

The Arroyo Center will be designed to be self-sufficient in terms of energy use. The Desiderio site the buildings have good characteristics for maximizing solar use. Our consultant on solar use is El Solutions, an Idealabs company developed by local entrepreneur extraordinaire Bill Gross.

LEED Green Building Rating Systems

The **LEED (Leadership in Energy and Environmental Design)** Green Building Rating System® is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. Members of the U.S. Green Building Council representing all segments of the building industry developed LEED and continue to contribute to its evolution. **LEED standards** are currently available for:

- New commercial construction and major renovation projects (LEED-NC)
- Existing building operations (LEED-EB)
- Commercial interiors projects (LEED-CI)
- Core and shell projects (LEED-CS)

LEED was created to:

- define "green building" by establishing a common standard of measurement
- promote integrated, whole-building design practices
- recognize environmental leadership in the building industry
- stimulate green competition
- raise consumer awareness of green building benefits
- transform the building market

LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources.

The Arroyo Center will be designed and constructed for LEED certification. Architect Christine Magar, the chair of the Committee on the Environment of the Los Angeles Chapter of the American Institute of Architects, has conducted a LEED review of our plans for rehabilitating the buildings and restoring the natural habitat of the Desiderio site. Her analysis concludes that the Arroyo Center can achieve LEED certification at the Gold Level

Environmental Education

- **Dr. Nancy Steele**, Los Angeles and San Gabriel Rivers Watershed Conservancy
- **Michele Zack**, local historian
- **Felicity Swerdlow**, Director Secondary Curriculum, Pasadena Unified School District
- **Sabrina Drill**, University of California Cooperative Extension Program
- **Jeff Chapman**, Master Educator, Audubon Center in Debs Park
- **Sue Lafferty**, Huntington Library and Gardens
- **Paula Sirola**, Watershed Coordinator, Arroyo Seco Foundation

HOUSING OPTION

The Arroyo Center for Art and the Environment remains essentially the same as we offered in September, we would like to offer an option to the City of Pasadena. The Arroyo Center has a strong emphasis on the rehabilitation of the existing buildings and the restoration of the grounds to the beautiful oak woodland habitat that once graced that bluff. It will be a wonderful parkland setting with an emphasis on open space and connections to scenic Arroyo Seco streamzone nearby.

The Arroyo Seco Foundation and California Art Club would like to offer a option to the Planning Commission and the City Council. If Pasadena feels that a housing component is desirable as part of the Arroyo Center, we could incorporate a six to eight unit housing element that would provide an artists or ecologists in residence program.

January 8, 2007

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

LLG Reference: P1-69999-1

Subject: **Vehicle Trip Generation and Site Access Review for the Proposed Arroyo Center for Art and the Environment**
City of Pasadena, California

Dear Ms. Adams:

As requested, Linscott, Law & Greenspan, Engineers (LLG) has prepared this review and analysis of potential vehicle trip generation, parking and site access for the proposed Arroyo Center for Art and the Environment in the City of Pasadena.

The City of Pasadena is considering a proposal for the creation of the Arroyo Center for Art and the Environment (ACAE) at the existing Desiderio Army Reserve Center, located at 655 Westminster Drive beneath the Colorado Street Bridge in Pasadena. The proposed project is being jointly presented by two historic Pasadena-based organizations – the Arroyo Seco Foundation and the California Art Club. The Center would house a small art museum, library and instructive classes dedicated to California Impressionism and its continuation, and an Arroyo Seco nature center. The 5.1 acre grounds will be re-landscaped with no additional buildings.

This letter provides a review of the potential vehicle trip generation of the ACAE, as well as a discussion of site access and potential measures to minimize the traffic effects associated with the center.

Vehicle Trip Generation

We understand that City of Pasadena Department of Transportation (DOT) staff as made a preliminary evaluation of the potential trip generation of the ACAE for the City's Planning Commission. In this evaluation, the Pasadena DOT estimated that the ACAE could generate approximately 455 vehicle trips on a daily basis (i.e., 227 trips inbound, 227 trips outbound).

Engineers & Planners
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Keil D. Maberry, PE

It is our understanding, however, that the potential vehicle trip generation of the ACAE will be more similar to other “specialty” museums in Pasadena such as the Pacific Asia Museum, the Pasadena Museum of History, and the Gamble House. In that regard, the Pasadena DOT’s preliminary estimate of vehicle trip generation seems inconsistent with the character of these established institutions. Accordingly, a further review of the expected operations of the ACAE has been prepared below to “fine tune” the preliminary trip generation forecasts provided by the Pasadena DOT.

- Daily Staff. The California Art Club and Arroyo Seco Foundation are expected to employ four (4) full-time staff each (i.e., eight total). It is conservatively estimated that the daily staff would generate 16 vehicle trips per day (8 inbound, 8 outbound) assuming that each staff member drives to the ACAE site in their own vehicle.
- Part-Time/Volunteer Staff. The California Art Club is expected to staff one (1) part-time staff member 1-2 days per week, three (3) consultants (each on-site 1-2 days per week, and 1-3 volunteers (each on-site 1-2 days per week). The Arroyo Seco Foundation is expected to staff five (5) volunteers per week (one on-site each day). Therefore, the two institutions are expected to staff ten (10) part-time/volunteers per week, likely resulting in an average of two to three (2-3) on-site on a typical day. It is conservatively estimated that the part-time/volunteer staff would generate six (6) vehicle trips per day (3 inbound, 3 outbound) assuming that each part-time/volunteer staff drives to the ACAE site in their own vehicle.
- Daily Visitors/Students. The California Art Club anticipates 30 visitors per day while the Arroyo Seco Foundation expects 15 visitors per day (i.e., 45 visitors total per day). Assuming an average vehicle occupancy ratio of two visitors per vehicle, the daily visitors would generate approximately 46 vehicle trips per day (23 inbound, 23 outbound).

