

APPROVED

REPORT OF GENERAL MANAGER

NO. 12-034

DATE February 1, 2012

FEB 01 2012

C.D. 9

**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CITY HALL PARK - PARK RESTORATION (PRJ20465) PROJECT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull *MJ*
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board approve the City Hall Park - Restoration (PRJ20465) project, as described in the Summary of this report.

SUMMARY:

City Hall Park is located at 200 North Spring Street, in the Downtown Los Angeles community of the City. This 1.71 acre park encompasses the lawn areas and open space immediately surrounding City Hall. City Hall and City Hall Park are a City of Los Angeles Historic-Cultural Monument (Monument No. 150).

City Hall Park is bounded by Spring Street on the west, Temple Street on the north, Main Street on the east, and 1st Street on the south. The park is divided, by the Spring Street entrance to City Hall, into two sections; the North Lawn, which faces Temple Street, and the South Lawn, which faces 1st Street.

The South Lawn section of City Hall Park is further divided, by a tile walkway that runs east to west across the park (and parallel to 1st Street), into the Upper South Lawn (the area of the South Lawn immediately adjacent to City Hall) and the Lower South Lawn (the three triangular shaped areas of the South Lawn abutting 1st Street and the tiled plaza containing the Frank Putnam Flint Fountain).

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Impact of Occupy L.A. Event

City Hall Park suffered damage from Occupy L.A.'s two month long encampment in the park from October 1, 2011 to November 30, 2011. There was damage to the park's turf and trees, and the park's electrical and irrigation infrastructure. Additionally, the walls of City Hall, the Frank Putnam Flint Fountain, the Braude Memorial Bench, and the Bill of Rights Memorial, were vandalized with graffiti and paint.

Staff estimates the cost to repair the damage sustained by City Hall Park from the Occupy L.A. encampment, and restore to City Hall Park to its original, pre-Occupy L.A., condition, is approximately \$76,000. It should be noted that the previously reported estimates to repair the park were much higher as they were based on worst case scenarios due to RAP's inability to inspect and test infrastructure during the Occupy L.A. event.

Again, this cost estimate only covers the cost of repairing the damage to City Hall Park. No changes would be made to the design of the City Hall Park and the amount of turf and landscaped areas. There would be no change in the annual cost to maintain the park.

A summary of the scope, capital cost, and the annual maintenance costs to restore City Hall Park to its original condition, is provided in Attachment A of this Report.

City Hall Park Restoration Project

Department staff are working diligently and expeditiously on a plan to restore City Hall Park and to repair the elements of the park that were damaged during the Occupy LA event. As discussed below, there are a variety of issues and considerations that are driving the City Hall Park Restoration project. Staff has gathered a considerable amount of input and comments on these issues from a broad range of stakeholders and interested parties. Through this process, staff has developed a Preferred Restoration Option for the City Hall Park Restoration project, which is discussed below and detailed in Attachment G to this Report.

The proposed City Hall Park Restoration project provides an opportunity for the City to implement, in a high profile and extremely visible park, a project that further and clearly demonstrates the City's ongoing commitment to reduce its water usage and promote sustainable design techniques.

With over 400 parks and facilities and almost 16,000 acres of parkland, RAP is one of the City's largest users of water; with the bulk of that water use being for landscape irrigation. In the last five years, RAP has taken aggressive steps to improve its water management practices and implement water conservation and water efficiency measures in order to significantly reduce its overall water use and help preserve and protect the City's limited water resources. As a part of these efforts, RAP has implemented a program to: (1) replace old, outdated, inefficient, irrigation infrastructure with new water efficient systems; (2) increase the amount of recycled water used for irrigation; (3) remove landscaped turf areas and ornamental grass; (4) increase the utilization

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of low water use and drought tolerant plants; and, (5) implement features in the design of its new parks that help capture and treat stormwater.

RAP's role in helping the City meet its water conservation goals cannot be understated. Since July 2006, RAP has reduced its annual water usage by over 30%, which equates to over a billion gallons in water savings annually. City Hall Park's irrigation system was upgraded as a part of RAP's water reduction program in 2010.

Project Design Criteria and Considerations

Staff recognized that the unique function and use of City Hall and City Hall Park; its status as a City of Los Angeles Historic-Cultural Monument (Monument No. 150); the prominence and high visibility of its location; and, various City and State regulations related to water use, were key factors that would impact the design of the proposed City Hall Park Restoration project.

Accordingly, staff developed a list of design criteria to help guide the proposed City Hall Park Restoration project. The design criteria recognize that City Hall Park functions as a place for official ceremonies, celebrations, and events; that the park is both a community gathering area and a place for passive recreation; and, that the park provides open space and aesthetic benefits for residents and visitors of the City's downtown core. The design criteria also recognize that a restored City Hall Park should be highly sustainable and durable; utilize the most advanced water and energy conservation technology and techniques; and, provide an opportunity to promote the use of native and low water use plants. A full list of the design criteria developed by RAP staff for the City Hall Park Restoration project is provided in Attachment B of this report.

