

Central Complex Area

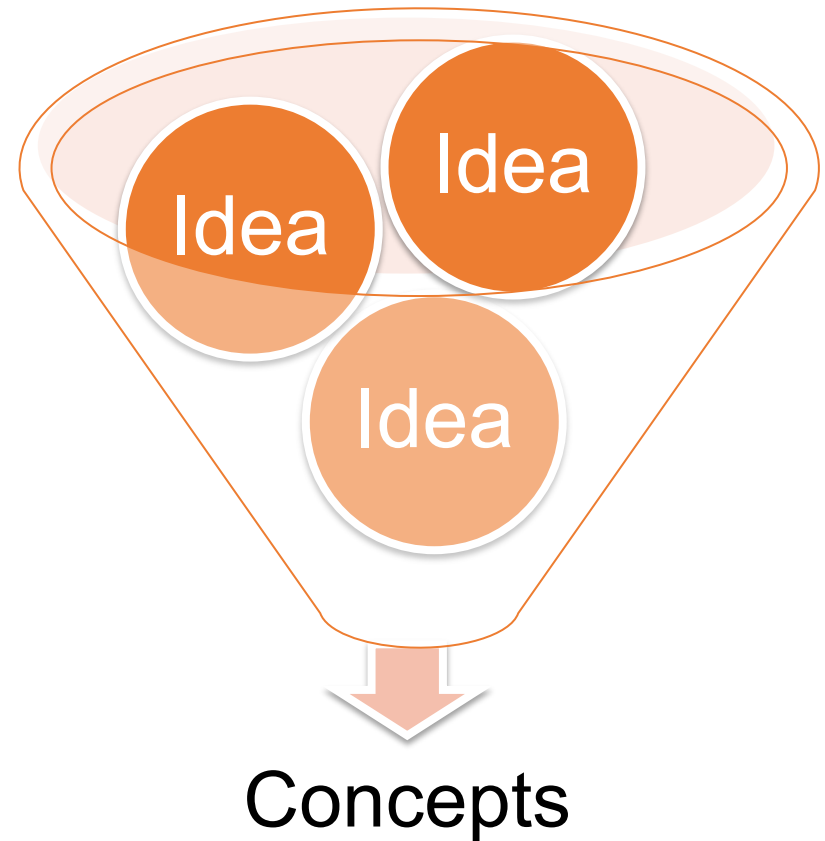
April 2, 2024 Townhall



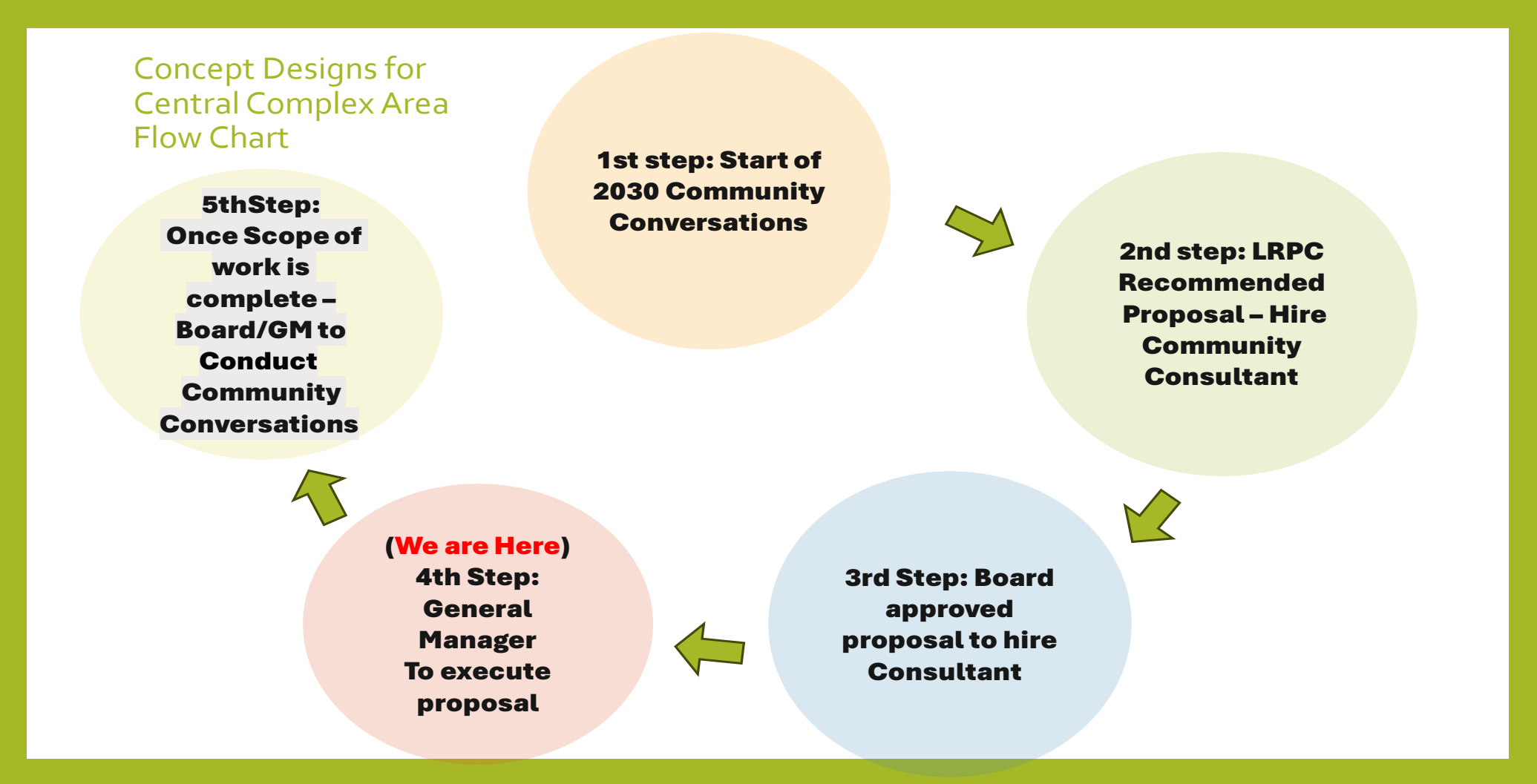
AGENDA

- **User Group Leaders Presentations:**
 1. Fitness User Group
 2. Indoor Gatherings User Group
 3. Arts and Education User Group
 4. Outdoor Gatherings User Group
 5. Admin Office User Group
 6. Walk Audit Update
- **Updated Timeline**
- **Q&A**

Moving From Ideas to Concepts



In December 2023 the Board approved a contract with ArchiLOGIX to develop multiple (3) concepts for the Central Complex area.



What the ArchiLOGIX team needs from each User Group.



How do you see this (space, activity) working best in the future.



What are examples that have informed or inspired this vision?



What do you imagine are the obstacles to success?

Fitness User Group

LRPC Liaisons: Jess Marzak, Mary Myers

User Leader: Joy Bellomo

Fitness Center

Tennis

Lawn Bowling

Bocce Ball

Petanque

Strength & Balance

Pools

Basketball

Billiards

Badminton

Yoga (four types)

Croquet

Table Tennis

Cycling

Pickleball



Fitness Center

Current Space (9,300 Square feet): Capacity: 59 people

- Hours of Operation: 5am to 9pm

Key Issues:

- Equipment takes up floor space
- Trainers' office takes up floor space and has poor sight lines for oversight
- Emergency Exits take up floor space

The Fitness Center needs at least an additional 3,500 square feet by:

- Incorporating the patio area
- Incorporating room B
- Pushing out the walls in the cardio room and free weight/mat area

Key Benefits: additional capacity and additional equipment such as Peloton bikes, cardio machines with TVs, additional weight machines as well as more space for Pilates, yoga and stretching.



Pickleball/Tennis Court Allocation/Needs

1. **Demand:** Pickleball requests more courts.
2. **Tennis:** Advocates for maintaining current tennis courts.

Changes since 2018:

- Quieter equipment: Felt-covered racquets.
- Increased sound levels due to fire-wise brush removal, impacting nearby homes.

Key Considerations:

- Any new pickleball court additions or redesignation of existing courts require a new sound study.
- If sound study restricts pickleball use of other current courts courts:
 - Construct two new pickleball courts in the CAC.

Pétanque/Lawn Bowling

- Pétanque with over 70 members has three courts in the CAC
- Pétanque would like to have a fourth court
- Pétanque would like court shade covers
- The Lawn Bowling green meets the club's needs, however; the storage spaces need to be reevaluated/expanded/upgraded.

