

Vision for the Future



Mendocino County
Board of Supervisors
September 22, 2020

Presentation By
Rachael McDavid
and Diana Clarke
Ukiah Senior Center, Inc.

Meeting the Challenge for a New Senior Community Center

Bartlett Hall Opened for Seniors in 1977 and No Longer Meets the Increasing Needs of Local Seniors

- Too Small to Accommodate Current Events and Activities
 - 166 Maximum Seating Capacity Is Insufficient
 - Inadequate Parking for Seniors and Guests
- Lack of Energy Efficiency and Renewable Energy Options
- Too Costly to Maintain or Modernize For Current Needs



Meeting the Challenge for a New Senior Community Center

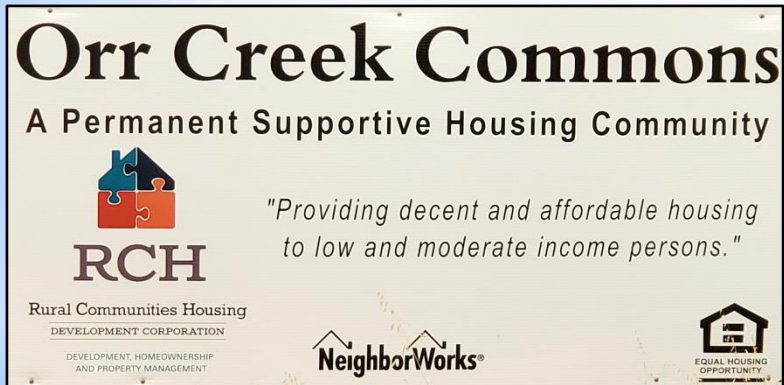
New Senior Community Center Will Benefit Mendocino County and other Community Partners

- ❖ Ukiah Senior Center and Rural Communities Housing Development Working to Co-Locate New Community Center and Low Income Senior Housing
- ❖ New Community Center Expands Opportunities for Collaboration with Mendocino County and Provides New Resource Center for County Events
- ❖ Larger Community Center Accommodates Events and Activities for Other Nonprofit Organizations Who Use Ukiah Senior Center's Facilities
 - North Coast Opportunities
 - Veterans Groups
 - Local Service Clubs and Community Organizations
- ❖ River Oak Charter School Seeks to Expand Using Old Ukiah Senior Center Community Hall and Thrift Store Facilities and expanded parking

Meeting the Challenge for a New Senior Community Center

Progress Moves Forward for New Senior Community Center

- ❖ Rural Communities Housing Development's New Project on Brush Street under Construction



