

**Attachment D**  
Original proposals

# ARROYO CENTER FOR ART AND THE ENVIRONMENT



Gerald Rahm - *Afternoon View, Pasadena Arroyo Seco*

## Notice of Interest

Submitted to the City of Pasadena  
for the Desiderio Army Reserve Center Project

Stephanie Dewolfe, Project Manager  
Planning & Development Department  
175 N. Garfield Avenue  
Pasadena, CA 91101

Friday, September 8, 2006

**1. Legal Name:**

The Arroyo Center for Art and the Environment, a joint venture of Arroyo Seco Foundation and the California Art Club

**2. Address –**

75 South Grand Avenue  
Pasadena, CA 91105

**3. Contact:**

Tim Brick, Managing Director, Arroyo Seco Foundation

**4. Authorized Contact:**

Tim Brick, Managing Director, Arroyo Seco Foundation.

**5. Tax Status –**

The Arroyo Seco Foundation and the California Art Club are non-profit, tax exempt organizations under Section 501(c)(3) of the 1986 Internal Revenue Code. ??? Attach copies of letters of determination

**6. Authorization –**

The articles of incorporation and bylaws of ASF and CAC give these corporations the legal authority to acquire and hold title to property or to lease property.

**7. Non- Public Agencies:**

**7a. Description of organization**

The Arroyo Center for Art and the Environment is a joint venture of the Arroyo Seco Foundation and the California Art Club.

**Arroyo Seco Foundation**

The Arroyo Seco Foundation, founded by Charles Lummis more than 100 years ago, works to promote the preservation and promotion of the Arroyo Seco, one of Southern California's greatest natural treasures.

After a lapse in many decades, the Arroyo Seco Foundation was revived in 1989 to continue that vision and mission. Since then, ASF and hundreds of volunteers have planted thousands of native trees in the Arroyo, participated in and led major Arroyo planning efforts, educated the public as to the riches of the Arroyo, and most importantly worked to restore the natural splendor of the Arroyo for this and future generations.

ASF advocates an integrated, harmonious approach to watershed and flood management, water conservation, habitat enhancement, and expansion of recreational opportunities. Through physical projects and recreation and environmental awareness activities, ASF strives to involve residents and organizations in this tremendous enterprise. As a member of the California ReLeaf tree-planting network ASF works to reforest the Arroyo Seco, the San Gabriel Mountains, and neighboring urban landscapes with native shrubs and trees.

The Arroyo Seco Foundation enables local residents, organizations, and businesses to become directly involved in restoring the Arroyo Seco through its many and varied activities.

**Major Current Projects include:**

- **Arroyo Seco Watershed Restoration** -- This comprehensive approach to mountain and urban watershed management is a partnership of ASF and member groups of the Council of Arroyo Seco Organizations (CASO).
- **Arroyo Seco News** -- A lively email news and discussion forum that keeps Arroyo aficionados up-to-date on Arroyo issues, projects and events — and to spread the word.
- **CASO** -- ASF manages and provides staff support to the Council of Arroyo Seco Organizations, a network of community-based organizations and environmental groups working to improve the Arroyo; ASF also actively participates in CASA -- the Council of Arroyo Seco Agencies.
- **Supporting Arroyo Improvement Efforts** -- A multitude of planning efforts have been conducted to upgrade and restore the Arroyo along its entire length. These include a master plan for the Angeles National Forest, Pasadena's Arroyo Seco Master Plan, South Pasadena developments, Debs Park, Confluence Park planning, the US Army Corps of Engineers Arroyo Seco Watershed Feasibility Study and other efforts.
- **Tours and Educational Events** -- ASF offers a variety of tours of the Arroyo Seco and a series of educational programs about its habitat, culture and history.
- **Volunteer Opportunities** -- ASF offers several of ways to get involved in protecting and restoring the Arroyo Seco, such as periodic clean-ups, tree-plantings, water quality monitoring, and other activities. The Arroyo Seco Stream Team is our group of volunteers who conduct these activities.

**California Art Club**

The California Art Club (CAC) was established in 1909 by early California Impressionists or Plein Air Painters. The group developed out of the Painter's Club of Los Angeles, an informal group of male artists founded in 1906; a significant impetus to form the new club was to allow women artists to participate. Artists Franz Bischoff (1864-1929), Carl Oscar Borg (1879-1947), Hanson Puthuff (1875-1972) and William Wendt (1865-1946), whose wife Julia Bracken Wendt (1871-1942) was a sculptor of merit were instrumental in its founding, and the first meeting was held in Franz Bischoff's Arroyo Seco studio.



William Wendt  
(1865 - 1946)

2nd (1911-1914) and 4th (1917-1918) CAC President

Under the leadership of William Wendt, who served as president for six years, the California Art Club quickly became a powerful and prestigious institution and cultural authority on the west coast. Membership included such luminaries as Edgar Payne (1883-1947), Granville Redmond (1871-1935), Guy Rose (1867-1925), Jack Wilkinson Smith (1873-1949) and Marion Wachtel (1876-1954). The success of the CAC's exhibitions helped grow its supporting "Patron" membership to include many Southern California leading citizens. Among these was Aline Barnsdall, who in 1926 gave her Frank Lloyd Wright designed home, Hollyhock House, to the California Art Club for its headquarters. After the 1929 stock market crash, World War II, and the onset of international modernism, the Club's status and membership declined; in 1942, the CAC presented its prestigious headquarters to the City of Los Angeles to ensure its preservation and maintenance. Astonishingly, the California Art Club did not die with this loss, but continued as a small group of professional and amateur artists.

