

Phasing of Improvements allows for improvements to the park to be made incrementally as funds become available.

External Issues address the park's relationship to adjacent development. This includes the consideration of pedestrian crosswalks, linkages of the park to the Gold Line Station, access to nearby residential complexes, and connections to Old Pasadena.

The following Master Plan has incorporated this design program and it is intended to implement in a physical form the goals and objectives established for the future of Central Park.

~~To implement this vision, the master plan provides for three distinct, yet connected, areas within the Park. These areas include The Gardens, The Meadow and The Lawns. Each area has its own atmosphere and series of landscape elements, all of which are integrated and reflective of the Park's historic character and quality.~~

III. PARK FEATURES

The park can be divided into three distinct, yet connected, areas:

- The Gardens
- The Meadow
- The Lawns

Each area has its own atmosphere and series of landscape elements, all of which are integrated and reflective of the Park's historic character and quality.

A. The Gardens

The Gardens are located at the northern portion of the Park, adjacent to Dayton Street. This is the approximate location where historically, the formal gardens of the Park occurred.

The Ralph Cornell Plan (1925) continued that tradition and included an area with a small, more intimate garden area. The 1989 plan contained extensive formal gardens throughout the north third of the park.

This portion of the park is primarily intended for passive use. The proposed improvements in this area will incorporate the existing plantings such as the palm garden. The focal point of this area will be a formal garden/plaza area that is based on the Ralph Cornell Plan. The specific design of this area will be developed as a separate project. It is envisioned as an area that will contain formal plantings (perhaps in raised beds), a water feature, decomposed granite paths, and perhaps low fencing. Native and naturalized plant material, reflecting the Southern California environment, will be used in this area to demonstrate how drought-tolerant plants can be used in an ornamental way.

The existing children's play area is located at the northwestern portion of the park. This area will be renovated with upgraded equipment and expanded. The existing chain-link fence will be replaced with a more decorative steel fence. The atmosphere of the play area is intended to be both educational and imaginative.

Picnic tables will be added to this area. Central Park is a popular location for picnics and tables have been sited throughout the park on accessible decomposed-granite pads adjacent to the walkways.

~~The Gardens are comprised of a series of small intimate gardens, each with its own special character and function. The addition of small signs depicting the names of the plant material will assist viewers in identifying (lie various plant material within the Gardens. Included in The Gardens are the Mission Garden, the Native Garden, the Central Fountain Court, the Children's Garden, the Strolling Garden, the flower Garden and the Lunching Garden.~~

~~The Mission Garden is historic and contemplative, offering plantings reminiscent of the early California missions, while incorporating many of the existing plantings such as the palm garden. Pepper trees, a perennial and shrub border, a stone path, earthen paths, an olive court, an herb garden and the existing Humane Society fountain are landscape elements that will delineate this as the Mission Garden. Within the Mission Garden will be the Gardens of Contemplation, a traditional element of mission gardens. Here a potential site for the Viet Nam Memorial has been set aside. A final component of the Mission Gardens is the Native Garden, offering a wide variety of native and naturalized plant material, reflective of the Southern California environment. The native plant material is used in a botanical fashion, demonstrating how drought tolerant plants can be used in an ornamental way.~~

~~The Central Fountain Court is one of the focal points of The Gardens as well as of the Park itself. Again, it is reflective of the Park's historic central pond, although it is designed more as a small water conserving element. The atmosphere of the Central Fountain Court is formal, sunny and colorful, intended as a relaxing seating area for individuals or small groups. The elements of formal palm trees, water, pedestals with flower filled urns, historic flowers, tall hedges, flower edging, seating and a surrounding canopy of flowering shade trees provide a colorful and cooling environment for park users.~~

