

parks & recreation element





A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEBELLO AMENDING
THE PARKS AND RECREATION ELEMENT OF THE CITY'S GENERAL PLAN

GENERAL PLAN AMENDMENT (GPA-1-93)

THE CITY COUNCIL OF THE CITY OF MONTEBELLO DOES RESOLVE AS
FOLLOWS:

SECTION 1. That the City Council of the City of Montebello
does find and resolve as follows:

- a) That pursuant to the applicable provisions of the
Planning and Zoning Law of the Government Code of the
State of California, studies were commenced for the
purpose of amending the Parks and Recreation Element of
the City's General Plan; and
- b) That the Planning Commission has conducted a noticed
public hearing on the proposed amendment to the said
Parks and Recreation Element; and
- c) That the Planning Commission has recommended the adoption
of said amendment; and
- d) That the requirements of the California Environmental
Quality Act have been satisfied with respect to General
Plan Amendment 1-93. The City Council has determined
that the General Plan Amendment will not have a
significant effect on the environment and has adopted a
negative declaration to that effect; and
- e) That the City Council has conducted a noticed public
hearing on said amendment and has determined that the
public interest required the adoption of said amendment.

SECTION 2. That the Parks and Recreation Element of the
City's General Plan, as set forth on Exhibit "A" incorporated
herein by this reference be, and the same hereby is, adopted and
approved.

SECTION 3. That the City Clerk shall certify to the adoption
of this Resolution and shall cause the same to be processed in the
manner required by law.

APPROVED AND ADOPTED THIS 13 DAY OF April, 1993.



William M. Molinari
William M. Molinari, Mayor

ATTEST:

Mary Anne Saucedo
Mary Anne Saucedo, City Clerk

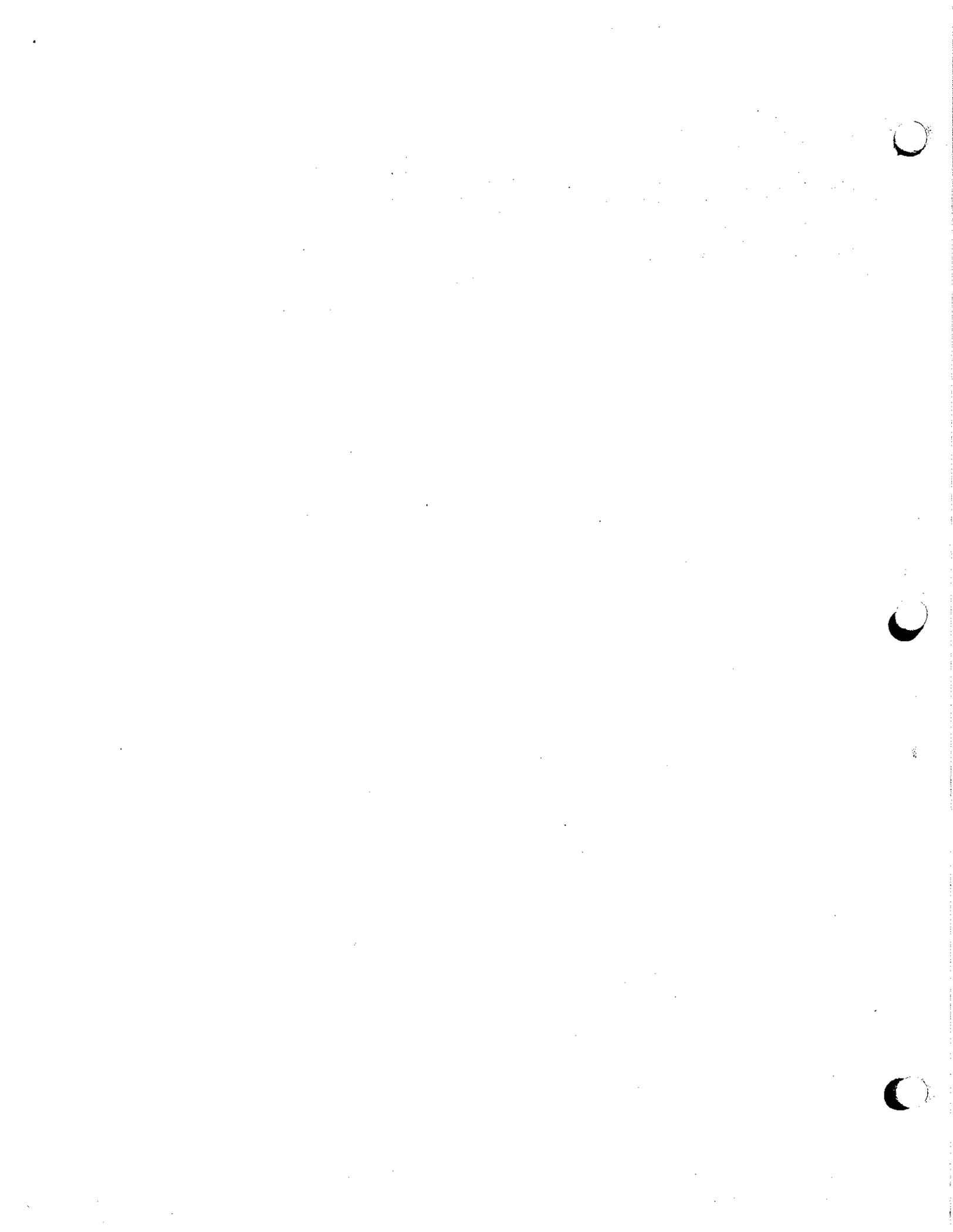


STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS
CITY OF MONTEBELLO)

I, Mary Anne Saucedo, City Clerk of the City of Montebello, do hereby certify that the foregoing resolution was duly adopted by the City Council at a regular meeting thereof held on the 13th day of April, 1993, and carried by the following vote:

AYES: COUNCILMEMBERS: Pizzorno, Payan, Alvarez-Glasman, Ramirez, Molinari
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None


Mary Anne Saucedo, City Clerk



INTRODUCTION:

The City of Montebello through its Park and Recreation Department maintains a comprehensive system of park and recreational facilities including neighborhood and community parks, the municipal golf course, historical sites, and specialized community services.

An analysis of these facilities, however, indicates that the City's facilities are inadequate to meet existing needs. The City's standard for park land is to provide four acres per 1,000 population. Existing community parks and park sites, excluding the municipal golf course, total 89.7 acres; approximately 90 additional acres would be required to satisfy the standard for Montebello's present population of 45,000.

PURPOSE:

The purpose of the Parks and Recreation Element is to complement and supplement the other elements of the General Plan by developing goals and policies relating to parks and recreation, identifying existing as well as proposed general locations and acreage for park and recreational land, and by formulating an action program for implementation of the Parks and Recreation Plan, as allowed by California State law (Government Code, Section 65303).

DEFINITIONS OF PARKS AND RECREATION USES:*

Recreational areas serve different types of needs in the City and therefore must be developed in different ways. Various types of recreational development are:

Regional Park. A major park that offers recreational opportunities of a nature or of such wide variety that it possesses attraction for persons in the widest possible ranges of age and interest. It frequently contains two or more of the other types of areas defined here or elements of them, and generally serves people living within a radius distance equivalent to about an hour's drive.

*Parks and Recreation Element, City of Montebello, 1966.



Community Park. In general a "community" is a group of neighborhoods forming a recognized section or district of the city. A community recreation park is, accordingly, an area serving the several neighborhoods within a community. Planned for both young people and adults, the community recreation park provides outdoor and indoor facilities to meet a much wider range of recreation interests than the neighborhood recreation center. The community recreation park is usually served by public transportation. For those who travel to it by automobile, off-street parking is provided.

Neighborhood Park. In general, a "neighborhood" is the area served by an elementary school. A neighborhood recreation center is preferably a combination school and recreation park that provides space for outdoor and indoor recreation activities under supervision, but some neighborhood recreation centers are on sites away from schools. Regardless of location, the neighborhood recreation center is planned primarily for children from approximately five to fourteen years of age and for family groups, but usually includes an area for preschool children. When it adjoins an elementary school, it readily serves both school and neighborhood recreation needs. Like the school, it is within walking distance of the homes in the neighborhood.

Playlot. A small recreation area, usually less than two acres, serving preschool age children. Playlots are always located within easy walking distance of residential neighborhoods of medium and high density characteristics. They contain play apparatus, quiet areas, mothers' areas and landscaping.

Special Facility. An individual public use facility isolated from park areas and maintained for specialized programs of a community-wide nature.

Historical Sites. The historical sites mentioned in this plan are buildings or areas having particular historical significance to the local community. Although some of them are also marked with State or County historical monuments, their greatest significance is found in the history and development of Montebello. No particular emphasis is placed upon these historical sites as a part of the program of activities of the City's Recreation Department.



GOALS:

1. To provide a full range of park and recreational facilities and programs which are easily accessible to all residents of the community.
2. To provide 4.0 acres of park and recreational use per 1,000 residents to meet the standards of the City.

OBJECTIVES:

1. Provide neighborhood parks and recreational facilities wherever possible within walking distance of all residents.
2. Expand joint-use recreational agreements with school district.
3. Establish park and recreation space under utility easements.
4. Expand recreational use of land in Rio Hondo Channel area.
5. Establish park and recreational facilities in the hill area.
6. Preserve and expand existing park and recreational facilities.
7. Establish additional park facilities and improve existing park facilities in the South Montebello area.

CONSTRAINTS:

1. The degree to which urban development has occurred in Montebello has set a limit on the amount of vacant land which can be acquired for park and recreational space. Approximately 30 percent of the land within the City is vacant, but much of that land is located in the north portion of the City. The lack of suitable vacant land in south Montebello residential neighborhoods limits the City's attempts to meet the standard of 4.0 acres of park and recreational land per 1,000 residents in this area.
2. The financial ability of the City to purchase land which is developed or vacant for the purpose of creating additional park and recreational land, as well as the financial ability of the City to maintain these facilities, is limited.



3. To date, joint-use recreation agreements in Montebello have been relatively limited in scope, and based on informal staff-level agreements. Through expansion and formalization of joint-use recreation programs, and development of park-playground areas adjacent to schools, a greater range of community services could be provided. Joint-use recreation programs are especially desirable in cities such as Montebello, where park and school land is insufficient and costly.

POLICIES:

1. Preserve and maintain all existing park and recreational facilities within the City.
2. Encourage expanded cooperation and coordination between the School District and the Park and Recreation Department for the purpose of formally establishing multi-use recreational opportunities at Montebello's school sites.
3. Wherever possible, acquire the necessary parks and recreational acreage required throughout the City to meet the standard of 4.0 acres of park and recreational use per 1,000 residents.
4. Pursue the goals and objectives for parks and recreation.

DESCRIPTION OF THE PLAN

In addition to the above stated Goals, Objectives and Policies, the Parks and Recreation Element contains a Comprehensive Master Plan that will serve as a guide to the orderly development, renovation and improvement of the parks, recreation facilities, programs and services offered by the City of Montebello. The recommendations of the Master Plan focus on the ultimate goal of ensuring optimal use of services and facilities and are based on a balanced approach to a diverse community-centered system of recreation services and parks. The recommendations address the park system as a whole, the individual parks and specific components within those parks, and the function of the Parks and Recreation Department.

The Master Plan together with the Goals, Objectives and Policies stated in this Element represents a fiscally responsible, innovative response to the provision of recreation services. This systematic approach to the continued expansion and refinement of recreation programs and facilities ensures that the recreation needs of Montebello's residents will be sensitively considered and effectively met. The Master Plan is the result of a planning process that sought and carefully integrated the input of Montebello's residents, City Staff, community leaders and recognized recreation experts. The Master Plan will be a durable and effective tool that will successfully direct the enhancements to Montebello's recreation system well into the twenty-first century.

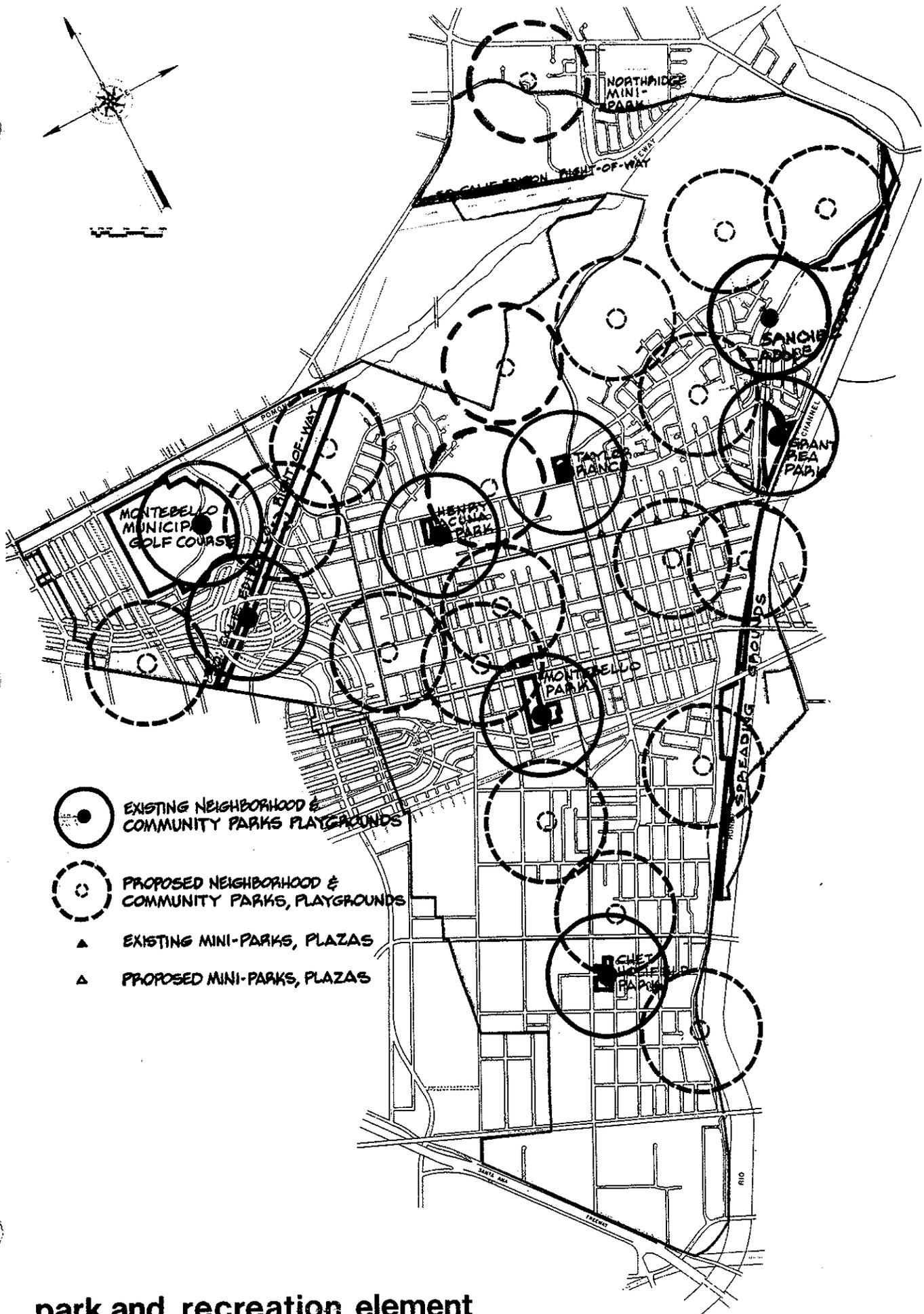
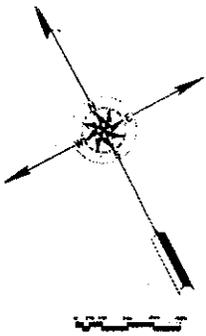


CITY OF MONTEBELLO

GENERAL PLAN

PARKS AND RECREATION ELEMENT





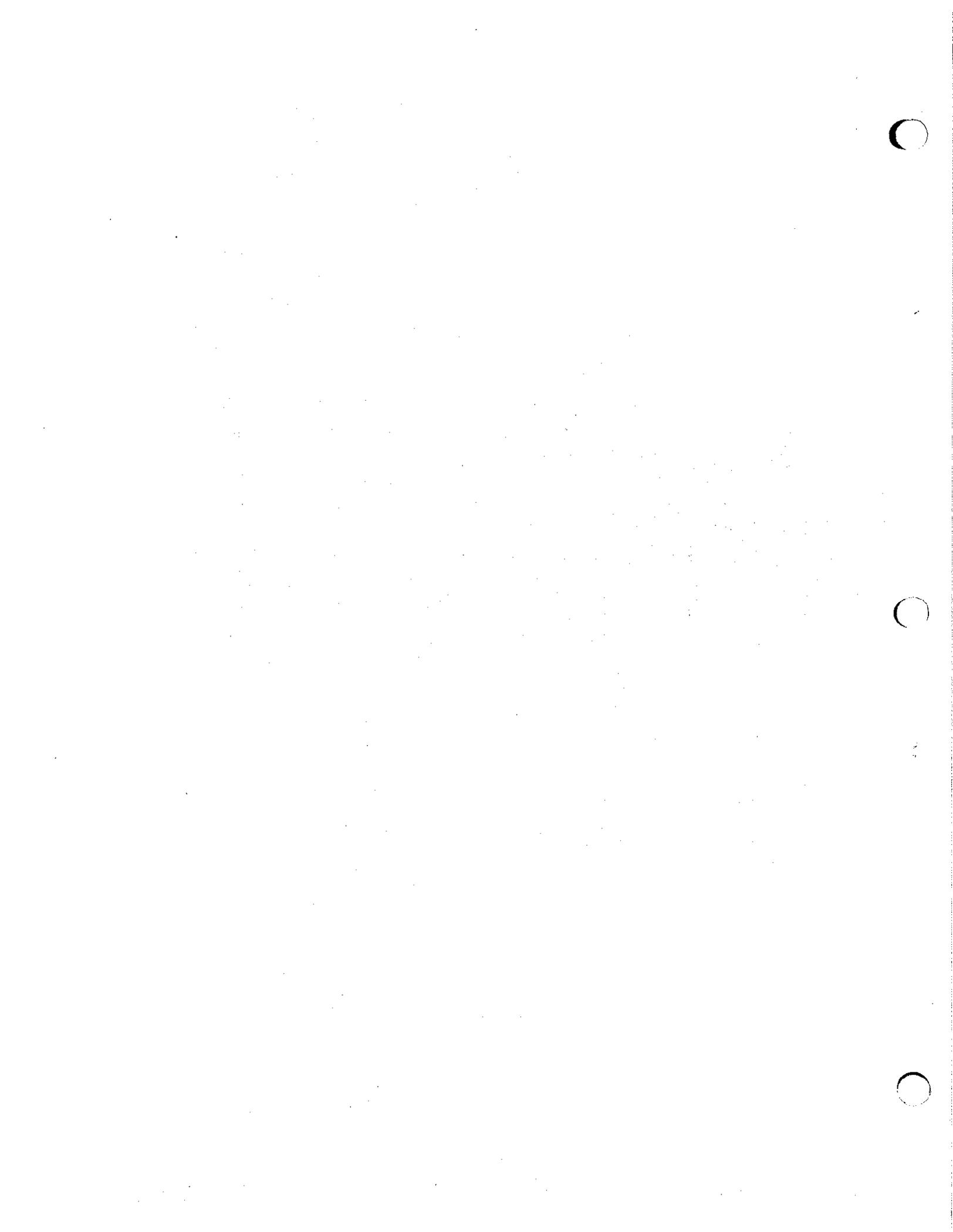
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-  PROPOSED NEIGHBORHOOD & COMMUNITY PARKS, PLAYGROUNDS
-  EXISTING MINI-PARKS, PLAZAS
-  PROPOSED MINI-PARKS, PLAZAS

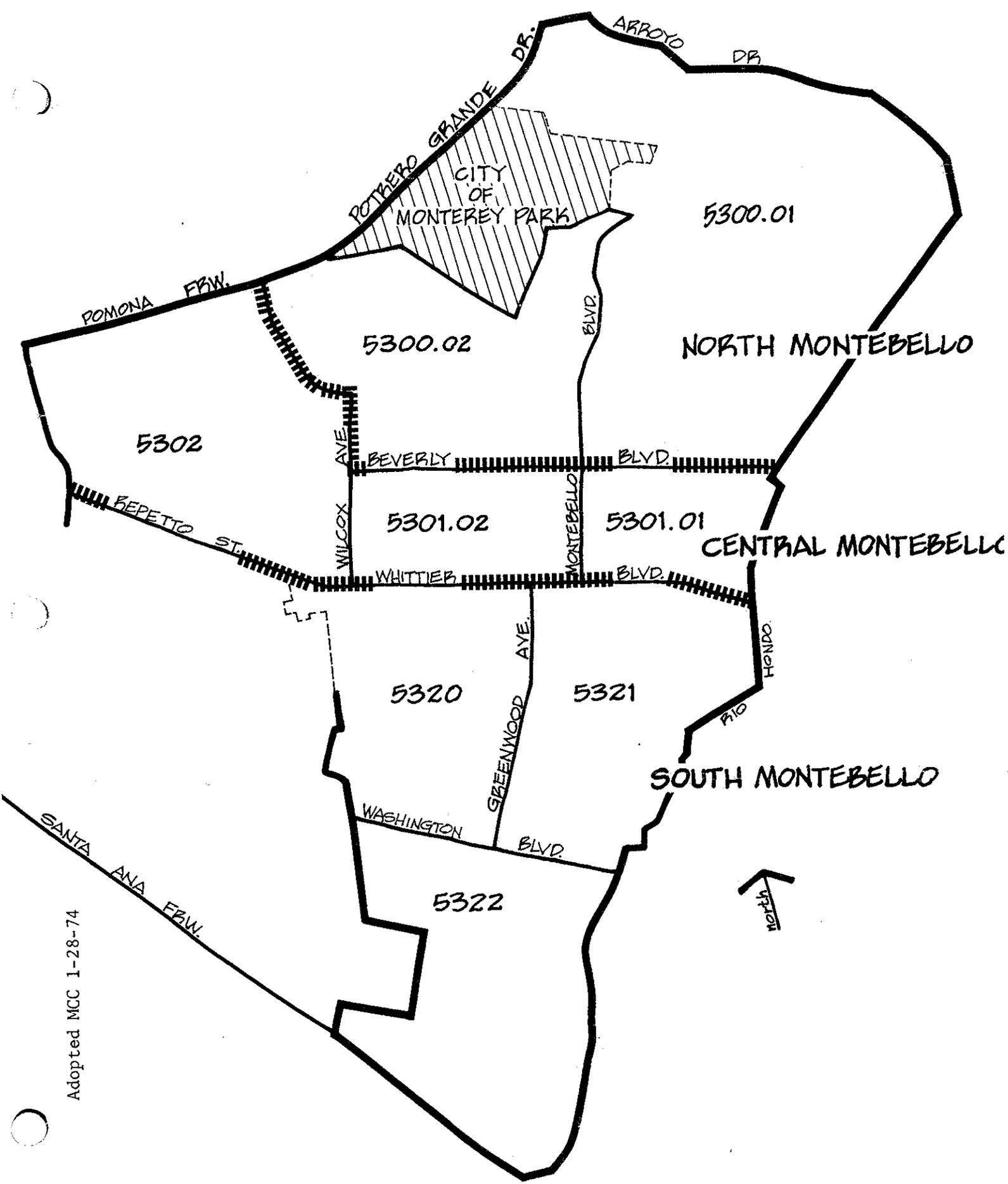
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park and recreation element

MONTEBELLO, CALIFORNIA GENERAL PLAN PROGRAM

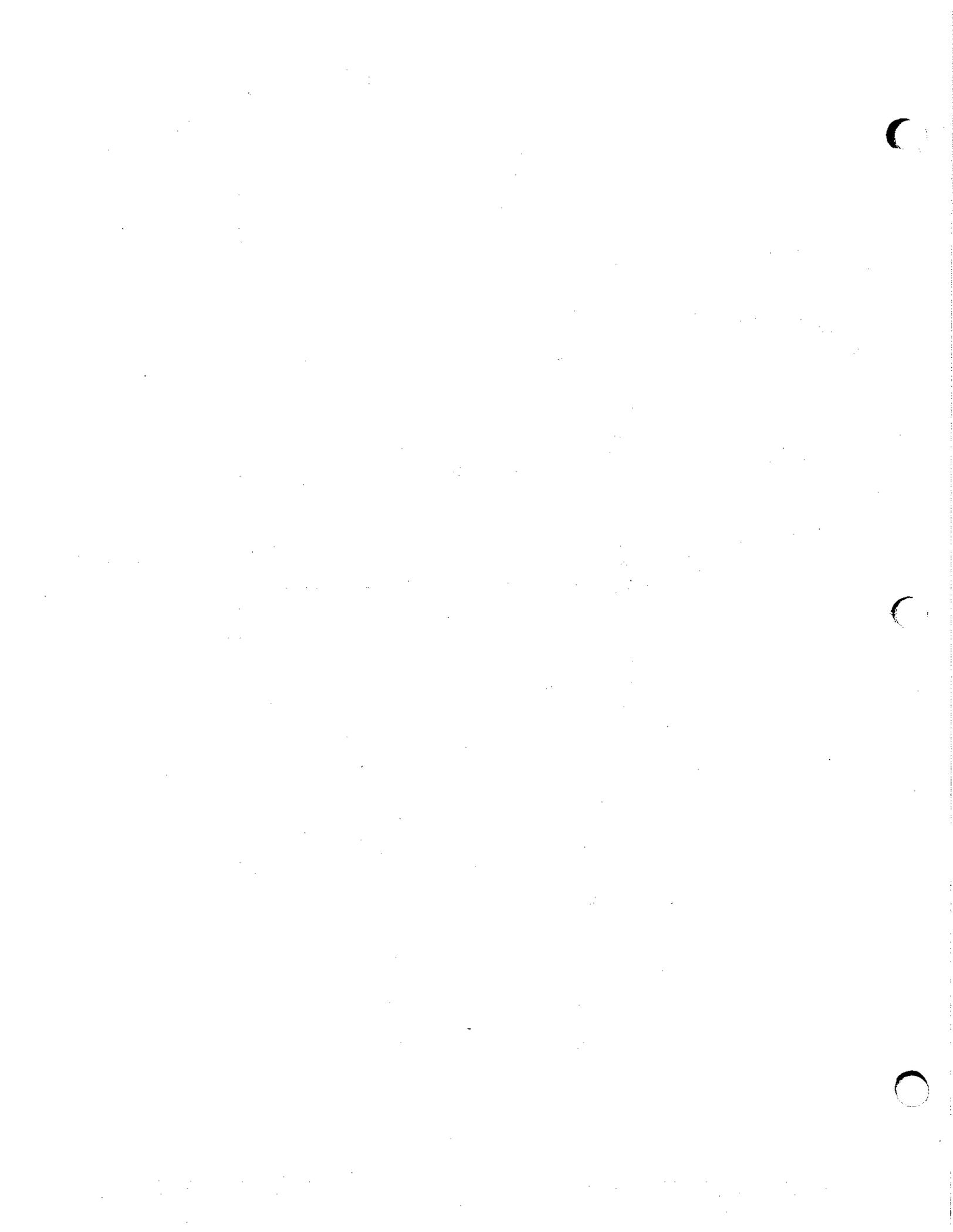
KOEBIG & KOEBIG, INC.

