

Site Selection Proposal for the Relocation of the Riverside Municipal Museum

by
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RIVERSIDE
MUSEUM

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MUSEUM

Spring '02
Final Project

See references for
photo information

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Golf Course Site

Raincross Site

Armory Site

Chestnut Site

Gateway to Riverside



City of Riverside

Possible Municipal Museum Sites

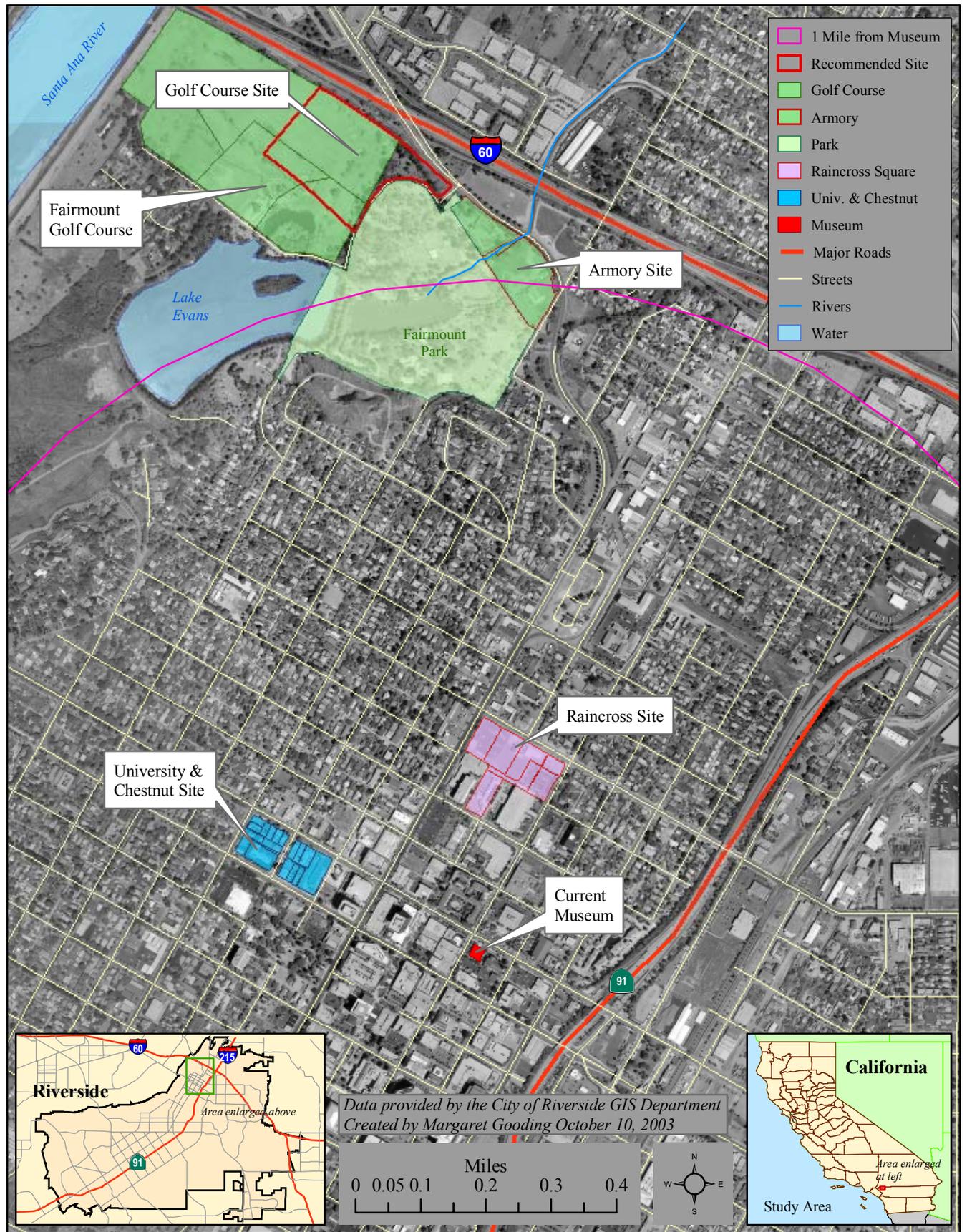


Figure 1: Location map showing detailed map of downtown Riverside with possible sites marked

Site Selection Proposal for Relocation of Riverside Municipal Museum

Introduction

The City of Riverside is in the center of one of the fastest growing areas in southern California. It is the County Seat for Riverside County. Like many Southern California cities, it has a mixture of old and new buildings. Some of the older buildings are registered landmarks. These buildings lend a style and character to the city. The current home of the Riverside Municipal Museum is just such a striking historical edifice. Although it is a beautiful old building, it is wholly inadequate for a 21st Century Museum. Since the Museum has outgrown its current facilities, the Museum's Board of Directors and the Riverside City Council have approved the search for a new site. GIS has been used to assist in this search. This paper will detail the goals for the new museum, the site selection criteria, a description of possible sites with their advantages and disadvantages and how GIS was used to make a recommendation for a final choice. A map showing the location of the City of Riverside and the possible new museum site locations is included on page 4 (figure 1). Individual site maps are included with a description of each possible site.

To understand the position of the museum in the community and its future, it is important to first understand its history and its stated mission. The Museum's goals for the future include continuing its community education mission and expanding it into a 21st Century facility. The Museum should be a cultural and educational destination that will draw local school children and visitors as well as tourists from afar. The concept for a new Museum must excite investors and achieve financial sustainability. To achieve these goals, an appropriate location must be identified soon.

The Museum's Mission (from their web site):

"The Riverside Municipal Museum is a center for learning and a community museum that collects, exhibits and interprets cultural and natural history. In a rapidly changing community, the museum provides an understanding and appreciation of our region's legacy".

History of the Museum

The museum began life in the basement of Riverside City Hall in December, 1924 with the donation of C.E. Rumsey's (a wealthy local benefactor) Native American artifact collection. The City Council made it official on August 27, 1925 by amending the city charter to establish

a Municipal Museum. The current ordinance states "All collections and exhibits of the Museum shall generally reflect but shall not necessarily be limited to the specific interpretations of the history, natural history and anthropology of the City and County of Riverside and the immediate environs of Southern California."

The museum collections continued to grow in their basement home until 1948 when the museum moved into the basement of the former U.S. Post Office (built in 1912), adjacent to the old City Hall. The remainder of the former Post Office was used for various municipal and museum related functions. The museum collections continued to grow and expand in scope. Between 1962 and 1965, the building was remodeled and the museum expanded into the upper floors. The American Association of Museums (AAM) accredited the Museum in 1972.



Figure 2: *Current Museum under construction*

The Riverside Museum Association was founded in 1963 and, along with the Junior League, provides community, volunteer and financial support to the museum. In 1969 they were instrumental in the purchase of an 1891 Queen Anne style house (Heritage House) for use as a living history interpretation house. An annex (former Safeway market) was also purchased for additional storage.

Property tax revenues were drastically reduced with the passage of California "Taxpayer's Revolt" Ballot Proposition 13 in 1978. Since important property tax support for municipal educational and cultural activities was all but eliminated, the museum's budget was severely affected. Staff was cut from more than two dozen to fewer than ten. Most programs were eliminated or drastically reduced. The museum has experienced a slow recovery over time. Some of the former positions have been restored, supplemented with volunteer and internship programs. Even during uncertain times, the collection has continued to grow and needs a proper storage facility and room for display. (Museum web site)

Purpose of the New Museum

To meet the needs of the residents of Riverside and the surrounding communities, the Museum should be a full-service museum, providing educational and cultural opportunities unavailable elsewhere. It should be a Model Museum for the region. To meet this challenge, the building must be large enough to accommodate national and international traveling exhibits and maintain a varied rotating and permanent selection of exhibits from the museum's collections. It must also provide meeting space for community groups and classes. It must be a destination for cultural tourism, an economic draw for investment in Riverside and be able to generate revenue for the museum. It will be an advocate for the local environment, teaching the community about Riverside area natural history and how to improve the environment through the Nature Lab and similar programs.

The current collection and future additions must have American Association of Museums (AAM) standard storage facilities (the current storage is woefully inadequate) to preserve these fragile links to our past. The irreplaceable basket, Navajo rug and vintage clothing collections are especially vulnerable.

Requirements for the New Museum Building

When the Museum moved into its present facility (a lovely historic building) in 1948, the museum had one employee, the collections contained 5,000 artifacts and the museum served 35,000 residents. Today, there are 18 employees, 75,000 artifacts and the museum serves 280,000 residents. The 25,000 square foot building is inadequate for the current collection and has structural problems, which must be addressed if the building were to be renovated. It has been decided that fixing the current facilities would be costly and would not alleviate the problems enough to make it worthwhile. Several other museums and public buildings have been studied as examples. These include the San Diego Historical Society Museum, the Aquarium of the Pacific in Long Beach, Bowers Museum (Santa Ana, California) and the Public Museum of Grand Rapids, Michigan. A well-designed museum with facilities for traveling exhibits would draw visitors from all over southern California and beyond. Additional revenue could be generated by renting out lecture halls, meeting rooms and by the museum store. Dining facilities could bring in further revenue.

Several requirements and/or preferences for the new building site have been proposed. Three ideas have been put forth, each with different requirements. The first is to

retrofit the current facility, expanding to a nearby parking lot and building. This would cost too much for too little return and has been rejected. The second is to select a new site for a mid-sized museum within a mile of the current downtown location. The third option is to build a full-service museum complex at the city periphery (within city limits, and as close to downtown as possible). The majority of the city council is in favor of the third option, though both accepted options should be included in a site selection study.