In 1993 artist Peter Adams was asked by Patron member Verna Gunther to help revive the California Art Club. With his wife, Elaine Adams, their vision to restore "traditional" art to a high standard was realized. Fellow artists Dan Goozée, Steve Huston, Stephen Mirich, Daniel W. Pinkham, Tim Solliday and William Stout all pitched in, recruiting top artists from Northern and Southern California. Noted artists outside California also joined this revival as "Out-of-State Artist" members.

California Art Club president Peter Adams says, "A major tenet of the California Art Club is to look to our heritage for inspiration and guidance brought through the knowledge of artistic techniques nearly forgotten. The intention of the California Art Club is to encourage the education and continuation of fine traditional art by inviting the public to witness the evolution of our artists' new timeless creations." Adams states, "Traditional art is the new avant garde."

### **The Arroyo Center for Art and the Environment**

The Arroyo Center for Art and the Environment will be governed by a board of seven directors. The Center will not seek separate corporate status, but instead be a project of the Arroyo Seco Foundation. The Arroyo Seco Foundation and California Art Club will designate three board members each, with the seventh designated by the City of Pasadena.

The Center will be managed by an executive director and staff with a broad overview of the art and environment of the Arroyo Seco. Art classes and programs will be directed by the California Art Academy & Museum, a non-profit subsidiary of the California Art Club. Programs and activities relating to the environment and nature will be managed by the staff of the Arroyo Seco Foundation. An advisory committee of educational professionals and experts in environmental management is being formed to broaden participation in educational programs and to ensure the highest quality of instruction. We intend to involve the University of California Cooperative Extension Program, the Pasadena Unified School District, Kidspace Children's Museum, Los Angeles and San Gabriel Rivers Watershed Council, and other educational institutions on our environmental education committee.

### **7b. Listing of all principals in the organization and proposed on-site programs managers, appropriate credentials as well as description of previous related experience**

#### **Principals**



**Tim Brick** is Managing Director of the Arroyo Seco Foundation and Executive Director of the Arroyo Center for Art and the Environment. Mr. Brick has been involved in the management and operation of non-profit organizations for more than 35 years. A senior director of the Metropolitan Water District of Southern California, he chaired the Water Education Committee and has served on many others. He directed the Arroyo Seco Watershed Restoration Feasibility Study and other Arroyo improvement efforts for more than two decades. He was Executive Director of Hahamongna Operating Company, established by the City of Pasadena in 1995 to pursue the development of Hahamongna Watershed Park, and served as a consultant on that project until 1998. He curated the award-winning "Flowing Waters, Fruitful Valley" exhibit at the Pasadena Museum of History in 2004-2005 and has dedicated himself to the art and culture of Arroyo Seco for many years. He is a reader at the Huntington Library in western water and local history.



**Peter Adams** - Contemporary American artist Peter Adams, a fourth-generation Pasadenan, received his training at Art Center College of Design, Otis Art Institute, and Instituto de Bellas Artes, San Miguel de Allende. However, it was not until he enrolled at the Lukits Academy of Fine Arts in Los Angeles that he finally found the traditional artistic philosophies that have since informed his work. At the Lukits Academy, Adams spent seven years in diligent training, eventually becoming the personal apprentice to the renowned mural, landscape and portrait painter Theodore N. Lukits (1897-1992).

From his years with Lukits, Adams gained a heightened appreciation for Oriental objects and antiquities. At the Lukits Academy it was typical for students to study still-life compositions that consisted of original sculptures and porcelains from the various Chinese dynasties that were part of the Lukits personal collection. This interest later led to his traveling throughout Asia; in 1980 Adams was the first American artist to travel and paint unescorted through the People's Republic of China. His fascination for Asia gained him great acclaim when, in 1987, he was the only American artist to travel and paint with the Mujahideen rebels in Soviet-occupied Afghanistan. Today, Adams combines Eastern design concepts with the Western sense of depth through atmosphere.

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Adams is a Signature Member of the California Art Club, Pastel Society of America, and Plein Air Painters of America, as well as a Master Signature Member of the Oil Painters of America.

Since 1993 Adams has served as president of the California Art Club, established 1909 and one of the largest and most active professional arts organizations in the country. Under his leadership, the club's roster has grown from 80 members to nearly 3,000. Today, the California Art Club is recognized as a leading proponent in the current national traditional art movement.

He serves on the Board of Directors for the Pacific Asia Museum, and is on the Advisory Board of Directors at the Academy of Art College in San Francisco, as well as the American Society of Portrait Artists in Montgomery, Alabama. In addition, he is an elected Associate Guild Member, Honorary Emeritus of the American Society of Classical Realism in Minneapolis, Minnesota.

In May, 1997 Peter Adams received the Gold Crown Award for Visual Art presented by the Pasadena Arts Council. Also in 1997, he co-founded the California Art Academy and Museum in Pasadena, California, a 501(c)(3) nonprofit institution designed to assure continuation of high standards in traditional fine art.



**Elaine Adams**, Executive Director of the California Art Club and Director of American Legacy Fine Arts, combines an extensive background in art history, executive administration, and finance. She provides a unique personal approach to servicing artists and gallery clients, and as the wife of the artist Peter Adams has been active in many capacities in the art industry. For more than 12 years she has been immersed in the contemporary-traditional fine art scene, and is recognized as one of the country's most dynamic and influential forces in the growing shift from conceptual art and back to representational, figurative formats.

