



CITY OF MENIFEE

SUBJECT: Meniffee Community Center Schematic Design Workshop

MEETING DATE: October 2, 2024

TO: Mayor and City Council

PREPARED BY: Mariana Mitchell, Community Services Manager

REVIEWED BY: Rebekah Kramer, Deputy City Manager

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Review and provide feedback on the proposed schematic design for the Meniffee Community Center, Capital Improvement Program Project No. 23-10, located on La Piedra and Meniffee Road.

DISCUSSION

As part of the City's efforts to enhance amenities at its various recreation sites, design for a new community center located at La Piedra and Meniffee Road was identified under the Fiscal Year (FY) 2023/2024 Capital Improvement Program (CIP) Budget. The community center facility is to be located on a lot adjacent to the existing Meniffee Library. Ownership of this lot was transferred to the City in 2023 by the County of Riverside following construction of the library.

On January 17, 2024, the professional services agreement for architectural design and engineering services was awarded to TSK Architects following completion of a Request for Proposal (RFP) process under RFP No. 2024-5. The selected firm has been tasked with completing project planning and design review, community workshops, site assessment, design, and construction documents. It is anticipated that the full design of plans, specifications, and engineering will conclude in early Summer 2025.

On April 25, 2024, the Community Services Department alongside consultant TSK hosted a community workshop to discuss original conceptual drawings and obtain feedback from the community. With about 50 attendees, common requests were to develop a center focused on public arts and theatre. Following the community workshop, an online survey was launched which obtained 230 responses, many of which echoed the in-person requests for more performing arts programming in Meniffee. Based on the community input regarding programming, the Community

Center amenities proposed could include, but are not limited to, the following:

- Multi-purpose meeting rooms of various sizes
- Visual and performing arts space
- Exercise studio
- Office areas and workroom
- Catering kitchen
- Storage
- Outside seating area
- Parking Lot

On June 6, 2024, the Parks, Recreation and Trails Commission (PRTC) was presented with the information gathered through the community engagement process and unanimously recommended the programming of the proposed community center to be performing arts focused.

Working with City staff, the TSK design team has conducted a thorough site analysis that considered weather conditions and building positioning to maximize sustainability; studied the required parking needs based on future programming; ensured alignment with current City and State building, landscaping and safety standards; and accounted for the needs and wants of the community as identified through previous outreach efforts. The results of the site analysis showcased the best use of the available land in relation to the goals of the project.

Next Steps

Based upon the information gathered through the community engagement process, completion of the site analysis, and input from the PRTC, the proposed facility is anticipated to be approximately 25,000 square feet including space for community programs and meetings, with an emphasis on performing arts programming. It would incorporate multiple meeting rooms, recreation and performance areas, office areas, as well as other amenities. The facility would also incorporate sustainable features and act as a community resilience center capable of providing services year-round. Additionally, it would be used as an evacuation center in the event of a local emergency or shelter due to adverse weather conditions such as extreme heat and poor air quality.

TSK has produced three schematic design options for City Council review and feedback. The schematic design is focused on the massing of the facility and architectural components, not including building facade/construction materials. Expanding upon input received as part of the October 2 workshop, the project would proceed into the design development phase where the structural elements, architectural design, building materials, landscape design, and preliminary engineering cost estimates would be completed. The design development phase of the project would include additional opportunities for public engagement and City Council input with the final design and construction documents scheduled for completion by the end of the fiscal year (early Summer 2025).

STRATEGIC PLAN OBJECTIVE

Community Engagement and Social Infrastructure

FISCAL IMPACT

There is no fiscal impact associated with the recommended action. The design portion of the Menifee Community Center is fully funded in the FY 2024/2025 CIP Budget. Construction and development of the project site is currently unfunded. Staff would explore funding options and pursue grant funding opportunities for the development phase of the project following approval of the facility design. Additional funding would also be required to support facility maintenance and programming in future fiscal years.

ATTACHMENTS

1. Community Survey Summary
2. Presentation