



**CITY OF SOUTH PASADENA  
SPECIAL JOINT MEETING OF THE COMMUNITY SERVICES COMMISSION  
AND THE PUBLIC ART COMMISSION**

**AGENDA**  
**MONDAY, DECEMBER 9, 2024 AT 6:30 P.M.**

**AMEDEE O. "DICK" RICHARDS JR. COUNCIL CHAMBERS  
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

**South Pasadena Commission Statement of Civility**

*As your appointed governing board, we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made tonight will be for the benefit of the South Pasadena community and not for personal gain.*

**NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY**

The South Pasadena Joint Community Services Commission and Public Art Commission Meeting will be conducted in-person from the Amedee O. "Dick" Richards, Jr. Council Chambers, located at 1424 Mission Street, South Pasadena, CA 91030.

The Meeting will be available:

- In Person Hybrid – City Council Chambers, 1424 Mission Street
- Via Zoom - **Webinar ID: 823 1334 6757**

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the three methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:  
<https://us02web.zoom.us/j/82313346757>; or
3. You may listen to the meeting by calling: +1-669-900-6833 and entering the Zoom Meeting ID listed above.

**CALL TO ORDER:**

Gabriel Vogel, Chair

**ROLL CALL OF COMMUNITY SERVICES COMMISSION:** Gabriel Vogel, Chair  
Bryan Samuels, Vice Chair  
Lela Bissner  
Leslie Albe Field  
Anthony W. Lai  
Mackenzie Z. Moore  
Stephen L. Plotkin

**ROLL CALL OF PUBLIC ART COMMISSION:** Annalee Andres, Chair  
Rina Crystal Velasco,  
Vice-Chair  
Michael Seel  
Jeffrey Burke  
Deloris Piazza

**APPROVAL OF AGENDA**

Majority vote of the Commission to proceed with Commission business.

**PUBLIC COMMENTS AND SUGGESTIONS**

The Public Art Commission welcomes public input. If you would like to comment on an agenda item, members of the public may participate by means of one of the following options:

Option 1: Participate in-person at the City Council Chambers, 1424 Mission Street, South Pasadena.

Option 2: Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 3: Email public comment(s) to [PlanningComments@southpasadenaca.gov](mailto:PlanningComments@southpasadenaca.gov). Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents. There is no word limit on emailed Public Comment(s). Please make sure to indicate: 1) Name (optional), and 2) Agenda item you are submitting public comment on. 3) Submit by no later than 12:00 p.m., on the day of the Commission meeting.

NOTE: Pursuant to State law, the Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Commission or staff may briefly respond to statements

**PUBLIC COMMENT**

**1. Public Comment – General (Non-Agenda Items)**

**PRESENTATION**

2. **Arroyo Seco Golf Course Comprehensive Plan Draft Presentation** – Forrest Richardson Golf Course Architects

**ADJOURNMENT****PUBLIC ACCESS TO AGENDA DOCUMENTS**

The complete agenda packet may be viewed on the City's website at:

<https://www.southpasadenaca.gov/government/boards-commissions/public-art-commission>

**ACCOMMODATIONS**

The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division via e-mail at [CityClerk@southpasadenaca.gov](mailto:CityClerk@southpasadenaca.gov) or by calling (626) 403-7230. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

*I declare under penalty of perjury that I posted this notice of agenda on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City's website as required by law.*

12/5/24

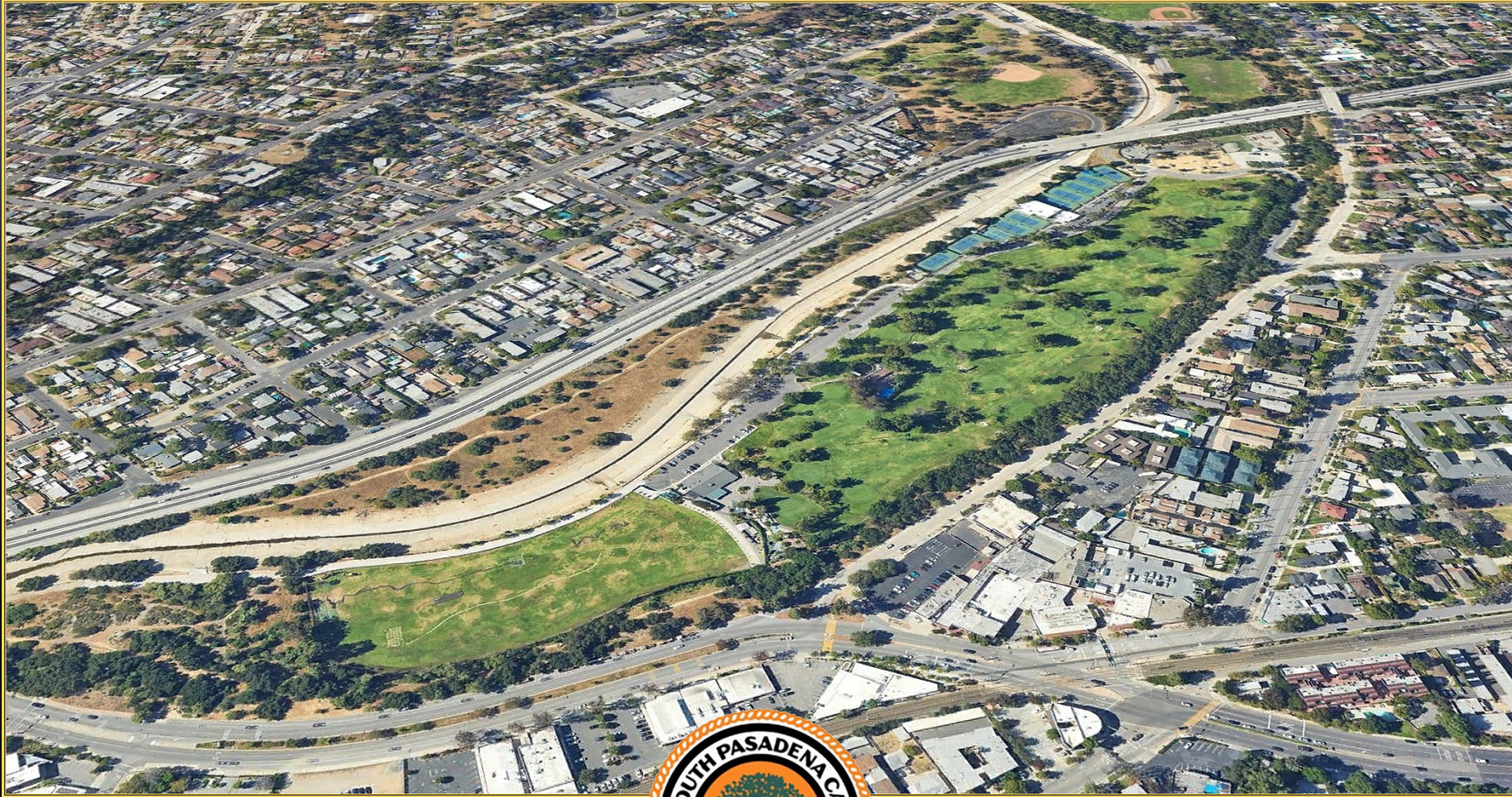
Date

*Tatianna Marin*

Tatianna Marin, Acting Assistant Planner



# ARROYO SECO GOLF COURSE | COMPREHENSIVE MASTER PLAN



*Condensed Report Version*



*December 9th, 2024*

FORREST  
RICHARDSON



GOLF COURSE  
ARCHITECTS





# MASTER PLAN PROJECT TEAM



**Forrest Richardson, ASGCA**  
Golf Course Architect  
Project Manager



**Brit Stenson, ASGCA**  
Golf Course Architect  
Local Representation



**Patrick Wong, PE**  
Project Planning/Engineer

**Kimley»Horn**



**Gregor Markel, AIA**  
Project Architect



**Daniel Berghauser, AIA**  
Associate / Sr. Architect

**Ed Getherall — NGF Consulting**  
Golf Market Analysis & Public Surveys

**Ted Simons — Synergy**  
Range Technology Consultant

**Pat Gross**  
Golf Agronomic Consultant

**Chris Mitchell**  
Golf Irrigation Consultant

**Shane Witcombe**  
Mini—Golf Consultant

**Added Consultant:**

**Dave Tanner**  
Tanner Consulting  
Range Trajectory Analysis





## PROJECT SCOPE – OVERVIEW

- 1. Develop a Comprehensive Master Plan to identify mid- and long-term capital improvement needs.*
- 2. Evaluate buildings and infrastructure needs that will support enhanced recreation and community uses.*
- 3. Help the City plan for future building improvements, additional site resources, changes in golf participation, and growth opportunities for the Arroyo Seco Facility.*





# PROJECT TIMELINE

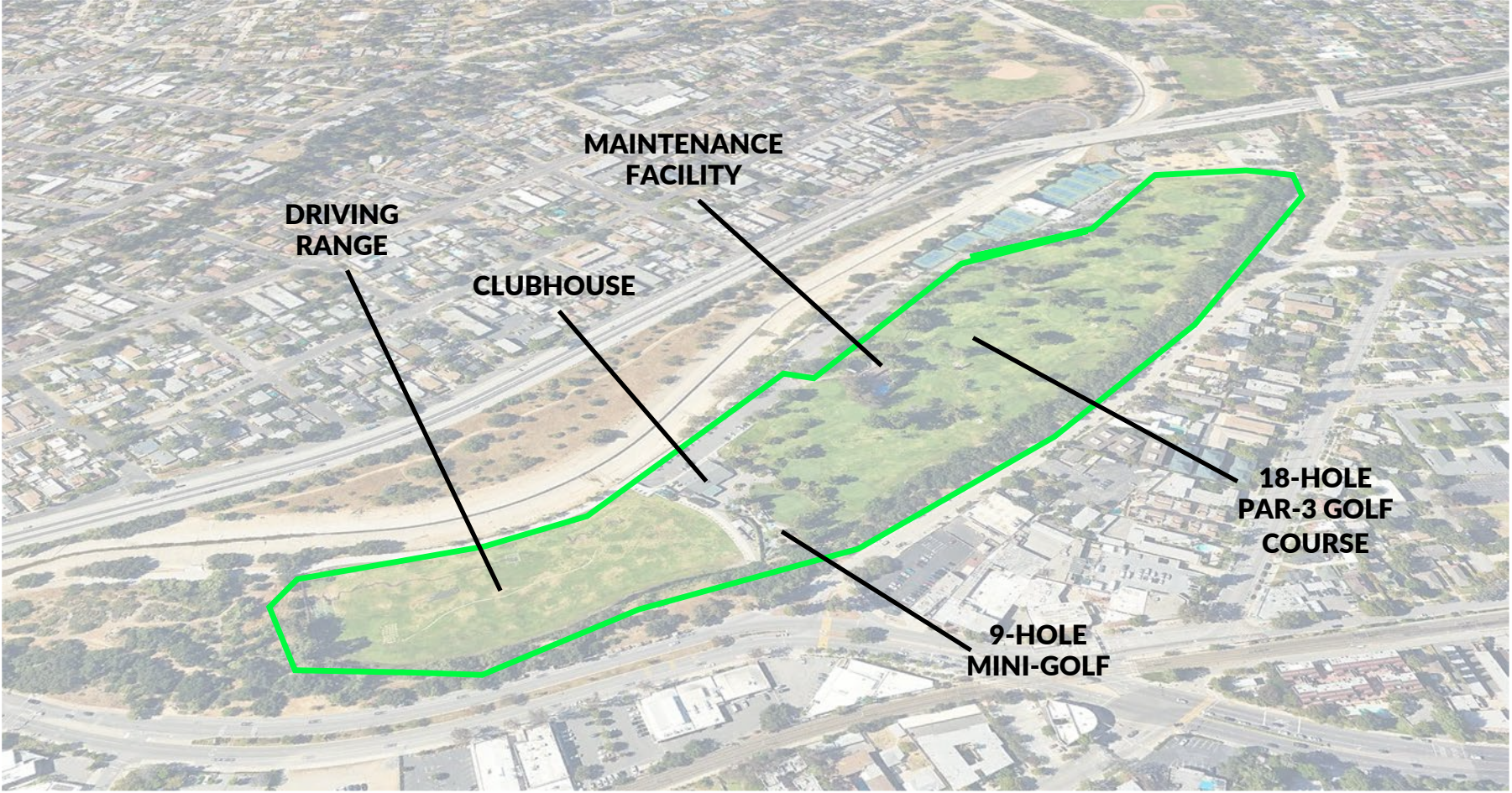
December 2023	RFP Issued
January 2024	Addendum / Scope Refinement
April 2024	City Council Approval for Planning Services
<hr/>	
May 2024	Research and Site Visits
June 2024	On-Site Kickoff (City Staff, Golf Management)
June – July 2024	Data/Mapping Collection, Site Analysis
August 2024	Prepare & Begin On-line Survey Process
<b>August 7th, 2024</b>	<b>Public Outreach Meetings – Golfers &amp; General Public</b>
<hr/>	
<b>Sept – Oct 2024</b>	<b>Master Plan Preparation (Design Options &amp; Costing)</b>
<b>November 2024</b>	<b>Draft Master Plan Prepared – Staff Review</b>
<b>December 2024</b>	<b>Begin Formal Presentation Meetings</b>