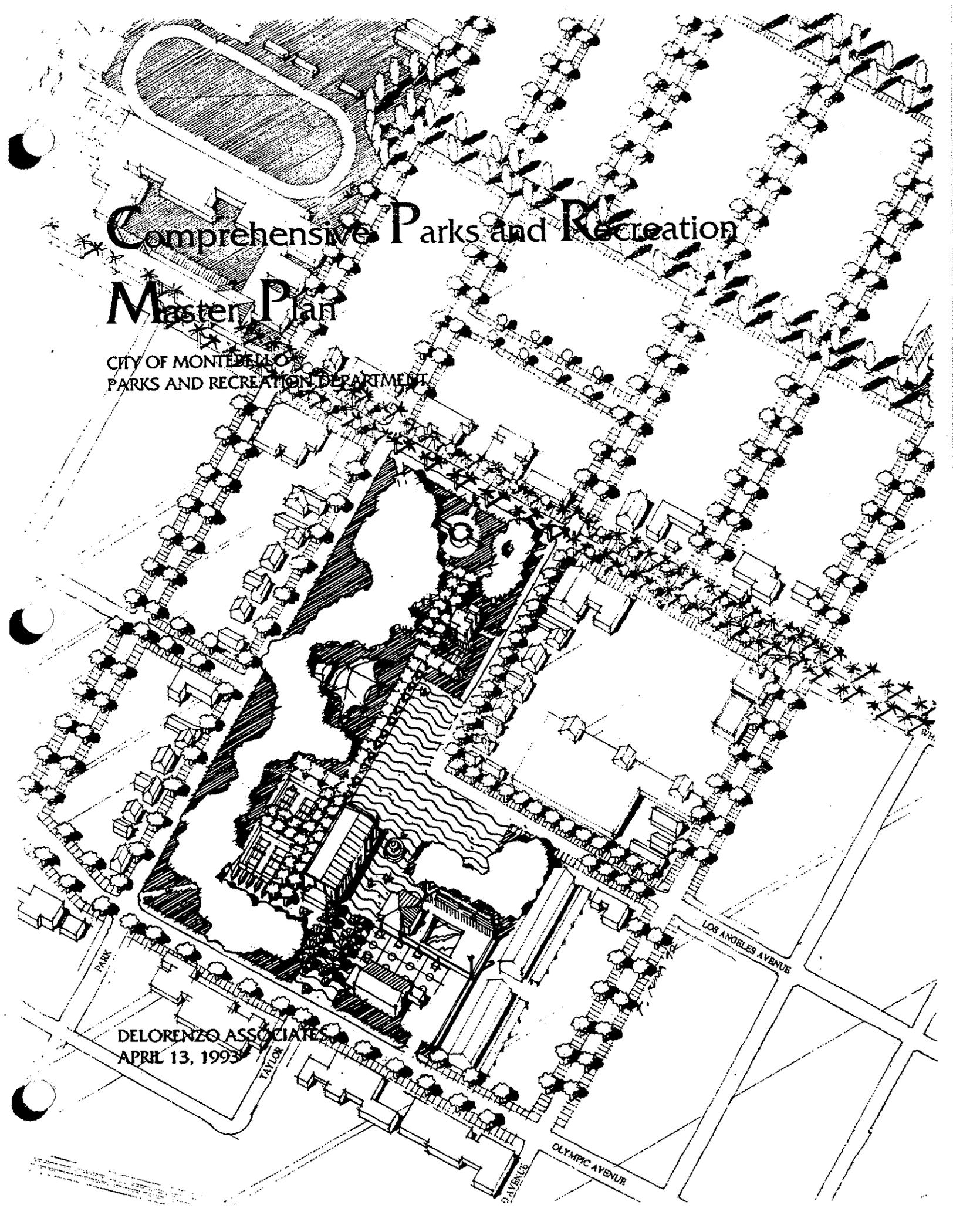




Adopted MCC 1-28-74

1970 CENSUS TRACTS & SUB-AREAS OF MONTEBELLO

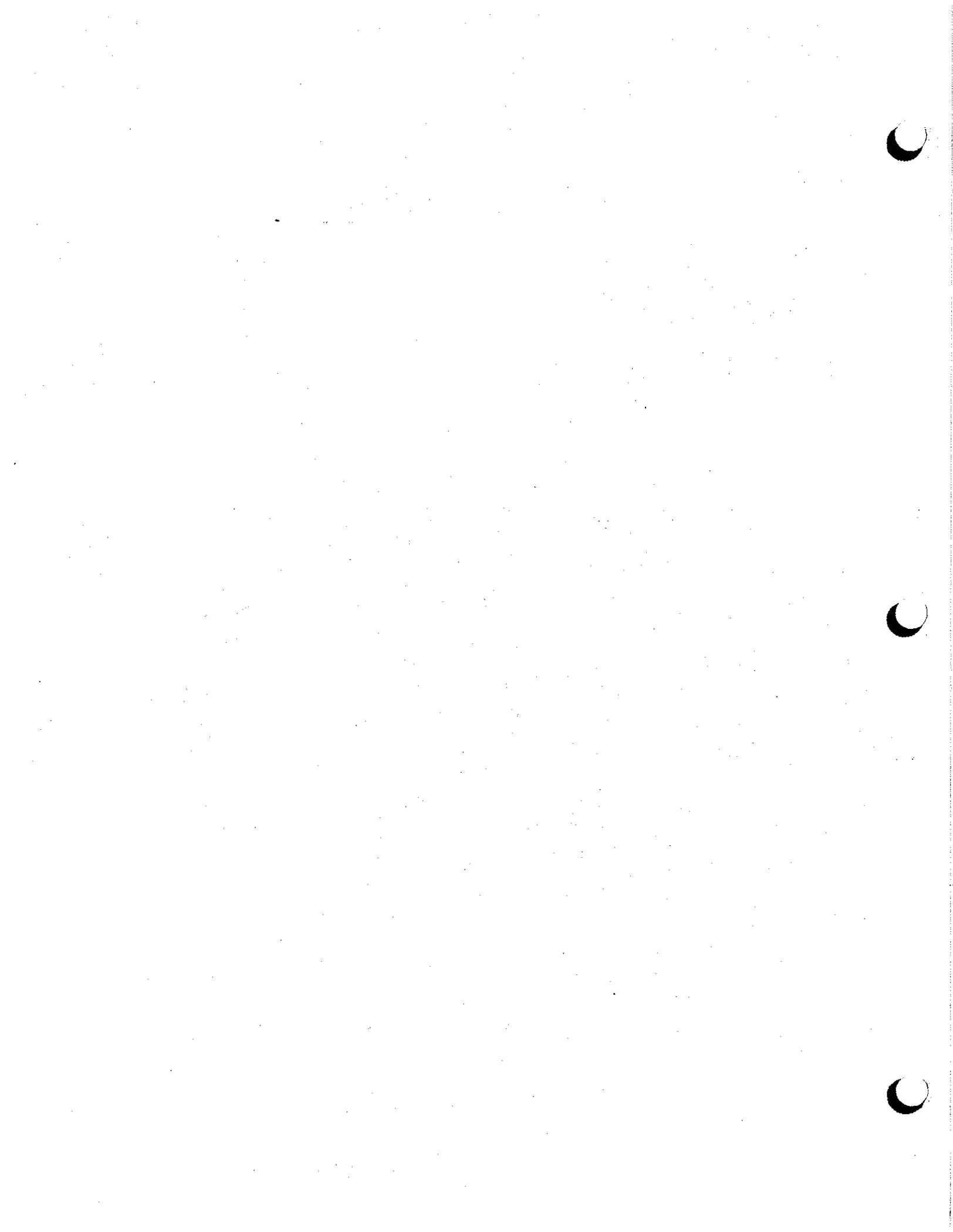


An architectural site plan for the City of Montebello, showing a grid of streets including Los Angeles Avenue, Olympic Avenue, Taylor Avenue, and Park Avenue. The plan features numerous buildings, trees, and a large oval-shaped structure in the upper left. The title 'Comprehensive Parks and Recreation Master Plan' is overlaid on the plan.

Comprehensive Parks and Recreation Master Plan

CITY OF MONTEBELLO
PARKS AND RECREATION DEPARTMENT

DELORENZO ASSOCIATES
APRIL 13, 1993



Comprehensive Parks and Recreation Master Plan

CITY OF MONTEBELLO
PARKS AND RECREATION DEPARTMENT

DELORENZO ASSOCIATES
APRIL 13, 1993



Acknowledgments

DeLorenzo Associates would like to thank Steve Blancarte and Pilar Alcivar for their outstanding cooperation and personal commitment in the preparation of this Master Plan. Thanks, also, to the rest of the staff of the Parks and Recreation Department, the Parks and Recreation Commission and the Human Services Commission for their hard work and knowledgeable, enthusiastic contribution to the planning effort.



This plan is dedicated to the residents of Montebello. The quality of the plan is the result of their open-minded participation, constructive input and careful consideration of ideas.

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 Chip Clitheroe, Public Participation Coordinator
 Tom Runa, Senior Park Planner

City of Montebello

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 Edward C. Pizzorno, Mayor Pro Tem
 Art Payan, Councilman
 Jess Ramirez, Councilman
 Arnold Alvarez-Glasman, Councilman

Philip M. Ramos, City Treasurer
 Mary Anne Saucedo, City Clerk

Richard Torres, City Administrator

Parks and Recreation Commission:

William H. Griffith, Chairperson
"Dean" Olga Salazar, Vice Chairperson
Lupe A. Castro
Garry Albert Couso-Vasquez
Frank Crespo
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Executive Summary

The purpose of this Comprehensive Parks and Recreation Master Plan is to serve as a guide to the orderly development, renovation and improvement of parks, recreation facilities, programs and services offered by the City of Montebello Parks and Recreation Department. The Master Plan has been incorporated as a part of the Recreation Element of the City's General Plan. The planning process involved a comprehensive effort of data gathering, community input and recreation analysis. The resulting recommendations, based on a balanced approach to a diverse, community-centered system of recreation services and parks, seek to ensure optimal use of services and facilities.

The resulting recommendations of the Master Plan are based on a balanced approach to a diverse, community-centered system of recreation services and parks.

The Planning Process

The master planning process began with broad research of the existing conditions in Montebello, its parks and surrounding influences. With much of this information gathered, the planning team moved into Montebello for In Town Week One, where intense interaction with the staff and community and observation of the parks produced an extremely well-rounded data base. Community input meetings were conducted as the first step in the public participation process. These meetings, with other information gathered during the week, resulted in a clear understanding of the issues to be addressed in the Master Plan.

The planning team moved into Montebello for In Town Week One, where intense interaction with the staff and community and observation of the parks produced an extremely well-rounded data base.

A telephone survey, based on the issues and concerns identified during In Town Week One, randomly sampled Montebello residents. Because participants were considered truly representative of Montebello's population, the results

EXECUTIVE SUMMARY

A comprehensive recreation planning concept was developed and preliminary recommendations were prepared and presented to Department leadership.

provided a reliable understanding of the residents' perceptions of the recreation services and parks and were strongly considered in the development of the Master Plan recommendations.

From that point, a recreation demand analysis was performed using national recreation standards, conditions in adjacent cities and input gathered from the community and staff. From this data, a comprehensive recreation planning concept was developed and preliminary recommendations were prepared and presented to Department leadership. From their input, the Draft Master Plan was developed.

During In Town Week Two, the Draft Master Plan was presented to community focus groups as well as Department staff and other City officials. Comments were received from these input sources and priorities for preliminary recommendations were established. With this information, final recommendations were developed.

Recommendations

The Master Plan effectively combines all the discussion, analyses and concepts considered during the planning process. The recommendations address the park system, individual parks, specific components within those parks, and the function of the Parks and Recreation Department. They are presented in three categories: recreation system recommendations, facility development recommendations and administrative recommendations.

The recreation system recommendations are derived from the assumption that a system approach to the delivery of recreation services is essential to the provision of efficient, effective recreation services.

The recreation system recommendations are derived from the assumption that a system approach to the delivery of recreation services is essential to the provision of efficient, effective recreation services. Decisions affecting recreation services and park facilities must consider the recreational needs of the city as a whole. Recommendations that address such system needs are listed below.

Recreation System: Recreation and park planning shall be based on a system approach which sensitively, efficiently and cost-effectively integrates the recreation needs of all Monte-

belo residents and all Parks and Recreation Department facilities and programs.

Recreation Planning Guidelines: The provision of recreation services and the development, renovation and maintenance of parks and recreation facilities shall be in accordance with the recreation planning guidelines presented in the Recommendations Chapter of this Master Plan.

Security: Montebello's park facilities and recreation programs shall be developed, implemented and maintained to ensure the safety and personal security of all recreation participants.

Basic Amenities: Each park facility exceeding a size determined by the Director shall contain a basic set of consistently maintained recreation amenities. These amenities are listed in the Recommendations Chapter of this Master Plan.

Central Recreation District: Montebello shall establish and develop a central recreation district which integrates and optimizes the use of all public and private recreation facilities and programs within convenient walking distance of Montebello City Park.

Street Tree Program: The Parks and Recreation Department shall develop a street tree program along major corridors within the city to enhance residents' and visitors' impressions of the city and their awareness of Montebello's parks.

Recreation Trail: A linear recreation trail system shall be developed which links Montebello's parks, community facilities and regional recreation trails.

Facility development recommendations address the provision and renovation of needed recreation facilities. Deficient facilities in Montebello must be provided and existing facilities require renovation and maintenance. Recommendations that guide the development and on-going care of these facilities are listed below.

Facility development recommendations address the provision and renovation of needed recreation facilities.

Design Guidelines: The Parks and Recreation Department shall implement the Design Guidelines for Parks and Recreation Facilities established as a part of this Master Plan.

EXECUTIVE SUMMARY

Additional Facilities: Additional recreational facilities and programs shall be developed to effectively respond to current and future recreation deficiencies in accordance with the planning and design guidelines, and other recommendations of this Master Plan.

Additional Park Acreage: Additional park land and recreation sites or facilities shall be sought and acquired to respond to current and future recreation deficiencies and shall be developed in accordance with the planning and design guidelines and other recommendations of this Master Plan.

Existing Parks: The use of existing park sites and facilities shall be optimized consistent with appropriate community input; recreation system considerations; identified recreation deficiencies; quality recreation planning and design; and cost and security considerations. Eleven major elements to this recommendation are proposed in the Recommendations Chapter of this Master Plan.

The administrative recommendations consider the function of the Parks and Recreation Department. Successful comprehensive recreation programs, based on the needs of Montebello residents, must be carefully planned, effectively communicated and sensitively managed and delivered. Ensuring such a program is the objective of the final group of recommendations.

Successful comprehensive recreation programs, based on the needs of Montebello residents, must be carefully planned, effectively communicated and sensitively managed and delivered.

Programs and Services: The Parks and Recreation Department shall regularly assess the demand for recreation services in Montebello, develop and maintain a comprehensive range of recreation programs and services in response to this demand and regularly review these programs and services and revise them as necessary.

Community Relations: The Parks and Recreation Department shall promote the use of its parks, facilities, programs and services to all Montebello residents, through effective use of local media, signage and information at parks and other locations, and by participation in appropriate public events and forums.

Community Participation: The development, refinement and adoption of recreation plans, from a system level to

individual parks and programs, shall solicit continuous and meaningful community involvement by a broad cross section of Montebello's residents.

Capital Improvements Program

Priorities for the implementation of the Master Plan recommendations were established based on available funding and immediate need. Expansion of the existing Senior Center, construction of an aquatics facility at City Park, construction of a new Cultural Arts Center at Taylor Ranch, and construction of the gymnasium at Hollifield Park were identified as high priorities. Criteria for selecting projects for implementation in the future were provided so that Department staff can respond to changing conditions and available funding opportunities during the course of Master Plan implementation.

The capital improvements projects required by the recommendations proposed in the Master Plan are estimated in 1993 dollars at approximately thirty-one million dollars. This will require average expenditures of approximately one and a half million dollars a year for the twenty year duration of the Master Plan. There will also be an increase in operational costs associated with these improvements that should be anticipated in the Department budget.

Conclusion

The City of Montebello Comprehensive Parks and Recreation Master Plan represents a fiscally responsible, innovative response to the provision of recreation services. This systematic approach to the continued expansion and refinement of recreation programs and facilities ensures that the recreation needs of Montebello's residents will be sensitively considered and effectively addressed. The Master Plan is the result of a planning process that sought and carefully integrated the input of Montebello's residents, City staff, community leaders and recognized recreation experts. The Master Plan will prove to be a durable and effective tool that will successfully direct enhancements to Montebello's recreation system well into the twenty-first century.

EXECUTIVE SUMMARY

Expansion of the existing Senior Center, construction of an aquatics facility at City Park, construction of a new Cultural Arts Center at Taylor Ranch, and construction of the gymnasium at Hollifield Park were identified as high priorities.

The capital improvements projects required by the recommendations proposed in the Master Plan are estimated in 1993 dollars at approximately thirty-one million dollars.

This systematic approach to the continued expansion and refinement of recreation programs and facilities ensures that the recreation needs of Montebello's residents will be sensitively considered and effectively addressed.

Introduction

The City Council, the Parks and Recreation Commission, the Human Services Commission, and the Parks and Recreation Department of the City of Montebello have commissioned the preparation of a Comprehensive Parks and Recreation Master Plan (hereafter referred to as the Master Plan). The Master Plan has been incorporated as a part of the Recreation Element of the General Plan and will serve as a guide in the orderly development, renovation, and improvement of parks and recreation facilities and programs offered by the Parks and Recreation Department over the next twenty years.

Community input was consistently emphasized during the planning process to ensure the Master Plan reflected the unique needs and desires of Montebello's citizens. The Master Plan presents a balanced approach to a diverse, community-centered system of recreation services and parks.

The initial stages of the planning process included collecting a variety of data that would contribute to an understanding of the community and the parks and recreation system, including census data, the mission and goals of the Parks and Recreation Department, the city's General Plan and other relevant planning documents for the area. The next step in the planning process was to gather information from people who could be considered "experts" about parks and recreation in Montebello. These individuals included City staff, elected and appointed City officials, representatives of related groups (such as other recreation providers) and, most importantly, parks and recreation services users — the residents of Montebello.

The Master Plan presents a balanced approach to a diverse, community-centered system of recreation services and parks.

The initial stages of the planning process included collecting a variety of data that would contribute to an understanding of the community and the parks and recreation system.

"I am very excited at the possibilities the Master Plan offers."

—Written Survey

INTRODUCTION

Through a comparison of these standards with the city's existing conditions, deficiencies in services and facilities were identified. The Master Plan proposes effective planning solutions for these deficiencies.

Recommendations are presented in three major categories: Recreation System Recommendations, Facility Development Recommendations and Administrative Recommendations.

Also critical to the planning process were the comparative standards applied to evaluate the existing conditions, e.g., the number of basketball courts, community centers, and the acres of park land that are necessary to adequately serve a given population. Recreation standards from cities throughout the nation were compiled and inventories of facilities in surrounding cities were obtained. From this data and further community observations, localized recreation standards were developed for Montebello. Through a comparison of these standards with the city's existing conditions, deficiencies in services and facilities were identified. The Master Plan proposes effective planning solutions for these deficiencies.

The Master Plan comprehensively addresses the responsibility of the Parks and Recreation Department to provide recreation services and park facilities for the residents of Montebello. Recommendations are presented in three major categories:

- The Recreation System Recommendations focus on a city-wide approach to the provision of recreation and parks services in Montebello;
- Facility Development Recommendations address deficiencies and inefficiencies in existing parks and facilities; and
- Administrative Recommendations look at the function of the Parks and Recreation Department in its effort to provide quality recreation programs and facilities.



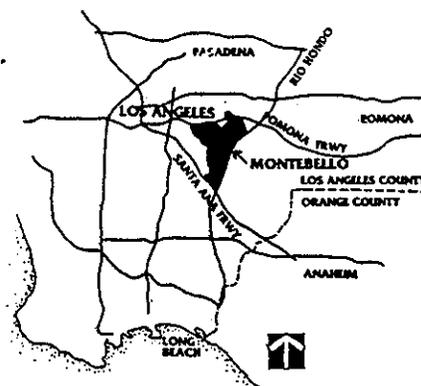
Recreation Analysis

The City of Montebello lies within Los Angeles County approximately eight miles east of downtown Los Angeles. The city, like most of the county, has a very urban character. Three nearby freeways make Montebello a convenient "bed-room community" for commuters to downtown Los Angeles, Long Beach and a number of other work centers. Employment within Montebello is predominantly industrial and light industrial businesses located in the southern part of the city. Commercial and retail establishments are concentrated on Whittier and Beverly Boulevards as well as in the Montebello Town Center, in the northern part of the city.

Population and Social Characteristics

According to the 1990 census, nearly 60,000 people reside in Montebello. The population is over two-thirds Hispanic; Asians make up fifteen percent of the population and reside mostly in the northern areas of the city. Significant to this study, the southern part of the city has a distinctly greater percentage of children comprising the population. Single parent households occur more frequently in the south and in the northern tip of the city above the Pomona Freeway. One of five people in Montebello is over the age of fifty-five and these seniors reside throughout the city. Whereas income levels are significantly higher in the northern part of the city, the southern and western areas of the city have the highest percentage of residents below the poverty line.

Montebello's cultural diversity is an important and exciting aspect of its history and character and is thus an important recreation planning consideration. A majority of Montebello's



Regional Location

"Respondent spoke broken English but answered all questions. She indicated that she has small children three and under and is just starting to utilize the parks."

