

TO: Redevelopment Agency
 FROM: James L. App, City Manager
 SUBJECT: Paso Robles Youth Arts Foundation
 DATE: May 4, 1999

NEEDS: For the Agency Board to consider authorizing the sale of the Agency's undeveloped 32nd/Spring Street property to the Paso Robles Youth Arts Foundation.

- FACTS:**
1. The Redevelopment Agency acquired 28,667 sq. ft. of undeveloped property on 32nd Street between Spring & Oak Streets for low income senior housing.
 2. The property, comprised of two parcels zoned R1 & R4, was appraised at, and acquired by the Agency for, \$135,000.
 3. The Foundation has been awarded a \$135,000 Community Development Block Grant by the City Council to acquire property for the proposed facility.
 4. The non-profit Paso Robles Youth Arts Foundation, formed and funded by Mrs. Donna Berg, proposes to purchase the property to construct a facility to house youth cultural arts programs.
 5. The Foundation indicates that it is prepared to commit \$300,000 for the construction of a 5,000 sq.ft. building. The building would provide area youth with cultural and performing arts lesson/practice space, computer & library resources, and Foundation offices.
 6. The Foundation also hopes to expand on the initial 5,000 sq.ft. facility with a 2,000 sq.ft. theatre and dressing room facility.
 7. The Foundation has indicated that it will commit at least \$70-80,000 per year for 5 years for cultural arts programs for area youth.

ANALYSIS & CONCLUSION:

The Paso Robles Youth Arts Foundation has already contributed over \$50,000 to create new and ongoing cultural arts programs for area youth, including the very successful production of "Oliver". 65 young people were involved in the production of "Oliver", and approximately 200 are reported to be active in the ongoing cultural arts programs offered by the Foundation. The Foundation has publicly stated its commitment of \$500,000 to continue these programs, plus \$300,000 to build a facility to house them.

Mrs. Berg, founder and benefactor of the Foundation, has identified the 32nd Street site as the option for the new facility. The site provides the needed space, as well as frontage on Spring Street - which would greatly enhance the presence and operation of the future performance stage/theatre expansion. The parcel is zoned a combination of R-1 & R-4. Subject to approval of a Conditional Use Permit, no

rezone would be needed to accommodate the proposed youth facility. And, inasmuch as CDBG funds will be used to acquire the property, it will be required to offer the planned programs to low income youth (51% of the participants must be low income) for a period of at least five years.

The property's location may cause program participants to cross Spring Street at 32nd Street. If a traffic safety concern arises anticipating such pedestrian crossings, traffic controls may be installed. Stop signs could be placed as an interim measure to evaluate their effect/benefit. Should permanent controls be desired, the intersection could be signalized. A traffic signal would cost approximately \$110,000. There is sufficient cash in the City's Traffic Signal Fund to signalize the intersection.

POLICY

REFERENCE: None.

FISCAL

IMPACT: \$135,000 property sale proceeds/income to the Redevelopment Agency Low/Moderate Income Housing Fund.

- OPTIONS:**
- A. **Authorize the Sale of the Redevelopment Agency's 32nd Street Property to the Paso Robles Youth Arts Foundation.**
 - B. **Amend, Modify or Reject the Option Above.**