Elaine has served on several art committees and cultural boards, including Los Angeles County Museum of Art's American Art Council, Pacific Asia Museum, Art Center College of Design, The Pasadena Symphony, Ryman-Carroll Foundation, and the American Society of Portrait Artists. Since 1993, as a non-paid administrator, she has held the positions of Executive Director of the California Art Club, and Editor-in-Chief of the *California Art Club Newsletter*. She is also director of the California Art Club Gallery at The Old Mill in San Marino, and an author and lecturer on topics relating to traditional fine art.

In 1997 Elaine and Peter founded the California Art Academy and Museum, a 501(c3) nonprofit learning institution dedicated to classical training in fine art and California's artistic heritage. In November of that year, *Southwest Art Magazine* named Elaine one of the country's "Five Most Notable Women." Other honors include recipient of the Pasadena Arts Council's Gold Crown Special Award in 2000 for her contributions in advancing contemporary-traditional art.

Prior to her work in the art world, Elaine earned dual bachelor's degrees in mathematics and economics at the University of Southern California. After graduation, she worked as a stockbroker for Crowell, Weedon & Co., the largest independent investment firm in the Western United States. Because of her financial background, many collectors seek her advice and counsel before purchasing contemporary-traditional fine art, as she believes collectors should view art collections as they would any important asset. Elaine Adams may be reached at [elaineadams@earthlink.net](mailto:elaineadams@earthlink.net)

**Jeff Chapman**, Director of Environmental Education, has served as the Arroyo Seco Foundation's Watershed Coordinator for the past two years. Previously he was a teacher and naturalist for the National Audubon Society, where he developed environmental education activities for a diverse urban population at the Audubon Center at Debs Park in Northeast Los Angeles. He also served as Education Assistant of the Catalina Island Conservancy from 1998 to 2002. Jeff resides in Eagle Rock



The Arroyo Seco Watershed Coordinator



program, a project of the Arroyo Seco Foundation, is part of a statewide initiative of the California Department of Conservation funded by the CALFED Bay Delta Authority. Key goals of the program are to promote water conservation, improved water quality, and community and institutional partnerships in these endeavors.

As watershed coordinator, Jeff

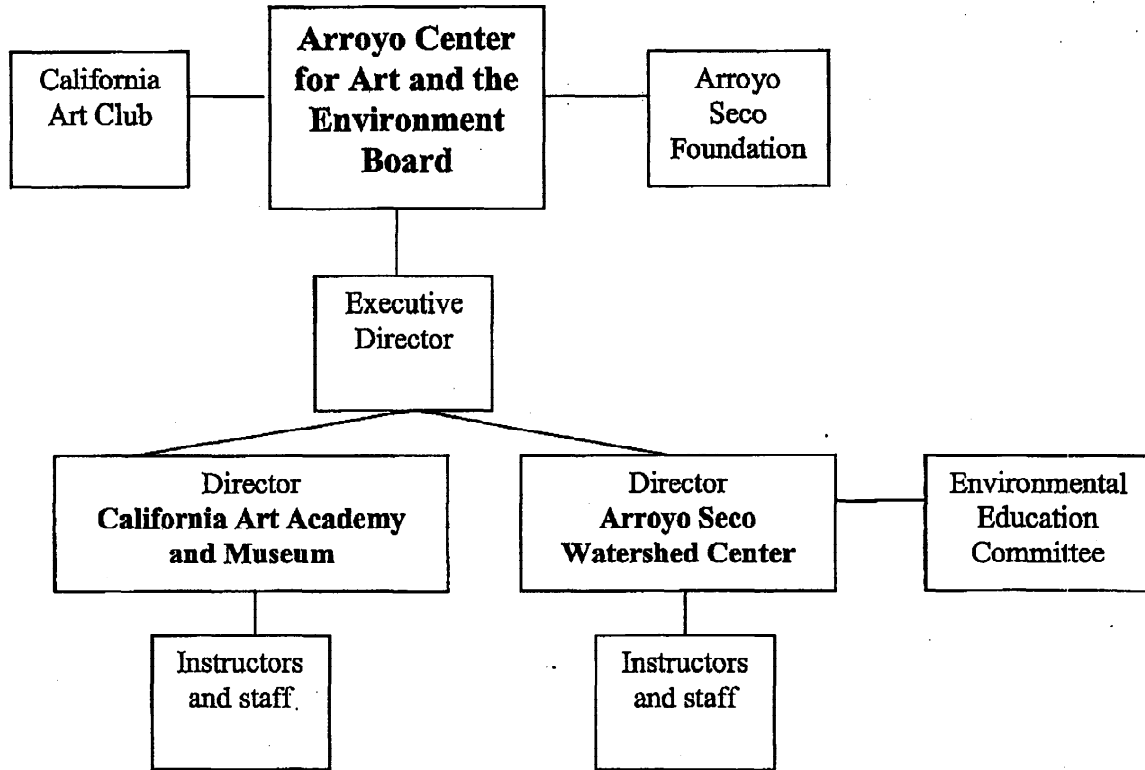
- Provides staff support to the Council of Arroyo Seco Organizations, a consortium of neighborhood and environmental groups working to improve the Arroyo Seco;
- Assists in development and dissemination of educational programs regarding wise water use and conservation strategies, including irrigation controllers, appropriate landscaping and other techniques;
- Trains and assists with the activities of the Arroyo Seco Stream Team, a grassroots component of the watershed management program; and
- Develops internet-based resources for the ASF web site.

Jeff Chapman also represents the Arroyo Seco Watershed on the Upper Los Angeles River Steering Committee of the Los Angeles County Integrated Regional Water Management Program (IRWMP). The IRWMP is developing a strategic plan for water resources, quality, open space, and habitat for Los Angeles County.

