

KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT

AGENDA

A Regular Meeting of the Board of Directors of the Kensington Police Protection and Community Services District will be held **Saturday, June 15, 2013, at 10A.M.**, at the Community Center, 59 Arlington Avenue, Kensington, California. Following the open session, the Board will enter into Closed Session-1- To discuss the General Manager/ Chief of Police performance review pursuant to California Government Code Section 549572.

Note: All proceedings of the open session meeting will be tape recorded and video taped.

Roll Call
Public Comments
Board Member/ Staff Comments

APPROVAL OF CONSENT CALENDAR- None

DISTRICT - NEW BUSINESS

1. Presentation by the Park Buildings Committee to the Board on the Kensington Park buildings outreach efforts related to the Park Building Master Plan and financing options.

Park Buildings Committee Recommendation to the Board for possible action:

- a. That the District discuss the Kensington Park Buildings Committee outreach Master Plan recommendations and financing options efforts to date including the general findings and,
- b. That the District approve funding of up to \$24,000 to select a consultant and pay for an objective statistically significant survey of the registered voters to determine what is most important for park building improvements and ascertain community willingness to support a possible future bond measure to renovate the Community Center and,
- c. The Committee further suggests that the funds come from the \$300,000 dedicated reserves set aside for the park buildings.

Based on the results of the survey, the Board will then know, to a great extent, the feelings of voting Kensingtonians and whether to place a bond measure on an already scheduled ballot in 2014.

Board Action.

CLOSED DOOR SESSION

1. Closed Session
Pursuant to California Government Code Section 54957:
 - a. The Board will enter into closed session to discuss the General Manager/ Chief of Police performance review pursuant to California Government Code Section 54957.

The Board will return to Open Session at approximately 2:00 PM and report out on the Closed Door Session.

ADJOURNMENT

General Information

Accessible Public Meetings

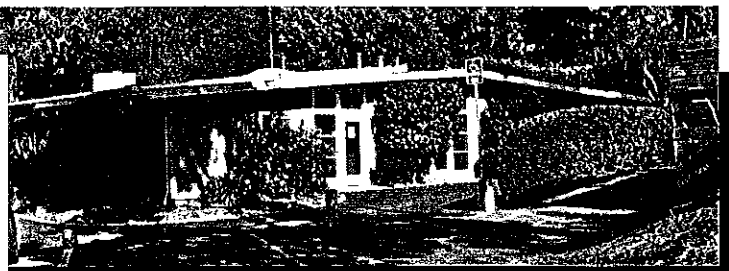
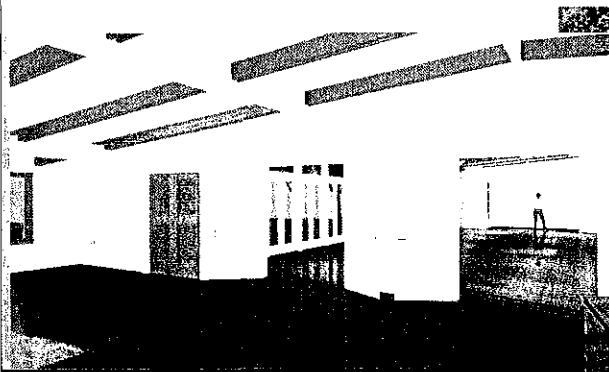
NOTE: UPON REQUEST THE KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT WILL PROVIDE WRITTEN AGENDA MATERIALS IN APPROPRIATE ALTERNATIVE FORMATS, OR DISABILITY-RELATED MODIFICATION OR DISABILITIES TO PARTICIPATE IN PUBLIC MEETINGS. PLEASE SEND A WRITTEN REQUEST, INCLUDING YOUR NAME, MAILING ADDRESS, PHONE NUMBER AND A BRIEF DESCRIPTION OF THE REQUESTED MATERIALS AND PREFERRED ALTERNATIVE FORMAT OR AUXILIARY AID OR SERVICE AT LEAST 2 DAYS BEFORE THE MEETING. REQUESTS SHOULD BE SENT TO:

General Manager/ Chief of Police Greg Harman, Kensington Police Protection & Community Services District, 217 Arlington Ave, Kensington, CA 94707
POSTED: Public Safety Building-Colusa Food-Library-Arlington Kiosk- and at www.kensingtoncalifornia.org
Complete agenda packets are available at the Public Safety Building and the Library.

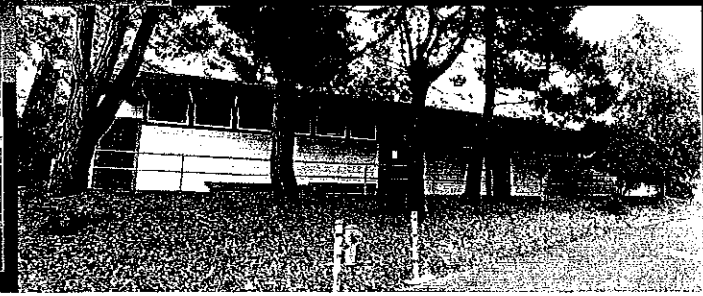
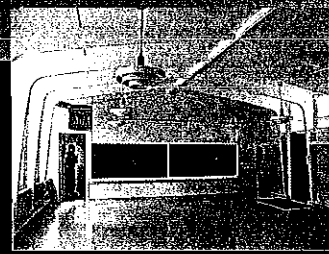
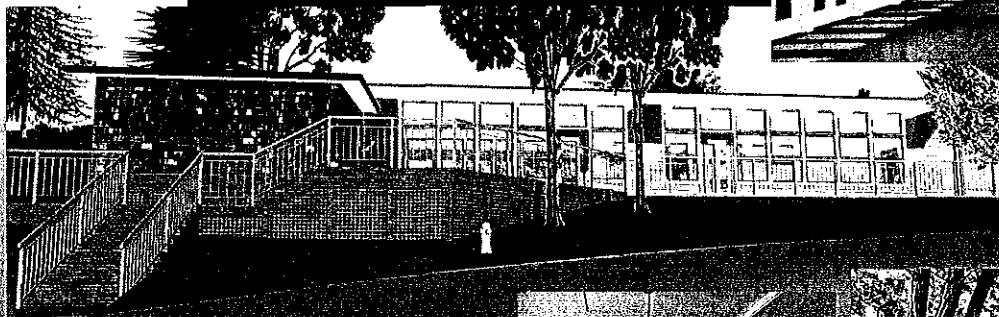
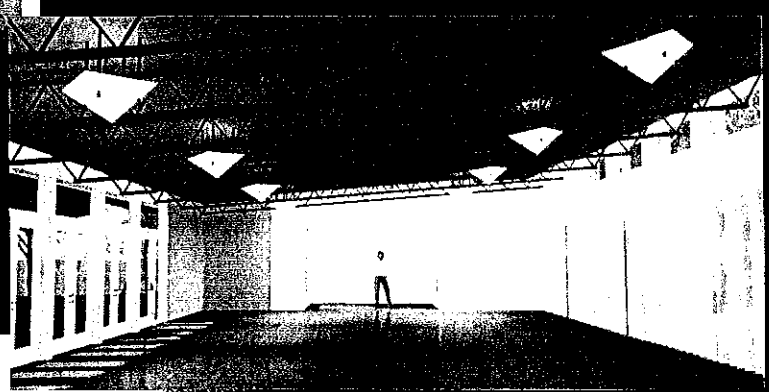
Kensington Park Buildings
Master Plan
&
Financing Options

