

Agenda Report

June 20, 2011

TO: Honorable Mayor and City Council
FROM: Economic Development, Office of the City Manager
**SUBJECT: PROPOSITION 84 GRANT APPLICATION FOR DEVELOPMENT OF
A PARK AT 100 N. EL MOLINO**

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution approving the submission of a grant application requesting up to \$5 million to the State of California Department of Parks and Recreation to fund the construction of a new park facility at 100 North El Molino (APN 5723-013-906).

BACKGROUND:

Through the passing of Proposition 84, \$368 million was made available through the Statewide Park Program for grant funding. Administered by the Office of Grants and Local Services (OGALS), under the State Department of Parks and Recreation, OGLAS competitively awards grants up to \$5 million dollars for the creation of new parks and recreation opportunities in proximity to the most critically underserved communities. These projects must benefit the health of families, youth, senior citizens, and other population groups by meeting their recreational, cultural, social, educational, and environmental needs. As a requirement of the grant, applicants must submit an approved Resolution authorizing a contract between the applicant and the State Department of Parks and Recreation. The deadline to submit the resolution and grant is July 1, 2011. Announcement of grant fund awards will occur in spring 2012. Once awarded, grant funded projects must be completed within an eight year grant performance period.

PROPOSED PARK SITE AND PARK NOW:

The proposed park site (Attachment A) is currently a three-quarter acre, City-owned parking lot located at the northeast corner of Union and El Molino. Roughly 10,000 residents reside within a one-half mile radius of the site without any park or open space options to allow for adequate outdoor activities.

The Recreation and Parks Component of the City's General Plan Green Space Element identified a high priority need to build new park space to accommodate increases in the City's residential population. In keeping with that priority, the drafting of the Central District Specific Plan identified the lack of available park space within the northeast quadrant of the District, which includes the proposed park site (Attachment B).

The Playhouse District Association, working with the City of Pasadena through the Park Now effort which seeks to resolve the shortage of parking and park space within the District, identified the Proposition 84 grant as a means to help bring new park space to this underserved area of the City. While the purpose of the grant is to fund the park space, it is the desire of the Playhouse District Association to see the construction of a subterranean garage built in conjunction with the proposed park, at a minimum to provide replacement parking for that which would be lost to the park. The construction of such garage is being taken into account as staff considers what projects might be included in a recommendation to the City Council/Pasadena Community Development Commission (PCDC) for a debt issuance by the City's Redevelopment Agency. While it is expected that such recommendation will be presented by the end of July, much may depend on the outcome of state budget deliberations and the potential elimination of redevelopment. It should be noted that the fulfillment of the grant, if awarded, is contingent upon the successful financing of the entire project as described in the application, which includes the garage component. That said, should the City/PCDC not move forward with the project for whatever reason including the disillusion of redevelopment, it may be necessary to withdraw the application.

The cost estimates for the garage vary, dependent upon a number of factors including its location, design and engineering considerations setting the per space cost between \$35,000 and \$45,000. The most current garage design anticipates 68 spaces per level in a three level garage resulting in 204 parking spaces to accommodate replacement parking, park parking, and district parking. There are currently 100 spaces on the surface lot.

The Proposition 84 Park Grant requires projects meet six eligibility requirements, including the determination of critical lack of park space or significant poverty within a one-half mile radius of the project site. The one-half mile radius from the proposed park site represents the lowest ratio of usable park space per 1,000 residents in the City, and 17% of the population is below the poverty line. Other requirements include a series of no less than four community stakeholder meetings to elicit community input on the design, functionality, safe public use, hours of operation and sustainable landscaping for the new park. At the conclusion of the grant required community outreach phase, the grant application will include the proposed park concept and corresponding cost estimate for consideration. The application will seek to achieve 100% of the necessary funding to construct the park.

COUNCIL POLICY CONSIDERATION:

Approval of the subject recommendation advances the City Council goal to support and promote the quality of life and the local economy and improve, maintain and enhance public facilities and infrastructure.

ENVIRONMENTAL ANALYSIS:

The Proposition 84 grant application requires a narrative description of the anticipated CEQA process for the proposed park and the identification of any substantive issues that may arise through the CEQA review. The grant requires that CEQA be completed within 12 months of the grant being awarded. The City will comply with all CEQA requirements and will begin the CEQA process once the details of the proposed park are known. It is too speculative at this time to complete the CEQA process as details of the project are not known. The grant requires a community outreach process to assist in developing the plan for the proposed park and this must be done before an accurate project description can be completed for the CEQA review.

