

**(DRAFT) SUMMARY OF CARRYING CAPACITY ANALYSIS**

Use Area	Facility I.D. #	Facility	Adjacent Parking Area to Facility	# of Available Parking Spaces in Adjacent Parking	INTENSITY OF USE						Comments	Conditions/Recommendations	Types of Activities/Programs Anticipated at this Facility
					Low		Medium		High				
					# of people	parking needs	# of people	parking needs	# of people	parking needs			
Environmental Education Center (Area F)	1	Park ranger/facility manager residence & detached garage (1,388 SF)	2 car garage & 2 uncovered spaces	4	2	4	3	4	4	4		1) Repair and remodel to LEED's standard; match architecture of adjacent buildings 2) On site manager for facility oversight	1) Residence for park ranger/facilities manager
	2	Xeriscape demo garden (5,300 SF)	A,B,C	71 shared spaces	16	4	48	4	112	4	1) assume 30% of site in human use. 2) Non-destination site	1) LEED's standard for outdoor spaces including water conserving garden & BMP's for storm water	1) Residential demonstration garden
	3	Outdoor classroom (south) (4,200 SF)	A,B,C	71 shared spaces	21	5	63	5	147	5	1) assumes 50% of site in human use. 2) Destination site	1) LEED's standard for outdoor spaces including water conserving garden & BMP's for storm water	1) Outdoor garden/gathering and classroom space
	4	Main building (total 7,000SF): Including main office & information center, conference center, storage space and interpretive/exhibit area	A,B,C	71 shared spaces	105	70	188	84	300	147	1) Based on 75% of conference space in human use 2) Intensity based on concentrated use (assembly seating) 3) 20% contingency added to min park req. (for staff rec)	1) Repair and remodel to LEED's standard; match architecture of adjacent buildings 2) scheduling must be managed - max intensity cannot occur during multiple large events or without consideration of max. available parking 3) Exhibit space shall focus and support the issues of the Arroyo Seco Watershed 4) conference space use should be strongly related to environmental education	1) Conferences 2) Displays & exhibits 2) Information Center & Trail Hub 3) Office space for small staff
	5	Outdoor classroom (north) (11,400 SF)	A,B,C	71 shared spaces	57	23	171	68	399	160	1) assumes 50% of site in human use 2) Destination site	1) LEED's standard for outdoor spaces including water conserving garden & BMP's for storm water	1) Outdoor garden/gathering space 2) Walkway access to various classrooms and dining hall
	6	Environmental Classrooms - Building 1 = (3 rooms) (Total building = 1,886 SF)	A,B,C	71 shared spaces	51	19	85	23	146	35	1) Based on 90% of classroom space in human use 2) Intensity based on concentrated use (assembly seating) 3) 20% contingency added to min parking req. (for staff rec.)	1) Repair and remodel to LEED's standard; match architecture of adjacent buildings 2) scheduling must be managed - max intensity cannot occur during multiple large events or without consideration of max. available parking 3) Classroom useage shall focus on environmental education	1) Classroom and meeting space
	7	Environmental Classroom - Building 2 = (3 rooms) (1,866 SF)	A,B,C	71 shared spaces	51	19	85	23	146	35	1) Based on 90% of classroom space in human use 2) Intensity based on concentrated use (assembly seating) 3) 20% contingency added to min parking req. (for staff rec.)	1) Repair and remodel to LEED's standard; match architecture of adjacent buildings 2) scheduling must be managed - max intensity cannot occur during multiple large events or without consideration of max. available parking 3) Classroom useage shall focus on environmental education	1) Classroom and meeting space
	8	Environmental classroom - Building 3 (4 rooms) (2,196 SF)	A,B,C	71 shared spaces	65	22	108	26	185	40	1) Based on 90% of classroom space in human use 2) Intensity based on concentrated use (assembly seating) 3) 20% contingency added to min parking req. (for staff rec.)	1) Repair and remodel to LEED's standard; match architecture of adjacent buildings 2) scheduling must be managed - max intensity cannot occur during multiple large events or without consideration of max. available parking 3) Classroom useage shall focus on environmental education 4) A 275 SF addition is on this building; reconfiguring this space to its original configuration will be required (like other classroom buildings)	1) Classroom and meeting space