# EXISTING ARROYO SECO GOLF SITE & FACILITY



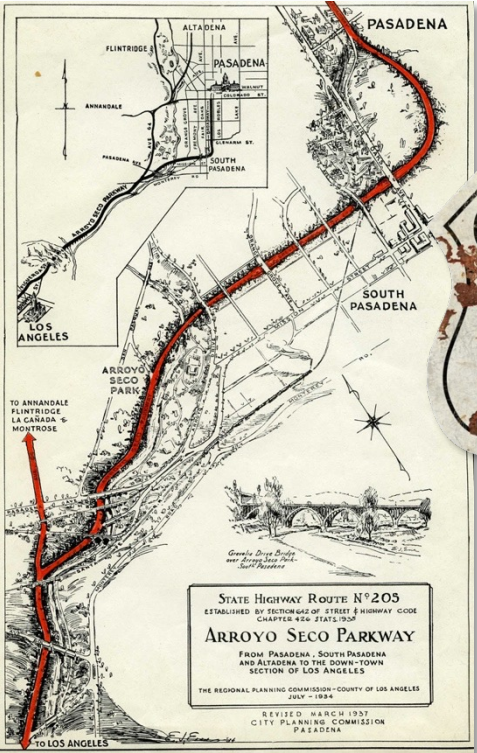
**Total Site Acreage  $\pm 24.0 \pm$  ac**







# FROM THE 1930s – TO GOLF IN THE 1950s



PLEASE DO NOT DROP CLUB ON THE GREEN				PLEASE REPAIR BALL MARKS			
HOLE	YDS	PAR	HCP	HOLE	YDS	PAR	HCP
1	54	3	12	10	99	3	14
2	95	3	15	11	91	3	18
3	101	3	13	12	107	3	12
4	120	4	1	13	128	3	2
5	112	3	7	14	90	3	16
6	103	3	11	15	117	3	8
7	113	3	3	16	123	3	6
8	111	3	9	17	130	3	4
9	127	3	5	18	116	3	10
OUT	976	27		IN	1000	27	

**THE FAIRWAY HOUSE RESTAURANT**  
AT THE ARROYO-SECO GOLF COURSE  
IN SOUTH PASADENA  
Proudly Presents Our New - Fabulous  
**SMORGASBORD**  
ALL YOU WISH TO EAT — BRING THE CHILDREN

<b>LUNCH:</b> EVERY Wednesday 12 Noon - 2 p.m. <b>\$1.35</b>	<b>DINNER:</b> Every Wednesday, Friday and Sunday 6 p.m. - 9 p.m. <b>\$1.65</b> Children Under 12 \$1.35
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**1055 LOHMAN LANE**  
BREAKFAST SERVED ALL DAY — EVERY DAY  
CL. 5-5663





## ARROYO SECO SITE & GOLF HISTORY

1770s	Settled by Gaspar de Portola / Later known as Hahamonga
1820s	Mexican Land Grant of Rancho San Pascual to Manuel Garfias
1900-13	Installations of the Bicycle Path Bridge & Colorado St. Bridge
1922	Arroyo Seco Bond Passed to Create Recreation on 73.9 Acres
1935	Channelization Begins of the Arroyo Seco
1940	Arroyo Seco Parkway Development
1954	Arroyo Seco Park Master Plan by Frank Alderman (City Engineer)
1955	Arroyo Seco Golf Course and Mini-Golf Opens (Lohman Family)
1990s	Arroyo Seco Nature Park Planned and Opened
2024	Comprehensive Master Plan Project Initiated for Golf Facility



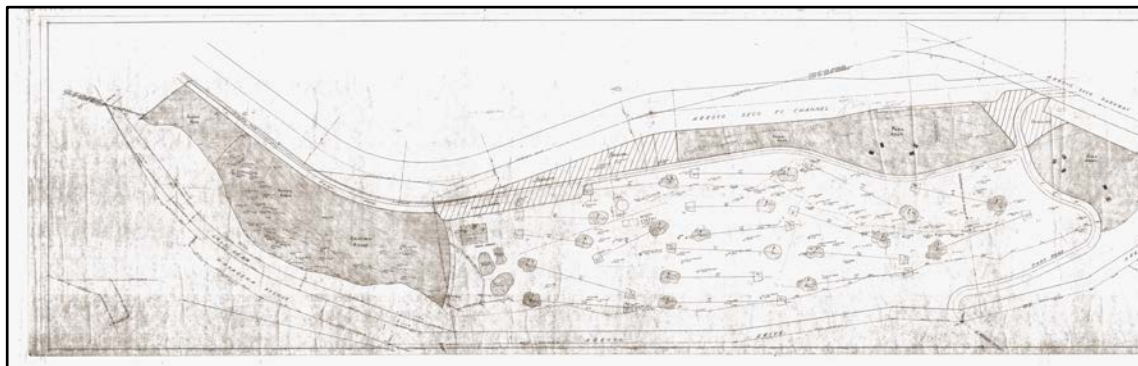


## 1951 — Before Golf



Courtesy of The Benjamin and Gladys Thomas  
Air Photo Archives at the UCLA Geography Department  
"Spence Collection"

## 1967 — Showing Golf



Original golf plan (1954)



1934 Homestead



# FACILITY ASSESSMENT – BUILDINGS



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GOLF COURSE  
ARCHITECTS





# FACILITY ASSESSMENT

## General Buildings Structural Integrity and Programming for Public Needs

- Structural Integrity
- Building Envelope
- Mechanical / Electrical / Plumbing
- Restrooms
- Service / Kitchen
- Meeting Spaces / Food & Beverage
- Safety & OSHA Compliance





# FACILITY ASSESSMENT

## Maintenance Facility

- Facility structures are beyond repair in most instances
- Assessment concludes that many areas are not likely up to best practices for workplace safety
- Equipment is being stored in make-shift shelters and is exposed to the elements
- Storage of chemicals and fuels is not per best practices for golf maintenance
- Lacking employee break room and suitable sanitary facilities





# FACILITY ASSESSMENT

## Golf Course Areas





## GOLF COURSE ASSESSMENT SUMMARY

- **Soils** Heavy at the surface, poor draining in locations
- **Irrigation** Entire system past its lifecycle / leaking, poor coverage
- **Drainage** Not adequate / leads to poor turf quality in locations
- **Turf Types** Should be re-grassed with more drought tolerant
- **Trees** Root intrusion / excessive shade / some invasive to trees
- **Tees** Artificial turf inadequate / lack of diversity (length)
- **Greens** Average condition / rootzones 'ripe' for disease / fungus
- **Water Use** Very high / leaking, poor coverage, old technology
- **Safety** Set-backs not enough in locations / adjoining holes
- **ADA Compliance** Access to tees not compliant in locations
- **Lighting** Old technology / high power consumption / broken







# FACILITY ASSESSMENT

## Golf Range Practice Areas, Mini-Golf and General Site

- No adequate short game practice area
- Practice putting green is undersized
- Range tee space is limited
- Containment netting not adequate
- Range is lacking adequate target areas
- Lighting is inadequate
- Facility not ADA compliant
- Landscaping needs replacement
- Entry drive interrupts parking areas
- Trail link poorly connected
- Arroyo Seco Drive access to steep
- Overhead power across golf
- Perimeter fencing in disrepair
- No sense of arrival; poor signage
- Site drainage overall inadequate







# PUBLIC OUTREACH PROCESS

## 1. Public Surveys

- > Golfer Specific dBase (7,329 email contacts)
- > General Public dBase (2,345 email contacts)
- > Distribution via QR Code advertised in various places

**AUGUST 7, 2024 | 1055 LOHMAN LANE**

	<b>Golfer Audience Meeting</b> <b>5:00 p.m.</b> Golfer Audience Survey!	<b>General Community Meeting</b> <b>7:00 p.m.</b> General Community Survey!	
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**CONTACT US** ☎ (626) 403-7380 ✉ [recreation@southpasadenaca.gov](mailto:recreation@southpasadenaca.gov)

## 2. Public Meetings

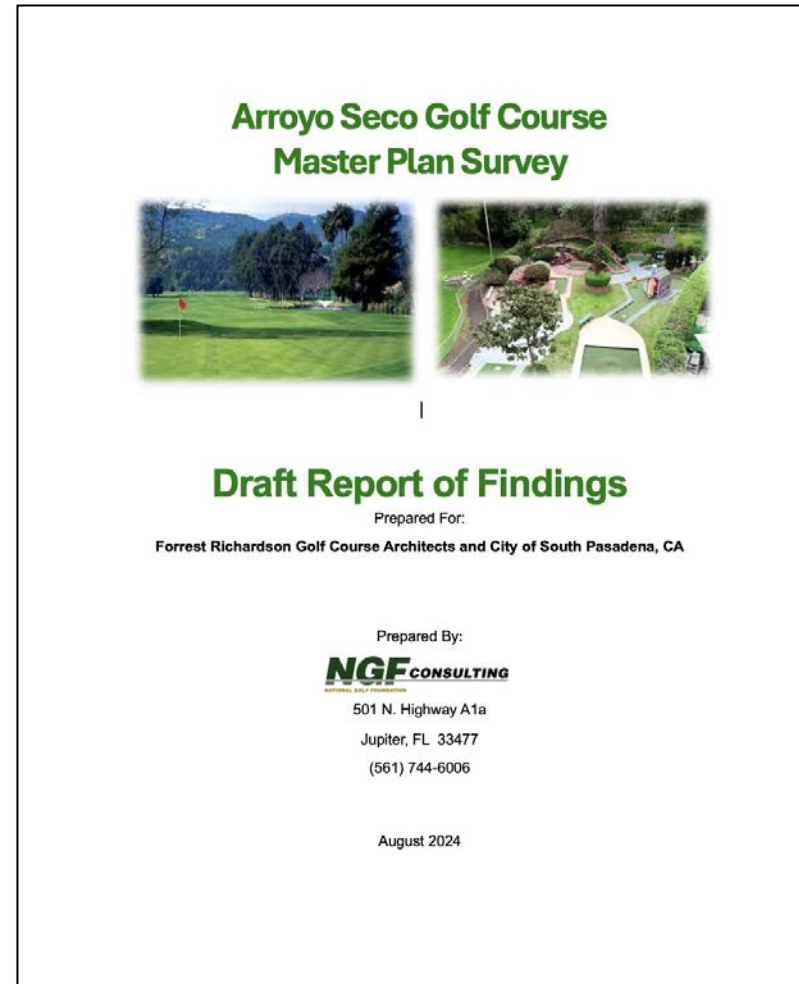
- > Golfer Specific (Aug. 7th, 2024, 5:00pm)
- > General Public (Aug. 7th, 2024, 7:00pm)