—Phone Survey

RECREATION ANALYSIS

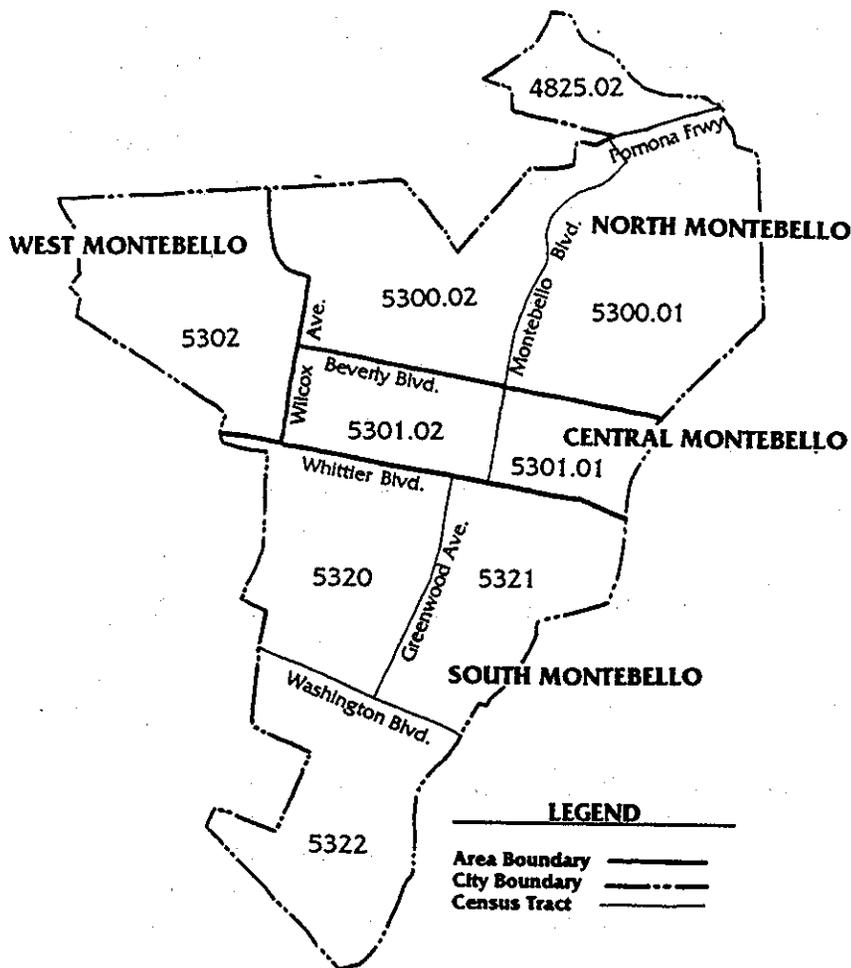
Montebello's cultural diversity is an important and exciting aspect of its history and character and is thus an important recreation planning consideration.

residents are of Hispanic origin, and frequently use the parks for picnics and large family celebrations. Some Asian residents use the parks daily for traditional recreation activities, including exercise classes and lawn croquet. A vast majority of the community use the parks and recreation facilities for special annual events and celebrations.

Census Data Summary

| Census Tract Number | South | | | West | | Central | | North | | | Total |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|
| | 5322.00 | 5321.00 | 5320.00 | 5302.02 | 5302.01 | 5301.02 | 5301.01 | 5300.02 | 5300.01 | 4825.02 | |
| Total population | 6543 | 9439 | 5684 | 3397 | 6673 | 4588 | 5081 | 8496 | 6505 | 3078 | 59,484 |
| Families | 1476 | 2214 | 1302 | 871 | 1674 | 1079 | 1210 | 2165 | 1710 | 799 | 14,500 |
| Households | 1680 | 2620 | 1723 | 1036 | 2226 | 1576 | 1604 | 2821 | 2108 | 1154 | 18,548 |
| Race | | | | | | | | | | | |
| White | 36% | 40% | 55% | 56% | 58% | 62% | 48% | 39% | 54% | 31% | 47% |
| Black | 2% | 1% | 0% | 0% | 1% | 0% | 1% | 1% | 0% | 3% | 1% |
| Am. Ind., Esk., Aluet | 0% | 1% | 0% | 1% | 1% | 0% | 0% | 0% | 0% | 0% | 0% |
| Asian or Pac. Islander | 3% | 5% | 3% | 9% | 14% | 5% | 5% | 49% | 18% | 43% | 15% |
| other | 59% | 54% | 42% | 34% | 28% | 32% | 46% | 11% | 27% | 23% | 36% |
| Hispanic | 87% | 84% | 84% | 76% | 69% | 65% | 73% | 35% | 53% | 39% | 67% |
| Age | | | | | | | | | | | |
| 0-11 yrs. | 25% | 24% | 20% | 16% | 18% | 15% | 20% | 13% | 13% | 12% | 18% |
| 11-18 yrs. | 10% | 9% | 8% | 9% | 9% | 8% | 7% | 8% | 7% | 7% | 8% |
| 19-35 yrs. | 34% | 34% | 33% | 26% | 33% | 25% | 31% | 29% | 27% | 36% | 31% |
| 36-55 yrs. | 17% | 19% | 19% | 21% | 19% | 19% | 19% | 31% | 24% | 30% | 22% |
| 55 and older | 13% | 14% | 21% | 26% | 21% | 29% | 19% | 19% | 27% | 14% | 20% |
| Families | | | | | | | | | | | |
| w/ children under 18 | 49% | 48% | 50% | 44% | 49% | 54% | 60% | 45% | 48% | 48% | 49% |
| single parent household | 26% | 27% | 15% | 18% | 17% | 14% | 16% | 16% | 11% | 20% | 18% |
| Income | | | | | | | | | | | |
| mean income* | 34 | 34 | 29 | 36 | 32 | 33 | 28 | 58 | 50 | 41 | 39 |
| per capita income* | 9 | 10 | 9 | 11 | 11 | 12 | 9 | 19 | 16 | 18 | 12 |
| below poverty line | 23% | 15% | 22% | 13% | 16% | 11% | 17% | 5% | 8% | 6% | 14% |
| public assistance | 15% | 16% | 18% | 18% | 12% | 17% | 24% | 8% | 9% | 3% | 14% |

* \$ Thousands



Montebello Census Tract

History

Montebello began as a part of the Franciscan Missions in the 1700's. After the Civil War, an early Italian settler established a large ranch in the area. When the ranch was divided into town sites in the late 1800's, Montebello was given its name, which means 'beautiful hills' in Italian. The city was incorporated in 1920 and grew from 2,582 to 7,064 in population during its first decade.

Montebello City Park originated as part of the City Beautiful movement in 1926, spearheaded by the civic-minded efforts of the Women's Club, who still occupy an historic

Montebello City Park originated as part of the City Beautiful movement in 1926, spearheaded by the civic-minded efforts of the Women's Club.

RECREATION ANALYSIS



Seventy-five percent of Montebello's residents visit City Park at least once a year.

A number of baseball and softball leagues play at Grant Rea, as does the city's football program.

Chet Holifield Park, Reggie Rodriguez Park, Henry Acuna Park, Ashiya Park and Potrero Heights Park function as classic neighborhood scale parks.

building on the west edge of the park. The original park plan was predominately passive open space, but the tennis courts, the pool and a library (now the senior center) were added by 1930.

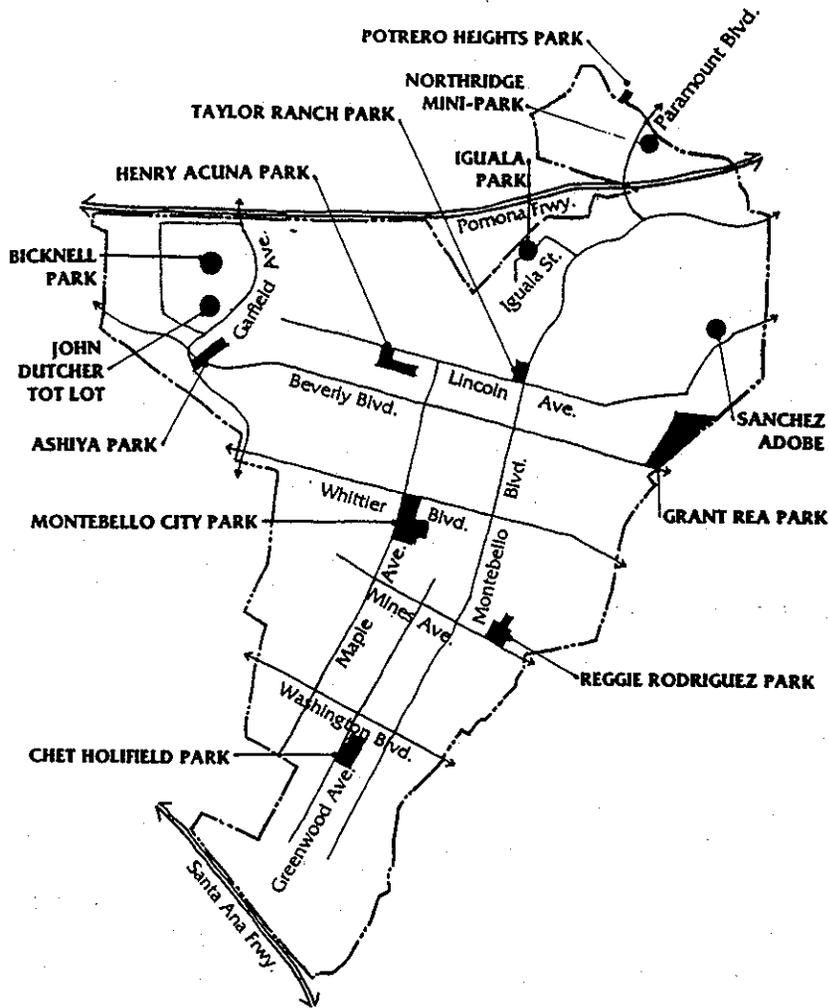
Many Montebello parks are named for individuals who have made important contributions to the city. Grant Rea was a pilot killed during World War II. Chet Holifield was a U.S. Congressman who served in the Montebello district for many years. Henry Acuna is the only Montebello police officer to be killed in the line of duty. Taylor Ranch Cultural Arts Center is the site of the Taylor family residence and ranch. Ashiya Park is named for Montebello's sister city in Japan. Reggie Rodriguez was killed in the Vietnam Conflict. Reggie's parents still reside in the city and his mother provided input to the development of this Master Plan.

Individual Park Characteristics

Montebello City Park is the central feature of Montebello's park system. Because it is located on Whittier Boulevard, the city's main east-west corridor, residents come in contact with City Park on a regular basis. Seventy-five percent of Montebello's residents visit City Park at least once a year. The variety of facilities located in City Park attract a wide range of users.

Grant Rea Park functions as Montebello's sports complex. A number of baseball and softball leagues play at Grant Rea, as does the city's football program. A barnyard zoo, a regional attraction, is also located at Grant Rea Park.

Chet Holifield Park, Reggie Rodriguez Park, Henry Acuna Park, Ashiya Park and Potrero Heights Park function as classic neighborhood scale parks, providing the surrounding residents with green, open places to enjoy. Each of these parks has a distinct character that makes it a unique element in the system. Holifield Park, in the southern part of Montebello, supports many active sports such as basketball, softball and soccer and includes the city's second community swimming facility. Reggie Rodriguez, located on a quiet residential street, attracts many young children who walk to the park



| Park Name | Acreage | Park Name | Acreage |
|---------------------|----------------|-----------------------|----------------|
| City Park | 16.43 | Ashiya Park | 7.77 |
| Grant Rea Park | 22.65 | Reggie Rodriguez Park | 8.50 |
| Chet Holifield Park | 7.13 | Potrero Heights Park | 1.00 |
| Taylor Ranch Park | 4.34 | 5 Minor Facilities | 2.53 |
| Henry Acuna Park | 5.65 | Total acreage | 76.00 |

The Montebello Municipal Golf Course is not included in acreage totals because it is a specialized recreation facility.

Existing Parks Facilities

from their homes. Acuna Park, with no ball fields or courts, attracts a variety of passive users who take advantage of the available open space and picnic facilities for exercise classes, family activities and croquet. Ashiya Park, located beneath overhead power lines, serves the western portion of the city and provides significant open space for informal play. Potrero Heights serves an isolated portion of the city north of the Pomona Freeway.

"The fact that the schools are discontinuing programs due to budget cuts means more is expected from the Parks and Recreation Department."

—Phone Survey

RECREATION ANALYSIS

Taylor Ranch Cultural Arts Center serves as both a neighborhood park and the city's cultural arts center.

Taylor Ranch Cultural Arts Center serves as both a neighborhood park and the city's cultural arts center. The ranch house and barn host a variety of art, music and senior programs daily. The gazebo and water feature are often settings for weddings and other celebrations.

Five other parks exist within the city's system: Sanchez Adobe, John Dutcher Tot Lot, Bicknell Park, Iguala Park and Northridge Mini Park. These parks are not specifically part of this Master Plan but were considered within the context of the park system. The Parks and Recreation Department also operates the Montebello Municipal Golf Course. The Golf Course Master Plan is being developed concurrently with this Master Plan.

Montebello residents enjoy other regional recreation opportunities as well. Penn Park is a passive, naturalistic park in Whittier. Whittier Narrows, to the north along the Rio Hondo River, provides picnicking and natural open space. The beach and the mountains are close enough for day trips or extended stays.

Programs and Services

Montebello's organized sports programs emphasize baseball, softball and football. The city also supports the Golden State Basketball program. Despite the growing popularity of the sport, there are no youth soccer leagues in the city. Swimming lessons and classes are offered at City Park and the City also sponsors a swim team. Regional tournaments in many of these sports are held in the city each year.

The Parks and Recreation Department also sponsors a variety of community service programs. Summer and after-school recreation programs are conducted at many of the parks. Extended child care programs are available during the school year, and summer and holiday day camps with extended hours are also available. A variety of programs are offered for seniors at Taylor Ranch and at the Senior Center in City Park.

Summer and after-school recreation programs are conducted at many of the parks. Extended child care programs are available during the school year, and summer and holiday day camp with extended hours is also available.

A variety of seasonal, holiday and cultural celebrations are sponsored annually by the Parks and Recreation Department. The largest of these is the Fourth of July celebration in Grant Rea Park.

Recreation Demand Analysis

Montebello's parks are distributed well throughout the city. Although the acreage devoted to parks and recreation in Montebello is generally on par with neighboring cities (see table below), the city does not meet their stated goal of four acres of park land per thousand population.

The facilities in Montebello's parks, such as ball fields, community centers and basketball courts, were compared to national guidelines and surrounding cities. Compared to neighboring cities, Montebello offers compatible facilities in

RECREATION ANALYSIS

A variety of seasonal, holiday and ethnic celebrations are sponsored annually by the Parks and Recreation Department.

The acreage devoted to parks and recreation in Montebello is generally on par with neighboring cities.

Obvious Montebello deficiencies include gymnasiums and indoor basketball courts, independent soccer fields and tennis courts.

Adjacent Cities Survey

| | Neighbor | | Monterey | | Pico | | San | |
|----------------------------------------|-----------|------------|----------|--------|--------|----------|---------|----------|
| | City Avg. | Montebello | Alhambra | Park | Rivera | Rosemead | Gabriel | Commerce |
| Population | 51,447 | 59,564 | 84,546 | 60,000 | 59,000 | 55,000 | 38,000 | 12,135 |
| Area in square miles | 8.08 | 8.2 | 16.0 | 7.4 | 9.5 | 5.0 | 4.0 | 6.6 |
| Population density per sq. mi. | 6,990 | 7,264 | 5,284 | 8,108 | 6,211 | 11,000 | 9,500 | 1,839 |
| Park acreage | 73.28 | 76 | 66 | 106 | 93 | 58 | 20 | 37 |
| Acres/thousand population | 1.46 | 1.27 | 0.78 | 1.77 | 1.58 | 1.05 | 0.53 | 3.05 |
| Number of park sites | 8.68 | 13 | 5 | 13 | 7 | 9 | 5 | 6 |
| less than one acre | 1.35 | 4 | 1 | 1 | 0 | 2 | 1 | 2 |
| one to five acres | 2.89 | 4 | 1 | 6 | 1 | 3 | 3 | 1 |
| five to fifteen acres | 2.70 | 3 | 1 | 3 | 4 | 2 | 1 | 3 |
| more than fifteen acres | 1.74 | 2 | 2 | 3 | 2 | 2 | 0 | 0 |
| Facilities in the following categories | | | | | | | | |
| community center buildings | 3 | 0 | 0 | 4 | 3 | 4 | 2 | 4 |
| gymnasiums | 2 | 0 | 2 | 2 | 1 | 1 | 1 | 1 |
| community pools | 2 | 2 | 2 | 2 | 1 | 2 | 1 | 1 |
| baseball or softball fields | 8 | 10 | 6 | 9 | 18 | 1 | 3 | 6 |
| soccer field overlays | 3 | 5 | 4 | 2 | 2 | 5 | 1 | 2 |
| independent soccer fields | 1 | 0 | 0 | 0 | 0 | 3 | 0 | 0 |
| tennis courts | 8 | 6 | 11 | 15 | 4 | 1 | 8 | 4 |
| indoor basketball courts | 2 | 0 | 2 | 2 | 1 | 1 | 1 | 1 |
| outdoor basketball courts | 5 | 7 | 1 | 1 | 17 | 1 | 1 | 4 |
| senior center | 1 | 1 | 1 | 1 | 1 | 0 | 1 | 1 |
| square footage | 7,700 | 9,026 | N/A | 3,500 | 15,000 | N/A | 7,000 | 5,300 |

RECREATION ANALYSIS

Some of Montebello's prominent recreation facilities are in need of improvement or replacement, including Taylor Ranch House and the pool at City Park.

many categories. Obvious Montebello deficiencies include gymnasiums and indoor basketball courts, independent soccer fields and tennis courts. Comparison to national guidelines identifies additional deficiencies in outdoor basketball courts and ball fields.

These generalized national standards are based on populations very different from Montebello's, and this fact should be considered when evaluating their relevance to Montebello. Similarly, adjacent cities do not necessarily consider the facilities they are currently providing to be adequate or ideal. The information is relevant, however, and is presented below in the Demand Analysis table.

The condition of individual facilities which limits their use is another form of recreational deficiency. Some of Montebello's prominent recreation facilities are in need of improvement or replacement, including Taylor Ranch House and the pool at City Park.

Demand Analysis

| Facility | NRPA Standard | Adjacent City Average | Localized Recreation Standard | Montebello Recreation Demand | Current Montebello Inventory | Surplus (Deficiency) |
|------------------|---------------|-----------------------|-------------------------------|------------------------------|------------------------------|----------------------|
| Ball field | 1/2,500 | 1/7,200 | 1/5,000 | 12 | 10 | (2) |
| Soccer field | 1/10,000 | 1/16,000 | 1/13,000 | 5 | 5 | 0 |
| Football field | 1/10,000 | n/a | 1/13,000 | 5 | 4* | (1) |
| Basketball court | 1/5,000 | 1/12,000 | 1/8,000 | 8 | 7 | (1) |
| Tennis court | 1/2,000 | 1/7,000 | 1/5,000 | 12 | 6(-21)** | 15 |
| Gymnasium | 1/10,000 | 1/34,000 | 1/25,000 | 2 | 0 | (2) |
| Community center | No Standard | 1/20,000 | 1/20,000 | 3 | 0 | (3) |
| Swimming pool | 1/20,000 | 1/34,000 | 1/27,000 | 2 | 2*** | (2) |
| Senior center | No standard | 1/60,000 | 1/60,000 | 1 | 1**** | 0 |

NRPA: National Recreation and Parks Association
 Recreation standards are expressed in facilities per population.
 *Football fields in Montebello are overlain on ball fields.
 **Tennis courts at city school sites are available for public use.
 ***Both city swimming pools are dilapidated and in need of replacement.
 ****The Senior Center is currently inadequate and requires expansion.

Conclusion

This Master Plan considers these deficiencies and integrates the unique characteristics of Montebello's residents and the corresponding input received during the planning process to arrive at localized recreation standards. (See chart previous page.) These standards have been applied in the development of recommendations in this Master Plan and will be referenced in the future as the population increases and recreation opportunities present themselves. These standards, including the provision of four acres of park land per thousand population, establish the City's goals for the provision of recreation land and facilities.

Community Participation

The Comprehensive Parks and Recreation Master Plan process continually emphasized participation and input by the citizens of Montebello. Input meetings were conducted during In Town Week One to identify issues to be addressed during the planning process. A telephone survey, based on these issues and other input, explored public perception of recreation and parks in Montebello. Written surveys were used throughout the process and provided an input opportunity to residents not otherwise involved. During the latter stages of the process, written surveys were used extensively at facilitated meetings with local recreation user groups. Focus groups of individuals representing a broad cross section of the community responded to preliminary recommendations and emerging planning concepts during In Town Week Two.

Input Meetings

Three open public input meetings were held during In Town Week One. The purpose of these meetings was to identify important planning issues by listening carefully to citizens' observations about recreation and parks in Montebello. In these meetings small group discussions were facilitated by the consultants assisted by Department staff.

Input meeting participants were asked to complete a written survey and to participate in the discussion of each park facility. More than thirty individuals attended these sessions and twenty-six written surveys were completed. Although not representative of Montebello's general population, these individuals were very knowledgeable about recreation in

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COMMUNITY PARTICIPATION

The group discussions were productive and open, and the results of these meetings proved an effective starting point for the planning process.

Montebello. The group discussions were productive and open, and the results of these meetings proved an effective starting point for the planning process.

The input meetings identified a number of issues to be considered in the planning process:

- Concern for the safety of park users;
- Need for repair or renovation of many park facilities;
- Need for additional facilities in the parks; and
- A significant level of pride in the parks and of satisfaction with the Department.

Telephone Survey

The telephone survey, designed to elicit input from a representative sample of Montebello's residents, was a critical component of the community participation process. A telephone survey script was prepared which included general questions about recreation in Montebello and focused questions about issues and concerns identified in the planning process. Surveys were completed by 231 individuals, of which 171 were Montebello residents.

A Representative Sample

The telephone survey randomly sampled the residents of Montebello who had access to a working telephone. Thus, every resident had an equal chance of being contacted and the results of the survey can be used to estimate characteristics, opinions, perceptions and needs of the entire population.

| | 1990 Census | Telephone Survey |
|--------------------------------------------|----------------|---------------------|
| Residents | 59,484 | 171 |
| Hispanic | 66% | 72% |
| White | 17% | 17% |
| Asian | 15% | 7% |
| other | 2% | 5% |
| Average Age (over 15 yrs of age) | 41 yrs | 40 yrs |

An Example: Preliminary Demand Analysis

The following analysis is an example of how the telephone survey data may be applied. Seventeen percent of the fifteen to thirty-year-old residents who responded to the survey reported playing soccer, but only sixty-four percent of those reported playing soccer in Montebello. Thus the potential unmet demand for soccer among Montebello residents in this age category may be as high as six percent. If this age category represents twenty-five percent of Montebello's roughly 60,000 residents, then this unmet demand would apply to 900 soccer players. If a developed soccer field can accommodate twelve teams of fifteen players each weekly (an assumption), then the use of five developed soccer fields is required to satisfy this unmet demand for soccer in Montebello. This preliminary demand analysis assumes that current site uses are not displaced and that Montebello residents would prefer to play soccer in Montebello's parks. These and other assumptions would need to be carefully examined before developing additional soccer facilities.

As intended, telephone survey respondents closely resembled Montebello's general population. The results of the telephone survey can thus be considered truly representative of the opinions and observations of the citizens of Montebello. These results reflect the views of all of Montebello's citizens, including those who, for one reason or another, do not use Montebello's parks or recreations services. For that reason the planning team considered them extremely important in formulating recommendations, guidelines and design concepts.

The most important conclusions of the telephone survey include the following:

- An overriding concern with safety and security in Montebello's parks, especially regarding the presence of gangs in parks;
- The importance of adequate, well-maintained park amenities such as rest rooms, children's play equipment, drinking fountains, etc.;
- The importance of keeping parks clean, and free of graffiti;
- A need for more recreation programs for seniors and youth and for day care services;

COMMUNITY PARTICIPATION

As intended, telephone survey respondents closely resembled Montebello's general population. The results of the telephone survey can thus be considered truly representative of the opinions and observations of the citizens of Montebello.

"Respondent stated he often observes City workers and although he has noticed State and County workers on streets and highways standing around, he has always observed park crews working. He is very pleased."

—Telephone Survey

COMMUNITY PARTICIPATION

Written survey respondents were much more familiar with Montebello's parks and recreation services and thus provided a very important perspective to the planning process.



"I would like to see more recreational inclusion for developmentally disabled in existing programs."

—Written Survey

- An unmet demand for soccer and volleyball;
- A lack of awareness by the general population of Montebello's recreation programs and services;
- The need for improved lighting at all parks;
- General satisfaction with the maintenance and appearance of park facilities; and
- General satisfaction with the programs provided by the Department.

Written Survey/User Group Meetings

A written survey paralleling the telephone survey was prepared to facilitate the input of citizens who were not able to take advantage of other community participation opportunities. Written surveys were completed by 105 individuals. Written survey respondents were not generally representative of Montebello's population; they were much more familiar with Montebello's parks and recreation services and thus provided a very important perspective to the planning process.