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	9	Dining Hall (1,673 SF)	A,B,C	71 shared spaces					47	22	Parking per code	1) Will not be reserved independently 2) Shall always serve as a support facility to the entire Environmental Education Center	1) Food preparation 2) Indoor and outdoor dining
	10	Group picnic area (6,600 SF)	A,B,C	71 shared spaces	40	16	118	47	277	110	1) Assumes 60% of site in human use 2) Non-destination site	1) Will not be reserved independently 2) Shall always serve as a support facility to the entire Environmental Education Center	1) picnicing and group gathering
	11	Growing beds (4,800 SF)	E	10 shared spaces	24	10	72	10	168	10	1) Assumes 50% of site in human use 2) Non-destination site	1) Use by permit/agreement only 2) Drop-in visitation will be inherent for this site 3) Carpooling will be required	1) Outdoor classroom, plant growing area, demonstration space
	12	Plant Lab & Greenhouse (1,181 SF)	E	10 shared spaces					12	4	Parking per code	1) Use by permit/agreement only	1) Science plant laboratory
	13	Maintenance and storage (1,228 SF)	E	10 shared spaces					4		Parking per code	1) Supports maintenance of Annex area only	1) Maintenance/storage facility
	14	Outdoor demonstration area and gardens (14,200 SF)	A,B,C	71 shared spaces	28	11	85	34	198	79	1) Assumes 20% of site in human use 2) Destination site	1) Partnership between city and a group for maintenance and interpretive programming of this site 2) salvage stone walls 3) LEED's standard for outdoor spaces including water conserving garden & BMP's for storm water 3) Primarily accessed by foot and by drop-off	1) Outdoor demonstration garden for community
	15	Volunteer yard area (7,000 SF)	D	20 shared spaces	28	17	84	50	196	117	1) Assumes 40% of site in human use 2) Non-destination site	1) Yard is supported by Volunteer Work Center 2) Separate 500 SF public restroom will be required for shared use with Youth Camp and Growing Beds 3) Use must support the Arroyo Seco Watershed and training must be related to the Arroyo Seco environment 4) Carpooling will be required for use of this space	1) Outdoor classroom and gathering area for volunteers
	16	Community volunteer work center (3,203 SF)	D	20 shared spaces	8	2	16	5	24	8	Parking based on code	1) Interior space will require reconfiguring to maximize use by multiple groups 2) Repair and remodel to LEED's standard, if possible; match architecture of adjacent maintenance buildings 3) Programs must support the Arroyo Seco Watershed be of an environmental nature	1) Office, limited storage to support programs 2) limited indoor classroom space
Public equestrian area (Area B)	17	Arenas and related facilities for public visiting equestrian staging and events (132,930 SF or ± 3.05 AC)	F1	34	100	55	200	111	350	194	1) Intensity based on prof. equestrian consultation and the type of activities envisioned for the site 2) 1.8:1 parking ratio	1) New entrance and entry gate 2) Additional parking spaces available for visitors since trailers relocated to parking area F2 (see parking map) 3) scheduling must be managed - max intensity cannot occur during multiple large events or without consideration of max. available parking 4) Requires operating agreement between City and an operator 5) Mutual agreement between equestrian tenants for shared facilities & equipment 6) Any improvements to existing facilities shall meet city code 7) Modifications to fencing will be required	1) Public equestrian shows 2) Educational equestrian programs and events to service community 3) Staging for visiting equestrians
	18	Clubhouse (1500 SF)	F1	34	34	15	57	16	97	24	1) Based on 80% of room space in human use 2) Intensity based on concentrated use (assembly seating) 3) 20% contingency added to min parking req. (for staff rec.)	1) Renovate structure to Leed's standards 2) Make available for public use via city park permitting system 3) Mutual agreement between equestrian tenants for shared facilities & equipment	1) public meetings and gatherings 2) office and storage for facility operator 2) Trail hub


