

APPROVED

NOV 15 2010

REPORT OF GENERAL MANAGER

NO. 10-266

DATE October 6, 2010

BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ROBERT F. KENNEDY INSPIRATION PARK - USE AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE LOS ANGELES UNIFIED SCHOOL DISTRICT FOR THE OPERATION AND MAINTENANCE OF A NEW PARK ON A PORTION OF SCHOOL PROPERTY

R. Adams	_____	F. Mok	_____
H. Fujita	_____	K. Regan	_____
S. Huntley	_____	*M. Shull	<u><i>M. Shull</i></u>
V. Israel	_____		

*[Signature]*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a proposed Use Agreement (Agreement), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (Department) and the Los Angeles Unified School District (LAUSD), specifying the terms and conditions for the Department's operation and maintenance of a new park developed on a portion of school property at 3400 Wilshire Boulevard, subject to the approval of the Mayor per Executive Directive No. 3 and the City Attorney as to form;
2. Direct the Board Secretary to transmit forthwith the proposed Agreement to the City Attorney for review and approval as to form; and,
3. Authorize the President and Secretary to execute the Agreement upon obtaining the required approvals.

SUMMARY:

On November 15, 2006, through Report No. 06-338, the Board approved a Memorandum of Understanding ("MOU") between the Department of Recreation and Parks ("Department"), Los Angeles Unified School District ("LAUSD"), and Community Redevelopment Agency of Los Angeles ("CRA/LA"), executed on May 30, 2007, setting forth the mutual goals and intentions for

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the development of a new park on a portion of the school property at 3400 Wilshire Boulevard. Pursuant to the MOU, the LAUSD committed to building the park in conjunction with the school construction and agreed to eventually transfer operation and maintenance of the park to the Department for a period of ten (10) years. The Department agreed to such obligations and the CRA/LA committed to provide additional funding towards the park's development.

LAUSD has completed its construction of the new schools (elementary, middle, and high school) and park, currently known as the Robert F. Kennedy Community Schools (aka: Central Area Los Angeles New Learning Center No. 1 – “School”) and Robert F. Kennedy Inspiration Park (“Park”), respectively. Attached here as Exhibit-A are site plans delineating the location of the Park on Wilshire Boulevard adjacent to the School and listing the location of each amenity located within the Park. The LAUSD opened the School to students and the Park to the public on September 13, 2010. Pending the execution of the agreement discussed in the previously executed MOU, the LAUSD agreed to operate and maintain the Park for the first thirty (30) days from its opening. Upon the City's approval and execution of the proposed Use Agreement (“Agreement”), the Department will take over the entire operation of the Park, but only a portion of the maintenance responsibilities, LAUSD has agreed to be responsible of certain art features described below.

The Park is a one-third acre pocket park, measuring approximately 194 feet in length and 48 feet in depth. The approximate total park area is 15,480 square feet with landscaping elements consisting of a small palm grove, canopy shade trees, sitting areas and permeable surfaces. The Park contains no fields, courts, playgrounds or other active recreational amenities. It is a passive park, with seating areas, walkways, a fountain, bike racks, and two shaded green areas and a utility building. The Park's art (“Artwork”) and historical features are dedicated to Robert F. Kennedy, in memory of the Senator's assassination at the Ambassador Hotel in 1968. Such Artwork includes a certain bronze, sculpture known as the “Seaswept”, a second art piece which includes a blue lithocrete floor with embedded LED lights and seating area, Ripple steel wall, and gold marble/black granite back wall veneer, and two (2) artist designed audio benches. Photos depicting the Artwork are attached hereto as Exhibit-B. The Park's historical components consist of certain remaining structural features from the original Ambassador Hotel, such as one of its pylons and two pylon walls, a gate pylon, historic light fixtures, two historic lighted signs, two concrete reliefs, a pylon mast and pylon fountain with a bronze sculpture, as depicted by the photos attached hereto as Exhibit-C.

