

APPROVED

REPORT OF GENERAL MANAGER

NO. 12-222

DATE July 19, 2012

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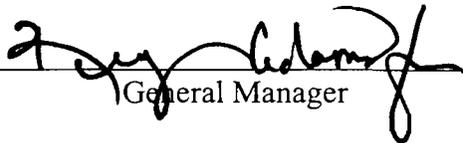
BOARD OF RECREATION  
AND PARK COMMISSIONERS

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM - DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE LOS ANGELES NEIGHBORHOOD LAND TRUST FOR THE ACQUISITION, DEVELOPMENT AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES; APPROVAL OF CONCEPTUAL PLANS FOR TWO PARK PROJECTS

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>mf</u>
V. Israel	_____	N. Williams	_____

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Donation Agreement (Agreement), substantially in the form on file in the Board of Recreation and Park Commissioners' (Board) Office, between the Department of Recreation and Parks (RAP) and the Los Angeles Neighborhood Land Trust (LANLT) for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor, the City Council, and the City Attorney as to form;
2. 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;
3. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals;

REPORT OF GENERAL MANAGER

PG. 2

NO. 12-222

4. Take the following actions regarding 98th Street Park – Lease of Real Property and Park Development project:
  - A. Authorize staff to initiate the process for the possible lease of real property from the Los Angeles Department of Water and Power (LADWP), totaling approximately 5.35 acres and located along 98<sup>th</sup> Street between Avalon Boulevard and Wadsworth Avenue, Los Angeles, California 90002 (Assessor's Parcel Numbers (APN): 6050-025-900, 6050-026-900, and 6050-027-900), for the purpose of creating a new neighborhood park;
  - B. Authorize staff to coordinate with LADWP, Department of General Services (GSD), and other Departments, as necessary, to expedite the lease of said property, complete due diligence requirements, and obtain the necessary environmental clearance;
  - C. Direct staff to return to the Board of Recreation and Park Commissioners (Board) for final authorization to lease said property upon the conclusion of negotiations with LADWP and completion of due diligence requirements; and,
  - D. Approve the conceptual plan for the 98<sup>th</sup> Street Park – Lease of Real Property and Park Development project, as described in the Summary of this Report and as depicted in Attachment A to this Report.
  
5. Take the following actions regarding Vermont and 81<sup>st</sup> Street Park – Transfer of Jurisdiction and Park Development project:
  - A. Preliminarily approve the transfer of jurisdiction of 0.23 acres of City owned surplus property, located at 954 West 81<sup>st</sup> Street, Los Angeles, California 90044 (APN 6032-005-900), for the purpose of creating a new neighborhood park;
  - B. Authorize staff to work with GSD to complete a transfer of jurisdiction of the 0.23 acres of City surplus property located at 954 West 81<sup>st</sup> Street, Los Angeles, California 90044;
  - C. Direct staff to return to the Board for final authorization to accept the transfer of jurisdiction of said property upon the completion of due diligence requirements; and,
  - D. Approve the conceptual plan for the Vermont and 81<sup>st</sup> Street Park – Transfer of Jurisdiction and Park Development project, as described in the Summary of this Report and as depicted in Attachment B to this Report.

## REPORT OF GENERAL MANAGER

PG. 3

NO. 12-222

### SUMMARY:

On November 7, 2006, California voters passed the “Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006”, which authorizes \$5.4 billion in general obligation bonds for a number of State of California (State) grant programs. One of the grant programs created is the Proposition 84 Statewide Park Program. A total of \$368,000,000 was dedicated to the Proposition 84 Statewide Park Program to make grant awards to projects that demonstrate the creation of new park and recreation facilities in proximity to the most critically underserved communities throughout California on a competitive basis in two rounds (\$184,000,000 available each round).

In September 2009, the State released a Request for Proposals for the first round of competitive grants for the Proposition 84 Statewide Park Program. RAP submitted grant applications for nine projects; however, due to the competitiveness of the hundreds of statewide applications submitted for consideration, none of the RAP’s projects were funded.

