

INFORMATION WORKSHOP ON THE AMBASSADOR CAMPUS DEVELOPMENT PLAN

February 25, 2002

Background:

The proposed project site encompasses approximately 49 acres of the former Ambassador College campus and support facilities. The West Campus totals 35 acres and the East Campus 14 acres. The West Campus now serves as the world headquarters of the Worldwide Church of God. Much of the East Campus is comprised of light industrial buildings once used for various support functions, as well as the Imperial Schools operated by the Worldwide Church of God until 1996. The majority of the new buildings on the West Campus were built during the 1960s and 1970s, including the 1,262 seat Ambassador Auditorium. The western portion of the West Campus is where many of the historic residences and gardens are located.

The site lies within the boundaries of the West Gateway Specific Plan (WGSP). The WGSP was initiated by City Council in Spring of 1995 as one of the seven areas identified as targeted development areas under the 1994 General Plan update. The planning effort in preparing the Specific Plan involved the participation of the majority stakeholders and interested groups from the West Pasadena Area. The City Council approved the West Gateway Specific Plan in July 1998 and the implementing language to the municipal code in May 2000. During the approval process an Environmental Impact Report was prepared for the Specific Plan. Objectives of the Plan included the definition of future land uses, identified historic on-site resources for preservation, and established development standards for new development, which included height and the allocation of density for the various projects within the Specific Plan area.

The project submittal was in the form of a development agreement (DA), the DA can be summarized as an understanding between the City and the applicant, which will establish the applicant's land use entitlement and set the parameters of future development. The DA is proposed to run for a number of years and will contain provisions allocating density and development on the site. The DA also will contain the provisions setting forth the project's commitment in providing affordable housing and any additional mitigation measures above and beyond what is required to mitigate the projects impacts as outlined under the SEIR. The second component of the project is a proposed Memorandum of Understanding between Legacy Partners and the City. The MOU is proposed to include the financial details of the Auditorium transaction and parking required to service the Auditorium. In addition a key component of the project, which will be considered or part of the MOU, is the establishment of a Community Financing District (CFD).

Current Proposed Development :

The current project proposal consists of 1727 total residential units and 40,000 square feet of commercial use on Green Street on the East Campus. The West Campus includes 888 of the units with 839 units located on the East Campus. These units are designed to meet a variety of market segments with approximately 275 of the units for rent and the rest for sale. The units range in size from studio apartments to 3,500 square feet luxury condominiums. The proposed project will be subject to the inclusionary housing requirements which at the current requirement of 6 percent of total units would result in 103 low or moderate income residential units.

The next steps include finalizing staff's analysis of the project and providing a recommendation on the proposal. The recommendation will be presented to the City Advisory Commissions and Council.