future:</p> <ul style="list-style-type: none"> Expanded youth services 	 <p>Current:</p> <ul style="list-style-type: none"> Physical health services Mental health services <p>Future:</p> <ul style="list-style-type: none"> Expanded physical, mental, and clinical services 	 <p>Current:</p> <p>Recreational programming:</p> <ul style="list-style-type: none"> Boxing Basketball Indoor Soccer Cardio/weights <p>Future:</p> <ul style="list-style-type: none"> Additional recreation & wellness programs (yoga, zumba, etc.) 	 <p>Current:</p> <ul style="list-style-type: none"> Computer classes Employment and adult education (CDC) <p>Future:</p> <ul style="list-style-type: none"> Adult and young adult job training and readiness Entrepreneurship support 	 <p>Current:</p> <ul style="list-style-type: none"> Preschool and daycare services Adult programming Senior programming <p>Future:</p> <ul style="list-style-type: none"> Additional program offerings for adults, young adults, and seniors 	 <p>Current:</p> <ul style="list-style-type: none"> Community gathering/event space Arts and cultural programming <p>Future:</p> <ul style="list-style-type: none"> Heritage/history museum Gallery Expanded art & musical programming
	<p>Current:</p> <ul style="list-style-type: none"> Community Action Marin Head Start Marin First Five Marin Southern Marin Intern Program YMCA (Potential future partner) 	<p>Current:</p> <ul style="list-style-type: none"> Sausalito Marin City School District Boys & Girls Club Bridge the Gap Marin City Network Women Helping All People The Hannah Project WISE Choices for Girls Performing Stars of Marin YMCA (Potential future partner) 	<p>Current:</p> <ul style="list-style-type: none"> Marin City Health & Wellness Center CX3 Project Southern Marin Intern Program 	<p>Current:</p> <ul style="list-style-type: none"> CYO Basketball Indoor Soccer League YMCA (Potential future partner) 	<p>Current:</p> <ul style="list-style-type: none"> Marin City Community Development Corporation Tam Adult School Women Helping All People 	<p>Current:</p> <ul style="list-style-type: none"> Community Action Marin Head Start Marin First Five Marin SF Marin Food Bank Pantry Good Earth Foods YMCA (Potential future partner) 	<p>Current:</p> <ul style="list-style-type: none"> The Hannah Gallery Performing Stars of Marin MLK Academy
	<p>Classrooms</p> <ul style="list-style-type: none"> Multipurpose room Group study & meeting rooms Storage 	<p>Technology lab</p> <ul style="list-style-type: none"> Classrooms Multipurpose space Physical activity spaces (gym, exercise, etc.) Group study or meeting rooms Storage 	<p>Classrooms</p> <ul style="list-style-type: none"> Small meeting rooms Medical examination rooms Office and support space Kitchen Storage 	<p>Physical activity spaces</p> <ul style="list-style-type: none"> Gym Dance studio Boxing Cardio/weight room Storage Outdoor activity space 	<p>Technology lab</p> <ul style="list-style-type: none"> Classrooms Multipurpose space Maker space Arts & craft space Kitchen Group study or meeting rooms Storage 	<p>Technology lab</p> <ul style="list-style-type: none"> Classrooms Multipurpose space Small meeting rooms Physical activity spaces (gym, exercise, etc.) Informal gathering spaces Kitchen Storage 	<p>Classrooms</p> <ul style="list-style-type: none"> Multipurpose & performance space Gallery Arts and crafts space Maker space Informal gathering spaces Kitchen Storage
	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>	<p>Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)</p> <p>Multipurpose room: Existing multipurpose room located at MLK Academy</p> <p>Technology Lab: Additional technology lab (16 workstations) at Women Helping All People facility</p>
	<p>GROUP 4</p>						
	<p>MARIN CITY COMMUNITY CENTER MP</p>						

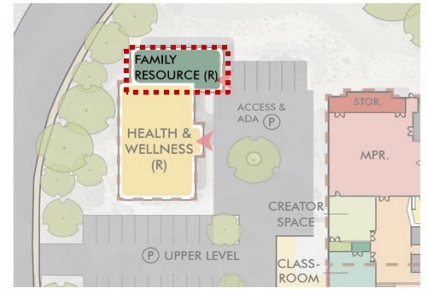








HEALTH & WELLNESS

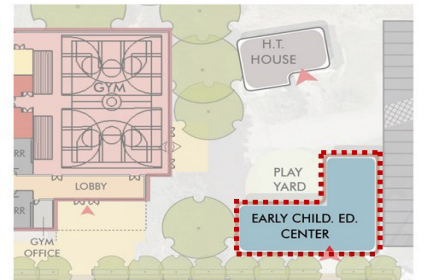


FAMILY RESOURCE CENTER

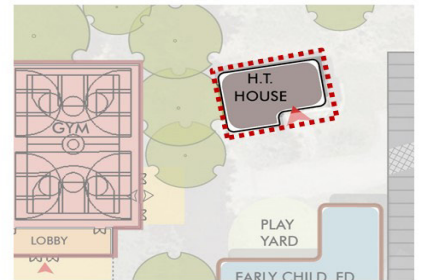


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EARLY CHILDHOOD EDUCATION CENTER

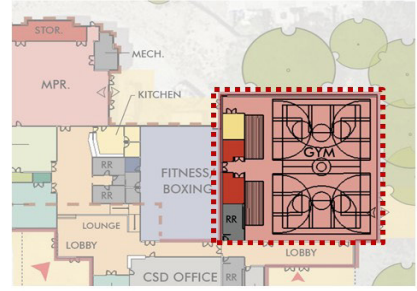
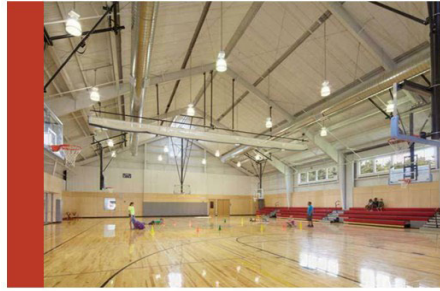


FUTURE PHASE: HARRIET TUBMAN HOUSE



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MARIN CITY COMMUNITY CENTER MP



GYM



LOUNGE/COMMUNITY LIVING ROOM



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MARIN CITY COMMUNITY CENTER MP



MEETING ROOM

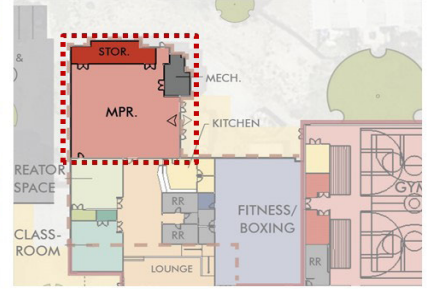


BOXING/FITNESS

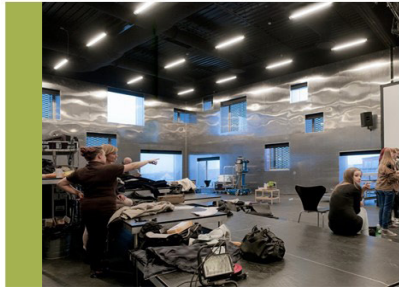


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MULTIPURPOSE SPACE



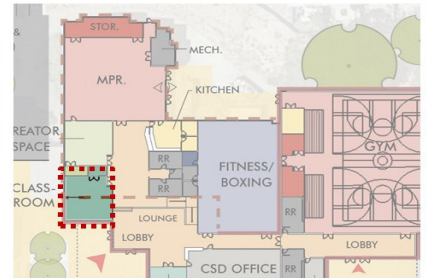
CREATOR SPACE



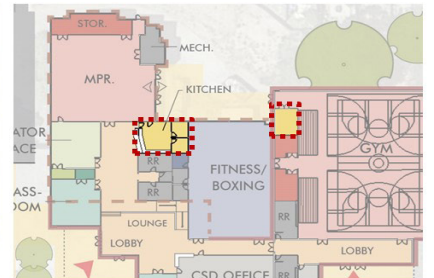
GROUP 4

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MARIN CITY COMMUNITY CENTER MP



CLASSROOM



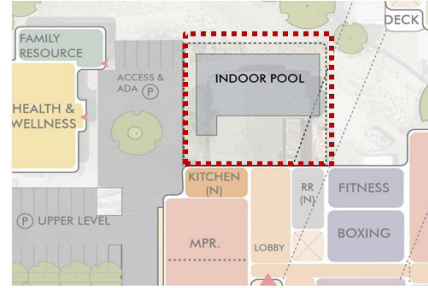
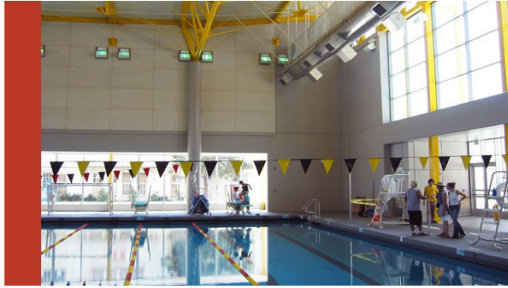
CATERING KITCHEN



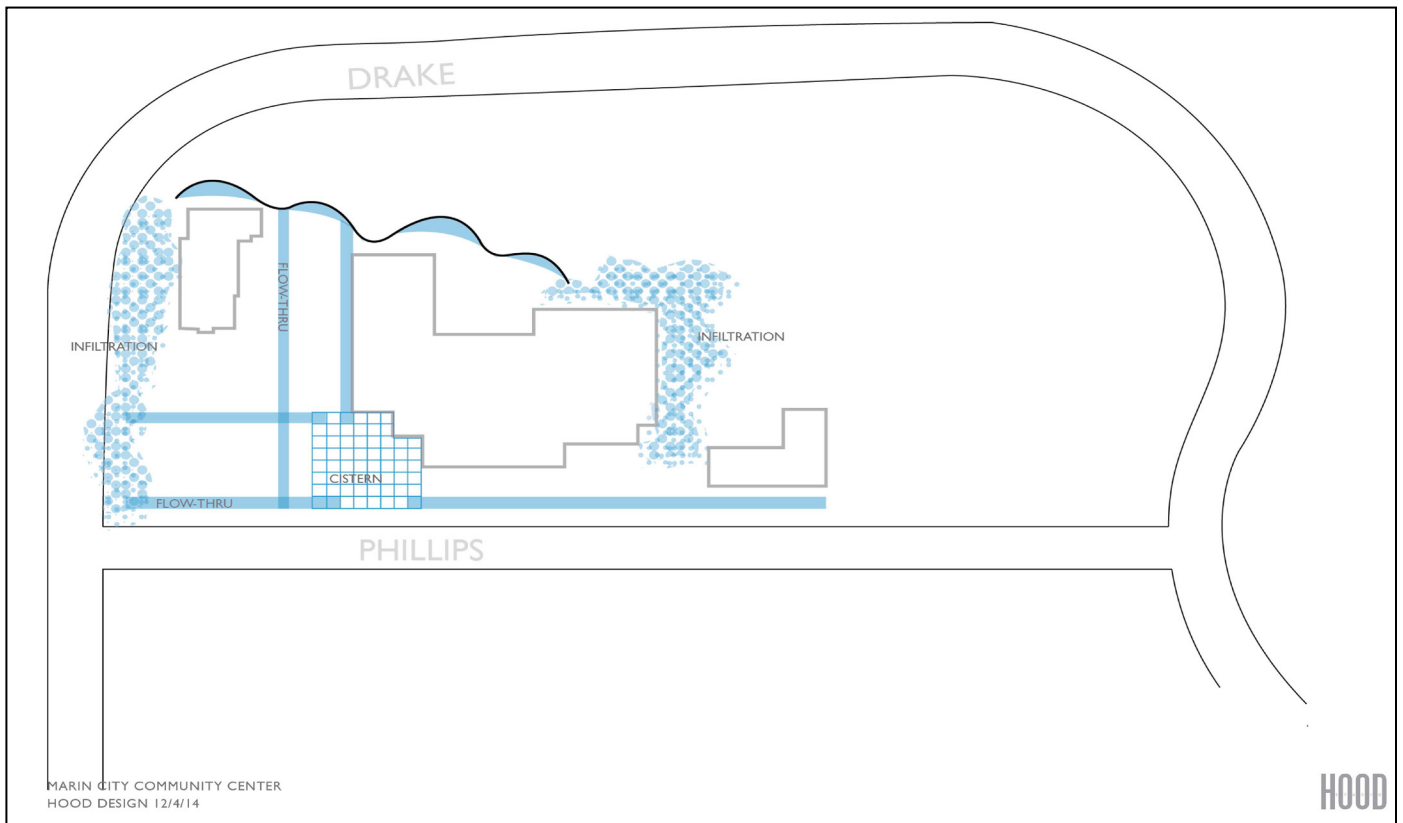
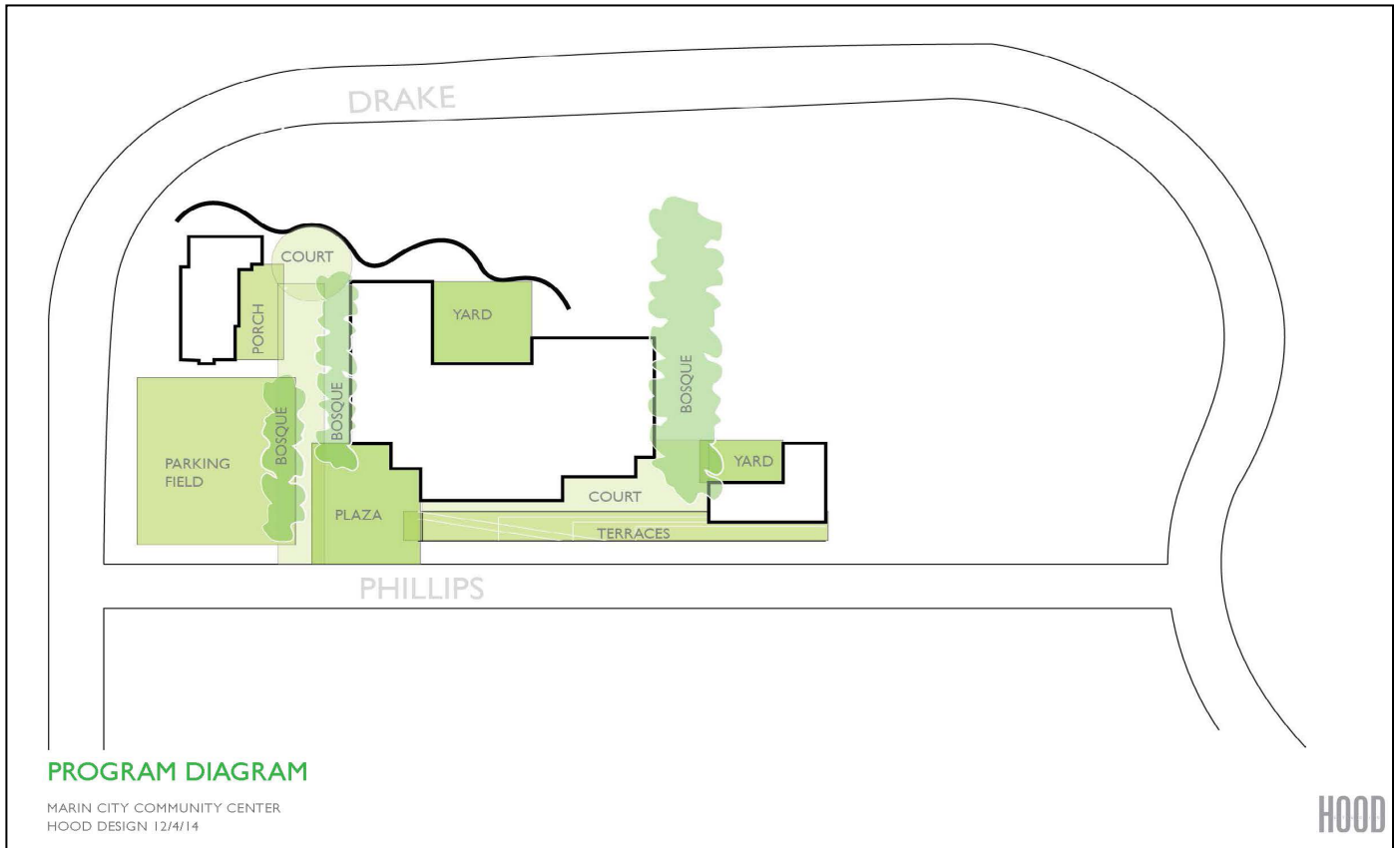
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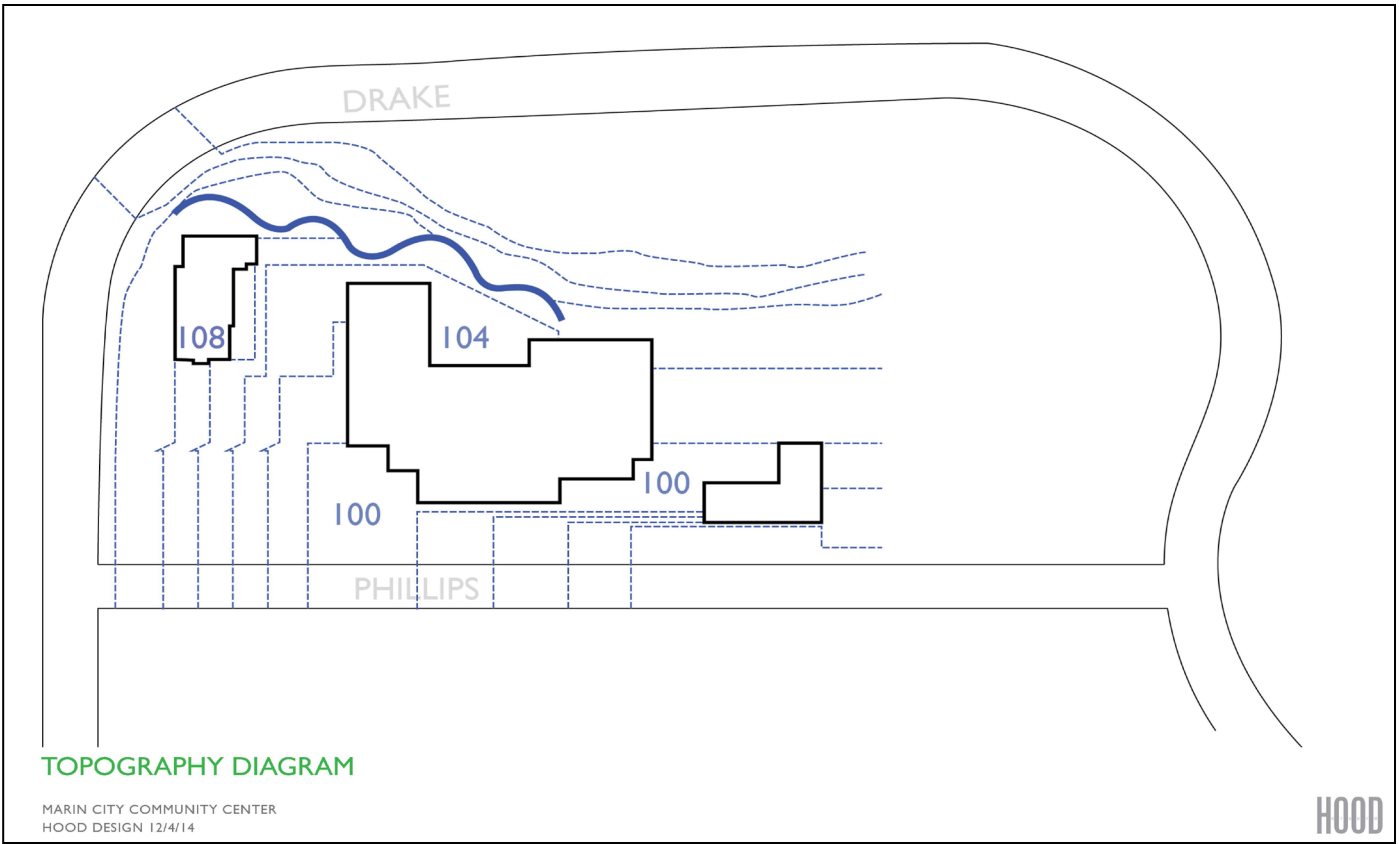
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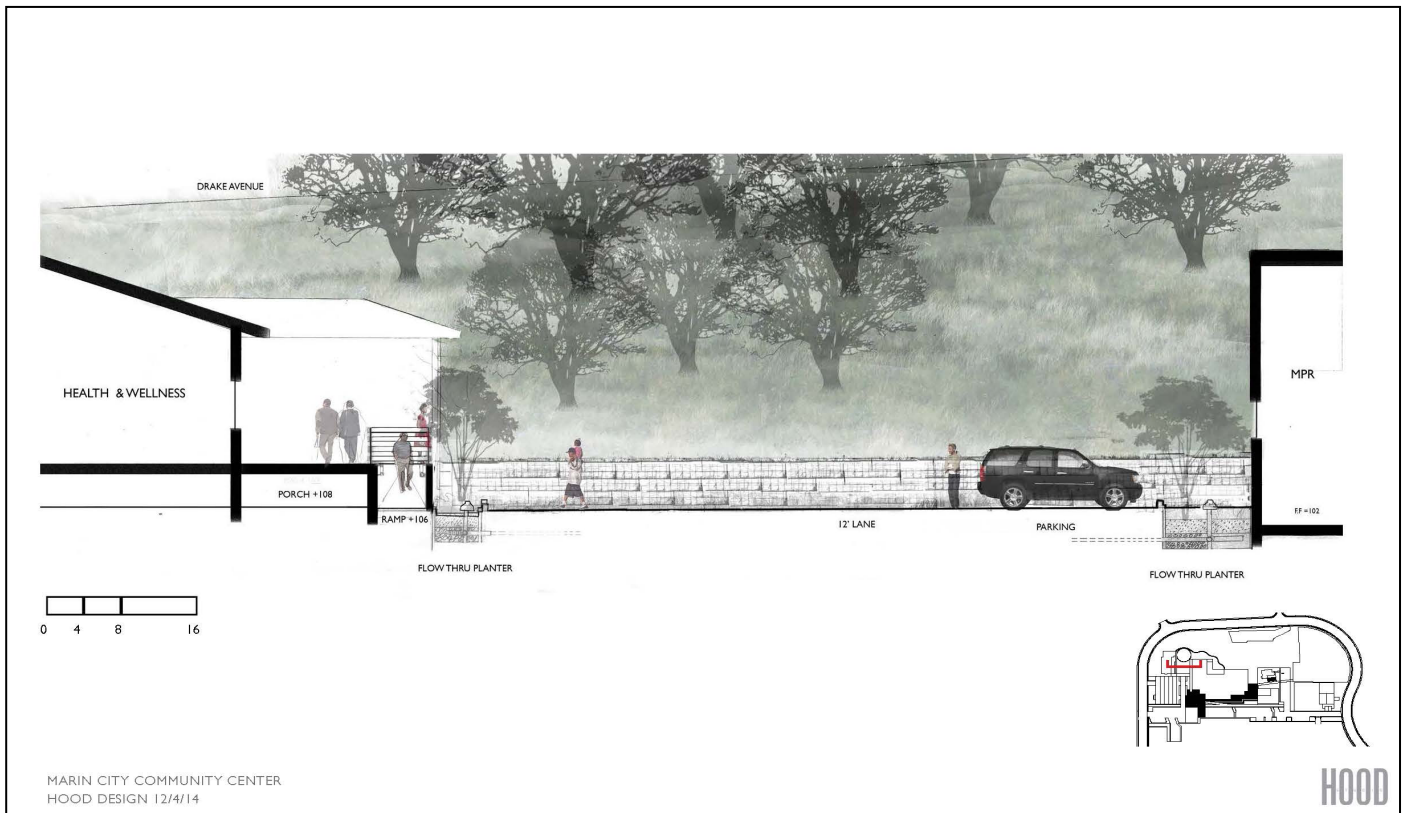
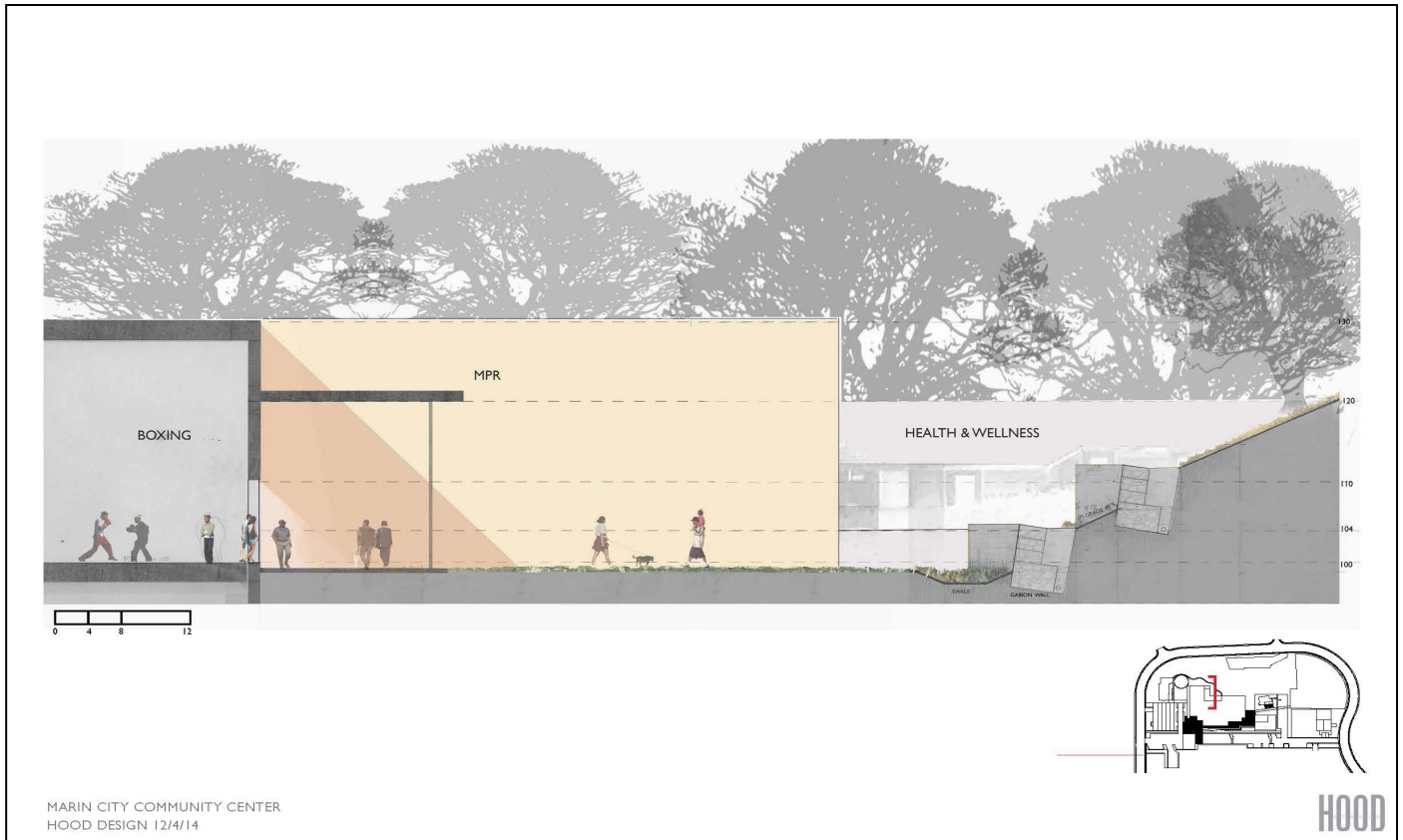
MARIN CITY COMMUNITY CENTER MP



