City of Glendale

RECREATION ELEMENT

of the General Plan

Planning Division
April 1996

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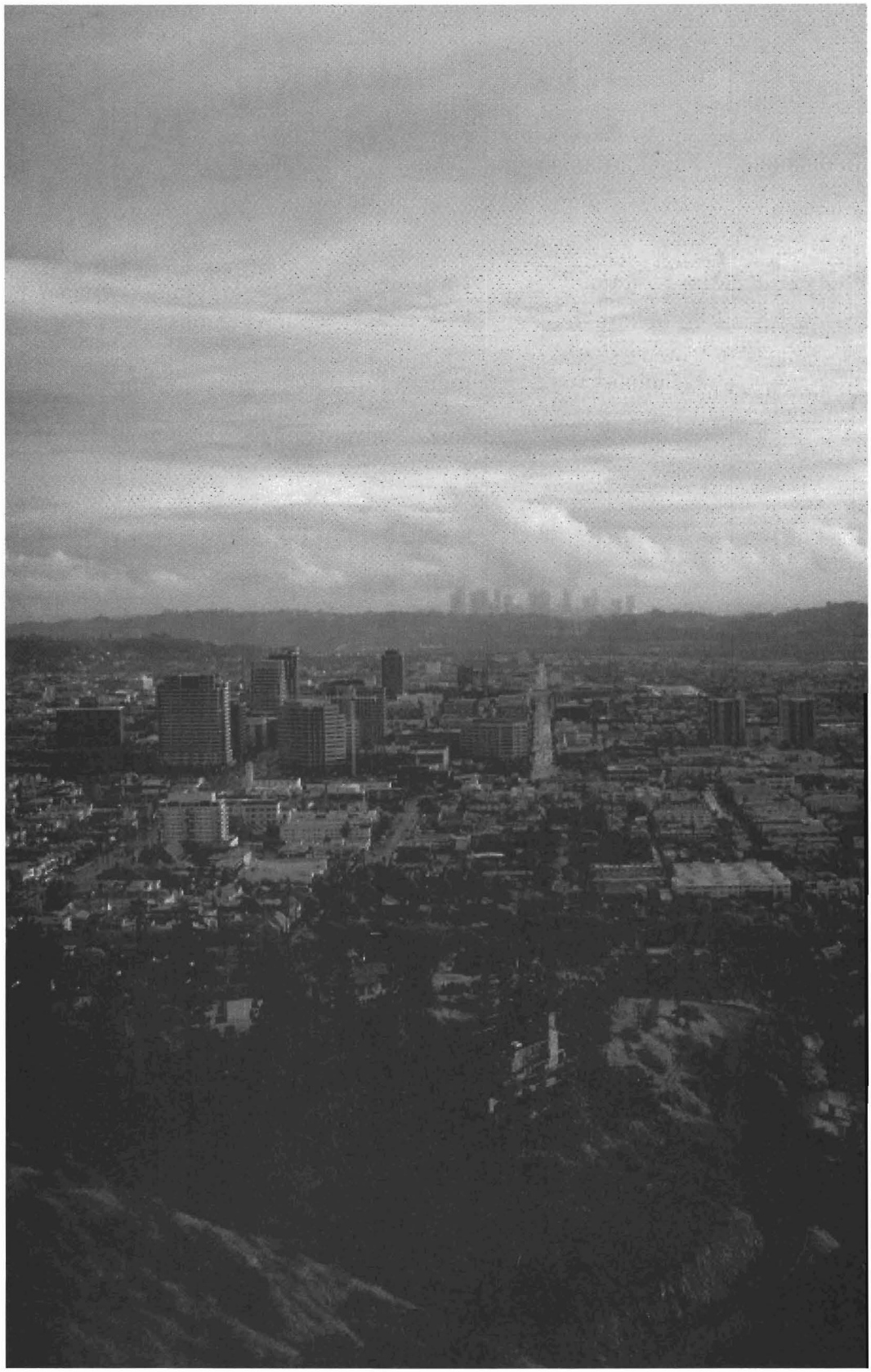

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RESOLUTION NO. 96-54

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDALE, CALIFORNIA, AMENDING THE RECREATION ELEMENT OF THE GENERAL PLAN (GENERAL PLAN AMENDMENT NO. 95-2)

WHEREAS, The Council has conducted noticed public hearings pursuant to the provisions of Sections 2.68.130 of the Glendale Municipal Code and Chapter 3, Title 7 of the Government Code of the State of California; and

WHEREAS, the State of California Government Code allows cities to adopt optional elements into their General Plan; and

WHEREAS, the Council has received and accepted the proposed General Plan Amendment 95-2: Recreation Element, prepared by the Planning Division; and

WHEREAS, the Parks, Recreation and Community Services Commission reviewed the draft Recreation Element at a noticed public hearing on April 10, 1996 and has recommended adoption thereof to the City Council; and

WHEREAS, the Planning Commission of the City of Glendale held a noticed public hearing on the Recreation Element on April 10, 1996 and has recommended adoption thereof to the City Council; and

WHEREAS, the Council has found that General Plan Amendment No. 95-2 promotes and protects the public health, safety, comfort, convenience, and general welfare of the citizens of Glendale;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY GLENDALE, that General Plan Amendment No. 95-2, being a revised and updated Recreation Element of the General Plan, is hereby approved and adopted to meet State General Plan requirements, to assess the City's recreation needs, to update the policies to guide in the acquisition and development of recreational facilities, and to supersede the City's previous Open Space and Conservation and Recreation Element of the General Plan.

This resolution shall become effective 30 days after the date of adoption.

Adopted this 23 day of April, 1996.

Sheldon S. Baker

Mayor

RECREATION ELEMENT
APRIL 1996

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EXECUTIVE SUMMARY

1.1 INTRODUCTION

The current deficiency of park land is the cumulative result of residential growth without a corresponding provision of park land throughout the 90 year history of the city. This deficit can not be corrected quickly. The Recreation Element represents a significant step toward assuring the preservation of Glendale's quality of life by setting out a framework of park needs for residential development and for the acquisition and development of the community's recreational resources. Implementation requires a significant commitment of human and financial resources. Community leaders will need to step forward with a strong voice to advocate on behalf of Element implementation. Financial resources must be appropriated and invested in the community's recreation infrastructure to keep pace with community growth and diversity.

Glendale has a fiscally conservative reputation. It is precisely for this reason that the city has remained financial stable during difficult economic times. Ironically, it is this same fiscally conservative attitude that has led to an under investment in the recreational infrastructure of the city. The problem was compounded during strong economic periods when property values and construction costs escalated uncontrollably driven by inflation and market demand. Had the city aggressively invested in park land earlier, costs would have been less.

1.2 DESCRIPTION AND PURPOSE

California State law requires each city to prepare a Comprehensive General Plan to address community policies and objectives for growth and development. The City of Glendale's General Plan establishes the policies and procedures for the use and protection of resources to meet community needs. Glendale's General Plan contains nine sections. These sections, called elements, are published separately. They address the seven topics (land use, circulation, housing, conservation, open space, noise and safety) mandated by state law and four additional topics (air quality, community facilities, recreation and historic preservation) recommended, but not required, by state law. Glendale's first Recreation Element was prepared in 1972 as the Open Space, Conservation and Recreation Element. The Recreation Element addresses planning for parks, recreational land, and associated improvements. It provides a broad overview of existing conditions, community needs, issues and opportunities and suggests a comprehensive approach for the development and management of public recreational resources.

1.3 FORMAT OF THE RECREATION ELEMENT

The Recreation Element is a component of Glendale's General Plan and consists of tables, maps and accompanying text. The text is organized to recognize the interrelationships among issues and to respond directly to the problems facing the city's decision-makers. The text supports the mission of the city's Strategic Plan and provides a framework to meet the present and future recreation needs of Glendale.

This document is consistent with the goals of the Greater Downtown Strategic Plan, the Youth Coalition, and the Neighborhood Task Force's Model Neighborhood Program. The Element has served as a guide to recreational planning in these individual plans and is designed to complement and support the implementation of them.

Chapter 3 contains the goals, objectives and policies that will guide the city's actions during the life of the Element. The goals, objectives and policies can be considered to be the heart of the Element. In following these directives, the city will chart the development and acquisition of parks and other recreation facilities which will shape the future character of Glendale.

Chapter 4 provides an inventory of existing recreational and specialized facilities within the City of Glendale. The inventory includes a definition of park classifications, a brief description of each park site and identification of park amenities. In addition to public parks, this chapter identifies open space resources, public school facilities, private recreation opportunities and major recreation opportunities within the region. The classification system conforms to the standards established by the National Recreation and Parks Association (NRPA).

Chapter 5 addresses park assessment standards and establishes 11 Recreation Planning Areas. These areas were designed to follow existing census tracts and incorporate both natural and man made geographical boundaries.

Chapter 6 contains the demand and needs assessment for recreation facilities in the City of Glendale. Demand is measured by analyzing the demographic and physical characteristics of a population area and determining what recreation facilities are required to satisfy this demand. The NRPA standards provide one measure of demand that is easily related to a geographic area in terms of acres of park land per 1000 residents. As an additional indicator of demand, the Planning Division conducted a comprehensive public outreach effort to gather public input on the opinions, attitudes, and desires of the general public. This included:

1) Two public workshops;
2) A telephone survey of over 1000 households;
3) A survey sent to over 100 organizations; and,
4) On going participation from both the Planning Commission and Parks Recreation and Community Services Commission.

Demand and need can be viewed as complementary. Survey data tells us that multiple family residential neighborhoods have a high demand for recreation facilities, which translates into an increased need for facilities. Demand is an analysis of the amount or quantity of recreation facilities required to serve a population. Need for recreation facilities can be measured by a comparison of the existing supply of recreation facilities to the projected demand. Thus an area with a high demand for recreation facilities that is well served by surrounding parks may have little need for additional recreation facilities.

Chapter 7 presents implementation tools and strategies that are available for the acquisition and funding of park land. Included in this chapter is a discussion of options that can augment the existing supply of park land through shared use concepts. Rather than recommending a preferred strategy it is suggested that a variety of funding and acquisition options be used on a consistent basis insuring that their is a mechanism to provide for the continued acquisition of park land. This Chapter recognizes that park deficits have existed in Glendale for many years and that a long term commitment of both fiscal and staff resources is necessary in order to meet recreation needs.

1.4 RECREATION MANDATES AND OPPORTUNITIES

The primary objective of a Recreation Element is to develop a comprehensive plan for the identification of park and recreational needs, the management of existing recreational resources and the development of additional facilities to meet identified needs. This encourages public agencies to inventory their recreational resources and develop policies for responsible utilization and stewardship. Although the Recreation Element is directed primarily at resources and management policies within the City of Glendale, it provides the opportunity to assess the available resources within a regional context. It develops policies and park land acquisition strategies. These are directed toward the development of additional recreational facilities. Policies and park land acquisition tools also address achieving equilibrium between economic

development and providing for the community's recreational needs.

The National Recreation and Park Association (NRPA) has developed area standards which have been traditionally applied to assess demand for park land in cities. The most recent NRPA standards published in 1979 recommended a range of 6 to 10.5 acres of developed park land per every 1000 residents. In addition to the area standards, the NRPA has established a classification system for the type of park (i.e. neighborhood or community) and a recommended service radius for these facilities.

These standards have been adopted by most cities across the United States and are designed to allow for an equitable distribution of park resources. These standards are easy to apply and have been tested in the courts. The minimum recommended standard for an urban area is 6 acres per 1000 residents. Applying this minimum to Glendale would require a total of roughly 1100 acres of developed park land. Glendale presently has approximately 284 acres of developed park land which indicates that the city has a deficit of approximately 800 acres of developed park land.

Glendale refines this standard of 6 acres per 1000 residents by dividing this acreage into neighborhood parks and community parks. A neighborhood park is generally anywhere from 2 to 10 acres in size, serves a population within a one-half mile radius, and should be centrally located within the neighborhood it serves. Neighborhood parks should be developed at a minimum of 1 acre per every 1000 residents. Community parks are generally 10 to 30 acres in size and tend to be utilized on a city-wide basis. The minimum population service standard for community parks is 5 acres of park land per 1000 residents. The greatest difference between neighborhood parks and community parks is that neighborhood parks are designed to serve a pedestrian population while a community park attracts users from all over the city.

Additional park classifications used in Glendale are community centers, mini-parks, and specialized facilities. Mini-parks have recently been developed in the more dense multiple family neighborhoods as a way to provide immediate recreation opportunities in these areas that lack neighborhood parks. Specialized facilities such as the Scholl Canyon athletic fields provide for sports fields that have been previously sited at community parks. These specialized facilities are designed to lessen the demand for athletic fields at the community parks and may be sited at existing parks or at a specialized facility such as the Scholl Canyon athletic facility. Community centers are also special use facilities that often cater to seniors and offer indoor space for community activities such as recreational fitness classes.

1.5 RECREATION FINDINGS

Glendale has an extreme deficit of both community and neighborhood park facilities. At the city-wide level, community parks are often overcrowded and, therefore, many sports organizations do not have adequate availability to practice or game fields. This has forced many organizations to practice later into the evening causing increased wear on the existing fields. In the southern portion of Glendale there is a shortage of both community park and neighborhood park facilities. The neighborhood park shortage is extreme and has been exacerbated by the increase in residential density in many of its neighborhoods.

If park facilities were considered an essential supporting infrastructure in the same sense as either sewer or roadway systems, it would be clear that many of the multiple family neighborhoods in southern Glendale are completely over the carrying capacity of the existing parks. Following this argument to its logical conclusion, based on existing neighborhood park supply, it would be difficult to permit any additional residential development. However, presently there is no mechanism to insure that the acquisition and development of new park land keeps pace with the rapid growth of southern Glendale.

Both a telephone survey and a written survey have indicated that Glendale has an extreme shortage of athletic fields which are traditionally located in community parks. These surveys also point out that there is a great need for additional neighborhood park facilities in the southern portion of the city. Many of the neighborhoods in southern Glendale have little or no park space in their immediate vicinity. On a positive note, the surveys indicate that the facilities that do exist are rated highly for both appearance and use.

In order to meet the minimum National Recreation and Park Association standards would require the city to develop approximately 800 additional acres of park land. This additional park land would require a large commitment of financial resources that are not presently available. The majority of the city is developed and the creation of any additional park sites may require the relocation of existing residents and businesses. Recognizing that Glendale is a "built-out" city, with little available land for additional parks, the element suggests alternative methods to meet recreational needs. These include the opportunity for the shared use of public school sites through joint partnerships between the Glendale Unified School District and the city.

INTRODUCTION

2.1 BACKGROUND

Originally platted as a township in 1887 and incorporated in 1906, Glendale now has a population of more than 190,000 and an area of more than 30 square miles. The city encompasses diverse physical features, development patterns and population characteristics. Such variety provides both constraints and opportunities for the provision and management of recreational facilities.

Glendale's pattern of growth has been shaped and defined by its geographic character. Variations in terrain have resulted in intense development in some areas and an absence of development in others. The most significant physical landmarks within the community are the Verdugo Mountains and the San Rafael Hills. These two geologic features flank the central portion of the city. They are divided by a narrow valley, Verdugo Canyon, which connects Glendale's two major flat land areas. A segment of the Crescenta Valley, together with a section of the San Gabriel Mountains beyond, forms the northern boundary of this connection and of the city itself. At its opposite end, Verdugo Canyon opens into a broad alluvial valley that extends to the city's eastern and western boundaries and to the Repetto Hills on the south.

The two valleys have been the focus of Glendale's growth. The large southerly area contained the site of the original city. It still forms the urban core of the community, incorporating high density residential, industrial and local and regionally-oriented commercial uses. Development in the Crescenta Valley is suburban with low and medium-density housing and supportive commercial uses. Some residential development extends into the hillsides and the lower elevations of the canyon areas in the Verdugo Mountains and the San Rafael Hills. However, the majority of the ridge lines and rugged upper reaches of these land masses have remained open and undeveloped.

The 1990 Census counted Glendale's population at 180,038 persons. Projections for the future indicate that the city's population will increase to more than 197,492 by the year 2000 (Southern California Association of Governments 1994 Population Projections). This trend is consistent with the goal of the Land Use Element of the General Plan to "effectuate a moderate growth policy for the City of Glendale consistent with community needs, available services, and the environment."

In Glendale, the population changes that have occurred are both distributional and quantitative. Staff research as well as 1970 and 1980 Census data document population changes during the 1960s and 1970s. During those years the number of children under 14 declined both in real numbers and as a percentage of the total population, while the number of elderly persons stabilized at a con-

sistent share of the total population (approximately 28 percent). During the same period, the number of young adults (age 15 to 24) increased substantially, the number of married persons and average household size declined, and the relative percentage of males and females was stable.

However, the 1990 Census and staff research indicate that in the 1980s Glendale experienced even more profound changes. The Census data show that during those years, the number of children under 14 increased both in real numbers and as a total percentage of the population, the number of elderly persons increased by 1.3 percent, the number of young adults (age 15 to 24) decreased by 2.4 percent, the number of married persons stabilized at a consistent share of the total population (approximately 51 percent), the average household size increased and the relative percentage of males and females changed by 1.1 percent with the number of males increasing and the number of females decreasing.

In addition to changes in the distribution of population in Glendale by age and gender, the city has experienced dramatic changes in its ethnic distribution. Between 1980 and 1990, the White population decreased by more than 11 percent, the Asian or Pacific Islander population increased by more than 7 percent and the Hispanic population increased 3 percent. Within the White population, an ethnic shift occurred with a decrease in residents of Northern European ancestry and an increase of 26 percent in residents of Middle Eastern origin. Associated with these ethnic and racial changes, the city has also seen an increase in average household size and an increase in the number of persons living in extended family arrangements.

The changing population patterns within Glendale are reflected and reinforced through adjustments in land use as well. Although the boundaries between developed and undeveloped land remains essentially intact, some urban and suburban neighborhoods of the community are experiencing profound shifts in density and intensity of uses. An example of this is found in southern Glendale. The South Glendale Task Force Report (1983) noted that a substantial percentage (72%) of the owner-occupied housing in this area was built before 1950. Indications of deferred maintenance and absentee ownership were also noted.

This information coincides with data in the 1989 Housing Element and the South Brand Boulevard Specific Plan (1992) which identify areas of under-utilization according to current zoning designations. The combination of housing age, condition and an underlying low density has led to an increase in the number of multiple family units constructed in the area. Among the many impacts that are associated with such building activity, increased density can place growing demand on city services and facilities, including recreational resources and open space areas. The southern Glendale area is just one area of the city experiencing growth, and just one area in which the need for additional recreational resources has been identified.

Growth trends have increased the pressure for development in the undeveloped hillside areas of the city and have left little available land in urbanized areas for parks and other recreational facilities.

2.2 PURPOSE AND FUNCTION

The focus of the Recreation Element is to develop a comprehensive plan for the identification of park and recreation needs, the management of existing recreational resources and the development of additional facilities to meet identified needs. This plan has utilized the input of citizens, elected officials, park and recreation staff, planning staff and standards developed by the National Recreation and Parks Association (NRPA). Incorporated into the Element are goals, objectives and policies. These goals and objectives are statements of intent which will provide guidance in all decisions and activities involved in the development and management of park sites, recreational facilities and open space areas in the City of Glendale.

In addition to goals, objectives and policies; the Element presents an inventory of existing parks, an analysis of demand, a needs assessment and an inventory of implementation tools and strategies for the acquisition of park land.

Based upon research conducted by Planning Division staff and standards developed by the National Recreation and Parks Association (NRPA); a ratio of one acre of neighborhood park land for every 1000 residents and 5 acres of community park land for every 1000 residents has been established as a goal for the city to strive towards. Glendale currently has 284.32 acres of developed park land. Using the ratio of a total 6 acres neighborhood and community park land per 1000 residents, it is estimated that Glendale is in need of an additional 778 acres of developed park land. Chapter 5 discusses this issue and Chapter 6 identifies the neighborhoods with the greatest need.

In addition to developed park land and recreational facilities, recreational land can take the form of natural open space. Glendale is fortunate to have a major natural

resource in its hillside areas which provide potential passive and active recreational opportunities for the city.

2.3 AUTHORITY AND SCOPE

The State of California Government Code permits, but does not require, every General Plan to have a Recreation Element, as described in Section 65560. The suggested components of this recommended element include:

1. An inventory of the type, location and size of existing public and private parks and recreation facilities;
2. An assessment of present and future demand for parks and recreational facilities, including trails and per capita supply of parks represented in acres per thousand residents;
3. An identification of future park and recreation sites;
4. A review of federal, state and local plans for the acquisition and improvement of public parks; and,
5. Goals, objectives and policies which serve to identify, maintain and provide for recreational opportunities.

The Recreation Element addresses recreational issues facing the city and also satisfies the requirements of California Government Code Section 65560. The Element does not suggest or identify future park and recreation sites. However it does delineate tools available for the acquisition, funding and shared use of additional recreation facilities.

2.4 APPLICATION

The goals, objectives, policies, findings and recommendations contained in the Recreation Element are part of the City of Glendale's General Plan. As such they form part of the blueprint for development and management of renewable and nonrenewable resources located within the boundaries of the city. The Recreation Element is consistent with each element of the General Plan. The Recreation Element provides guidance for the Parks, Recreation and Community Services Division in their current operations and in the preparation of the city's Capital Improvement Program.

2.5 ORGANIZATION OF THE ELEMENT

The 1972 Open Space, Conservation and Recreation Element included a discussion of park and recreation needs. In the intervening 24 years because of changes in demographics and development pressures two elements were created, (1) Open Space and Conservation, and (2) Recreation.

The Recreation Element is organized into seven chapters, which are:

1. Executive Summary - which briefly details the contents of the element;
2. Introduction - which discusses content and relationship to planning legislation and other documents;
3. Goals, Objectives and Policies - which presents information on community and regional context and identifies the goals, objectives and policies of the element;
4. Inventory of Existing Parks - which defines park classification types, establishes service area parameters and delineates recreational amenities;
5. Park Assessment Standards - which presents an overview of the National Recreation and Parks Associations (NRPA) facility standards and identifies 11 Recreation Planning Areas;
6. Parks and Recreation Demand and Needs Assessment - which identifies the demand for recreation facilities based upon service areas; and,
7. Acquisition, Funding, and Shared Use Options- which identifies a series of tools and strategies available for additional park acquisition, development and shared use.

2.6 THE PLANNING PROCESS: PUBLIC PARTICIPATION

Public participation early in the development of a planning document is an important component in the identification of issues, goals, objectives and methods of implementing proposed changes to existing development and resource management policies. After conducting preliminary research on the issues of community needs for recreational sites, user preferences for types of park

facilities, frequency of use of existing park facilities and the availability of open space land for recreational activities, city planning staff developed a preliminary set of issues and goals, objectives, policies and strategies for preparing a recreation plan. In order to gather input on community concerns; a telephone survey of 1000 Glendale household by Silny, Rosenberg & Associates, a survey of existing public park sites and private recreational opportunities and community workshops were conducted.

This material was presented to a study session of the Planning Commission, the Parks, Recreation, and Community Services Commission and City Council on April 30, 1991. Upon receiving input from these advisory and legislative bodies, and from the community, additional research and analysis was conducted in preparation for a public workshop held on June 12, 1991. Subsequently, an Open Space and Conservation Element was adopted by the City Council in January, 1993. An additional study session involving the Planning Commission, the Parks, Recreation and Community Services Commission and the City Council was held on February 23, 1995. City Council then instructed the Planning Commission and Parks, Recreation and Community Services Commission to meet jointly in order to advise the staff of the Planning Division and Parks, Recreation and Community Services Division on the preparation of a Recreation Element.

Joint meetings resulted in the preparation of a preliminary draft Element. Further public input was gathered through a survey which was sent to over 100 sports organization, neighborhood home owner and community service groups. The input received in conjunction with staff research aided in the production of a draft Recreation Element.