Thus, on a typical day, the ACAE is forecast to generate approximately 68 vehicle trips per day (34 trips inbound, 34 trips outbound) on a recurring basis that can be attributed to daily staff, part-time/volunteer staff and daily visitors/students. This forecast is substantially less than the daily estimate of 455 vehicle trips for the ACAE previously provided to the Planning Commission.

It is recognized that the ACAE will host occasional group tours as well as receptions at the site that would potential generate additional vehicle trips beyond the 68 vehicles that estimated on a typical daily basis. The estimates of the additional trips are summarized below.

- Group Tours. The California Art Club expects to host one children's classroom field trip per month, whereby the group would arrive by bus. Similarly, the California Art Club anticipates one institutional group tour per month attracting 30 guests that would arrive via bus or carpools. The Arroyo Seco Foundation expects one tour group per month attracting up to 60 people that would arrive via bus or carpool. In total, the two institutions would host approximately three tour groups per month (which would be scheduled such as not to occur on the same day). Thus, in a "worst case" condition whereby the group tour attendees arrive by private automobile and assuming an average vehicle occupancy ratio of two tour group visitors per vehicle, a tour group hosted by the Arroyo Seco Foundation would generate approximately 60 vehicle trips (30 inbound, 30 outbound).
- Event Receptions. The California Art Club anticipates hosting three receptions per year attracting approximately 200 guests per event. The Arroyo Seco Foundation expects to host two events per year that would also attract approximately 200 guests each. Therefore, the two institutions are expected to accommodate approximately five receptions per year, each attracting up to 200 guests per event. Assuming an average vehicle occupancy ratio of two event reception guests per vehicle, an event reception would generate approximately 200 vehicle trips (100 inbound, 100 outbound).

Accordingly, on a day that a group tour is scheduled (i.e., approximately three days per month), the ACAE would be expected to generate approximately 128 vehicle trips (68 vehicle trips related to "typical" operations and 60 vehicle trips associated with a group tour). Similarly, on a day that an event reception is scheduled at the ACAE (approximately five events per year), approximately 268 vehicle trips would be generated (68 vehicle trips associated with "typical" operations and 200 vehicle trips generated by event attendees). In each instance of a special or non-recurring event at the ACAE, the total number of vehicle trips generated at the site would be substantially less than the preliminary estimate of 455 vehicle trips previously provided to the Planning Commission.

Parking

Adequate parking for day-to-day operations at the ACAE will be provided on-site. For visitors, approximately 30 on-site parking spaces will be provided. At museums, parking spaces typically turnover twice per day (i.e., one parking space will be used by a morning visitor and again by an afternoon visitor). Thus, 30 on-site parking spaces would have the capacity to accommodate approximately 60 visiting vehicles to the ACAE. As previously noted, approximately 23 visitor vehicles are expected at the site during a typical day. Thus, the 30 on-site parking spaces for visitors to the ACAE are adequate.

Approximately 12 parking spaces will be provided in a separate area on-site for staff. As previously noted, up to 11 staff members (eight full time and three part-time/volunteers) are expected at the site on a typical day. In a “worst case” scenario where each staff member used a personal vehicle to arrive at the site, the 12 parking spaces would adequately accommodate the staff projections.

For special events at the site (e.g., the “non-bus” group tours that occur two to three times each month and the receptions that occur approximately five times per year), the ACAE will make arrangements for nearby off-site parking, such as at the south parking lot of the Rose Bowl or other nearby facility. As needed, the ACAE will arrange for shuttle vehicles to transport attendees between the off-site parking areas and the site.

Site Access

Vehicle access to and from the ACAE on-site parking areas will be via Arroyo Boulevard in the general location of the Colorado Street overpass, or slight south thereof. The driveway would be designed in accordance with City of Pasadena standards in terms of driveway width, motorist sight distance, etc. Arroyo Boulevard is a primary access route to the Arroyo Seco and the vehicle trips generated by the ACAE will have only a minimal effect on its daily operations.

The parking area will also sufficiently accommodate bus turnarounds on-site such that a bus can complete a turnaround maneuver on-site without requiring a back-up onto Arroyo Boulevard.

Public Transit

This traffic and parking analysis has been prepared under a “worst case” analysis that nearly all staff and visitors will arrive via private automobiles (with the exception of group tours such as schoolchildren that would arrive via chartered bus). The ACAE, however, will work with the City of Pasadena to promote the inclusion of the Center as part of a planned “Arroyo” route of the City’s ARTS bus system. As currently proposed, the ARTS Arroyo route would include stops at the Gamble House, Pasadena Museum of History, Norton Simon Museum, Art Center College of Design. As the most southerly stop on this route, the ACAE would allow access for ARTS vehicles to turnaround on-site to return north on Arroyo Boulevard.

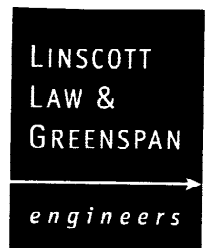
Conclusions

This review and analysis of potential vehicle trip generation, parking and site access has been prepared for the proposed Arroyo Center for Art and the Environment (ACAE) in the City of Pasadena. The Center would house a small art museum, library and instructive classes dedicated to California Impressionism and its continuation, and an Arroyo Seco nature center.

