



Capital Improvement Project

# Como Community Center

## *Community Meeting No. 2*

*Presented by*

***Naoto Kumazawa***

Sr. Landscape Architect  
City of Fort Worth – Parks and Community Services

***Philip Callison, AIA LEED AP***

Principal  
Perkins+Will

Thursday, July 16, 2015



## AGENDA /

- Community Meeting No. 1 Overview
- Site Selection
- Understanding your Vision
- Visual Listening Exercise
- Closing Remarks



# COMMUNITY MEETING NO. 1 OVERVIEW



## WHAT MAKES COMO UNIQUE/

- Como has been in existence for over **100 years**.
- Como is a **well-defined** community within Fort Worth.
- The community center is the **heart/hub of the neighborhood**.
- Como takes great **pride** in their traditions.
- Como is a hard working and **supportive** community.
- Como finds dignity in their **identity** and **generosity**.
- A **variety of ages** come together to create a **friendly, family oriented** atmosphere.
- There is a strong voting base, activism, and **civic engagement** from all ages in the community.
- The community center has a lot of support from **Alumni** association and nonprofit organizations.
- Como is a **walkable** community.
- Como originated as one of the few remaining **African American** communities that begin as an African American Community.
- One of the largest **after-school programs** in Fort Worth.



## POTENTIAL SITES/

- Chamberlin Park Site
- Lake Como Park Site



## VISION/

- New center should **reflect the history** of Como.
- New center should be **inspirational** for children.
- New center should match current **scale** of Como.
- New center should be **for all people**.
- Incorporate a large **trophy** display.
- **Flexible, multi-use** activity space:
  - Art, Music, Dance, Cheer,
  - **After school** programs (pre K -5<sup>th</sup> grade)
- **Multi-use** community rooms:
  - Conference space (Large)
  - Training, Meeting, Classroom space
  - Banquet Space
- **Multiuse** field: **Track, Football, Cheer**
- **Computer** room & library space with Wi-Fi.
- **Walking** trail / track (elevated)
- Commercial **Kitchen** or warming kitchen



## PROGRAMMED ACTIVITIES AT COMO COMMUNITY CENTER/

- Boy Scouts
- Girl Scouts
- Good News Club
- Mad Science
- Man of Promise
- Dream Outside
- The Box
- Track
- Basketball
- Baseball
- Softball
- Volleyball
- Football
- Tutoring
- Reading Classes
- Poetry Classes
- Community Action Partner Program (CAP)
- Summer Day Camp
- School Break Camps
- Mother's Day Program
- Fitness / Weight Class
- Special Events
- Education / Training Classes
- Teen Program
- FW@6
- Senior Program