2.7 Relationship To and Consistency With The General Plan and Other Plans, Policies and Programs

The State of California General Plan Guidelines discuss the need for internal consistency. Throughout the preparation of this Element, consistency has been maintained, when appropriate, with plans prepared by the United States Forest Service, County of Los Angeles, the Southern California Association of Governments (SCAG) and other neighboring jurisdictions.

This Element complies with applicable regional, State and Federal legislation governing the management of water resources, integrated and hazardous wastes, air resources, geologic and mineral resources, archaeological and historic resources. In addition it is consistent with the goals of the Glendale Strategic Plan, the Downtown Strategic Plan and the work of the Neighborhood Task Force.

Glendale Strategic Plan

The goal of the Glendale Strategic Plan is to develop a vision for Glendale for the year 2010. Ten strategic directions are at the heart of this process. The Recreation Element most directly addresses Direction 3--Quality of life, which is defined as to ensure that Glendale is a city which cares about all of its people, values its diversity, and provides its residents opportunities for growth, personal enrichment and enjoyment. It is the purpose of the Recreation Element to provide Glendale with policies and standards for the development of recreational facilities.

Model Neighborhood Program

The Neighborhood Task Force "Model Neighborhood Guidelines and Neighborhood Tools Program" is part of an innovative approach at maintaining and improving the quality and livability of Glendale's neighborhoods. This program is based on the concept that local residents, business owners, and community organizations must be involved in local planning efforts to improve their own neighborhoods. The Goals and Policies of the Recreation Element recognize that parks and recreation facilities are a key element in contributing to a neighborhood's quality of life and the element encourages nontraditional approaches to plan for and encourage the acquisition of additional park and recreation facilities.

For the Pacific Park area, the Model Neighborhood's land use concept provides for the expansion of Pacific Park on properties to the north, on properties surrounded by the park to the east, and west towards San Fernando Road. The park expansion would accommodate a diversity of facilities and programs. These programs are subject to further public discussion however an indication of what the neighborhood participants ranked as most desirable are as follows, in descending order of priority:

- swimming pool/wading pool
- gymnasium
- soccer/football fields
- children play equipment
- community meeting room
- picnic area/shelter

- cultural arts facilities
- baseball/softball fields

In addition to specific recommendations to type of facilities and possibilities for expansion of the Pacific Park site, the Model Neighborhood Program has developed a number of specific design criteria for park improvements. These criteria can be easily adapted for all potential park improvements on a city-wide basis. These design criteria include:

- Improvements at a park should be designed to complement the surrounding neighborhood.

- Design elements that create an "island" effect should be avoided (e.g., walls and barriers), while maintaining adequate security for a park.

- Site "edges" should be well-landscaped as transitions with adjacent uses, while maintaining adequate visibility for security.

- Entrances and public access points, including parking lots, should be clearly delineated and separate from adjacent uses.

The Model Neighborhood land use concept provides for the development of mini-parks and community gardens on vacant parcels throughout the area. The locations would be determined on a case-by-case basis. Mini-parks should be no smaller than two adjoining residential parcels. This concept of providing mini-parks in areas with park deficiencies has proved successful in other areas of Glendale as demonstrated by the use of Wilson Mini-Park.

The land use concept also provides for the development of a multipurpose community facility adjacent to or integrated with Pacific Park. It would be developed as a 15,000 -20,000 square foot facility containing meeting rooms and facilities oriented to the needs of local residents. A multipurpose community facility provides valuable recreational space that has been identified as a need in the Recreation Demand and Needs Assessment.

Another key concept of the Model Neighborhood Program which the Recreation Element identifies as an "Acquisition Strategy" for park and recreation facilities is the joint cooperation of the Glendale Unified School District and the city in the identifying school sites for improvements and expansion which could function as neighborhood parks when school was not in session. The plan for the Edison School site is an example of how this cooperative effort could be used for further joint projects. These cooperative agreements are able to utilize the resources of each agency with the net result that existing public land is made available for neighborhood park use.

Greater Downtown Strategic Plan

The City of Glendale and the Glendale Partners initiated the preparation of the Greater Downtown Strategic Plan (GDSP) in the Spring of 1994. They each believed it would be timely to focus attention on the stabilization and future direction of the city's Greater Downtown Area. This document, after a decade of increasingly rapid change is being put forth as a guiding vision and policy framework for the future of downtown Glendale. Its intent is to ensure the quality of life in Glendale over the next 25 years.

This mission statement is consistent with the policies of Glendale's General Plan and the Recreation Element directly supports the implementation of many of the visions which the Greater Downtown Strategic Plan addresses. During the preparation of this plan the findings of the Analysis Phase culminated in a set of seven principles to guide the development of the plan. The Recreation Element is consistent with these seven principles and principles four and five are complimentary to the Recreation Element.

- Recognize that Downtown Glendale is composed of neighborhood units and adopt a neighborhood structure.

- Expand the open space system and allocation of land for public and community services uses throughout the Downtown and establish a hierarchy for the public realm of the roles of the neighborhoods and districts.

The GDSP was undertaken to insure that present and future leaders of Glendale have a vision which will allow them to stay ahead of the development process of the city and its infrastructure. In this way, as Glendale develops it will not only maintain but improve the quality of life for its citizens. In addition, its business community will be provided with a climate and structure wherein its members will continue to thrive and flourish.

The programs in the implementation plan of the GDSP encourage the development of a pedestrian environment and an urban form closer identified with a neighborhood structure. The streetscape improvements and open space acquisitions will provide both the day time population and immediate residents passive recreation opportunities and an improvement of their quality of life. The Town Center improvements will provide Glendale additional recreation facilities that will benefit the whole city.

Youth Coalition Task Force

Representatives from the city, the Glendale Unified School District and the Glendale Partners have been meeting to explore opportunities available to youth in Glendale. A Youth Needs Assessment Survey was completed by a randomly selected sample of students and parents. Additional information on programs and services available to youth was collected from various organizations and agencies throughout the community.

On January 25, 1995, a Youth Summit was convened at Glendale High School. The result of the survey were discussed in a series of small group discussion. Conference participants were divided into 20 facilitated discussion groups and asked to brainstorm answers to three questions:

1. What did you hear today that we are doing for youth in Glendale that should continue?
2. What are the greatest unmet needs for the youth of Glendale?
3. What do we need to do as a community to meet these unmet needs?

The responses to these questions present valuable information for future park planning efforts. Many of the responses directly identify programs and activities that are dependent on existing park and recreation facilities or call for additional recreation facilities.

The most frequently identified activities and programs that Glendale is doing today and should continue ranked by frequency of answer were: (Question 1)

- Youth Sports
- After-School Programs/Weekend Opportunities
- Scouting
- Youth Employment
- Ethnic Religious Studies

The greatest unmet needs for the youth of Glendale as ranked by frequency of answer were: (Question 2)

- Additional Fields/Facilities
- Job Training Mentorship and Employment for Youth
- Publicity about Current Programs
- Funding
- Sports Activities

What do we need to do as a community to meet the unmeant needs of youth as ranked by frequency of answer were: (Question 3)

- Establish a Network of Volunteers to create Organized Managed Programs for Youth.
- Extend School Hours for Community Use
- Establish Business Partnerships to provide Youth Training Activities and Work Opportunities
- Provide Teen Center(s)
- Provide Student Representation to City Council/Youth Commission/Teen Advisory Council.

These results represent the top five answers for each question. The complete survey results are available from The City of Glendale's Parks, Recreation and Community Services Division. These survey results were incorporated into the Recreation Demand and Needs Assessment (Chapter 6) and provided valuable information and confirmation to a Opinion Survey commissioned for preparing the Recreation Element and Open Space and Conservation Element.

The Executive Committee of the youth Coalition has reviewed the draft element and suggested that the importance of "drop-in" centers (Section 3-4) be included among the goals for development of recreational opportunities.

2.8 California Environmental Quality Act Compliance

An initial study and Negative Declaration 95-21, were prepared in accordance with the requirements of the California Environmental Quality Act for the Recreation Element. The element is an updated revision which provides for current and future park needs. As such it will not create a negative environmental impact. The impacts of recommended facilities are unknown. To address the potential impacts of such facilities they will be assessed on an individual basis when proposed for development.

GOALS, OBJECTIVES AND POLICIES

3.1 INTRODUCTION

The preparation of the Recreation Element was organized into three cumulative phases. The first phase of the work involved research on many issues including the characteristics of existing city parks and demographic trends. This assessment of research data provided a firm basis for a series of community workshops, and study sessions involving the City Council, Planning Commission, and Parks, Recreation and Community Services Commission. In addition the City Council formed a Committee comprised of the Planning Commission and Parks, Recreation and Community Services Commission to assist in the final preparation of the document.

The second phase of the process involved community input. The information gathered during this phase provided a base for formulating the goals, objectives, and policies of this element. This input included a telephone survey of 1000 Glendale residents and a detailed written survey sent to schools, sports organizations, neighborhood associations, and community organizations. The survey yielded a variety of requests for specific recreation facilities along with valuable input on demand for existing park facilities throughout Glendale.

The third phase comprised public hearings before the Planning Commission and City Council.

3.2 REGIONAL CONTEXT AND LOCAL CONDITIONS

Various landforms create physical boundaries for the city. Glendale is bordered on the north by the San Gabriel Mountains, on the northwest by the Verdugo Mountains and on the east by the San Rafael Hills. To the southwest, just beyond the city boundary, are the Santa Monica Mountains as they reach their eastern most point in Griffith Park. At the southeast edge of the city are the Repetto Hills. Most land within the city exhibits a gentle slope with elevations ranging from a low of 420 feet to a high of 4,774 feet above sea level.

Glendale is located at the extreme eastern edge of the San Fernando Valley and enjoys a climate similar to most other communities in this area. Climatic conditions are generally moderate with warm dry summers. Precipitation usually occurs in the winter and early spring months with an average annual rainfall of approximately 17 inches. Sunshine is abundant during the summer and fall. Annual temperatures range from a mean minimum of 51 degrees to a mean maximum of 77 degrees. Prevailing winds are from the southwest.

The City of Glendale is strongly affected economically by its location near the core of the Los Angeles metropolitan area. Part of the labor force comes from outside the city, and conversely, a portion of the city's popula-

tion is employed elsewhere. Commercial, industrial and retail businesses in Glendale are dependent upon such regional links.

Recreational and housing demands in the city follow similar patterns. Residential uses occupy one-third of the city's land area. The major portion of new growth is anticipated to occur through redevelopment of previously developed land.

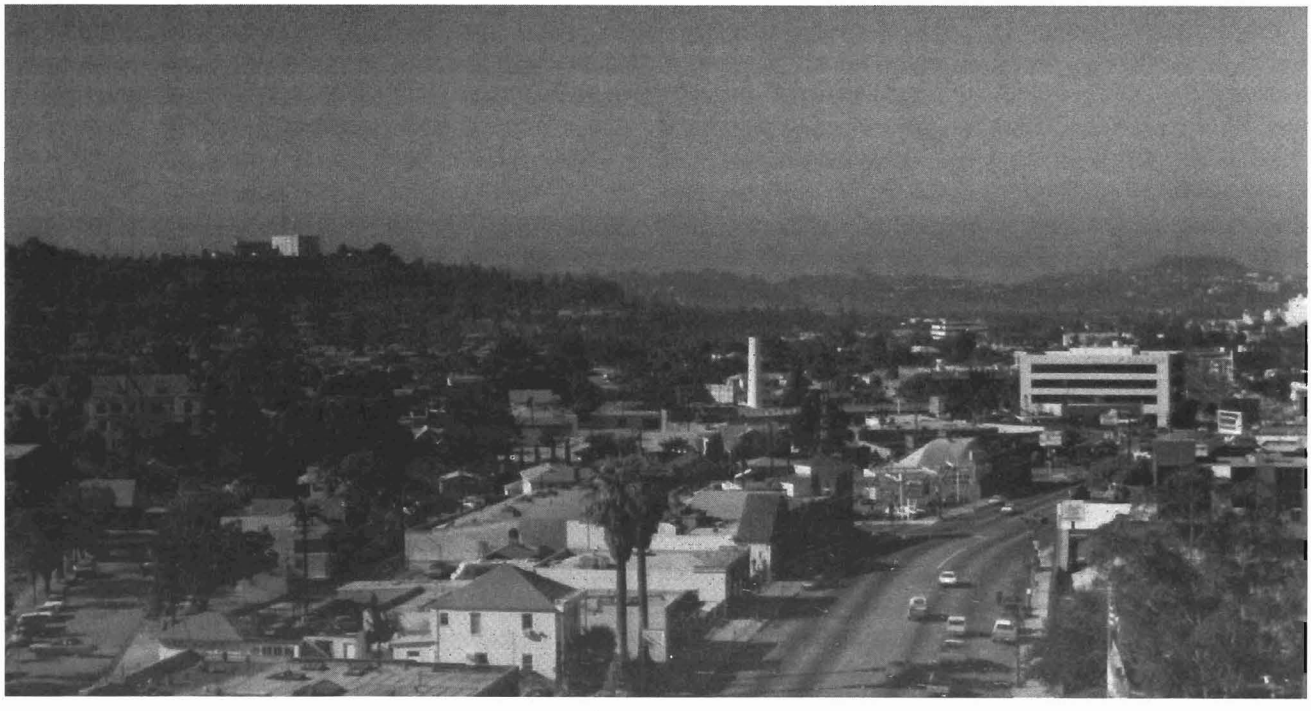
Regional long range planning goals for the metropolitan Los Angeles area include the expansion of the mass transit system using light rail, commuter rail and shuttle bus services. Glendale is located on one of the first completed commuter rail lines in the area. Morning and evening rush hour trains provide service to and from Los Angeles, Moorpark and Santa Clarita. Glendale benefits from its geographically central location and its relationship to the commuter rail line.

Such benefits include the stimulation of new business growth and an associated increase in demand for residential uses throughout the city. These factors may increase demand for park sites and recreational opportunities. Therefore, planning is essential for the development and maintenance of parks, other recreational facilities and open space areas.

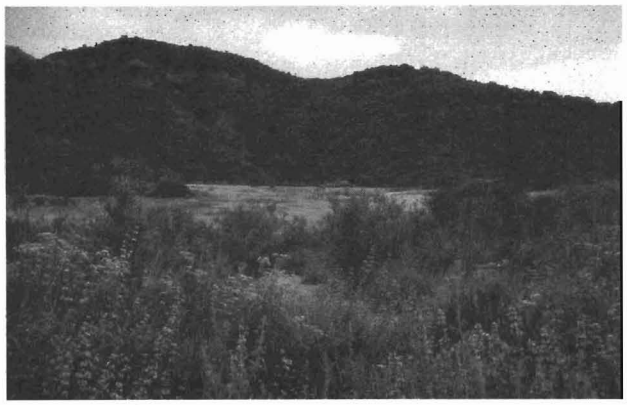
3.3 COMMUNITY SETTING

The Land Use Element of Glendale's Comprehensive General Plan forecasts a moderate growth rate. It also anticipates a development process that would improve, rehabilitate and revitalize urban areas. This anticipated development was to be supplemented by moderate growth in the lower elevations of major hillsides. This has been essentially realized. However, Glendale has experienced a greater increase in population and development pressures than anticipated. This growth has emphasized the importance of preserving the city's remaining natural resources and providing additional park sites and recreational opportunities to meet the needs of this growth.

The city's growth has triggered the assemblage of more open space and conservation areas. The inventory of land dedicated to these purposes has increased from 2,524 acres to 5,860 acres, representing an increase of more than 75 percent since the Open Space, Recreation and Conservation Element was prepared in 1972. These resources consist of publicly-owned open space and open space required by conditions on recent subdivisions. This land area constitutes a substantial portion of the city. In addition to these open space areas, the City of Glendale has 284.32 acres of developed park land in 31 parks, 6 special facilities and one community center (Table 4-1).



Community Setting: View looking south on Glendale Avenue



Community Setting: View of San Rafael Hills

3.4 GOALS, OBJECTIVES AND POLICIES

Meeting the challenges of the demographics of growth, coupled with conservation and the development and management of physical resources requires establishment of goals and objectives. The assortment of goals and objectives necessary to establish a framework for evaluating, planning and problem solving require strategic policies and implementation programs. Such goals and objectives amount to a declaration of intent. They are positions that guide or direct all decisions and activities inherent in the development and management of park sites, recreational facilities and open space areas in the City of Glendale. These goals, objectives and policies should be consulted by city staff and decision makers when any project impacts the demand for or supply of existing recreation facilities.

The major issues in Glendale's future development are the numbers of people added to the population and their geographic distribution within the City.

Recreation Element Goals

The goals discussed here establish the direction of the Recreation Element. These goals provide a meaningful focus and conceptual consistency which shape decisions. No single project should be undertaken, no program developed, without an understanding of shared community goals.

Goal 1: To have a variety of recreational opportunities and programs for all residents.

Goal 2: Natural resources, including open spaces, biological habitats and native plant communities as passive recreational areas.

Goal 3: Conservation and preservation of cultural, historical, archaeological and paleontological structures and sites as links to community identity.

Goal 4: Management of aesthetic resources, both natural and man-made, for a visually pleasing city.

Goal 5: Management of environmental resources to assist in reducing hazards to life and property.

Goal 6: New parks and recreational facilities responsive to particular neighborhoods or areas as identified in this plan, and with other policies as they evolve.

Goal 7: Safely and sensitively designed parks.

Objectives and Policies

The realization of city goals to address significant community recreation issues are embodied in the objectives and policies discussed below. These position statements direct decisions and choices designed to deal with specific needs or issues.

The following recreation objectives and policies are designed to meet the challenge of providing diverse recreational opportunities.

Objective 1: Incrementally expand the quantity and quality of recreational experiences for residents and visitors to the City of Glendale now and far into the future.

Policy 1: The City shall provide a range of recreational opportunities to meet the needs, desires and interest of all population groups in the city.

Policy 2: The City shall institute cultural, youth, senior citizen, historical and environmental education programs within parks and recreation facilities.

Policy 3: The City shall enhance and expand existing recreational facilities in response to community needs.

Policy 4: The City shall both promote and when possible provide recreational opportunities for the day time population both in the downtown, commercial and industrial areas.

Objective 2: The City shall supplement existing park land assets with acquisition and development through the Capital Improvement Program (CIP) annually and other means.

Policy 1: The City shall develop and maintain a system of standards and criteria for land acquisition and update it regularly.

Policy 2: The City shall continually compile, monitor and update an inventory of land requirements by type, size and location to meet needs in excess of present assets.

Policy 3: The City shall develop an in-lieu fee structure for the acquisition and management of recreational land in connection with the development review process.

Policy 4: The City shall require park land dedication and improvement as part of large residential developments.

Policy 5: The City shall continually investigate and acquire suitable tax-deeded lands which have reverted to the State as a result of tax delinquencies.

Policy 6: The City shall cooperate with the School District as well as County, State and Federal agencies in the acquisition and development of excess properties useful for recreational purposes.

Policy 7: The City shall obtain rights of first refusal on important private recreational or historic parcels.

Policy 8: The City shall identify and pursue alternative funding sources, including County, State and Federal funds, donations and grants to acquire and develop recreational lands.

Policy 9: The City shall focus park expansion efforts on underserved areas of the city.

Objective 3: The City shall continue management of existing facilities to provide a broad range of recreational opportunities for all city residents now and far into the future.

Policy 1: The City shall ensure that buildings, equipment, fields and other facilities are in full service and capable of accommodating changing program demands.

Objective 4: The City shall supplement existing recreational facility resources through enhancement or cooperative use of the existing assets now and far into the future.

Policy 1: The City shall effectuate cooperative use of school and related recreational facilities.

Policy 2: The City shall develop improvements to parks, trails and bikeways for recreational applications.

Policy 3: The City shall incorporate "drop-in" centers into existing and future parks to serve the diverse needs of Glendale's neighborhood residential areas. Drop-in centers are facilities for casual meeting places conducive to informal socialization and small group recreational or educational activities.

Objective 5: Provide facilities that project positive examples of concern for people and the environment using design, energy use, management and accessibility now and far into the future.

Policy 1: The City shall establish community identity and image through the location and design of parks and recreation centers.

Policy 2: The City shall integrate the construction and planting of connecting parkways and medians through consistent landscaping techniques.

Objective 6: The City shall begin to coordinate programs with adjacent jurisdictions in fulfillment of regional recreation goals within one year and continue coordination into the future.

Policy 1: The City shall be the lead agency in coordinating programs with the development of joint-use, joint-sponsorship projects and the development of park, trail and bikeway linkages.

Policy 2: The City shall be the lead agency in regional recreation planning and programs aimed at developing regional park facilities in the Verdugo Mountains and the San Gabriel Mountains.

Objective 7: The City shall provide access to all recreational facilities for all residents beginning immediately.

Policy 1: The City shall correct inadequacies in accessibility or visibility.

Policy 2: The City, in conjunction with transit authorities and special user groups, shall develop a public transportation system which provides access to parks and other recreational facilities.

Policy 3: The City shall provide access to all park facilities for persons with disabilities.

Policy 4: The City shall provide adequate, lighted parking areas for park and recreation facilities users.

Policy 5: The City shall provide a clear and unified system of identification and directional signs for all park and recreation facilities.

Objective 8: The City shall develop a trail system consistent with the scenic roadway and bikeway plans as specified in the Circulation and Scenic Highways Element of the Comprehensive General Plan of the City of Glendale.

Policy 1: The City shall develop a multifunctional path and trail system in public open space areas.

Policy 2: The City shall expand the existing hiking trail system, providing trailheads, trail improvements, rest stops, picnic areas, view areas and path demarcation, paying particular attention to scenic resources, recreational opportunities and the impact of access ways on sensitive wildlife habitats.

Policy 3: The City shall develop trail improvement programs in conjunction with other recreation programs and in conjunction with open space preservation and management activities or projects.

Policy 4: The City shall combine bikeway alignments and facilities with scenic roadways and hikeways to strengthen such linkages.

Policy 5: The City shall be the lead agency with adjacent jurisdictions to connect city bikeways to other local and regional systems.

Objective 9: Facilitate development of walkways and urban hikeways that connect major destinations and recreation centers in developed portions of the community beginning immediately.

Policy 1: The City shall implement the existing urban hikeway system.

Policy 2: The City shall link urban hikeways, commercial areas, recreational facilities, paths and trails and other activity centers.

Policy 3: The City shall integrate hikeways and walkways with scenic roadway and bikeway plans and systems consistent with the Circulation and Scenic Highways Element of the Comprehensive General Plan of the City of Glendale.

Objective 10: The City shall continue local street enhancement and beautification programs.

Policy 1: The City shall continue to provide for enhancement, maintenance and replacement of street trees and parkway improvements as needed.

Policy 2: The City shall require the incorporation of new street trees and parkway improvements as requirements in the development approval process.

Policy 3: The City shall include street tree and parkway improvements in roadway construction and repair cycles.

Policy 4: The City shall, where feasible, construct or refit drainage channels to maximize use of natural water flow patterns and to blend in with natural settings.

Policy 5: The City shall develop the multiple use of selected flood plains and flood control areas, including open space, trails and recreational facilities.

INVENTORY OF EXISTING PARKS, OPEN SPACE AND RECREATION FACILITIES

4.1 PURPOSE

This chapter provides an inventory of existing public and private recreational and specialized facilities within the City of Glendale as well as a brief summary of major regional recreation facilities in close proximity. The inventory includes a definition of park classification types, a brief description of each park site and identification of park amenities.

4.2 PARK CLASSIFICATION SYSTEM

The classification system used in this document conforms to the standards established by the National Recreation and Park Association (NRPA). The generic classifications are used as a guide in determining specific recreational functions of individual park facilities. The Recreation Element of the Glendale General Plan recognizes six recreational classifications: regional parks; community parks; neighborhood parks; mini parks; community centers; and, special facilities.

Regional Park

Regional Parks are identified as facilities containing more than 30 acres of usable land area. A regional park should promote a wide variety of activities and should service a broad geographic area. Specifically, the site should incorporate two or more major specialized facilities that will attract people of all age groups residing within an hour drive of the city. The regional park should also assist in providing a city identity and should promote the conservation of the environment.