Phase I - Orr Creek Commons



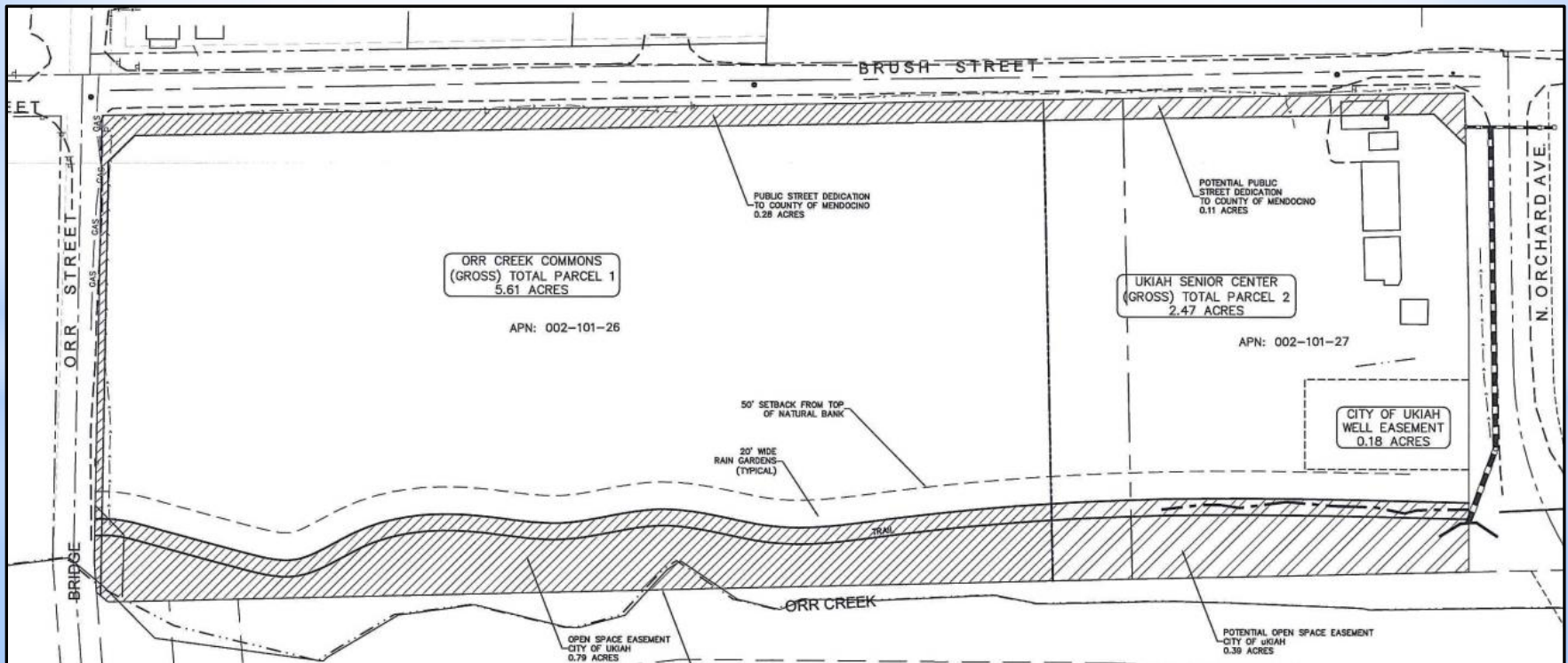
Corner of Orchard Avenue & Brush Street

- ❖ Opportunity for New Senior Community Center to Co-Locate on 2.5 acres at the east end of the RCHDC Parcel

Site Suitability



- Within Mendocino County's Jurisdiction
- 2.5 Acres at Orchard Ave. & Brush St.
- Bordered by Orr Creek on the south
- Adjacent to RCHDC low-income housing
- 8-Acre Site Owned by RCHDC



