

# COACHELLA COMMUNITY CENTER



CITY OF  
COACHELLA LOGO

JULY XX, 2021

# PROJECT OVERVIEW

## PROJECT HISTORY



# PROJECT HISTORY

MONTH YEAR -  
MONTH YEAR



## COACHELLA WELLNESS CENTER ENGAGEMENT

DESCRIPTION - DITATAQUIS SIM QUIAS SANIMUS, CUMQUATIUM, CUSAECU SANDISCIET MA IDE ET PREM RE LA COREM. ET QUIASSIT AUDAM, CONSECTIUR APEDITIA SUSTRUP TATEM. CIISTII SIMAXIM AGNATUREST, CUM NON ESTI AS AUT ET LATENT VELENDERRO VOLOREM PERNATE DOLESEQ UATECATUR, IPIET OMNIS SIMINUM ES RE ELESTIOS VOLENTI AECUSAN DIATIA CONSEQUI AD ET, UTE NECUPTA TATIUNT ODITIA

- PLACHOLDER
- PLACEHOLDER
- PLACEHOLDER



MONTH YEAR -  
MONTH YEAR



## COACHELLA COMMUNITY CENTER FEASIBILITY STUDY

DESCRIPTION - DITATAQUIS SIM QUIAS SANIMUS, CUMQUATIUM, CUSAECU SANDISCIET MA IDE ET PREM RE LA COREM. ET QUIASSIT AUDAM, CONSECTIUR APEDITIA SUSTRUP TATEM. CIISTII SIMAXIM AGNATUREST, CUM NON ESTI AS AUT ET LATENT VELENDERRO VOLOREM PERNATE DOLESEQ UATECATUR, IPIET OMNIS SIMINUM ES RE ELESTIOS VOLENTI AECUSAN DIATIA CONSEQUI AD ET, UTE NECUPTA TATIUNT ODITIA