As the community became increasingly aware of the recreation planning effort, it became clear to the planning team and Department staff that additional input from recreation user groups was needed. Parks and Recreation Department staff had been trained to lead small group discussions as part of the preparation for input meetings, and were thus able to facilitate input from important recreation constituencies later in the process. Most of the written surveys received resulted from these efforts.

The written surveys confirmed and clarified many of the results of the input meetings and telephone survey:

- Confirmation of concerns about safety and security, especially the presence of gangs in the parks;
- Strong confirmation of the importance of basic park amenities, especially rest rooms, and the need to keep parks clean and free of litter and graffiti;
- Confirmation of the need for more seniors and youth programs;
- Confirmation of a need for expanded daycare programs;

- Confirmation of the positive impact of Park Ranger and police patrols on park security.
- Confirmation of the need for additional lighting at all parks; and
- Confirmation of general satisfaction with park maintenance and cleanliness and with programs currently provided.

Focus Groups

A series of focus group meetings were held during In Town Week Two to respond to preliminary recommendations and emerging planning concepts. Volunteers from the input meetings, telephone survey, written surveys, and user group meetings, as well as other individuals identified by Department staff, were invited to attend these meetings. Participants were provided with a Draft Master Plan outlining preliminary system-wide and park-specific recommendations. A total of five small group focus meetings, with between five and nine participants, were conducted. Each meeting was facilitated by a member of the consultant team assisted by Department staff. The focus group meetings provided confir-

COMMUNITY PARTICIPATION

The focus group meetings provided confirmation for some of the recommendations, as well as alternative approaches and considerations for others. Most importantly, the focus group meetings prioritized the Draft Master Plan recommendations.



COMMUNITY PARTICIPATION

mation for some of the recommendations, as well as alternative approaches and considerations for others. Most importantly, the focus group meetings prioritized the Draft Master Plan recommendations in the following order:

1. Security program
2. Basic park amenities package
3. Existing parks
4. Central recreation district
5. Community relations program
6. Additional facilities
7. Additional park acreage
8. Street tree program
9. Recreation trails

The most important conclusions of the focus group meetings include strong support for the overriding importance of safety concerns and strong support for requiring a base park amenity package for all parks.

The most important conclusions of the focus group meetings include the following:

- Strong support for the overriding importance of safety concerns;
- Strong support for requiring a basic park amenity package for all parks;
- Strong support for a "system" approach to the development of recreation and parks in Montebello, including a central recreation district, shared use of facilities with other Montebello recreation providers, and the concentration of intense recreation uses at designated parks to maintain a more passive character at the remaining parks;
- General agreement that the communities adjacent to each park facility, and respective user groups associated with each facility, should be fully involved in specific plans to modify or further develop each park.

Conclusion

The community participation component of this planning effort resulted in two important permanent resources for Montebello: a broad and reliable data base for use in implementing specific park improvements and recreation programs; and Department leadership and staff trained for and committed to ongoing community participation in the development of recreation facilities and services.

The community participation program described above brought the opinions, hopes and concerns of a wide cross section of Montebello residents directly into the planning process. Issues identified and prioritized by Montebello's citizens formed the basis of this plan. The community's active participation throughout the planning process ensures that the final plan and recommendations have been sufficiently refined and are fully supported.



Recommendations

The primary purpose of this Master Plan is to ensure the optimal utilization of current and future recreation programs and park facilities. To achieve this goal, the Parks and Recreation Department should strive to provide facilities and services to accommodate the full range of recreation activities desired by Montebello residents.

The recommendations of the Master Plan are based on a thorough understanding of Montebello's history and the uniqueness of its residents, on a careful analysis of existing facilities and programs, and on extensive community and staff input and involvement throughout the planning process. The planning process has sensitively combined these considerations with recreation planning expertise to produce recommendations which will serve as effective criteria for the continuing development and expansion of Montebello's recreation and parks system for the next twenty years.



The recommendations of this Master Plan are based on a thorough understanding of Montebello's history and the uniqueness of its residents, on a careful analysis of existing facilities and programs, and on extensive community and staff input and involvement throughout the planning process.

"I would like to have the park clean, all the time. I would like the park to be free from gangs. I would like to have an indoor basketball court. I would like to make a new baseball field. I would like to make a new swimming pool. I would like to have police guard the park."

—Written Survey

Recreation System Recommendations

Although Montebello's current programs and parks have largely been developed in response to expressed recreation needs in Montebello, it is essential that future development, renovation and expansion proceed from a system perspective. Such an approach ensures the effective consideration of all of Montebello's citizens and their recreation needs as well as all of the current and proposed facilities and programs provided by the Department.

Recommendation: Recreation System

"Recreation and park planning shall be based on a system approach which sensitively, efficiently and cost-effectively integrates the recreation needs of all Montebello residents with all Parks and Recreation Department facilities and programs."

Recommendation: Recreation Planning Guidelines

The provision of recreation services and the development, renovation and maintenance of parks and recreation facilities shall be in accordance with the following recreation planning guidelines.

1. Montebello's parks and recreation facilities shall reflect the pride the people of Montebello have in their city and its parks.
2. Montebello's parks and recreation facilities and its recreation programs shall be developed and maintained to ensure the safety and personal security of all recreation participants and observers.
3. Montebello's recreation services shall safely, conveniently and appropriately accommodate all age groups and ability levels.
4. The Parks and Recreation Department shall regularly assess the demand for recreation services in Montebello; develop and maintain a comprehensive range of recreational programs and services in response to this demand; and regularly review these programs and services and revise them as necessary.

5. The development, refinement and adoption of recreation plans, from a system level to individual parks and programs, shall emphasize continuous and meaningful community involvement by a broad cross section of Montebello's residents.
6. Each park facility exceeding a size determined by the Director shall contain a basic set of consistently maintained recreation amenities.
7. Park planning shall emphasize durable, maintainable, cost-effective design and installation which allows for inevitable future changes.
8. The Parks and Recreation Department shall implement and enforce the Design Guidelines for Parks and Recreation Facilities established as a part of this Master Plan.
9. Vehicular circulation (except for security and maintenance purposes) shall be confined to park edges and on-street parking shall be utilized wherever possible.
10. Program development for parks and facilities shall include the following:
 - Carefully consider influences of adjacent land uses on the organization and placement of amenities;
 - Maintain and further develop an individual identity of each park that responds to its unique history and site conditions;
 - Provide reasonable privacy for and minimize conflict with adjacent properties;
 - Create a central gathering space that accommodates a variety of recreation and social activities;
 - Create a variety of spaces to be experienced sequentially by park visitors and users;
 - Group compatible recreation activities as much as possible; and
 - Include circulation patterns that provide organization and order, and that orient and accommodate park users.
11. The Parks and Recreation Department shall promote the use of its parks, facilities, programs and services to all Montebello residents through the effective use of local media, signage and information at parks and other locations, and by participation in appropriate public events and forums.

RECOMMENDATIONS



RECOMMENDATIONS

Recommendation: **S**ecurity

"Montebello's park facilities, and recreation programs shall be developed, implemented and maintained to ensure the safety and personal security of all recreation participants and observers."

It is clear that most Montebello residents do not feel their parks are "safe" places.

Improving the security aspects of each park and facility, and persuading residents that they are indeed safe, is the first and most important challenge facing the Department.

All aspects of the community input process identified security as a critical issue. It is clear that most Montebello residents do not feel their parks are "safe" places. Considerable data, especially from the telephone survey, support this conclusion. Residents who are potential recreation services users will not attempt to use these services if they don't feel they are "safe." Thus, improving the security aspects of each park and facility, and persuading residents that they are indeed safe, is the first and most important challenge facing the Department. In turn, the Master Plan recognizes security as the most critical recommendation.

This Master Plan recommends improving the perception and the reality of security by considering each of the following aspects at each site:

- Increase user activity and, thus, presence;
- Provide adequate lighting in all parking, use and activity areas to eliminate dark areas during and after operating hours;
- Promptly remove litter and graffiti;
- Maintain all user amenities in working condition, especially rest rooms and telephones;
- Promptly repair damage caused by vandalism;
- Generally keep grounds and facilities clean and attractive;
- Carefully design circulation paths to be as secure as possible;
- Provide constant or regular site surveillance by Park Rangers and program staff, supported by dependable response of police.

"A guard in the park makes me feel safe; walking too far from my parked car and being out in the evening/dark makes me feel unsafe. I'm scared to go out at night anymore; I have asked the police to patrol my neighborhood. I'm very concerned about safety."

—Phone Survey

This Master Plan further recommends upgrading Park Ranger authority to include "passive patrol," that is, the authority to ticket for parking, alcohol, and similar violations. Security considerations at each site must be closely coordinated with the Police Department to ensure maximum visibility and minimum response time by officers. It may even be possible to encourage greater on-site presence by Park Rangers and police officers by providing a comfortable place for them to take their breaks.

Recommendation: **B**asic **A**menities

*Each park facility exceeding a size determined by the Director shall contain a basic set of consistently maintained recreation amenities. These amenities shall include the following:

- A recreation building including an activity room, recreation staff office, recreation and maintenance storage and safe, well-maintained rest room facilities;
- An outdoor plaza, adjacent to the building, as a central gathering space;
- Multi-purpose open space adequate for informal recreation activities;
- Adequate seating and rest areas;
- Attractive, safe, and well-maintained children's play areas and equipment;
- Shaded, individual and group picnic facilities including tables, barbecues and trash receptacles;
- Efficient, safe circulation routes adequate for park users and security and maintenance personnel;
- Adequate nearby or on-site parking;
- User amenities including one or more public telephones, drinking fountains and bicycle racks;
- Adequate signage and information related to Montebello's parks and park usage;
- Security and activity lighting;
- Accessible facilities and elements, as established by the Americans with Disabilities Act of 1990 (ADA);

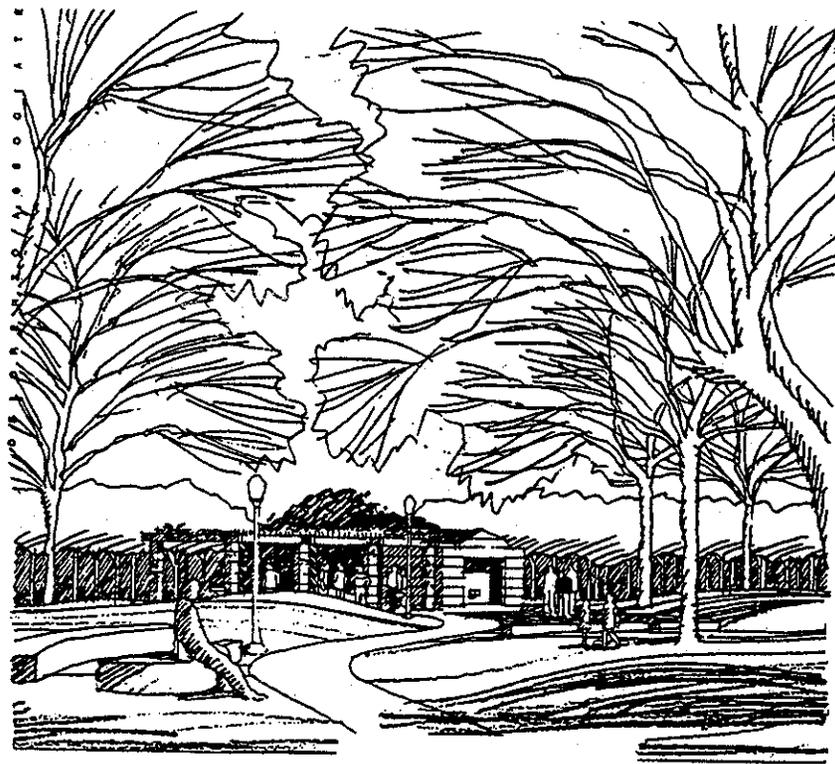
RECOMMENDATIONS

RECOMMENDATIONS

The presence and condition of the above amenities are the underlying and often unrecognized reasons why parks and facilities are poorly or extensively used.

- Technologically efficient, well-maintained irrigation systems;
- Well-maintained, sustainable plant materials and turf;
- Well maintained, durable grounds and facilities; and
- Effective litter and graffiti control and removal.*

The above amenities are considered essential to a successful recreation experience. Their presence and condition are the underlying and often unrecognized reasons why parks and facilities are poorly or extensively used. The above amenities list was discussed at length and strongly supported during the community participation process.

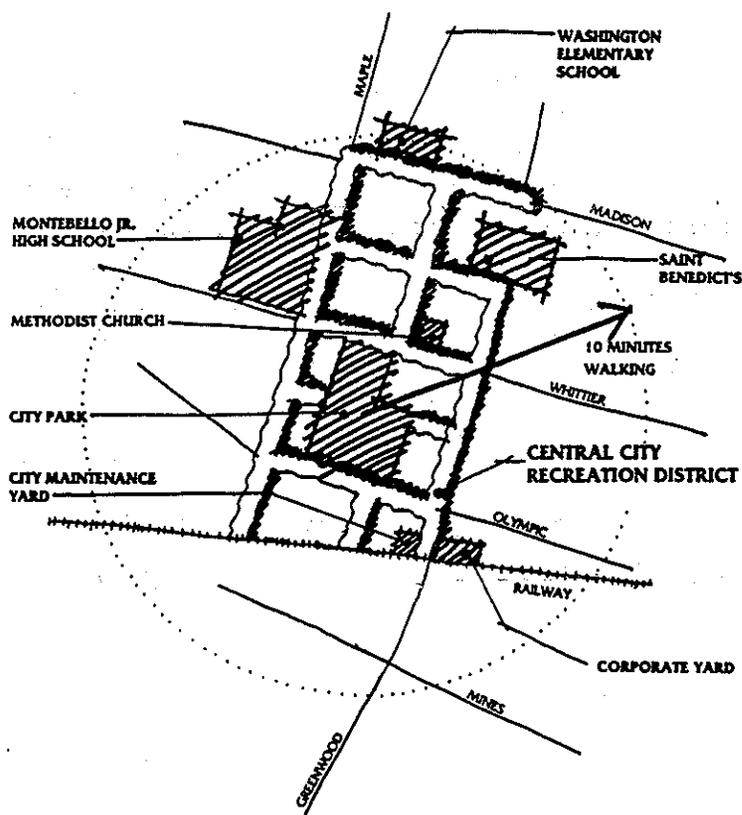


"I would like there to be better cooperation between organizations using the facilities to maintain the cleanliness of each area."

—Written Survey

Basic Park Amenities Package

RECOMMENDATIONS



Central Recreation District

Recommendation: Central Recreation District

"Montebello shall establish and develop a central recreation district which integrates and optimizes the use of all public and private recreation facilities and programs within convenient walking distance of Montebello City Park."

The central recreation district will include the following:

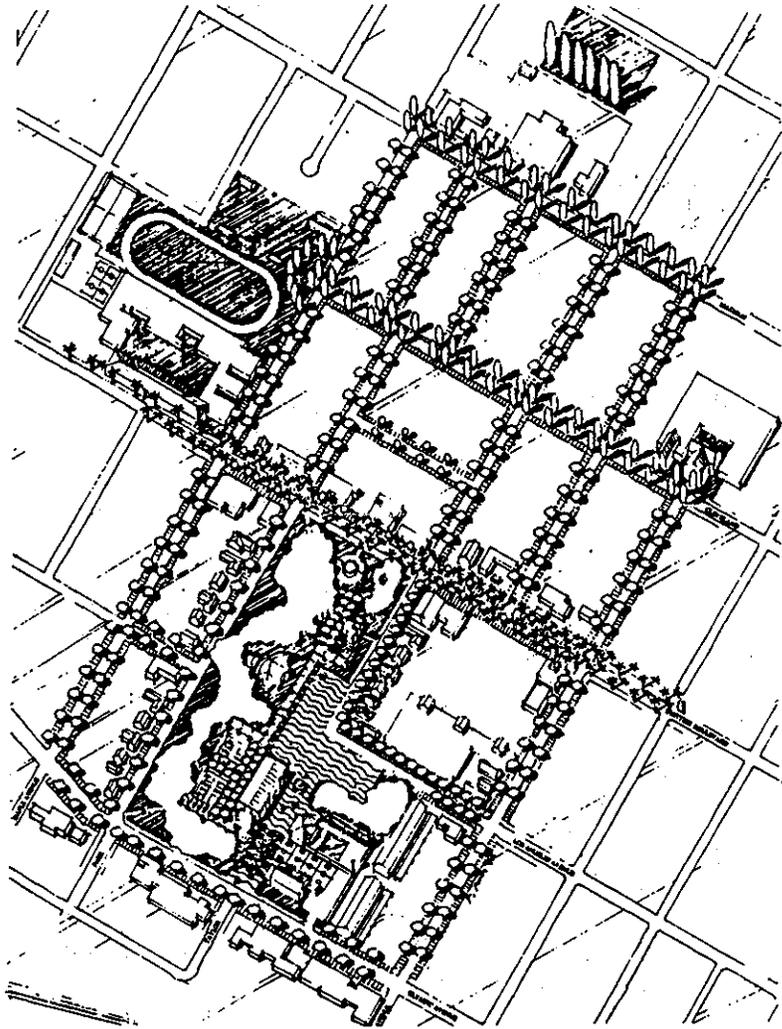
- Joint-use of local park, school, church and private recreation facilities and sites;
- Incorporation of the street tree program and recreation trail;
- A 'campus' character supported by street furnishings and distinctive street trees and plant material;
- A central information/reservation facility;
- Distinctive signage and informational elements;
- An enhanced beautification and maintenance program;
- and
- The provision of an expanded program of community-wide events and activities.

RECOMMENDATIONS

This district would encompass an approximately twenty block area in the center of Montebello surrounding City Park, and would include a variety of recreation facilities and providers.

It is recommended that the district emulate a "campus" character with tree lined streets, informational and directional signage, and amenities such as benches and waste containers, developed with a consistent theme.

This district will encompass an approximately twenty block area in the center of Montebello surrounding City Park, and will include a variety of recreation facilities and providers. Information will be available at City Park, as the center of the district, describing the facilities and programs available at the other sites. Montebello Intermediate School, Washington Elementary School, St. Benedict's School, and the Methodist Church could all contribute recreation facilities to the district. Each of these facilities is within a ten-minute walk of City Park. It is recommended that the district emulate a "campus" character with tree lined streets, informational and directional signage, and amenities such as benches and waste containers, developed with a consistent theme. The recommended recreation trail will pass through the district, as will the street tree program.



Recommendation: Street Tree Program

The Parks and Recreation Department shall develop a street tree program along major corridors within the city to enhance residents' and visitors' impression of the city and their awareness of Montebello's parks."

This street tree program is recommended for Whittier Boulevard, Beverly Boulevard, Greenwood Avenue and Montebello Boulevard, all major circulation corridors that link many of Montebello's parks. This Master Plan recommends that the street tree program be implemented over an extended time frame within the City's standard street tree program, or through special funding available for street trees.

RECOMMENDATIONS

This street tree program is recommended for Whittier Boulevard, Beverly Boulevard, Greenwood Avenue and Montebello Boulevard.



Campus Character

RECOMMENDATIONS

The trail will link a number of parks with other community facilities such as schools, the library and the civic center.

Recommendation: Recreational Trail

'A linear recreation trail system shall be developed which links Montebello's parks, community facilities and regional recreation trails.'

Appropriate recreation activities and programs shall be promoted on this trail, which shall be easily identifiable, safe and well-maintained. The trail will link a number of parks with other community facilities such as schools, the library and the civic center. This trail will be identified with a second strong street tree pattern, subordinate to the pattern on the major corridors.

Organized runs and walks could be held along the trail, as well as other progressive recreation programs. Like the street tree program, the recreation trail should be implemented through the City's standard tree program, when modifications or upgrades are made to portions of the trail route, or when special funds made available only for right-of-way enhancement.

Facility Development Recommendations

Montebello's current parks and recreation programs are generally well-used, well-maintained and responsive to the community which they serve. As they continue to be renovated, upgraded or expanded, these critical recreational facilities need to be developed with a consistent commitment to quality. All of Montebello's recreational facilities need to be durable, cost-effective, safe, and consistent with the character and quality of the community they serve.

Recommendation: Design Guidelines

"The Parks and Recreation Department shall implement and enforce the Design Guidelines for Parks and Recreation Facilities established as part of this Master Plan."

These Design Guidelines have been prepared as a separate document as part of this Master Plan and approval of the Master Plan constitutes adoption of the Design Guidelines. The Guidelines will function as an internal departmental tool, to be modified at the discretion of the Department.

Recommendation: Additional Facilities

"Additional recreation facilities and programs shall be developed to effectively respond to current and future recreation deficiencies in accordance with the Planning and Design Guidelines and other recommendations of this Master Plan."

The master planning process included a careful and detailed analysis of localized recreation standards for the city. Through these standards, deficiencies in Montebello's current facilities were identified. The most critical of these are listed below:

- **Gymnasiums (2):** The most prominent deficiency in the city is a gymnasium. Indoor recreation opportunities are not currently available to the general public.
- **Community center:** A centrally located, large community center with meeting rooms, classrooms, kitchen

RECOMMENDATIONS

All of Montebello's recreational facilities need to be durable, cost-effective, safe and consistent with the character and quality of the community they serve.

The master planning process included a careful and detailed analysis of localized recreation standards for the city. Through these standards, deficiencies in Montebello's current facilities were identified.

"The Department needs to get more involved with the schools and provide information to be passed out by the school."

—Phone Survey

RECOMMENDATIONS

and food serving facilities, equipment storage, display and exhibit capabilities and other facilities for community use is an essential element in the development of a successful recreation services program.

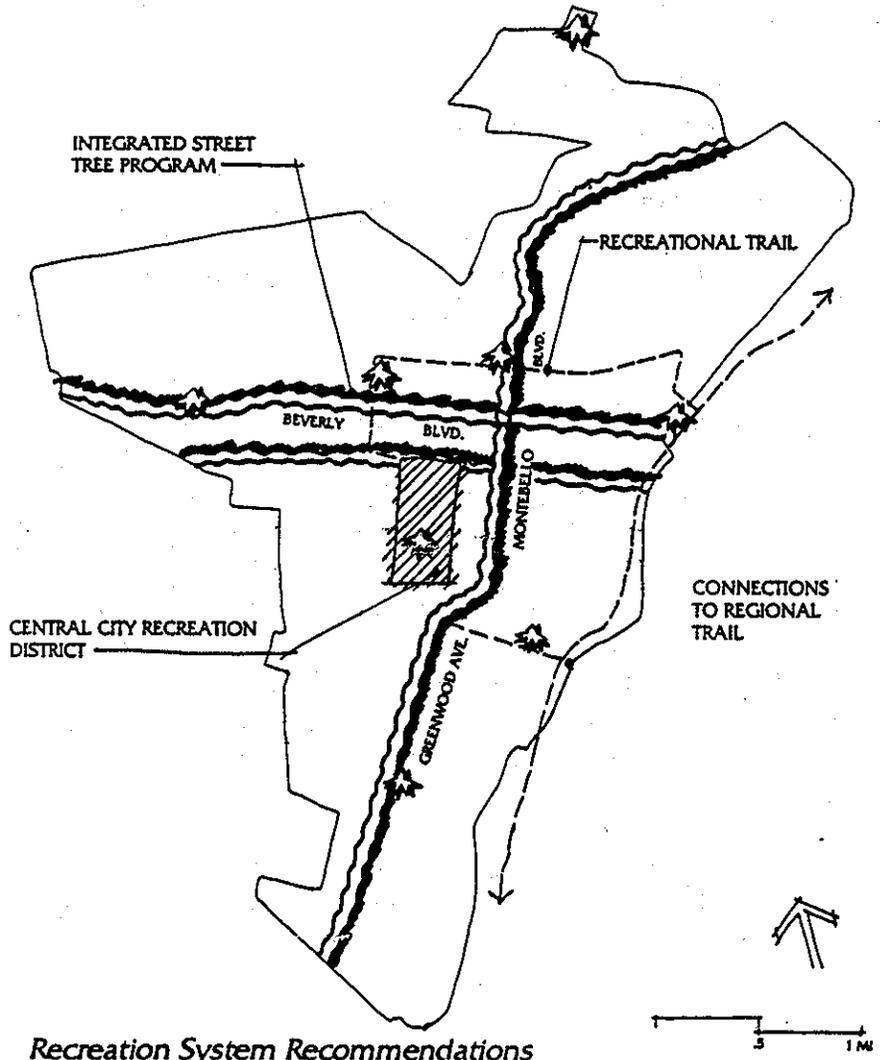
- Aquatics facilities: The pool at City Park, constructed for the 1932 Olympics, is dilapidated and should be demolished and replaced. The new facility should accommodate a full range of aquatics programs including opportunities for seniors and the physically, developmentally and mentally disabled. Complete replacement of the aquatics facility at Hollifield Park is also recommended.
- Ball fields (2-3): The need for ball fields in the city is currently accommodated by maximum use of city facilities and joint use of some school facilities. Though the continued sharing of School District facilities is highly recommended, development of two to three additional ball fields is also recommended. One to two fields are required to meet existing deficiencies; an additional field will be necessary should the ball field at City Park be relocated as recommended. These facilities will be adequate to accommodate existing needs as well as any needs generated by an expanded adult softball program, another recommendation of this Master Plan.
- Independent soccer field: The Department currently does not sponsor any soccer programs, and it is recommended that the Department begin to offer such programs. To accommodate this need, an independent soccer field (one not overlaid on a ball field) is required.

