

# Agenda Report

September 11, 2023

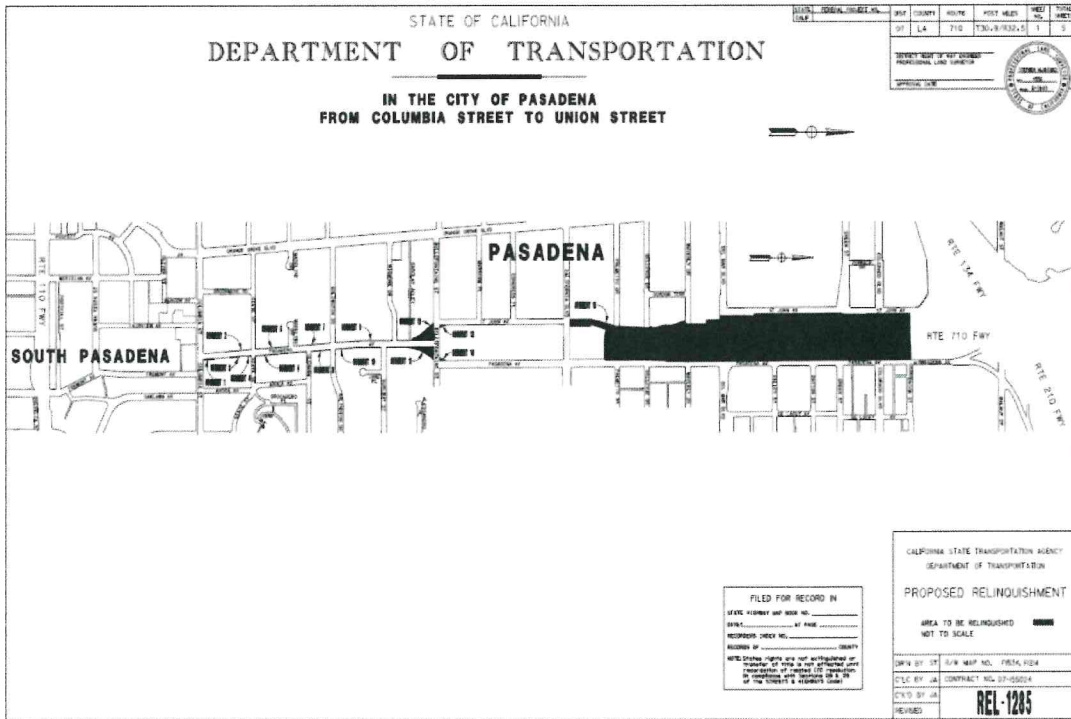
**TO:** Honorable Mayor and City Council  
**FROM:** City Manager's Office  
**SUBJECT: ONE YEAR UPDATE ON THE PLANNING PROCESS FOR THE RELINQUISHED 710 PROPERTY**

**RECOMMENDATION:**

This is for information only. No action is requested at this time.

**BACKGROUND:**

This report provides an update on the status of planning activities for the land that was relinquished by the California Transportation Commission in June of 2022.



As indicated in previous reports to the Council, the planning process is anticipated to span 3 years to develop the City's vision for the area and several more before any development would occur.

### **ONE YEAR UPDATE AND MILESTONES**

**TITLE WAS FILED:** On August 15, 2022, relinquishment documentation was filed with Los Angeles County Recorder's Office as Instrument No. 20220815584.

**RECONNECTING COMMUNITIES PILOT GRANT AWARD:** The [Bipartisan Infrastructure Law \(BIL\)](#) established the new Reconnecting Communities Pilot (RCP) discretionary grant program, funded with \$1 billion over the next 5 years. It is the first-ever Federal program dedicated to reconnecting communities that were previously cut off from economic opportunities by transportation infrastructure. Funding supports planning grants and capital construction grants, as well as technical assistance, to restore community connectivity through the removal, retrofit, mitigation, or replacement of eligible transportation infrastructure facilities.

Pasadena was awarded the maximum \$2M Planning Grant to assist with future planning of this area and was one only of three cities in the entire state to receive a Planning Grant (San Jose, Fresno) (Attachment 2).

