

**APPROVED**  
AUG 12 2015

REPORT OF GENERAL MANAGER

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 15-189

DATE: August 12, 2015

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: LAFAYETTE PARK –CONCEPTUAL PLAN TO EXPAND THE HEART OF LOS ANGELES PROGRAM

<i>for</i>	*R. Barajas <u>C&amp;D</u>	K. Regan _____
	H. Fujita _____	N. Williams _____
	V. Israel _____	

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

Approved  \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Approve the conceptual plan to expand the Heart of Los Angeles (HOLA) Program at Lafayette Park as described in the Summary of this Report and Exhibit A; and,
2. Direct staff to work with representatives of HOLA in determining public support for the proposal, including but not limited to, holding at least two (2) community meetings, fulfilling California Environmental Quality Act (CEQA) requirements, and obtaining other governmental reviews, as necessary;

SUMMARY:

Lafayette Park is a 9.72 acre park located at 625 South Lafayette Park Place in Westlake. The facility contains an auditorium, basketball courts, a children’s play area, community room, picnic tables, a lighted soccer field and several lighted tennis courts. It offers aerobics, day care, pre-school programs, and summer camps, among other things.

On September 19, 2007, the Board, through Report No. 07-217, approved a Gift Agreement with HOLA, a California non-profit corporation, for the use of up to \$722,070 in funds donated by HOLA for the expansion of the existing modern multi-story recreation building being built at the park at the time. Also, approved was a Memorandum of Agreement (MOU) with HOLA for the enhancement of recreational youth programs at the facility.

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The partnership with HOLA has been excellent and HOLA continues to provide top-notch services to the community. Recently, it has come to the attention of HOLA that the needs of the community exceed their ability to provide through the current site they occupy.

In order to meet this need, HOLA has proposed to build a new 33,250 square foot arts and recreation center on an underutilized portion of the park next to the existing recreation center. The proposed building would be modular, built from single use shipping containers that have been converted by a local manufacturer to custom designed club rooms, activity rooms, walkways, offices, partner's room, common areas, and bathrooms.

The center is to be designed to minimize the physical impact on the park, both in terms of its configuration and its aesthetics. It is to be visually compatible with the existing recreation center, and its exterior facades will be softened through the use of rooftop green spaces and patios, as well as other landscaping elements. The center's floor plan is made up of six (6) wings, which include music and academic enrichment rooms, practice rooms, meeting rooms and two (2) small ensemble rooms. However, the heart of the building will be its large ensemble room and performance space, a west facing two-story room that will open out onto the park for public performances of music, theater or other community events. The projected cost for this center is estimated to be \$7,200,000 (See Exhibit A).

At this time, HOLA is seeking approval of their conceptual plan. Obtaining this approval would facilitate their fund raising efforts.