Community Park

Community parks are identified as facilities containing 10 to 30 acres of usable land area. They should provide active recreational uses which include facilities such as athletic fields and swimming pools. A community park should also provide for passive recreational opportunities, such as walking, viewing, sitting or picnicking as well as a community center or facility for group uses. A

community park should serve a population living within a one mile radius and should be easily accessible to the neighborhoods served. Community parks can also encompass specialized facilities appropriate for use by all the city's residents.

Neighborhood Park

A neighborhood park is classified as a facility consisting of two to ten acres of developed land area. It is typically a facility that is used for intense recreational activities such as game fields, court games, playground apparatus, walking trails, viewing and sitting areas, picnic grounds and wading pools. The neighborhood park should be located within a service area of one-half mile and should be centrally located within walking and bicycling distance to the neighborhood it serves.

Mini-Park

A mini-park is classified as a small "pocket" park, tot lot, picnic area or other facility ranging in size from one-third to one acre. It is intended to serve a limited population or specific group such as young children or senior citizens. The park should be located within a service area of a one-quarter mile and should be located in proximity to multiple family developments or housing for the elderly.

Community Center

A community center is classified as a facility consisting of one half acre to five acres of developed land. Ideally, a community center should be located in close proximity to multifamily zones and should meet the needs of daily recreational activities for residents living within a two mile radius. The community center should be suited to both indoor and outdoor games and activities including shuffleboard and lawn bowling. It may consist of a wide range of facilities including buildings of historical prominence or structures that meet a specialized need.

Specialized Facilities

A special facility is a single purpose or specialized recreational resource that is designed for a specific user group. This classification may consist of a broad range of facilities such as buildings or sites of historic prominence, amphitheaters, golf courses, ice rinks, baseball/soccer stadiums, and botanical gardens. Because specialized facilities are unique, specific standards regulating size and service area vary.

4.3 INVENTORY OF EXISTING PARK FACILITIES

Facilities Overview

The city's existing park system is comprised of approximately 284 acres of developed park land in 31 parks. A detailed inventory was conducted to catalog the amenities provided at each site. The location of each site is identified on Map 4-1. Overall, the city's parks have been developed with a variety of amenities consisting of ball fields, tennis courts, basketball courts, tot lots, and a swimming pool (Table 4- 1). Special facilities include gymnasiums, recreation/community rooms, and a civic auditorium. These special facilities offer indoor space ranging in size from an approximately 2,000 square foot historical museum to a multiple purpose auditorium of over 23,000 square feet. A brief description of each facility is discussed below.

Existing Recreational Facilities

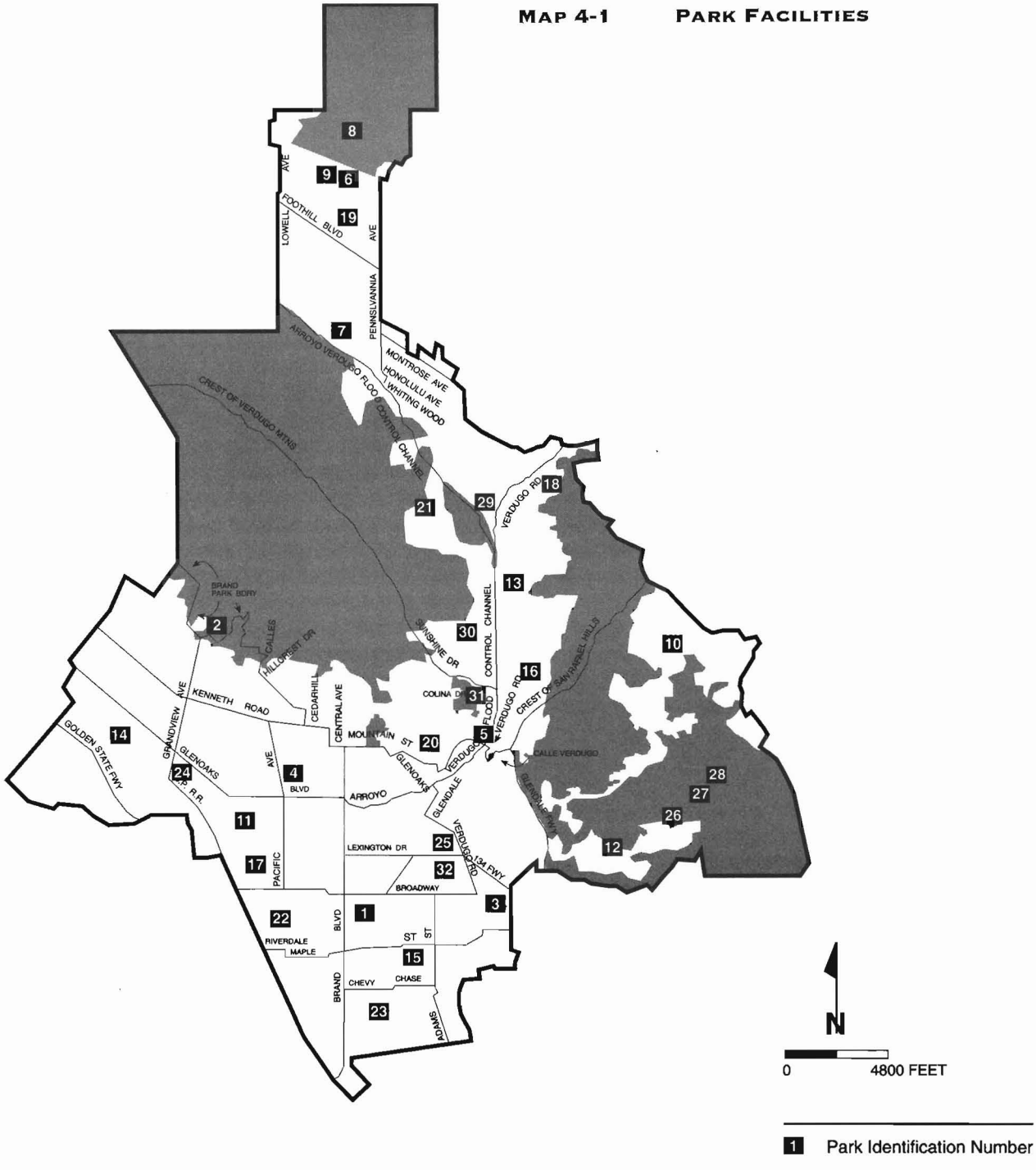
1. Adult Recreation Center / Central Park

The Adult Recreation Center, 201 East Colorado Street, is located just east of Brand Boulevard and the Central Business District. The 3.16 acre site is classified as both a neighborhood park and special facility. The park, located adjacent to the city's Central Library, provides a variety of uses. The Adult Recreation Center, classified as a special facility, contains a senior citizen center which includes a nutritional meals building (6,980 sq. ft.) and a recreation center (15,905 sq. ft.). The Central Park site also contains four tennis courts, eight shuffleboard courts, a putting green, bowling green, pool table and picnic areas.

2. Brand Park

Brand Park, 1601 West Mountain Street, is located at the base of the Verdugo Mountains at the northerly terminus of Grandview Avenue at Mountain Street. It is classified as both a special facility and community park. The park is on the site of El Miradero which was the home of the early Glendale pioneer and businessman Leslie C. Brand. El Miradero, also known as Brand's Castle, is located at the end of a long entrance drive into the park. The moorish architecture provides an impressive setting with its contrast against the rugged Verdugo Mountains as a backdrop. The property consists of approximately 600 acres which was bequeathed to the City of Glendale by Leslie C. Brand. Approximately 31 acres of Brand Park property are developed. The remaining land area is natural open space. The park provides a complement of recreational and cultural facilities including a ball field,

MAP 4-1 PARK FACILITIES



PUBLIC PARK SITE VICINITY LEGEND

1. Adult Recreation Center
2. Brand Park
3. Carr Park
4. Casa Adobe De San Rafael
5. Civic Auditorium
6. Clark Community Center
7. Crescenta Valley Park
8. Deukmejian Wilderness Park
9. Dunsmore Park
10. Emerald Isle Park
11. Fremont Park
12. Glenoaks Park
13. Glorietta Park
14. Griffith Manor Park
15. Maple Park
16. Mayor's Bicentennial Park
17. Milford Mini - Park
18. Montrose Community Park
19. New York Park
20. Nibley Park
21. Oakmont View Park
22. Pacific Park / Pacific Pool
23. Palmer Park
24. Pelanconi Park
25. Piedmont Mini - Park
26. Lower Scholl Canyon Park
27. Scholl Canyon Athletic Fields
28. Scholl Canyon Golf & Tennis Complex
29. Sparr Heights Senior Center
30. Verdugo Adobe
31. Verdugo Park
    Stengel Field
    Babe Herman Little League Field
32. Wilson Avenue Mini - Park

TABLE 4-1 - EXISTING PARKS AND OUTDOOR RECREATIONAL SPORT FACILITIES

March 95

Facility Name	Facility Type(s)	Ball-fields	Multi-Purpose Fields	Multi - Purpose Courts	Tennis Courts	Basket Ball Courts	Volley Ball Courts	Play Equipment Area	Wading Pools
Adult Recreation Center / Central Park	SF / N				4				
Brand Park and Library	SF / C	1	1			1		1	1
Carr Park	N					1		1	
Casa Adobe de San Rafael Historic Bldg./Park	SF / N								
Civic Auditorium at Verdugo Park	SF								
Clark Community Center	SF / N	1	2						
Crescenta Valley Park	C	2		1		1		1	
Deukmejian Wilderness Park	C								
Dunsmore Park	N	1						1	
Emerald Isle Park	N					1/2		1	
Fremont Park	N				2			1	1
Glenoaks Park	N				8	1/2	1	1	1
Glorietta Park	N	1	1		1		1	1	1
Grffith Manor Park	N				4			1	
Maple Park	N					1		1	
Mayor's Bicentennial Park	N			1	1			1	
Miford Mini-Park	M							1	
Montrose Community Park	C	2				1/2		1	
New York Park	N				2	1		1	
Nibley Park	N					1/2		1	
Oakmont View Park	M				2				
Pacific Park and Pool	N	1	1		2	1/2		1	1
Palmer Park	N				2	1		1	1
Pelanconi Park	N	1				1/2		1	
Piedmont Mini-Park	M								
Lower Scholl Canyon Park	N							1	
Scholl Canyon Athletic Fields	C	3							
Scholl Canyon Golf /Tennis Complex	C								
Sparr Heights Community Center and Park	SF / M				10				
Verdugo Adobe Historic Building and Park	SF / N								
Verdugo Park/Civic Auditorium and Stengel &/Babe Herman Fields	C	2	2			4-1/2		2	
Wilson - Mini Park	M						1	1	
TOTAL		15	7	2	38	13.5	3	22	6

PARK CLASSIFICATION LEGEND: R=Regional Park N=Neighborhood Park SF=Special Facility C=Community Park M=Mini-Park

multiple purpose field, basketball court, a play equipment area, wading pool and picnic tables. The buildings located on the site include the Brand Library and Art Center (26,000 sq. ft.), the historical Doctor's House (1,300 sq. ft.), and a Japanese Tea House (1,020 sq. ft.) and garden located at Friendship Park. In addition there are several nature trails extending into the Verdugo Mountains.

The special facilities at this park attract visitors from throughout the community as well as from adjacent areas, particularly from the City of Burbank. The park primarily serves a community that is generally characterized by low density, single family development north of Kenneth Road and moderate density development with a mixture of single family and multiple family development south of Kenneth Road.

In order to enhance the recreational opportunities at Brand Park and Library, general renovation of the park has been occurring and is scheduled to continue with plans for developing an additional six acres of park land located atop a former land fill site. Planned amenities include new picnic areas, group overnight and day camp sites, pavilion, trail staging area, hiking trails, restrooms and parking. Currently, the trail system is relatively informal; it will be developed more fully and integrated into the Rim of the Valley Trail Corridor system.

3. Carr Park

Carr Park, 1615 East Colorado Street, is located adjacent to the eastern boundary of the City of Glendale where it abuts the City of Los Angeles. The 3.2 acre neighborhood park contains one basketball court, a play equipment area, picnic facilities, a recreation equipment room and open play area. The site is located east of Glendale High School and is a popular lunch hour destination for students. The park service area includes a portion of Eagle Rock located across the Glendale Freeway in the City of Los Angeles. The Glendale service area of Carr Park is an area generally characterized by medium and high density residential development. Because of the high density neighborhoods the park receives a high level of use. Therefore, general park maintenance has become a challenge and amenities are in need of renovation.

4. Casa Adobe de San Rafael Historic Structure and Park

The Casa Adobe de San Rafael was originally the home of Tomas A. Sanchez (Los Angeles County's First Sheriff) and his wife, Maria Sepulveda. The 2,310-square foot house was constructed in 1871 on a property which consisted of 100 acres. Today, the historic structure known as the Casa Adobe de San Rafael is the focal point of a 1.5 acre park. It is open for viewing by the public and may also be reserved for special occasions. The grounds surrounding the property are used as a passive viewing garden and picnic site by area residents. The site is classified as a neighborhood park; the Adobe is classified as a special facility. While the property does not serve an active recreational function, the house and grounds are of historical importance to the entire city. The property is located at 1330 Dorothy Drive.

Japanese Tea House and Garden, Friendship Park

5. Civic Auditorium

Occupying 23,183 square feet of floor area, the Civic Auditorium is the largest multiple purpose auditorium in the city. The facility is located at 1401 North Verdugo Road. Classified as a special facility, the auditorium is rented to special groups for a variety of activities, such as antique shows, doll shows, computer shows, private parties, dances and special events. Studies have been completed for the renovation and expansion of the Civic Auditorium. The Civic Auditorium site and parking areas occupy 4.8 acres. An additional parking structure is located north of the auditorium. A surface parking lot is located south of the auditorium across Mountain Street. Glendale Community College also uses the parking lots while the College is in session. Verdugo Park is located immediately to the north.

6. Clark Community Center

Formerly Clark Junior High School, the Clark Community Center, 4747 New York Avenue, is located east of Dunsmore Park in the La Crescenta Valley. The site encompasses approximately 13 acres with 4 acres of the site developed as park land. It contains a gymnasium with multiple purpose courts, bleachers, locker rooms, showers, a 3,250 square foot auditorium, dance room,

two multiple purpose fields, and one ball field. The amenities are used primarily for organized sport activities and community meetings and, therefore, function as a special facility. The grounds also function as a neighborhood park. Adjacent to the Clark Community Center is Dunsmore Neighborhood Park. The two sites compliment each other.

7. Crescenta Valley County Park

Crescenta Valley Park, 3901 New York Avenue, is located south of Honolulu Avenue between New York and Lauderdale Avenues. The 37.5 acre facility is owned and operated by the County of Los Angeles and is classified as a community park. The site is located at the base of the Verdugo Mountains and has a dense growth of oak woodland. Facilities include two ball fields (one lighted), one multiple purpose court, a play equipment area, picnic grounds, and community center building. A day camp is operated at the park during the summer for local youth organizations.

8. Deukmejian Wilderness Park

Deukmejian Wilderness Park is the newest park in the city and encompasses approximately 702 acres. Classified as a community park, future facilities will include approximately 15 to 20 acres of developed park land with an educational center in the historic Le Mesnager barn, a day camp area, foot and mountain bike trails.

9. Dunsmore Park

This 9.8 acre neighborhood park is located at 4700 Dunsmore Avenue, three blocks north of Foothill Boulevard. The park serves a portion of the La Crescenta area and is immediately adjacent to the Clark Community Center on the east and Dunsmore Elementary School to the west. The site slopes to the south and contains attractive masonry and rock retaining walls within the picnic area. Dunsmore Park offers a full range of amenities including a lighted ball field, wading pool, community building and picnic area.

10. Emerald Isle Park

This 6.3 acre neighborhood park is located at 2130 Lenore Drive, northeast of Chevy Chase Canyon. Emerald Isle Park offers a full range of amenities including two tennis courts, playground equipment, a half basketball court and picnic grounds. The park is a popular picnicking spot and is the only improved public park in the Chevy Chase Canyon area.

Deukmejian Wilderness Park

11. Fremont Park

This 7.9 acre neighborhood park was the city's first improved park site. The park is located just northwest of Pacific Avenue and the Ventura Freeway at 600 West Hahn Avenue. A full range of facilities are provided including a tennis complex with eight lighted tennis courts, one volleyball court, two play equipment areas, a wading pool, horseshoe pits, picnic tables, open play area and a 1,710 square foot community building. The Helen Keller Garden for the Blind and rose garden are also maintained on the property. This park primarily serves a community characterized as moderate density residential use with a mixture of both single and multiple family development.

12. Glenoaks Park

The 2 acre neighborhood park is located at 2531 East Glenoaks Boulevard in Glenoaks Canyon. The site provides one tennis court, a half basketball court, one volleyball court, a play equipment area, a wading pool, seven picnic tables and a 2,616 square foot community building. The surrounding neighborhood is characterized by low density single family home development. Park use is high at this location.

13. Glorietta Park

This 8 acre neighborhood park is located at 2801 North Verdugo Road. The park provides numerous amenities such as a lighted ball field, four-lighted tennis courts, one multiple purpose field, a tot lot, wading pool and picnic tables. The park has been developed on a water reservoir and is bisected by the Arroyo Verdugo Flood Control Channel and Southern California Edison Company Power lines.

14. Griffith Manor Park

Griffith Manor Park, 1151 Flower Street, is located in the heart of an industrial area on Flower Street between Western and Sonora Avenues. This 2.8 acre neighborhood park contains a play equipment area, horseshoe pit and picnic shelter for group use. The site also includes two community centers with a total of 2,261 square feet of floor area which are used for child care services. Open play areas are located on both sides of an entrance driveway which extends into the park. The park is heavily used on weekends and at lunchtime by workers from the nearby industrial businesses. The residential uses in the area are characterized by moderate densities with a combination of single and multiple family developments.

15. Maple Park

Maple Park, 820 East Maple Street, is located in a high density residential neighborhood in the southeast portion of Glendale between Adams and Granada Streets. The 3.8 acre neighborhood park contains a tennis court, basketball courts, multipurpose court, play equipment area, community building (3,543 sq. ft.) and a gymnasium (4,537 sq. ft.). The park also functions as a community center and is a gathering spot for backgammon enthusiasts.

16. Mayor's Bicentennial Park

This neighborhood park is located east of the Glendale Freeway at 1787 Loma Vista Drive. The site encompasses 3.2 acres at the base of the San Rafael Hills. The concept of the park is unique - the grounds have been planted with trees, each one dedicated to a Glendale Mayor in recognition of their contributions to the city. A meandering path, dry stream bed and a series of bridges allow access. A kiosk provides the visitor with a site plan of the park which indicates the name of each City Mayor, the number of terms served and the location and species of each tree. A tot lot, picnic tables and restroom facility are also provided.

17. Milford Mini-Park

Located at the corner of West Milford Street and Lexington Drive, Milford Mini-Park provides passive recreational opportunities. The 0.30 acre site is equipped with a small play equipment area and two picnic tables.

18. Montrose Community Park

Montrose Community Park (formerly known as Sparr Debris Basin), 3400 Clifton Place, consists of 14.05 acres

Montrose Community Park

of developed park land. The site is located southeasterly of Verdugo Road between Chiquita Place on the south and Sunview Drive on the north with vehicular access from Clifton Place. The park site has two elevation levels. Currently, the park provides two lighted ball fields, two lighted tennis courts, a half basketball court, play area and picnic tables. The ball fields have been used by the Crescenta Sports Association and Little League Association for approximately 20 years. This community park provides recreational opportunities to Glendale residents who reside within the Verdugo Canyon area, the unincorporated Los Angeles County portion of Montrose, and a small portion of La Canada Flintridge.

19. New York Park

New York Park, 4525 New York Avenue, is a 1.8 acre neighborhood park located north of Foothill Boulevard. This small park is situated on a municipal water reservoir and is informal in appearance. The site contains one basketball court, a tot lot, three picnic tables and a recreation equipment room. There are no trees within the central portion of the park since a sealed water reservoir is immediately below the ground surface. Because of its relatively small size and proximity to other full service recreational facilities, the park receives minimal use.

20. Nibley Park

Nibley Park, 1103 East Mountain Street, was acquired by the City of Glendale in 1925 and was the second improved park in the city. The 2.4 acre neighborhood park, located between Rossmoyne Avenue and Greenbriar Road, consists of two tennis courts, a half basketball court, play equipment area and picnic tables. Although relatively small in size, the park has a charming natural setting which is popular for picnicking. The park serves

a neighborhood characterized by very low density single family development.

21. Oakmont View Park

Oakmont View Park, located at the terminus of Oakmont View Drive, is classified as a neighborhood park. The 0.50 acre site contains two lighted tennis courts and was constructed as a condition of approval for the surrounding residential subdivision.

22. Pacific Park and Pool

Pacific Park, 501 South Pacific Avenue, is located on Pacific Avenue between Riverdale Drive and Vine Street in the southeast portion of Glendale. The 5 acre neighborhood park is located directly across the street from Edison Elementary School and provides one lighted ball field, two lighted tennis courts, one multiple purpose field, half basketball court, play equipment area, swimming pool, wading pool and picnic areas. The park receives extremely high usage.

23. Palmer Park

Palmer Park, 610 East Palmer Avenue, is located east of Glendale Avenue on Palmer Avenue. The 2.8 acre neighborhood park was renovated in 1995 and contains a basketball court, play equipment, wading and spray pool, picnic area and community garden.

24. Pelanconi Park

Pelanconi Park, 1000 Grandview Avenue, is located on Grandview Avenue between Glenoaks Boulevard and San Fernando Road. The 3 acre triangular shaped neighborhood park contains one lighted ball field, half basketball court, play equipment area and picnic facilities. The park is used as a lunch hour gathering spot by students of the Glendale Career College and nearby workers from the commercial corridor along Glenoaks Boulevard. The amenities in this park were developed to accommodate the needs of the surrounding single and multiple family neighborhoods.

25. Piedmont Mini-Park

Piedmont Mini-Park, 1145 East Lexington Drive, is located on Piedmont Avenue just north of Lexington Drive in a landscaped traffic island. The site is located in a medium to high density residential neighborhood which is developed with multiple family residences. The park provides benches for passive activities.

Palmer Park Renovation

26. Lower Scholl Canyon Park

Lower Scholl Canyon Park is located at 2847 East Glenoaks Boulevard and is at the lowest elevation of three recreational components of a larger facility. The Lower Scholl Canyon site functions as a community park which contains play equipment, open turf areas and a major group picnic facility providing 37 tables under picnic pavilions. A portion of the site is also used by local Boy Scout troops as an overnight camping facility.

27. Scholl Canyon Athletic Fields

The second component of the Scholl Canyon park facility consists of the Scholl Canyon athletic fields. Three improved lighted ball fields are used exclusively by organized baseball groups.

28. Scholl Canyon Golf and Tennis Complex

The third and newest component of the Scholl Canyon park facility accounts for over 400 acres that will ultimately be available for park and open space use. Currently, 56.5 acres are improved with the Scholl Canyon Golf and Tennis Complex. This portion of the park contains an 18 hole executive golf course with lighted practice range and putting green, 10 lighted tennis courts, club house, locker rooms and pro shop. The Scholl Canyon Golf and Tennis Complex is located on a portion of Scholl Canyon sanitary landfill as well as an adjoining area. With the exception of Lower Scholl Canyon Park, the Scholl Canyon Park complex is regional serving in nature. When Scholl Canyon sanitary landfill has reached capacity, the remaining 250 to 280 acres which have been utilized for the landfill will become available for park improvements and open space. At the current fill rates this will occur in the year 2019.

29. Sparr Heights Senior Center and Park

The Sparr Heights Senior Center, classified as a special facility, is located at 1613 Glencoe Way, across Verdugo Road and northwesterly its intersection with La Crescenta Avenue. The half acre site contains a 3,360 square foot community building for senior citizens that provides recreational social services and nutritional meal programs to local residents. The area surrounding the senior center is classified as a mini-park and is used primarily as a passive viewing garden.

