



Site Feasibility Studies

The Consideration  
of Four Sites for a New  
Northwest Pasadena School

Executive Summary

Pasadena  
Unified School District

Final Draft  
January 28, 2003

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# Executive Summary

A very significant number of elementary school aged children who live in Northwest Pasadena cannot be accommodated by the existing capacity of the schools in the immediate neighborhood area. The Pasadena Unified School District (PUSD) Board of Education and leadership team are acutely aware of the need for additional school capacity in this densely populated area, and have been pursuing identification of an appropriate site for a 500± student elementary school for a couple of years. Its well reasoned process for site selection has been lengthy as it has involved Community Workshops and input at all stages to elicit public comment on what is needed, what defines a preferred location, what community interface opportunities might be available, and what set of parameters might be established to yield the most beneficial impact.

In July 2002, the District found that it lacked certain elements of objective data, namely: projected overall land acquisition costs, school facility development costs, environmental hazards exposure, and traffic impacts, and having selected four (4) previously considered sites for further detailed investigation, commissioned this specific fourteen (14) task analysis.

## THE FOUR STUDY SITES

From amongst a significant number of potential sites that had been identified during the previous Community Outreach process, PUSD selected the following sites for intensive study.

- > Fair Oaks Business Park
- > Highland Plastics Factory Site (Mountain Avenue Site)
- > Marengo-Worcester Site
- > Washington K-8 School Complex.

### FAIR OAKS BUSINESS PARK

The Fair Oaks Business Park occupies the block bordered by Fair Oaks Ave. to the west, Raymond Ave. to the east, Claremont St. on the north, and Howard St. to the South. The area, totaling 4.7 acres, is comprised of three (3) separate parcels on which four (4) Commercial buildings and a cell tower are presently situated.

### HIGHLAND PLASTICS FACTORY SITE (MOUNTAIN AVENUE SITE)

The specific parcels included in this study site has evolved considerably since this study was initiated. The Highland Plastics site, on a 2.6 acre parcel, is situated on the west side of Fair Oaks Ave. directly south of Robinson Park. When the company vacated, the City of Pasadena purchased the property. The group working diligently to improve and expand Robinson Park has made its position very clear that it needs the Highland Plastics site in order to attain its goals for Park improvement. The Pasadena City Council has given approval to a Robinson Park Master Plan that includes expansion of the park to subsume the 2.6 acre Highland Plastics parcel.

With sensitivity to the Park Committee's intended use of the H. P. parcel, it was proposed to add consideration of the two one (1) acre parcels, known as the 1 Mountain and 61 Mountain Ave. parcels, directly south of the Highland Plastics facility, as additional acreage for this study site.

In October, 2002, the District communicated to the City that the District would not consider building any structures on the H. P. property, but would look forward to potential joint use of the H. P. acreage if and when developed as recreational space for Robinson Park.

The Study team has, thereafter, limited the site area available for siting a school facility to the 1.98 acres represented by the 1 and 61 Mountain Ave. parcels. The site has thus become known as the Mountain Avenue Site.

#### **MARENGO/WORCESTER SITE**

This proposed assemblage of parcels is bordered by Orange Grove Blvd. to the south, Marengo Ave. to the west, and Worcester Ave. to the east. The north boundary of the study area abuts a private parcel aligned approximately with Painter St. The identified group of 11 parcels include 63 residential properties and 0 commercial properties. The land area is rectilinear, runs North-South, and is adjoined by residential properties.

#### **WASHINGTON K-8 SCHOOL SITE**

The existing Washington K-8 school occupies a twenty-six (26) acre bounded by Raymond Ave., Grandview Ave., Marengo Ave., and Penn. Street. A vacated portion of Howard St. runs east-west through the campus. Generally, play and recreational space occupy the area to the north of Howard, and the two campuses comprising the K-5 Elementary and 6-8 Middle schools reside to the south of Howard. A Child Development Center occupies eight (8) substandard portable structures at the northwest corner of the school site at Raymond and Penn.

### **THE FOURTEEN STUDY TASKS**

The study asked that data be gathered, analyzed, and documented with respect to fourteen separate tasks for each of the four subject sites. As the study has progressed, each of the many areas of investigation have proven to be meaningful, and appear to be contributive to the mass of information that will be necessary to assist the Board in selecting a school site. A list and explanation of the tasks follows:

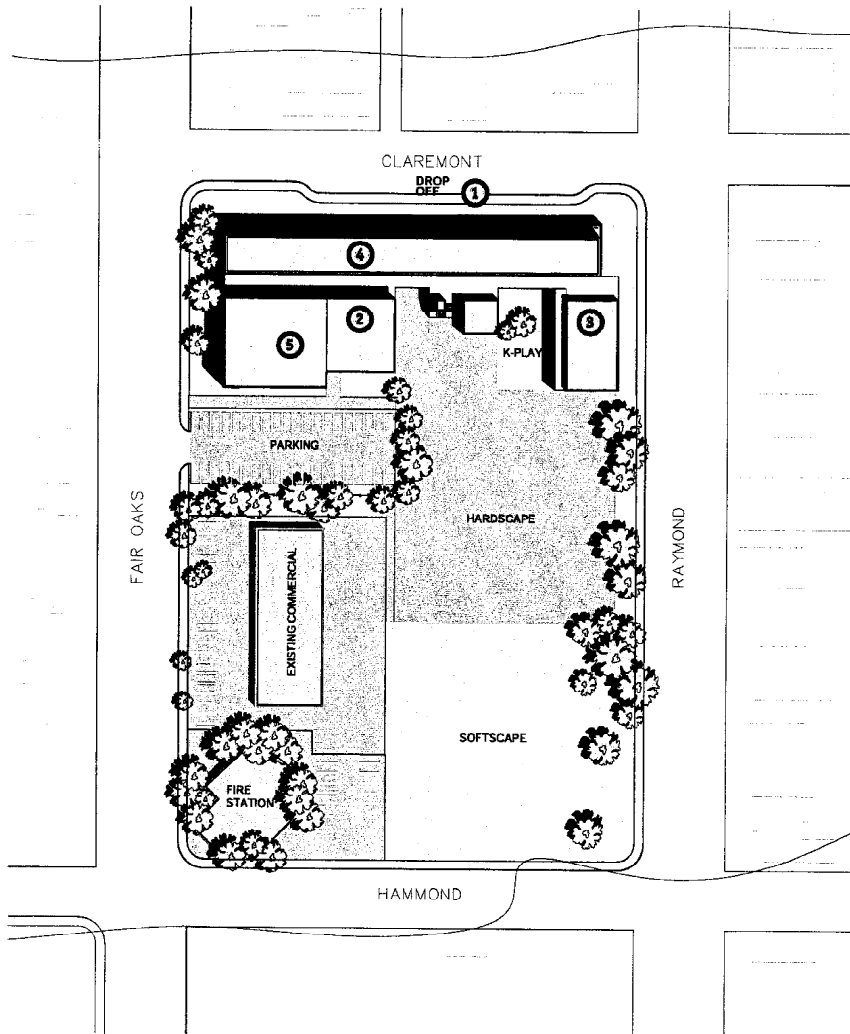
- 1) **IDENTIFY OWNERSHIP AND PARCELIZATION** — Determine the exact number and configuration of legal parcels within each property; and the name of the owner of each parcel.
- 2) **PARCEL ACQUISITION COSTS** — Estimate the probable cost of procuring the parcels comprising each site.
- 3) **RELOCATION COSTS** — Establish reasonable relocation cost parameters for those occupied business and residential properties.
- 4) **GOOD WILL ESTIMATION** — The premium placed upon the estimated assessed value of an established business that could reasonably be considered directly attributable to its reputation and business base due to its particular location.
- 5) **DETERMINATION OF JOB DIFFERENTIAL** — Determine jobs lost, jobs gained, and calculate the differential.
- 6) **DEVELOPMENT OF PRELIMINARY SITE PLANS** — This task included the development of a preliminary building design program. This program was developed in concert with the District. The intent was to define the educational & facility needs/standards of a PUSD 500-seat elementary school. The program was then used to develop site plan studies based on the unique characteristics of each site.
- 7) **EXTRAORDINARY SITE COSTS** — Develop cost estimates for the impacts caused by unique site constraints; i.e., severe slopes, utility easements, small vs. large sites with impact to parking constraints, etc.
- 8) **CONSTRUCTION COST OPINIONS** — Provided cost opinions of all construction-related elements.
- 9) **EVALUATION OF ALTERNATIVE FINANCING PROGRAMS** — Provide information about possible funding opportunities.
- 10) **COMMUNITY INPUT PROCESS** — Conduct a series of large community meetings with a group drawn from the geographic area encompassing all four study sites.
- 11) **INTERFACE OF SCHOOL WITH COMMUNITY** — Determine if and how each of the four study sites might support and benefit from collaboration with community groups and services without forfeiting individual programmatic or physical resources.

**12) STUDENT PROXIMITY** — A critical element of this site feasibility study was for the District to know how many students live in close proximity to each site. Using student data provided by the District we identified the number of students in the immediate “walkable” area of each potential campus.

**13) ENVIRONMENTAL ANALYSIS** – Provide a Phase One environmental analysis.

**14) TRAFFIC CONSIDERATIONS** — With our consultant, we developed an understanding of the current traffic load, the projected traffic load increase, and considered the need for mitigation measures. We have provided preliminary study analysis obtained from existing city traffic data, combined it with projected site generated traffic data, and analyzed the total impact.

# Fair Oaks Site Scheme 1 Site Plan



## BUILDING PLACEMENT CRITERIA

- > East to West Circulation Spine
- > Linear Arrangement of Functions
- > Buildable Space Away from Noisy Side and Existing Fire Station
- > Dense Building Mass Off of Claremont
- > Hardscape/Softscape Buffer Zone Between School Buildings and Fire Station
- > Residential Frontage Kept to a Minimum

**1**

- Student Drop-off/Pick up
- > Off of Claremont
  - > Away From Heavy Traffic on Fair Oaks

**2**

- Administration/Library Wing
- > Close to Main Entry for Security Reasons
  - > Adjacent to Pre-K, K Wing

**3**

- Pre-K, K wing
- > Separated from Other Grades
  - > East Portion of School - Quiet Part of Campus

