

Attachment E
Finalist Site Plans





**Enhanced Concept Proposal(s) for Future Use
Of the Desiderio Army Reserve Center
January 10, 2007**

San Gabriel Valley Habitat for Humanity has spent the time available since the Planning Commission Meeting on 12/6/06 to seriously investigate possible options for responsible, beneficial and aesthetically inspiring re-use of the Desiderio land.

This report is a summary of those investigative explorations and a presentation of alternative schemes prepared by the world-renowned architectural firm of RTKL Associates Inc. Representatives from RTKL will be present on January 24th to present these schemes and to respond to questions from the Planning Commission, the Arroyo neighbors, and the public.

Report of Investigative Explorations

Immediately following the Planning Commission's narrowing of the proposal field, Liz Moule phoned to propose an exclusive partnership with San Gabriel Valley Habitat for Humanity with a decision needed by 12/12/06. Our Board was polled and responded that it remained committed to studying and investigating not only the proposed partnership with Moule and Polyzoides but also potential partnerships with other Desiderio finalists. RTKL Associates Inc. had long desired to partner with Habitat for Humanity in creating a quality development through providing pro bono architectural expertise. Randy Shortridge, an RTKL Vice President who knows Pasadena and the Arroyo area very well, developed all of the schemes advanced in this second level submission. Shortridge summed up RTKL's belief in the work of Habitat for Humanity by saying, "We are thrilled to support the Habitat for Humanity mission to make decent shelter and careful planning a matter of conscience and action especially in an area where the cost of housing is beyond the means of so many." Scheme A was his immediate vision of what would be best for the Arroyo neighborhood, for the City of Pasadena, and for future generations of Arroyo residents and visitors. It includes a nine home bungalow court with lot sizes that conform to requirements of the West Gateway Specific Plan, a larger bungalow style building serving as an aesthetic focal point framed by one of the bridge arches (for potential use as a center for art or environmental study), a grove parking lot conceived after the parking at the Huntington Library, and extensive open space to be restored with native plants through consultative planning with Matt Randolph and Amy Korn who have joined the architectural team for this concept.

Scheme A was presented to Elaine Adams and then, by her, to the combined Boards of the Arroyo Seco Foundation and the California Art Club. Though appreciating the quality of the RTKL design, leaders of the proposal to modify existing buildings on the Desiderio site decided to continue with their solo proposal for The Arroyo Center for Art and the Environment.

San Gabriel Valley Habitat's Executive Director contacted Chief Calvin Wells to determine whether or not the City team had interest in exploring a partnership. Following a meeting of the City Team, it was reported that there was not an interest in a partnership. Subsequently, City Team representatives from Pasadena Public Works and Human Services and Recreation expressed interest in partnering with San Gabriel Valley Habitat for Humanity. They reviewed

and were very impressed with RTKL's Scheme A. Desires for minor changes to bring the open space into use as a neighborhood park resulted in Scheme B. This design concept proposes dedication of approximately 3.77 acres (74% of the Desiderio property) for daytime community recreational use, including a large open turf area, children's play equipment, picnic tables, drinking fountain, restroom and off-street parking with pedestrian walkways to accommodate park users of all ages (including those enjoying adjacent recreational opportunities such as walking through the Arroyo). Actual final design would include input from residents of the local neighborhood, Habitat for Humanity and other partners, if any, as well as appropriate articulation access with the trails of the lower Arroyo. The site would be available for use as a neighborhood park for a range of recreational activities such as picnics, active or passive play on the grass area, and children using swings and slides. A kiosk would provide information about recreational opportunities and events, with a particular focus on activities in the Arroyo. As a daytime park, the only lighting would be security or safety lighting; the turf area would *not* be lighted for evening use. As a neighborhood City park, the park area would be maintained by the City, and ongoing security and patrol would be provided by the City's Park Security personnel and oversight system.

The idea has been advanced that a three-way partnership—San Gabriel Valley Habitat for Humanity, City of Pasadena Recreation & Parks Commission, and The Arroyo Center for Art & the Environment—could be possible if there were willing partners.

Scheme A and Scheme B reflect and reaffirm the initial goals San Gabriel Valley Habitat for Humanity advanced: to return a large portion of the Desiderio land to open space, to preserve the priceless character of this transitional piece of Arroyo Seco property, and to concurrently address Pasadena's critical need for affordable housing through an architectural design that integrates a quality bungalow court with the preservation of open space.

Scheme C shows how a similar bungalow court could be integrated into a potential partnership with the market rate development proposed by Moule & Polyzoides. Should the Planning Commission or the City Council decide to select the market rate use for the Desiderio property, we are prepared to follow through with Scheme C or a similar size affordable housing development (9 homeownership units) with Habitat for Humanity working in partnership with the market rate developer. Scheme C is respectfully submitted at this time as an alternative to the two open space concepts described above and could be implemented as shown with a cluster of affordable homes or as affordable homes dispersed throughout the development.

San Gabriel Valley Habitat for Humanity works with sensitivity to community standards to ensure that each new development fits in with the neighboring homes and enhances property values in the area where the homes are built. We want to be a participant in the restoration and preservation of the last remaining parcel of real estate in the Arroyo that can easily be redeveloped and restored to a state that will enhance the natural habitat. To that end we have brought a team of world class architects and environmental consultants to the table. We believe that Scheme A or Scheme B will create two complementary outcomes—preservation of open space and addition of nine new affordable homeownership units—which will enhance and sustain the community's reputation for excellence.

