

Agenda Report

DATE: MARCH 25, 2002
TO: PASADENA CITY COUNCIL
FROM: CYNTHIA J. KURTZ, CITY MANAGER
SUBJECT: ARMORY CENTER FOR THE ARTS LEASE AMENDMENT FOR
CITY OWNED PROPERTY AT 965 N. FAIR OAKS AVENUE

RECOMMENDATION:

It is recommended that the Pasadena City Council:

1. Approve the terms and provisions of the proposed lease amendment between the Armory Center for the Arts (ACA) and the City of Pasadena that will extend the term eighteen-months from the date of Council authorization for the property at 965 N. Fair Oaks Avenue. The amendment will contain a clause that will allow the City or the Armory to terminate the lease by giving 90-days notice.
2. Authorize the City Manager to execute the lease amendment and all other documents pertaining thereto and to perform such other and further acts as required under the lease amendment.

COMMISSION RECOMMENDATIONS

The Fair Oaks PAC at its meeting on March 6, 2002 recommended the proposed lease amendment for the Armory Center for the Arts at 965 N. Fair Oaks Avenue be for one year.

On March 12, the Northwest Commission recommended the proposed eighteen-month lease extension with 90-day termination clause for the Armory for the Arts at 965 N. Fair Oaks Avenue.

EXECUTIVE SUMMARY:

During the renovation of the Armory building at 415 N. Raymond Avenue, ACA required a temporary location in order to continue their programs and serve Pasadena residents. On February 26, 2001 City Council approved a short-term lease of less than one year to ACA for the use of the newly acquired City building adjacent to Robinson Park at 965 N. Fair Oaks Avenue. Under the short-term agreement, ACA is required to maintain the building and grounds, provide liability insurance, and pay for all utilities. The agreement also requires ACA to continue to offer programs to Pasadena residents and expand programs they offer to the neighborhood surrounding this temporary facility. Over the past ten-months of occupancy at 965 N. Fair Oaks Avenue, ACA has had tremendous success in the neighborhood as well as continuing to serve all Pasadena residents.

Although the renovation at 415 N. Raymond Avenue is nearing completion, ACA's success at 965 N. Fair Oaks Avenue, leaves them with the desire to continue to serve Pasadena residents from this location as well. The Armory seeks to maintain this site in the heart of northwest Pasadena in order to provide integrated and continuous programming to this diverse community.

The use of the site is pending funding and specific design for a park or for school board decision on the location of a northwest school. For the interim period, staff suggests that the City amend the current lease and extend the term for eighteen-months provided that the lease may be terminated by either party giving 90-day notice. The termination clause will protect the City, should the City require use of the property before the 18-month term has ended. Another clause in the amended lease will require the Armory for the Arts to cooperate and share space within the facility with the City for possible seasonal park or other programs during the interim period.

BACKGROUND:

On February 26, 2001 the Pasadena Community Development Commission approved a new thirty-year lease with the Armory for the Arts to continue their occupancy at 415 N. Raymond Avenue. ACA has been renovating the building to increase their utilization of space, by upgrading the lighting, adding air conditioning, replacing the storage at the rear second story with a state of the art media lab, adding an elevator and walkway to connect the east and west sides of the building, and adding 2,155 square feet at the rear of the building for a new ceramics, drawing, and painting workshop.

Armory Center for the Arts

ACA has been using the property and providing services at this location since 1989. Since the opening of the Armory, the level of public participation has increased steadily, more than tripling the number of visits between 1989 and 2000. Today ACA provides innovative arts experiences to approximately 25,000 children and adults each year.

ACA reports the following information relative to its participant activities from October 1999 through September 2000. This data is generally representative of demographics of the community.

- A total of 25,100 individuals took part in 62,500 program visits.
- Of these approximately 70% were children and youth ages 3 to 18.
- 83% of all participants' visits were free.
- 44% of individual participants were white, 26% were Latino, 13% were African-American, 13% were Asian, and 4% were of other ethnic or mixed backgrounds.

The Armory presents programs in six areas:

1. Programs for the Schools – field trips and artist residency projects for students and their teachers.
2. Studio Programs – innovative art classes for children and adults taught by professional artists.
3. Programs in the Community – free classes for children and youth located in lower-income community sites such as parks, libraries, and schools.
4. Artist Mentorship Programs for Youth – in-depth and long term instruction with artists-in-residence provided free of charge for students 11 to 18.
5. Professional Development Programs – instruction and hands-on experience in arts education techniques for artists, teachers, and college and graduate students.
6. Gallery Programs – exhibitions and performances presented in the Gallery that are integrated with the Armory's other educational program components.

During the renovation of the Armory building at 415 N. Raymond Avenue, ACA while on the short-term lease from the City has continued and increased their programs serving Pasadena residents from 965 N. Fair Oaks Avenue. Current Armory Northwest programs include:

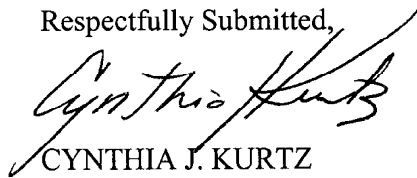
1. Gallery Exhibitions (free admission)
2. School Field Trips (up to 5 children's field trips a week)
3. "Walk to Art" community outreach site
4. Free Family Art Workshops (regularly scheduled)
5. Core Faculty Offices
6. Artists Residency Studios (new program)
7. Art Workshops Supplies Facility

Armory Center for the Arts

FISCAL IMPACT

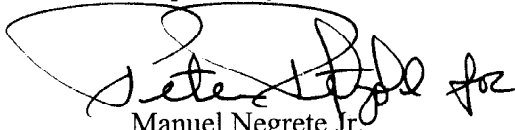
The property at 965 N. Fair Oaks will continue to be leased to ACA for one dollar so that they may better provide continued services to the residents of Pasadena.

Respectfully Submitted,



CYNTHIA J. KURTZ
City Manager

Prepared By:



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Real Property Manager

Approved By:



Richard Bruckner
Director of Planning & Development