Conclusions from the analysis are as follows:

- Vehicle Trip Generation for Typical Operations. On a typical day, the ACAE is forecast to generate approximately 68 vehicle trips per day (34 trips inbound, 34 trips outbound) on a recurring basis that can be attributed to daily staff, part-time/volunteer staff and daily visitors/students. This forecast is substantially less than the daily estimate of 455 vehicle trips for the ACAE previously provided to the Planning Commission.
- Vehicle Trip Generation for Special Events. On a day that a group tour is scheduled (i.e., approximately three days per month), the ACAE would be expected to generate approximately 128 vehicle trips (68 vehicle trips related to “typical” operations and 60 vehicle trips associated with a group tour). Similarly, on a day that an event reception is scheduled at the ACAE (approximately five events per year), approximately 268 vehicle trips would be generated (68 vehicle trips associated with “typical” operations and 200 vehicle trips generated by event attendees). In each instance of a special or non-recurring event at the ACAE, the total number of vehicle trips generated at the site would be substantially less than the preliminary estimate of 455 vehicle trips previously provided to the Planning Commission.
- Parking. Adequate parking for day-to-day operations at the ACAE will be provided on-site. The 30 on-site parking spaces for visitors to the ACAE are expected to be adequate and the 12 employee parking spaces would adequately accommodate the staff projections. For special events at the site (e.g., the “non-bus” group tours that occur two to three times each month and the receptions that occur approximately five times per year), the ACAE will make arrangements for nearby off-site parking, such as at the south parking lot of the Rose Bowl or other nearby facility. As needed, the ACAE will arrange for shuttle vehicles to transport attendees between the off-site parking areas and the site.
- Site Access. Vehicle access to and from the ACAE on-site parking areas will be via Arroyo Boulevard, a primary access route to the Arroyo Seco. The vehicle trips generated by the ACAE will have only a minimal effect on its daily operations.

Ms. Elaine Adams
January 8, 2007
Page 6



- Public Transit. The ACAE will work with the City of Pasadena to promote the inclusion of the Center as part of a planned "Arroyo" route of the City's ARTS bus system. As currently proposed, the ARTS Arroyo route would include stops at the Gamble House, Pasadena Museum of History, Norton Simon Museum, Art Center College of Design. As the most southerly stop on this route, the ACAE would allow access for ARTS vehicles to turnaround on-site to return north on Arroyo Boulevard.

Sincerely,

Linscott, Law & Greenspan, Engineers

A handwritten signature in black ink, appearing to read "D-S Shender", is written over the printed name.

David S. Shender, P.E.
Principal

cc: File

REVISED CONSTRUCTION BUDGET

Based on our review of construction cost estimates and the costs of Green Building techniques, we have revised our construction budget estimate for the rehabilitation of the buildings and landscaping at The Arroyo Center for Art and the Environment.

| | |
|-----------------------------------|-----------------------|
| Construction Cost - | \$3.86 million |
| Landscaping and Site Improvements | <u>\$1.00 million</u> |
| Construction Total | \$4.86 million |
| Endowment | <u>\$1.14 million</u> |
| Total | \$6.00 million |



CALIFORNIA ART CLUB

established 1909

Development Prospective – Arroyo Center for Art and the Environment (ACAE)

California Art Club

The ACAE proposal is less ambitious than a proposal presented by the California Art Club (CAC) in 2000, which was to purchase the 2.9-acre property known today as the Arroyo Bungalows, and to create a small museum, library, and academy fine art school. To support that proposal, the CAC and its subsidiary organization, the California Art Academy and Museum, retained the services of Mr. Robert Bason of Charitable Funding Services, Inc. of Santa Barbara, CA, to study the feasibility of raising \$7.5 million for the project.

The 2000 feasibility study is appropriate to reference regarding the ACAE proposal because the projects are similar in nature and the property referred to in the study adjoins the Desiderio Army Reserve Base. The ACAE proposal is less ambitious because it does not include an academy fine art school, but rather limited workshop classes, which will be open to the public. The 2000 study confirmed that within a three-year period, CAC could raise \$7.5 million.

The ACAE proposal requires CAC and the Arroyo Seco Foundation to work together to raise \$6 million within a five-year period. Since 2000, CAC has raised more than \$2.5 million. This has allowed the organization's annual budget to increase from \$120,000 to \$500,000. Funds raised include grant monies, successful individual giving campaigns, membership development, sales of member artwork, and Board donations. Therefore, CAC is well-equipped to raise the monies necessary for the ACAE project to succeed.

At the most recent CAC Executive Committee meeting, the seven members present felt strongly that the required funds could be raised, with one member pledging \$500,000 over a 10-year period. With the dedication of the Board of Directors and the incentive for funding from the Arroyo Seco Foundation and its environmental and watershed concerns, CAC is confident a \$6 million, five-year Capital Campaign for this project will be successful.

