



City of Arts & Innovation

Economic Development, Placemaking and Branding/Marketing Committee

TO: ECONOMIC DEVELOPMENT, PLACEMAKING AND BRANDING/MARKETING COMMITTEE DATE: SEPTEMBER 22, 2022

FROM: COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT WARD: 1

SUBJECT: UPDATE ON THE PROPOSED INCLUSIVE DESIGN CHARETTE AND COMMUNITY ENGAGEMENT PROGRAM FOR THE CITY-OWNED FAIRMOUNT PARK GOLF COURSE, IDENTIFIED AS ASSESSOR PARCEL NUMBERS 207-060-005, 207-070-006, 207-070-007, AND 207-090-011.

ISSUE:

Receive an update on the proposed inclusive design charette and community engagement program for the City-owned Fairmount Park Golf Course, identified as Assessor Parcel Numbers 207-060-005, 207-070-006, 207-070-007, and 207-090-011.

RECOMMENDATIONS:

That the Economic Development, Placemaking and Branding/Marketing Committee receive an update on the proposed inclusive design charette and community engagement program for the City-owned Fairmount Park Golf Course.

BACKGROUND:

On July 8, 2020, the Fairmount Golf Course (Property) was included on a list of City-owned properties presented to the Financial Performance and Budget Committee (FP&B Committee) for consideration as surplus property for disposition as a possible way to generate revenue to the General Fund. The FP&B Committee directed staff to present the list of properties to the Budget Engagement Commission (BEC) for their recommendation and then return to the FP&B Committee for further consideration.

On September 10, 2020, the BEC recommended that staff complete a community engagement program regarding the future use of the Fairmount Golf Course and return with results for the BEC to provide a recommendation to the FP&B Committee on whether the Property should be retained, leased, or sold.

On October 14, 2020, staff presented the property list to the FP&B Committee who shortlisted the

properties.

On February 12, 2021, staff presented a revised short list of properties to the BEC. The BEC did not recommend the Property be included on the list of surplus properties to be considered for disposition to the City Council.

On May 25, 2021, City Council concurred with the BEC recommendation, directing staff to complete a community engagement program for the future use of the Fairmount Golf Course. City Council also directed staff to return to the BEC for a recommendation to City Council on whether the property should be retained, leased, or sold.

On April 21, 2022, the Economic Development, Placemaking and Branding/Marketing Committee (ED/P/B/M Committee) reviewed, considered, and directed staff to negotiate a Professional Consultant Services Agreement with KTUA, of San Diego, under Request for Proposals (“RFP”) No. 2119 to lead an inclusive multi-day design charrette and community engagement program for the Property. The community engagement program was expected to take 12 months and was intended to determine whether there is a community vision for the Fairmount Golf Course that would be desirable as an alternative to its current use as a City-operated public golf course.

On May 19, 2022, based on community feedback and additional information learned by staff, ED/P/B/M Committee requested staff return with an update on the inclusive design charrette and community engagement program for the City-owned Fairmount Park Golf Course before moving forward with the Professional Consultant Services Agreement with KTUA.

DISCUSSION:

The intent of the proposed multi-day design charrette was to invite community stakeholders to identify, over a series of community meetings, one or more possible redevelopment visions without advancing a pre-conceived plan for the redevelopment of the Property. The scope of services included project scoping, charrette preparation, conducting a multi-day design charrette and community engagement program, and a follow up community workshop.

Following the April 21, 2022 direction by the ED/P/B/M Committee, community concerns led to additional research into the history of the Property. Outreach to the State of California uncovered a 1992 Federal Land and Water Conservation Grant (Grant) that was not listed on the City’s property deeds. As part of acceptance of the Grant, the City is bound by the title restrictions on both the City-owned Fairmount Park and the Fairmount Park Golf Course in accordance with SECTION 6(f)(3) of Public Law 88-578 which states:

“No property acquired or developed with assistance under this section shall, without the approval of the National Secretary of the Interior, be converted to other than public outdoor recreation uses. The Secretary shall approve such conversion only if he finds it to be in accord with the then existing comprehensive statewide outdoor recreation plan and only upon such conditions as he deems necessary to assure the substitution of other recreation properties of at least equal fair market value and of reasonably equivalent usefulness and location.”

On May 9, 2022, City staff met with California State Parks Supervisor Cristelle Fazeli. Supervisor Fazeli confirmed that the protective easement placed on Fairmount Park and the Fairmount Golf Course limits the use of the Property in perpetuity. Supervisor Fazeli also provided a cursory outline of a conversion process that includes, among other requirements, purchasing and developing an equivalent amount of park land to replace any redevelopment of the Property.

Additional research would be needed to fully understand the potential for pursuing this option.

Concurrent with the BEC and City Council discussions regarding the future of the Fairmont Golf Course, Mayor Patricia Lock-Dawson created a Santa Ana River Working Group (Working Group). The Working Group identified opportunities for development along the Santa Ana River and considered strategies for implementation to attract public/private investment and increase public awareness of the Santa Ana River.

On February 1, 2022, City Council directed the City Manager to start project visioning and defining key components of a “River District” Project (Project). The Project demonstrates the City’s commitment to the value of community places, including parkland, and conservation of open spaces. The Project also offers the opportunity to engage the community in a broader visioning discussion related to the Property and other river-adjacent park lands.

The City is committed to engaging the community in an equitable and inclusive manner regarding the vision for the Property. In light of new information regarding potential use limitations, and current efforts to define a “River District”, staff has put a pause on the inclusive design charette and community engagement program.

Following this presentation, staff will return to the BEC, as directed by City Council on May 25, 2021, to provide an update.

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 1 – Arts, Culture and Recreation, Goal 1.3** – Improving parks, recreational amenities and trail development and fulfilling critical lifecycle and facility maintenance needs, and **Strategic Priority 5 – High Performing Government, Goal 5.3** – Enhancing communication and collaboration with community members to improve transparency, build public trust and encourage shared decision-making.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – Reporting in a public forum and pursuing community engagement in an equitable and inclusive manner provides transparent decision-making based on sound policy in a timely and reliable manner that serves the public interest.
2. **Equity** – Pursuing community engagement in an equitable and inclusive manner demonstrates commitment to advancing fair treatment, recognition of rights and equitable distribution of services, and it ensures every member of the community has equal access to share in the benefits of community progress.
3. **Fiscal Responsibility** – Completing due diligence prior to finalizing a contract for services shows that Riverside is a prudent steward of public funds and ensures responsible management of the City’s financial resources.
4. **Innovation** – This item is neutral towards this Cross-Cutting thread.
5. **Sustainability & Resiliency** – This item is neutral towards this Cross-Cutting thread.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by: Chris Christopoulos, Acting Community & Economic Development Director
Certified as to
availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/
City Treasurer
Approved by: Rafael Guzman, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. LWCF Act
2. LWCF Riverside Map
3. Presentation