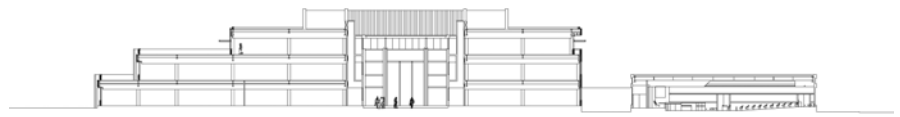


Corona City Hall

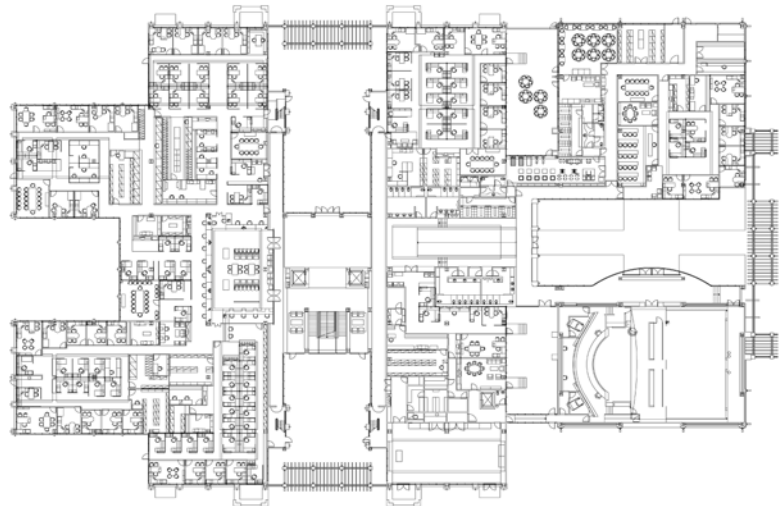
Designers: Anthony J. Lumsden FAIA principal for design, Tom Wooge project manager
Company: AJLA
Completion Date: 2003 (Under Construction)
Program Elements: Public service functions of finance, building & planning, public utilities, fire, council chambers, administrative office space, and parking
Size: 135,000 square feet on three levels
Activities: AJLA was given a site plan, a budget, and developed design solution through discussions with users to determine functional and qualitative goals for the new city hall. Site planning, program elements, adjacencies, and all other aspects of the pre-design through design development were performed by AJLA. Construction documents and construction administration were performed in conjunction with another architect.
Budget: \$26 Million (under construction)

Vision:

The new Corona City Hall is envisioned as a unifying complement of the existing array of community service district facilities to form a strong civic campus identity with a focus of public amenity. Completion of a ring of interrelated civic service functions organized and unified around a new central park will enhance the functional efficiency, clarity and public emphasis of this city hall as the gateway of a true civic center. A place that supports community gathering and events – a functional and symbolic focal point of community identity is fulfillment of the public’s wishes expressed during the City Hall Vision workshop in December of 2000.



Section



First Floor Plan

New City Hall

The new city hall unifies the civic facilities by defining a large central green commons as the heart of a civic campus and forming a gateway for public access. The new city hall along with the existing surrounding civic functions share a common identity and focus as supporting elements in the definition of the new 2-acre green space. The natural sloping topography of the site is maintained in accordance with the grade elevations of existing trees, allowing the

new larger city hall to present a compatible building top elevation in line with adjacent existing buildings. The new building is subdivided according to internal functional adjacencies, presenting a lobby courtyard and two side wings to the green also in scale with adjacent buildings. Parking is consolidated and expanded in an organized layout to the north of the new city hall, freeing the central park for pedestrian movement between civic functions. A strong perceptual connection is maintained through the new city hall linking the expanded parking with the heart of the civic center.

A landscaped front yard and setback from the street provide civic dignity to the new city hall's formal Vicentia Avenue entrance. The arcade and entrance court with foreground building features in axial symmetry link the new building aesthetically with the civic image of the existing Sixth Street facility. Finish materials are being proposed in harmony with the existing buildings.