Recommendation: Additional Acreage

"Additional park land and recreation sites or facilities shall be sought and acquired to respond to current and future recreation deficiencies, and shall be developed in accordance with the Planning and Design Guidelines and other recommendations of this Master Plan."

Three options exist for responding to deficiencies not able to be accommodated within existing park sites or facilities:

- Acquire additional park land;
- Develop joint use agreements with the School District and other recreational providers; or
- Allow the deficiencies to remain.



Recreation System Recommendations

RECOMMENDATIONS

The Master Plan supports accommodation of deficient facilities through the acquisition of additional park lands. Limited opportunities exist for such acquisition in Montebello. The vacant lot north of Holifield and the armory building adjacent to City Park are two opportunities; the site at the corner of Maple and Mines Avenues is another.

Public opinion was divided on the question of acquisition of the Maple and Mines site for a park. Concerns were expressed for the impact on area residents and the safety of children crossing the railroad. Because no consensus was reached, acquisition of the site is not a strong recommendation of the Master Plan. The consultants feel, however, that the site has tremendous potential to alleviate some of the city's recreation deficiencies and that the concerns expressed, while quite valid, could be mitigated.

The planned development of the Chevron hillside property represents a significant opportunity to address city-wide recreation deficiencies.

The planned development of the Chevron hillside property represents a significant opportunity to address city-wide recreation deficiencies identified in the previous recommendation. Development of this property also includes the rare opportunity to return or maintain some limited ravine or hillside terrain in its natural state for use as a natural facility. It is recommended that the City attempt to maximize open space in this area.

This Master Plan strongly recommends expanded joint use of school facilities for the benefit of both agencies and to provide needed recreation facilities to the community as a whole.

The Parks and Recreation Department currently shares facilities with the schools in a number of instances. This Master Plan strongly recommends expanded joint use of school facilities for the benefit of both agencies and the community as a whole. Such facilities must be accessible to the general public, as well as the disabled community, while maintaining the security of school grounds. Because of limited acreage available for acquisition, this joint use may be the most effective means of providing deficient recreation opportunities and for minimizing acquisition, maintenance and operations cost for all those agencies involved.

It is opposed to the spirit and intent of this Master Plan to recommend that any current or future recreational deficiencies be allowed to remain.

RECOMMENDATIONS

Recommendation: Existing Parks

The use of existing park sites and facilities shall be optimized, consistent with appropriate community input; recreation system considerations and identified recreation deficiencies; quality recreation planning and design; and cost and security considerations."

Significant proposals within this recommendation are presented below:

- Acquisition of the property to the north of the existing Hollifield Park site, to expand this site to Washington Boulevard.
- Acquisition of the armory site and building at Olympic and Taylor.
- Sale of the northern "finger" of Reggie Rodriguez Park.
- Sale of Potrero Heights Park and termination of maintenance of adjacent school grounds.
- Abandonment of Via Corona through the southern end of Ashiya Park.



RECOMMENDATIONS

These diagrams are intended to visually communicate the recommendations of this Master Plan, and to serve as programmatic guidelines for future definitive site designs.

- Relocation of the major ball field at City Park or establishment of a joint use agreement with an existing facility acceptable to the current users of the field.
- Demolition of the ranch building at Taylor Ranch Cultural Arts Center and replacement with a larger facility. The current building shall not be demolished until the new facility is ready for use.
- Expansion of the existing senior center, development of a community center, an aquatics facility and a large central plaza, and closure of the south end of Taylor Avenue, at City Park.
- Demolition and replacement of the aquatics facility at Holifield Park.
- Construction of a gymnasium facility at Holifield Park.

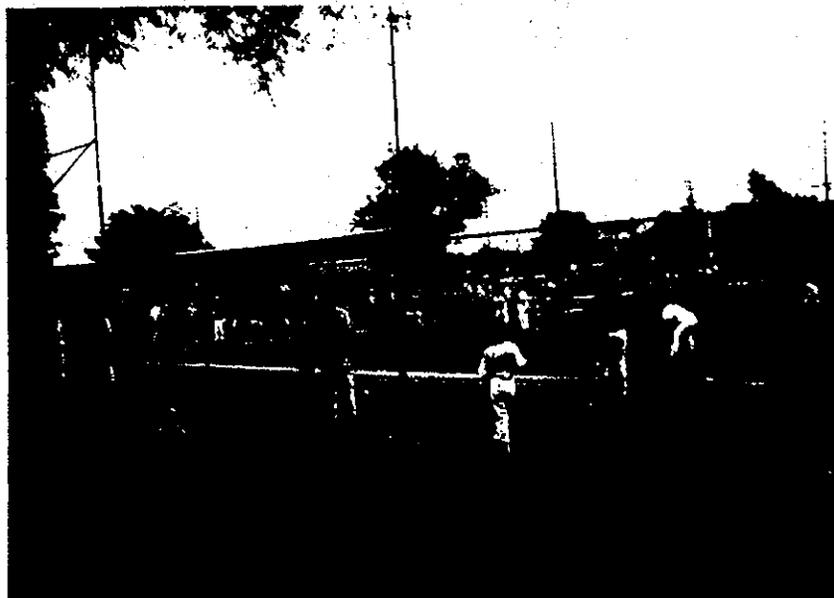
These major recommendations, as well as other site-specific suggestions, are graphically depicted on the planning diagrams included in the Individual Park Concepts Chapter of this Master Plan. These diagrams are intended to visually communicate the recommendations of this Master Plan and to serve as programmatic guidelines for future definitive site designs. The development of these site designs will require much more detailed study and extensive community input than was appropriate in this master planning process.

Administrative Recommendations

A comprehensive plan and excellent facilities do not ensure quality recreational opportunities. The development of appropriately designed, effectively administered and sensitively implemented recreation programs and services is as important as the sites and facilities at which recreation occurs. A comprehensive recreation program based on the needs of the residents of Montebello must be well planned, communicated, managed and delivered to ensure that residents actually receive needed recreational services.

Recommendations: Programs and Services

The Parks and Recreation Department shall regularly assess the demand for recreation services in Montebello; develop and maintain a comprehensive range of recreation programs and services in response to this demand; and regularly review these programs and services and revise them as necessary."



RECOMMENDATIONS

The development of appropriately designed, effectively administered, sensitively implemented recreation programs and services is as important as the sites and facilities at which recreation occurs.

"I would like to build a facility to house all sports and social programs to aid the youth of our community, our future."

—Written Survey

RECOMMENDATIONS

A process to identify, develop and evaluate needed programs and services has been provided to the City as a part of the Master Plan.

Promotion of all aspects of the Department's programs, facilities and services is essential to their full utilization.

"My impression is that there are fewer sports opportunities in Montebello than in neighboring cities, especially for young adults."

—Written Survey

The City of Montebello Parks and Recreation Department provides programs and services for its residents in four major areas: recreation, education, public service and health, safety and welfare. The Department recognizes that identifying and providing such programs and services is as critical a responsibility as providing and maintaining parks and facilities. A process to identify, develop and evaluate needed programs and services has been provided to the City as a part of the Master Plan.

Some conflicts exist between recreation and non-recreation uses of park sites and facilities. The most obvious of these is the Satellite School program that is conducted in a number of the parks. It is recommended that the Department assist the School District in locating other facilities for these programs.

Recommendation: Community Relations

"The Parks and Recreation Department shall promote the use of its parks, facilities, programs and services to all Montebello residents through the effective use of local media, signage and information at parks and other locations, and by participation in appropriate public events and forums."

It was clear at many stages of the input and data gathering process that the public was not aware of many facilities and programs offered by the Department. Promotion of all aspects of these programs, facilities and services is essential to their full utilization.

Recommendation: Community Participation

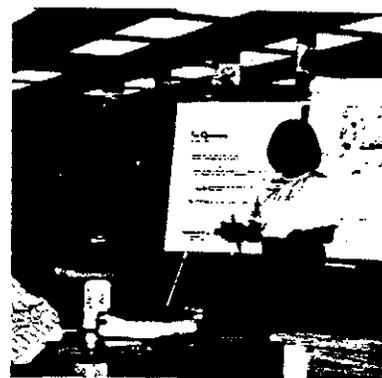
"The development, refinement and adoption of recreation plans, from a system level to individual parks and programs, shall solicit continuous and meaningful community involvement by a broad cross section of Montebello's residents."

During the master planning process, Department staff was trained to facilitate public input meetings and participation. This Master Plan recommends that the Department continue to employ the community input process as an essential element of program and services planning and park and facility design. Specific opportunities to facilitate community input include:

- Acquisition or sale of park land;
- Planning and design of individual park sites on the Chevron property;
- Site design of individual parks;
- Development of new programs and services;
- Programming for and design of major facilities such as the community center and aquatics complex recommended for City Park; and
- Development of the recommended community relations program.

RECOMMENDATIONS

This Master Plan recommends that the Department continue to employ the community input process as an essential element of program and services planning and park and facility design.





Capital Improvements Program

The Master Plan proposes improvements to the recreation system and parks to be implemented over the next twenty years. This section of the Master Plan outlines the priorities for implementation of the recommendations, possible funding sources and procedures for the development of capital improvement projects within the City.

Priorities Summary

The priorities developed for the Capital Improvements Program (CIP) are based on a number of factors. The first factor is the priority given to each of the recommendations by the community and City staff and officials during review of the Draft Master Plan. Another is the funds available and earmarked for certain projects or areas. A third factor is federal or state mandates such as ADA requirements. Also considered in the development of priorities is the professional expertise of the planning consultant in interpreting community needs and the city recreational deficiencies.

When the focus groups were asked to rank the original recommendations in the Draft Master Plan, the two that ranked significantly higher than the other recommendations were the security program and the basic park amenities package; ranked third was existing parks. These three recommendations focus on improving the condition of Montebello's existing facilities; support for the improvement of City Park was given special emphasis.

The central recreation district ranked fourth in priority. This recommendation includes agreements with the School

The priorities developed for the Capital Improvements Program (CIP) are based on a number of factors. The first factor is the priority given to each of the recommendations by the community and City staff and officials during review of the Draft Master Plan.

CAPITAL IMPROVEMENTS PROGRAM

One alternative to providing additional facilities is to develop joint use agreements with the School District. Whereas the agreements themselves would not require CIP funds, improvements to District facilities would.

District and private organizations such as St. Benedict's Catholic Church and School, as well as improvement of their facilities to meet ADA standards and the needs of public recreation facilities.

Community relations, additional facilities and park lands were given the next highest priority, respectively. The public relations program will be implemented as part of Department policy and will not require CIP funds. One alternative to providing additional facilities is to develop joint use agreements with the School District. Whereas the agreements themselves would not require CIP funds, improvements to District facilities would. Cost estimates are not provided in the Master Plan because such agreements are yet to be developed and it is beyond the scope of this Master Plan to evaluate District facilities. However, it is recommended that the City designate a portion of CIP funds for such purposes.

A number of opportunities exist to acquire additional park acreage. Proposals for City and Holifield Parks recommend acquiring additional land, and the Ashiya Park proposal includes annexing the Via Corona right-of-way. Park acreage will also be provided through the Chevron development. Acquisition of the Maple and Mines site was researched and divergent community input was obtained. The expense of acquisition and improvement would be significant. Because of the prohibitive expense and a lack of consensus from the community, acquisition of the Maple and Mines site is relegated to a low priority. Although acquisition of other lands in the city is recommended, no opportunities exist at this time and such acquisitions have not been identified as a CIP.

The street tree program and the recreation trail were eighth and ninth on the priority list. Consequently, these programs will be implemented as part of the City's ongoing tree program and will be funded by grants or sources designated for street trees and public rights-of-way.

A number of recommendations (recreation system; recreation planning guidelines; design guidelines; programs and services; and community participation) were added to the Master Plan as a result of comments on the Draft Master Plan and thus were not prioritized with the original recommendations. Like community relations, these recommendations will

be implemented as Department policy and do not require CIP funds.

Improvements to City Park, Grant Rea Park and Hollifield Park specified as part of the ADA Transition Plan are required to be implemented within three to five years. These improvements are given priority in CIP funding allocations.

For the purposes of developing the five year and twenty year goals, it is assumed that the funds needed to implement the plan (approximately thirty-one million dollars) will be available over the twenty year period of this Master Plan.

The City currently has funds available for improvements to City Park. Los Angeles County Proposition A, which passed in the fall of 1992, allocates \$1.47 million to City Park for the Senior Center and a new aquatics facility. Another \$0.43 million will come to the city from "per parcel" funds. Community Redevelopment Agency (CRA) funds may be available in 1993 for improvements to Taylor Ranch.

Five Year Plan

Capital improvement projects to be implemented in the first five years were chosen based on currently available funds, ADA requirements and the pressing needs of the city. It is assumed that somewhat more than a proportional amount of the funds will be spent in this initial period. Projects designated for construction within the first five years of Master Plan implementation are listed below.

City Park aquatics facility and Senior Center expansion, \$4.6 million: The majority of this money is available through Proposition A funds, but additional money will be required for completion. Provision and improvement of a new ball field to replace the displaced field will be included in this phase. This project is tentatively scheduled to begin in 1994.

Taylor Ranch Cultural Arts Center, \$2.3 million: CRA funding should be pursued for this site. If those funds are not available, other funding should be identified and the project should be implemented within the first five years.

CAPITAL IMPROVEMENTS PROGRAM

For the purposes of developing the five year and twenty year goals, it is assumed that the funds needed to implement the plan (approximately thirty-one million dollars) will be available over the twenty year period of this Master Plan.

Capital improvement projects to be implemented in the first five years were chosen based on currently available funds, ADA requirements and the pressing needs of the city.

Holifield Park gymnasium, \$2.8 million: A funding source has not yet been identified for this project but the severe deficiency of indoor athletics opportunities in Montebello warrants that the project go forward within the first phase of Master Plan implementation.

ADA compliance at City, Grant Rea and Holifield Parks, \$0.25 million: The ADA Transition Plan is being prepared concurrently with this Master Plan so detailed cost estimates are not yet available.

CDBG Funds: If current funding levels are maintained, Community Development Block Grant (CDBG) funds will be available at a rate of approximately \$300,000 per year for the first five years of the project. These funds are stipulated to be expended in the year that they are granted, however, so the projects to which they can be applied are limited. If these funds cannot be used to make significant contributions to other priority CIP projects listed and/or in progress, the funds should be used to provide critical aspects of the security program. In City, Reggie Rodriguez and Holifield Parks, widened walkways and lighting can be efficiently implemented independent of the other recommendations for those parks. Priority should be given respectively as the parks are listed. It should also be noted that if CDBG funds do not continue at current levels, adjustments to these budgets will be necessary.

If CDBG funds cannot be used to make significant contributions to other priority CIP projects listed and/or in progress, the funds should be used to provide critical aspects of the security program.

Twenty Year Plan

As a goal, implementation of the remaining recommendations in the Master Plan will occur within a twenty year period. Changes in priorities and the availability of funds will inevitably occur over that time. Therefore, general priorities have been established to provide guidelines for implementation decisions in the future.

In general, the projects identified for the first five years of Master Plan implementation address the most severe recreation deficiencies in the city. The proposals for a community center in City Park and a swimming pool at Holifield Park, and associated land acquisition if feasible, also address significant deficiencies. For this reason, these two projects should be given highest priority among remaining recommendations.

Changes in priorities and the availability of funds will inevitably occur over the next twenty years. Therefore, general priorities have been established to provide guidelines for implementation decisions in the future.

A primary consideration in the selection of projects for construction is the amount of available funds. It is more efficient to implement all improvements proposed for a park at one time, but often this is not possible. City Park and Holifield Park will require a phasing plan for implementation. The phasing for City Park is established as follows:

- Phase 1: Senior Center expansion and aquatics facility.
- Phase 2: Community Center and central plaza.
- Phase 3: Land acquisition and gymnasium.

Holifield Park should be phased as follows:

- Phase 1: Gymnasium, recreation center and central plaza.
- Phase 2: Land acquisition (if feasible) and aquatics facility.
- Phase 3: Basketball courts and general site improvements.

Another phasing option is to construct pieces of a park plan that are easily separated from the overall plan, for example, field and court lighting. The highest priority of this option, however, is to provide widened walkways and security lighting. It is possible to do this efficiently in City, Ashiya, Potrero Heights, Grant Rea and Acuna Parks. Priority should be given to those parks in the order listed.

Another phasing option is to construct pieces of a park plan that are easily separated from the overall park plan. The highest priority of this option is to provide widened walkways and security lighting.

Given the potential contribution of the proposed park improvements to recreation in all of Montebello, improvement priorities for the individual park have been established as follows:

- City Park
- Taylor Ranch Cultural Arts Center
- Chet Holifield Park
- Reggie Rodriguez Park
- Henry Acuna Park
- Ashiya Park
- Grant Rea Park
- Potrero Heights Park

CAPITAL IMPROVEMENTS PROGRAM

As a goal, the City should spend five percent of their capital improvements budget on the street tree program and recreation trail.

The street tree program and the recreation trail were given a low priority in the review of the Draft Master Plan. Consequently, these recommendations should be implemented as a part of the City's ongoing tree program. The street improvements required for implementation of the central recreation district should also be funded in this manner. As a goal, the City should spend five percent of their capital improvements budget on these improvements.

Some recommendations in the Master Plan will cause ancillary costs to the City. Examples of these costs include improvements to recreation facilities at sites in the central recreation district (other than City Park), as well as improvements to private and school facilities that are subjects of joint use agreements when those facilities do not comply with ADA standards. It is not within the scope of this Master Plan to evaluate these improvements or to estimate their associated costs. However, the City should keep these expenditures in mind as the recommendations are implemented.

Funding Opportunities

Because the city is essentially built out, developer fees and benefit assessment programs do not exist to any significant degree. Therefore, the Parks and Recreation Department must become much more creative in their efforts to obtain funds.

Some of the traditional sources of funding for parks and recreation facilities are not available to Montebello. Because the city is essentially built out, developer fees and benefit assessment programs do not exist to any significant degree. Therefore, the Parks and Recreation Department must become much more creative in their efforts to obtain funds. The summary below lists some of these alternative sources for funding and key points in applying for and receiving them.

- **Bonds:** Bonds are likely to sell, however, developing a good plan and garnering public support can be difficult.
- **New infrastructure funds:** In the current political and social climate, inner cities will probably receive funds for infrastructure; the best opportunity will be for projects that provide jobs and also provide a positive diversion for youth.
- **Land and Water Conservation Funds:** This source may be a viable one for parks and recreation improvements in the new Administration.

CAPITAL IMPROVEMENTS PROGRAM

- **Matching funds:** Providing matching local funds to any federal source is attractive and will increase chances of receiving support.
- **Grants:** Grants should not be relied upon for funding, although innovative proposals may increase funding opportunities.
- **Housing and Urban Development and Department of Transportation:** These funds are likely to be more available in the new administration to those with innovative proposals.
- **Community Redevelopment Agency and Community Development Block Grant Funds:** Certain parks within the system qualify for these funds and such funds are available within the City.
- **Montebello Municipal Golf Course:** The recently completed Golf Course Master Plan proposes improvements that, when implemented, will result in a significant increase in income from course operations. These funds could provide a new source of funds for the Parks and Recreation Department.
- **Chevron Development:** Development of the hillside property will result in tremendous opportunities for enhancement of the park system. Policy in the Open Space Element of the General Plan states that "two hundred acres in the hills should be acquired by the City for parks, playgrounds and open space." Not only should the site itself provide significant passive and active recreation facilities, but negotiations with the developer should result in the provision of needed recreation facilities elsewhere in the city. Per-unit developer fees, turn-key parks, developer agreements and other options are available to the City. A professional consultant should be enlisted to represent the City in its negotiations with Chevron.

The Master Plan recommends that the Department pursue all of these sources. Preparation and awareness of opportunities are critical to the success of receiving such funds. Maintaining a current list of funding options is an effective strategy,

Preparation and awareness of opportunities are critical to the success of receiving such funds. Maintaining a current list of funding options is an effective strategy, as is developing political and professional networks.

CAPITAL IMPROVEMENTS PROGRAM

as is developing political and professional networks. Dynamic planning supported by innovative, socially responsive proposals are most likely to receive funds.

Review and Approval Process

The Parks and Recreation Department will carry primary responsibility for developing Requests for Proposals for all park improvements.

The Parks and Recreation Department must work closely with the Public Works Department and other departments in the City to implement the proposals of the Master Plan. The following paragraphs outline a process for consultant selection, plan review and approval and construction administration to be established within the City of Montebello for park improvement projects.

The Parks and Recreation Department will conduct a public input and review process for conceptual planning and design of parks.

The Parks and Recreation Department will carry primary responsibility for developing Requests for Proposals (RFP) for all park improvements. The Public Works Department will assist in the preparation of the RFP boilerplate, including licensure requirements, insurance requirements and other issues. The Parks and Recreation Department will also prepare the "short list," interview potential consultants and make the final determination on consultant selection.

The Parks and Recreation Department will conduct a public input and review process for conceptual planning and design of parks. During this phase, the Department will provide the concept plans to other departments for review on an as-needed basis.

As a viable alternative, the department should contract with an independent professional to provide expert review of construction documents.

The Parks and Recreation Department, the Public Works Department and the Building Department will review all contract documents. Other departments that may require input will be identified on a project by project basis, including the Police Department when security issues are involved. The Parks and Recreation Department currently does not have staff with the expertise to review construction document packages. As a viable alternative, the Department should contract with independent professionals to provide expert review of construction documents. Conformance with ADA requirements by an ADA expert should be included in this review.

The primary responsibility for inspection during construction will be assigned to the Public Works Department. The Parks and Recreation Department will review the construction to verify conformance with the design intent.

Cost Estimates

Cost estimates for the individual park proposals are presented on the following pages. These estimates are prepared in 1993 dollars and consideration should be given to projected annual inflation. Estimates were prepared for these recommendations to be implemented as capital improvements projects.

Capital Improvements Summary

| | |
|---------------------------------------------|--------------------|
| City Park | \$14,737,419 |
| Grant Rea Park | \$1,809,056 |
| Chet Hollfield Park (with land acquisition) | \$6,269,479 |
| Taylor Ranch Cultural Arts Center | \$2,214,576 |
| Henry Acuna Park | \$574,273 |
| Reggie Rodriguez Park | \$988,284 |
| Ashlya Park | \$624,564 |
| Potrero Heights Park | \$507,709 |
| System recommendations allowance (5%)* | \$1,386,268 |
| Facility improvements outside Dept. (5%)** | <u>\$1,386,268</u> |
| Total: | \$30,497,896 |

* Improvements for system recommendations such as the central recreation district, street tree program and recreation trail.

** Improvements for school sites and other recreation facilities outside the Department that require upgrades to meet applicable requirements or standards.