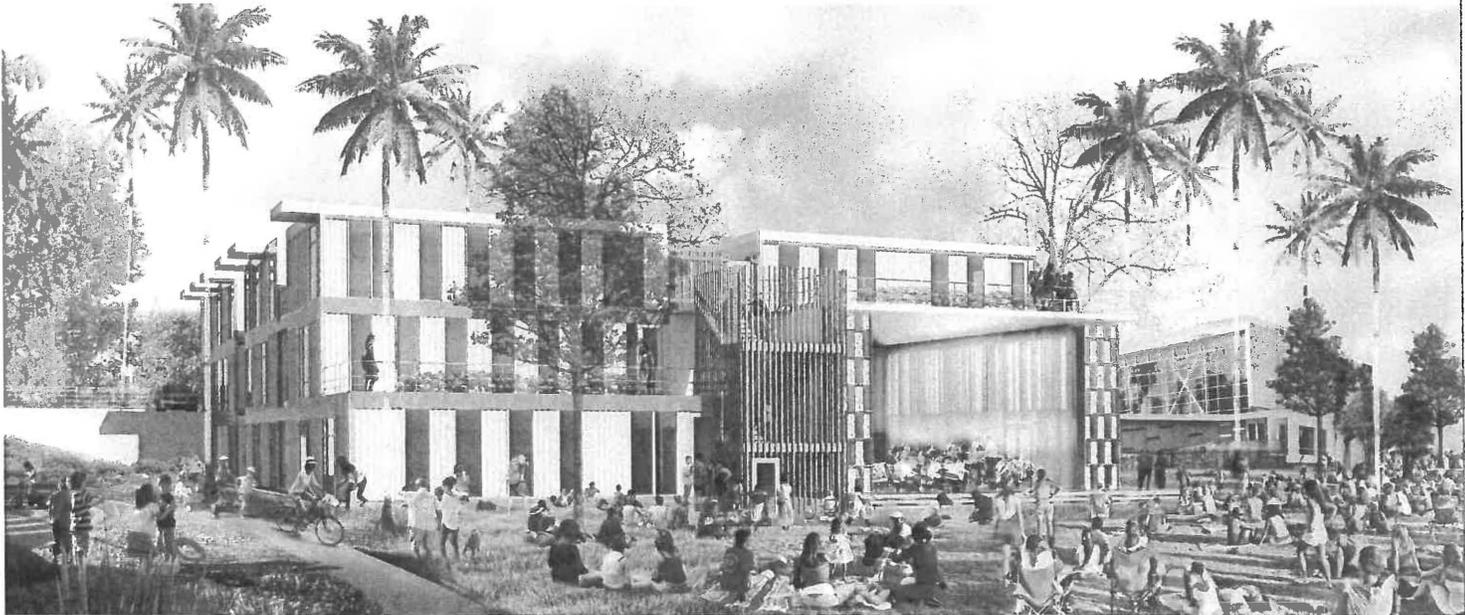
On July 8, 2015, the proposed conceptual plan was presented to and approved by the Board's Facility Repair and Maintenance Task Force.

Operations staff concurs with staff's recommendations.

### FISCAL IMPACT STATEMENT:

Approval of the proposed conceptual plan will not have an effect on the Department's General Fund. All work associated with the creation of the design plans and garnering public support will be HOLA's responsibility.

This Report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction and Maintenance Branch.



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REAR VIEW

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## PROJECT DESCRIPTION

Heart of Los Angeles (HOLA) together with L.A. City Department of Recreation and Parks (RAP) serves over 2300 underserved youth with free high quality enrichment, arts, and athletics programs. In an area impacted by gangs and high poverty our partnership offers neighborhood children the opportunity to grow up in a safe and nurturing environment, empowering them to develop their potential, pursue their dreams, and ultimately renew their community. Unfortunately, the need for free programs is far greater than our current capacity. To address this urgent need HOLA is proposing to build a 33,250 sq. ft. Arts and Recreation Center in an underutilized portion of LaFayette Park adjacent to the Park's existing community center and gymnasium. The Center will allow HOLA both to move out of its current overcrowded facility and to expand its existing programming in the Park to approximately 2,000 youth. Additionally, the Center will provide space for more shared programming with RAP. The Center will be built using a highly innovative construction method using modified shipping containers as "building blocks" to create an extremely energy-- and cost--efficient structure. Its design will preserve green space by minimizing the building footprint, and will be aesthetically compatible with the Park's existing recreation center and gym. The current design's site, height and scale are designed to work in concert with the historic library in the park, preserving and not impinging on the library's architecture. HOLA anticipates that the new Center will be more than just a building; we hope it will become an even more vibrant beacon center of hope for the community.