~~Located at the northwestern portion of the Park is the Children's Garden, incorporating the existing children's play area. This is a garden for and about children, designed for fun as well as learning. The atmosphere of the Children's Garden is playful, educational and imaginative. By utilizing integrated play equipment, combined with such elements as a sand garden, pumpkin patch, mini cornfields, a stand of sunflowers, topiary animals, a tree house, a children's play house and an imaginative play sculpture, the Children's Garden becomes a place for children to play and discover, ever challenging their imagination and creativity.~~

~~The Strolling Garden is a small area of the park, designed for walking, either in solitude or perhaps in pairs. Vine covered arbor benches and paths winding through flowering shrubs make this a special area of the Park.~~

~~The Hewer Garden offers park visitors a wide display of wildflowers, providing a rich visual and fragrant experience. Flowers such as the California poppy create a colorful, yet low-maintenance landscaped environment.~~

~~The lunching Garden is designed for the nearby office and service workers, providing these users a "green-space" within the Park, where they can find both sun and shade. Whether sitting on the lawn or on a nearby bench, the *Lunching Garden* provides a comfortable relaxing oasis for the noontime luncher.~~

The Meadow

The Meadow is located in the center of the Park, providing an open, informal "green." It provides both an active play area for spontaneous activities such as kite flying, frisbee, ball throwing, etc. It also serves as a place for gatherings and activities such as small art shows, family picnics, and the like. The existing mature stands of elms, jacarandas, magnolias, oak, and ginkgo trees will be preserved within the meadow, providing shade relief as well as preserving the historic character and quality of the Park.

The northern lawn bowling area will be removed. A space has been reserved for the possible relocation of this green to the southwestern portion of the park – opposite the other lawn bowling green. The north green is being removed in order to reestablish the historic design and to provide additional open space. The existing restroom building will be demolished and the replacement structure will be located west of the Lawn Bowling Clubhouse. The removal of the lawn bowling green and the restroom will greatly increase visibility and security in the park.

In the southwest corner of the meadow there is a group of oak trees and no turf. Decomposed granite and picnic tables will be placed in this area. The existing electrical switchgear in this area is an eyesore and it will be relocated to the new restroom building.

~~as well as a place for large public gatherings and activities. The small flagstone paths that traverse the meadow provide an organizing element for the open space, along which display booths can be set when organized festivities occur within the Park. The existing mature stands of Elms, Jacarandas, Magnolias and Oak trees will be preserved within The Meadow, providing shade relief as well as preserving the historic character and quality of the Park. In addition, the most northern lawn bowling area has been relocated from The Meadows to The IMWHS in order to provide additional open area.~~

~~Located at the end of The Meadow, closest to The Gardens, is a small performance gazebo, providing a major focal point to the Park. The gazebo is open on all sides, with a roof structure providing shade. It is designed to accommodate both informal as well as organized performances with The Meadow providing a large open gathering and viewing place for audiences. At the north end of The Meadow, serving as a backdrop for the performance gazebo, and as a connection to The Gardens, is a crescent grove of *Koelreuteria paniculata* (Golden Rain tree), known especially for its small lantern-like seed pods, as well as its summer flowering. Because this area of the Park will not be fenced, it is important for~~

~~security and safety purposes that plant material in this area be kept open, with only limited understory plantings. This will provide for long views in and out of the Park.~~

B. The Lawns

The Lawns are located in the southern section of the park. Portions of this area ~~The Lawns~~ reflect an earlier time, a time of genteel social activities where the sport of lawn bowling attracted both players and spectators from throughout the Southern California region. Lawn bowling is still popular, and plays an important role in increasing the "usability" of Central Park. The master plan, therefore, incorporates and supports lawn bowling. The southern existing lawn bowling green will be renovated. A new synthetic turf surface will be the center piece of the improvements. This surfacing will allow a much greater amount of usage of the green than can occur on a natural turf surface. Other improvements will include new fencing, walkways benches and a permanent storage structure.