CAPITAL IMPROVEMENTS PROGRAM

Montebello City Park

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|------------|----------------------------|--------------|
| Community Center | 32,500 SF | \$130.00 | \$4,225,000 |
| FFE | 1 LS | \$262,000.00 | \$262,000 |
| Aquatics building | 5,000 SF | \$130.00 | \$650,000 |
| FFE | 1 LS | \$22,000.00 | \$22,000 |
| Swimming pool | 6,150 SF | \$150.00 | \$922,500 |
| with cover | 19,250 SF | \$50.00 | \$962,500 |
| w/ retractable cover | 19,250 SF | \$3.20 | \$61,600 |
| Gymnasium | 15,100 SF | \$70.00 | \$1,057,000 |
| FFE | 1 LS | \$63,000.00 | \$63,000 |
| Senior ctr. expansion | 5,000 SF | \$130.00 | \$650,000 |
| FFE | 1 LS | \$60,000.00 | \$60,000 |
| Amphitheater | 6,000 SF | \$60.00 | \$360,000 |
| Basketball courts | 19,200 SF | \$3.50 | \$67,200 |
| Court lighting | 1 LS | \$98,000.00 | \$98,000 |
| Plaza | 27,000 SF | \$5.00 | \$135,000 |
| Parking lot | 55,000 SF | \$5.00 | \$275,000 |
| Walkways | 10,000 SF | \$3.00 | \$30,000 |
| Site furnishings | 1 LS | \$57,900.00 | \$57,900 |
| Planting | 50,000 SF | \$1.50 | \$75,000 |
| Irrigation | 50,000 SF | \$0.50 | \$25,000 |
| Lighting | 4,600 LF | \$17.25 | \$79,350 |
| Signage | 1 EA | \$6,000.00 | \$6,000 |
| Irrigation renovation | 350,000 SF | \$0.50 | \$175,000 |
| Demolition — masonry | 5,250 SF | \$2.00 | \$10,500 |
| Demolition — wood | 14,574 SF | \$1.20 | \$17,489 |
| Demolition — pool | 9,300 SF | \$2.00 | \$18,600 |
| Subtotal | | | \$10,365,639 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$1,243,877 |
| Land Acquisition | 40,300 SF | \$20.00 | \$806,000 |
| Contingency (20% of subtotal and A, E & A) | | | \$2,321,903 |
| | | TOTAL: | \$14,737,419 |
| | | Without retractable cover: | \$14,675,819 |
| | | Without cover: | \$13,713,319 |

FFE: Facilities, fixtures and equipment

Additional funds will be required for ball field relocation.

Grant Rea Park

CAPITAL IMPROVEMENTS PROGRAM

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|------------|-------------|-------------|
| Recreation building | 2,500 SF | \$130.00 | \$325,000 |
| FFE | 1 LS | \$37,000.00 | \$37,000 |
| Plaza | 2,500 SF | \$3.50 | \$8,750 |
| Trellis | 1,000 SF | \$15.00 | \$15,000 |
| Picnic shelter | 750 SF | \$25.00 | \$18,750 |
| Parking lot (Incl. demo.) | 37,550 SF | \$6.00 | \$225,300 |
| Play equipment | 1 LS | \$60,000.00 | \$60,000 |
| Walkways | 14,000 SF | \$3.00 | \$42,000 |
| Site furnishings | 1 LS | \$44,300.00 | \$44,300 |
| Planting | 12,000 SF | \$1.50 | \$18,000 |
| Irrigation | 12,000 SF | \$0.50 | \$6,000 |
| Lighting | 4,720 LF | \$17.25 | \$81,420 |
| Signage | 1 EA | \$6,000.00 | \$6,000 |
| Irrigation renovation | 700,000 SF | \$0.65 | \$455,000 |
| Demolition — masonry | 1,752 SF | \$2.00 | \$3,504 |
| Subtotal | | | \$1,346,024 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$161,523 |
| Contingency (20% of subtotal and A, E & A) | | | \$301,509 |
| TOTAL: | | | \$1,809,056 |

FFE: Facilities, fixtures and equipment

Chet Holifield Park

(with land acquisition)

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|-----------|--------------|-------------|
| Gymnasium | 14,000 SF | \$130.00 | \$1,820,000 |
| FFE | 1 LS | \$127,000.00 | \$127,000 |
| Swimming pool | 6,150 SF | \$150.00 | \$922,500 |
| Pool building | 3,500 SF | \$130.00 | \$455,000 |
| FFE | 1 LS | \$20,000.00 | \$20,000 |
| Basketball courts | 9,600 SF | \$3.50 | \$33,600 |
| Court lighting | 1 LS | \$48,000.00 | \$48,000 |
| Parking lot | 33,600 SF | \$5.00 | \$168,000 |
| Plaza | 10,000 SF | \$3.50 | \$35,000 |
| Picnic shelter | 1,000 SF | \$25.00 | \$25,000 |
| Walkway | 7,800 SF | \$3.00 | \$23,400 |
| Site furnishings | 1 LS | \$28,600.00 | \$28,600 |
| Planting | 70,000 SF | \$1.50 | \$105,000 |
| Irrigation | 70,000 SF | \$0.50 | \$35,000 |
| Lighting | 1,900 LF | \$17.25 | \$32,775 |
| Signage | 1 EA | \$6,000.00 | \$6,000 |
| Irrigation renovation | 90,000 SF | \$0.65 | \$58,500 |
| Demolition — masonry | 7,510 SF | \$2.00 | \$15,020 |
| Demolition — wood | 1,740 SF | \$1.20 | \$2,088 |
| Demolition — pool | 2,924 SF | \$2.00 | \$5,848 |
| Subtotal | | | \$3,966,331 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$475,960 |
| Contingency (20% of subtotal and A, E & A) | | | \$888,458 |
| Land acquisition | 62,582 SF | \$15.00 | \$938,730 |
| | | TOTAL: | \$6,269,479 |

FFE: Facilities, fixtures and equipment

Chet Holifield Park (without land acquisition)

CAPITAL IMPROVEMENTS PROGRAM

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|-----------|-------------|--------------------|
| Gymnasium | 14,000 SF | \$130.00 | \$1,820,000 |
| FFE | 1 LS | \$63,000.00 | \$63,000 |
| Swimming pool | 6,150 SF | \$110.00 | \$676,500 |
| Pool building | 3,500 SF | \$115.00 | \$402,500 |
| FFE | 1 LS | \$20,000.00 | \$20,000 |
| Basketball courts | 9,600 SF | \$3.50 | \$33,600 |
| Court lighting | 1 LS | \$48,000.00 | \$48,000 |
| Parking lot | 11,400 SF | \$5.00 | \$57,000 |
| Plaza | 10,000 SF | \$2.75 | \$27,500 |
| Picnic shelter | 1,000 SF | \$25.00 | \$25,000 |
| Walkway | 9,500 SF | \$3.00 | \$28,500 |
| Site furnishings | 1 LS | \$28,600.00 | \$28,600 |
| Planting | 35,000 SF | \$1.50 | \$52,500 |
| Irrigation | 35,000 SF | \$0.50 | \$17,500 |
| Lighting | 1,560 LF | \$17.25 | \$26,910 |
| Signage | 1 EA | \$6,000.00 | \$6,000 |
| Irrigation renovation | 90,000 SF | \$0.65 | \$58,500 |
| Demolition — masonry | 6,885 SF | \$2.00 | \$13,770 |
| Demolition — wood | 1,740 SF | \$1.20 | \$2,088 |
| Demolition — pool | 2,924 SF | \$2.00 | \$5,848 |
| Subtotal | | | \$3,413,316 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$409,598 |
| Contingency (20% of subtotal and A, E & A) | | | \$764,583 |
| TOTAL: | | | \$4,587,497 |

FFE: Facilities, fixtures and equipment

Taylor Ranch Cultural Arts Center

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|-----------|-------------|-------------|
| Cultural arts building | 9,500 SF | \$130.00 | \$1,235,000 |
| FFE | 1 LS | \$72,000.00 | \$72,000 |
| Plaza with turf steps | 7,600 SF | \$4.50 | \$34,200 |
| Trellis | 1,600 SF | \$20.00 | \$32,000 |
| Parking lot | 1 LS | \$50,000.00 | \$50,000 |
| Planting | 50,000 SF | \$1.50 | \$75,000 |
| Irrigation | 50,000 SF | \$0.50 | \$25,000 |
| Site furnishings | 1 LS | \$15,550.00 | \$15,550 |
| Lighting | 1 LS | \$50,000.00 | \$50,000 |
| Signage | 1 LS | \$20,000.00 | \$20,000 |
| Irrigation renovation | 45,000 SF | \$0.20 | \$9,000 |
| Demolition | 1 LS | \$30,000.00 | \$30,000 |
| Subtotal | | | \$1,647,750 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$197,730 |
| Contingency (20% of subtotal and A, E & A) | | | \$369,096 |
| | | TOTAL: | \$2,214,576 |

FFE: Facilities, fixtures and equipment

Henry Acuna Park

CAPITAL IMPROVEMENTS PROGRAM

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|------------|-------------|-----------|
| Recreation addition | 1,200 SF | \$112.00 | \$134,400 |
| FFE | 1 LS | \$30,000.00 | \$30,000 |
| Plaza | 2,500 SF | \$3.50 | \$8,750 |
| Trellis | 1,000 SF | \$15.00 | \$15,000 |
| Picnic shelter | 1,500 SF | \$25.00 | \$37,500 |
| Play equipment | 1 LS | \$60,000.00 | \$60,000 |
| Walkway | 6,000 SF | \$3.00 | \$18,000 |
| Basketball court | 4,800 SF | \$3.50 | \$16,800 |
| Site furnishings | 1 LS | \$28,950.00 | \$28,950 |
| Planting | 5,000 SF | \$1.50 | \$7,500 |
| Irrigation | 5,000 SF | \$0.50 | \$2,500 |
| Lighting | 1,020 LF | \$17.25 | \$17,595 |
| Signage | 2 EA | \$6,000.00 | \$12,000 |
| Irrigation renovation | 200,000 SF | \$0.20 | \$40,000 |
| Subtotal | | | \$428,995 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$51,479 |
| Contingency (20% of subtotal and A, E & A) | | | \$93,799 |
| | | TOTAL: | \$574,273 |

FFE: Facilities, fixtures and equipment

Reggie Rodriguez Park

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|------------|-------------|-----------|
| Recreation building | 2,900 SF | \$130.00 | \$377,000 |
| FFE | 1 LS | \$43,500.00 | \$43,500 |
| Plaza | 2,500 SF | \$3.50 | \$8,750 |
| Trellis | 1,000 SF | \$20.00 | \$20,000 |
| Picnic shelter | 750 SF | \$25.00 | \$18,750 |
| Play area & equipment | 1 LS | \$60,000.00 | \$60,000 |
| Basketball court | 4,800 SF | \$3.50 | \$16,800 |
| Court lighting | 1 LS | \$48,000.00 | \$48,000 |
| Walkway | 8,000 SF | \$3.00 | \$24,000 |
| Planting | 9,000 SF | \$1.50 | \$13,500 |
| Irrigation | 9,000 SF | \$0.50 | \$4,500 |
| Site furnishings | 1 LS | \$22,450.00 | \$22,450 |
| Signage | 1 EA | \$6,000.00 | \$6,000 |
| Lighting | 1,280 LF | \$17.25 | \$22,080 |
| Irrigation renovation | 240,000 SF | \$0.20 | \$48,000 |
| Demolition-masonry | 1,000 LS | \$2.00 | \$2,000 |
| Subtotal | | | \$735,330 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$88,240 |
| Contingency (20% of subtotal and A, E & A) | | | \$164,714 |
| | | TOTAL: | \$988,284 |

FFE: Facilities, fixtures and equipment

Ashiya Park

CAPITAL IMPROVEMENTS PROGRAM

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|------------|-------------|-----------|
| Recreation building | 750 SF | \$130.00 | \$97,500 |
| FFE | 1 LS | \$8,000.00 | \$8,000 |
| Plaza | 1,000 SF | \$3.50 | \$3,500 |
| Trellis | 1,000 SF | \$15.00 | \$15,000 |
| Picnic shelter | 2,250 SF | \$25.00 | \$56,250 |
| Street abandonment | 18,700 SF | \$3.75 | \$70,125 |
| Curb replacement | 200 LF | \$15.00 | \$3,000 |
| Walkway | 9,000 SF | \$3.00 | \$27,000 |
| Play equip., relocate | 1 LS | \$25,000.00 | \$25,000 |
| Site furnishings | 1 LS | \$30,400.00 | \$30,400 |
| Planting | 18,700 SF | \$1.50 | \$28,050 |
| Irrigation | 18,700 SF | \$0.50 | \$9,350 |
| Lighting | 1,480 LF | \$17.25 | \$25,530 |
| Signage | 1 LS | \$6,000.00 | \$6,000 |
| Irrigation renovation | 300,000 SF | \$0.20 | \$60,000 |
| Subtotal | | | \$464,705 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$55,765 |
| Contingency (20% of subtotal and A. E & A) | | | \$104,094 |
| | | TOTAL: | \$624,564 |

FFE: Facilities, fixtures and equipment

CAPITAL IMPROVEMENTS PROGRAM

Potrero Heights

| Element | Quantity | Unit Cost | Extension |
|--------------------------------------------|------------|---------------|------------------|
| Plaza | 2,500 SF | \$3.50 | \$8,750 |
| Play equipment | 1 LS | \$40,000.00 | \$40,000 |
| Picnic shelter | 750 SF | \$25.00 | \$18,750 |
| Site furnishings | 1 LS | \$6,750.00 | \$6,750 |
| Planting | 5,000 SF | \$1.50 | \$7,500 |
| Irrigation | 5,000 SF | \$0.50 | \$2,500 |
| Walkways | 6,500 SF | \$3.00 | \$19,500 |
| Ball field lighting | 1 LS | \$130,000.00 | \$130,000 |
| Tennis & b'ball lighting | 2 EA | \$48,000.00 | \$96,000 |
| Lighting | 1,160 LF | \$17.25 | \$20,010 |
| Signage | 1 EA | \$6,000.00 | \$6,000 |
| Irrigation renovation | 110,000 SF | \$0.20 | \$22,000 |
| Subtotal | | | \$377,760 |
| Arch., Eng. & Admin. (12% of subtotal) | | | \$45,331 |
| Contingency (20% of subtotal and A, E & A) | | | \$84,618 |
| | | TOTAL: | \$507,709 |

FFE: Facilities, fixtures and equipment

CITY OF MONTEBELLO PARKS AND RECREATION DEPARTMENT

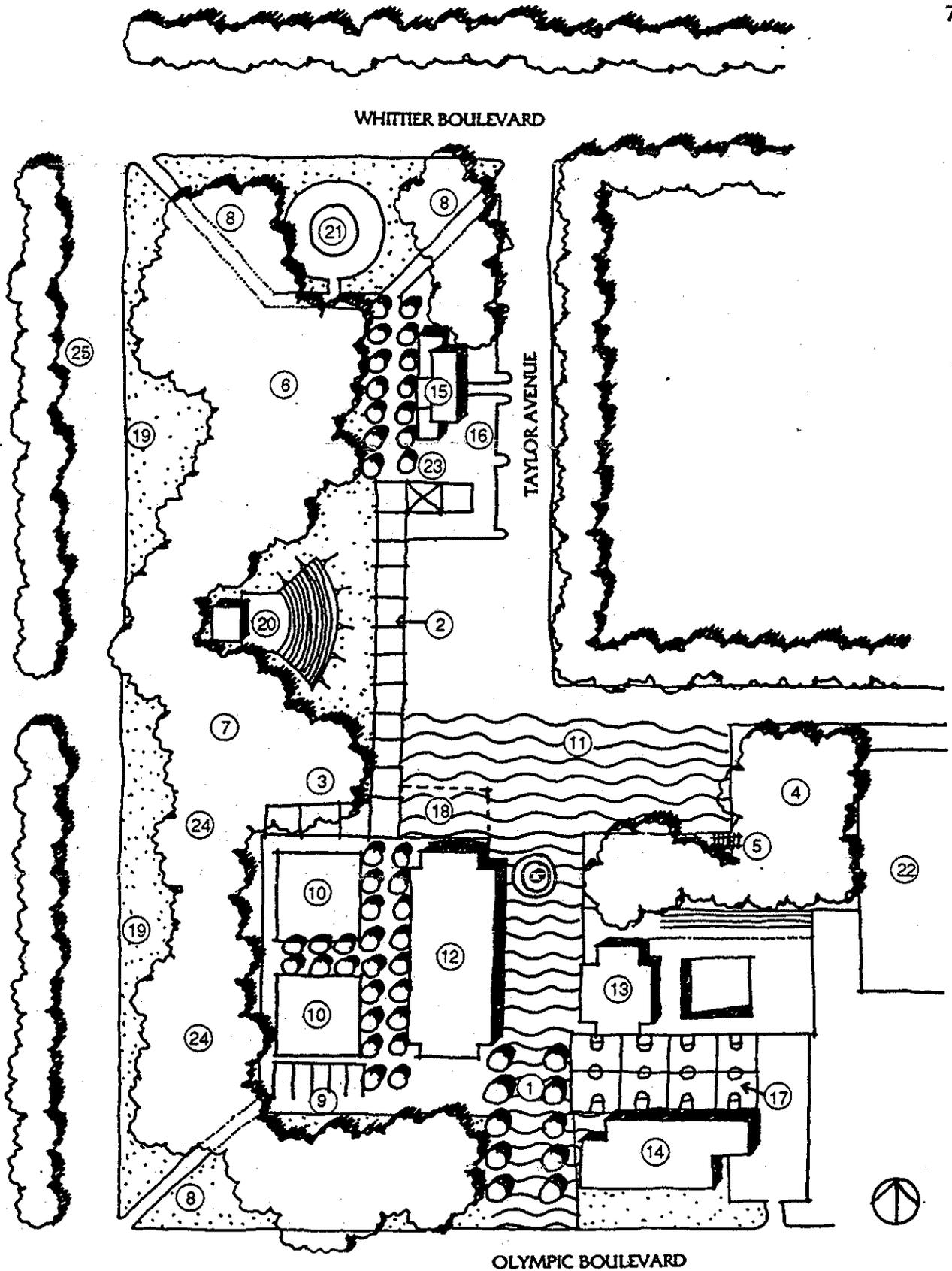
Individual Park Concepts

The Master Plan recommends that "The use of existing park sites and facilities shall be optimized consistent with appropriate community input; recreation system considerations and identified recreation deficiencies; quality recreation planning and design; and cost and security considerations."

As an adjunct to this recommendation, conceptual, programmatic studies of the eight parks were undertaken based on the input provided during the master planning process. The following summaries and diagrams present the results of these studies.

The Master Plan emphasizes that these preliminary studies are conceptual and programmatic in nature. Whereas they illustrate many of the recommendations of the Master Plan, they do not represent definitive design solutions for the parks. Data and analysis beyond the scope of a master planning level study is required to develop site plans for the parks. As stated in the Recommendations Chapter of the Master Plan, such site plans shall be prepared with the input of the community and in accordance with the planning and design guidelines.

As an adjunct to this recommendation, conceptual, programmatic studies of the eight parks were undertaken based on the input provided during the master planning process.



COMPREHENSIVE PARKS AND RECREATION MASTER PLAN

PARK CONCEPTS

The pool will be removed and a new aquatics facility will be rebuilt on the east side of the plaza. The Master Plan proposes that the armory building be acquired and renovated for a gymnasium.

rooms, meeting rooms, an auditorium, teen and youth centers, activity rooms, art and music rooms, kitchens, offices, conference rooms and rest rooms. The community center will be located on the plaza on the site of the existing pool. Consideration should be given to transferring the name from the Katherine Hensel Youth Center, when it is removed, to the new community center.

The pool will be removed and a new aquatics facility will be rebuilt on the east side of the plaza. The Master Plan proposes that the armory building be acquired and renovated for a gymnasium to include boxing and weight lifting facilities and storage for the Department's rental program. New outdoor basketball courts will be located adjacent to the gym.

The senior center will be expanded to the area behind the existing building. Parking will be removed from that area and provided along Taylor Avenue in front of the senior center. The Girl Scout House will be removed and in its place will be park rest rooms and a serving facility for the patio. A shade structure will be provided for the amphitheater.

To accommodate the proposed changes to City Park, the existing ball field must be relocated. The Montebello Stars have a very successful and worthwhile baseball program that must continue on a quality baseball facility. The new ball field must be identified and ready for play without interruption to the Stars' program before the existing field is demolished. Alternative locations for the field include the Schurr, Montebello and Cantwell High School fields.

Funds will soon be available for the construction of the aquatics facility in City Park and construction of that facility will displace the ball field. If a new ball field cannot be identified in that relatively short period of time, consideration should be given to relocating the aquatics facility, essentially switching its location with the basketball courts. It is recommended, however, that a diligent effort to find a new field take place so that this modification is not necessary.

City Park has been designated as an ADA priority park.

City Park has been designated as an ADA priority park. Upgrades to the park that bring accessibility into conformance with ADA criteria will be given priority in the Capital Improvements Program.

Grant Rea Park

Grant Rea Park serves the city as its community sports complex. The five ball fields and the football field accommodate the majority of the city-sponsored sports leagues. The Barnyard Zoo is a popular attraction for the city's residents.

The intensity and variety of activity at Grant Rea Park results in some conflicts. Vehicle routes encroach into pedestrian areas and parking is inadequate during peak use hours. As with many of Montebello's parks, there is no central space at Grant Rea Park. Also, the active sports dominate the park to such an extent that the neighborhood park function is neglected.

As proposed, the recreation building and other elements of the basic amenities package will be concentrated at the south end of the park to minimize the impact on adjacent residents. Included with the recreation building will be the central plaza and new play equipment. The existing play equipment will be removed and additional picnic shelters will be provided.

The existing recreation building at the north end of the park will remain, including the rest rooms and snack shack. The storage building behind Diamond Two and the trash structure will be removed. Storage for the youth sports organizations will be provided elsewhere on the site, whether in the existing recreation building or a new facility.

A traffic study will be performed to determine whether the parking at Grant Rea can be made more efficient. It is possible that additional spaces can be provided simply by reducing the dimensions of the existing parking lot spaces to current standards.

The recreation building and other elements of the basic amenities package will be concentrated at the south end of the park to minimize the impact on adjacent residents.

The parking at Grant Rea will be expanded within the limits of the existing lot.

Grant Rea Park has been designated as an ADA priority park. Upgrades to the park that bring accessibility into conformance with ADA criteria will be given priority in the Capital Improvements Program.

Grant Rea Park Legend:

SECURITY/BASIC AMENITIES

1. New recreation building with multi-purpose rooms, office, storage and rest rooms.
2. Plaza with basic amenities and hard court games.
3. New play equipment with safely designed water feature.
4. New picnic shelter.
5. Prepare a parking study to improve the efficiency of the parking along Rea Drive.
6. Modified basic amenities package (seating, open space, picnic facilities, rest room, telephone, drinking fountain).

ADDITIONAL FACILITIES

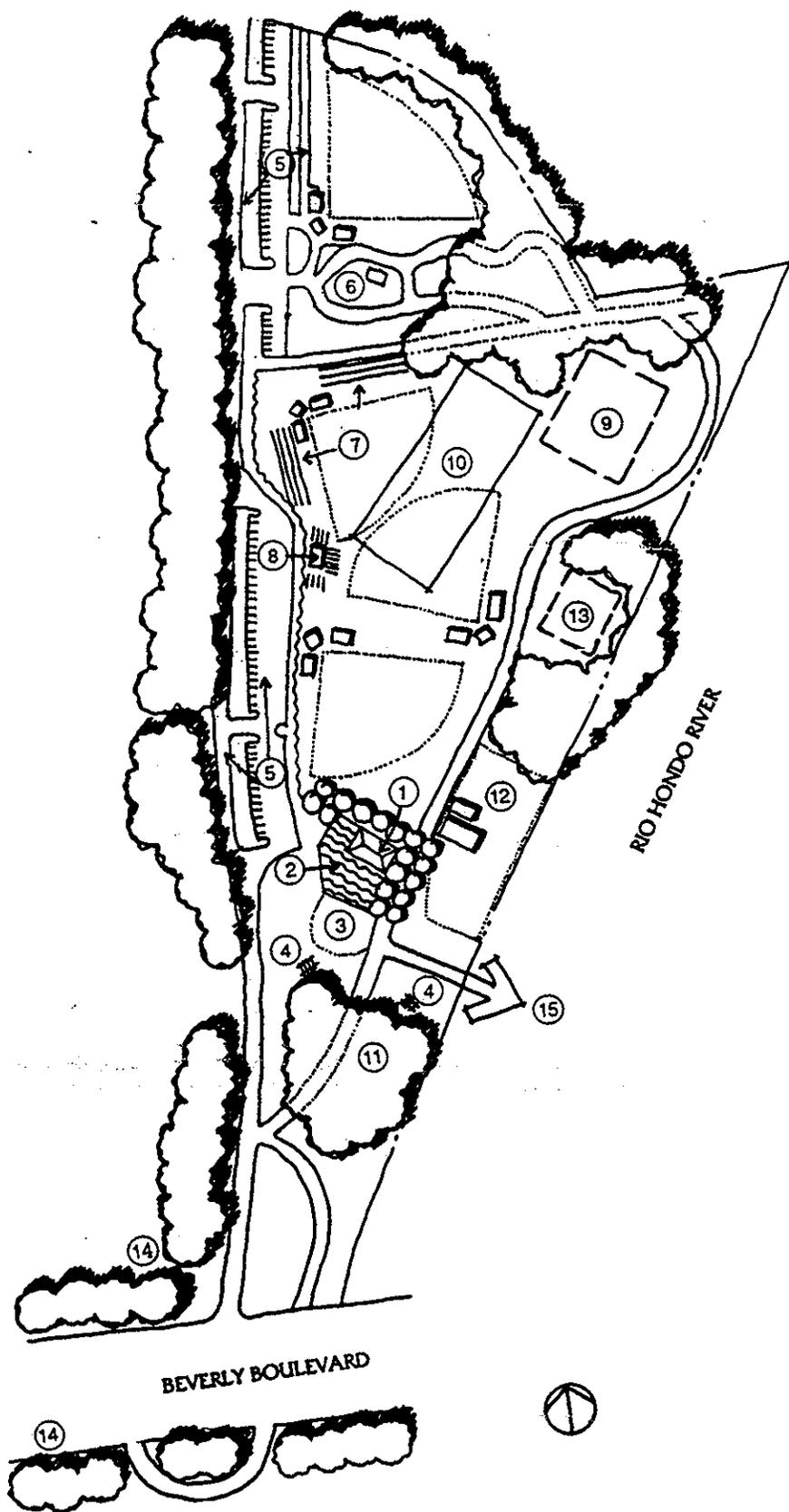
7. New stadium seating, remove storage building and relocate function; remove trash structure.
8. New "sports plaza" with sponsor rings, historic items, tables and shelter.