30. Verdugo Adobe

The four room 1,458 square foot house, classified as a special facility was constructed circa 1860 by Teodoro Verdugo, the grandson of the original Spanish land grantee, Julio Maria Verdugo. The original Rancho encompassed approximately 36,400 acres consisting of present day Glendale, Burbank, Eagle Rock, Pasadena west of the Arroyo Seco and the area formed by the confluence of the Arroyo Seco and the Los Angeles River. Today the grounds and historic structure occupy 1.3 acres of land located at 2211 Bonita Drive.

The grounds of the Verdugo Adobe, classified as a neighborhood park, is also a place of historic importance. In 1847, under the "Oak of Peace", General Andres Pico met with envoys of General John C. Fremont to plan the Treaty of Cahuenga to end the war between the United States of America and Mexico.

31. Verdugo Park/Stengel Field/Babe Herman Field

There are three distinct components of this facility. They are located on both the east and west sides of Canada Boulevard.

- Verdugo Park

Verdugo Park is located at 1621 Canada Boulevard, between Colina Drive and Mountain Street. The 38.68 acre park contains a large grove of mature sycamore trees, numerous oaks, and a young stand of redwoods. A small stream traverses the west side of the park which adds to the character of the site. It is classified as a community park and offers numerous amenities including one ball field, one multiple purpose field, four and one-half basketball courts, one volleyball court, two playground equipment areas, two horseshoe pits and two field areas. Additionally, there is a food service building, group picnic facilities and community garden. Because of the parks unique setting, it is a very popular park for picnicking and playground users particularly in the summer.

Verdugo Park

The variety of the facilities in Verdugo Park, in association with its natural beauty, make it an attraction to the entire community. Because of this fact, its service area is broader than the immediate neighborhood. During weekdays and winter months, the park has more of a neighborhood orientation, with play equipment and court games being heavily used.

- Stengel Field

Stengel Field is located immediately to the south of Verdugo Park at 1601 Canada Boulevard. The site is classified as a special baseball facility consisting of a regulation size lighted baseball field with grandstands, concession stands and restroom facilities. The site encompasses approximately 3.5 acres and is utilized by collegiate (Glendale Community College), scholastic and community organizations. Crescenta Valley High School uses the ball field for home game events, while Glendale High and Hoover High Schools use the field for tournaments. Community organizations such as Glendale Connie Mack Baseball, Inc., Glendale Mickey Mantel Baseball, Inc., Glendale Babe Ruth Baseball, Inc., Glendale La Crescenta Babe Ruth Baseball, Inc., the Glendale American Legion and Youth Soccer Fields also use the facility.

- Babe Herman Little League Field

Babe Herman Field is located immediately across Canada Boulevard from Verdugo Park. This special facility occupies approximately 1.8 acres and contains a lighted baseball field used exclusively by little league organizations. A concession stand and a 4,400 square foot community building are operated by the "Dad's Club."

32. Wilson Avenue Mini-Park

Wilson Avenue Mini-Park, 1101 East Wilson Avenue, is located at the corner of East Wilson Avenue and North Adams Street. The 0.30 acre site provides a small play equipment area, five picnic tables and turf area for passive activities. The park is located in a medium to high density residential neighborhood and has become a popular gathering place with use at or above capacity during afternoon and early evening hours.

4.4 PROPOSED PARK SITES

The construction of three new park sites in the canyons adjacent to the Glendale freeway has been proposed. This park system is referred to as the "freeway parks" which would provide court games and sport fields which will serve the entire city. The freeway sites were chosen because of their low cost, availability, level terrain, location and accessibility via Fern and Sherer Lane. The city has also acquired two other sites for park development - the Dietrich Reservoir site and the Pennsylvania Avenue site. Table 4-2 identifies the location and type of each facility.

Proposed Freeway Park Sites

The sites identified in table 4.2 are owned by the city and are proposed to be developed as future park sites. Development of these sites may be subject to change based on future conditions. Other park sites may arise through the Subdivision Map Act or become available that better meet the needs of Glendale.

4.5 OPEN SPACE RESOURCES

Most of the open space land in the City of Glendale is located in the San Gabriel Mountains, Verdugo Mountains and San Rafael Hills. These areas consist of undeveloped properties surrounded by intense urban devel-

MAP 4-2 PRIVATE AND PUBLIC OPEN SPACE AREAS

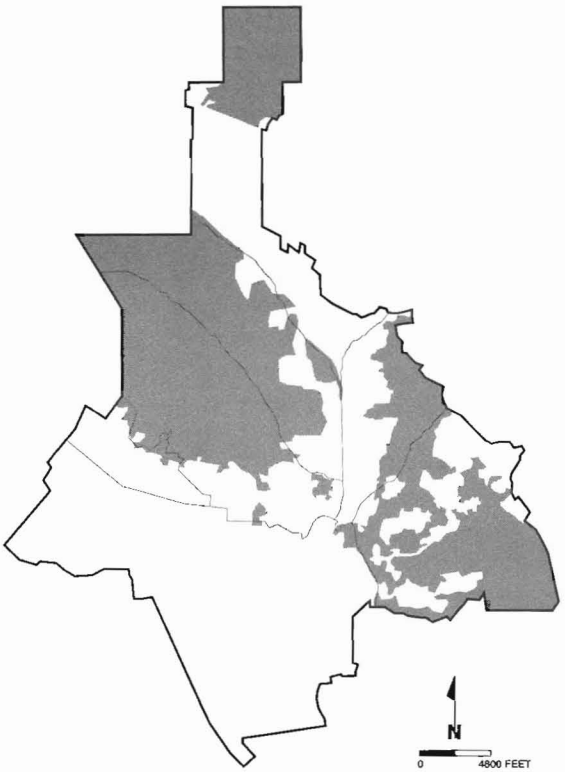


TABLE 4-2 PROPOSED PARKS

Park Facility Name	Additional Acreage	Location
Dietrich Reservoir Site	11.28	CampbellStreet and Mountain Avenue
Freeway Park Site A	22.7	East of Rte. 2 Fwy. @ Fern Lane
Freeway Park Site B	25	East of Rte. 2 Fwy. @ Fern Lane
Freeway Park Site C	17.8	East of Rte. 2 Fwy. @ Fern Lane
Pennsylvania Site	1.3	1401 Pennsylvania Avenue

opment. The total amount of public open space within city boundaries is more than 5,860 acres. city owned open space totals 4,782 acres. 1,540 acres of open space land remain in private ownership and are primarily used as golf courses, educational and religious facilities. Map 4-2 identifies the distribution of public and privately held open space in the city.

Glendale's strategies for acquisition of open space have included the direct purchase of private property, tax delinquent property and surplus State freeway properties as well as acceptance of donated land. Glendale also has been successful in obtaining ownership of open space land by requiring the dedication of property during the subdivision processes as well as a variety of State and Federal programs.

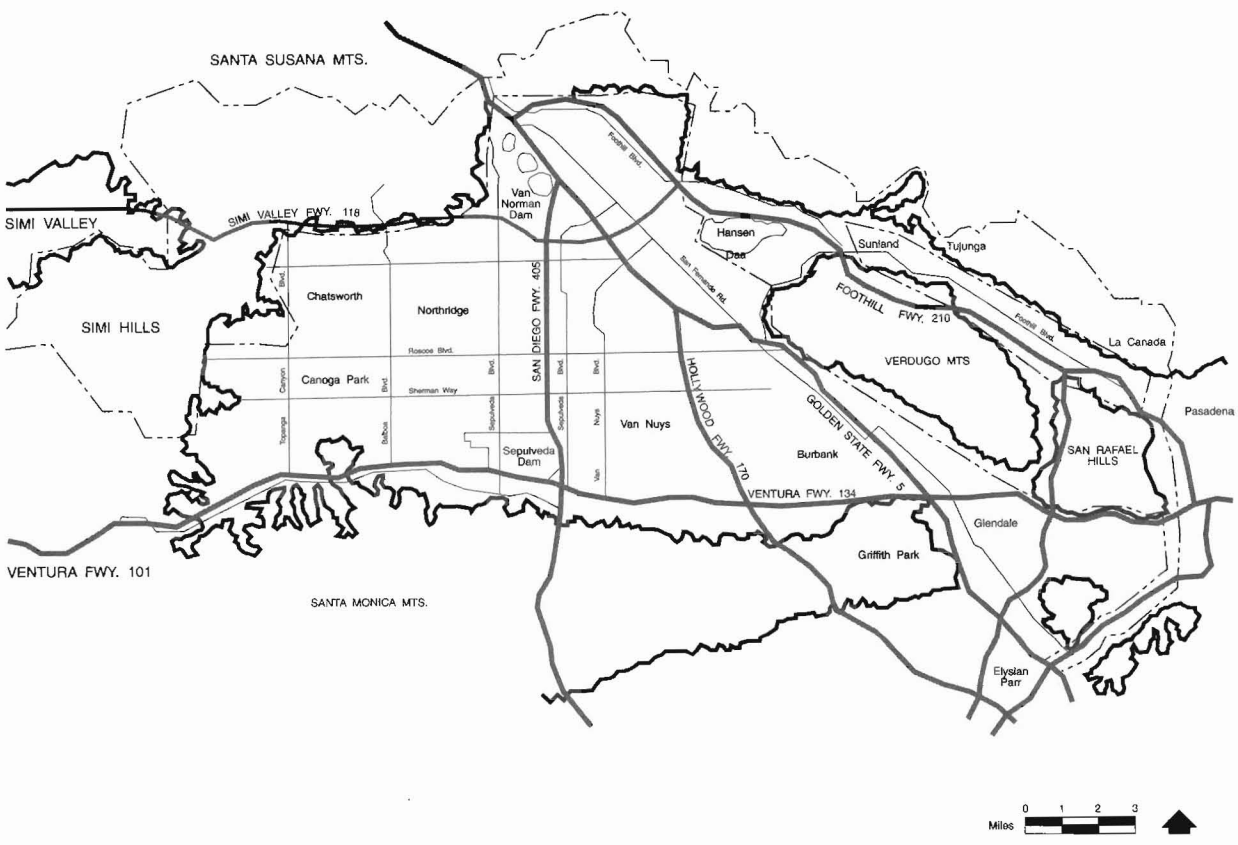
Local and Regional Trails

The mountainous open space areas within the city are transected by a trail system. Many of these trails coincide with an extensive system of fire roads and easements maintained by Southern California Edison. These trails are also used by hiking, bicycling, and equestrian enthusiasts. Access to a larger regional trail system is possible from four city parks. Brand Park has the largest trail head into the Verdugo Mountains. Deukmejian Wilderness Park has access to equestrian trails, hiking trails and historical sights. Scholl Canyon Recreation area and Verdugo Mountain Park are connectors to the regional Backbone Trail. Trails signs are provided but improvements are needed for trail markings and staging areas.

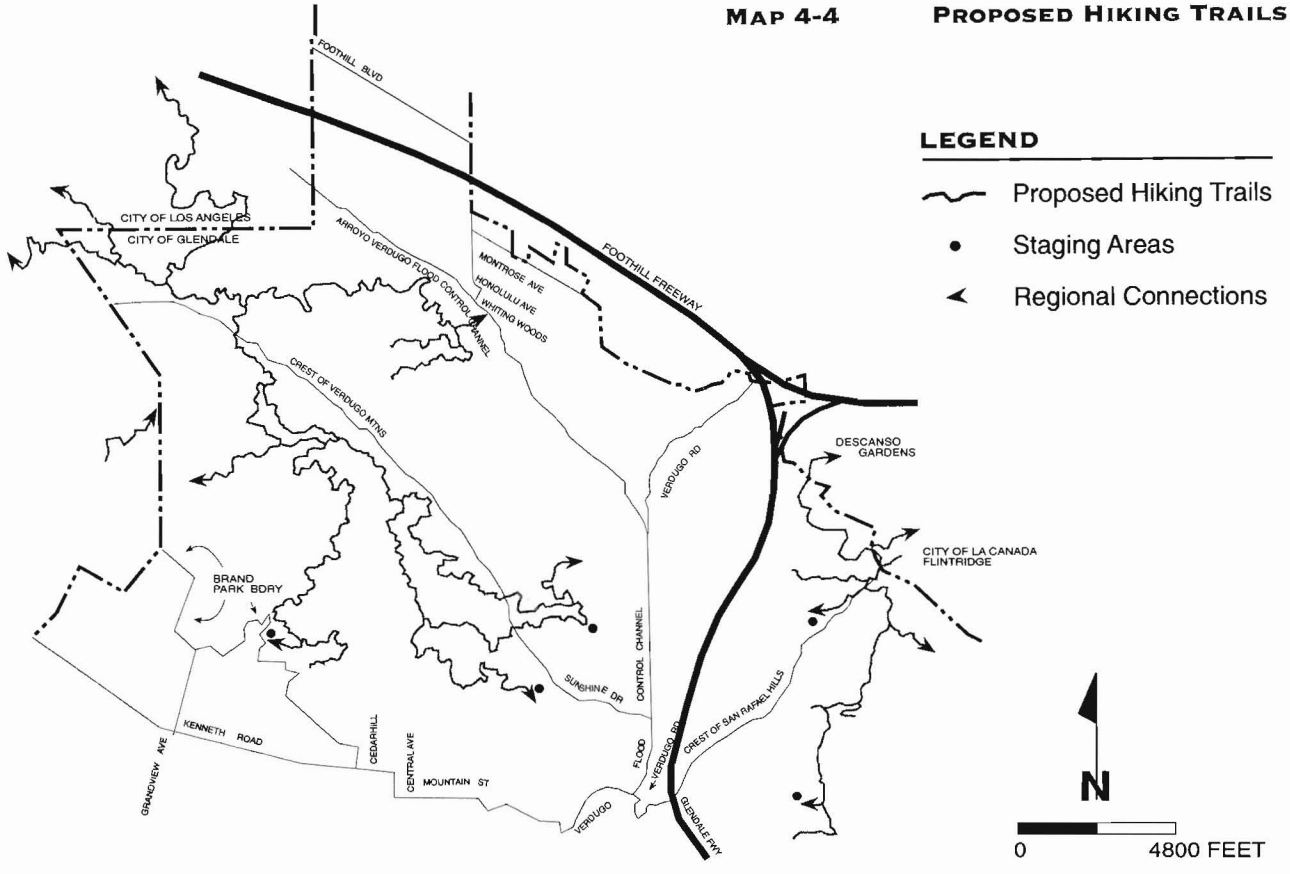
The most prominent regional trails are the Backbone Trail and the proposed Rim of the Valley Trail (Map 4-3). The Rim of the Valley Trail is a greenbelt that will circumscribes the San Fernando and La Crescenta Valleys. It will act as an integrated system of hiking and equestrian trails which includes Glendale parks. The Backbone Trail runs along the coast but it can be accessed through trails that begin in Scholl Canyon and the Verdugo Mountains.

The Verdugo Mountains have a large selection of trails due to extensive fire roads which were established in the 1930s. The most popular of these are the Beaudry and Hostetter Trails. Others in the Verdugo Mountains are Brand, Whiting Woods, Skyline and Verdugo Trails.

MAP 4-3 RIM OF THE VALLEY TRAIL CORRIDOR



MAP 4-4 PROPOSED HIKING TRAILS



The Verdugo Trail connects with (recently constructed) La Tuna Canyon Trail which traverses the perimeter of the city limits. Map 4-4 indicates the proposed trail system and highlights access to regional connector trails.

Development activity has caused the loss of many old trails in the San Rafael Hills. The most prominent one left is the Cherry Canyon Trail which is a connector to the La Canada Flintridge equestrian trails, eventually leading into the San Gabriel Mountains.

Because of steep terrain, trails in the San Gabriel Mountains are few in number. Trail heads in Deukmejian Wilderness Park allows access into this mountainous area, but only at the lower elevations.

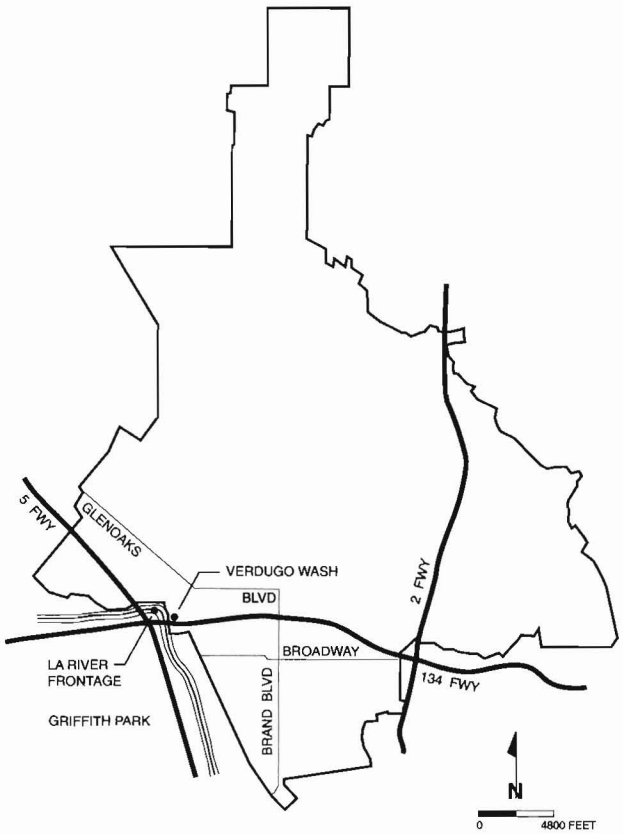
4.6 LOS ANGELES RIVER GREENBELT CORRIDOR

The Los Angeles County Department of Public Works is preparing a master plan for the Los Angeles River system. The master plan will provide local jurisdictions with a framework for enhancing the river environment. Enhancements may include aesthetic developments, trails, access points, signs and connections to existing facilities. The Master Plan will provide written recommendations for trail management, river front development, and funding alternatives.

The City of Glendale has approximately one mile of frontage along the Los Angeles River near the inter-

View of the Los Angeles River Corridor

MAP 4-5 LOS ANGELES RIVER GREENBELT CORRIDOR



change of the Golden State and Ventura Freeways (as depicted in Map 4-5). The city is working with the Los Angeles County Department of Public Works Advisory Committee to identify improvements within the Glendale area.

The area adjacent to the river corridor in Glendale is developed with a mix of residential, office park, and industrial uses. Vacant land exists immediately adjacent to the river and offers an opportunity to access the river or any trail systems which may be developed adjacent to the river.

The concept of utilizing the Los Angeles River as an open space or recreation asset is supported by the U.S. Army Corps of Engineers which identifies the river as being in need of environmental restoration. Restoration would include the creation of seasonal wetlands, plantings of riparian and wetland vegetation, and construction of a trail on one side of the wetland. The habitat value of this channel should be assessed and recommendations made for its improvement as a viable recreation site.

Homart Plaza, Brand Boulevard

4.7 RECREATIONAL OPPORTUNITIES AT PRIVATE AND INSTITUTIONAL FACILITIES

In addition to the public park system, private recreational resources are also available. Many of these take the form of urban plazas such as those located in the Central Business District (identified in Table 4-3). Although the spaces are classified as quasi-public, they are privately owned and maintained. Therefore, access to these sites may be restricted to daytime operating hours.

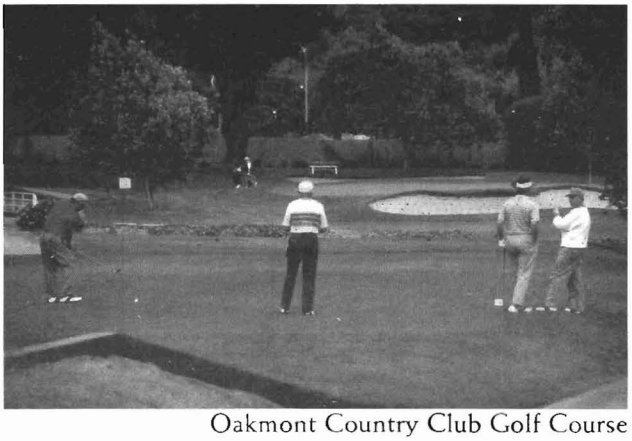
TABLE 4-3 QUASI-PUBLIC SPACES

Office Building / Public Space
801 N. Brand Blvd. - Plaza
800 N. Brand Blvd. - Nestle Bldg. Plaza
701 N. Brand Blvd. - Sears Savings Plaza
700 N. Central Ave. - Sears Savings Plaza
700 N. Brand Blvd. - Plaza
611 N. Brand Blvd. - Bank of America Plaza
550 N. Brand Blvd. - Plaza
505 N. Brand Blvd. - Plaza
500 N. Brand Blvd. - Plaza
400 N. Central Ave. - Plaza
216 N. Brand Blvd. - Alex Theatre Plaza
100 - 142 N. Brand Blvd. - The Exchange Alleyway
101 N. Brand Blvd. - Homart Bldg. Plaza
101 N. Brand Blvd. - Phase II City Center Meadow
201 W. Broadway - Glendale Financial Square
141 N. Glendale Ave. - Perkins Building Plaza
613 E. Broadway - City Hall Plaza
633 E. Broadway - Municipal Services Bldg. Plaza
100 - 245 S. Central Ave. - Glendale Galleria I
100 - 245 S. Brand Blvd. - Glendale Galleria II
100 W. Glenoaks Blvd. - Red Lion Hotel
400 Cerritos St. - Glendale Trans. Ctr. Court Yard
100 W. Glenoaks Greenway - Glenoaks Greenway

Recreational activities are also provided at private and institutional sites. Such facilities are specific recreational uses which may include golf courses, bowling alleys, health clubs and organized sports programs. Participation at private facilities are generally restricted to members or paying customers.

The need for public parks may be diminished in some residential communities which have private recreation centers owned and maintained by a home owners association. The City of Glendale has four such communities which offer a range of amenities such as swimming pools, tennis courts, fitness centers and club houses. additionally, many apartment and condominium developments have pools, meeting rooms and other recreational facilities. A partial list of private and institutional facilities are identified in Table 4-4.

