



FINAL NEXUS STUDY

Park and Recreation

Residential Impact Fee

2020 Update -

City of Pasadena

Prepared for
City of Pasadena

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1. INTRODUCTION

The purpose of this report is to update the City of Pasadena's Residential Impact Fee (RIF), last updated in 2013, to ensure that the fee is still sufficient to meet the needs of the City, and to ensure that fees still abide by California state law (the Mitigation Fee Act and the Quimby Act). This analysis incorporates data and information provided by City Staff and represents the most current data, information, and policies available. The new RIF rates are based on current and projected development as defined in the Southern California Association of Governments (SCAG) projections for Pasadena for 2020 to 2040.

Between December 2005, when the City Council adopted the new fee structure, and March 31, 2013, the RIF collected \$19.4 million. Between 2014 and 2020, the City has collected a total of \$45.7 million from the RIF, with an additional \$2.0 million in interest, as shown in **Table 3**. With an opening balance of about \$1.7 million in 2005, a total of \$61.6 million (including interest) has been available to support capital improvements to parks and open space, including land costs. RIF Funds have also been used to leverage grant funds for parks and open space.

Approach and Assumptions

1. **Basis:** This analysis is based on the principles of California's Mitigation Fee Act (MFA) or Government Code § 66000, which requires that new development pay only for its fair share of public facilities and prevents existing deficiencies from being passed on to new development.
2. **Nexus:** Using the general principles of MFA for nexus methodology, this study establishes a residential fee that allows the City to capture both land and development costs from new residential development, as well as a portion of the costs of new recreational facilities and capital replacement projects at existing parks and open space areas.
3. **Existing Ratios:** The analysis uses existing park acreage and ratios to project new park and open space needs, including a separate ratio for developed park and open space.
4. **Demographics:** Projected City population growth is estimated from 2020 to 2040 based on population and household projections from SCAG.
5. **Capital Projects:** The analysis uses the City's current Capital Improvement Program (CIP) for 2020 to 2024 and appropriations from FY 2014 to 2020 to estimate the costs of new development's share of the City's planned expansion of recreational facilities at existing parks.

6. **Fee by Number of Bedrooms:** The analysis estimates a park and recreation fee on residential development by number of bedrooms per residential unit.
7. **No Operating Costs:** The analysis does not include landscaping costs in the City's CIP, as these are considered operations and maintenance costs and are thus not applicable. Similarly, landscaping costs along street medians in the CIP do not represent useable recreational space.
8. **Actual Land Values:** The fees are based on recent actual land values based on sales transactions in Pasadena and reported by CoStar for Pasadena.
9. **Timeframe:** This analysis projects the demand for new parks and open space over the next 20 years or through year 2040, and explicitly evaluates the relationship between new and existing development.

Funds raised through the RIF will defray all, or a portion of, the cost of public facilities related to parks and open space.¹ Funds can be used for land acquisition and capital improvements, including but not limited to: replacing playground and other recreational equipment, building new facilities at parks, or remodeling and upgrading existing facilities. Fees cannot be used for ongoing, regular maintenance, or what is called operations; operations include grounds maintenance, lawn mowing, cleaning restrooms, painting, changing light bulbs, etc.

The Nexus Study is divided into seven chapters, including this introduction, two Technical Appendices with General Plan goals and policies, and detailed supporting data.

The City will need to update a separate revised Residential Impact Fee Ordinance to implement any fee increases should this document and new rates be approved by the City Council. The City Council may choose to adopt an impact fee that is lower than the fee estimated in this report, but it cannot adopt a fee that is higher, based on the requirements of the MFA.

¹ A Short Overview of Development Impact Fees from the City Attorneys Department, League of California Cities. February 2003. Available online at: <http://www.impactfees.com/publications%20pdf/short%20overview.pdf>

2. NEXUS STUDY PURPOSE AND GENERAL PLAN POLICIES

This Nexus Study is based on the park and recreation policies of the City's General Plan, which are summarized in this Chapter. The purpose of this updated study is to provide the City of Pasadena with the technical analysis required to set the new impact fee rates to accommodate new growth, based on current park standards and projected housing and population growth through 2040. The methodology used in developing a nexus is based on the principles of California's Mitigation Fee Act (MFA) or Government Code § 66000. Drafted in 1987 (and more recently updated), this legislation establishes a uniform process for formulating, adopting, imposing, collecting, accounting for, and protesting fees. The key points of the MFA are:

- The facility to be built with the fee must relate to the project subject to the fee; and,
- The fee cannot exceed the estimated reasonable cost of the project's proportionate share of the proposed facility.

In particular, the fee cannot cover the cost of providing facilities for existing development, residents, and employees, nor can it be used for normal operations or maintenance costs. However, capital replacement costs are allowed. In order to establish the nexus between the need for the RIF, the amount of the fee, the need for the facilities to be funded with the fee, and new development, the following issues need to be addressed in the Nexus Study:

1. The purpose of the fee and related description of the facilities for which the revenue will be used;
2. The specific use of the fee;
3. The reasonable relationship between the facility to be funded and the type of development charged the fee;
4. The need for the facility and the type of development; and
5. The reasonable relationship between the amount of the fee and the proportionality of the cost specifically attributable to new and existing development.

Nexus Findings

Purpose of the Fee

The RIF established in 2005 will continue to be used to fund new park and recreation facilities and park and open space land that will serve new and existing developments in the City. These fees are required to ensure that adequate public facilities will be available commensurate with the timing of new development, and that existing development will not have to fund these improvements. The impact fee is described in more detail in subsequent sections of this study.

Use of Fee

Fee revenue derived from new development and based on the nexus analysis will be used to fund required park and open space land, and recreation facility improvements described in the City's Capital Improvement Program. These improvements have been estimated by the City's Public Works Department and meet the City's current standards for new development. They include park improvements, new and expanded recreation facilities, capital replacement and renovation of existing facilities, and acquisition of land for new parks and new open space. These improvements are listed in **Appendix B** and will be updated over time in the City's Capital Improvement Program.

Allowable Uses

Pasadena Municipal Code (PMC) §4.17.050 defines allowable uses for the RIF as "...parkland acquisition, and capital improvements." The allowable uses are further defined in PMC §4.17.060 which allows the RIF to be used "to develop park or recreational facilities, or targeting certain improvements for acquisition, construction, and installation."

The RIF can also be used on any City school grounds which are the subject of a cooperative agreement between the City and the Pasadena Unified School District. Section 4.17 does not mention "public open space" although the RIF cost study does support the purchase of public open space that will become dedicated parkland.²

Relationship between Use of Fees and Type of Development

The development of new residential units in the City will trigger the need for new park and recreation facilities based on City standards. Park impact fees will be used to fund these required parks and the improvements listed in **Appendix B**, which will continue to be updated

² From City of Pasadena Open Space and Conservation Element of the General Plan (January 2012), pg. 22.

over time in the City's Capital Improvement Program managed by the Department of Public Works.

Relationship between Need for the Facility and Type of Project

Each new residential development or unit generates additional residents who will demand new park and recreation facilities. The need for park improvements and the expansion of existing facilities was determined by City Staff and meets the City's existing service standards. The existing park acreage standard per 1,000 population is applied to estimates of new population between 2020 and 2040. The same level of service currently serving existing residents has been applied to projected new residents.

Relationship between Amount of Fees and Cost of (Portion) of Facility Attributed to Development upon Which Fee is Imposed

The cost of each park and recreation improvement required to serve new development in the City is divided by the resident population the new development generates. Average persons per household factors for each unit size by number of bedrooms are applied to the average per resident cost to estimate the per unit impact fee. The RIF is charged on a per bedroom basis. Each dwelling unit pays a fee based on the number of bedrooms it has. This methodology is described in greater detail in subsequent sections of this report. The per unit fee, which varies by number of bedrooms, allows each new development to pay the same relative fee, based on its fair share of park and recreation facilities costs and its impact on these facilities based on population densities.

General Plan Park and Recreation Policies

The City of Pasadena has two General Plan Elements that directly address the need for, and the policies related to, parks, open space, and recreation. These include:

- Green Space, Recreation and Parks Element and Master Plan (November 2007)
- Open Space and Conservation Element (January 2012)

The RIF is a key implementation tool and funding source for these goals, policies, and objectives. Summarized below are the key recommendations and implementation measures for each document. **Appendix A** provides more detail of goals and policies from these two elements. This updated RIF Nexus Study is one method of implementing these goals and objectives to increase the supply of park and recreation facilities in the City.

Green Space, Recreation and Parks Element and Master Plan³

In 2007, the City of Pasadena developed a new Green Space, Recreation and Parks Element and Master Plan, which were the result of a three-year effort to determine the community's goals and objectives for open space, parks, and recreation facilities and programs. The City formally adopted the document in November 2007. The Element and Master Plan work together to identify existing facilities and programs, assess how they are used, identify where additional park facilities or recreation programs are needed, and recommend how to best meet these needs.

An overall community vision statement was developed as a result of the visioning activities that guide both documents:

To create, maintain, protect, and restore an interrelated system of parks, trails, and natural open spaces. To provide recreational opportunities which sustain a vibrant and healthy community with an emphasis on ecologically sensitive public enjoyment and education.

The purpose of the element is to:

- Increase connectivity between local trails and regional trails;
- Acquire additional parks and open spaces, particularly in the identified "gap areas";
- Increase cooperation and joint use of school facilities with the Pasadena Unified School District;
- Address deficits in sports fields and recreational facilities through improving existing facilities, acquiring additional facilities, and pursuing joint use of school facilities.

Recommendations

The following selected recommendations relate to the development of new park, open space, and recreation facilities. Additional recommendations are provided in **Appendix A**.

Additional Urban Open Space and Parks

- Acquire or otherwise make available additional parkland, particularly in the seven identified gap areas.
- Acquire properties adjacent to existing parks as they become available.

³ The Green Space, Recreation and Parks Element and Master Plan can be found online at:
<https://www.cityofpasadena.net/planning/planning-division/community-planning/general-plan/>

- Pursue joint use agreements with the School District that would allow various schools to function as Neighborhood Parks.

Acquisition of Open Space

- Implement planned improvements for the recently acquired 30-acre parcel in the Hahamongna Watershed area, including trailhead and interpretive elements (Metropolitan Water District Property).
- Explore partnerships with agencies such as the Santa Monica Mountains Conservancy, Trust for Public Land, and other groups, to identify and pursue acquisition of property in the City's hillside areas that could be retained as Open Space.

Together with the Open Space and Conservation Element, the Green Space, Recreation and Parks Element and Master Plan serve as a framework of goals and policies to assure efficient stewardship of the City's green spaces, recreation facilities, and natural resources. The Funding and Implementation section of the Green Space Element includes the Residential Impact Fee program as a key funding source for implementing the element's goals and policies (see Funding, page 2, item 3).

Open Space and Conservation Element⁴

The City Council adopted the Open Space and Conservation Element of the General Plan in January 2012. The Open Space and Conservation Element provides a blueprint for natural open space and conservation. The element is guided by the following vision statement which informs the goals, objectives, and implementation measures:

Pasadena treasures, protects, restores, and expands its natural open space and exemplifies innovative and effective natural resource stewardship and conservation.

