

Our Vision for the Future: Moving Forward

Background

The late 1970's was a time of exciting changes at the Ukiah Senior Center. Having outgrown its existing facilities on East Perkins Street, USC seized an opportunity in 1977 to acquire property and buildings at 495 Leslie Street that formerly belonged to the Ukiah Valley Teen Center, which had ceased its operations. The property contained a 50' x 80' steel building that subsequently was remodeled into Bartlett Hall, and included a dining room and recreational facility for the Center. With various subsequent remodels and additions, Bartlett Hall has served the Center's membership and mission for well over 40 years.

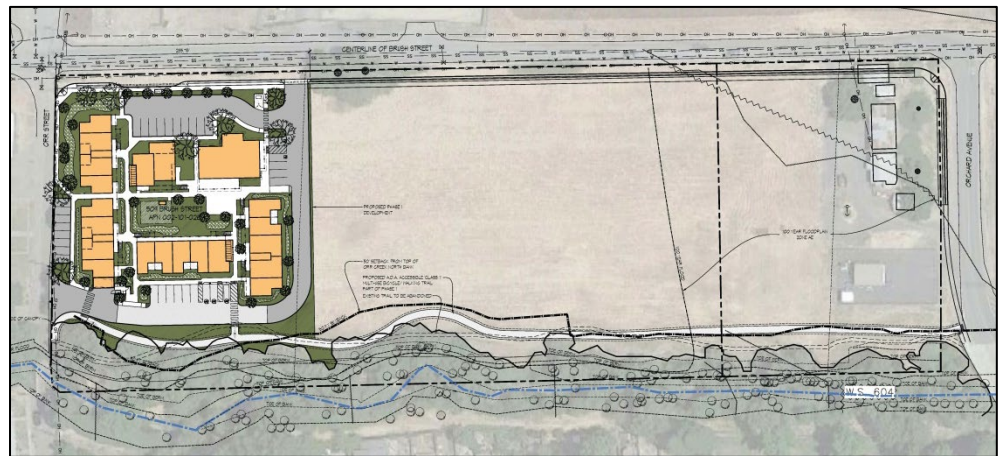
As more and more Baby Boomers begin to enter their retirement years, USC faces another exciting opportunity for change. Currently, the Center's members and participants range in age from 50 to over 100, and in the next few years, it is projected that nearly 30% of Ukiah's population will be in that age group as more Baby Boomers retire. To meet the needs of this growing population of seniors, a modern, well-equipped and adequately-sized senior community center will be essential for the Center to continue delivering vital programs, activities and services for our local seniors in the years to come.

Beginning in late 2015, the Center commenced discussions with Rural Communities Housing Development Corp. [RCHDC] to collaborate on a project where RCHDC planned to construct a complex of new low-income housing on eight acres it owned on Brush Street west of Orchard Avenue. The Ukiah Senior Center sought to acquire approximately two acres at the east end of the RCHDC eight-acre parcel that was not needed for the development of Orr Creek Commons. In 2016, a Feasibility Study was conducted by Basis Architecture that concluded this remaining two-acre parcel would be well-suited for the new senior community center and Thrift Store facility.

In 2019, RCHDC moved forward in obtaining its Use Permit to develop this eight-acre site and acquired the funding needed to commence construction on Phase I of Orr Creek Commons, which will be breaking ground during the first week of March 2020. With RCHDC able to move forward on Phase I of Orr Creek Commons, the Center is now positioned to launch its own development plans for a new community center and Thrift Store at the corner of Brush Street and Orchard Avenue on the remaining RCHDC parcel.



Phase I ~ Orr Creek Commons



RCHDC eight-acre parcel at Brush Street (North) and Orchard Avenue (East)

