



**CITY OF GLENDALE, CALIFORNIA
REPORT TO THE PARKS, RECREATION AND COMMUNITY SERVICES
COMMISSION**

AGENDA ITEM

Report: Parking Lot 11 Park Development Concept

1. Motion providing feedback to City staff and a recommendation to City Council on the concept of City-owned Parking Lot 11 being converted into a park.

COUNCIL ACTION

Item Type: Action Item

Approved for _____ **Calendar**

ADMINISTRATIVE ACTION

Submitted by:

Onnig Bulanikian, Director of Community Services & Parks

Prepared by:

Joseph Gonzalez, Park Planner of Community Services & Parks

RECOMMENDATION

Staff recommends that the Parks, Recreation and Community Services Commission adopt a motion providing feedback to staff and a recommendation to City Council on the concept of City-owned Parking Lot 11 being converted into a park.

BACKGROUND/ANALYSIS

In September 2021, based on requests by Parks, Recreation & Community Services Commission, CSP staff prepared and presented a report with options for developing more park land in south Glendale with an emphasis on exploring the possibility of using City-owned parking facilities.

The City of Glendale currently owns eight parking lots (2, 3, 4, 6, 7, 10, 11 and 15) in the downtown area. Note that non-sequential numbering is the result of City-owned parking lots being sold over time. The parking lots range in size from the largest at 39,225 square feet, to the smallest at 7,460 square feet. For reference, an acre is 43,560 square feet.

Since the Covid-19 pandemic disrupted commercial activity in downtown since March 2020, the City used a 2018 study as the best metrics available of the demand for parking in City-owned surface parking lots and structures. The study in 2018 was led by Transpogroup and they were tasked with evaluating the existing parking demand in the commercial downtown districts bounded by the 134 Freeway, Central Avenue, Colorado Street and Louise Street and recommend management strategies to support the future success of the downtown area and the “18-Hour City.” With the exception of City-owned Parking Lot 11 on the western portion of the National Guard Armory site, all of the city owned parking lots and structures in south Glendale were a part of the study area. The study showed that, overall, there was adequate parking supply in the downtown area, but several parking management tools were added to make sure parking is available when needed. The study concluded that the parking lots in downtown Glendale are heavily used, not ideal, and may not be suitable for park development.

Since Parking Lot 11 was not a part of the study, it could be the only City-owned lot in the commercial downtown area with the potential to be converted to a park without reducing public parking since it is leased from the City by a local car dealership to store automobiles. The development of Parking Lot 11 would displace the stored automobiles, which would have to be moved to a private lot or another public parking lot.

Parking Lot 11 is the long, narrow parking lot adjacent to the National Guard Armory. It is approximately 68 ft wide and 295 ft long or 23,600 square feet (about 0.53-acres) in

size. The entire site is 70,800 square feet (2.2 acres), but a long-term lease by the California National Guard prevents current development for other purposes.

For reference, most of the city's mini-parks are about one-quarter to half an acre, which has been found to be the smallest size that can accommodate protective raised planters on the street side, some seating, a small playground for use by two to five-year-old children, and a small turf area for unstructured play. The General Plan Recreation Element defines a mini-park as being one-third to one acre in size and is intended to serve a limited population or specific group, such as young children or senior citizens, within a service area of a one-quarter mile and should be located in proximity to multiple family developments or housing for the elderly. Therefore, Parking Lot 11, at 0.53 acres, is an appropriate size and location for a mini-park.

Converting Parking Lot 11 into a mini-park would help provide green space to an area lacking parks, it could match the landscape theme of the Central Park block redevelopment currently underway and, together create a more beautiful Colorado St. eastern gateway to the commercial downtown district. Recreational amenities could also be incorporated into the site, such as a basketball and/or pickleball court. A preliminary concept has been developed as Exhibit 1 to visualize some the site's opportunity as a mini-park.

FISCAL IMPACT

There is no fiscal impact related to this report

ALTERNATIVES

- | | |
|----------------|---|
| Alternative 1: | Motion recommending City-owned Parking Lot 11 be converted into a park to the City Council and asking the City Council to direct staff to engage consultant services to prepare a design for subsequent Commission and Council consideration. |
| Alternative 2: | The Parks, Recreation and Community Services Commission may adopt a Motion to note and file this report regarding exploring City-owned Parking Lot 11 for park development. |

CAMPAIGN DISCLOSURE

N/A

EXHIBITS

1. Parking Lot 11 mini park - preliminary concept