- PLACHOLDER
- PLACEHOLDER
- PLACEHOLDER



# ENGAGEMENT FINDINGS

## ENGAGEMENT METHODS FINDINGS



# ENGAGEMENT OVERVIEW



PLACEHOLDER  
TEXT

ENGAGEMENT  
METHODS  
OVERVIEW

CHALLENGES  
POSED BY  
PANDEMIC



## METHODS

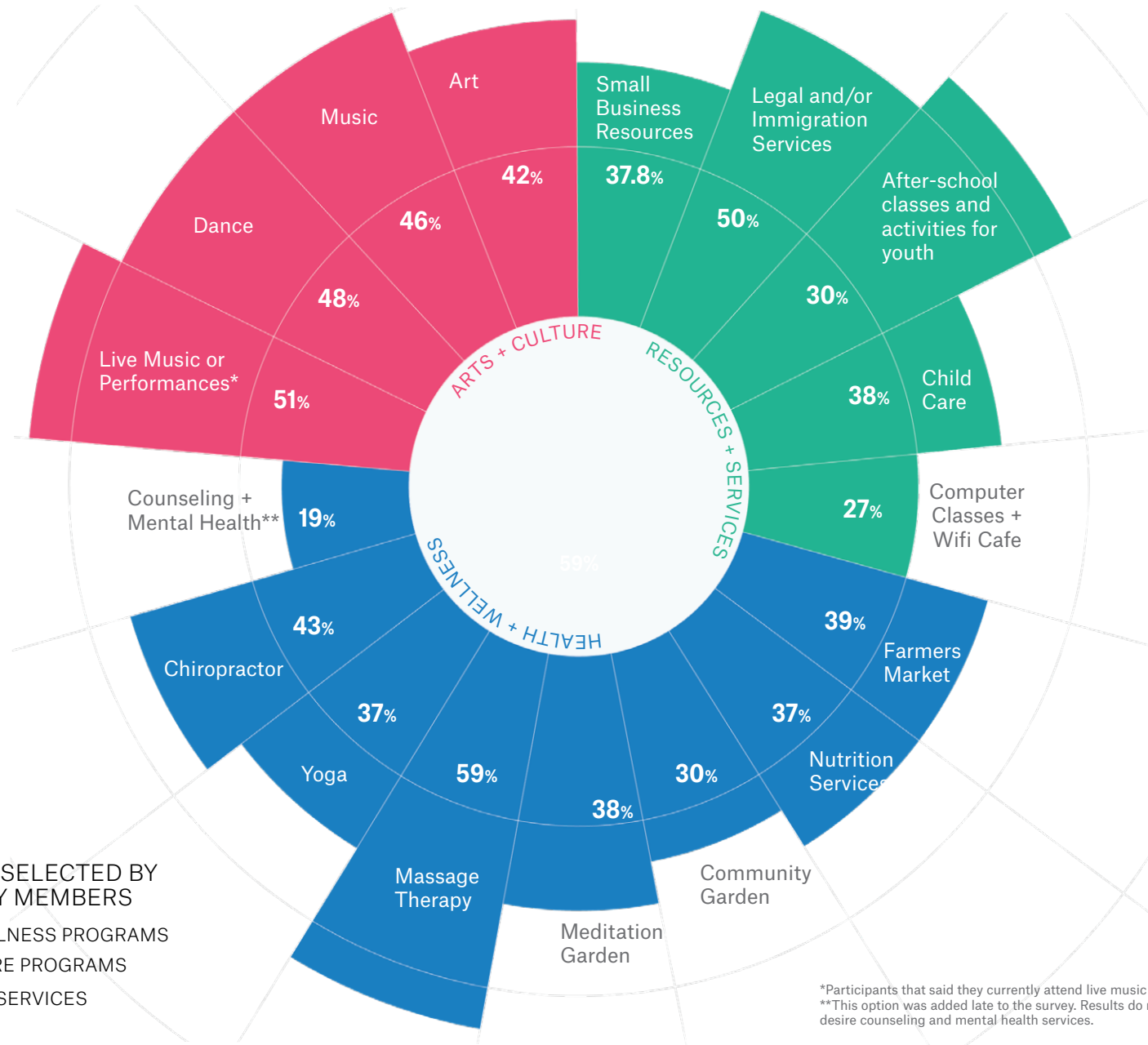


XXX SURVEYS



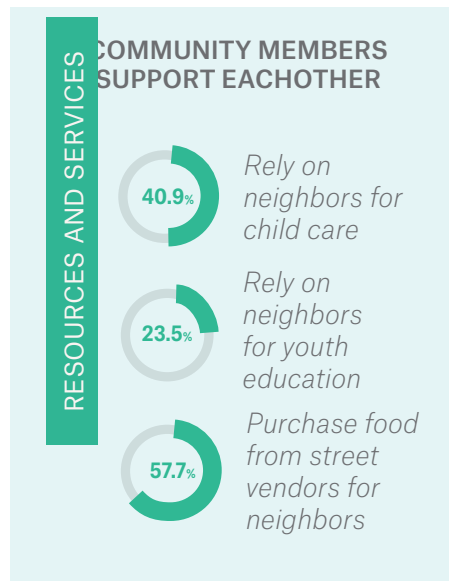
XXX PARTICIPANTS IN  
DESIGN ENGAGEMENTS