CAC – Pool/Cabana

- The current pool is adequate for multiple uses
- Depth of pool is important
- Soften the deck appearance and add sunshades to the pool deck area
- The cabana requires major renovation
- Consider installing a gate on the east side of the pool area to enable swimmers picnic area
- Add an ADA approved lift chair

Billiards/Table Tennis/Strength and Balance

1. **Billiards Expansion:**

- Requirement: Space for three 9-foot competition tables and a snooker table, with sufficient playing area around them.

Proposed Solutions:

- Explore renting office space behind Mei Dong restaurant.
- Move to another location in OVA Facilities

2. **Table Tennis:**

- Adequate space available at upper WRC.

3. **Minor Improvements Requested:**

- WRC: Club requests minor enhancements.

4. **Strength & Balance:**

- Space Constraints: Turned away up to 70 residents due to limited space.
- Relocation: Expresses interest in moving to Berger facility for adequate space.

Yoga/Bocce

Yoga: there are 4 yoga classes at Lower WRC, we spoke to 3 of them most like their spot

- The women's yoga feels the WRC fits their needs
- Forrest Yoga is happy with WRC but would like the ability to hold outdoor classes in nice weather. This would require an area with firm flooring and sunshade
- Chair Balance Yoga is fine with CAC

Bocce: No Response Yet

Basketball/Badminton

- Basketball has interest because it is viewed as a family sport.
 - Basketball request a half court
 - Two locations for a half court are being considered: the shuffleboard area in the CAC or the WRC tennis courts
- Croquet and Badminton: OVA should buy a set for each of these sports to be set up out in the CAC area until interest can be gaged
- Cycling: suggests more bike racks in the CAC area that are made to accommodate e-bikes

Indoor Gathering User Group

Focus – Meeting and Indoor Event Spaces

Users such Boomers, ShaBoom, Lifelong Learning, Tax Prep, Rainbow Women, OHI, Sunday Symposium, OVA sponsored events and explore coffee /café options.

Leader: Carol Pence, Rhonda Greer

LRPC Liaison: Kate Bond, Monica Heath

Indoor Gathering User Group

Commons area similar to a student union or lounge-

- Space to meet up with friends and connect
- A place to bring your lunch and hang out and just relax
- A place to work, outside of your home
- Unique coffee vending, possible food/beverage pop-ups



Commons area cont.-

- Late afternoon/evening music performers/wine tastings
- Special occasion screenings like Superbowl, Grammy's, etc.



Indoor Gathering User Group

Music Practice Space similar to or larger than the size of the “Green Room” or Room G-

- Features include soundproofing, double doors to allow big instruments to move through, armless chairs and a music quality sound system.
- Location preferred is a short distance from the parking lot and no big stairs.



Indoor Gathering User Group

Meeting Rooms for multi-purpose use-

- Two additional small to accommodate 6 - 10 people
- Two or three additional large to accommodate 70+ people



Indoor Gathering User Group

A room for multi-purpose use such as classes, movies, concerts and club use-

- Features a square or auditorium shape
- with banked seating and a stage
- Size requests-
 - To accommodate 50 - 75 people
 - To accommodate up to 300



Indoor Gathering User Group

Berger changes-

- Develop egress to the outside from Room G and Room H
- Remove the wall dividing the storage spaces behind the stage so that performers can enter the left side of the stage without going outside
- Replace solid walls of Room G with movable ones
- Create a lobby or covered area outside towards greensward to accommodate event registration/ticket sales or waiting area
- Remove couches as they limit flexibility and take up space

Indoor Gathering User Group

Many groups using the Berger, CAC and Rec Centers have requested-

- Additional space for storage
- AV systems more easily operated

Other thoughts-

- OVA should own better quality portable speakers and microphones
- Hearing loops in each meeting space

Indoor User Group Continued – General

If and when commercial buildings within the Oakmont community come up for sale, buy them.

Same size and desiring the same configuration could use the same room. This would cut staff set-up time. Should user groups be polled to see of this possibility?

Hire more maintenance staff so that set-up and take-down times for meeting rooms can be lessened

Survey clubs each years as to attendance, room size needs, flexibility in scheduling, etc.

Check into use of Oakmont Garden spaces.

Install water bottle refilling stations in CAC and both rec centers

Indoor User Group Continued – Parking/Storage

Parking	There is concern for parking as there are some events that take up a lot of it, ORW and Veteran's Day parade, etc.
Parking	Racks or secure parking for bicycles at CAC, Berger, OVA office and each rec center. Also accommodate parking for 3 wheelers and electric (which are heavy and many cannot lift over curbs).
Parking	Have specific parking in all lots for golf carts. They now take up the whole parking space for a car.
Storage	Cabinet lockers could be built for the outside of most buildings.
Storage	If billiard room is moved, let more space there go to more lockers for clubs' storage needs.
Storage	The shuffleboard supplies no longer need to have a closet on the outside of the Berger.

