



CITY OF GLENDALE, CALIFORNIA REPORT TO THE CITY COUNCIL

AGENDA ITEM

Report: Adopt the Plans and Specification for the Central Park Block Project

- 1) Resolution adopting the Plans and Specification for the Central Park Block Project, Specification No. 3951, and Plan No. 22-106; and directing the City Clerk to Advertise for Bids.

COUNCIL ACTION

Item Type: Action Calendar

Approved for May 6, 2025 **calendar**

EXECUTIVE SUMMARY

The plans and specification have been completed for the Central Park Block Project that will significantly enhance the quality of life for both residents and visitors of the park by providing new amenities, fostering a more vibrant community environment, and creating spaces that promote well-being and connectivity. The intent of this item is for the City Council to adopt the project plans and specification and authorize the City Clerk to advertise for bids.

RECOMMENDATION

Approve the Resolution to adopt the Plans and Specification for the Central Park Block Project and direct the City Clerk to Advertise for Bids.

ANALYSIS

The Central Park Block is bounded by Harvard Street to the north, Colorado Street to the south, Louise Street to the east and public parking (Lot 10) and alley to the west (See Exhibit 1: Project Location Map).

In July 2018 the City Council approved the entitlements for the Armenian American Museum and Cultural Center of California ("Museum"). Revised entitlements were subsequently approved in January 2021 and building permits for the Museum's garage issued in July 2022; completion of the Museum is expected in summer 2026. The Museum's development in Central Park provided an opportunity to better integrate the park's civic and cultural facilities and create new public spaces and recreational opportunities.

In April 2018 the City Council selected the “Grand Steps” concept for development into schematic design documents, and in June 2019 approved the schematic design package and directed release of a RFP for design services for construction documents, bidding, and construction administration. In March 2022 the City Council approved a reduction in scope by eliminating improvements on the Adult Recreation Center’s (“ARC”) periphery including a courtyard and café pavilion on the ARC’s southwest corner and an entry courtyard on the northeast corner.

The “Grand Steps” design emphasizes an entry to Central Park from the Brand Boulevard paseo with steps leading from the paseo and Parking Lot 10 to the great lawn. A second lawn between the library and ARC is included that increases the functionality of the great lawn. Greater activation of the park and programming for all ages will be accommodated by areas dedicated to the children’s play east of the Central Library, a multi-generational game plaza, and a forest park. Through the conversion of on-site parking lots into park space, the project increases the amount of open space from 47,630 SF to 118,047 SF.

Project Scope of Work:

- **Grand Steps Entry Plaza:** a formal entry from the Brand Boulevard paseo providing a transition between Parking Lot 10 and the park through a series of long steps and an accessible sloping walkway;
- **Great Lawn:** flexible green open space in the Great Lawn anchors the largest open area of the park;
- **Lawn Amphitheater and Event Stage:** a smaller setting for special events is provided by the Lawn Amphitheater. A low stage with canopy provides a platform for special functions;
- **Library Steps:** a patio is provided at the library’s south entry, with steps that give access to the building and a place to sit and look out over the park;
- **Tree Grove and Activity Plaza:** the tree grove provides a backdrop to the event stage and shades an outdoor lounge area for ARC visitors and the community at-large. Beyond the trees, catenary lighting provides a festive atmosphere for the programmable activity plaza;
- **Children’s Playground and Splash Pad:** year-round imaginative play is encouraged with signature play equipment and a splash pad. A new restroom building is located nearby for convenience;
- **Forest Walk:** existing trees between the library and Louise Street are preserved to contribute to a forest-like setting within the park. Boardwalk paths beneath the canopy help reduce impacts to the trees and contribute to the sense of place;
- **Library Lawn:** small lawn adjacent to the playground and forest walk for a

play area;

- **ARC Entry Plaza:** a newly reconfigured drop-off and accessible parking area provides convenient access to the ARC's front door. Specialty paving indicates arrival and signals the presence of pedestrians and park activity in the vicinity; and
- **South Entry Plaza at Colorado:** a sloping path from Colorado Street between the Museum and ARC. Sculptural walls retain planting areas and frame a small pocket plaza. The existing large oak tree will be a stately gateway to the park.

To successfully implement the project design and ensure competitive bids, the city will advertise the project on multiple plan holders' websites that publish project bidding documents and distribute the information to their extensive network of contractors and construction industry contacts. The project will also be advertised in a local newspaper, the Glendale Independent, prior to bid opening, as well as on BidNet, a web-enabled data service for the public sector, which disseminates building and construction project proposals to its large number of member contractors and consultants. Finally, the project bidding documents will also be posted on the city's website.

Construction of this project is anticipated to begin in September 2025 and is scheduled for completion by September 2026.

STAKEHOLDERS/OUTREACH

These improvements will help to improve safety for all users and improved accessibility and walkability throughout the project and downtown Glendale corridor.

Outreach for this project will be made through a dedicated website. The website introduces the public to the project and the project team, explains the scope of work and project locations, highlights the project phase, and provides the public with staff contact information for questions, discussions, and/or input.

FISCAL IMPACT

There is no fiscal impact associated with this report. The engineer's estimate for the construction of this project is between \$13,000,000 and \$15,000,000, which was not fully included as part of the FY 2024-25 budget. Staff will return to City Council for consideration for the award of a contract to the lowest responsive bidder; at which time staff will identify specific funds and cost centers that will be used as a funding source and will provide appropriation information.

ENVIRONMENTAL REVIEW (CEQA/NEPA)

The project was previously determined to be exempt from CEQA pursuant to State CEQA Guidelines Section 15332, Class 32 "In-fill Development Projects". The plans and specifications implement the project that was previously evaluated and as result their adoption will not have a significant effect on the environment.

CAMPAIGN DISCLOSURE

This item is exempt from campaign disclosure requirements.

ALTERNATIVES TO STAFF RECOMMENDATION

- 1) Do not approve the Resolution adopting the Plans and Specification for the Central Park Block Project. Doing so, however, will prevent the community from having the opportunity to benefit from new and enhanced amenities at the park.
- 2) The City Council may consider any other alternative not proposed by staff.

ADMINISTRATIVE ACTION

Submitted by:

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Approved by:

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EXHIBITS/ATTACHMENTS

Exhibit 1: Project Location Map