



BOARD REPORT

NO. 16-101

DATE June 01, 2016

C.D. 1

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT: ALBION RIVERSIDE PARK PROJECT – WATER QUALITY AND PARK IMPROVEMENTS (PRJ20647) (W.O. #EW40060F) PROJECT – APPROVAL OF FINAL PLANS

AP Diaz	_____	V. Israel	_____
*R. Barajas	<u><i>R. Barajas</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

*Ramen Barajas for*  
General Manager

Approved

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION

1. Approve the final plans and specifications, substantially in the form on file in the Board Office, for the Albion Riverside Park (PRJ20647) (W.O. #EW40060F) project (Albion Project); and,
2. Direct Department of Recreation and Parks (RAP) staff to issue a new Right-of-Entry (ROE) Permit to Department of Public Works, Bureau of Engineering (BOE) through Downey Recreation Center to access the Albion Riverside Park project site.

SUMMARY

The Albion Riverside Park (PRJ20647) (W.O. #EW40060F) project (Albion Project) is located at 1739 North Albion Street, Los Angeles. The six (6) acre triangle-shaped project site is situated along the Los Angeles River, north of Main Street and south of Spring Street. The site is bordered by Albion Street to the southeast, by the existing Downey Recreation Center to the north, and by railroad tracks to the west. In 2009, the City purchased the site, which was formerly an abandoned dairy distribution center. Existing buildings and underground structures were demolished and the contaminated soil was remediated to acceptable residential standards. The demolition and remediation project was completed in 2013.

The Albion Project will meet Proposition O water quality objectives by diverting flows from existing storm drains to water quality treatment features and implementing Best Management Practices (BMPs) or low-impact development features. BMP's include a naturalized detention basin, a simulated stream, stormwater infiltration galleries, subsurface irrigation system, porous paving, bioswales and Green Street elements. In addition to the water quality improvements, the site will be developed into a park for recreational purposes and improved access to the LA River.

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The Albion Project will develop the new 6 acre site as well as improve portions of the existing Downey Recreational Park and will be delivered by the Proposition O Bond Program. Development of the recreational amenities will be funded by a Five Million Dollar (\$5,000,000.00) State Proposition 84 Grant. The Proposition 84 Grant will fund the following project scope components: add new park space, construct new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot with permeable parking spaces, and install landscaping. An additional Six Hundred Eighty-Four Thousand, Three Hundred Fifty-Five Dollars (\$684,355.00) in Proposition K Grant funding will be used to create a better configured baseball field, renovate the pedestrian pathway to the Downey Child Care Center, and reconfigure and improve the staff access road and parking lot to provide a buffer from the baseball field.

BOE, Proposition O Bond Program is managing the project, design, construction, and construction management. In addition, the BOE Architectural Division prepared the landscape plans and specifications as well as obtained all the associated necessary permit approvals for the project.

Assuming approval of the plans by the Board of Recreation and Park Commissioners, the Albion Project construction contract will be awarded through the Board of Public Works.

Funding for this project is available from the following funds and accounts:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT./ACCT. NO.</u>
Proposition O	16T/50/50KXAD
Proposition O	16T/50/50KYAD
Proposition 84	205/89/89JOA1
Proposition K – Year 17 (FY 2013-14)	43K/10/10KM05
Proposition K – Year 20 (FY 2016-17)	TBD
Department of Recreation and Parks funds*	TBD

\*Additional funding/Department of Recreation and Parks funds are to be determined for the following Additive Alternate items: synthetic fields, ADA ramp to Spring Street, shade structures, and restroom.

Environmental Impact Statement

This project was previously evaluated for environmental impacts in accordance with the California Environmental Quality Act (CEQA). A Mitigated Negative Declaration was considered and adopted by the City Council of the City of Los Angeles on April 12, 2011. A Notice of Determination was filed with the Los Angeles City Clerk and the Los Angeles County Clerk on April 12, 2011. BOE staff has determined that this project and the environmental conditions of the site have not substantially changed since the adoption of the Mitigated Negative Declaration. Therefore, the Mitigated Negative Declaration which was adopted on April 12, 2011, remains valid.