# SITE SELECTION

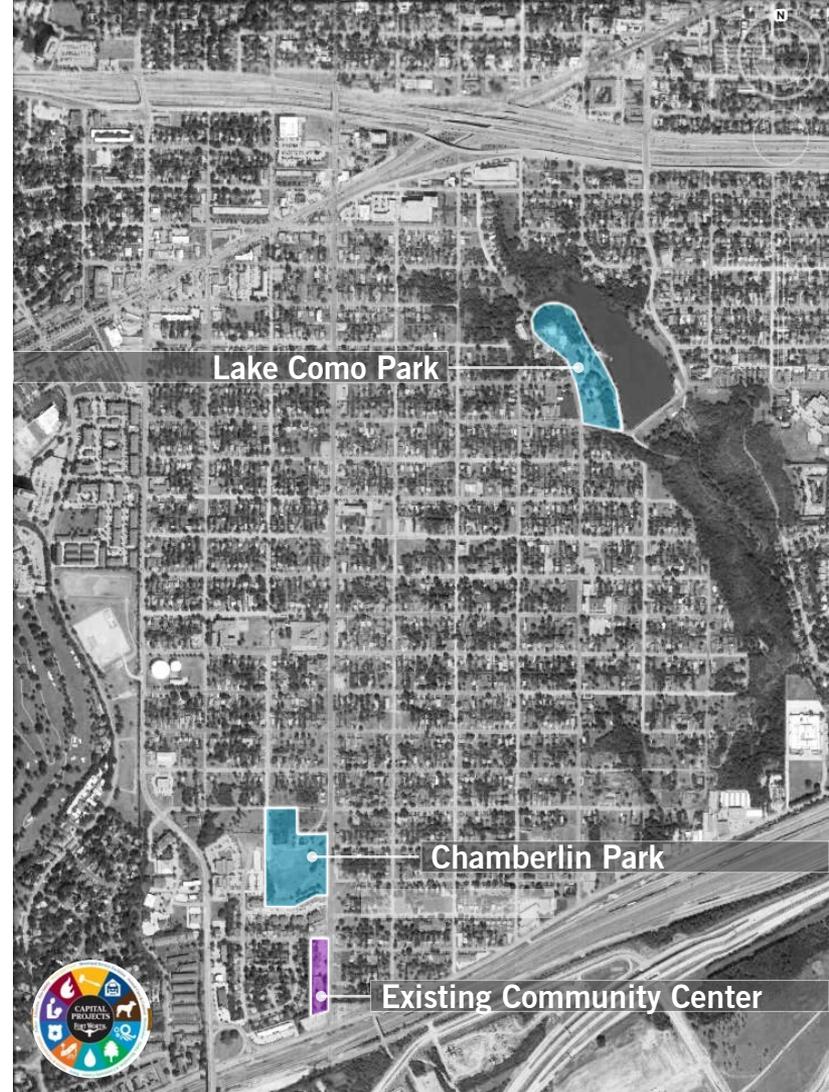
SITE SELECTION/



# POTENTIAL SITES/

Como Community Center Site Selection Criteria

Criteria	Criteria Weighting (Lowest / 5-highest)	Chamberlin Park		Lake Como Park	
		Score	Total	Score	Total
Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

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Const. Impact on Community					
Land Cost					
Visibility/Location					
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Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					

**SITE SELECTION CRITERIA/**

**Construction Impact on Community:**

Site should be located in an area that minimizes the negative impact of construction noises and traffic on the Como community.



# SITE SELECTION CRITERIA/

## Land Cost:

Site should be currently owned by the City of Fort Worth or available at an affordable price.

Como Community Center Site Selection Criteria

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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					

**SITE SELECTION CRITERIA/**

**Visibility / Location:**

- Site should be prominent within the community and easy to find.
- Site should be close to the majority of the community.



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Adequate Size (4-5 Acres):**

New site for the community center should have an adequate amount of space to accommodate anticipated activities, parking, and has potential for future expansion.

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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					

**SITE SELECTION CRITERIA/**

**Safety:**

Site should be open and visible with safe walking routes and without any major safety hazards.



Como Community Center Site Selection Criteria

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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					

**SITE SELECTION CRITERIA/**

**Pedestrian / Bike Access:**

Site should be easily accessible by walking or biking.



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Public Transportation Access:**

Site should be in close proximity to public transportation.

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Adequate Utilities:**

Site should have available electricity, gas, water, and wastewater utilities without a significant additional cost to install them.

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Const. Impact on Community					
Land Cost					
Visibility/Location					
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Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Topography:**

Site should not require an extensive amount of regrading, import material, excavation, or drainage measures.

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Automobile Access:**

Site should be easily accessible by automobile and require minimal construction for new entry and exit points.

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
		Score	Total	Score	Total
Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Room for Future Expansion:**

Site should be large enough to allow for future expansion.

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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Compatibility with Neighborhood:**

Site should be located in an area where the new building will comfortably fit in without over shadowing the surrounding sites.

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
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Const. Impact on Community					
Land Cost					
Visibility/Location					
Adequate Size (4-5 acres)					
Safety					
Pedestrian / Bike Access					
Public Transportation Access					
Adequate Utilities					
Topography					
Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
Use of Outdoor Spaces					
<b>Totals</b>					



Como Community Center Site Selection Criteria

**SITE SELECTION CRITERIA/**

**Use of Outdoor Spaces:**

Site should have ample outdoor space that would easily allow for outdoor activities such as track and sports fields, public plazas, etc.

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
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Safety					
Pedestrian / Bike Access					
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Automobile Access					
Room for Future Expansion					
Compatibility with the neighbors					
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<b>Totals</b>					



## SITE SELECTION CRITERIA/

### Criteria Importance:

1 = Lowest Importance

5 = Highest Importance

### Scoring:

1 = Lowest Score

5 = Highest Score

### Total:

Criteria Importance x Score = Total



## Como Community Center Site Selection Criteria

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
		Score	Total	Score	Total
Const. Impact on Community	5				
Land Cost	5				
Visibility/Location	4				
Adequate Size (4-5 acres)	4				
Safety	4				
Pedestrian / Bike Access	4				
Public Transportation Access	4				
Adequate Utilities	3				
Topography	3				
Automobile Access	3				
Room for Future Expansion	2				
Compatibility with the neighbors	2				
Use of Outdoor Spaces	2				
<b>Totals</b>					



