

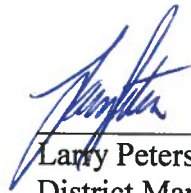
RANCHO SIMI RECREATION AND PARK DISTRICT  
MAE BOYAR BUILDING AD HOC COMMITTEE

OAK PARK COMMUNITY CENTER AND GARDENS  
1000 NORTH KANAN ROAD, OAK PARK, CA

TUESDAY, DECEMBER 29, 2015, 4:30 PM

AGENDA

- I. Call to Order
- II. Public Discussion
- III. Review and Discussion of Survey Results
- IV. Receive and Discuss Additional Committee Member Input
- V. Adjourn meeting



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Larry Peterson  
District Manager

RANCHO SIMI RECREATION AND PARK DISTRICT  
INTEROFFICE MEMORANDUM

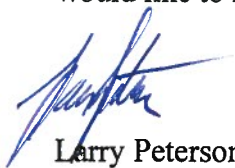
DATE: December 29, 2015  
TO: Mae Boyar Ad Hoc Committee  
FROM: District Manager  
SUBJECT: Review and Discussion of Survey Results

**SUMMARY**

On December 18, 2015, the Park District distributed the attached survey to its list of Oak Park resident e-mails (approximately 1300). As of December 22, 2015, sixty responses were received (also attached). The e-mails and names are not shown on the results to respect the privacy of the participants. In staff's opinion the responses, taken together with Ad Hoc Committee feedback, will provide sufficient guidance to enable staff to develop the next conceptual rendering and proposed facility attributes. If the Ad Hoc Committee would like to receive more community feedback the survey can be placed onto the District's home page and advertised in the Acorn and on other community based websites.

**RECOMMENDATION**

Staff recommends the Ad Hoc Committee discuss the survey results and whether or not it would like to receive additional survey responses.



Larry Peterson  
District Manager

# SURVEY

## Rancho Simi Recreation and Park District Survey

### MAE BOYAR PARK BUILDING REPLACEMENT SURVEY

December 18, 2015

The Rancho Simi Recreation and Park District (the "Park District") is planning on replacing the building at Mae Boyar Park due to its condition and functional limitations. The Park District's Before and After School Club program has outgrown the building, and currently operates between the Mae Boyar Park building and a portable building on the Brookside school campus. A larger building will allow the program to operate from one location. A larger building may also accommodate additional recreation programming, and could offer an improved rentable location for meetings and events. The Park District's Oak Park Committee is currently evaluating existing and future building size, design and function. We are early in the planning and design phase and would like your input. Please take a few minutes to complete our survey.

1. Your Name (optional):

50 characters left.

2. Your Email Address (optional):

50 characters left.

3. In addition to the before/after school programs, what community or resident functions do you think would be most important to accommodate at Mae Boyar Park? List up to three.

350 characters left.

4. What aspects of the Mae Boyar Park do you appreciate most and would like to see retained?

350 characters left.

5. What type of design do you prefer?

Modern (example)



Rustic (example)



Civic (example)



Existing Mae Boyar Building Design



- Craftsman Bungalow (example)



- Oak Park Community Center Style Design



- Other

6. Do you think the new building should be placed:

- Diagonally to Kanan Road and Conifer Street (like the current building is)
- Square to Kanan Road and Conifer Street?
- Either, depends upon the design

7. A two story building could allow for a larger building with the same sized building footprint. Would a two-story building be acceptable to you if the design were tastefully done?.

- Yes
- No

8. Do you think sliding glass doors on one side of the new building would be a nice addition to increase the functionality of the building?

Yes

No

9. A larger building would likely require a larger parking lot. Do you object to a larger parking lot?

 Yes No

Comment:

500 characters left.

10. Would you be more inclined to rent the building for a meeting or event if it were newer and more functional?

 Yes No

Comment:

500 characters left.

11. What are the top 5 features you would like to see incorporated into the new facility? Selected up to five, or add your own comments.