**4**

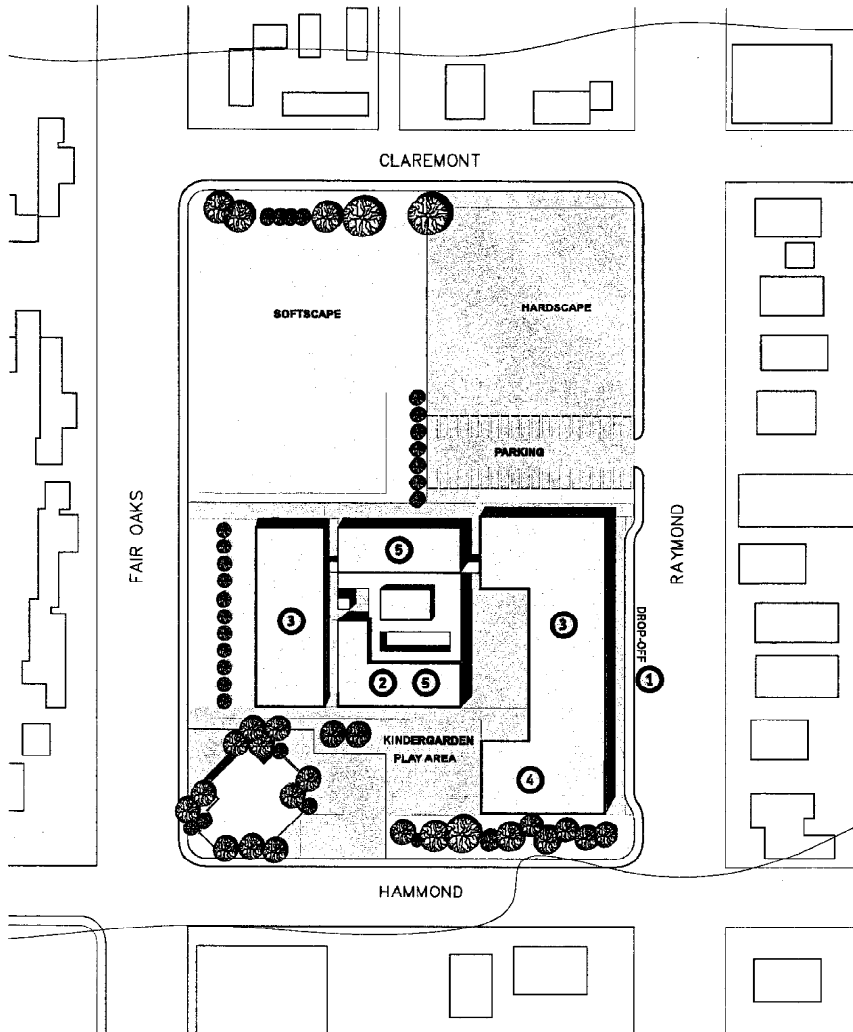
- Multi-Level Classroom Wing
- > North Facing Windows
  - > Circulation Through use of Exterior Corridor

**5**

- Multipurpose
- > After-Hour Use by Public
  - > Adjacent to Parking Lot for Loading / Unloading
  - > Shields Noise Generated by Fair Oaks Corridor
  - > Vehicular Access Off Fair Oaks



# Fair Oaks Site Scheme 2 Site Plan



## BUILDING PLACEMENT CRITERIA

- > Reuse Two Existing Buildings to House School Functions as a Cost-Savings
- > New Central Building to Accommodate Remaining Functions and Give New School Identity

1

Admin Near Drop-Off, Close to Main Entry for Security Reasons

2

Multi-Purpose, Library and Community Functions Housed in the New Central Building Acts as Centerpiece / Landmark