A Site Selection Committee was formed with a three-fold task: to locate a suitable site, to determine the costs of building and maintaining a new museum, and to research methods and sources of funding. A subcommittee was formed to find a suitable site. The author interacted with this subcommittee, attending meetings and discussing the site and building requirements and likely suitable locations within the city. Several maps were prepared and plotted for the meetings. At one of the first meetings, the author prepared and handed out an Excel spreadsheet with details about all the city-owned sites 6 acres and larger. This spreadsheet included pros and cons for each location and a ranking in accord with the stated requirements. An Excel spreadsheet detailing acreage and parcel information for the possible site location finalists was created and distributed at a subsequent meeting. Both Excel spreadsheets are included in the Appendix. The author also created a PowerPoint presentation with photos of each finalist site, advantages and disadvantages of each and whether they meet the criteria.

100,000 to 150,000 square feet is needed for exhibit space, lecture halls, museum store, education centers and similar uses. The building footprint should be a minimum of 50,000 square feet for either option.

Proposed space allotment for necessary areas:

- Long term Exhibition Galleries
45,000 square feet
- Changing Galleries (for National and International traveling exhibits)
10-15,000 square feet
- AAM (American Association of Museums) standard collections storage
25,000 square feet
- 'Focus on Kidz' and 'Life Long Learning' Programs
20,000 square feet
- Program Center and Discovery Center
- Nature Lab and Nature Center
- Classrooms and computer labs

- 250 to 400 seat theater and auditorium combination
- Entrepreneurial Amenities
 - 20 - 40,000 square feet
 - Restaurant, cafeteria, banquet facilities
 - Rental space, shops, museum store, etc.
- Outdoor program and event space (courtyard)
- Administration and production support
 - 20,000 square feet
- Additional acreage is needed for parking and landscaping (6-10 acres). Room for bus parking is a necessity. The parking facilities should be sufficient without sharing with adjacent entities.
- Possible IMAX theater – similar to the ones at the Smithsonian’s Air and Space, Balboa Park in San Diego and Exposition Park in Los Angeles.

Additional Requirements

- The land should belong to the city, if possible (additional outlay for land purchase would not be needed). Other governmental agency ownership would also be acceptable.
- The land could be part of the city’s redevelopment project.
- It should be in a non-residential area to avoid lawsuits and similar problems
- There should be sufficient land for present needs and future growth.
- Easy public access is needed (near major arterial routes and public transportation).
- Easy access to sufficient water and other utilities (12” line for fire suppression, electric demands and other city services)

Research Methods

Several types of data were used to identify properties that meet the listed requirements. The City of Riverside GIS Department provided much of the necessary data. The city’s data became available once the City Council approved the project. A map project was created using ArcView GIS version 3.2. Layers used included parcel data, streets, zoning, building footprints, and aerial photos. FEMA (Federal Emergency Management Agency) data was also obtained for 100 year and 500 year flood hazard zones. City owned property was selected from the parcel layer and saved as a new shapefile. This data

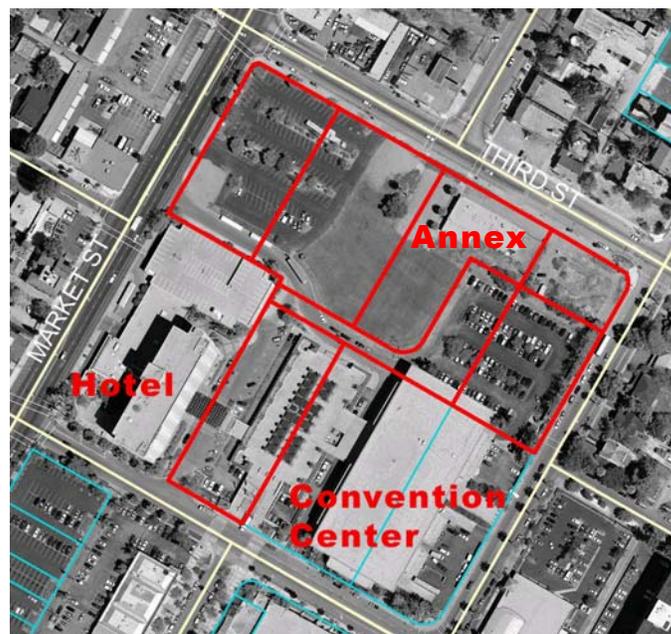


Figure 3: Raincross Square at 3rd and Market

layer was further narrowed to sites that meet the size requirements (6 acres or larger). A second pass was run to find adjacent city owned parcels that together would meet the six acre requirement. The current museum site was identified and a one-mile buffer created to meet the ‘one-mile from current location’ preference.

The majority of the city owned sites that meet the size requirements anywhere within city limits are parks in residential areas. California passed a law in 1971 called the “Park Preservation Act”, which in essence states that parks cannot be used for “non-park” purposes (see the Appendix for the text of the law). If an entity wishes to use all or a portion of a park for “non-park” purposes, then substitute land of a similar type, size and location must be acquired and brought to a similar level of development as the original park. Therefore, most park land could not be considered as a viable choice for a new museum site.

Results

Almost all of the city-owned parcels within a one-mile radius of the current museum site already have buildings that are in constant use, many with historical landmark status. The remaining parcels are too small, with the exception of one set of adjoining parcels next to the Convention Center. Raincross Square (Third and Market St., figure 3) is three blocks from the current museum. The Riverside Convention Center and the Marriott Hotel occupy approximately one half of Raincross Square; most of the rest is vacant land. The museum’s annex (an old

market converted to storage) occupies a small part of the land. The available land is 5.9 acres, which is at the very low end of sufficient space. There are tentative plans for enlarging the Convention Center, building a new hotel and possibly a new city hall on the vacant land. The section of land between the Convention Center and Hotel might be used as a sort of gateway from downtown (to the south) and is not included in the 5.9 acre calculation. This site would probably work for the smaller, downtown museum option. Two members of the site selection subcommittee asked that a block of privately owned land be included as a possible alternative site (figure 4). This area is close to downtown, four blocks west of the current museum location. It is across the street from the proposed School of the Arts site. The two blocks are far too small to build a museum without expanding to several nearby blocks. There are some historical buildings that would have to be preserved or moved. Great expense would be incurred to purchase the privately owned land, relocate current residents and demolish the buildings that can be demolished. Since most of the buildings are pre-1970's vintage, demolition would probably entail expensive lead paint and/or asbestos removal. The streets to the north and south (University Ave. and Mission Inn Ave) are extremely well traveled thoroughfares and could not be closed to facilitate building here without residents raising major objections.

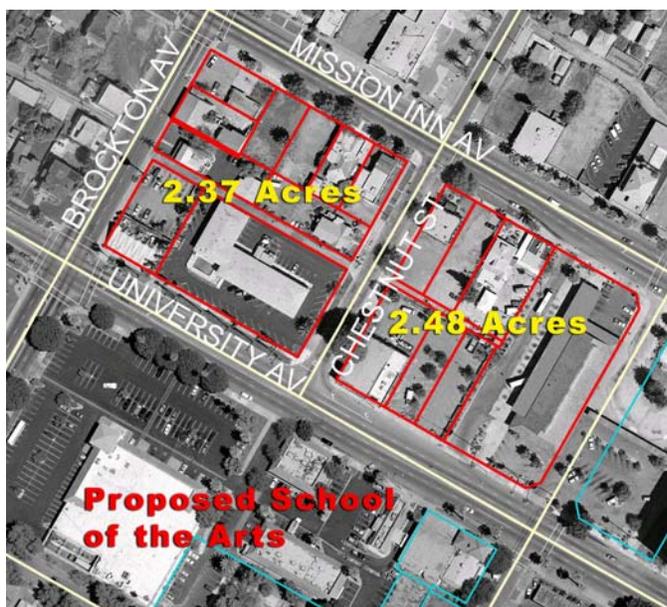


Figure 4: University and Chestnut Site



Figure 5. Fairmount Park with Armory site delineated in yellow

The third area to be considered is Fairmount Park and Golf Course. This actually consists of two possible sites: the National Guard Armory site and the eastern end of the Fairmount Golf Course. The edge of the park closest to the current museum site is approximately 0.9 miles from the museum. The remainder of the park and golf course is slightly more than a mile.

The National Guard is talking about moving their armory to a nearby air base recently transferred from Air Force to National Guard ownership. The move would leave this site available for development. The land adjacent (parcel 5013 in the image, figure 5) is currently used by the park service for storage, maintenance equipment and workshops. A channel with water runoff splits the two parcels, so would have to be skirted. This channel is also part of FEMA's 100-year flood zone. Freeway access is immediate (the red line in the upper corner of the photo is the 60 Fwy).

Acreage is just barely sufficient if both lots are used, taking into account flood zone considerations. Because the site has been an armory for many years, demolition could reveal many contaminants that would have to be cleaned up prior to building a museum. For these reasons, this is not a very good choice.

The city plans to create a "Gateway to Riverside" starting at the 60 Freeway and Market Street. The groundbreaking ceremony for the Gateway corridor was held on October 8, 2003. This would fit in well with the



Figure 6. From Riverside Gateway plan: The Gateway to Riverside corridor

The 'Gateway to Riverside' project's western edge is the northern section of parcel 4977 on the map in figure 7. This would make a perfect entrance to the museum grounds. The red outlined area is a 17.5 acre plot that would provide more than enough room for the museum buildings, parking for cars, school buses, tourist buses and RVs, and the proposed traveling museum trucks. Market Street is an off ramp off the 60 Fwy, so provides immediate access to tourists and other visitors. A sign could be placed adjacent to the freeway displaying the current featured exhibits and IMAX movie. Market street's Gateway project creates a ready link to downtown.

larger museum option. The museum could act as an anchor for the planned gateway. The golf course site just to the west is a much better choice than the armory. There is plenty of room for expansion. It is a perfect site for the large, full-service museum complex option. Not only is there enough room for current museum needs, but plenty of room for the foreseeable future. Room to build an outdoor nature lab, an arboretum for native species, water conservation gardens, nature trails and more. There is plenty of room for an IMAX Theater, dining facilities, a museum shop and other, similar revenue generating amenities.



Figure 7: Fairmount Golf Course (green outline) with preferred choice outlined in red.