LIST OF CONSULTANTS

Architecture

- **Marmol Radziner and Associates**, AIA
- **Arthur Golding**, AIA
- **Christine Magar**, AIA, Greenform
- **Patricia Belton Oliver**, AIA

Traffic

- **David Shender** - Lindscott, Law and Greenspan

Landscaping and Habitat

- **Mark Goldschmidt** Design
- **Dr. James Folsom**, Director, The Huntington Botanical Gardens
- **Michael Long**, Director, Eaton Canyon Nature Center

Planning

- **Marsha Rood**, FAICP, CMSM

Renewable Energy/Solar

- **Bill Gross**, Idealabs, Energy Innovations

Environmental Education

- **Dr. Nancy Steele**, Los Angeles and San Gabriel Rivers Watershed Council
- **Michele Zack**, local historian
- **Felicity Swerdlow**, Director Secondary Curriculum, Pasadena Unified School District
- **Sabrina Drill**, University of California Cooperative Extension Program
- **Jeff Chapman**, Master Educator, Audubon Center in Debs Park
- **Sue Lafferty**, Huntington Library and Gardens
- **Paula Sirola**, Watershed Coordinator, Arroyo Seco Foundation

ELIZABETH MOULE & STEFANOS POLYZOIDES

January 8, 2007

Stephanie DeWolfe, Deputy Director
Planning & Development Department
175 N. Garfield Avenue
Pasadena, CA 91101

Re: Desiderio Army Reserve Center – Updated Submittal

Dear Ms. DeWolfe:

As this process has evolved and we have heard from various voices in the community, it is clear that no single large-scaled use will serve a wide array of desires for this land.

The city of Pasadena has many needs, including correcting a deficit of housing for all people. At the same time, there is a clear need for the preservation of open space; in this area it is at the scale of a neighborhood park. Certainly at every opportunity we should find a way to include the arts in our lives in meaningful ways. And finally, it is imperative to act as stewards of our environment and build in ways that conserve natural resources.

This is a very small piece of land to solve every one of Pasadena's challenges while remaining compatible with its location. Nonetheless, our proposal -comprised of a park, an intimate arts building coupled with mixed income, architecturally distinct housing - by its very nature as a part of a complex neighborhood – addresses these needs seamlessly with its surroundings.

We have focused on the very crucial issue of *compatibility* with the scale, exceptional high quality and character of the residential neighborhood. And we have examined the appropriateness of all of the proposed uses in respect to the location and relative isolation on the urban edge.

Modifications

Our proposal has been amplified to reflect suggestions and comments we have heard from the community, the immediate neighbors, and the commissions in the following principle ways:

- Our neighborhood park has grow in size to nearly 1 3/4 acres and will be created and maintained through a public-private partnership between us and with the City of Pasadena Parks and Recreation Department.
- The operation of our arts casita will be focused on providing children's programming that links the arts with the natural environment.
- We are providing housing for both low income and work force housing on site at an increased 25% level that is entirely intermixed.
- We have reduced the total number of single-family homes to twenty.

- We will create a model environmentally sustainable project for the park, the arts building, the roads and infrastructure and the buildings that focuses on natural resource reduction.

Distinguishing Characteristics

Our proposal differs from others in the following ways:

- We have a strong commitment to and a proven track record of very high quality. We intend to lavish the same high design, fine craftsmanship and attention to detail to every one of the homes, the structures and to the landscape.
- In scale, character, and quality, our plan is the most compatible and appropriate for neighborhood and the location of the site within the city.
- Our financial position is strong, certain and verifiable. It is our unique financial strategy allows us to ensure high quality and high value for the new structures and the site and, in so doing, to enhance the values of the surrounding neighborhood.
- Our proposal addresses important security issues associated with empty buildings and parks through the surveillance posed by the new homes along what is a smaller park.
- The traffic and parking impacts are kept to a minimum for the Arroyo Seco residents.
- We have decades of successful experience in projects of this kind. We have unique expertise in both high end and affordable housing along with civic buildings, town planning and environmental sustainability here in Pasadena and around the globe.
- Our project provides significant tax revenue for the city to use to be used citywide.
- As property owners adjacent to the Desiderio site we have an exceptional interest in its future success. Our proposal was conceived from the sole vantage point of establishing its very highest and best use.

Within the Los Angeles metropolitan region, Pasadena's own distinguishing characteristic remains its rare marriage between its beautiful architecture and landscape with its unique cultural institutions and truly exceptional residential neighborhoods.