EXISTING FACILITIES AND ELEMENTS

9. Add bleacher seating to existing tee ball field.
10. Retain football field.
11. Enhance existing picnic area with new picnic tables and shelters; add turf to abandoned play areas.
12. Maintain existing Barnyard Zoo.
13. Maintain existing batting cage concession.

SYSTEM ELEMENTS

14. Provide regional scale street tree plantings as city gateway.
15. Provide regional trail connection.



Chet Holifield Park

Chet Holifield Park is located in a densely urban, industrial setting. The harsh edge along Greenwood Avenue and three adjacent apartment buildings (as well as Frankel Avenue which bisects the site) allow the industrial character to infringe upon the park. Recreational facilities are over-programmed, and a number of those facilities are in a noticeable state of disrepair. Significant visual softening is needed, along with reorganization of the facilities so that the park provides relief from its urban surroundings.

Significant changes have been proposed for Holifield Park. A new gymnasium with a recreation center and a renovated aquatics facility are proposed adjacent to a central plaza, established to provide better organization for the site. The basketball courts will be relocated to make room for the gymnasium. A new aquatics facility is proposed, including a 25 yard by 25 meter swimming pool. Additional parking will be provided along Frankel Avenue and by the redesign of the existing library parking lot to ninety degree parking.

The Master Plan proposes that the adjacent lot to the northeast (along Washington Boulevard) be acquired for park expansion. Additional park acreage is needed to accommodate this facility-intense proposal. The Master Plan recognizes that acquisition of this land may not be feasible, and provides diagrams that address either option.

Holifield Park has been designated as an ADA priority park. Upgrades to the park that bring accessibility into conformance with ADA criteria will be given priority in the Capital Improvements Program.

Recreational facilities are over-programmed, and a number of those facilities are in a noticeable state of disrepair.

The Master Plan proposes that the adjacent lot to the northeast (along Washington Boulevard) be acquired for park expansion. Additional park acreage is needed to accommodate this facility-intense proposal.

Chet Holifield Park Legend (With Land Acquisition):

SECURITY/BASIC AMENITIES

1. Provide recreation center with multi-purpose room, storage, office, rest rooms and snack bar within proposed gymnasium (see #10 below).
2. Provide new plaza, hard court games, and tree arcade with seating and tables for picnicking.
3. Provide tree promenade with paving and benches along open lawn area.
4. Remove existing buildings (relocate functions in recreation center); provide passive area with picnic shelters, tables and play areas.
5. Provide new picnic shelter or relocate existing shelter.
6. Provide entry roads as extension of plaza for pedestrians and autos.
7. Provide vegetative buffers.
8. Provide new parking area off existing street.

ADDITIONAL FACILITIES

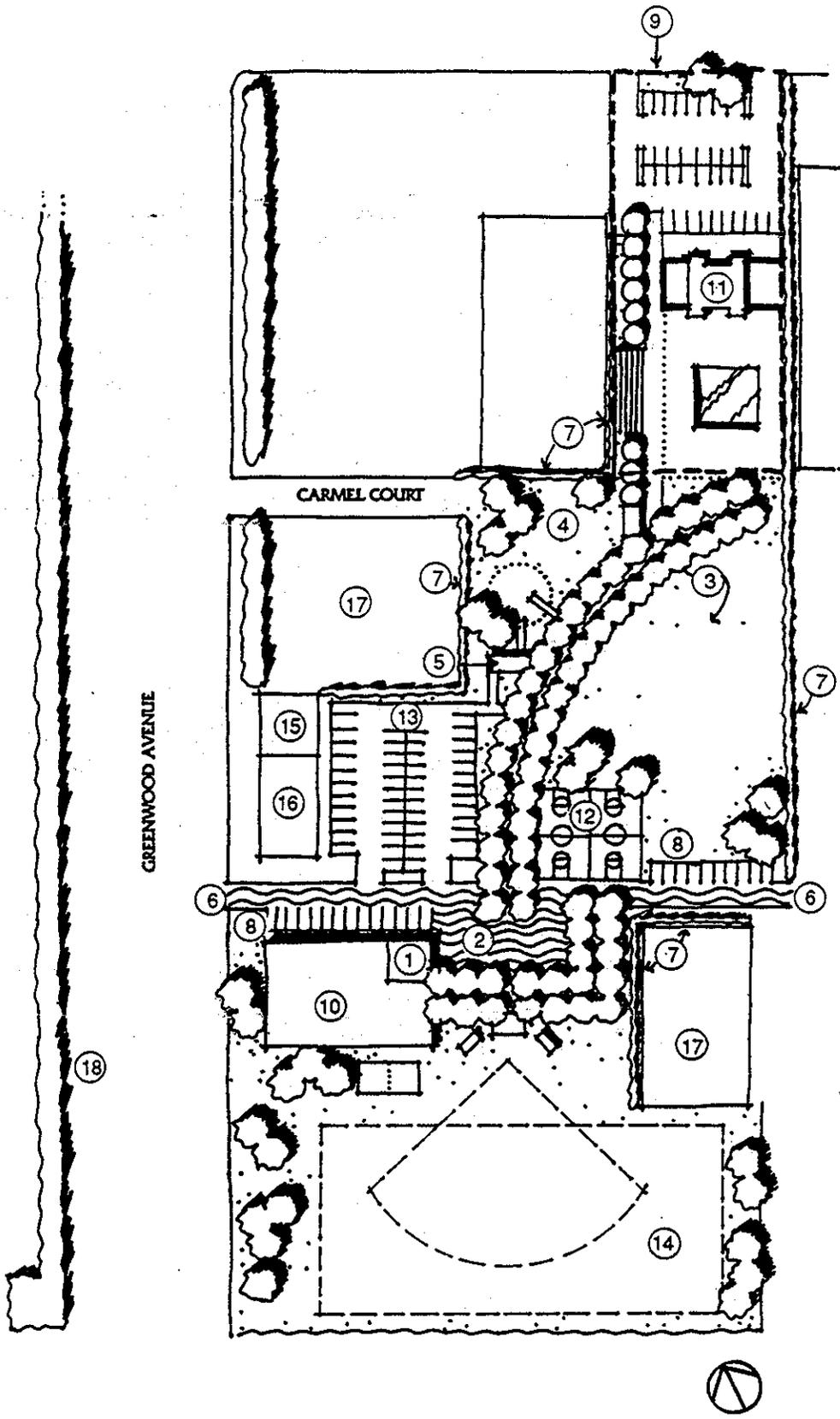
9. Acquire vacant land.
10. Provide new gymnasium.
11. Provide 25 yard by 25 meter pool with pool building, including changing rooms, showers, guard room, rest rooms, pool equipment and an office. Provide bleachers outside the fence to the west and parking to the north.
12. Provide new basketball courts with night lighting.

EXISTING FACILITIES AND ELEMENTS

13. Renovate existing parking lot; reconfigure at ninety degrees to increase efficiency.
14. Renovate field with new night lighting and vegetative screen at south edge.
15. Retain existing facility for daycare and other programs.
16. Existing County Library.
17. Existing apartment building.

SYSTEM ELEMENTS

18. Provide regional street tree plantings.



Chet Holifield Park Legend (Without Land Acquisition):

SECURITY/BASIC AMENITIES

1. Provide recreation center with multi-purpose room, storage, office, rest rooms and snack bar within proposed gymnasium (see #9 below).
2. Provide new plaza, hard court games, and tree arcade with seating and tables for picnicking.
3. Provide tree promenade with paving and benches.
4. Remove three existing buildings (relocate functions in recreation center); provide passive area with picnic shelters, tables and play areas.
5. Provide new picnic shelter or relocate existing shelter.
6. Provide entry roads as extension of plaza for pedestrians and autos.
7. Provide vegetative buffers.
8. Provide new parking area off existing street.

ADDITIONAL FACILITIES

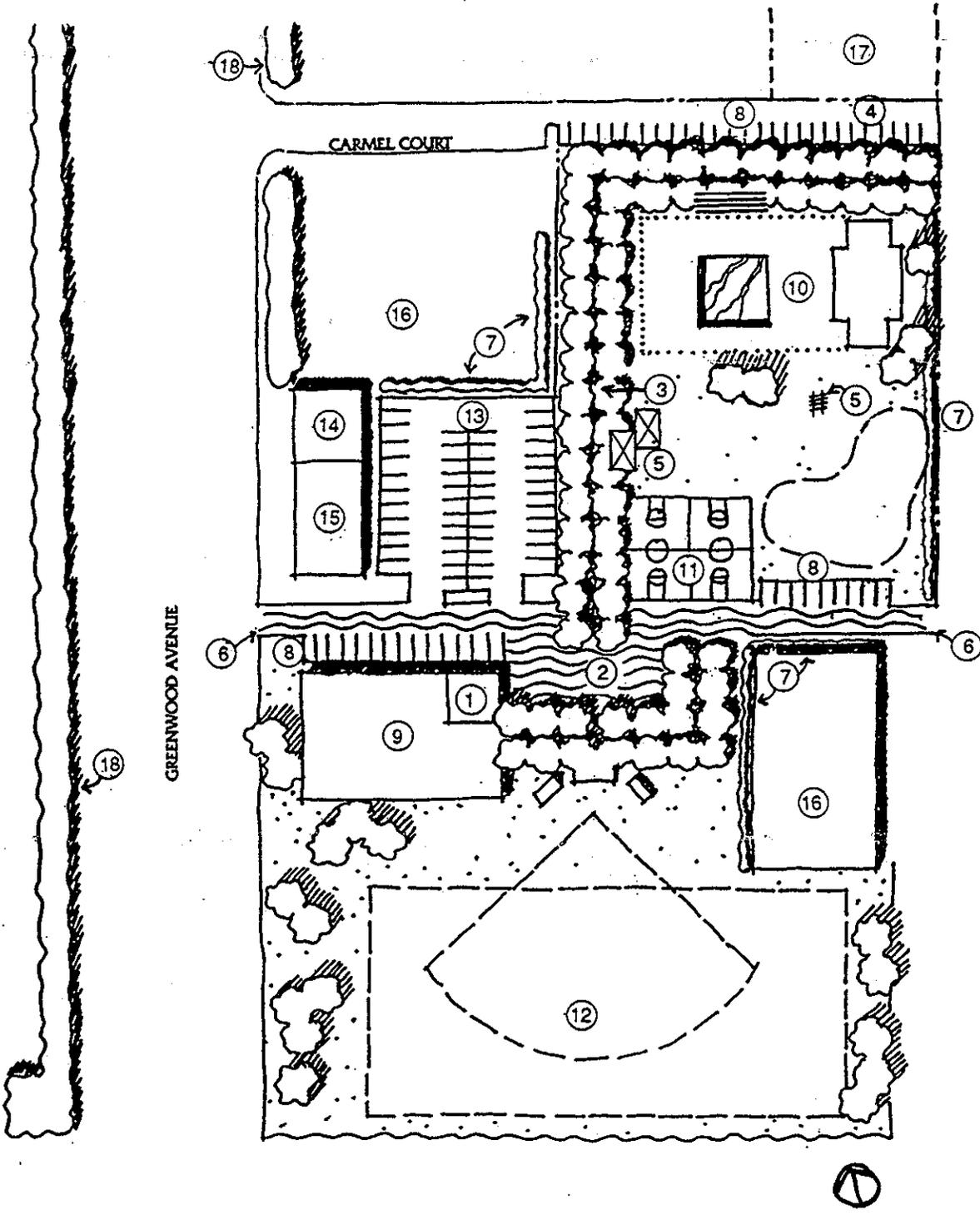
9. Provide new gymnasium.
10. Provide 25 yard by 25 meter pool with pool building, including changing rooms, showers, guard room, rest rooms, pool equipment and an office. Provide bleachers outside the fence to the north.
11. Provide new basketball courts with night lighting.

EXISTING FACILITIES AND ELEMENTS

12. Renovate field with new night lighting and vegetative screen at south edge.
13. Renovate existing parking lot; reconfigure at ninety degrees to increase efficiency.
14. Retain existing daycare center.
15. Existing County Library.
16. Existing apartment building.
17. Vacant site.

SYSTEM ELEMENTS

18. Provide regional street tree plantings.

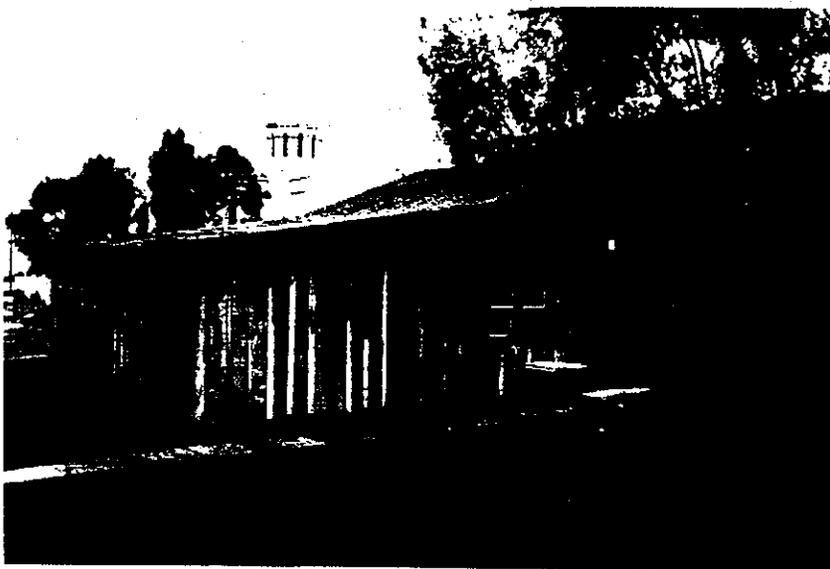


Taylor Ranch Cultural Arts Center

Taylor Ranch has served the city for years as a cultural arts center. The historic relevance of this site is very significant in the city. A variety of cultural and arts programs for seniors are provided at the old Taylor ranch house and the renovated barn. The gazebo and water feature are often the setting for wedding pictures and receptions, but the picnic areas are not used as often as those in other parks in the city.

The ranch house has become dilapidated over the years and is in need of replacement. In contrast, the barn is in good condition and retains some historical significance. A large portion of the site, between the ranch house and the parking lot, is currently under-used. This area presents tremendous opportunities for the renovation of the site.

The ranch house has become dilapidated over the years and is in need of replacement.



PARK CONCEPTS

The Master Plan proposes that a new Cultural Arts Center Complex be constructed south of the existing structure so that activities taking place in the building may continue during construction.

The Master Plan proposes that a new Cultural Arts Center complex be constructed south of the existing ranch house so that cultural arts activities may continue during construction. (The ranch house will then be removed.) The program of the new buildings will include a full service, commercial quality kitchen, an art gallery, large and small meeting rooms, classrooms and rest rooms. A large outdoor plaza will be provided for displays, festivals and expansion of indoor activities.

Taylor Ranch improvements will be the one exception to the basic amenities package. Because of its special designation as a Cultural Arts Center, the recreation building and play equipment are not included. The remainder of the basic park amenities package, however, will be provided. The efficiency of the parking lot at Taylor Ranch can be improved with reconfiguration, thus adding more spaces. The parking should be analyzed after this reconfiguration to determine if additional parking should be provided for the site.

Taylor Ranch Cultural Arts Center Legend:

SECURITY/BASIC AMENITIES

1. Provide exterior plaza to accommodate expansion of activities in the cultural center.
2. Grand turf steps set into park grade to act as amphitheater for adjacent plaza.
3. Provide new arbor structure for group picnic or outdoor teaching.
4. Relocate existing bus shelter.
5. Provide new picnic shelter.

ADDITIONAL FACILITIES

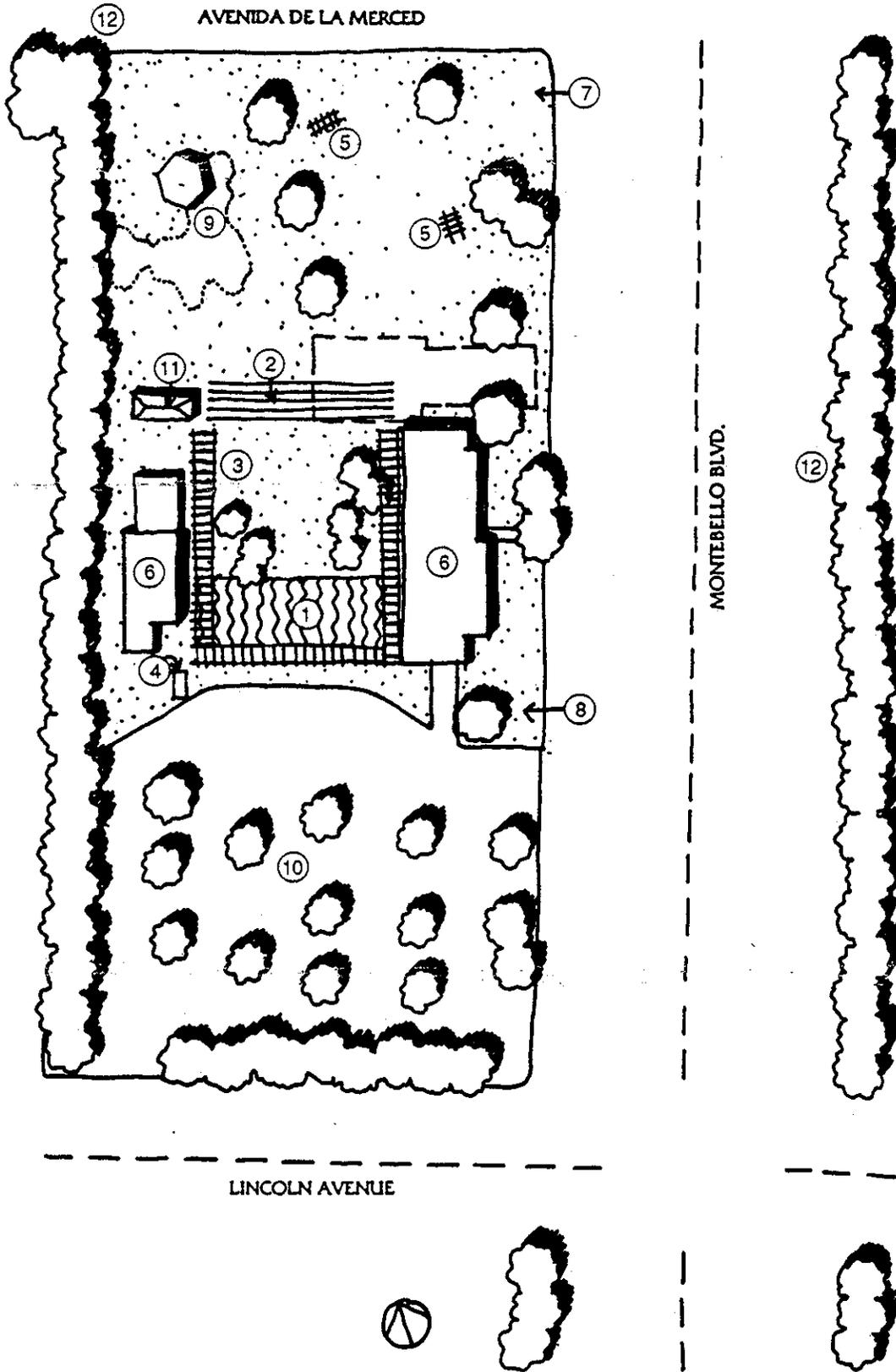
6. Provide new Cultural Arts Center; two structures gives a campus feeling to the complex. Location also allows new construction to occur while the old facility continues to function.

EXISTING FACILITIES AND ELEMENTS

7. Retain visual access to park.
8. Retain park-like edge.
9. Retain passive, informal character of gazebo area. Retain water feature and increase flow and efficiency. Remove Tea House.
10. Study existing parking lot to increase efficiency; enhance with trees.
11. Retain existing barn structure.

SYSTEM ELEMENTS

12. Provide regional scale trees to act as park backdrop to the west and "include" Montebello Avenue in the park.



Henry Acuna Park

Henry Acuna Park functions very well as a passive neighborhood park. The unstructured open space in the park and the variety of activities that take place there illustrates the value of this type of setting in an urban environment.

While the site contains many of the basic amenities, these facilities are in need of repair or replacement. Vegetation seems to be stunted on the site so that adequate shade is not available. The Parks and Recreation Department office has meeting rooms available for public use, but still does not provide a central gathering space for the park.

The unstructured open space in the park and the variety of activities that take place there illustrates the value of this type of setting in an urban environment.



PARK CONCEPTS

Many of the improvements proposed for Acuna Park will be organized around the existing Parks and Recreation Department offices. An addition to that building, housing an activity room, offices and storage, will be constructed, along with the central plaza and new play equipment.

Many of the improvements proposed for Acuna Park will be organized around the existing Parks and Recreation Department offices. An addition to that building, housing an activity room, offices and storage, will be constructed there, along with the central plaza and new play equipment. In addition, an unlit basketball court will be located behind the building. The fitness equipment will be removed and picnic shelters will be added in several locations in the park.

Henry Acuna Park Legend:

SECURITY/BASIC AMENITIES

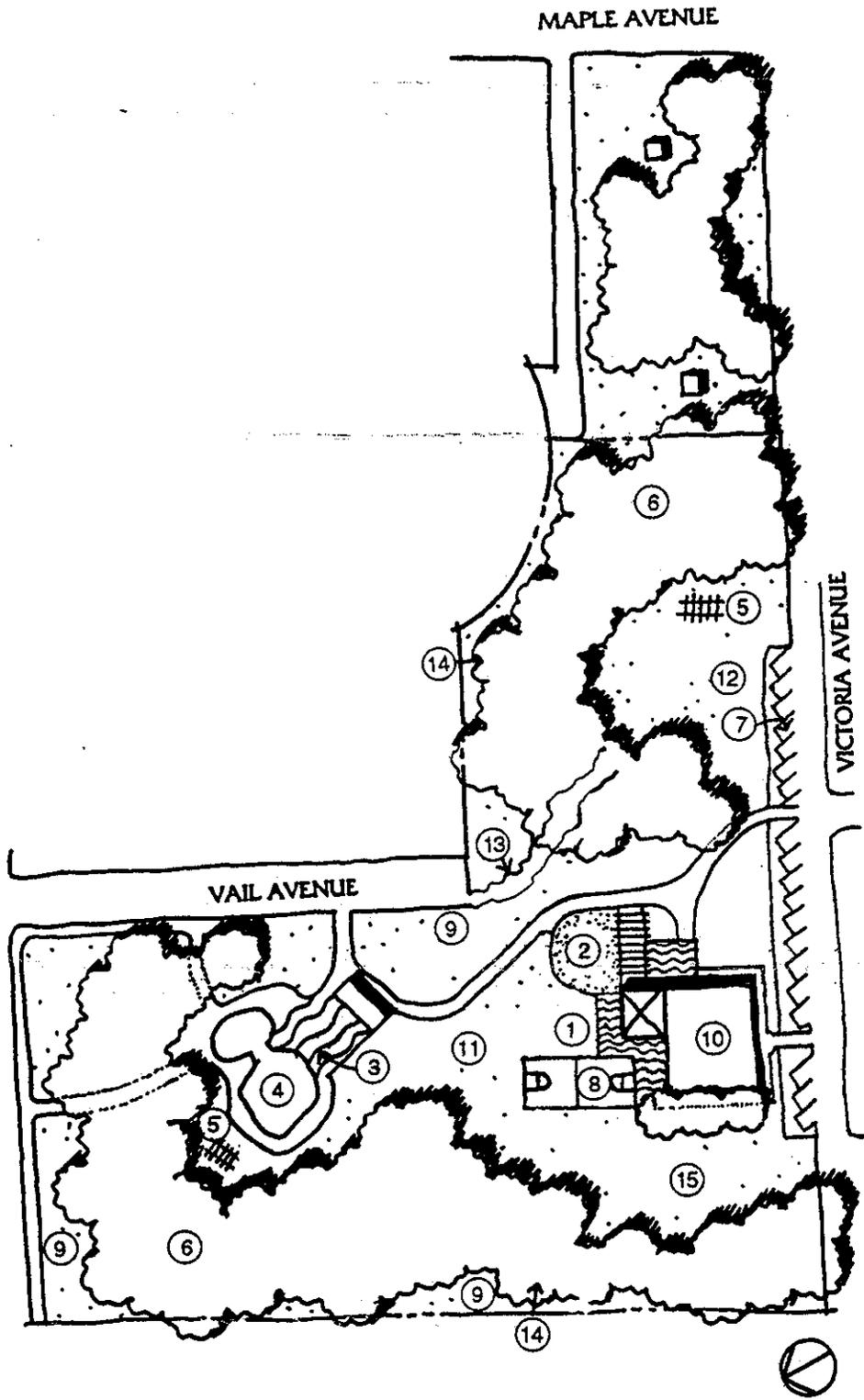
1. Provide recreation building addition to the Parks and Recreation offices with plaza and shade structure; enhance with the basic amenities package.
2. Provide play equipment for school age children to the north-east.
3. Provide plaza, and enhance existing rest room building.
4. Provide new play equipment for tots and preschoolers.
5. Provide new picnic shelters.
6. Provide new shade trees to supplement existing eucalyptus trees. Add picnic tables.
7. Provide additional on-street parking per Police Department renovation plans.