### Neighborhood Demographics

HOLA is located in the Westlake neighborhood of Los Angeles, bordered by Koreatown, Pico--Union, Echo Park, and Downtown. It is just 2.72 square miles but, with a population of almost 120,000, Westlake is one of the most densely populated neighborhoods in the city. The number of Westlake residents living in poverty is over 40%; median household income is less than \$27,000 annually. Approximately 25% of the neighborhood's families are headed by single parents. The median age of residents is 27 with nearly 30% of the population under the age of 19. Ethnic distribution is 73.4% Latino, 16.5% Asian, 4.5% white, 3.9% African American, and 1.7% Other. 61% of Westlake residents have less than a high school education and only 12% have college degrees. The community is plagued by poverty, crime, and intense and aggressive gang activity.

### Need

HOLA's goal is to offer local children an alternative to joining the local gangs or engaging in juvenile crime; it annually provides enrichment, athletics, visual arts, and music training to over 2,300 local youth, ages 6--24, as well as adult classes in parenting, nutrition, and counseling services. Of these youth, 2,000 live within a two mile radius of the Park. HOLA's "campus" is spread among four buildings in and adjacent to LaFayette Park: the Park Community Center, the Bryson Building, the Wilshire Royale Apartment Building, and two floors of a commercial building (HOLA North).

Unfortunately, each year HOLA is forced to turn away hundreds of children whose parents are simply seeking a safe place for their children to spend their after school hours. There is simply not enough physical space to accept them, even as demand has grown. HOLA currently has over 350 children on its waiting lists. Moreover, HOLA's current space in HOLA North is insufficient leaving us with classes that are currently overcrowded.

### Proposed Arts, Enrichment and Recreation Center

HOLA's solution is a new 33,250 sq. ft. Arts and Recreation Center which HOLA would use to house and expand its music program, providing over 450 young musicians with 15 hours of weekly music training, as well as academic support. The Center will also provide expanded space for Smart Start, HOLA's after school elementary enrichment program, youth counseling and intervention, and parent classes in health, education, and social services. In furtherance of our continuing public/private collaboration with RAP, the Center would be available for Park programming, such as adult education and senior recreational activities, during the school day<sup>1</sup>.

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<sup>1</sup> Construction of a public/private facility in the Park is not new ground for HOLA. In 2007, it partnered with the City to renovate and expand the then--rundown Lafayette Park Community Center. The Community Center reopened in 2011, providing HOLA with the space to increase the number of community members we serve by over 60%.

The Center would be located in the northeast corner of the Park, next to the existing Park Recreation Center. This area of the Park is underutilized by Park patrons – a portion of it is parking lot (existing parking would not be affected), and a portion is barren slope. The building would be modular, built from single use shipping containers which have been converted by a local manufacturer to custom-- designed club rooms, activity rooms, walkways, offices, partners' room, common areas, and even bathrooms. The products are certified by the DSA, which streamlines the permitting process, and come with self--contained HVAC and electrical systems and cool roof technology, greatly enhancing the building's energy efficiency and reducing HOLA's operating costs. After site preparation, the containers are delivered and installed at the site by the manufacturer, thus reducing the "construction time" from years to months. Best of all, the cost of the Center as proposed is a fraction of the cost of a conventional building. The projected budget, including site improvements, buildings, and associated soft costs, is \$7.2 million, or approximately \$232/sq. ft. compared to \$18 million or approximately \$600/sq. ft., for conventional construction of a comparable building.