## COMMUNITY SURVEY KEY FINDINGS

- The South Pasadena community is highly engaged in the future of Arroyo Seco, as evidenced by the robust response that saw 413 completes (55% golfer, 55% male)
- The sample skews older: 54% are age 65 or older, and about 13% are age 39 or younger. About 86% of respondents reside within 9 miles of Arroyo Seco, with 65.5% within 5 miles

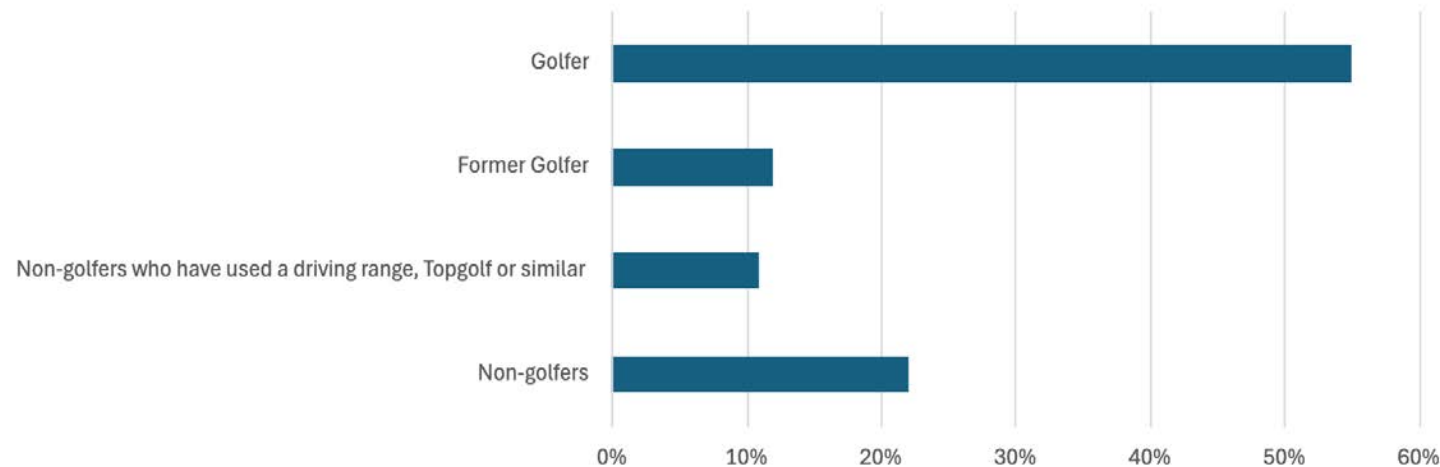




## COMMUNITY SURVEY KEY FINDINGS

- In addition to the 55% golfer cohort, 12% of respondents are former golfers. Among “never-golfers”, one-third have swung clubs at a driving range, Topgolf, or similar facility. The latter cohorts are potential targets in marketing efforts for the new technology-enhanced driving range at ASGC.

Target Audiences for ASGC's New Tech Enhanced Driving Range



- 85% of all respondents have used one or more amenities at ASGC in the past.

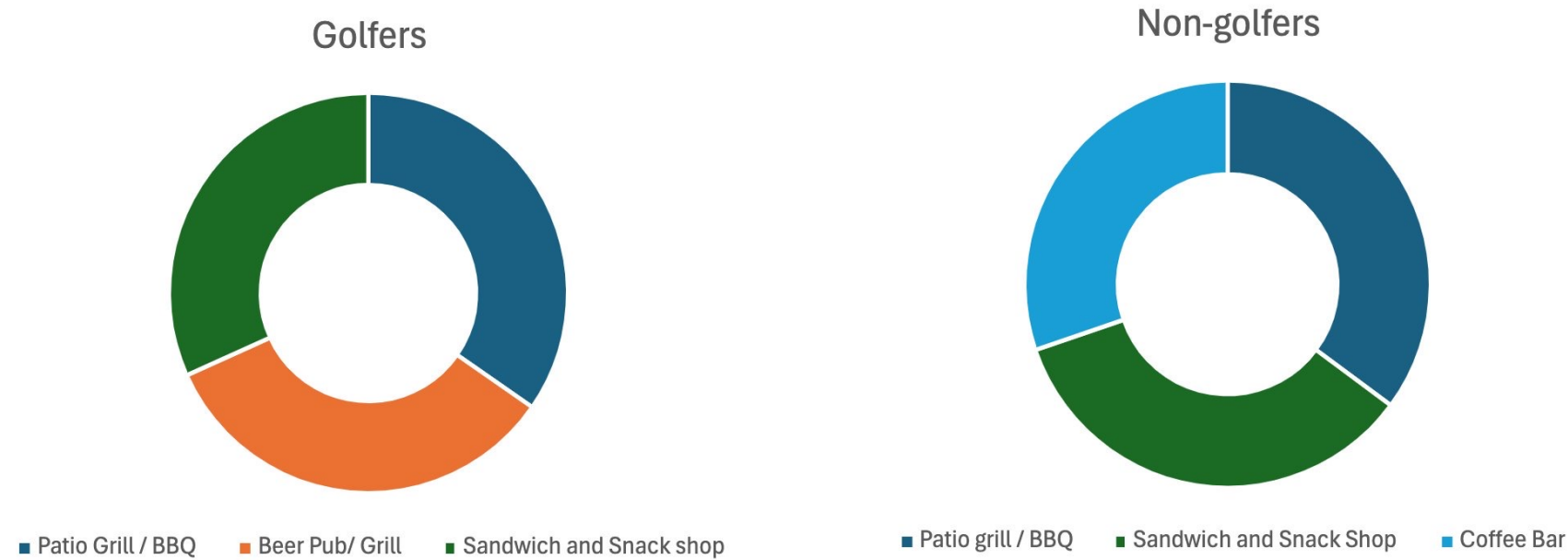






# COMMUNITY SURVEY KEY FINDINGS

- The message with respect to food and beverage offerings at ASGC seems to be ***“We want good, quality service but keep it simple”***





## COMMUNITY SURVEY KEY FINDINGS

- In terms of non-golf activities and meeting spaces, golfers and non-golfers had the most enthusiasm for outdoor seating with food and beverage service.
  - Outdoor live music was the next most popular pick, with 78% of non-golfers and about 53% of golfers indicating they would enjoy it.
  - Nature trails were the third most popular and were much more favored by non-golfers (66.3%) than by golfers (38.1%).
  - Small meeting rooms and outdoor lawn for play were mentioned by about 1 in 4 respondents.

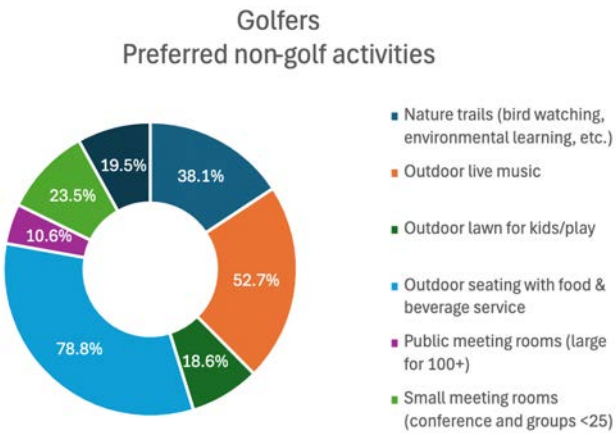
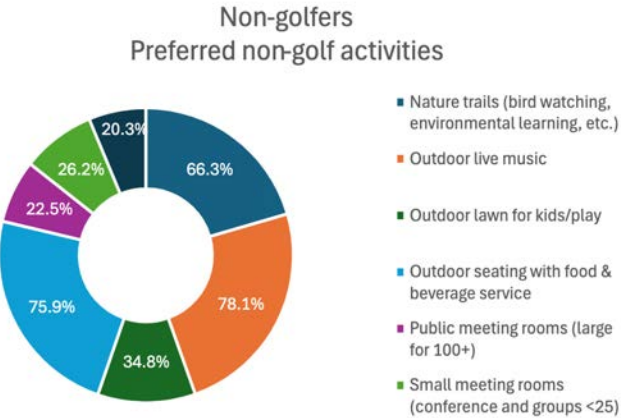






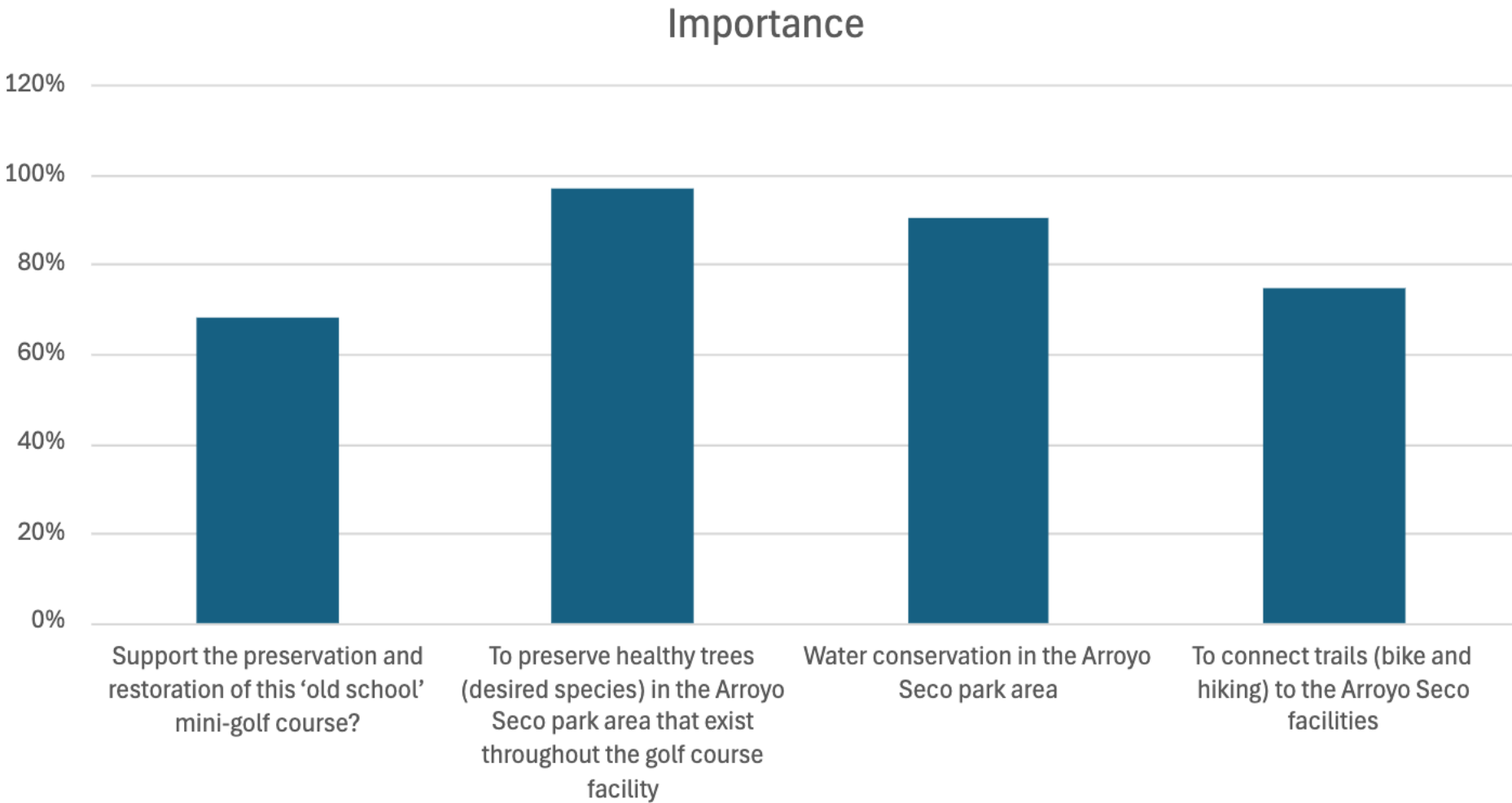
# COMMUNITY SURVEY KEY FINDINGS

- About 68% of respondents support preserving and restoring the ‘old school’ mini golf course at Arroyo Seco, while only 9% do not support that approach.
- An overwhelming majority of 97% of respondents believe it is very (77.5%) or moderately important (19.5%) to preserve healthy trees in the Arroyo Seco park area.
- Similarly, more than 90% of respondents believe water conservation in the park area is very (61.9%) or moderately (28.6%) important.





