

Agenda Report

TO: CITY COUNCIL

DATE: JUNE 28, 2004

FROM: CITY MANAGER

SUBJECT: PRELIMINARY APPROVAL OF A REVISION TO THE MASTER PLAN FOR EATON WASH PARK

RECOMMENDATION:

It is recommended that the City Council approve in concept an a revision to the Eaton Wash Master Plan (Attachment A) pending completion of the environmental review of the project.

RECOMMENDATION OF THE RECREATION AND PARKS COMMISSION:

On June 8, 2004, this recommendation was presented to the Recreation and Parks Commission for consideration. The Commission voted unanimously to recommend that the revision be approved with the following modifications:

- A no-parking zone be established on the west side of Avocado Avenue extending 100 north and south of the proposed park entrance;
- Street lighting be installed on the west side of Avocado Avenue adjacent to the park entrance.

Staff concurs with these recommendations, however they are outside of the boundaries of the park master plan. Staff will explore options that will improve the parking and lighting concerns as well as their financial impacts.

BACKGROUND:

The master plan for Eaton Wash Park was developed and approved by the City in 1991. A revised master plan for this park is being recommended that will significantly improve the quality of the park and increase the safety of park users. The revised master plan will contain the same set of amenities as was proposed in the original master plan: A small playground, restroom, parking, a 2.5 acre off-leash dog area, walkways, benches and landscaping. The size of the park will also remain the same as the original master plan.

Some of the highlights of the revised plan are:

- Improved public safety – The park width will be increased, the use of turf will be expanded, and the parking lot placement will allow vehicle access to the south end of the park. All of these modifications will greatly increase visibility into and out of the park. Construction of the park per the original Master Plan would have resulted in a very secluded park that would not have been appealing to many park users and may have encouraged vandalism and misuse of the park.
- Better aesthetics – The long, narrow shape of the original park plan is much less appealing than a large open area.
- Increased size of turf areas – The original plan had very little turf other than the off-leash dog area. The plan called for large areas to be planted with shrubs and trees. This planting plan had the potential to create security problems due to lack of visibility. The revised plan will create large turf areas that can be used for casual play activities. No organized sports will be permitted to use the park for practice or league play. The use of turf will provide good visibility into the park.
- Buffer zone – A fenced buffer area five feet wide will be created adjacent to the homes located along the east side of the park. In addition, the park walkways would be placed a minimum of 75 feet from the park's eastern property line and the intervening area would be planted with low shrubs rather than turf to deter park users from approaching adjacent homes.

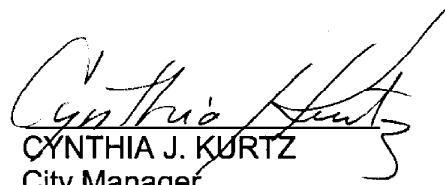
On May 18, 2004, a community meeting was held to discuss the revisions of the master plan with residents in the area of the park. On June 8, 2004, the Recreation and Parks Commission considered the revised plan and considered the comments and concerns from residents about a pedestrian entrance from Avocado Avenue. After discussion, the Commission unanimously supported a pedestrian entrance to the park from the adjacent neighborhood off Avocado Avenue. The Commission also recommended that street lights and a no-parking zone be established around the entrance to enhance security in the neighborhood.

In compliance with California Environmental Quality Act requirements, an Initial Study and Mitigated Negative Declaration are being prepared for this project. The revised master plan for Eaton Wash Park will be brought back to the City Council for final approval when the environmental documentation is ready for adoption. Construction of the park is scheduled to begin in January 2005.

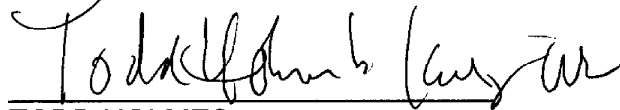
FISCAL IMPACT:

The staff-recommended revision of the master plan will not result in an increase in the overall cost of the project. Additional staff costs have been incurred in redesigning the park, geotechnical work, and revision of the environmental documentation. These costs were absorbed in the Division's approved Fiscal Year 2004 Operating budget. Additional costs may be required to address the parking and lighting concerns addressed by the Recreation and Parks Commission. The actual cost and funds for any necessary modifications will be identified at a later date.

Respectfully submitted,

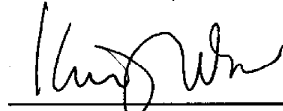

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City Manager

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Approved by:



MARTIN PASTUCHA, Director
Department of Public Works



CONCEPTUAL PLAN

EATON WASH PARK
ALICE FROST KENNEDY OFF-LEASH DOG PARK

CITY OF PASADENA