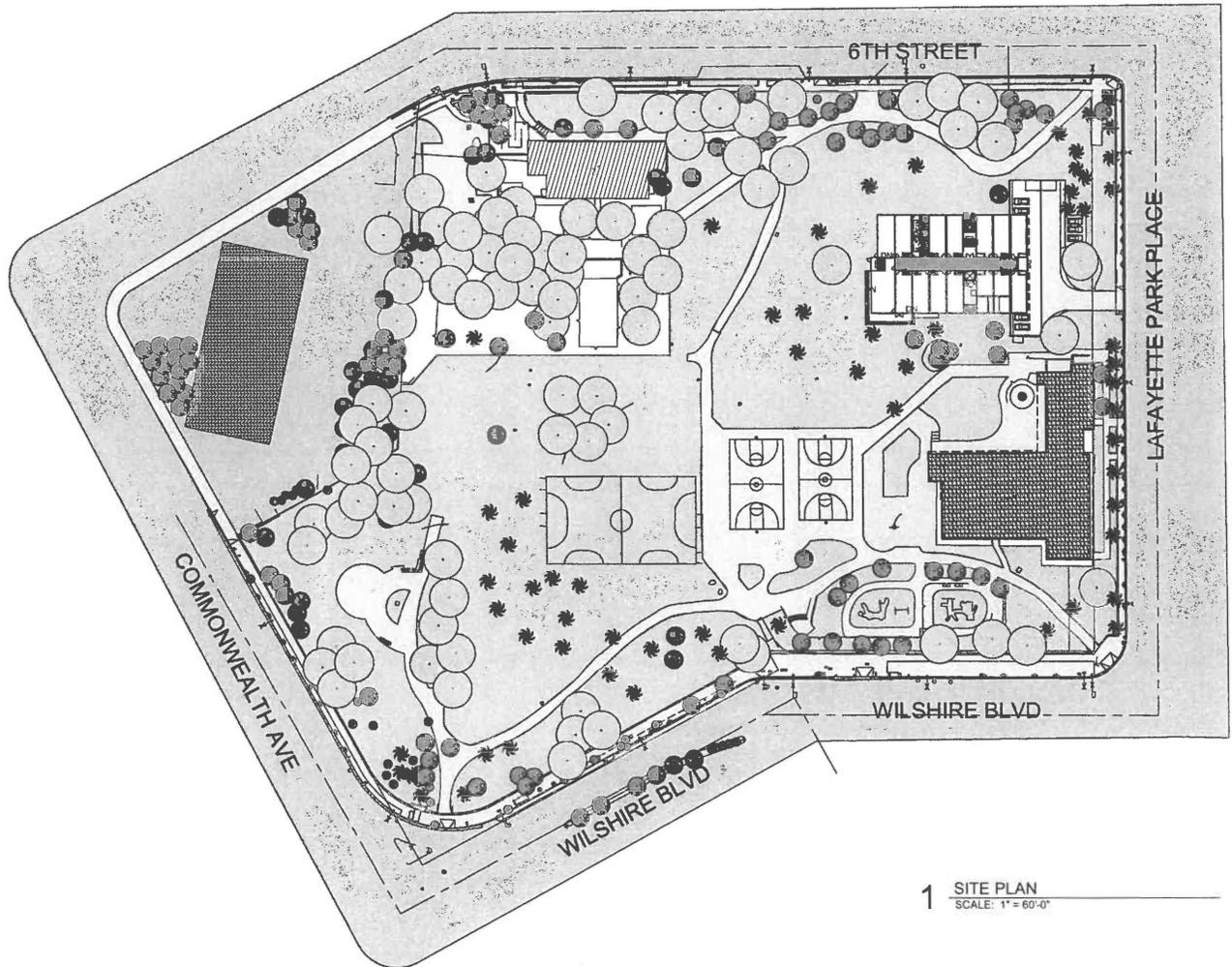
The Center has been designed to minimize its physical impact on the Park, both in terms of its configuration and its aesthetics. It is visually compatible with the existing Recreation Building, and its exterior facades have been softened through the use of rooftop green spaces and patios, as well as other landscaping elements. The Center's floor plan is made up of six wings, which include music and academic enrichment rooms, practice rooms, and meeting rooms, as well as two small ensemble rooms. However, the heart of the building will be its large ensemble room and performance space, a west facing two--story room that will open out onto the Park for public performances of music, theatre, or other community event.