Community Discussion

Muller &
Caulfield
ARCHITECTS



Kensington Park Buildings Master Plan: Final Report



3 Park Buildings Studied

- 1. Community Center/ Youth Hut
- 2. Annex
- 3. Building E




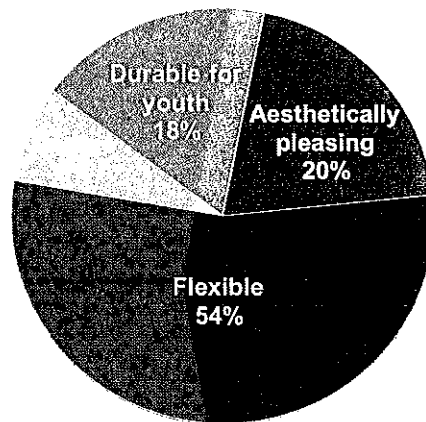
Feedback from 2 Public Workshops and On-Line Survey

Results:

- Improved facilities are needed
- Balance between public use and rentals
- Improvements to be flexible and accommodate all uses



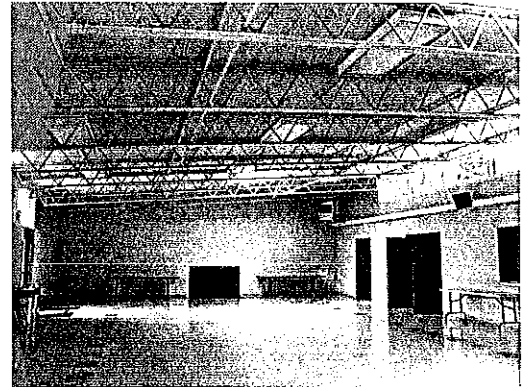
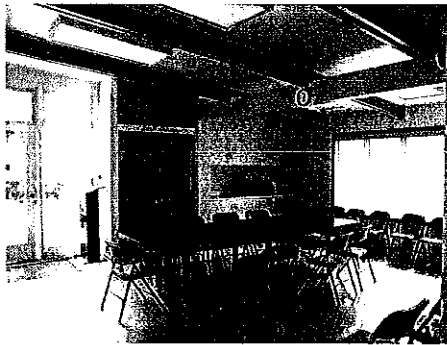
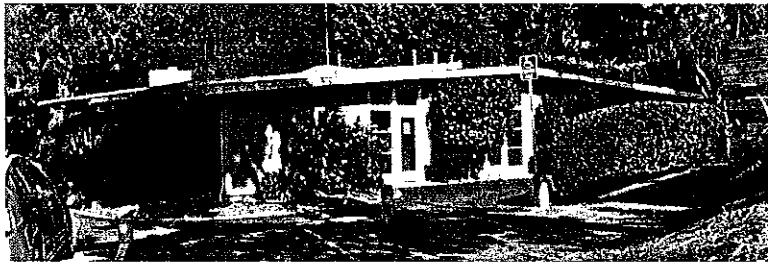
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Does the Community Center need improvement?

Improvements should be...

Community Center - Existing



Community Center Issues

- **Entrance**
Can't find it
- **Aesthetics**
Doesn't take advantage of beautiful garden setting
- **Function**
Bathroom access
Meeting room 3 too small for public committee meetings
- **Accessibility**
Doesn't meet code
- **Seismic Capacity**
Possible roof collapse hazard in main meeting room
- **Roof**
23 years old, near end of life
- **Thermal comfort**
Noisy industrial heaters
Ventilation: open windows/lose heat
Walls and roof not insulated
- **Acoustics**
Hard to understand speakers
- **Lighting**
Outdated, not energy efficient
Can't adjust for different uses
No daylight Controls
- **Drainage**
Problems with wet floors
- **Kitchen**
Doesn't meet health department commercial kitchen code