New Adult Community Resource Center and Thrift Store

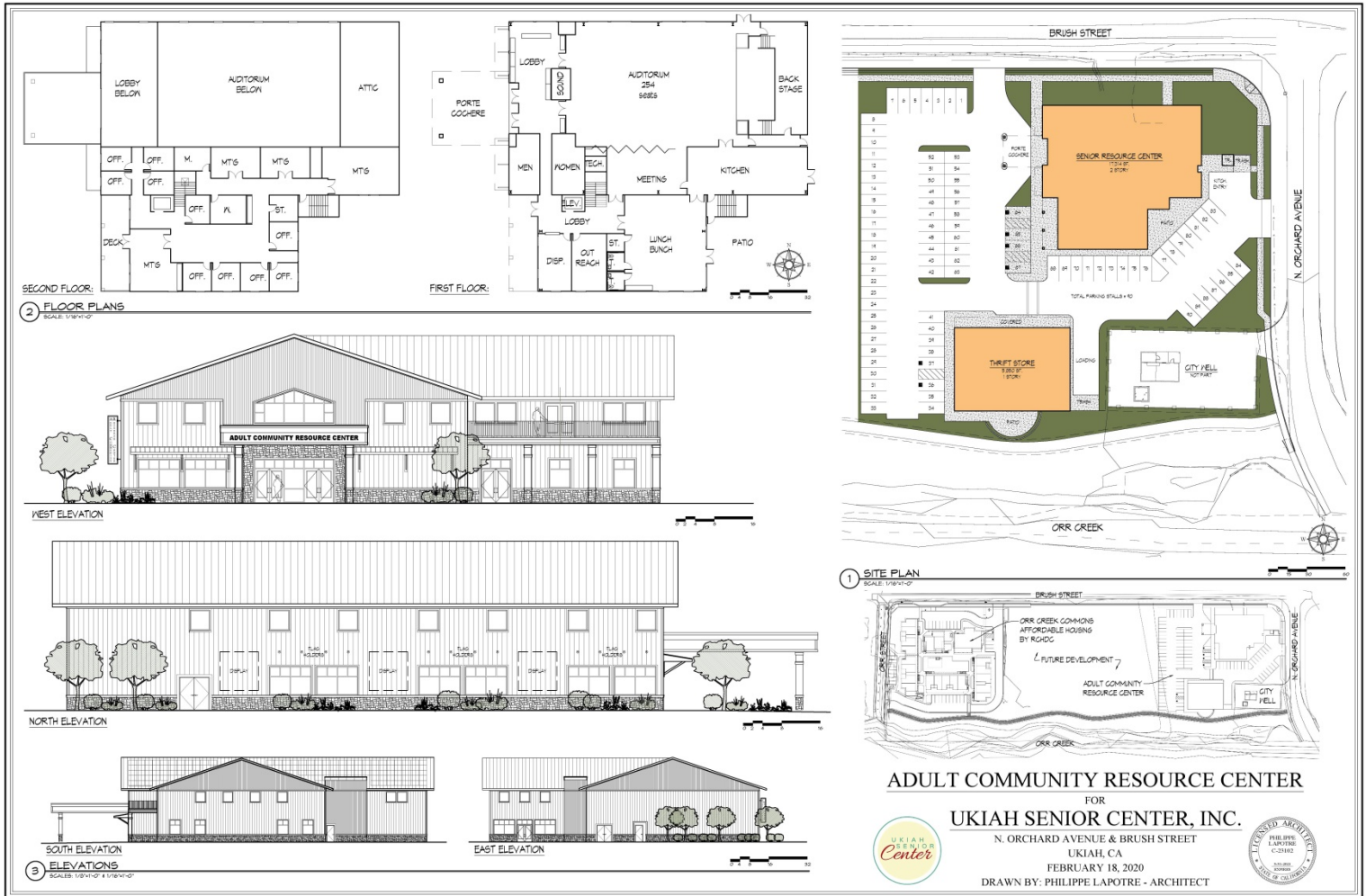
Architect Phillippe Lapotre, who designed Orr Creek Commons, has worked with the Center to design site plans and elevations for the layout of a new Adult Community Resource Center and Thrift Store on the east end of the RCHDC parcel, which includes:

- A modern community center that seats 254 persons, compared to Bartlett Hall's limited seating of 166 persons

- A modern commercial kitchen able to support a variety of community events
- Centralized offices and meeting rooms for the Ukiah Senior Center that will enable us to meet our increased space requirements for the Transportation Office, the Lunch Bunch Activity Room, the Outreach Office and USC administrative offices and meeting rooms

- A larger Thrift Store with 5,000 square feet of retail and warehouse space that allows the Ukiah Senior Center to become more self-sustaining
- Energy-efficient buildings that utilize solar panels and energy storage units to achieve energy

independence and enable the Center to operate during power outages. More energy-efficient buildings and solar power will be more cost effective and will help the Center to become more self-sustaining



Conceptual site plans and elevations for new Adult Community Resource Center and Thrift Store

On April 20, 2020, Diana Clarke will be giving a 30-minute presentation to the Mendocino County Board of Supervisors seeking the County's support in securing available government grants or low-interest loans to fund the development costs for this new community center project, which is situated within the County's jurisdiction. Currently, the Ukiah Senior Center owns the Bartlett Hall and Thrift Store buildings and adjacent parking lots, which River Oak Charter School is interested in purchasing. The Center will also be launching a Capital Building Fund Campaign seeking community support from local businesses, entities and individuals to aid our fundraising efforts for the construction of this new Adult Community Resource Center. The Ukiah Senior Center's Board of Directors has formed a Development Committee to oversee our construction project plans and capital campaign.

We are very grateful to our seniors and community members for your support and encouragement in making this new community center to become a reality. Please mark your calendars for the County Board of Supervisors meeting on April 20, 2020 at 1:30 p.m. in the Board Chambers, 501 Low Gap Road, Room 1070, to attend and voice your support for this new Adult Community Resource Center for our seniors and community partners. We welcome your support for our Capital Building Fund Campaign to launch these development plans forward. Community partners and donors who would like more information on this building fund effort may contact Diana Clarke for further information at (707) 462-4343 and diana@ukiahseniorcenter.org. *The Ukiah Senior Center is a 501(c)3 nonprofit corporation with federal tax ID #23-7258082.*