In January 2011, the State released a Request for Proposals for the second round of competitive grants for the Proposition 84 Statewide Park Program. On June 6, 2011 the Board authorized the General Manager to submit three Proposition 84 Statewide Park Program grant applications and supported the submittal of eight Proposition 84 Statewide Park Program grant applications by various organizations working in partnership with RAP (Board Report No. 11-167). Two of the eight grant applications that were submitted by organizations other than RAP were prepared and submitted by the Los Angeles Neighborhood Land Trust (LANLT), a non-profit organization.

On March 26, 2012, LANLT received notification from the State that the two grant applications that it submitted for the 98<sup>th</sup> Street Park and the Vermont and 81<sup>st</sup> Street Park projects were awarded funding under the second funding round of the Proposition 84 Statewide Park Program.

As the grant applications for these two projects were prepared and submitted by LANLT with the intent to turn over the completed projects to RAP to operate and maintain, RAP would need to enter into a Donation Agreement (Agreement) with LANLT in order to implement the lease or transfer of jurisdiction to the site, development, and construction of the projects.

As described in the proposed Agreement, LANLT has prepared, in coordination with RAP, grant applications and conceptual plans for the identified prospective park projects. LANLT is to coordinate the design and construction of the park projects with RAP and, when construction is completed by LANLT, RAP staff will submit each completed project to the Board for final approval and acceptance. If accepted, RAP would assume and be responsible for long-term maintenance and operation of each park developed and constructed under the terms of this Agreement.

## REPORT OF GENERAL MANAGER

PG. 4

NO. 12-222

The proposed Agreement requires LANLT to present the conceptual plan for each park project successfully awarded grant funding to RAP for review and approval. Once RAP approves a project's conceptual plan, LANLT will prepare a detailed set of final plans and specifications for that project, which will be submitted for approval to the Board in a subsequent report. The conceptual plans for the 98th Street Park project and the Vermont and 81<sup>st</sup> Street Park project are described below and attached hereto as Attachment A and Attachment B, respectively. These conceptual plans were developed with input from public workshops and meetings facilitated by LANLT in partnership with RAP and local community organizations.

### 98<sup>th</sup> Street Park – Lease of Real Property and Park Development Project

LADWP currently maintains a 5.35 acre linear property located along 98<sup>th</sup> Street between Avalon Boulevard and Wadsworth Avenue Los Angeles, California 90002 (APN'S: 6050-025-900, 6050-026-900, 6050-027-900) that the City can utilize for pocket park purposes. The site is currently improved with electric power transmission lines and is surrounded by residential housing.

This project proposes that RAP enter into a lease of real property from LADWP and develop the property with outdoor park and recreational improvements. RAP will provide LANLT with a right of entry permit to construct the proposed improvements. Following the approval of this report, and upon the completion of negotiations with LADWP and of any due diligence investigations, staff will return to the Board for final authorization to lease said property.

The conceptual plan for the 98<sup>th</sup> Street Park project (Attachment A) includes the construction of open space areas, children's playgrounds, picnic areas, family game table area, basketball half-courts, multi-use open spaces and turf areas, walking/jogging trails with outdoor fitness stations, perimeter fencing and gates, and landscaping. LANLT will bid and award the project, as funds were awarded to LANLT. The completed improvements will then be donated to RAP, subject to Board approval and acceptance.

The State awarded LANLT a total of \$4,997,584 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the lease of approximately 5.35 acres of property and the development of a new park. The proposed park will include open space areas, children's playgrounds, picnic areas, family game table area, basketball half-courts, multi-use open spaces and turf areas, walking/jogging trails with outdoor fitness stations, perimeter fencing and gates, and landscaping. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines.

REPORT OF GENERAL MANAGER

PG. 5

NO. 12-222

Vermont and 81<sup>st</sup> Street Park - Transfer of Jurisdiction and Park Development Project

GSD currently maintains a 0.23 acre vacant surplus property located at 954 West 81<sup>st</sup> Street, Los Angeles, California 90044 (APN 6032-005-900) that the City can utilize for pocket park purposes. The site is currently vacant and is surrounded by residential housing.