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Honors and Awards

2006 Homeownership Project of the Year

presented by

Southern California Association of Non-profit Housing
(SCANPH)

2006 National Award of Merit Program Innovation – Affordable Housing

presented by the

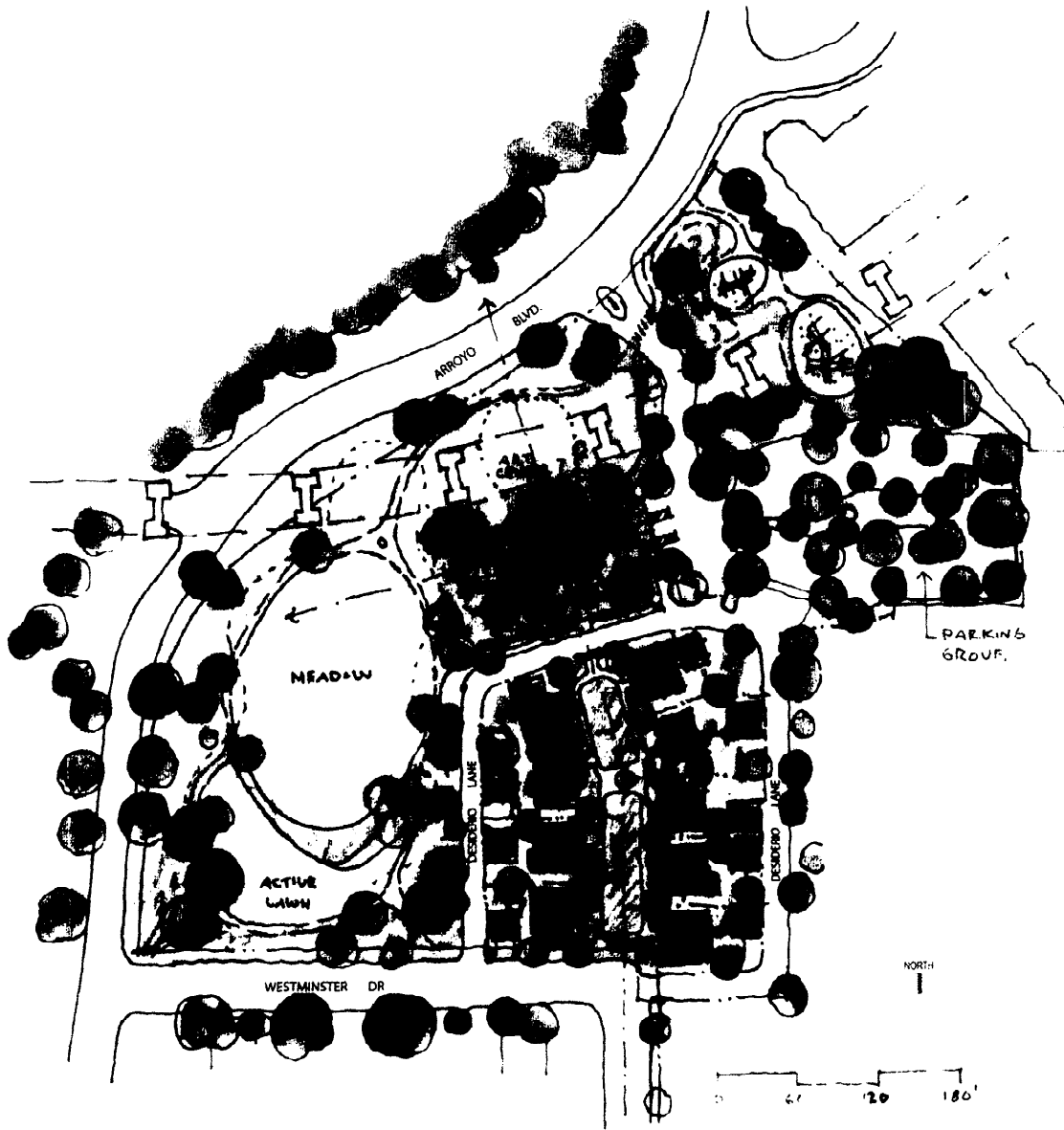
National Association of Housing and Redevelopment Officials
(NAHRO)