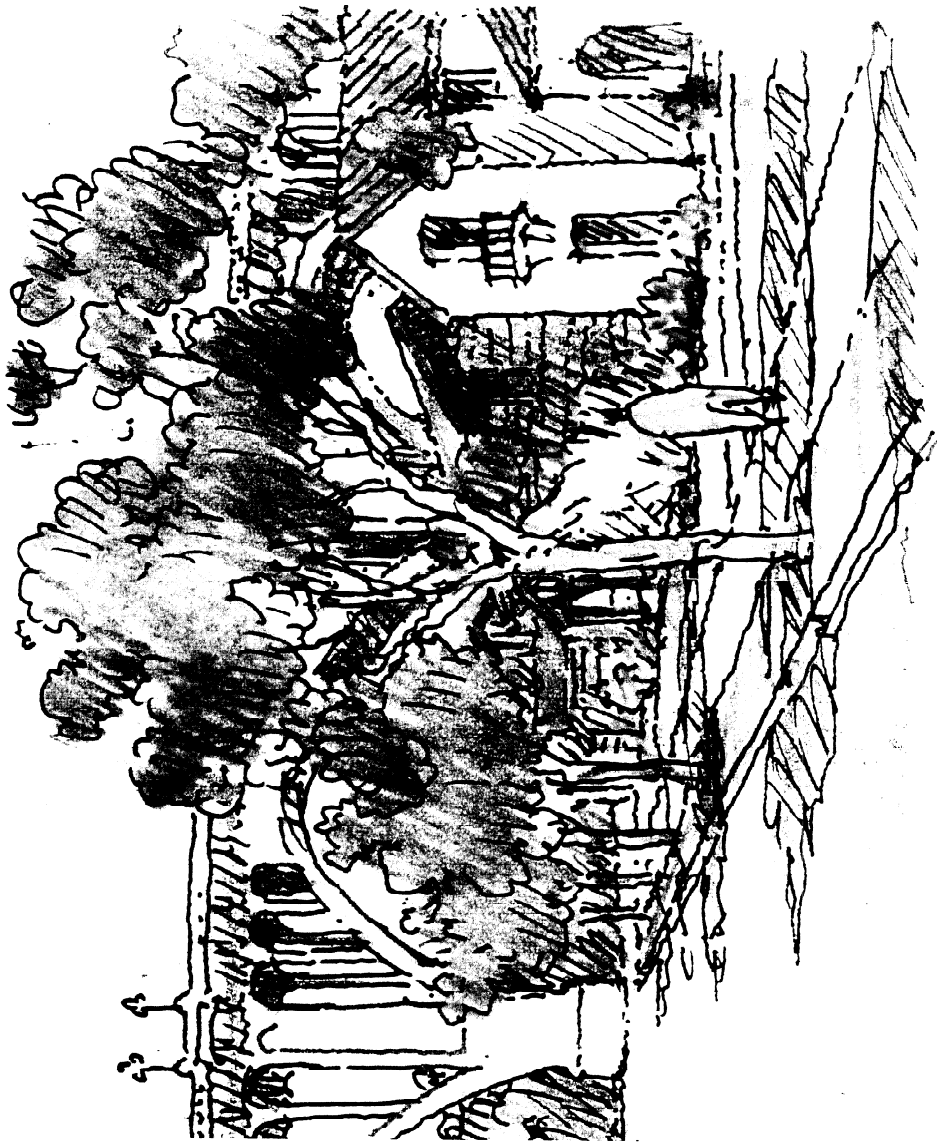
From the Greene Brothers to Wallace Neff, Roland Coate and, Pasadena has a tradition of its own prominent architects both designing and building parts of the city- with these places becoming some of its most treasured historic neighborhoods.

It is in this spirit that we aspire to make a place that lives up to the unique opportunity afforded by the departure of the Army Reserves from this site in Pasadena.

Sincerely,



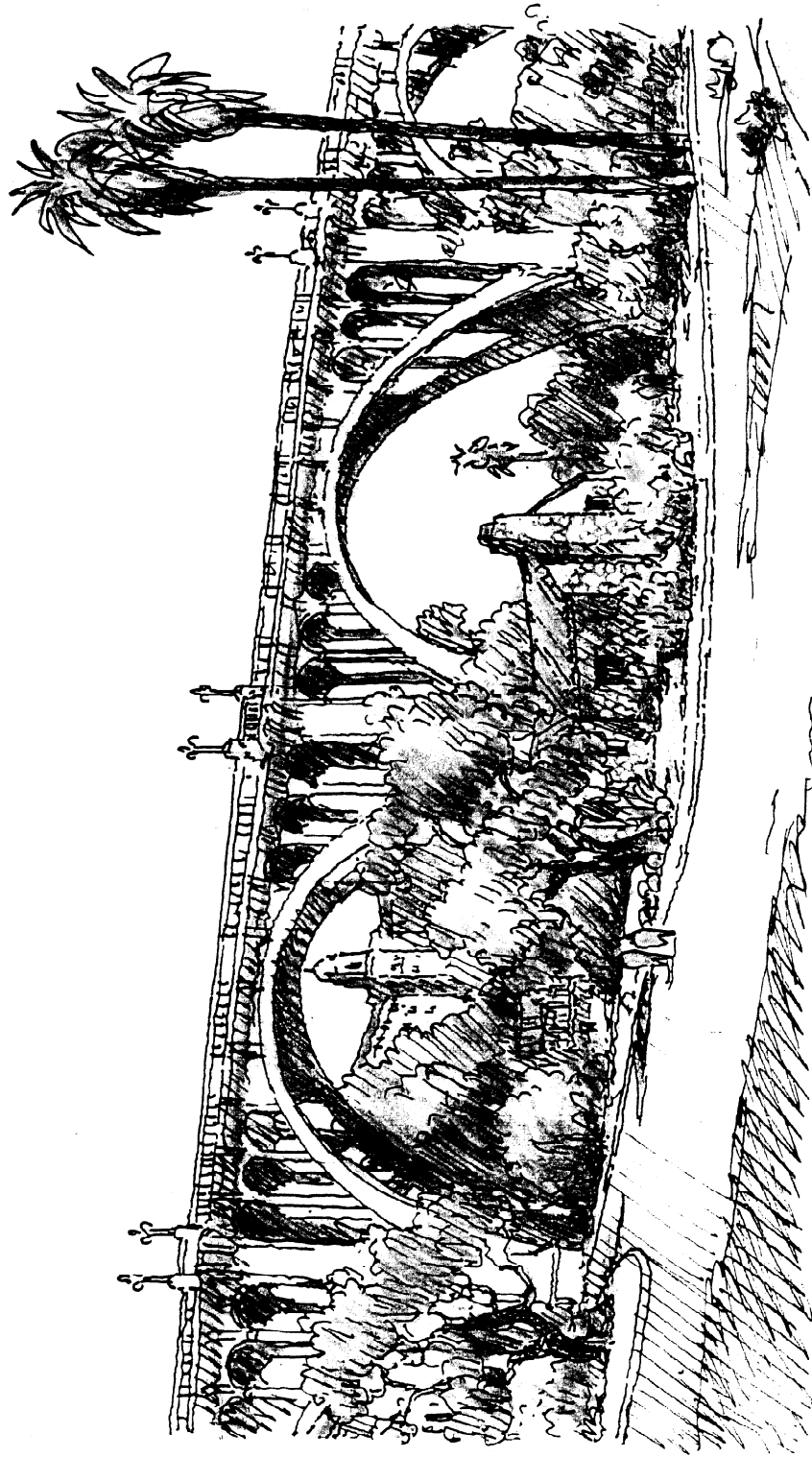
Elizabeth Moule, Partner
MOULE & POLYZOIDES, ARCHITECTS AND URBANISTS