# COMMUNITY SURVEY KEY FINDINGS



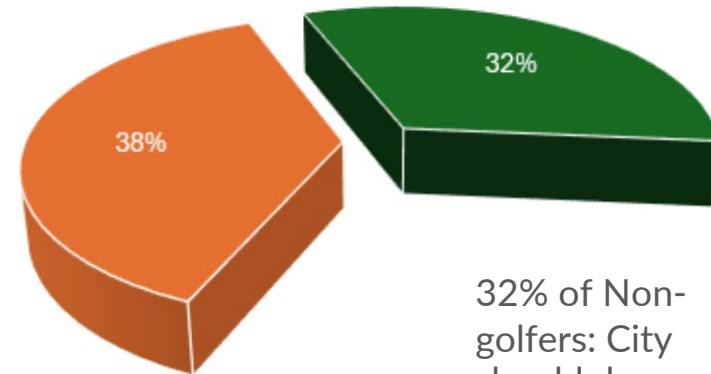
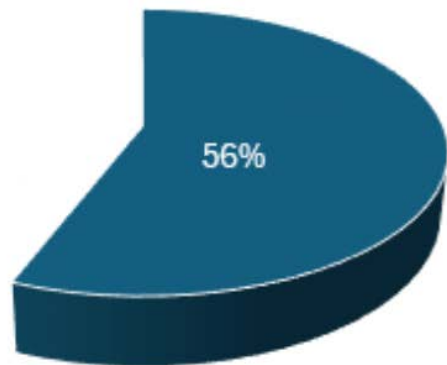




# COMMUNITY SURVEY KEY FINDINGS

- In terms of prioritizing objectives with respect to planned improvements at Arroyo Seco, 56% of the sample and more than three-quarters of golfers ranked 'enhancing and restoring the golf facility' as the top priority.

City should enhance and restore the golf facility to serve new generations who live in or visit the South Pasadena area



38% of Non-golfers: City should focus on adding more non-golf opportunities to the golf facility, so it appeals to more than just golfers

32% of Non-golfers: City should do everything practical to make the facility more environmentally friendly in terms of water use, natural habitat, etc.





## PUBLIC MEETING: PLANNING & OUTREACH



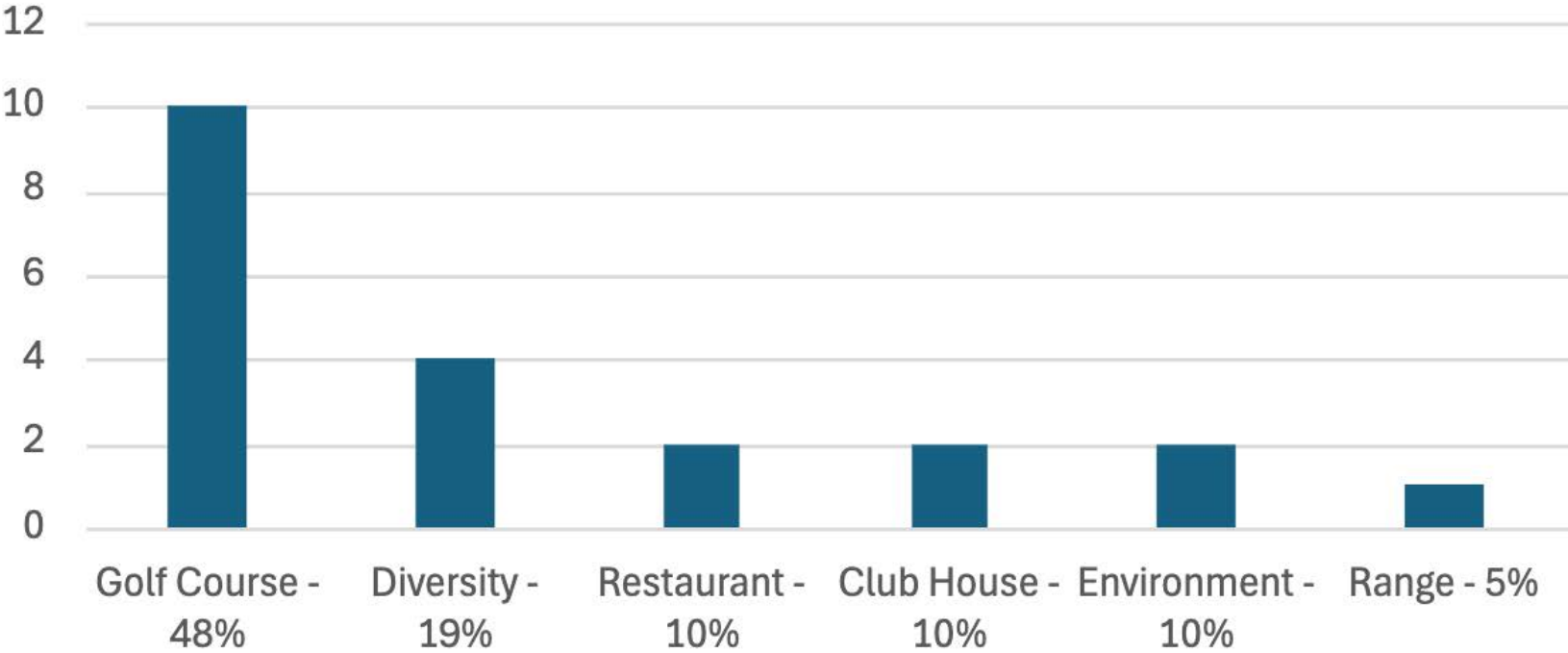
- Surveyed community on LIKES & DISLIKES regarding golf course and facilities.
- Asked participants to consider 12 different areas: range, clubhouse, parking, minigolf, putting green, golf course, natural environment/sustainability, transit, trail integration, nighttime uses, restaurant, and diversity of user groups.
- Participants ranked 3 most important and 3 least important.





# PUBLIC MEETING: RESULTS

## PRIORITY 1: TOTAL COUNT



# RECOMMENADCTIONS SUMMARY

*Based on facility assessment, public input  
and staff participation*





## FACILITY SUMMARY RECOMMENDATIONS

- Replace all buildings
- Resolve ADA issues
- Add range perimeter netting
- Enhance entry and parking
- Replace golf irrigation
- Address Set-back Safety
- Replace all tees, renovate all features
- Remove dying/unsafe trees
- Add new trees
- Reduce turf footprint — save water
- Rebuild/relocate maintenance facility
- Replace all lighting with solar
- Create 2-level range structure
- Restore existing mini-golf (9-holes)
- Add 9-holes new mini-golf
- Create new outdoor spaces

**EXPAND USE  
BY NON-GOLFERS**

**REDUCE WATER  
CONSUMPTION**

**ENHANCE FACILITY  
REVENUES**

**FOSTER WATER  
QUALITY WITH  
WETLANDS**

**RETURN THE  
FACILITY TO A  
“POINTE OF PRIDE”**



# NEW WETLANDS HABITAT INTEGRATION



Conceptual images

- Create new North and South Wetlands
- Positioned to intercept LA County storm drain
- Manage stormwater surface runoff
- Diverse vegetation with aquatic plants
- Nature based solution for stormwater quality
- Wildlife habitat
- Blend seamlessly into the golf course with natural elements
- Connected by realigned creek
- Overflow to the Arroyo Seco Channel

## COMPREHENSIVE MASTER PLAN

*Following site analysis, intensive public outreach surveys, public meetings, interaction with staff and recommendations of the Project Team members.*

*Taking into account national trends, revenue enhancement and 'best practices' to attain environmental, diversity and public safety hallmarks for the facility.*



# COMPREHENSIVE MASTER PLAN

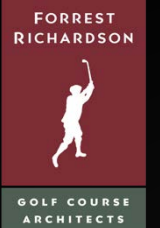


# 10

MASTER PLAN COMPONENTS



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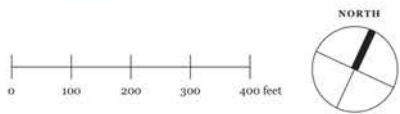
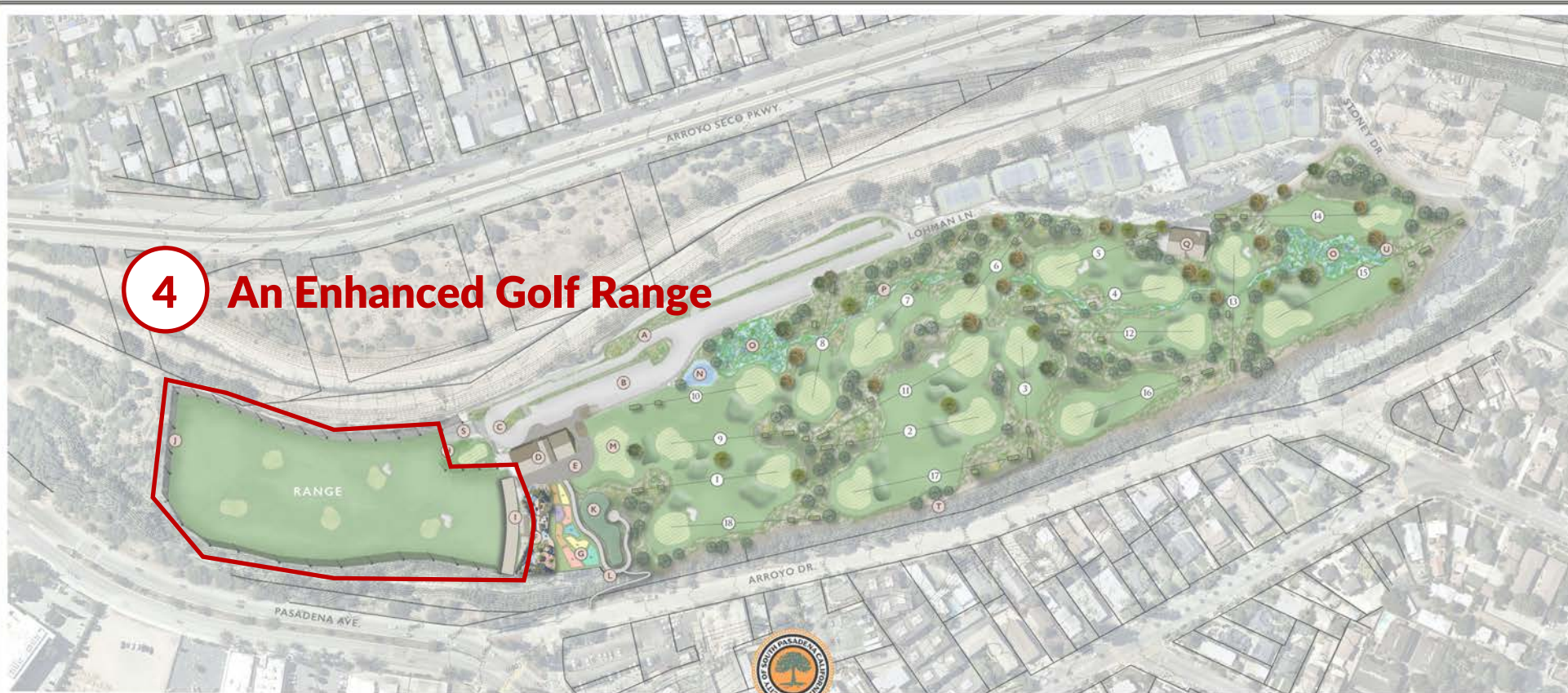