Community Center Main Room Existing Conditions



Community Center Option 1 – Minimal Health and Safety - \$706,000

Kitchen and
Bathrooms:
Accessibility,
Health and
Safety Codes

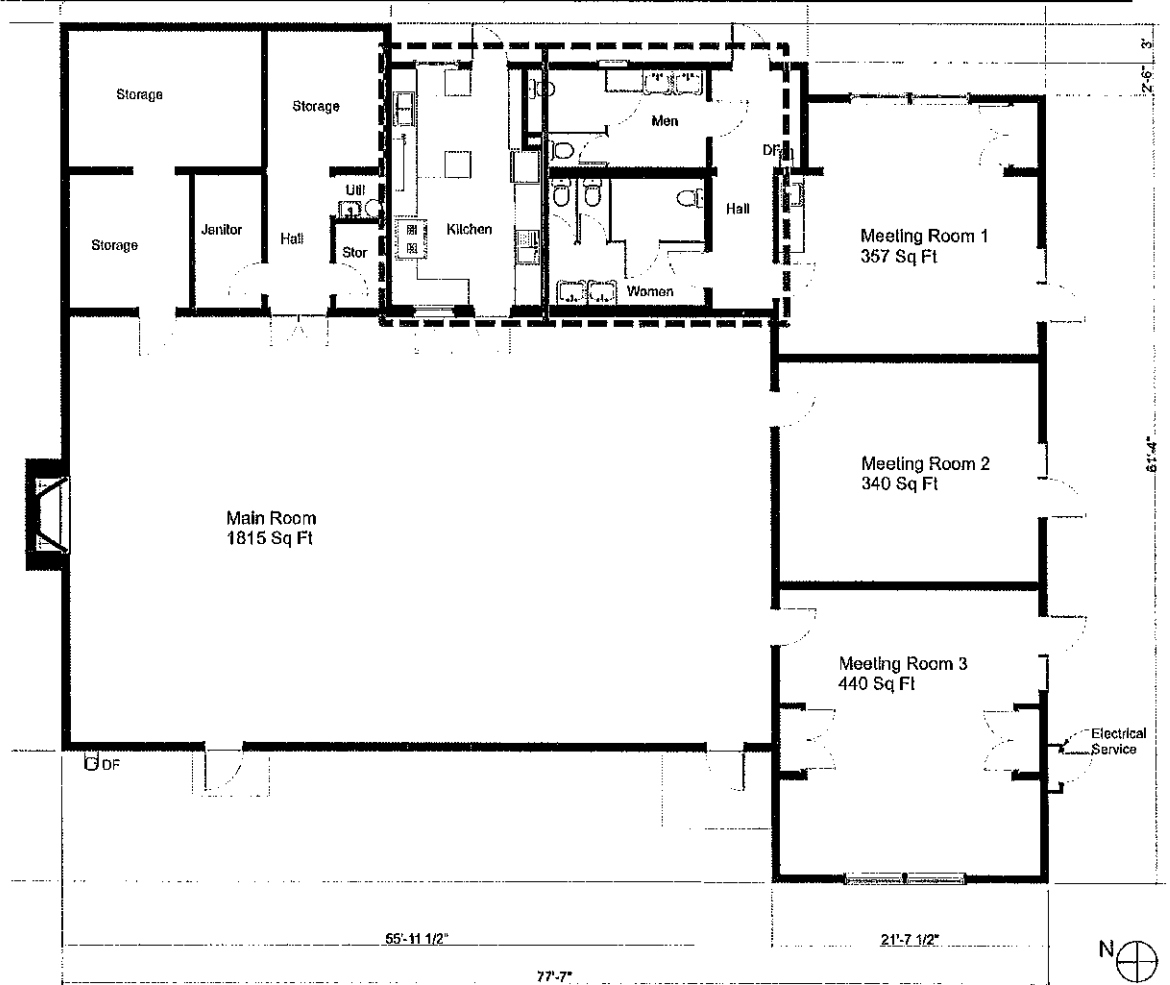
Resurface Roof

Seismic Support
for west wall of
Main Room

Underground
Drainage

Electrical
upgrade

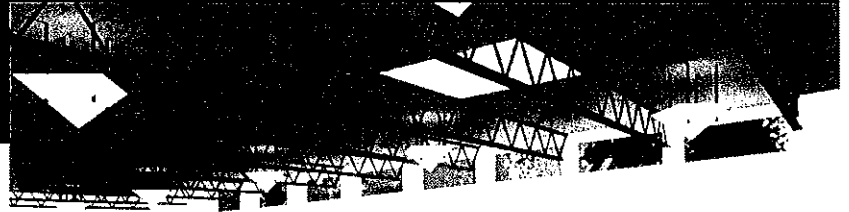
Exterior Paint



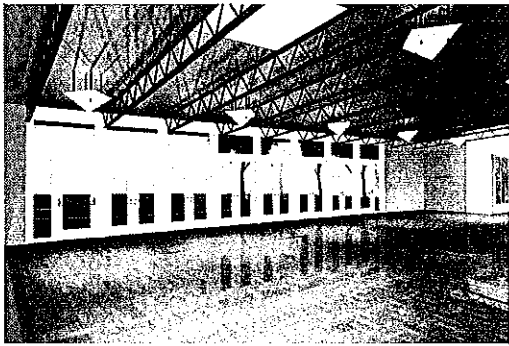
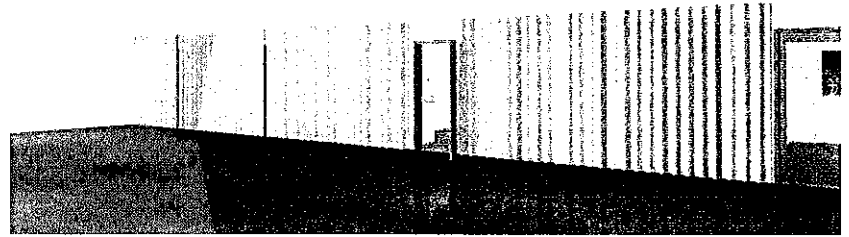
Community Center Master Plan Recommendation

