

Agenda Report

April 3, 2006

TO: City Council

FROM: City Manager

SUBJECT: Designation of the Pasadena City Council as the Local Redevelopment Authority (LRA) for the Closure of the Desiderio Army Reserve Center

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution seeking to be recognized by the Department of Defense as the Local Redevelopment Authority (LRA) for the Closure of the Desiderio Army Reserve Center.

BACKGROUND

The Desiderio Army Reserve Center, located beneath the Colorado Street Bridge, was included in the final recommendations of the 2005 Base Realignment and Closure Commission (BRAC) approved by Congress in November 2005.

The BRAC recommendation closes several reserve centers in California including six Army Reserve Centers, two Naval Reserve Centers and one Marine Corps Reserve Center. They will be replaced with two new multi-component, multi-functional Armed Forces Reserve Centers capable of accommodating National Guard and Reserve units. The activities housed at Desiderio will be relocated to a new center in the City of Bell. According to BRAC documents, this action will improve homeland defense capability, improve training and deployment capability, and create significant efficiencies and costs savings.

The Desiderio Army Reserve Center is sited on a portion of a 10-acre parcel owned by the Federal government that includes the Ninth Circuit Court of Appeals. The two uses are separated by a steep grade in the center of the site. Facilities of the Reserve Center consist of a two-story office building, a large garage, two small accessory structures, and paved parking. The facilities are used solely for classroom training by several west coast Army Reserve units.

The site is included in the West Gateway Specific Plan and is zoned WGSP-2 which allows government office or single family residential (6 units per acre). It is bordered by single-family residential to the south, open space to the west, condominiums to the north, and government office to the east.

Base Closure Process

Under federal regulations, the process of planning, environmental review, and federal review/approval of a redevelopment plan requires several years, and often runs longer, before a property is transferred out of military ownership. A summary of the process is described below, including the responsibilities of the LRA:

Availability to Federal Agencies

The property must first be made available to other federal agencies. During a six month process federal agencies wishing to acquire the property must submit written documents stating their interest and the intended use of the site. According to Army representatives, no federal agencies have submitted interest for this site. The City should receive final notification of this in May at the end of the six month period. If it is determined that the property will not be sold to another federal agency it will be declared surplus and published in the Federal Register as available.

Outreach and Preparation of Redevelopment Plan

Once surplus property has been published in the Federal Register, the LRA must begin a process of public outreach and the preparation of a redevelopment plan for the site. Specifically, the LRA must:

- Publish, within 30 days, in a newspaper of general circulation the time period during which the LRA will receive notices of interest from state and local governments, representatives of the homeless, and other interested parties.
- Conduct an informal solicitation of notices of interest from public and non-profit entities interested in obtaining property via a public benefit transfer.
- Conduct at least one workshop where representatives of organizations serving the homeless have an opportunity to learn about the process and tour the buildings.

Once notices of interest have been received, the LRA has nine months to complete and submit to the Department of Housing and Urban Development (HUD) a redevelopment plan for the site. The draft plan must be made available for public review and comments, and at least one public hearing must be held.

Review of Redevelopment Plan

HUD has 60 days after its receipt of the plan to send a preliminary notice of determination that it meets or fails to meet the requirements. The LRA will then have 90 days to submit a revised application which addresses any the deficiencies identified by HUD. A final determination must be made by HUD within 30 days of receipt of the LRA's resubmission.

At the same time HUD is reviewing the plan, the Army must complete an environmental impact analysis of all reasonable disposal alternatives. The appropriate environmental documentation must be completed no later than 12 months after receipt

of the redevelopment plan. Once these activities are complete and an approval is granted from HUD, the property can be transferred.

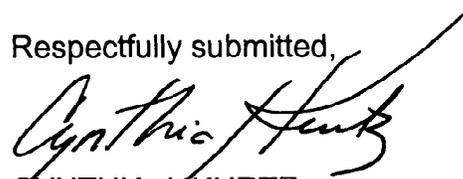
Property Disposal

Although previous BRAC rounds have granted property to local agencies at no cost, current regulations and policies require that all property be sold at fair market value as calculated for the highest and best use. An exception would be a public benefit conveyance, where the property may be transferred for a public purpose, such as a homeless shelter, at a reduced or no cost.