Possible Hazards

Seismic and earthquake fault information was obtained from the Southern California Earthquake Center and the USGS (United States Geological Survey). There is no significant hazard from faulting in the immediate vicinity of any of the possible sites. None fall within a Seismic Hazard Zone. There has been very little earthquake activity within the city limits since records have been kept (beginning in 1932).

Flood probability information was obtained from FEMA (Federal Emergency Management Agency) regarding the possibility of a 100 year event. The only location at risk was a portion of the Armory site. A larger map is available in the Appendix.

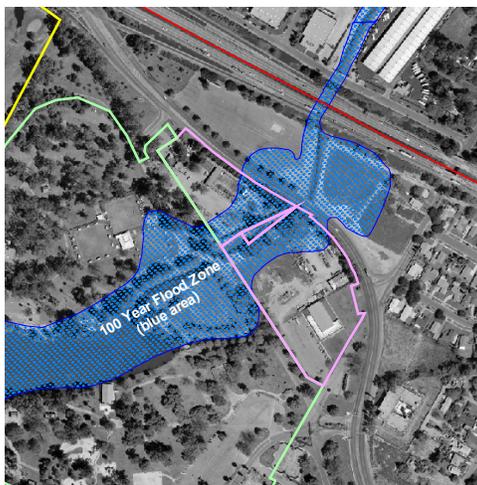


Figure 8: 100 year flood zone

Western Water District maintains four water wells in the golf course and several more in the park. According to Steve Mains, hydrogeological consultant to Western Water District, the average depth to groundwater in the wells for the past ten years is about ten feet. If either the Golf Course or Armory sites are selected, the high water table would require some mitigation measures be added to the building plans. These might include raising the building pad 4 or 5 feet above the surrounding terrain and installing perimeter pumps.

Comparison of Possible Sites

One of the most important criteria for a new museum site is the 50,000 square foot building footprint requirement. It was unclear to the author how big a footprint that represents on the ground. Using the new theme function in ArcView, a new shapefile was created, area calculated and modified until a 50,000 square foot building footprint was created. Each map image displays the same 50,000 square foot building footprint on the possible sites. Each image has a scale of 1:3000. This in no way implies that the building footprint should be the

shape displayed, but is only a tool for visualizing the proposed building size on each site.



Figure 9: Raincross Square (3rd and Market). Note how little room is left for parking and other important amenities.



Figure 10: Chestnut and University. Very little room for anything other than building.



Figure 11: Fairmount Golf Course Site. There is plenty of room surrounding the building footprint for whatever is needed.



Figure 12: Armory Site at Fairmount Park. Very little room for expansion. Center area (pink wedge shaped parcel) is part of the 100 year flood hazard zone.

Summary of Criteria for Possible Sites

Criteria	Golf Course	Raincross Square	Armory	Chestnut
Acreage	55.9 total, 17.5 for suggested portion	4.23 for four parcels. 5.9 if include Conv. Center Parking	8.29 for two parcels.	4.86 for two blocks
Is acreage sufficient?	Yes, for anything	Barely for mid-sized option	Barely if make allowances for flood zone	No. Not nearly enough.
City Owned?	Yes	Yes	Yes	No – expensive to purchase, relocate
Distance from current museum	1.2 miles	0.3 miles	1.0 miles	0.3 miles
Near freeway access?	Yes, next to 60 Fwy, Market St off ramp	Not very far from 60 Fwy Main St off ramp	Yes, next to 60 Fwy, Market St off ramp	No. Not very close. Nearest is 91 Fwy
Utilities available?	Yes	Yes	Yes	Yes
100-year flood zone?	No	No	Yes, center section	No
Demolition expense?	No	Some – Annex building	Yes, Armory building. May be contaminants	Yes. Major demolition expense, may be asbestos or lead paint
Room to grow and expand?	Yes – as much as needed	No	No - unless use part of park	No
Room for sufficient parking?	Yes, for buses, RVs, etc.	No – must share with Conv. Center	Maybe	No

Advantages and Disadvantages of Each Site

Advantages	Disadvantages
<i>Golf Course</i>	
<p>City owned Plenty of room for growth, expansion for full-service museum complex Next to freeway and off ramp Next to Gateway to Riverside Corridor Next to Fairmount Park – museum visitors can also use park for picnics. Park grounds add beauty Room for parking for school and tourist buses, RVs, and traveling museum trucks Room for gardens, nature trails and botanic gardens No restrictive covenants (competition from restaurants, shops) Room for IMAX theater</p>	<p>1.2 miles from museum Adjacent park has problem with homeless people and drug dealers</p>
<i>Raincross</i>	
<p>City owned Walking distance from downtown Barely adequate room for mid-sized option Near end of Gateway to Riverside Corridor Adjacent to Convention Center</p>	<p>Small site – no room for expansion Possible site for new City Hall, new hotel or expansion of Convention Center Limited parking – must share with Convention Center and Hotel – parking structure would be expensive Near residential Difficult traffic – rush hour gridlocks, buses may find this difficult</p>
<i>Armory</i>	
<p>City owned In Gateway to Riverside Corridor Barely sufficient room for larger museum option</p>	<p>Demolition costs – armory building may have contaminants 100- year flood zone splits site No room for expansion without invading park Homeless people, drug dealers</p>
<i>Chestnut & University</i>	
<p>Close to downtown Adjacent to proposed School of the Arts Redevelopment area</p>	<p>Way too small, even with two blocks together High cost for land acquisition, relocation of residents and historic buildings, and demolition (may be asbestos and/or lead paint) Close to residential and historic district No room to expand in any direction Traffic is very bad during peak hours Not near freeway</p>



Chestnut and Universtiy

A privately owned area two blocks long that is slightly more than 4 acres. High costs to purchase, relocate residents and demolish or move buildings.



Raincross Square

City owned, already occupied by a Marriott hotel and Riverside Convention Center on half the area. The remaining area is just under 6 acres. Close to downtown, but little room to expand. Surrounding area is mixed - residential and commercial.

Fairmount Park and Golf Course



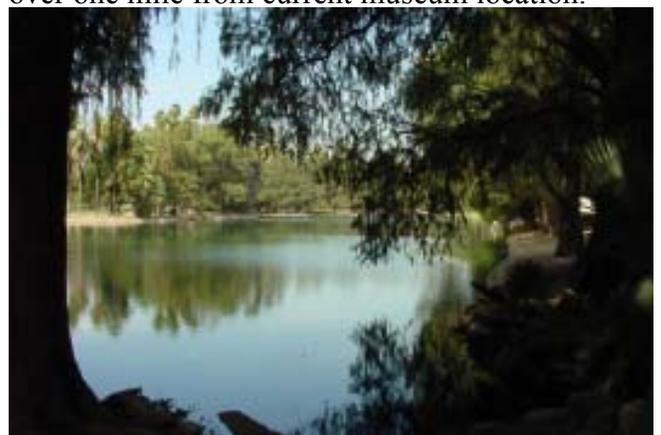
Golf Course



Very large site with many attractions: lake, easy freeway access, Parks & Recreation facilities, and plenty of room for parking and expansion. Slightly over one mile from current museum location.



Armory



References:

- City of Riverside web site, City Clerk's page, 03-25-2003 CC RPT 04 - item 4 on the 3/25/03 City Council Agenda: Workshop: Museum Board Discussion of Site Selection Criteria for new facility. Includes PowerPoint slides and similar (accessed 3/27/03 and later).
<http://aquarius.ci.riverside.ca.us/weblink2/index.asp?DocumentID=27759&FolderID=27469&SearchHandle=0&DocViewType=ShowImage&LeftPaneType=Hidden&dbid=0&page=1>
- CERES Environmental Law, Regulation, and Policy, Public Resources Code: Division 5: Parks and Monuments CHAPTER 2.5. PRESERVATION OF PUBLIC PARKS
Document URL: http://ceres.ca.gov/topic/env_law/public_resources/div5.html,
Copyright © 1996 California Resources Agency. All rights reserved. (accessed 9/16/2003)
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U.S. Geological Survey Open-File Report 03-293
Retrieved from <http://geopubs.wr.usgs.gov/open-file/of03-293/> October 13, 2003 (fault data)
- Moses, Vince, Museum Director: Riverside Metropolitan Museum: Outline of Space Consideration & Program Components For a Metropolitan Museum of the 21st Century, 2003
- Moses, Vince and Bryant, James: Riverside Municipal Museum web site: <http://www.ci.riverside.ca.us/museum> accessed 9/13/2003
- Riverside GIS Department, 3900 Main Street, Riverside, CA 92522 <http://www.ci.riverside.ca.us/gis/default.htm> (obtained data on CD from the GIS department)
- Southern California Earthquake Data Center http://www.scecdc.scec.org/catalog_search/ for searchable cataloged earthquake data for 1932 to the present (downloaded, brought into Excel, saved as a dbf table and added to ArcView as an event theme several times in 2001)
- ## Photographic Citations:
- The Title Page and pictures of sites (including figure 13) were taken by the author. Two photos were combined and modified using Photoshop for the pictures on the title page. The museum depicted is actually Bowers Museum in Santa Ana, California, a prestigious Southern California museum. The author replaced the word Bowers with Riverside
- Figure 2: Riverside Municipal Museum web site: <http://www.ci.riverside.ca.us/museum>
- Figure 1, 3, 4, 5, 7, 8, 9, 10, 11 and 12: Images created from ArcView GIS and ArcGIS 8.3 layouts, enhanced in Photoshop
- Figure 6: Riverside City web site, Planning Commission http://www.ci.riverside.ca.us/planning/downtown_specific_plans.htm

Appendix

Contents:

Timeline for Site Selection meetings and events.

Preliminary Site Selection Assessment Spreadsheet

All city-owned parcels approximately 6 acres or more and information about them. Information includes location, distance from current museum, advantages and disadvantages and a letter rating (A is best, F is worst)

Parcel Breakdown for Possible Sites

Compilation of acreage for final set of proposed sites with accompanying location information.

Maps:

Geology of the Riverside area and earthquake events from 1983-2001

Federal Emergency Management Agency 100 year and 500 year flood zone

Recommended site at the Fairmount Golf Course. 50,000 sq. ft footprint of possible building is displayed on this and subsequent maps.