# MASTER PLAN COMPONENTS



## 4 An Enhanced Golf Range



**ARROYO SECO GOLF PARK**  
*Comprehensive Master Plan*



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# MASTER PLAN COMPONENTS





# MASTER PLAN COMPONENTS





# MASTER PLAN COMPONENTS





# MASTER PLAN COMPONENTS



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# MASTER PLAN COMPONENTS



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ARCHITECTS



# MASTER PLAN COMPONENTS







## CREATE A NEW SENSE OF ARRIVAL

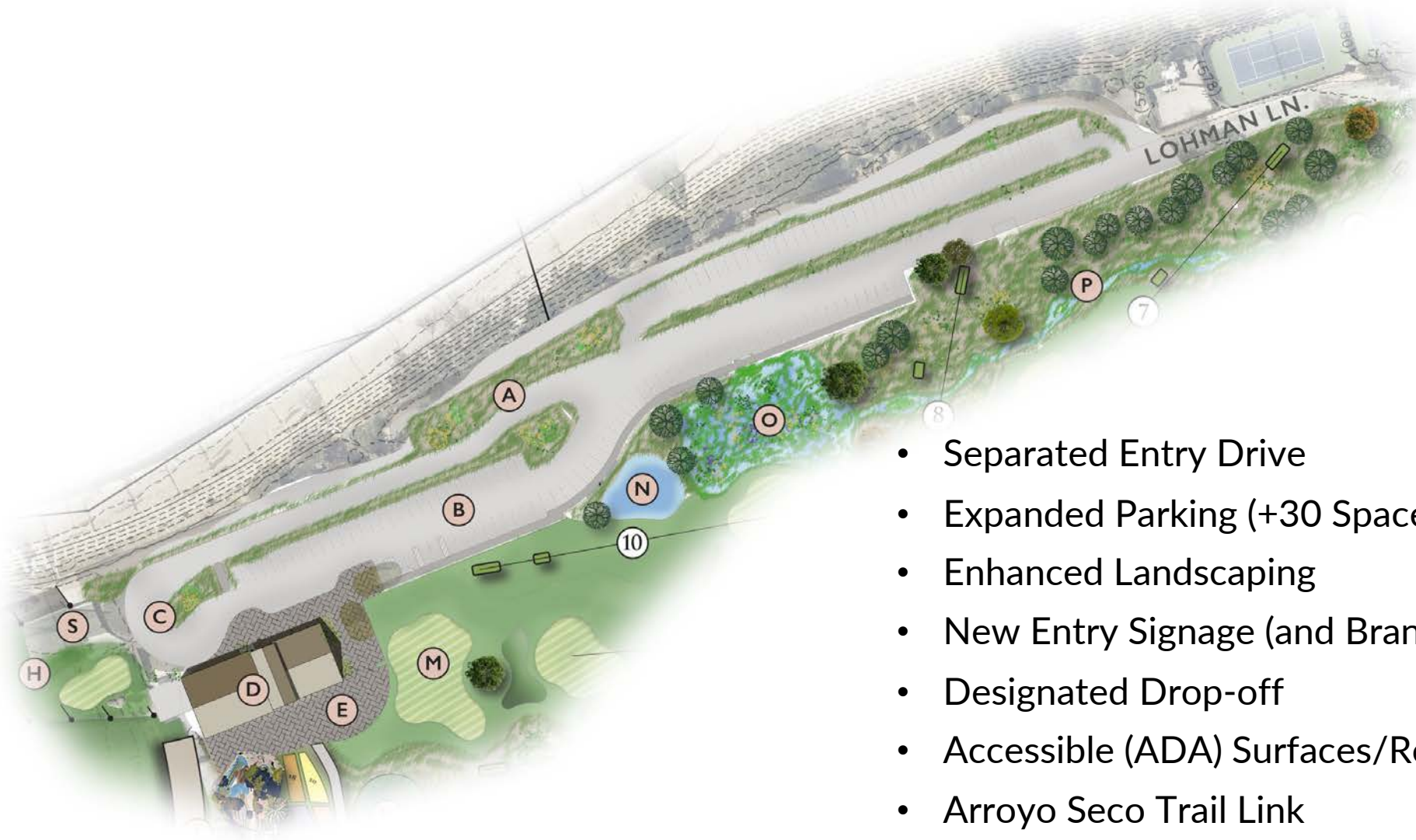
# 1

*Re-think the entry drive to signal a sense-of-place for those arriving by car. Reconfigure parking for better access and more capacity.*

*Create a new trail link for those using the Arroyo Seco Bicycle and Pedestrian Trail*



## ARRIVAL IMPROVEMENTS – ENTRY & PARKING



- Separated Entry Drive
- Expanded Parking (+30 Spaces)
- Enhanced Landscaping
- New Entry Signage (and Brand)
- Designated Drop-off
- Accessible (ADA) Surfaces/Routes
- Arroyo Seco Trail Link



## DEVELOP A NEW & DYNAMIC CLUBHOUSE

# 2

*Replace the once-thriving clubhouse with a fresh concept that is inviting to all — both golfers and non-golfers.*

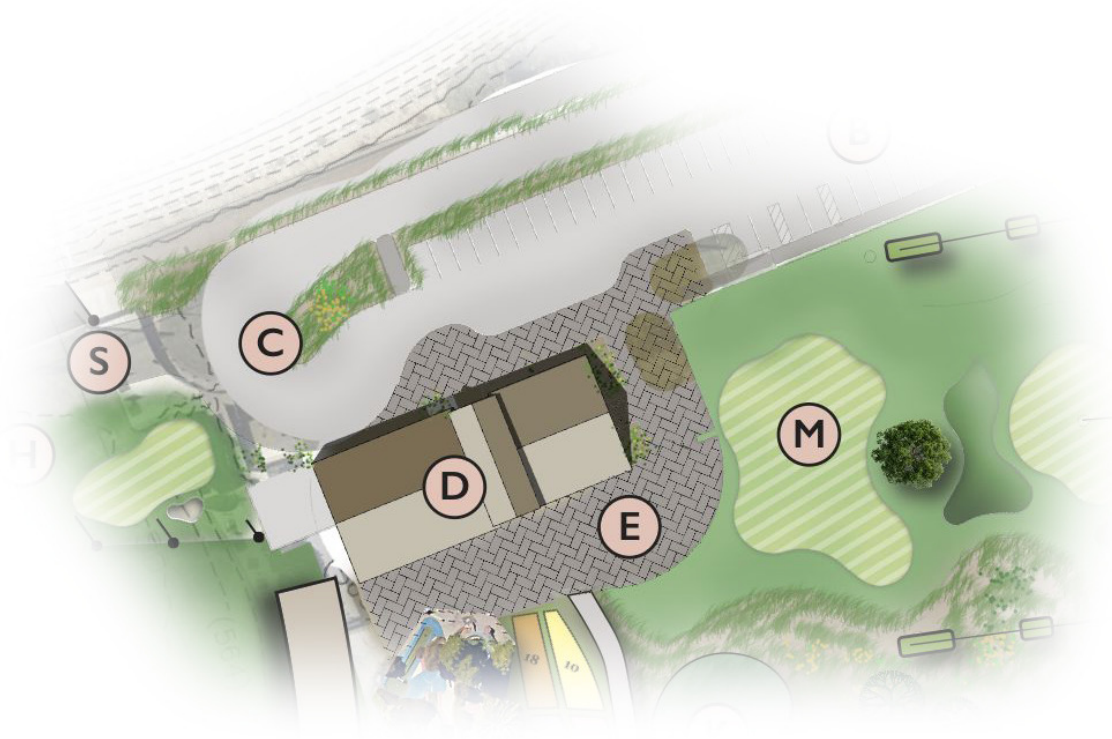
*Embrace the feel of a neighborhood 'hangout' that will welcome hikers, bicyclists, golfers and locals.*

*Make it comfortable, airy, flexible and environmentally compatible with the Arroyo Seco.*





## NEW CLUBHOUSE & GROUNDS



- Use the existing 'hub' location
- Replace all buildings
- Meet the program criteria
- Create meet space for 150±
- Create flexible outdoor spaces
- Articulate the F&B to both outdoor and driving range areas
- Create adjacent lawn spaces for group events and general use by the public
- Conceal service entry to the degree possible

# PROPOSED CLUBHOUSE PROGRAM & FLOORPLAN

#	PROGRAM
1	<b>Pro Shop / Starter</b>
	Indoor Retail
	Retail Counter and Starter
2	<b>Administration</b>
	Office
	Pro Office
	IT & Electrical
3	<b>Circulation / Grand Entry</b>
	Covered Breezeway
	Porte Cochere / Bag Drop Off Cover
4	<b>Food &amp; Beverage</b>
	Bar w/ Storage
	Café Seating
5	<b>Restrooms</b>
	3 Fixture Women's Restroom
	3 Fixture Men's Restroom
	Vestibule
6	<b>Commercial Kitchen</b>
	Janitor Closet
	Delivery Drop Off
8	<b>Service Yard</b>
	Maintenance Cart Storage
9	<b>Meeting Room</b>
	Storage



Conceptual Images





# CLUBHOUSE DESIGN CONCEPT — *East Side*





# CLUBHOUSE DESIGN CONCEPT — *West Side*



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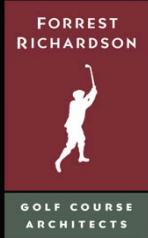




# FOOD & BEVERAGE INSPIRATIONAL THEME



Conceptual Images





## ESTABLISH COMMUNITY MEETING SPACES

# 3

*Integrate community event space to a new clubhouse that will accommodate up to 150 — creating a new opportunity for South Pasadena residents and groups.*

*Plan flexible outdoor spaces that are an extension of the clubhouse — paving the way for entertainment, social gatherings and outdoor food and beverage .*





# MEETING SPACES – CREATIVE & FLEXIBLE



# OUTDOOR SPACES



Conceptual Images





# DRIVING RANGE 'DUAL-USE' SPACE



- Special Event Dual-Use (range)
- ADA Access (staging and public)
- Nearby facilities (clubhouse)
- Lighting
- 4,000 Person Capacity (25 s.f. per person based on  $\pm 100,000$  s.f.)