#### **Legal and Financial**

John Walker, a retired attorney who was formerly a partner at the law firm of Latham and Watkins, is the legal advisor for the Arroyo Center for Art and the Environment. Our financial consultant is Richard E. Pearson, CPA, MBA, of the firm Oberlies & Pearson, Inc., Certified Public Accountants.

**7c. Organizational chart for the organization**



**7d. Guidelines of personnel procedures, etc.**

**I. GENERAL POLICY**

It is the policy of the Arroyo Center for Art and the Environment to provide equal employment opportunities to all qualified individuals without regard to race, color, religion, national origin, gender, sexual orientation, age, veteran status, disability, or marital status in all personnel actions including recruitment, evaluation, selection, promotion, compensation, training and termination.

It will also be our policy to promote the realization of equal employment opportunities through a positive, continuing program of specific practices designed to ensure full realization of equal employment opportunity for all.

To make this policy effective, and to ensure conformance with the Rules and Regulations of local, state and federal law, our Equal Employment Opportunity Program includes the following elements:

**II. RESPONSIBILITY FOR IMPLEMENTATION**

The executive director is responsible for the administration and implementation of our Equal Employment Opportunity Program. It will also be the responsibility of all persons making employment decisions with respect to the recruitment, evaluation, selection, promotion, compensation, training and termination of employees to ensure that our policy and program is adhered to and that no person is discriminated against in employment because of race, color, religion, national origin, gender, sexual orientation, age, veteran status, disability, or marital status.

### III. POLICY DISSEMINATION

To ensure that all members of the staff are cognizant of our equal employment opportunity policy and their individual responsibilities in carrying out this policy, the following communication efforts will be made:

- o The ACAE's employment application forms will contain a notice informing prospective employees that discrimination is prohibited and that they may notify the appropriate local, State or Federal agency if they believe they have been the victims of discrimination.
- o Appropriate notices will be posted informing applicants and employees that the Center is an Equal Opportunity Employer and of their right to notify an appropriate local, State or Federal agency if they believe they have been the victims of discrimination.

### IV. RECRUITMENT

To ensure that information concerning each full-time vacancy is widely disseminated, we will utilize advertising in local and regional publications as well as through relevant professional associations or publications.

### V. TRAINING

Our goal is to fully utilize and develop the talents of all those who work for the Center without discrimination of any sort.

### VI. EVALUATION

All employees and contract personnel shall be reviewed annually to assess performance in achieving program goals.

### VII. POLICY AND PROGRAM DEVELOPMENT

ACAE practices an inclusive process in planning and initiating programs and policies.

#### **7e. Connection to the Community and community interest that will be served.**

Both the Arroyo Seco Foundation (ASF) and the California Art Club have deep roots in the community and outstanding records of public outreach and involvement.

ASF has always involved community members and organizations in our work from our earliest tree-planting and urban reforestation efforts to more ambitious and far-reaching watershed management work today. We enlist participation and cooperation to protect, conserve, and restore the Arroyo Seco. ASF currently works with various communities through an array of venues and methods. ASF is collaborating with schools to develop curriculum that is Arroyo-centric and to conduct classroom and field lessons for classes. Our adult educational efforts have focused on shaping citizens who understand the broad concepts of watershed management and restoration. ASF has used venues such as Watershed U, civic clubs, and residential association presentations, workshops, and walking tours to expand the knowledge of local residents and visitors of the Arroyo Seco. In addition, ASF has organized the Arroyo Seco Stream Team to directly involve residents in various projects in the Arroyo, including water quality monitoring and cleanup activities.

ASF has also spurred the creation and helped sustain the Council of Arroyo Seco Organizations (CASO) and the Council of Arroyo Seco Agencies (CASA). These two vehicles engage community leaders and agencies in efforts to better manage, conserve, and improve the natural resources of the Arroyo Seco watershed. CASO provides a network for a multitude of regional community based and environmental organizations to discuss and involve constituents in watershed issues. CASA brings more than 15 governmental agencies and key non-profit organizations to the table to collaborate on projects that will improve the health of the watershed, while enhancing local residents' quality of life.

Community interests served by the Arroyo Seco Watershed Center are numerous. The Center will provide a gathering and learning location for a broad audience of stakeholders. Arroyo Seco restoration activities will allow participation in planning and implementing projects to make our environment more beautiful, thus improving quality of life for all who share this marvelous natural resource. Our educational endeavors will instill a deeper sense of place, creating pride and ownership. Landscape and aesthetic improvements at the site will enhance the neighborhood. The Center will promote democratic participation in the Arroyo by involving the community, CASO and CASA.

### **California Art Club**

The California Art Club engages in many art activities for artists and art-lovers throughout the year. These include:

- Annual group paint-out at the Autry Museum of Western Heritage, with live western models and models wearing authentic Chinese costumes
- Special museum tours
- Annual Gold Medal Juried Exhibition
- Quarterly Exhibitions at the California Art Club Gallery located at The Old Mill in San Marino
- Curated national museum exhibitions
- Annual juried painting competitions at Mission San Juan Capistrano
- Bi-annual exhibitions of Painting/Sculpting Patrons at the historic Women's City Club of Pasadena

- Annual California Spring Salon sponsored by Edenhurst Gallery and Morseburg Galleries
- Annual plein-air painting exhibition at the Bowers Museum of Cultural Art in Santa Ana
- Monthly general club meetings with prominent lecturers at the Autry Museum of Western Heritage and other museum locations throughout Southern California
- Activities at regional chapters in San Diego, Santa Barbara and San Francisco Bay Area
- Publication of CAC exhibition catalogues
- Bi Monthly publication of the comprehensive California Art Club Newsletter

These activities and program have developed a broad base of support for the California Art Club and the respect of the arts community throughout California and the West.