Additionally, RAP staff discussed the proposed scope of the City Hall Park Restoration project with staff from the Department of Public Works, Bureau of Sanitation, Watershed Protection Division (BOS/WPD) in order to determine if the project is subject to the requirements of the City's Low Impact Development (LID) Ordinance (Ordinance 181,899). The City's LID Ordinance requires certain development and redevelopment projects to incorporate LID standards and practices that help reduce off-site runoff, improve water quality, and provide groundwater recharge.

BOS/WPD staff reviewed the scope of the proposed City Hall Park Restoration project and determined that the City Hall Park Restoration project is not subject to the requirements of the LID Ordinance. Even so, RAP's design criteria for the City Hall Park Restoration project incorporates a number of the storm water and urban runoff best management practices and design elements identified in the LID Ordinance, including, an emphasis on the use of low water use plants, a reduction in the amount of turf areas, and minimizing impervious surfaces.

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Finally, RAP staff reviewed the City of Los Angeles Irrigation Guidelines and the goals and requirements of State Assembly Bill 1881 to ensure that the proposed City Hall Park Restoration project will be designed to be compliant with all appropriate landscape and irrigation regulations.

State Assembly Bill 1881, which is aimed at conserving outdoor water use, requires cities and counties to update local Landscape Ordinances so that they are at least as effective as the State's Department of Water Resource's updated Model Water Efficient Landscape Ordinance (MWELo). State Assembly Bill 1881 required the State's MWELo to be updated to, among other things: (1) include provisions for water conservation and the appropriate use and groupings of plants that are well-adapted to particular sites and to particular climatic, soil, or topographic conditions; (2), include a landscape water budget; (3) encourage the capture and retention of stormwater onsite; (4) include provisions for the use of automatic irrigation systems and irrigation schedules based on climatic conditions, specific terrains and soil types, and other environmental conditions; (5) include provisions for onsite soil assessment and soil management plans; (6) promote the use of recycled water; (7) seek to educate water users on the efficient use of water and the benefits of doing so; (8) encourage the use of economic incentives; (9) include provisions for landscape maintenance practices that foster long-term landscape water conservation; and, (10) include provisions to minimize landscape irrigation overspray and runoff.

To be in compliance with State Assembly Bill 1881, the City implemented new landscape design and installation requirements for certain landscape projects (City of Los Angeles Irrigation Guidelines) that are essentially the same requirements as the State's MWELo. The proposed City Hall Park Restoration project - like all RAP projects - will be designed to be in compliance with both the City's Irrigation Guidelines and, the State Assembly Bill 1881 regulations.

Park Restoration Concepts and Options

Based on the project objectives and design criteria discussed above, RAP staff developed three conceptual plans for the restoration of City Hall Park. The three conceptual plans each propose to renovate both the North and South Lawn areas of City Hall Park. It should be noted that the proposed scope for the North Lawn portion of the City Hall Park Restoration project is exactly the same for all three conceptual plans, and the new design of the North Lawn proposes a change from that area's original, pre-Occupy L.A., condition.

A summary of the scope, capital cost, annual maintenance costs, and percent reduction of turf for Restoration Options No. 1, No. 2, and No. 3, are provided, respectively, in Attachments C, D, and E of this Report.

Conceptual Plan Review Process

Since the end of the Occupy L.A. event, staff have worked closely with a large cross section of City professionals and officials, renowned landscape professionals, and the general public, to solicit input, concerns, and suggestions about the proposed scope of the City Hall Park Restoration project.

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On January 9, 2012, the Mayor's Office and RAP staff hosted a meeting of landscape professionals. Meeting participants toured the grounds of City Hall and then met for a presentation of the three proposed conceptual plans for the restoration of City Hall Park. The presentation was followed by a Question and Answer session and an open discussion of the advantages and disadvantages of each proposed plan. Restoration Option No. 2 was the conceptual plan favored by most meeting participants.

On January 10, 2012, staff presented the three conceptual plans at a meeting of the Downtown Los Angeles Neighborhood Council. This meeting was heavily attended, RAP staff fielded many questions from the audience and the Neighborhood Council members. A straw poll was taken at the meeting and Restoration Option No. 2, the same option that was favored by the landscape professionals group, was favored by a sizable majority of the Neighborhood Council members.

On January 13, 2012, RAP launched a website (www.laparks.org/restoration/index.htm) where the public can review information on the conceptual plans for City Hall Park and provide comments, feedback, and suggestions. To date, RAP has received over 240 comments on the three concepts through the website.