Site Design

As a historic community service district, the site is ideally configured with an established city hall identity, proximity of a large array of related public functions, convenient location and sufficient open land for an optimal organization of city hall components and accommodation of public events and gatherings. Three main elements have been defined as a new city hall building of 136,000 SF, landscaped parking for 600 cars at grade, and a new 2-acre green space suitable for public events such as the annual Lemon Festival. Extensive landscape is planned to continue the sylvan character of the existing site in conformance with the City Design Guidelines.

Circulation

Development of a true campus environment and site organization is ideally suited to the benefit of the existing facilities and goals of the new city hall vision through the total separation of vehicular and pedestrian movement. Public service functions arrayed in a ring enjoy both clear street front identity and access from ample public parking planned on the perimeter of the civic center campus. Interconnection of distributed vehicular parking areas allows efficient use of capacity without hindering pedestrian safety. The new city hall serves as a gateway to orient pedestrian direction between parking and destinations. The interconnections of pedestrian circulation between all buildings along the central green space are efficient, enjoyable, and safe. The definition of garden courtyard vistas from



sheltered walkways recalls the amenity of historic Mission grounds and reinforces the unity of civic purpose.

Building Design

Accommodating the most convenient arrangement of services based on public demand, clarity of organization and access, and efficiency of operation has produced a building configuration tailored to city hall functions which places the public “customer” as the focus. The vertical stacking and plan arrangement of city departments has been carefully developed in conjunction with department staff for optimizing public interface with city services. Relevant staff administrative functions have been placed on floors above public interface functions to enhance proximity and efficiency. A one-stop philosophy of coordinated services from inter-related departments at a single point of contact has been the basis for building organization.

Official city hall identity functions of public assembly, human services, and public record interface are identified as the ceremonial main street-front entrance and reception lobby with direct connection to the central building circulation lobby. Public service functions of Finance, Building & Planning, Public Utilities & Fire comprising the highest volume of daily public interface are directly accessed from the main parking lot and focused through the central circulation lobby to the one-stop service counter. The city hall functions as a multi-faceted gateway to anchor and direct access to the civic center. The bifurcation of accessed functions and central circulation lobby form both a literal and symbolic portal to the entire civic center campus.

Building requirements have been met as programmed to replace existing obsolete facilities and size the new city hall sufficiently to meet the City’s specified future needs. The basic office function as a determinant of building massing is based on the dimensions of office program components efficiently linked by a double-loaded circulation loop forming a department wing. Private offices occupy the flanking outward view locations, specialized support rooms line the inner courtyard orientation and a central workspace provides shared access to these rooms and to exterior window. Repetition of this system provides economy of construction and flexibility of accommodation for future office and workspace variations. Building wings have been interconnected toward the central circulation lobby facilitating departmental interrelationships, flexibility, emergency egress, convenient points of access and coordinated public interface.

Client:

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A/E Team:

Design Architect Anthony J. Lumsden & Associates, Architect of Record Jenkins/Gales & Martinez, Structural Engineer John A. Martin and Associates, HVAC / Plumbing / Fire / Electrical / Communication J. L. Hengstler Associates, Civil Engineer Husaker & Associates, Landscape Architect Withers Sandgren Landscape Architects



(909) 279-3590
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OFFICE OF: **UTILITIES DEPARTMENT**

815 WEST SIXTH STREET, P.O. BOX 940, CORONA, CALIFORNIA 92878-0940

October 7, 2002

RE: A.J. LUMSDEN & ASSOCIATES

To Whom It May Concern:

I would like to take this opportunity to recommend A.J. Lumsden & Associates for your architectural design needs.

The City of Corona is currently working with Tony Lumsden on the design of a new Civic Center facility. We are very happy with the design Tony and his team have provided for this project. Tony has incorporated both our ideas and his own to create an aesthetically beautiful and functional facility for the City of Corona. The final design has completely satisfied the goals of the City of Corona.

Mr. Lumsden has always been open to new ideas and suggestions and is very innovative with his design work. Not only does Tony work well with the Project Manager, but also interfaces well with community leaders, City Council, as well as City staff. I have been continually impressed with the architect's willingness and ability to work with and respond to our various user groups and discussions.

This project is now under construction. We look forward to occupying the facility as we are very proud of the design work.

Please feel free to contact me at (909) 279-3590 should you have any questions or need further information.

Sincerely,

Glenn E. Prentice
Utilities Director

US-211.02