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ENTRY VIEW

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1 SITE PLAN  
SCALE: 1" = 60'-0"



## About HOLA

Twenty--five years ago, HOLA's founder started an after school basketball game at a church building to keep at-risk kids safe and out of trouble on their way home from school through a dangerous and gang-- infested neighborhood. Since then, HOLA has expanded into a full--service after school program, offering local children and their families the opportunity and tools to break the cycle of poverty through myriad enrichment, arts, and sports programs.

HOLA's after school programming falls into four categories: Enrichment, Music, Visual and Performing Arts, and Athletics. The following table illustrates the days, times, and child and staff count for HOLA's programs by location during the current Spring quarter. Although usage and volume changes quarterly, the table presents typical usage and volume.

Bryson Building	Wilshire Royale	HOLA North	Park Building
<b>Arts (Ceramics)</b> M--F 3:30--6:30 Children:40/Staff:1  <b>High School Aged Teens (PAT)</b> M--F 3:30 -- 8:00 Children: 150/ Staff: 4  <b>Scientific Arts</b> M--F 3:30--6:30 Children: 95/Staff: 2	<b>Arts (All other)</b> M--F 3:30--6:30 Children; 200/Staff:8	<b>YOLA at HOLA*</b> M--F 3:00--7:30 Sat. 9:30--3:30 Children: 238/ Staff: 12  <b>Music Studio and Jazz</b> Thurs & Fri 5:00--7:00 Sat. 1:00--3:00 Children: 39/ Staff: 3  <b>Elementary Aged Smart Start</b> M--F 3:30--6:30 Children: 48/ Staff: 4	<b>Athletics</b> M--F 3:30 -- 8:30, Sa 9:00--5:00 Children: 500/Staff:5  <b>Middle School Aged Teens Bridges</b> M--F 3:30--6:30 Children: 48/ Staff: 5  <b>High School Aged Teens (PAT)</b> 2x's, M--F 6:00--8:00 Students: 50/Staff: 2  <b>Young Adults (College Success), Quarterly</b> Children: 80/Staff: 3

Program Color Code: Enrichment, Athletic, Visual Arts, Music

\*Includes targeted academic tutoring and wrap--around services provided as part of the YOLA at HOLA programming.

### 1. Enrichment

- a. Smart Start Program (ages 7 - 11) -- Each afternoon, almost 50 elementary--aged children receive tutoring support and focused homework help from caring staff and volunteers providing each child with the individualized attention he or she needs to thrive. Throughout the year, Smart Start staff will even work with school personnel and parents to create a valuable safety net for youth needing additional support. Smart Start staff also provides children with a wide variety of enrichment through hands-on, project based clubs, from

science to book clubs, creative-writing, technology, nutrition, and ceramics. Summer Smart Start enrichment opportunities include on campus day camps and sleepaway camps and a six-week program at the California Science Center that culminated with a one-week scholarship to one of the Center's HandOn Science Camps.

- b. Bridges Program (ages 12 - 14) – Bridges is a program that annually serves over 50 teens children after school. The program is designed to help them focus on achieving life goals through an emphasis on commitment to personal development, team building, self-expression, civic participation, and project based learning. HOLA provides these children with after-school enrichment activities and language arts tutoring, as well as music and dance instruction, sports leagues, college tours, digital media classes, photography, science clubs, and leadership training.
- c. Scientific Arts Program (ages 6--19) – HOLA provides 95 youth with after school enrichment opportunities in hands-on, project based science, technology, engineering and mathematics throughout the year. Activities include: engineering, robotics, computer repair, graphic design, circuit bending, 3D design and printing, and programming, and are incorporated into the Smart Start, Bridges, and PAT program platforms. HOLA also offers six week--long “summer seminars” to 22 middle school children in each of Robotics, Minecraft, and Projectiles.
- d. PAT (Preparing Achievers for Tomorrow) Program (ages 15 -19) – The PAT Teen Program serves 150 youth, preparing them for college and equipping them with the tools and resources necessary to develop workforce readiness skills. Beginning as freshmen, they engage in creative, structured and intensive after--school programs that include academic support, individual mentoring, life--preparedness workshops, recreational and enrichment classes, financial aid and college application workshops, and intensive college and SAT preparation courses. With the expansion of HOLA's partnership with Bard College, Master of Arts in Teaching (MAT) candidates dedicate several hours each week to individual and group tutoring and mentorship. In addition, every year HOLA staff takes high school students to visit dozens of colleges and universities throughout California and the country as the kickoff to the college application process. Over the past three years, all youth enrolled in PAT have graduated from high school, and 98% of these have gone on to college.