On January 17, 2012, a follow-up meeting was held with the landscape professionals group where three new concepts, all of which were variations on Restoration Option No. 2, were presented. These three new concepts all took into account many of the design comments of the previous meeting. RAP staff also presented its design criteria, as described above, for the project. A discussion followed on the function and use of City Hall Park, sustainability issues, and educational opportunities the City Hall Park Restoration project may afford. A list of the firms, organizations, and individuals who participated in one or both of the landscape professionals' group meetings is provided in Attachment F of this Report.

On January 25, 2012, RAP staff, in response to a request by City Council (Council File No. 11-2002), presented a report on the damage sustained by City Hall Park during the Occupy L.A. event and the various options to repair and restore the park to the Arts, Parks and Neighborhoods Council Committee. At the meeting, RAP staff discussed the report, and the various park restoration concepts and options, and responded to questions from the Committee. After hearing from RAP staff, and taking public comment, the Arts, Parks and Neighborhoods Council Committee moved to receive and file the Report.

Preferred Park Restoration Option

Based on the input and feedback RAP received on the conceptual plans, RAP staff has developed a preferred option for the City Hall Park Restoration project. The Preferred Restoration Option, which is shown in Attachment G of this report, is based on Restoration Option No. 2; which was identified as the clear consensus option. The Preferred Restoration Option incorporates a number of refinements and changes to Restoration Option No. 2, which were received during the

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public input process. The Preferred Restoration Option is consistent with the design criteria identified by RAP.

The Preferred Restoration Option is a concept plan and, as such, will continue to be refined as the proposed City Hall Park Restoration project moves through the final design process. For example, the identification and selection of appropriate low water use plants and planting locations still needs to be detailed and finalized. RAP will continue to work closely with stakeholders and interested parties to further refine the Preferred Restoration Option. RAP anticipates holding follow up design review meetings and/or presentations on the City Hall Park Restoration project with City staff, the landscape professionals group, and other stakeholders, in the near future.

Additionally, as City Hall and its surrounding landscaping (i.e. City Hall Park) is a City of Los Angeles Historic-Cultural Monument, the City Hall Park Restoration project is subject to review and approval by the City's Cultural Heritage Commission. Staff is scheduled to present the Preferred Restoration Option for the City Hall Park Restoration project to the Cultural Heritage Commission on February 2, 2012.

Staff has identified a number of potential funding sources and resources to help fund the design, development, and construction of the proposed park improvements. These potential funding sources include: rebates and incentives from the Department of Water and Power and the Metropolitan Water District; funding from the Los Angeles Conservation Corps; and, a donation from The Scotts Company, which one of the world's largest lawn and garden companies. In addition, staff anticipates utilizing our youth at risk training programs and establishing days for volunteer groups to participate. Funding for the removal of the graffiti from the Frank Putnam Flint Fountain and the memorial benches will be provided via the Cultural Affairs Department's insurance policy for the City's fine arts program.

ENVIRONMENTAL REVIEW:

Staff has determined that the subject project will consist of the rehabilitation and restoration of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and minor alterations to land and new landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 (Class 31) of the State CEQA Guidelines as adopted by City CEQA Guidelines (Article I) and Article III, Section 1, Class 4(3) of the City CEQA Guidelines.