Together with the Green Space, Recreation and Park Element and Master Plan, the Open Space and Conservation Element serves as a framework of goals and policies to assure efficient stewardship of the City's green spaces, recreation facilities, and natural resources. Below are some of the Goals and Objectives of the Open Space and Conservation Element. More details are available in **Appendix A**.

⁴ View the complete Open Space Element at <https://ww5.cityofpasadena.net/planning/planning-division/community-planning/general-plan/?target=open-space-and-conservation/#content-tabs> as of February 12, 2020.

Goals and Objectives

- Preserve, Acquire and Create Open Space;
- Develop Access and Connectivity for Wildlife and People;
- Preserve, Restore and Maintain the Eaton Canyon Corridor & the Arroyo Seco;
- Welcome and Value the Importance of Citizen Participation;
- Define and Recognize the Benefits Derived from Open Space.

Implementation Measures⁵

- Seek out opportunities to expand the joint use of school properties and other non-city recreational facilities in order to meet our existing recreational needs and prevent any encroachment into natural open space areas.
- Seek out and develop pocket parks, paseos, and other urban open spaces.
- Develop a plan to establish a fixed ratio for spending the residential impact fee so that it emphasizes acquisition rather than repairs, with the goal of reallocating a higher proportion of the responsibility for park improvement and repairs to the General Fund.
- Develop and implement a natural open space zoning designation that focuses on preservation of open space as a conservation resource. Have multiple zoning designations - one for active recreation (park), one for more natural open space areas (open space), and one for urban open space.

Economics of Parks and Open Space

Walkable neighborhoods, parks, and open spaces generate economic benefits to local governments, home owners, and businesses through higher property values and correspondingly higher tax revenues. The economic benefits of open, walkable spaces can inform policy makers' decisions about zoning, restrictions on land uses, and government purchases of lands for parks and similar initiatives. Parks may also generate "public" benefits to the whole community, such as alleviating traffic congestion, reducing air pollution, providing flood control, supporting wildlife habitat, improving water quality, and facilitating healthy lifestyles.

⁵ From the City of Pasadena's Open Space Element section on Implementation Measures, pages 24 and 25.

Implementing the RIF

Like many communities in Los Angeles County, the City of Pasadena is a relatively built-out city, with little undeveloped land. The City is adding population and new development through intensification and redevelopment. These new residents will continue to require new parks and recreation facilities. One means of meeting these needs is to improve and upgrade existing parks in the City to provide for more activities and functionality. The funding generated by the RIF provides some funding for these types of improvements along with the acquisition of new parkland and open space.

3. EXISTING FACILITIES, RIF FUNDS, AND DEMOGRAPHICS

Existing Parks and Recreation Facilities

The City has 32 existing parks, totaling 375.1 acres, and 259.3 acres of open space. **Table 1** lists existing park names, locations, types, and sizes. The City is divided into three park districts: West, Central, and East. There is also an area called Arroyo for purposes of capital projects and distribution of the RIF funding.

Each of these districts are roughly the same geographic size. The West and Central districts are divided by Marengo Avenue and the Central and East districts are divided by Allen Avenue, both of which run north-south through the City (see **Figure 1 in Appendix B**). The City has a total of 634.4 acres of parkland and open space. The parks are comprised of neighborhood, community, and citywide parks. The City currently has 70.1 acres of neighborhood parks, 58.7 acres of community parks, and 246.3 acres of citywide parks. Open space totals approximately 259.3 acres. Hahamongna Park is the largest city park at about 330 acres, of which 235 acres are open space. Lower Arroyo and Brookside are also large citywide parks, with 71.1 and 80.2 acres, respectively. The City has added to two pocket parks since 2013, adding a total of 1 additional acre, as shown below.

Chart 1: New City Parks Acquired Since 2013

Additional parkland acquired since 2013	District	Acres
New City Parks - 2013 to 2019		
Lamanda Library Pocket Park (under development) (1)	East	0.33
Playhouse District Park (under development) (1)	Central	0.67
Total Acreage		1.00

(1) Per Public Works Department, correspondence 1.9.20 and 2.11.20

Sources: City of Pasadena; Brion Economics, Inc.

Table 1
Existing Parks by District, Type of Park, and Size as of 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Location (1)	Type and Name	Developed Acres	Percent of Total
Neighborhood Parks			
C	Allendale Park	2.9	0.5%
C	Grant Park	2.5	0.4%
C	Jefferson Park	4.4	0.7%
C	Madison Elementary School (2)	1.5	0.2%
C	McDonald Park	5.0	0.8%
C	McKinley School (2)	1.2	0.2%
C	Washington Park	5.5	0.9%
C	Playhouse District Park (UC)	0.7	0.1%
E	Eaton-Blanche Park	5.5	0.9%
E	Gwinn Park	2.7	0.4%
E	Hamilton Park	7.4	1.2%
E	Sid Tyler Park (3)	0.3	0.0%
E	Sunnyslope Park	2.3	0.4%
E	Vina Vieja Park	7.6	1.2%
E	Lamanda Library Pocket Park (UC)	0.3	0.1%
W	Arlington Gardens (3)	2.6	0.4%
W	Brenner Park	2.7	0.4%
W	Defenders Park	1.8	0.3%
W	Desiderio Park	3.8	0.6%
W	La Pintoresca Park	3.5	0.6%
W	Linda Vista Park	2.0	0.3%
W	San Rafael Park	0.9	0.1%
W	Singer Park	3.0	0.5%
	Subtotal	70.1	11.0%
Community Parks			
C	Villa Parke	10.5	1.7%
E	Victory Park	24.6	3.9%
W	Central Park	9.2	1.5%
W	Memorial Park	5.3	0.8%
W	Robinson Park	9.1	1.4%
	Subtotal	58.7	9.3%
Citywide Parks			
CW	Brookside Park	61.6	9.7%
CW	Brookside Park - Area H	18.6	2.9%
CW	Hahamongna Watershed Park	95.0	15.0%
CW	Lower Arroyo Park	71.1	11.2%
	Subtotal	246.3	38.8%
Total Parks		375.1	
Open Space			
CW	Open Space, Hahamongna	235.0	37.0%
W	Annandale Canyon Park	24.3	3.8%
	Subtotal	259.3	40.9%
Total, All Existing Parks & Open Space		634.4	100.0%

(1) C=Central Area; W=West Area; E=East Area; CW=Citywide; data from City of Pasadena, January 2020.

(2) Madison Elementary, McKinley School, and John Muir High School are also school sites.

(3) Arlington Gardens and Sid Tyler are designated as pocket parks.

Sources: City of Pasadena; Brion Economics, Inc.

The standard way that parks are measured for purposes of impact fee programs is to express the park acreage on a “per 1,000 residents” or population basis. These factors are discussed below, following a discussion of existing population and demographics.

The City has many recreational facilities included at the existing parks sites, as shown in **Table 2** (note this table does not list all open space). These include courts for volleyball, tennis, basketball, lawn bowling, handball, and horseshoes; baseball, football, and soccer fields; a skate park, a casting pond, and an archery range. There is also a senior center and amphitheater at Memorial Park in Old Pasadena. Most of the parks have some type of playground or other equipment for children. The City also has several swimming pools including the Rose Bowl Aquatics Center.

Residential Impact Fee Use of Funding

This section reviews the funds collected by the City from the time the City adopted the RIF in December 2005 through 2020. This period includes information from the most recently approved capital improvement program budget (FY 2019 to 2020). The summary focuses on the RIF revenues collected and the approved uses of that funding, meaning Council-adopted appropriations for park and recreation facility improvements from 2014 through 2020, with amendments as adopted. The appropriations have been included in capital improvement plan budgets and accounted for in the City’s capital projects Fund No. 304, titled “Residential Development Impact.”

Revenues are evaluated through FY 2020, along with appropriations spending through FY 2020. This reflects two common practices:

- RIF revenues are considered available for budgeting after they are collected; and,
- The Capital Improvement Program adopts budgets before the start of the fiscal year.

Resources Available for Budgeting

- Since the adoption of the RIF in 2005 through 2013, the City had collected almost \$20 million in RIF revenue, as included in our prior study.
- Program managers have tracked available resources, starting with a \$1,657,095 beginning balance of un-appropriated resources in the Residential Development Impact fund on December 2, 2005 (the date of adoption), and adding Residential Impact Fees collected of \$19,367,253 from 2005 to 2013.

Table 2
Summary of Recreation and Other Special Use Facilities as of 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Park Name	Park Designation	Council District	RIF Zone	Area (acres)	Softball Diamond	Bleachers (Seating)	Basketball Court(s)	Tennis Court(s)	Volleyball Court(s)	Lighted Court(s)	Horseshoe Pits	Multi-Purpose Field	Soccer Field(s)
Allendale Park	Neighborhood	7	Central	2.9	1	300		1		X			Yes
Annandale Canyon Park	Open Space	6	West	24.3									
Arlington Gardens	Neighborhood	6	West	2.6									
Brenner Park	Neighborhood	3	West	2.7	1	72	1	1	1	X			
Brookside Park	City Wide	1	City-wide	61.6	3	4440		5	1	X		X	Yes
Brookside Park - Area H	City Wide	1	City-wide	18.6	4							X	Yes
Central Park	Community	6	West	9.2							6		
Defenders Park	Neighborhood	6	West	1.8									
Desiderio Park	Neighborhood	6	West	3.8									
Eaton-Blanche Park	Neighborhood	4	East	5.5	1		1	2	1	X			
Grant Park	Neighborhood	7	Central	2.5			2	2		X			
Gwinn Park	Neighborhood	4	East	2.7									
Hahamongna Watershed Park	City Wide	1	City-wide	95	1							X	
Hamilton Park	Neighborhood	4	East	7.4	3	400	1	2	1	X	1	X	Yes
Jefferson Park	Neighborhood	2	Central	4.4	1	150	1	1		X			Yes
La Pintoresca Park	Neighborhood	1	West	3.5			1	1		X			
Linda Vista Park	Neighborhood (SP)	6	West	2									
Lower Arroyo Park	City Wide	6	City-wide	71.1									
Madison Elementary School	Neighborhood (SP)	5	Central	1.5			2	2				1	
McDonald Park	Neighborhood	2	Central	5	1				1				
McKinley School	Neighborhood (SP)	7	Central	1.2			1	1				1	
Memorial Park	Community	3	West	5.3									
Robinson Park	Community	3	West	9.1	2	640	2	2	1	X		X	Yes
San Rafael Park	Neighborhood	6	West	0.9									
Sid Tyler Park	Neighborhood	7	Central	0.3									
Singer Park	Neighborhood	6	West	3									
Sunnyslope Park	Neighborhood	4	East	2.3									
Victory Park	Community	4	East	24.6	4	400			1	X		X	Yes
Villa Parke	Community	5	Central	10.5	1	200	2	2		X		X	Yes
Vina Vieja Park	Neighborhood	4	East	7.6									
Washington Park	Neighborhood	5	Central	5.5	1		1	2	0	X			

Note: List does not include all city-owned Open Space.