- kitchen facilities
- coffee bar for public use
- vending machines
- audio visual equipment
- sound system (for background music or announcements)
- natural light
- fresh air/windows that open
- views of the park
- exterior balconies
- patios

- 
- picnic & grilling facilities
- tables/chairs
- patio heaters
- outdoor shade
- variety of room sizes
- ability to rent meeting or activity space
- Other

12. Do you live in the Brookside/Mae Boyar neighborhood?

- Yes
- No

13. Please indicate any additional comments here:

1000 characters left.

Finish



# SURVEY RESULTS

# Constant Contact Survey Results

Survey Name: Mae Boyar Ad Hoc Survey  
Response Status: Partial & Completed  
Filter: None  
Dec 22, 2015 1:59:56 PM

## 1. Your Name (optional):

28 Response(s)

## 2. Your Email Address (optional):

25 Response(s)

## 3. In addition to the before/after school programs, what community or resident functions do you think would be most important to accommodate at Mae Boyar Park? List up to three.

39 Response(s)

## 4. What aspects of the Mae Boyar Park do you appreciate most and would like to see retained?

37 Response(s)

## 5. What type of design do you prefer?

	Number of Response(s)	Response Ratio
Modern (example)	14	24.1%
Rustic (example)	18	31.0%
Civic (example)	4	6.8%
Existing Mae Boyar Building Design	2	3.4%
Craftsman Bungalow (example)	7	12.0%
Oak Park Community Center Style Design	25	43.1%
Other	2	3.4%
<b>Total</b>	<b>58</b>	<b>100%</b>

## 6. Do you think the new building should be placed:

Number of Response(s)

Response Ratio

Diagonally to Kanan Road and Conifer Street (like the current building is)	9	15.0%
Square to Kanan Road and Conifer Street?	3	5.0%
Either, depends upon the design	46	76.6%
No Responses	2	3.3%
<b>Total</b>	<b>60</b>	<b>100%</b>

7. A two story building could allow for a larger building with the same sized building footprint. Would a two-story building be acceptable to you if the design were tastefully done?.

	Number of Response(s)	Response Ratio
Yes	48	80.0%
No	11	18.3%
No Responses	1	1.6%
<b>Total</b>	<b>60</b>	<b>100%</b>

8. Do you think sliding glass doors on one side of the new building would be a nice addition to increase the functionality of the building?

	Number of Response(s)	Response Ratio
Yes	46	76.6%
No	11	18.3%
No Responses	3	5.0%
<b>Total</b>	<b>60</b>	<b>100%</b>

9. A larger building would likely require a larger parking lot. Do you object to a larger parking lot?

	Number of Response(s)	Response Ratio
Yes	12	20.0%
No	47	78.3%
No Responses	1	1.6%
<b>Total</b>	<b>60</b>	<b>100%</b>
20 Comment(s)		

10. Would you be more inclined to rent the building for a meeting or event if it were newer and more functional?

	Number of Response(s)	Response Ratio
Yes	44	73.3%
No	12	20.0%
No Responses	4	6.6%
<b>Total</b>	<b>60</b>	<b>100%</b>
11 Comment(s)		

11. What are the top 5 features you would like to see incorporated into the new facility? Selected up to five, or add your own comments.

	Number of Response(s)	Response Ratio
kitchen facilities	33	57.8%
coffee bar for public use	8	14.0%
vending machines	6	10.5%
audio visual equipment	16	28.0%
sound system (for background music or announcements)	15	26.3%
natural light	30	52.6%
fresh air/windows that open	24	42.1%
views of the park	23	40.3%
exterior balconies	4	7.0%
patios	17	29.8%
picnic & grilling facilities	25	43.8%
tables/chairs	16	28.0%
patio heaters	6	10.5%
outdoor shade	30	52.6%
variety of room sizes	13	22.8%
ability to rent meeting or activity space	27	47.3%
Other	4	7.0%
<b>Total</b>	<b>57</b>	<b>100%</b>

12. Do you live in the Brookside/Mae Boyar neighborhood?

	Number of Response(s)	Response Ratio
Yes	35	58.3%
No	22	36.6%
No Responses	3	5.0%
<b>Total</b>	<b>60</b>	<b>100%</b>

