

Attachment A
Summary of Outreach Activities

Desiderio Army Reserve Center Reuse Planning Summary of Outreach Activities

Summer, 2006

Legal notices published (<i>Star News, Weekly, Journal</i>).....	June 8
Press release re: screening period.....	June 8
Letters to homeless agencies.....	June 8
New website posted (update regularly)	June 8
Info packets sent to inquiries.....	June 12
Information report to Council.....	June 19
Information report to Planning Commission	June 28
Onsite workshop	June 30
Agency partner list posted on website.....	July 11
Information report to CDC	July 13
Proposal instructions posted on website	July 19

Fall, 2006

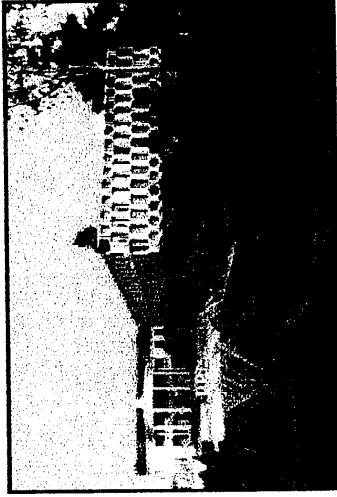
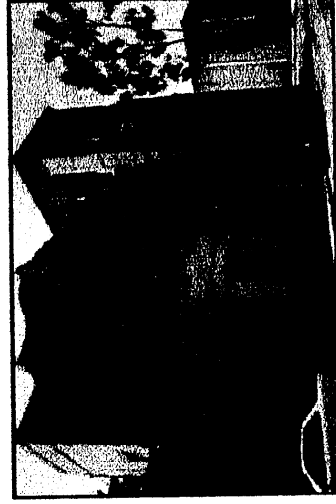
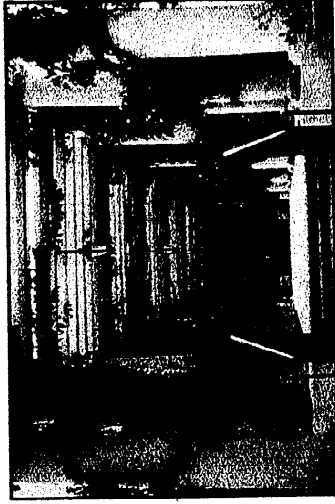
Article in <i>Pasadena In Focus</i> newsletter	September/October
Proposals posted on website	September 19
General outreach for community meeting	September 27
o Postcards mailed to 1,000 ft radius	
o Postcard placed at public counters	
o Posted on KPAS/Channel 55 Bulletin Board	
o Posted on Library's Community Calendar	
o Posted on department webpage	
o Press release to neighborhoods thru Neighborhood Connections	
o Press release to media/organizations	
City Council direction to Planning Commission	October 9
Community Information Meeting	October 12
General outreach regarding upcoming meetings	October 18
o Same as list above	
Press release	October 30
Article in <i>Pasadena In Focus</i> newsletter	November/December
Press release	November 22
Parks and Recreation Commission review.....	November 29
Community Development Committee review	November 30
Planning Commission - Proposal presentations.....	November 8
Planning Commission - Selection of finalists.....	December 13

Winter, 2007

Transportation Advisory Commission review	January 12
Planning Commission - Selection of final concept.....	January 24
City Council (Noticed public hearing)	February 5

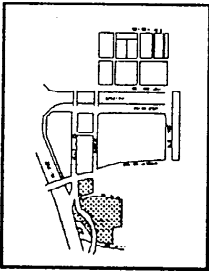
Attachment B
Excerpt from *West Gateway Specific Plan*

**West Gateway
Specific Plan**



*Adopted by the
City Council on
July 13, 1998*

The Future - Vista del Arroyo Bungalows



Future Use of The Army Reserve Training Center Site

What are the existing conditions?