504 BRUSH STREET
APN 002-101-028

PROPOSED PHASE I DEVELOPMENT

NO RETRACK FROM TOP OF ORR CREEK NORTH BANK

PROPOSED AD.A ACCESSIBLE CLASS II MULTI-USE BICYCLE/PARKING TRAIL PART OF PHASE I

EXISTING TRAIL TO BE ABANDONED

100 YEAR FLOODPLAIN ZONE AE

ORR STREET

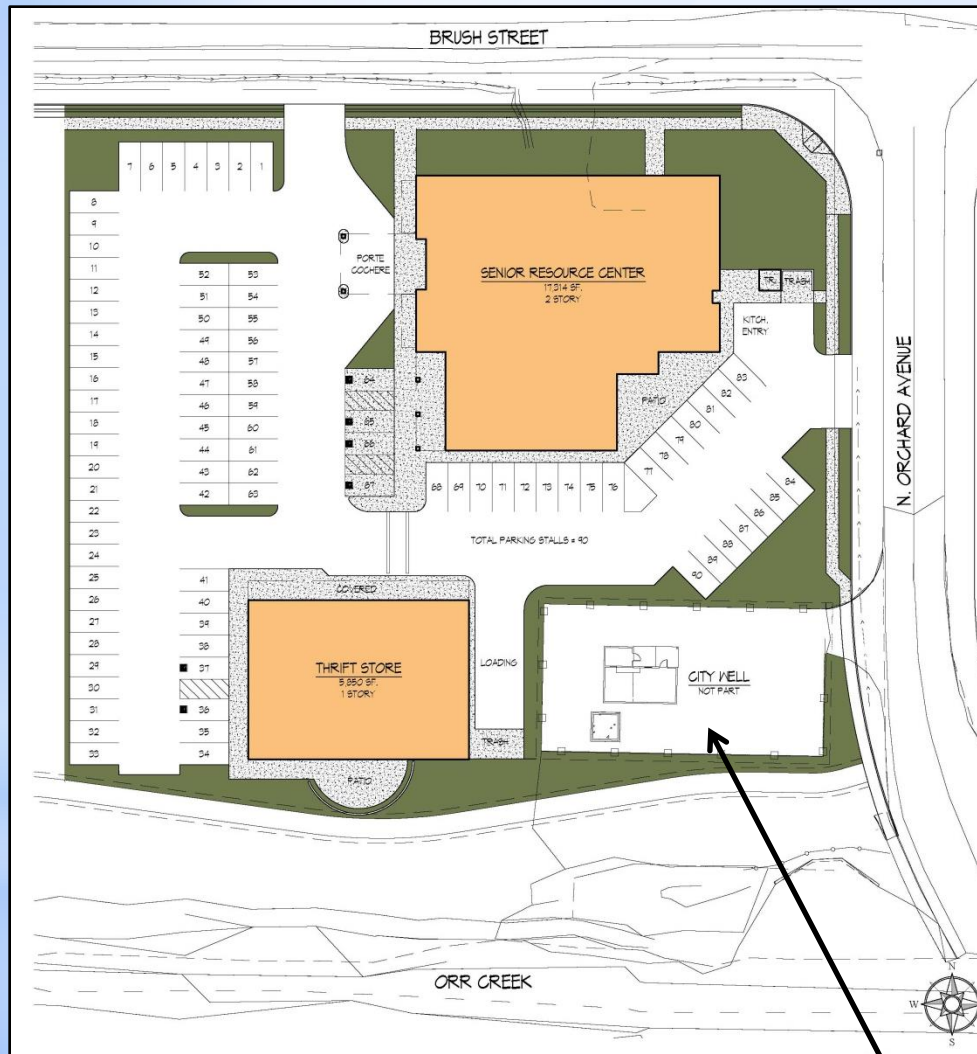
CENTERLINE OF BRUSH STREET

ORCHARD AVENUE

6/04

Orr Creek Commons
80-Unit Low-Income Housing Project
 Shown above: Phase I Footprint – 40 Units
 Rural Communities Housing Development Corp.

Site Suitability



Site Considerations:

- Existing City of Ukiah Well Site
- RCHDC Use Permit Requirements
- Minimum Parking Requirements
- Traffic Flow for USC Bus Access
- 2.5 Acres of Developable Space
 - Community Center and Administration Offices
 - Thrift Store Facility

Feasibility Study completed in 2016 confirmed suitability for new senior community center at this site.