This project proposes to transfer jurisdiction of this City-owned property to RAP and develop the property with outdoor park and recreational improvements. RAP will provide LANLT with a right of entry permit to construct the proposed improvements. Following the approval of this report, and upon the completion of the due diligence investigations, staff will return to the Board for final authorization to accept the transfer of jurisdiction of the property.

The conceptual plan for the Vermont and 81<sup>st</sup> Street Park project (Attachment B) includes the construction of a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping.

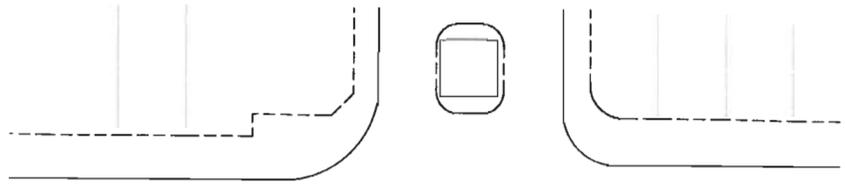
The State awarded LANLT a total of \$1,492,664 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the acquisition of approximately 0.23 acres of vacant surplus property and the development of a new park. The proposed park will include a playground, fitness zones, climbing sculpture, walking trail, gazebo, fencing, and landscaping. Therefore, the project is exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3,6) of the City CEQA Guidelines, and Article 19, Section 15325, Class 25(f) of the State CEQA Guidelines.

FISCAL IMPACT STATEMENT:

The approval and execution of the Donation Agreement and the approval the conceptual plans for these projects will not have any impact on the General Fund. The development of these projects is anticipated to be funded by the awarded grant funds or funding sources other than RAP's General Fund. Future operations and maintenance costs for the two projects, after project completion, are currently unknown.

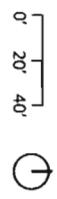
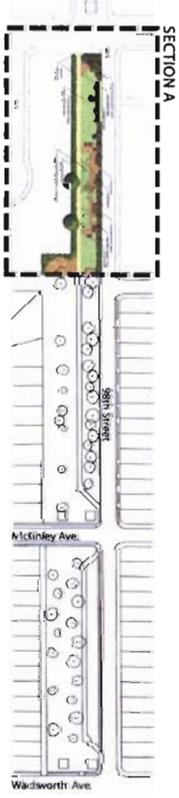
This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.