Indoor User Group Continued – Tech

Upgrade room reservation software to suggest available rooms near requested size and time for the same usage, enhancing user experience.

Install meeting room digital displays (outside entry door) showing day's events and generated from reservation system software (much like what hotel meeting rooms have)

Research LED Video walls for large meeting rooms

Add card readers for every meeting space so that the amount of use, when and by whom can be learned

Hearing loops needed in each meeting room.

By check and out from OVA office, six headset microphones, good quality portable speakers and microphones.

Indoor User Group Continued – Tech

AV in the East Rec needs improvement. Challenging and doesn't always work as designed. One club pays to have AV helper there.

AV in Berger is too difficult. ("Need a PHD to operate")

More staff trained and available when AV challenges are faced

Invest in laptops so that tech room does not have bulky and outdated desktop computers to store

AV in the East Rec needs improvement. Challenging and doesn't always work as designed. One club pays to have AV helper there.

Arts and Education User Group

Focus – Learning, Arts, Crafts, and Technology

Users such as people representing the Technology Center, Library, Maker Groups like stitchers and quilters, craft groups, music groups, Jazz Club, Cards and Games, and Art Association.

Leader: Marilyn Pahr, Tudy Calegari

LRPC Liaison: Liz Lefson

Example Photo of a Gym



Example photo of a Gym



Arts/Education User Group

- OTLC - Oakmont Technology Learning Center
 - Increase in the number of students taking classes (365 in small classes of 12)
 - Equipment limitations; tables are wired to the floor, computers programmed for individual classes
 - Concerns over non-students/untrained users to access equipment
 - Need an OTLC team to assist non-OTLC user in AV equipment - additional skilled & trained volunteers needed
 - Video but not Audio - would need enhancements for Zoom

Arts/Education User Group

- Card Room
 - Some areas seeing growth and are at or near capacity
 - Need more room around the tables for wheelchair/walker access
 - Better temperature control
- Lobby/ Puzzles
 - Needs additional display shelves in lobby
- Room B
 - Space limitations
 - Need for consistent access to necessary cables, etc for A/V equipment
 - Lighting issues when using screen, particularly for movies

Arts/Education User Group—Tech

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Example Photo

Arts/Education User Group

Arts and Crafts Room	Current room is too small, no room to move around, lack of ability to use tools & equipment
All-purpose Craft Room /Makerspace	Current craft groups need to retain their schedules and space
All-purpose Craft Room /Makerspace	Individual tables of differing heights with power/usb ports and room to move around, armless chairs / movable chairs/stools
All-purpose Craft Room /Makerspace	Space to accommodate easels
All-purpose Craft Room /Makerspace	Storage for projects

Arts/Education User Group

All-purpose Craft Room /Makerspace	Display areas for exhibits
All-purpose Craft Room /Makerspace	Good lighting and ventilation
All-purpose Craft Room /Makerspace	A/V equipment for classes/instruction
All-purpose Craft Room /Makerspace	Equipment: Ironing Boards/irons, laser cutter, sewing/embroidery machine, 3-D printer/oversized printer, rent/checkout tools and materials During non-scheduled use, individual tables/workspaces could be booked by artists/crafters
All-purpose Craft Room /Makerspace	During non-scheduled use, individual tables/workspaces could be booked by artists/crafters
All-purpose Craft Room /Makerspace	Potential for classes/instruction/collaboration

Example Photo



Arts/Education User Group

Library/Enhanced Small Space Meeting Room

Additional use: Book Clubs, Current OVA Book Club at capacity, currently over 50 book clubs meet in Oakmont - by nature, groups limited in size

Soft seating with movable chairs/ softer lighting

Additional library displays

Locked display cases for exhibits featuring Oakmonters' interests/hobbies

Potential for "salon style" talks in conjunction with displays

A/V equipment for presentations/Zoom meetings



Example Photo

Arts/Education User Group

AV Studio	Audio and/or video productions could be streamed live and recorded for Oakmont community related activities.
AV Studio	The studio would require some dedicated AV equipment to be stored on site.
AV Studio	Trained volunteers
Memory Lab	Film & VHS transfer; photo scanning; oral history, etc.
Memory Lab	Need for trained volunteers to assist with equipment
Ceramics	Ceramic Arts room with kil
Ceramics	Need volunteers to monitor space & kiln; cost of kiln

Outdoor Gatherings User Group

Focus – Use of Exterior Spaces

Users such as people representing the Pool Area, Landscape Park, Event Plaza, and Outdoor Meeting Spaces.