* Outdoor use may include: lawn bowling, archery range, casting pool, roller skating, nature trails, bicycle/hiking trails, frisbee, golf course.

* (SP) - School Park location

Excludes two new pockets parks. Playhouse and Lamada, which are under construction.

Sources: City of Pasadena, Brion Economics, Inc.

Table 2
Summary of Recreation and Other Special Use Facilities as of 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Park Name	Football Field(s)	Swimming Pool	Playground	Tot Lot	Picnic Area	Outdoor Seating	Outdoor Activities*	Meeting Facilities	Drinking Fountains	Parking Lot	Programs	Staffed	Library/Rec. Center	Restrooms
Allendale Park			X	X	X				X	X			X	X
Anandale Canyon Park														
Arlington Gardens			X	X	X				X					X
Brenner Park		X	X	X	X	600			X	X	X	X		X
Brookside Park	Yes		X	X	X		X		X					X
Brookside Park - Area H	Yes		X	X	X		X		X					X
Central Park			X	X	X				X					X
Defenders Park									X					
Desiderio Park														
Eaton-Blanche Park			X	X	X				X	X				X
Grant Park			X	X	X				X					X
Gwinn Park									X					
Hahamongna Watershed Park					X		X		X	X		X		X
Hamilton Park	Yes		X	X	X				X	X				X
Jefferson Park	Yes		X	X	X				X					X
La Pintoresca Park			X	X	X				X	X			X	X
Linda Vista Park			X	X	X				X					X
Lower Arroyo Park							X	X	X	X	X	X		
Madison Elementary School			X	X					X					
McDonald Park			X	X	X				X					X
McKinley School			X	X					0	X				
Memorial Park					X	400	X	X	X	X	X	X	X	X
Robinson Park	Yes	X	X	X	X		X	X	X	X	X	X	X	X
San Rafael Park			X	X	X				X					
Sid Tyler Park									0					
Singer Park			X	X	X				X					X
Sunnyslope Park			X	X					X					
Victory Park	Yes	X	X	X	X			X	X	X	X	X	X	X
Villa Park	Yes	X	X	X	X		X	X	X	X	X	X	X	X
Vina Vieja Park			X	X	X				X	X	X	X	X	X
Washington Park			X	X	X				X	X	X	X	X	X

Note: List does not include all city-owned Open Space.

* Outdoor use may include: lawn bowling, archery range, casting pool, roller skating, nature trails, bicycle/hiking trails, frisbee, golf course.

* (SP) - School Park location

Excludes two new pockets parks, Playhouse and Lamada, which are under construction.
 Sources: City of Pasadena; Brion Economics, Inc.

- From 2014 to 2020, the City has collected a total of \$38,801,235 in RIF revenue. RIF collected by park district was: 39% to West, 40% to Central, 12% to East, and 10% to Arroyo.

Table 3 reflects Residential Impact Fees collected by district and year, along with the beginning balance and interest earned. Since 2005, the City has collected a total of \$58,168,488 in RIF revenue. Including interest and starting balance, the City has collected a total of \$61,592,971 in total revenues associated with the RIF program since its inception.

Table 3
Funding Generated by RIF from 2005 to 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Fiscal Years	City Park District or Project				Total
	West	Central	East	Arroyo	
Total RIF collected - FY 2005 to 13	\$10,691,325	\$4,969,238	\$1,769,703	\$1,936,986	\$19,367,253
Total RIF collected /estimated - FY 14 to 20 (1)					
FY 2014	\$275,276	\$1,836,544	\$2,376,305	\$498,681	\$4,986,806
FY 2015	\$469,047	\$5,576,858	\$243,256	\$698,796	\$6,987,957
FY 2016	\$2,392,056	\$123,537	\$1,386,561	\$433,572	\$4,335,726
FY 2017	\$184,773	\$2,039,647	\$663,601	\$320,892	\$3,208,912
FY 2018	\$285,122	\$2,290,508	\$234,708	\$312,260	\$3,122,598
FY 2019	\$7,799,986	\$1,545,582	\$176,764	\$1,058,037	\$10,580,370
FY 2020 (July - Sept 30, 2019)	<u>\$310,989</u>	<u>\$4,601,167</u>	<u>\$162,823</u>	<u>\$503,887</u>	<u>\$5,578,866</u>
Total, 2014 to 2020	\$11,717,249	\$18,013,843	\$5,244,018	\$3,826,124	\$38,801,235
Percent funding by District (2)	30%	46%	14%	10%	100%
Total RIF Revenue, since 2005	\$22,408,574	\$22,983,081	\$7,013,721	\$5,763,111	\$58,168,488
Percent funding by District (2)	39%	40%	12%	10%	100%
Un-appropriated Balance at FY 2005					\$1,657,095
RIF Collected - Report Period through FY 2005 to 2013					\$19,367,253
RIF Collected - Report Period through FY 2014 to 2020					\$38,801,235
Interest on Balances, report period 2014 to 2020					\$1,767,388
Total RIF Resources Available for Budgeting, Since Adoption					\$61,592,971

(1) Data provided by Phyllis Hollowell, Department of Public Works, City of Pasadena, Jan. 2020.

(2) Excludes interest and beginning balance in calculation. See below for these items.

Sources: City of Pasadena; Brion Economics, Inc.

Resources Used for Budgeting

The City of Pasadena tracks RIF revenue collected, related appropriations (authority to spend), and actual expenditures for parks and recreation facility improvements within its capital project funds. That fund type is appropriate for tracking resources for multi-year capital projects and helps distinguish capital expenditures from ongoing operating costs. Because the City uses the fiscally conservative convention of requesting spending authority only after the related RIF

revenue is in hand, it is expected that un-appropriated balances will be present at the early stages of the parks and recreation capital improvement program.

The City of Pasadena Public Works Department reports \$37,700,893 in approved appropriations of Residential Impact Fees for the period beginning FY 2014 through FY 2020, as reflected in **Table 4**. This amount includes \$1,153,715 in interest.

The appropriations by district include: 40% West, 31% Central, 16% East, and 10% Arroyo; the remaining 3% is interest.

Table 4
Residential Impact Fee Appropriations - by Fiscal Years 2014 to 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Fiscal Year	Funding by District or Source					Total
	West	Central	East	Arroyo	Interest (1)	
2014 Appropriations	\$2,226,000	\$700,000	\$450,000	\$525,000	\$375,500	\$4,276,500
2015 Appropriations	\$2,010,000	\$100,000	\$199,243	\$140,880	\$0	\$2,450,123
2016 Appropriations	\$1,150,000	\$425,000	\$975,000	\$430,000	\$50,000	\$3,030,000
2017 Appropriations	\$2,538,757	\$345,000	\$1,265,000	\$500,000	\$225,000	\$4,873,757
2018 Appropriations	\$360,000	\$3,445,000	\$306,000	\$266,473	\$403,215	\$4,780,688
2019 Appropriations	\$120,000	\$770,000	\$1,020,000	\$0	\$0	\$1,910,000
2019 Amendments	\$5,725,623	\$2,500,000	\$1,215,000	\$285,866	\$0	\$9,726,489
2020 Appropriations	\$825,000	\$3,500,000	\$650,000	\$992,000	\$100,000	\$6,067,000
2020 Amendments	\$0	\$0	\$0	\$586,336	\$0	\$586,336
Totals, 2014 to 2020	\$14,955,380	\$11,785,000	\$6,080,243	\$3,726,555	\$1,153,715	\$37,700,893
Percent of Total	40%	31%	16%	10%	3%	100%

(1) Appropriations from interest are not assigned to districts and include citywide projects.
 Data provided by Phyllis Hallowell, Department of Public Works, City of Pasadena, Jan. 2020.
 Sources: City of Pasadena; Brion Economics, Inc.

Residential Impact Fee Fund Balances

The City accounts for and reports financial activity for this fee in its Residential Development Impact capital projects fund (No. 304). The fund reported a positive fund balance of \$22.75 million as of June 30, 2019, the last full fiscal year for which the comprehensive annual financial report is available.⁶ It is normal for accounting balances to be higher than budgetary balances, because the budgetary basis considers the resources to be used when the Council grants authority to spend (appropriation) while the accounting methods consider resources to be used only after the actual expenditure occurs.

⁶ <https://www.cityofpasadena.net/finance/wp-content/uploads/sites/27/Comprehensive-Annual-Report-2019.pdf?v=1583432730166>

Existing and Future Demographics and Growth

This study estimates current population, housing units, households, and persons per household based on available information from the City and the Southern California Association of Governments (SCAG). SCAG estimates that the City currently has 59,900 households as of 2020 with a total household population of 143,200, and an average persons per household factor of 2.39 (Table 5).

Table 5 also shows expected growth over the next 20 years to the year 2040. Given the City's high land costs, most new development has been, and is expected to continue to be, comprised of higher density development. Many new higher density projects have been developed in and around the City's Central District where land costs are extremely high.

SCAG projects that the City will grow by 2,500 new households over the next 20 years or through 2040. The RIF nexus study uses these growth estimates to establish the park and recreation fee.

The forecast level of residential development will generate a total of 7,500 new residents or 2,500 new households, assuming a persons per household factor of 3.00 over the next 20 years. New residential development as a percentage of buildout at 2040 is about 4%. Average household size is expected to increase slightly to 2.42 at 2040. At 2040, the City is estimated to have about 62,400 households, and a total household population of 150,700.

Table 5
Existing and Projected Residential Development - 2020 to 2040
City of Pasadena Park Fee Nexus Study - 2020 Update

Item	Existing Development 2019 (1)	Future Growth 2020 to 2040 General Plan (1)	Total Development at 2040 (1)	New Development as % of 2040
Households	59,900	2,500	62,400	4.0%
Housing Units (2)	61,697	2,575	64,272	4.0%
Persons Per Household (3)	2.39	3.00	2.42	na
Population	143,200	7,500	150,700	5.0%

(1) From projections prepared by Southern California Association of Governments, 2016-2040 RTP/SCS Final Growth Forecast by Jurisdiction: <http://www.scag.ca.gov/DataAndTools/Lists/GrowthForeCastingTabs/AllItems.aspx>

(2) Assumes a 3% vacancy rate.

(3) Population divided by households.

Sources: SCAG; Brion Economics, Inc.

A key measure in nexus studies is the relationship between new and existing development, or population. Under these projections for the City, new population from 2020 to 2040 represents 5% of total population in 2040.

Currently Pasadena has a total of 4.43 park and open space acres per 1,000 population currently, as shown in **Table 6**. This equates to the existing service level for parks and open space in the City as of 2020. Of this, 2.62 acres per 1,000 population are developed parks. Most of this acreage is in citywide parks, at 1.72 acres per 1,000 population. The City has neighborhood and community park standards of 0.49 and 0.41 acres per 1,000 population, respectively. The City has 1.81 acres of open space per 1,000 population, which is concentrated at Hahamongna Park, the City’s largest park. These existing park standards are applied to estimates of new development⁷ to calculate new required park acreage and the park fee.

