

Great Park – Questions and Answers
June 4, 2020

Residential Project

Q. What is being proposed at this time?

A. Rosedale Land Partners II, LLC (RLP) owns a 17 acre parcel bounded by Azusa Veterans Way, the Promenade and Rosedale Avenue within the Rosedale Master Planned Community. RLP has applied to the City of Azusa for approvals to develop a 180-unit three-story multifamily transit-oriented residential development on the southerly 6.23 acres of the site, and an active community park on the adjoining northerly 9.1 acres of the parcel.

Q. Why is housing being proposed on this site?

A. Two acres of the six-acre site were planned to be developed as a community park and dedicated to the City of Azusa. The landowner is now offering to develop and dedicate the adjacent nine acres for a community park and develop new housing on the site, which will help the City meet its State-mandated Regional Housing Needs Allocation of 2,745 new housing units.

Q. How much will the units rent for?

A. The 1-bedroom units are projected to rent for \$2,100-2,150/month; the 2-bedroom units \$2,400-2,645/month, and the 3-bedroom units \$2,950/month.

Q. Will there be any “low-income” or “affordable” units?

A. All units are proposed to be rented at prevailing market rents, similar to other new developments in Azusa.

Q. Will there be rent control?

A. No, the City of Azusa does not have a rent control ordinance.

Q. How much parking will there be?

A. Onsite parking will be provided at a ratio of 1.61 parking spaces per unit. This ratio is consistent with and higher than other City-approved transit-oriented residential developments in Azusa in close proximity to Gold Line transit stations:

- o The Orchard – 163 units, 217 parking spaces (1.33 spaces per unit)
- o The Avenue – 127 units, 163 parking spaces (1.28 spaces per unit)

Q. How tall are the buildings?

A. The buildings are three stories tall, with a maximum height of 38’-6,” consistent with existing multifamily neighborhoods in the Promenade District of Rosedale.

Q. What onsite amenities will be provided for residents?

A. A central recreation area featuring a pool, spa, barbecues, restrooms and shower building is proposed.

Q. Will the residents be able to use the private Rosedale Resort recreation area, or the Promenade or Arborview Community Association pools?

A. It has not been determined at this time whether the existing private HOA recreational facilities will be made available to the new residents. Because the project site was originally designated

for a school and park, it was not programmed for annexation into any of the four existing homeowners associations in Rosedale. The applicant intends to discuss the possibility of annexing the proposed units to the North Rosedale Community Association; however, there is no guarantee that such annexation would be amenable or feasible. The residents of the proposed development would nonetheless have access to their own private amenities and all of the public community and neighborhood parks and open space areas within Rosedale.

- Q. Will the new residents be assessed for the CFD for public improvements and parks maintenance?
- A. It has not been determined at this time whether the subject property can be included within the CFD. Because the project site was originally designated for a school and park, it was not included within the boundary of the CFD. The applicant and the City of Azusa will assess the need and/or feasibility of assessments for public improvements maintenance as part of the project review.
- Q. What is the project's impact on traffic in and around Rosedale?
- A. A traffic analysis is being prepared to evaluate the impact of the proposed multifamily and community park development on surrounding roadways and intersections. Any traffic mitigation measures required to maintain acceptable levels of service will be imposed as conditions of approval on the projects.
- Q. Will the residents participate in maintaining the Promenade detention basins?
- A. The project site was graded in 2006 and is currently served by existing onsite temporary stormwater detention basins and offsite public storm drain facilities to accommodate the development of school and active park uses. An updated hydrology and hydraulic analysis will be prepared to determine if any improvements to the existing drainage system would be required to accommodate the proposed residential and park uses, as well as any associated improvement and maintenance costs.

Great Park

- Q. What happened to the school that was supposed to be built in Rosedale?
- A. The Monrovia Nursery Specific Plan approved by the City of Azusa in 2003 designated a nine-acre site to be reserved for the future development of a K-8 school in the event that the number of students generated by the new housing impacted existing Azusa Unified School District facilities, including Dalton Elementary School, located directly adjacent to the Rosedale development.

The Azusa Unified School District in 2004 entered into a School Facilities Agreement with the Monrovia Nursery Company (the original property owner of Rosedale) which set forth specific timelines and criteria for construction of new school facilities tied to certain student enrollment thresholds being met as the community was developed. Specifically, the District anticipated opening a new K-8 school once a total of 460 new students from Rosedale were enrolled in AUSD schools.

As it turned out, the number of elementary age students enrolled in AUSD schools has actually decreased every year since 2003; overall enrollments have declined by over 4,000 students, 37 percent, since 2003. In 2019, the District actually closed two elementary schools due to the lack

of students and resources in the face of continuing declining enrollments. In November 2019, the District agreed to alternative funding of school facilities, to rescind the 2004 School Facilities Agreement and to relinquish any rights in the Rosedale K-8 school site.

As part of the current proposal, the nine-acre former school site would be developed as an active community park, larger than the community park envisioned in the 2003 Specific Plan, and six acres would be developed with 180 multifamily residential units to help the City of Azusa meet its housing goals.

Q. What activities will be included in the park?

A. The conceptual development plan for the Great Park includes the following elements:

- Two lighted softball fields
- Lighted soccer field
- Lighted adventure playground
- Two lighted tennis courts
- Lighted basketball court
- Picnic shelters with tables and benches
- Dog park with separate areas for large and small dogs
- Restroom and storage building
- Onsite parking lot for 51 vehicles

Q. Will there be night lighting?

A. The park is proposed to be fully lighted to allow for evening recreational use, subject to normal City of Azusa park operations guidelines.

Q. Who will maintain the park?

A. As with all other public parks in Rosedale, the City of Azusa will operate and maintain the park using existing CFD special tax assessments specifically established for park and public facilities maintenance.

Q. When will the Great Park be completed?

A. City staff has determined that before the Great Park can be developed:

- The Monrovia Nursery Specific Plan must first be amended to eliminate all references to the K-8 school
- A conceptual development plan for the park must be reviewed and approved after conducting community outreach and Design Review approval by the Parks and Recreation Commission and Planning Commission
- Any new environmental impacts associated with the expanded park and proposed active recreational uses must be evaluated through an environmental impact assessment, and any required mitigation measures incorporated into the project design and construction process.
- This outreach and design review process is expected to take 9-12 months, after which final design drawings and specifications would need to be prepared, checked and approved for construction. This process would take approximately six months. Construction of the park improvements would take approximately nine months.