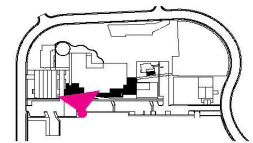
FUTURE PHASE: INDOOR POOL





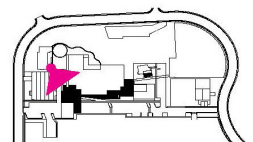


MCCC MASTER PLAN DESIGN DOCUMENTS



HOOD

Landscape Strategy Perspectives
MARIN CITY COMMUNITY CENTER
HOOD DESIGN 12/4/14



HOOD

Landscape Strategy Perspectives
MARIN CITY COMMUNITY CENTER
HOOD DESIGN 12/4/14



APPENDIX: DRAFT COST MODEL

ORDER OF MAGNITUDE

‘Order of Magnitude’ is *not* an estimate of costs, as there is insufficient information to prepare an estimate, rather an Order of Magnitude is based on relative size, quantity and quality. As such, an ‘Order of Magnitude’ is meant to provide a ‘ballpark’ idea of funding required for a project. Lastly, an Order of Magnitude relates to the power of ten: \$2k, \$20k, \$200k, \$2M, etc.

Marin City Community Center Order of Magnitude	Job #13384
	December 2, 2014



Core MCCSD Community Center	31,100 SF	\$/SF	,\$000
New Gymnasium		\$424.00	\$5,121
Kitchen		\$653.00	\$405
Community Center		\$218.00	\$2,571
Family Resource Center		\$260.00	\$146
Recreation Center - Fitness Space		\$196.00	\$876
Staff Space		\$442.00	\$687
Subtotal - Building Construction		\$315.29	\$9,805
Site Improvement		\$28.55	\$888
Total - Building and Sitework Construction		\$343.84	\$10,693
Soft Costs, 32%		\$110.03	\$3,422
TOTAL BUDGET FOR CORE MCCSD CENTER		\$453.87	\$14,115

Additional Facilities for Partner Organizations	10,400 SF	\$/SF	,\$000
Early Childhood Education Center		\$550.00	\$2,750
Health and Wellness		\$382.00	\$2,073
Subtotal - Building Construction		\$463.72	\$4,823
Site Improvement		\$30.00	\$312
Total - Building and Sitework Construction		\$493.72	\$5,135
Soft Costs, 32%		\$157.99	\$1,643
TOTAL BUDGET FOR ADD FACILITIES		\$651.72	\$6,778

Tubman Building	2,400 SF	\$/SF	,\$000
Tubman Building and Site Improvement		\$400.00	\$960
Total - Building and Sitework Construction		\$400.00	\$960
Soft Costs, 32%		\$128.00	\$307
TOTAL BUDGET FOR TUBMAN BUILDING		\$528.00	\$1,267

Marin City Community Center Order of Magnitude	Job #13384
	December 2, 2014



<i>Phillips Drive</i>	<i>\$/SF</i>	<i>\$,000</i>
Site Improvement	\$36.78	\$3,006
<i>Subtotal - Sitework</i>	<i>\$36.78</i>	<i>\$3,006</i>
Soft Costs, 20%	\$7.36	\$601
TOTAL BUDGET FOR PHILLIPS DRIVE	\$44.14	\$3,607

<i>Future Phase Community Center</i>	<i>19,600 SF</i>	<i>\$/SF</i>	<i>\$,000</i>
Future Phase		\$500.00	\$9,800
<i>Subtotal - Building Construction</i>		<i>\$500.00</i>	<i>\$9,800</i>
Soft Costs, 32%		\$160.00	\$3,136
TOTAL BUDGET FOR FUTURE PHASE		\$660.00	\$12,936

<i>Indoor Pool</i>	<i>7,700 SF</i>	<i>\$/SF</i>	<i>\$,000</i>
Indoor Pool		\$750.00	\$5,775
<i>Subtotal - Building Construction</i>		<i>\$750.00</i>	<i>\$5,775</i>
Soft Costs, 32%		\$240.00	\$1,848
TOTAL BUDGET FOR INDOOR POOL		\$990.00	\$7,623

APPENDIX: PROJECT DIRECTORY

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MCCC MASTER PLAN PROJECT DIRECTORY

PROJECT MANAGEMENT TEAM**MARIN CITY COMMUNITY SERVICES
DISTRICT**630 Drake Avenue
Marin City, CA.94965

† 415. 332.1441

f 415.332.9225

Johnathan Logan, *General Manager*e jlogan.mccsd@gmail.com**Mack5**1900 Powell Street, Suite 470
Emeryville, CA 94608

† 415. 332.1441

f 510.595.1755

Paul Beamer

† pbeamer@mack5.com**Partnership Resources Group**

† 415. 518.1774

Cindy Morton

e cindy@cindymorton.net**Group 4 Architecture Research + Planning, Inc.**211 Linden Avenue
South San Francisco, CA 94080

† 650.871.0709

f 650.871.7911

Dawn Merkes, *Principal-in-Charge* ext. 217
David Schnee, *Project Design LEED* ext. 216
Vance Stoner, *Job Captain* ext.246e dmerkes@g4arch.come dschnee@g4arch.come vstoner@g4arch.com**CONSULTANTS****Landscape Architect**
HOOD DESIGN STUDIO
3016 Filbert, Suite #2
Oakland, CA 94608

† 510.595. 0688

f 510.595.1486

Walter Hood, *Principal*
Tim Mollette-Parks, *Project Manager*e hooddesign@wjhooddesign.come tim@wjhooddesign.com

Marin City Community Services District

Manzanita Center

03.20.2014



Agenda

1. Introduction
2. Project Understanding & Goal Confirmation
3. Project Workplan Overview
4. Master Plan Overview
5. Q & A

Presenters

Dawn Merkes, Group 4
David Schnee, Group 4
Walter Hood, Hood Design
Tim Mollette-Parks, Hood Design



MARIN CITY CSD BOARD PRESENTATION, 03/20/2014



Manzanita Center Master Plan

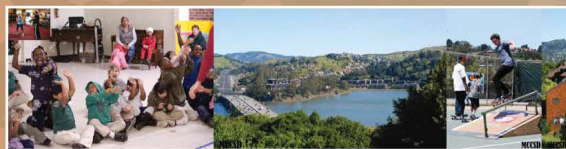
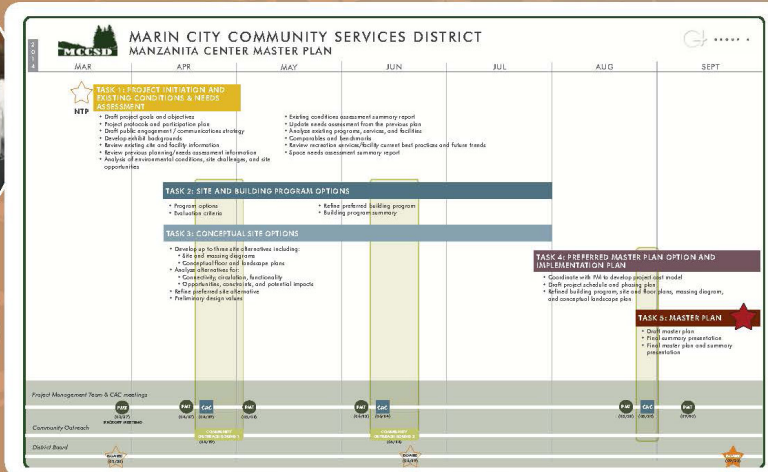
Local Values+Shared Vision

PROJECT GOALS + CHALLENGES



- CONNECTION
- TRANSFORMATION
- FUNDRAISING
- DESTINATION
- ENTHUSIASM
- VISION OF COMMUNITY
- NO FEARLESS FUNDRAISING
- PHASED PROJECT ?
- BOLD

WORK PLAN



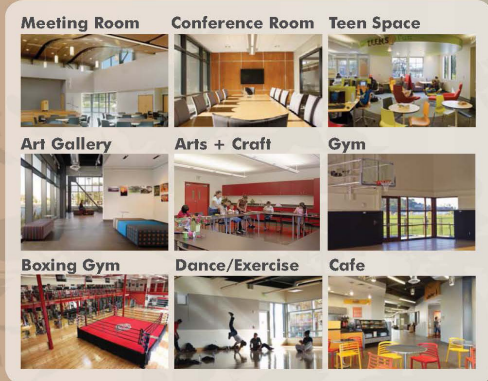
APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 03/20/2014

er Plan

Serving Diverse Needs

PROGRAM ELEMENTS



PROGRAM CONCEPTS



ACTIVITIES by AGE	ACTIVITIES by SPACE TYPE				
	Age Based Program Needs	Hall Middle School Community Room	Hall Middle School Gym	City Hall Council Chambers	Twin Cities Police HQ Meeting Room
Preschool	-	-	+	-	-
K-4	-	+	+	-	-
Middle School teens	+	+	-	+	-
High School teens	-	-	-	+	-
Community Meeting 50-100	-	-	+	+	+
Community	-	-	+	-	-

BENCHMARKING

Existing	Proposed	2025 Need	Community Center Level of Standard Guidelines: 1.0 to 1.5 SF/Capita
West Sac Senior Center	-3,000 SF	-3,000 SF	-3,000 SF
Club West Teen Center	4,000 SF	4,000 SF	4,000 SF
Stamway Lakes Bookhouse	3,000 SF	3,000 SF	3,000 SF
West Sacramento Recreation Center (under construction)	-	28,000 SF	28,000 SF
West Sacramento Community Center	-	23,000 SF	23,000 SF
Future Recreation Facility	-	13,000 to 40,000 SF	13,000 to 40,000 SF
Total	-10,000 SF	64,000 SF	64,000 SF

2025 Need (if built-out): 77,000 pop. x (1.0 to 1.5) SF/capita = 77,000 to 115,500 SF
 (OUR NEED) 77,000 SF
 10,000 SF (20,000 SF) net SF needed to meet 2025 need



Design Excellence Building Community

CREATING CONNECTIONS



REUSE/REBUILD

BEST PRACTICES

- FLEXIBLE OPERATIONS
- EFFICIENT OPERATIONS



- PARTNERSHIPS



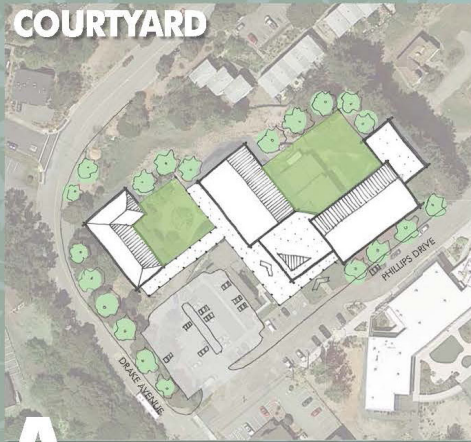
- INTEGRATED SUSTAINABILITY



- STRATEGIC PHASING

Temporary facilities?
Phased construction?

COURTYARD



A REBUILD + EXPAND

COMMUNITY PLAZA



B ALL NEW CONSTRUCTION



APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 03/20/2014



APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

STEERING COMMITTEE: PROGRAM TASK FORCE PRESENTATION, 05/15/2014



GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

211 LINDEN AVENUE

SO. SAN FRANCISCO

CA 94080 USA

T: 650-871-0709

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www.g4arch.com

MEETING ON

15 May 2014
Marin City Community Center
8-10am

PROJECT

MARIN CITY COMMUNITY CENTER
STEERING COMMITTEE- TASK FORCE PROGRAMMING SUB-COMMITTEE

AGENDA

ATTENDEES

Name	Initials	Company or Organization
Joshua Barrow	JB	Steering Committee
Al Boro	AB	Steering Committee
Chuck Collins	CC	Steering Committee
Gerald Norman	GN	Steering Committee
Jay Paxton	JP	Steering Committee
Kate Sears	KS	Steering Committee Chair
Bill Stephens	BS	Steering Committee
Jonathan Logan	JL	MCCSD Director
Elliot Levin	EL	Fundraising Consultant
Cindy Morton	CM	Fundraising Consultant
Paul Beamer	PB	MACK 5 Project Manager
Dawn Merkes	DM	Group 4 AR+P, Project Manager
Vance Stoner	VS	Group 4 AR+P, Job Captain

AGENDA

Marin City Task Force Programming Sub-Committee

1. Introductions
2. Project Background
3. MCCC Master Plan Project Overview
 - a. Work & Participation Plan
4. Positioning for Success
 - a. The "Perfect Program"
 - b. Design Opportunities
5. Next Steps

END

DAWN E. MERKES
ARCHITECT

DAVID SCHNEE
ARCHITECT

DAVID M. STURGES
ARCHITECT

JILL EYRES
ARCHITECT

ANDREA GIFFORD
ARCHITECT

JONATHAN HARTMAN
ARCHITECT

PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 06/05/2014

STEERING COMMITTEE PRESENTATION, 06/17/2014




Marin City
Community Center Master Plan
MCCSD Board Check-in
Thursday, June 5, 2014

1



Marin City
Community Center Master Plan
Steering Committee
Tuesday, June 17, 2014

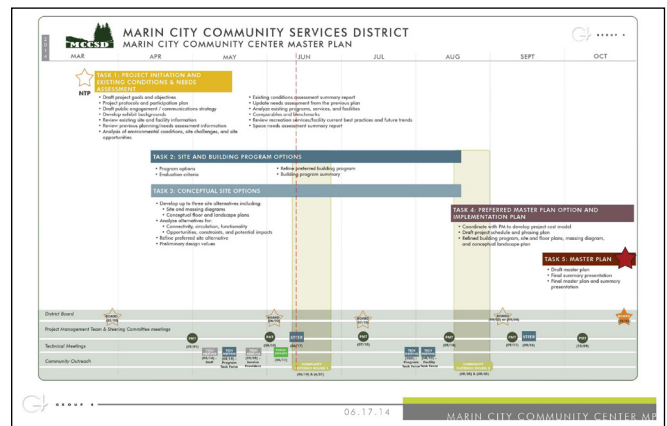
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AGENDA

- Introductions
- Project Schedule & Overview
- Project Participation
- Needs Assessment Update
- Community Meeting #1 Preview and Review
- Upcoming Meetings & Next Steps
 - June 19th Community Open House #1, 2-4pm, @ Manzanita Rec. Center
 - June 21st Community Kiosk, 11am-2pm, @ Manzanita Rec. Center
 - July 1st Community Meeting #1, 6-8pm, @ Marguerita C. Johnson Senior Center

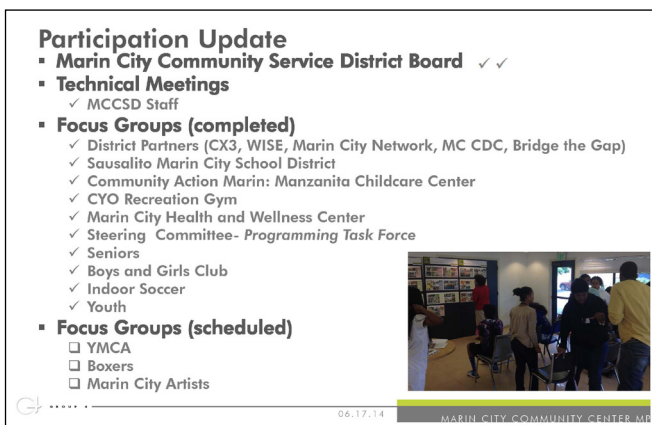
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MARIN CITY COMMUNITY SERVICES DISTRICT
MARIN CITY COMMUNITY CENTER MASTER PLAN

06.17.14

4



Participation Update

- Marin City Community Service District Board ✓✓
- Technical Meetings
 - ✓ MCCSD Staff
- Focus Groups (completed)
 - ✓ District Partners (CX3, WISE, Marin City Network, MC CDC, Bridge the Gap)
 - ✓ Sausalito Marin City School District
 - ✓ Community Action Marin: Manzanita Childcare Center
 - ✓ CYO Recreation Gym
 - ✓ Marin City Health and Wellness Center
 - ✓ Steering Committee- Programming Task Force
 - ✓ Seniors
 - ✓ Boys and Girls Club
 - ✓ Indoor Soccer
 - ✓ Youth
- Focus Groups (scheduled)
 - YMCA
 - Boxers
 - Marin City Artists

06.17.14

5



JUST IMAGINE
MARIN CITY'S COMMUNITY CENTER

JUNE 19 Community Open House #1
@ Manzanita Recreation Center
2:00 PM - 4:00 PM Open House

JUNE 21 Community Kiosk
@ Manzanita Recreation Center
11:00 AM - 2:00 PM Community Kiosk

JULY 1 Community Meeting #2
@ Marguerita C. Johnson Senior Center
6:00 PM - 8:00 PM Community Meeting

AUG. 28 Community Meeting #2
@ Marguerita C. Johnson Senior Center
6:00 PM - 8:00 PM Community Meeting

For more information: www.marincitygov.org

Participate in our online survey: www.surveymonkey.com/s/imagineMCC

- Round 1 Community Meeting Content
 - Project Background, Work Plan and Facility Assessments
 - Programs and Services Need Assessment
 - Building/Site Strategies and Development Options

06.17.14

6

MARIN CITY CSD BOARD PRESENTATION, 06/05/2014

STEERING COMMITTEE PRESENTATION, 06/17/2014

Project Background

PROJECT SUMMARY
2004-06 Master Plan Building Program

Option	Construction	Operating	Total
Option A	\$1,800 SF	\$1,200,000	\$1,200,000
Option A with Pool	\$1,800 SF	\$1,200,000	\$1,200,000
Option B	\$2,800 SF	\$2,000,000	\$2,000,000

MANZANITA RECREATION CENTER & MJC CENTER
Existing Site Assessment

- Parking and site circulation:
 - 47-42 spaces
 - Difficult ingress/egress to Margaret's C. Johnson Senior Center
 - Under-sighted crosswalk between MJC Academy and Manzanita Recreation Center

MARGARET'S C. JOHNSON SENIOR CENTER
Existing Facility Assessment – Functionality & Uses

- Multipurpose room currently supports a capacity of 100 people, improved connectivity to the outdoors could allow for higher capacities to meet demand
- Outdated and undersized computer lab
- Current kitchen facility does not meet current building and accessibility codes
- Lack of storage for multipurpose room, senior programming, and current non-profit tenant offices

MANZANITA RECREATION CENTER
Existing Facility Assessment – Deferred Maintenance

- Roof leaks and numerous soft spots
- Deteriorated cedar shake siding that has reached the end of its lifespan
- Extensive dry rot throughout the facility at foundation sills, wall studs, and roof sheathing
- Building drainage issues due to lack of proper downspouts
- Outdated and corroded mechanical, plumbing, and electrical systems

06.17.14 MARIN CITY COMMUNITY CENTER.MB

7

Programs and Services Need Assessment

Pinit!