FISCAL IMPACT

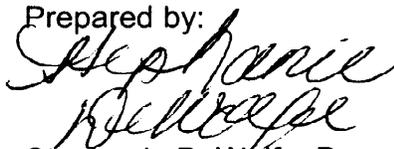
Designation of the Pasadena City Council as the LRA for the closure of the Desiderio Army Reserve Center will qualify the City to receive federal grant funds to assist in the preparation of a redevelopment plan for the site. Full costs have not yet been determined and staff will return to Council when appropriations are necessary.

Respectfully submitted,



CYNTHIA J. KURTZ
City Manager

Prepared by:



Stephanie DeWolfe, Deputy Director
Planning & Development

Approved by:



Richard Bruckner, Director of
Planning & Development

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA REQUESTING THE DEPARTMENT OF DEFENSE RECOGNIZE AND DESIGNATE THE CITY OF PASADENA AS THE LOCAL REDEVELOPMENT AUTHORITY FOR THE DESIDERIO ARMY RESERVE CENTER

WHEREAS, on May 16, 2005, the Secretary of Defense published in the Federal Register and transmitted to the Congressional Defense Committees and the Defense Base Closure and Realignment Commission a list of military installations that the Secretary of Defense recommends for closure or realignment; and

WHEREAS, the Desiderio Army Reserve Center was placed on the list of military installations recommended for closure or realignment; and

WHEREAS, on September 8, 2005, the Defense Base Closure and Realignment Commission presented its Final Report to President Bush; and

WHEREAS, the Desiderio Army Reserve Center was included in the Final Report of military installations recommended for closure or realignment; and

WHEREAS, on September 15, 2005, President Bush concurred with and sent the 2005 Base Realignment and Closure Commission's Final Report to Congress for legislative review; and

WHEREAS, on November 9, 2005, Congress allowed the Defense Base Closure and Realignment Commission's recommended list of military installations to be closed or realigned to pass into law; and

WHEREAS, under applicable base closure regulation, a Local Redevelopment Authority (LRA) must be comprised of representatives from jurisdictions with zoning authority over the closing base; and

WHEREAS, the City Council is a duly elected body of the City of Pasadena, and as such, the only jurisdiction with zoning authority over the Desiderio Army Reserve Center and represents the citizens of Pasadena; and

WHEREAS, the City of Pasadena, as the recognized and designated LRA for the Desiderio Army Reserve Center, will prepare a Re-Use Plan as required under base closure law and regulation to serve as the primary planning document that will establish the vision for base redevelopment, articulating community goals that will guide the planning process and identify economically and environmentally feasible land uses for the base redevelopment program, including balancing the needs of the homeless with other community development objectives; and

WHEREAS, the City of Pasadena, as the recognized LRA, will establish a Citizen's Advisory Committee which will, during the redevelopment planning process, solicit input from a

broad and inclusive group of community stakeholders interested in redevelopment of the base;
and

WHEREAS, once the City of Pasadena is recognized by the Department of Defense through the Office of Economic Adjustment (OEA), it will be eligible to receive economic adjustment assistance funding for operation and reuse planning from the OEA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA
HEREBY RESOLVES AS FOLLOWS:

Section 1. Requests the Department of Defense, through the Office of Economic Adjustment, to recognize and designate the City of Pasadena as the Local Redevelopment Authority for the Desiderio Army Reserve Center, and to confer upon the City of Pasadena all powers and authorities of a Local Redevelopment Authority under applicable base closure law and regulation.

Section 2. The City Clerk shall forthwith cause to be filed with the Office of Economic Adjustment a true and correct certified copy of this resolution upon its adoption.

Section 3. This resolution shall become effective immediately upon its passage and adoption.

Adopted by the City Council at a regular meeting held on _____, 2006, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

City Clerk
(SEAL)

Mayor

APPROVED AS TO FORM:



Brad L. Fuller, Assistant City Attorney