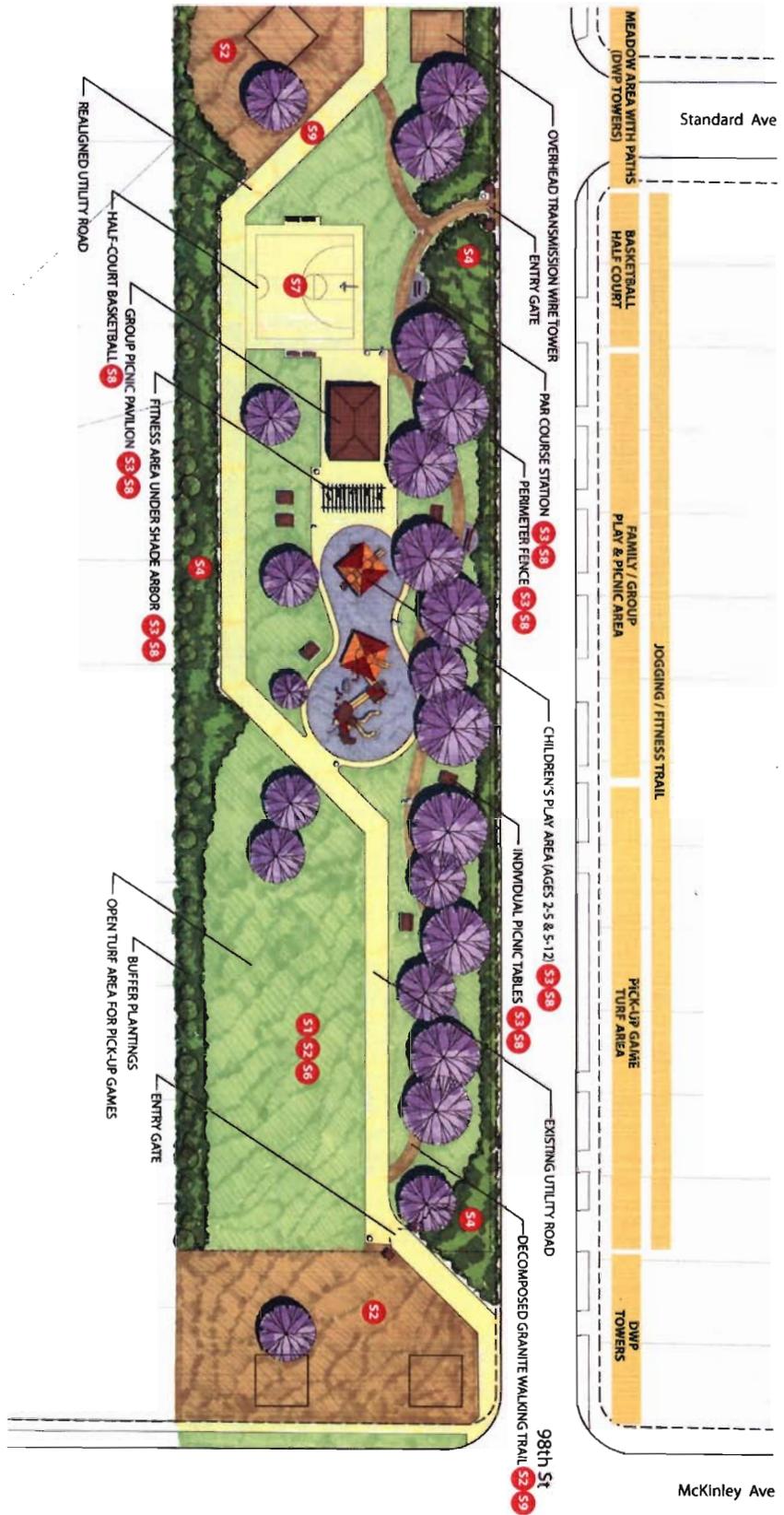
Avalon Blvd



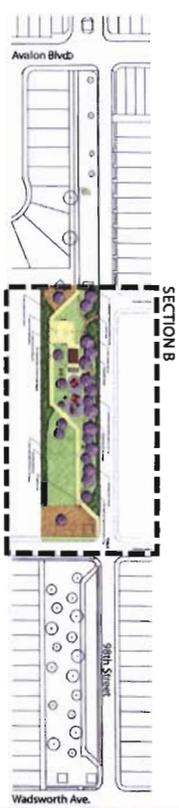
- Sustainability Legend**
- S1 WATER-EFFICIENT IRRIGATION SYSTEM WITH RAIN SENSOR, SOIL MOISTURE SENSOR AND SMART CONTROLLER
  - S2 STORMWATER COLLECTION BASINS & PERMEABLE SURFACES FOR FILTRATION & INFILTRATION
  - S3 10% RECYCLED MATERIALS USED TO CONSTRUCT THE PARK
  - S4 LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZES THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
  - S5 SOLAR OUTDOOR LIGHTING
  - S6 SOLAR-POWERED CONTROLLER
  - S7 LIGHT COLORED PAVING & SHADE FROM TREES TO REDUCE URBAN HEAT ISLAND EFFECTS
  - S8 USE OF LOCALLY-SOURCED MATERIALS
  - S9 BICYCLE PATH TO PROMOTE ALTERNATIVE MODES OF TRANSPORTATION