## **2. Music**

- a. YOLA at HOLA (ages 6 -- 19) – Since 2010, HOLA has partnered with the Los Angeles Philharmonic, becoming one of only three organizations through which the Philharmonic is implementing its Youth Orchestra of Los Angeles program. Under the terms of the partnership, the Philharmonic provides instruments and musical instruction to 238 HOLA youth using the “El Sistema” method, while HOLA provides program space, support staff, and targeted academic and other wrap--around services. Young musicians receive 15 hours a week in ensemble instruction, musicianship classes, and singing and solfege classes, as well as academic tutoring. The program

has multiple entry points and over the last year five new classes were added to further emphasize level--based learning and to allow for older, more advanced musicians to engage in a more challenging repertoire. These children have performed at venues such as the Walt Disney Concert Hall and opening night at the Hollywood Bowl; HOLA has also twice hosted the Simon Bolivar Symphony Orchestra of Venezuela, and their members have led sectionals and taught masters classes to our young musicians. The YOLA at HOLA program has been successful by every applicable metric and is an integral part of HOLA's mission.

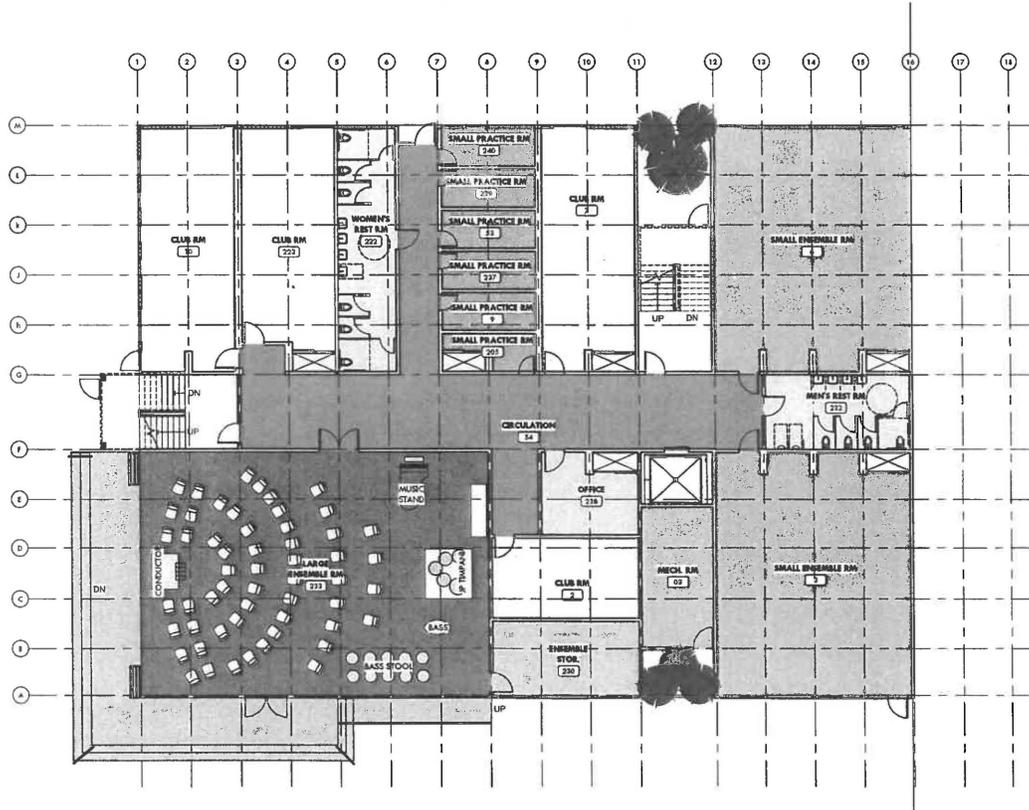
- b. Music Studio and Jazz (ages 8 -- 19) – In addition to the programs described above, 39 HOLA children also receive private lessons in percussion, strings, brass and woodwinds, while participating in small ensembles that emphasize peer--learning and intensive repertoires. HOLA's Jazz curriculum includes two levels of Jazz combos, improvisation lessons and classes in Listening and Jazz Theory. HOLA's program staff includes a Jazz Teaching Artist to oversee curriculum development, artistic vision for the program, and the implementation of HOLA's newly established Jazz Artist in Residence Program that provides HOLA alumni with the opportunity to gain teaching and arranging skills.