Major Donors in 2006

The Weingart Foundation - \$220,000

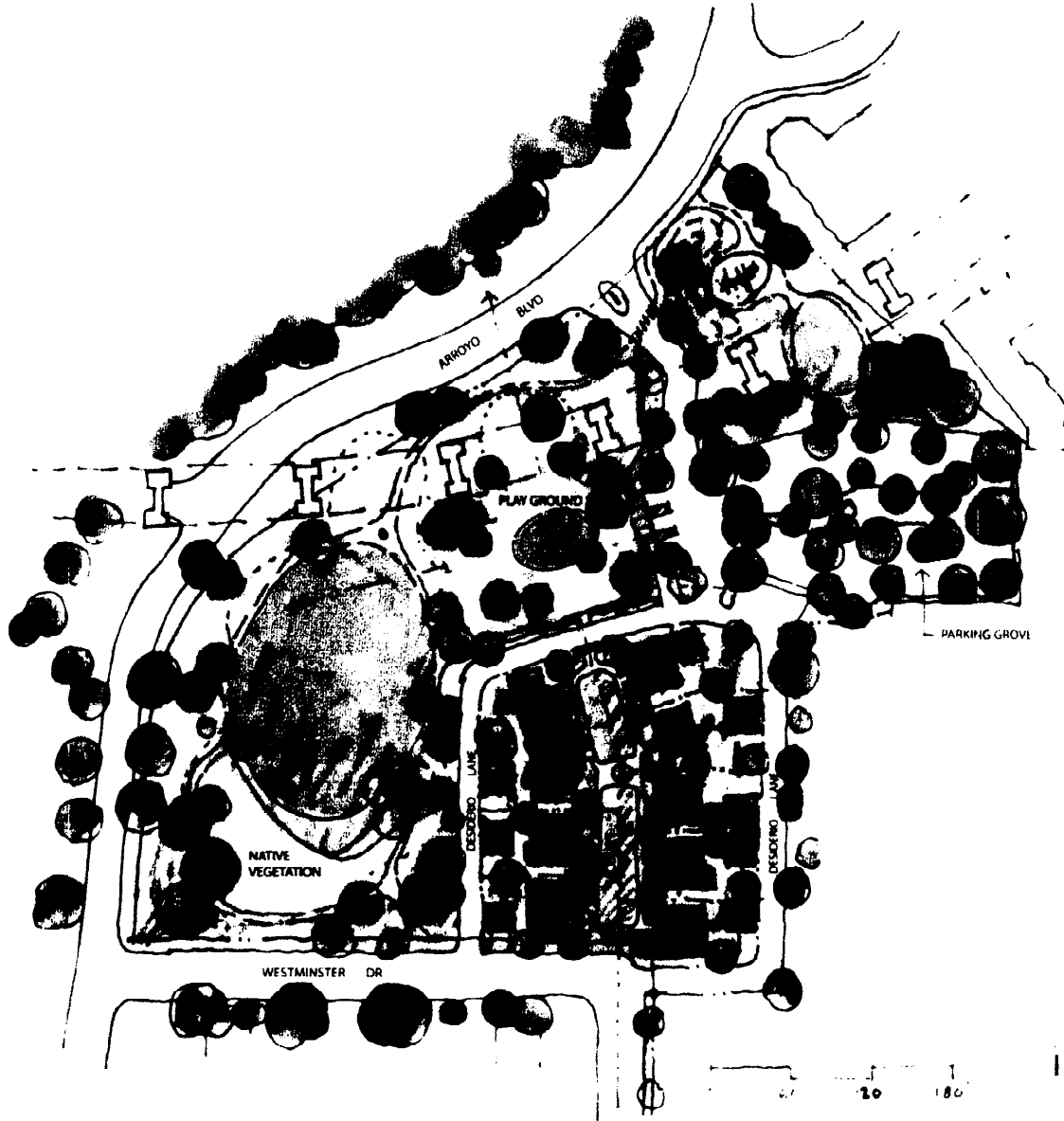
The Ahmanson Foundation - \$200,000

The Walt Disney Company - \$150,000



Scheme A

- Nine unit bungalow court
- Center for art or the environment
- Open space
- Parking Grove 50 spaces
Visitor Parking for bungalows : 6 spaces