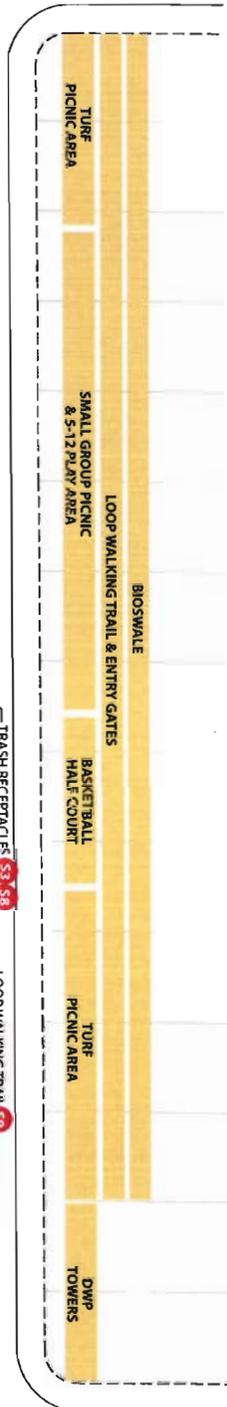
Attachment A 1 of 3



- Sustainability Legend**
- S1 WATER-EFFICIENT IRRIGATION SYSTEM WITH RAIN SENSOR, SOIL MOISTURE SENSOR AND SMART-CONTROLLER
  - S2 STORMWATER COLLECTION BASINS & PERMEABLE SURFACES FOR FILTRATION & INFILTRATION
  - S3 10% RECYCLED MATERIALS USED TO CONSTRUCT THE PARK
  - S4 LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZES THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
  - S5 SOLAR OUTDOOR LIGHTING
  - S6 SOLAR-POWERED CONTROLLER
  - S7 LIGHT COLORED PAVING & SHADE FROM TREES TO REDUCE URBAN HEAT ISLAND EFFECTS
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  - S9 BICYCLE PATH TO PROMOTE ALTERNATIVE MODES OF TRANSPORTATION



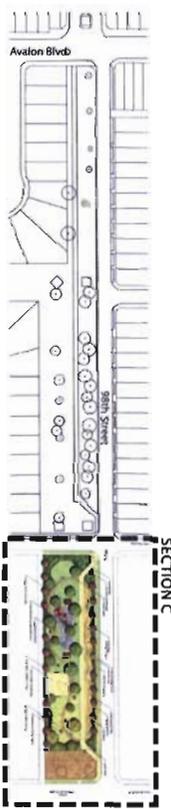
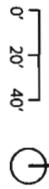
McKinley Ave



99th St. Elementary School

Wadsworth Ave

- Sustainability Legend**
- S1 WATER-EFFICIENT IRRIGATION SYSTEM WITH RAIN SENSOR, SOIL MOISTURE SENSOR AND SMART CONTROLLER
  - S2 STORMWATER COLLECTION BASINS & PERMEABLE SURFACES FOR FILTRATION & INFILTRATION
  - S3 100% RECYCLED MATERIALS USED TO CONSTRUCT THE PARK
  - S4 LANDSCAPE INCLUDES NON-INVASIVE, DROUGHT-TOLERANT PLANTS AND MINIMIZES THE USE OF TOXIC PESTICIDES AND INORGANIC FERTILIZERS
  - S5 SOLAR OUTDOOR LIGHTING
  - S6 SOLAR-POWERED CONTROLLER
  - S7 LIGHT-COLORED PAVING & SHADE FROM TREES TO REDUCE URBAN HEAT ISLAND EFFECTS
  - S8 USE OF LOCALLY-SOURCED MATERIALS
  - S9 BICYCLE PATH TO PROMOTE ALTERNATIVE MODES OF TRANSPORTATION