13. Please indicate any additional comments here:

21 Response(s)

## Constant Contact Survey Results

**Survey Name:** Mae Boyar Ad Hoc Survey  
**Response Status:** Partial & Completed  
**Filter:** None  
 Dec 22, 2015 1:59:56 PM

**1. Your Name (optional): - Responses**

**Answer**

**2. Your Email Address (optional): - Responses**

**Answer**

**3. In addition to the before/after school programs, what community or resident functions do you think would be most important to accommodate at Mae Boyar Park? List up to three. - Responses**

**Answer**

lee test 3

It would be nice to incorporate some space for music classes.

A building with several different size rooms would be the best value as it would allow appropriate space for many different community groups to hold meetings or classes in a room appropriate to the size of the group.

Police to keep drug dealers out of oak park.

More child care before and after school for oak Park families.

Saport to oak park schools for oak park residence.

I would love to have a space we could rent for birthday parties.

df

Rental for parties

Summer camp

Gymnasium for sports

Stage for dance/tap

Recreation and enrichment classes for Oak Park residents of all ages.

Hope you make it more attractive to older adult activities

A good meeting facility with electronic capilitues. Overhead hookup to computers, screens etc.

Community Room for meetings for Parents Events (that are now held at the library).

Adult events in the evening

Water park/play for smaller children.

Art classes

Meditation classes

Music classes

Volleyball

Meeting Space with audio/visual system

Meeting function rooms

Youth sports community meetings, community programming/classes and party rental space.

community club meetings and events

community classes

Exercise and enrichment classes for adults ,seniors

Classes for adults

Meetings

Adult classes

As a full time working single mother - Oak Park is in dire need of affordable childcare (year round) and not just for toddlers. I have had great difficulty finding this as the current am/pm programs offered are full and the wait lists are too long.

Recreational classes,

Small private parties

Small group meetings

With the Community Center up the road, it seems like a waste of money to make this space anything more than an after school program location. The other two elementary schools could also use an updated before/after school buildings. The money could be better spent helping out all three schools.
We don't need an expanded facility in an already crowded neighborhood . We don't need a party room in the midst of a residential neighborhood. Boy Scout meetings and local stuff fine- Rancho Simi classes and before and after school- great. But keep the footprint the same. Our community is not growing and we have enough out of area traffic.
Space for various nonprofits to hold meetings and events. Private parties and events. Casual sports.
Meeting room for organizations to use
small social events by residents
sport leagues for the kids
hosting seasonal events (Halloween)(Easter egg hunts), town hall meetings, exercise classes
Small community gatherings/events
Small parties, such as birthday parties.
Space for school clubs (girl scouts, homework clubs, computer room)
Movie room
There are classes at the community center off Kanan, but I am sure you could have classes at Mae Boyer as well
Easter egg hunt
community classes for kids
i don't think there is a need for additional functions. the community center just up the street serves the community very nicely. it would be a waste of money and park space to erect another/duplicate of the community center.
I would like to see a rentable space for birthday parties and small events as well as a space for community classes.
- homework helpers club
- birthday/conference room for local residents
- teenager club/hang area
<b>Answer</b>
lee test4
I love the open spaces and trees. It would be a shame to take away too much of that. It would also be nice to keep the tennis courts
I'm so happy to see it all updated. I live right next to the park and would love to see a nice building.
Affordability is the greatest concern. The non profit groups need to keep their expenses as low as possible will allow them to put the limited recourses they do have back into the community.
Child care for oak park families. After school soccer.
playground and trees
Park. Outside area for play
pre and post school day care/homework club - relied on this when my kids were young and I worked full time. Also wonderful to have parties, events in a park in our neighborhood. Promotes health and exercise for kids to be outdoors
Attractive as a meeting area for families
Proximity to parking area.
Trees, Play Structure, Tennis Courts
The beautiful old trees should stay. The play structure is great. Good for all ages.
The trees!!!
The trees, the horseshoes pit.
Don't currently use park
Grass area to play, some structure for am/pm, the playground.
Trees and play area