## SITE SELECTION/

- Chamberlin Park: Score=204
- Lake Como Park: Score=120



## Como Community Center Site Selection Criteria

Criteria	Criteria Weighting (1=lowest / 5=highest)	Chamberlin Park		Lake Como Park	
		Score	Total	Score	Total
Const. Impact on Community	5	4	20	2	10
Land Cost	5	5	25	5	25
Visibility/Location	4	5	20	1	4
Adequate Size (4-5 acres)	4	5	20	3	12
Safety	4	5	20	3	12
Pedestrian / Bike Access	4	5	20	3	12
Public Transportation Access	4	5	20	1	4
Adequate Utilities	3	3	9	3	9
Topography	3	3	9	1	3
Automobile Access	3	5	15	3	9
Room for Future Expansion	2	5	10	3	6
Compatibility with the neighbors	2	4	8	2	4
Use of Outdoor Spaces	2	4	8	5	10

Totals

204

120



# UNDERSTANDING YOUR VISION

# VISION STATEMENT



Based in Region  
STEVEN WALKER STREET  
FLOOD CONTROL  
CONCRETE  
CIVIL ENGINEERING  
ACTIVISM  
RELIABLE

LOCATION  
Identify flood areas  
COMMERCIAL FLOOD  
property east  
of graveyard

WIFI  
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## VISION STATEMENT

The new Como Community Center will be a source of **pride** for the Como Community and will continue to serve as the **heart and soul** of the **community** with a **unique identity** that reflects Como's **traditions and values**.



# ACTIVITY SPACES

COMMUNITY CENTER

## ACTIVITY SPACES/

### INDOOR SPACES:

- Gymnasium (Basketball, Volleyball)
- Second Gymnasium
- Fitness / Weight room
- Indoor walking Track
- Locker / Restrooms
- Trophy Case
- Dance, cheer, music room
- Large Meeting Room
- Training Room / Classroom
- Concession Stand
- Conference Room
- Computer Area
- Game Room
- Senior Activity Space
- Children's Area
- Teen Area / Media Room
- Commercial/Demonstration Kitchen
- Reading Room
- Crafts / Art Room
- Indoor Seating Area
- Theater / Auditorium

### OUTDOOR SPACES:

- Football Field
- Multi-use Sports Field
- Baseball Field
- Walking Trail / Running Track
- Outdoor Seating Area
- Pool
- Playground
- Skating Area