~~embraces the lawn bowling greens. However, in order to create more open space area for The Meadow, the northern green has been relocated to the southwestern portion of the site, where the roque courts were once located. Adjacent to this green will be a small restroom and tool room building. With the repositioning of the greens, a symmetrical balance is achieved in this area of the Park~~

~~It should be noted that the roque courts are presently used as parking lots by people seeking convenient access to the lawn bowling areas and El Centro. These vehicles are illegally parked and are causing enormous damage to this historic feature in the Park. Presently, about thirty five cars are occupying this location while over seventy five legal spaces exist on the perimeter of the Park. Several hundred more spaces are available in city owned parking structures nearby.~~

~~To increase facilities for lawn bowling spectators, a seating pyramid is proposed, located between the two greens. This is a combination concrete and grass structure, providing a series of wide turf steps for seating. To provide shade at those times of the day when it's needed, portable, colorful umbrellas can be placed in sockets in the pyramid. A more permanent covering might be considered in the future when a pattern of utilization has been established. At either edge of the Park, set back from the playing greens, a small grove of trees relocated from other areas of the Park is proposed. These trees will help to partially screen the adjacent roads from the playing areas of the court.~~

~~The Lawns also incorporate the El Centro de Accion Social building along Del Mar Drive. To increase accessibility to the building, a vehicular drop off is proposed immediately in front of the building. Two new pylons will visually frame the building, providing identity to the structure.~~

~~Together, The Gardens, The Meadow and The Lawns provide the opportunity for renovation and enhancement of the Park, while retaining the historic and mature quality that Central Park is known for.~~

A new restroom building will be constructed in this area. The architecture of this building will complement the historic lawn bowling clubhouse. In addition to toilet facilities, this building will also house the relocated electrical gear and a small maintenance storage area.

An enclosure will also be incorporated into the building to house the park's refuse containers.

In the area of the El Centro de Acción building, the unused horseshoe courts will be removed and replaced with open turf. New foundation plantings will be installed around the building. A forty-inch-high decorative steel fence will be installed along the Del Mar Avenue frontage of the park. Many children play in this area in the summer and a fence will improve their safety.

The El Centro building will be renovated. Any exterior restoration of the El Centro Building shall be based on the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings.

The remaining open areas of the lawns will be available as play areas, particularly for the many children who attend summer school and after school activities at El Centro de Acción.

III. PARK FURNISHINGS

Park Furnishings are those elements that provide the framework and basic structure for the Park as well as the smaller, pedestrian amenities for its users. These furnishings include plant material, paving materials, building materials, water features, lighting, fencing and site furniture. ~~The following plant lists, details and manufacturer's illustrations should be considered in selecting these furnishings.~~ It is important that park furnishings be selected and designed to achieve maximum longevity while incurring a minimum of maintenance costs.

A. Plant Material

Plant material is of course one of the most essential elements in defining the character and quality of the park environment. Because Central Park offers a wide variety of mature specimen trees including: Araucaria, Bottle, Camphor, Cedar, Cherry, Chestnut, Crepe Myrtle, Cypress, Deodar, Elm, Eugenia, Grevilla, Jacaranda, Live Oak, Madrona, Magnolia, Maidenhair, Maple, Palm, Pepper, Pittosporum, Pine, Redwood, Sequoia, Sycamore, and Tulip, these trees will be incorporated into the master plan and will be protected. ~~Only those trees that are unhealthy or are overerowed will be removed as part of the proposed park improvements. In addition, a designated number of trees will be relocated in order to best facilitate new improvements.~~ The success of the Park will depend greatly on the use of drought tolerant plants ~~and xeriscape design. The plants, and planting designs in this master plan, especially in the native California species garden, reflect these concerns.~~ Making use of California native plants is highly desirable.