Raincross Square site at 3rd and Market St.

The Armory site in Fairmount Park.

The Chestnut and University site - all private land.

Gateway to Riverside project in relationship to the possible sites.

Letter of appreciation from Vince Moses, Director of Riverside Municipal Museum

Text of Public Parks Preservation Act of 1971

From CERES web site (see references).



Figure 13: *Current Museum Building*

Timeline of meetings with the Riverside Municipal Museum Site Selection committee, officials and other significant events.

March 10, 2003

Steve Mains, Museum Board chairman, approached the author about using GIS to conduct a site selection study for a new museum building and grounds.

March 26, 2003

Initial meeting with Vince Moses, Museum Director.

Requirements for the new site were discussed. Notes were taken and some initial research was done to write a proposal

April 2, 2003

The initial proposal was submitted to Vince Moses, who made some minor suggestions. These were implemented.

May 18, 2003

Alan Smith at the City of Riverside GIS Department was contacted about obtaining data for the project. Parcel data with ownership information and building footprints, zoning, land use and similar data, street data, and utilities were requested. The locations of police, fire, schools, libraries, museums and other public buildings were also requested along with appropriate metadata.

May 19, 2003

A reply was received from the GIS Department stating that most data requirements could be met. Ownership data is not available other than information about whether the parcel is city owned. Non-geocoded street centerline data is also available. Utility data is not available (that data is maintained by a different department)

May 30, 2003

Ted Cronin of the GIS Department e-mailed to say the data on 3 CDs was ready, and that he needed a signature to release it.

May 30 - June 3, 2003

Several e-mails were sent back and forth to make arrangements for a data pickup date and time.

June 6, 2003

Met with Ted Cronin at the GIS Department in the City of Riverside City Hall and picked up the data.

June 6 - August 11, 2003

The author worked with the data, using a variety of analysis techniques, to come up with a list of some possible sites. A spreadsheet was created to rank the city-owned sites (in Appendix). Research was conducted on the Internet, looking for other museums and civic organizations with similar needs. The City of Riverside site was very helpful, as well. The author also visited Riverside to see some of the possible sites.

August 11, 2003

The author met with Denise Brennan, Management Analyst for the museum at the Riverside Museum. Various sites were discussed and she shared the needs matrix and possible sites that she had been working on.

August 25, 2003

The author met with the site selection subcommittee at the museum. She presented the spreadsheet with ranked sites. She also presented maps created to show the best possible choices. The subcommittee visited several sites and then discussed their advantages and disadvantages.

August 26 - August 27, 2003

The author created maps for the GIS department to plot for presentation at the August 28 meeting. She also created a PowerPoint presentation.

August 28, 2003

The author presented the PowerPoint presentation to the entire committee. She displayed maps of selected site finalists for discussion. Provided small maps for handing out. A final recommendation will need to be made to the City Council at a future City Council meeting once a consensus has been reached. A vote was taken and the group voted in favor of Fairmount Park and Golf Course as the preferred site with Raincross Square a close second. It was decided that more information needed to be collected, so no decision was made at this time.

September 25, 2003

The author met with part of the entire committee again. The various finalist sites were visited. When everyone returned from the outing, a lively discussion ensued. It was decided to postpone another vote since so many members were not present and because a vote had been taken at the previous meeting. Since elections are in November and more than half the City Council is up for re-election or are retiring, the idea of presenting a site selection proposal to the current Council has been tabled until after the election.

October 11 - October 31, 2003

A lively and sometimes heated e-mail exchange between members of the committee took place. The author included her input in the discussions. The author created a 50,000 square foot building footprint to visualize how the desired footprint might appear on the various sites. This was e-mailed in the form of a map image to each of the committee members. During this time the finishing touches were completed on a final draft of this report.

November 10, 2003

The author met with Vince Moses at the museum. He was presented with a printed copy of the report as well as images, maps and the PowerPoint on a CD. A discussion ensued about the future of the site selection process, and the updated PowerPoint was shown. He was given permission to use the information for his planned presentation.

November 12, 2003

A PDF copy of the final draft was e-mailed to all the committee members.

November 20, 2003

Another committee meeting was held today. There was more discussion about the pros and cons of each site. Vince presented the PowerPoint presentation he is planning to present at the City Council meeting on November 25. More maps were created and handed out as well as some printed copies of the report.

November 25, 2003

A City Council meeting was attended where the site selection proposal was scheduled to be presented, but earlier items on the agenda took too much time. The presentation was rescheduled for December 9.

December 9, 2003

Vince Moses and Denise Brennan presented their PowerPoint to the city council. A lively debate between council members ensued. The council decided more work needed to be done on choosing a site. Since a runoff election for three of the contested city council seats will happen in January, the choice of a site is being put on hold for now. More information on funding sources and possible building designs for each site have been requested.

February 20, 2004

Nothing much has happened since December. Apparently the Board of Directors at the museum also has some new members, so everything is currently on hold. The City Council is mostly new, so plans are on hold there as well.

Preliminary Site Selection Assessment
Riverside Municipal Museum

Place	Size (sq ft)	Acres	Address/Intersection	Advantages	Disadvantages	Distance from Museum	Surrounding Zoning	Rating
Fairmount Park	2,406,033	55.2	Market St & Fairmount	Very Large flat area with lake, facilities (sewer, water). Close to downtown. Close to freeways	Already a park, Hangout for homeless etc	0.9 miles	Official, residential	A
Fairmount Golf course	2,081,123	47.8	Dexter Dr & Redwood	Large area, Close to freeway	Already golf course	1.2 miles	Official, residential	A
Raincross Square	256,677	5.9	Third & Market	Downtown, close to major streets, etc.	Not very big, near residential	0.3 miles	Downtown	A
Reid Park	4,758,248	109.2	Orange & Garner Rd.	Large flat area	Park w/ ball diamonds & golf course, other side of 60 fwy from downtown	2.2 miles	Residential	B
AB Brown Soccer Complex	2,417,610	55.5	Placentia Ln. & Sieck Rd.	Large flat area	Soccer field, on other side of 60 from downtown	2.3 miles	Official surrounded by light manufacturing	B
Shamel Park	430,006	9.9	Arlington & Brockton	Right next to freeway	Several buildings already there	2.9 miles	Official surrounded by mixture of restricted office and residential	B
Mockingbird Canyon Reservoir	4,286,232	98.4	Near Van Buren & Mockingbird Canyon	Lake next to Calif. Citrus State Historic Park, Very large area	Far from fwy	6.6 miles	Residential Agricultural	C
Andulka Park	1,526,874	35.1	Chicago & Fairview	Close to Major streets, Not developed, Near UCR	East of 91 Fwy, surrounded by residential, Wilderness?	2 miles	Official surrounded by Single Family Residential	C
Castlevew Park	1,372,690	31.5	Century & West View	Large lot size, Largely undeveloped, Not far from Alessandro	Not very close to downtown or freeways	4.3 miles	Residential Conservation, Water Course	C
Tequesquite Park	1,071,064	24.6	Palm & Tequesquite	Large area, Close to downtown	Not very close to freeways, nearby residential	1.4 miles	Official, residential	C

Preliminary Site Selection Assessment
Riverside Municipal Museum

Place	Size (sq ft)	Acres	Address/Intersection	Advantages	Disadvantages	Distance from Museum	Surrounding Zoning	Rating
Bordwell Park	991,427	22.8	Martin Luther King & Kansas	Large flat area with few buildings, Close to downtown, Close to freeways, Close to UCR	Already a park	1.4 miles	Residential	C
Islander Park	829,255	19.0	Mt Vernon & Big Springs Rd	Large area, Lake? Close to UCR campus	East edge of town a long way from downtown, freeway etc	3.5 miles	Single Family Residential	C
Villegas Park	656,776	15.1	3040 Esparanza	Very close to freeway, Large area – some undeveloped, Near Casa Blanca library, Looks like vacant lots next door	Casa Blanca area, not near downtown, residential, near RR tracks	3.6 miles	Official surrounded by Single Family Residential	C
Nichols Park	641,674	14.7	Dewey Ave & Antioch	Fairly large open area	Not near downtown, Next to RR tracks, Some buildings already	3.5 miles	Single Family Residential	C
Mt Rubidoux Park	7,030,176	161.4	Buena Vista and the Santa Ana River	Large area, Close to downtown	Very steep and rocky	1.1 miles	Official, residential	D
Un-named areas next to river	3,168,237	72.7	N of Buena Vista, S of Lake Evans			1.2 miles	Official, residential	D
Riverside Golf Club	2,680,888	61.5	Orange St. & Columbia Ave.	Large flat area, Close to freeway	Golf course	1.9 miles	Official, light manufacture	D
Agricultural Park	2,536,924	58.2	Jurupa & Crest	Large tract mostly undeveloped, Not too far from Van Buren near Santa Ana River	Long way from downtown and freeways, Not far from water treatment plant and Airport	6.0 miles	Residential Agricultural	D
Hunter Park	1,403,305	32.2	Columbia Ave. & Iowa Ave.	Large area, Close to freeway	Nice park with trains and play fields.	2.1 miles	Official, manufacturing	D
Challen Hill Park	1,312,064	30.1	California & Calmhill	Large tract Mostly undeveloped	1 mile from 91 fwy	6.3 miles	Residential Conservation, surrounded by Residential	D