### **Economic and Environmental Benefits**

The Arroyo Center will provide significant economic benefits to Pasadena and surrounding communities. As a prominent art and environment center, it will become a magnet for tourists and tourism revenues. Ecological tourism, a dynamic new trend in travel marketing, is not just centered on the Amazon and other far flung destinations. Many visitors from throughout Southern California and tourists from around the world will visit the Center because of what it promotes and where it is located.

ASF has conducted numerous tours of the Arroyo for visiting groups in this very section below the Colorado St. Bridge, and the reaction is always the same: "We had no idea a place like this existed so close to downtown Los Angeles!" Working with the Pasadena Chamber of Commerce, the Visitors and Convention Bureau, and other associations, we will create greater interest in the Arroyo's spectacular natural scenery and environmental riches. Our goal is to build a thriving tourism network in the Arroyo Seco.

As the beauty of the Arroyo is restored, more visitors will come to appreciate what the City of Pasadena and other agencies have done to care for and enhance the local environment. Studies consistently demonstrate that parks and green space increase values in a community's residential property. By dedicating this precious spot to open space and creating a natural park-like setting, the Center will be an asset to our community and a cultural gem of our region.

The Arroyo Center will also provide jobs for local residents to instruct students in traditional art and environmental education. Staff will be needed to promote and manage program activities of the CAAM and of the ASWC, and to care for and upgrade the site.

Programs offered at the Arroyo Center will provide other benefits as well. They will enhance cultural knowledge and environmental awareness among local residents. Promotion of low-impact "green" building techniques and best management practices to improve water quality will have invaluable effects. As governmental regulators are calling on cities to clean up water bodies, the value of an educated citizenry is inestimable. Education is a huge aspect of changing behavior and cleaning up waterways. ASWC programs will help keep pollutants out of the water, so cities do not have to spend as much for cleanup. The same may be said for water conservation

education. Huge savings in the amount of water Pasadena imports can be achieved through residential and commercial conservation. Clean water, a restored and functioning ecosystem, and improved water supply reliability are gifts that the Arroyo Center will give to this and future generations. The value and community interest involved are immeasurable.

## **8. Constitution/charter/by-laws or Articles of Incorporation**

Documents Attached

## **1. Proposed use of the property and buildings**

### **The Arroyo Center for Art and the Environment**

The Arroyo Seco has been an extraordinary center in the natural, artistic, and cultural history of Southern California. Today it hosts such vital institutions as Jet Propulsion Laboratory, The Rose Bowl, Pasadena Museum of History, Southwest Museum, Historical Society of Southern California, Heritage Square Museum, The Lummis Home, Judson Studios, The Gamble House, Occidental College, Descanso Gardens, and The Huntington Library, Art Collection, and Botanical Garden, and the Audubon Center at Debs Park.

The Arroyo Center for Art and the Environment will be the new gem of the Arroyo, providing this generation's contribution to its rich history and culture.

The Arroyo Center for Art and the Environment (ACAE) is a joint venture of the Arroyo Seco Foundation and the California Art Club that will celebrate its unique nature and art. The Center will provide:

- A Museum for displaying artistic, cultural, and environmental treasures of the region
- An Art Academy inculcating the highest standards of artistic excellence
- Establishment of a permanent collection of the best Arroyo art
- An Art Research and Archival Library of Arroyo California Plein Air art resources
- An Arroyo Library of documents and artifacts of the Arroyo Seco and its history
- Classroom and field instruction in environmental education
- Trail access to the Arroyo Seco
- An environmentally state-of-the-art park and open space setting that incorporates best principles of watershed management and low-impact development, utilizing locally appropriate native plant landscaping
- Parking for ACAE purposes as well as for Arroyo access and Rose Bowl events
- Mitigation for parking losses due to Arroyo Seco stream restoration programs in the Central Arroyo Area near the Rose Bowl.

The Desiderio Center is located in a spectacular setting. Perched on a bluff above the Arroyo Seco stream, the site was once an oak woodland habitat. Pioneers cleared this for citrus production. ACAE will promote ecological restoration by replanting some of that oak woodland with appropriate native species. Improvements will also incorporate runoff control, permeable paving, and other low impact development techniques to green up the parking lot and site to make it a model of sustainability. ACAE will link the site to the Arroyo stream through trails and habitat while providing significant enhancement to the neighborhood.

### **Art – California Art Academy and Museum**

Southern California artists were instrumental in the development of American art, particularly from 1890 to 1930. This was a dynamic period and art played a key role in shaping our region

and the nation's perception of it. Jean Stern, art historian and executive director the The Irvine Museum, has written in *Plein Air Painters of California: The Southland*, "The attraction of Southern California was felt throughout the United States and the resultant influx of artists led to the creation of a style that cannot be found anywhere else."

Today these artistic pioneers remain relatively unknown. Many artists, including Franz Bischoff, Carl Oscar Borg, Alson Clark, Frank Cuprien, Anna Hills, Edgar Payne, Hanson Puthuff, Jean Mannheim, Orrin White, Guy Rose, Elmer and Marion Wachtel, lived in Pasadena and northeast Los Angeles in the scenic Arroyo Seco. Their works are increasingly collected nationwide and some prominent museums, such as The Irvine Museum, the Fleischer Museum in Scottsdale, and the Oakland Museum of California Art, feature them. They loved to paint the scenes of the Arroyo Seco and evolved a style that is often referred to as Arroyo Art. However, there exists no art museum or exhibit space today dedicated to California Impressionism.