~~1. New Trees~~

~~Koelreuteria paniculata Golden Raintree
Phoenix canariensis Canary Island Date Palm
Pittosporum undulatum Victorian Box~~

~~2. Shrubs~~

~~Agave Americana Century Plant~~

~~Aloe sp. Aloe~~

~~mellias sp.~~

~~Camellias sp. Camellias~~

~~Carissa grandiflora~~

~~Cistus sp.~~

~~Hibiscus syriacus Rose of Sharon~~

~~Ligustrum japonica texanum Wax leaf Privot~~

~~Nerium oleander Oleander~~

~~Pittosporum tobira variegata Var, Tobira~~

~~Raphiolepis indica~~

~~Rhus integrifolia Lemonadeberry~~

~~Strelitzia reginae Bird of Paradise~~

~~3. Groundcover~~

~~Ceanothus sp Wild lilac~~

~~Hedera helix English Ivy~~

~~Lonicera japonica Honeysuckle~~

~~Lantana sp. Lantana~~

~~Trachylospermum jasminoides Star Jasmine~~

~~Vinea Periwinkle~~

~~Turf~~

~~4. Vines~~

~~Bougainvillea sp. Bougainvillea~~

~~Cliptostoma collistegiodes Violet Trumpet~~

~~Madevillia "Alica DuPont" Chile Jasmine~~

~~Wisteria sp. Wisteria~~

C. Paving Materials

The layout ~~and texture~~ of pathways and walking surfaces throughout the Park provides one of the ~~major~~ important organizing elements. ~~As part of the Park master plan, modifications to the path system are proposed in order to accommodate new plantings and facilities.~~ The basic layout of the pathways will respect Ralph D. Cornell's original 1925 design. Where the historic Cornell pathways have been removed or altered, every effort should be made to replace them. The main pathway system throughout the Park will be maintained as six-inch tinted concrete. Secondary paths, such as the small pathway system in The Gardens, will be of decomposed granite. ~~paths, however, is reflective of the initial park design of the early 1920's. The proposed paving materials for these paths include compacted earth, similar to that found at the Pasadena City Hall courtyard, flagstone and a combination of decomposed granite and concrete dust. The earthen paths will provide the major pedestrian circulation throughout the Park. Decomposed granite mixture will be used underneath the Koelreuteria~~

~~forming the floor of the crescent grove.~~

~~A note about the paths: The use of compacted earth and decomposed granite as path materials is strongly recommended, not only for aesthetic reasons, but also to incorporate flexibility into the design of the system. People often are the best path system designers through their daily and sometimes unpredictable routes through a space. Although concrete paths are easier to maintain, they are not nearly as easy to adapt or relocate according to the popular walking preferences. In addition, these porous surfaces also provide natural drainage and reduce potential play accidents while providing safe comfortable movement along them.~~

C. Building Materials

~~A new restroom building and tool room are proposed as part of the overall master plan. These structures should be reflective of historic Pasadena architecture, much of which is influenced by the Craftsman tradition. The use of wood, arroyo stone and ceramic roof tiles, are proposed as possible building materials, as well as for the entry pylons in front of the El Centro building.~~

D. Utilities

The park's electrical switchgear, irrigation pump, and backflow are housed in unsightly enclosures that have been poorly sited. They will be relocated either in close proximity or within the new restroom building. Any features that are outside the building will be screened by a wall—respectful of the Park and its traditions—to lessen the negative impact to the park.

E. Lawn Bowling Clubhouse and Fields

The Master Plan incorporates and supports the continuation of lawn bowling. The members of the Lawn Bowling club support the use of synthetic turf for the southern field. While expensive to purchase and to install, the new turf would be cost-effective in the long term. The artificial turf allows for constant activity on the field and would eliminate the need for a second field. The Master Plan supports the replacement of the current grass field with artificial turf.

The clubhouse is in need of repairs, restoration, and improved landscaping. Any exterior restoration of the clubhouse shall be based on the Secretary of the Interior's Standards for Rehabilitation and the Illustrated Guidelines for Rehabilitating Historic Buildings. The areas immediately surrounding the two lawn-bowling fields are also in need of upgrades and improvements to the lawn and shrubs.

Lighting may be added to illuminate the field to extend the hours of lawn bowling. The light fixtures should be compatible design and angled onto the field to avoid any glare to nearby residences.