Menu of current/potential programs and services for participants to give input on:

- Seniors/Families/Youth/Children
- Recreational/Fitness
- Health & Wellness
- Cultural
- Educational
- Other?

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8

Building/Site Strategies & Development Options

- Three building /site strategies
- Development options (e.g. gym reuse, expansion, or new build)
- Building and site phasing diagrams
- Precedent images: site and parking options

06.17.14 MARIN CITY COMMUNITY CENTER.MB

9

PROJECT PROCESS & OUTCOME GOALS

Community Service District Board

FEARLESS FUNDRAISING

MAINTAINING COMMUNITY VISION

PHASING

CREATING CONNECTIONS

TRANSFORMATION

DESTINATION CENTER

BOLD

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10

PROGRAMMING GOALS

+ LOCAL NEEDS

+ REGIONAL DRAW

+ UNIQUE PROGRAM

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MARIN CITY "COMMUNITY CENTER"

06.17.14 MARIN CITY COMMUNITY CENTER.MB

12

APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 06/05/2014

STEERING COMMITTEE PRESENTATION, 06/17/2014



Upcoming Meetings:

- June 19th Community Open House #1**
2-4pm @ Manzanita Rec. Center
- June 21st Community Kiosk**
11am-2pm, @ Manzanita Rec. Center
- July 1st Community Meeting #1**
6-8pm @ Marguerita C. Johnson Senior Center

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 08/06/2014



Marin City Community Center Master Plan

MCCSD Board Check-in
Thursday, August 7, 2014

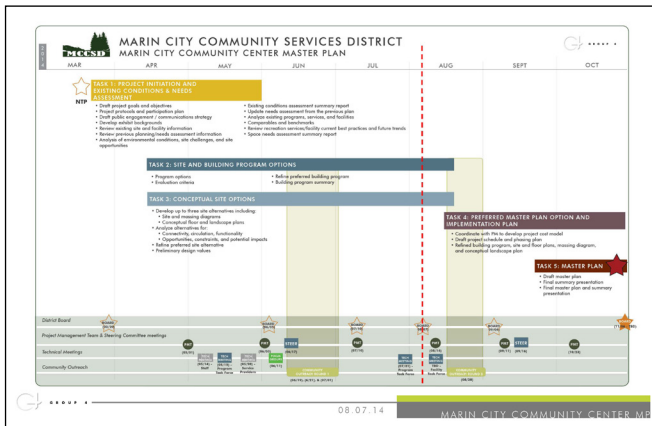
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AGENDA

- Project Schedule & Project Participation Update
- Review and Confirm Draft Marin City Program and Facility Core Principles
- Upcoming Meetings & Next Steps:
 - August 9th: Community Kiosk #2, 11 am – 1pm @ Rocky Graham Park Groundbreaking Ceremony
 - August 28th: Community Meeting #2 @, 6-8pm @ MCJ Senior Center


2



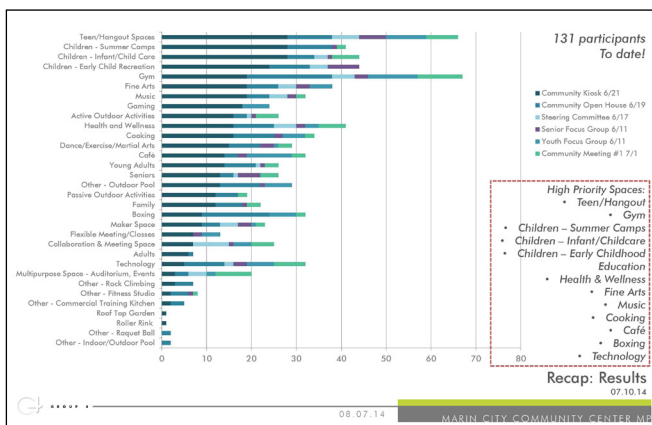
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Participation Update

- Technical Meetings**
 - MCCSD Staff
- Focus Groups (completed)**
 - District Partners (CX3, WISE, Marin City Network, MC CDC, Bridge the Gap)
 - Sausalito Marin City School District
 - Community Action Marin: Manzanita Childcare Center
 - CYO Recreation Gym (focus group)
 - Marin City Health and Wellness Center
 - Steering Committee- Programming Task Force
 - Youth
 - Boys and Girls Club
 - Indoor Soccer
 - Marin City Artists
 - Boxers
- Focus Groups (scheduled)**
 - YMCA (August 8th)



4



5

What we've heard: Community and Partner Input

A model for future community centers

Creating a regional destination, that maintains the local needs of the community

Consider operational costs and revenue potential of future programs

Innovative facility and design that contains unique programs, which reflect the community and its needs

Giving teens their own space - creating a space that is truly dedicated for teens

Considering what is not only good for kids, but for all ages, from youth to seniors

Multigenerational art studio utilized by all age groups

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 08/06/2014

What we've heard: Community and Partner Input

Addressing the needs of the 0-4 age group is absolutely necessary

Establishing a community campus that supports partnerships and interaction between all users and groups

Do not forget to plan for the Baby Boomers and their emerging needs

Providing access to career and vocational development courses for adults and young adults

Increased programming for youth and teens, specifically young women

Ensuring maximal flexibility within spaces and future proofing the new facility

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7

MARIN CITY: DRAFT PROGRAM & FACILITY CORE PRINCIPLES

- Enhancing and supporting the family as a basis for a healthy community
- Preparing young people for successful and fulfilling lives
- Enhancing an individual's health and wellness – physical and emotional
- Promoting economic well-being for individuals, households, and the community
- Recognition of the life-cycle and, thereby, serving the entire age span
- A learning and celebratory showcase of the community's diversity – cultural, racial and national origin – for Marin City and all of Marin County
- Integrating services with relevant community-based organizations to deliver quality programs that are aligned with the Center's core principles

08.07.14 MARIN CITY COMMUNITY CENTER.MP

8

SUPPORTING FAMILIES

CURRENT SERVICES & COMMUNITY PARTNERS

- PRESCHOOL & DAYCARE SERVICES**
 - Community Action Marin (CAM)
 - Head Start Marin
 - First Five Marin
 - YMCA (Potential future partner)
- COUNSELING**
 - Southern Marin Intern Program



FUTURE SERVICES

- INFANT CARE & PARENTING CLASSES

SPACE/FACILITY NEEDS

- Classrooms
- Multipurpose space
- Group study or meeting rooms
- Storage

COLORED TEXT = Services currently operating at Marinette Recreation Campus

08.07.14 MARIN CITY COMMUNITY CENTER.MP

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PREPARING YOUNG PEOPLE FOR SUCCESS

SERVICES & COMMUNITY PARTNERS

- AFTER SCHOOL & RECREATION PROGRAMMING**
 - MCCSD
 - Boys & Girls Club
 - Sausalito Marin City School District
 - YMCA (Potential future partner)
- TUTORING & MENTORING**
 - Bridge the Gap
 - Marin City Network
 - Women Helping All People
 - The Hannah Project
 - WISE Choices For Girls
- ARTS & CULTURAL PROGRAMMING**
 - MCCCSO
 - Performing Stars of Marin
 - The Hannah Gallery




FUTURE SERVICES

- EXPANDED PROGRAM OFFERINGS FOR YOUTH AND TEENS

SPACE/FACILITY NEEDS

- Technology lab
- Classrooms
- Multipurpose space
- Physical activity spaces (gym, exercise rooms, etc.)
- Group study/meeting rooms
- Storage

COLORED TEXT = Services currently operating at Marinette Recreation Campus


08.07.14 MARIN CITY COMMUNITY CENTER.MP

10

ENHANCING HEALTH & WELLNESS - CLINICAL

SERVICES & COMMUNITY PARTNERS

- PHYSICAL HEALTH SERVICES**
 - Marin City Health & Wellness Center
 - CX3 Project
- MENTAL HEALTH SERVICES**
 - Marin City Health & Wellness Center
 - Southern Marin Intern Program




FUTURE SERVICES

- EXPANDED PHYSICAL, MENTAL, AND CLINICAL SERVICES

SPACE/FACILITY NEEDS

- Medical examination rooms
- Small meeting rooms
- Classrooms
- Kitchen
- Office and support spaces
- Storage

COLORED TEXT = Services currently operating at Marinette Recreation Campus

08.07.14 MARIN CITY COMMUNITY CENTER.MP

11

ENHANCING HEALTH & WELLNESS - RECREATIONAL

SERVICES & COMMUNITY PARTNERS

- RECREATIONAL PROGRAMMING**
 - MCCSD (Boxing Gym & Fitness Center)
 - CYO Basketball
 - Indoor Soccer League
 - YMCA (Potential future partner)




FUTURE SERVICES

- ADDITIONAL/EXPANDED RECREATION & WELLNESS PROGRAMS (yoga, dance, zumba, stress reduction classes, etc.)

SPACE/FACILITY NEEDS

- Classrooms
- Physical activity spaces
 - Gym
 - Dance studio
 - Cardio/weights room
 - Boxing
- Outdoor activity space
- Storage

COLORED TEXT = Services currently operating at Marinette Recreation Campus

08.07.14 MARIN CITY COMMUNITY CENTER.MP

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 08/06/2014

ECONOMIC WELL-BEING

SERVICES & COMMUNITY PARTNERS

- COMPUTER CLASSES**
 - MCCSD
 - Women Helping All People
- EMPLOYMENT & ADULT EDUCATION**
 - Marin City Community Development Corporation
 - Tam Adult School



FUTURE SERVICES

- ADULT & YOUNG ADULT JOB TRAINING & READINESS
- ENTREPRENEURSHIP SUPPORT

SPACE/FACILITY NEEDS

- Classrooms
- Technology lab
- Maker space
- Arts & crafts space
- Group study/meeting rooms
- Multipurpose space
- Kitchen
- Storage



COLORED TEXT = Services currently operating at Manzanita Recreation Campus

08.07.14 MARIN CITY COMMUNITY CENTER

13

ENRICH ALL LIFE STAGES

CURRENT SERVICES & COMMUNITY PARTNERS

- PRESCHOOL & DAYCARE SERVICES**
 - Community Action Marin (CAM)
 - Head Start Marin
 - First Five Marin
 - YMCA (Potential future partner)
- ADULT PROGRAMMING**
 - MCCSD
 - YMCA (Potential future partner)
- SENIOR PROGRAMMING**
 - MCCSD (Marguerita C. Johnson Senior Center)
 - SF Marin Food Bank Pantry
 - Good Earth Foods – Lunch Program
 - YMCA (Potential future partner)




FUTURE SERVICES

- ADDITIONAL PROGRAM OFFERINGS FOR, ADULTS, YOUNG ADULTS, AND SENIORS

SPACE/FACILITY NEEDS

- Classrooms
- Small meeting rooms
- Multipurpose space
- Kitchen
- Technology Lab
- Physical activity spaces (gym, exercise rooms, etc.)
- Informal gathering spaces
- Storage

COLORED TEXT = Services currently operating at Manzanita Recreation Campus

08.07.14 MARIN CITY COMMUNITY CENTER

14

CELEBRATE CULTURE & DIVERSITY

CURRENT SERVICES & COMMUNITY PARTNERS

- ARTS & CULTURAL PROGRAMMING**
 - MCCSD
 - The Hannah Gallery
 - Performing Stars of Marin
- COMMUNITY GATHERING/EVENT SPACE**
 - MCCSD
 - MLK Academy – Multipurpose Space



FUTURE SERVICES & COMMUNITY PARTNERS

- HERITAGE & HISTORY MUSEUM
- GALLERY SPACE
- ADDITIONAL ART & MUSIC PROGRAMMING

SPACE/FACILITY NEEDS

- Classrooms
- Arts & craft space
- Maker space
- Kitchen
- Multipurpose/performance space
- Gallery space
- Informal gathering areas
- Storage






















COLORED TEXT = Services currently operating at Manzanita Recreation Campus

08.07.14 MARIN CITY COMMUNITY CENTER

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

CORE PRINCIPLE	SERVICES	PARTNERS	SPACE NEEDS
 <p>SUPPORTING FAMILY</p> <ul style="list-style-type: none"> Preschool & daycare services Counseling Future: Infant care Parenting classes 	 <p>PREPARING YOUNG PEOPLE FOR SUCCESS</p> <ul style="list-style-type: none"> After school and recreation programming Tutoring and mentoring Arts and cultural programming Expanded youth services 	 <p>ENHANCING HEALTH & WELLNESS: CLINICAL</p> <ul style="list-style-type: none"> Physical health services Mental health services Future: Expanded physical, mental, and clinical services 	 <p>ENHANCING HEALTH & WELLNESS: RECREATIONAL</p> <ul style="list-style-type: none"> Recreational programming: <ul style="list-style-type: none"> Boxing Basketball Indoor Soccer Cardio/weights Future: Additional recreation & wellness programs (yoga, zumba, etc.)
 <p>ECONOMIC WELL-BEING</p> <ul style="list-style-type: none"> Computer classes Employment and adult education (CDC) Future: Adult and young adult job training and readiness Entrepreneurship support 	 <p>ENRICH ALL LIFE STAGES</p> <ul style="list-style-type: none"> Preschool and daycare services Adult programming Senior programming Future: Additional program offerings for adults, young adults, and seniors 	 <p>CELEBRATE CULTURE & DIVERSITY</p> <ul style="list-style-type: none"> Community gathering/event space Arts and cultural programming Future: Heritage/history museum Gallery Expanded art & musical programming 	<p>Marin City Community Development Corporation</p> <ul style="list-style-type: none"> Tam Adult School Women Helping All People
 <p>SUPPORTING FAMILY</p> <ul style="list-style-type: none"> Community Action Marin Head Start Marin First Five Marin Southern Marin Intern Program YMCA (Potential future partner) 	 <p>PREPARING YOUNG PEOPLE FOR SUCCESS</p> <ul style="list-style-type: none"> Sausalito Marin City School District Boys & Girls Club Bridge the Gap Marin City Network Women Helping All People The Hannah Project WISE Choices for Girls Performing Stars of Marin YMCA (Potential future partner) 	 <p>ENHANCING HEALTH & WELLNESS: CLINICAL</p> <ul style="list-style-type: none"> Marin City Health & Wellness Center CX3 Project Southern Marin Intern Program 	 <p>ENHANCING HEALTH & WELLNESS: RECREATIONAL</p> <ul style="list-style-type: none"> CYO Basketball Indoor Soccer League YMCA (Potential future partner)
 <p>SUPPORTING FAMILY</p> <ul style="list-style-type: none"> Classrooms Multipurpose room Group study & meeting rooms Storage 	 <p>PREPARING YOUNG PEOPLE FOR SUCCESS</p> <ul style="list-style-type: none"> Technology lab Classrooms Multipurpose space Physical activity spaces (gym, exercise, etc.) Group study or meeting rooms Storage 	 <p>ENHANCING HEALTH & WELLNESS: CLINICAL</p> <ul style="list-style-type: none"> Classrooms Small meeting rooms Medical examination rooms Office and support space Kitchen Storage 	 <p>ENHANCING HEALTH & WELLNESS: RECREATIONAL</p> <ul style="list-style-type: none"> Physical activity spaces Gym Dance studio Boxing Cardio/weight room Storage Outdoor activity space
 <p>SUPPORTING FAMILY</p> <ul style="list-style-type: none"> Classrooms Multipurpose & performance space Gallery Arts and crafts space Maker space Informal gathering spaces Kitchen Storage 	 <p>ENRICH ALL LIFE STAGES</p> <ul style="list-style-type: none"> Technology lab Classrooms Multipurpose space Small meeting rooms Physical activity spaces (gym, exercise, etc.) Informal gathering spaces Kitchen Storage 	 <p>CELEBRATE CULTURE & DIVERSITY</p> <ul style="list-style-type: none"> The Hannah Gallery Performing Stars of Marin MLK Academy 	 <p>CELEBRATE CULTURE & DIVERSITY</p> <ul style="list-style-type: none"> Classrooms Multipurpose & performance space Gallery Arts and crafts space Maker space Informal gathering spaces Kitchen Storage

Gallery = Gallery located at Hannah Gallery
COLORED TEXT = Services currently operating at Manzanita Recreation Center

MARIN CITY COMMUNITY CENTER MP

08.07.14



MARIN CITY CSD BOARD PRESENTATION, 08/06/2014



Upcoming Meetings:

Community Kiosk #2
August 9th @ Rocky Graham Park Groundbreaking Ceremony, 11am – 1pm

Community Meeting #2
August 28th @ MCJ Senior Center, 6-8pm

Participate in our Online Survey!
www.surveymonkey.com/s/imagineMCCC

APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

STEERING COMMITTEE: FACILITY TASK FORCE PRESENTATION, 08/21/2014



GROUP 4

ARCHITECTURE
RESEARCH +
PLANNING, INC

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CA 94080 USA

T: 650-871-0709
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ANDREA GIFFORD
ARCHITECT

JONATHAN HARTMAN
ARCHITECT

PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

MEETING ON

21 August 2014
Manzanita Recreation Center, CSD Offices, Marin City
3-5pm

PROJECT

MARIN CITY COMMUNITY CENTER MASTER PLAN
STEERING COMMITTEE - FACILITY DESIGN TASK FORCE MEETING

AGENDA

ATTENDEES

Name	Initials	Company or Organization
Everett Brandon	EB	Steering Committee and CSD Board
Andrew Giacomini	AG	Steering Committee
Jonathan Logan	JL	MCCSD Director
Cindy Morton	CM	Partnership Resources Group
Paul Beamer	PB	Mack 5
Dawn Merkes	DM	Group 4 Architecture Research + Planning
Vance Stoner	VS	Group 4 Architecture Research + Planning

AGENDA

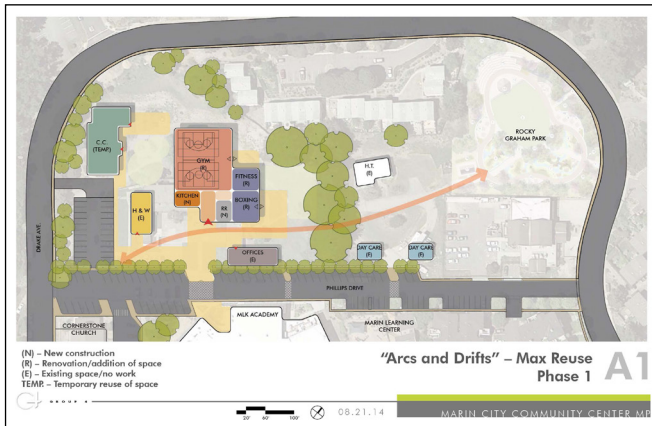
1. Introductions
2. Project status and participation update
3. Review Marin City Draft Core Principles and matrix chart
4. Conceptual Program/Site Options
 - a. Review preliminary building program options
 - b. Review site options
 - i. Diagrams and phasing strategies
5. Next Steps

END

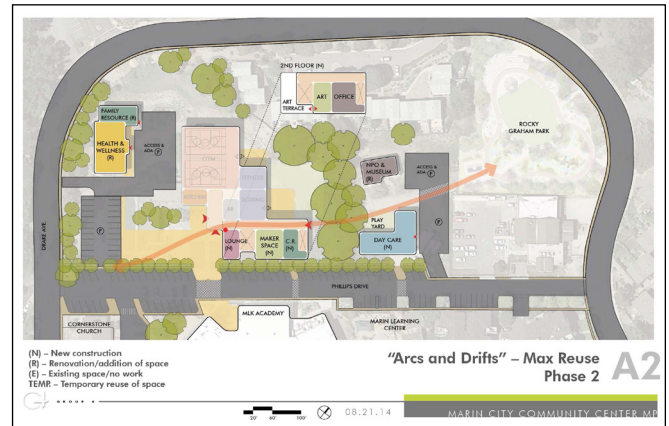
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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