**The California Art Academy and Museum**, overlooking the scenic Arroyo Seco as part of the Arroyo Center for Art and the Environment, is designed to educate art students and the public on merits and techniques of fine art by promoting painting, drawing, and sculpture with special emphasis on high academic and aesthetic philosophies. There are four major elements:

1. **The Museum** will function as a public learning institution where works by classic California artists will be exhibited along with their European and Asian influences. Works by leading contemporary California artists will also be displayed as successors to early artists. Galleries will be designed to interpret the sequence of artistic thought and development. One will recreate a working studio of a typical California plein air artist in the year 1900.
2. **The Art Academy** will be a full-time private learning facility for promising fine artists who will be trained by some of today's leading artists in traditional fine art. The Art Academy will also provide "workshop" courses for amateur, intermediate, and professional artists, and art classes for children that will emphasize classical artistic instruction. Lectures by prominent guest artists and art historians will be part of the Academy's curriculum, as will classes in aesthetic philosophies.
3. A **California Art Research and Archival Library** will be an invaluable resource for scholars, students, and the general public.
4. **Outreach and Education** will be accomplished through classes, public lectures, and publication of literature including newspaper/magazine articles, exhibition catalogues, journals, books and the California Art Club Newsletter.

The California Art Academy and Museum reflects the new spirit of pride rising in celebration of our Arroyo artists. The need for training in classical art has become apparent. CAAM will be a living memorial to Southern California artists and a legacy for our children and their children.

#### **Environment – Arroyo Seco Watershed Center**

The Arroyo Seco Watershed extends from high in the San Gabriel Mountains down to the Los Angeles River, near Elysian Park. It covers 47 square miles and is a part of several communities. Over the past two hundred years, the natural character of the Arroyo Seco has been diminished,



primarily due to urbanization. The stream is now encased in concrete and its tributaries put underground in storm drains. This natural treasure is a shadow of its former self.

However, today there is a movement under way to restore this stream and watershed to a vibrant natural system. The movement is being driven not only by community-based organizations, but also by city, county, state and federal agencies. Projects along the Arroyo Seco have the power to change and enhance the way we understand the watershed and environment in which we live.

The **Arroyo Seco Watershed Center** will provide engaging educational programs related to our local environment to diverse audiences in proximity to the Arroyo Seco stream. In addition, the site itself will provide an opportunity for learning about the natural environment and sustainable living in the watershed. Programs will provide participants with the tools they need to make responsible decisions about the environment. There are four major program elements:

1. **School Programs** will provide grade level appropriate curricula for groups of local students. They will foster appreciation of the natural world while developing environmental stewardship skills. Teacher training workshops will help teachers improve their skills in using the watershed as a unifying theme of curriculum development.
2. **Adult Education Programs** will focus on three main programs. Watershed U will be a six-month program to provide participants with opportunities to learn about our region on a wide variety of topics: Cultural History, Natural History, Watershed Management, and Stream Restoration. The Arroyo Seco Stream Team will also participate in volunteer activities in the Arroyo including Water Quality Monitoring, Education, and Outreach, and Restoration Projects. In addition, classes on sustainable living in the watershed will be offered. These will teach appropriate native plant landscaping, rainwater harvesting, and how to achieve water quality improvement.
3. The **Council of Arroyo Seco Organizations (CASO)** and the **Council of Arroyo Seco Agencies (CASA)** will both meet at the Watershed Center to involve stakeholders in the planning processes under way for watershed management projects. These established groups will provide opportunities for collaboration and outreach.
4. The **Arroyo Seco Library** will be a collection of scientific studies, agency reports, fiction and non-fiction literature relating to the Arroyo Seco, and watershed management. This will be a public resource.
5. An **Arroyo Visitors Center** will provide a friendly hub for visitors and tourists who would like to know more about the Arroyo Seco.
6. **Hikes into the Arroyo and interpretative programs** will be offered on an ongoing basis for residents and visitors to our region.

As we move into a new era in the way we perceive our natural environment, the Watershed Center will provide the region's diverse stakeholders with opportunities to learn how to be good stewards for the watershed.

**Public Conveyance** -- In preparing this proposal, we have consulted with Anne Dove of the Rivers and Trails Conservation Program of the National Parks Service. Ms. Dove has been involved with the development of the Arroyo Seco Watershed Restoration Feasibility Study and other planning efforts in the Arroyo Seco for the last six years. We have also discussed the Arroyo Center for Art and the Environment with David Siegenthaler of the Pacific West Region

of the National Park Service regarding the possibility of seeking a public benefit conveyance for park and open space purposes through the Federal Lands to Parks Program of the National Parks Service. We intend to seek National Parks Service support through this program for transfer to Pasadena as a public conveyance.

1. Need for proposed program

**Art**

Today there is relatively little known about our region's artistic pioneers. There is no art museum or exhibit space dedicated to California Impressionism, or to the artists who established national reputations and helped to shape consciousness of Southern California. Artists such as Franz Bischoff, Alson Clark, Anna Hills, Edgar Payne, Hanson Puthuff, Guy Rose, and Elmer and Marion Wachtel, were giants in the world of art who deserve to be remembered. The California Art Academy and Museum will serve as a living memorial for them and for Arroyo Art.

By providing traditional art training to students, the California Art Academy and Museum will fill a growing need in the artistic world. CAAM believes that there is a new spirit of pride rising in celebration of Southern California artists and a great need for training in classical art.