Safety + Improvements

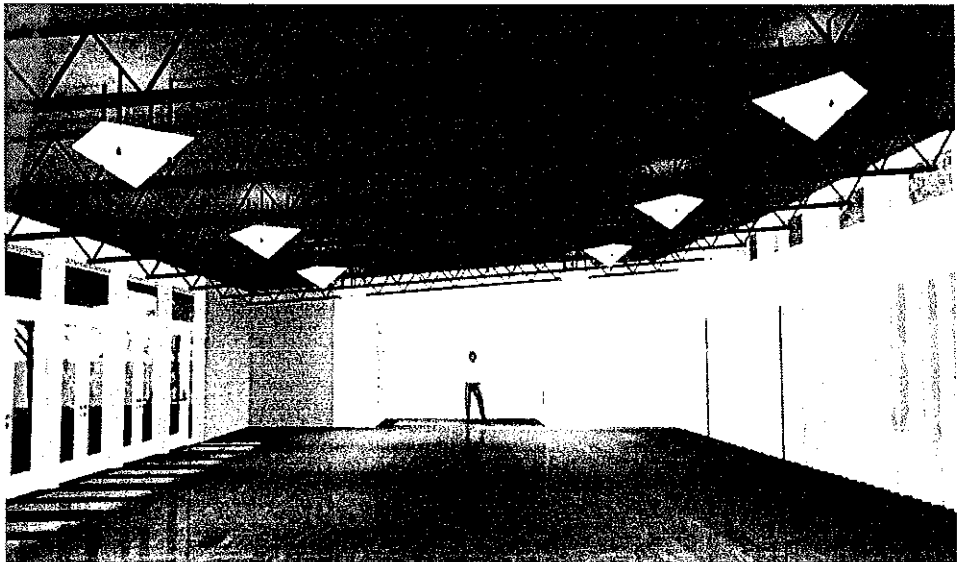
\$1.4 Million



Main Meeting Room

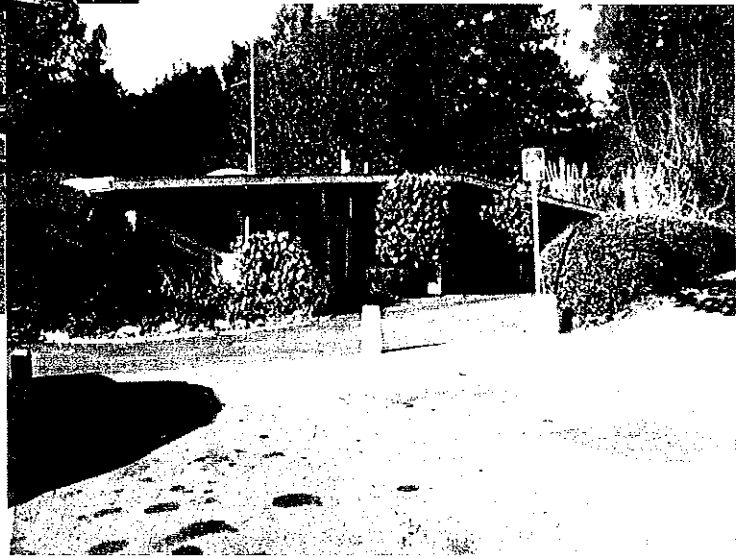
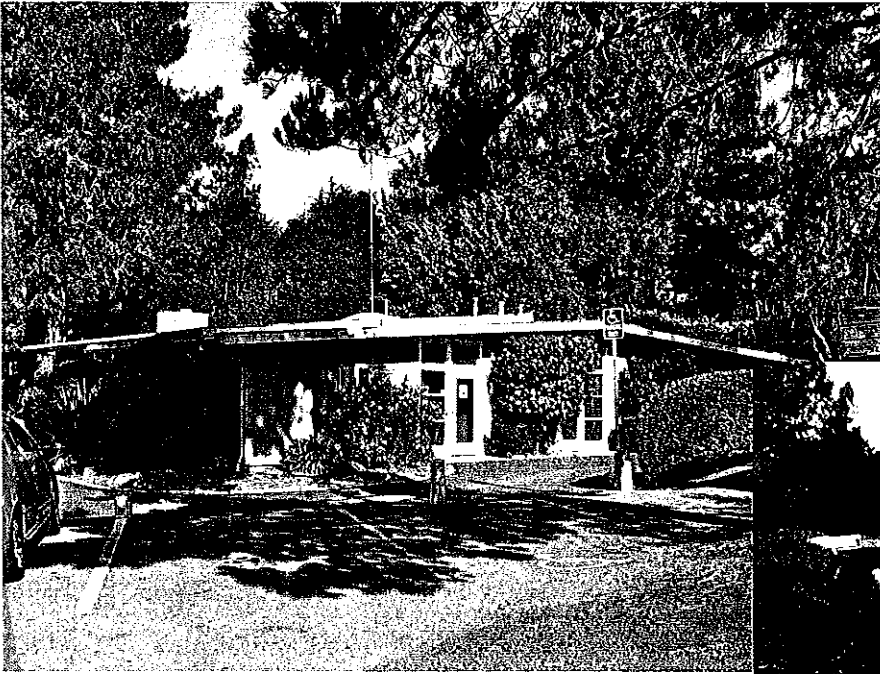


West wall opens to park and garden

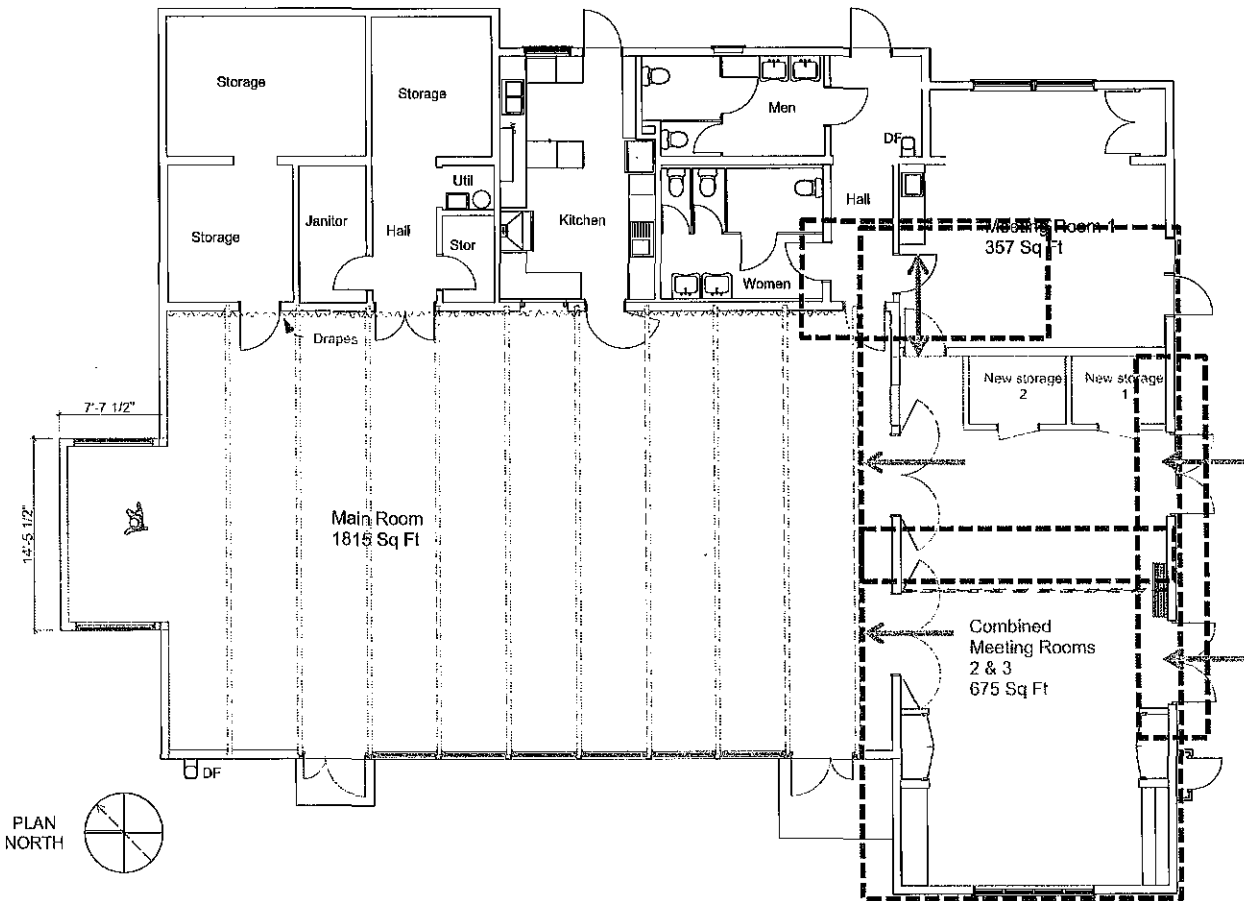


Improved lighting, acoustics,
finishes, heating – More Usable!

Community Center Entrance
Where is it?



Clear Entry with Functional Meeting Rooms (and separate entry to restrooms)