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### TREES AND SHADE

Eighteen (18) trees will be removed and two hundred twenty nine (229) trees will be added at Albion Riverside Park. Additional shade will be provided with the increase in the total number of trees at the park site. The Canopy Information included with this report (Attachment 1) provides specifics regarding the additional trees and shade to be provided by this proposed project.

### FISCAL IMPACT STATEMENT

Funding for the grounds maintenance and facility repair of this project will be requested through the Departments' new and expanded facilities budget request process.

This report was prepared by Naushin Kamal, Assistant Project Manager, Proposition O Bond Program, Department of Public Work, BOE. Reviewed by Neil Drucker, Program Manager, Recreational and Cultural Facilities Division, BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo-Domingo, Superintendent, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

Attachment 1

Canopy Information

For

Albion Riverside Park (PRJ20647) (W.O. #EW40060F) Project

Attachment 1 Canopy Information  
ALBION RIVERSIDE PARK PROJECT

**Percentage of “additional canopy” to the overall site**

Percentage is calculated based on the assumption that all trees are mature trees.

Canopy of additional trees – canopy of removed trees

Percentage of Additional Canopy =  $\frac{\text{Canopy of additional trees – canopy of removed trees}}{\text{Site area}}$

**Removed Trees**

Tree Name	No. of Trees	Species	Canopy <sup>1</sup> of mature tree		
			Diameter	Area per tree, square feet (sf)	Total area
London Plane Tree	3	<i>Platanus x 'Acerifolia'</i>	35	962	2,886
American Sweetgum	1	<i>Liquidambar Styraciflua</i>	30	707	707
Golden Rain Tree	2	<i>Koelreuteria Paniculata</i>	30	707	1,414
Mexican Fan Palm	1	<i>Washingtonia Robusta</i>	15	177	177
Carrotwood Tree	2	<i>Cupaniopsis Anacardiodes</i>	20	314	628
Indian Laurel Fig	2	<i>Ficus Microcarpa</i>	25	491	982
Chilean Pepper Tree	1	<i>Schinus Polygamous</i>	30	707	707
Bottle Brush	1	<i>Callistemon Citrinus</i>	15	177	177
Western Redbud	5	<i>Cercis Occidentalis</i>	10	79	395
	<b>18</b>				<b>8,073 sf</b>

**New Trees**

Tree Name	No. of Trees	Species	Canopy <sup>1</sup> of future mature tree		
			Diameter	Area per tree, (sf)	Total area
Fern Pine	7	<i>Afrocarpus Gracilior</i>	30	707	4,949
Velvet Ash	10	<i>Fraxinus Velutina</i>	30	707	7,070
Australia Willow	65	<i>Geijera Parviflora</i>	25	491	31,915
Jacaranda	6	<i>Jacaranda Acutifolia</i>	40	1,257	7,542
So. Cal. Black Walnut	10	<i>Junglans Calif. Var. Calif.</i>	30	707	7,070
Mexican Palo Verde	20	<i>Parkinsonia Aculeata</i>	25	491	9,820
Canary Island Pine	28	<i>Pinus Canariensis</i>	25	491	13,748
Italian Stone Pine	3	<i>Pinus Pinea</i>	50	1,963	5,889
California Sycamore	23	<i>Platanus Racemosa</i>	60	2,827	65,021
Fremont Cottonwood	17	<i>Populus Fremontii 'Nevada'</i>	50	1,963	33,371
Coast Live Oak	10	<i>Quercus Agrifolia</i>	75	4,418	44,180

<sup>1</sup> Size established based on Urban Forest Ecosystems Institute data 398,000 square feet (sf)

Engelmann Oak	4	<i>Quercus Engelmannii</i>	75	4,418	17,672
Valley Oak	9	<i>Quercus Lobata</i>	75	4,418	39,762
Arroyo Willow	6	<i>Salix Lasiolepis</i>	20	314	1,884
Blue Elderberry	11	<i>Sambucus Nigra</i> <i>ssp. Caerulea</i>	20	314	3,454
	<b>229</b>				<b>293,347 sf</b>

Percentage of Additional Canopy (approximate) =

$$\frac{293,347 \text{ s ft} - 8,073 \text{ sf}}{293,347 \text{ s ft}} = 71.68\%$$