On Friday, April 21, 2023, the City hosted Christopher Coes, US Department of Transportation's Assistant Secretary of Transportation Policy. Mr. Coes took a brief helicopter tour of the "ditch" and surrounding area and received a PowerPoint presentation regarding our application and award. We thanked Mr. Coes for his support and made him aware of the City's future resource needs for project implementation.

**LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (LA METRO):** On February 23, 2023, the Metro Board of Directors approved the reallocation of \$181.4 million in Measure R MIP funds for nine projects from the City of Pasadena priority project list. The balance of \$49.1 million in Measure R MIP funds remains available to the City to return to the Metro Board with additional project information or new projects for consideration until all funds have been allocated. The funding reallocation was approved for the following projects:

<b>PROJECT</b>	<b>FUNDED AMOUNT</b>
Pasadena Ave & St. John Ave Roadway Network (Walnut St to Columbia St)	\$75,100,000
Avenue 64 Complete Streets Program	\$1,800,000
Transit Operations and Maintenance Facility	\$65,400,000
Columbia St Improvement (Orange Grove Blvd to Fair Oaks Ave)	\$9,900,000
Orange Grove Blvd Traffic Signal & Intersection Improvements (At Colorado Blvd and Holly St Intersections)	\$4,500,000
San Rafael Ave Project (Between Linda Vista Ave and Colorado Blvd)	\$4,800,000
Metro Line L At-Grade Crossing Enhancements	\$2,500,000
Orange Grove Mobility Improvement Program	\$5,400,000
Greenways (4 Bike Boulevards- Wilson, El Molino, Sierra Bonita & Craig Avenues)	\$12,000,000
<b>Pasadena Allocated Funding</b>	<b>\$181,400,000</b>
Pasadena Funding Reserved for Future Requests	\$49,100,000
<b>TOTAL</b>	<b>\$230,500,000</b>

City staff is working with Metro to finalize the project scope, cost estimates and schedules for all nine projects to execute Funding Agreements for each individual project. The funding provides for preliminary engineering and outreach, final design and construction, as well as City staff time associated with project management, construction management, and administration. Based on the scope and scale of the nine projects funded, City staff anticipates the implementation of the projects to span up to 10 years, with the first project beginning construction as early as January 2024.

**RECONNECTING COMMUNITIES 710 ADVISORY GROUP:** Community engagement and civic participation will be an integral part of developing a model for the former 710 property. In recognition of this foundational concept, The City Council has created the Reconnecting Communities 710 Advisory Group (RC 710 Advisory Group) to provide input on the vision, land use, transportation network, infrastructure, economics and restorative justice lens through which these key policy topics may be evaluated. In this regard, the City Council was intentional in selecting a diverse cross-section of community members with representation from each Council district and required membership from residents who were directly impacted by displacement caused by freeway construction.

The RC 710 Advisory Group is a Brown-Act body to provide transparency and encourage public participation. The RC 710 Advisory Group webpage (<https://www.cityofpasadena.net/city-manager/reconnecting-communities-710-advisory-group/>) contains information regarding current and past agendas. A complete list of members is located on the webpage as well as the first page of the Agendas. The following topics have been presented and discussed with the Advisory Group:

- *April 10, 2023:*
  - Brown/Act Training;
  - Selection of a Chair/Vice Chair;
  - Basics of Relinquishment (mapped area, process).
- *May 17, 2023:*
  - Discussion of Reconnecting Communities Pilot Grant;
  - Discussion of work products and role of the Advisory Group;
  - Discussion of Planning Laws – Future General Plan Amendment;
  - Discussion of Measure R, Near Term Projects.
- *June 21, 2023:*
  - Discussion of RFP for Historical Report
  - Discussion of RFP for Master Plan
  - Information on Caltrans owned homes
- *July – Summer Cancellation*
- *August 30, 2023:*
  - Bus Tour of 710 Relinquishment Area and further discussion of Measure R projects.

