

**CHAPTER FOUR: THE LOS ANGELES
POLICE ACADEMY**

Potential For Adaptive Use

Jessica Lehrbaum

At Fort Mason: Capital Campaign Brochure 1990

Fort Mason Center 1977-1983

Park Partners, by the National Park Service about Marin Headlands 1990

Golden Gate National Recreation Area, California 1990

Special Thanks to:

Citizens to Save Elysian Park

**John Martini
Marin County Park Service**

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Brochures

American Youth Hostels: Historic Hostels Report 1990

American Youth Hostels: Creative Partnerships 1990

OPTIONS MATRIX FOR REUSE OF POLICY ACADEMY SITE

<u>Reuse</u>	<u>Programs</u>	<u>Benefits</u>	<u>Impacts</u>
Outdoor Theatre Concert Area	-concerts -plays	-bring cultural events to Solano neighborhood	-potential heavy traffic -parking
Arts Center	-tours -classes & exhibitions -afterschool programs	-generate appreciation of nature and its relationship to art	-art advertises beauty of park which could bring more visitors
Nature Center/ Resource Preservation	-afterschool programs -films -nature museum -hikes thru rock garden & canyon	-opportunity for city children to experience nature	-encouraging LA residents to care for natural environments including Elysian Park
Museum/ Cultural Appreciation Center	-craft shows of work from neighboring communities -cross cultural holiday festivals	-encourages cross cultural exchanges & understanding	-adjacent community involvement would increase park awareness, develop pride, & encourage preservation
Athletic Complex programs	-athletic/ fitness tennis courts -destination for hikers & bikers	-reuses pool & track while attracting more users (nearest pool now at Echo Park)	-could decrease park traffic
Recreation Center	-art exhibits -games -craft shows	-neighborhood and required amenity	-potential heavy traffic
Youth Hostel	-hiking & biking excursions open to public -cross cultural exchanges with adjacent neighborhoods	-strengthen international awareness -inexpensive lodging near downtown	-preservation of historic Police Academy building -potential transportation problem for international travellers

RECOMMENDATIONS

The aforementioned examples illustrate the broad range of facility types that are conducive to or appropriate in an open space park setting. The last two examples are particularly successful in accomplishing the goals of public open spaces by providing city residents access to public facilities which are also sensitive to park needs. Like the Elysian Park Police Academy, the structures described are located in campus-like groups of small buildings previously used for officer training. In order to evaluate reuse options for the Police Academy site, it is important to look carefully at the existing buildings and site for clues as to what type of reuse might be appropriate in this particular context with its own unique character.¹

The Academy's dramatic setting and mysterious entry suggest a theatrical usage, something in the spirit of Fort Mason's Magic theatre, or an outdoor concert area. The quiet and shady gardens bring to mind artist's outdoor studios and exhibition space similar to the Headlands Center for the Arts. The rock hewn pathways, varied vegetation, and clear view of downtown Los Angeles imply a Nature Center, a Resource Preservation Center, or a Youth Hostel. The interesting old Mediterranean Style buildings, combined with the high Latino and Asian use of the Park suggest a Mexican or Asian History Museum, or a Cultural Appreciation Center which celebrates the adjacent neighborhood's multicultural character. And perhaps most obvious of all is a reuse which returns the Police Academy to its initial intended use, that is as a Public Athletic Center. Combined with the neighboring Recreation Center, the site could become a beautiful and impressive Recreation Complex filled with art exhibits, craft shows, games, and special events.

OPTIONS MATRIX FOR REUSE OF POLICY ACADEMY SITE

The following Options Matrix outlines each of these uses in terms of its potential programs, benefits, and impact on the park. Of these alternatives, the Nature Center and the Athletic Complex probably make maximum use of the existing facilities and site. The Youth Hostel is the least public type of use, however it could be geared toward community exchange or it could reside in one building on the site along with other facilities, as is the case at Fort Mason.

We can look to the Case Study examples for ways that these alternatives might work financially. The 21 acre campus of the Police Academy could function like Fort Mason, accommodating a variety of independent nonprofit organizations who lease the land from the Department of Recreation and Parks or from the Department of Public Works for park related activities. Further investigation is required in order to determine whether or not it would be in the park's best interest to try to regain jurisdiction over the Police Academy land or to leave it for the time being in the hands of the Department of Public Works. Only time will tell whether the City of Los Angeles will take advantage of this newfound opportunity, lost in 1972, to return the Police Academy site to its original intended use, that is, as a public facility located in one of Los Angeles' last remaining and increasingly valued urban open spaces.

¹ As detailed building plans are not available at this time, further research is necessary to determine which suggested uses are most feasible and would require the least remodeling and/or renovation of the existing buildings, if economy is a concern. The proposed reuse solutions are considered because they seem reasonable based on knowledge about the site, and a tour of the facility.