# WHAT WE HEARD

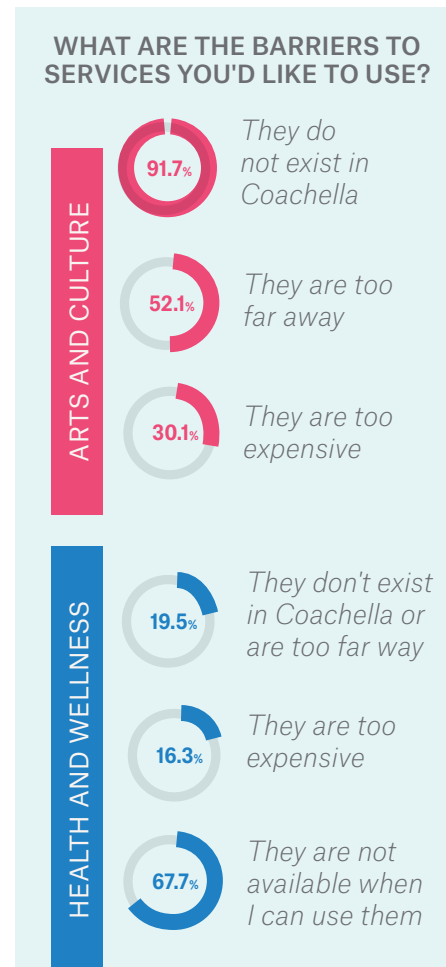


# WHAT WE HEARD

## PLACEHOLDERS FOR GRAPHICS + TEXT ABOUT EXISTING COMMUNITY SUPPORT NETWORKS



## PLACEHOLDERS FOR GRAPHICS + TEXT ABOUT BARRIERS TO ACCESSING DESIRED RESOURCES/SERVICES



## PLACEHOLDERS FOR GRAPHICS + TEXT ABOUT PREVALENCE OF ENTREPRENEURSHIP IN COACHELLA

### COACHELLA IS ENTREPRENEURIAL

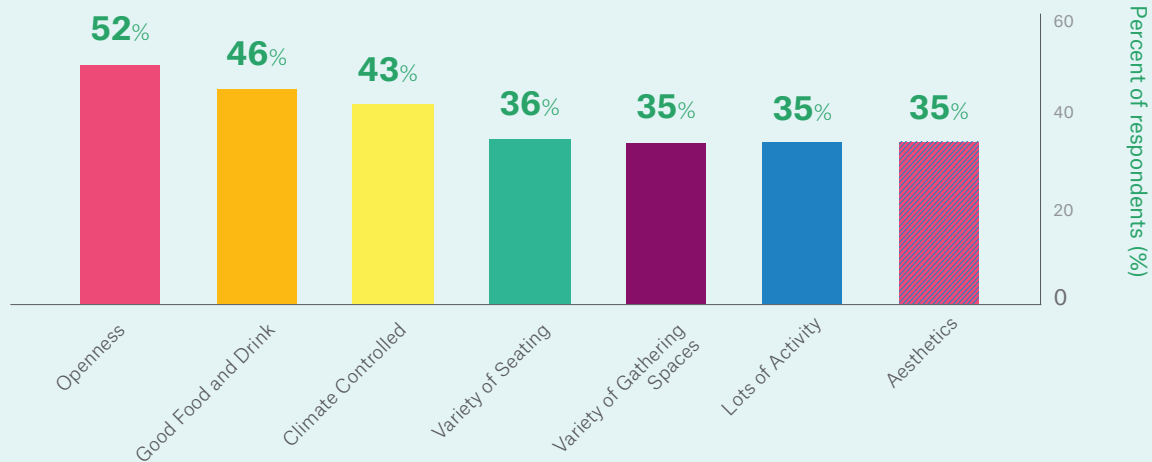
**25.7%** of households surveyed have a small business or income generating venture

# WHAT WE HEARD

## PLACEHOLDERS FOR GRAPHICS + TEXT ABOUT HOW COACHELLA COMMUNITY MEMBERS WANT THE CCC TO LOOK AND FEEL

### SPATIAL QUALITY

WHAT FACTORS ARE MOST IMPORTANT WHEN CHOOSING A PLACE TO HANG OUT OR MEET OTHERS?



**"WE ARE EXCITED THAT THE CITY IS CONSIDERING A PROJECT LIKE THIS ONE"**

Artemisa, Coachella resident and design engagement participant

**"I WANT MY MONEY TO STAY IN COACHELLA... I WANT TO CONTINUE TO SUPPORT MY CITY"**

Rosa, long-time Coachella resident interviewed by KDI staff



# RECOMMENDATIONS

An architectural rendering of a courtyard area. In the foreground, a woman in a brown coat and blue skirt walks from left to right. In the middle ground, a woman in a red and white patterned skirt stands near a tree. In the background, three children (two girls and one boy) are walking towards the right. The courtyard is paved and features various plants, including agave, succulents, and a tree with purple flowers. A pergola structure is visible, and a large mural of a blue dinosaur is on the left wall. The sky is light blue with several birds flying.

**PROGRAM RECOMMENDATIONS**

**DESIGN RECOMMENDATIONS**

**PRECEDENT PROJECTS**

# PROGRAM RECOMMENDATIONS

## PLACEHOLDER FOR TEXT EXPLAINING PROGRAM RECOMMENDATIONS

### PROGRAM HIGHLIGHT

- PLACHOLDER
- PLACEHOLDER

### PROGRAM HIGHLIGHT

- PLACHOLDER
- PLACEHOLDER

## COMMUNITY NEED AND PRIORITIES



YOUTH DEVELOPMENT AND ACTIVITIES



SMALL BUSINESS AND ECONOMIC DEVELOPMENT



PUBLIC SERVICES AND RESOURCES



HEALTH AND WELLNESS



ARTS AND CULTURE

# PROGRAM RECCOMENDATIONS

Non Profit Hub



Co-working Center



Community Kitchen



Youth Spaces



Health and Wellness Center



Flexible Gathering Space



Event Plaza



# DESIGN RECOMMENDATIONS

## DESIGN OVERVIEW AND GOALS

- CONNECT COMMUNITY CENTER WITH BROADER COMMUNITY
- DRAW IN VISITORS TO AND FROM LIBRARY, VETRANCES PARK, LIBRARY AND ART WALK.
- REMOVING BORDERS AND BARRIERS AROUND COMMUNITY CENTER TO BRIDGE LANDS
- UTILIZE LANDSCAPE AS AN EXTENSION OF BUILDING THAT SUPPORTS COMMUNITY PROGRAMING