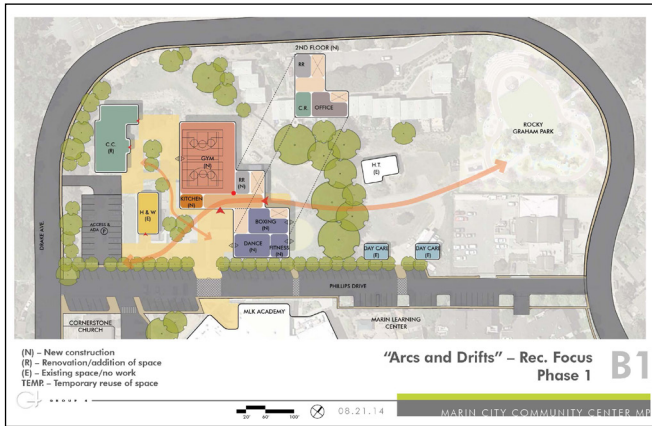
STEERING COMMITTEE: FACILITY TASK FORCE PRESENTATION, 08/21/2014



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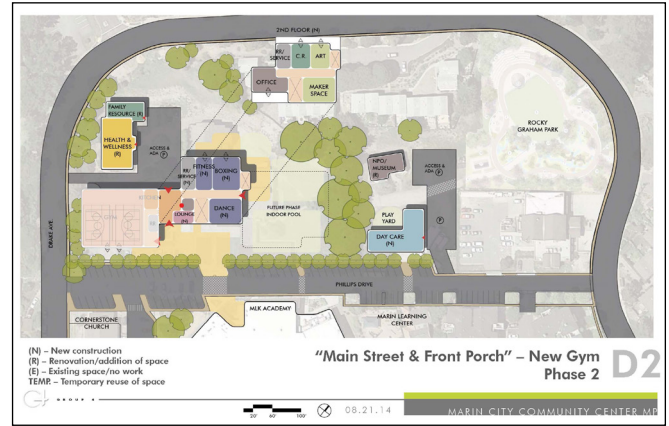
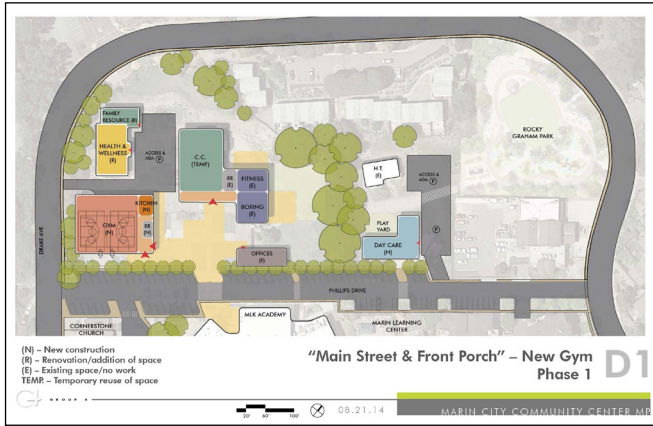
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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

STEERING COMMITTEE: FACILITY TASK FORCE PRESENTATION, 08/21/2014



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8

APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014

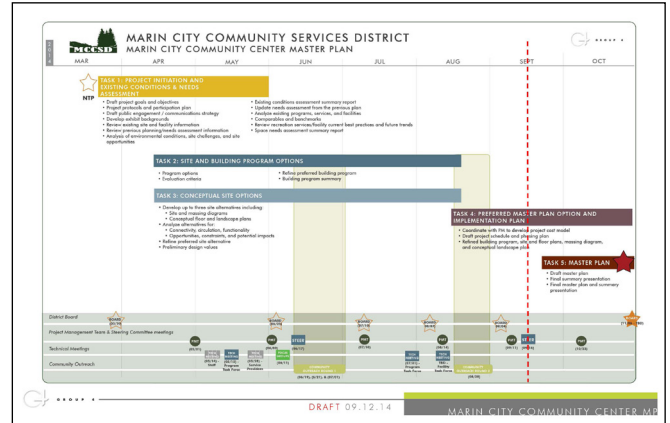


Marin City Community Center Master Plan

MCCSD/Steering Committee Workshop
Tuesday, September 16, 2014

The slide features three vertical photographs: children in a 'de Salud' program, a person in a wheelchair, and a person boxing. The text is on the right side.

1



**MARIN CITY COMMUNITY SERVICES DISTRICT
MARIN CITY COMMUNITY CENTER MASTER PLAN**

The slide shows a Gantt chart from March to October. Key tasks include:


- TASK 1: PROJECT INITIATION AND DEFINING CONDITIONS & NEEDS** (March to May)
- TASK 2: SITE AND BUILDING PROGRAM OPTIONS** (May to July)
- TASK 3: CONCEPTUAL SITE OPTIONS** (May to July)
- TASK 4: PREFERRED DESIGN PLAN OPTION AND IMPLEMENTATION PLAN** (July to September)
- TASK 5: MASTER PLAN** (September)

 A 'Draft 09.12.14' label is at the bottom right.

2

Participation Update

- Technical Meetings**
 - MCCSD Staff
 - Marin County Planning Department
- Focus Groups (completed)**
 - District Partners (CX3, WISE, Marin City Network, MC CDC, Bridge the Gap)
 - Sausalito Marin City School District
 - Community Action Marin: Manzanita Childcare C
 - CYO Recreation Gym (focus group)
 - Marin City Health and Wellness Center
 - Steering Committee- Programming Task Force
 - Seniors
 - Youth
 - Boys and Girls Club
 - Indoor Soccer
 - Marin City Artists
 - Boxers
 - YMCA

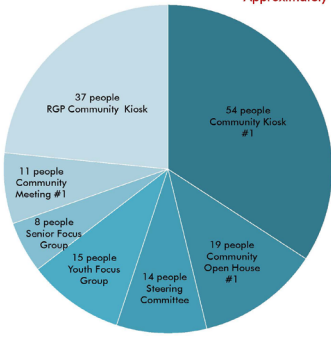


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3

Participation

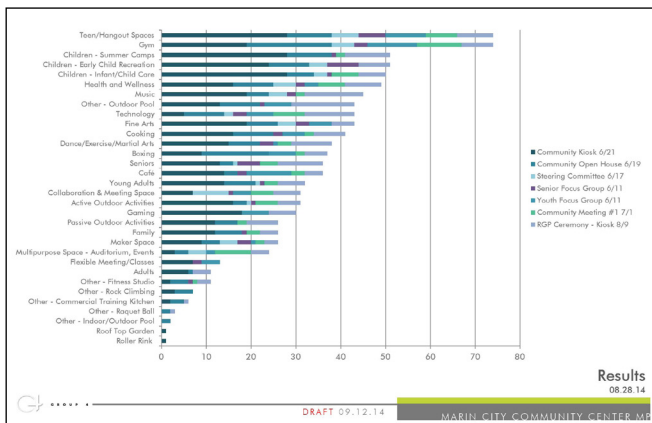
Approximately 168 community participants to date! (including online survey)



Group	Number of Participants
Community Kiosk #1	54
Community Open House #1	19
Steering Committee Mtg.	14
Youth Focus Group	15
Community Meeting #1	11
Senior Focus Group	8
RGF Community Kiosk	37

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4



Results
08.28.14

The chart shows the number of responses for various facility and program options across different meeting types. The most popular options are Teen/Youngport Spaces and Gym, both with over 70 responses.

5

What we've heard: Community and Partner Input

A model for future community centers

Creating a regional destination, that maintains the local needs of the community

Consider operational costs and revenue potential of future programs

Innovative facility and design that contains unique programs, which reflect the community and its needs

Giving teens their own space - creating a space that is truly dedicated for teens

Considering what is not only good for kids, but for all ages, from youth to seniors

Multigenerational art studio utilized by all age groups

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 08/06/2014

What we've heard: Community and Partner Input

Addressing the needs of the 0-4 age group is absolutely necessary

Establishing a community campus that supports partnerships and interaction between all users and groups

Do not forget to plan for the Baby Boomers and their emerging needs

Providing access to career and vocational development courses for adults and young adults

Increased programming for youth and teens, specifically young women

Ensuring maximal flexibility within spaces and future proofing the new facility

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CORE PRINCIPLE	SUPPORTING FAMILY	PREPARING YOUNG PEOPLE FOR SUCCESS	ENHANCING HEALTH & WELLNESS: CLINICAL WELLNESS	PHYSICAL FITNESS	ECONOMIC WELL-BEING	PROMOTE LIFELONG LEARNING	CELEBRATE CULTURE & DIVERSITY
SERVICES	<ul style="list-style-type: none"> Preschool & daycare services Counseling Children, youth, adult, and senior programs Future: <ul style="list-style-type: none"> Infant care Parenting classes Expanded programming for all age groups 	<ul style="list-style-type: none"> After school and recreation programming Tutoring and mentoring Leadership classes Future: <ul style="list-style-type: none"> Arts and cultural programming Expanded youth services 	<ul style="list-style-type: none"> Physical health services Mental health services Future: <ul style="list-style-type: none"> Expanded physical, mental, and clinical services 	<ul style="list-style-type: none"> Recreation Recreational programming Boating Basketball Indoor Soccer Cardio/weight Future: <ul style="list-style-type: none"> Additional recreation & wellness programs (yoga, martial, etc.) 	<ul style="list-style-type: none"> Computer classes Employment and adult education (CDE) Future: <ul style="list-style-type: none"> Adult and young adult job training and readiness Budgeting/Financial Classes Entrepreneurship support 	<ul style="list-style-type: none"> Daycare Preschool and daycare services Adult programming Senior programming Future: <ul style="list-style-type: none"> Additional program offerings for adults, young adults, and seniors 	<ul style="list-style-type: none"> Community gathering/event space Arts and cultural programming Future: <ul style="list-style-type: none"> Heritage History museum Gallery Expanded art & musical programming
PARTNERS	<ul style="list-style-type: none"> Community Action Marin S-MC School District Boys & Girls Club Head Start Marin (F) First Five Marin (F) Southern Marin Intern Program Marin City Health & Wellness Center Women Helping All People (F) The Homesh Project (F) WISE Choice for Girls (F) Performing Stars of Marin (F) YMCA (F) 	<ul style="list-style-type: none"> S-MC School District Boys & Girls Club Bridge the Gap Marin Theatre Comp. Southern Marin Intern Program Marin City Health & Wellness Center Women Helping All People (F) The Homesh Project (F) WISE Choice for Girls (F) Performing Stars of Marin (F) YMCA (F) 	<ul style="list-style-type: none"> Marin City Health & Wellness Center Southern Marin Intern Program CKJ Project 	<ul style="list-style-type: none"> M/C Fitness/Boating Club CYO Basketball Indoor Soccer League YMCA (F) 	<ul style="list-style-type: none"> Marin City Community Development Corporation (F) San Adult School (F) Women Helping All People (F) 	<ul style="list-style-type: none"> Community Action Marin Marin County Free Libraries (F) Head Start Marin (F) First Five Marin (F) SF Marin Food Bank Future: <ul style="list-style-type: none"> Good Earth Foods YMCA (F) 	<ul style="list-style-type: none"> Marin Theater Company MLK Academy The Homesh Gallery
SPACE NEEDS	<ul style="list-style-type: none"> Classrooms Multi-purpose room Group study & meeting rooms Physical activity spaces Storage 	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Physical activity spaces (yoga, exercise, etc.) Office and support space Group study or meeting rooms Storage 	<ul style="list-style-type: none"> Classrooms Small meeting rooms Medical examination rooms Office and support space Storage 	<ul style="list-style-type: none"> Physical activity spaces Gym Dance studio Boating Kitchen Outdoor activity space Pool 	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Maker space Arts & crafts space Kitchen Group study or meeting rooms Storage 	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Small meeting rooms Physical activity spaces Arts and crafts space Maker space Kitchen Storage 	<ul style="list-style-type: none"> Classrooms Multi-purpose space Gallery Arts and crafts space Maker space Kitchen Storage

Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)
Multi-purpose room: Existing multi-purpose room located at MLK Academy and Homesh Gallery
Technology Lab: Additional technology lab or Women Helping All People facility

DRAFT 09.12.14 MARIN CITY COMMUNITY CENTER

9

CORE PRINCIPLE	PREPARING YOUNG PEOPLE FOR SUCCESS
SERVICES	<ul style="list-style-type: none"> After school and recreation programming Tutoring and mentoring Leadership classes Future: <ul style="list-style-type: none"> Expanded youth services
PARTNERS	<ul style="list-style-type: none"> S-MC School District Boys & Girls Club Bridge the Gap Marin Theatre Comp. Marin City Network Women Helping All People (F) The Homesh Project (F) WISE Choice for Girls (F) Performing Stars of Marin (F) YMCA (F)
SPACE NEEDS	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Physical activity spaces (yoga, exercise, etc.) Group study or meeting rooms Storage

Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)
Multi-purpose room: Existing multi-purpose room located at MLK Academy
Technology Lab: Additional technology lab or Women Helping All People facility

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MARIN CITY: DRAFT PROGRAM & FACILITY CORE PRINCIPLES

- Enhancing and supporting the family as a basis for a healthy community
- Preparing young people for successful and fulfilling lives
- Enhancing an individual's health and wellness – physical and emotional
- Promoting economic well-being for individuals, households, and the community
- Recognition of the life-cycle and, thereby, serving the entire age span
- A learning and celebratory showcase of the community's diversity – cultural, racial and national origin – for Marin City and all of Marin County
- Integrating services with relevant community-based organizations to deliver quality programs that are aligned with the Center's core principles

DRAFT 09.12.14 MARIN CITY COMMUNITY CENTER

8

CORE PRINCIPLE	SUPPORTING FAMILY
SERVICES	<ul style="list-style-type: none"> Preschool & daycare services Counseling Children, youth, adult, and senior programs Future: <ul style="list-style-type: none"> Infant care Parenting classes Family resource center Expanded programming for all age groups
PARTNERS	<ul style="list-style-type: none"> Community Action Marin Head Start Marin (F) First Five Marin (F) Southern Marin Intern Program Marin City Health & Wellness Center CKJ Project YMCA (F)
SPACE NEEDS	<ul style="list-style-type: none"> Classrooms Multi-purpose room Group study & meeting rooms Physical activity spaces Storage

Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)
Multi-purpose room: Existing multi-purpose room located at MLK Academy
Technology Lab: Additional technology lab or Women Helping All People facility

DRAFT 09.12.14 MARIN CITY COMMUNITY CENTER

10

CORE PRINCIPLE	ENHANCING HEALTH & WELLNESS - CLINICAL
SERVICES	<ul style="list-style-type: none"> Physical health services Mental health services Future: <ul style="list-style-type: none"> Expanded physical, mental, and clinical services
PARTNERS	<ul style="list-style-type: none"> Marin City Health & Wellness Center CKJ Project Southern Marin Intern Program
SPACE NEEDS	<ul style="list-style-type: none"> Classrooms Small meeting rooms Medical examination rooms Office and support space Kitchen Storage

Classrooms: Additional classrooms located at MLK Academy & Cornerstone Community Church (limited community use)
Multi-purpose room: Existing multi-purpose room located at MLK Academy
Technology Lab: Additional technology lab or Women Helping All People facility

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014

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CORE PRINCIPLE
ENHANCING HEALTH & WELLNESS – PHYSICAL WELLNESS

SERVICES

- Current
 - Swimming
 - Running
 - Basketball
 - Indoor Soccer
 - Cardio weights
- Future
 - Additional recreation & wellness programs (e.g. martial arts)

PARTNERS

- MJC Fitness/Boxing Club
- CYO Basketball
- Indoor Soccer League
- YMCA (P)

SPACE NEEDS

- Physical activity spaces
- Gym
- Dance studio
- Cardio weight room
- Outdoor activity space
- Pool

Classrooms: Additional classrooms located at MKX Academy & Cornerstone Community Church (limited community use) | Gallery = Gallery located at Hannah Gallery
Multipurpose room: Existing multipurpose room located at MKX Academy | **COLORED TEXT** = Services currently operating at Marinista Recreation Center
Technology Lab: Additional technology lab at Women Helping All People facility

DRAFT 09.12.14 MARIN CITY COMMUNITY CENTER, MS

14

CORE PRINCIPLE
ECONOMIC WELL-BEING

SERVICES

- Current
 - Computer classes
 - Employment and adult education (CEC)
- Future
 - Adult and young adult job training and readiness
 - Budgeting/Financial
 - Classes
 - Entrepreneurship support

PARTNERS

- Marin City Community Development Corporation (P)
- Non Adult School (P)
- Women Helping All People (P)

SPACE NEEDS

- Technology lab
- Classrooms
- Multipurpose room
- Moder space
- Art & craft space
- Kitchen
- Group study or meeting rooms
- Storage

Classrooms: Additional classrooms located at MKX Academy & Cornerstone Community Church (limited community use) | Gallery = Gallery located at Hannah Gallery
Multipurpose room: Existing multipurpose room located at MKX Academy | **COLORED TEXT** = Services currently operating at Marinista Recreation Center
Technology Lab: Additional technology lab at Women Helping All People facility

DRAFT 09.12.14 MARIN CITY COMMUNITY CENTER, MS

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CORE PRINCIPLE
PROMOTE LIFELONG LEARNING

SERVICES

- Current
 - Preschool and daycare services
 - Adult programming
 - Senior programming
- Future
 - Additional program offerings for adults, young adults, and seniors

PARTNERS

- Community Action North Marin County Free Libraries (P)
- Head Start Marin (P)
- First Five Marin (P)
- SF Marin Food Bank Pantry
- Good Faith Foods
- YMCA (P)

SPACE NEEDS

- Technology lab
- Classrooms
- Activity resource space
- Small meeting rooms
- Physical activity spaces (gym, exercise, etc.)
- Informal gathering spaces
- Kitchen
- Storage

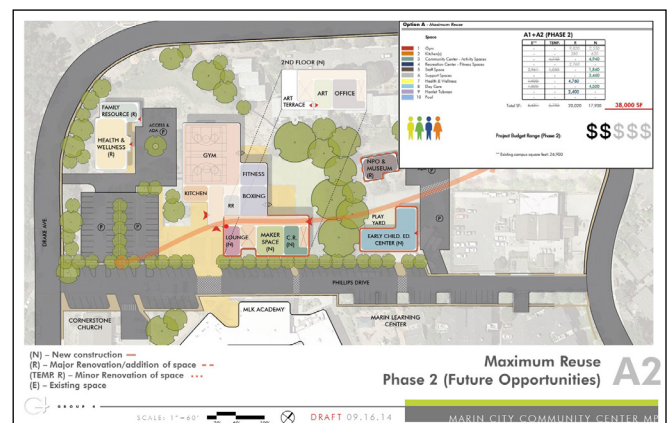
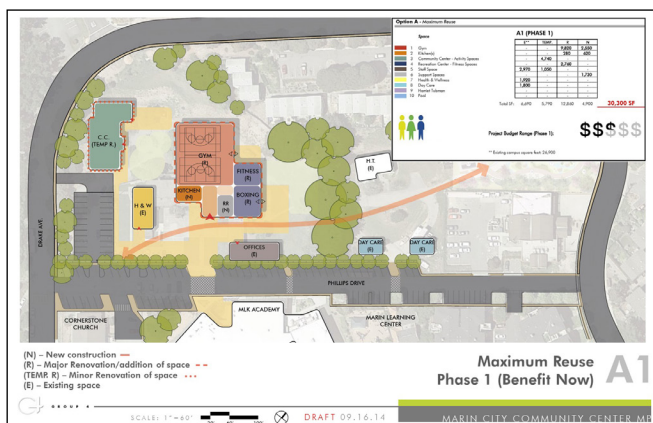
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DRAFT 09.12.14 MARIN CITY COMMUNITY CENTER, MS

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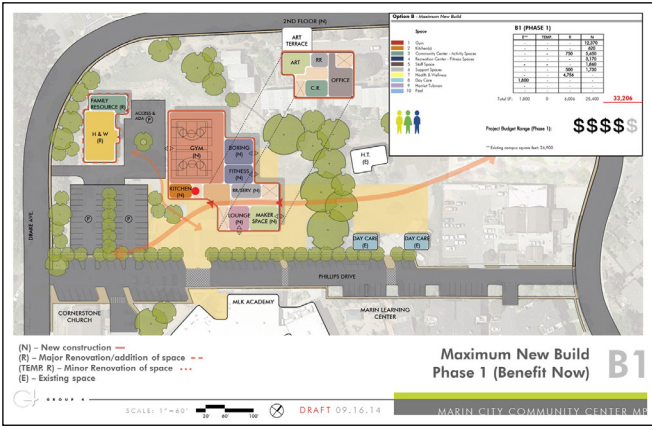
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SITE OPTIONS & EVALUATION CRITERIA

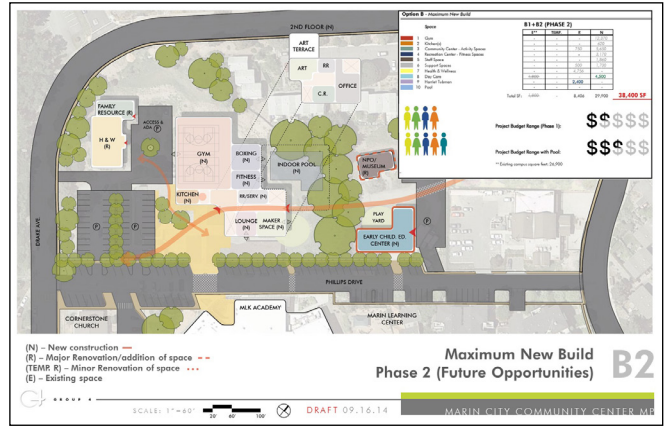


APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

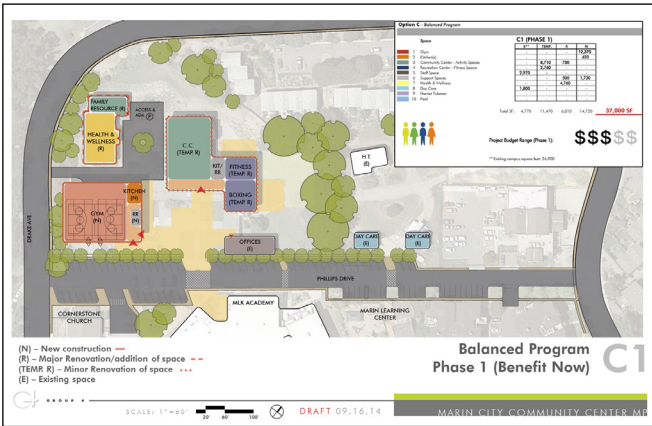
JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014