FISCAL IMPACT:

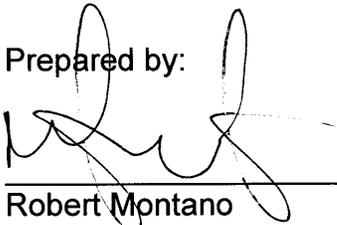
Approval of the subject recommendation may result in the State awarding the City up to \$5 million dollars in grant funds. If successful the City would have to determine whether to proceed with financing the garage portion of the project, which if approved would be expected to come from Redevelopment Tax Increment dollars generated through the Downtown Project Area.

Respectfully submitted,



STEVE MERMELL
Assistant City Manager
Office of the City Manager

Prepared by:



Robert Montano
Project Manager

Approved by:



MICHAEL J. BECK
City Manager

Attachments:

Attachment A – Project Site
Attachment B – Proposed Park

ATTACHMENT A



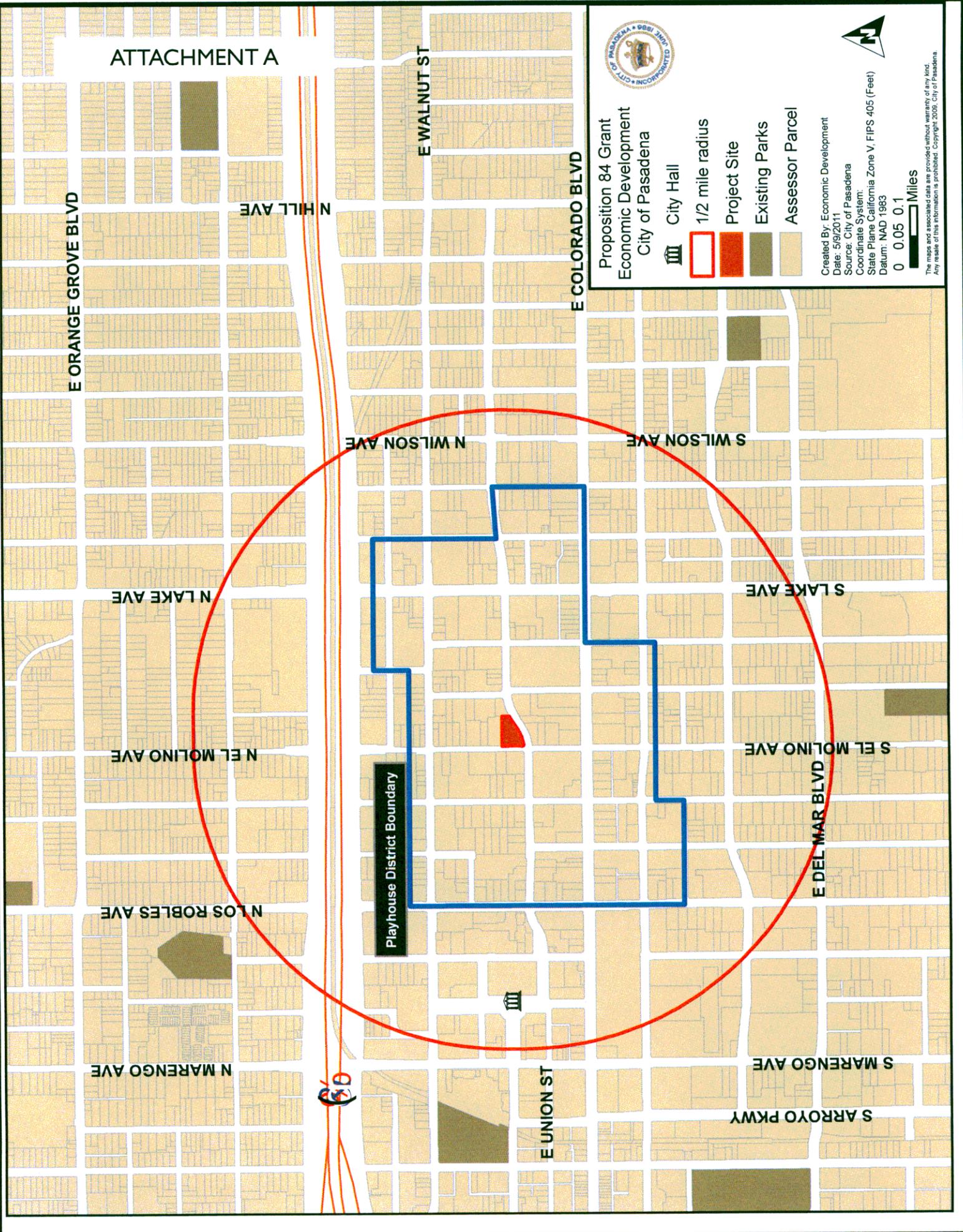
Proposition 84 Grant
Economic Development
City of Pasadena