The Kennedy family has officially supported development of the park and allowed the artists creating the park's Kennedy memorial access to the family archives to perform research. The memorial art component's theme is a tribute to Senator Kennedy's “ripple in the water” speech. Contemplated as an intimate, “inspirational” space for area residents, workers and visitors, the Park is meant to also be a visual buffer between the School complex and Wilshire Boulevard.

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For more than thirty years the Department and LAUSD have entered into joint-use, license, and other use agreements involving capital improvements, programming, and services at schools and park sites. To date there have been over forty such agreements executed between the two agencies, ranging in scope from the development and shared use of pools and gymnasiums to that of fields, courts, tracks and parks developed on LAUSD property. In this particular case, the scope of use relates only to the Park.

Pursuant to the terms and conditions of the proposed Agreement, the Department shall be primarily responsible for the Park for a period of ten (10) years, commencing on the date of the proposed Agreement's execution. The Park is not fenced or gated. The general public will have non-restricted access to the Park during the hours of 7:00 am to 9:00 pm, Monday thru Sunday, except when use of the Park is being made by LAUSD under the terms of Section 3 of the Use Agreement. Although the Department will be responsible for all operations at the Park, the maintenance responsibility will be shared in certain respects. LAUSD has agreed to be responsible for the maintenance and upkeep of the Artwork, with the Department being responsible for the remaining park features except for the pylon fountain with bronze sculpture, the two artist's audio benches and the typical methane mitigation vent pole. As the Artwork created by area artists and owned by the LAUSD is excluded from the Department's maintenance responsibilities, the LAUSD has agreed to provide insurance coverage at their sole expense, in addition to taking on the maintenance.

The park area, which is located within the boundary of the proposed new school, was determined to have a less than significant environmental impact in the EIR certified by LAUSD on October 26, 2004 for the Central Los Angeles Area New Learning Center No. 1 Project. The Department's operation of the Park under the terms of the proposed Agreement is consistent with the concept, plans and specifications for the Park and would not result in any additional environmental impacts. Therefore, Staff finds that the EIR is adequate for the proposed park and approval of the Agreement and no additional CEQA documentation is required.

The Assistant General Manager of Operations East, the Superintendent of Griffith/Metro Region and the Office of Council District Ten concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

The Department has allocated baseline maintenance budget for fiscal year 2010-2011 of \$28,072, consisting of \$14,500 for materials and supplies and \$13,572 for as needed part-time salaries for maintenance staff.

This report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management.