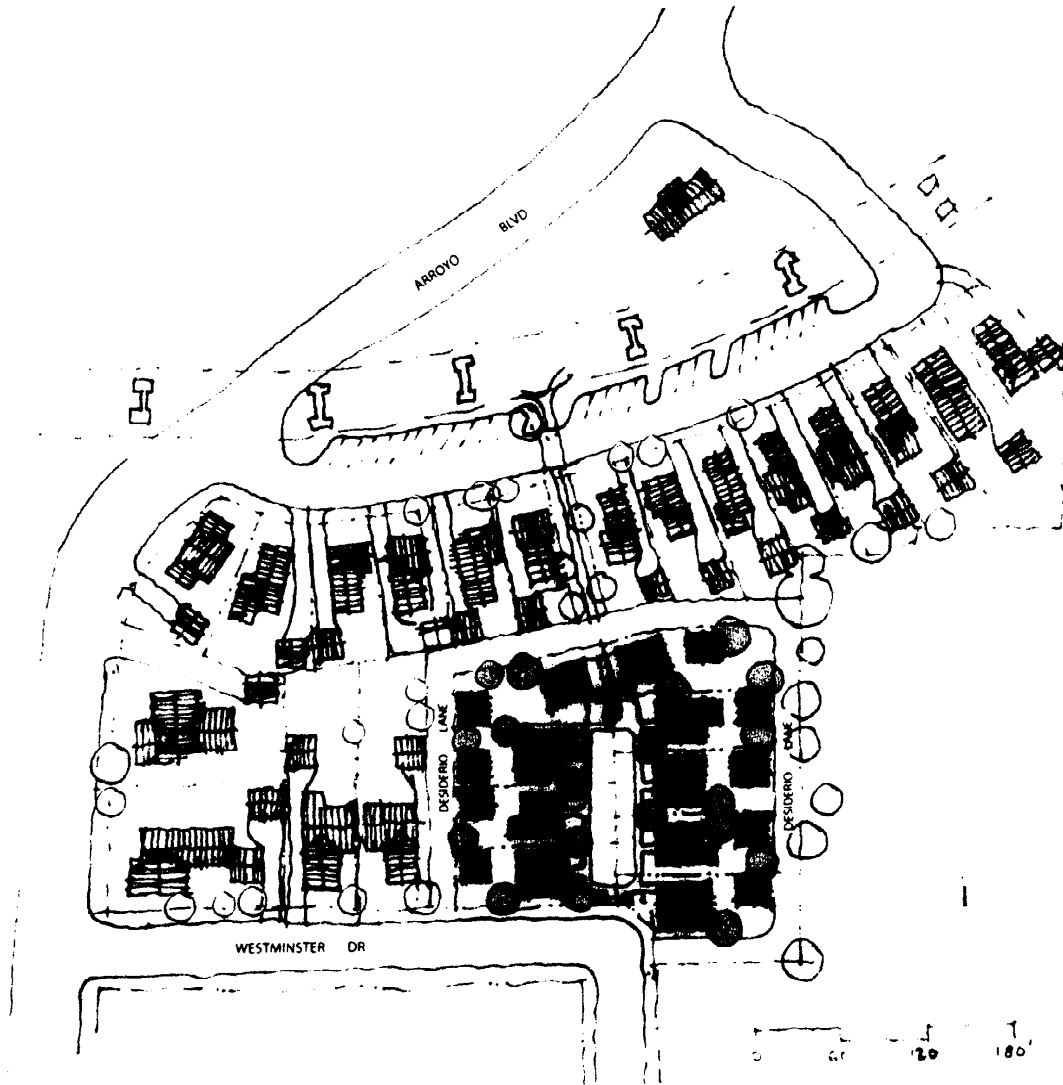
Scheme B

- Nine unit bungalow court
- Neighborhood city park and open space
- Parking Grove 50 spaces
- Visitor Parking for bungalows : 6 spaces

Desiderio Army Reserve Landscape Concept

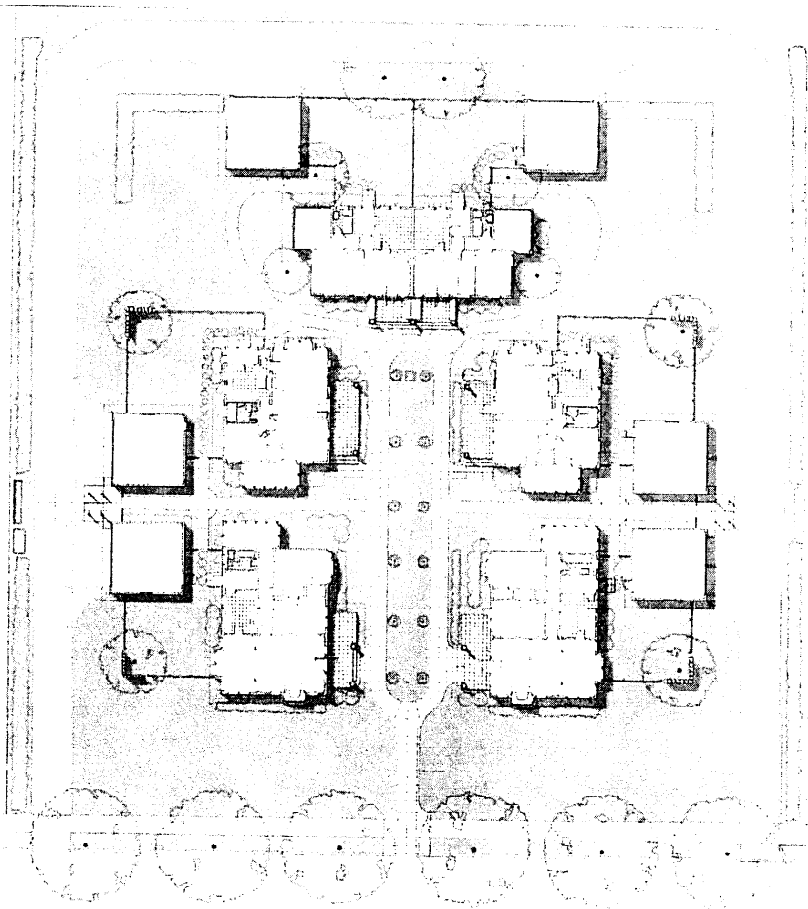
The natural landscape of the Lower Arroyo Seco is allowed to jump across Arroyo Boulevard, creating an edge of Oak woodland to anchor Desiderio's western edge. The natural landscape would subtly organize itself in the easterly direction, first to parkland and ultimately to a warm and engaging neighborhood.

Pasadena's dedication to the preservation of neighborhood and nature come together on this site. And the landscape will exemplify the cohesive and intelligent way this can be achieved. By extending the natural habitat of the Arroyo into the site, and allowing this sustainable landscape to be the mode for both the park space and the bungalow neighborhood we create a sense of place that is comfortable, safe and healthy. The elements in the landscape can be drawn from the Lower Arroyo. Oak, Sycamore, Willow, Alder, Coffeeberry, Elderberry, Brome and Golden Yarrow are some examples of the diverse plant palette of the Arroyo that can be established throughout the site. By creating a cohesive planting scheme across the site for natural areas, park spaces and the neighborhood we will achieve a landscape that lives up to the strong sense of place that is eastern edge of the Arroyo Seco.



Scheme C

- Nine unit bungalow court
- 18 market rate home sites and open space based on Rossi/Polyzoides proposal.



Gartz Court PLAN COURTESY MP ARCHITECTS

RTKL



Arroyo Center for Art and the Environment

A Classroom instruction in traditional art and nature studies.