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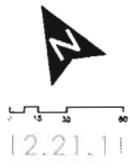
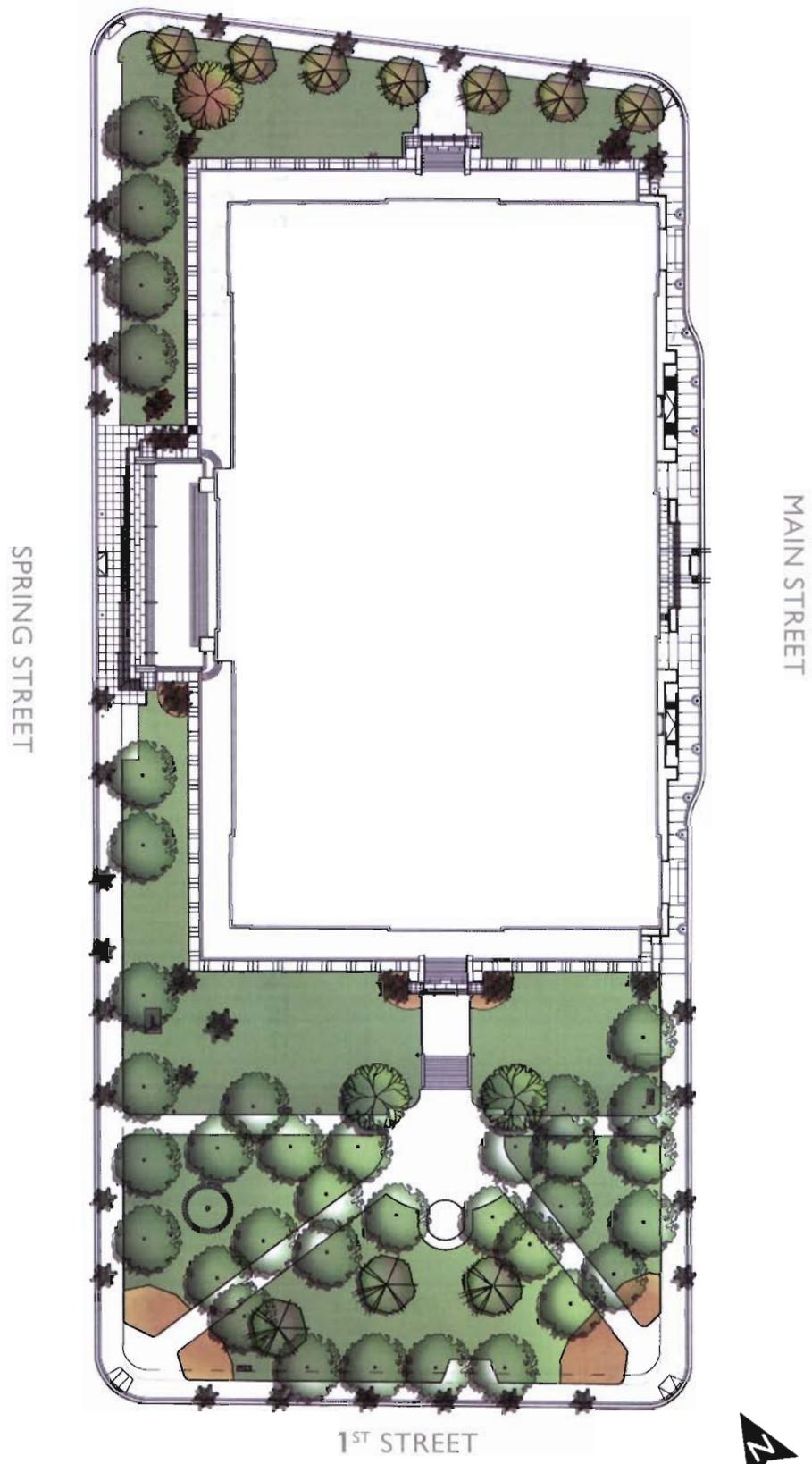
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FISCAL IMPACT STATEMENT:

The approval of this project will have a negative fiscal impact on the Department as the implementation of the proposed park capital improvements will increase the level of daily maintenance required at this facility. The estimated cost to implement the Preferred Restoration Option, as described above, is \$390,000. The costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by donations, rebates and incentives, and, potentially, Quimby Fees and other funding sources that have yet to be determined.

The current annual maintenance costs for City Hall Park are \$75,000. The estimated annual maintenance costs to implement the Preferred Restoration Option, including the costs for part-time staff, materials and supplies, will be approximately \$135,000. If the additional \$60,000 in requested maintenance funding is not granted then this facility will be included in an existing maintenance route, which will result in a reduction of core functions on that existing route.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.



CITY HALL PARK
RESTORE TO ORIGINAL CONDITION

RESTORATION TO ORIGINAL CONDITION

Scope

- North Lawn
- Reseed existing turf areas.
 - Repair existing irrigation and electrical infrastructure.
- South Lawn
- Reseed existing turf areas.
 - Repair existing irrigation and electrical infrastructure.

Cost / Benefit

Capital Cost

\$76,000

Annual Maintenance Cost

\$75,000

% Reduction in Turf

None

CITY HALL PARK

A CULTURAL HERITAGE LANDMARK

design criteria

FUNCTION-USE

PARK

GATHERING AREA

COMMUNITY DISCOURSE

OFFICIAL CEREMONIES

CELEBRATIONS

FLEXIBLE EVENT OPEN SPACE
(165 events annually)