# THE VIEW HILL CONCEPT — *And Access Trail to Arroyo Drive*



Conceptual Images





## ADD NEW RANGE TECHNOLOGY & REVENUE

# 4

*Re-build the existing driving range to double the capacity with two-levels of hitting bays.*

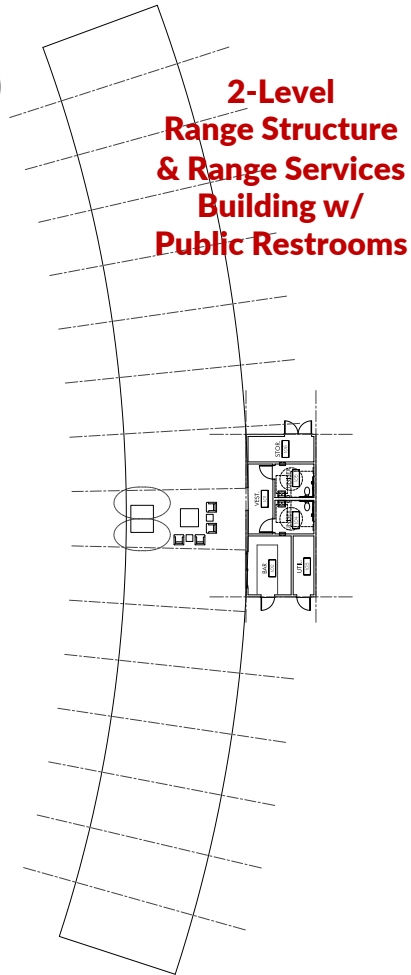
*Integrate entertainment, food and beverage — creating a new Arroyo Seco destination for social recreation.*

*As part of the re-build, complete perimeter containment netting and plan for overlay uses for community events.*



## DRIVING RANGE

- 2-Level Range Hitting Bay Structure
- Integrated Technology & Entertainment
- Night-sky Compliant
- Open-air Design (fans and heating)
- New Outfield Target Areas
- Dual-use for Large Special Outdoor Events





# DRIVING RANGE BUILDING CONCEPT

**Length = 200 yds**

- 2-Levels = 20 bays per level

**Bay Height**

- 12' to 14'

**Bay Width**

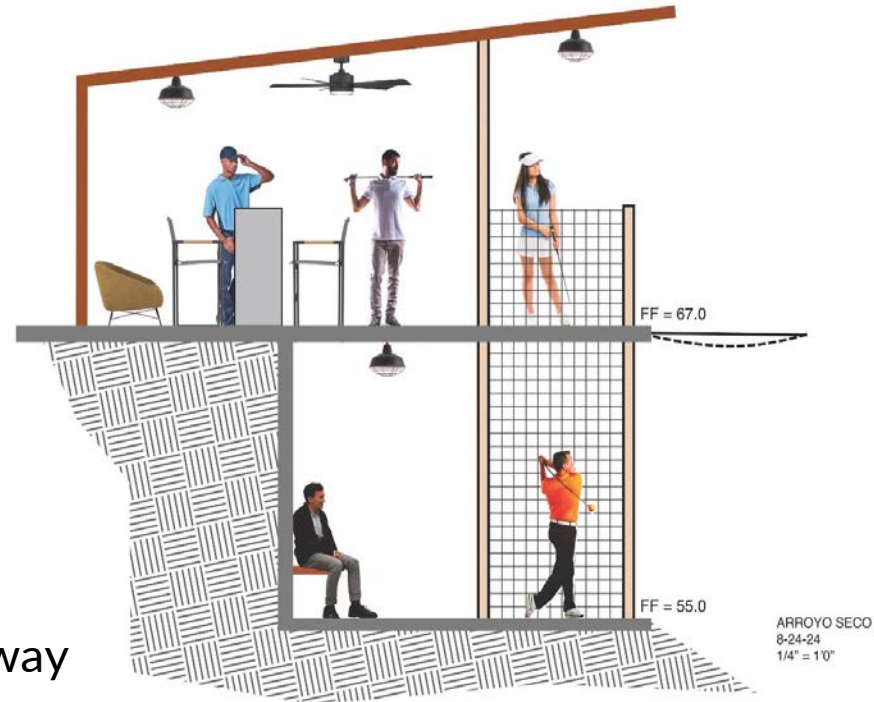
- 2 ea. 16' wide Dual Bays – End Caps
- 16 ea. 10' wide Single Bays - Dividers

**Bay Depth**

- Lower Level = 10' + 8' (seating for 4) + 8' walkway
- Upper Level = 10' + 12' (seating for 6) + 8' walkway

**Other Details**

- Monitors – Tech & Viewing
- Fans / Heaters
- Climate Controlled Room for Tech Hardware (Servers, Router, Hardwire Internet + WiFi)





# DRIVING RANGE BUILDING & OUTFIELD CONCEPT



Conceptual Images



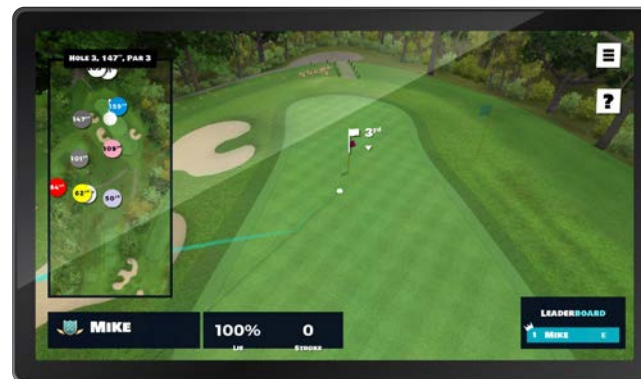




# DRIVING RANGE BUILDING & OUTFIELD CONCEPT



Conceptual Images



# DRIVING RANGE TRAJECTORY ANALYSIS — Recommendations

## Range Side — NORTH (Already Improved)

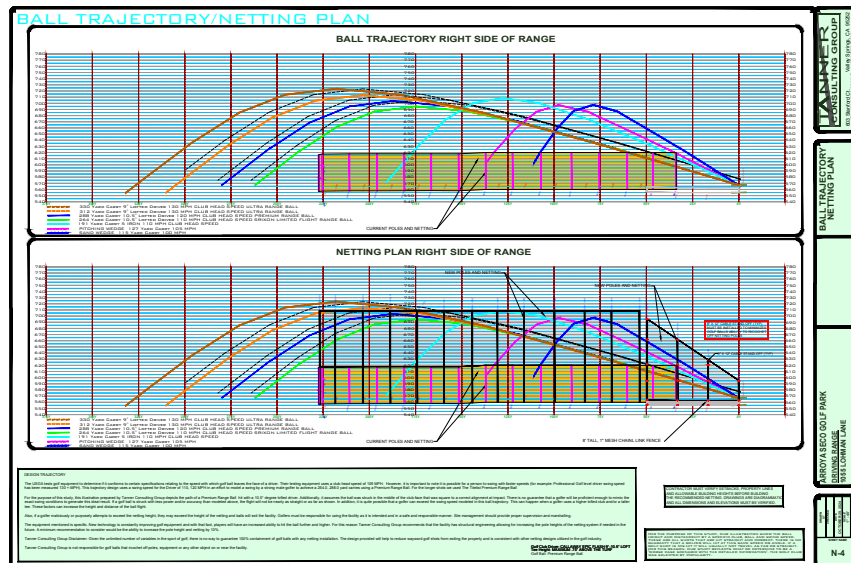
- Leave as-is with trail adequately protected
- Pick any errant balls in Arroyo Seco Channel
- Focus on West and South Sides

## Range End — WEST

## Range Side — SOUTH

- Install Poles & Nets to  $\pm$  120-ft Heights
- Plan Base Pole Segments for Future Raising
- Install Poles & Nets to  $\pm$  120-ft Heights
- Plan Base Pole Segments for Future Raising
- Convert to Lower Compression Range Balls

## Overall Mitigation Measures



*By focusing on the west and south sides, the City will save funds and still provide adequate mitigation of current conditions. The trajectory Analysis is preliminary and will require further study and engineering upon final programming.*





## REIMAGINE THE 18-HOLE, PAR-3 COURSE

# 5

*Renovate and vitalize the 18-hole par-3 course, preserving yardage and improving quality in terms of teeing areas, drainage, irrigation and conditions.*

*Take the opportunity to make room for new and beneficial environmental initiatives — wetlands, less water use and additional oak tree habitat.*



# COMPREHENSIVE MASTER PLAN







# REMODELED 18-HOLE PAR-3 COURSE

SCORECARD (Out Nine)				(In Nine)			
HOLE	PAR	BACK	FWD	HOLE	PAR	BACK	FWD
1	3	110	75	10	3	90	70
2	3	130	100	11	3	130	90
3	3	80	65	12	3	115	65
4	3	100	55	13	3	85	50
5	3	85	60	14	3	120	105
6	3	95	70	15	3	145	100
7	3	110	55	16	3	115	85
8	3	90	75	17	3	130	95
9	3	100	70	18	3	105	80
27		900	555	27		1035	740
				54		1935	1295

- 18-Holes, all par-3
- 1,935 Back-tee Yardage
- New artificial tees / 2-per Hole
- Flexible Yardage for diversity of ability
- Conversion of managed turfgrass from >18 acres to 8.3 acres total
- Integration of naturalized zones with oak and sycamore clusters
- New restroom serving Holes 4 and 13







BEFORE





AFTER





Enhanced  
Stream

Enlarged  
& Enhanced  
Artificial Tees

Reconstructed  
Greens

New Solar  
Lighting

> 80 New Trees

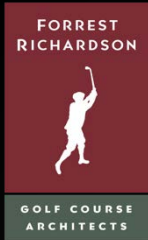
Managed Turf  
Conversion to  
Native Grass





# PROPOSED NEW IRRIGATION WATER SYSTEM







# NEW IRRIGATION TECHNOLOGY



*Central computer with interactive map and smart device access*



*Flow optimized control with integration with pump station*



*Engineered Pump Station with VFD controls*



*High efficiency control and nozzle technology sprinklers*



*Moisture sensing soil probe*



*On-site weather station*



# IRRIGATION & WATER CONSERVATION SCHEMATIC







## PRESERVATION OF EXISTING TREES

*All existing and viable oaks and sycamores on the golf course areas will be preserved under the proposed Master Plan — (80) New trees (Oaks and Sycamores) are shown on the Master Plan to be added within habitat areas throughout the reimagined golf course.*





## TREE PRESERVATION & ADDED TREE HABITATS



- Add  $\pm 80$  new trees appropriate to the Arroyo Seco corridor and ecosystem
- Oak and Sycamore varieties
- Secondary varieties: Camphor, Valley Oak and California Walnut
- Preserve all existing Oaks and Sycamores, except those diseased and/or unsafe



Conceptual Images





# MASTER PLAN LIGHTING APPROACH



Sample Lighting

- Follow Illuminating Engineering Society (IES) Standards
- RP-6-15 Standard on lighting for outdoor sports (using solar equivalent)
- Lighting criteria for illuminance, uniformity, color temperature, source selection, light pollution, and spectrum should be incorporated
- Driving Range: 1 footcandle (adjusted for solar/LED)
- Recreational and Training: 15-30 footcandles (adjusted for solar/LED)





## IMPROVE WATER QUALITY & HABITAT

# 6

*As part of the golf renovation and reimagination, create new wetlands areas that will improve water quality as it makes its way through the Arroyo Seco Golf site.*

*As part of this new environmental component, develop a bird-watch trail and platform with interpretative signage and educational opportunities.*





# NEW WETLANDS & HABITAT AREAS





# SAFE CLEAN WATER PROGRAM — *Grant Funding Potential*



Driving Range Stormwater Cistern



North Wetland's Diversion Outfall to Golf Course

**Examples of study projects involving the Safe Clean Water Program that can be furthered by the Arroyo Seco Golf Course planning and improvement work**





## BRING THE GAME OF GOLF TO EVERYONE

# 7

*Develop a new public putting green that can be enjoyed by all on an outdoor 'commons' where putters and balls are free to use by all.*

*Integrate a short game practice area to the driving range area, to be used by golfers and as an instruction space.*