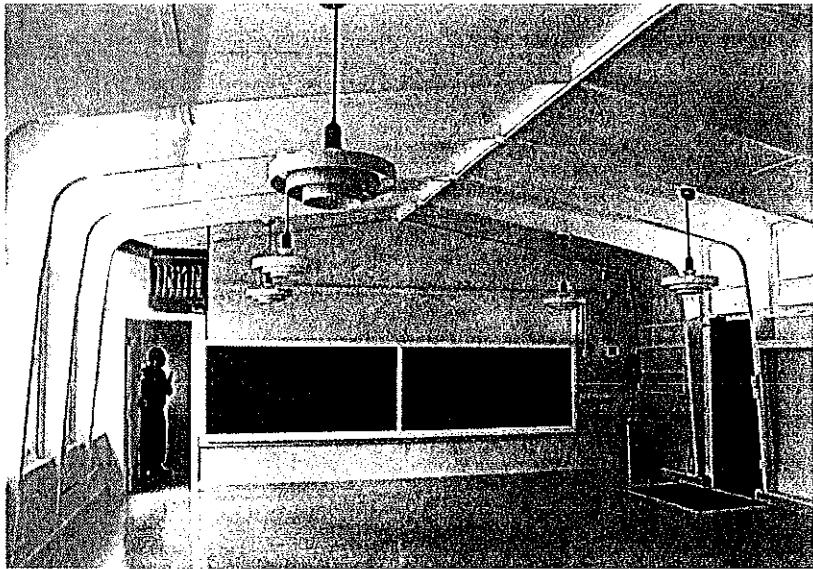
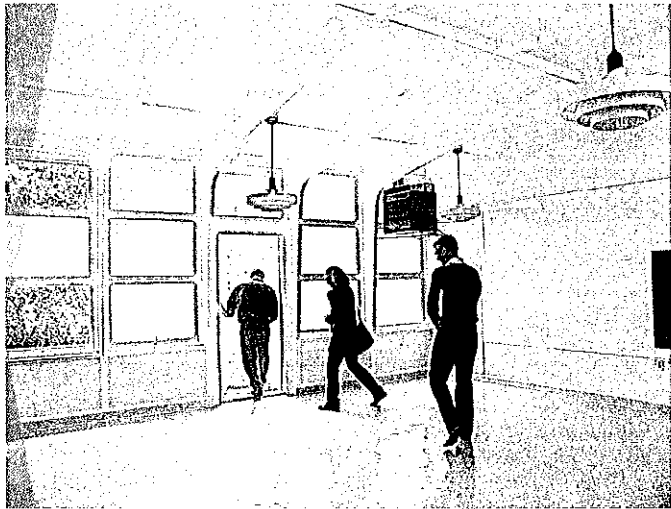
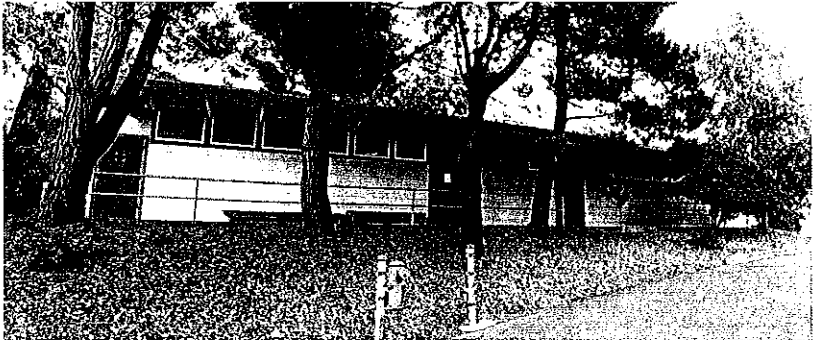
Park View of Proposed Exterior Window Wall



Community Center Master Plan Recommendation Benefits

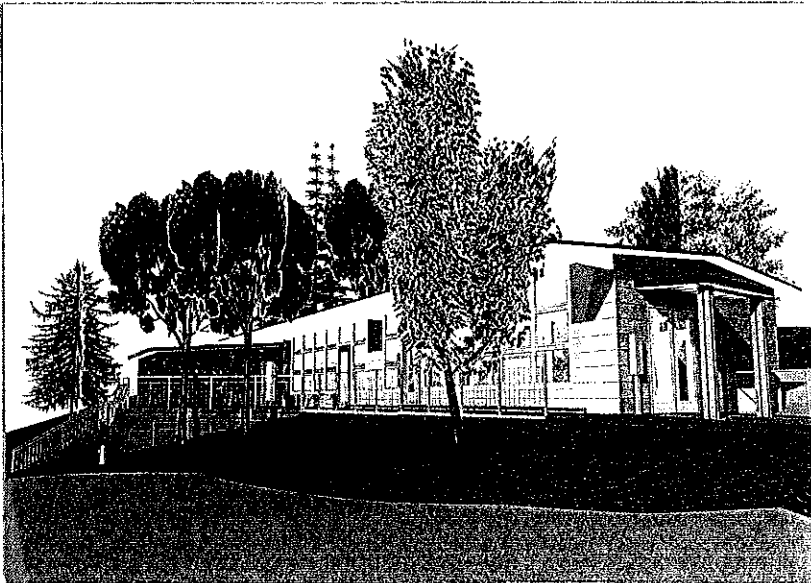
1. Increase Occupant Safety and Accessibility
2. Boost Program Capacity
3. Enhance Participant Comfort
4. Reduce Ongoing Costs
5. Celebrate the Beautiful Park Setting

The Annex Existing Conditions



For "Community Use" major improvements are required.

Annex Recommendation



Master Plan 3 Options Studied

Ultimate Recommendation was to Demolish and Rebuild when program needs are clearly defined.

- Many ideas but no current plans for a “needed” program or activities.
- New building will cost little more than renovation.
- New structure can be designed to meet a specific program and improve seismic strength and energy efficiency.

Park Buildings Committee
Identified 3 Financing Scenarios to bring to
KPPCSD Board

Scenario 2 (Master Plan Recommendation)
Community Center – Safety + Improvements \$1.58 Mil

Scenario 1
Community Center – Minimal Health and Safety - \$752,000

Scenario 3
Community Center + Rebuilt Annex - \$2.7 Mil

Note: construction estimates escalated to Jan 2015

Project Scenarios

- ▶ Scenario 2: Community Center - Safety and Improvements
 - \$1,585,400 (Master Plan Recommendation)
- ▶ Scenario 1: Community Center - Minimal Health and Safety
 - \$751,700
- ▶ Scenario 3: Community Center and Rebuilt Annex
 - \$2,721,000

Funding Options

- ▶ Existing District Funds, Donations and Contributions
- ▶ General Obligation Bonds
- ▶ Special Tax Bonds

Existing District Funds, Donations and Contributions

- ▶ Annual Budget Cash Flow Savings & Existing Reserves
 - ▶ K Group Contributions
 - ▶ Measure WW (East Bay Regional Park District)
 - ▶ Other Fundraising
-
- ▶ Initial Analysis assumes partial funding of projects from identified sources listed above

General Obligation Bonds

- ▶ Property tax collection for bond debt service
- ▶ Ad valorem tax based on property assessed value
- ▶ No exemptions (parcel type, senior, low income, etc.)
- ▶ Bond proceeds can only be used for capital improvements (no furnishings or ongoing operational costs)
- ▶ Generally accepted that tax rate will decrease over time as total assessed value of District parcels grow
- ▶ Requires 2/3rds approval of voters

Special Tax Bonds (Parcel Tax)

- ▶ Parcel tax collected on property tax bill
- ▶ Tax amount based on custom formula
- ▶ May be based on parcel type, square footage or other known property information (not assessed value)
- ▶ Can include exemptions (senior, low income, land use)
- ▶ Special tax proceeds can fund improvements, furnishings, and ongoing operations
- ▶ Special tax is typically level for fixed term (10 years, 20 years, 30 years) unless used for operations (inflater)

Fund Project with Existing Reserves & Contributions

	Scenario 1: Community Center - Minimal Health and Safety	Scenario 2: Community Center - Safety and Improvements	Scenario 3: Community Center and Rebuilt Annex
Project Cost	\$751,700	\$1,585,400	\$2,721,000
District Reserves	125,000	125,000	125,000
K Group Funds	225,000	225,000	225,000
EBRPD Funds	158,000	158,000	158,000
Funding Shortfall	\$243,700	\$1,077,400	\$2,213,000

- District to hold park improvement funds totaling approximately \$175,000 for additional contingency and furnishings.
- Does not include financing costs or election costs.

