

Agenda Report

April 9, 2007

TO: City Council

FROM: City Manager

SUBJECT: Approval of Land Use Concept for Reuse of the Desiderio Army Reserve Center

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the attached plan for reuse of the Desiderio Army Reserve Center. Specifically, the plan includes:
 - A nine-unit bungalow court to be built by Habitat for Humanity over not more than 1.3 acres (25%) of the site;
 - Retention of 13,000 square feet of the existing building for the Arroyo Center for Art and the Environment, plus a new hardscape patio area totaling not more than .5 acres (9.6%);
 - A planted parking grove of .68 acres (13%) or less; and
 - City parkland of 2.72 acres (52.4%) or more to be developed primarily as open meadow and trails.
2. Allocate a maximum of \$600,000 towards cutting and restructuring the existing building to comply with the recommended plan;
3. Require the Arroyo Center to submit a capital improvement plan and completion schedule for approval prior to adoption of the final reuse plan for the site; and
4. Approve "Desiderio Park" as the name for the future City park on the site.

BACKGROUND:

On March 19, 2007, City Council reviewed the attached report seeking further direction regarding the final land use concept for reuse of the Desiderio Army Reserve Center. Council continued the item and asked staff to return with a revised plan that would meet the specific goals described by Council on March 19 and listed below. Staff has developed a plan that incorporates those goals and is now recommending approval of the attached plan (Attachment A).

On March 19 City Council requested that the following priorities be incorporated into a final reuse plan:

- Further reduction in size of the existing buildings to increase the amount of open space and create better views of the bridge;
- Reduction in the amount of paving to increase the amount of open space;

The recommended plan addresses these priorities as follows:

Reduction in Building Size

The plan proposes to reduce the southern wing of the existing building by 75 feet, where the previous proposal by the Arroyo Center reduced it by only 35 feet. The point at which the building would be cut was determined by the location of the existing bathrooms. Cutting beyond the 75 foot point would eliminate the bathrooms, requiring reconstruction of plumbing elsewhere in the building. This plan reduces the total square footage of the building to 13,000 square feet including retention of the bathrooms, kitchen, arms vault and the drill hall with a two-story ceiling.

Reduction in Paving

The parking is proposed to be moved to the east side of the site to reduce intrusions into the green space and conflicts with the residential components of the plan. Access to the Arroyo Center would be via a natural path, wide enough to accommodate a small truck for deliveries when necessary, but primarily to serve as a part of the nature experience leading visitors through the park. This plan allows for large areas of uninterrupted open space where previous plans proposed parking and driveways that bisected the open space. This plan also moves the parking and vehicle traffic away from the residential units where previous plans proposed parking in front of the bungalows.

As drawn this plan shows 50 parking spaces, which may be more than is ultimately required. The number of parking spaces will be determined as part of the Conditional Use Permit required for an institutional use on the site.

Placement of Housing

As proposed, the housing units are returned to the bungalow court format to create a sense of community and linkage with the other residences along California Terrace. To accommodate this arrangement the u-shaped drive was replaced with a single drive along the east side of the court and the garages for the four bungalows on the west were relocated along the drive. While the remote garages are not ideal, they present a reasonable solution to allow a bungalow court format.

City Council further requested that staff provide:

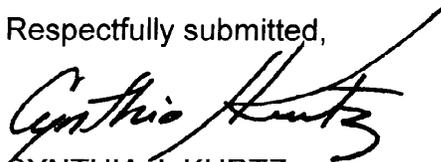
- The intended space programming of the building in detail:
 - A space planning program was prepared by the Arroyo Center and is included as Attachment B.
- Additional information regarding the condition of the existing building:

- A preliminary building analysis is being prepared and will be provided to Council on Monday, April 9.
- Additional investigation into the potential traffic generated by the project:
 - The Arroyo Center traffic study anticipated 45 visitors per day and three buses per month. Staff sought comparative information from the Museum of History which is nearby and also provides a gallery, library, exhibits, lecture programs, and children's programs. The numbers are comparable as the museum receives 3-5 buses per month from local schools, and 10-50 people per day depending on the exhibit and the programs being offered at the site.
- Additional information regarding the environmental education center planned for the Hahamongna Annex:
 - A draft plan for the Hahamongna Annex based on the comments received from the community workshops is included as Attachment C.
- Additional information regarding recognition of Captain Desiderio in the final site plan (i.e. naming the park and/or street)
 - Staff is recommending naming the park after Captain Desiderio. Habitat for Humanity has also offered to name the drive along the bungalow court Desiderio Drive.

FISCAL IMPACT:

Costs to the City for demolition of the accessory structures and existing paving will be approximately \$75,000, and costs for grading and construction of the park will be \$1.7 million. In addition, staff recommends that the City allocate \$600,000 toward the costs of cutting and restructuring the existing building. Demolition costs for this work are estimated at \$75,000; costs for closing the end of the building will be determined by the programming of the Arroyo Center and could vary greatly. For this reason, staff recommends capping the amount of City funds available for this work.

Respectfully submitted,



CYNTHIA J. KURTZ
City Manager

Prepared by:



Stephanie DeWolfe, Deputy Director
Planning & Development

Approved by:



Richard Bruckner, Director
Planning & Development

Attachments:

- A. Recommended Site Plan**
- B. Space Program for the Arroyo Center**
- C. Hahamongna Annex Draft Plan**
- D. March 19, 2007 Report to City Council**