

APPROVED
SEP 03 2014

REPORT OF GENERAL MANAGER

NO. 14-231

DATE: September 3, 2014

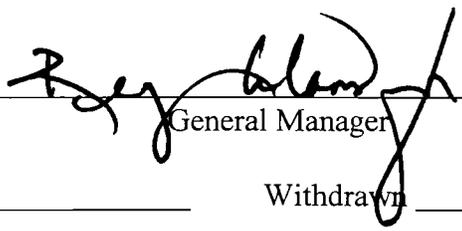
BOARD OF RECREATION
& PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: GREENWOOD SQUARE PROJECT – PRELIMINARY AUTHORIZATION TO ACQUIRE PROPERTY FOR PARK PURPOSES; APPROVAL OF CONCEPTUAL PARK DESIGN PLAN

R. Adams	_____	V. Israel	_____
*R. Barajas	<u>RB</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition activities of a portion of Los Angeles County Assessor's Parcel Number (APN) 2217-030-030, generally located at the northwest corner of Hazeltine Avenue and Sherman Way, Van Nuys, California 91405, and measuring approximately 14,428 square feet or 0.33 acres, for public park purposes;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), including the request for GSD and the City Attorney's Office to draft a Purchase and Sale Agreement, and, upon completion of preliminary work and all due diligence, and authorize staff to obtain the necessary environmental and funding clearances for the acquisition of said property;
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with a Purchase and Sale Agreement, escrow instructions, and related documents, for the Board's final approval to accept the property, contingent on the following conditions:
 - a. Funding will have been made available for the acquisition of the property through Quimby Funds or an alternative funding source;

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- b. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
 - c. All environmental assessments, Phase I and Phase II or any additional assessments needed, will have been completed and satisfied prior to close of escrow;
 - d. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review will make recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
 - e. GSD will have negotiated a purchase price that is consistent with their professional opinion of market value.
4. Approve the conceptual design for Greenwood Square Park, as described in the Summary of this Report and shown on Exhibit A.

SUMMARY:

The Greenwood Square Project (CPC-2012-3243-ZC-BL-ZV-ZAA-SPR and VTT-72050) is a residential development project located on an approximately 5.72 acre site at 14111-14135 West Sherman Way and 7235-7301 North Hazeltine Avenue in Van Nuys. The project, which is currently under construction, will be developed with a maximum of 128 single family homes and a public park. The proposed public park is currently known as Greenwood Square Park.

The developer of the Greenwood Square Project is proposing to convey a fully developed park to the City in order satisfy the project's requirements under Los Angeles Municipal Code (LAMC) Section 17.12 (Recreation and Park Site Acquisition and Development Provisions), LAMC Section 12.33 (Dedication of Land or Payment for Park and Recreational Facilities as a Requirement for a Zone Change for a Multiple Residential Use in Any Multiple Residential or Commercial Zone), and the conditions of Ordinance No. 182670. The proposed conveyance of Greenwood Square Park would be made in-lieu of the payment of the approximately \$450,000.00 in Quimby or Zone Change fees the project would otherwise be required to pay to RAP. Staff anticipates that the value of the land proposed to be dedicated to the City, along with value of the improvements proposed to be built by the developer, will meet or exceed the amount of Quimby or Zone Change fees the developer would be required to pay to RAP. If not, the developer will pay the difference.

The proposed Greenwood Square Park will measure approximately 14,428 square feet or 0.33 acres and will be located on the southeast corner of the project, and at the northwest corner of Hazeltine Avenue and Sherman Way. The conceptual design for the public park includes ten parking spots, two playground areas, walking path, landscaping, and various park amenities including benches, trash cans, and a drinking fountain. The conceptual design for Greenwood Square Park has been reviewed and approved by RAP staff. All proposed park improvements and amenities would be

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developed to meet RAP policies and standards. The conceptual design for Greenwood Square Park is shown on Exhibit A.

The proposed Greenwood Square Park would, once complete, provide a new neighborhood park in an area of Van Nuys where City residents do not have sufficient access to improved green spaces or neighborhood parks. An estimated 8,118 residents live within one-half (½) mile walking distance of the proposed Greenwood Square Park. Of those 8,118 residents, an estimated 6,321 residents currently do not have access to any improved green spaces or neighborhood parks within one-half (½) mile walking distance of their homes.

The California Environmental Quality Act (CEQA) and all necessary environmental assessments will be completed and reviewed by staff prior to making a final determination and recommendation on the acquisition of this property.

FISCAL IMPACT STATEMENT:

Acquisition of this property will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. Estimate of additional maintenance costs will be provided with final request for approval of acquisition.

The estimated costs for the acquisition of the park site are anticipated to be funded by Quimby Fees or by funding sources other than the RAP's General Fund.

This report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.