EXHIBIT-A  
SCHOOL SITE PLAN

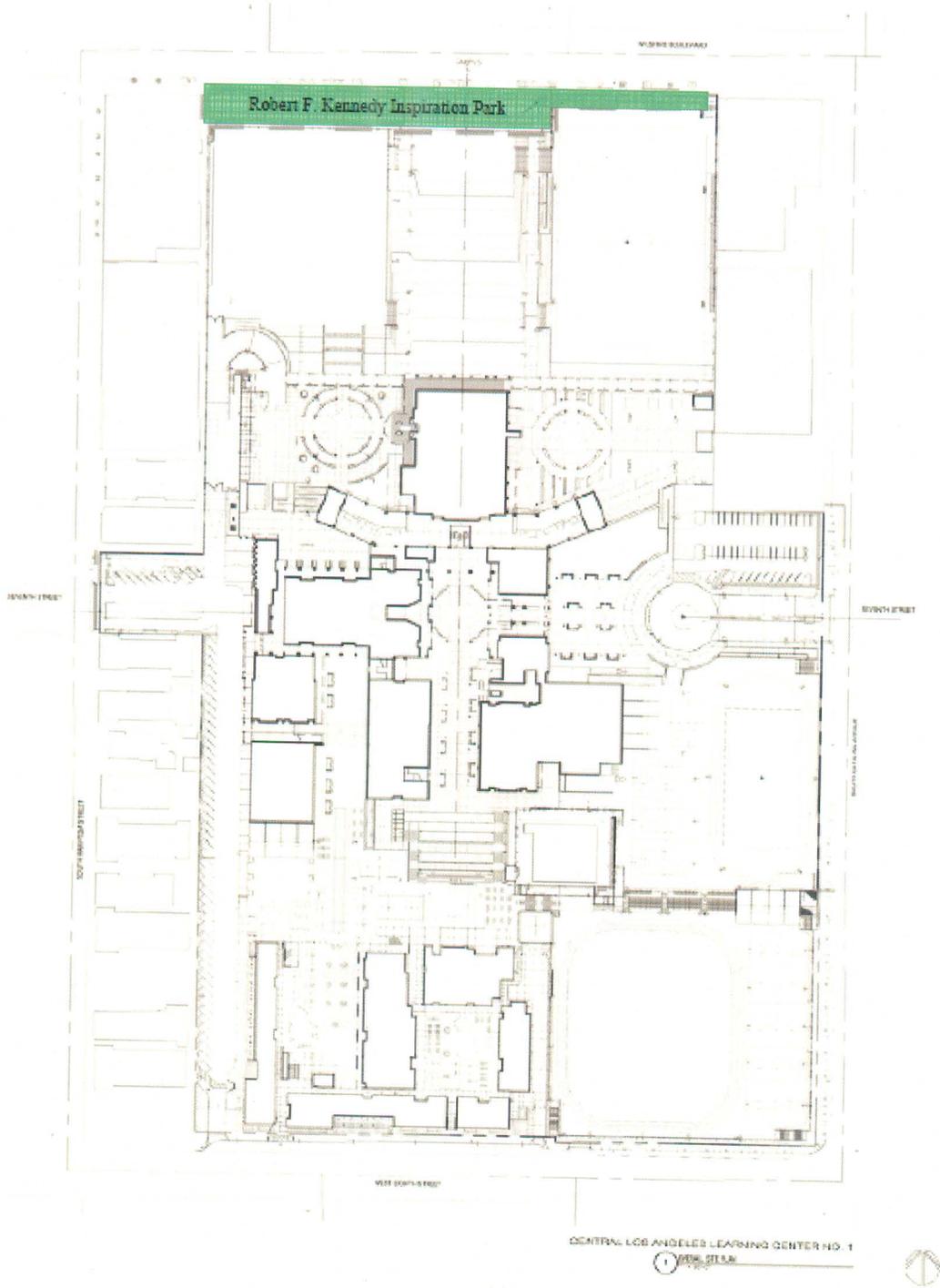


Exhibit-A (Continued)

PARK & SITE PLAN

The PARK is that certain open space area known as the "Robert F. Kennedy Park" located along Wilshire Boulevard, Los Angeles, California, and as depicted on the attached site plan. All features, improvements, infrastructure and systems located in, under, and supporting or providing service for the PARK are considered to be part of the PARK. Some of the notable PARK features, improvements, infrastructure and systems are as follows:

Historic Items:

- 1a. Pylon
- 1b. Pylon wall (2 walls, east and west)
- 1c. Pylon gate (3 gateway piers)
- 1d. Historic light fixture on top of pier (2)
- 1e. Historic lighted sign on top of pier (2)
- 1f. Concrete relief (2 reliefs)
- 1g. Mast on top of Pylon
- 1h. Pylon fountain with bronze sculpture (excluded from Section 4b.)

Other Items:

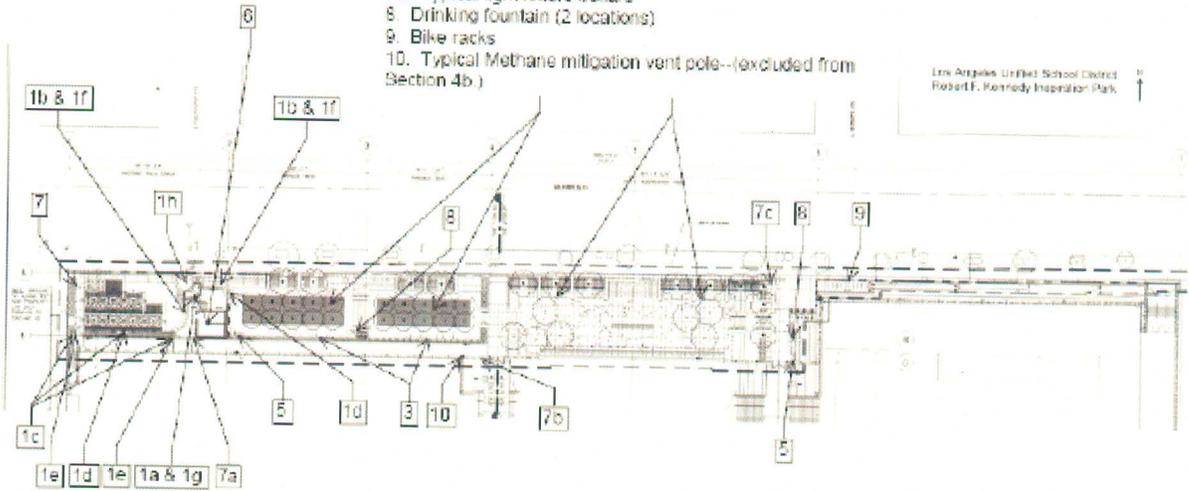
2. Grass Area (2 areas)
3. Metal Park benches (2 groupings)
4. Concrete sitting walls
5. Artist's audio bench (2 locations) ( excluded from Section 4b)
6. Utility building including electrical panels
7. Lighting and electrical system: DWP transformer vault
  - 7a. Electrical switchgear
  - 7b. Typical pole mounted light fixture
  - 7c. Typical light fixture bollard
8. Drinking fountain (2 locations)
9. Bike racks
10. Typical Methane mitigation vent pole

Exhibit-A (Continued)

PARK & SITE PLAN

- 1a. Pylon
- 1b. Pylon wall (2 walls, east and west)
- 1c. Pylon gate (3 gateway piers)
- 1d. Historic light fixture on top of pier (2)
- 1e. Historic lighted sign on top of pier (2)
- 1f. Concrete relief (2 reliefs)
- 1g. Mast on top of Pylon
- 1h. Pylon fountain with bronze sculpture--(excluded from Section 4b.)

- 2. Grass Area (2 areas)
- 3. Metal Park benches (2 groupings)
- 4. Concrete sitting walls
- 5. Artist's audio bench (2 locations)--(excluded from Section 4b)
- 6. Utility building including electrical panels
- 7. Lighting and electrical system: DWP transformer vault
- 7a. Electrical switchgear
- 7b. Typical pole mounted light fixture
- 7c. Typical light fixture bollard
- 8. Drinking fountain (2 locations)
- 9. Bike racks
- 10. Typical Methane mitigation vent pole--(excluded from Section 4b.)