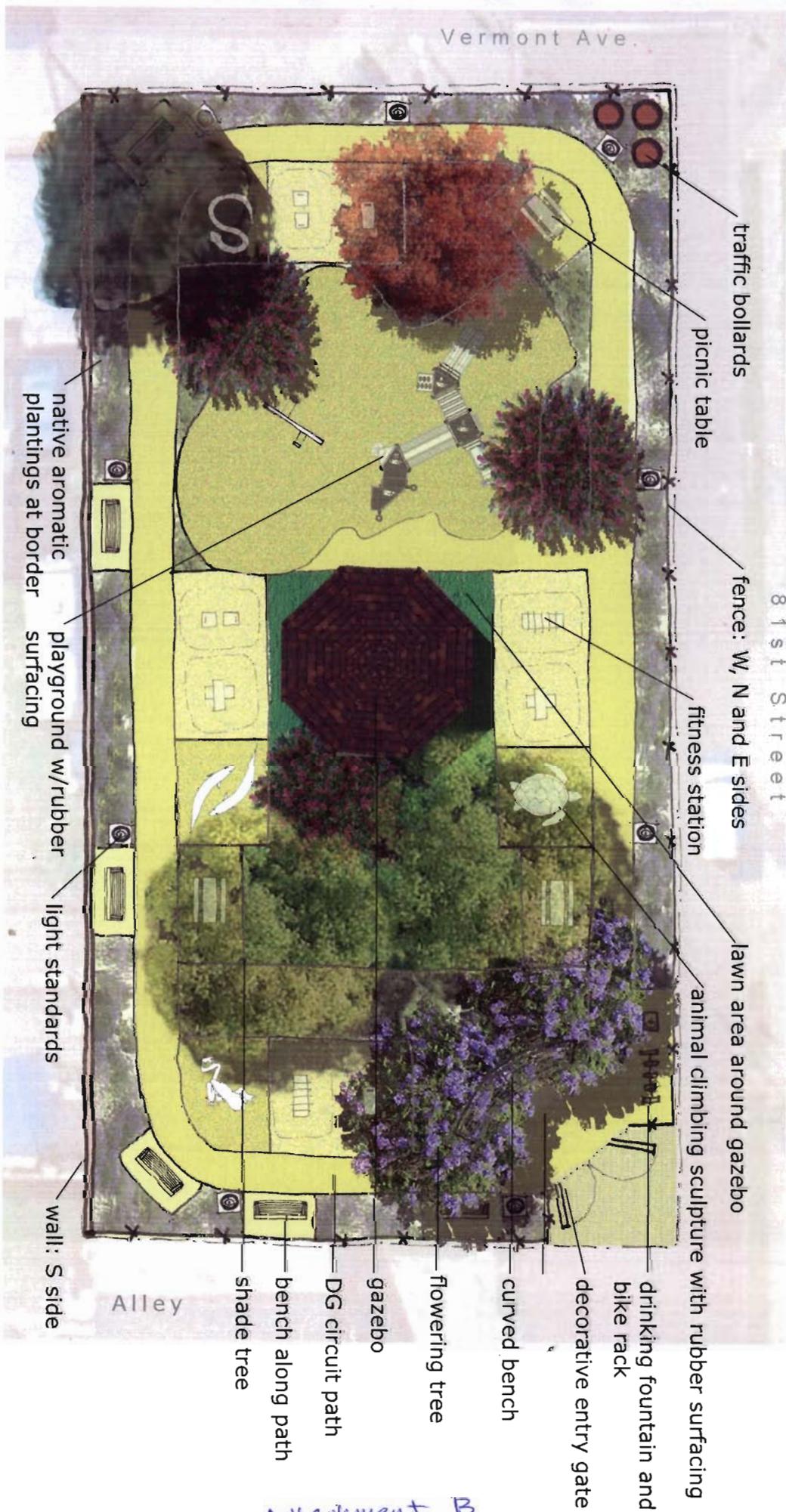




LOS ANGELES  
NEIGHBORHOOD  
LAND  
TRUST



create a PARK  
creer un PARQUE



Attachment B



VERMONT MIRACLE PARK: CONCEPT LEVEL SITE PLAN