Preliminary Site Selection Assessment
Riverside Municipal Museum

Place	Size (sq ft)	Acres	Address/Intersection	Advantages	Disadvantages	Distance from Museum	Surrounding Zoning	Rating
Don Derr Park	1,038,415	23.8	Monroe & Copenhagen	Largely undeveloped, Large parcel, Near 91 fwy	Next to RR tracks	5.2 miles	Single Family Residential	D
Un-named areas next to river	901,473	20.7	At end of Bubbling Well Rd		No easy access	1.2 miles	Official, residential	D
Open Area near landfill	893,986	20.5	Rubidoux Ave & Old Ranch Rd	Large area	Not close to major road	2.5 miles	Official, residential	D
John Bryant Park	771,028	17.7	Philbin & Wohlstetter	Moderately large tract	Far from freeways Surrounded by residential	5.9 miles	Official surrounded by Single Family Residential	D
	760,132	17.5	Rustin Ave & Marlborough		Not close to freeway Water tank?	2.5 miles		D
Hunt Park	606,650	13.9	Jackson & Garfield		Several buildings	5.3 miles	Official surrounded by Single Family Residential	D
Bobby Bonds Park	595,280	13.7	University & Kansas	Close to downtown	Already is a park with many buildings and play fields	1.0 mile	Residential	D
Rutland Park	376,595	8.6	Jurupa & Rutland	Not too far from Van Buren	Long way from downtown and freeways, Not far from water treatment plant and Airport	6.0 miles	Single Family Residential and Residential Agricultural	D
Don Lorenzi Park	370,157	8.5	California & Jackson	Mostly undeveloped	Smallish tract not near freeways	5.6 miles	Single Family Residential	D
Taft Park	313,314	7.2	New Ridge & Basilone Dr	Moderate size lot	Far from major roads, Next to Taft School	3.7 miles	Single Family Residential	D
Un-named area next to river	273,095	6.3	2590 Field Ln		No easy access	1.2 miles	Official, residential	D

Preliminary Site Selection Assessment
Riverside Municipal Museum

Place	Size (sq ft)	Acres	Address/Intersection	Advantages	Disadvantages	Distance from Museum	Surrounding Zoning	Rating
Harrison Park	270,276	6.2	Harrison & Lincoln	Not far from 91	Not very big	6.6 miles	Residential Agricultural surrounded by Residential	D
Sycamore Canyon Wilderness Park	Huge – many parcels		N of Alessandro, W of 215	Huge tract of land, Some parts are near 215 freeway, Largely undeveloped, so plenty of room to build, expand	Not very accessible for the most part, One area is near water treatment facility, Wilderness status?	4.4 miles	Residential Conservation	D
Landfill				none	Toxic waste, Bad smell		Official, residential	F

Note: All parcels listed are city owned and approximately 6 acres or larger

Intial Requirements

100,000 to 150,000 square feet is needed for exhibit space, lecture halls, museum store, education centers and similar uses. For the large museum choice, at least 10,000 to 15,000 square feet should be dedicated to National and International traveling exhibits and 35,000 to 40,000 square feet for entrepreneurial services, such as facilities rentals, restaurant, etc.

The building footprint should be a minimum of 50,000 square feet for either option.

Add ional acreage is needed for parking and landscaping (6-10 acres). Room for bus parking is a necessity.

The land should belong to the city, if possible (additional outlay for land purchase would not be needed). Other governmental agency ownership would also be acceptable.

The land could be part of the city's redevelopment project.

Easy public access is needed (near major arterial routes and public transportation).

Easy access to sufficient water and other utilities (12" line for fire suppression, electric demands and other city services)

Map should include the locations of police facilities, all public and private schools, and other "arts" venues.

3/24/2004

Parcel Breakdown for Possible Sites

Chestnut & University	AREA (sq. ft)	Acres	PERIMETER	PARCELS	PARCELS ID	APN	CITY_OWNED	METROSCAN	Notes
	6,562.88	0.15066	341.28489	7400	11978	214251001		4088 7th St	parking lot next to office building
	6,274.50	0.14404	336.35588	7460	11892	214251002		3742 Brockton Ave	Mission style office building
	6,110.91	0.14029	332.14590	7467	12100	214251003		4064 7th St	vacant lot
	6,249.70	0.14347	334.36248	7506	11891	214251010		4042 7th St	vacant lot
	417.29	0.00958	232.26987	7535	11976	214251012		3742 Brockton Ave	a skinny sliver just 3.6 ft wide.
	8,759.85	0.20110	448.60461	7544	11974	214251011		3744 Brockton Ave	1880's house
	5,989.62	0.13750	329.37559	7553	12105	214251009		4024 7th St	building next to clinic
	5,964.92	0.13694	328.64545	7573	12108	214251008		4010 7th St	Clinic on corner
	12,500.95	0.28698	462.29501	7605	11973	214251005		4093 University Ave	Restaurant and parking lot
	9,328.47	0.21415	443.26075	7620	12102	214251007		3745 Chestnut St	rundown house north of motel
	35,268.32	0.80965	775.08737	7650	11975	214251006		4045 University Ave	Motel
Total	103,427.41	2.37437							

The above figures detail the information for the square block bounded by University, Chestnut, Market and Mission Inn (listed as 7th st in data). Since the total acreage for the entire block is only 2.4 acres, that is nowhere near big enough for building a museum. The information below is for the adjacent block to the east. Since it is about the same size, the two together still do not come close to the min. size of 6 acres

	7,958.03	0.18269	416.36661	7644	12122	214252001		3990 7th St
	8,023.21	0.18419	417.21483	7675	12121	214252002		*no Site Address*
	13,267.86	0.30459	483.73530	7706	12124	214252017		3954 Mission Inn Ave
	50,011.11	1.14810	947.92197	7746	11870	214252016	GNR	3775 Fairmount Blvd
	13,050.51	0.29960	483.13839	7800	11979	214252011		3985 University Ave
	7,948.04	0.18246	419.35757	7838	11980	214252010		*no Site Address*
	7,938.71	0.18225	419.23810	7864	11981	214252009		*no Site Address*
Total	108,197.46	2.48						

Total both blocks 4.85824
current museum 19,805.95 0.45468

Raincross Square (3rd & Market)	AREA	Acres	PERIMETER	PARCELS	PARCELS ID	APN	CITY_OWNED	METROSCAN	Notes	RATING	NAME
	51112.75063	1.17339	941.69133	6468	8821	213102011	PKL	*no Site Address*	Parking lot 3rd & Market	A	Raincross Square
	66610.74534	1.52917	1059.55594	6545	8468	213102013	PKL	*no Site Address*	Parking lot 3rd & Market	A	Raincross Square
	48241.69230	1.10748	1051.31443	6663	8872	213111005	GNR	*no Site Address*	Lot on 3rd with storage building	A	Raincross Square
	18228.06823	0.41846	542.95398	6760	8429	213111007	GNR	*no Site Address*	vacant lot on corner 3rd & Orange	A	Raincross Square
	32624.48762	0.74896	1194.70709	6822	8467	213111006	GNR	*no Site Address*	Recessed Parking lot for Conv. Center	A	Raincross Square
	39859.15216	0.91504	812.26987	6879	8423	213111008	GNR	*no Site Address*	Recessed Parking lot for Conv. Center	A	Raincross Square
	53912.51358	1.23766	1019.19092	6910	8412	213152007	GNR	*no Site Address*	Area between Marriott and Conv. Center	A	Raincross Square
Total	310,589.41	7.13015									

Total of area first 4 parcels 4.22850

Fairmount Park and Golf Course	AREA	Acres	PERIMETER	PARCELS	PARCELS ID	APN	CITY_OWNED	METROSCAN	Notes	RATING	NAME
	374236.30399	8.59128	2368.00719	3782	4975	207070006	P&R	*no Site Address*	West of Lake Evans adjacent to golf course	A	Fairmount Park
	2368596.75244	54.37550	7517.48005	3801	4977	207110002	P&R	*no Site Address*	Park proper - most of park	A	Fairmount Park
	1589530.53116	36.49060	5580.64357	3917	4972	207070005	P&R	*no Site Address*	Lake Evans western section	A	Fairmount Park
	431553.34448	9.90710	2847.49757	3564	4973	207070007	P&R	*no Site Address*	Fairmount Golf course	A+	
	1310360.20336	30.08173	6335.58908	3088	3100	207090011	P&R	*no Site Address*	Fairmount Golf course	A+	
	319210.37011	7.32806	2307.21406	3348	4917	207060005	P&R	*no Site Address*	Fairmount Golf course	A+	
	135458.92228	3.10971	3192.05375	3638	4977	207110002	P&R	*no Site Address*	Next to Golf Course		
	14227.13417	0.32661	499.71572	4380	6827	207110002	P&R	*no Site Address*	area next to lake		
	117776.45466	2.70378	1558.33523	3877	5013	207110003	P&R	*no Site Address*	Area next to Market near the Fwy (building)		
	7409.09097	0.17009	571.39929	4036	5014	207110004	P&R	*no Site Address*	small area next to Market near the Fwy		
	51814.72180	1.18950	949.32139	4288	6794	207070004	P&R	*no Site Address*	Area between lake and quarry hill		
	217921.63905	5.00279	2087.77448	4318	6791	207070003	P&R	*no Site Address*	Area between lake and quarry hill		
Total	6938095.46847	159.27676									