Table 6
Current Park Acreage per 1,000 Population as of 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Type of Park	Total Park Acreage	Park Acreage Per 1,000 Population (1)
Neighborhood Parks	70.10	0.49
Community Parks	58.70	0.41
Citywide Parks	246.30	1.72
Total Active, Developed Parks	375.10	2.62
Open Space	259.30	1.81
All Parks, with Open Space	634.40	4.43

(1) Based on 2020 population estimates from City of Pasadena; see Table 5.
 Sources: City of Pasadena; Brion Economics, Inc.

⁷ We estimate the need for new park space based on demand from new residential development only, based on existing service levels or acres per 1,000 residents or population. Park fees are typically only levied on residential development because the use of public parks by employees is limited compared to population.

4. PARKS AND RECREATION CAPITAL IMPROVEMENT PROGRAM

This chapter summarizes the City's capital improvement plan for parks, open space, and recreation facilities. These costs are the basis of a portion of the RIF fee associated with existing and new development.

Table 7 summarizes the City's current Capital Improvement Program (CIP) for parks and recreational facilities for 2020 to 2024. A detailed database of the City's Parks and Recreation CIP is provided in **Appendix B** in **Table B-1**. As shown, current CIP total costs are approximately \$28.3 million. These costs are spread between new and existing development based on the nexus factors estimated and discussed previously. For this discussion, the 5% of total population at 2040 is associated with new development; 95% of population is associated with existing development. Based on this forecast, the City's share of these costs equals \$26.9 million, while new population's share would be \$1.4 million. New population is expected to fund a portion of these costs, as this set of improvements will serve both new and existing development. Existing park CIP plans create a network of facilities that will be used by both new and existing residents. Thus, new development is expected to pay its fair share of these costs, which is estimated at 5% of the total projected CIP costs through 2024.

The CIP is also summarized by Park District for informational purposes. The Citywide District has about \$10.3 million, or 37% of the total CIP costs. Approximately \$9.5 million is in the Western District or 33% of the total CIP Costs. The Eastern District has \$3.5 million, or 13% of the total CIP costs. The Central District has \$4.9 million, or 18% of the total CIP costs, as shown in **Table 7**.

Table 7
Parks and Recreation Capital Improvement Program by District - FY 2020 to 2024
City of Pasadena Park Fee Nexus Study - 2020 Update

Item	Total Estimated Costs	Percent	Existing Development Costs (1)	New Development Costs (1)
Nexus: Cost Sharing Rates			95.0%	5.0%
Totals, All	\$28,280,814		\$26,873,342	\$1,407,472
Costs by District				
Western	\$9,456,600	33%	\$8,985,966	\$470,634
Central	\$4,955,000	18%	\$4,708,401	\$246,599
Eastern	\$3,536,000	13%	\$3,360,021	\$175,979
Citywide	<u>\$10,333,214</u>	<u>37%</u>	<u>\$9,818,953</u>	<u>\$514,261</u>
Total, All Districts	\$28,280,814	100%	\$26,873,342	\$1,407,472

(1) See Table B-1 for detailed projects and Table 5 for nexus rate.

Sources: City of Pasadena; Brion Economics, Inc.

5. POTENTIAL NEW RESIDENTIAL IMPACT FEE

This chapter presents the nexus analysis and calculations of an updated RIF for the City of Pasadena. The methodology and approach are consistent with the two prior nexus studies prepared for the City, with adjustments based on available data. This analysis follows the nexus study principles discussed in **Chapter 2** and the fee is calculated according to the existing service standard: in this case, park and open space acreage per 1,000 population.

Table 8 estimates the new park and recreation capital costs based on the data and analysis presented above. The top of the table has projected population growth and current park standards. The analysis assumes 2.62 park acres per 1,000 population and 1.81 acres of open space per 1,000 population. New development requires an additional 19.65 acres of new parkland and 13.58 acres of open space, based on existing standards. There are separate estimates of parkland and open space because development costs and land prices vary greatly between developed parkland versus open space. As discussed before, new development under the General Plan equals approximately 2,500 households and represents 5% of total population growth at 2040.

Consistent with the City's current Residential Impact Fee Ordinance, this analysis uses current land values per acre. In order to obtain this figure, we analyzed a variety of land sales transactions collected by the City Real Estate Department over the past three years, from 2017 to 2019 (see **Appendix B, Table B-2**). These transactions include applicable real estate sales in the City with complete data, including sales price. The average price per acre of these transactions is about \$4.6 million. For comparison purposes, the City's current park fee ordinance assumes an average land value of about \$3.8 million per acre (from the 2013 Nexus Study). For open space, the average land value would be \$294,348 per acre, based on the average percentage increase in land values of 20.4% between 2013 and 2019, since actual open space comparisons are currently unavailable.

Using these new land prices, the costs for new park land and open space lands total \$93.7 million. This includes the cost for new parkland and open space combined. An average of \$780,000 per acre is assumed for park development costs, although some parks may cost less depending on the type of facilities included at the park and whether the park is active or passive. Open space development costs are estimated at \$83,354 per acre, a figure that would fund amenities such as parking lots, trail heads, trails, markers, and signage. The total cost of new park and open space land combined with development costs is \$110.2 million, as shown in **Table 8**.

Table 8
Future Parks Requirements and New Park and Open Space Needs and Costs - 2020 to 2040
City of Pasadena Park Fee Nexus Study - 2020 Update

Item	Reference	Amount
Projected future development		
Projected household growth, 2020 to 2040	Table 5	2,500
Projected population growth, 2020 to 2040	Table 5	7,500
New population as % of current population	Table 5	5.0%
Current parks standard (acres per 1,000 population) (1)	Table 6	2.62
Current open space standard (acres per 1,000 Population) (1)	Table 6	1.81
Combined parks and open space standard		4.43
New parks acres required, 2020 to 2040	Derived	19.65
New open space required, 2020 to 2040	Derived	13.58
Total parks and open space acres required	Derived	33.23
Land Costs		
Average parks land cost per acre (2)	Table B-2	\$4,566,122
Average open space land cost per acre (3)	Table B-2	\$294,348
Estimated Park Land Costs		\$89,704,219
Estimated Open Space Land Costs		<u>\$3,997,443</u>
Total land costs		\$93,701,661
Improvement costs		
Average parks improvement cost per acre	City Parks (4)	\$780,000
Average open space improvement cost per acre	City DPW (5)	\$83,354
Estimated Park Improvement Costs		\$15,323,568
Estimated Open Space Improvement Costs		<u>\$1,132,008</u>
Total improvement costs		\$16,455,576
Total land and improvement costs		\$110,157,238
New residents' share of improvement costs at existing parks (6)	Table 7	\$1,407,472
Total new parks and recreation costs attributable to new residents		\$111,564,710

(1) Based on current population and existing parks and open space as of 2020.
(2) Based on appraisals and comparable sales from City Department of Real Estate and Costar, see Table B-2.
(3) Open space value based on 2013 figure adjusted for cost increase for all urban land in City, or 20%.
(4) Based on planned appropriation costs for Desideiro Park, see Table B-3. Average is \$780K per acre.
(5) Based on average 2013 costs per acre for Lower Arroyo Park, adjusted for inflation to 2020.
(6) Based on the assumption that new residents will pay for improvements to existing parks in proportion to their share of City population. These improvement costs are itemized in Table B-1.

Sources: City of Pasadena; Brion Economics, Inc.

New development should also bear a portion of the costs of the current CIP, as this presents significant improvements to the City’s park and recreation network, and in many cases expands the amenities and facilities to serve new and existing development. However, only a small portion of these costs – around \$1.4 million -- can be fairly allocated to new development.⁸ Total new park and recreation facilities required to serve new development will cost about \$111.6 million, as shown at the bottom of **Table 8**.

The City of Pasadena is currently assessing a fee by number of bedrooms per unit. The current per bedroom rates are shown in **Table 9** and range from \$19,622 for a studio unit to \$36,321 for a 5-bedroom or larger unit. These are the adopted 2020 fee rates, prior to the preparation of this nexus study. The City offers a 30% discount on all market rate units within projects with on-site affordable units. There is also a discounted fee for affordable housing, nursing homes, and student housing, of \$1,017 per unit.

Table 9
Current Adopted Residential Impact Fee (RIF) Rates - 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Development Type	Bedrooms	Per-unit Adopted RIF 2020 Rates (1)	Per-unit RIF with Affordable Housing Discount (2)
New Residential	Studio	\$19,622	\$13,735
New Residential	1	\$20,708	\$14,495
New Residential	2	\$22,998	\$16,099
New Residential	3	\$26,447	\$18,513
New Residential	4	\$32,134	\$22,494
New Residential	5 or more	\$36,321	\$25,425
Affordable Housing	Any	\$1,017	
Student Housing	Any	\$1,017	
Skilled Nursing Unit	Any	\$1,017	

(1) Adopted fee rates in FY 2020; prepared prior to this nexus study update.

(2) Where a developer provides affordable housing units, market-rate units in the same development receive a 30% discount on the Residential Impact Fee.

Source: City of Pasadena FY 2020 Schedule of Taxes, Fees, and Charges; Brion Economics, Inc.

⁸ This is based on new population 2020-2040 as a percentage of total population in the City, or 5% of \$28.3 million.

Table 10 calculates the RIF rate on a per resident basis. Based on population growth and the projected cost of new park land, the per resident cost is calculated at \$14,875 per resident for both parks and open space.

Based on new housing and population growth, the new per bedroom fee is calculated in **Table 11**. The new proposed fees are approximately 49.7% higher than the current fees, ranging from \$29,379 for studio units to \$54,383 for 5-bedroom or larger units. The average fee is \$35,562 per unit, based on an average of 2.39 persons per unit. This represents a 49.7% increase over the recently adopted RIF rates.

Table 10
Parks and Recreation Cost per Resident - 2020 to 2040
City of Pasadena Park Fee Nexus Study - 2020 Update

Item	Amount - New 2020 Nexus Study
Projected population growth from 2020 to 2040	7,500
Projected new parks acreage required 2020 to 2040	19.65
Projected new open space acreage required 2020 to 2040	13.58
Average parks land cost per acre	\$4,566,122
Average open space land cost per acre	\$294,348
Projected parks land costs	\$89,704,219
Projected open space cost	\$3,997,443
Project Development costs	\$16,455,576
New residents' share of improvement costs at existing parks	\$1,407,472
Projected combined parks and open space cost	\$111,564,710
Projected total cost per new resident	\$14,875

Sources: City of Pasadena; Brion Economics, Inc.

Table 11
Parks and Recreation Fees by Bedrooms per Unit based on Nexus as of 2020
City of Pasadena Park Fee Nexus Study - 2020 Update

Number of Bedrooms	Persons per Household (1)	Current Adopted Fee per Unit (2)	New Proposed Fee per Unit (3)	Percent Increase
Studio	1.98	\$19,622	\$29,379	49.7%
1	2.08	\$20,708	\$31,004	49.7%
2	2.31	\$22,998	\$34,435	49.7%
3	2.66	\$26,447	\$39,598	49.7%
4	3.23	\$32,134	\$48,114	49.7%
5 or more	3.66	\$36,321	\$54,383	49.7%
Average	2.39	Table 5	\$35,562	Derived

(1) Persons per household is updated with 2020 average household size applied to 2013 figures.