Institutional facilities operated by churches and youth groups are open to all residents regardless of their age, religion or economic status. Such groups offer programs that may include summer youth camps, teen centers, gymnasium sports, music and drama groups. Organizations in this category include approximately 80 Glendale religious groups such as the Catholic Youth Organization, which serves approximately 1,300 young people each month. Other groups provide specialized services such as Camp Max Straus which is located on the northern slope of the Verdugo Mountains, is owned and operated by the Jewish Big Brothers and uses the facility as a retreat during summer, Christmas and Easter. The Homenetmen and the Verdugo Hills Council of the Boy Scouts of America also serves the Glendale area and contains 180 troops with approximately 6,000 boys who are members of the cub, scout, or explorer units. The Girl Scouts also operate in the Glendale vicinity with local districts in La Crescenta and Montrose, consisting of 131 troops and approximately 2,000 girls enrolled as members of the Brownies, Junior Cadets and Senior High



Oakmont Country Club Golf Course

TABLE 4-4 PRIVATE RECREATIONAL FACILITIES

Facility Name / Location
Jewel City Bowl-135 S. Glendale Ave. Montrose Bowl-2334 Honolulu Ave., Mont. Verdugo Hills Bowl-3237 Foothill Blvd., L Crs.
Chevy Chase Country Club-3067 Chevy Chase Dr. Oakmont Country Club-3100 County Club Drive
Armenian Center-2633 Honolulu Ave. Bally's Nautilus Aerobics Plus-623 S. Central Ave. Dee's Gym For Ladies Only-213-C N. Orange St. Family Fitness Center-240 N. Brand Blvd. Fitness Formula-2287 Honoululu Ave. Foothill Athletic Club-3931 Lowell Ave. Homenetmen-544 W. Broadway YMCA-1140 N. Louise St. YWCA-735 E. Lexington Dr.
Bar S. Stables-1850 Riverside Drive Glendale Batting Cage-622 E. Colorado St. Moonlight Rollerway Skating Rink- 5110 San Fernando Rd.
American Youth Soccer Organization Connie Mack Baseball Crescenta Sports Association Crescenta Valley Little League Foothill Little League Glendale Babe Ruth League Glendale American Legion Baseball Glendale Bears Glendale Little League Glendale YMCA & YWCA J.W.V. Little League La Crescenta Babe Ruth Baeball Jewel City Little League Little League Baseball Vaquerno Little League Verdugo Little League Oakmont Country Club Tujunga Little League
Homeowners Associations
Chevy Oaks Recreation Center 0.25 Ac Fair Oaks Community Center 0.68 Ac Rancho SanRafael Recreation Center 2.94 Ac Oakmont Woods Residence Assoc. 0.25 Acre Mark Ridge Homeowners Assoc. 0.25 Acre

TABLE 4-5 RECREATIONAL FACILITIES AT GLENDALE SCHOOLS

Public School Facilities	Basket-ball Court	Field/ Play-ground*	Gym	Pool	Tennis Court	Location
High Schools						
Crescenta Valley High School		2	2	1	4	4400 Ramsdell Ave
Glendale High School	4	4	1	1	6	1440 E. Broadway
Hoover High School		8	2	1	4	651 Glenwood Road
Middle Schools						
Roosevelt Jr. High		2	1			1017 S. Glendale Ave.
Rosemont Jr. High		1	1			4725 Rosemont Ave.
Toll Jr. High		3	1			700 Glenwood Ave.
Wilson Jr. High		2	1		2	1221 Monterey Road
Elementary Schools						
Balboa		1				1844 Bel Aire Dr.
Cerritos		1				120 E. Cerritos Ave.
Columbus		1				425 W. Milford
Dunsmore		1				4717 Dunsmore Ave.
Edison		1				440 W. Lomita Ave.
Franklin		1				1610 Lake
Fremont		1				3320 Las Palmas Ave.
Glenoaks		1				2015 E. Glenoaks Bl.
Jefferson		1				1540 Fifth
Keppel		1				730 Glenwood Rd.
La Crescenta		1				4343 La Crescenta Av.
Lincoln		1				3333 Altura Ave.
Mann		1				501 E. Acacia Ave.
Marshall		1				1201 E. Broadway
Monta Vista		1				2620 Orange Ave.
Mountain Avenue		1				2307 Mountain Ave.
Muir		1				912 S. Chevy Chase Dr.
Verdugo West		1				1751 N. Verdugo Rd.
White		1				744 E. Doran
Colleges / Continuation Schools						
Daily Continuation	8	2	1		6	220 N. Kenwood St.
Glendale Community College	3	3	2			1500 N. Verdugo Road

* High school and middle school fields include ball fields which may be used for baseball, softball or other activities.

Troops. The Young Mens Christian Association (YMCA), Young Womens Christian Association (YWCA), and Armenian Youth Federation (AYF) also offer youth athletic leagues and summer camps for the underprivileged. Together these organizations provide alternative recreational services that may help to offset the current demand for traditional park space in the city.

4.8 PUBLIC SCHOOL FACILITIES

Glendale public school sites also provide recreational opportunities for area residents. Table 4-5 provides a partial list of the typical amenities found at most schools. The facilities listed are typically found at middle and senior high schools. The need for parks, especially in the

southern portion of Glendale, where population densities are greatest may be offset by the joint development and use of expanded school facilities, gymnasiums and multiple-purpose fields. This would involve a cooperative agreement between the Glendale Unified School District and the City of Glendale.

4.9 RECREATIONAL OPPORTUNITIES OUTSIDE THE CITY OF GLENDALE

In addition to the recreational facilities identified in the park inventory section of this document, Glendale residents may also utilize recreational facilities located in other jurisdictions. Table 4-6 identifies major recreational facilities accessible to Glendale residents. Recreational uses are both private and public in nature such as the Rose Bowl, Descanso Gardens, Griffith Park, Los Angeles Equestrian Center and the Los Angeles Zoo. The San Gabriel Mountains provide numerous camp sites and picturesque hiking trails. In the winter months Mt. Waterman, Kratka Ridge and Mountain High provide snow skiing activities.

TABLE 4-6 RECREATIONAL OPPORTUNITIES OUTSIDE THE CITY OF GLENDALE

Park Facility Name	Park Type	Location
Golf Course Facilities		
Annandale Golf Course	Private (18 Hole Course)	#1 North San Rafael, Pasadena
Arroyo Seco Golf Course	Public (18 Hole Course)	1055 Lohman Ln., So. Pasadena
Brookside Golf Course	Public (36 Hole Course)	Rose Bowl Drive, Pasadena
De Bell Municipal Golf Course	Public	1200 Harvard Dr., Burbank
Hansen Dam Golf Course	Public	10400 Glenoaks Blvd., Sunland
Harding Municipal Golf Course	Public	4730 Crystal Springs Dr., Los Feliz
Roosevelt Municipal Golf Course	Public	Griffith Park, Los Feliz
Wilson Municipal Golf Course	Public	Griffith Park, Los Feliz
La Canada Flintridge Golf Course	Private (18 Hole Course)	5500 Godbey Drive, La Canada
Los Feliz Golf Course	Public	Los Feliz Blvd., Silverlake
Verdugo Hills Golf Course	Public (18 Hole Course)	6433 La Tuna Canyon Road
Recreational Points of Interest		
Angeles National Forest	Naturalized Open Space	Angeles Forest Drive, La Canada
Big Tujunga Canyon Ponds	Naturalized Open Space	Big Tujunga Canyon Road
Brookside Park	Naturalized Open Space	N. Arroyo Blvd. & Seco St., Pasadena
Brookside Park	Archery Range	N. Arroyo Blvd. & Seco St., Pasadena
Brookside Park	Casting Pond	N. Arroyo Blvd. & Seco St., Pasadena
Descanso Gardens	Botanical Garden	1418 Descanso Drive
Hahamongna (Oak Grove) Park	Water Management Facility	4550 Oak Grove Drive
Huntington Library	Botanical Garden	1151 Oxford Drive, San Marino
Los Angeles Equestrian Center	Stables / Arena	480 Riverside Drive, Burbank
Los Angeles Zoo	Wild Animal Park	5333 Zoo Drive, Los Angeles
Rose Bowl	Stadium / Aquatic Center	Rose Bowl Drive, Pasadena
Wildwood Canyon Park	Naturalized Open Space	Harvard Drive, Burbank

PARK ASSESSMENT STANDARDS

5.1 OVERVIEW

The development of park standards is necessary in order to adequately assess recreation needs in the city. This chapter will present:

1. Area standards;
2. Facility development standards; and,
3. User satisfaction.

The next chapter (Chapter 6) includes a discussion on the application of these standards in determining the specific needs and priorities for park planning purposes in Glendale.

Area standards involve the development of National Recreation and Park Association standards which have traditionally been applied to assess demand for park land in cities. These standards recognize the need for the user to experience a variety of activities and establish specific criteria for open space, as well as passive and active recreational uses. These standards are expressed by a ratio of park land to population and are combined with a location/radius factor.

Facility development standards address specific types of facilities and accessibility to them (swimming pools, soccer fields, etc.). User satisfaction emphasizes the degree of satisfaction the users receive from park facilities.

This chapter defines specific recreational planning areas in which to apply these assessment standards. Given the urban form of Glendale, it may be necessary to establish park standards that recognize a combination of these approaches.

5.2 PARK AREA STANDARDS

In the past, size was the only factor considered in park needs assessment standards. As early as 1906, standards were set by the Playground Association of America for the minimum amount of playground space required for each child. These were adapted and used in park planning space by Washington, D. C. These standards have traditionally been used to determine the relative presence, absence or need for a resource or facility. They arbitrarily established ratios between the user and the resource, regardless of differences in geography, population characteristics, leisure patterns, or to the feasibility of implementing these standards.

To aid the development of park space, the National Recreation and Park Association (NRPA) published the Recreation, Park and Open Space Standards and Guidelines (1983), the nationally accepted reference for park standards. According to this document a park system should contain a total of 6 to 10.5 acres of developed open space per 1,000 population. The specific distribution of these nationally recognized park standards by park type is specified in Table 5-1.

In addition to the specified acreage requirement by population, the standards identification by the NRPA also sets forth a distancing requirement for accessibility of park services to its users. These service area standards are summarized in Table 5.2 These service area standards are designed to insure that parks are distributed to meet the recreation needs of each neighborhood within a jurisdiction.

These standards have been adopted by most cities across the United States. The advantage of this approach is that it provides for an equitable distribution of park resources. It is easily understood and is an easily applied technique. This area standard approach is also typically used to justify local exaction fees or land dedication fees for open space and recreational purposes. These standards have been tested in the courts and have maintained their legality and usefulness.

The area standards emphasize quantity of park resources. In southern Glendale, to meet the park needs using the neighborhood park standards alone (1 acre per 1,000) for the increase of population since 1980, it would be necessary to develop over 25 acres of neighborhood park facilities, representing five city blocks. To provide community or city-wide parks for this population growth would involve an additional 125 acres of park land at the

TABLE 5-1 PARK STANDARDS

Component	Service Area	Desirable Size	Acres /1,000 Population
Community Park	1 mile radius	10 - 30 acres	5.0 to 8.0A
Neighborhood Park	1/2 mile radius	2 - 10 acres	1.0 to 2.0A
Mini-Park	Less than 1/4 mile radius	1 acre or less	0.25 to 0.5A

Source: National Recreation and Park Association, Recreation , Park and Open Space Standards and Guidelines

A Stroll Through Crescenta Valley Park

TABLE 5-2 SERVICE AREA STANDARDS

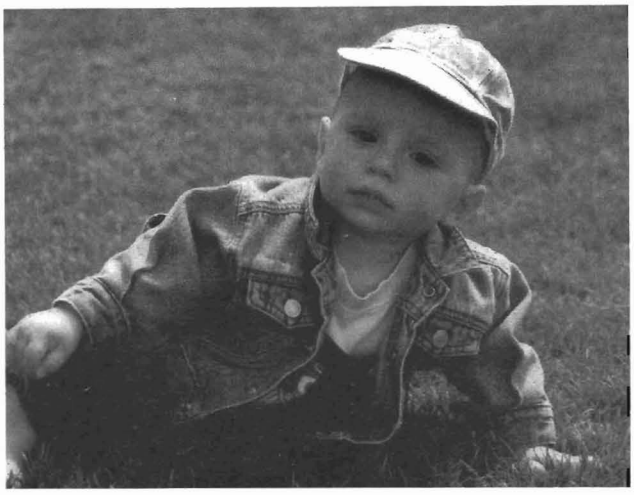
Component	Service Area*	Size	Desirable Uses	Site Characteristics
Regional Park	Several cities 1 hour drive time	30+ acres	Picnicking, play areas, boating, fishing, swimming, camping, trails	Contiguous to or encompassing natural resources.
Community Park	1 mile radius	10 - 30 acres	Athletic fields & courts, gymnasiums, swimming pools, picnic sites, play areas	Suited for intense development. May encompass natural resources.
Neighborhood Park	1/2 mile radius	2 - 10 acres	Athletic fields & courts, play areas, picnic sites, wading pool	Suited for intense development with safe pedestrian and bike access. May be developed as a school site facility.
Mini-Park	Less than 1/4 mile radius	1 acre or less	Play equipment area, wading pool	Suited for high density multi-family and senior housing units.
Community Center	2 mile radius	1/2 - 5 acres	Multi-purpose building/ gymnasium, Open play area	Suited for intense development with safe pedestrian access.
Special Facilities	No applicable standard	No applicable standard	May include golf courses, historic grounds or buildings, botanical gardens, commercial plazas or squares, nature centers	Areas for specialized or single purpose recreational activities.

Source: National Recreation and Park Association, Recreation , Park and Open Space Standards and Guidelines
* Service areas specified are general guidelines; it should be recognized that all parks with specialized facilities service the entire city.

standard of 5 acres of community park land per 1000 residents. This example illustrates the difficulty of providing park land in dense urban environments. Population growth and increasing housing density can outpace the ability to plan for and develop new park land. Strict adherence to these standards would dictate that the city not permit anymore housing units in areas with a deficiency of park land. The application of these standards will be further explained in Chapter 6.

Another difficult issue associated with the NRPA park standards is their relationship to density. For example, a major problem with park planning in Glendale is that the park size would need to be considerably larger and spaced more frequently in multiple family areas than single family areas. This is problematic because of the cost of land and the potential displacement of dwelling units necessary to develop these parks. In a study prepared by the California Recreational Commission it was found that as density increases the service ratios must decrease in multiple family areas. It was estimated that for multiple story apartment development that the service distance or spacing of parks be established at 1/6 to 1/8 of a mile. The population within the park service

distance should also not exceed 2,500 to 4,000 people for this type of development. The implication of these standards to Glendale for park planning purposes is significant. While this park area standard approach has some limitations when applied to developed urban areas, the concept of recognizing the need for park space based on population remains a relevant factor. Furthermore, the location requirements of park facilities also appears to be a prudent approach for park planning purposes.



A toddler's respite after an active day at the park.

While strict application of these approaches in Glendale may be difficult, the concept must be interwoven into whatever strategies are established for park development.

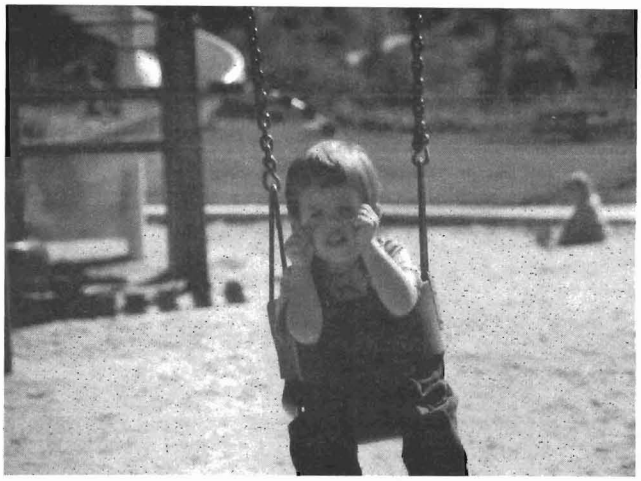
5.3 FACILITY DEVELOPMENT STANDARDS

Another approach to be considered for the establishment of park standards for a community is the number and type of facilities available to its residents. According to the NRPA, Recreation, Park and Open Space Standards and Guidelines, a facility standard defines the number of recreation facilities (with accompanying fixtures and furniture necessary to accommodate community needs) for various kinds of recreation activities. Facility standards take into consideration population thresholds for the determination of the number of needed facilities. Table 5-3 identifies the amount and type of recreational facility required to meet the facility development standard for Glendale. The unit division column reveals the number of units by facility type that will be required to satisfy the recommendation to meet the needs of the present population of approximately 180,000 residents. Traditionally, the city has developed some special (individual sporting) facilities in specific locations. For example, Scholl Canyon has been developed for a baseball

TABLE 5-3 FACILITY DEVELOPMENT STANDARDS

Activity	Units / Population	Recommended Size	Unit Deficiency
Baseball / Softball Field	1 / 2,500	130,680 SF	57
Multi-Purpose Court	1 / 10,000	80' x 120'	16
Multi-Purpose Field (Soccer)	1 / 5,000	150' x 300'	29
Play Equipment Site	1 / 2,000	60' x 120'	68
Swimming Pool	1 / 20,000	45' x 75'	8
Tennis Court	1 / 2,000	60' x 120'	52
Wading Pool	1 / 5,000	15' x 15'	30
Special Activity			
Community Building	1 / 10,000	60' x 120'	0
Gymnasium	1 / 10,000	60' x 120'	16
Golf Course / Driving Range	1 / 50,000	110 Acres Minimum	3
Ice Hockey	1 / 100,000	85' x 200' (+5,000 SF)	2
Roller Hockey / In Line Skates Rink	1 / 20,000	180' x 300'	10

All Calcualtions based upon popoulation total of 180,083



A Satisfied Park User

facility and a proposal is presently under consideration to provide soccer activities along the Glendale Freeway. The City of Los Angeles has recently developed soccer fields along the city's border in Griffith Park. Regardless of the methods and goals set for the detailing of park needs it will be prudent to establish objectives related to facilities to serve the population within specific service areas.

The facility standard is a concept shared with other municipal infrastructure systems. Public health and safety systems such as sewer and water connections must meet a strict standard before additional residential or commercial development is allowed. The cost of these systems can vary and is often passed on to the developer by connection fees and the rate structure. This same concept can be applied to park and recreation facilities. A finding could be made that certain neighborhoods no longer have park capacity for additional population and new residential development will have to locate in an area that has existing park capacity. Impact fees can also be collected to provide funding to meet the recreation needs caused by new development.

5.4 USER SATISFACTION

"The power of a park is not in its size, the true standard of a park is the level of customer satisfaction." This, according to Kevin Asher, a Miami park planner, is a new standard for park planning. It signals a change in the way planners have looked at community recreation needs for the last 75 years.

As discussed in the area standard section the standard recommendation by the NRPA analyzed quantity not quality. Some park planners feel that location, equipment and maintenance are more critical to the success of a park than play areas or size. Therefore, many park planning professionals are considering an alternative approach to the establishment of park needs. This alternative method, however, has not been generally established or developed. The concept reflects upon the need that standards must be related to the public that they serve. Park user surveys and recreational demand projections are some methods used to evaluate park demand under this alternative. The Needs Assessment and Demand Analysis in Chapter 6 uses this alternative information to supplement the area standards developed by the NRPA.

5.5 RECREATION PLANNING AREAS

Prior to applying recreational demand standards to Glendale, it is first necessary to establish clearly defined areas of study that relate practically to Glendale's situation.

The 1972 Open Space Conservation and Recreation Element of the General Plan utilizes the "neighborhood" as the basis for park planning purposes. The city was divided into 34 separate neighborhoods and detailed statistical analyses were developed for each of these areas. Generally, the neighborhoods corresponded to census tract or block area in order to provide for analysis of census data. The shortcoming of this approach was that the planning areas were too detailed and the interrelationship among the planning areas was not analyzed. Because of these factors and perhaps because of a lack of a clear implementation plan, the recommendations of the element have never been fully carried out.

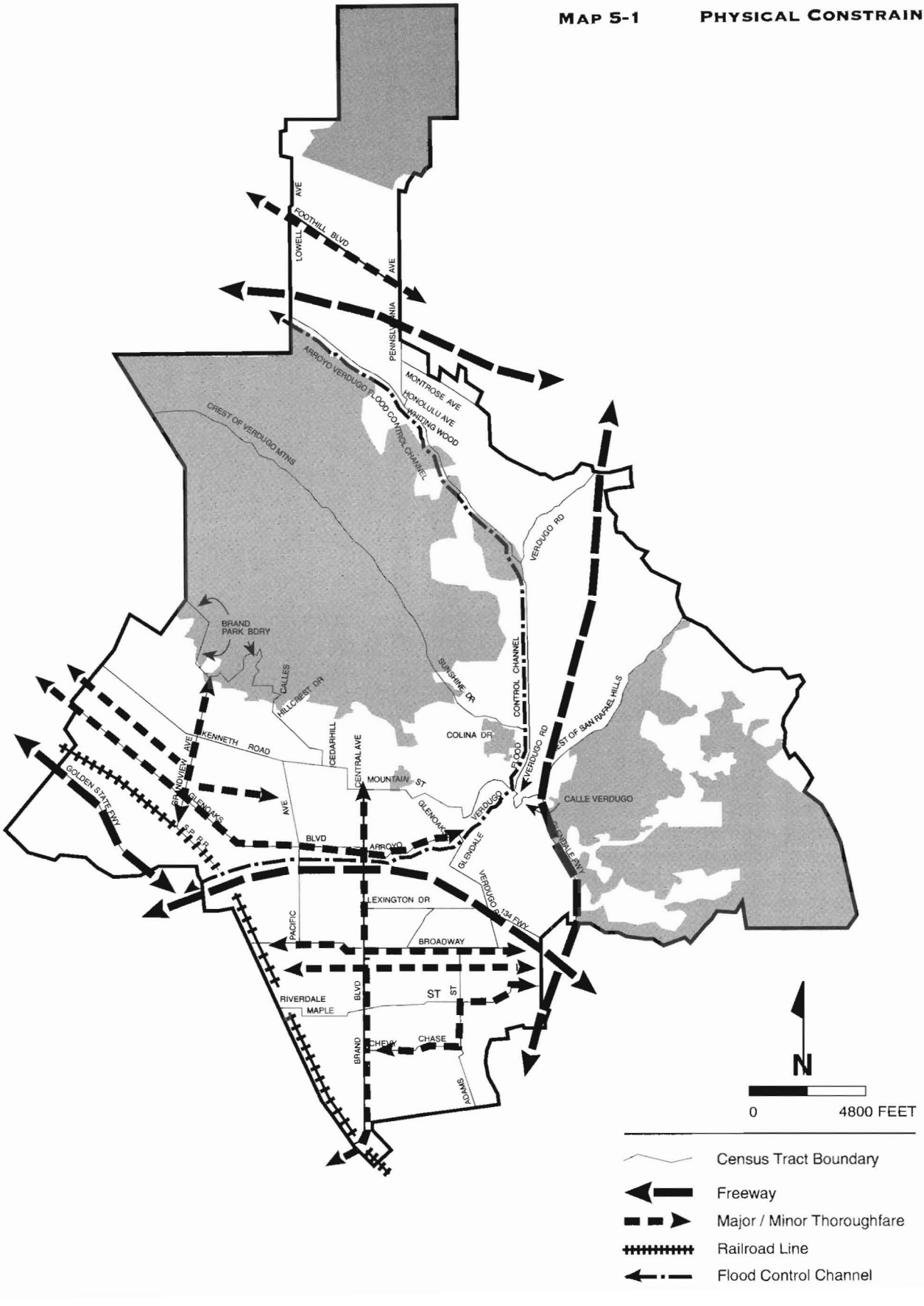
The standards adopted in 1972 for park needs generally followed the national standards suggested by the NRPA: neighborhood park, 2 acres per thousand; community recreation center, 2 acres per 1,000; regional park site, 6 acres per 1,000; public open space land, 11 acres per 1,000 and conservation land at 10 acres per 1,000. These standards provide for an overall recommendation of 31 acres per 1,000 population.

Although the 1972 document contains several shortfalls in terms of its reliance upon neighborhoods, the concept of separation into distinct study areas is an important one. The previous document, however, also failed to recognize physical boundaries and other barriers of users to facilities.