PASSIVE RECREATION

TRANSPORATION NODES

AESTHETICS

ENJOYMENT

SUSTAINABILTY

MAINTENANCE

WITHSTAND HEAVY USE

WATER CONSERVATION

SMART IRRIGATION

WATER RETENTION

LAWN SELECTION

PLANT PALETTE

ENERGY CONSERVATION

STEWARDSHIP

PRESERVATION

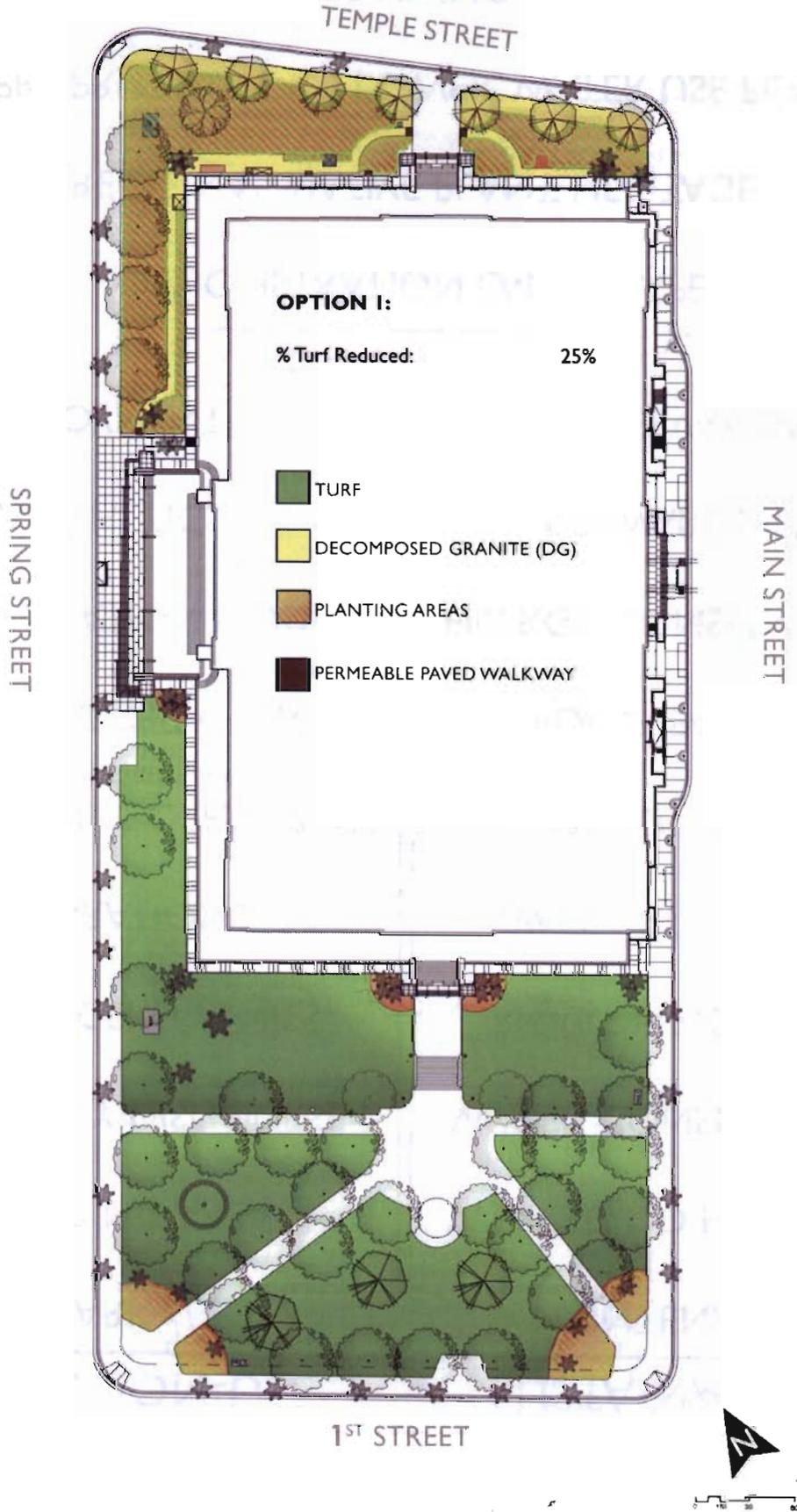
EDUCATION

DEMONSTRATION LANDSCAPE

REGIONAL NATIVE PLANT HERITAGE

APPROPRIATE USE OF LOWER WATER USE PLANTS

TRAINING



CITY HALL PARK CONCEPTUAL PLAN - OPTION 1

RESTORATION OPTION #1

Scope

North Lawn

- Remove all turf and replace with low water use planting areas.
- Install decomposed granite paths connecting City Hall's Temple and Spring Street entrances, with permeable paving at the ends of the new paths.
- Redesign existing irrigation system.

South Lawn

- Remove all damaged turf and reseed.
- Repair damage to the existing irrigation system.

