Unincorporated Pellissier Village - Avocado Heights - North Whittier

STUDY AREA PROFILE

STUDY AREA ID #51

• BASE MAP
• PARK METRICS
• WHERE ARE PARKS MOST NEEDED
• AMENITY QUANTITIES AND CONDITIONS
• PARK NEEDS FRAMEWORK
• PROJECT COST ESTIMATES
• PROJECT REPORTING FORM
• COMMUNITY ENGAGEMENT FORM
PARK METRICS

PARK LAND: Is there enough park land for the population?

21.4 PARK ACRES within study area | 15,525 POPULATION | 1.4 PARK ACRES PER 1,000

The county average is 3.3 park acres per 1,000

PARK ACCESSIBILITY: Is park land located where everyone can access it?

45% of population living WITHIN 1/2 MILE of a park
The county average is 49% of the population living within 1/2 mile of a park

PARK PRESSURE
How much park land is available to residents in the area around each park?

Avenue Park (4.96 Acres)
1.6 park acres per 1,000

Avocado Heights Park (7.8 Acres)
3.16 park acres per 1,000

San Angelo Park (8.66 Acres)
2.3 park acres per 1,000
WHERE ARE PARKS MOST NEEDED?

PARK ACRE NEED + DISTANCE TO PARKS + POPULATION DENSITY

= PARK NEED

*Calculated using the following weighting: (20% x Park Acre Need) + (20% x Distance to Parks) + (60% x Population Density)

PARK NEED CATEGORY
- Very High
- High
- Moderate
- Low
- Very Low
- No Population
- Area within 1/2 mile walk of a park

HOW MANY PEOPLE NEED PARKS?

<table>
<thead>
<tr>
<th>Los Angeles County</th>
<th>Study Area</th>
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</thead>
<tbody>
<tr>
<td>23%</td>
<td>6,719 (43%)</td>
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<tr>
<td>28%</td>
<td>8,013 (57%)</td>
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<tr>
<td>17%</td>
<td>4%</td>
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</tbody>
</table>
# AMENITY QUANTITIES AND CONDITIONS

<table>
<thead>
<tr>
<th>Park Name</th>
<th>Condition</th>
<th>General Infrastructure</th>
<th>Open Lawn/Turf Area</th>
<th>Tennis Courts</th>
<th>Basketball Courts</th>
<th>Baseball Fields</th>
<th>Soccer Fields</th>
<th>Multipurpose Fields</th>
<th>Fitness Zones</th>
<th>Skate Parks</th>
<th>Picnic Shelters</th>
<th>Playgrounds</th>
<th>Swimming Pools</th>
<th>Splash Pads</th>
<th>Dog Parks</th>
<th>Gymnasiums</th>
<th>Community/Rec Centers</th>
<th>Senior Centers</th>
<th>Restrooms</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avenue Park</td>
<td>Good</td>
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<tr>
<td>Avocado Heights Park</td>
<td>Good</td>
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<td>Fair</td>
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<td>San Angelo Park</td>
<td>Good</td>
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<td><strong>Totals:</strong></td>
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<td>2</td>
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<td>12</td>
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<td>Fair</td>
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<td>2</td>
<td>1</td>
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<td>15</td>
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<td>Poor</td>
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<td>0</td>
</tr>
</tbody>
</table>

## AMENITY CONDITIONS SUMMARY

- **Avenue Park**: Good (2), Fair (0), Poor (0)
- **Avocado Heights Park**: Good (1), Fair (1), Poor (0)
- **San Angelo Park**: Good (2), Fair (1), Poor (0)

Miles of trails inside parks: 0
Miles of trails outside of parks: 8
PARK NEEDS FRAMEWORK:
COUNTYWIDE ASSESSMENT OF NEED

The results of the analysis of the park metrics were used to determine an overall park need level for each Study Area. Please refer to Section 3.0 Park Needs Framework of the main report for additional information.