General Obligation Bonds

▶ Scenario 1 funding not viable as a G.O. bond financing

	Scenario 2: Community Center Safety & Improvements	Scenario 3: Community Center & Rebuilt Annex
Project Costs	\$1,585,400	\$2,721,000
Funding Required	\$1,077,400	\$2,213,000
Bond Issue (Principal)	\$1,195,000	\$2,350,000

First Year Tax Rate	0.00899%	0.01748%
Tax per \$100,000 of Assessed Value	\$8.99	\$17.48
First Year Single-Family Residential Tax	\$34.79	\$67.67
Median Single-Family Residential Tax	\$34.48	\$67.07

- Average Market Value for SFR ~\$725,000
- Assumes an ad valorem tax levied over 30 years.

Special Tax Bonds

	Scenario 1: Community Center - Minimal Health and Safety	Scenario 2: Community Center - Safety and Improvements	Scenario 3: Community Center and Rebuilt Annex
Project Costs	\$751,700	\$1,585,400	\$2,721,000
Funding Required	\$243,400	\$1,077,400	\$2,213,000

	One-Year Tax	Two-Year Tax	Projected Annual Tax (30 Years)	Projected Annual Tax (30 Years)
Residential Parcels	\$109.14	\$54.57	\$45.46	\$82.74

Questions for the Community

1. What do you think about what you heard and saw regarding the improvements recommended for the Community Center?

Questions for the Community

2. Knowing that the Community Center needs repairs to make it safe...

A. would you be willing to pay a tax of \$45 a year per parcel for 30 years for a Community Center that was both seismically updated and greatly improved to better serve the entire community including existing youth programs?

Or,

B. for the same project would you rather pay \$9 per year per \$100,000 of assessed value for 30 years which is \$35 for the median Kensington homeowner?

Discussion

For More Information

Park Buildings Master Plan and
PowerPoint Presentations to the Board

www.kensingtoncalifornia.org

Menu Tab: Parks and Recreation

KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT

Kensington Park Buildings Subcommittee

Outreach Summary

Meetings in March and April 2013

General Findings:

- People understood that the building needed significant repairs.
- Groups were generally in favor of the design ideas in the recommendations for the Community Center with questions on detailed design.
- When discussed, people preferred the special tax equally distributed to all Kensington residents verses a GO Bond based on assessed valuation.
- Many groups using the building want to maintain or expand existing storage areas.
- Groups were concerned about the level of future rental rates and their ability to continue to use the facility for free or at affordable prices.
- Groups with other possible future ballot measures (FKL and KEF) were concerned about timing of a future ballot initiative.
- Some groups wanted to maximize fundraising efforts to minimize tax-payer requests.
- Each group reviewed the information presented from their unique perspective and was concerned about changes that would affect their specific use of the facility.

Groups Attended:

- Kensington Community Council (KCC) Board
- Kensington Public Safety Committee (KPSC) Board
- Cub Scouts Parent Meeting
- Boy Scouts Parent Meeting
- Kensington Property Owners Association (KPOA) Board
- Friends of the Kensington Library (FKL)
- Kensington Education Foundation (KEF) Board
- Kensington Improvement Club (KIC) Board
- **Groups Planned**
- Arlington Community Church – June 9
- KPOA Annual Meeting – June 29

Attendees: Approximate attendance at the meetings to date totaled **78** participants excluding Committee or District Staff. Note: Some attendees were people using the building with their group activity but not Kensington residents.

Newspaper Articles:

Kensington Outlook - March and June 2013

El Cerrito Patch – March 7, 2013

El Cerrito Democratic Club News – April 2013

Materials Developed:

1. Gantt Chart Timeline for Outreach Efforts
2. Slide Show summarizing the Master Plan and the Financing Options
3. Community Center Building Improvements Plan Goals and Actions
4. Outreach Summary and Detailed Meeting Comments
5. FAQ's
6. Website updated for Master Plan and Financing Options Materials

Detailed Community Comments

Kensington Community Council (KCC) Board – March 5, 2013

Attendees approx: 10 + Committee members: Lisa Caronna, Bruce Morrow, Greg Harman

- Make a good case to repair the buildings
- Good info reported
- Need to get competitive bids
- Prefer flat parcel tax over assessed value of property.
- Make a video for the public to see and hear the presentation on-line – helps outreach.
- Explore opportunities for KCC monetary contribution to be used for direct payments on key portions of the project separate from the public bid and construction portion.
- K.C.C. was totally supportive of the efforts, congratulating our committee for providing quite a clear picture of options.
- K.C.C. is ready to participate in fund-raising and consciousness-raising efforts within the community.
- K.C.C. will be able to participate financially, barring unforeseen costs or questions about the Master Plan.
- The ability to economize part of any future construction or demolition efforts will be key to the K.C.C.'s participation.

Kensington Public Safety Committee (KPSC) Board – March 11

Attendees approx: 5 + 2 police officers + Committee members Lisa, Greg Harman, and Chuck Tombs

- Entrance is hard to find but a sign would work – now and in the future.
- Unanimous that \$45 per household is more equitable than based on assessed value.
- Questions were raised about the difference between a GO bond and parcel tax, with some confusion between them. People generally thought that a flat parcel tax per household based on even distribution was a better sales pitch to the community. It would be more equitable than a GO bond paid on the basis of assessed value with wildly disparate treatment between similar households.
- One resident asked that we build energy efficiency into the remodel to make the buildings more green.
- They wanted the repairs to be durable but attractive and withstand both the Boy Scouts use while providing buildings that are usable for other purposes such as weddings, family parties, bar mitzvah.
- People expressed concern that the building needs seismic upgrades sufficient to prevent major damage or collapse in an earthquake and causing injury to occupants.
- Discussion took place on what role the Community Center will play as part of the emergency preparedness plan for Kensington. Residents do not know much about the role of the police and fire departments in emergency response. There still seems to be some confusion about whether the building will be used as a shelter or a gathering place. It was reported that it could not be a shelter, because among other things there are no showers.
- One resident wished to know what our Plan B would be if the residents voted down public funding for the recommended plan.

- People agreed that the Community Center was an important centerpiece of the community.