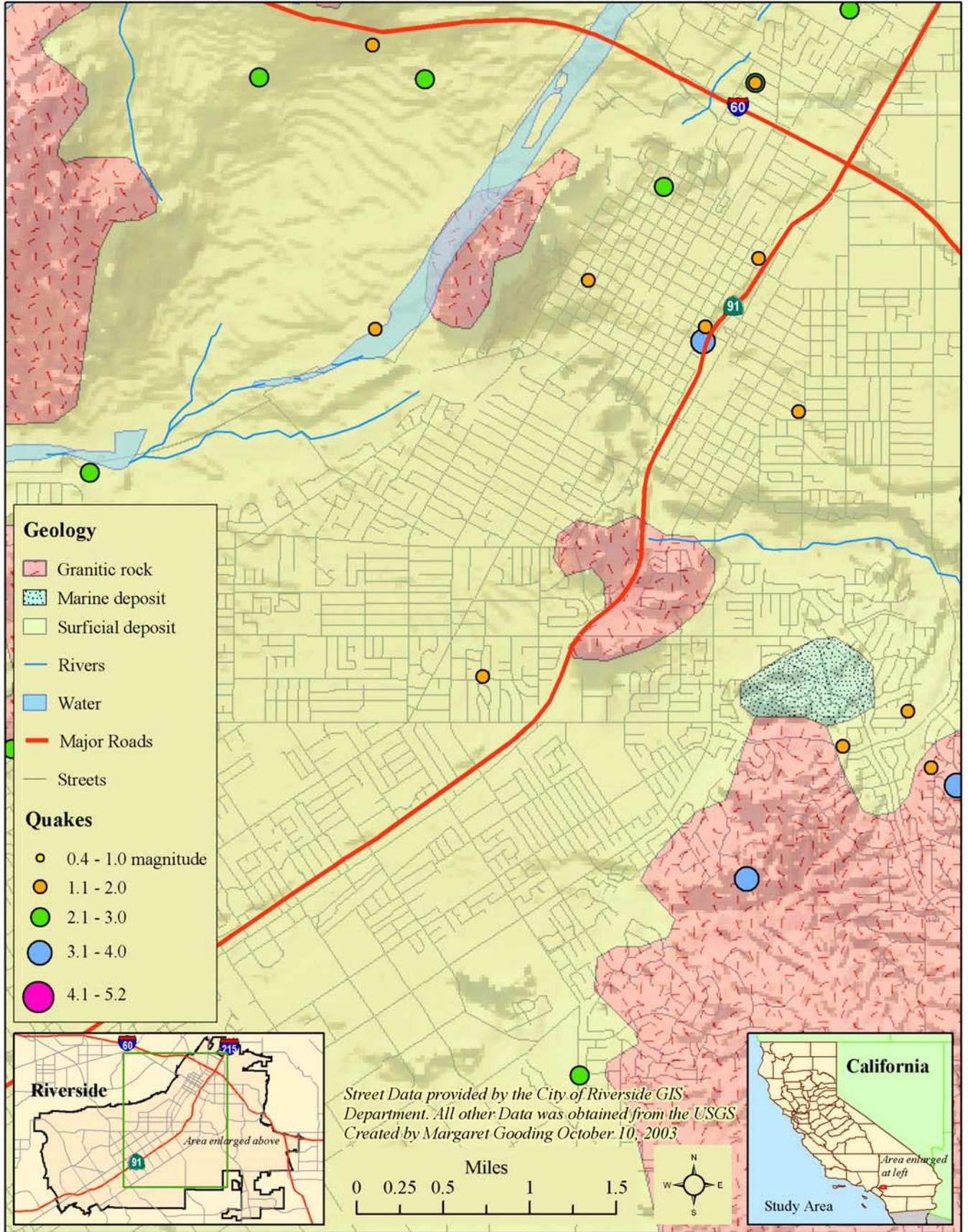
golf course 55,90818
park 2132886.00000 48.96433

Just Armory and adjacent	AREA	Acres	PERIMETER	PARCELS	PARCELS ID	APN	CITY_OWNED	METROSCAN	Notes
	235710.71306	5.41117	2153.48973	3801	4977	207110002	P&R	*no Site Address*	Armory
	117776.45466	2.70378	1558.33523	3877	5013	207110003	P&R	*no Site Address*	Storage Yard
	7409.09097	0.17009	571.39929	4036	5014	207110004	P&R	*no Site Address*	pie shaped sliver by Market Street
Total	360896.25869	8.28504							



City of Riverside

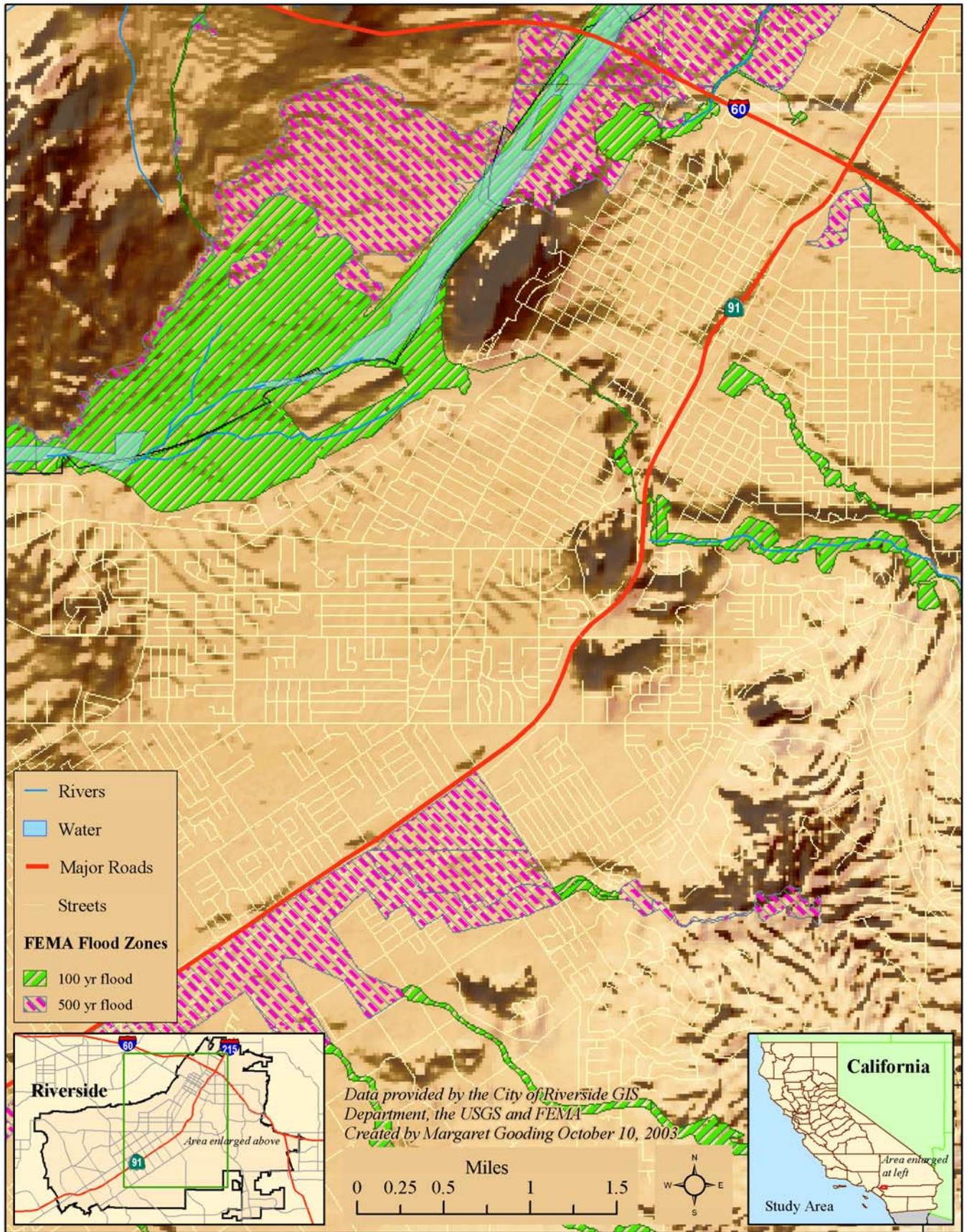
Geology and Earthquakes (1983-2001)





City of Riverside

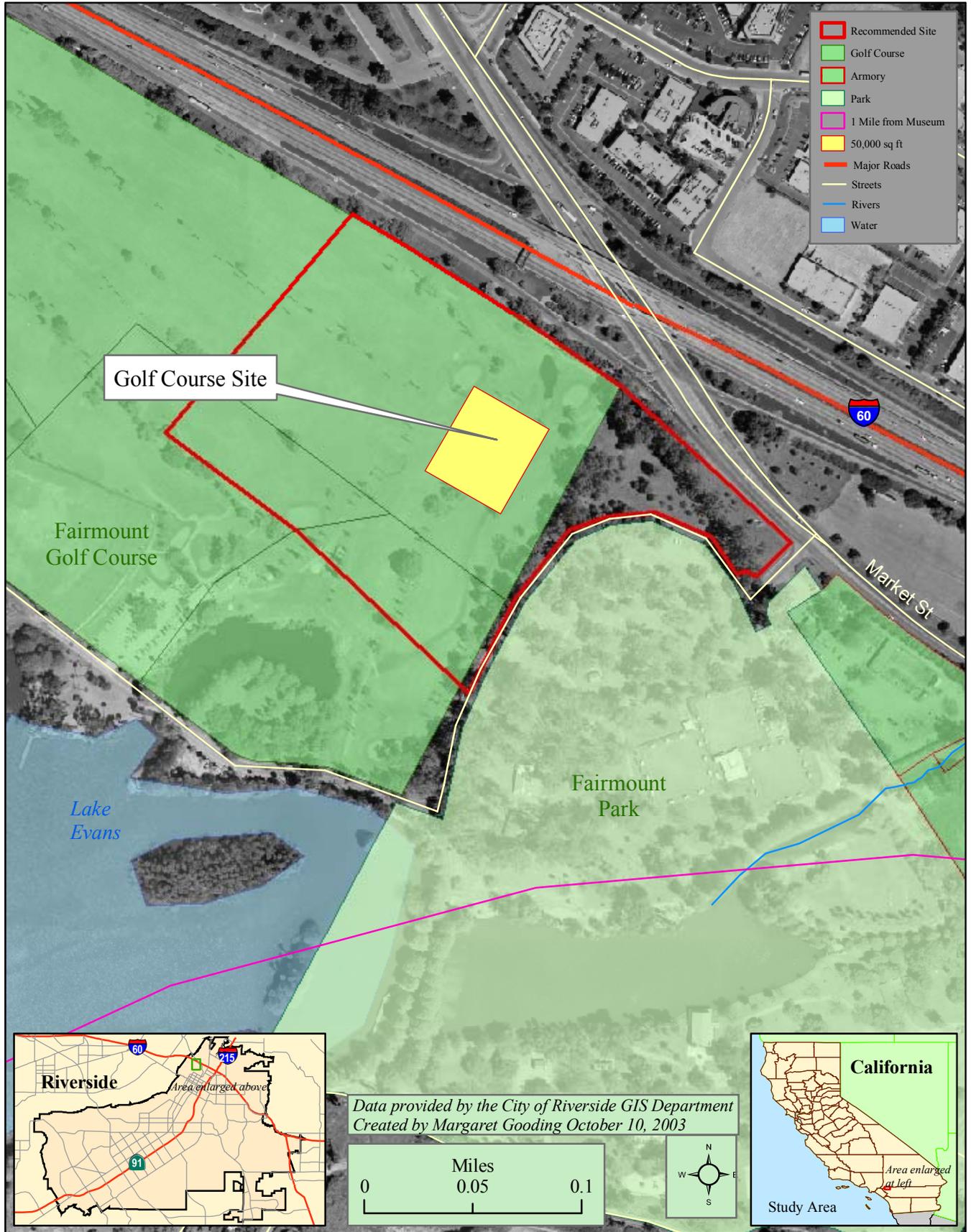
Federal Emergency Management Agency Flood Zones