3

Existing Renovated Buildings to House Classroom Spaces

4

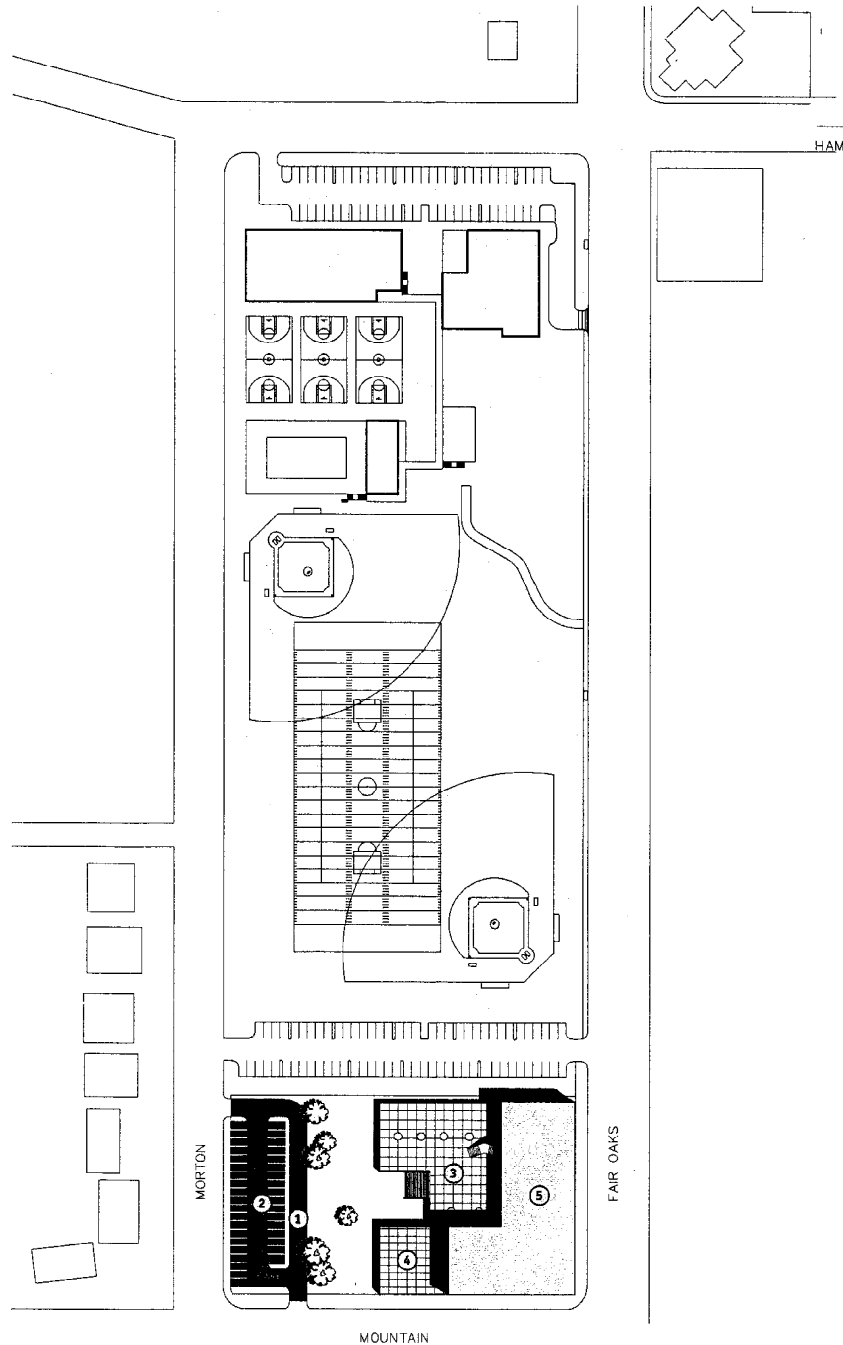
Pre-K and K Concentrated on South End of Raymond Building

5

Elevated Classroom Block



# Mountain Avenue Site Site Plan



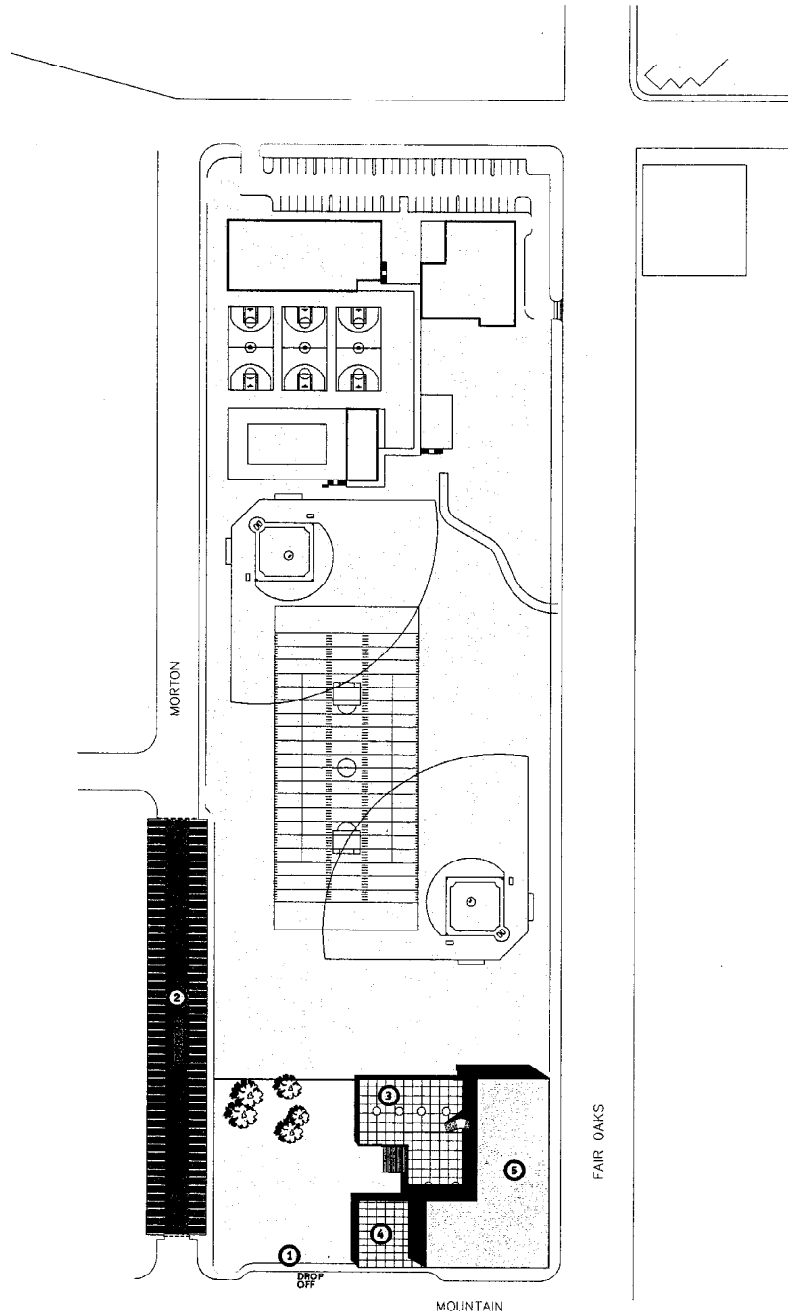
## BUILDING PLACEMENT CRITERIA

- > Dense Building Mass Along Fair Oaks
- > Hardscape at Second Floor Plaza

- 1  
Drop off/Pick-up On Site
- 2  
Parking on Site
- 3  
Administration
- 4  
Multipurpose
- 5  
Classrooms Block Adjacent to Fair Oaks