- City Hall
- 1/2 mile radius
- Project Site
- Existing Parks
- Assessor Parcel

Created By: Economic Development
Date: 5/9/2011
Source: City of Pasadena
Coordinate System:
State Plane California Zone V, FIPS 405 (Feet)
Datum: NAD 1983



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E WALNUT ST

E COLORADO BLVD

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N WILSON AVE

S WILSON AVE

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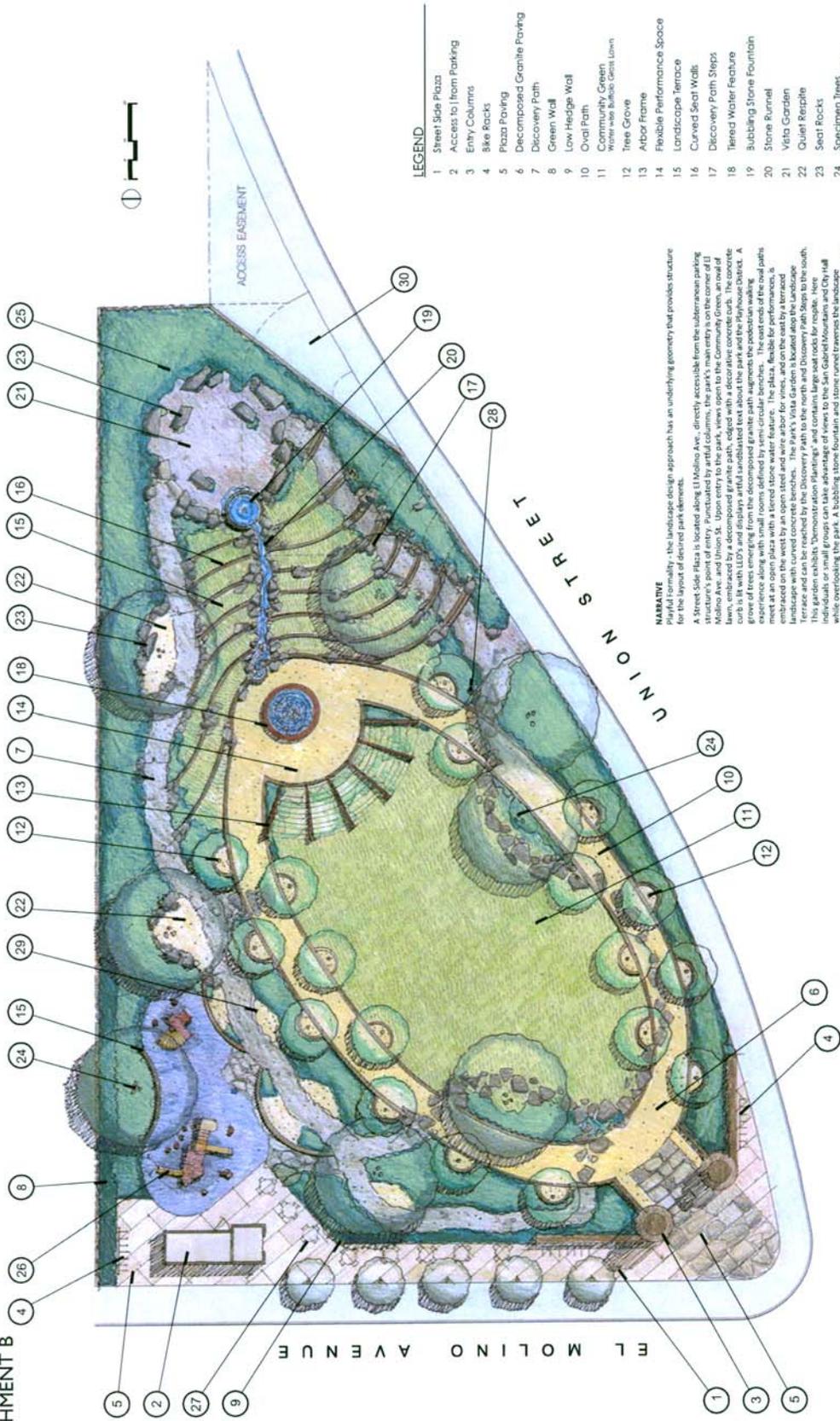
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Playhouse District Boundary