B Small gallery of California Impressionist art and assembly area

C Arroyo Visitors Center

D Storage and Service Area

E Parking Area

F Supplemental Parking Meadow

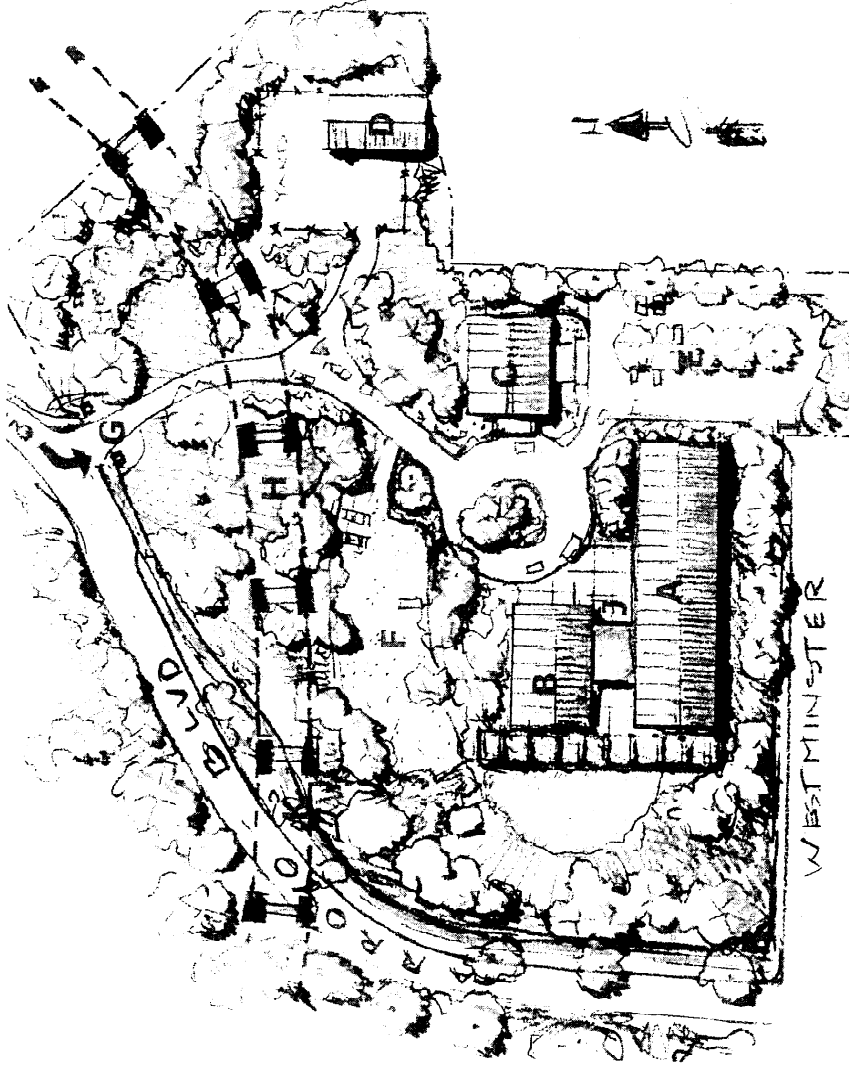
G Main Entrance

H Colorado Street Bridge

I Emergency Access

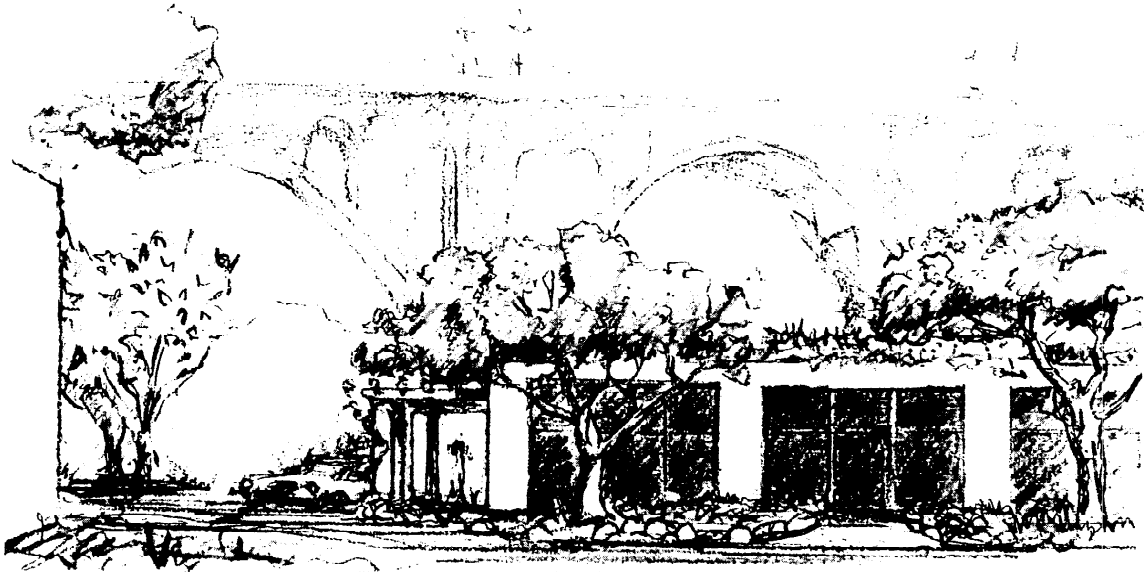
J Main Public

K Arroyo Trail Access

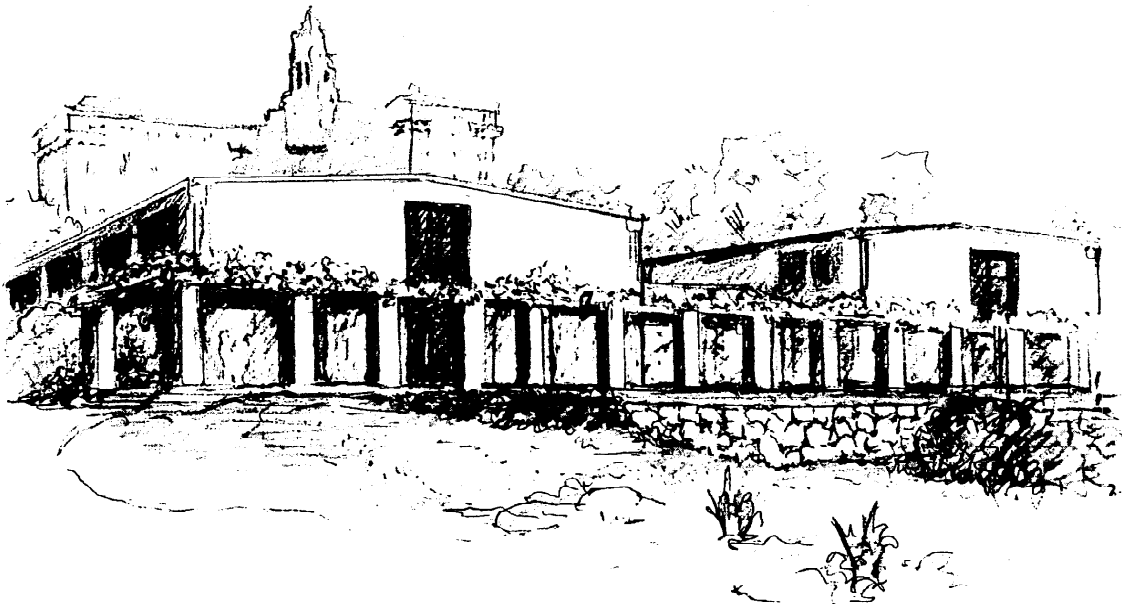


SITE PLAN AND VIEWS

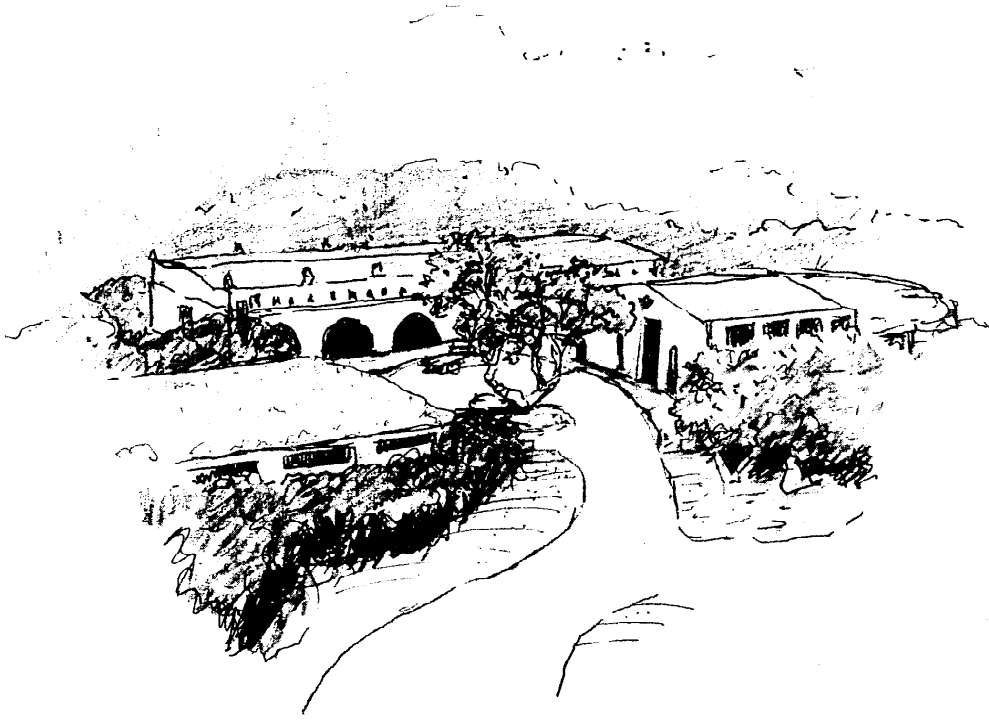
Landscape designer Mark Goldschmidt has prepared these views to suggest what the rehabilitated, relandscaped campus of the Arroyo Center will look like.



Looking North from Westminster



Here is the View from Arroyo Boulevard Looking East



View from the Colorado Street Bridge

THE ARROYO CENTER FOR ART AND THE ENVIRONMENT

January 10, 2007

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

RE: Desiderio Army Reserve Center Project – Arroyo Center for Art and the Environment – Supplemental Proposal

Dear Ms. Dewolfe:

We are pleased to submit this Supplemental Material to the Arroyo Center for Art and the Environment Proposal for the Desiderio Army Reserve Center Project

Since we presented our proposal on September 8, the Arroyo Seco Foundation and the California Art Club have made a lot of progress in shaping our plans and building support for the Arroyo Center. We believe the Arroyo Center has emerged as the community consensus plan sought by the City of Pasadena and the Department of the Army for the Arroyo Site.

