

Recommendation for Renovation of the Community House

On November 16, 2009, the Renovation Steering Committee, following over six months of public meetings, fact-finding, design workshops, team building, and much discussion unanimously adopted a design concept for the renovation of the Community House that reflects the community's long term interests.

Guiding Principles

During its initial meetings the committee established a set of guiding principles to direct decision-making: the committee will (1) design a building open, easy-to-use and accessible to all, (2) maintain the building's current use as a community center, and (3) respect the deed restriction requiring that the building be "no nuisance to neighbors." The committee also agreed to use the Capital Improvement Plan (CIP) as a guide, respond to the needs and desires of the community and other constituents, put the community's needs first, and strive to adhere to historic preservation guidelines.

Recommendation Highlights

Restrooms: Americans with Disability (ADA)-accessible restrooms at both ends of the building meet the community's demand for convenience and accessibility. Renters will love it, and public events will be undisrupted. In response to community input, the south-end restrooms are accessed from a hallway, they do not open directly onto a kitchen or the main hall, and the north-end restroom is family style.

Kitchens: A building of this size doesn't require two kitchens, but LPCC users adore the small kitchen's convenience! The plan scales back the small kitchen to a bar/butler's pantry keeping the pass through, using the available space for a family style restroom. Renovating the larger kitchen creates an inviting, pleasant place to congregate, socialize and work. Improved circulation such as the service area enhances community functions (think: chili dinner! Hot, hot, hot!).

Stage: The committee recommends removing the stage. Performers and other users indicated that the acoustics on the stage and its poor accessibility made it "iffy" for performances. The committee chose to create flexible, accessible performance space, amenable to the use of temporary risers!

Sunroom: The community enthusiastically embraced the idea of connecting the LPCC with the park via a porch or terrace in February 2009, but neighbors understandably had concerns about possible noise issues. What's the compromise? A bright, windowed sunroom! ADA accessible from the main hall, it could provide visibility and accessibility to the park while remaining secure. And weather insulated! It would also provide an extra room that could be used as a children's play area, green room for performers, or additional meeting space so that two events could be conducted at the same time.

Storage: Enhancing storage is a priority: dedicating space for coats, a janitor's closet, and table and chair storage with easy access to the main hall. Additional storage will be available through a full sized basement in the south extension.

Miscellaneous: A number of other improvements are part of the recommendation, including a new energy efficient HVAC system; replacing main hall lighting with more appropriate multi-use dimable lighting; restoring the tin ceiling and chair rail; removing wood paneling; using green building methods; adding insulation to improve energy efficiency; addressing identified structural problems with the building, adding electrical outlets; and providing wi-fi access (paid for by rental).

Details

There are many details of the renovation plan that are yet to be decided. The kitchen service area is one example. The concept is to have a dedicated service corridor in front of the kitchen. No recommendation is being made as to how this corridor interacts with the kitchen. It could be a pass thru, a kitchen island, or something else. The most important thing to remember: the process will remain open for several months as the details of the plan are worked out.