TYPICAL RESIDENTIAL STREET CHARACTER

DESIDERIO ARMY RESERVE SITE
PASADENA, CA

ROSSI ENTERPRISES / MOULE & POLYZOIDES
10 JANUARY 2007

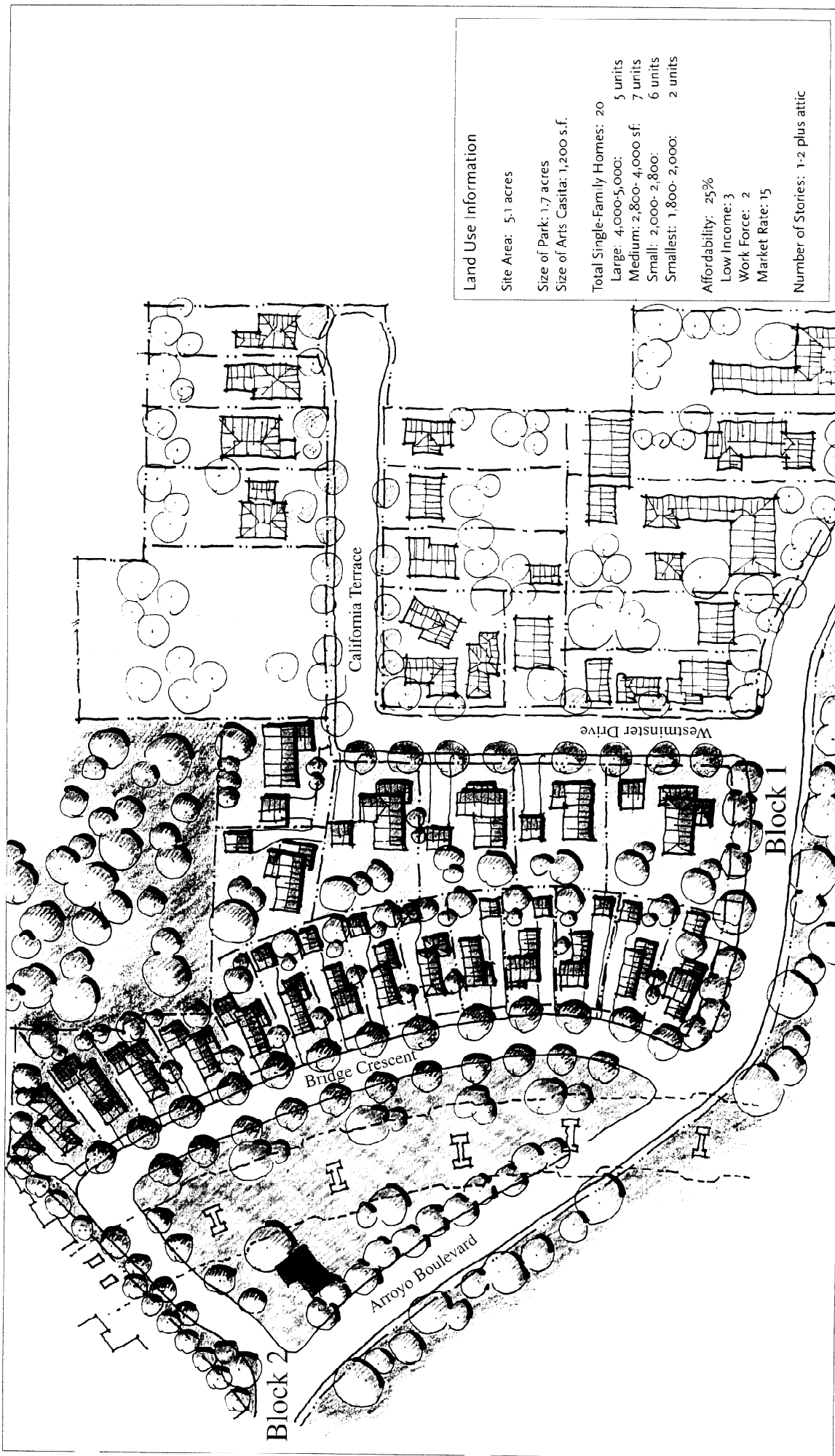


VIEW OF PARK WITH ARTS CASITA

DESIDERIO PLACE
PASADENA, CALIFORNIA

DESIDERIO ARMY RESERVE SITE
PASADENA, CA

ROSSI ENTERPRISES / MOULE & POLYZOIDES
10 JANUARY 2007



Land Use Information

Site Area: 5.1 acres

Size of Park: 1.7 acres

Size of Arts Casita: 1,200 s.f.