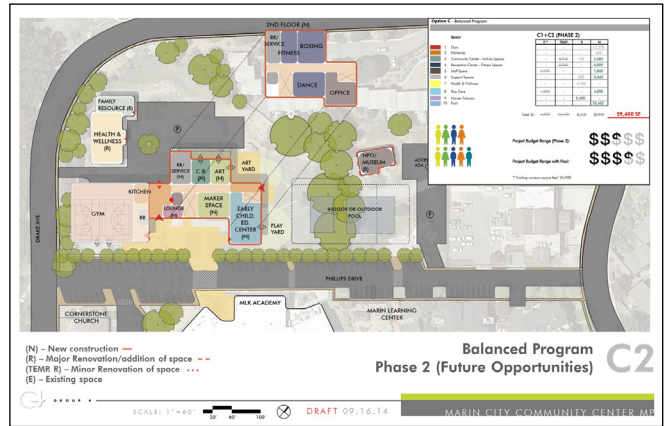
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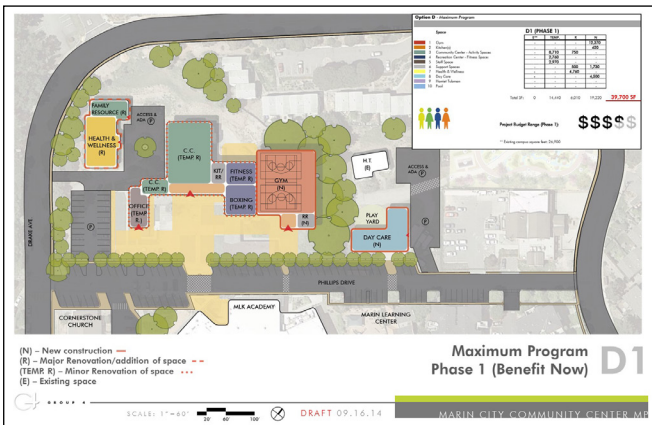
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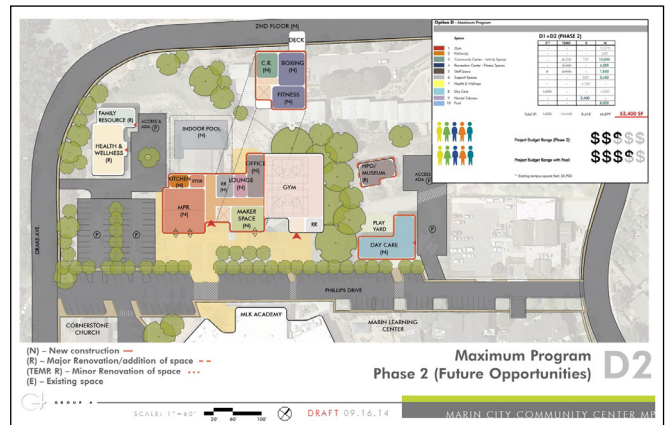
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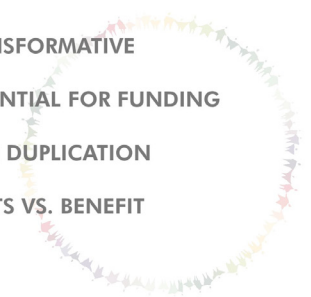
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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014

DRAFT EVALUATION CRITERIA

- TRANSFORMATIVE
- POTENTIAL FOR FUNDING
- NON DUPLICATION
- COSTS VS. BENEFIT



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TRANSFORMATIVE

- PRIORITY NEED** – Supports identified program, activity, or space needs as determined during the needs assessment
- SIGNIFICANT IMPACT** – Positively impacts Marin City through diverse programming opportunities, flexible spaces, and its ability to meet the needs of the community
- POTENTIAL TO BE A CATALYST** – Opportunity to be a catalyst for MC CSD programs and stakeholders, community, and campus improvements

PLACE

- IMPROVED FACILITIES** – Existing facilities are updated and transformed to meet current and future demands, improve site character, and create a sense of place, as well as bring facilities up to current construction standards
- IMPROVE SITE** – Improve and upgrade the parking, landscaping, site infrastructure, site safety, and overall circulation
- INTEGRATION OF CAMPUS** – Reinforce the concept of creating a campus, connecting the community center to Rocky Graham Park, MLK Academy, Harriet Tubman, County Building, Daycare, and Cornerstone Church

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POTENTIAL FOR FUNDING

CAPITAL \$

- GRANTS** – Potential for competing for state or federal grants, for MC CSD programs or current tenant operations (Marin City H & W, Day care - Community Action Marin)
- PRIVATE** – Securing funding through private philanthropy
- PUBLIC** – Funding supplied through public means, such as CBDG or Priority Development Areas (PDA), New Market Tax Dollars

OPERATION \$

- REVENUE GENERATION** – Ensures that current facility revenue generation is maintained, and possibly expanded
- PARTNER TENANTS** – Provides flexible spaces that can be utilized by the diverse group of partners within the community and region
- EFFICIENT/SUSTAINABLE** – Creates a facility that supports sustainable and flexible modes of operations

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NON DUPLICATION

- NOT AVAILABLE IN MARIN CITY** – Programs or spaces currently not offered or accessible within Marin City
- NOT AVAILABLE IN NEIGHBORING COMMUNITY** – Programs or spaces currently not offered or accessible in surrounding communities

COST VS. BENEFIT

- FLEXIBLE MULTI-USE** – Creating a facility that supports multiple modes of operation and spaces that allow for flexible, multiuse
- SUPPORTS GUIDING PRINCIPLES** – A facility that provides maximum support for the guiding core principles

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014

EVALUATION OF SITE STRATEGIES

DRAFT

CRITERIA	OPTIONS				
		A1	B1	C1	D1
COST		\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$\$	\$\$\$\$\$
PROGRAMMING CAPACITY					
TRANSFORMATIVE					
Community					
Priority need					
Significant impact					
Potential to be leveraged					
Place					
Improved facilities					
Improve site					
Integration of campus					
POTENTIAL FOR FUNDING					
Capital					
Grants					
Private					
Public					
Operation					
Revenue Generation					
Partner Tenants					
Efficient/Sustainable					
NON DUPLICATION					
Not available in Marin City					
Not available in neighboring communities					
COST VS. BENEFIT					
Flexible multi-use					
Maximum support for guiding principles					
OTHER?					

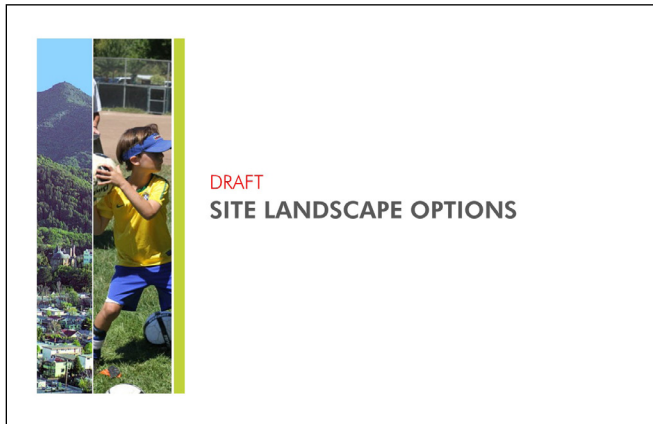
KEY  GOOD  FAIR  POOR



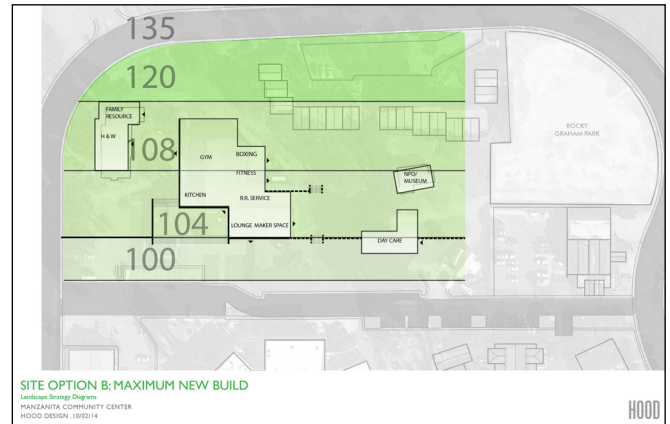
MARIN CITY COMMUNITY CENTER

APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014



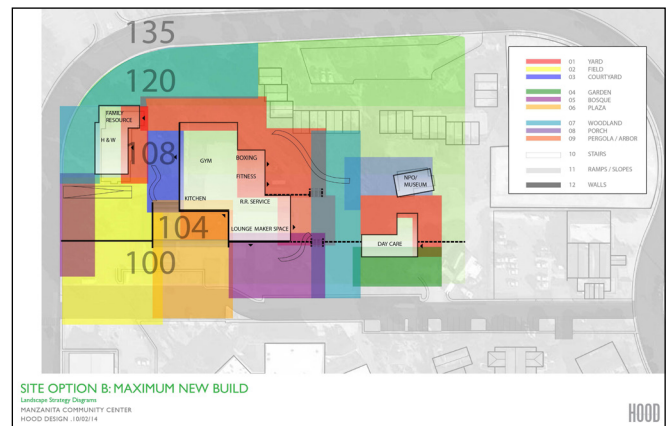
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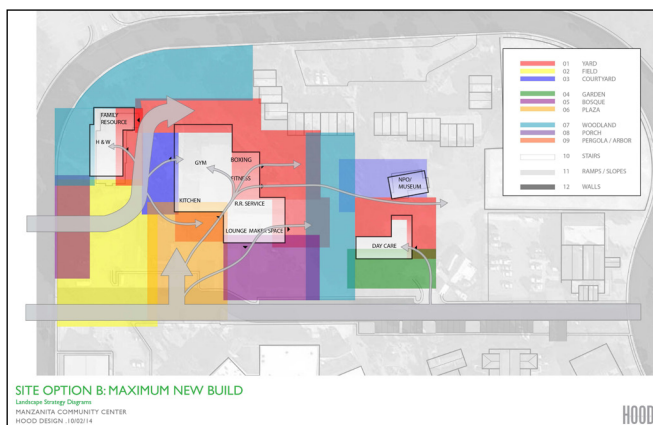
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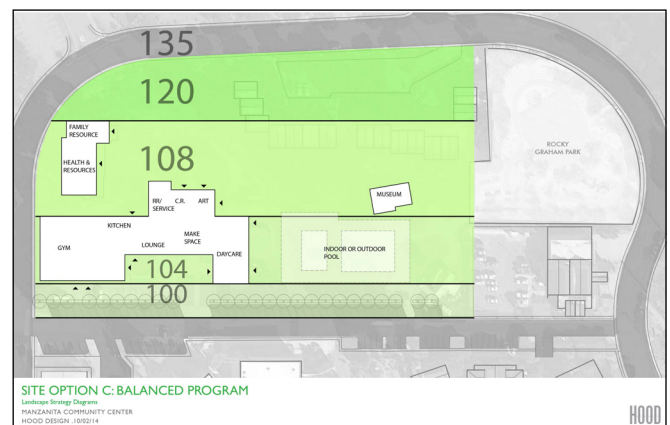
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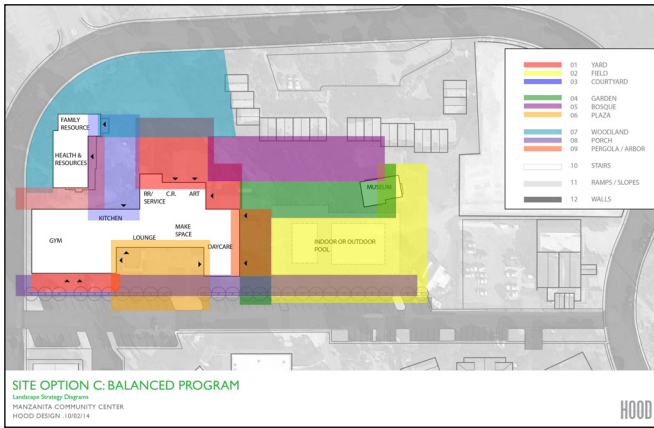
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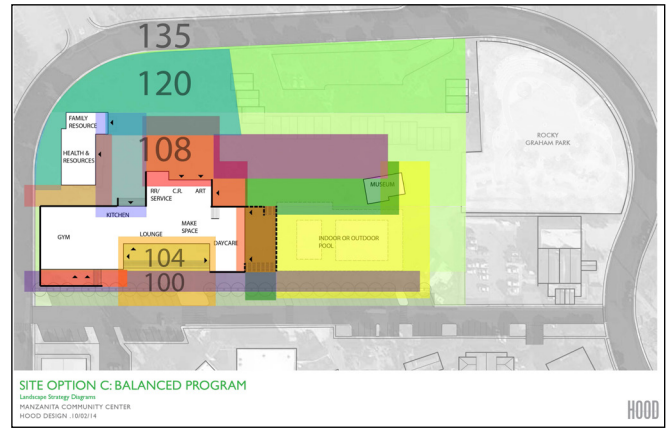
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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

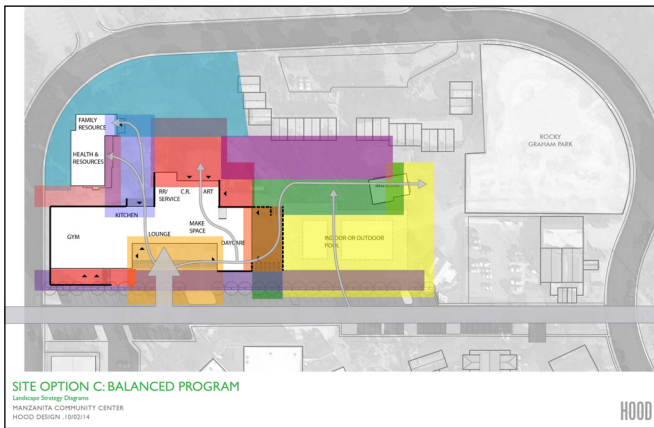
JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014



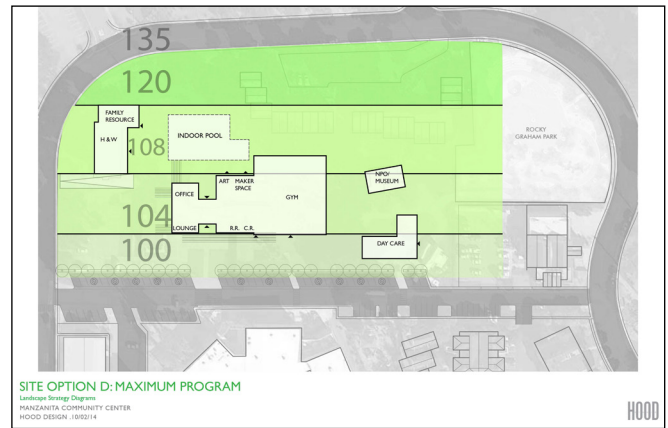
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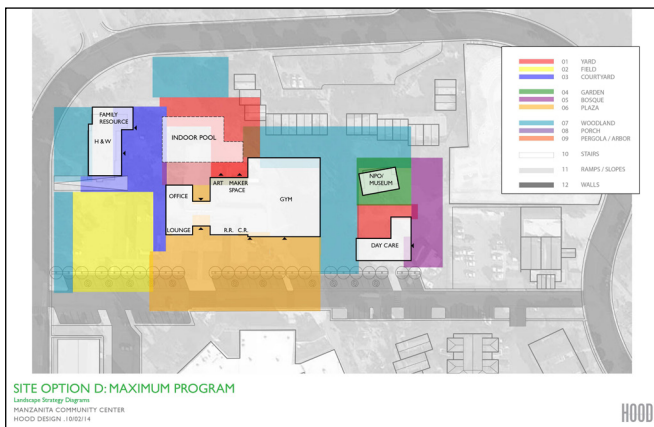
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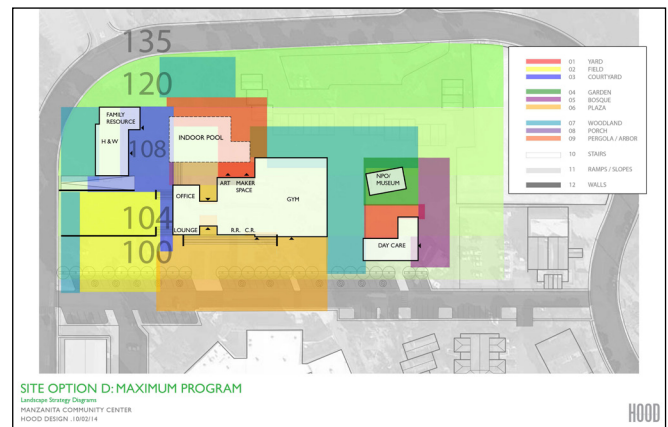
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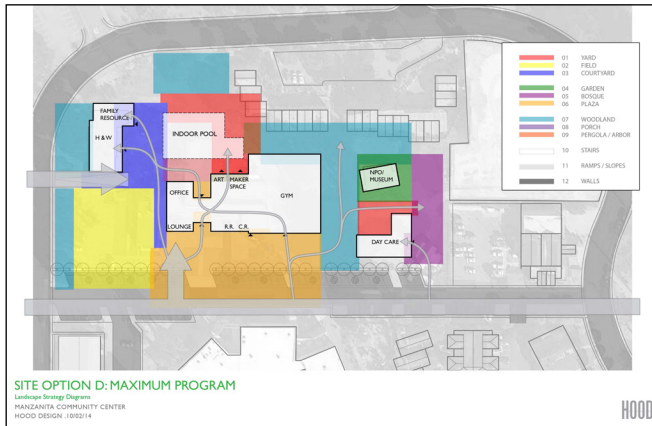
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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

JOINT MARIN CITY CSD BOARD & STEERING COMMITTEE WORKSHOP, 09/16/2014



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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

STEERING COMMITTEE: FACILITY TASK FORCE PRESENTATION, 10/23/2014



GROUP 4

ARCHITECTURE
RESEARCH +
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JILL EYRES
ARCHITECT

ANDREA GIFFORD
ARCHITECT

PAUL JAMTGAARD
ARCHITECT

WILLIAM LIM
ARCHITECT

MEETING ON

23 October 2014
3:00 PM, Conference Call - Go-To-Meeting

PROJECT

MARIN CITY COMMUNITY CENTER MASTER PLAN
Steering Committee: Facility Task Force Meeting

ATTENDEES

Name	Initials	Company or Organization
Everett Brandon	EB	Marin City CSD Board, Vice Chair
Andrew Giacomini	AG	Steering Committee
Johnathan Logan	JL	Marin City CSD, General Manager
Cindy Morton	CM	Partnership Resources Group
Paul Beamer	PB	Mack 5
Dawn Merkes	DM	Group 4 Architecture, Research + Planning
Vance Stoner	VS	Group 4 Architecture, Research + Planning

AGENDA

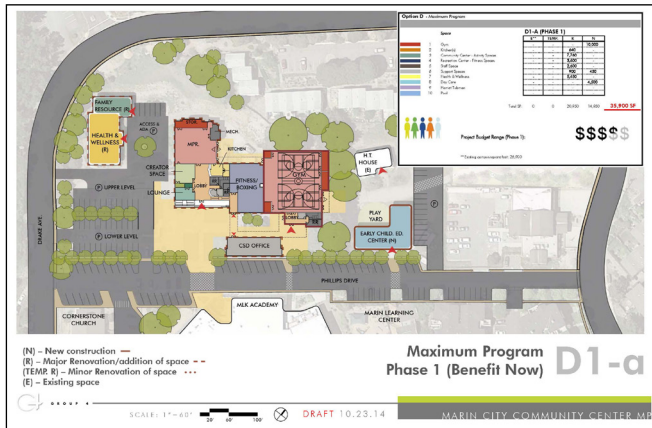
- A. Project Update
 - Summary of (9/16) CSD Board/Steering Committee meeting (B and D options preferred)
- B. Cost Models
 - Project Budget
 - Revenue Analysis (Option D – more money in, more square footage)
- C. Updated Site Options: Option D Refinements
 - D1-a – Existing administration building remains
 - D2-b – Existing administration building demolished
- D. Other
- E. Next Steps
 - YMCA feedback on operations
 - Refinements to preferred option
 - CSD Board presentation of preferred option (Thursday, Nov. 6th, 6:30pm)
 - Draft Master Plan prepared (Nov. 7-19th)
 - Review period (Nov. 20-Dec. 1st)
 - Submit to CSD Board for Approval (Thursday, Dec. 4th)

END

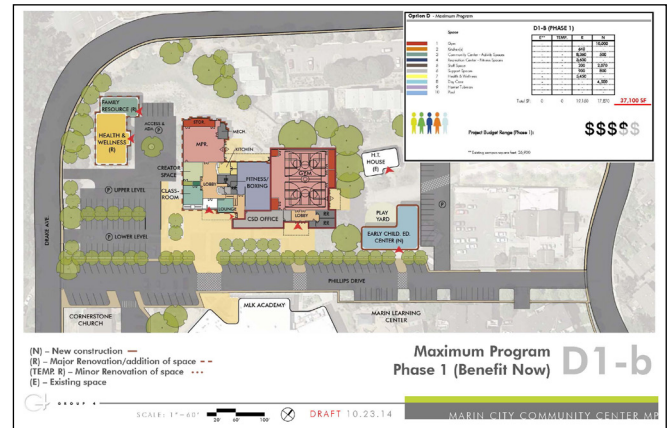
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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

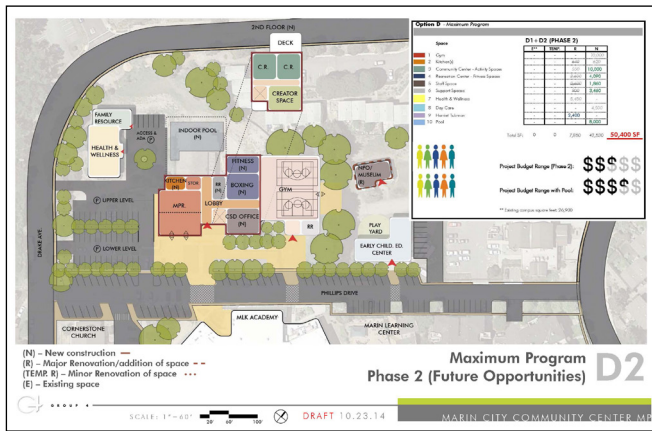
STEERING COMMITTEE: FACILITY TASK FORCE PRESENTATION, 08/21/2014