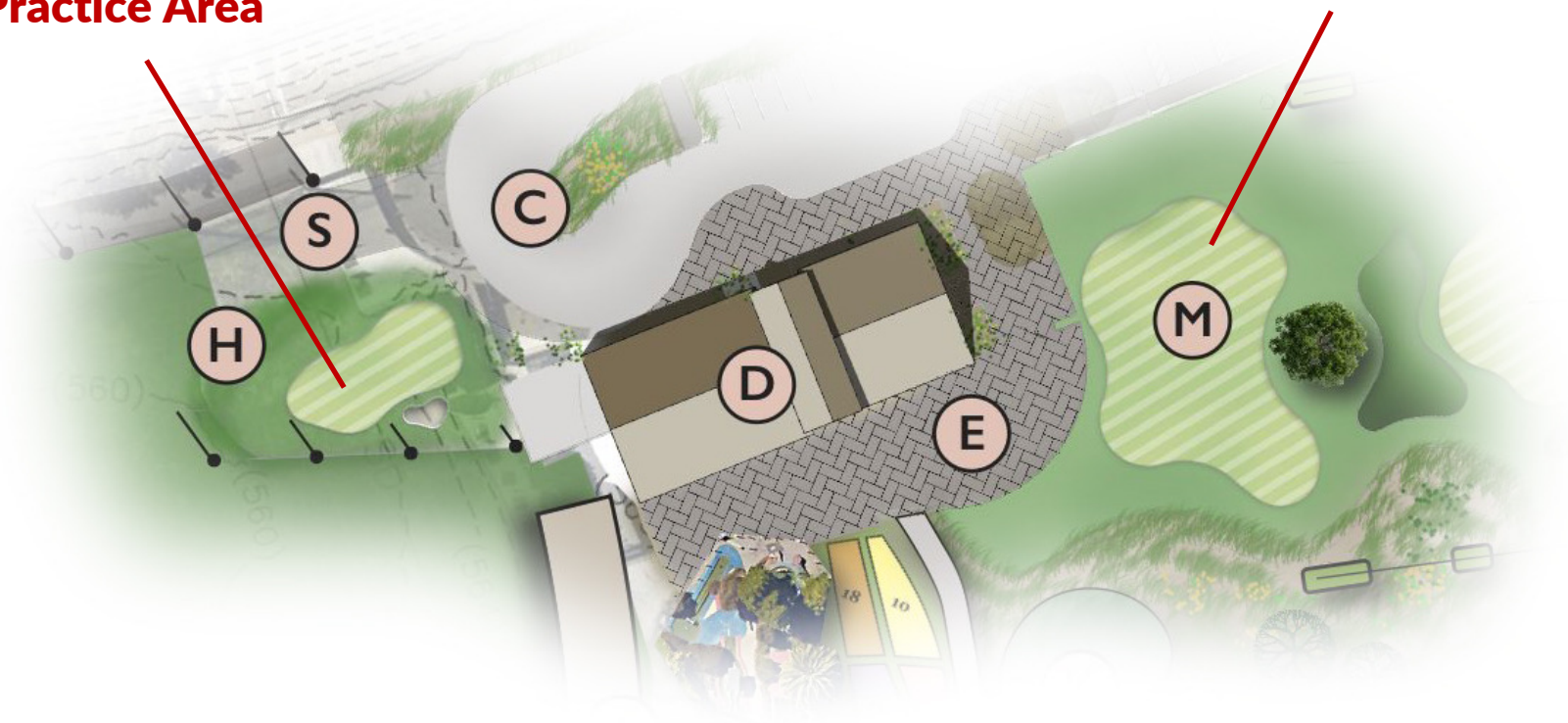




# PUBLIC 'COMMONS' GREEN & SHORT GAME AREA

**New Short Game  
Practice Area**

**Public 'commons'  
putting green**







## BLEND CLASSIC MINI-GOLF & PUBLIC ART

# 8

*We asked the public whether 'preservation' was important when it came to the vintage mini-golf course — and they responded with a resounding 'yes' ... 68% of all surveyed.*

*The concept is to preserve the existing 9-holes of classic 1960s mini-golf while creating nine new holes — each imagined by a different artist selected by the South Pasadena Public Arts Commission.*

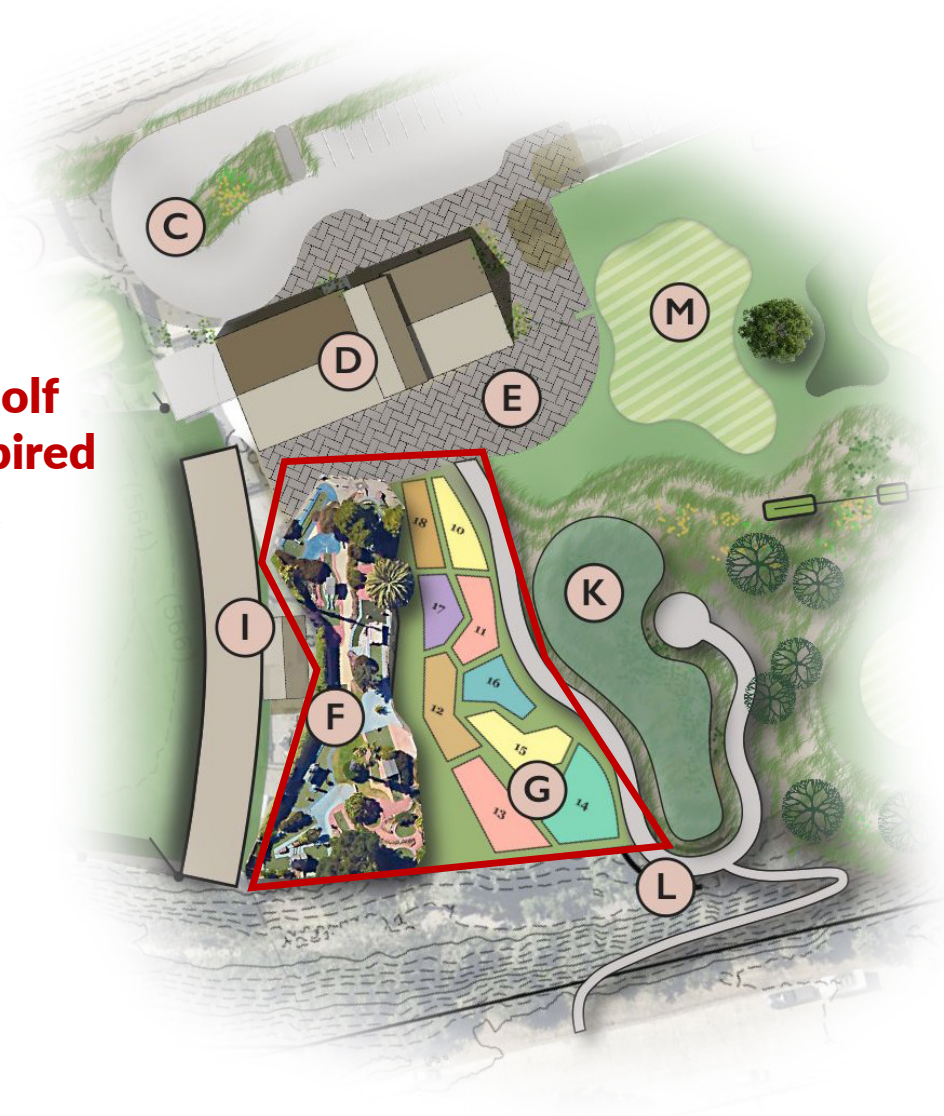




# RESTORE THE OLD 9-HOLES ... BUILD 9 NEW HOLES



**9-new Mini-Golf  
Holes, each inspired  
by an artist**







# RESTORE THE OLD 9-HOLES – BUILD 9 NEW HOLES



Conceptual images



# AN ARTS PROCESS TO CREATE SOMETHING SPECIAL



Conceptual images

## Native American Artists Share Inspiration for Skyline Mini-Golf Holes

The Walker Art Center collaborated with the Native Youth Arts Collective on two new artist-designed holes

By Erik Tormoen - May 27, 2021

[f](#) [t](#) [p](#) [e](#) [in](#)

## Artist-Designed Mini Golf 2017

Parties & Special Event

WALKER

OPEN TODAY UNTIL 5:00 PM  
GET TICKETS  
BECOME A MEMBER  
\$50.00

Q. SEARCH

VISIT  
SHOP  
CALENDAR  
WALKER READER  
ART & ARTISTS  
SUPPORT

WHAT'S ON

EXHIBITIONS  
SCREENINGS  
PERFORMANCES  
FREE THURSDAY NIGHTS  
FREE FIRST SATURDAYS

## A mini-golf course at Olympic Sculpture Park? These artists are designing one

Aug. 11, 2021 at 6:00 am | Updated Aug. 11, 2021 at 10:40 am





## THE NEW 'PUBLIC ART' MINI-GOLF PROCESS

- Restoring the existing c.1960s mini-golf (9-holes)
- Creating a new 9-holes of mini-golf (that will be ADA compliant) is envisioned as a project of the Community Services Department, with assistance by Public Arts Comm.
- The new 9-holes of Mini-golf will allow artists to propose designs under a juried program
- Designs may have a common theme, yet to be determined (Environment, Heritage, Arroyo Seco History, etc.)
- The City will compensate artists (a) for design, (b) for plans, (c) for hands-on time during fabrication/building
- Recommended commission is in a range of \$15,000 to \$20,000 for each artist
- Guidelines for size, footprint will be provided to each artist based on a lottery system
- Designs will need to be functional (outdoor, ADA, buildable, within a pre-defined budget)
- The completed mini-golf will be a lasting legacy for South Pasadena with opportunities to promote the arts
- The project budget would be part of the golf improvement work, unless otherwise determined by the City





## STATE-OF-THE-ART MAINTENANCE FACILITY

9

*Relocate and rebuild the aging facility, creating a safe and efficient new building that will accommodate an all-electric fleet of equipment to care for the Arroyo Seco Golf assets.*

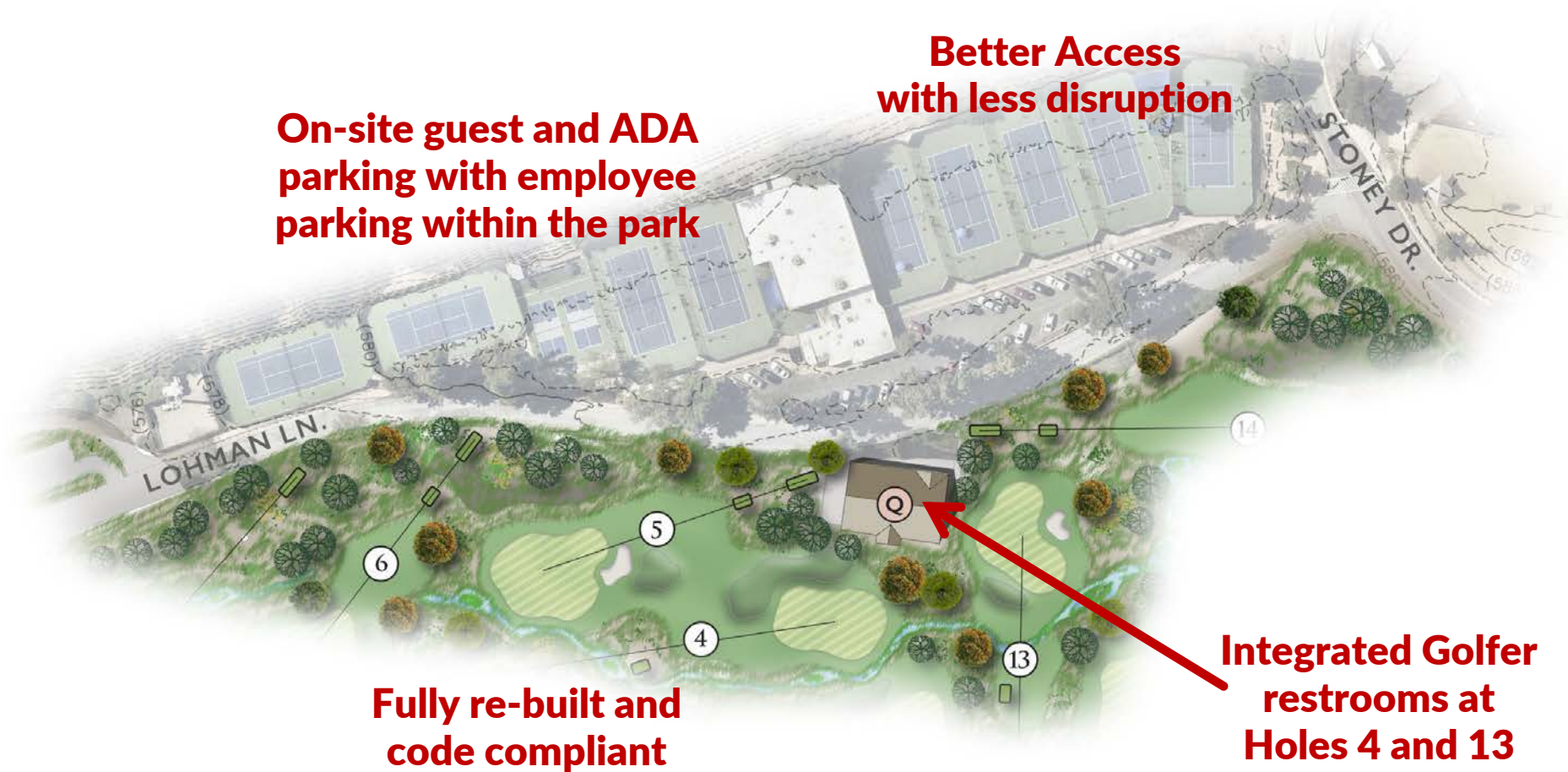
*Lay the foundation for the City to charge maintenance equipment with solar panels, and to begin using robotic mowers and range ball collectors.*







