

City of Montclair

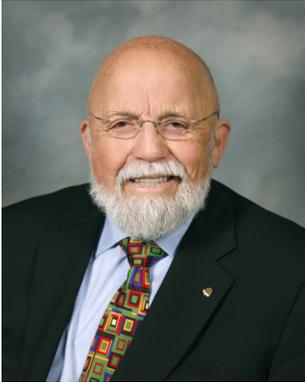
STATE OF THE CITY 2014

Building Bridges to a Montclair Future

Annual Report, October 8, 2014



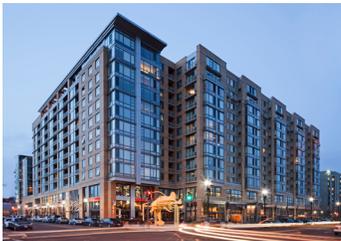
MAYOR PAUL EATON'S MESSAGE



Nearly three years ago, the state denied Montclair and other California communities the opportunity to use redevelopment as a tool to drive economic and public works improvements. It has been eight years since the great recession first placed a stranglehold on economies worldwide.

Despite these challenges, Montclair remains a sound public agency committed to maintaining, and improving on, a wide array of community-based public services. The City Council is committed to policies promoting strong fiscal management and a cost-effective operational structure.

With its strong foundation, Montclair successfully weathered the recessionary forces that struck at the sources of government revenues. The City Council has adopted a string of balanced budgets, and we are building our reserve capacity to face any future emergencies. Through this foundation of fiscal responsibility, we are *Building Bridges to a Montclair Future* supported by the bedrock of economic development and superior community service. This requires ongoing fiscal responsibility, and ties that bond us with businesses and residents. Your City Council pledges a platform of progress and sustainability dedicated to *Building Bridges to a Montclair Future*.



CIM GROUP

The City's forward-thinking approach in adopting the North Montclair Downtown Specific Plan was integral to the CIM Group's decision to acquire Montclair Plaza in February 2014. The CIM Group was attracted to the City by the variety of urban land uses, the proposed pedestrian corridor, and the nearby Montclair Transcenter depicted in the North Montclair Downtown Specific Plan. The City is diligently working with CIM Group on a renovation concept for the Montclair Plaza.

The CIM Group has redeveloped many urban commercial, residential, and mixed-use developments. Several well-known projects in the CIM Group portfolio include the development at Hollywood and Highland including the Dolby Theater, portions of the 3rd Street Promenade in Santa Monica, and a 125-unit condominium in midtown Manhattan, the third tallest building in the United States.

GLOBAL LINK DISTRIBUTION

In late spring, the largest industrial building to be constructed in Montclair in over 15 years was completed on the north side of Arrow Highway, just east of Central Avenue. The 98,465 SF concrete tilt-up building, occupied by Global Link Distribution, has an office area of approximately 3,000 square feet with an overhead mezzanine space of equal size, 16 raised truck docks, and on-site parking for 172 vehicles.



THE PASEOS AT MONTCLAIR NORTH

The urban appeal of the North Montclair Downtown Specific Plan is reflected in the new community at *The Paseos at Montclair North*, a 385-unit upscale apartment development unique to Montclair. The Paseos has become an active, walkable, and connected community incorporating Santa Barbara-style townhouses, flats, studios, and courtyard units surrounded by open promenades, gardens, and a central park. The Paseos has easy access to Metrolink, nearby freeways, shopping, dining, and institutions of higher education that were instrumental in the developer's decision to construct The Paseos.



MONTCLAIR TRANSCENTER

The North Montclair Downtown Specific Plan, adopted in 2006, implemented a new concept of higher density, transit-oriented development in portions of North Montclair. The Montclair Transcenter is central to the vision of a more complete public transportation system. The Montclair Transcenter currently supplies



The City is whole-heartedly *Building Bridges to a Montclair Future* through its commitment to fund the engineering plans for construction extending the Gold Line from the western San Bernardino County line to the Montclair Transcenter. The plans and oversight fees will cost approximately \$2.8 million.

Metrolink service and a variety of bus services that can easily be accessed by Montclair residents. Extension of the Gold Line light rail train to Montclair will make the transit-oriented vision for Montclair a major achievement.

SAN ANTONIO GATEWAY

With the formation of the Housing Task Force in the late 1980s, the San Antonio Gateway was identified as an area in need of revitalization within the City. The long-term goals of San Antonio Gateway resulted in the completion of five major housing projects from 2007 to 2014. Four affordable housing projects developed by National CORE include the 75-unit San Antonio Vista Apartments, completed in 2007; the 85-unit San Marino low-income Senior Apartments, completed in 2010; the 50-unit Mills Family Project (Vista del Cielo), completed in 2011; and the recent 18-unit San Emi Special Needs Housing, completed in 2014. Bellafina, a market rate, 106-unit single-family development, was completed in 2010.

The total combined real estate cost for the four affordable housing projects was \$53 million, a major investment for a previously neglected area. *Building Bridges to a Montclair Future* has resulted in the City fulfilling the long-term goals of San Antonio Gateway by bringing major housing advancements and critical improvements to the area.



San Antonio Vista, 50-units



San Marino, 85-units



Vista del Cielo, 50-units



San Emi, 18-units

MINI-SCHOOL

For the first time this year, the City of Montclair Mini-School held its first “Camp Mini-School” summer program at the Kids Station, located at the Montclair Metrolink Transcenter. The six-week session began in May and featured many learning activities involving art, building blocks, and outdoor activities. Approximately thirty students attended each session. Volunteers from California State Polytechnic University in Pomona did weekly lessons on food and nutrition.