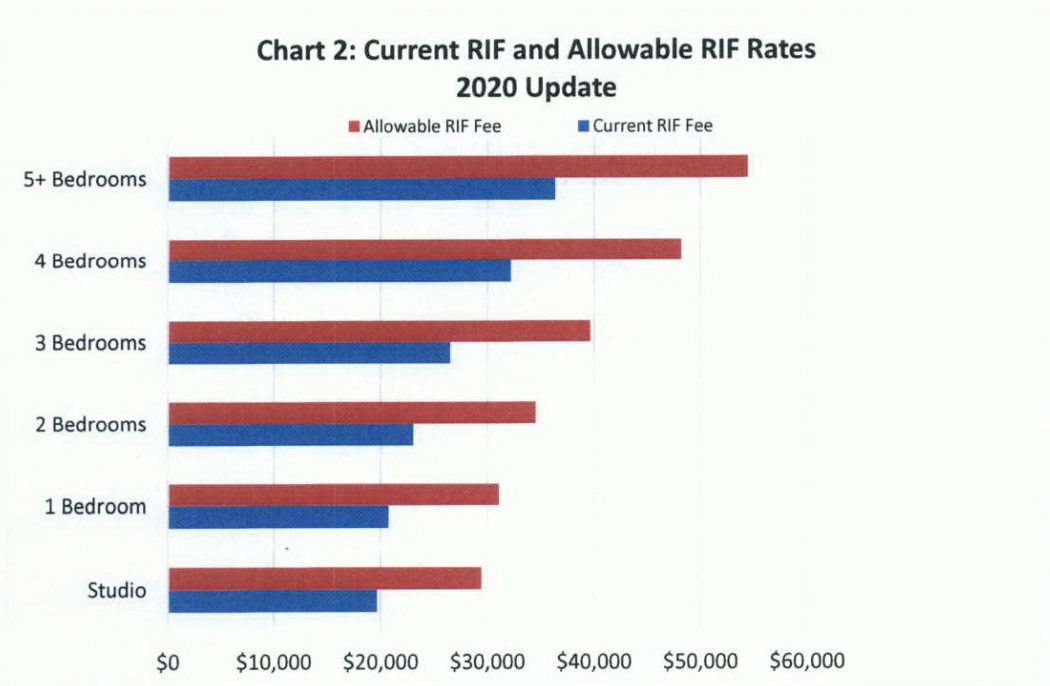
The average persons per household size increased 3% over this time period.

The current Census no longer cross-tabulates persons per household and bedrooms per household though each of these items is available independently.

(2) See Table 9.

(3) Based on the per resident cost factor of \$14,875 as calculated in Tables 8 and 10.

Sources: US Census; City of Pasadena; Brion Economics, Inc.



6. CITY FUNDING REQUIREMENTS

The City has various funding sources that it uses to develop new parks and open space and to improve existing parks and open space. Not all new park improvement costs can be allocated to new development, as discussed in **Chapter 5**. This Chapter discusses the various revenue sources used to meet existing development's park and recreational improvement needs as well as the needs generated by new development.

The City's Department of Public Works collects the Park and Recreation RIF for new development. In addition to these funds, the City needs to develop a plan for securing the funding required to pay for existing development's share of the park and recreation facilities included in the CIP. This existing funding requirement equals about \$26.9 million (see **Table 7**). Parks and recreation facilities are an integral part of the City's Capital Improvement Program (CIP), and funding will be allocated each fiscal year towards existing development's share of the current CIP. The City continues to pursue the following funding sources.

Funding Mechanisms Currently in Use

- **Residential Impact Fee:** The City has had a Residential Impact Fee since 1988⁹. This impact fee has generated substantial funding for parks and open space and recreational facilities in the City of Pasadena.
- **State and Federal Grants and Other Outside Funding:** The State of California offers potential funding sources for park and recreation facilities, which the City could apply for directly.
- **General Fund Allocation:** Discretionary General Fund revenues will need to be allocated to park and recreation facilities included in the CIP. The City could establish a policy to set aside a certain percentage of Transient Occupancy Tax (TOT) revenues or sales tax revenue for park facilities. Alternatively, the City could decide to increase the TOT rate and use the incremental revenue to fund park and recreation facilities associated with existing development.
- **Community Development Block Grants:** The City receives CDBG revenue each year, which can be used at its discretion for community improvements and projects. The City can apply some of this revenue to its existing development CIP requirements.

⁹ <https://www.cityofpasadena.net/wp-content/uploads/sites/29/Residential-Impact-Fee-Packet.pdf>

- **In-kind Contributions:** The City can contribute land or existing facilities towards the development of park and recreation facilities. These in-kind contributions will count towards existing development's requirements.

Potential Funding Mechanism

Some cities use parcel taxes as a means of funding parks and recreation facilities.

- **Parcel Tax:** The City could consider establishing a citywide parcel tax or non-Ad Valorem property tax to fund park and recreation facilities. While parcel taxes require a two-thirds vote of the electorate and are difficult to pass, a parcel tax would be an ideal source of funding existing development's share of park and recreation facilities.

7. CONCLUSIONS AND NEXT STEPS

This analysis demonstrates that the City's current impact fee per bedroom is justifiable and meets the requirements of nexus as required by the MFA. It also indicates that the current fee is lower than the true cost of providing for new parks and recreation facilities, given the current high land cost in the City and an increase in land cost since the fee was updated in 2013. Evidence assembled by this study indicates that the City could adopt a park impact fee at a rate of \$39,598 for a 3-bedroom unit, which is approximately \$13,151 or 49.7% more than the current fee for a 3-bedroom unit.

The City Council could also consider adopting impact fees that consider unit type and density. The City does currently charge \$1,017 for affordable housing units, student housing, and skilled nursing facilities. It will provide for a 30% per unit discount for projects that include affordable units on-site. This helps make the fees more reasonable for mixed income housing projects, senior projects, and other low-income housing.

The City could also consider offering credits for on-site private open space and recreation facilities. This could help reduce the cost of the RIF on new development and encourage developers to offer on-site amenities. For instance, if a residential project provides tennis courts, swimming pools, or large park areas with playgrounds, they could receive up to 50% credit on their park fees. The logic is that these private facilities offset demand for public facilities and save the City improvement costs to serve these new residents.

Next Steps

- **Publish** new fee nexus study and supporting data.
- **Present** updated RIF Nexus Study to the Park and Recreation Commission and then to the City Council for consideration and potential approval.
- **Prepare** and adopt a revised and updated Residential Impact Fee Ordinance and Resolution. The City Council will direct the City Attorney to prepare these two documents. The Ordinance references this Nexus Study and the Resolution will set the final park fee rate at the direction of Council.
- **Update** City Fee Schedule with new adopted RIF rates for 2020.

APPENDIX A: ADDITIONAL RECOMMENDATIONS AND POLICIES ON PARKS AND OPEN SPACE

This appendix provides additional details on policies and recommendations on the Green Space, Recreation and Parks Element and Master Plan and the Open Space Conservation Element, from **Chapter 2** of the report. These policies and recommendations relate to the need for a Residential Impact Fee (RIF). The RIF serves as an implementation action of the General Plan goals, policies, and recommendations.

Green Space, Recreation and Parks Element and Master Plan

Additional Urban Open Space and Parks

- Pursue acquiring land identified in the Sensitive Lands Survey if it becomes available.
- Encourage the development of publicly accessible urban open space areas throughout the city, both public and privately owned.
- Pursue trail and park improvements within and adjacent to the Los Angeles County Flood Control Basin and Southern California Edison Property in eastern Pasadena. These potential improvements can become an interconnected series of recreational amenities that will tie into existing park facilities and form a recreational corridor.

Acquisition of Open Space

- Pursue leases and enhancement of Los Angeles County Flood Control property in eastern Pasadena.

Additional accessible playgrounds

- Continue to implement existing City policy for upgrading play equipment for increased accessibility.
- Continue to implement existing City policy for incorporation of accessible components in new facilities.

Passive vs. Active Use of Facilities

- Pursue additional recreational facilities to meet identified sports field deficits and relieve pressure on field use.

Park and Recreation Amenities Provided by Park Type

- Implement existing park and facility master plans such as the Arroyo Seco Master Plans.
- Utilize a standard palette of amenities for planning park improvements.
- Ensure that amenities within Neighborhood Parks are responsive to specific location and function of the park.
- Ideally, all Neighborhood Parks shall contain the following amenities:
 - Play Equipment - Separate structures for 3- to 5-year-olds and 5- to 12-year-olds will be required.
 - Drinking Fountain(s) - ADA compliant
 - Picnic tables, barbeques, benches, and waste containers
 - Open turf areas for casual play
 - Trees
 - Security Lighting
 - ADA compliant concrete walkways that connect all the amenities in the park.

Open Space and Conservation Element

Preserve, Acquire and Create Open Space

- Preserve currently zoned open spaces, natural open spaces, hillsides, view sheds, watersheds and recreational areas.
- Develop criteria, prioritize and plan to acquire additional open space.
- Create additional open spaces through reclamation and restoration.
- Participate in regional, state and federal programs designed to preserve, maintain and acquire open space.
- Direct organized recreation to existing parks, fields, and school facilities and away from natural open spaces.

Develop Access & Connectivity for Wildlife and People

- Develop open space and wildlife corridors and establish easement and acquisition programs.
- Acknowledge, restore and maintain Pasadena’s connections with trails in the Angeles National Forest and regional trail systems.
- Ensure that all Pasadena residents have access to information about where open spaces are located and the transportation opportunities and options for getting to them.

Preserve, Restore and Maintain the Eaton Canyon Corridor & the Arroyo Seco

- Preserve, restore and maintain the natural character of the Eaton Canyon Corridor and the Arroyo Seco as self-sustaining healthy ecosystems of plants and animals.
- Its natural character will continue to inspire people, as it has throughout time.
- Promote responsible human interfaces with these unique natural environments in open space planning.

Welcome and Value the Importance of Citizen Participation

- Citizen participation shall play a major role in all phases of open space planning.
- The City shall provide the public with timely information regarding open space planning and decision making.

Define and Recognize the Benefits Derived from Open Space

- The opportunity to experience open space is vital to the physical and psychological well-being of Pasadena’s residents.
- Account for impacts to “nature’s services” and associated value when making decisions about open space. Open space is important for the health of the ecosystem and provides direct and indirect economic benefit to the City.
- Preserve, restore and maintain Pasadena’s natural amenities and recreation options which provide unique value to Pasadena’s character and desirability as a place to live, visit, and conduct business.