# Mountain Avenue Site Parking Alternate Site Plan



## BUILDING PLACEMENT CRITERIA

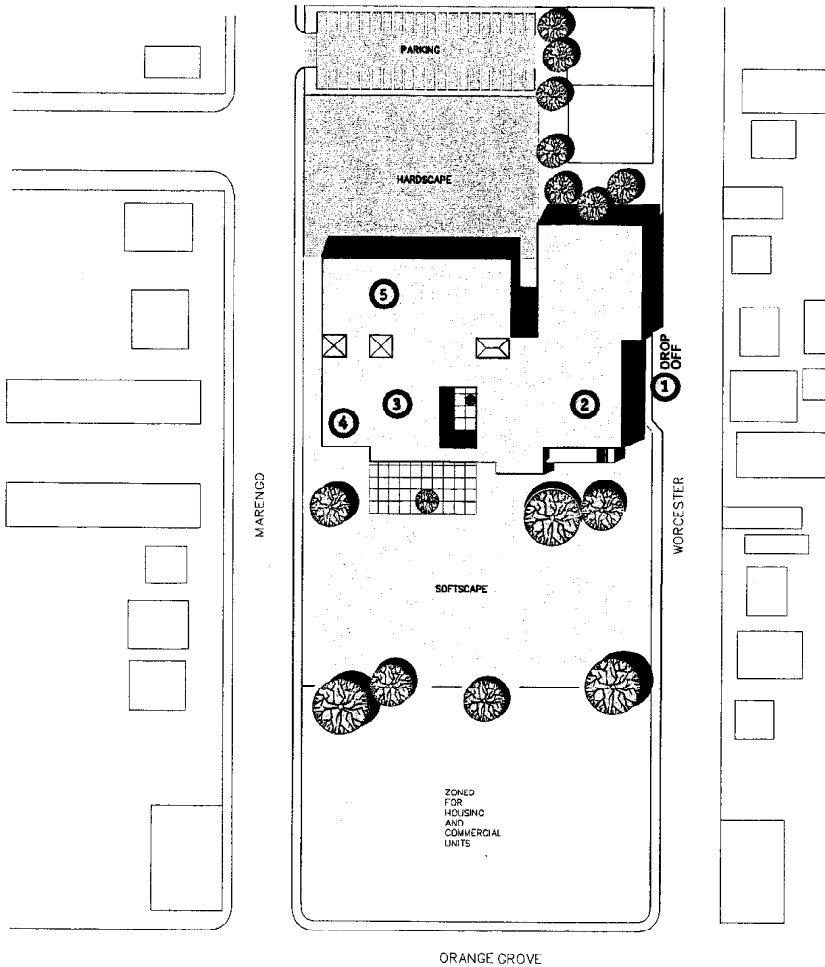
- > Dense Building Mass Along Fair Oaks
- > Hardscape at Second Floor Plaza

- 1  
Drop off/Pick-up off of Mountain Avenue
- 2  
Parking on Vacated Morton to Allow for Softscape Area
- 3  
Administration
- 4  
Multipurpose
- 5  
Classrooms Block Adjacent to Fair Oaks





# Marengo-Worcester Site Scheme 1 Site Plan



## BUILDING PLACEMENT CRITERIA

- > Open Plan Scheme - East to West Circulation Spine
- > Residential Frontage Kept to a Minimum
- > Encourage Construction of Low Income Housing and Commercial Node along Orange Grove
- > Softscape Used as Buffer Zones Between Mixed Use Development and School Buildings
- > Parking Adjacent to Hardscape and Multi-Purpose Room

**1**

Drop-off/Pick up

- > Along Worcester (2-way street) vs. Marengo (One Way)