LEGEND

- 1 Street Side Plaza
- 2 Access to/from Parking
- 3 Entry Columns
- 4 Bike Racks
- 5 Plaza Paving
- 6 Decomposed Granite Paving
- 7 Discovery Path
- 8 Green Wall
- 9 Low Hedge Wall
- 10 Oval Path
- 11 Community Green
- 12 Tree Grove
- 13 Arbor Frame
- 14 Flexible Performance Space
- 15 Landscape Terrace
- 16 Curved Seat Walls
- 17 Discovery Path Steps
- 18 Tiered Water Feature
- 19 Bubbling Stone Fountain
- 20 Stone Rummel
- 21 Vista Garden
- 22 Quiet Restripe
- 23 Seat Rocks
- 24 Specimen Trees
- 25 Rocking Log/Log on Con
- 26 Demonstration Plantings
- 27 Play Structures
- 28 Picnic Tables (ADA) Benches | Receptacles
- 29 Drinking Fountains
- 30 Dog Friendly Amenities
- 30 Ramp to Parking

MANIFESTO
 The landscape design approach has an underlying geometry that provides structure for the layout of defined park elements.

A Street Side Plaza is located along El Molino Ave. directly accessible from the subterranean parking structure's point of entry. Punctuated by tall columns, the park's main entry is on the corner of El Molino Ave. and Union St. Upon entry to the park, views open to the Community Green, an oval of lawn, embraced by a decomposed granite path, edged with a decorative concrete curb. The concrete lawn is bordered by a green wall, which provides a visual screen and a sense of enclosure. A green grove of trees emerging from the decomposed granite path augments the pedestrian walking experience along with small rooms defined by semi-circular benches. The east end of the oval paths meet at an open plaza with a tiered stone water feature. The plaza, flexible for performances, is embraced on the west by an open steel and wire arbor for vines, and on the east by a terrace.

The park's main path, the Discovery Path, is a paved path that runs north-south through the park. Terrace and can be reached by the Discovery Path to the north and Discovery Path Steps to the south. This garden exhibits "Demonstration Plantings" and contains large seat rocks for repose. Here individuals or small groups can take advantage of views to the San Gabriel Mountains and City Hall while overlooking the park. A bubbling stone fountain and stone rummel are located along the path. A stone wall, which provides a visual screen and a sense of enclosure, is located along the path for quiet respite and adjacent views of plantings. Children's play structures are located in the northwest portion of the park, with pre-fabricated climbing play structures suited for ages 2-5 and 5-12. A green wall separates the play area and rest of the park from the property across Union St. A ramp provides access for pedestrians from Union's vehicular traffic along the south while delineating a secondary park entry.

Both custom and pre-fabricated park furnishings are located throughout the park including benches, picnic tables, trash receptacles and drinking fountains. The park will be dog friendly with amenities for leashed dogs. Site lighting for visibility and safety will be included in the park design.

RESOLUTION NO: _____

RESOLUTION OF THE CITY OF PASADENA APPROVING THE APPLICATION FOR
STATEWIDE PARK PROGRAM GRANT FUNDS

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Statewide Park Program, setting up necessary procedures governing the Application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of application before submission of said application to the State; and

WHEREAS, the applicant will enter into a contract with the State of California to complete the grant scope project;

NOW, THEREFORE, BE IT RESOLVED that the City of Pasadena hereby:

Approves the filing of an application for the Playhouse Park Project, and

1. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the project; and
2. Certifies that the applicant has or will have sufficient funds to operate and maintain the project, and
3. Certifies that the applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

Approved and adopted the _____ day of _____, 20

I, the undersigned, hereby certify that the foregoing Resolution Number _____ was
duly adopted by the _____ following a roll call vote:

AYES:

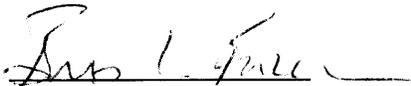
NOES:

ABSENT:

ABSTAIN:

Mark Jomsky, Secretary

Approved as to form:



Brad L. Fuller
Assistant General Counsel