As part of the planning for CAAM, Robert E. Bason of Charitable Funding Services in Santa Barbara conducted a comprehensive "Survey, Analysis, and Recommendations" for the development of CAAM. That study concluded:

1. The celebration and advancement of culture in our community is seen by those interviewed as both necessary and desirable. Many individuals indicated that this rich cultural life is one of the main reasons they are attracted to the greater Los Angeles area and that they want it preserved – and many want it enhanced.
2. There is a deep and growing interest in representational art, particularly as depicted by the early California Impressionists. There are many reasons for this, not least of which is a deep connection with these artists and their subjects to the growing interest in Southern California of historical preservation and protection of the environment.
3. The California Art Club and, by extension, the California Art Academy and Museum are perceived as good organizations doing good work.

CAAM will create a living memorial to Southern California artists and commend this heritage to our children and their children.

**Arroyo Seco Watershed Center**

The Arroyo Seco Watershed Center represents a dynamic approach to environmental management and education. Its mission and programs are based on a watershed approach, a holistic, coordinating framework for environmental management focusing on public and private efforts to address the highest priority problems within hydrologically-defined geographic areas.

Human impact has degraded the quality of the Arroyo Seco watershed and led to its stream being listed as a "impaired water body" by Clean Water Act. It is too polluted for fishing, swimming, and other uses. Environmental values and water supply reliability have diminished as high-value riparian habitat and terrestrial and aquatic species have been harmed.

For more than six years local public agencies and private organizations have been joining forces to create multidisciplinary and multi-jurisdictional partnerships focusing on these problems, community by community throughout the Arroyo Seco watershed. Such a coordinated, unified *watershed approach* is the most effective way to promote significant restoration, maintenance, and protection of water and other natural resources.

Two organizational vehicles have been created to facilitate watershed planning and cooperation:

- CASA – The Council of Arroyo Seco Agencies, more than 15 agencies meeting regularly
- CASO – The Council of Arroyo Seco Organizations, 50 community-based organizations meeting quarterly.

The Arroyo Seco Watershed Center will provide a focus for the vital public outreach and education components of the watershed approach and a hub for organizational and agency planning and coordination.

There currently is no facility in our region that offers the educational approach and facilities that the Arroyo Seco Watershed Center will. This is an vital element to promoting sustainability and better management of the Arroyo Seco Watershed.

## 2. Information

### a. Need to expand existing facilities

California Impressionistic art needs and deserves a home such as it will have in the ACAE. The Arroyo has long been a home to art students and lovers. Now there will be a place where they can gather, view great Arroyo art and learn the techniques of California's great plein-air painters. The California Art Club has been planning and preparing for the development of this art academy and gallery for many years. ACAE will be the fulfillment of a dream.

The Arroyo Seco Watershed Center will be a tremendous resource for protecting and restoring the natural splendor of the Arroyo. In the environmental field, watershed management is an emerging framework for protecting natural resources and developing sustainable communities. The collaboration of agencies and organizations throughout the Arroyo in CASA and CASO calls for new facilities and organizational forms to effectively meet current and future needs. Involving local residents is also an important key to success for such broad-based watershed management programs. ASF has played an instrument role in guiding and coordinating these developments, but ASF does not have physical facilities to support them. ASWC will provide opportunities for learning and involvement that currently do not exist in this or adjacent watersheds. The Center will provide a model for bio-regional organization and planning on a community level that could be replicated elsewhere. It will facilitate critical stakeholder

involvement in protecting and restoring the Arroyo Seco by providing a location for meetings and education.

- b. Identify anticipation expansion of services that may result from improvement of facilities for the proposed program.

ACAIE will provide for a tremendous expansion of art education and training in our region by providing a physical facility for showcasing California Impressionistic art and for training the artists of the future at the California Art Academy and Museum. ACAIE will also greatly expand the level of involvement in Arroyo improvement efforts by developing a well-informed constituency for sustainable development and watershed management. Currently, ASF conducts programming at various locations and in the Arroyo itself. The Watershed Center will greatly expand the number of people that we reach through direct programming, interpretative activities and walks and hikes in the Arroyo. The visitors' center will build the tourist base for the Arroyo and the surrounding region. ASWC will also provide a location for passive learning about the environment through demonstration gardens and landscaping. We anticipate a large increase in programs offered and residents served.

- c. Need for proposed program result of requirement to meet or comply with established state standards.

These programs are not the result of any requirement to meet or comply with state standards. However, the listing of the Arroyo Seco as an "impaired water body" under the Federal Clean Water Act requires that the stream meet beneficial uses as determined by the State Water Resources Control Board. The education and outreach conducted at the Watershed Center will enhance compliance with the Clean Water Act by engaging the community and informing it on issues related to watershed management.

- d. Statement that applicant currently does not possess real estate suitable for the proposed program.