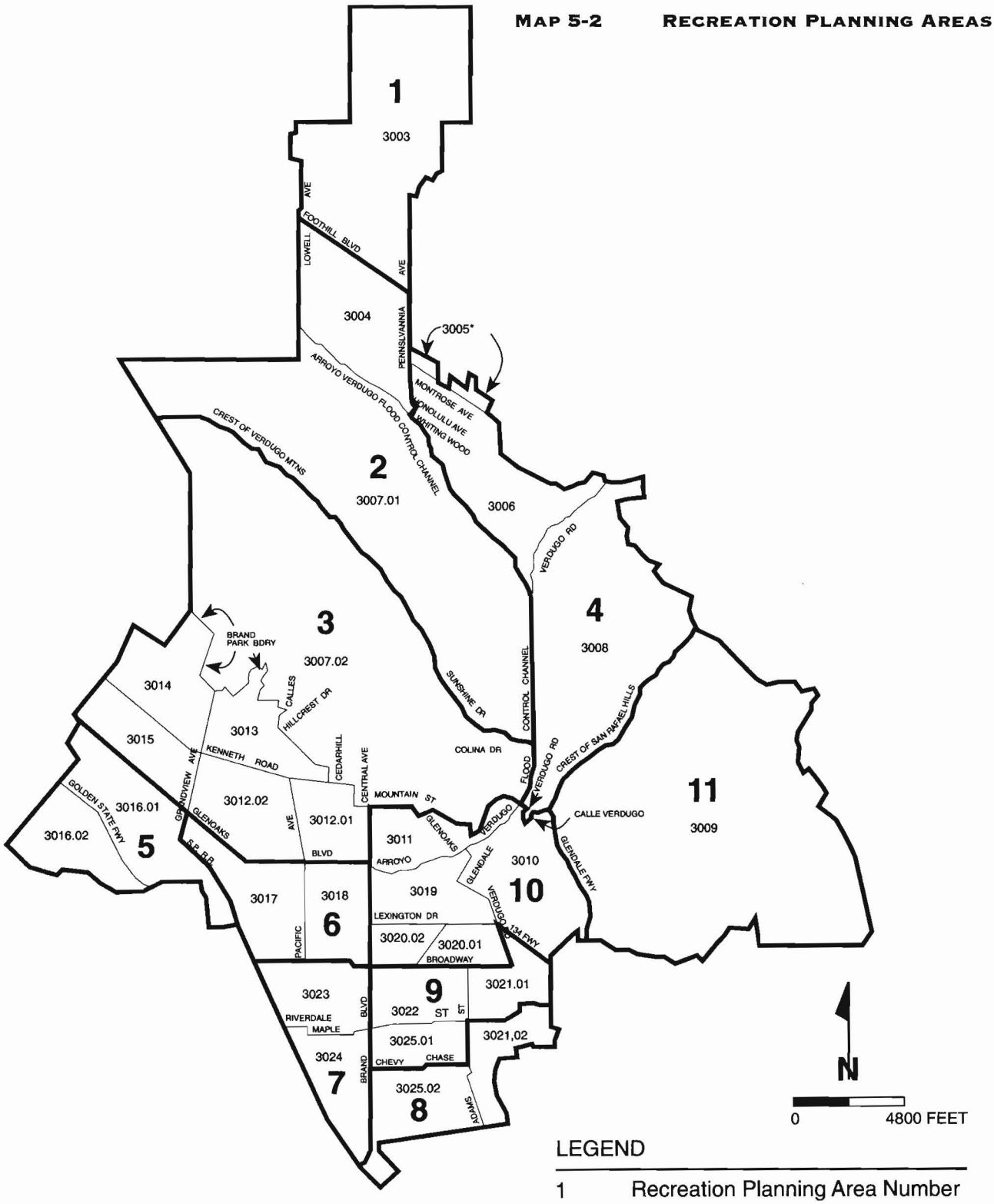
Background

To accurately assess the city's distribution of recreational amenities today, eleven "Recreation Planning Areas" are identified. The boundaries were established with consid-

MAP 5-1 PHYSICAL CONSTRAINTS



MAP 5-2 RECREATION PLANNING AREAS



LEGEND

1	Recreation Planning Area Number
	Recreation Planning Area Boundary
3003	Census Tract Number
	Census Tract Boundary

eration for historical patterns of development, major streets and freeways, Census tract and community boundaries, man-made barriers (e.g. commercial corridors) and topographic features. Each of these features significantly impact accessibility to park facilities. Map 5-1 summarizes the findings of the analysis concerning physical constraints in the city. Map 5-2 identifies the location of each Recreation Planning Area. These will be used as the basis to identify deficiencies within the existing park system as discussed in Chapter 6.

The Recreation Planning Areas are characterized as follows:

Recreation Planning Area 1

Area 1 is characterized as a low density single family dwelling area consisting of 1,536 acres including substantial amounts of open space/conservation areas. The southern portion of the area is relatively gentle in slope, rising steeply in the north to the borders of the Angeles National Forest. The area has an estimated population of 6,009 residents who are served by four developed parks totaling 30.65 acres. The existing parks include Deukmejian Wilderness Park, Dunsmore Park, New York Park and the Clark Community Center Park. There is a present ratio of 5.1 acres of park land per 1,000 people for a surplus of 18.6 acres, assuming a park standard of 1 acre of neighborhood park facilities per 1,000 people.

Recreation Planning Area 2

Recreation Planning Area 2 is a high income, low density single family dwelling neighborhood with 10,820 residents. The majority of the land area in this area is mountainous terrain rising to almost 3,000 feet above sea level and encompassing approximately 3,840 acres. The residential developments occupy a relatively isolated land area, with a majority of the open space held in public trust. The area has three facilities totaling 39.55 acres consisting of Crescenta Valley Regional Park, Oakmont View Neighborhood Park, and the Verdugo Adobe (1.3 acres) park and special service facility. Area 2 meets present standards in total acres of neighborhood park land with a present ratio of 3.7 acres per 1,000 people for a surplus of 17.91 acres.

Recreation Planning Area 3

Area 3 is the largest of all the Recreation Planning Areas in both population, (33,831 residents) and size (approximately 4,480 acres). The residential character consists of a high density, multiple family dwellings to the south, and a high income, low density, single family area to the north. Residents are served by three parks which include: Brand Park, Nibley Park and Verdugo Park/ Stengel Ballfield. The Glendale Civic Auditorium (2.6 acres) is also located in this planning area and is classified as a special service facility. Total park acreage is 72.48 acres with a present ratio of 2.1 acres per 1,000 residents. The area exceeds the present standard of 1 acre per 1,000 people for neighborhood park acreage, but because of the size of Brand Park, the area is deficient in providing accessible neighborhood parks.

Recreation Planning Area 4

This canyon community of approximately 2,112 acres is bordered by the San Rafael Hills on the east and the Verdugo Mountains on the west. The residential character within the Verdugo Canyon area is quite diverse, in both income and housing types. Recreation Planning Area 4 has a population of 14,377 residents who are served by three parks totaling 27.68 acres. The parks are Montrose Community Park, Glorietta Park and the Mayors' Bicentennial Park. Two special service facilities are also located in the area, the Babe Herman Little League Field and community building (1.83 acres), and the Sparr Heights Senior Center (0.51 acres). Planning Area 4 has a present ratio of 1.9 acres of park land per 1,000 people. The area also contains privately held open space and recreation facilities for the residents of the San Rafael Estates development. Additional improvements are also planned for this area including the Glendale Sports Park (approximately 25 acres).

Recreation Planning Area 5

Bisected by the Golden State Freeway, this area is characterized by both industrial and residential uses and has a population of 10,667 residents in an area of 832 acres. A single park facility, Griffith Manor Park, consisting of 2.85 acres services this area. The Planning Area has a present ratio of 0.27 acres of park land per 1,000 residents. Although this area has a large deficit in both number of park facilities and total acres of park land it is immediately adjacent to Griffith Park Equestrian Center and Picnic Grounds. These facilities are north of the Los Angeles River and provide both traditional park and equestrian facilities for its neighboring residents.

Recreation Planning Area 6

A number of major streets and the Ventura Freeway bisect this community into a group of distinct neighborhoods. The area has 14,860 people in approximately 768 acres of land. This area has two parks: Fremont Park and Milford Mini-Park. Total park acreage for the planning area is 8.26 acres which provides a ratio of 0.56 acres of park land per 1,000 residents. Much of the area is not well served

by neighborhood parks. Fremont Park is north of the 134 Freeway which tends to isolate it from much of the population south of the Freeway.

Recreation Planning Area 7

This area contains a large number of multiple family housing units occupied by lower and moderate income families. The community has a population of 14,733 in an area of 640 acres. A major portion of this area is zoned for industrial use. Pacific Park (5.1 acres), is the only recreational facility within this area. The area is deficient in total park land with a ratio of 0.35 acres of park land per 1,000 residents.

Recreation Planning Area 8

This 576 acre area is characterized by lower to moderate income households which includes a mixture of single family and multiple family housing. A portion of this area is comprised of hillside development and is characterized by higher income households. A population of 13,673 have access to Palmer Park, a 2.8 acre facility. The area has a ratio of 0.2 acres of park land per 1,000 residents. Much of the area is adjacent to Forest Lawn Cemetery which provides valuable open space but no active recreational facilities.

Recreation Planning Area 9

Planning Area 9 has a population of 27,047. It is the most dense area of the city with 38.4 persons per gross acre. This area has a ratio of 0.38 acres of park land per 1,000 residents. There are three parks, totaling 10.19 acres, which include two neighborhood parks, Maple Park and Carr Park and the Adult Recreation Center/ Central Park (3.16 acres). These parks are distributed evenly throughout the planning area but because of the area's density and size they do not adequately serve the residents.

Recreation Planning Area 10

Planning Area 10 has a population of 27,201 residents. This 1,344 acre area includes downtown east of Brand Boulevard and the Civic Center. This area is completely lacking in neighborhood parks. It contains only two mini-parks, Piedmont Park and Wilson Mini-Park totaling 0.75 acres. This is a ratio of 0.03 acres of park land per 1,000 residents or a deficit of 26.8 acres of neighborhood park land. Of all the Recreation Planning Areas, park needs are the most critical in this area since it completely lacks neighborhood park space.

Recreation Planning Area 11

This 2,752 acre hillside area is sparsely developed with single family housing. The area has a population of 6,800 residents who are served by 23.41 acres of developed park land. The parks are Emerald Isle, Lower Scholl Canyon, Scholl Canyon Athletic Fields (8.65 acres) and Glenoaks. The area also contains the Scholl Canyon Golf and Tennis Complex consisting of 56.50 acres. There is a surplus of park land with a ratio of 3.44 acres of park land per 1,000 residents, although accessibility to these parks is inadequate for some neighborhoods.

5.6 CONCLUSION

Given the influence that standards have on the acquisition and development of park land, it is essential that realistic and justifiable standards be considered. The value of the National Recreation and Park Association Standards is that they provide a nationally accepted standard that is applicable to both neighborhoods and the city as a whole. These standards establish minimum goals for the city to achieve for both neighborhood and community park land and can play an important role in the implementation process and evaluation of any capital improvement program or park acquisition strategy.

RECREATION DEMAND AND NEEDS ASSESSMENT

6.1 OVERVIEW

Glendale has had a deficiency in total park acreage for many years. An attempt at balancing demand and need was first identified in a Comprehensive City Plan prepared in 1928 by Harland Bartholomew and Associates. This plan described the shortage with the following finding:

> The most serious problem touched by this record of vacant property is that of correcting the deplorable shortage of parks in Glendale. Lands available for parks are scarce now. ... To create a park system is practically impossible. Yet here the city stands, approaching a population of 100,000 with usable, in town parks scarcely large enough to be creditable for a city of 5,000. [sic]

Similar statements can be made today. In 1928 the city had approximately 40 acres of park land and a population of 60,000 people. In 1996 the population is over 190,000 people and the city has approximately 282.5 acres of developed park land. A majority of the residential areas in Glendale still lack conveniently located and accessible park facilities.

Table 6.1 displays the relationship of increases in the amount of park land to population growth by decade. During the decade of the 1950s the city more than doubled its park acreage by adding 122 acres of park land which contrasts greatly with the 1960s where the city grew in total size by almost a third (nine square miles) and added absolutely no park land.

TABLE 6.1 RELATIONSHIP OF INCREASES IN PARK ACREAGE TO POPULATION GROWTH

Year	Pop.	Population Change by Decade	New Park Land by Decade	Total Park Acres
1906	1,186	----------	---------	---------
1910	2,746	131.5%	3.25	3.25
1920	13,546	393.3%	40.87	44.12
1930	62,736	363.1%	54.55	98.67
1940	82,582	31.6%	7.30	105.97
1950	95,702	15.9%	122.79	228.76
1960	119,442	24.8%	0.00	228.76
1970	132,719	11.1%	29.11	257.87
1980	139,060	4.8%	10.25	268.12
1990	180,038	29.5%	14.37	282.49

Demand Assessment

This chapter contains an assessment of demand for park and recreation facilities. Demand is measured at the recreation planning area level for neighborhood park facilities. Demand for either community park facilities or specialized facilities is measured city-wide. This allows for the identification of deficiencies at the recreation planning area. For the purposes of analysis it is assumed that the residents of all recreation planning areas have access to community and specialized recreational facilities throughout the city. As described in Chapter 5, the boundaries for the recreation planning areas are based primarily on physical boundaries separating communities (either man-made or natural) and census tracts. These boundaries were established to define areas offering convenience and access to recreational facilities.

The measurement of recreation demand is dependent on demographic data and the physical characteristics of a given area. Clearly, an area with 40 persons per acre will have a much higher demand for park facilities than a similar area of 20 persons per acre. The characteristics of demand have led to the establishment of standards which quantify the amount of required park land. The standards established by the National Recreation and Park Association (NRPA) are described in Section 5.2.

The NRPA standards provide a nationally recognized approach for translating demand into need and will be used to determine park needs in Glendale.

In addition to these standards, the following were also factored into the demand assessment:

- Public Outreach and Opinion Survey
- Availability and location of Existing Facilities
- Projected Future Growth

Needs Assessment Analysis

The results of the demand assessment are used to identify areas of need for recreational services. This need is identified at two levels: (1) neighborhood park facilities serving recreation planning areas, and, (2) community parks or specialized facilities serving the entire city. Results provide important insight for future growth and siting of additional park and recreation facilities. Need is determined by the comparison of the existing supply of facilities (Section 4.0, Inventory) and projected demand.

It is assumed that community parks aid in satisfying the neighborhood park demand in the recreation planning areas where they are located. This dual role cannot be applied to mini parks.

Alternative methods to satisfy recreation need have been considered. These include shared use of existing school facilities and the use of private recreation facilities. Such methods supplement the NRPA standards.

6.2 PUBLIC OUTREACH

Planning for outdoor recreation requires current information about the opinions, attitudes, and desires of the general public. The Public Outreach process used: (1) a telephone survey of over 1,000 households, (2) a written survey sent to over 100 organizations, (3) a series of public workshops, and, (4) ongoing participation by the staffs of the Planning and Parks, Recreation and Community Service Divisions. This process provided a data base of public input concerning parks and recreation development issues confronting the city (Appendix A).

Telephone Survey:

This survey resulted in information from residents concerning their views of existing park and recreation facilities. Telephone prefixes were used and 11 geographical areas were created (Map 6.1). Although the boundaries of these areas differ from the recreation planning areas, the findings are applicable to the recreation planning areas.

The survey addressed the following:

- Current usage of community parks and recreational areas
- Perceptions on how well the current community park facilities meet the needs of the residents
- What, if anything needs to be improved?
- What, if anything is missing?

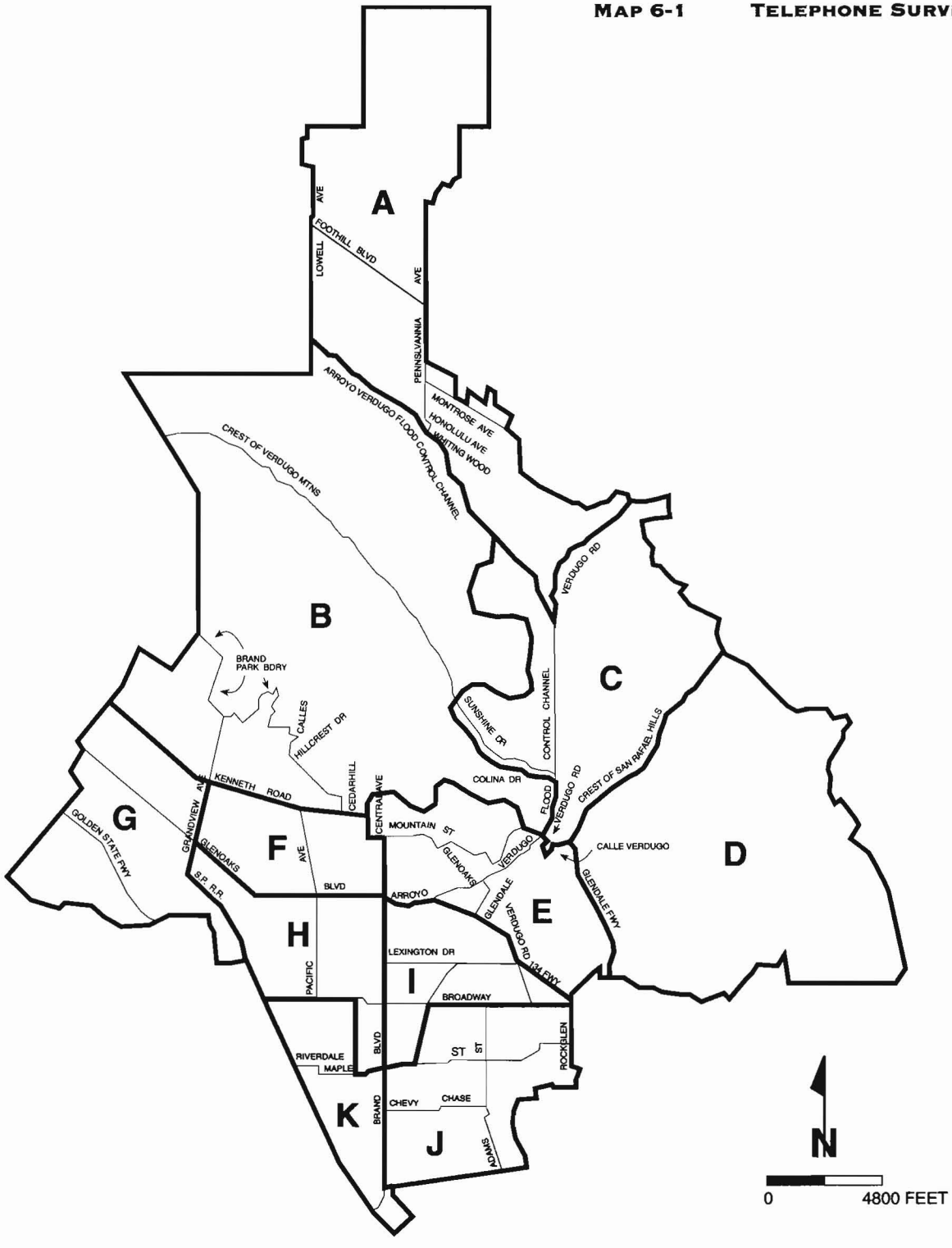
Respondents were asked about the following demographic information:

- Age
- Household size (presence of children)
- Employment status
- Length of time living in Glendale
- Renter or home owner
- Annual household income

The following public policy issues were addressed:

- How should park funding be provided?
- What funding mechanisms are available?
- What priority should they be given?

MAP 6-1 TELEPHONE SURVEY AREAS



TELEPHONE SURVEY AREAS

LEGEND

CENSUS TRACT BOUNDARY

TELEPHONE SURVEY BOUNDARY

A High Level of Park Use in Glendale

Nearly four out of five respondents (79 percent) reported that someone in their household had used a park in Glendale in the previous 12 months. This was not limited to just one park, most households reported using multiple parks with the average being 2.3 parks per household. Areas F and H had a lower than average reported use of parks with only 60 percent and 71 percent of residents reporting using a park, while area G had the highest use with 90 percent of residents using a park. Lower response rates were from areas with few or no park facilities.

Park User Profile

Park users were found to be young. Nearly half of park user respondents (47 percent) were under 40 years of age compared to 26 percent for nonusers. Nearly half of park users had lived in the area 10 years or less versus 30 percent for nonusers. Park users had larger households, the average park user household consisted of 2.95 people compared to 2.04 people for nonusers. Similarly, these households had a significantly stronger presence of young children; 44 percent had a child age 17 or under living in the household compared to 12 percent for nonusers.

Park users had a somewhat higher household income than nonusers. Almost one-third (32 percent) had an annual household income of $50,000 or more compared to 24 percent for nonusers. Household income as a determinate of park use may be misleading since parks are more available in the higher income neighborhoods throughout the city.

Residential Development Patterns Dictate Park Use

Park use is strongest in areas that have a predominately multiple family urban form. In area G (western Glendale), 90 percent of the households had used a Glendale park, followed by areas J and K (southern Glendale), where 84 percent in each area had used a park. This may be due to the fact that multiple family housing developments generally have less open space than traditional single family developments. The survey results support this contention in that the areas of highest park use are in multiple family communities while the lowest reported park use are in areas of single family development. Use was lowest in area F (60 percent) and area H (71 percent).

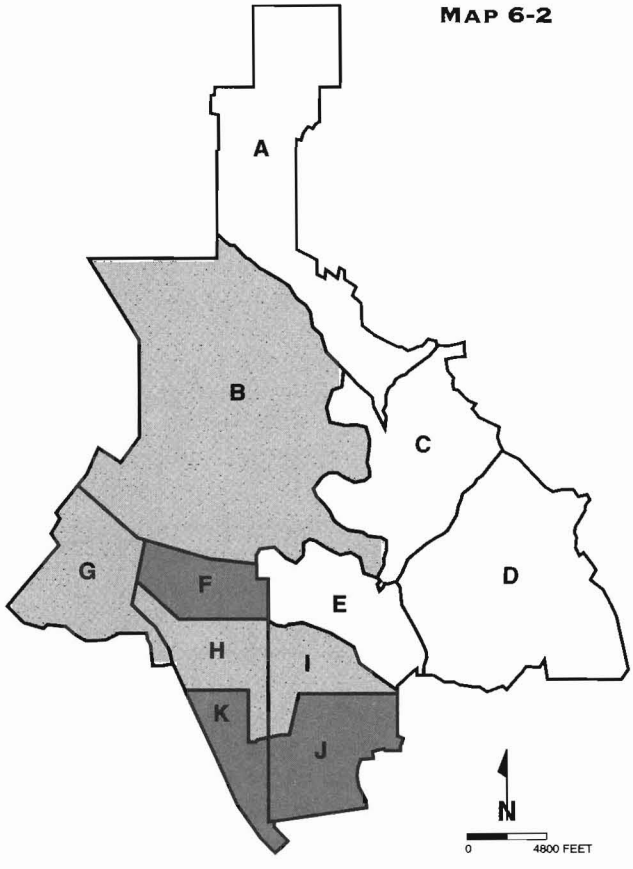
Convenience of Location

"Conveniently located" facilities are more closely related to perception than geographic location. Because single family residents are more accustomed to driving for services and recreation; what is perceived as convenient may involve a considerable driving distance. However in multiple family areas "convenient location" may be a very short walk away. Perception has significance in park planning. The geographic location of park facilities in single family neighborhoods may be much less important than in multiple family neighborhoods. (Map 6.2)

Strong Level of Support for Public Parks

Glendale residents expressed strong satisfaction with their parks since nearly 80 percent of households report using park facilities. Statements associated with this satisfaction were that Glendale parks are: attractive, well maintained, offer play areas for children, and that people feel safe in the parks during day time hours. This

MAP 6-2



Believe Parks Are Conveniently Located

- 20% - 25%
- 10% - 19%
- Less Than 10%
- Telephone Survey Boundary

satisfaction does not diminish with those who had not used a park in the previous 12 months. The survey indicated that non-park users did not express any greater dissatisfaction with the parks than the park users.

Park Expansion Supported

Seventy-one percent of respondents felt it was "very" or "somewhat" important to expand current parks or provide additional developed park land. This expansion was most supported in the southern portion of the city (Map 6.3). When asked if they would be "very" or "somewhat" likely to support providing additional funds for parks, 49 percent said they would be opposed, 43 percent said they would not oppose and 8 percent were undecided.

Survey respondents were presented with four ways in which park improvements could be funded (Table 6.2). These were developer fees, city issued bonds, an additional tax to all Glendale households, and a benefit assessment fee imposed on specific neighborhoods. Selling bonds or charging land developers were the most acceptable way in which park acquisitions and improvements could be financed. Seventy percent agreed "strongly" or "somewhat" with issuing bonds while 63 percent of respondents "strongly" or "somewhat" supporting developer fees. Respondents showed very little support for an additional tax or benefit assessment fee imposed on specific neighborhoods.

