Feasibility Study for a Senior Center Facility
City of Grover Beach, California

ktua

GREENPLAY LLC
The Leading Edge in Parks, Recreation, And Open Space Consulting

BS
BARKER RINKER SEACAT ARCHITECTURE
Your GreenPlay Team

GreenPlay LLC
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City of Grover Beach Parks and Recreation Department

GreenPlay
Tom Disk, CPRP, Project Manager
Pat O'Toole, Principal-in-Charge
Teresa Jackson, AFO, CPO, Project Consultant
Teresa Penbrooke, PhD, MAM, CPRE
Contracting Principal
Primary Responsibilities:
Agency & Contextual Project Management and Oversight,
Development of Recommendations
Market Analysis
Economic Impact Assessment
Community Outreach and Public Input Facilitation
Successful Development of Final Report

BRS
Craig Bouch, AIA, LEED AP
Principal
Primary Responsibilities:
Site Analysis
Conceptual Elements and Costing for Built Components

KTUA
Cheri Blatner-Pifer, PLA, ASLA, LEED Green Associate
Senior Landscape Architect
Brooke Whalen, ASLA, LEED Green Associate
Associate Principal
Jacob Leon, ASLA, LEED Green Associate
Associate Planner
Primary Responsibilities:
Site Analysis
Conceptual Costing
Well Thought Out, Yet Flexible

GreenPlay Feasibility Study Process

1. Strategic Kick-off
2. Needs Assessment
3. Market Analysis
4. Conceptual Amenities & Site Program Development
5. Final Report & Presentation
6. Draft Report
7. Findings & Conceptual Feedback

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No Decisions have been made.

We want your input!
Trouville Community Center
1230 Trouville Ave
Trouville Community Center
1230 Trouville Ave

Site Statistics:
Approximate Size Acreage = .6
Approximate Buildings Size = 5,500
16th Street Park
South 16th Street & Mentone Ave
16th Street Park
South 16th Street & Mentone Ave

Site Statistics:
Approximate Size Acreage = .6
Approximate Buildings Size = N/A
Cleaver Park
164 South 13th Street
Cleaver Park
164 South 13th Street

Site Statistics:
Approximate Size Acreage = .6
Approximate Buildings Size = N/A
Ramona Garden Park
993 Ramona Ave
Ramona Garden Park
993 Ramona Ave

Site Statistics:
Approximate Size Acreage = 2
Approximate Buildings Size = 3,000
How long have you been a resident of Grover Beach?
How long have you used Grover Beach programs or facilities?

Years of Participation

- <5 years: 8%
- 5-9 years: 19%
- 10-19 years: 19%
- 20+ years: 27%
- Have not used programs or facilities: 31%
What activities do you participate in?

- Ping-pong
- Sizzling Concert Series
- Service group participation
- Water aerobics
- Sewing
- Fitness Programs
- Book club
- Art programs
- Parades
- Pickleball
- Walking
- Volunteer
- Stone Soup Festival
- Painting
- Community Garden
- Library Programs
- Tai Chi
- Silver Yoga
- Health services
- Bunko
- Bingo
What are the strengths of the programs or facilities offered by Grover Beach Parks & Recreation?

- SIZZLING CONCERT SERIES
- LIFELONG LEARNING PROGRAMS
- RAMONA GARDEN PARK EVENTS
- STAFF
Conversely, what are the major weaknesses that need to be addressed through the Needs Assessment and Feasibility Study?

- Homeless in the park
- Trouville Center is underutilized
- Ramona Garden Center is underutilized
- Transportation
- Cost
- Lack of senior programs
- Lack of older adult fitness
What additional activities do you feel should be offered at a new Senior Recreation Facility that are currently not available?
What new amenities would you like to see provided at a new Senior Recreation Facility?
Are there any portions of the City of Grover Beach that are underserved?
How do you believe a new Senior Recreation Facility should be financially supported?

- State Funding (master plan for aging)
- Model the Central Coast Senior Center
- County
- User fees
- Cannabis
Who are the key partners and stakeholders in the community with regards to assisting with the plans and programs at a new Senior Recreation Facility?

- COUNTY DEPARTMENT OF SOCIAL SERVICES
- FIVE CITY PARTNERSHIP
- CENTRAL COAST SENIORS
- SENIOR VOLUNTEER SERVICES
- CENTRAL COAST SENIOR CENTER
- AREA AGENCY ON AGING
- LUCIA MAR UNIFIED SCHOOL DISTRICT - ADULT SCHOOL AND COMMUNITY CLASSES (OCEANO COMMUNITY CENTER)
- SERVICE ORGANIZATIONS
What are the key issues that need to consider for a new Senior Recreation Facility?

Cost of living

New senior housing in San Luis
What are the key values that need to consider for a new Senior Recreation Facility?

- Weather
- Outdoor activities
- Affordability
- People/Small Town Feel
Other comments, suggestions, feedback?
Thank You For Your Time & Consideration!

Tom Diehl, CPRP, Principal
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