**2**

Administration

- > Near Main Entry Point. For Security Reasons

**3**

Pre-K, K

- > Open Space Plan Adjacent to Play Area

**4**

South Facing Windows Protected Through Use of Projected Second Floor

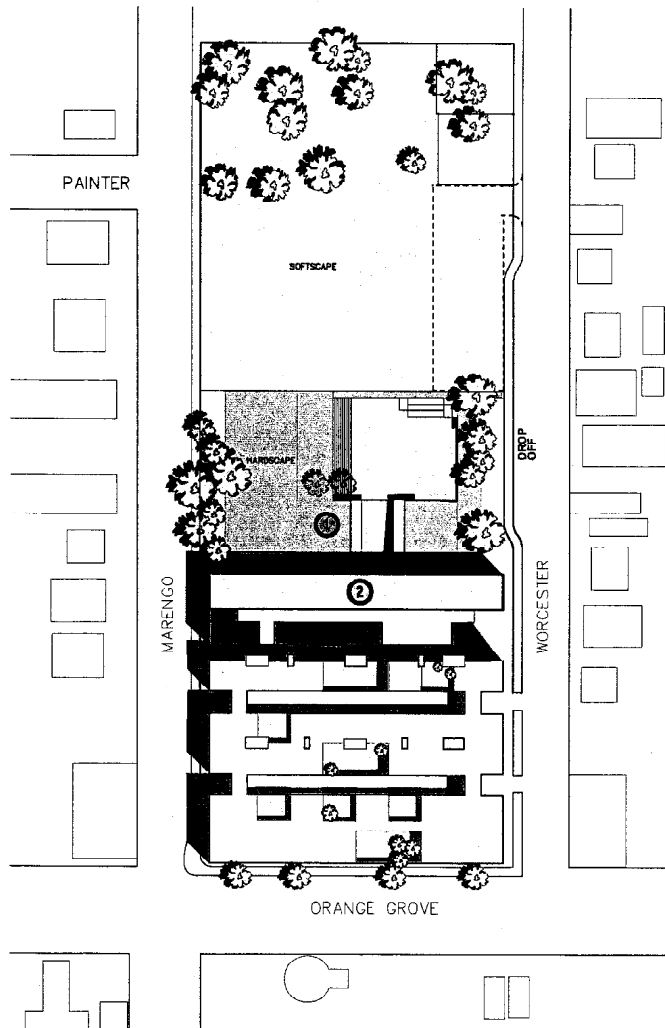
**5**

Classrooms at Second Level

- > Quiet Space - 2nd Floor
- > No Corridors (Open Plan)



# Marengo-Worcester Site Scheme 2 Site Plan



## BUILDING PLACEMENT CRITERIA

- > Proposed Commercial/Housing/School
- > Encourage Construction of Low Income Housing and Commercial Node along Orange Grove
- > Parking for All Uses Accommodated in Parking Structure on Orange Grove Level
- > Communal Functions on North Part of Mixed Use Block - Ground Floor

1

Kindergarden Wing

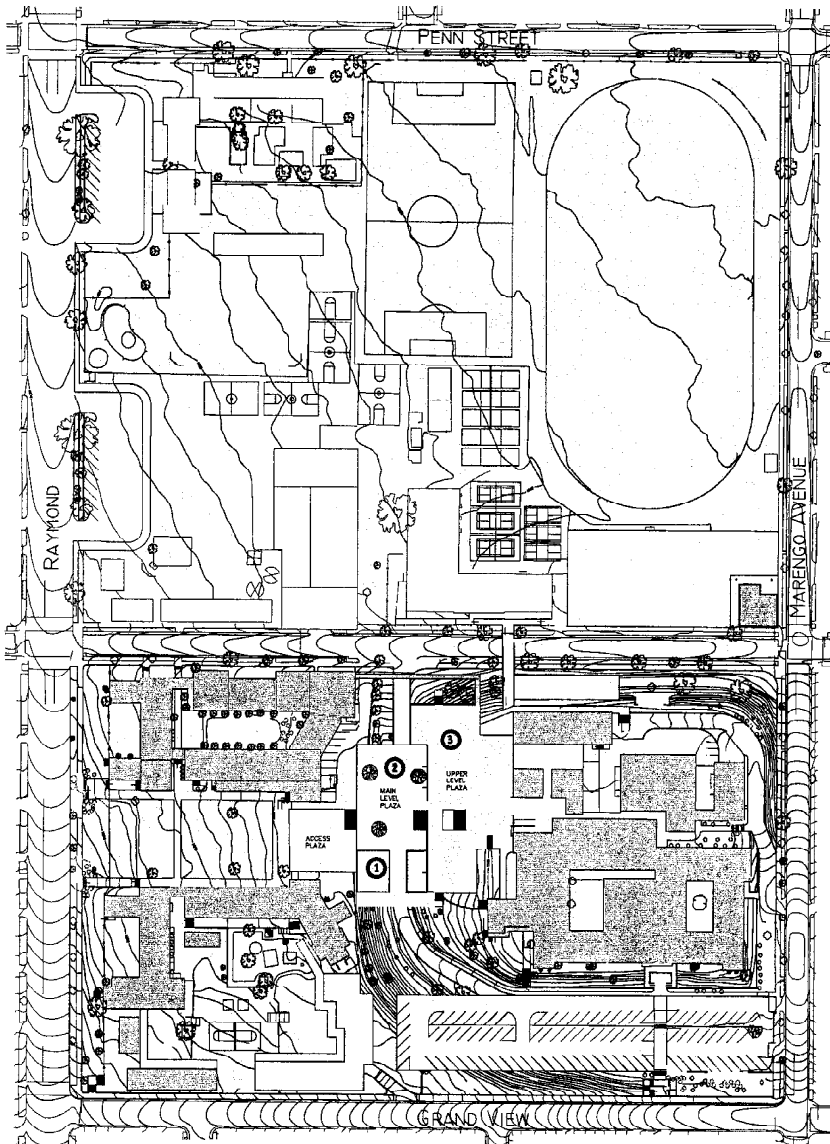
- > Integrated with school with separate Play Area

2

School Separated from Mixed Use Functions



# Washington K-8 School Site Site Plan with 1999 Master Plan



## BUILDING PLACEMENT CRITERIA

- > Reinforces Existing Campus Axis
- > Redefine Central Core, Currently Underutilized
- > Integrated Into Existing Hillside With Minimal Impact to Surroundings