Unincorporated Pellissier Village - Avocado Heights - North Whittier (#51) has a very low park need.
## PROJECT COST ESTIMATES

### Study Area:
Unincorporated Pellissier Village - Avocado Heights - North Whittier

### Prioritized Projects

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Project Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-3</td>
<td>Build New regional Park</td>
<td>$21,146,964</td>
</tr>
<tr>
<td></td>
<td>New Park Tasks:</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Land Acquisition</td>
<td>$14,285,714</td>
</tr>
<tr>
<td></td>
<td>Infrastructure/General</td>
<td>$5,280,000</td>
</tr>
<tr>
<td></td>
<td>Equestrian Center</td>
<td>$1,581,250</td>
</tr>
<tr>
<td>4-6</td>
<td>Build New Community Park</td>
<td>$20,712,857</td>
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<tr>
<td></td>
<td>New Park Tasks:</td>
<td></td>
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<tr>
<td></td>
<td>Land Acquisition</td>
<td>$7,142,857</td>
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<tr>
<td></td>
<td>Infrastructure/General</td>
<td>$5,280,000</td>
</tr>
<tr>
<td></td>
<td>Pools/Aquatic Facilities</td>
<td>$8,290,000</td>
</tr>
<tr>
<td>7</td>
<td>Repair Infrastructure/General at Avenue Park</td>
<td>$1,545,131</td>
</tr>
<tr>
<td>8</td>
<td>Repair Infrastructure/General at Avocado Heights Park</td>
<td>$2,416,348</td>
</tr>
<tr>
<td>9</td>
<td>Repair Infrastructure/General at San Angelo Park</td>
<td>$2,416,348</td>
</tr>
<tr>
<td>10</td>
<td>Add Rubberized paths at TBD Existing Park</td>
<td>$507,000</td>
</tr>
</tbody>
</table>

### Study Area Total Costs

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL COST FOR PRIORITIZED PROJECTS</td>
<td>$48,744,649</td>
</tr>
<tr>
<td>TOTAL DEFERRED MAINTENANCE*</td>
<td>$1,137,823</td>
</tr>
<tr>
<td>Replace amenities in &quot;poor&quot; condition</td>
<td>$0</td>
</tr>
<tr>
<td>Repair amenities in &quot;fair&quot; condition</td>
<td>$1,137,823</td>
</tr>
<tr>
<td>GRAND TOTAL</td>
<td>$49,882,472</td>
</tr>
</tbody>
</table>

*Each Study Area prioritized 10 projects. These project lists are not intended to supersede or replace any planning documents, nor to obligate the lead agency to implement these projects. For further discussion of projects, please refer to the "Potential Park Projects and Cost Estimates" section of the report.

*Does not include repairs or replacement projects listed as prioritized projects.*
Prioritized Project Reporting Form

Please provide descriptions of the park projects prioritized during your Study Area’s community engagement workshop. The details you provide will contribute to cost estimates that will be included with your projects in the final report of the LA Countywide Park Needs Assessment. Please be as specific as possible by providing all details that may have an impact on cost estimates (including quantities and acres where appropriate). Along with this form, please attach copies or scans of all voting forms presented at your engagement workshop.

Please return this form to rrobinson@parks.lacounty.gov no later than February 29, 2016

1. Project Name: New specialty facility
   Project Location (address, assessor’s parcel number, or nearest intersection):
   TBD
   Project Type (choose one):
   
   ☐ Repairs to Existing Amenities
   ☐ Add/Replace Amenities in Existing
   ✔ Park Build New Park or Specialty Facility (include acreage in description)

   Brief Description of Project:

   New equestrian center. Requires land acquisition.
2. Project Name: New specialty facility  
   Project Location (address, assessor’s parcel number, or nearest intersection):  
   TBD  
   Project Type (choose one):  
   - [ ] Repairs to Existing Amenities  
   - [ ] Add/Replace Amenities in Existing Park  
   - [✓] Build New Park or Specialty Facility (include acreage in description)  
   Brief Description of Project:  
   New year round aquatic center: olympic-sized pool, kiddie pool.

3. Project Name: General park infrastructure  
   Project Location (address, assessor’s parcel number, or nearest intersection):  
   All parks  
   Project Type (choose one):  
   - [✓] Repairs to Existing Amenities  
   - [ ] Add/Replace Amenities in Existing Park  
   - [ ] Build New Park or Specialty Facility (include acreage in description)  
   Brief Description of Project:  
   Add lighting, benches, tables, and restrooms
4. Project Name: Walking paths  
Project Location (address, assessor’s parcel number, or nearest intersection):  
One existing park; specific location TBD  
Project Type (choose one):  

☐ Repairs to Existing Amenities  
☑ Add/Replace Amenities in Existing Park  
☐ Build New Park or Specialty Facility (include acreage in description)  

Brief Description of Project:  
Add rubberized walking tracks with security lighting.