APPENDIX B: DETAILED SUPPORTING DATA AND PARK DISTRICT MAP

Table B-1
 FY 2020 - 2024 Capital Improvement Program
 Parks and Landscaping - Park Projects
 City of Pasadena Park Fee Nexus Study - 2020 Update

Park District	Park	CIP No.	Improvement Description	Total Estimated Costs	Existing Funding Collected - Appropriated through FY 2019	Adopted FY 2020	Existing Development (see Table 5)	New Development (See Table 5)
<i>Distribution of Costs based on Nexus</i>								
							95.0%	5.0%
C	Villa Parke Community Center Improvements	78061	Locker room repair, flooring, east entrance additions, new roof, parking lot improvements, pool and pool area improvements, new soccer field netting.	\$3,500,000	\$1,000,000	\$2,500,000	\$3,325,813	\$174,187
C	Washington Park Community House and Restroom	78088	Design Phase of community house and restroom	\$300,000	\$0	\$300,000	\$285,070	\$14,930
C	Washington Park Community House and Restroom	78089	Construction Phase of community house and restroom	\$700,000	\$0	\$700,000	\$665,163	\$34,837
C	Playhouse District Park and Parking Lot - Design Phase	78083	Implementation of a .6 acre park and integration of a parking facility.	\$455,000	\$380,000	\$75,000	\$432,356	\$22,644
E	Vina Vieja Pickleball Court - Design and Construction	78086	Installation of the first dedicated pickleball courts in the city.	\$1,800,000	\$400,000	\$1,400,000	\$1,710,418	\$89,582
E	Hamilton Park - Various Projects	78069	Improvements and repairs to baseball field and tennis courts.	\$1,336,000	\$1,336,000	\$0	\$1,269,510	\$66,490
E	Lamanda Park Library Pocket Park - Construction	78078	Pocket park on the ground of the Lamada Park Library.	\$400,000	\$100,000	\$300,000	\$380,093	\$19,907
W	La Pintoresca Park Improvements	78087	Renovations to site elements, drainage improvements, lighting upgrades.	\$750,000	\$0	\$750,000	\$712,674	\$37,326
W	Robinson Park	78085	Pool and Pool Building Renovations	\$4,000,000	\$4,000,000	\$0	\$3,800,929	\$199,071
W	Installation of Restrooms at Desiderio Park - Construction Phase	78059	New restroom building	\$990,000	\$990,000	\$0	\$940,730	\$49,270
W	Central Park Improvements	78461	Improvements include and shade structure and lighting, improvements to the bowling lawns.	\$2,820,600	\$2,745,600	\$75,000	\$2,680,225	\$140,375
W	Annandale Canyon Open Space Trail Access, Improvements and Park Expansion	78240	Purchase of 3 additional parcels, trail construction, trailhead improvement, parking lot.	\$896,000	\$896,000	\$0	\$851,408	\$44,592
WCE	Restroom Bldgs. Replace and Construct - Jefferson, McDonald, Allendale, Victory, Grant, Villa, Singer, Eaton-Blanche, Memorial, Hamilton Parks	78038	Replacement of restrooms at various parks. Some parks will need work in addition to replacing restroom buildings.	\$7,822,123	\$7,522,123	\$300,000	\$7,432,834	\$389,289
WCE	Citywide Sports Facilities Improvements and Installations	78044	Renovations and new installations of sports facilities.	\$2,511,091	\$2,511,091	\$0	\$2,386,120	\$124,971
			Total	\$28,280,814	\$21,880,814	\$6,400,000	\$26,873,342	\$1,407,472

Sources: City of Pasadena; Brion Economics, Inc.

RIF Nexus Study - 2020 Update
 City of Pasadena
 June 19, 2020

Table B-2
 Recent Urban Comps - Sales Transactions - 2017 to 2019
 City of Pasadena Park Fee Nexus Study - 2020 Update

Property Ref. No. (1)	Assessor Parcel No.	Address (2)	City	Status	Sale Date	Price	Size of lot (sqft)	Size of lot (acres)	\$/sqft	\$/acre	Zoning (2)
4	5743-027-018	1027 N Altadena Dr	Pasadena	Sold	11/9/18	\$1,200,000	13,068	0.300	\$91.83	\$4,000,000	RM32
5	5743-008-036	913 Boston Ct	Pasadena	Sold	9/6/19	\$1,600,000	6,534	0.150	\$244.87	\$10,666,667	PSC- Multifamily
6	5743-017-044	264 N Chester Ave	Pasadena	Sold	8/30/17	\$720,000	7,868	0.181	\$91.51	\$3,986,172	RM32 - Res Low Density
7	5722-025-051, 053	300 E Colorado Blvd/39 S Los Robles Ave	Pasadena	Sold	12/19/18	\$5,600,000	92,347	2.120	\$60.64	\$2,641,509	PSC - Hold for Development
8	5755-030-035	3768 E Colorado Ave	Pasadena	Sold	12/5/19	\$8,500,000	32,670	0.750	\$260.18	\$11,333,333	C2 - Apartment Units
9	5711-001-039	909 Cypress Ave	Pasadena	Sold	5/12/17	\$909,000	11,761	0.270	\$77.29	\$3,366,667	RM-12
11	5755-023-022	3837 Elma Rd	Pasadena	Sold	11/8/19	\$568,000	6,797	0.156	\$83.57	\$3,640,147	LCR1YY - SF
12	Part of Multi property	213 S Euclid Ave Bldg. 1	Pasadena	Sold	10/3/18	\$2,403,998	8,712	0.200	\$275.94	\$12,019,990	R3
13	Part of Multi property	221-249 S Euclid Ave Bldg. 2	Pasadena	Sold	10/3/18	\$4,808,164	22,216	0.510	\$216.43	\$9,427,773	PSC
14	Part of Multi property	251-267 S Euclid Ave Bldg. 4	Pasadena	Sold	10/3/18	\$3,553,538	16,988	0.390	\$209.17	\$9,111,636	PSC
15	Part of Multi property	273-277 S Euclid Ave Bldg. 2	Pasadena	Sold	10/3/18	\$1,734,301	8,712	0.200	\$199.07	\$8,671,505	PSC
16	5726-003-900	733 N Fair Oaks Ave	Pasadena	Sold	11/16/18	\$501,500	6,534	0.150	\$76.75	\$3,343,333	PARCEL DELETED, L.A. Assessor
17	5725-001-006	826 N Fair Oaks Ave	Pasadena	Sold	9/28/18	\$1,195,000	10,890	0.250	\$109.73	\$4,780,000	C3(a)
21	5729-010-018	1371 N Garfield Ave	Pasadena	Sold	7/22/19	\$730,000	8,276	0.190	\$88.20	\$3,842,105	R-32
22	5746-008-058	85 N Grand Oaks	Pasadena	Sold	4/5/17	\$1,200,000	8,712	0.200	\$137.74	\$6,000,000	R-3
23	Part of Multi property	1364 E Green St	Pasadena	Sold	11/15/19	\$5,051,523	41,382	0.950	\$122.07	\$5,317,393	PSC
24	Part of Multi property	1339 E Green St	Pasadena	Sold	11/15/19	\$4,948,477	40,511	0.930	\$122.15	\$5,320,943	PSC
25	Part of Multi property	175 N Greenwood Ave	Pasadena	Sold	5/4/17	\$1,034,996	7,841	0.180	\$132.00	\$5,749,978	C
26	5757-030-001	170 N Halstead St	Pasadena	Sold	4/11/18	\$2,550,000	10,454	0.240	\$243.92	\$10,625,000	PSM
27	5738-016-101	226 N Holliston Ave	Pasadena	Sold	7/11/19	\$1,320,000	12,197	0.280	\$108.23	\$4,714,286	PSC
28	5738-008-034	244 W Howard St	Pasadena	Sold	2/14/17	\$680,000	18,731	0.430	\$36.30	\$1,581,395	RM16
29	5723-009-034	233 N Hudson Ave	Pasadena	Sold	9/10/18	\$3,607,000	16,553	0.380	\$217.91	\$9,492,105	RD13
30	5727-012-045	1545 Lincoln Ave	Pasadena	Sold	2/28/18	\$700,000	8,712	0.200	\$80.35	\$3,500,000	PSC
31	5704-001-045	1918 Linda Vista Ave	Pasadena	Sold	6/23/17	\$399,000	14,375	0.330	\$27.76	\$1,209,091	R4
32	5738-002-043	1045 Locust St	Pasadena	Sold	7/26/19	\$1,375,000	13,504	0.310	\$101.82	\$4,435,484	PSR3
33	5723-016-029	110 N Los Robles Ave	Pasadena	Sold	2/28/17	\$2,500,000	11,761	0.270	\$212.56	\$9,259,259	PSC
34	5723-017-911,13,14,15	135 N Los Robles Ave	Pasadena	Sold	8/20/18	\$5,295,000	97,574	2.240	\$54.27	\$2,363,839	Ground Lease
35	5723-005-029,044	282 N Los Robles Ave	Pasadena	Sold	9/10/19	\$5,100,000	39,204	0.900	\$130.09	\$5,666,667	CD-3
36	5731-021-056,058	417-419 Madison Ave	Pasadena	Sold	2/1/19	\$4,750,000	31,363	0.720	\$151.45	\$6,597,222	PSC
37	5738-010-036	241 N Mar Vista Ave	Pasadena	Sold	1/16/19	\$850,000	8,712	0.200	\$97.57	\$4,250,000	PSR3
38	5720-026-002	704 S Marengo Ave	Pasadena	Sold	12/22/17	\$2,250,000	4,266	0.098	\$527.43	\$22,974,684	RM32
39	5738-019-007	170 N Michigan Ave	Pasadena	Sold	11/20/17	\$681,727	7,841	0.180	\$86.95	\$3,787,372	RM48/PK
41	5748-004-028	2535 Nina St	Pasadena	Sold	3/30/18	\$1,100,000	13,504	0.310	\$81.46	\$3,548,387	PSC
46	5726-018-025	745 N Orange Grove Blvd	Pasadena	Sold	3/13/18	\$1,670,000	15,682	0.360	\$106.49	\$4,638,889	PSC
47	5726-018-027	745 N Orange Grove Blvd	Pasadena	Sold	5/16/18	\$1,073,000	10,890	0.250	\$98.53	\$4,292,000	PSR
48	Part of Multi property	1475-1063 N Oxford Ave	Pasadena	Sold	3/21/19	\$141,441	118,483	2.720	\$1.19	\$52,000	LCR171/2 - SF Redevel. Project
49	5720-009-010	S Raymond Ave	Pasadena	Sold	5/30/19	\$2,000,000	13,068	0.300	\$153.05	\$6,666,667	PSR
50	5755-021-017	176-184 Rosemead Blvd	Pasadena	Sold	4/13/18	\$1,750,000	14,375	0.330	\$121.74	\$5,303,030	LCC2
51	5329-012-001	505 S Sierra Madre Blvd	Pasadena	Sold	9/20/19	\$1,400,000	14,375	0.330	\$97.39	\$4,242,424	C-2
53	5723-013-068	717-721 E Union St	Pasadena	Sold	2/1/18	\$3,150,000	12,632	0.290	\$249.36	\$10,862,069	CD-3
54	5732-010-030	1135 E Villa St	Pasadena	Sold	10/1/18	\$470,000	6,098	0.140	\$77.07	\$3,357,143	RM-32 - Commercial
56	5735-016-048	1625 Walnut St	Pasadena	Sold	7/5/18	\$1,325,000	10,890	0.250	\$121.67	\$5,300,000	SLR1YY
58	5727-008-038	466 W Washington Blvd	Pasadena	Sold	11/21/17	\$1,600,000	19,639	0.451	\$81.47	\$3,548,857	R17
Totals						\$93,995,665	896,702	20.585			
Averages						\$2,185,946	20,854	0.479	\$104.82	\$4,566,122	
2013 Study Average Land Value per Acre										\$3,792,288	
Percent Increase 2013 to 2019											20.4%

(1) CoStar data provided by Jeffrey Hernandez, Real Property Manager, City of Pasadena; Feb 2020.
 (2) L.A. County Assessor parcel data used where CoStar data is incomplete.
 Sources: City of Pasadena; Brion Economics, Inc.