# EXTERIOR

 **COMO  
COMMUNITY  
CENTER**

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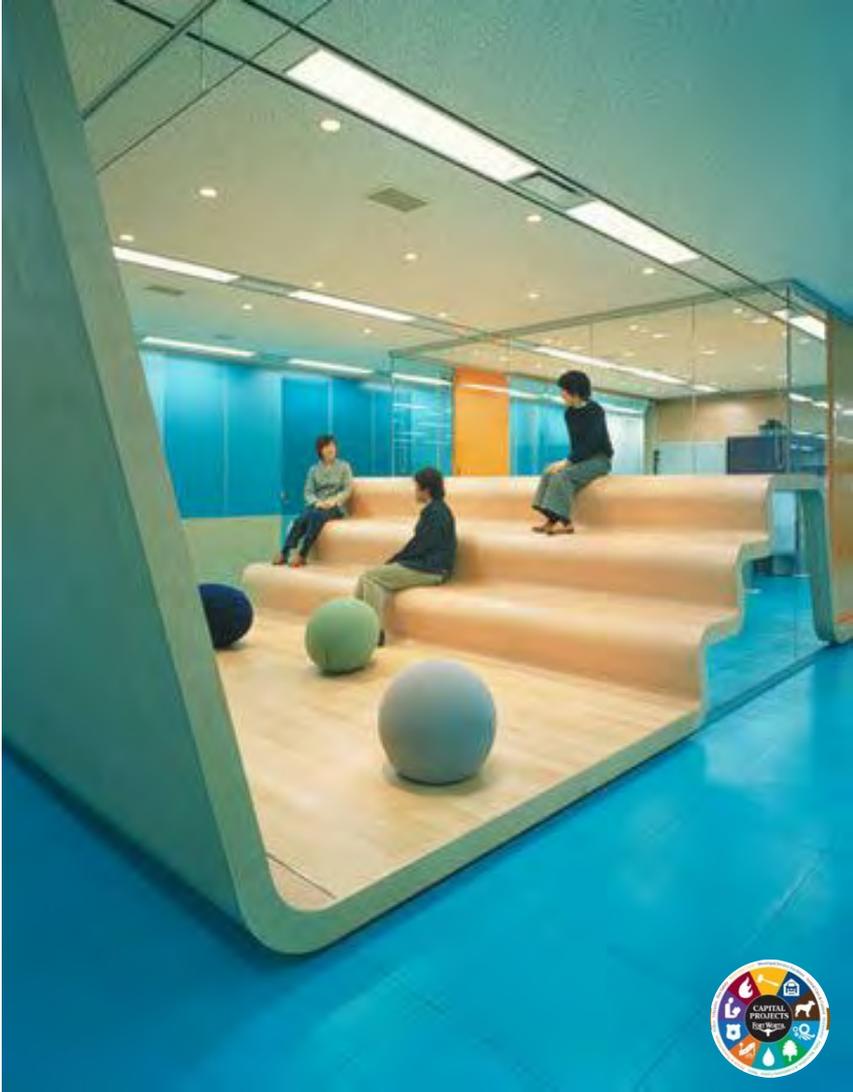
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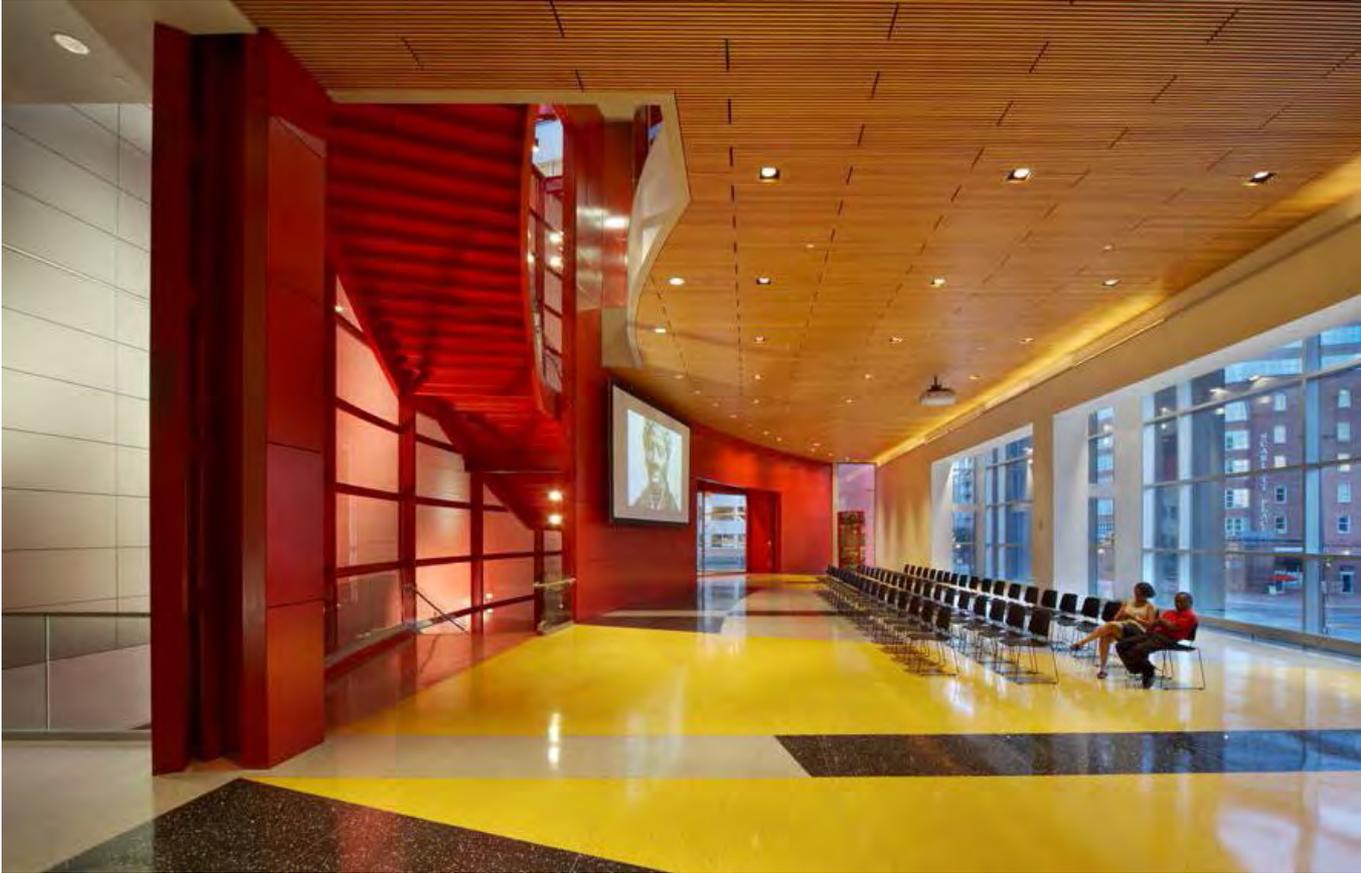
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# OUTDOOR

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# FUN WITH DOTS!



## COMMUNITY MEETING #3/

Thursday, September 17, 6:00 – 8:00PM

- Opening Remarks and Introductions
- Recap of Meetings No. 1 and 2
- Presentation of Selected Concept Community Discussion and Input
- Next Community Meeting Agenda and Q&A





# Como Community Center *Community Meeting No. 3*

September 17, 2015  
6:00 PM