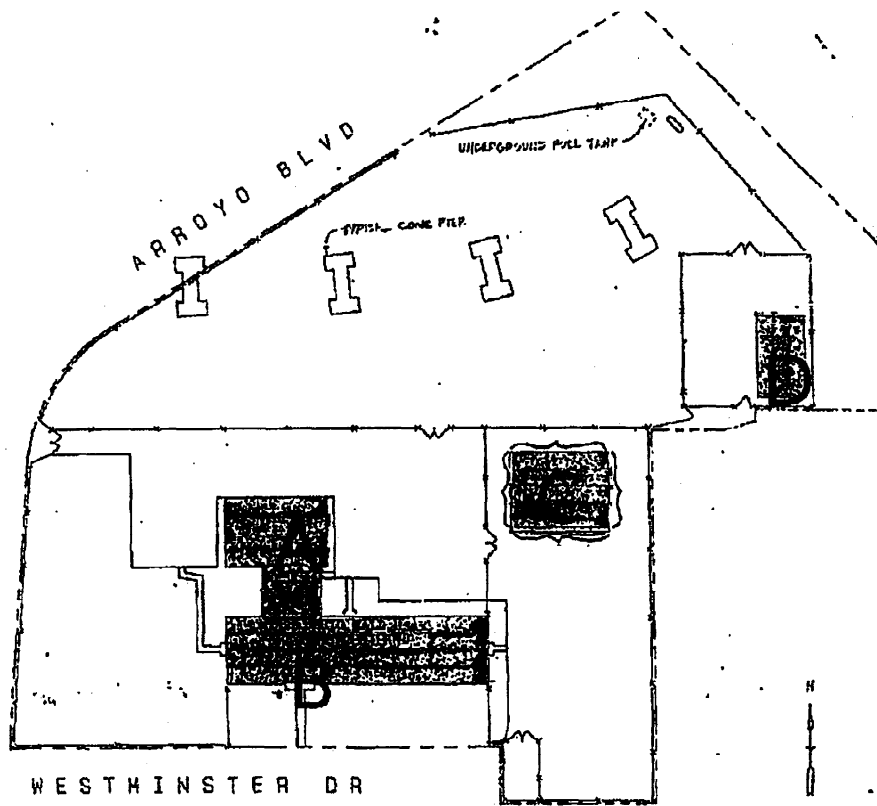
The Arroyo Seco Foundation and the California Art Club do not currently possess property or facilities suitable for the proposed program.

- 3. Homeless coordination (not applicable)
- 4. Time required to commence program -

We anticipate that project approval by Pasadena and the federal government will occur two years before the site is available which will give us valuable time to pursue funding opportunities and to develop a capital fund. Rehabilitation of the buildings and site improvements will begin immediately upon acquisition of the property. Program activities will begin within six months of acquiring the property. The Arroyo Center can be fully operational within one year of acquisition.

# Site Plan

## Arroyo Center for Art and the Environment



- A – Museum, Assembly, Exhibit Space**
- B – Educational Facilities**
- C – Arroyo Visitors Center, Storage**
- D – Storage, Maintenance Facilities**

**BEACON**

## ORGANIZATIONAL PROFILE

1. Legal Name:  
*Beacon Housing Incorporated*
  
2. Address and Telephone Number:  
Local:  
*445 N. Garfield  
Pasadena, CA 91101  
626-449-2580*  
  
Corporate:  
*5000 Edenhurst Avenue  
Los Angeles, CA 90039  
818-409-3065*
  
3. Contact Person:  
*Karen Hirst, Executive Director*
  
4. Authorized Signatory:  
*Jack D. Samuelson, Chairman  
Reid G. Samuelson, Treasurer  
Karen E. Hirst, Executive Director*  
  
*Ref. Attachment I - Signature Authorization*
  
5. Legal Status:  
Beacon Housing Inc. is a California nonprofit tax-exempt 501(c)(3) organization under the 1986 Internal Revenue Code.  
  
*Ref. Attachment 2 - IRS Exemption Status*
  
6. Document showing legal authority under which the applicant is authorized by law to acquire and hold title to property or to lease property.  
  
*Ref. Attachment 3: Articles of Incorporation and Bylaws*
  
7. For applicants other than public agencies:
  - a. Description  
Beacon Housing is celebrating its tenth year as a provider of affordable, acceptable, and safe housing. Through property acquisition and/or new-construction, Beacon offers housing opportunities to homeless, low- and very low-income people. Beacon has established five affordable housing properties in Southern California and two projects with a blend of market rate and affordable rental housing in Northern California. The

Southern California properties are located in Pasadena (3), and two in Los Angeles. Every Beacon building exhibits quality in its design and construction or rehabilitation and is an enhancement to the neighborhood. Every detail linked to community life receives attention—from the physical structure to enrichment and educational programs. Beacon has received numerous awards from local civic, business and community organizations, and its housing communities serve approximately 500 people.

Pasadena:

- Garfield Agape Court Apartments- affordable housing serves 44 families
- Lowe House – transitional housing serves 9 individuals
- Rosewood Court - senior housing (65 units)

Los Angeles:

- Casa de Alegria – transitional housing, serves nine families
- Immanuel House of Hope – transitional housing (townhomes) serves 6 families.

City of San Rafael:

- Lone Palm Court – Market rate and affordable rentals; 60 units, 40% affordable.
- One H Street – Market rate and affordable rentals; 40 units, 40% affordable.
- San Rafael Town Center – Mixed; commercial use and market rate and affordable rentals; 118 units, 25% affordable.

**NOTE: For photographs and additional information on each facility, Ref. Additional Data – Attachment 4, Photos of Building and Conditions**

Organizational Goals

Beacon's ultimate goal is to establish a housing continuum in selected areas where residents may progress from transitional housing to multifamily housing to home ownership and, in the process, build stronger families and stronger neighborhoods.

Beacon's more specific organizational goals are:

- Incorporate benchmark quality and sensitivity to environmental, aesthetic and historic values into the design, construction and/or rehabilitation of all housing projects.
- Acquire properties and construct or rehabilitate transitional housing in selected areas.
- Provide or coordinate transitional living programs that facilitate residents' growth and independence.
- Acquire properties and construct or rehabilitate affordable housing rentals with amenities that support community life.
- Acquire properties and construct or rehabilitate affordable single family homes for sale to low and moderate income families.
- Promote home ownership education and offer down payment assistance to low income families.