Total Single-Family Homes: 20

Large: 4,000-5,000: 5 units

Medium: 2,800-4,000 sf: 7 units

Small: 2,000-2,800: 6 units

Smallest: 1,800-2,000: 2 units

Affordability: 25%

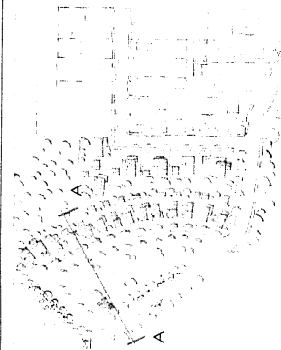
Low Income: 3

Work Force: 2

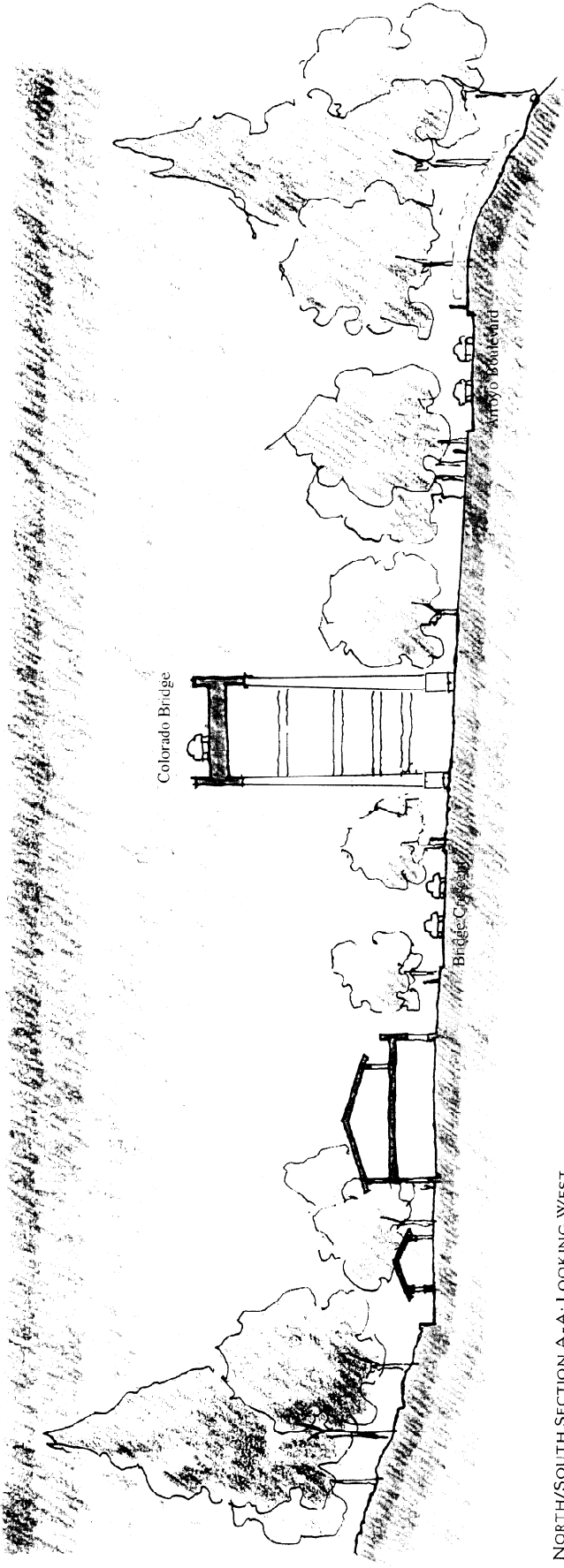
Market Rate: 15

Number of Stories: 1-2 plus attic

ILLUSTRATIVE PLAN



KEY PLAN



NORTH/SOUTH SECTION A-A: LOOKING WEST

SITE SECTION



Vision: A New Neighborhood Park, Children's Art Casita within an Extension of the Arroyo Seco Neighborhood

It is our belief that the highest and best use of the Desiderio Army Reserve center site is a marriage of many of the community desires that is compatible with the scale of exceptional high quality of the surrounding beautiful single-family house neighborhood to the south. Our plan weaves together the following elements:

- A one and three quarter-acre neighborhood park that frames the Colorado Street Bridge
- An intimate arts casita focused on children's programming linking art with the natural environment
- An extension of the Arroyo Seco Neighborhood as an architecturally distinctive, mixed-income single-family neighborhood
- Affordable, working family and high-end single family housing that is of equal high quality and is entirely intermixed
- A landmark model for environmental sustainability and natural resource conservation

The principle objective of the project is to create a sense of place of the same exceptional high quality of one of the loveliest of Pasadena neighborhoods. We reject both the idea of a separate, lesser quality, isolated "project" and continued reuse of the existing buildings which been an such an eyesore within the area.

Our approach is to create the same kind of city fabric as the rest of Pasadena- with intimate neighborhood streets lined by verdant, canopied trees shading generous sidewalks designed for strolling through areas of handsome homes, their gardens and the rugged natural Arroyo landscape.

The plan emphasizes the continuity of the surrounding neighborhood while at the same time minimizing traffic impacts to those quiet neighborhoods.

The Park

The intent of the park is to locate a landscaped area under the bridge, to provide for a destination for people walking in the neighborhood along the Arroyo, to provide a small place for neighborhood children to play and to extend the natural landscape along Arroyo Boulevard as a termination to the entire neighborhood to the south. It is sized to be kept it safe and secure while providing a real amenity and value to the neighborhood while minimizing traffic to the area.

We plan to create a public-private partnership with the City of Pasadena Parks and Recreation Department to create and maintain the park in order to ensure both strong design and construction and a high standard to maintenance.

The Landscape

The project's street trees will continue along Arroyo Boulevard on our site in a parkway between the roadway and the sidewalk within the street dedication. Bridge Crescent will be lined with street trees that compliment the native arroyo plant palette.

The pocket park will likewise be landscaped in a way that continues the Arroyo Seco similar to the gardens of the Casita del Arroyo. The park will be laid out for quiet contemplative uses with a small children's play area.