Cost / Benefit

Capital Cost

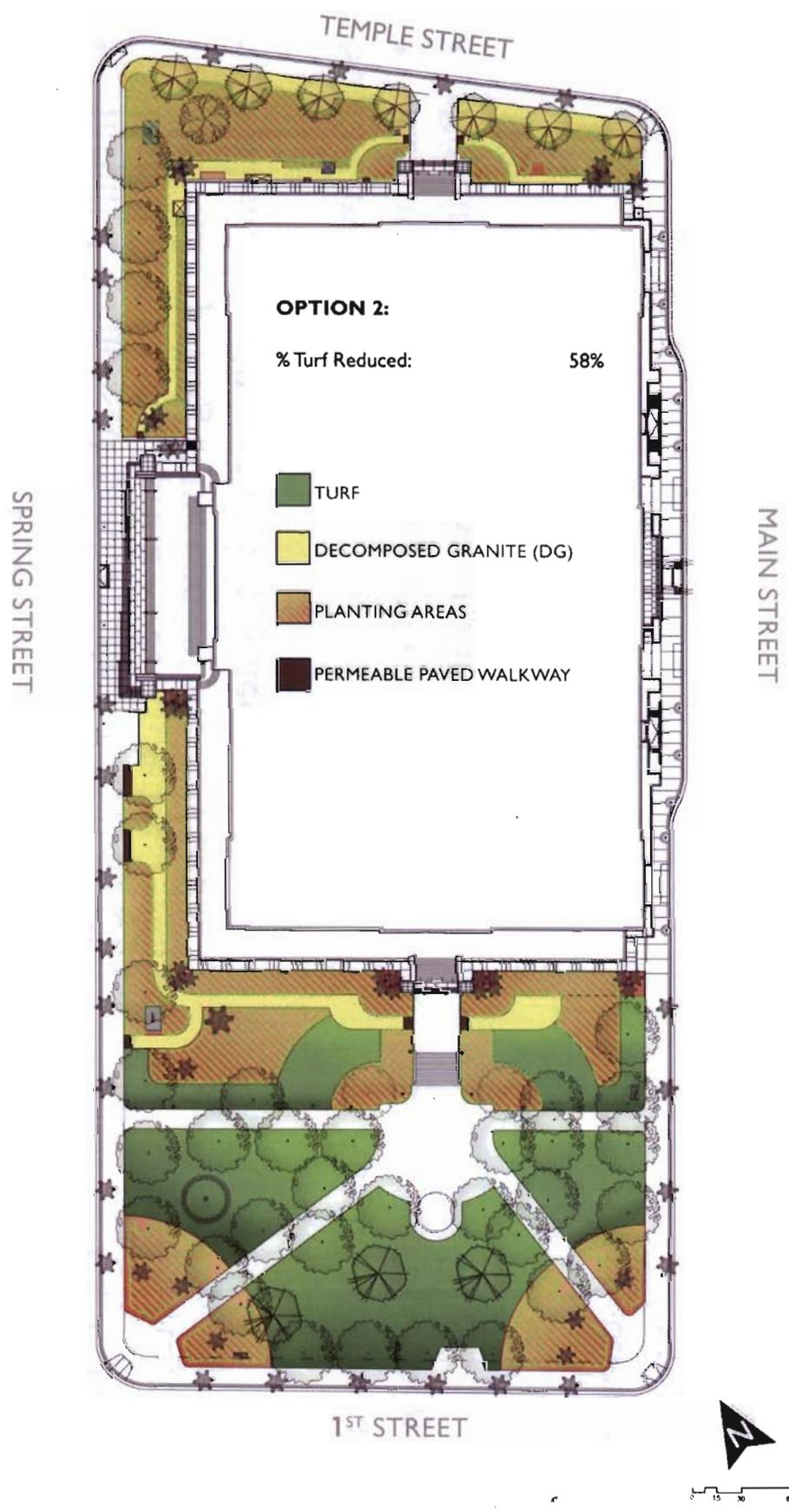
\$215,000

Annual Maintenance Cost

\$90,000

% Reduction in Turf

25%



CITY HALL PARK
CONCEPTUAL PLAN - OPTION 2

RESTORATION OPTION #2

Scope

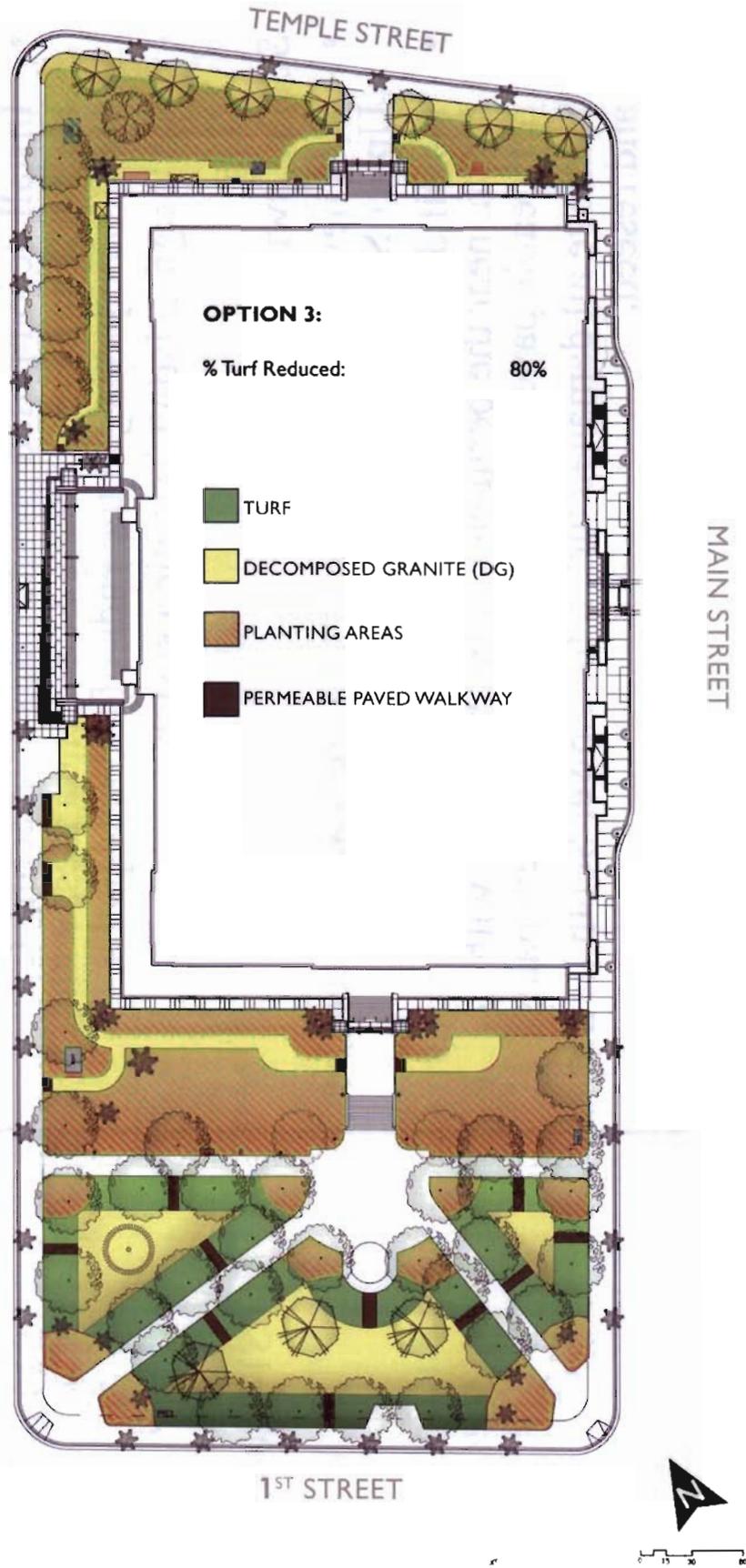
- North Lawn
- Remove all turf and replace with low water use planting areas.
 - Install decomposed granite paths connecting City Hall's Temple and Spring Street entrances, with permeable paving at the ends of the new paths.
 - Redesign existing irrigation system.
- South Lawn
- Add new low water use planting areas and reseed the Upper South Lawn.
 - Install decomposed granite paths in the Upper South Lawn, near the perimeter of the building, with permeable pavement at the ends of the new paths.
 - Remove all damaged turf in the Lower South Lawn and reseed.
 - Expand the existing planting areas in the Lower South Lawn.
 - Repair the existing irrigation system in the Lower South Lawn and install new irrigation in the Upper South Lawn.

Cost / Benefit

Capital Cost
\$390,000

Annual Maintenance Cost
\$140,000

% Reduction in Turf
58%



CITY HALL PARK CONCEPTUAL PLAN - OPTION 3

RESTORATION OPTION #3

Scope

North Lawn

- Remove all turf and replace with low water use planting areas.
- Install decomposed granite paths connecting City Hall's Temple and Spring Street entrances, with permeable paving at the ends of the new paths.
- Redesign existing irrigation system.

South Lawn

- Remove all turf in the Upper South Lawn and replace with low water use planting areas.
- Install decomposed granite paths in the Upper South Lawn, near the perimeter of the building, with permeable pavement at the ends of the new paths.
- Reseed the perimeter of the three triangular areas of the Lower South Lawn, with low water use planting areas at the corners.
- Add decomposed granite areas inside in the three triangular areas of the Lower South Lawn.
- Redesign existing irrigation system.