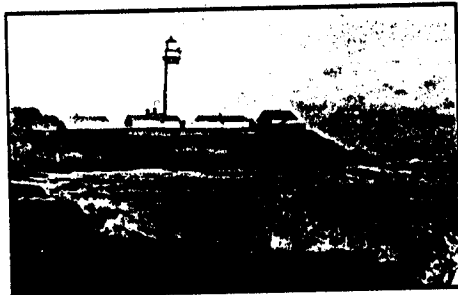
American Youth Hostels Historic Hostels Report

American Youth Hostels

Creative Partnerships

AYH
While most of the
a portion of the
in Santa Monica
by AYH, the Redwood
first brick building
opening year: 1907
his brick saloon
Outlook, December
becoming the
ings of the Bay

In 1986, the
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A Complete Guide to AYH
Hostels On Public Lands



1989-90 Edition

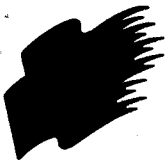
The Headlands Center for the Arts, located in a collection of 1907 soldier's barracks buildings is a nonprofit arts organization dedicated to using its location, facilities, and resources to explore new ways for artists to work and interact with the public. The center encourages collaboration with the visual, literary, and performing arts. Programs include artists residencies, public tours, educational programs for the general public, and an innovative arts and natural science curriculum for schools.

The Golden Gate Hostel, operated by the Golden Gate Council of American Youth Hostels, is located in a 1907 Army hospital building and offers a unique, rustic setting for over 13,000 hostelers a year. The Hostel provides weekend hiking and bicycling trips around the Bay Area.

The Bay Area Discovery Museum provides participatory educational exhibitions and programs designed to encourage children 2 years and older to explore their world. Facilities include seven permanent and changing exhibitions, a birthday party room, a multipurpose classroom, and an art studio. The museum also provides a school field trip program, after school classes, and weekend workshops for children in local school districts.

The Pacific Energy and Resource Center is a public education, policy research and conference center staffed by natural resource and energy professionals and environmental educators committed to conserving energy, minimizing environmental impacts of resource production, and sharing this information with policy makers. Facilities include exhibit halls, a Children's Resource Lab, conference space, and a reference library.

The YMCA Point Bonita Outdoor & Conference Center, a multi-purpose, professionally staffed conference center affiliated with the San Francisco YMCA, provides meeting rooms, dining and catering services, dormitory-style lodging, and recreational areas and programs. The Center is designed for maximum flexibility in order to provide custom service for meeting group needs.



WELCOME TO FORT MASON CENTER



San Francisco's Only National U

PARK PARTNERS

The Marin Headlands area of the Golden Gate National Recreation Area (GGNRA) consists of acres of wild coastal bluffs and protected views. The Marin Headlands extend from Horse Point on the north end of the Golden Gate Bridge to Muir Beach.

Saved by concerned citizens in the 1960s from development and included as part of the Golden Gate National Recreation Area, the Marin Headlands has a human history spanning centuries—from the use of its rich natural resources by native Indians and European settlers, to the 20th century use of the land for lighthouse reservations.

The Marin Headlands offers countless opportunities, including:

- 12,500 acres of "Wilderness Next Door" and native flowers abound;
- 3 back-country campgrounds;
- 2 group campgrounds;
- picnic areas;
- 8 miles of scenic roadways;
- 4 beaches and 50 miles of trails;
- Historic resources including numerous batteries and forts, remnants of the Nike missile system and Point Bonita Lighthouse;
- Hawk Hill (Hill 129), premier West Coast migration route; and
- The Marin Headlands Visitor Center with exhibits, maps, books, and other information.

Park rangers and volunteers provide interpretive programs which are free.

The National Park Service works with a group of nonprofit organizations, the Park Partners, to preserve and protect the area and provide public programs and services to enhance a visitor's experience of the Headlands.

National Park Service
U.S. Department of the Interior

Golden Gate
National Recreation Area
California



Currently, the City has plans to remove the pier's spine of storage sheds to provide leasible market space for individual businesses and shops.

**San Francisco, CA
Fort Mason Center**

Original Use: Fort Mason Army Base, pre-civil war

Conversion: Center for Cultural Arts & American Youth Hostel 1977

Developer: The National Park Service

For years, Fort Mason on the San Francisco waterfront, was the embarkation point for troops and military supplies to points in the Pacific. In 1977, the National Park Service acquired Fort Mason as part of the Golden Gate National Recreation Area and since then the Fort has been a focal point of a different sort: a major cultural center for residents and visitors of the Bay Area. The transformation of Fort Mason serves as a national model for converting surplus facilities. The center's nine buildings, (300,000 square feet) of space are located on three massive piers jutting out into the bay and on 13 acres of land. Housed here are 52 nonprofit arts, educational, and environmental groups, ranging from the Magic Theatre and the Mexican Museum to the Oceanic Society. 15,000 events yearly attract 1.7 million visitors.⁴ While Fort Mason Center is financially self-sufficient, the GGNRA takes care of exterior maintenance and security. In 1984, a new 20-year agreement was signed making it possible to offer stable, long-term homes to the non-profit organizations, and to solicit private funds to complete renovations of the facilities.⁵