### **3. Visual and Performing Arts (ages 6 – 19)**

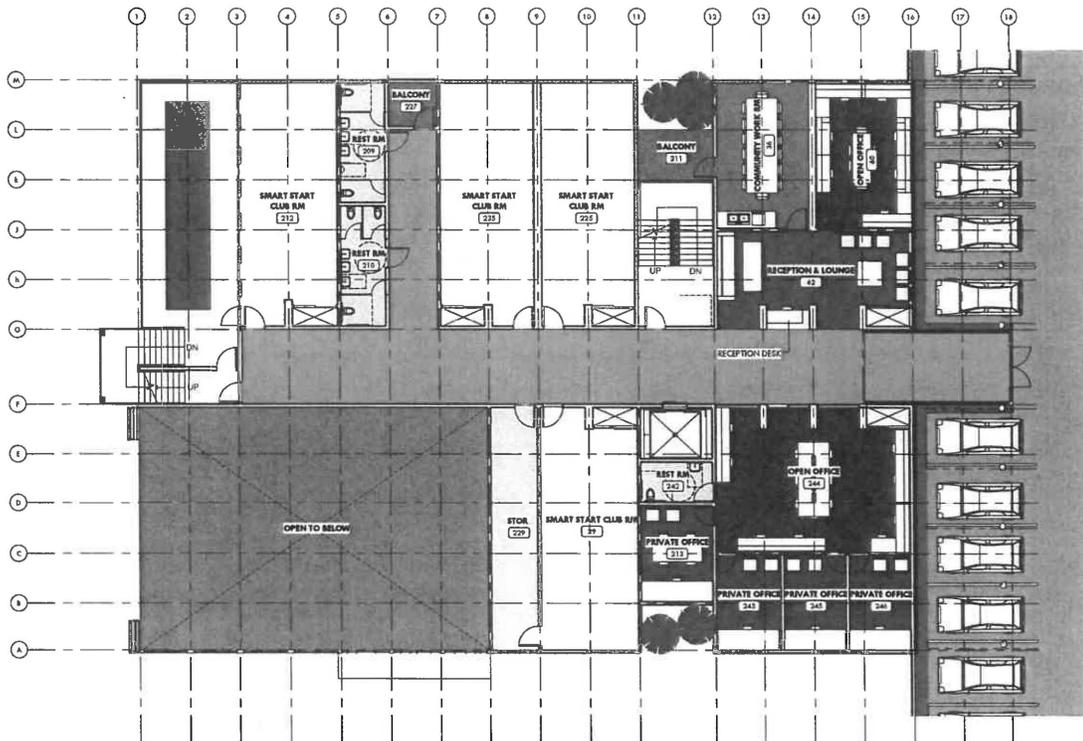
Like its Science programming, HOLA's Visual and Performing Arts programs are primarily administered to HOLA youth through Smart Start, Bridges, and PAT, and serve 280 children, ages 6--19. Visual Arts classes include ceramics, photography, painting, sculpture, fashion design, illustration, printmaking, mixed media, screen printing, watercolor, graphic design, new media, and public art. Performing Arts classes include dance, improvisation, and theatrical production.

