

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-046

DATE February 2, 2011

FEB 02 2011

C.D. 11

BOARD OF RECREATION  
and PARK COMMISSIONERS

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WESTCHESTER RECREATION CENTER - SKATE PLAZA PROJECT -  
AGREEMENT WITH THE LOS ANGELES PARKS FOUNDATION

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

Approved *[Signature]*

Disapproved \_\_\_\_\_  
Withdrawn \_\_\_\_\_  
*[Signature]*  
General Manager

RECOMMENDATIONS:

That the Board:

1. Approve the proposed skate plaza project at Westchester Recreation Center, pursuant to plans and specifications approved by staff from Department of Recreation and Parks (RAP), Planning and Construction Division, for skate plaza improvements to be installed at the location illustrated by the renderings and site plan attached hereto as Exhibit-A and Exhibit-B, respectively;
2. Accept a gift from the Los Angeles Parks Foundation (Foundation), consisting of the design and construction of certain skate plaza improvements (Gift) with an estimated value of One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000), to be installed at Westchester Recreation Center (Park);
3. Approve a proposed Agreement, substantially in the form on file in the Board Office, between RAP and Foundation, specifying the terms and conditions for the design, construction, and operation of the proposed skate plaza (Plaza) at Westchester Recreation Center, subject to approval of the Mayor and the City Attorney as to form;

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4. Authorize the use of funds in the amount of Two Hundred Twenty-Five Thousand Dollars and No Cents (\$225,000) for the design and construction of certain skate plaza improvements to complete the Plaza, from available Quimby funds in the amount of Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000), to be used in conjunction with the Foundation Gift;
5. Authorize the Department to enter into a sole source construction contract (Contract) with California Skate Parks, Inc., for an amount not-to-exceed Two Hundred Twenty-Five Thousand Dollars and No Cents (\$225,000), for the design and construction of certain skate plaza improvements at Westchester Recreation Center;
6. Direct the Board Secretary to transmit the proposed Agreement to the Mayor, in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and,
7. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals.

### SUMMARY:

The Foundation has offered to donate to RAP a gift consisting of the design and construction of certain skate plaza improvements (Gift), at Westchester Recreation Center, located at 7000 West Manchester Avenue, Los Angeles, California 90045. The proposed Plaza will replace an existing outdoor basketball court. The value of the Foundation's proposed Gift is estimated at One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000). The Foundation is offering to provide this Gift to the City of Los Angeles (City) through a grant awarded to them by the Annenberg Foundation. The construction of the Foundation-funded skate plaza improvements will be done in conjunction with the construction of certain RAP-funded skate plaza improvements with an estimated value at an estimated amount of Two Hundred Twenty-five Thousand Dollars and No Cents (\$225,000). The Foundation and RAP will each fund the construction of their respective portions of the proposed Plaza. The Plaza will provide the community with a modern street style skate venue to satisfy the needs of today's urban-youth, street skater.

As demonstrated by the success of previous skate plaza projects on City park property, street skating is now a very popular form of skating among urban youth. Street skating has grown so much in popularity over recent years that it is now a professional sport and industry. Street skating grew in popularity among urban youth primarily due to the lack of accessible and/or challenging skate parks within urban neighborhoods, and the abundance of benches, platforms, handrails, and stairways found regularly on the street which serve perfectly as challenging obstacles for the modern young skater to maneuver around, on, and over. RAP has collaborated with various partners such as the Rob Dyrdek Foundation, The Billion Group, LA84, and Nike on prior skate plaza projects, and now, if approved, the Foundation will be added to the list of RAP skate plaza supporters.

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The Westchester community fully supports the proposed Plaza project. Public outreach efforts were diligent and extensive. Beginning in November, 2010, two local publications, "The Argonaut" and "The Home Town News" began running articles about the pending changes planned for the Park. Several members of the Westchester-Playa Del Rey Park Advisory Board (PAB), were interviewed for these articles. All publications encouraged the public to either call the Park's office or try to attend the PAB's monthly meetings. There was also a series of public meetings that took place on separate dates to inform the public of the proposed project. At the PAB meeting held on December 2, 2010, RAP staff presented the initial Plaza design to the public. This was the first open public comment meeting and was also the beginning of what the PAB called the "Public Comment Period", which was to last until January 4, 2011. Three community blogs were notified of the comment period on multiple occasions. Hand flyers were placed on doorsteps of all residences adjacent to the Park. Three newspapers published follow-up articles on the Park's redesign effort, including the Plaza. Additionally, the local schools were notified, including notifications to the parents and local youth sports leagues. The two universities in the area were also notified, Otis University and Loyola Marymount University.

The three open public comment meetings were held on:

- December 2, 2010 (PAB meeting): Approximately twenty (20) speaking cards were filled out. With the exception of one (1), all the speaker cards were regarding the Plaza, and all were in favor of the project. The PAB voted unanimously to approve the redesign efforts as presented.
- December 14, 2010 [Neighborhood Council (NC), and Planning and Land Use Committee (PLUC) Subcommittee Meeting]: Two (2) speaker cards were submitted regarding the Park redesign, and both were in favor. The PLUC voted unanimously to recommend that the Neighborhood Council Board give full approval to the Park's redesign.
- January 4, 2011 (Neighborhood Council Board Meeting): A full presentation to the Board and public was conducted by City staff. Approximately ten (10) speaker cards were submitted and all spoke in favor of the Park's redesign, including the Plaza. The NC Board voted unanimously to support the Park redesign project, including the Plaza.