CONTINUED RELATIONSHIP WITH POINTC: The City has entered a Purchase Order Contract with point C for strategic consulting services. Specifically, pointC has provided support and input regarding the Request for Information/Qualification (RFI/Q) and Request for Proposal (RFP) for Master Plan (see below). The City Council will also consider a contract with pointC under a separate Agenda Report this evening. If approved, the City's long-standing partnership with point C would continue at least through the planning process for the relinquished area. In addition to the RFI/Q and RFP processes, pointC was instrumental in facilitating the relinquishment of the former 710 right-of-way stub and continues to assist in discussions with the Federal Highway Administration regarding the future development of this area with both the FHWA and Caltrans.

Other notable projects that pointC has worked on include assisting NBC-Universal with traffic concerns associated with redevelopment of their campus, where they collaborated with Caltrans to identify improvements along the US-101 corridor that would benefit the whole area. They have also served MTA as strategic advisor for the Los Angeles Union Station Master Plan.

SENIOR PROJECT MANAGER: The City has hired a new Senior Project Manager to assist with the coordination and management of this effort. It is anticipated that the Senior Project Manager job duties will be as follows:

- Direct and monitor activities related to the planning of the relinquished area with oversight from the City Manager's Office;
- Review contracts and progress reports; maintain appropriate status reports;
- Coordinate with a variety of staff, departments, consultants and organizations;
- Secure required technical and/or professional services;
- Maintain effective community participation and communication;

- Prepare and present reports to boards, commissions, and committees.
- Advise and recommend execution of actions on aspects of the project as directed;
- Represent the City at various public meetings; meet with a variety of federal, state, and private organizations regarding the project as needed; and
- Serve as liaison with consultants, public agencies, community members, stakeholders and other City staff.

RELEASED AND CLOSED REQUEST FOR PROPOSALS (RFP) FOR HISTORICAL REPORT: We have released an RFP for a Historical Report with 3 distinct Work Products:

**Task 1: Historical Data/Setting: frame the discussion of the impacts of freeway expansion.**

Subtasks:

- Document the rise of freeway construction and expansion in the United States, California and the Southern California region;
- Document the specific history and construction of the SR 210 and SR 710;
- Document the demographics of the people who were displaced as well as the number and types of buildings, institutions, as well as the eminent domain process.

**Task 2: Oral History Project: bring the statistical data to a human level.**

Subtasks:

- Identify persons/sources with direct knowledge or experience of the freeway expansion;
- Conduct interviews with persons having knowledge of the people or events surrounding the displacement resulting from freeway expansion and solicit photographs, newspaper clippings, and other artifacts or documents.

**Task 3: Impacts of freeways and other mechanisms on segregation and demographics in Pasadena**

Subtasks:

- Document demographic data in the city by census tract over time, from 1950 to present, including pre- and post-710 and 210 construction.
- Document other institutional policies, practices or projects that may have contributed to segregation and/or negative outcomes, such as, but not limited to: racial covenants; redlining; zoning; the construction of the Parsons campus; the expansion/development of the Ambassador College/World Wide Church of God.

In addition to the OpenGov advertising on the City procurement program, the RFP was sent to all Council District Liaisons and Advisory Group members, with notification of the RFP also sent to local newspapers through a press release. A meeting with potential proposers was held during the response period and multiple individuals requested that the response period be extended. As a result, the submittal date for the RFP was

extended by two weeks. Staff anticipates bringing forward a report for Council's consideration of contract award in early fall.

RELEASED REQUEST FOR INFORMATION/QUALIFICATIONS: On March 29, 2023, a Request for Information/Qualifications (RFI/Q) was issued to solicit input, interest and ideas regarding the development of Master Plan for the relinquished area. Proposals were due on April 28<sup>th</sup>. The City received 21 responses.

RELEASED REQUEST FOR PROPOSALS FOR MASTER PLAN: On August 15, an RFP was released for development of a Master Plan for the relinquished area.

For the purposes of this RFP the combination of work products identified below will be collectively referred to as a Master Plan.

For each of the below work products, proposers are asked to provide, at a minimum:

1. The approach (analytic/philosophic) to the work product, as applicable.
2. The specific tasks associated with the development of the work product.
3. A draft schedule to develop a draft and final work product.
4. Identification of firm and individuals that will be developing the work product; and
5. The cost associated with the work product. As firms should be aware, this will be an iterative process with meaningful public input. The cost should reflect the likelihood that multiple drafts of the various work products may be required.