ONLINE TO COLLEGE PROGRAM

In July 2014, the Online to College program was awarded the 2014 Dr. John W. Rice Diversity and Equity Award by the Foundation for California Community Colleges. The award was presented in Sacramento by former Secretary of State Dr. Condoleezza Rice, whose father the award is named after. Established in 1998, Online to College is a partnership between Chaffey College, the City of Montclair, Chaffey Joint Union High School District, and Ontario-Montclair School District. Once enrolled in the program, students and their parents are immersed in the value of college education, including field trips and workshops. When students graduate from Montclair High School, they are offered a scholarship that pays the entire costs of attending Chaffey College for two years. In April 2014, 70 students graduated from Online to College.



HEALTHY MONTCLAIR

The City’s effort to promote a healthy local economy and healthy lifestyle is *Building Bridges to a Montclair Future* that supports an active lifestyle and locally-grown food to benefit the community. The Healthy Montclair Initiative is a City project working to improve access to physical activity, locally grown food, and health care by offering healthy resources for the community.



In promoting healthy food options, the City opened the Montclair Community Fruit Park at Sunset Park in late in 2013. With the assistance of nonprofit organization *Incredible Edible Community Garden*, over 30 different fruit trees were planted and are now maintained by local resident-volunteers. The intent of the Community Fruit Park is to collect and distribute fruit in an area of the City where

some residents have limited access to healthy, locally-grown food.

To support healthy eating, the City established the Montclair Community Certified Farmers Market on May 7, 2014 to supply the community with locally grown fruits, vegetables, honey, tamales, hummus, and other goods for purchase every Wednesday afternoon at the Montclair Town Center, year-round.



GOLD'S GYM



The City’s role in promoting healthy and active lifestyles is complemented by the recent completion of Gold’s Gym, which opened in May 2014. Construction has transformed the former Circuit City store into a 40,000 SF state-of-the-art fitness center. Gold’s Gym has an expansive workout area featuring a wide selection of cardio and strength training equipment, Cardio Cinema, men’s and women’s Eucalyptus steam and sauna areas, an indoor 25-meter lap pool and spa, a pro shop, a supplement store, and a kids’ club.

PUBLIC SAFETY, MONTCLAIR POLICE DEPARTMENT

This July, the City Council re-authorized the creation of the Montclair Police Department Traffic Safety Division, which was created to improve the safety of pedestrians, reduce traffic related injuries and deaths, and promote public safety awareness campaigns. Funded by a grant from the State Selective Traffic Enforcement Program and asset forfeiture funds, up to \$145,000 will be used to staff a Motor Officer position and motor vehicles.



The Montclair City Council approved funding to purchase a Mobile Command Trailer, which was delivered in July 2014. The Mobile Command Trailer provides a mobile command center for City personnel during emergencies, disasters, critical incidents, and is utilized for community events.

In *Building Bridges to a Montclair Future*, the Police Department’s Community Relations Division, established in 2013, began utilizing the Nixle Community Information Service in September 2013, which allows police staff to send text messages and/or emails to alert subscribers with information relevant to their neighborhood.



PUBLIC SAFETY, MONTCLAIR FIRE DEPARTMENT

In December 2013, the City Council approved an agreement for the joint sharing of Fire Department command staff and the expansion of mutual aid by opening service boundaries between the Montclair and Upland Fire Departments. The joint sharing of command staff creates an economy of scale that is anticipated to significantly save the City approximately \$450,000 in personnel and overtime costs annually.

The City Council accepted \$372,000 in Federal Emergency Management Agency (FEMA) funds to pay for 90 percent of the cost to purchase a new fire engine to replace an aging 1987 fire engine. The new 2014 Type-1 fire engine/pumper is equipped with the latest communications equipment and has a large storage capacity needed for a multitude of incident types that allows the Fire Department to augment response capabilities while responding to approximately 4,000 calls for service received each year.



CITYWIDE INFRASTRUCTURE IMPROVEMENTS

Infrastructure improvements have been Montclair’s ongoing achievement in *Building Bridges to a Montclair Future*. The southern portion of Montclair has been greatly improved by the completion of street improvements along the Mission Boulevard Corridor and the construction of the Ramona Avenue Grade Separation bridge. Ongoing street improvements to improve traffic flow, maintain safe streets, and improve neighborhoods are shown below:

- The Ramona Avenue Street Rehabilitation Project included pavement rehabilitation, curb and gutter, sidewalk, and landscaping.
- The Monte Vista Avenue Widening Project added a northbound lane on Monte Vista Avenue from Howard Street to Mission Boulevard that included installation of curb, gutter, and sidewalks; streetlights; relocation of walls, utilities, and fences; and new pavement.
- The Northeast Montclair Pavement Rehabilitation Project included installation of new pavement on the streets.

Over the past ten years, the City persisted in *Building Bridges to a Montclair Future* through its success in obtaining additional federal funds for the Monte Vista Grade Separation Project. Design work is expected to start by fall 2014 and construction is anticipated to start by early 2016 at a cost of approximately \$16 million.



Before - Monte Vista & Carlton NB

After - Monte Vista & Carlton NB