Benches and waste containers in the lawn bowling area should be in the same design as those throughout the park and Old Pasadena. Temporary sheds and storage bins which are located outside the clubhouse shall be removed. A new permanent storage building will be

constructed adjacent to the clubhouse. This structure will be designed to be harmonious with the architecture of the clubhouse. A landscape plan for the exterior of the clubhouse area shall be created and implemented.

DF. Water Features

Water is an important element in the Southern California landscape. It can provide natural cooling, enhance courtyard environments or enliven small spaces. ~~Two new small water features are proposed for The Gardens, as well as the renovation and refurbishing of the Humane Society watering trough at the corner of Raymond Avenue.~~ A new water feature could be incorporated into the formal garden area. The new water feature should be very simple, for example, a single jet of recirculating water, in a small decorative concrete basin. The use of recycled water and very modest fountain design is fully consistent with the City's water conservation policy.

EG. Lighting

~~Three types of lighting will be provided as part of the renovation of Central Park. This lighting will include lantern lighting, integral with the fencing which will enclose The Gardens, street lighting along the full perimeter of the Park, and in open areas where no fencing is proposed and pedestrian lighting for pathways throughout the Park. Similar to other features within the Park, the light fixtures should reflect a historic design, similar to the light fixtures found throughout historic Pasadena. Since the pedestrian and historic lighting can be easy targets for vandalism, it is recommended that the city use vandal-resistant polycarbonate lantern globes and heavy-duty steel or cast iron poles. While initial costs may be high, their longevity and vandal-resistance more than justify the initial expenditure.~~ The pathway and security lighting system throughout the entire park was replaced in 2006. Any additional light fixtures that may be added to the park in the future, such as on the exterior of the buildings in the park, shall respect the historic nature of the park and the buildings.

H. Children's Playground

A forty-inch decorative steel fence is proposed for a limited area near the children's playground. Fencing is needed for the protection of children who are inclined to run to Fair Oaks to watch departing fire engines. Security remains a high priority for children playing in the Central Park playground.

Playground equipment will be upgraded and will include new swings, slides and climbing equipment. In order to protect the recently installed art, the playground area may be increased to include more adjacent parkland to the north and to the east.

F. Fencing

~~Fencing is proposed for a limited portion of the Park, The Gardens, where security is an important consideration for children and vulnerable botanical displays. A wrought iron fence is proposed with three gates providing entrances from the perimeter of the Park, and three gates providing entrance from within the Park itself. So that the fence performs its intended~~

~~decorative and security roles, it is imperative that the City observe a strict policy securing the park gates at the proscribed hours for park access.~~

GI. Site Furniture

Site furniture provides many of the pedestrian amenities within the Park, increasing the Park's usability on an every day basis. ~~Such site furniture is currently lacking within the Park or is in need of repair. Therefore, as part of the master plan amenities such as children's play equipment, benches, including picnic tables and chess/checker tables, shade structures, trash receptacles, drinking fountains and bicycle racks are proposed.~~ Benches, picnic tables, drinking fountains, and bicycle racks are proposed.

Care should be taken with the design so that site furniture will reflect the historic designs found throughout Old Pasadena. Picnic tables should be concrete-based with wood table-tops. New drinking fountains will be designed to be reminiscent of earlier drinking fountains in Pasadena parks.

J. Public Art

Consideration should be given to the incorporation of public art into the proposed improvements in the formal garden area.

IV. ACCESSIBILITY

Accessibility for the ~~handicapped~~, disabled, infirm and incapacitated will be incorporated in every stage of the Park's design. The selection of park furnishings ~~including paving materials, plant materials, water features, etc.,~~ should all be carefully designed not only for those of us who have permanent disabilities, but for most of us who will be temporarily disabled at some time in our lives. Thus, curb cuts, path lighting, ramps, wheelchair-height drinking fountains, handicapped-accessible restrooms and signage are only a few of the features Central Park should incorporate as integral parts of the master plan design and operations policy.