1



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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 11/06/2014

Marin City Community Center Master Plan

MCCSD Board Meeting:
Preferred Option Presentation
Thursday, November 6, 2014

AGENDA

- Master Plan
 - Schedule
 - Vision "Core Principles"
- Iterative process
 - Project participation
 - Site Options, Budget & Evaluation Criteria
- Community Vision
 - Site Plan & Program
 - Phasing
 - Budget
- Upcoming Meetings & Next Steps:
 - Marin County Planning (November)
 - Master Plan to MCCSD Board (December 4th)

1

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AGENDA

- Master Plan
 - Schedule
 - Vision "Core Principles"
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MARIN CITY COMMUNITY SERVICES DISTRICT
MARIN CITY COMMUNITY CENTER MASTER PLAN

Task 1: PROJECT INITIATION AND NEEDS ASSESSMENT (MARCH - JUNE)
Task 2: SITE AND BUILDING PROGRAM OPTIONS (JULY - SEPTEMBER)
Task 3: CONCEPTUAL SITE OPTIONS (OCTOBER - NOVEMBER)
Task 4: PREFERRED MASTER PLAN OPTION AND IMPLEMENTATION PLAN (DECEMBER)

4

PROJECT DEVELOPMENT PROCESS – DRAFT

phase	Master Plan	Funding	Program & Concept	Design	Construction
tasks	<ul style="list-style-type: none"> Need Vision General Program Site Options Parking Strategy Design Values Cost Planning 	<ul style="list-style-type: none"> Funding Analysis Capital Campaign Assessment Grants Assessment Funding Strategy Ballot Measure CEQA process started Entitlements (CEQA) requirements 	<ul style="list-style-type: none"> Building Program Conceptual Design CEQA process completed 	<ul style="list-style-type: none"> Schematic Design Construction Documents Building Permit 	<ul style="list-style-type: none"> Bidding and Award Construction Commissioning Opening!
public input	<ul style="list-style-type: none"> CSD Board Steering Committee Focus Groups Community Mtgs. Online Surveys Commissions 	<ul style="list-style-type: none"> CSD Board Steering Committee Voter Surveys Foundations Other 	<ul style="list-style-type: none"> CSD Board Commissions Advisory Committee Focus Groups User Surveys Community Mtgs. 	<ul style="list-style-type: none"> CSD Board Commissions Advisory Committee Community Mtgs. 	<ul style="list-style-type: none"> CSD Board
time	6-9 Months <i>current phase</i>	6 - ?? Months <i>input process & duration of future phases to be determined by Board</i>	6 - 9 Months	9 - 12 Months	12 - 15 Months

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CORE PRINCIPLE	SUPPORTING FAMILY	PREPARING YOUNG PEOPLE FOR SUCCESS	ENHANCING HEALTH & WELLNESS: CLINICAL	RECREATIONAL	ECONOMIC WELL-BEING	ENRICH ALL LIFE STAGES	Celebrate Culture & Diversity
SERVICES	<ul style="list-style-type: none"> Current: Pre-school & daycare services, Counseling, Infant care, Parenting classes Future: After school and summer programming, mentoring, arts and cultural programming, Expanded youth services 	<ul style="list-style-type: none"> Current: Sensitive Marin City School District, Boys & Girls Club, Bridge the Gap, Marin City Network, Women Helping All People, The Haven Project, WISE Choices for Girls, YWCA (potential future partner) Future: Additional recreation & wellness programs (yoga, tai chi, etc.) 	<ul style="list-style-type: none"> Current: Physical health services, Mental health services, Substance abuse services, dental, and dental services Future: Additional recreation & wellness programs (yoga, tai chi, etc.) 	<ul style="list-style-type: none"> Current: Recreational programming, Biking, Soccer, Indoor Soccer, Chess, Table Tennis, Fitness, Additional recreation & wellness programs (yoga, tai chi, etc.) Future: Additional recreation & wellness programs (yoga, tai chi, etc.) 	<ul style="list-style-type: none"> Current: Computer classes, Employment and adult education (CDC), Career programming, Adult and young adult job training and readiness, Entrepreneurship support Future: Additional program offerings for adults, young adults, and seniors 	<ul style="list-style-type: none"> Current: Pre-school and daycare services, Adult programming, Arts and cultural programming, Fitness, Additional program offerings for adults, young adults, and seniors Future: Additional program offerings for adults, young adults, and seniors 	<ul style="list-style-type: none"> Current: Community gathering event space, Arts and cultural programming, Heritage history museum, Gallery, Historical art & musical programming Future: Community gathering event space, Arts and cultural programming, Heritage history museum, Gallery, Historical art & musical programming
PARTNERS	<ul style="list-style-type: none"> Community Action Marin Head Start Marin First Five Marin Southern Marin Intern Program YWCA (potential future partner) 	<ul style="list-style-type: none"> Sensitive Marin City School District Boys & Girls Club Bridge the Gap Marin City Network Women Helping All People The Haven Project WISE Choices for Girls Performing Stars of Marin YWCA (potential future partner) 	<ul style="list-style-type: none"> Marin City Health & Wellness Center CSD Project Southern Marin Intern Program 	<ul style="list-style-type: none"> CYO Basketball Indoor Soccer League YWCA (potential future partner) 	<ul style="list-style-type: none"> Marin City Community Development Corporation Head Start Marin First Five Marin Women Helping All People Good Earth Foods YWCA (potential future partner) 	<ul style="list-style-type: none"> Community Action Marin Head Start Marin First Five Marin Marin Food Bank Parity Good Earth Foods YWCA (potential future partner) 	<ul style="list-style-type: none"> The Haven Project Performing Stars of Marin MLK Academy
SPACE NEEDS	<ul style="list-style-type: none"> Classrooms Multi-purpose room Group study & meeting rooms Storage 	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Physical activity spaces (gym, exercise, etc.) Group study or meeting rooms Storage 	<ul style="list-style-type: none"> Classrooms Small meeting rooms Medical examination rooms Office and support space Kitchen Storage 	<ul style="list-style-type: none"> Physical activity spaces Open Dance studio Biking Cardio/weight room Storage Outdoor activity space 	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Multi-purpose space Arts & craft space Storage Group study or meeting rooms Storage 	<ul style="list-style-type: none"> Technology lab Classrooms Multi-purpose space Physical activity spaces (gym, exercise, etc.) Maker space Informal gathering spaces Kitchen Storage 	<ul style="list-style-type: none"> Classrooms Multi-purpose & performance space Gallery Arts and craft space Maker space Informal gathering spaces Kitchen Storage

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 11/06/2014




AGENDA

- Master Plan
 - Schedule
 - Vision "Core Principles"
- Iterative process
 - Project participation
 - Site Options, Budget & Evaluation Criteria
- Community Vision
 - Site Plan & Program
 - Phasing
 - Budget
- Upcoming Meetings & Next Steps:
 - Marin County Planning (November)
 - Master Plan to MCCSD Board (December 4th)

7

Participation Update (to date)

- Technical Meetings
 - MCCSD Staff
 - Marin County Planning Department
- Focus Groups (completed)
 - District Partners (CX3, WISE, Marin City Network, MC CDC, Bridge the Gap)
 - Sausalito Marin City School District
 - Community Action Marin: Manzanita Childcare Center
 - CYO Recreation Gym (focus group)
 - Marin City Health and Wellness Center
 - Seniors
 - Youth
 - Boys and Girls Club
 - Indoor Soccer
 - Marin City Artists
 - Boxers
 - YMCA



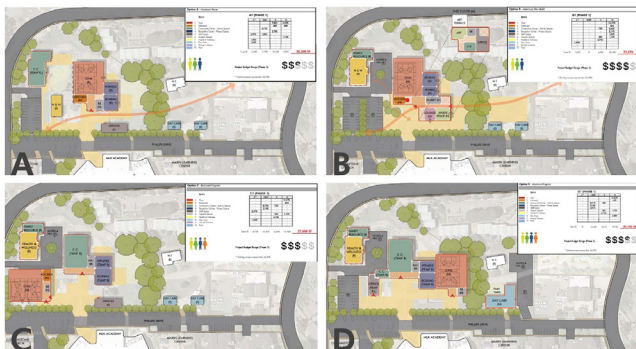
8

Participation Update (to date)

- Community Meetings
 - Community Open House @ Manzanita Recreation Center (June 19, 2014)
 - Community Kiosk #1 @ Juneteenth Celebration (June 20, 2014)
 - Community Meeting #1 (July 1, 2014)
 - Community Kiosk #2 @ Rocky Graham Park Groundbreaking (August 9, 2014)
 - Community Meeting #2 (August 28, 2014)
- Project Management Team (PMT) Meetings
 - 11 PMT Meetings
- Steering Committee Meetings
 - 2 Steering Committee Meetings
 - 2 Program Task Force Meetings
 - 2 Facility/Design Task Force Meetings
- MC Community Services District Board
 - 6 Board Project Update Meetings



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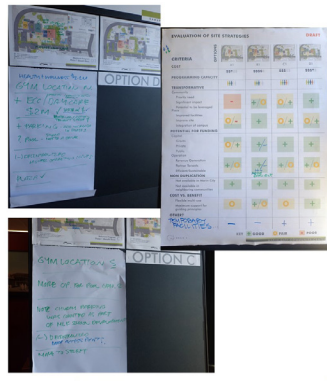
SITE OPTIONS: 9/16 BOARD WORKSHOP

10

EVALUATION OF SITE STRATEGIES

CRITERIA	OPTIONS			
	A1	B1	C1	D1
COST	SSP(S)	SSSS(S)	SS(S)	SSSP(S)
PROGRAMMING CAPACITY				
TRANSFORMATIVE				
Priority need				
Significant impact				
Potential to be leveraged				
Improved facilities				
Integrate into campus				
POTENTIAL FOR FUNDING				
Grants				
Private				
Public				
Operation				
Resource Generation				
Revenue Source				
Efficient/Sustainable				
NON DUPLICATION				
Not available in surrounding communities				
COST VS. BENEFIT				
Facility maintenance				
Maximum support for guiding principles				
OTHER?				

PREFERRED OPTIONS



11

Operational Analysis and Refinements

OPERATIONS - Revenue Potential	OPTION B1 - MAXIMUM NEW BUILD			OPTION D1 - MAXIMUM NEW BUILD			
	PHASE 1 (100,000 sq ft)	PHASE 2 (100,000 sq ft)	PHASE 3 (100,000 sq ft)	PHASE 1 (100,000 sq ft)	PHASE 2 (100,000 sq ft)	PHASE 3 (100,000 sq ft)	PHASE 4 (100,000 sq ft)
Revenue Opportunity							
Senior Center (MWR, Rm.)	X	X	X	X	X	X	X
Gym (Existing)	✓	X	X	✓	✓	✓	✓
Kitchen	✓	X	✓	✓	✓	X	✓
Health & Wellness	✓	✓	✓	✓	✓	✓	✓
Early Childhood Ed.	✓	✓	✓	✓	✓	✓	✓
New Spaces: New Club	X	X	✓	X	X	✓	✓
New Spaces: Classroom/Office	X	X	✓	X	X	✓	✓
Revenue Potential SUMMARY	✓✓✓	✓✓	✓✓	✓✓✓	✓✓✓	✓✓	✓✓

*** OPTION D: Design feedback included the need for Option D to result in a more significant transformation, as well as the potential for improved operations, which lead to further refinements**

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

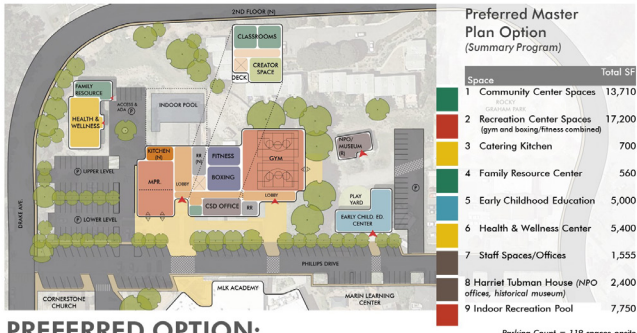
MARIN CITY CSD BOARD PRESENTATION, 11/06/2014



AGENDA

- Master Plan**
 - Schedule
 - Vision "Core Principles"
- Iterative process**
 - Project participation
 - Site Options, Budget & Evaluation Criteria
- Community Vision**
 - Site Plan & Program
 - Phasing
 - Budget
- Upcoming Meetings & Next Steps:**
 - Marin County Planning (November)
 - Master Plan to MCCSD Board (December 4th)

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Preferred Master Plan Option (Summary Program)

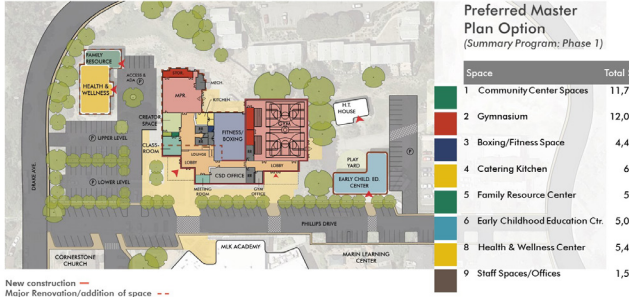
Space	Total SF
1 Community Center Spaces	13,710
2 Recreation Center Spaces (gym and boxing/fitness combined)	17,200
3 Catering Kitchen	700
4 Family Resource Center	560
5 Early Childhood Education	5,000
6 Health & Wellness Center	5,400
7 Staff Spaces/Offices	1,555
8 Harriet Tubman House (NPO offices, historical museum)	2,400
9 Indoor Recreation Pool	7,750

Parking Count = 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~54,275 sf

PREFERRED OPTION: Master Plan Vision

SCALE: 1"=60' DRAFT 11.06.14

14



Preferred Master Plan Option (Summary Program: Phase 1)

Space	Total SF
1 Community Center Spaces	11,730
2 Gymnasium	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education Ctr.	5,000
8 Health & Wellness Center	5,400
9 Staff Spaces/Offices	1,555

New construction — Major Renovation/addition of space --

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~41,400 sf

PREFERRED OPTION: Phase 1 (Benefit Now)

SCALE: 1"=60' DRAFT 11.06.14

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Phasing Diagrams

Phase 1

- Construct new gym and CSD offices
- Renovate S.C. for Health & Wellness
- Construct new Early Childhood Education Center

Phase 2

- Renovate and expand existing community center
- Build new parking lot

Future Phases

- Demo renovated community center portion and build new community center
- Construct indoor pool
- Renovate and update Harriet Tubman House

DRAFT 11.06.14

16




Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~41,400 sf

HEALTH & WELLNESS

DRAFT 11.06.14

17




Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~41,400 sf

FAMILY RESOURCE CENTER

DRAFT 11.06.14

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 11/06/2014

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)

Total Campus Program -41,400 sf

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER ME

19

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)

Total Campus Program -41,400 sf

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER ME

20

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)

Total Campus Program -41,400 sf

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER ME

21

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)

Total Campus Program -41,400 sf

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER ME

22

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)

Total Campus Program -41,400 sf

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER ME

23

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count: 119 spaces onsite
70 spaces offsite (Cornerstone Church)

Total Campus Program -41,400 sf

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER ME

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

MARIN CITY CSD BOARD PRESENTATION, 11/06/2014

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count = 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~41,400 sf

CREATOR SPACE

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER.MX

25

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count = 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~41,400 sf

CLASSROOM

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER.MX

26

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	11,730
2 Recreation Center Spaces	12,075
3 Boxing/Fitness Space	4,460
4 Catering Kitchen	620
5 Family Resource Center	560
6 Early Childhood Education	5,000
9 Health & Wellness Center	5,400
8 Staff Spaces/Offices	1,555

Parking Count = 119 spaces onsite
70 spaces offsite (Cornerstone Church)
Total Campus Program ~41,400 sf

CATERING KITCHEN

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER.MX

27

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	13,710
2 Recreation Center Spaces (gym and boxing/fitness combined)	17,200
3 Catering Kitchen	700
4 Family Resource Center	560
5 Early Childhood Education	5,000
6 Health & Wellness Center	5,400
7 Staff Spaces/Offices	1,555
8 Harriet Tubman House (NPC office, historical museum)	2,400
9 Indoor Recreation Pool	7,750

Parking Count = 119 spaces onsite
70 Spaces offsite (Cornerstone Church)
Total Campus Program ~54,275 sf

FUTURE PHASE: HARRIET TUBMAN HOUSE

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER.MX

28

Preferred Master Plan Option (Summary Program)

Space	Total SF
1 Community Center Spaces	13,710
2 Recreation Center Spaces (gym and boxing/fitness combined)	17,200
3 Catering Kitchen	700
4 Family Resource Center	560
5 Early Childhood Education	5,000
6 Health & Wellness Center	5,400
7 Staff Spaces/Offices	1,555
8 Harriet Tubman House (NPC office, historical museum)	2,400
9 Indoor Recreation Pool	7,750

Parking Count = 119 spaces onsite
70 Spaces offsite (Cornerstone Church)
Total Campus Program ~54,275 sf

FUTURE PHASE: INDOOR POOL

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER.MX

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SITE/LANDSCAPE CHARACTER

DRAFT 11.06.14 MARIN CITY COMMUNITY CENTER.MX

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APPENDIX: STEERING COMMITTEE & BOARD MEETINGS

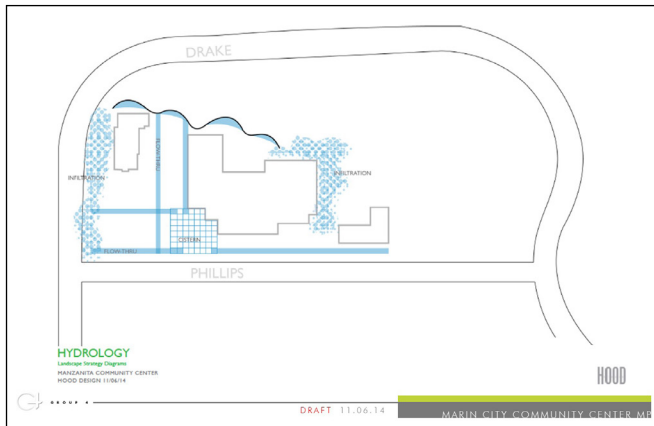
MARIN CITY CSD BOARD PRESENTATION, 11/06/2014



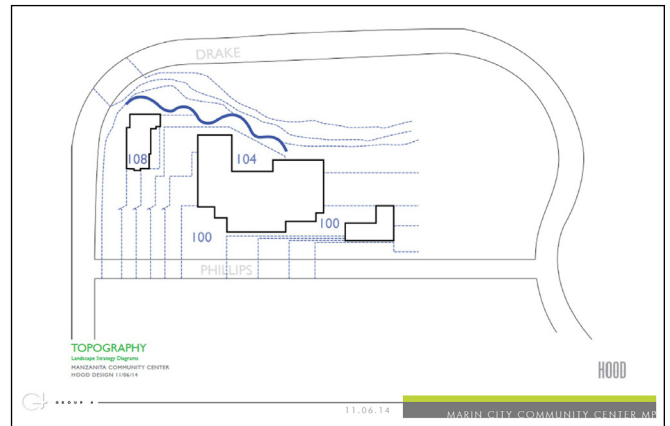
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Draft Project Budget

Order of Magnitude

Core MCCSD Community Center	31,000 SF	%	\$/SF	\$,000
New Gymnasium		35%	\$424.00	\$6,117
Kitchen		3%	\$653.00	\$405
Community Center		18%	\$116.00	\$2,570
Family Resource Center		1%	\$280.00	\$146
Recreation Center - Fitness Space		0%	\$196.00	\$076
Staff Space		5%	\$442.00	\$667
Subtotal - Building Construction		100%	\$316.00	\$9,801
Site Improvement		5%	\$26.00	\$1,200
Total - Building and Sitework Construction		89%	\$345.00	\$11,001
Soft Costs		31%	\$171.00	\$5,301
TOTAL PROJECT BUDGET		100%	\$516.00	\$16,302

Additional Facilities for Partner Organizations	10,400 SF	%	\$/SF	\$,000
Early Childhood Education Center		19%	\$550.00	\$2,750
Health & Wellness		14%	\$382.00	\$2,080
Subtotal - Building Construction		100%	\$466.00	\$4,830
Soft Costs		31%	\$171.00	\$1,778
TOTAL PROJECT BUDGET		100%	\$635.00	\$6,608

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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #1, 07/01/2014



Marin City Community Center Master Plan

Community Meeting #1
Tuesday, July 1, 2014
6-8pm

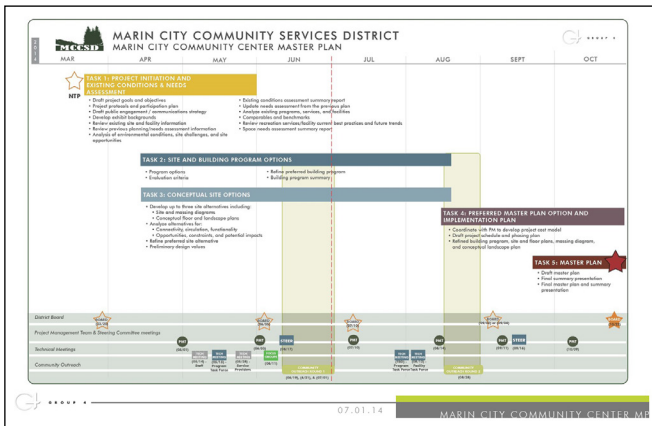
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AGENDA

- Introductions
- Project Schedule & Overview
- Project Participation, Background, & Facility Assessment
- Group Break-out Session
 - Programs, Activities, & Services
 - Preliminary Site and Building Options
- Site Tours
- Upcoming Meetings & Next Steps
 - August 9th: Community Kiosk #2, 11am – 1pm @ Rocky Graham Park Groundbreaking Ceremony,
 - August 28th: Community Meeting #2 @ MCJ Senior Center