#### **WORK PRODUCT A: COMMUNITY ENGAGEMENT STRATEGY**

The City expects that public engagement and outreach may include a combination of workshops, meetings, focus groups, social media, community events, surveys and online tools. It is the City's desire to use this opportunity to showcase a collaborative planning process and non-traditional approaches are encouraged. The plan should also include the development of a project website.

#### **WORK PRODUCT B: RESTORATIVE JUSTICE FRAMEWORK/POLICY**

Develop and propose opportunities, policies, and strategies that can be implemented and will be associated with the proposed future development of this area. Responses should identify a framework for inclusion of a social equity lens integrated to be integrated throughout the Master Plan.

#### **WORK PRODUCT C: DATA COLLECTION, EXISTING PHYSICAL CONDITIONS, 3D MODELING, SURVEY**

Proposer will need to document the existing physical conditions including developing 3D imaging of existing site, traditional surveys and other mapping that might be recommended or agreed to, including but not limited to a GIS planning area base map of the relinquished area AND the adjacent transportation mobility network (including vehicular, pedestrian, bicycle, and public transit) to be utilized throughout the planning process.

**WORK PRODUCT D: ECONOMIC STUDY/MARKET DEMAND ANALYSIS/  
DEVELOPMENT AND INCOME OPPORTUNITIES**

Propose those policies and strategies, projected to result in growth of the local economy, creating new tax revenues and employment opportunities. City is seeking more than “highest and best” use analysis, but a proposed economic development framework, as well as options for infrastructure financing. Proposer should include development consultant for feasibility testing, and an analysis of lease term for feasibility and the financial outcome for the City. The implementation costs of various development options should be provided here, including potential funding options for each.

**WORK PRODUCT E: MOBILITY & CIRCULATION ANALYSIS**

The future circulation solution for this area is highly technical and must also be developed in coordination with future land use solutions, providing holistic mobility (active transportation, transit, vehicular) to support the land uses and activities within and adjacent to this area.

**WORK PRODUCT F: LAND USE OPTIONS**

With input from the public, Commissions and the Advisory Group, create detailed and specific future land use plan scenarios to serve as the basis for future development. The scenarios should be responsive to the existing conditions and data that impact land use including but not limited to economic data, infrastructure capacity, transportation solutions, restorative justice opportunities and environmental factors.

**WORK PRODUCT G: CLIMATE RESILIENT INFRASTRUCTURE DEVELOPMENT &  
SERVICES PLAN**

Prepare maps, reports and other pertinent documentation regarding a climate resilient infrastructure and utility analysis based on proposed development of the area and in recognition of climate change effects and policies. Map existing utility infrastructure surrounding the planning area, graphically superimposing major existing utility infrastructure obtained from the City and Caltrans onto existing publicly available color aerial imagery. The product will be developed in either AutoCAD or GIS format so that it can be transferred to and used by others. The mapping will be set up so that it may be plotted and displayed at various scales for use in reports and/or large-scale format for public presentations. The City desires that the future infrastructure and utility plans consider existing adopted City Council resolutions, and State policies and requirements related to carbon free and carbon neutral energy, transportation infrastructure, energy infrastructure, water infrastructure, and mitigation of climate effects. The implementation costs of various development options should be provided here.

**NEXT STEPS:**

The immediate next steps include the following:

- Annual Update to the California Transportation Commission – Madera, California, October 18th, and 19th.
- Advisory Group to begin discussion contextual uses and scale; and
- Bring forward contracts for Council approval.

involve getting the historic survey and consultant(s) The planning process will require a phased approach to achieve the goal of a new Specific Plan or Master Plan document to guide any future development of the area. The RFP may be developed to include each of the phases collectively or individually to provide maximum flexibility in securing the best team of consultants for the City.

**FISCAL IMPACT:**

This item is for information purposes only. There is no fiscal impact associated with this report.

Respectfully submitted,



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DAVID M. REYES  
Assistant City Manager

Approved by:



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MIGUEL MARQUEZ  
City Manager