**1**

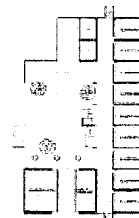
Minimized Admin Functions for Third and Fourth Graders

**2**

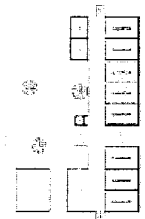
Open Space Serves as Focal Point on Axis for New Building and Existing Central Location

**3**

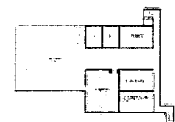
Classrooms Along Contour Line on N-S Spine



Second Floor



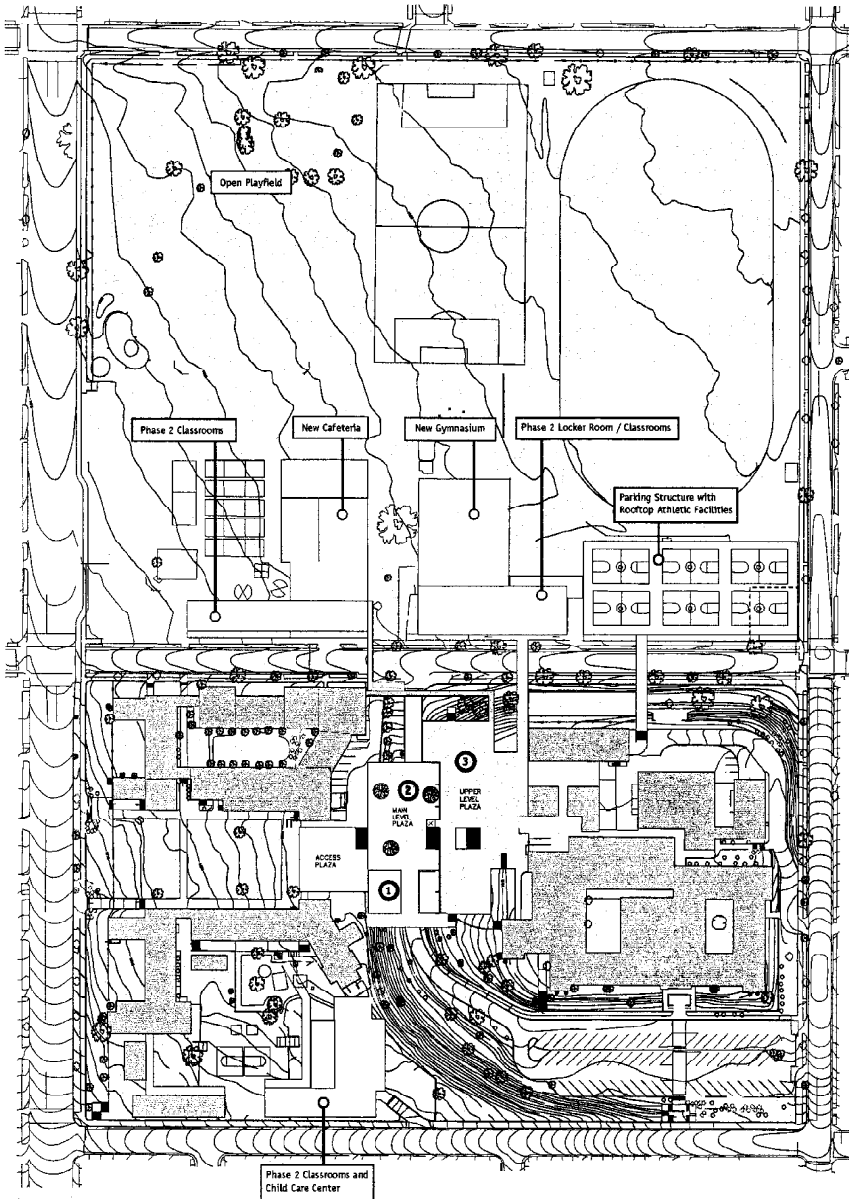
Third Floor



Ground Floor



# Washington K-8 School Site Site Plan with Adjusted Master Plan



## BUILDING PLACEMENT CRITERIA

- > Reinforces Existing Campus Axis
- > Redefine Central Core, Currently Underutilized
- > Integrated Into Existing Hillside With Minimal Impact to Surroundings

1

Minimized Admin Functions for Third and Fourth Graders

2

Open Space Serves as Focal Point on Axis for New Building and Existing Central Location