City of Ukiah Well Site on Orchard Ave

Site Suitability

FACILITIES SPACE REQUIREMENTS

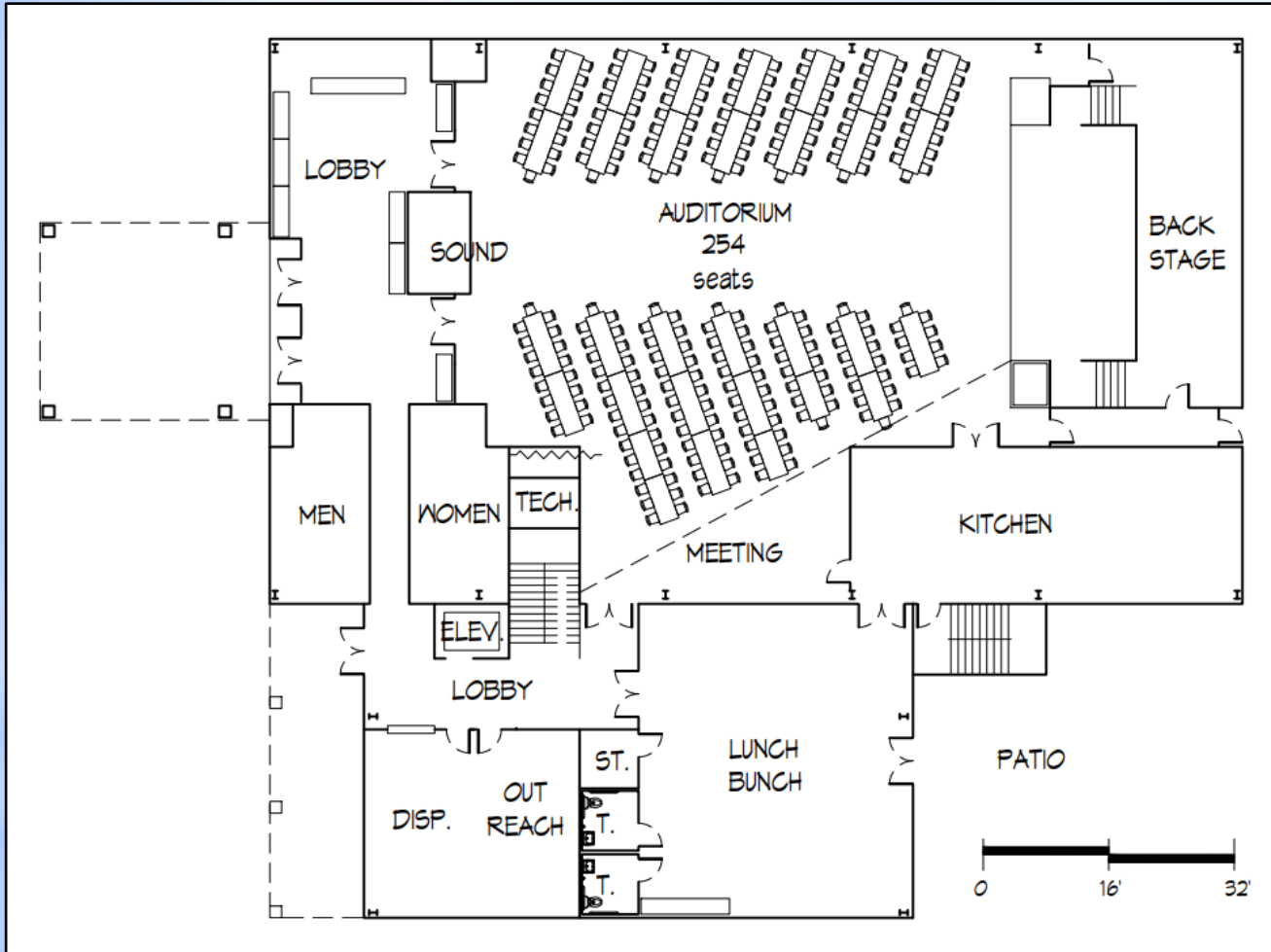
Community Center Building – 17,000 sq.ft.

- Auditorium and Lobby - 6,800 SQ FT
 - 254 Dining / 400-500 Assembly Seating
 - Elevated Stage
 - 1,500 Sq Ft Lobby Area
- Commercial Kitchen/ Offices – 3,150 SQ FT
 - 3,000 Sq Ft Commercial Kitchen
 - 150 Sq Ft Office
- Office Facilities – 5,800 SQ FT
 - Lunch Bunch Activity Room [Lower Level]
 - Transportation Dispatch Office [Lower Level]
 - Outreach Services Office [Lower Level]
 - Administration Offices & Meeting Rooms [Upper Level]

Thrift Store Building - 5,850 SQ FT

- 4,000 SQ FT Retail Space
- 1,000 SQ FT Warehouse/Sorting
- 850 SQ FT Indoor/Outdoor Covered Patio

Site Suitability



Community Center Design Considerations

- Increase Seating Capacity to 254
- Add Lobby Area with Covered Drop-off
- Improve Access to Lunch Bunch, Outreach and Transportation
- Increase Parking

Achieving Sustainability

- Larger Facility Expands Services to More Seniors
- Increases Proximity for Senior Housing Residents to Senior Programs, Meals, Activities and Services



Annual Thanksgiving Day Meal at Ukiah Senior Center

Each year, many seniors and their family members are prevented from attending Thanksgiving and other large events due to seating limitations.