Table B-3
 Fund 304 Residential Impact Fee Appropriations - FY 14 to 20
 City of Pasadena Park Fee Nexus Study - 2020 Update

Fiscal Year		Funding by District or Source					
Project #	Park/Project Name	West	Central	East	Arroyo	Interest (1)	Total
FY 2014 Appropriations							
78461	Central Park - Implement Master Plan	1,500,000	0	0	0	0	1,500,000
78240	Annandale Canyon Open Space Trail Access and Improvements	100,000	0	0	0	0	100,000
78801	School Park Site Improvements	100,000	0	0	0	0	100,000
78044	Citywide Sports Field Improvements	0	100,000	0	0	0	100,000
78056	Synthetic Turf Soccer Field	0	0	200,000	0	300,000	500,000
78054	Desiderio Park - Development of New Park	130,000	0	0	0	0	130,000
78055	Soccer Field - Muir High School	200,000	0	0	0	0	200,000
78058	Victory Park - Master Plan Development	0	0	250,000	0	0	250,000
73124	La Loma Bridge - Rehabilitation	0	0	0	0	45,000	45,000
77460	Renovation of La Casita del Arroyo	0	0	0	325,000	0	325,000
77901	Pasadena Equestrian Center Improvements	0	0	0	200,000	0	200,000
768000	Nexus Study	0	0	0	0	30,500	30,500
78240	Annandale Cyn Open Space Trail Access and Imprv (3/10/14 cln up)	196,000	0	0	0	0	196,000
78038	Restroom Bldgs. (Replace or Construct) - Grant Park (3/10/14 cln up)	0	600,000	0	0	0	600,000
FY 2014 Appropriations Total		2,226,000	700,000	450,000	525,000	375,500	4,276,500
FY 2015 Appropriations							
78054	Desiderio Park - Development of New Park	1,400,000	0	0	0	0	1,400,000
78068	Citywide Park Accessibility Improvements	265,000	100,000	215,000	6,000	0	586,000
78069	Hamilton Park - Various Projects - Phase II	0	0	175,000	0	0	175,000
78755	New Park Playground Eqmt & Site Amenities (Return to Fund Balance)	0	0	(41,577)	0	0	(41,577)
78907	Hamilton Park - Installation Skateboard Park (Return to Fund Balance)	0	0	(125,000)	0	0	(125,000)
78066	Eaton Canyon and Eaton Wash Park Imp Plan (Return to Fund Balance)	0	0	(24,180)	0	0	(24,180)
78055	Soccer Field - Muir High School	300,000	0	0	0	0	300,000
77516	Hahamongna Park - Oak Grove Disc Golf Course Improvements	0	0	0	75,000	0	75,000
78801	School Park Site Improvements	45,000	0	0	0	0	45,000
77365	Brookside Play Equipment Safety Replacement (Oct. 20 cln up report)	0	0	0	59,880	0	59,880
FY 2015 Appropriations Total		2,010,000	100,000	199,243	140,880	0	2,450,123
Continued							
FY 2016 Appropriations							
78043	Robinson Park - Recreation Center Renovation Project	0	0	0	0	0	0
78054	Desiderio Park - Development of New Park	900,000	0	0	0	0	900,000
78074	McDonald Park - Play Equipment Replacement	0	400,000	0	0	0	400,000
78076	Pocket Park Planning - Citywide 2016 - 2020	25,000	25,000	25,000	0	0	75,000
78038	Restroom Bldgs. - Eaton-Blanche	0	0	950,000	0	0	950,000
78075	H2O on the Go - Various Locations	0	0	0	25,000	50,000	75,000
78077	Robinson Park - Green Space Parking Lot Modifications and Pool Assessment	25,000	0	0	0	0	25,000
78044	Citywide Sports Facility Improvements	0	0	0	205,000	0	205,000
78058	Victory Park - Update Master Plan	0	0	0	0	0	0
77379	Area H Improvements - Central Arroyo Seco	0	0	0	200,000	0	200,000
78801	School Park Site Improvements (Clean Up)	200,000	0	0	0	0	200,000
FY 2016 Appropriations Total		1,150,000	425,000	975,000	430,000	50,000	3,030,000
FY 2017 Appropriations							
78043	Robinson Park - Recreation Center Renovation Project	2,413,757	0	0	0	225,000	2,638,757
78054	Desiderio Park - Development of New Park	100,000	0	0	0	0	100,000
78076	Pocket Park Planning - Citywide 2016 - 2020	25,000	25,000	25,000	0	0	75,000
78044	Citywide Sports Facility Improvements (Grant Park - Field & Court Imp & Brookside)	0	320,000	0	300,000	0	620,000
78038	Restroom Bldgs. - Victory Park	0	0	1,000,000	0	0	1,000,000
77562	Brookside Park - Jackie Robinson Baseball Stadium (Bleachers)	0	0	0	100,000	0	100,000
77380	Central Arroyo - Trail Re-Alignment and Improvements - Concept Study	0	0	0	100,000	0	100,000
78069	Hamilton Park - Various Projects (March 27, 2017 Clean-up)	0	0	240,000	0	0	240,000
FY 2017 Appropriations Total		2,538,757	345,000	1,265,000	500,000	225,000	4,873,757
FY 2018 Appropriations							
78240	Annandale Canyon Open Space Trail Access, Improvements and Park Expansion	100,000	0	0	0	0	100,000
78044	Citywide Sports Facilities Improvements	0	50,000	100,000	0	0	150,000
78055	Soccer Field and Restroom - Muir High School	0	0	0	0	300,000	300,000
78068	Citywide Park Accessibility Improvements	0	40,000	0	46,000	0	86,000
78069	Hamilton Park - Various Projects	0	0	106,000	0	0	106,000
78078	Lamanda Park Library Pocket Park - Concept Study	0	0	100,000	0	0	100,000
78079	Neighborhood Park Development - Union/El Molino - Concept Study	0	200,000	0	0	0	200,000
77407	Lower Arroyo - Main Entrance Improvements	0	0	0	66,000	0	66,000
77562	Brookside Park - Jackie Robinson Baseball Stadium (Bleachers)	0	0	0	94,473	0	94,473
Continued							

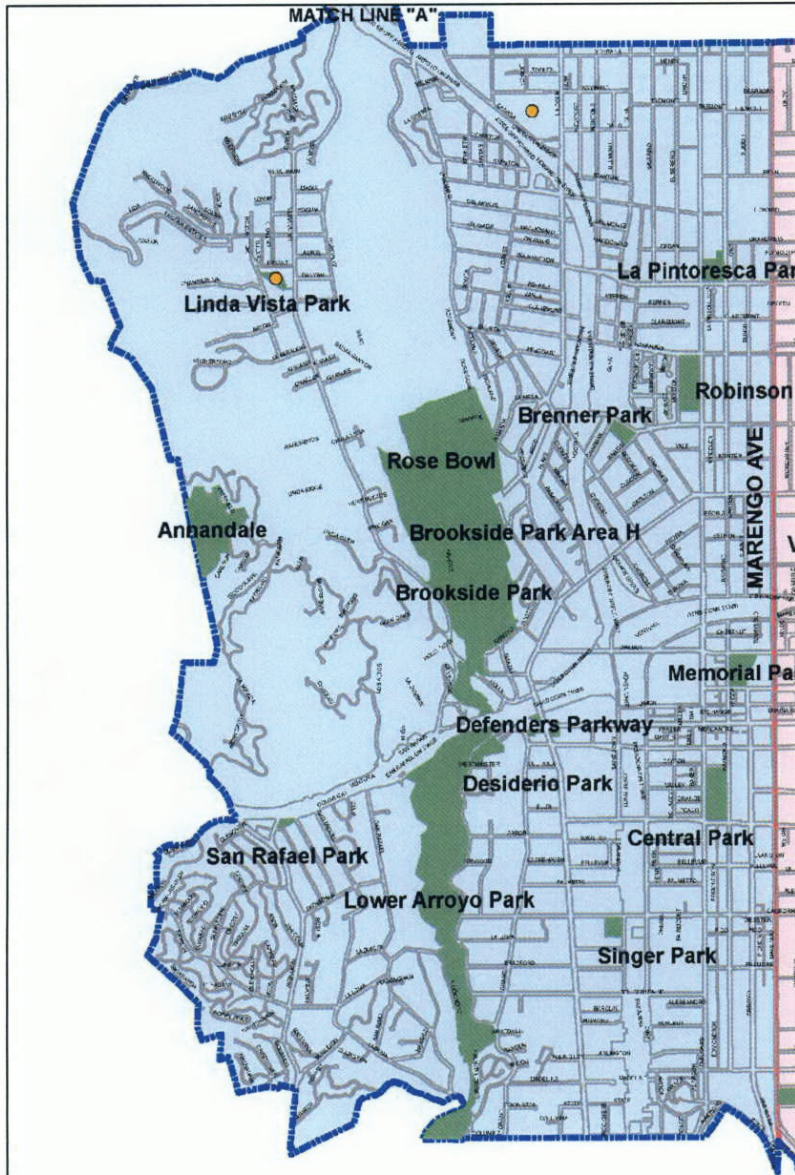
Table B-3
 Fund 304 Residential Impact Fee Appropriations - FY 14 to 20
 City of Pasadena Park Fee Nexus Study - 2020 Update