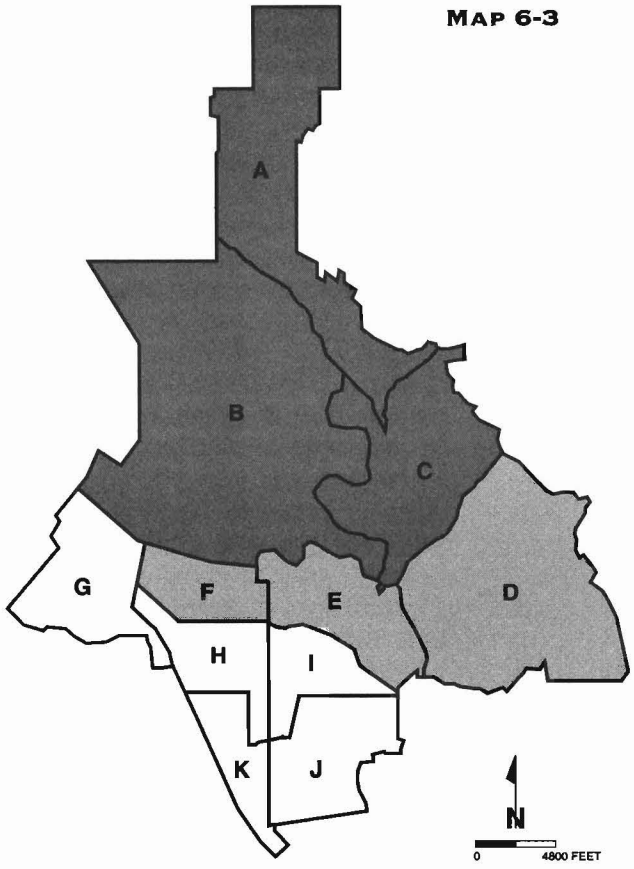
Dissatisfaction Tied to Availability of Existing Park Facilities

Areas H and I (Map 6.4) consistently showed up as those areas where residents were the most dissatisfied with park facilities. These measurements of dissatisfaction included overall maintenance, child play areas, and facilities. Reasons for this dissatisfaction may stem from overcrowding of existing facilities and lack of facilities to serve existing population. Area H had the second lowest level of usage. Conversely, the areas that showed the highest level of park satisfaction are the less dense hillside areas.

Support for Funding of Additional Park Facilities

Based on survey results, the profile of a person who would likely support measures for additional funding of parks is: an existing park user who lives in areas D, E, G, I, J or K and is young and affluent.

MAP 6-3



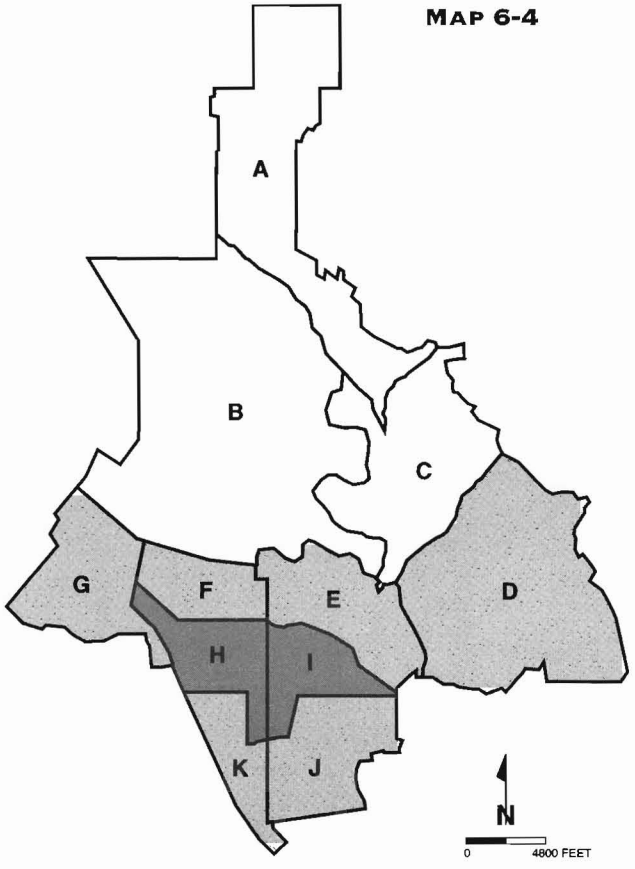
Very / Somewhat Important To Expand Parks

- 75%+
- 65% - 75%
- Less Than 65%
- Telephone Survey Boundary

TABLE 6.2 - FUNDING ALTERNATIVE RATIOS

Park Acquisition Improvement Programs	Agree	Disagree	Don't Know
Developer Fees	63%	31%	6%
Bonds	70%	23%	7%
City Household Tax	44%	51%	5%
Benefit Assessment Fee	33%	60%	7%

MAP 6-4



Somewhat Or Very Dissatisfied With Amount Of Play Area For Children

- Less Than 10%
- 10% - 15%
- 15%+
- Telephone Survey Boundary

6.3 WRITTEN SURVEY

A detailed written survey was sent to over 100 recreation providers, community organizations, schools, and social service organizations. The result of this survey contain many conclusions similar to the telephone survey. The results also support the needs assessment based upon NRPA area standards.

Fourteen completed surveys were returned from school administrators and physical education instructors. The general response from this group was that there are not enough recreation facilities, and that the ones that do exist are overcrowded, not attractive and lack adequate parking. All agreed on the need for additional facilities and that there is a serious lack of maintenance and money available for new facilities. All but one school official felt that it would be a good idea to link school and park facilities. There was support for additional funding through developer fees and bonds paid back by recreation users. Neighborhood assessment fees were not widely supported.

Nine sports organizations returned completed surveys. The concern shared by all the organizations was that there are not enough athletic fields for practice or scheduled games. Inadequate number of fields causes overuse of existing facilities. The sports organizations do not want to pay more to use additional facilities, however they expressed ideas on how funding could be obtained.

Six community service organizations completed surveys. They were very satisfied with park conditions (location and attractiveness), somewhat satisfied with the availability of park facilities, and somewhat dissatisfied with swimming, soccer, and golf facilities. These organizations agreed that the most favored method of funding additional facilities is through developer fees.

6.4 DEMOGRAPHIC FACTORS

As stated earlier the National Recreation and Parks Association standards are based on population. These standards imply that demographic characteristics should be considered in preparing a needs assessment.

Demographic factors and land use play an important role in determining the allocation of limited resources for alleviating current deficiencies. They can be used to identify areas of severe need and setting priorities for programming capital improvement expenditures.

Demographic factors provide an important data base for recreation facilities planning. Household size and median age data are helpful in identifying trends to ensure that the needs of current and future residents are considered. Age data can substantiate a demand for tot lots, play areas, and youth sports fields.

Glendale is a dynamic city. The following are illustrations of the city's changing demographic trends:

- During the 1980s Glendale grew by over 40,000 residents with the majority locating in the southern portion of the city.
- As of 1990, approximately 20 percent of the population of Glendale was between 25 and

34 years of age. Because this group is of child bearing age, there will soon be a need for additional recreation facilities for this group.

- The residents of Glendale are now younger on average with the greatest increase in growth in the 25 to 44 age group. Every age group recorded an increase in population with the exception of residents between 55 and 64 years of age.

- Downtown Glendale's day time population has soared with the emergence of the office center along Brand Boulevard. These office workers have day time recreation needs.

- Cultural changes in the city have now resulted in larger household sizes. This generally indicates the presence of children or seniors which are groups that both have a higher need for recreational opportunities.

- Medium family income as of 1990 was $39,652 which is slightly higher than Los Angeles County.

Age

Age composition is one factor in evaluating the need for locating recreation facilities. For this study, age has been summarized into four groups:

1. **Persons under five years old.** It is assumed that this group has not entered the school system and, therefore, has a need for tot lots and children's play areas in the city's parks.

2. **Persons from five to seventeen years old.** This group is of school age and has recreation needs primarily after school hours and on weekends. This is an active recreational group that takes part in organized sports and team play. This group imposes the greatest burden on parks. This group is likely the least mobile of all the groups and benefits from neighborhood parks within walking distance.

3. **Persons from eighteen to sixty-four years old.** This group consists of working age adults who generally have leisure hours available after work and on the weekends. Their recreational needs consist of passive activities and individual sport play.

4. **Persons sixty-five years and older.** This group generally has substantial amounts of available leisure time which more often requires relatively passive group, social, and organizational activities.

Age distribution by recreation planning area is displayed graphically in Charts 6.1. Conclusions drawn from this data are:

- Areas 5, 7 and 9 have the largest population of children under the age of five, an indication that tot lots and children's play areas are necessary in these areas.

- Areas 1, 5 and 9 have the greatest percentage of school age children which indicates a need for organized team sports, fields and facilities.

- Areas 3, 4 and 10 have large senior citizen populations which points to a need for community centers and other social programs.

Household Income

Another important factor in evaluating recreation facility location is household income. While upper income households tend to have larger amounts of private open space available, low and moderate income households are more limited in the range of open space to which they have access. Additionally, these households have less discretionary income for private recreational activities. Chart 6.2 illustrates the average household income by recreation planning area. Average household incomes in southern Glendale are lower than the areas to the north.

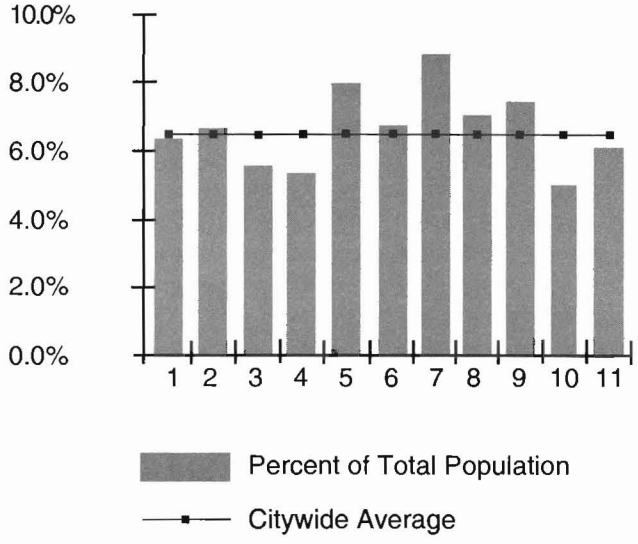
Future Growth

During the 1980s the city added more than 40,000 residents (from 139,060 to 180,038) or an additional 29 percent of its population. This high rate of growth is not expected to continue. The Southern California Association of Governments has projected that population growth in Glendale will continue -- but at a lower rate. The city is projected to add 10 percent of the population during the 1990s and an additional 7 percent during the first decade of the 21st century as indicated in Chart 6.3.

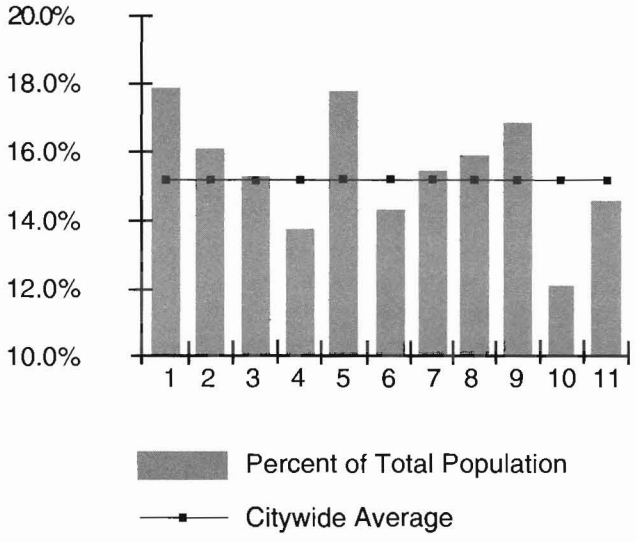
Glendale is a highly developed city with very little vacant land available for new development. The additional growth is expected to take place in existing multiple family neighborhoods by recycling under-utilized properties. If permitted, these population increases will further impact those neighborhoods that currently have a shortage of park facilities.

Charts 6.1 Age Distribution By Planning Areas

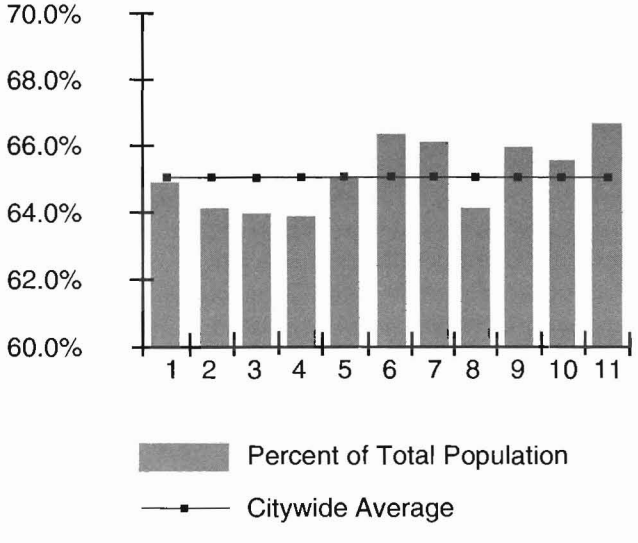
Persons Less Than 5 Years By Recreation Planning Area



Persons Between 5 and 17 Years By Recreation Planning Area



Persons Between 18 And 64 Years By Recreation Planning Area



Persons Greater Than 65 Years By Recreation Planning Area

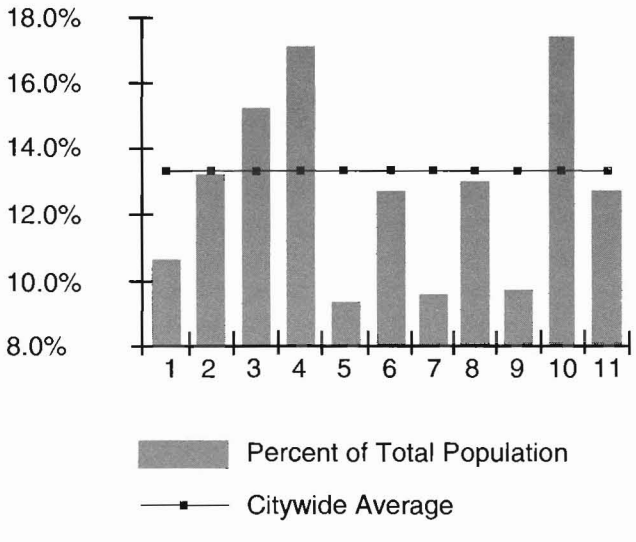


CHART 6.2 AVERAGE HOUSEHOLD INCOME

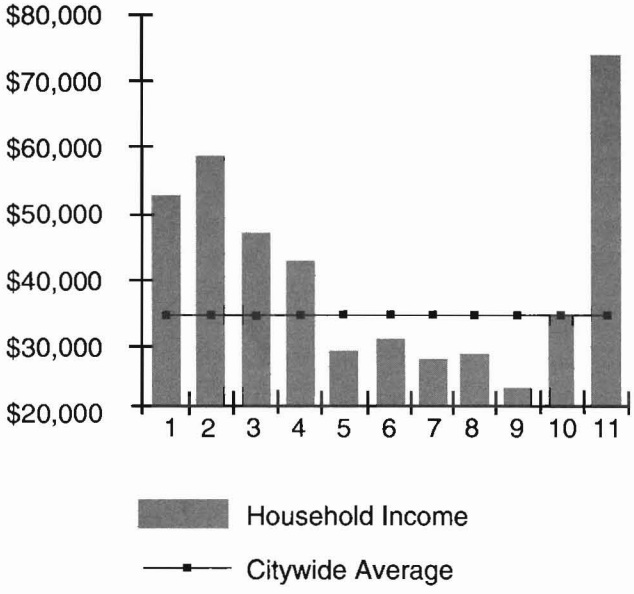
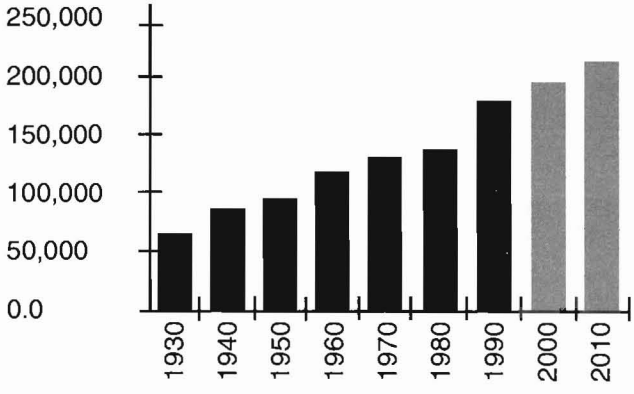


CHART 6.3 POPULATION GROWTH AND PROJECTIONS



Source: Population Projections, Southern California Association of Governments, 1992

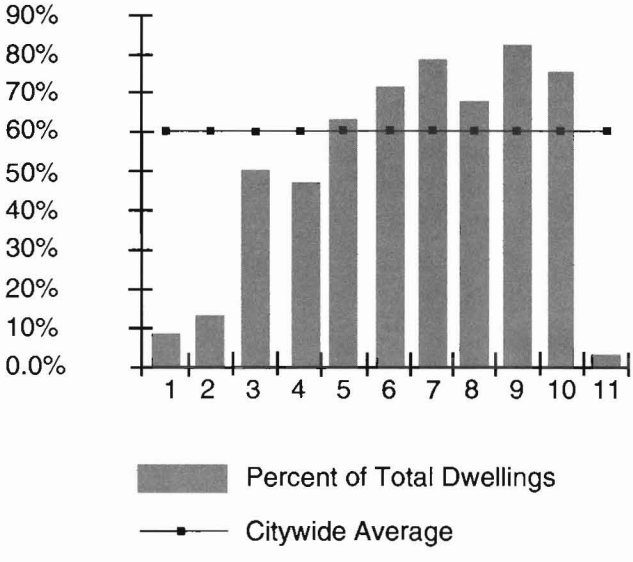
6.5 LAND USE FACTORS

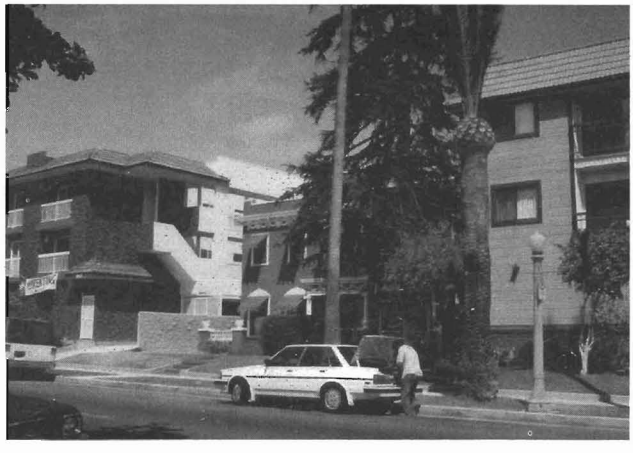
Land use factors, in conjunction with demographic factors can be used as a method to better define recreation demand. Urban growth patterns generally indicate specific recreation needs. Traditional single family neighborhoods generally have existing open space for outdoor recreation. Residents of multiple family districts and residential developments with little open space desire more neighborhood and mini parks. The public opinion survey referenced in section 6.1 indicated higher park use in the multiple family communities.

Density

The majority of residences in Glendale are multiple family dwelling units with approximately 60 percent of all units located on parcels with two or more units. Residents in multiple family areas have poor access to open space and a higher demand for park use (Chart 6.4). There is a direct correlation between those areas most deficient in park acreage and those that have the highest density of housing units per acre. All of the recreation planning areas in the southern portion of the city have a density of at least 20 people per acre and a shortage of at least 20 acres of park land (Chart 6.5). The combination of these two factors, a lack of existing facilities and an abundance of multiple family housing, has created a high

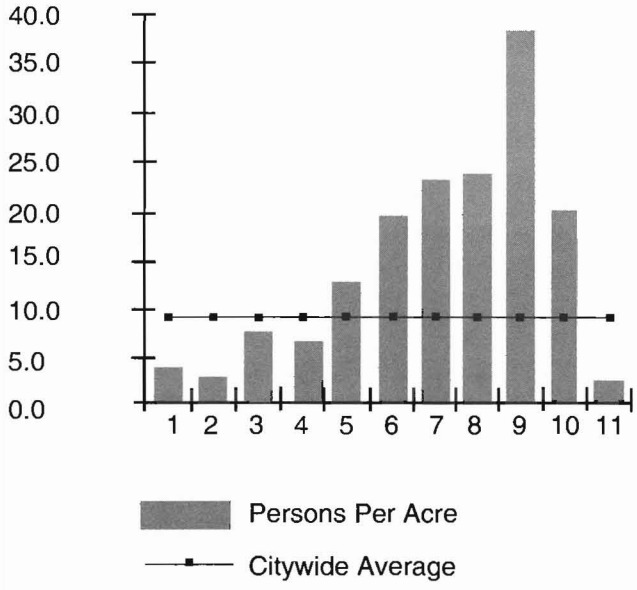
CHART 6.4 PERCENT MULTI-FAMILY DWELLINGS





Multiple Family Neighborhood

CHART 6.5 PERSONS PER ACRE



level of need for park facilities in these areas (Charts 6.4 and 6.5).

Accessibility

Yet another factor in measuring demand for park facilities is accessibility. One or two large parks may allow a jurisdiction to meet the National Park and Recreation Association standards for total acreage, however, many areas can still be considered deficient in neighborhood parks. By establishing a separate standard for each recreation planning area it is hoped that area deficiencies will eventually be diminished.

Parks have a designated service radii with neighborhood and mini-parks having the smallest service radius (one-quarter mile). This distance is as far as a person will walk before considering the use of another form of transportation. Table 5.1 references the service radii for each park classification. The creation of eleven recreation planning areas promotes the concept of accessibility.

6.6 NEEDS ASSESSMENT FOR PARK FACILITIES

Park needs are determined by a comparison of the existing supply (Chapter 5) with projected demand. This supply/demand equation needs to encompass changing community preferences for types of recreation facilities which are often influenced by changing demographic factors and even more rapidly changing trends in outdoor recreation. The level of need, which facilities the city should provide for its residents, is based on the

Wilson Mini Park

National Park and Recreation Association standards. In some of the recreation planning areas which have no available land for park development, demand for recreation facilities may have to be satisfied through alternative means such as supplementing park facilities through the use of shared school facilities and the development of specialized facilities.

The recreation needs for Glendale have changed dramatically with the increased participation of women in athletics. This participation has trickled down to younger generations of females causing the demand for athletic fields to effectively double. Demographic changes and the increasing popularity of soccer has created additional demand for soccer fields. The demand has been heightened by adult participation in soccer. The length of sports seasons and the transition of some sports to a year around calendar have caused increase wear on existing fields and made scheduling of competing events more difficult.

TABLE 6.3 1990 NEIGHBORHOOD PARK NEED

Recreation planning Area	1990 Population	Acres Needed	Deficit In Acres
Area 1	6,029	6.03	———
Area 2	10,820	10.82	———
Area 3	33,831	33.83	———
Area 4	14,377	14.37	———
Area 5	10,667	10.67	-7.82
Area 6	14,860	14.86	-6.60
Area 7	14,733	14.73	-9.63
Area 8	13,673	13.67	-10.87
Area 9	27,047	27.05	-16.96
Area 10	27,201	27.20	-26.45
Area 11	6,800	6.80	———
Total	**180,038**	**180.04**	**-78.33**

MAP 6-5 NEIGHBORHOOD PARK DEFICIT IN SOUTHERN GLENDALE

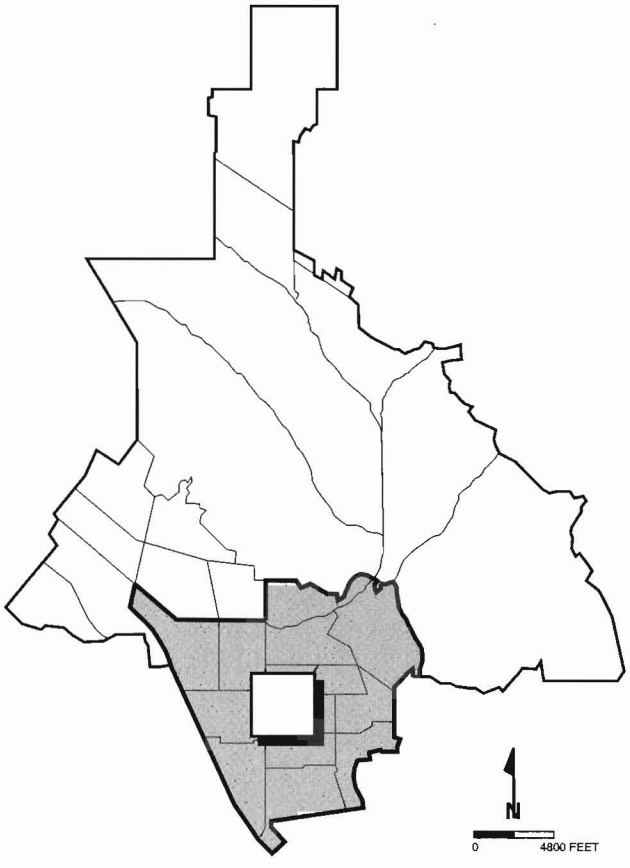


TABLE 6.4 1990 COMMUNITY PARK AND SPECIALIZED FACILITY PARK NEED

Existing Park acres	1990 Population	Acres Needed	Deficit In Acres
200.23	180,038	900	700

A standard of six acres per 1000 residents in two park categories is established. To meet the demand for neighborhood parks, a minimum of one acre per 1000 residents must be provided in each of the 11 recreation planning areas. To satisfy city-wide park demand, Glendale should provide a total of five acres of community park land per 1000 residents.