ADDITIONAL FACILITIES

8. Provide an unlit basketball court.
9. Provide jogging trail loop around the perimeter of the park.

EXISTING FACILITIES AND ELEMENTS

10. Retain existing Parks and Recreation Department offices.
11. Retain as open play area; provide facilities for grass volleyball court.
12. Due to sporadic use, investigate the removal of exercise equipment and restoration of turf.
13. Channel drainage into enhanced rock stream.
14. Enhance screen planting at residential edges.
15. Retain as crochet area.



Reggie Rodriguez Park

Reggie Rodriguez Park provides its neighboring residents with a variety of recreation elements. Play equipment, a ball diamond, picnic facilities and open areas are heavily used by children and adults from the surrounding neighborhood. The rest room facility, picnic shelter and basketball courts are in poor condition, however, and a recreation center is very much needed for the children who use the park.

More than any other park in the city, gang influences are affecting Reggie Rodriguez Park. The problem is compounded by two panhandles in the park that are difficult to supervise and patrol. In addition, there is currently under-used space on the east side of the park that is available to house some of the needed facilities in the city.

The basic amenities package will constitute a majority of the proposed improvements to Reggie Rodriguez. A recreation building will be constructed with a central plaza, snack

Play equipment, a ball diamond, picnic facilities and open areas are heavily used by children and adults from the surrounding neighborhood.

More than any other park in the city, gang influences are affecting Reggie Rodriguez Park. The problem is compounded by two panhandles in the park that are difficult to supervise and patrol.



PARK CONCEPTS

The Master Plan recommends selling the panhandle on the north side of the park.

shack, shade structure and relocated play equipment. The existing half-court basketball facility will be replaced with a full-size court north of the ball field. The existing rest rooms will be removed and relocated to the recreation building. This change will create an open space on the east side of the park large enough to accommodate a youth soccer field.

The Master Plan recommends selling the panhandle on the north side of the park. If this is not feasible, the area should be regraded to eliminate the mounds that restrict vision. Also, the play equipment should be removed and the trees trimmed to provide maximum visibility.

Reggie Rodriguez Park Legend:

SECURITY/BASIC AMENITIES

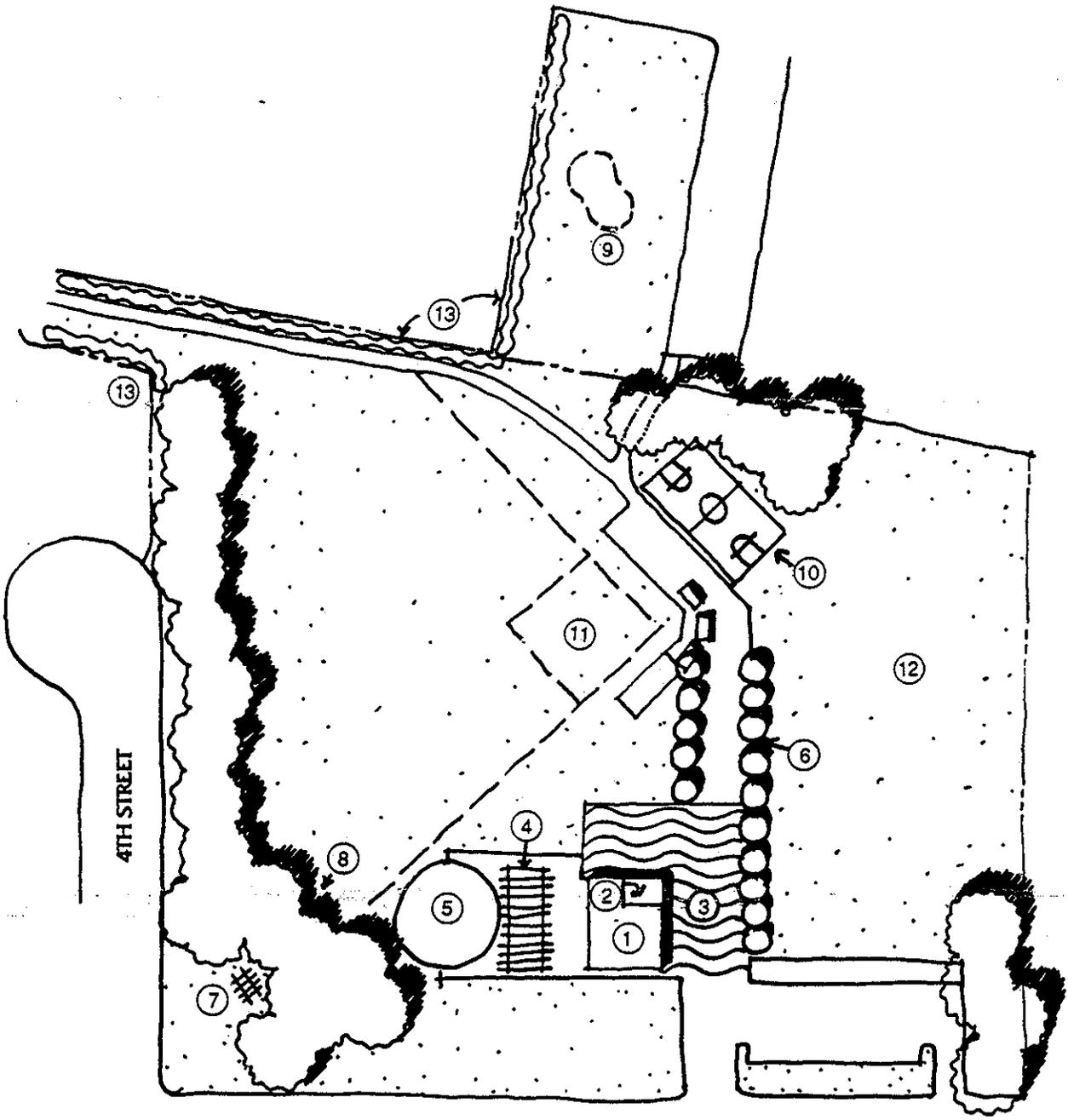
1. Provide recreation center with multi-purpose room, office, storage and rest rooms.
2. Provide snack shack.
3. Provide new plaza for hard court games, seating, shade, bike rack, drinking fountain and lighting.
4. Provide new group picnic arbor with tables, sink and barbecue.
5. Provide playground/tot lot.
6. Provide tree promenade.
7. Provide new picnic shelter.

ADDITIONAL FACILITIES

8. Add park canopy trees to supplement Eucalyptus trees for shade and to provide human scale; add picnic shelter.
9. Prune trees and remove mounds for visual access if selling the area is not feasible.
10. Provide new full-court basketball.

EXISTING FACILITIES AND ELEMENTS

11. Retain existing baseball field.
12. Retain independent, junior soccer field.
13. Increase planting screen adjacent to apartment.



Ashiya Park

The most significant factor affecting Ashiya Park is its location within a Southern California Edison Company power easement. Opportunities in the park are severely restricted by the conditions of that easement. Additionally, Beverly Boulevard and Via Corona cross the site, essentially dividing it into three separate parks. For these reasons the park appears to be under-used, even though it is the only facility serving the western area of the city.

The northwest portion of the park includes a significant flat area that could support a variety of recreation activities. The dominating hill also provides an opportunity for a setting that is unique in the Montebello park system. Improvements in Ashiya Park focus on increasing the efficiency of the park within its existing boundaries.

The most significant proposal for Ashiya Park is the removal of that portion of Via Corona that passes through the park. The abandoned right-of-way will be planted with turf and trees, thus combining the two southern portions of the park into more usable recreation space.

In the north portion of the park, an addition to the existing recreation building is proposed to accommodate those portions of the basic amenities package that do not currently exist. The play equipment will be relocated near the central plaza; the walkway that crosses the park near Beverly Boulevard will be removed to provide a more functional open space. A number of picnic shelters will be added to the park to provide shade and shelter, since planting of trees is greatly restricted by height regulations.

Opportunities in the park are severely restricted by the conditions of the power line easement. Additionally, Beverly Boulevard and Via Corona cross the site, essentially dividing it into three separate parks.

The most significant proposal for Ashiya Park is the removal of that portion of Via Corona that passes through the park.

Ashiya Park Legend:

SECURITY/BASIC AMENITIES

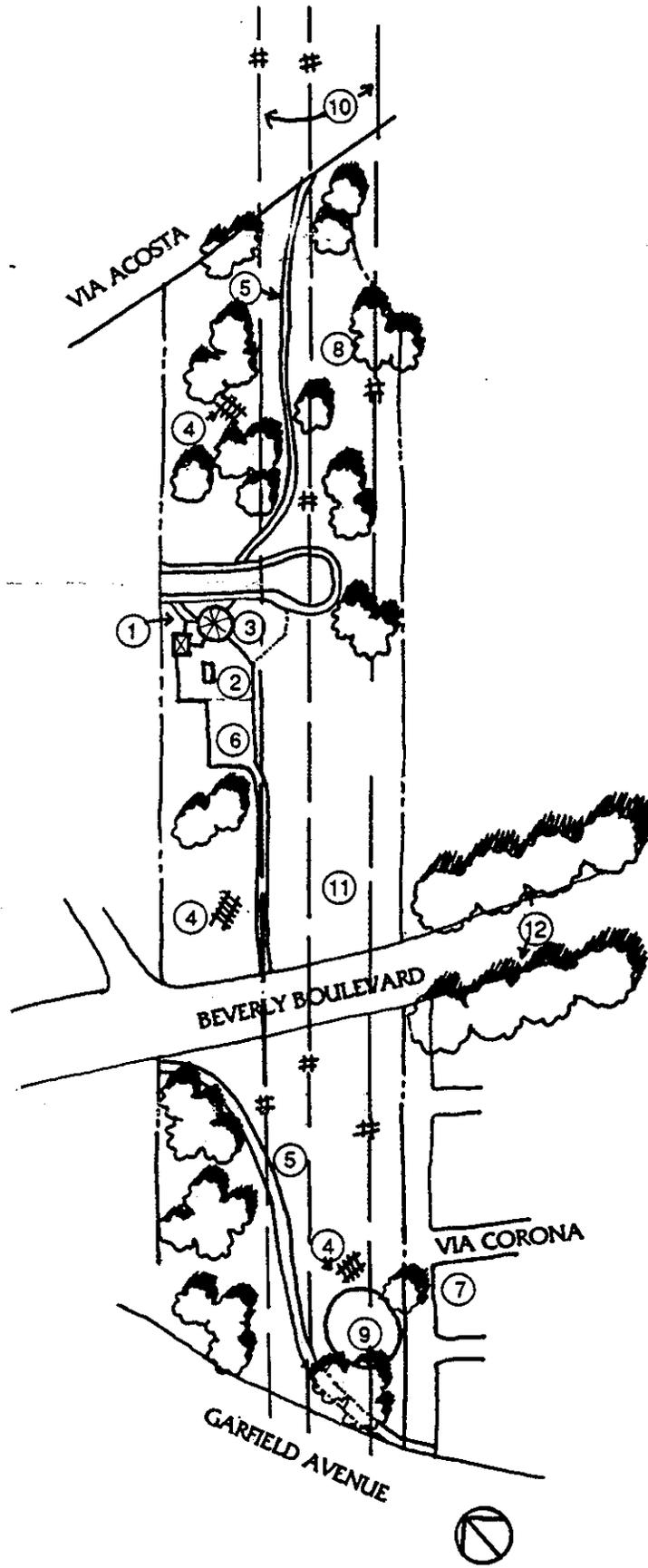
1. Remodel and expand recreation center to include office, storage and multi-purpose room. Retain existing rest rooms.
2. Provide plaza with basic amenities for hard court games.
3. Relocate tot lot and play equipment.
4. Provide new picnic shelter.
5. Provide new, lighted walkway.

EXISTING FACILITIES AND ELEMENTS

6. Provide basketball and handball courts with night lighting.
7. Close Via Corona and provide parking along the alley; landscape abandoned right-of-way.
8. Maintain hillside turf for informal picnic.
9. Retain existing play equipment.
10. Existing overhead power lines.
11. Retain informal open play and soccer field.

SYSTEM ELEMENTS

12. Provide regional scale street tree plantings as city "gateway."



Potrero Heights Park

Potrero Heights Park is the least-known major park in the Montebello system. Located north of the Pomona freeway, the park serves only five percent of the city's population. Many residents do not even know it exists and it is likely that most users are residents of Rosemead or the County. Negative influences from gangs outside the city have increased concerns about security and vandalism.

In contrast, the park functions very well as a neighborhood park. Many of the basic amenities are provided and the adjacent active sports facilities (the ball field, tennis courts, basketball courts and handball courts) on the school site to the north compliment the park very well.

One alternative for this lesser used park may be to sell the facility. The overall benefit of the park to Montebello residents in relation to the costs of upkeep and surveillance

Potrero Heights Park is the least known park in the Montebello system. Located north of the Pomona freeway, the park serves only five percent of the city's population.

One alternative for this lesser used park may be to sell the facility.



PARK CONCEPTS

Much of the basic amenities package is in place at Potrero Heights, though several of those elements are in poor repair and in need of replacement.

would support this option. Because the park serves a portion of Montebello's population well, more research should be completed to determine the percentage of park users from Montebello and the relative cost associated with the park.

A number of improvements have been proposed, assuming that the park does remain in the city system. Much of the basic amenities package is in place at Potrero Heights, though several of those elements are in poor repair and in need of replacement. The central patio area should be removed and replaced, as should the play equipment. Accessibility is presently inadequate on the site, and therefore a new walkway will be provided on the west side. More picnic facilities will also be installed.

The active recreation facilities on the school site, such as baseball, basketball and tennis, should be included in the City's recreation programming. New lighting will be added to all of these facilities, and the tennis courts and basketball courts will be resurfaced. Potrero Heights provides an opportunity to develop a pilot program for shared School District facilities.

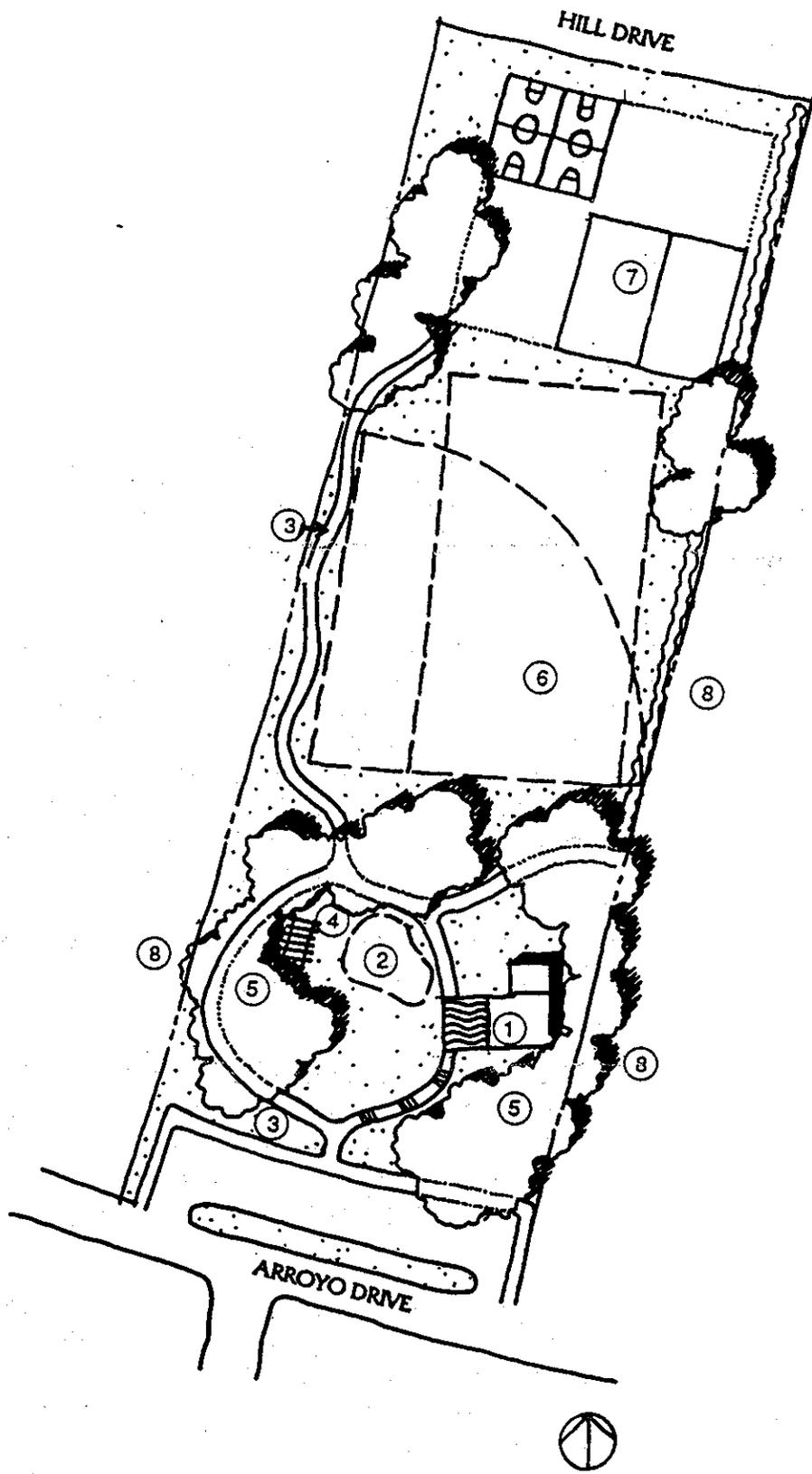
Potrero Heights Park Legend:

SECURITY/BASIC AMENITIES

1. Retain existing recreation center and renovate plaza; complete the basic park amenities package.
2. Provide new play equipment.
3. Widen walkway and relocate for accessibility; provide walkway link to hard court games.
4. Provide new picnic shelter for small group picnics.

EXISTING FACILITIES

5. Increase tree planting density to provide shade, but maintain clear understory to allow for easy surveillance.
6. Renovate baseball/soccer field and remove fence between park and field; improve night lighting.
7. Enhance existing basketball and tennis courts; provide night lighting.
8. Increase planting screen adjacent to residential lots.



Other minor recreation sites exist in the city of Montebello that were not specifically included in this Plan. They have been given consideration as the recreation system has been evaluated, however.

The other four sites are located in residential areas and can function as classic neighborhood mini-parks. Similar to the major parks, these mini-parks should include an abbreviated version of the basic amenities package.

Other Park Sites

Other minor recreation sites exist in the city of Montebello that were not specifically included in this Master Plan. They have been given consideration as the recreation system has been evaluated, however, and some broad recommendations can be made:

The sites include: Bicknell Park, located at the Montebello Municipal Golf Course; John Dutcher Tot Lot on Garfield Avenue below the golf course; Sanchez Adobe on Adobe Avenue above Lincoln; Iguala Park on Iguala Street off Liberty Avenue; and Northridge Mini-Park on Arroyo Drive off Paramount Boulevard. Sanchez Adobe is an historical landmark in the city and is operated by the Historical Society. Bicknell Park consists of open space and the Armenian Monument. John Dutcher Tot Lot and Northridge Mini-park have play equipment and other minor amenities that are generally in poor condition. Iguala Park is currently a vacant lot adjacent to a closed landfill.

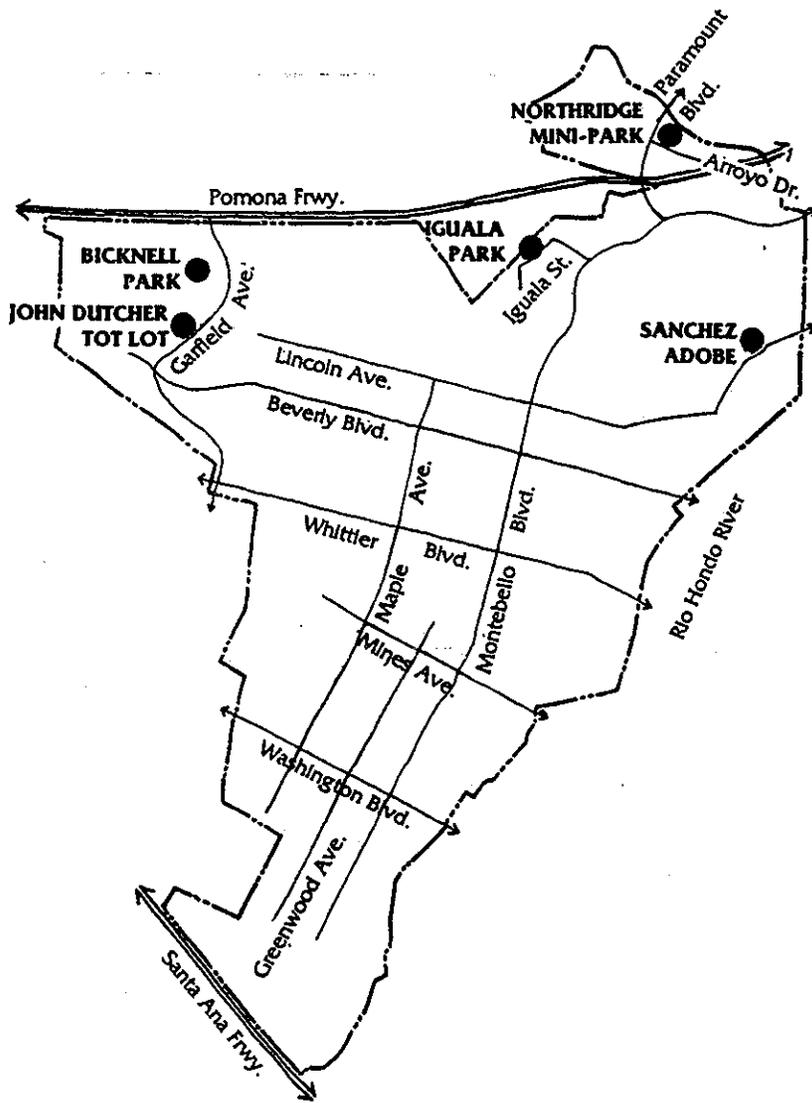
Bicknell Park, due to its isolated location on the golf course, cannot function as a neighborhood mini-park. Functions are generally restricted to picnicking and cultural festivals at the Armenian Monument. The site should be enhanced with picnic tables, barbecues and other facilities to accommodate large gatherings.

The other four sites are located in residential areas and can function as classic neighborhood mini-parks. Mini-parks serve the neighborhood immediately surrounding the park as a gathering place with picnic facilities and play equipment. Similar to the major parks, these mini-parks should include an abbreviated version of the basic amenities package.

PARK CONCEPTS

This package should include: a security and maintenance program; accessibility; sustainable plantings and irrigation; walkways and lighting; seating, refuse containers, bike racks and a drinking fountain; children's play equipment; picnic tables, barbecues and picnic shelters; and park signage. Multi-purpose open space should also be included if enough space is available.

Because of the adjacent landfill, Iguala Park may not be an acceptable site for a neighborhood mini-park. Toxic studies should be performed and amenities should be added only if the site is determined to pose no health risk.



Other Park Sites