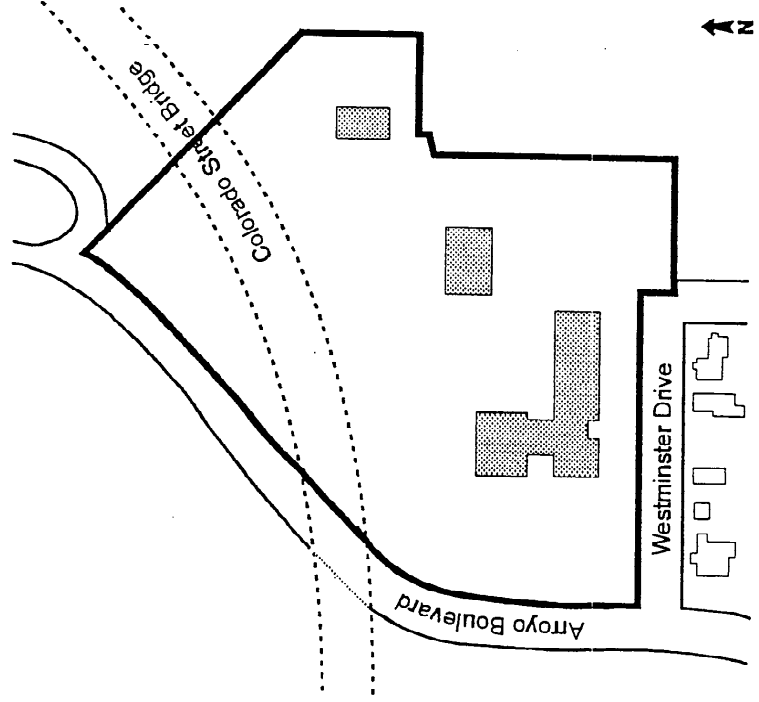
This 5.5-acre site was formerly the grounds and recreation area of the Vista del Arroyo Hotel and Resort complex. Since the 1940s, the property has been owned and occupied by the U.S. Government and utilized by various military agencies. Few improvements have been made to the site since the 1950s.

The site is relatively flat and contains a large asphalt parking lot to the north, and classroom and accessory buildings on the southside. None of the existing structures have been found to be historically significant.

At the community meetings two major concerns with respect to the Army Reserve Training Center site were identified.

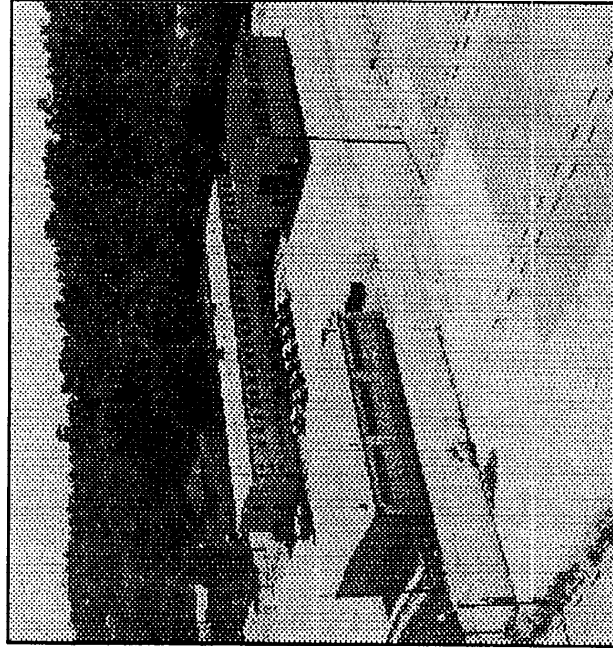
1. Uncertainty of Future Use - Although the Army Reserve Administration has expressed its intention to continue use of the site, the long-term commitment of the U.S. Government is unknown. Therefore, the community considered it appropriate to discuss possible future uses for the site should it be deemed surplus land and

made available for development. The possibility of a change in ownership may present itself considering the trend toward government downsizing. Current Federal statutes, however, give the U.S. Government authority to establish uses on this property without City approval.



The Future - Vista del Arroyo Bungalows

2. Unattractive Appearance - The Army Reserve Training Center site includes a large asphalt parking lot which is in poor condition and can be viewed from Arroyo Boulevard and the Colorado Street Bridge - a major entry way into the City. Although residents had few concerns with the existing use of the property, they expressed a strong desire for the current user to improve the appearance of the parking lot.

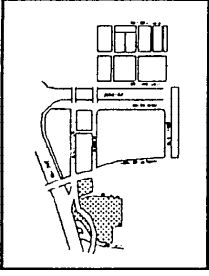


Army Reserve Training Center

What is the community vision?

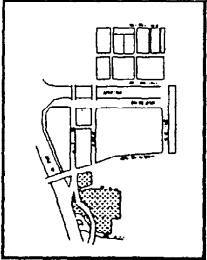
The community advanced the policies of the Land Use Element of the General Plan for this area by setting more specific expectations. The community stated a preferred vision of converting the Army Reserve Training Center site into an acceptable charitable or cultural institution, school or campus facility, or government offices.

Alternately, if no such use prevails, the community would accept a low density residential development. Whether institutional or residential, the community desires that new development be in character with the surrounding residential areas, respect the peaceful quality of the area, minimize traffic, and impacts on the Arroyo Seco natural area.



Future Use of
The Army
Reserve Training
Center Site

The Future - Vista del Arroyo Bungalows



Future Use of The Army Reserve Training Center Site

What is the land use strategy?

The land use strategy to achieve the community vision for the Army Reserve Training Center site is to allow continued use of the property for institutional uses, and to provide for new residential uses that are compatible with the neighborhood along Arroyo Boulevard.