Table 6.3 shows the current existing deficit of neighborhood park acreage for each recreation planning area. Over two-thirds of the population is under-served by neighborhood park facilities. Every planning area in the southern portion of the city has less than 30 percent of the city standard; recreation planning area 10 has less than one percent of the standard. Cumulatively, the southern area has a deficit of 78.33 acres of neighborhood park land. Map 6.5 illustrates the amount of park land required under the existing acreage based standard. Table 6.4 indicates the amount of community park land and specialized facilities that are required to meet the standard. The present deficit of community park land is approximately 700 acres.

TABLE 6.5 2010 NEIGHBORHOOD PARK NEED PROJECTIONS

Recreation Planning Area	2010 Pop. Projection	2010 Acre Deficit
Area 1	6270	——
Area 2	12,429	——
Area 3	38,652	——
Area 4	16,446	——
Area 5	12,143	-9.29
Area 6	17,675	-9.41
Area 7	18,683	-13.58
Area 8	15,025	-12.23
Area 9	30,436	-20.25
Area 10	31,849	-31.10
Area 11	10,649	——
Total	**210,257**	**-95.86**

TABLE 6.6 2010 PROJECTED COMMUNITY AND SPECIALIZED FACILTY PARK NEED

Existing Park acres	2010 Population	Acres Needed	Deficit In Acres
200.23	210,257	1051	851

Table 6.5 indicates park needs and deficits for the year 2010. In the areas with larger deficits it will be appropriate to consider alternative methods of supplementing recreation demand for neighborhood park facilities. The population projections are from the Southern California Association of Governments.

Table 6.6 indicates the 2010 need for community park land and specialized facilities. By that year Glendale will have a projected population of just over 210,000 people and a commensurate need of 1051 acres of either commu-

nity park land and specialized facilities. Based on current trends there may be a deficit of 851 acres.

Neighborhood park needs, projected to 2010 are described below (Table 6.3):

Recreation Planning Area 1

This recreation planning area will have more than adequate neighborhood park facilities to meet the projected 2010 population.

Recreation Planning Area 2

Area 2 will have adequate neighborhood park facilities to meet the projected 2010 population.

Recreation Planning Area 3

The area will have adequate neighborhood park facilities to meet the projected 2010 population.

Recreation Planning Area 4

The area will have adequate neighborhood park facilities to meet the projected 2010 population.

Recreation Planning Area 5

This area has a high percentage of persons between the ages of 5 and 17 and a lower than average household income relative to the rest of the city. The neighborhood park deficit for the area is projected to be over 9 acres by the year 2010.

Recreation Planning Area 6

This area has a higher percentage of working age persons and a lower percentage of persons between the ages of 5 and 17 than the rest of the city. Average household income is lower than the city average. The neighborhood park deficit for the area is projected to be over 9 acres by the year 2010.

Recreation Planning Area 7

This area is deficient by 9.63 acres according to the existing neighborhood park standard and by the year 2010 this deficit will be 13.58 acres if no new park land is developed. This area has the highest percent of children under the age of 5 and a lower than average household income relative to the rest of the city.

Recreation Planning Area 8

The present deficit in this area is 10.87 acres which will increase to 12 acres by the year 2010 if no new park land is developed. The area is adjacent to Forest Lawn Cemetery which provides the area a considerable amount of non-usable open space. The age distribution of the population is close to the city average and the average household income is lower than the city average.

Recreation Planning Area 9

Because of its high population the area has a current deficit of nearly 17 acres of neighborhood park land. This deficit is projected to grow to over 20 acres by the year 2010. The population in this area is younger than the rest of the city and has the lowest average household income in the city.

Recreation Planning Area 10

Area 10 is the most deficient in park facilities. The present deficit is over 26 acres and is expected to be 31 acres by the year 2010. This area has the highest percentage of residents over 65 years of age and its household income is the same as the city-wide average.

Recreation Planning Area 11

The area has the highest average household income and the highest percentage of working age persons in the city. The area has a large surplus of park land and will meet the neighborhood park needs projected for 2010.

ACQUISITION, FUNDING AND SHARED USE OPTIONS

7.1 INTRODUCTION

The Recreation Element identifies the park land acreage required to meet recreation demand at both a neighborhood and city-wide scale. This chapter presents acquisition and development tools that are applicable within each recreation planning area.

This Chapter identifies potential strategies to fund parks and meet recreation demand. The actual strategies used are dependent upon the conditions present in each recreation planning area. Recreation demand can be reduced by managing resources in innovative and more efficient ways not addressed by the National Recreation and Park Association standards. These strategies will optimize resource use, provide short term relief and help to reduce future investment requirements. However, the need for a strong long-term investment strategy must also be pursued. As an example, opening a school site to shared use (as a recreation facility) will supplement available recreational resources and mitigate some of the demand for new recreation facilities in a park-deficient neighborhood.

A "tool box" of investment strategies is presented for park acquisition and development. No specific funding strategies are recommended because each potential project is unique. The purpose is to provide decision-makers a menu of strategies from which to approach financing capital investment costs necessary to develop the parks and improvements identified here.

While the costs of acquiring park land vary greatly based on location, the cost of developing or improving park land is much easier to estimate. Located in **Appendix A** is a Park Development Cost Model based on cost estimates to develop park facilities.

7.2 PARK AND RECREATION ACQUISITION STRATEGIES

This section discusses a range of tested investment options and financial strategies with applicability in our community. Glendale has a tradition of being fiscally conservative in financing public improvements. While widely applied elsewhere, debt financing and linkage fees have never been used to finance park improvements here. Given the growing and severe deficit of park land and the commanding requirements of other city directed social and infrastructure programs, it may be the appropriate time to reconsider, with appropriate public involvement, the selective use of these financing strategies to fund a narrow range of public park improvements.

General Fund Resources

Glendale's General Fund Capital Improvement Program is the most often used source of revenue to fund park improvements and acquisitions. However, expenditures for public safety and public works projects have traditionally taken precedence over recreation programs.

The city may consider the establishment of a Park Resources Investment Account operated as an independent enterprise fund supported by annual allocations of General Fund Resources. Money deposited in the account would be derived from the General Fund, sale of donated or surplus land, sale of less than fee interests for use of park or other city land for utility easements, permit and lease fees for cellular antennas and other land leases. This approach would serve as a visible annual reminder and commitment of the need to expand the community's investment in itself.

Grant Resources

Federal and State grant programs originating in the 1960s and 1970s have provided funds for both land acquisition and development through competitive grants and block grant programs. Most of these programs are currently under funded or are being phased out and can no longer be looked upon as a dependable source of funding. The Federal Land and Water Conservation Program, Urban Park and Recreation Recovery Act and Historic Preservation Grant Programs once the mainstay of park infrastructure financing are currently funded at token amounts. The Community Development Block Grant Program remains the most viable non-general fund source for revitalizing neighborhoods

Community Development Block Grant Program

The Community Development Block Grant (CDBG) program administered by the Federal Department of Housing and Urban Development (HUD) provides an important source of funding for parks in low and moderate income neighborhoods. Funds are used to renovate existing parks as well as to acquire land and develop new parks. This has been done in association with more comprehensive neighborhood redevelopment and revitalization efforts in the city's southerly and southwestern areas. Recent projects funded from this source include the Palmer Park Renovation and small renovation projects involving facilities at Maple, Pacific and Griffith Manor Park.

This program is currently receiving increased scrutiny and may experience reduced funding in the future. Therefore, it may only be considered as a short-term funding source.

State and County Bond Measures

Several ballot measures to create general obligation bond issues for park acquisition and development have passed at the State and County level. These measures provide for competitive grants and per capita distributions of funds within the affected jurisdictions. Glendale parks acquired or developed using this funding source include Deukmejian Wilderness Park and open space in the Verdugo Mountains and San Rafael Hills. These funds have also been used to fund numerous park improvements for athletic fields, playgrounds and sports courts. Because bonds are limited by finite amounts of money, they are not dependable in the long-term and must be considered a supplemental resource for projects of a special nature. The city should continue to activity support these measures.

Joint Powers Agreements

Joint powers agreements may be created to plan, design, finance, construct and operate facilities that meet the mutual needs of the cooperating agencies. Cost sharing generally leads to optimal facility use and maximum community access. Joint powers agreements have been used throughout the State in the development and operation of facilities supporting social, recreational, cultural , sports and other physical education activities. The combined capital improvement programs of the city and the Glendale Unified School District could provide funding for shared recreational facilities. An agreement between theses two bodies could allow for needed improvements to use school grounds conveniently located throughout Glendale. This could result in additional park facilities and improvements to existing school facilities.

Development Impact Fees (Quimby Act Program)

The requirement for dedication of park and open space land in new developments can be justified as a result of the projected increased impact of new developments on existing public facilities. A fee is assessed for each new residential unit constructed based on the projected occupancy of the unit. The funds provide new park development and expanded improvements to existing parks directly attributable to new residents. There is a direct correlation between population generated and the availability of new recreational resources. This strategy is popular within the community because current residents are not asked to assume the financial burden of providing facilities for new residents.

History shows that communities are in a constant cycle of redevelopment, punctuated by slow and accelerated periods, and generally reconstruct themselves every 40

to 60 years. A Quimby type fee placed in effect today and assessed against each redeveloped unit could reduce a substantial amount of the current deficit of park land and facilities at no direct cost to the city or current residents.

Quimby Act fees are paid by developers for the acquisition of parks directly attributed to the demand created by new construction. The owner of each new unit finances the acquisition and development of parks directly attributable to the recreation demand they create, just as they pay for new streets, sidewalks, sewers and electrical service demand. The developer passes the cost of this infrastructure to the new owner as part of the base value of the home. That cost is financed as part of the new owners mortgage. The cost of financing a $4,000 Quimby Fee in a typical 30 year mortgage at 8% interest is less than $1.00 per day, adding approximately 1.5% to the monthly cost of a conventional $250,000 mortgage.

Impact fees may be applied to industrial and office developments as well. Workers frequently recreate after work hours in the communities where the business resides thus decreasing available recreational facilities for resident taxpayers. In return business is assured of available recreational facilities to support corporate/industrial recreation programs.

Glendale does not currently administer impact fees as a method to mitigate recreation demand generated by the effect of new development. Although larger subdivision developers have dedicated open space as an environmental mitigation measure and provided small private recreational amenities on site. These improvements do not generally adequately addressed demand for active recreational pursuits.

The fees mentioned can only be used to fund acquisition of park land to mitigate the impact of the new residents which the development brought to the community. These fees cannot be used to provide park land in neighborhoods not affected by the new development. In order to meet the recreation needs of the population increase created by the new development in southern Glendale during the 1980s would have required an additional 28 acres of neighborhood park land and over 140 acres of community park land.

Mello-Roos Community Facilities Act

The Mello-Roos Community Facilities Act passed by the California State Legislature in 1982 gives local jurisdictions the ability to create a defined area, known as a Community Facilities District (CFD), with a two-thirds majority vote of the land owners or registered voters within the area. These districts can impose special taxes for the purpose of financing needed public improvements and facilities to the area. Once levied, these special taxes may be used to pay debt service on bonds issued by the city, finance a defined set of public improvements, or subsidize the cost of delivering ongoing services. Properties participating in the CFD do not have to be contiguous. The bonds are secured by liens against properties within the CFD and are repaid by the assessment over a term of up to forty years. Impact fees which can be generated from new residential development can be used in conjunction with the Mello-Roos funds to acquire additional park land and fund facility improvements.

Community Facilities Districts have been most successful in new subdivisions and planned communities. Because Glendale is highly urbanized they may have limited usefulness here.

Public Debt Financing

Glendale has created an enviable financial legacy by funding its capital expenditures from available resources without incurring debt. While a commendable strategy, it is also true that the increase in property values and amenities derived from capital improvements often more than offsets the cost of financing the capital investment. Public financing is a viable option to consider because of recent rapid growth, favorable tax laws, and lower interest rates.

Public financing methods:

- Tax Increment revenues derived from redevelopment project areas can be used to finance development of park and recreation facilities within a redevelopment area or in the areas of the city impacted by redevelopment activities. Glendale currently has two redevelopment project areas; and,

- Revenue bonds to finance capital improvements. Revenue bonds are sold to private investors and financial institutions and repaid by revenues generated by the facility originally financed by the bond sale. This method of financing is most applicable to revenue driven facilities like golf courses, ice skating rinks, tennis courts, meeting and convention centers and athletic field complexes. Glendale has not traditionally financed park development or any other type of capital improvements in this fashion. However, the technique has been successfully applied to large scale public service utility improvements.

Public-Private Partnerships

There are several nontraditional strategies currently being successfully employed by cities to supplement their inventories of recreational resources which include:

- Development partnerships between a private developer and the city (which provides a ground lease of sufficient term to amortize the capital investment). The city may issue bonds on behalf of the development. In return, it receives a guaranteed revenue or a percentage of the gross receipts from the ground lease. These arrangements are generally related to revenue driven recreational facilities like parking garages, golf courses tennis centers, ice skating and roller sports rinks and athletic field complexes. Scholl Canyon Golf Course is a current example of such a partnership. Several California cities have also found it effective to enter into more conventional lease arrangements allowing retail and commercial development of land which may generate significantly higher income which in turn is used for park acquisition and development. The advantage of these leases is that title of the property remains with the city and is available for future recreational use. Cities may choose a more limited form of lease known as a Concession Agreement. Concession Agreements are generally associated with components located within a park such as a rental and merchandise sales sites, sports ranges and miniature golf courses.

- "Quasi" public-private partnership. Is an arrangement in which the developer includes a park or the dedication of open space in a subdivision development plan. This is becoming increasingly more common-place. This was the method used locally in the Rancho San Rafael development.

- Many California communities have encouraged private donations of park land and capital improvements in exchange for sponsor or donor name recognition. Brand Park is an example of such a donation.

- Charitable trusts have become an increasingly popular mechanism for acquiring park and open space land. California cities have developed associations with national organizations such as the Nature Conservancy Trust For Public Land and local groups such as Glendale Beautiful and the Small Wilderness Area Preservation organization which serve as acquisition and conveyance mechanisms. Community foundations and other nonprofit organizations frequently facilitate land transactions at favorable terms.

The following may be particularly useful in supplementing recreational facilities in the southern Glendale recreation planning areas. These options rely on satisfying neighborhood recreational demand by providing local recreational opportunities that are not measured by the total acreage of park facilities. While it is still the goal to provide neighborhood park facilities based on the minimum standard of one acre per 1000 residents, these options may allow Glendale to more quickly meet the recreation needs of its most severely deficient areas.

1. Develop School Lands as Neighborhood Parks

The City of Houston SPARK program (School Park) is a successful example of governmental agencies cooperating to develop additional park facilities. This program was initiated in 1983 and combines the resources of governmental agencies, corporations and foundations. Over 50 school sites have been chosen to participate in this program. The net result of this joint cooperation has been that existing public land has been made available for neighborhood park use creating a more park-like atmosphere. Pedestrian gates at these school campuses are left open after school hours to make recreational facilities available to area residents.

This program has required multiple jurisdiction cooperation. As a partnership project, the City of Houston and the School District have contributed considerable staff time and expertise to the project. Funding has come from many various sources including $1.4 million of Community Development Block Grants since fiscal year 1986 and over $1.1 million in private sector contributions.

A similar type program in Glendale would require cooperation between the Glendale Unified School District and the city. Expansion of school sites with usable recreation facilities may require expenditure of additional capital funds for acquisition and development of adjacent properties. Table 7.1 identifies elementary school facilities, amount of play area and the surplus or deficit of play area to adequately provide for its student capacity. This table indicates that half of the elementary schools in Glendale have less play area than the minimum recomended standard and that the majority of school sites in southern Glendale are under this minimum recomended standard. School sites with less than the minimum required play area would be well suited for this program since the school district would benefit from increased play area and the surrounding neighborhood would have increased recreational resources available.

Glendale's Neighborhood Task Force is working towards the development of the Edison School and Pacific Park as

TABLE 7-1 AVAILABILITY OF SCHOOL PLAY AREA

Elementary School	Net Effective Play Area (S.F.)	Student Capacity	Minimum Recomended Play Area*	Net Deficit/ Surplus (S.F.)	Recrational Planning Area
Balboa	48,400	732	65,880	-17,480	3
Cerritos	37,600	399	35,910	1,690	8
Columbus	74,000	1,035	93,150	-19,150	6
Dunsmore	114,500	555	49,950	64,550	1
Edison	49,700	748	67,320	-17,620	7
Franklin	78,500	394	35,460	43,040	5
Fremont	54,100	451	40,590	13,510	4
Glenoaks	104,000	531	47,790	56,210	11
Jefferson	53,600	732	65,880	-12,280	3
Keppel	56,000	1,142	102,780	-46,780	3
Lincoln	84,100	532	47,880	36,220	2
Mann	56,900	1,159	104,310	-47,410	9
Marshall	40,400	708	63,720	-23,320	10
Muir	30,600	1,045	94,050	-63,450	8
Verdugo Woodlands	88,000	679	61,110	26,890	4
White	118,800	789	71,010	47,790	10

*The minimum recomended play area is 90 square feet per student.

Source: Glendale Unified School District Site Capacity Study (March 1990)

a prototype Neighborhood Center which would satisfy the need for neighborhood park facilities in that area. The program may be transferrable to other areas in Glendale which have shortages of park facilities or the need for neighborhood centers.

2. Acquisition and Development of Specialized Park Facilities

This option relies on locating specialized park facilities to meet some facility needs traditionally sited at community and neighborhood parks. These specialized park facilities are designed to serve two needs: 1) to function as a community or neighborhood park for the immediately adjacent neighborhoods, and, 2) provide specialized recreation needs for much or all of the city. Examples of a specialized facility would be a swimming pool, or a soccer or baseball field complex. These specialized recreation facilities are often more efficient at meeting recreation demand since the facilities are often lighted and can be operated for longer periods of the day.

3. Creation of Mini-Parks

The third option of meeting short-term need for park space is placement of geographically dispersed mini-parks. Mini-parks can provide some of the same amenities as neighborhood parks and are much less expensive.

APPENDIX

APPENDIX A ESTIMATED COSTS FOR LONG TERM NEEDS ASSESSMENT

Improvement	Cost Per Feature	Number of Features			Total Cost Per Park Type		
		Mini Park	NH Park	Com Park	Mini-Park	NH Park	Com Park
General Landscape Improvement							
Open Lawn	$2,000 /AC	0.2	5.0	10.0	$400	$10,000	$20,000
Landscaping	$10,500 /AC	0.2	3.0	4.0	$2,100	$31,500	$42,000
Irrigation	$8,000 /AC	0.4	5.0	10.0	$3,200	$40,000	$80,000
					$5,700	$61,500	$142,000
Utilities							
Water/Sewer/Electric	Allowance	Allow	Allow	Allow	$12,000	$30,000	$60,000
Recreation Improvements							
Totlot	$40,000 /EA	1.0	1.0	1.0	$40,000	$40,000	$40,000
Playground	$60,000 /EA	0.0	1.0	1.0	$0	$60,000	$60,000
Wadding Pool	$35,000 /EA	0.0	1.0	1.0	$0	$35,000	$35,000
Multipurpose Court	$15,000 /EA	0.0	1.0	0.0	$0	$15,000	$0
	$22,500 /L	0.0	0.0	1.0	$0	$0	$22,500
Tennis Courts (2)	$35,000 /EA	0.0	1.0	0.0	$0	$35,000	$0
	$50,000 /L	0.0	0.0	2.0	$0	$0	$100,000
Court Games Area	$12,500 /EA	1.0	1.0	0.0	$12,500	$0	$0
	$17,500 /L	0.0	1.0	1.0	$0	$17,500	$17,500
Multi-purpose Field	$75,000 /EA	0.0	0.0	0.0	$0	$0	$0
	$110,000 /L	0.0	1.0	1.0	$0	$110,000	$110,000
Baseball/Softball	$75,000 /EA	0.0	0.0	0.0	$0	$0	$0
	$110,000 /L	0.0	0.0	2.0	$0	$0	$220,000
Football/Soccer	$60,000 /EA	0.0	0.0	0.0	$0	$0	$0
	$100,000 /L	0.0	0.0	1.0	$0	$0	$100,000
Bleachers/Concrete	$1,200 /EA	0.0	4.0	8.0	$0	$4,800	$9,600
Community Garden Plots	$15,000 /EA	0.0	1.0	1.0	$0	$15,000	$15,000
					$52,500	**$332,300**	**$729,600**
Paving and Walkway Improvements							
Parking	$500 /SP	0.0	40.0	120.0	$0	$20,000	$60,000
Walks/Bike Trails	$160 /LF	250.0	750.0	1500.0	$40,000	$120,000	$240,000
General Hardscape	Allowance	Allow	Allow	Allow	$25,000	$35,000	$50,000
					$65,000	**$175,000**	**$350,000**
Park Furniture							
Benches	$450 /EA	6.0	15.0	30.0	$2,700	$6,750	$13,500
Picnic Tables/Pad	$950 /EA	4.0	10.0	30.0	$3,800	$9,500	$28,500
Grills/Pad	$550 /EA	2.0	5.0	15.0	$1,100	$2,750	$8,250
Waste Containers	$350 /EA	4.0	10.0	30.0	$1,400	$3,500	$10,500
Drinking Fountains	$1,000 /EA	1.0	2.0	3.0	$1,000	$2,000	$3,000
Fencing	$25 /LF	250.0	1000.0	2000.0	$6,250	$25,000	$50,000
Lighting	$1,250 /EA	3.0	10.0	20.0	$3,750	$12,500	$25,000
					$20,000	**$62,000**	**$138,750**
Park and Recreation Buildings							
Court Shelter	$25,000 /EA	0.0	1.0	1.0	$0	$25,000	$25,000
Picnic Shelter	$55,000 /EA	0.0	2.0	4.0	$0	$110,000	$220,000
Restrooms	$175,000 /EA	0.0	1.0	1.0	$0	$175,000	$175,000
Concession/Restroom	$210,000 /EA	0.0	0.0	1.0	$0	$0	$210,000
Community Center	$2,500,000 /EA	0.0	0.0	1.0	$0	$0	$2,500,000
Maintenance Building	$350,000 /EA	0.0	0.0	1.0	$0	$0	$350,000
Swimming Pool	$1,000,000 /EA	0.0	0.0	1.0	$0	$0	$1,000,000
					$0	**$310,000**	**$4,480,000**
Total Development Cost					$155,200	$990,800	$4,480,000
Planning and Design Cost							
Arch/Land Arch/Eng	12%	Allow	Allow	Allow	$18,624	$118,896	$708,042
Land Cost	$1,800,000 /AC	0.4	5.0	15.0	$720,000	$9,000,000	$27,000,000
Total Park Cost					$893,824	$10,109,696	$33,608,392