Achieving Sustainability

New Community Center Will Benefit Other Nonprofit Partner Organizations and County Event Use Needs



Veterans' Christmas Dinner Held at Ukiah Senior Center

Ukiah Senior Center collaborates with many area nonprofits for shared use of its Bartlett Hall facility and commercial kitchen.

Achieving Sustainability

Revenue Projections

Ukiah Senior Center Thrift Store

By expanding retail space from 1,100 sq.ft. to 5,000 sq.ft., USC will become self-sustaining through increased annual sales revenue. Additional sales tax revenues will also benefit Mendocino County.



New Community Center Venue and Commercial Kitchen

The New Community Resource Center will expand event opportunities for area seniors and multiple nonprofit community partners, while providing rental income for future sustainability.



Achieving Sustainability

Energy Efficient Construction and Renewable Solar Energy

Cost Effective Design and Construction Enhances Sustainability

- ❖ New Community Center Incorporates Energy Efficient Construction for Lower Maintenance and Utility Costs
- ❖ Architectural Design Incorporates Solar Panels on Community Center and Thrift Store Buildings for Energy Independence



Modern Design and
Construction Improves
Sustainability by Lowering
Annual Operating Costs

Funding Sources

Current Property Value

Ukiah Senior Center's Bartlett Hall & Thrift Store at 495 & 497 Leslie:
Possible Sale to River Oak Charter School. Assessor's 2020 Value \$579,183.

Capital Campaign Support

Pledged Support from Community Benefactors for Naming Rights and Designated Legacy Contributions to Fund New Ukiah Senior Center.



495 and 497 Leslie Street



Commercial Construction Loan

Savings Bank of Mendocino County Offers Support for Contingent Commercial Construction Loan Financing.

Public Funding Opportunities

State and Federal grants and loans are sought through support from and collaboration with Mendocino County.

Next Steps

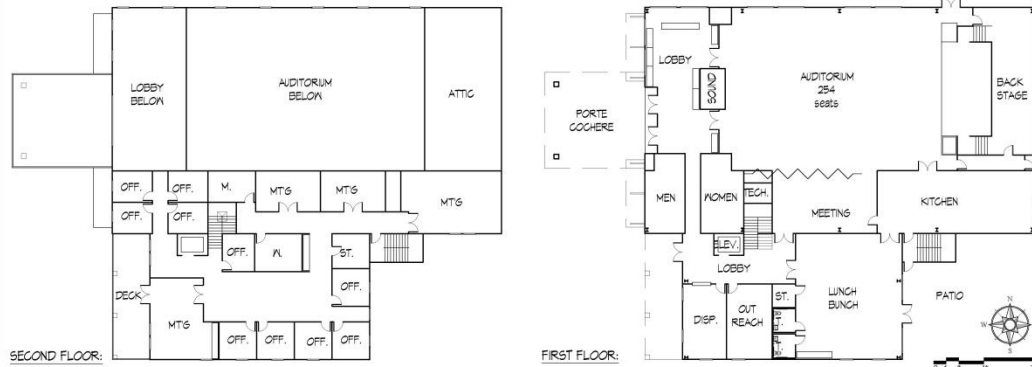
- Ukiah Senior Center seeks authorization for limited staff support from Mendocino County to prioritize and pursue Community Development Block Grant funds and other available government grants or loan opportunities
- Ukiah Senior Center will initiate a Capital Building Fund Campaign for community benefactors' support
- Ukiah Senior will pursue purchase of Brush Street parcel from Rural Communities Housing Development Corp.
- Ukiah Senior Center will pursue sale of existing Leslie St. property to River Oak Charter School for its expansion
- Ukiah Senior Center will pursue commercial construction loan financing opportunities through the Savings Bank

The Ukiah Senior Center is grateful for Mendocino County's ongoing support through annual service contracts that enable local seniors to maintain their independence and self-reliance each year.