No negative comments from the public were ever received by either the PAB or the Recreation Center during this period.

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The proposed Plaza project has an estimated total cost of Three Hundred Fifty Thousand Dollars and No Cents (\$350,000). California Skate Parks, Inc. (Contractor) will design and construct the Plaza through separate construction contracts with RAP and the Foundation, with each paying the contractor directly for its respective portion of the Plaza's improvements, as mutually agreed upon and described in said Contracts. The Gift, that is the Foundation's portion of Plaza improvements, is valued at the estimated amount of One Hundred Twenty-Five Thousand Dollars and No Cents (\$125,000). RAP's portion of Plaza improvements is valued at the estimated amount of Two Hundred Twenty Five Thousand Dollars and No Cents (\$225,000).

For its portion of the project, RAP will enter into a sole-source contract with Contractor for the design and construction of certain portions of the Plaza's development (design and construction), for an amount not to exceed \$225,000. The Department will use available Quimby funds to pay the cost of its portion of Plaza improvements. A sole-source contract with Contractor is required because the Foundation has made it a condition for the Gift that Contractor be used to design and construct the Plaza given their experience in working with the Department on prior projects. Additionally, the Department lacks the staff and resources necessary to design and construct the Plaza, or cause it to be constructed through the City's bid process, within the given time line and budget. In order to remain in compliance with grant requirements, construction must be completed by July 2011. Given the Contractor's expertise in the construction of skating facilities and their extended experience in working with the Foundation and RAP on prior skate plaza projects, it is in the best interest of the City to contract with Contractor for this project to ensure the project is completed on time and within budget.

Attached to this report as Exhibits A and B, respectively, are Plaza Renderings and a Site Plan showing the proposed Plaza location within the Park. Plaza shall be installed pursuant to plans and specifications mutually approved by the Foundation and RAP staff from its Planning and Construction Division.

The term of the proposed Agreement is three (3) years, including but not limited to certain terms and conditions listed below:

- The Plaza name, which shall be subject to approval by the Board in accordance with RAP policy, shall be displayed for the 3-year duration of the agreement.
- Foundation shall be recognized for its generosity through signage acknowledging their contribution to the Plaza's development, subject to Board approval;
- The Foundation shall be entitled to exclusive use of Plaza, for a maximum of ten (10) non-consecutive days per year, in coordination with and subject to the prior approval of RAP.

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All Foundation events to be held at the Plaza shall be approved in advanced by RAP, and shall not interfere with the Park's normal or planned operations. Upon expiration of the proposed Agreement, the RAP and the Foundation may discuss continuing the relationship at the site, and if continuing the relationship is found to be mutually beneficial, a subsequent agreement may be negotiated, subject to required City approval(s).

### ENVIRONMENTAL:

Staff has determined that this project will consist of the construction of a skate plaza and execution of a related Agreement, between the Department and the Foundation for the design and construction of said skate plaza at Westchester Recreation Center, to compliment the Park's existing recreational amenities offered at the park. The skate plaza will be an accessory facility to the existing recreational uses at the park. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1a, Class 1, Category 14; Section 1(d), Class 4, Category 1 and 6; and Section 1k, Class 11, Category 3 of the City CEQA Guidelines.

Staff has discussed the proposed project with the Assistant General Manager of Operations West, the Superintendent of the West Region, and the Office of Councilmember Bill Rosendahl of the Eleventh Council District, and each supports the project and concurs with staff's recommendations.

### FISCAL IMPACT STATEMENT:

There will be no fiscal impact to the Department's General Fund as the proposed Plaza will be designed and constructed through the proposed Gift and available Quimby funds. All Agreement related special events will be funded entirely by the Foundation. The future maintenance of the Plaza will be included as part of the Park's annual budget package request.

This report was prepared by Joel Alvarez of the Department's Real Estate and Asset Management Section.

# EXHIBIT A



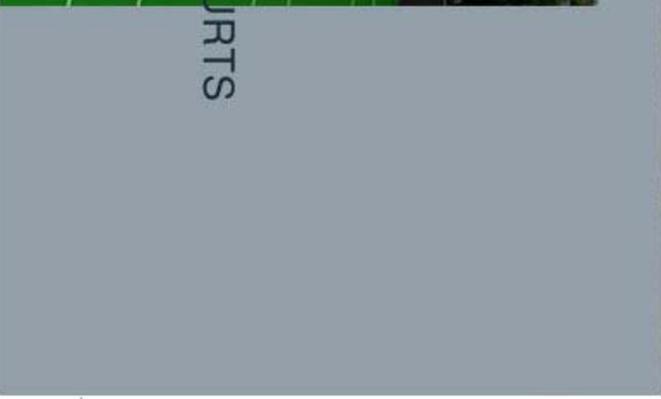
AERIAL LOOKING NORTHWEST



INSIDE THE PLAZA



AERIAL VIEW LOOKING SOUTHWEST



TENNIS COURTS

## Westchester Park Skate Plaza

02/02/2011



# EXHIBIT B