2



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PROJECT DEVELOPMENT PROCESS – DRAFT

Phase	Master Plan	Funding	Program & Concept	Design	Construction
tasks	<ul style="list-style-type: none"> Need Vision General Program Site Options Parking Strategy Design Values Cost Planning Entitlements(CEQA) requirements 	<ul style="list-style-type: none"> Funding Analysis Capital Campaign Assessment Grants Assessment Funding Strategy Ballot Measure CEQA process started 	<ul style="list-style-type: none"> Building Program Conceptual Design CEQA process completed 	<ul style="list-style-type: none"> Schematic Design Design Development Construction Documents Building Permit 	<ul style="list-style-type: none"> Bidding and Award Construction Commissioning Opening!
public input	<ul style="list-style-type: none"> CSD Board Steering Committee Focus Groups Community Mtgs. Online Surveys Commissions 	<ul style="list-style-type: none"> CSD Board Steering Committee Voter Surveys Foundations Other 	<ul style="list-style-type: none"> CSD Board Commissions Advisory Committee Focus Groups User Surveys Community Mtgs. 	<ul style="list-style-type: none"> CSD Board Commissions Advisory Committee Community Mtgs. 	<ul style="list-style-type: none"> CSD Board
time	6-9 Months current phase	6-?? Months input process & duration of future phases to be determined by Board	6-9 Months	9-12 Months	12-15 Months

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Participation Update


- Marin City Community Service District Board ✓✓
- Technical Meetings
 - ✓ MCCSD Staff
- Focus Groups (completed)
 - ✓ District Partners (CX3, WISE, Marin City Network, MC CDC, Bridge the Gap)
 - ✓ Sausalito Marin City School District
 - ✓ Community Action Marin: Manzanita Childcare Center
 - ✓ CYO Recreation Gym
 - ✓ Indoor Soccer
 - ✓ Marin City Health and Wellness Center
 - ✓ Steering Committee - Programming Task Force
 - ✓ Seniors
 - ✓ Youth
 - ✓ Boys and Girls Club
- Focus Groups (scheduled)
 - Marin City Artists
 - Boxers
 - YMCA



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Participation Update

- Community Open House
 - ✓ June 19th – Manzanita Community Center
- Community Kiosk
 - ✓ June 21st – Juneteenth Celebration & Intercept Interviews @ Gateway Shopping Center
 - August 9th – Rocky Graham Park Groundbreaking Ceremony
- Community Meetings
 - ✓ July 1st – TODAY!
 - August 28th



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COMMUNITY MEETING #1, 07/01/2014

PROJECT BACKGROUND

Manzanita Recreation Center

Timeline:

- 1940-42: Marin City developed and incorporated
- early 1960s: Current Manzanita Recreation Center building constructed
- 1990: Design and construction improvements made to the Manzanita Recreation Center
- 2004-2006: Master plan town center development proposed
- 2006: Marin City Health and Wellness Center established

07.01.14 MARIN CITY COMMUNITY CENTER.MS

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PROJECT BACKGROUND

Marguerita C. Johnson Senior Center

Timeline:

- 1988: Marin City Senior Center opened
- 1990: Existing Boys & Girls' Club demolished and converted to Senior Center; Renamed center after Marguerita C. Johnson, former chairperson of the Senior Center Advisory Committee and member of the Commission on Aging group

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PROJECT BACKGROUND

2008 Master Plan Building Program Update

Community Center	Gross SF	Program	Floor Area
First Floor	21,300 SF	Gymnasium	11,000 SF
Second Floor	13,200 SF	Wellness Center	1,800 SF
Third Floor	3,800 SF	Senior Center	1,100 SF
TOTAL SF	38,300 SF	Teen Center	700 SF
		Fitness Center	7,350 SF
		Administration and Offices	3,900 SF

• Proposed community center redevelopment:

- Phase I:
 - 3-story community center
 - Expanded double gymnasium, fitness center, and multi-purpose space
- Phase II:
 - Swim center to replace 200 seat amphitheater

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MANZANITA RECREATION CENTER

Existing Facility Assessment - Codes

- The buildings do not comply with current:
 - California Building Codes
 - Structural, electrical, and plumbing, etc.
 - Accessibility
 - ADA/Title 24
 - Energy Codes
 - Fire and safety codes

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MANZANITA RECREATION CENTER

Existing Facility Assessment – Deferred Maintenance

- Roof leaks and numerous soft spots
- Deteriorated cedar shake siding that has reached the end of its lifespan
- Extensive dry rot throughout the facility at foundation sills, wall studs, and roof sheathing
- Building drainage issues due to lack of proper downspouts
- Outdated and corroded mechanical, plumbing, and electrical systems

07.01.14 MARIN CITY COMMUNITY CENTER.MS

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MANZANITA RECREATION CENTER

Existing Facility Assessment – Functionality & Uses

- Marin City Health & Wellness Center has significantly outgrown its current facility
- Multipurpose Room/Recreation Gym is of inadequate size to meet basketball and facility rental demands
- Boxing Gym and Fitness Center renovated and updated in 2013, although lacks sufficient space to meet proposed program wishes
- Insufficient staff office and conference space

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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #1, 07/01/2014

MARGUERITA C. JOHNSON SENIOR CENTER

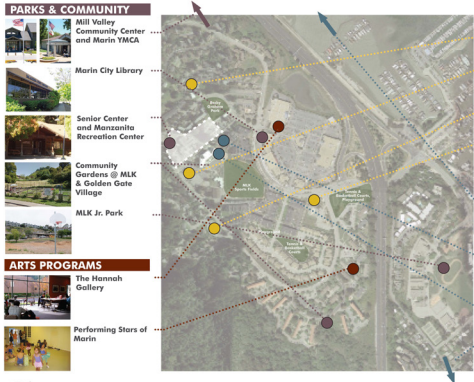
Existing Facility Assessment – Functionality & Uses

- Multipurpose room currently supports a capacity of 185 people, improved connectivity to the outdoors or expansion could allow for higher occupancies to meet demand
- Outdated and undersized computer lab
- Current kitchen facility does not meet current building and accessibility codes
- Lack of storage for multipurpose room, senior programming, and current non-profit tenant offices

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PARKS & COMMUNITY

- Mill Valley Community Center and Marin YMCA
- Marin City Library
- Senior Center and Manzanita Recreation Center
- Community Gardens @ MLK & Golden Gate Village
- MLK Jr. Park

ARTS PROGRAMS

- The Hannah Gallery
- Performing Stars of Marin

CHURCHES

- Village Baptist Church
- Cornerstone Community Church
- First Missionary Baptist Church
- St. Andrew Presbyterian Church

SCHOOLS K-12

- Tamapolis High School & Pool
- Marin Learning Center
- MLK Academy
- Willow Creek Academy

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INDOOR PROGRAMMING & ACTIVITIES

community access and availability – by space type

Program & Activity Needs by Space Type	Marguerita C. Johnson Senior Center	Manzanita Recreation Center	Mill Valley Rec. Center	Marin City Library	The Hannah Gallery	St. Andrew Presby. Church	Cornerstone Community Church	First Missionary Baptist Church	Marin Learning Center	MLK Academy	Tom High	Women Helping All People
Small Group 2-4 occ.	-	-	+	+	-	?	-	?	-	-	-	?
Conference 6-12 occ.	+	-	+	-	-	-	-	?	-	?	-	-
Classroom, hard floor	+	-	+	-	-	-	-	?	-	?	?	-
Classroom, carpeted	+	+	+	-	-	-	-	?	-	?	?	-
Community Meeting 50-100	+	+	+	-	+	-	-	?	-	+	?	-
Community Meeting 100-200	-	+	+	-	+	-	-	?	-	+	?	-
Multispace Recreation Gym	-	+	-	-	-	-	-	-	-	-	-	-

07.01.14 MARIN CITY COMMUNITY CENTERS.MP

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INDOOR PROGRAMMING & ACTIVITIES

community access and availability – by age

Program & Activity Needs by Space Type	Marguerita C. Johnson Senior Center	Manzanita Recreation Center	Mill Valley Rec. Center	Marin City Library	The Hannah Gallery	St. Andrew Presby. Church	Cornerstone Community Church	First Missionary Baptist Church	Marin Learning Center	MLK Academy	Tom High	Women Helping All People
Infant	-	-	-	-	-	-	-	?	-	-	-	-
Preschool	-	+	+	+	-	?	?	?	+	+	-	-
K-6	-	+	+	+	+	?	?	?	-	+	+	+
Middle School	+	+	+	+	+	?	?	?	-	+	+	+
High School	+	+	+	+	+	?	?	?	-	+	+	+
Young Adult	+	+	+	+	+	?	?	?	-	+	+	+
Adult	+	+	+	+	+	?	?	?	-	+	+	+
Seniors	+	+	+	+	-	?	?	?	-	-	-	+

07.01.14 MARIN CITY COMMUNITY CENTERS.MP

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RECREATION OUTDOOR - active

community access and availability

Needs	MLK Academy	Drake Ave. Park	MLK Jr. Park	Rocky Graham Park	Other?
Community Events	?	+	+	+	
Field Sports (soccer, softball, other)	+	-	+	-	
Field Sports (little league, softball)	+	-	+	-	
Tennis Courts	-	+	+	-	
Other?					

07.01.14 MARIN CITY COMMUNITY CENTERS.MP

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RECREATION OUTDOOR - passive

community access and availability

Needs	MLK Academy	Drake Ave. Park	MLK Jr. Park	Rocky Graham Park	Other?
Performances	?	-	-	+	
Walking and/or Fitness trails	-	-	?	+	
Playground play	+	+	+	+	
Water Play	-	-	-	-	
Dog runs	-	-	+	-	
Picnic (tables w/ grills)	-	?	-	+	
Community Gardening	?	-	-	-	

07.01.14 MARIN CITY COMMUNITY CENTERS.MP

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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

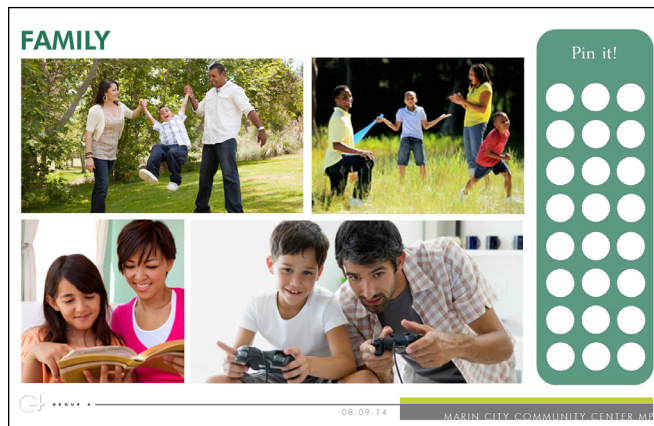
COMMUNITY MEETING #1, 07/01/2014



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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #1, 07/01/2014

CHILDREN – EARLY CHILD RECREATION

Pin it!



08.09.14 MARIN CITY COMMUNITY CENTER.ME

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SUMMER CAMPS

Pin it!



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MULTIPURPOSE SPACE – AUDITORIUM, PERFORMANCES, EVENTS

Pin it!



08.09.14 MARIN CITY COMMUNITY CENTER.ME

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COLLABORATION/FLEXIBLE MEETINGS AND CLASSES

Pin it!



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TECHNOLOGY

Pin it!



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GAMING – SOCIAL & EDUCATIONAL

Pin it!



08.09.14 MARIN CITY COMMUNITY CENTER.ME

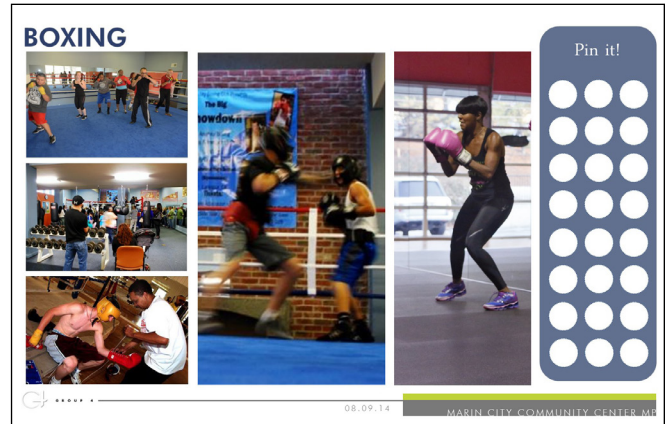
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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #1, 07/01/2014



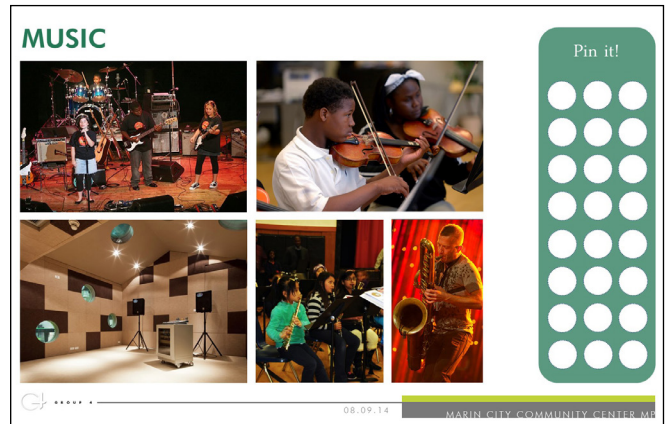
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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #1, 07/01/2014

COOKING

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HEALTH & WELLNESS

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PASSIVE OUTDOOR ACTIVITIES

Pin it!

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ACTIVE OUTDOOR ACTIVITIES

Pin it!

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OTHER?

Pin it!

06.21.14 MARIN CITY COMMUNITY CENTER.ME

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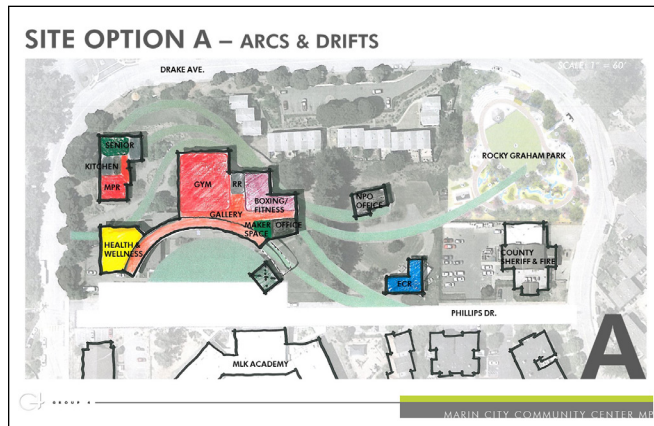
BREAKOUT SESSIONS:
Programs, Activities & Services | Site Options

07.01.14 MARIN CITY COMMUNITY CENTER.ME

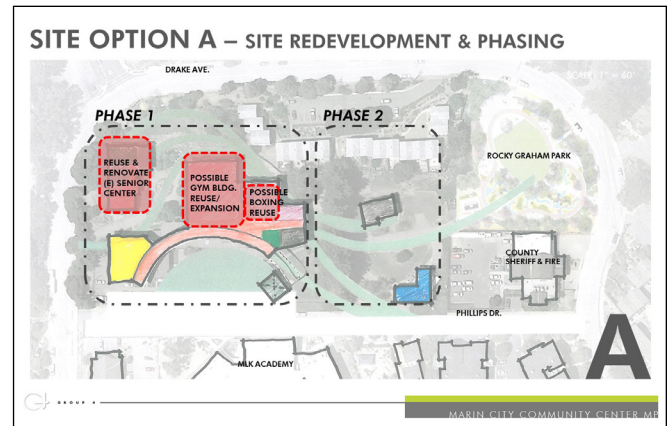
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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

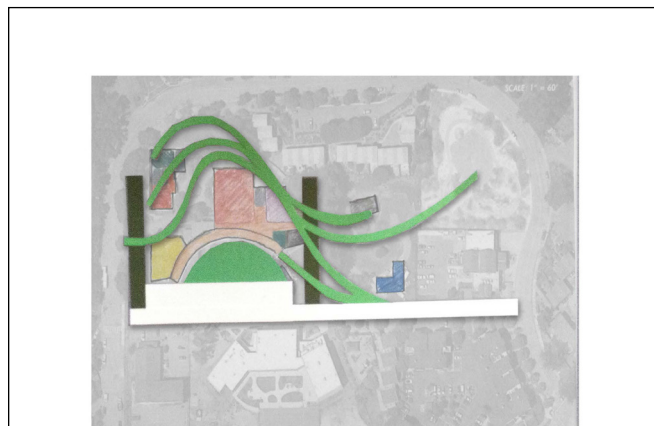
COMMUNITY MEETING #1, 07/01/2014



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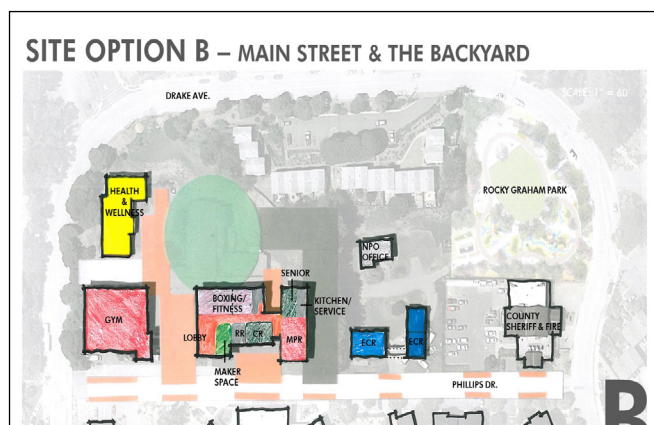
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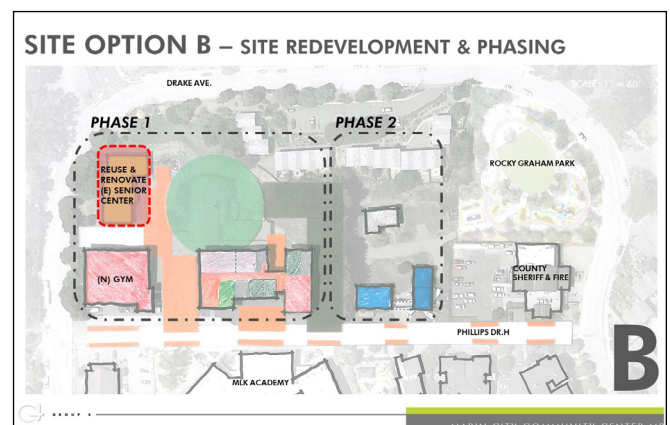
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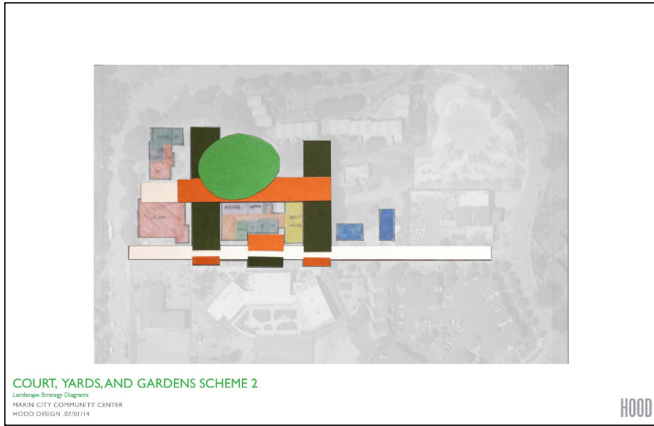
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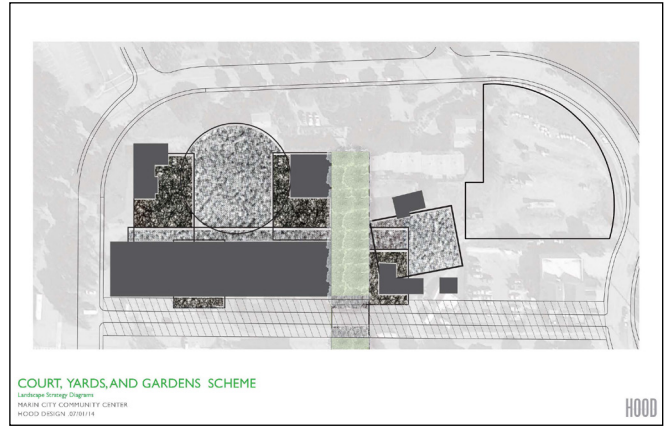
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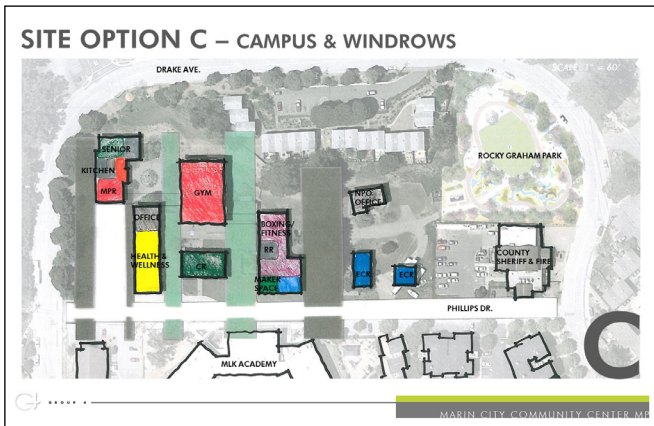
COMMUNITY MEETING #1, 07/01/2014