# DESIGN RECOMMENDATIONS

## SITE PLAN OVERVIEW



# DESIGN RECOMMENDATIONS

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# DESIGN RECOMMENDATIONS



# DESIGN RECOMMENDATIONS





# DESIGN RECOMMENDATIONS

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# DESIGN RECOMMENDATIONS

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# DESIGN RECOMMENDATIONS



# DESIGN RECOMMENDATIONS



# PRECEDENT PROJECTS - COM. KITCHENS

## PLACEHOLDERS FOR GRAPHICS + TEXT HIGHLIGHTING A PRECEDENT PROJECT

### COLUMBIA GORGE COMMUNITY COLLEGE COMMERCIAL KITCHEN *HOOD RIVER, OREGON*

Columbia Gorge Community College Commercial Kitchen in Hood River, Oregon (population 7,162) charges **\$15 per hour** for use of its 2,000 square foot facility fully equipped with convection ovens, mixers, food processor, and 60-gallon cooker/mixer, refrigerators, freezers, coolers, and dry storage, space for food preparation, processing, and sanitizing, as well as a packaging area with labeling machine and package sealers. The kitchen operates as a business incubator serving new and existing food businesses by providing inexpensive processing space and professional business counseling services.

The kitchen remodel and equipment was funded through grants by the US Forest Service and US Dept of Agriculture and Rural Development and the facility pays **\$300 a month** for someone to supervise the kitchen and train new users.



Volunteers help cook the annual Salvation Army Dalles Community Thanksgiving Dinner meal for community members in need at the Columbia Gorge Community College Community Kitchen (left)

# PRECEDENT PROJECTS

## PLACEHOLDERS FOR GRAPHICS + TEXT HIGHLIGHTING A PRECEDENT PROJECT

### PASCO COMMUNITY KITCHEN *PASCO, WASHINGTON*

The Pasco Specialty Kitchen is owned by the City of Pasco and operated by the Pasco Downtown Development Association as an incubator for small businesses to manufacture and market food products. The fully equipped kitchen also trains high school students in food processing and culinary careers through a partnership with the Pasco School District

As of 2019, it had more than 40 users, 23 of which are high-use, 12 are seasonal, and a few are hobbyists. Similar to those of other community kitchens, hourly rental rates range from **\$12 per hour to \$17 per hour**, with lower rates for evening use and discounts for frequent users (over 20 hours per month). Freezer/cooler space, dry storage, pallet space, and drawer space are available for an additional fee(s). Tenants are also charged a **\$50 annual marketing fee**, which includes associate memberships in area Chambers of Commerce and Visitor Bureau, as well as a listing on the Pasco Specialty Kitchen website. The kitchen also features a walk-up window through which entrepreneurs can serve customers.

The Pasco Specialty Kitchen has an annual budget of **\$96,000** and rental fees cover less than 50% of the cost of operations, in part due to the full-time kitchen staff. Other funding comes from a variety of sources including the Pasco School District and the City of Pasco community and economic development funds. Unlike other kitchen models that are run by non-profit organizations, public agencies, or part-time staff, the kitchen has a full-time staff, accounting for 40% of its expenses.



Volunteers help cook the annual Salvation Army Dalles Community Thanksgiving Dinner meal for community members in need at the Columbia Gorge Community College Community Kitchen (left)

# PRELIMINARY COST ESTIMATE

## ESTIMATE BREAKDOWN

DESCRIPTION	QUANTITY (SF)	UNIT COST	ESTIMATE
DEMOLITION			\$50,000
RENOVATED AREAS (FFE INCLUDED)	13,500 SF	\$285	\$3,847,500
NEW CONSTRUCTION (FFE INCLUDED)	5,450 SF	\$345	\$1,880,250
SITE WORK & LANDSCAPING	60,000 SF	\$55	\$3,300,000
BUILDER COSTS		15%	\$1,361,663
<b>SUBTOTAL HARD COSTS</b>			<b>\$10,439,413</b>
CONTINGENCY			\$3,131,824
<b>TOTAL HARD COSTS</b>			<b>\$13,521,236</b>
SOFT COSTS		15%	\$2,028,185
CIVIL ENGINEERING, SOILS, ENVIRONMENTAL REPORTS, SURVEYS			
ARCHITECT, LANDSCAPE ARCHITECT, MEP & STRUCTURAL ENGINEERING			
ENTITLEMENTS & PERMIT FEES			
<b>TOTAL SOFT COSTS</b>			<b>\$2,028,185</b>

**NEXT STEPS**

**PHASING STUDY**





# PHASING STUDY

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