Los Angeles Unified School District  
Robert F. Kennedy Inspiration Park

Exhibit-B

Robert F. Kennedy Inspiration Park  
Site Photos

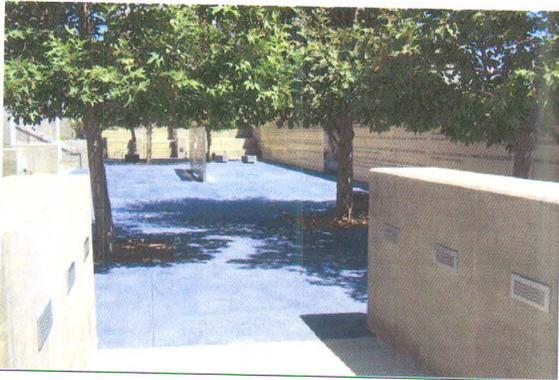
Park Areas



2; Western grass area



2; Eastern grass area



4; Concrete sitting areas



6; Utility building



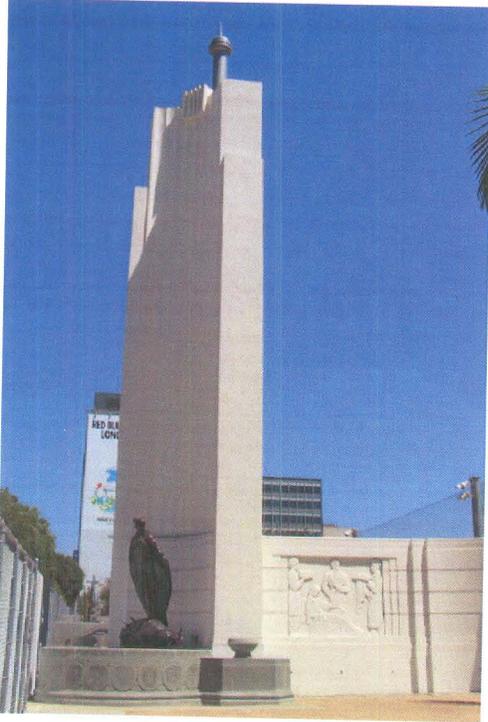
8; Drinking fountain east area



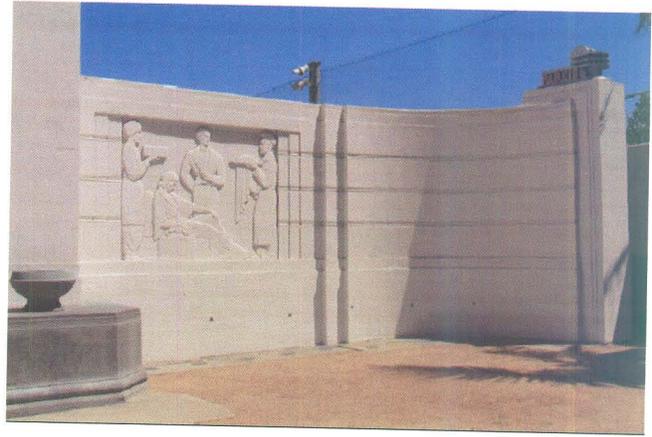
7; Typical light fixture bollards

Exhibit-B (Continued)

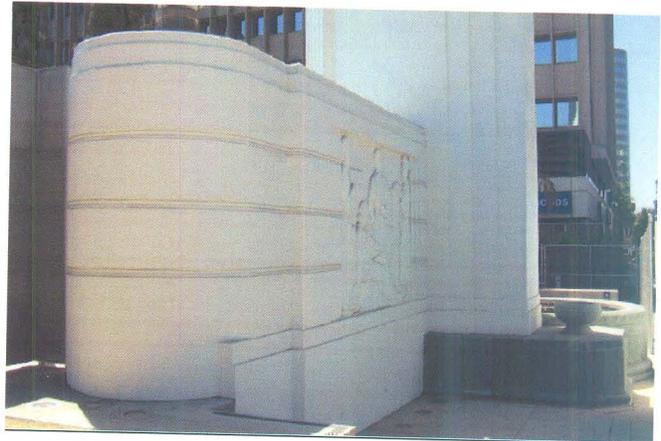
Park Historical Features



1a; 1g; Pylon and Mast



1b; 1c; 1f; Pylon west wall with concrete relief and eastern gateway pier



1b; 1d; 1f; Pylon east wall with concrete relief and historic light fixture



1c; Center gateway pier

Exhibit-B (Continued)