Cub Scouts Parent Planning Meeting – March 18

Attendees approx: 10 + Committee members Lisa Caronna and Greg Harman

Note: Only one person was actually resident of Kensington

- Group was concerned about temporary relocation during construction period. Wondered if Building E would be available or another nearby location. Need to figure out temporary relocation issues.
- Cub Scouts don't have a problem with the improvements – no issue with ball throwing activities for their age group.
- Need locker room space in the final design - like they have now.
- Parking is a problem, especially for handicap persons. Not enough and too steep and uneven for walking.
- They pointed out that the Community Center is underused now and could have greater capacity for programs and activities.
- Making it more appealing would increase the use.
- They agree the Main Hall is COLD! Needs human comfort improvements.
- Liked the proposed audio-visual improvements.
- Very supportive of the design in general.
- Offered to help fundraise when the time comes!

Boy Scouts Parent Meeting March 19 7:30pm

Attendees approx: 11 Scouts Parents + Committee members: Lisa Caronna and Jack Griffith

Note: Approx 5 people were Kensington Residents

- Need existing storage area capacity – not currently shown in the concept plans.
- If capacity increases at the improved center, they want to be assured their scheduled time will not be taken over by other uses or rentals. Need security in scheduling for consistency. They typically have Tuesday night reserved.
- One person expressed concern over any revision to current indoor sports activities including the historic activity of "boomerang ball" emphasizing that the Boy Scouts have been at this location for 50 years. This person was also expressed his view that the existing struts on the ceiling were too informal for any future "formal design."
- One individual didn't think the design should have doors across the entire west side and thought the two doors currently existing were adequate for indoor/outdoor activity flow and a connection to the park. This person didn't think anyone needed to see in or out of the building. They were also concerned that there would not be enough chairs nor room for chairs along the west window-wall.
- They were concerned about possible "future rental fees" for the Boy Scouts. They historically enjoy free rent and they would be concerned with any 'significant' rental rates as part of improvements.
- They were concerned about the length of construction and would need a temporary location for their meetings
- They like the concept of a refuge for safety during an earthquake.

- They agreed that the materials in the design needed to be very durable including any windows or lighting.
- The bottom line summary was that they wanted to keep their use of the building, keep their storage and that a primary focus of the Community center must include youth activities.
- There was no detailed discussion on the financing options.

**KIC Kensington Improvement Club (KIC) Board March 25 +
KPOA Kensington Property Owners Association Board**

Attendees approx: 12 (11 from KIC and 1 from KPOA) +

Committee members attending: Lisa Caronna, Chuck Tombs, Greg Harman, Linda Lipscomb

- Community Members should be allowed to prepay any bond assessment incurred. Can they do this with either a parcel tax or with a bond and what will be the saving to them from so doing?
- Can costs include landscaping? No—the costs only apply to the building design and renovation and there is no allowance for landscaping other than immediately around building.
- The cost of an election was discussed, with the suggestion that an election (including polling) may cost in the range of \$50,000 to \$100,000 but that these numbers were part of the current projected budget.
- The District should plan on holding the special election for any tax as part of a general election to save costs.
- The District should be conservative in listing actual costs, and the costs of either a bond or parcel tax as part of the publicity and as part of any election information. The District should also specify what impact a prepayment option may have on affected homeowners as well as on any bond structure. The District should make clear that were a measure to be approved, they do not have to spend all of the funds, and that all unspent funds will reduce the ultimate obligations accordingly.
- Two KIC guests suggested a frank discussion about what the impact of renovations will be on future rentals and income stream and how much the proposed future income will provide by way of offset against construction costs. One guest agreed that the buildings will not break even with the proposed improvements.
- One guest asked specifically about revenue sources and wishes to see an active fundraising effort and capital campaign as a component of any future fundraising with active involvement of all K-groups. We did explain the commitments made by KCC and the Fire District towards this and with luck will increase our outreach to ask other K-groups for contributions as well.
- Questions were raised about the future timing of any election and of construction thereafter. It was noted that if the voters approved the financing in November 2013, the construction would likely commence in April the following year.
- Comments were made about the ability to pay off the bonds early and about the fact that the bond or parcel tax, spread over 20 years, will be paid off fairly quickly with little or no gross imposition on most residents. Discussion was had about how people in the past elected to pay off their share of any bonds early, at a saving to themselves and that the time horizon will pass rather quickly as was seen with the Park bonds and the special road bonds, both of which are almost paid off.

- One KIC guest noted that most people may not actually use the building on anywhere near a regular basis; however those who do use it should have a building that is at a minimum seismically safe and comfortable.
- One person suggested that in publicizing this fundraising, emphasis be given to uses that all can relate to, such as uses for weddings, family events, bar mitzvahs, all of which establish a personal connection with the community.
- KIC members were advised that we only have conceptual designs and that final designs have yet to be done. In any event the building envelope will otherwise stay the same.

FKL – Friends of the Kensington Library (KLF) Board April 2

Attendees approx: 11 + Committee members, Lisa Caronna and Linda Lipscomb

- Concerns about safety of glass wall and security of the facility. Window design seems inviting for break-ins. Need security system.
- Concerned about Kensington residents having to pick between two competing ballot measures – one for Park Buildings and one for the Library - for building construction.
- Expressed interest in exploring partnering to achieve both construction goals of Community Center and Library in future ballot measure.
- Questions about timing of ballot measure and possible future construction.
- Concerns about storage and need for more than currently exists at Community Center.

KEF - Kensington Education Foundation (KEF) Board April 9

Attendees approx: 18 +Committee Members, Lisa, Chuck and assistance from Becky

- KEF members asked how the building was currently used. We advised that the KCC rents all of the space from 8:00 a.m. to 5:00 p.m. for its recreational programs, and for KASEP classes, all of which benefit directly the school community, and that KASEP provides a direct positive benefit to all in the community. The rest of the availability schedule was reviewed, with a discussion on use at nights by many K-groups and on weekends by a variety of public gatherings and private rentals.
- KEF members asked if the renovations will dramatically increase the usage. The response was that there are a finite number of available nights and weekends beyond which we could not rent the space; however the real objective here was that the proposed renovation would provide a building with better utility to the Community.
- KEF members asked about the current policy on rentals, whether there were any priority rentals, and when and how the space was provided for free. The response was that the School has historically not paid for rentals for such activities as the 6th grade graduation event and that preference was given to community events. Further, current rentals are lower than they could be in comparison to other venues, and that the recommendation from the consultants was that all users, (community or otherwise) should pay for access, although residents and K-groups might benefit by a reduced fee.
- KEF members asked if there was liability to the District for failing to make necessary safety improvements. We advised that we were unsure of this.
- KEF Members suggested that any bond or parcel tax be put on the ballot so that it did not detract from other school bonds or school parcel taxes which might make Kensington voters have to vote on competing and potentially costly public financing for equally worthwhile goals.
- KEF Members expressed concern that KASEP costs not increase due to any increased rental charged to KCC because of the improvements.