Fiscal Year	Project #	Park/Project Name	Funding by District or Source					Total
			West	Central	East	Arroyo	Interest (1)	
FY 2016 Appropriations								
	78043	Robinson Park - Recreation Center Renovation Project	0	0	0	0	0	0
	78054	Desiderio Park - Development of New Park	900,000	0	0	0	0	900,000
	78074	McDonald Park - Play Equipment Replacement	0	400,000	0	0	0	400,000
	78076	Pocket Park Planning - Citywide 2016 - 2020	25,000	25,000	25,000	0	0	75,000
	78038	Restroom Bldgs. - Eaton-Blanche	0	0	950,000	0	0	950,000
	78075	H2O on the Go - Various Locations	0	0	0	25,000	50,000	75,000
	78077	Robinson Park - Green Space Parking Lot Modifications and Pool Assessment	25,000	0	0	0	0	25,000
	78044	Citywide Sports Facility Improvements	0	0	0	205,000	0	205,000
	78058	Victory Park - Update Master Plan	0	0	0	0	0	0
	77379	Area H Improvements - Central Arroyo Seco	0	0	0	200,000	0	200,000
	78011	School Park Site Improvements (Clean Up)	200,000	0	0	0	0	200,000
		FY 2016 Appropriations Total	1,150,000	425,000	975,000	430,000	50,000	3,030,000
FY 2017 Appropriations								
	78043	Robinson Park - Recreation Center Renovation Project	2,413,757	0	0	0	225,000	2,638,757
	78054	Desiderio Park - Development of New Park	100,000	0	0	0	0	100,000
	78076	Pocket Park Planning - Citywide 2016 - 2020	25,000	25,000	25,000	0	0	75,000
	78044	Citywide Sports Facility Improvements (Grant Park - Field & Court Imp & Brook)	0	320,000	0	300,000	0	620,000
	78038	Restroom Bldgs. - Victory Park	0	0	1,000,000	0	0	1,000,000
	77562	Brookside Park - Jackie Robinson Baseball Stadium (Bleachers)	0	0	0	100,000	0	100,000
	77380	Central Arroyo - Trail Re-Alignment and Improvements - Concept Study	0	0	0	100,000	0	100,000
	78069	Hamilton Park - Various Projects (March 27, 2017 Clean-up)	0	0	240,000	0	0	240,000
		FY 2017 Appropriations Total	2,538,757	345,000	1,265,000	500,000	225,000	4,873,757
FY 2018 Appropriations								
	78240	Annandale Canyon Open Space Trail Access, Improvements and Park Expansion	100,000	0	0	0	0	100,000
	78044	Citywide Sports Facilities Improvements	0	50,000	100,000	0	0	150,000
	78055	Soccer Field and Restroom - Muir High School	0	0	0	0	300,000	300,000
	78068	Citywide Park Accessibility Improvements	0	40,000	0	46,000	0	86,000
	78069	Hamilton Park - Various Projects	0	0	106,000	0	0	106,000
	78078	Lamanda Park Library Pocket Park - Concept Study	0	0	100,000	0	0	100,000
	78079	Neighborhood Park Development - Union/EI Molino - Concept Study	0	200,000	0	0	0	200,000
	77407	Lower Arroyo - Main Entrance Improvements	0	0	0	66,000	0	66,000
	77562	Brookside Park - Jackie Robinson Baseball Stadium (Bleachers)	0	0	0	94,473	0	94,473
	77377	East Arroyo Neighborhood Connector Trail Improvement	0	0	0	60,000	0	60,000
	78054	Desiderio Park - Development of New Park	260,000	0	0	0	80,000	340,000
	78453	Memorial Park - Implement Master Plan	0	0	0	0	23,215	23,215
	n/a	Purchase of 717 E. Union Street for Pocket Park (1/8/17 Council Report)	0	3,155,000	0	0	0	3,155,000
		FY 2018 Appropriations Total	360,000	3,445,000	306,000	266,473	403,215	4,780,688
FY 2019 Appropriations								
	78044	Citywide Sports Facilities Improvements	50,000	50,000	0	0	0	100,000
	78038	Restroom Replacement - Victory Park	0	0	300,000	0	0	300,000
	78902	Installation of Security Lights at Jefferson, Gwinn & Sunnyslope Parks	0	350,000	400,000	0	0	750,000
	71909	Parking Lot Improvements at City Facilities	0	0	100,000	0	0	100,000
	78080	Citywide Park Asset Assessment	70,000	70,000	70,000	0	0	210,000
	78082	Court Repairs at Eaton Blanche and McDonald Parks	0	100,000	150,000	0	0	250,000
	78083	Union/Oak Knoll Concept Study and Design	0	200,000	0	0	0	200,000
		FY 2019 Appropriations Total	120,000	770,000	1,020,000	0	0	1,910,000
Amendments to the FY 2019 Budget								
	78086	Pickleball Courts - Design and Construction - Vina Vieja Park	0	0	400,000	0	0	400,000
	71908	Jackie Robinson Center - Kitchen Renovation	10,649	0	0	0	0	10,649
	78054	Desiderio Park - Development of New Park	90,000	0	0	0	0	90,000
	77507	Hahamongna - Implement Master Plan - Trail Development	0	0	0	146,717	0	146,717
	77414	Lower Arroyo - Implement Master Plan - Signage Plan	0	0	0	150,000	0	150,000
	78085	Robinson Park - Pool and Pool Bldg. Renovations	4,000,000	0	0	0	0	4,000,000
	78240	Annandale Canyon Open Space Trail Access, Improvements and Park Exp.	300,000	0	0	0	0	300,000
	78059	Installation of Restroom Building at Desiderio Park - Construction Phase	700,000	0	0	0	0	700,000
	78044	Citywide Sports Facilities Improvements & Installations (Robinson & Brenner Parks)	690,000	0	0	0	0	690,000
	78055	Soccer Field - Muir High School (Closed - Rtn Fund Balance)	(65,026)	0	0	0	0	(65,026)
	77379	Area H Improvements - Central Arroyo Seco (Closed - Rtn Fund Balance)	0	0	0	(48,234)	0	(48,234)
	77371	Central Arroyo - Trail Restoration (Closed - Rtn Fund Balance)	0	0	0	(2,617)	0	(2,617)
	77381	One Arroyo Project - Woodlands Loop	0	0	0	40,000	0	40,000
	n/a	Purchase of 100 N. El Molino Avenue for Playhouse Park (3/11/19 Agenda Report)	0	2,500,000	0	0	0	2,500,000
	78069	Hamilton Park - Various Projects	0	0	815,000	0	0	815,000
		FY 2019 Amendments Total	5,725,623	2,500,000	1,215,000	285,866	0	9,726,489
FY 2020 Adopted Budget								
	71909	Parking Lot Improvements at City Facilities (Victory Park)	0	0	150,000	0	0	150,000
	77509	Hahamongna Watershed Park - Berkshire Creek Area Improvements	0	0	0	200,000	0	200,000
	78087	La Pintoresca Park Improvements	750,000	0	0	0	0	750,000
	77410	Lower Arroyo - Habitat Restoration	0	0	0	257,000	0	257,000
	77902	Jackie Robinson Baseball Field - Foul Ball Netting Improvements	0	0	0	300,000	0	300,000
	77506	Hahamongna - Implement Master Plan - Oak Grove Area Improvements	0	0	0	100,000	0	100,000
	78038	Restroom Bldgs. (Replace or Construct) - Victory Park	0	0	300,000	0	0	300,000
	78078	Lamanda Park Library Pocket Park - Construction Phase	0	0	200,000	0	100,000	300,000
	78461	Central Park Improvements	75,000	0	0	0	0	75,000
	78061	Villa Parke Community Center Improvements	0	2,500,000	0	0	0	2,500,000
	77381	One Arroyo Project - Woodlands Loop - Design Phase	0	0	0	135,000	0	135,000
	78088	Washington Park Restroom Replacement - Planning and Design Phase	0	300,000	0	0	0	300,000
	78089	Washington Park Restroom Replacement - Construction Phase	0	700,000	0	0	0	700,000
		FY 2020 Recommended Appropriations Total	825,000	3,500,000	650,000	992,000	100,000	6,067,000
Recommended Amendments to the FY 2020 Budget								
	77406	Lower Arroyo Trail Restoration	0	0	0	185,682	0	185,682
	77507	Hahamongna Master Plan - Trail Development	0	0	0	146,717	0	146,717
	77509	Hahamongna Watershed Park - Berkshire Creek Area Improvements	0	0	0	225,000	0	225,000
	77563	Hahamongna Removal Asphalt on Trail	0	0	0	28,937	0	28,937
		FY 2020 Recommended Amendments Total	0	0	0	586,336	0	586,336
Total Appropriations & Amendments - FY 14 to 20			14,955,380	11,785,000	6,080,243	3,726,555	1,153,715	37,700,893

(1) Data provided by Phyllis Hallowell, Department of Public Works, City of Pasadena, Jan. 2020.
 Sources: City of Pasadena; Brion Economics, Inc.

Figure 1: Current Park Map Boundaries of City Park Districts and Location of Parks – 2020

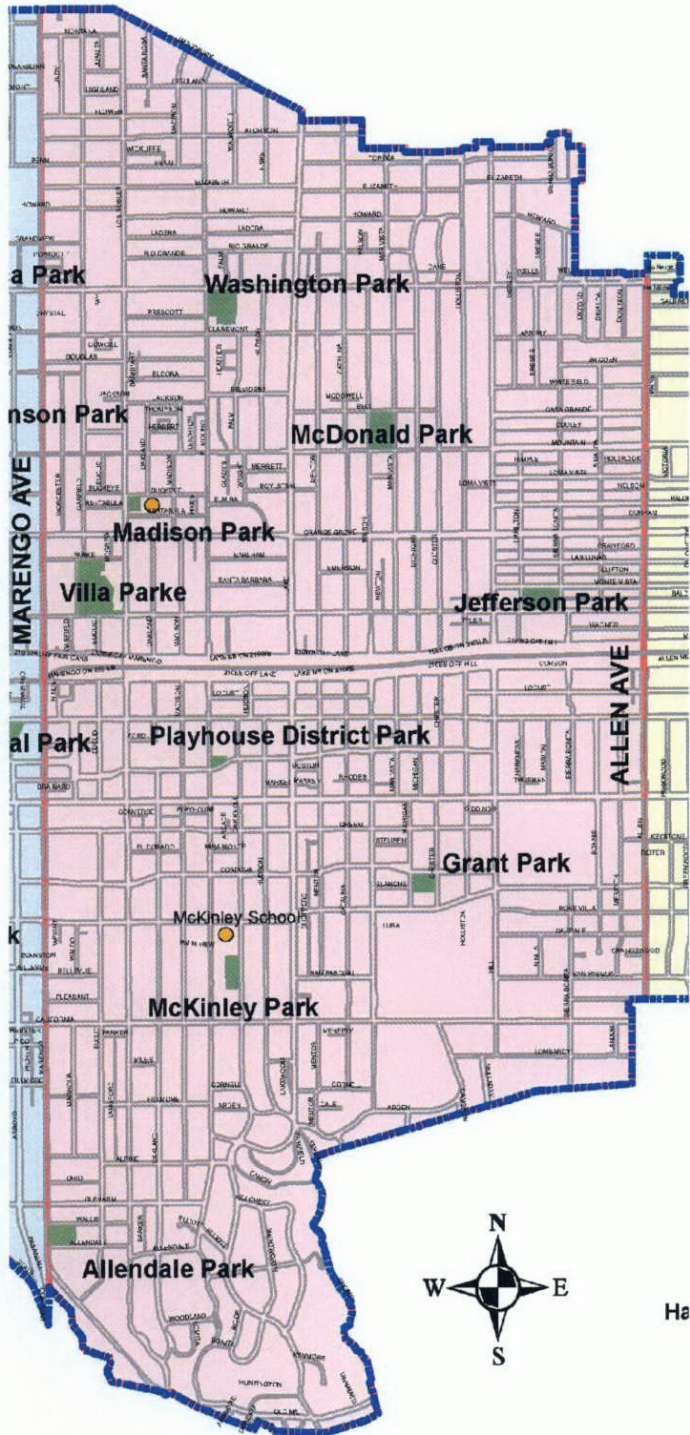
West District



Created By: Martha Sanchez
Date: 01/14/2020
Source City of Pasadena

continued

Central District



continued

East District