# MAINTENANCE FACILITY – NEW & RELOCATED





# MAINTENANCE FACILITY PROGRAM



#	PROGRAM
1	Maintenance Yard
	Workshop
	Tool Storage
	Mud Room
2	Administration
	Office
	Reception & Open Office
	IT & Electrical
3	Staff Support
	Break Room
	Lockers
	Unisex Restroom
4	Public Restrooms
	Unisex Restroom [2]







## RE-IMAGINED NAME & BRAND

# 10

*Establish the Arroyo Seco Golf Course as being 'more' than just a golf facility — Create a sense of place that is more welcoming to non-golfers and the community as a whole.*

*Embrace the reimagined facility as a 'trail stop' for hikers and bicyclists, offering food, drink and entertainment.*





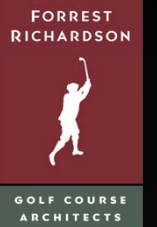
## RE-IMAGINED NAME & BRAND







# THE BRAND INTEGRATED TO THE SITE



# THE BRAND INTEGRATED TO THE SITE



FORREST  
RICHARDSON



GOLF COURSE  
ARCHITECTS





# **PRELIMINARY PROBABLE COST SUMMARY** *(Base Improvements)*

Category	Improvements	Low Range	High Range
Site Items	Demo, Entry Drive, Parking, Utilities, Perimeter Fencing, Clubhouse Landscaping	\$2,500,000	\$3,000,000
New Buildings	New Clubhouse & Furnishings	\$6,500,000	\$7,400,000
	New Maintenance Facility (less equipment)	\$1,700,000	\$2,000,000
Golf Course Areas	Re-build/Remodel All Areas (New Turf, Features, Artificial Tees, Added Trees, Native Conversion, New Irrigation/Pump Sys., Solar Lighting, New Short Game Area & Putting Green)	\$8,700,000	\$10,000,000
Mini-Golf	Restore Existing 9-holes, Add 9-holes	\$1,100,000	\$1,300,000
Golf Range	Construct New 2-Level Range Structure, New Lighting, Range Targets, etc.	\$2,500,000	\$2,900,000
Misc. Public Spaces	View Hill	\$250,000	\$300,000
<b>TOTAL PROBABLE COST ESTIMATE</b>		<b>\$ 23,250,000</b>	<b>\$ 26,900,000</b>





# PRELIMINARY PROBABLE COST SUMMARY *(Optional Scopes)*

Category	Improvements	Low Range	High Range
Range Containment	Replace Poles & Netting at West & South Sides	\$2,000,000	\$2,400,000 (1)
Range Containment	Increase Height at North Side (Arroyo Seco)	\$800,000	\$1,100,000 (1)
Wetlands Areas	Develop (2) New Wetlands Areas	\$350,000	\$400,000 (2)
Underground Water Storage (Range Area)	Storage System, Water harvesting Pump	\$1,500,000	\$2,000,000 (3)
Sand Capping	8-in. Sand Import for Golf Course Turfbed	\$300,000	\$350,000

(1) Per Tanner Consulting Study

(2) Assumes grading and work performed in conjunction with golf course work

(3) Assumes work performed in conjunction with golf course and range work





## POTENTIAL FUNDING APPROACHES



**Deferred  
Maintenance  
for Life Safety  
Components**



**Capital  
Project Funds  
for Range  
Containment**



**Grant  
Funding for  
Water Quality  
(Wetlands)**



**Public-Private  
Investment  
Funding for  
Components**

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**Return on Investment (ROI) Capital Investment by the City  
Based on Revenue-generating Components  
(Enhanced Golf, Range, Meeting Spaces, Special Event Usage)**



## GRANT FUNDING OPPORTUNITIES *(Potential Sources Identified)*

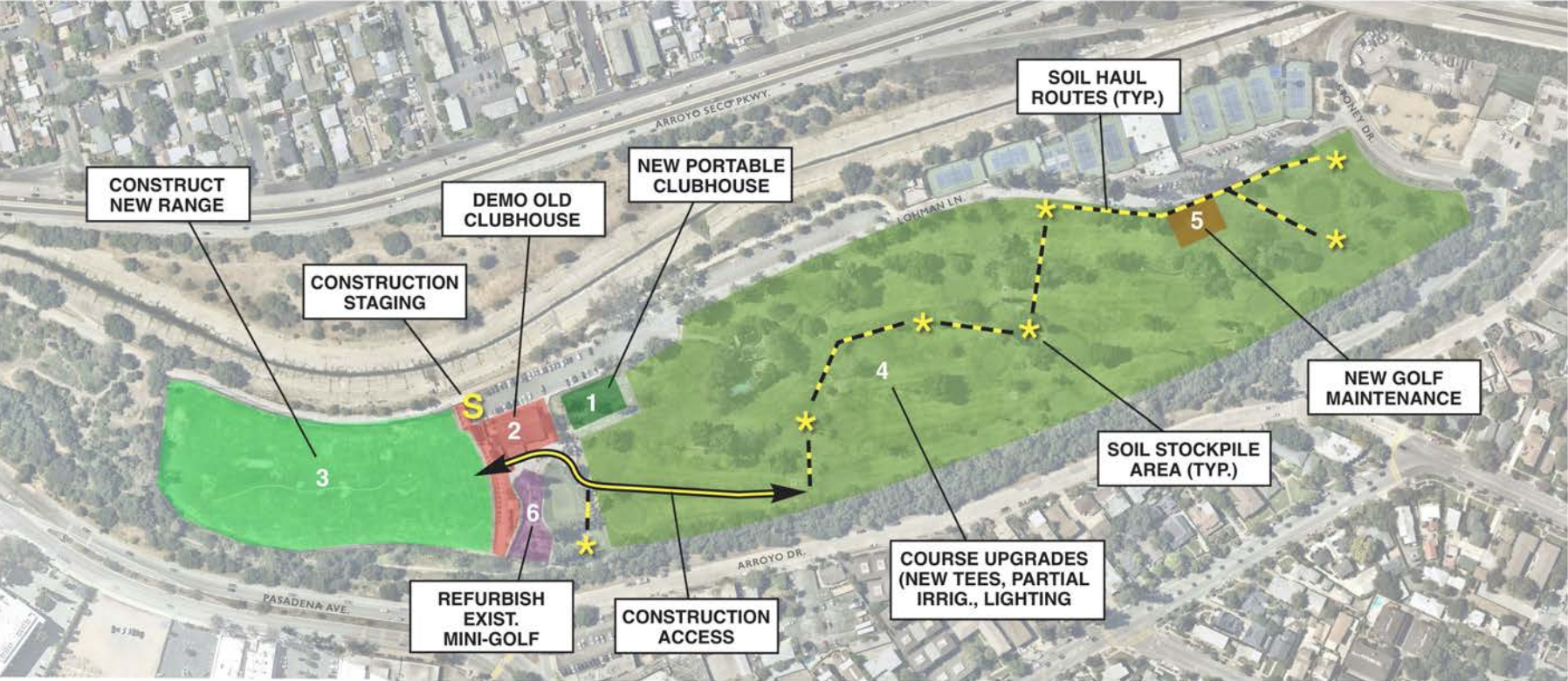
- **County of Los Angeles – Safe Clean Water Program**
- **National Science Foundation – Environmental Engineering and Sustainability**
- **National Alliance for Accessible Golf**
- **Southern California Golf Association**
- **Environmental Enhancement Fund 2024**







# PHASING OPTIONS



11-30-24 (V1)

## LONG RANGE IMPROVEMENT OPTION — *Phase I*





# PHASING OPTIONS

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## SINGLE PROJECT APPROACH

**18-24 MOS.**      All work completed over 18-24 months      \$ 23-25 million

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## LONG RANGE OPTON

**PHASE I**      Portable Clubhouse Building, New 2-Level Range,  
Lowered Range, Partially Improved Course,  
New Maintenance Facility & 9-Holes Mini-golf  
Restored      \$ 11-12 million

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**PHASE II**      Balance of Golf Course Improvements  
(course-wide), Demolition of Old Maintenance  
Facility and New 9-holes of Mini-Golf      \$ 9-10 million

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**PHASE III**      New Entry Drive with Expanded Parking  
& the Permanent, New Clubhouse Building      \$ 8-9 million







This Preliminary Probable Cost Estimate is based on the following conditions:

(1) All statements of the Estimated Probable Construction Cost prepared by the Consultant shall represent the Consultant's best judgment as a design professional of the probable construction cost for the Project. It is recognized, however, that neither the Consultant nor the City has control over the cost of labor, materials, equipment or course accessories, over any contractor's methods of determining bid prices, or over competitive bidding, market or negotiating conditions. Accordingly, Consultant does not warrant or represent that bids or negotiated prices will not vary from any project budget which may have been proposed, projected, established or approved by the City or from any Statement of Probable Construction Cost or other cost estimate or evaluation prepared by the Golf Course Architect. The preliminary estimates herein are based on conceptual plans and in some instances are based on allowances, lump sums and other magnitude of cost format that is a reasonable estimate based on the conceptual level of the designs, plans and approaches to the proposed work covered by Consultant's work and services.

(2) No environmental or other unforeseen site mitigation has been assumed in the preparation of these probable cost estimates.

(3) Consultant's work have been prepared using data, surveys and instructions from the City and City's consultants. Accordingly, Consultant has endeavored to make accurate take-offs and calculations on areas, dimensions and requirements for the proposed work. However, given the conceptual nature of the proposed improvements and reliance on City provided information, Consultant's estimates are limited by these factors.

(4) Phasing of the project will affect probable cost estimates. The probable costs herein are based on a single project contract using prevailing wage factors for the South Pasadena, California area. Phasing of the work into multiple contracts will amount to higher project costs. Any statements of phasing cost impacts are subject to these same conditions.

(5) Recommendations by the Consultant may be optional in some instances. However, it is the aggregate of recommendations that form the proposed improvements as designed and conceptually planned in order to meet the City's goals and objectives as determined by the Consultant in coordination with the City and public input. Should portions of the proposed improvements be omitted as "optional" it is best for the City to re-engage the Consultant for opinions, impacts and other considerations in order that goals, objectives and the intent of the proposed improvements be adhered to for the purposes so noted.

(6) Consultant's work and services have relied on sub-consultants approved by the City, including some consultants engaged by the City directly. The City has also provided data and information from other jurisdictions, agencies and public utilities to the Consultant. Consultant shall not be held liable for any good faith reliance on sub-consultants, including the City's own data and information or that conveyed via the City to Consultant.

(7) Time is of the essence in forming budgets based on the above Preliminary Cost Estimates. Contingencies included represent the Consultant's best judgement on project contingencies during the work being carried out, and do not reflect cost escalations from the date of this document until actual bids are secured from qualified contractors. The costs estimated above are based on fair market value (prevailing wage) project costs at the time of the preparation of this document. No estimation of future costs from the date of this document to any time certain has been provided, nor should the City rely on any statements of such cost escalations or estimates thereto.

Prepared by:

Forrest Richardson Golf Course Architects  
(dba: Golf Group Ltd.)  
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Phoenix, Arizona 86020  
602-906-1818

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