**4. What aspects of the Mae Boyer Park do you appreciate most and would like to see retained? - Responses**

Openess
The Trees
Small building, small parking lot. Do not damage trees.
To be honest, I've never been inside. So I can't speak to that. Sorry.
Tennis courts
Playground
Trees
There is no need for anything at this site other than an improved before/after school building.
It's quaintness- it's local flavor. The before and after school program is great but let's keep it local. We don't need RSRPD making money off our tiny neighborhood . REPLACE BUT KEEP IT SMALL!!! No more parking-- don't add to the circus!
Multi-use. Open space. I do NOT like that general public and AM/PM kids are mingling together and sharing bathroom facilities, with no fencing or barrier near Kanan Road.
Play area for the children
Tennis courts
AM/PM
Easter Hunt
Halloween Night
Christmas Boutique
Movie Night
n/a
I do not use the park, so my comments are purely as from a citizen.
its vintage charm, fitting into the feel of the community with its style of building
That it's small and doesn't attract hundreds of people at one time. The green space and area to walk, walk a dog, or ride a bike.
I like this park for its space and openness.
My son enjoys the play structure. I have hear the top section near the horse shoe pits attracts some delinquents.
It blends well to the park
green space. playground. tennis courts. the AM/PM structure can be renovated (especially the restrooms), but i would not want to see too much resources poured into it since it serves a very small part of the community (and outside the community - such as non Oak Park residents who are attending Brookside)
I appreciate that it serves the community and blends in with the surrounding environment.
The beautiful trees and grassy area
<b>Answer</b>
lee test other
Oak Park community
<b>Answer</b>
lee test
There is plenty of street parking. It would be sad to remove green space just so people would have 200 yards less to walk (and they would only need to once in a while).
It would help with Brookside traffic.
They definitely need more parking either way.
so many kids are dropped off/picked up - reality is that brookside and mae boyar need safer, better flow and more ample parking
Depends on what has to be compromised just for parking spaces.
The issue will be keeping the school and soccer folks from taking up all the parking as they do now. There should be reserved parking for paying participants. Also staff should part away from the building as many times staff park in the front parking spaces.
As long as NO TREES are removed.

5. What type of design do you prefer? - Other responses

9. A larger building would likely require a larger parking lot. Do you object to a larger parking lot? - Comments

Keep the parking lot the same size.
Do not want to see trees removed.
Absolutely NO ADDITIONAL PARKING! that is what the rec center which doesn't impact an R1 neighborhood was for. Why not expand at other parked I other neighborhoods? We don't need this! Stop trying turn our small neighborhood into a commercial center!!
Additional parking is desperately needed. You need to accept that this is used as a secondary drop-off and pick-up location for the school because the front of school is so congested. Work with the school district to design a parking lot with a drop-off circle that will meet the needs of the community.
I feel a larger parking lot would need another entrance into it.
If a larger parking lot meant getting rid of the tennis courts or green space, then no, I'm not for it.
We don't need a much larger building, what we need is a newer more functional space. Oak Park us a very small city.
They definitely would benefit from a larger parking lot.
wouldn't want the parking lot to be too much bigger though
a bigger parking lot means a smaller park. that's not what we want
A slightly larger lot would be OK, but not significantly larger.
unless a majority of the trees have to be cut for that matter
<b>10. Would you be more inclined to rent the building for a meeting or event if it were newer and more functional? - Comments</b>
<b>Answer</b>
lee test
If cash went to oak park.
Weddings
Birthdays
More available soace
Again, with the Community Center up the road, this seems like a waste of money that is much needed at the other schools.
We don't need Rancho Simi turning our small neighborhood into a commercial center. I'd rather pay higher taxes than have RSRPD turn our park into an event center! Why are you so hell bent on pushing this? We don't need this! Noise And overflow parking will get worse and will harm property values . Are you a Park District or event center developers? Take a look at your questions-- sound system with Windows that open? Kitchen facilities? Public coffee bar?! Nothing about LOCAL kids!
Oak Park is in need of a facility that is multi-Functional and price within reason
makes no difference to me
we do have the community center
Costs too much for rental and insurance.
I will definitely rent it if it was nicer and more functional
the community center is available for rental. i don't see the need for another center in such close proximity.
<b>11. What are the top 5 features you would like to see incorporated into the new facility? Selected up to five, or add your own comments. - Other responses</b>
<b>Answer</b>
Water feature for summertime
proper restroom facilities (clean)
No expansion
area for teenagers to mingle
<b>13. Please indicate any additional comments here: - Responses</b>
<b>Answer</b>
lee test