Cost / Benefit

Capital Cost
\$540,000

Annual Maintenance Cost
\$180,000

% Reduction in Turf
80%

Attachment F

Landscape Professionals Group Meetings January 9, 2012 and January 17, 2012

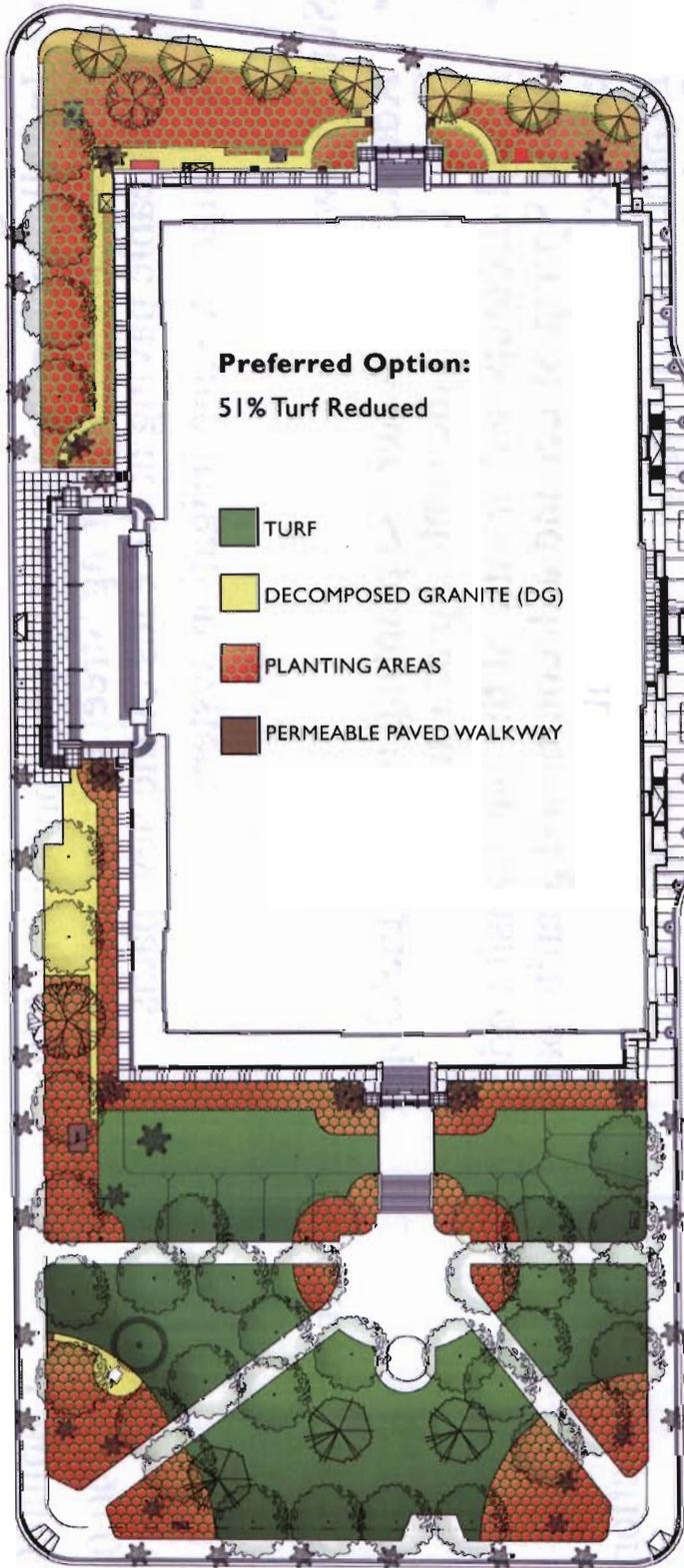
Participant Organizations

AECOM
California Native Plant Society
Chris Rosmini Landscape Design
Council for Watershed Health
Downtown Los Angeles Neighborhood Council
Farmscape
Land Images
Metabolic Studio
Melinda Taylor & Associates
Mia Lehrer & Associates
Natural History Museum- Green LA, Master Gardeners
Nuvis Landscape Architecture and Planning
Pamela Burton & Company
Rancho Santa Ana Botanical Gardens
Sierra Club
Surfrider Foundation Theodore Payne Foundation
UCLA Extension Landscape Architecture
Withers and Sandgren Landscape Architecture

TEMPLE STREET

SPRING STREET

MAIN STREET



1ST STREET



0 15 30 60
01.18.12



CITY HALL PARK

CONCEPTUAL PLAN - PREFERRED OPTION

PREFERRED RESTORATION OPTION

Scope

- North Lawn
- Remove all turf and replace with low water use planting areas.
 - Install decomposed granite paths connecting City Hall's Temple and Spring Street entrances, with permeable paving at the ends of the new paths.
 - Redesign existing irrigation system.
- South Lawn
- Add new low water use planting areas to the Upper South Lawn at the central plaza area.
 - Install decomposed granite at the bus transit node along Spring Street and a decomposed granite path connecting it to the Upper South Lawn.
 - Expand the existing planting areas in the Lower South Lawn and add a decomposed granite path to the Fireman's Memorial.
 - Reseed the lawn areas in the Upper and Lower South Lawn with low water use hybrid turf/grass.

Cost / Benefit

Capital Cost
\$390,000

Annual Maintenance Cost
\$135,000

% Reduction in Turf
51%