- KEF members wanted to know how this was going to be promoted to the community and acknowledged the need to hire a marketing person and a facilities manager to successfully market this property once improvements were made with that person's salary to be paid for out of the hoped for increased income stream. Again the point was made that this building would not be fully self-supporting.
- The majority of those in attendance noted that they would vote for such improvements. They also noted they felt that everyone should equally contribute to the cost (making a parcel tax the better choice) and did not like a General Obligation Bond based on assessed valuation, because it would cause the bulk of the finance costs to fall on those who recently purchased homes here while those with lower assessed values would pay dramatically less.
- The KEF members also stated that they wanted the kitchen preserved at all costs.

KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT
Kensington Park Buildings Subcommittee

Kensington Park Buildings Master Plan & Financing Options
Frequently Asked Questions (FAQ's)

- 1. Why invest in the park buildings now?** *The park is in great shape but the Community Center (Youth Hut) and Annex buildings haven't been renovated in over 30 years and need significant work for continued use. The District developed a Master Plan for the buildings in 2012 that included public meetings and an on-line survey. The final recommendation was to make safety improvements along with other design improvements to create a building that would better serve the entire community.*
- 2. What are the benefits of the recommended plan?** *The recommended plan focuses on the Community Center building and significantly improves life safety. It also modifies the existing building to allow for a greater variety of activities for all segments of the community - from youth through seniors, from small events to larger social gatherings. Next, it increases human comfort with improved heating, acoustical controls and lighting. The design builds in energy efficiencies and durable materials that result in cost controls over time. Lastly, the design celebrates the beautiful park setting by opening the west wall to the outside for indoor/outdoor flow and creates a clear entry on the South.*
- 3. How will the design improvements affect current youth programs?** *Youth programs will remain a major activity for the Community Center. All programs currently there will remain and new ones could be added. The design will use very durable materials that will hold up well to use by active youth. A few of the most extreme indoor activities, such as playing tennis –which only currently occurs on rainy days - would need to be modified but the youth groups who participated in the Master Plan process felt that was a reasonable compromise for a building that would better serve them and everyone.*
- 4. What will this cost and do we have the money?** *Implementing the recommendation in the Master Plan for the Community Center is estimated at \$1.6 million. The District has already raised and dedicated over \$500,000. Given this generous start we need just over \$1 million to make the recommended improvements to the Community Center.*
- 5. How can we pay for this?** *A financial advisor specializing in public financing was hired to look at that*

question. They came up with two options – both would be for a 30- year term and require a 2/3rds voter approved ballot measure.

The first option would be a General Obligation Bond and would be approximately \$9 per \$100,000 of assessed property value or \$34.50 for the median single-family residence – some households would pay more and some less depending on the assessed value of their home.

The second option would be a Special Tax Bond and, if distributed evenly to every residence in Kensington, would cost approximately \$45.50.

6. I don't use the park or attend many meetings, why should I invest in this?

Kensington Park (including the buildings) is the largest public asset in Kensington. With over 9 acres of hillside land overlooking the San Francisco Bay, the park is both a valuable resource and the heart and soul of Kensington. The Community Center is the only "public" building where the community can meet. Maintaining and improving our public assets sustains property values and improves the overall health and wealth of the total community. It is as much an issue of civic pride as it is a reflection of the community values of the residents.

7. Who uses the Community Center now?

The center is well used by a variety of groups throughout the year. The weekday mornings include a variety of adult exercise and art classes; the weekday afternoons are filled with a variety of Kensington After School Programs (KASEP) for youth; the evening users include Cub Scouts and Boy Scouts, Fly fishers, Stamp Collectors, KPPCSD Board meetings, various K-groups and community meetings, police and fire department meetings. The weekends include occasional community events. The community center is very well used, however, the weekends and mornings still have space where new programs or rentals could be expanded.

8. What's proposed for the building to the south of the Community Center called the Annex?

The Master Plan process did not identify any strong program need for the Annex. Furthermore, the Community Center building is only partially scheduled and has capacity for additional activities and programs. In order to make the Annex usable for "Community Use" the improvements would cost almost as much as building a new building! For that reason, the recommendation in the plan is to use the Annex as a temporary building while the Community Center is under construction and to then demolish the Annex and build a new building when a program need arises and funding is identified.

9. Where can I find out more detail on the plan and financing options?

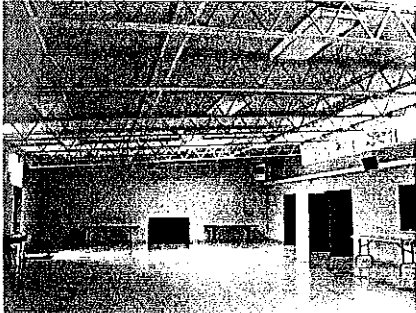
All documents and slide shows are on the District website at:

www.kensingtoncalifornia.org

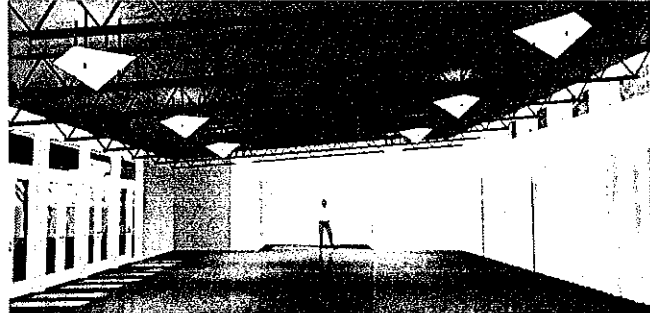
Look for the menu tab along the top that says: **Parks and Recreation** and scroll to **Kensington Park Buildings Master Plan** for relevant materials.

KENSINGTON POLICE PROTECTION AND COMMUNITY SERVICES DISTRICT
Kensington Park Buildings Subcommittee

Community Center Building Improvement Plan Goals & Actions



Community Center Main Hall - currently



Community Center Main Hall --post improvements (one concept)

Increase Life Safety

- Strengthen west wall from possible collapse
- Meet accessibility codes for bathroom and kitchen
- Upgrade dated electrical system
- Prevent flooding with drainage improvements on eastern side

Variety of Activities for "ALL" Kensington Residents

- Large and small event capacity for youth through seniors
- Meeting rooms combine or separate for different activity or event need
- Finish materials allow for rugged youth activities as well as adult activities
- Bathroom access from small meeting rooms service multiple events at the same time
- Install "smart" audio-visual technology in alcove for lectures, presentations or entertainment

Human Comfort

- Heating system with concealed ducts
- Acoustic and sound control through drapes, floor and ceiling materials
- Acoustical partitions separate small and large rooms allowing for multiple meetings
- Improved lighting and lighting control

Energy Efficiencies

- Improved lighting and lighting control
- Energy efficient lighting
- Energy efficient heating and ventilation

Celebrate the Beautiful Park Setting

- Open west wall with glass and double doors for indoor/outdoor flow for activities
- Provide view to garden and the west
- Create clear entry to the building at south side with arrival area