VI. PARK PROGRAMMING

The park is used by both El Centro and the lawn bowlers for ongoing programs. In addition, scheduled special events take place on a regular basis. Gatherings for events, such as "art shows" that benefit local nonprofits, bring additional life to the park. All events shall conform to the City's Large Event Policy and are subject to permitting. The policy sets out specific requirements and limitations for large events in Central Park.

~~V~~VII. PHASING OF IMPROVEMENTS

The master plan is intended to be a long term guide for implementing improvements to Central Park. Like any master plan it must be phased, allowing for improvements to be made incrementally. The design of the Park has been cognizant of this need, and although no time frame has been established for the completion of the Park, each element of the master plan can be readily implemented as funding becomes available. The improvements

are listed in order of priority, with the highest priority item being number one. In addition, the improvements have been grouped into “high”, “medium” and “low” priority categories by letter.

PRIORITIZED IMPROVEMENT LIST

- 1 A Remove and replace existing walkways with new concrete walkways.
- 2 A Relocate light fixtures
- 3 A Renovate and expand Play Area
- 4 A Decorative steel fences
- 5 A Decorative steel gates
- 6 A New drinking fountains
- 7 A Mowstrips around decomposed granite areas
- 8 A Decomposed granite areas
- 9 A Picnic tables
- 10 A Trash receptacles
- 11 A Bollards
- 12 A New plantings around buildings

- 13 B Relocate electrical panels
- 14 B Demolish restroom building
- 15 B New restroom, electrical utility room & irrigation pump
- 16 B Remove north lawn bowling green
- 17 B Remove horseshoe pits
- 18 B Decorative steel fence – south lawn bowling green
- 19 B Formal garden / plaza
- 20 B New irrigation pump

- 21 C Renovate lawn bowling building – south lawn bowling green
- 22 C Remove metal storage building – south lawn bowling green
- 23 C Synthetic turf surfacing – south lawn bowling green
- 24 C Edge and gutter – south lawn bowling green
- 25 C Light fixtures – south lawn bowling green
- 26 C New benches with shade structures – south lawn bowling green
- 27 C New drinking fountain – south lawn bowling green
- 28 C Storage building to match clubhouse – south lawn bowling green
- 29 C New concrete paving - south lawn bowling green

Demolition of the North Lawn Bowling Green

Ideally, the new artificial turf will be installed in the early phases of the Master Plan’s implementation. If that is not possible, the northern lawn-bowling green will remain until a new lawn-bowling green is constructed on the southwestern section of the park and opposite the existing south bowling green. This will ensure as little disruption as possible to the activities of the lawn bowlers. Because both greens are used by the lawn bowlers on a rotating basis, the northern green should not be relocated until funds are secured for the

construction of a new artificial turf or for the new field, as referenced above.

VIII. EXTERNAL ISSUES

The park's relationship to nearby development is important and easy ingress and egress to and from the park should be facilitated, both for park users as well as for pedestrians who wish to traverse the park. This includes the consideration of pedestrian crosswalks, linkages of the park to the Gold Line Station, access to nearby residential complexes, and connections to Old Pasadena. Currently, the park is accessible by crosswalks at each corner and there is a mid-block crossing to the Gold Line Station. Consideration should be given to a mid-block pedestrian crossing on Fair Oaks Avenue.

A. Preparing the Park for Improvements

~~In order to allow future park improvements to be made without unnecessary building and rebuilding of improvements, a series of improvements are recommended as an initial step in implementing the master plan. These steps will provide the basis for the Park to receive future improvements. Work in this phase includes: the rehabilitation of the primary pedestrian paths, demolition of the existing asphalt paths and construction of new compacted earth paths, flagstone paths, and decomposed granite/concrete dust paths underneath the future crescent grove. The clearing, regrading and turf planting of the abandoned roque court, and the replacement of on-site parking with adjacent spaces and drop-offs will infuse a harmony of Park uses early in the rehabilitation process. Concurrent with this should be a new irrigation system, with the main lines designed to accommodate future additional plant material. By installing the new irrigation and path systems, the distinct areas of the Park such as the Gardens, The Meadow and The Lawns will be defined and delineated, ready to receive future improvements and enhancements. Following this initial phase, the following improvements can be made. These improvements can occur in any sequence. Additional phasing can also occur within each category of improvements.~~