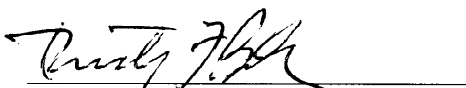
- Numerous local residents and organization spoke in favor of the Arroyo Center at the series of city meetings and hearings
- Our proposal received the maximum number of points possible when reviewed by City staff
- Our plan received more positive comments from Planning Commissioners than any other
- As of this letter, more than 735 people have signed our online petition offering wonderful comments about their support for the Arroyo Center and the resource it can be for our community
- We have received more than fifteen letters of support and cooperation from community institutions ranging from Art Center College of Design, to the Huntington Library and Gardens, to the Audubon Center in Debs Park
- We have developed a world-class team of professionals and consultants who have helped us refine our plans and make this an outstanding model of green building techniques

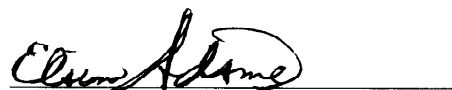
In keeping with the suggestion of the Planning Commission, we did explore collaboration with the other proposers, but we were unable to develop joint proposals. We would point out that our proposal is already a joint proposal between a leading art organization and a leading environmental organization. We were unable to achieve agreement with the other proposals because our vision for the site emphasizes the restoration of habitat and open space and the rehabilitation of the existing buildings for a new generation of use.

While our proposal remains essentially the same as we offered in September, we would like to offer an option to the City of Pasadena. If the Planning Commission and the City Council feel that a housing component is desirable as part of our plan, we believe that we could incorporate a six to eight unit housing element that would provide an "artists in residence" program.

Please let us know if you need any further information to evaluate our proposal. We look forward to working with you and the City of Pasadena to create a real treasure of the Arroyo Seco on the Desiderio site for future generations.

Sincerely yours,


Timothy V. Brick, Managing Director
Arroyo Seco Foundation
PO Box 91622
Pasadena, CA 91109-1622


Elaine Adams, Executive Director
California Art Club
75 South Grand Avenue
Pasadena, CA 91105

75 South Grand Avenue, Pasadena, CA 91105 (626) 584-9902

SUMMARY OF BENEFITS

Fulfills Pasadena's Commitment to Environmental Leadership and Green Building

- The Arroyo Center will be a model to demonstrate the use of Green Building techniques and sustainable technologies to local residents.
- The Center will be energy self-sufficient and sustainable utilizing solar and renewable energy to power all activities.

Meets the General Plan Mandate to Protect Open Space

A critical goal defined in the Pasadena General Plan is to acquire, preserve and enhance open space. The Arroyo Center will improve, expand and protect the Arroyo Seco, while at the same time encouraging citizen appreciation, use and enjoyment of it.

Best conforms to the Specific Plan zoning designation --

The Specific Plan for this area states: "The site is included in the West Gateway Specific Plan and is zoned WGSP-2 which allows public or semi-public uses such as government office, schools or charitable institutions and low density residential. The plan states that the preferred community vision for the site is for a charitable, cultural or government institution, but that low density residential (6 DU/acre; 36' height limit) would also be acceptable. In either case, the new development should be in character with the surrounding residential areas, respect the peaceful quality of the area, and minimize traffic and impacts on the Arroyo Seco."

Has the broadest public benefit

- The Arroyo Center will benefit all Pasadenans and residents of our region
- Open space preservation and restoration
- Environmental and cultural education for the general public
- Visitor and tourism benefits
- A model of low-impact, green development recycling the existing buildings for a new generation of use while restoring the site to its natural elegance

Restores a Spectacular Arroyo Bluff and Protects It in Perpetuity

The public benefit conveyance will require that the land be dedicated to park and open space uses in perpetuity

Best fits in with the Arroyo Seco Master Plan

- Enhances access to the Arroyo Seco, providing parking and information for residents and visitors
- The Arroyo Center will be a trail hub for Arroyo Seco trails and allow access into the natural stream area above the Colorado Street Bridge

Will Honor and Continue the Arroyo's Rich Artistic and Cultural Legacy

- Finally there will be a place where art lovers can view and study the masterpieces of California plein-air art
- Will provide training in traditional art techniques for a new generation of artists
- The Arroyo Center presents a *rare opportunity* not only to Pasadena but also to neighboring communities to celebrate Arroyo Culture and to realize the Pasadena's adopted cultural and environmental values in an area that is truly a character-defining feature of Pasadena and the greater Arroyo.
- While the other proposed uses are allowed in the adopted plan for this area, these uses also are appropriate to *other* places in Pasadena. *Only the Arroyo Center for Art and the Environment proposal is unique to this site.*

Will Serve as a Center for Environmental Learning and Watershed Management for Our Region

- The Arroyo Center will include a comprehensive program of environmental instruction informing local residents of how they can be good stewards of the environment, including such topics as water conservation, habitat protection, and the flora and fauna of the Arroyo.
- The Arroyo Center will provide a hub for the organizations and agencies working to protect and enhance the Arroyo Seco, facilitating future restoration programs.

AS GREEN AS THE ARROYO?

INTRODUCTION

The Arroyo Center for Art and the Environment is designed to be a model of environmental stewardship.

On October 20, 2005, Pasadena Mayor Bill Bogaard stated: "Pasadena is known around the world for its arts and culture, its architecture and its rich history, the legendary Rose Bowl and the Tournament of Roses. In the months ahead as the Green Building Program is fully developed, Pasadena can claim a new role as a model of environmental protection." Last month the New York Times reported that Pasadena was the first city in the country to require the design and construction of environmentally responsible building.