5. Project Name:  
Project Location (address, assessor’s parcel number, or nearest intersection):  

Project Type (choose one):  

☐ Repairs to Existing Amenities  
☐ Add/Replace Amenities in Existing Park  
☐ Build New Park or Specialty Facility (include acreage in description)  

Brief Description of Project:
6. Project Name:
   Project Location (address, assessor’s parcel number, or nearest intersection):

   Project Type (choose one):
   
   [ ] Repairs to Existing Amenities
   [ ] Add/Replace Amenities in Existing Park
   [ ] Build New Park or Specialty Facility (include acreage in description)

   Brief Description of Project:

7. Project Name:
   Project Location (address, assessor’s parcel number, or nearest intersection):

   Project Type (choose one):
   
   [ ] Repairs to Existing Amenities
   [ ] Add/Replace Amenities in Existing Park
   [ ] Build New Park or Specialty Facility (include acreage in description)

   Brief Description of Project:
8. Project Name:
   Project Location (address, assessor’s parcel number, or nearest intersection):

   Project Type (choose one):
   - [ ] Repairs to Existing Amenities
   - [ ] Add/Replace Amenities in Existing Park
   - [ ] Build New Park or Specialty Facility (include acreage in description)

   Brief Description of Project:

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9. Project Name:
   Project Location (address, assessor’s parcel number, or nearest intersection):

   Project Type (choose one):
   - [ ] Repairs to Existing Amenities
   - [ ] Add/Replace Amenities in Existing Park
   - [ ] Build New Park or Specialty Facility (include acreage in description)

   Brief Description of Project:
10. Project Name:

Project Location (address, assessor’s parcel number, or nearest intersection):

Project Type (choose one):

☐ Repairs to Existing Amenities
☐ Add/Replace Amenities in Existing Park
☐ Build New Park or Specialty Facility (include acreage in description)

Brief Description of Project:

If the projects reported on this form were subject to any type review process, please give a brief description of that process:

Please return this form to rrobinson@parks.lacounty.gov
no later than February 29, 2016
Community Engagement Plan

A Community Engagement Meeting must be held in each Study Area between December 1, 2015 and February 15, 2016. The meeting can be run by city staff or by a community-based organization of your choice. The meeting facilitator must attend one of three trainings. At the training, facilitators will receive all information needed to hold the meeting. To offset the cost of the Community Engagement Meeting, a $2,500 stipend is available for each Study Area.

Please answer the questions below and return this form to Rita Robinson robinson@parks.lacounty.gov by October 15, 2015

Please tell us about your community engagement meeting:

Date: 01/21/2016
Time: 6:00 pm - 8:00 pm
Location: San Angelo Park, 245 San Angelo Avenue, Bassett, CA 91746

- Parking provided
- Accessible by public transportation

What translation services (if any) will be provided? Languages: Spanish

Who will be facilitating your community engagement event(s)?

- City Staff
- Community-Based Organization. Name of CBO: Bike San Gabriel Valley/Day One

Please provide the contact information for the primary facilitator and any secondary facilitator (if applicable) that will be attending the mandatory training. You may have a maximum of 2 people.

Name: Christy Zamani
Title: Executive Director
Address: 175 N. Euclid Ave, Pasadena, CA. 91101
Phone: christy@goDayOne.org
Email: christy@goDayOne.org

Name: Andrew Fung Yip
Title: BikeSGV Program Coordinator
Address: 10900 Mulhall Street, El Monte, CA 91731
Phone: 10900 Mulhall Street, El Monte, CA 91731
Email: 10900 Mulhall Street, El Monte, CA 91731

Please rank your preference for a mandatory facilitator training date. Space is limited at each training and spaces will be reserved based on the timely return of this form.

3 Monday--November 16, 2015 10:00am-12:00pm Roy Anderson Recreation Center
1 Tuesday--November 17, 2015 6:30pm-8:30pm Los Angeles County Arboretum
2 Saturday--November 21, 2015 10:00am-12:00pm San Fernando Park

Please describe how you will promote your engagement meeting (select all that apply):

- Publicly posted notice
- Mailers
- Website
- Social Media
- Canvassing
- Television/Radio
- Other

Please describe your attendance goal (# of attendees): 100

Please provide any additional details related to your action plan for engaging the community:

The list of prioritized parks projects generated at the community engagement meeting is due to the County by February 29, 2016.