

# Agenda Report

May 21, 2007

TO: City Council

FROM: City Manager

SUBJECT: Approval of Reuse Plan and Homeless Assistance Submission for the Desiderio Army Reserve Center in the capacity of Local Redevelopment Authority (LRA) for submittal to Federal Authorities

## **RECOMMENDATION:**

It is recommended that the City Council approve the attached Reuse Plan and Homeless Assistance Submission for the Desiderio Army Reserve Center and direct staff to submit the documents to the appropriate Federal authorities.

## **BACKGROUND:**

On April 9, 2007, City Council approved a concept plan for the reuse of the Desiderio Army Reserve Center. City Council reviewed proposals and heard public testimony regarding reuse of the Desiderio Army Reserve Center on February 5, March 19, and April 9, 2007. In addition, recommendations were provided to the City Council from the Transportation Advisory Commission, the Community Development Committee, the Recreation and Parks Commission, and the Planning Commission, each of whom also heard public testimony.

The approved concept plan has been drafted into final form and is presented as final plan documents for submittal to the Department of Defense and the Office of Housing and Urban Development. As directed by City Council, the final plan recommends that 25% of the land be transferred through a public benefit conveyance to Habitat for Humanity to build nine affordable single-family residences in a bungalow court format and the remaining 75% be transferred to the City through a public benefit conveyance for use as city parkland.

The plan also includes an alternative for a community building within the park not to exceed one story and 8,000 square feet with an additional 8,000 square feet below grade. This building was originally included with the intention that it would house the Arroyo Center for Art and the Environment. That organization has stated however that they will not participate in the construction of a new building on the site. The building

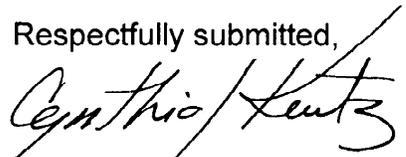
remains in the plan as an alternative that could be added at a later time should the City identify an appropriate use and funding mechanism. The plan shows only the parking required for the city parkland; the location of additional parking to accommodate the building is shown in dotted lines adjacent to the driveway.

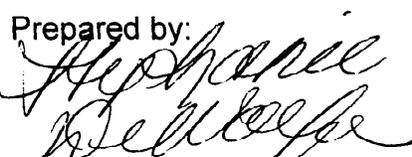
Federal regulations require that a Homeless Assistance Submission be included with the Reuse Plan. The Homeless Assistance Submission requires information about the homeless population in Pasadena and a description of why homeless assistance proposals were or were not recommended for the site. Information in the report excerpted from existing City housing documents. Pasadena received only one proposal from a homeless assistance provider. Union Station/Southern California Housing Corporation proposed 75 affordable units serving the needs of formerly homeless families. The document describes the reasons why that proposal was not selected.

The Reuse Plan and Homeless Assistance Submission must be submitted to the Office of Housing and Urban Development (HUD) and the Department of Defense for review. HUD must provide preliminary comments within 60 days of receiving a complete application. The Department of Defense has 12 months to complete an environmental review of the installation in compliance with Federal environmental laws.

**FISCAL IMPACT:**

Total costs for preparation of the site are estimated at between \$650,000 and \$773,000 including demolition of existing buildings, mitigation of hazardous materials, removal of asphalt and grading. Costs for park design and construction are estimated by City staff at \$1.7 million.

Respectfully submitted,  
  
CYNTHIA J. KURTZ  
City Manager

Prepared by:  
  
Stephanie DeWolfe, Deputy Director  
Planning & Development

Approved by:  
  
Richard Bruckner, Director  
Planning & Development

- Attachments:
- A Reuse Plan
  - B Homeless Assistance Submission