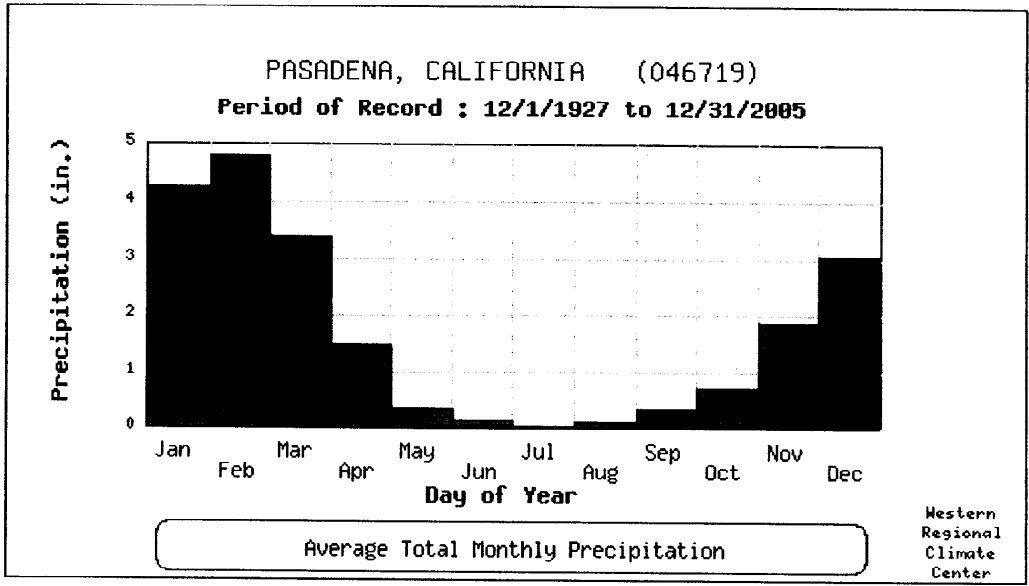
Under the Green Building Program, Pasadena offers several financial incentives for commercial/business developments that follow the City's principle of Stewardship of the Natural Environment.

- Pasadena Water and Power offers incentives for the design of buildings certified by the US Green Building Council's LEED Rating System, which currently range from \$15,000 - \$30,000 based on the LEED certification level.
- Pasadena Water and Power also offers High-Performance Building Program which matches one month's power savings for buildings that perform better than required under California Title 24.
- Other incentive programs are offered by Pasadena Water & Power and the Metropolitan Water District of Southern California for water conservation. These Incentives are offered for reduced landscape irrigation, water conserving plumbing fixtures and recycle water use.

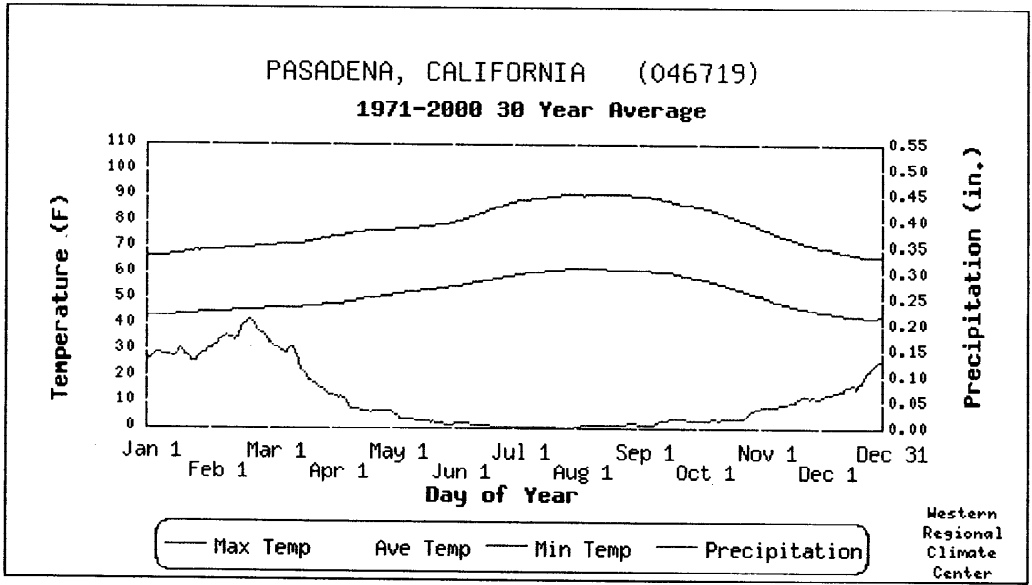
Pasadena's Pleasant Climate – Perfect for Solar

Pasadena's temperate climate and verdant gardens first drew residents to this area, and no place was more attractive and alluring than the Arroyo Seco. The climate of the Arroyo Seco Watershed is subtropical to semiarid with hot dry summers and mild, moist winters occasionally punctuated by intense storm events. The type of climate is ideally suited to and even requires a special stewardship of natural resources such as water and energy.

Average annual precipitation at the Pasadena City Hall weather station has been slightly above 20 inches, significantly above downtown Los Angeles with only 14 inches. As the accompanying chart illustrates, virtually all the rainfall occurs during six months of the year.



Average temperature follows an inverse pattern with temperature rising significantly during the winter months.



The City of Pasadena Water and Power Department has conducted a Solar Radiation Monitoring Program, collecting solar radiation and related weather data in Pasadena and establishing the viability of solar applications for heating and electricity. Because of abundant sunlight and infrequent cloud cover, Pasadena is an excellent location for solar applications. The sun typically shines from 4.2 to 6 hours each, more than adequate for the use of photovoltaic solar collectors to utilize the available at the ACAE site.

The Arroyo Center will be designed to reduce undesirable heat gain and the related air conditioning load during the summer months by emphasizing techniques that optimize natural daylight