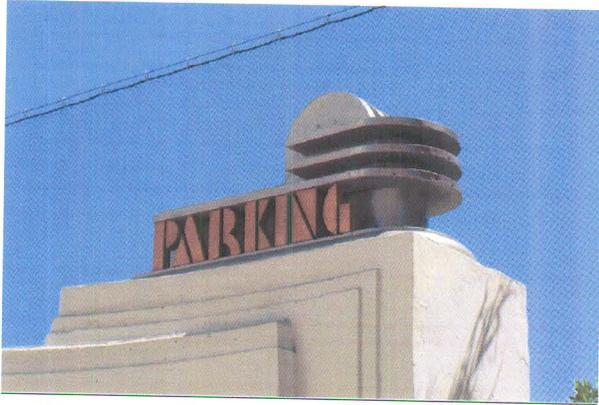
**Park Historical Features(Continued)**



1c: Western gateway pier



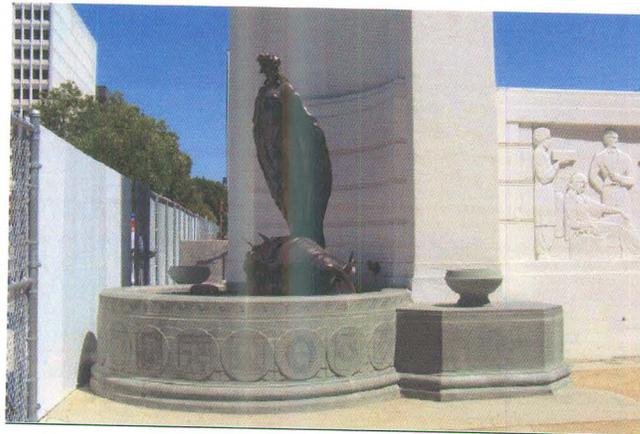
1d: Historic light fixture on center gateway pier



1e: Historic lighted sign on eastern gateway pier



1e: Historic lighted sign on western gateway pier

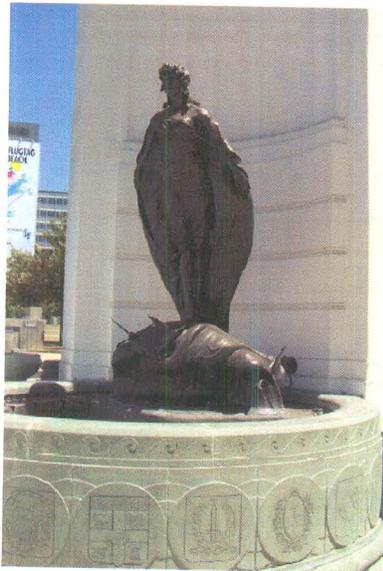


1h: Pylon fountain with bronze sculpture and vases  
(Excluded from Section 4b.)

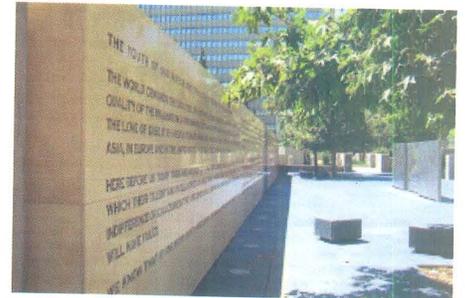
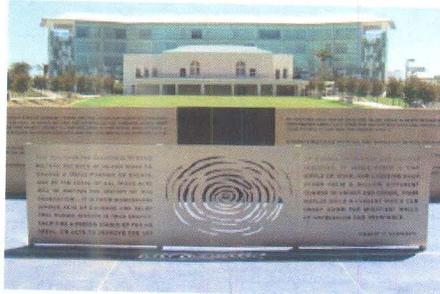
Exhibit-B (Continued)

**Park Artwork**

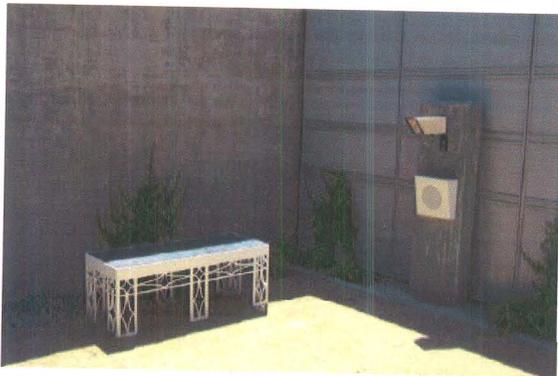
1. Bronze sculpture at the Pylon currently known as the “Seaswept.”
2. Art piece including blue lithocrete floor with embedded LED lights and seating area, Ripple steel wall, and gold marble/black granite back wall veneer.
3. Two (2) artist designed benches with audio capabilities.



2. Art piece with seating area.



1. “Seaswept Bronze Sculpture



3. Artist Designed Audio Benches