### **4. Athletics (ages 6--19)**

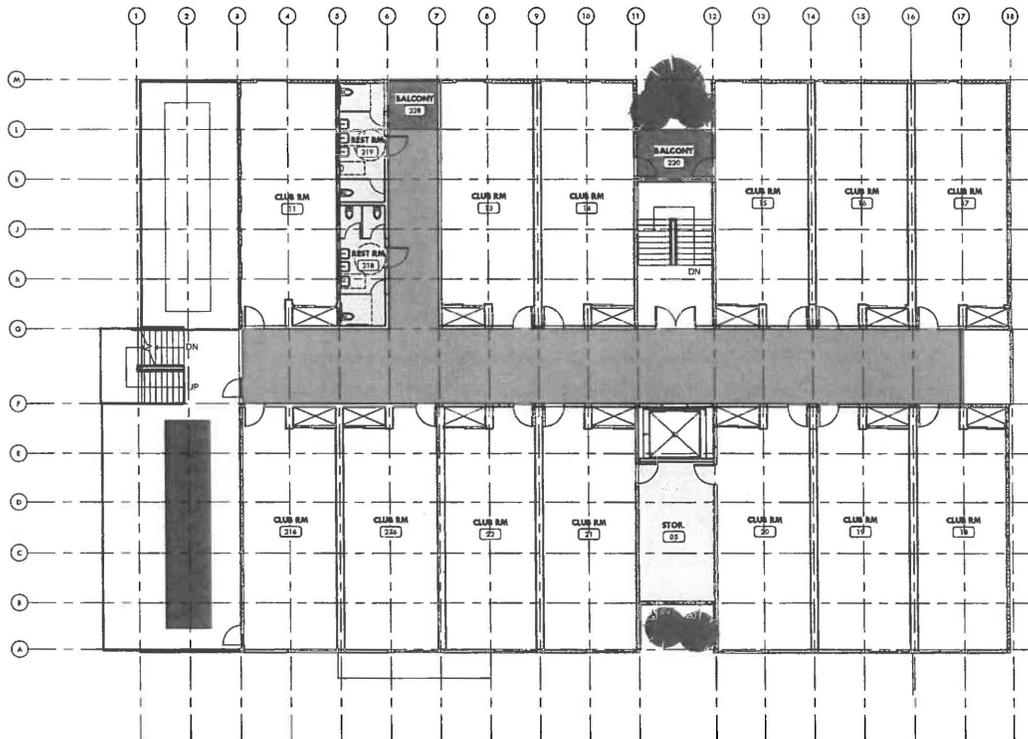
HOLA's Athletics and Outdoor Activities programs promote personal development, health and fitness, commitment to athletic excellence, and sportsmanship. Activities not only provide physical exercise, but also serve as an opportunity to build teamwork skills and a positive outlet for the social stresses inherent in neighborhood life. In addition to offering free basketball and soccer leagues and clinics, HOLA provides elementary, middle, and high school youth extensive recreational opportunities in fitness and dance, nutrition/healthy cooking, and instruction in a variety of sports, including flag football, swimming, tennis, soccer, volleyball, and basketball. Through its unique partnership with LADRP, HOLA's children enjoy much needed green space and year round access to the sports facilities at LaFayette Park – a state of the art turf soccer field, outdoor basketball courts, and a full--sized gym. HOLA provides athletics programming to over 1000 participants per year.



1 FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



1 SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"



1 THIRD FLOOR PLAN  
SCALE: 3/32" = 1'-0"

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FLOOR PLAN - LEVEL 03

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