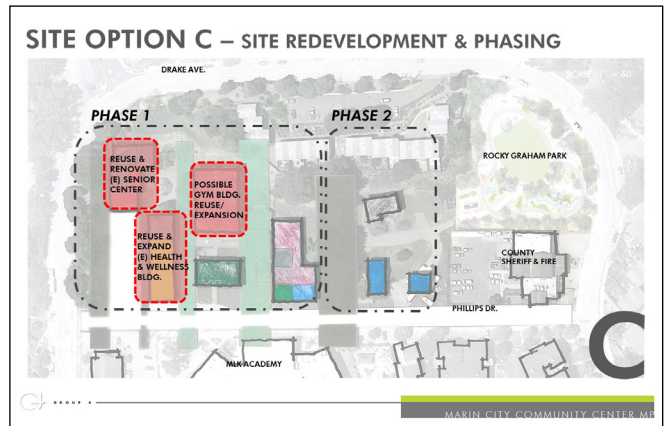
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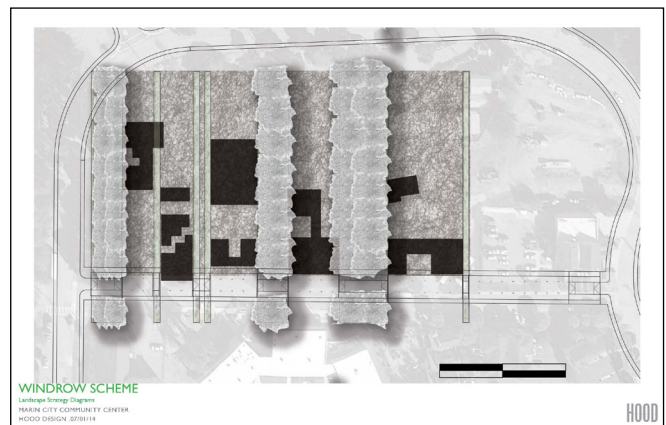
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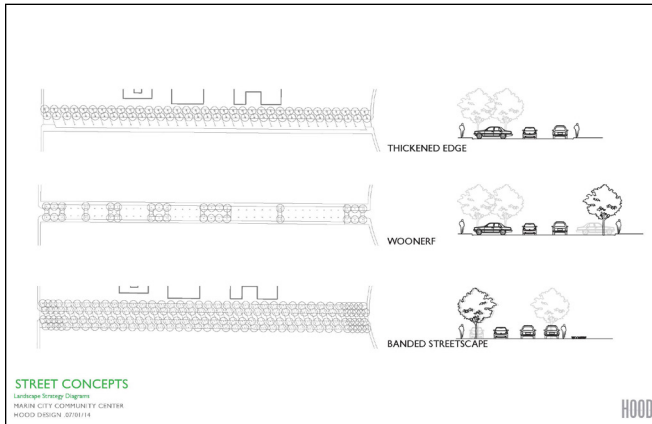
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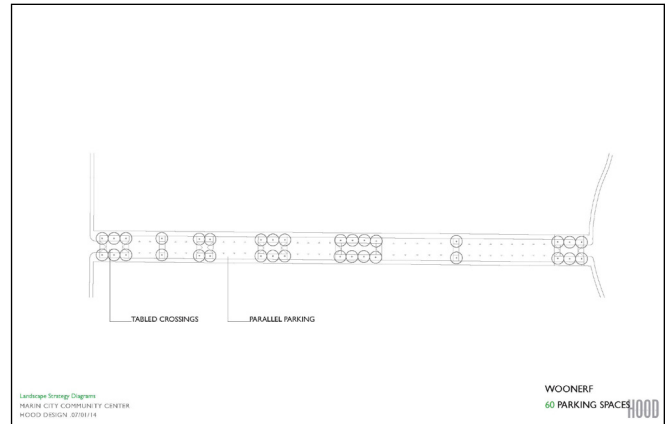
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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

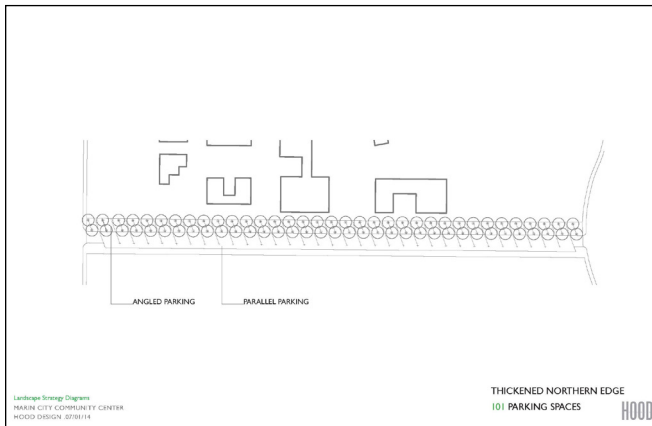
COMMUNITY MEETING #1, 07/01/2014



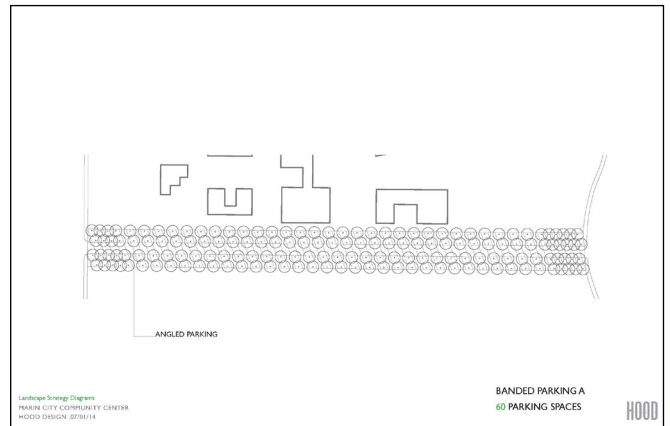
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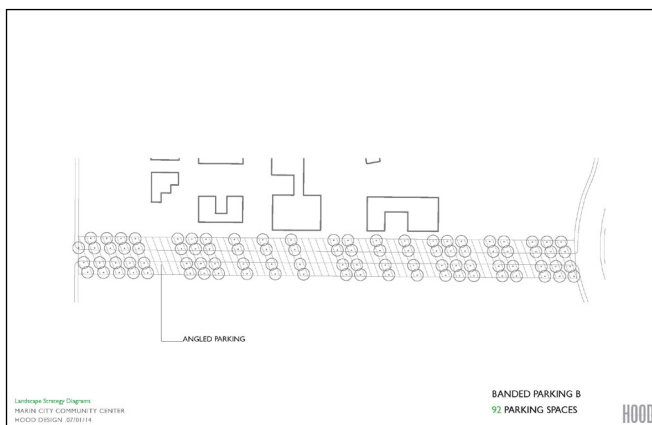
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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #2, 08/28/2014



**Marin City
Community
Center Master
Plan**

**Community Meeting #2
Thursday, August 28, 2014
Marguerita C. Johnson S.C.**

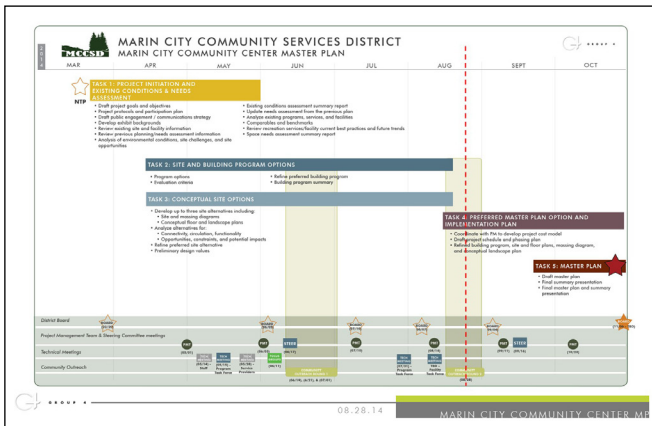
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AGENDA

- Project schedule & project participation update
- Review draft Marin City Program and Facility Core Principles
- Breakout session
 - Review program and building/site options
- Wrap-up and next steps

2



**MARIN CITY COMMUNITY SERVICES DISTRICT
MARIN CITY COMMUNITY CENTER MASTER PLAN**

Timeline from March to October 2014. Key tasks include:

- TASK 1: PROJECT INITIATION AND EXISTING CONDITIONS & NEEDS ASSESSMENT** (March - April)
- TASK 2: SITE AND BUILDING PROGRAM OPTIONS** (April - May)
- TASK 3: CONCEPTUAL SITE OPTIONS** (May - June)
- TASK 4: PREFERRED MASTER PLAN OPTION AND IMPLEMENTATION PLAN** (June - August)
- TASK 5: MASTER PLAN** (August - October)

3

Participation Update

- Technical Meetings (completed)**
 - MCCSD Staff
 - Marin County Planning Department
- Focus Groups (completed)**
 - District Partners (CX3, WISE, Marin City Network, MC CDC, Bridge the Gap)
 - Sausalito Marin City School District
 - Community Action Marin: Manzanita Children's Center
 - CYO Recreation
 - Marin City Health and Wellness Center
 - Seniors
 - Youth
 - Boys and Girls Club
 - Indoor Soccer
 - Marin City Artists
 - Boxers
 - YMCA
 - Steering Committee - Programming Task Force
 - Steering Committee - Facility Design Task Force



4

What we've heard: Community and Partner Input

A model for future community centers

Creating a regional destination, that maintains the local needs of the community

Consider operational costs and revenue potential of future programs

Innovative facility and design that contains unique programs, which reflect the community and its needs

Giving teens their own space - creating a space that is truly dedicated for teens

Considering what is not only good for kids, but for all ages, from youth to seniors

Multigenerational art studio utilized by all age groups

5

What we've heard: Community and Partner Input

Addressing the needs of the 0-4 age group is absolutely necessary

Establishing a community campus that supports partnerships and interaction between all users and groups

Do not forget to plan for the Baby Boomers and their emerging needs

Providing access to career and vocational development courses for adults and young adults

Increased programming for youth and teens, specifically young women

Ensuring maximal flexibility within spaces and future proofing the new facility

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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #2, 08/28/2014

MCCC PROGRAM SUMMARIES

Program		TODAY		CONCEPT	
Space	Qty.	Total SF	Qty.	Total SF	
1 Entry		1,720		560	
2 Gymnasium/Multipurpose		9,710		12,370	
Gymnasium	1	7,510	1	9,530	
Gymnasium Storage				1,994	
Multipurpose/Auditorium Lobby	1	1,800	1	556	
3 Kitchen		780		890	
5 Community Center- Activity Spaces		2,610		5,580	
Multipurpose Classroom (Maker Space)	1	1,350	1	1,778	
Multipurpose Classroom (Teen Space)	1	1,260	1	1,000	
Community Living Room (Senior Lounge)	0	0	1	1,000	
Classroom Storage	0	0	3	567	
Arts/Crafts Room	0	0	1	1,000	
Arts & Crafts Rm	0	0	1	153	
Arts/Crafts Room Storage	0	0	1	150	
6 Recreation Center - Fitness Spaces		3,450		4,710	
Boating Ring	1	1,200	1	2,069	
Exercise Area (cardio & weights)	1	1,200	1	987	
Dance Studio	1	450	1	1,333	
Storage	0	0	1	613	
7 Staff Spaces		2,970		2,410	
8 Health & Wellness		1,920		4,760	
Exam Rooms, Offices, Restrooms, etc.	1	1,920	1	4,756	
9 Daycare		1,800		4,500	
10 Harriet TuBman House		0		2,400	
Total Core Campus Gross Square Footage*		26,960		40,680	
*includes H&W SF					
11A Swimming Pool (Outdoor)		0		18,470	
11B Swimming Pool (Indoor Option)		0		14,500	
Total Core Campus Gross Square Footage w/Indoor Pool		26,960		55,180	
Total Full Campus Gross Square Footage w/Outdoor Pool		26,960		59,150	

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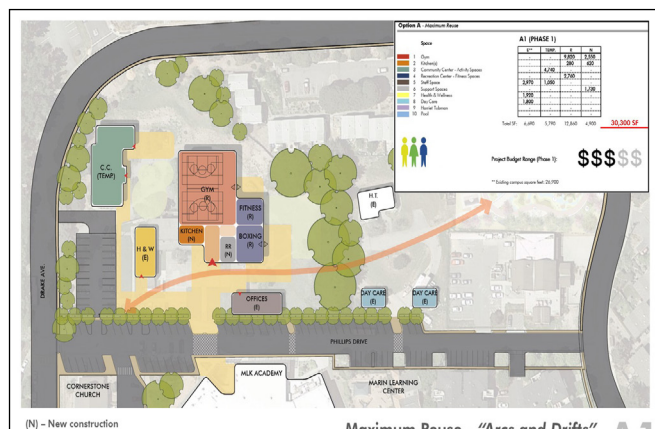
MARIN CITY: DRAFT PROGRAM & FACILITY CORE PRINCIPLES

- Supporting the family as a basis for a healthy community
- Preparing young people for successful and fulfilling lives
- Enhancing an individual's health and wellness – physical and emotional
- Promoting economic well-being for individuals, households, and the community
- Recognition of learning opportunities for all age groups, thereby, promoting lifelong learning
- A learning and celebratory showcase of the community's diversity – cultural, racial and national origin – for Marin City and all of Marin County
- Integrating services with relevant community-based organizations to deliver quality programs that are aligned with the Center's core principles

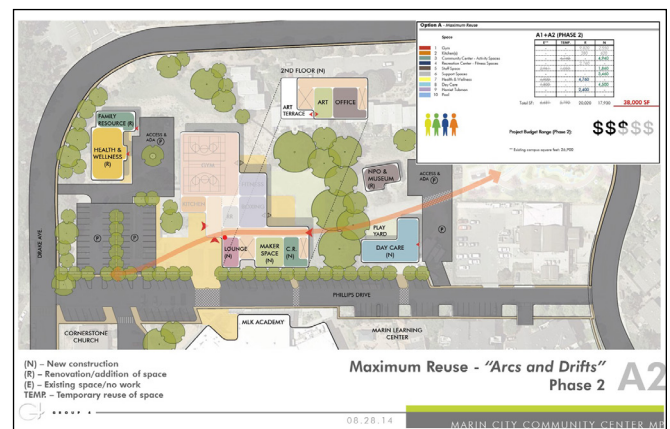
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CORE PRINCIPLE	SUPPORTING FAMILY	PREPARING YOUNG PEOPLE FOR SUCCESS	ENHANCING HEALTH & WELLNESS: CLINICAL WELLNESS	PHYSICAL FITNESS	ECONOMIC WELL-BEING	PROMOTE LIFELONG LEARNING	CELEBRATE CULTURE & DIVERSITY
SERVICES	<ul style="list-style-type: none"> Preschool & daycare services Counseling Children, youth, adult and senior programs Family Job loss Emergency services Expanded programming for all age groups Family Resource Center 	<ul style="list-style-type: none"> After school and summer programming Tutoring and mentoring Arts and cultural programming Leadership classes Expanded programming for all age groups Family Resource Center 	<ul style="list-style-type: none"> Physical health services Dental health services Future Expanded physical, mental, and alcohol services 	<ul style="list-style-type: none"> Physical fitness services Boating Rockwall Indoor Soccer Future Additional recreation & wellness programs (yoga, martial arts, etc.) 	<ul style="list-style-type: none"> Computer classes Entrepreneurial and new business Adult and young adult job training and readiness Budgeting/Financial Literacy Entrepreneurship support 	<ul style="list-style-type: none"> Preschool and daycare services Adult programming Senior programming Future Additional program offerings for adults, young adults, and seniors Future Good Earth Foods YMCA (F) 	<ul style="list-style-type: none"> Community gathering/event space Arts and cultural programming Heritage/History museum Gallery Expanded art & musical programming
PARTNERS	<ul style="list-style-type: none"> Community Action Marin Head Start Marin (F) Head Start Marin (F) Southern Marin Intern Program Marin City Health & Wellness Center Marin City Health & Wellness Center CSJ Project YIMCA (F) 	<ul style="list-style-type: none"> S-MC School District Boys & Girls Club Bridge the Gap Marin Theater Comp Southern Marin Intern Program Women Helping All People (F) The Hispanic Project (F) WHS Choices for Girls (F) Referring Stars of Marin (F) YMCA (F) 	<ul style="list-style-type: none"> Marin City Health & Wellness Center Southern Marin Intern Program CSJ Project YMCA (F) 	<ul style="list-style-type: none"> MC Fitness/Boating Club CYO Basketball Indoor Soccer League YMCA (F) 	<ul style="list-style-type: none"> Marin City Community Development Corporation (F) San Adult League (F) Women Helping All People (F) 	<ul style="list-style-type: none"> Community Action Marin Marin County Free Libraries (F) Head Start Marin (F) First Free Marin (F) SF Marin Food Bank Future Good Earth Foods YMCA (F) 	<ul style="list-style-type: none"> Community gathering/event space Arts and cultural programming Heritage/History museum Gallery Expanded art & musical programming
SPACE NEEDS	<ul style="list-style-type: none"> Classrooms Multipurpose room Group study & meeting rooms Physical activity spaces Storage 	<ul style="list-style-type: none"> Technology lab Classrooms Activity spaces Physical activity spaces (yoga, exercise, etc.) Group study or meeting rooms Storage 	<ul style="list-style-type: none"> Classrooms Small meeting rooms Medical examination rooms Office and support space Reception Storage 	<ul style="list-style-type: none"> Physical activity spaces Gym Dance studio Boating Indoor soccer room Storage Outdoor activity space Pool 	<ul style="list-style-type: none"> Technology lab Classrooms Multipurpose room Maker space Arts & craft space Children Group study or meeting rooms Storage 	<ul style="list-style-type: none"> Technology lab Classrooms Multipurpose room Physical activity spaces Interim gathering spaces Kitchen Storage 	<ul style="list-style-type: none"> Classrooms Multipurpose & performance space Arts and crafts space Maker space Storage

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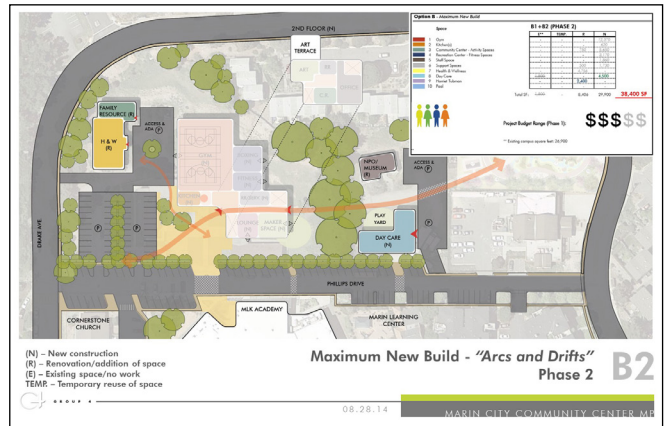
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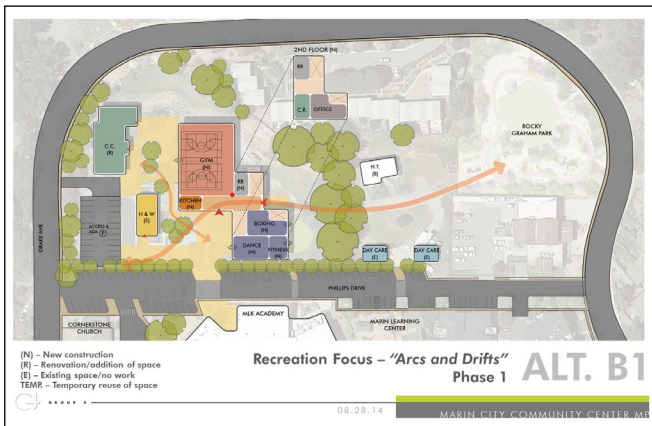
APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

COMMUNITY MEETING #2, 08/28/2014



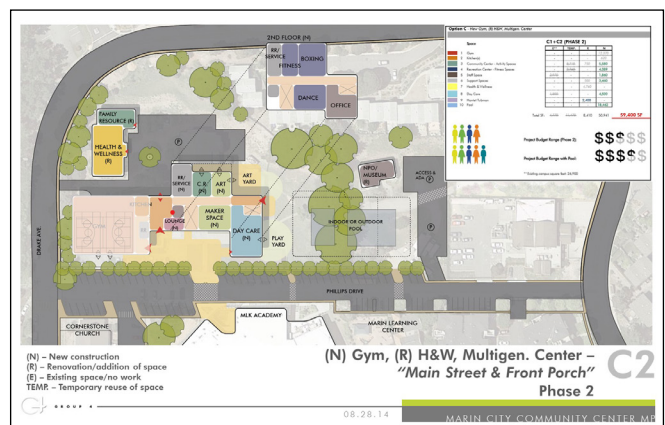
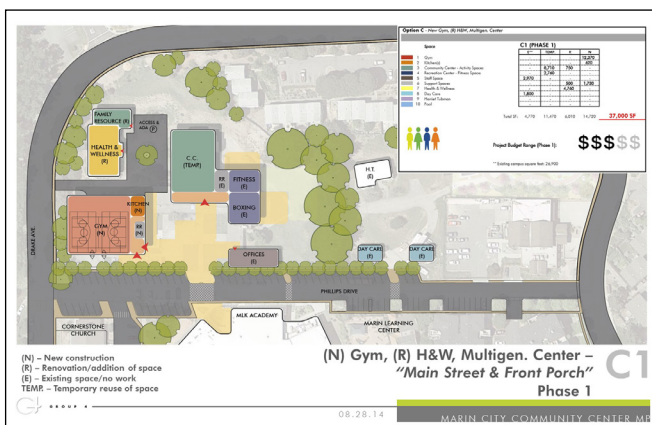
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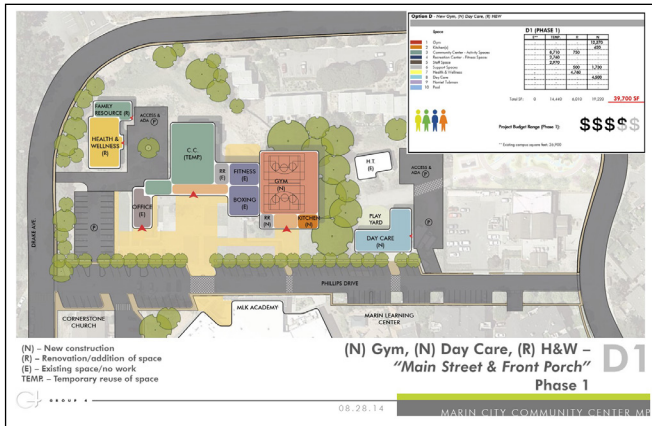


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APPENDIX: PARTICIPATION – COMMUNITY ENGAGEMENT

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