Leader: Carol Toth

LRPC Liaison: Rex Fuller and Josh Axelrod

Central Complex Open Space

Group Goals:

- Identify projects that will fit the unused spaces in the CAC parcel
- Identify projects to address needs identified by 2030 focus groups
- Utilize contemporary design to mitigate the current 1970's institutional look
- Develop eco-friendly, firewise, drought tolerate options
- Preserve the good features that already exist.



Key Projects



Outdoor Event Space



Enhanced and Expanded Patio Areas



Small Landscape Park



Walking Loop Trail

Outdoor Event Plaza

Attributes: Stage/Gazebo, dance area, open area that can accommodate lawn chairs or booth set-up, shade structures

Main Uses: Concerts, Dances, Fairs, Guest Speakers, Art Shows, Farmers Market, Dog Show, Town Square, etc.

Additional Uses: Gazebo/Stage could be used for outdoor exercise classes, small group meetings etc.

Requirements: electricity, lighting, AV set up (stage), rest room access, ADA, adjacent parking, shade

Possible Location: Berger Front Lawn

Enhanced and Expanded Patio Spaces

Attributes: Outdoor living room, tables and chairs, shade structures

Uses: Small group meetings and social events, informal socializing (card and board games), picnics

Requirements: rest room access, WiFi, ADA, lighting

Possible Locations:

- Area in front of CAC
- Expand patio behind the CAC
- Reinvent Berger side and front patios

Small Landscape Park

Attributes: natural area, green space, small gazebo structure, walking paths, seating areas,

Uses: picnics, meditation space, group gatherings,

Requirements: Rest room access, ADA, lighting

Possible Location: behind pool (former putting green) incorporating existing wetland and bridge features

Walking Trail Loop

Attributes: a trail that loops around the Central complex, connecting the various buildings and outdoor spaces

Uses: exercise walkers, dog walkers, connection between CAC facilities indoor and outdoor.

Requirements: benches (rest areas), path lighting, ADA, rest room access

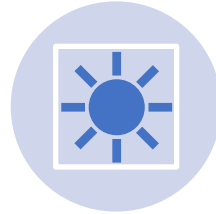
Key Initiatives



**NEW AND IMPROVED
FACILITIES**



**OUTDOOR EVENT
SPACE**



**IMPROVED PATIO
AREAS**



**SMALL LANDSCAPE
PARK**



WALKING LOOP TRAIL



**ADDITIONAL REST
ROOM FACILITIES WITH
OUTDOOR ACCESS**



**EXPANDED
BICYCLE/EBIKE/TRICYCLE
PARKING**

Admin User Group

Focus – Functional workspace and needs for both staff and members.

Users such as Administrative Staff and Maintenance Staff, Fitness Staff

Leader: Christel Antone – OVA General Manager

Additional Staff Support: Todd O'Donnell and Dana Walters

Admin User Group

Reception Area: A welcoming reception area where visitors can check in and receive assistance from administrative staff.

Meeting Rooms: Dedicated meeting rooms of various sizes to accommodate board meetings, committee meetings, and resident gatherings.

Workstations: Individual workstations or desks for administrative staff to perform daily tasks, including answering phones, responding to emails, and managing HOA paperwork.

Conference Room: A conference room equipped with audiovisual technology for hosting larger meetings, presentations, and community events.

File Storage: Storage areas for maintaining HOA records, documents, and files in an organized and secure manner.

Admin User Group

Community Bulletin Board: A designated area for posting announcements, meeting schedules, and important notices for residents.

Common Area for Residents: If space allows, consider including a common area for residents to use for gatherings, social events, or recreational activities.

Quiet Zones: Quiet zones or private offices where staff can focus on tasks requiring concentration, such as accounting, budgeting, or correspondence.

Accessibility Considerations: Ensure that the office space is accessible to all staff and visitors, including those with disabilities.

Admin User Groups

Community Information Center: Create an area where residents can access information about HOA rules, regulations, community events, and resources.