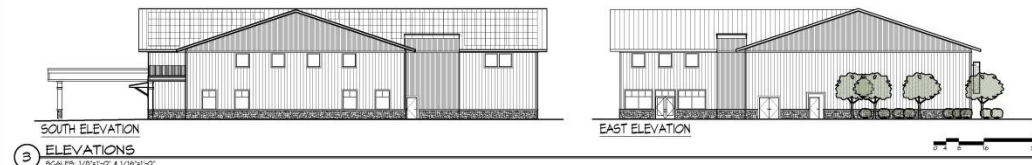
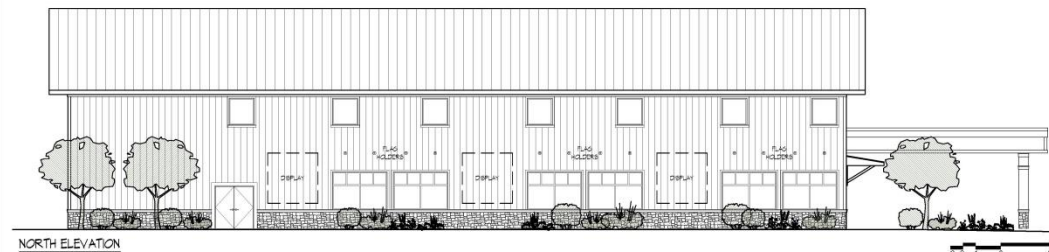


With Mendocino County's continued support we welcome a new collaboration that expands services for seniors and the community through the development of a modern Adult Community Resource Center that will provide a legacy of service for decades to come.

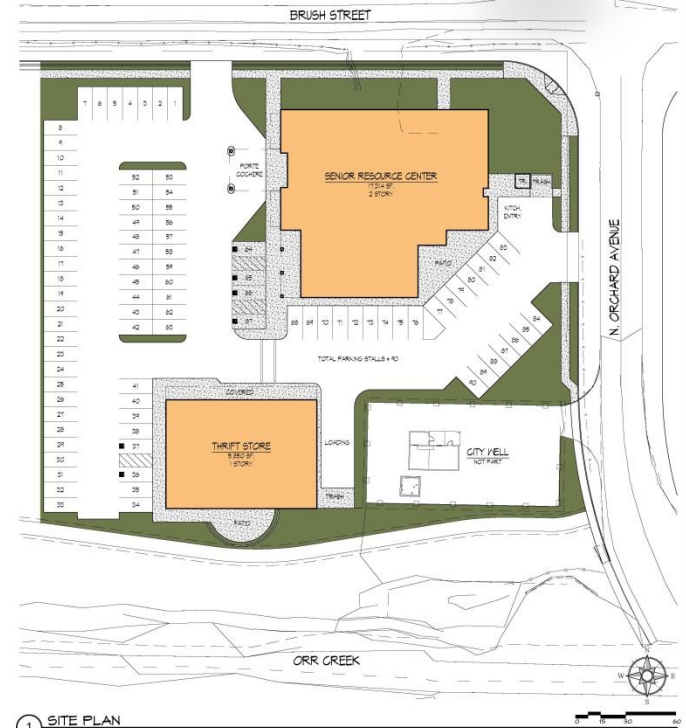
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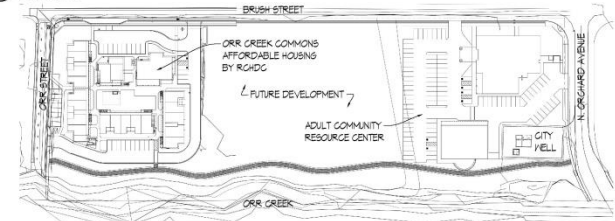
2 FLOOR PLANS
 SCALE: 1/8"=1'-0"



3 ELEVATIONS
 SCALE: 1/8"=1'-0"



1 SITE PLAN
 SCALE: 1/8"=1'-0"



ADULT COMMUNITY RESOURCE CENTER

FOR

UKIAH SENIOR CENTER, INC.

N. ORCHARD AVENUE & BRUSH STREET

UKIAH, CA

FEBRUARY 18, 2020

DRAWN BY: PHILIPPE LAPOTRE - ARCHITECT



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