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Equestrian boarding area (Area A)	19	Equestrian boarding area (88,065 SF)	F2	28	20	15	40	25	60	35	1) Intensity based on prof. equestrian consultation 2) 2:1 parking ratio	1) controlled entry 2) new internal access to resolve drainage problems will require relocating 9 corrals to new barn with 10 corrals 3) parking spaces provided to improve aesthetics for site and facilitate borders needs 4) Requires lease between City and RBR 5) Mutual agreement between equestrian tenants for shared facilities & equipment 6) Any improvements to existing facilities shall meet city code	1) Horse Boarding 2) Central location for horse waste collection 3) BMP's for horse care and maintenance of horse boarding area
Adaptive equestrian uses (Area D)	20	Arenas and related facilities to support adaptive equestrian uses (36,795 SF)	E	10	6	3	12	6	20	10	1) Intensity based on prof. equestrian consultation and the type of activity envisioned for the site 2) 2:1 parking ratio	1) New fencing will be required for site 2) Requires lease between MACH1 & City 3) Shared parking with adjacent facilities 4) Mutual agreement between equestrian tenants for shared facilities & equipment 5) All facilities shall meet city code	1) Programs to support the use of therapeutic equestrian riding for physically challenged youth 2) Arena, wash rack, horse corrals, tack & equip. storage, Center (includes office, storeroom, restrooms, feed & equip. room and hay storage)
Habitat restoration/parkland (Area I)	21	Habitat restoration (24,580 SF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1) Restoration, protection and enhancement of sycamore woodland shall be paramount	1) Sycamore woodland habitat with trail
	22	Group Gathering Area/picnic tables (8,000 SF)	N/A	N/A	16	N/A	42	N/A	112	N/A	1) Assumes 40% of site in human use 2) Destination site 3) Primary access by foot or on horse	1) No parking is either proposed or provided, nearby	1) picnicing and rest stop
Youth camp and equestrian operations area (Area E)	23	Staging area, horse boarding, foreman residence and related facilities to support the equestrian operations of a youth camp (70,818 SF)	G	12							(see below)	1) New/modified fencing will be required for site security 2) Requires lease between TSC & City 3) Shared public restroom with Area 15 4) Mutual agreement between equestrian tenants for shared facilities & equipment 5) All facilities shall meet city code	(see below)
		Staging Area (13,000 SF)			10	4	25	10	40	16	1) Primary use during summer camp when vans are in use 2) 2.5:1 parking ratio used for non-camp use		1) Staging for TSC Summer Camp Program 2) Equestrian trail riding with guides for the community (by reservation)
		Horse Boarding Area (3,300SF)			1	1	3	2	5	3	1) Not available to public; primary use by tenant staff 2) 1.8:1 parking ratio used 3) 32 corrals with a max. of 64 horses during peak use		1) Horse boarding 2)BMP's for horse care and maintenance of horse boarding area

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		<i>Foreman Residence (4,400 SF)</i>			1	2	2	2	4	2	1) Residence for full-time/on-site foreman 2) 2:1 parking ratio used	1) Relocated mobile home unit shall meet city code 2) Garage and carport provided for storage	1) Residence, parking & storage
<b>Oak woodland (Area G)</b>	24	Oak woodland (79,625 SF)	N/A	A,B,C,G,H,I	39	16	119	47	278	111	1) Assumes 5% of site in trail use 2) Destination site	1) Restoration, protection and enhancement of oak woodland shall be paramount	1) Oak woodland with passive recreational trail
<b>Fire Camp (Area H)</b>		Fire camp (6.04 AC)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A: Capacity and parking not evaluated	1) All facility improvements shall meet city code 2) Requires new lease with City	
<b>Park road, oak woodland and trail area (Area C1)</b>		Park road, oak woodland and trail area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		1) Restore Oak Woodland in this area 2) Restore trail 3) Provide ADA accessible connection to proposed public transit stop on Oak Grove Dr. 4) Provide trail connection to existing public transit stop on Oak Grove Drive	1) Multi-modal access 2) Recreational Trail 3) Habitat
<b>Proposed road, bikeway and existing trail (Area C2)</b>		Proposed road, bikeway and existing trail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		See Options	See Options
<b>Existing trail (Area C3)</b>		Existing trail	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		1) Restore Trail	1) Recreational Trail
<b>JPL easement area (Area C4)</b>		JPL easement area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A			1) JPL secured entrance for employees and contractors/vendors only

**Legend**

 Recommended carrying capacity

**Notes and Definitions**

**"Intensity of Use" for Outdoor Spaces:** Number of people in an outdoor space; assumes that a percentage (%) of the space will be occupied by human use.  
 ("Site Planning Standards" by Kevin Lynch)

Low Intensity Use = 1-2 people/100 SF = > 50 SF per person  
 Medium Intensity Use = 3-6 people/100 SF = 33SF to 14 SF per person  
 High Intensity Use = 7+ people/100 SF = < 13 SF per person

**"Intensity of Use" for Buildings = Level of Occupancy**

**Concentrated Use :** Assembly seating or standing room  
**Unconcentrated Use:** Table seating  
Desireable standards  
 Concentrated (standing) = 7 SF per person  
 Concentrated (assembly seating) = 12 SF per person  
 Unconcentrated (table seating) = 20 SF per person

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**Minimum parking requirement for the City of Pasadena**  
**Commercial Recreation:**  
 Outdoor Parks and Recreation Facilities = 2.5 spaces/1000SF  
**Recreation, Education & Public Assembly Uses:**  
 Clubs, Lodges, Private Meeting Halls = 10 spaces/1000 SF

**Destination Site:** an outdoor space that the public will intentionally visit and drop in to see; a reservation will not be required to utilize the space. Parking Ratio = 2.5:1 unless otherwise noted

**Non-Destination Site:** an outdoor space that will be used in conjunction with an indoor space and/or will require a reservation to utilize the space. Parking requirements for this kind of space have been adjusted. Parking = 2.5/1000SF x % of area to be occupied by people, unless otherwise noted