City of Riverside

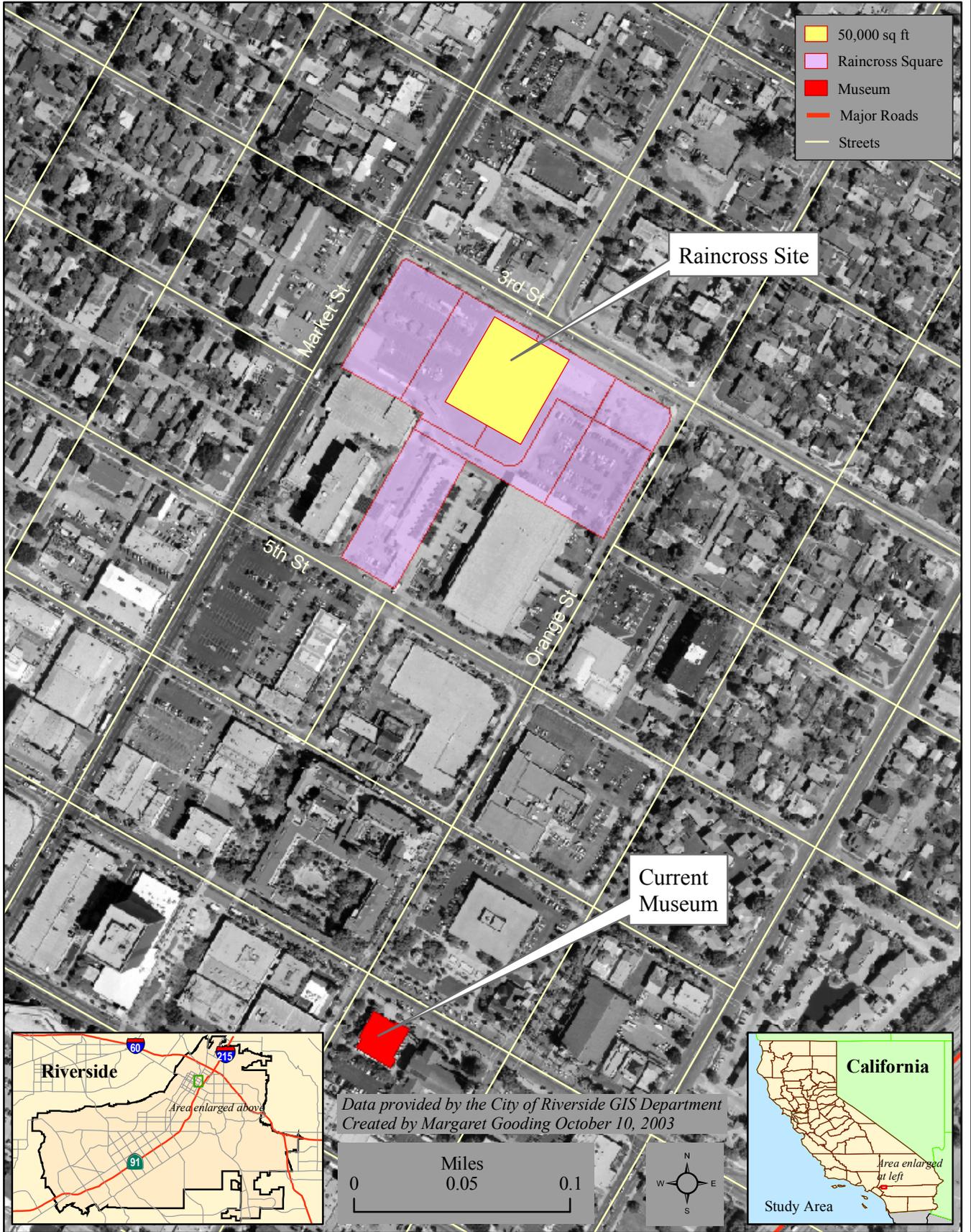
Possible Municipal Museum Sites - Golf Course Site





City of Riverside

Possible Municipal Museum Sites - Raincross Site





City of Riverside

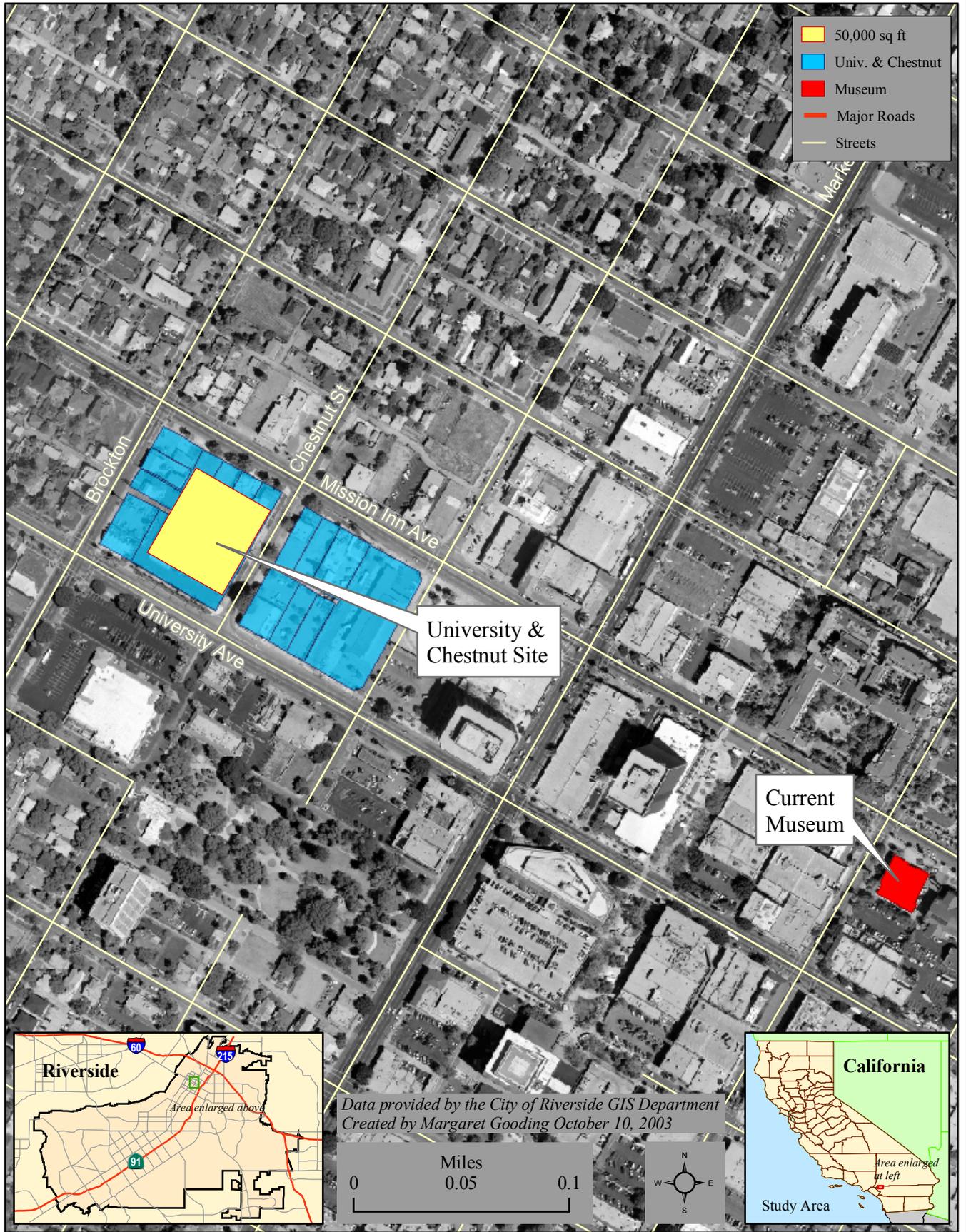
Possible Municipal Museum Sites - Armory Site