However, upon disposal of federally owned property, the U.S. Government must adhere to the provisions of the Stewart B. McKinney Homeless Assistance Act. The act requires that the land first be offered to non-profit agencies providing shelter for the homeless. If no agencies desire this property, the land can be sold at public auction.

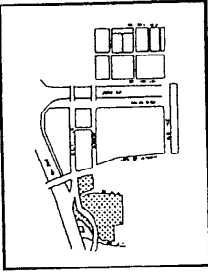
The expansion of existing uses or establishment of new uses on the site while it is owned by the U.S. Government fall outside of the City's review and approval authority.

Recommendations

Using the policies within the Land Use Element of the General Plan and the principles of the West Gateway Specific Plan, recommendations for future use of the Army Reserve Training Center site were created. The recommendations expand upon the West Gateway Specific Plan principle to encourage and facilitate appropriate development.

1. Recommended Land Uses - Allow only the following uses on this site:
 - institutional uses such as government offices, cultural institutions, religious assembly, and schools and colleges
 - single-family residential

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2. Recommended Development Standards -

- a. Require non-residential projects to be reviewed through the City's Planned Development (PD) process. Through this process setbacks, parking, open space and other development standards, not set within this specific plan, can be tailored to a specific project.
- b. For single-family residential projects:
 - allow a density of no more than six dwelling units per acre,
 - comply with the RS-6 single-family zoning regulations including setbacks, building heights, building areas, and minimum lot sizes.
- c. For non-residential projects:
 - limit the total gross floor area of buildings on the site to be comparable to the single-family zoning regulations,
 - limit the height of buildings to 36 feet as stipulated in the single-family residential zoning regulation.

Future Use of The Army Reserve Training Center Site

General Plan Numeric Limits - Application to the Army Site

A new non-residential project will receive a credit of about 28,000 square feet for the existing buildings if they are demolished.

For a residential project, an allocation for new housing units would be necessary. No more than 33 housing units will be allocated on this site.

Attachment C
Proposal Matrix

Summary of Proposals for Reuse of the Desiderio Army Reserve Center

Proposal	Land Use	Description	Total Housing	Affordable	Acquisition	Land Use Actions	City Role	City Costs
Arroyo Center for Art and the Environment	Art academy, environmental center, and natural open space	Use of existing buildings for art academy/museum, library and of arroyo history, and visitor center, restoration of natural open space.	-	-	Parkland PBC	CUP	Acquisition of land under PBC; leaseback to ACAE.	-
Beacon Housing	Mixed housing	18 SF homes and 32 townhomes; 2-story. Mixed affordability levels, mixed sale/rent.	50 units	16-20	Market purchase	Zone change & plan amendment	-	-
Century Housing	Multi-family housing	All units to be "workforce" affordability; 2-3 story.	58 units	58	Market purchase	Zone change & plan amendment	-	-
Century Housing	Charter School	Use of existing buildings as classrooms; construction trades taught in open space through "build up/tear down" program	-	-	Education PBC	CUP	-	-
City of Pasadena	Public safety training facility, recreation center and parkland	Use of existing buildings as classrooms, offices and recreational space; open space as parkland. Costs to be offset with grant funds.	-	-	Parkland or Homeland Security PBC	CUP	Acquisition of land; renovation of facilities; development of park.	\$6.8 M Bldgs \$1.5 M Park \$.4 M Ops
Habitat for Humanity*	Single-family housing and city park	Nine single-family units in bungalow court; city to acquire and develop public parkland; Arroyo Center for Art and Environment to build on City land.	9 units	9	Self-Help Housing PBC	CUP	Acquisition of balance of land through park PBC; develop park.	\$6 M Demo \$1.7 M Park \$75 K Ops
Lambert Development & the Community Housing	Multi-family housing	Mixed affordability levels, mixed sale/rent.	50 units	20-30%	Market purchase	Zone change & plan amendment	-	-
Moule & Polyzoides*	Single-family housing and neighborhood park	Single family homes at market rate except 3 inclusionary units and 2 workforce units.	20 units	25%	Market purchase	Zone change & plan amendment	-	-
Tournament of Roses	Float construction/staging and outdoor recreation	40-45,000 sf float construction, decorating, etc. 24,000 sf exhibition, retail, etc. Recreational courts.	-	-	Market purchase	Zone change & plan amendment	-	-
Union Station Foundation	Multi-family housing	Affordable housing for formerly homeless.	75 units	75	Market purchase	Zone change & plan amendment	-	-
Westminster Academy	Private Day School, mixed housing, parkland	Use of existing buildings for classrooms; 6 market rate SF homes; 12 affordable apartments.	18 units	12	Education PBC	CUP	-	-

* Indicates updated proposal at request of Planning Commission.