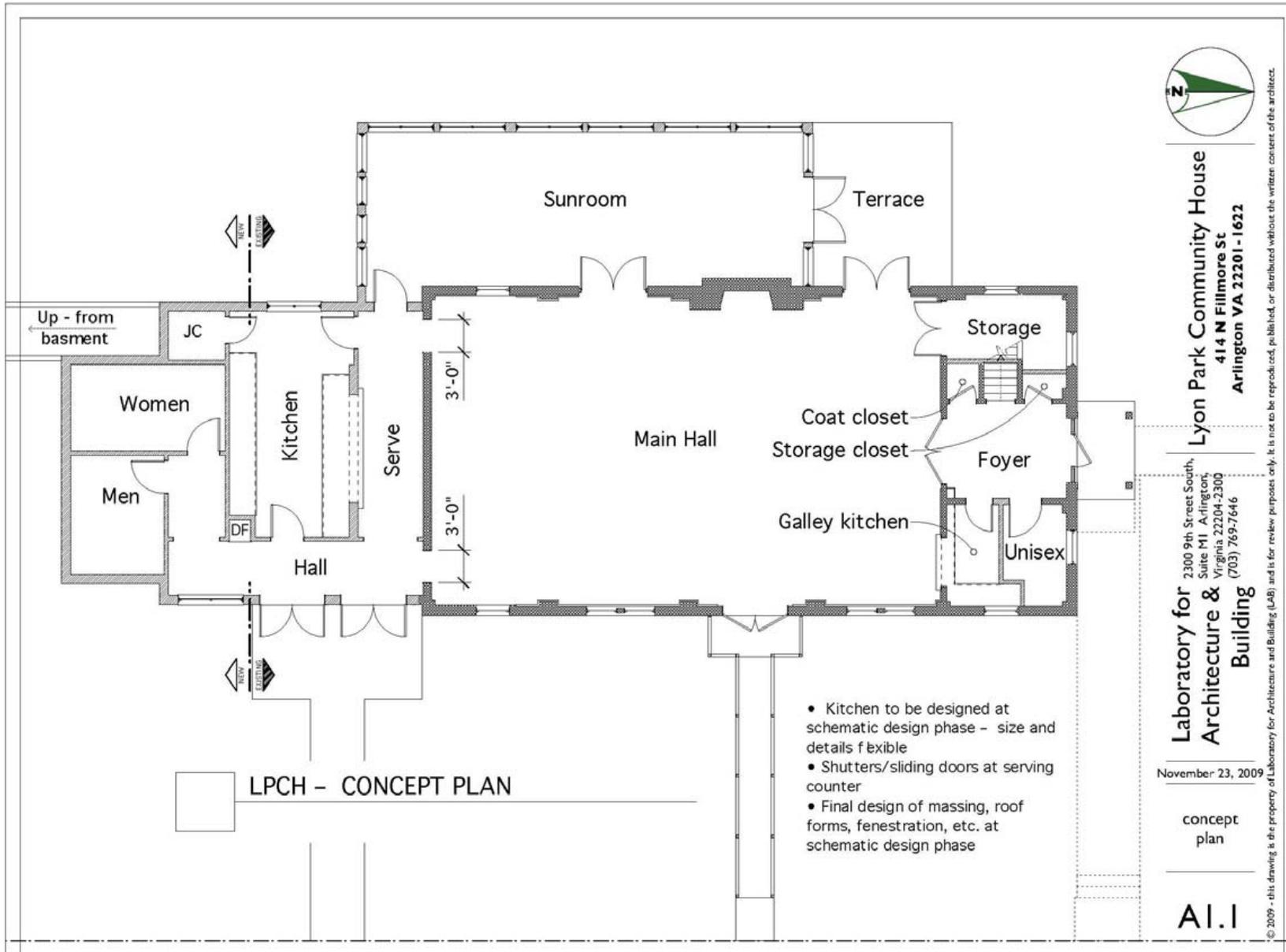
Next Steps

This proposed renovation plan has been posted at <http://lyonpark.org/renovation> and on the Community House bulletin board. Notification of the recommendation has been posted on the community list serve and will be printed in the monthly newsletter. The remaining steps in the process are:

December 1	Q & A Session on recommended renovation design – Community Center 7:30 – 8:30 pm
December 9	LPCA vote to commit LPCA funds to the plan
December 10	RSC turns recommendation & plan over to the LPCC Board of Governors for implementation

Committee Members

Ken Bell, Andrew Boyd, Robert Dudka, Margaret Fibel, Erik Gutshall, Elliott Mandel, Kathleen McSweeney, Michael O'Connor, Michael Rafky, Adam Rasmussen, Sue Robinson, Jeff Santone, Elizabeth Sheehy, Peggy Weidenhamer, Jeannette Wick



Up - from
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LPCH - CONCEPT PLAN

- Kitchen to be designed at schematic design phase - size and details flexible
- Shutters/sliding doors at serving counter
- Final design of massing, roof forms, fenestration, etc. at schematic design phase



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November 23, 2009

concept
plan

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