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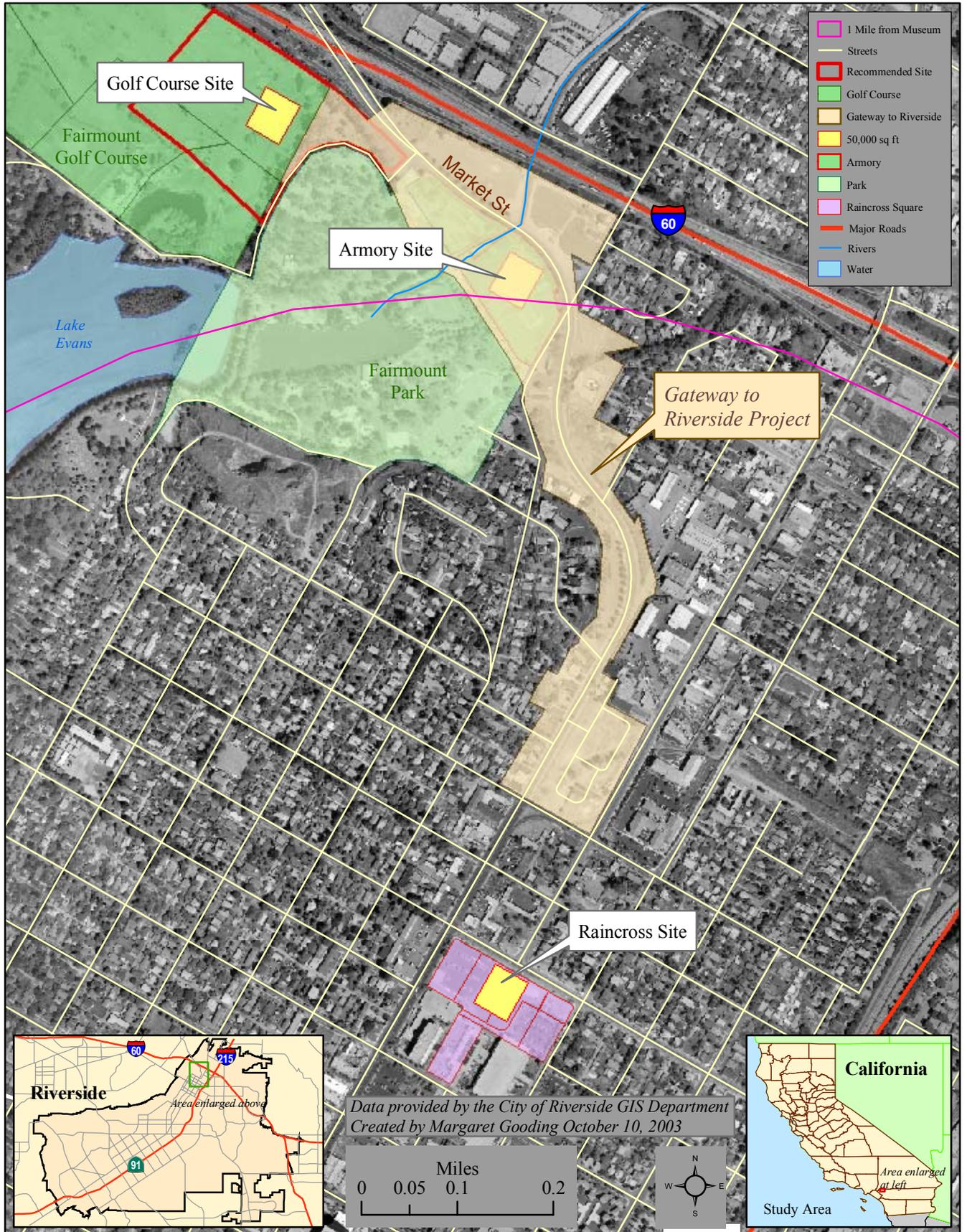
Possible Municipal Museum Sites - Chestnut Site





City of Riverside

Possible Municipal Museum Sites - Gateway to Riverside





"People Serving
People"

Dr. Vince Moses
Director

CITY OF RIVERSIDE



March 15, 2004

To whom it may concern:

This letter is to confirm that Margaret Gooding completed a GIS study for the Riverside Municipal Museum, in partial fulfillment of her academic requirements, as part of an evaluation of potential sites for a new Museum facility. Maggie's technical contributions added a very important professional data set to our initial deliberations.

She completed a thorough preliminary collection of GIS data from the City Information Systems GIS Division, and from the Public Utilities and other agencies, and assembled them into large-scale aerial photographic maps and analytic narrative. Maggie also served as an ex officio member of our citizen panel undertaking the evaluation of these potential sites. We were pleased with her input, and appreciate the opportunity to work with her.

If you have any questions, please do not hesitate to call me at 909-826-5273, or email me at vmoses@riversideca.gov.

Sincerely,

H. Vincent Moses, Ph.D.
Museum Director



MUNICIPAL MUSEUM

3580 MISSION INN AVENUE • RIVERSIDE, CALIFORNIA 92501 • (909) 826-5273 • FAX: (909) 369-4970
www.RiversideCa.gov/museum

Public Parks Preservation Act of 1971

5400. This chapter shall be known as the Public Park Preservation Act of 1971.

5400.5. As used in this chapter “public park” includes only a park operated by a public agency.

5400.6. As used in this chapter “operating entity” means the entity owning the park land and the facilities thereon.

5401. (a) No city, city and county, county, public district, or agency of the state, including any division, department or agency of the state government, or public utility, shall acquire (by purchase, exchange, condemnation, or otherwise) any real property, which property is in use as a public park at the time of such acquisition, for the purpose of utilizing such property for any nonpark purpose, unless the acquiring entity pays or transfers to the legislative body of the entity operating the park sufficient compensation or land, or both, as required by the provisions of this chapter to enable the operating entity to replace the park land and the facilities thereon.

(b) Where the operating entity and the acquiring entity are one and the same, the entity is subject to the provisions of this chapter pertaining to both operating and acquiring entities, and the entity is, as acquiring entity, required to make funds or land, or both, available pursuant to Section 5405 or 5407.2, and, as operating entity, required to acquire or improve park lands and facilities pursuant to Sections 5404, 5407, 5407.1, and 5407.2.

5402. The provisions of this chapter shall not apply to the acquisition of real property or any interest in real property for the construction or maintenance of underground utility services.

5403. The provisions of this chapter shall not apply to a public utility, whether privately or publicly owned, acquiring real property or an interest in real property for the purpose of providing services to the public park, if it is not feasible to place the utility services or facility underground.

5403.5. The provisions of this chapter shall not apply to a public utility, whether privately or publicly owned, acquiring real property or any interest in real property as a waterway; provided, that the legislative body of the operating entity determines by a majority vote that such waterway would preserve or enhance the recreational or aesthetic values of the park.

5404. In the event that the park land and facilities are acquired, the operating entity shall acquire substitute park land and facilities. If, however, less than 10 percent of the park land, but not more than one acre, is acquired, the operating entity may, instead of acquiring substitute park land and facilities, improve the unacquired portion of the park land and facilities, using the funds received for this purpose, after holding a public hearing on the matter and upon a majority vote of its legislative body.

5405. Unless the provisions of Section 5407.2 are applicable, the amount of compensation or land, or both, required by this chapter for the taking of the park land and facilities shall be equal to one of the following:

(a) The cost of acquiring substitute park land of comparable characteristics and of substantially equal size located in an area which would allow for use of the substitute park land and facilities by generally the same persons who used the existing park land and facilities, and the cost of acquiring substitute facilities of the same type and number, plus the cost of development of such substitute park land, including the placing of such substitute facilities thereon.

(b) Substitute park land of comparable characteristics and of substantially equal size located in an area which would allow for use of the substitute park land by generally the same persons who used the existing park land, and the cost of acquiring substitute facilities of the same type and number, plus the cost of development of such substitute park land, including the placing of such substitute facilities thereon.

(c) Any combination of substitute park land and compensation in an amount sufficient to provide substitute park land of comparable characteristics and of substantially equal size located in an area which would allow for use of the substitute park land and facilities by generally the same persons who used the existing park land and facilities, and to provide substitute facilities of the same type and number, plus the cost of development of such substitute park land, including the placing of such substitute facilities thereon.

5406. Upon receiving an offer of compensation or land, or both, from the acquiring entity for the acquisition of the park, the legislative body of the operating entity may enter into an agreement with the acquiring entity to the effect that the acquiring entity has complied with the requirements of Section 5405 or Section 5407.2 in determining the amount of compensation or land, or both. Such agreement may be entered into only after a public hearing, except where less than 10 percent of the total area of a state park is acquired, in which case the operating entity shall follow the procedure it adopts for such purposes. Within 45 days of the public hearing, due notice shall be conspicuously posted at the park being acquired, including along its exterior boundaries, at all entrances, and on the recreation building, if any exists. Any resident of the operating entity may bring an action in the superior court of the county in which the park is located for determination of whether such agreement complies with the requirements of Section 5405 or Section 5407.2. If no such agreement has been entered into within six months after the receipt of such offer, either party may submit a proposal for compensation or land, or both, to the superior court of the county in which the park to be acquired is located for the determination of proper compensation. The court may reject any such proposal as not meeting the requirements of Section 5405 or Section 5407.2. The court may approve only one proposal as meeting such requirements.

5407. Unless improvement of an unacquired portion of the park land and facilities is undertaken pursuant to Section 5404, all funds, or land and funds received by the operating entity shall be used to obtain or provide substitute park land and facilities in accordance with the provisions of Section 5407.1 or Section 5407.2.

5407.1. Such substitute park land and facilities shall be of comparable characteristics and of substantially equal size located in an area which would allow for use of the substitute park land and facilities by generally the same persons who used the acquired park land and facilities. However, the operating entity, after holding a public hearing, with due notice posted at the park being acquired, and after finding on the basis of evidence submitted at such hearing that there are compelling reasons for acquiring a substitute park of a different character, may, upon the recommendation of the park commission or if none exists, upon the recommendation of the administrative department, unit or agency charged with the responsibility for the maintenance and operation of the park land and facilities, and by a three-fourths vote of its legislative body, provided it is otherwise legally permissible to do so, change the general character of the substitute park land and facilities.

5407.2. The operating entity, after holding a public hearing, with due notice posted at the park being acquired, and after finding on the basis of evidence submitted at such hearing that there is a lack of need for the park in its present location and that there are compelling reasons for acquiring a substitute park in another general location, may, upon the recommendation of the park commission or if none exists, upon the recommendation of the administrative department, unit or agency charged with the responsibility for the maintenance and operation of the park land and facilities, and by a three-fourths vote of its legislative body, provided it is otherwise legally permissible to do so, change the general location of the substitute park land and facilities. If the legislative body votes to change the general location of the substitute park land and facilities, the amount of compensation or land, or both, for the taking of the park land and facilities shall be determined on the basis of the fair market value of the property taken, considering all the uses for which it is available and adaptable regardless of its dedication to park purposes, plus the value of any and all improvements constructed thereon.

5408. Failure of any public entity or public utility to comply with any provision of this chapter shall not affect the validity of an acquisition by such entity or utility.

5409. Nothing in this chapter shall be construed to authorize the acquisition of public park property by purchase, exchange, condemnation, or otherwise.