<p>I am beyond excited for this project. I grew up here and can't wait for the updated version. Oak park deserves it. I</p>
<p>This could be a joint venture with the AYBA on a shared use.</p>
<p>I live in oak park. It needs additional places to help oak park families. So many people take advantage of oak park schools from outside of oak park it would be nice to build up civic oak park that helps people that live on oak park.</p>
<p>lee test</p>
<p>Please design around weather. Heater for winter. Water feature or shade for summer. Lots of seating and convenient parking.</p>
<p>Other neighborhoods/tracts in Oak Park have modern/safe/attractive facilities for recreation - this older part of Oak Park is no less worthy of the same level of services, amenities and recreational environment!</p> <p>Our kids and general population overall would benefit from a happy healthy recreational destination in our community!</p>
<p>I think by having an additional community space in Oak Park is a great idea. I think there should be no fee for community use that is related to school or community functions. I think personal use should have a minimal charge for facility rental/clean up.</p> <p>I think by having sound systems available and easy to use would make it much more enticing for community groups to want to meet there.</p>
<p>I do think we need to consider the neighborhood. We have a gorgeous facility 1 mile up the road from this location. What will be the impact to the people living adjacent to this building? Love living here because of the small town feel. Let's try to keep it that way</p>
<p>The rooms need to have adequate sound dampening elements installed. The current room is so loud it may be detrimental to hearing.</p> <p>There should be a quiet room for homework. And older children should continue to be separated from the youngest.</p> <p>There should be a single point of contact sign out area. Perhaps a key card type system for better security. It would be nice to have a more secure less publicly open area for participants.</p> <p>In addition I think the building choices provided are ridiculous. There is no way you are going to build a 2 story rustic log cabin building. I think more appropriate buildings should be offered in the setting as correct drawings showing the building location and surrounding facilities and layout plan.</p>
<p>Please keep to neutral browns/tans/creams. The green color that the building has now is hideous. Never paint a building green - it clashes with all the natural green surrounding it.</p>
<p>Keep all the trees!</p>
<p>Commenting on question 12 - I live in the Oak Park apartments.</p>
<p>Don't see the need for a large facility when we have one at the community center. This should be large enough to accommodate the am/pm club and small group gatherings. A larger parking lot would seem to benefit the soccer parents more than anyone.</p>
<p>Some place where classes can be held for for/ first aid etc</p>

Our neighborhood does not need a commercial party center in our midst. Apparently Rancho Simi wants a profit center.

Just replace the building and leave us alone! Not bigger. Not a profit center. This is a residential neighborhood. Who's pushing this? There are more than enough places locally or in Simi for events. Why pick on us?

We don't need more people from out of area hosting parties and creating more noise and traffic.

Replace - don't destroy.

In a tiny little unincorporated community do we seriously need TWO major event centers?????????

I would not like to see a facility so large that it would attract as many cars and people as the community center does. I wouldn't want to see more building and less green area in the current space.

Love the idea of getting a newer building, personally, I dislike the current one because is old looking looks unkept.

A revenue stream could include snack and soda bar for weekend soccer events

I look forward to seeing it all finished :)

The location of Mae Moyar Park is fantastic and a building that feeds to all age groups would be very interesting and could also bring some profit to the Community (rent income for events).

Also, teenagers in Oak Park don't really have a 'cool' place to hang and tend to get bored and start destroying common property on playgrounds and residences.

Giving teenagers an attractive area to be comfortable and save would make many parents happy :)