3

Classrooms Along Contour Line on N-S Spine



# Comparison Matrix Summary of Findings of 14 Tasks

TASKS	FAIR OAKS 1	FAIR OAKS 2	MOUNTAIN AVE.	MOUNTAIN AVE. PARKING ALT.	MARENGO-WORCESTER 1	MARENGO-WORCESTER 2	WASHINGTON
1. IDENTIFY OWNERSHIP AND PARCELIZATION	3 parcels	3 parcels	2 parcels	2 parcels	11 parcels	11 parcels	Not Applicable
2. PARCEL ACQUISITION COSTS	\$6,442,530	\$7,402,530	\$3,930,711	\$3,930,711	\$7,855,483	\$7,855,483	--
3. RELOCATION COSTS	\$2,435,000	\$2,651,500	\$911,500	\$911,500	\$1,828,090	\$1,828,090	--
4. GOODWILL ESTIMATION	\$255,000	\$370,000	\$175,000	\$175,000	--	--	--
5. DETERMINATION OF JOB DIFFERENTIAL	-48 jobs	-53 jobs	-34 jobs	-34 jobs	+31 jobs	+31 jobs	+26 jobs
6. DEVELOPMENT OF PRELIMINARY SITE PLANS	All new construction; 1-3 story structures	All new construction/renovation 1-2 story structures	All new construction; 1-3 story structures	All new construction; 1-3 story structures with vacated street	All new construction; 2-story structures	All new construction; 3-story structure	All new construction; 3-story structure
7. EXTRAORDINARY SITE COSTS	\$350,000	\$1,275,000	\$416,000	\$716,000	--	\$253,400	\$2,760,400
8. CONSTRUCTION COST OPINIONS	\$20,433,177	\$15,517,146	\$19,126,154	\$19,453,304	\$19,836,742	\$20,630,665	\$14,543,207
9. EVALUATION OF ALTERNATIVE FINANCING PROGRAMS	Appendix G	Appendix G	Appendix G	Appendix G	Appendix G	Appendix G	Appendix G
10. COMMUNITY INPUT PROCESS	Appendix D	Appendix D	Appendix D	Appendix D	Appendix D	Appendix D	Appendix D
11. INTERFACE OF SCHOOL WITH COMMUNITY	Retained west building for community synergies; adjacency to Robinson Park Robinson Center and Fire Station	Adjacency to Robinson Park, Robinson Center and Fire Station	Immediate adjacency to Robinson Park and Robinson Center	Immediate adjacency to Robinson Park and Robinson Center	Turfed area serves as neighborhood park Encourage construction of low income housing and commercial node along Orange Grove	Turfed area serves as neighborhood park Encourage construction of low income housing and commercial node along Orange Grove	Integration of existing campus/ retention of turf areas; Adjacent to Pintoresca Library
12. STUDENT PROXIMITY	905	905	750	750	910	910	895
13. ENVIRONMENTAL ANALYSIS	Possible hazardous materials at northwest & west portions of site	Possible hazardous materials at northwest & west portions of site	Possible hazardous materials at adjacent plastics factory site and north portion of site	Possible hazardous materials at adjacent plastics factory site and north portion of site	Possible hazardous materials at adjacent southern parcel from previous gas station at this location	Possible hazardous materials at adjacent southern parcel from previous gas station at this location	No hazardous material at this site
14. TRAFFIC CONSIDERATIONS	Minimal traffic load to neighborhood; no traffic mitigation measures warranted	Minimal traffic load to neighborhood; no traffic mitigation measures warranted	Minimal traffic load to neighborhood; no traffic mitigation measures warranted	Minimal traffic load to neighborhood; no traffic mitigation measures warranted	Minimal traffic load to neighborhood; no traffic mitigation measures warranted	Minimal traffic load to neighborhood; no traffic mitigation measures warranted	Minimal traffic load to neighborhood; no traffic mitigation measures warranted

GRAND TOTAL ORDER OF MAGNITUDE PROJECT COSTS (SUM OF 2, 3, 4, 7, & 8) \$29,915,707 \$27,216,176 \$25,186,515 \$29,520,315 \$30,567,638 \$17,303,607

# Comparison Matrix Additional Data

## > STUDY SITE OPTIONS

DATA	FAIR OAKS 1	FAIR OAKS 2	MOUNTAIN	MOUNTAIN PARKING ALT.	MARENGO WORCESTER 1	MARENGO WORCESTER 2	WASHINGTON
1. STUDY SITE MAXIMUM ACREAGE	5.0	5.0	1.98	1.98 + Morton St. Easement	4.98	4.98	26.0
2. ACREAGE UTILIZED IN SCHEME	3.9	4.7	1.98	1.98 + Morton St. Easement	3.7	3.7	1.1 <sup>1</sup>
3. COST FOR ACRE ACQUIRED	\$2.34m	\$2.22m	\$2.53m	\$2.53m	\$2.62m	\$2.62m	--
4. GRADE CONFIGURATION SERVED	Pre K-5	Pre K-5	Pre K-5	Pre K-5	Pre K-5	Pre K-5	4-5
5. STUDENT CAPACITY	560	560	560	560	560	560	540
6. PROPOSED CONSTRUCTION	New	Renovation (60%) & New (40%)	New	New	New	New	New
7. BUILDING MASSING	3 Stories	1 & 2 Stories	3 Stories	3 Stories	2 Stories	3 Stories	3 Stories
8. CONSTRUCTION (DEV.) COST PER STUDENT	\$36,488	\$27,700	\$34,150	\$34,740	\$35,400	\$36,840	\$26,930
9. PROJECT COST PER STUDENT	\$53,421	\$48,600	\$43,850	\$44,975	\$52,700	\$54,600	\$32,000
10. OUTDOOR ACTIVITY AREA							
> Paved	44,000 S.F.	35,000 S.F.	22,500 S.F.	22,500 S.F.	33,000 S.F.	38,000 S.F.	18,500 S.F. <sup>2</sup>
> Turfed/Landscape Area	53,000 S.F.	66,500 S.F.	8,760 S.F.	23,000 S.F.	60,000 S.F.	100,000 S.F.	20,000 S.F. <sup>2</sup>

<sup>1</sup> Acreage occupied by new construction within existing campus

<sup>2</sup> Represents new areas added to existing campus capacity