The New Homes

We are proposing a true mixed-income, single-family home neighborhood or exceptionally high quality- like the one that is already there. Twenty in all, fifteen will be high-end/market rate, three will be low income, and two will be designated for working families. This brings the affordability up to 25%.

We plan on devoting the same high level of design, construction and detailing to each structure, irrespective of size or income. And they will be entirely intermixed to prevent isolation. We plan to design and build the structures while teaming up with a local Pasadena affordable housing services organization to assist us with pre-qualifying buyers and working with those families to find affordable mortgage products and other financing tools.

The scale and character of all of the one and two-story single-family structures will be similar to the distinctive character of the Arroyo: bungalows, arts and crafts structures, many in the Monterey style and a few Spanish/Mediterranean homes and an occasional modern home.

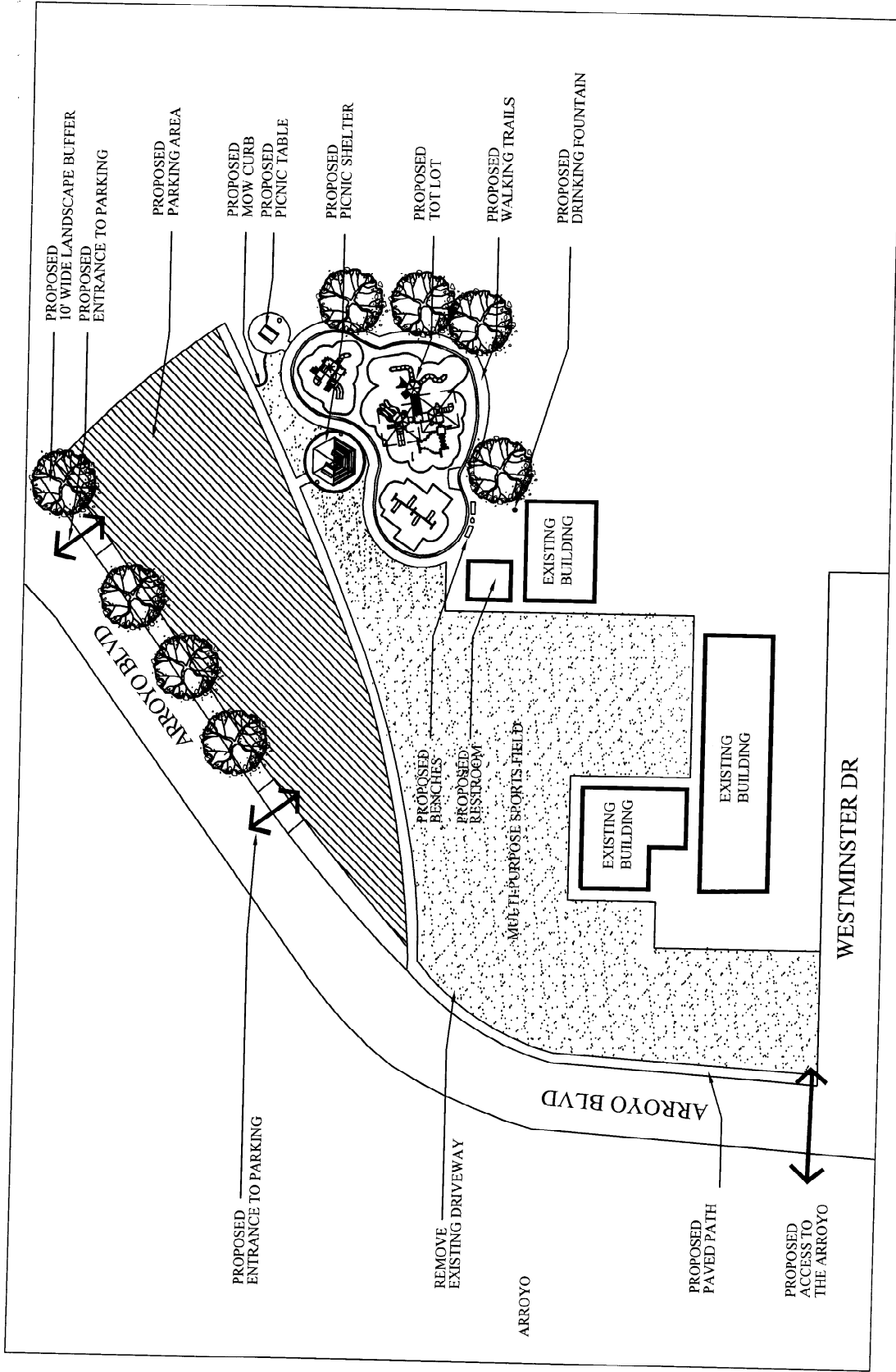
The Children's Arts Casita

This small, 1200-square foot, mostly one-story structure is conceived of as a public community structure focusing on giving children access to a connection between the arts and the natural environment. It would hold one to two art studios along with the required support spaces. We expect it to be operated by a yet to be determined local arts group or arts group consortium such as the Armory for the Arts, various schools and/or the City's Recreation Department. The intimate size is designed to ensure that only small groups would use it at any given time.

Security

Passive "eyes on the street" security is contemplated for the park and arts building along with easy policing. The many number of houses with their major windows and doors overlooking this relatively small park along with the occupants of cars along the streets provide passive surveillance at all hours of the day. Similarly, we believe that regular park usage by a weekday arts program will keep the park more secure.

A CONTINUATION OF THE NEIGHBORHOOD



CITY OF PASADENA - DESIDERIO ARMY RESERVE CENTER
CONCEPTUAL SITE PLAN
 N.T.S.