Flexible Spaces: Design flexible spaces that can be easily reconfigured to accommodate different types of activities and events, allowing for adaptability and efficiency in space utilization within the HOA office.

Shared Worked Stations Examples



Gathering Area Incorporated into Office Space Examples



Walk Audit Group Update

Focus – Surroundings of Central Complex Area

Will involve a group of volunteers to conduct a walkability audit in half-mile radius of the Central Complex Area.

Leader: Bruce DeTerra

LRPC Liaison: Marlena Tremont

Walk Audit

AARP – WALK AUDIT

AARP

Walk Audit Tool Kit

A self-service guide for assessing a community's walkability

Worksheets available at [AARP.org/WalkAudit](https://www.aarp.org/WalkAudit)

AARP

Walk Audit Tool Kit

A self-service guide for assessing a community's walkability

In too many communities, people can't safely walk to where they need or want to go due to a lack of sidewalks, crosswalks or other safety features that make streets safe for pedestrians and drivers.

A walk audit is a simple activity in which an individual or a team observes and evaluates the walkability of a location to document how and if pedestrians can safely travel along a street, navigate an intersection and get from point A to B, C and so on.

Who can conduct a walk audit? Anyone!

The **AARP Walk Audit Tool Kit** can be used by local leaders, advocates, community organizations and residents to ...

- enable people to get around without having to drive
- help reduce traffic congestion and pollution
- inspire the development of pedestrian-friendly streets
- increase exercise opportunities for people of all ages
- gather input about community infrastructure needs
- educate residents about street design elements that support safety
- encourage social interactions among neighbors
- give a boost to property values
- empower community leaders and residents to be the agents of needed change

The **AARP Walk Audit Tool Kit** is free and available for download or order. Visit [AARP.org/WalkAudit](https://www.aarp.org/WalkAudit).

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Timeline for User Groups

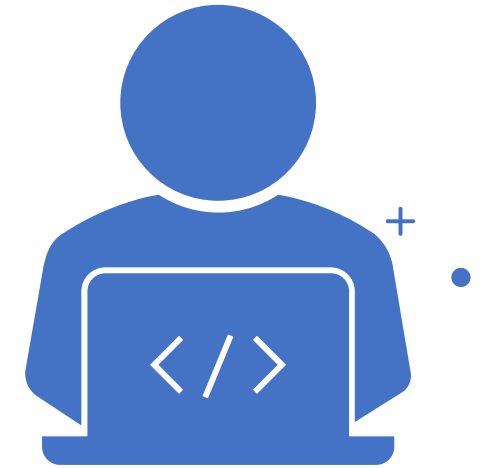
Updated Timeline as of April 2, 2024

Town Hall - User group presentation to Community	OVA	OVA/ALX	4/2/24	4/2/24
User Group Planning Cont..	OVA	OVA	4/2/24	4/12/24
Walk Audit	OVA	OVA/ALX	4/11/24	4/11/24
User Group workshops (5 total)	ALX	OVA/ALX	4/15/24	4/19/24
User Groups meeting notes & design objectives	ALX	ALX	4/22/24	4/26/24
Meeting LRPC Steering and User Groups	ALX	OVA/ALX	4/29/24	4/30/24
User Group Review and Comment on Design Meetings	OVA	ALX	5/1/24	5/3/24
Master planning and preliminary design studies	ALX	ALX	5/6/24	5/24/24
Progress Presentations (BOD / LRPC / User Groups)	ALX	ALX	5/28/24	5/29/24
User Group Review and Comment of Progress Presentations	OVA	ALX	5/30/24	6/4/24
Final Reports/Exhibits	ALX	ALX	6/5/24	6/24/24
Preliminary fact checking - User Group Leaders/LRPC	ALX	ALX	6/25/24	6/26/24
Presentation to Board and Community	OVA/ALX	OVA/ALX	6/27/24	6/27/24
Set up Design Center in CAC	OVA	OVA/ALX	6/27/24	7/26/24
Board/LRPC Master Planning Next Steps	OVA	OVA	7/29/24	8/8/24

Stay Connected:

Ways to Stay Informed and Stay Engaged with the Central Complex Area Design Concepts

1. Visit the front page of the OVA Website - Central Complex Area Design Concepts (Timeline and Progress)
2. Look for updates in our Weekly Inside Oakmont email - General Manager's Report
3. Read Oakmont News updates
4. Tune in for the General Manager's Report at the Monthly Board Meeting
5. For inquiries, email AskOVA@oakmontvillage.com





Q & A