B. Planting of New Trees

~~The planting of new trees, other than those within The Gardens should be done early on in the process of renovation in order for the trees to mature and fulfill their intended purposes. This planting could occur at the same time as the irrigation replacement system is installed. Those trees within The Gardens should be planted simultaneously with the planting of the shrubs and groundcover within that area.~~

C. Lighting

~~Lighting can be installed in three phases or as an independent phase. These phases could include the pedestrian walk lighting found within the Park itself, along the pathways; the perimeter freestanding street amps or the lighting that is proposed as part of the fencing enclosing The Gardens. For safety and security reasons, it may be appropriate to consider the installation of lighting in one of the early phases of implementation.~~

D. Fencing

~~Fencing is proposed along the perimeter of the Park, enclosing The Gardens. This improvement should be undertaken either concurrent with or proceeding the improvements in The Gardens.~~

~~E. Relocation of Lawn Bowling Green~~

~~Prior to relocating/demolishing the most northern lawn bowling green, a new lawn bowling green should be constructed as illustrated on the master plan. This will ensure as little disruption as possible to the activities of the lawn bowlers. Because both greens are used by the lawn bowlers on a rotating basis, the northern green should not be relocated until funds are secured for the construction of a new green and its construction is completed.~~

~~F. The Gardens~~

~~The Gardens can be implemented in phases, with each area of The Gardens built as funds become available. If possible, however, each garden should be planted and completed before beginning another portion of the garden.~~

~~G. Buildings~~

~~The restrooms and tool room buildings can be constructed at any point during the master plan. However, before the existing restroom facilities are taken down, new facilities should be completed and in place~~

~~H. Performance Pavilion~~

~~Similar to the other structures proposed within the Park, the performance pavilion can be constructed at any point during the implementation of the master plan. When constructed, the pavilion should have electrical outlets in order to provide electricity as necessary for performances.~~

IX. Management

Because Central Park has a number of potential funding sources available, it would be important to develop a coordinated approach to financing the Park's revitalization. To sustain the kind of coordination and long term focus which will be required to support the Park, a new form of management entity should be given full consideration by the City. Such an entity might take the form of a public/private Development Corporation set up as a 501-C3 non-profit corporation. The membership of the corporation's board could be initially appointed by the City for fixed terms and subsequently by the board members directly. The membership would include residents, commercial property owners and tenants, indigenous park groups (e.g., lawn bowlers, El Centro, horticultural organizations, etc.), along with ex-officio representation of public agencies and departments including Community Development, Neighborhood Services and Recreation ~~Parks and Recreation~~ and Public Works, etc.. This group would be the nucleus of support for the Park. It could strive to find resources for additional maintenance and might become the vehicle through which Park events and activities are coordinated. Should such events involve revenues, the Development Corporation might be granted these funds for use in furtherance of the Park's revitalization program. Most importantly, the existence of such a group will help to guarantee the plans ultimate realization.

VI. PROBABLE OPINION OF COSTS

As part of the master plan, a probable opinion of costs has been prepared, providing the City and the community with an understanding of the general magnitude of expenditures necessary to implement the proposed design concepts. (A detailed cost estimate is provided in the Appendix). The following is a summary of these costs:

Preparing the Park for Improvements New Improvements

Plant Material	\$197,700
Includes trees, shrubs, groundcover, topiary and vegetable garden	
Lawns, Includes new sod in meadow and nr/v bowling green	\$199,400
Soil Preparation	\$32,786
Irrigation	\$198,750
Landscape Relocation, Includes the relocation of large specimen trees	\$48,000
Landscape Removal	\$1,000
Includes the removal of designated trees (approx. 8)	
Demolition	\$51,110
Includes demolition of paths, restrooms, rogue court, lawn bowling	
Contingency @ 20	\$20,122
Subtotal	\$120,732
Landscape Maintenance	\$27,500
Hardscape Improvements	\$212,350
Includes paths, flagstones, sidewalks, drop offs, fence and edging	
Site furnishings	\$215,350
Includes benches, trash receptacles, bicycle bollards, picnic and chess tables, umbrellas and play equip.	
Site Lighting, Includes fence lanterns, perimeter lights, path lighting, and floods	\$234,800
Fountains, Includes Central Court fountain, Mission fountain and refurbishment of Humane Society fountain of Humane Society fountain	\$32,500
Signage, Includes plant labels and info. kiosk	\$14,500
Special Construction, Includes restrooms, tool room, and pavilion	\$170,000

Contingency @ 20%	\$307,132
Subtotal New Improvements	\$1,842,793
Grand Total	\$1,963,525

VHX. IMPLEMENTATION MEASURES

A variety of funding mechanisms and management models can be used to assist The City and community in the implementation and operations of the Central Park master plan. Some of the funding sources which should be investigated include: General Fund, ~~Quimby~~ Residential Impact fees, and Mello-Roos, ~~tax increment and impact fees~~. ~~There may be an opportunity to combine these funds, using one or more mechanisms of funding.~~

A. General Fund

While general fund allocations for parks and recreation purposes are becoming increasingly rare, advocates for the revitalization of Central Park should not fail to present a strong argument at budget time. Because the implementation of the master plan may take upwards of a decade to complete, the annual increment of need might be quite small when measured against other needs. Thus because of the relatively modest amounts involved, elected officials may act affirmatively to fund the plan, at least in phases, moving the Park's ultimate rebirth that much closer.

B. ~~Quimby~~ Residential Impact Fees funds

Monies collected under the provisions of the Quimby Act (collection of fees from new residential development for park improvements) could be collected from future residential development in the Central Park area. ~~While such sums will not be large, they will, over time, be sufficient to pay for various elements of the master plan as outlined in the phasing program (e.g., lawns, relocation of plant material, garden planting).~~ It is anticipated that these funds will be sufficient to pay for various elements of the Master Plan as outlined in the phasing program.

C. Mello-Roos

In 1982, the California State Legislature enacted the Mello-Roos Community Facilities Act which permits local jurisdictions to create a defined area, known as a Community Facilities District (CFD), and by a two-thirds majority vote of the landowners or registered voters within the area, impose special taxes for the purpose of financing needed public improvements and services to that area. Once levied, these special taxes may be used to pay debt service on bonds issued by the City to finance a defined set of public improvements as well as the cost of delivering ongoing services.

Properties participating in the CFD do not have to be contiguous. CFD boundaries can be restricted to include only commercial properties. The bonds are secured by liens against properties within the CFD and repaid by the special tax over a term of up to forty years. Quimby funds which are generated from housing could be used in conjunction with the Mello-Roos funds.

~~D. Tax Increment~~

~~Tax Increment funds derived from the Old Pasadena Redevelopment area are used for a variety of activities in furtherance of the redevelopment goals for the area. Among the potential uses of these funds is the commitment of a portion of the Increment to the revitalization of Central Park. Once again, because of the protracted build out period, the annual impact on the Redevelopment Agency's funds should be quite modest.~~

~~E. Impact Fees~~

~~In general, exactions on new development result from projected potential negative impact of new development on existing public facilities. The only foreseeable development which could produce negative impacts on Central Park would be the implementation of a light rail stop immediately across from the Park. The vehicular traffic and cross park foot traffic which may result could have potential deleterious effects on the parks ecology and physical fabric. An Impact Fee levied on the light rail system might provide a new source of funds for design modifications to accommodate the increased usage of the park.~~