Also at Fort Mason is the 160-bed San Francisco International Hostel which operates in a Civil War-era building listed on the federal historic record. The building was constructed to house officers during the Civil War, and served as a medical dispensary during World War II. American Youth Hostels, Inc, a national nonprofit organization dedicated to providing low-cost overnight accommodations to national and international travellers, began leasing the site from the GGNRA in 1979. Within two years, AYH had raised \$300,000 to completely restore the building to public use. The hostel opened in 1980, and serves 50,000 overnights annually.⁶

**Sausalito, CA
Marin Headlands, Golden Gate National Recreation Area**

Original Use: Forts Barry & Cronkhite, Soldier's barracks buildings & army hospital 1907-64

Conversion: Recreational Facilities 1970's

Developer: Golden Gate National Recreation Area

The Marin Headlands area of the GGNRA consists of 12,500 acres of coastal bluffs and protected valleys extending from Horseshoe Cove near the Golden Gate Bridge to Muir Beach. Saved by concerned citizens in the 1960's from development, the Marin Headlands offer countless recreational opportunities including picnic areas, campgrounds, and hiking trails. The National Park Service works in cooperation with a group of nonprofit organizations, referred to as Park Partners, to preserve and protect the area and to provide public programs and services that enhance the visitors experience of the Headlands. The facilities are all located in former military buildings listed on the National Register of Historic Places.⁷

World wants to imitate Fort Mason

H-4 Honolulu, October 5, 1986 The Sunday Star-Bulletin & Advertiser

San Francisco port turns into cultural mecca

SAN FRANCISCO (AP) — On a beautiful plot overlooking San Francisco Bay, hard by two of the city's most popular tourist spots, sits Fort Mason, a military base converted into a bustling non-profit cultural center that's attracting imitators from around the world.

The 13-acre site, near Fisherman's Wharf and Ghirardelli Square, was converted in 1977 into a haven for 52 art, educational and environmental organizations.

The Fort Mason model is being pursued by many countries looking for the secret behind the rejuvenation of a former waterfront wasteland into a cultural mecca that attracted 1.7 million visitors last year.

The three covered piers and other buildings — 350,000 square feet of roofed space — are wearing out.

"The buildings weren't designed for their current use," Kasky says. "We could accommodate more groups and different uses if they're renovated with present users in mind."

San Francisco Chronicle

October 11, 1986

New Mid-Size Theater at Fort Mason

THEATER COLUMN
BERNARD WEINER

There are numerous 150-or-less-seat venues in the Bay Area for groups and artists to perform in. There are even several houses that seat more than 800. But where is a theater to present shows that appeal to an audience in between, say one seating about 400 people?

There simply aren't that many, which long has been a problem here. Local troupes don't have enough cheap-rental, medium-sized spaces available, and the Bay Area often loses some acclaimed touring shows, from Europe and elsewhere, because of this problem.

Enter the Fort Mason Foundation, which is in the midst of a \$7.5 million campaign to renovate and upgrade its bustling arts center in the former Army complex on the Marina. Part of this huge project is the construction of a new, 400-seat theater at the bay end of Pier 2.

Fort Mason Center plays charity circuit to raise \$7.5 million

BY JAN SHAW
Fort Mason attracts 1.7 million visitors each year. It orchestrates 15,000 events. That's the upside. But there's a downside. The campaign to fix the tattered interiors of the buildings on the piers has so far collected about \$3 million in major corporate and foundation gifts, three-fourths of last week's goal of \$4 million, Fort Mason...

An Urban National Park Needs to Be Spruced Up

Yesterday was a typical day at Fort Mason, this country's atypical National Park.

While the folks in Yellowstone were waiting for Old Faithful to erupt and visitors at Mount Rushmore gazed upward at massive faces of four presidents carved into a granitic mountain, people at Fort Mason were looking at an antique New England four-poster bed valued at \$12,000 or a collection of Malcolm Forbes' toy boats.

Other visitors at Fort Mason, 13-acres on the shore of San Francisco Bay between the Marina and Aquatic Park, were touring a World War II Liberty ship, the Museo ItaloAmericano or the permanent display at the African Historical and Cultural Society center.

"Our annual operating budget is \$1 million — paid 100 percent by the people who use Fort Mason," Kasky says. "We're the only non-profit cultural center of this size anywhere in the world that was running in the black after its third year of operation."



DONALD K. WHITE

And that brings up the reason Kasky and I had lunch at Greens.

"We have a \$7.5 million fund-raising program under way — a one-time shot to pay for restoration and improvements," Kasky says. "We've structured it to be our only fund-raising campaign because it will allow us to expand to the point where we'll be able to finance continued improvements on our own."

Fort Mason Center has already received \$500,000 from the Cowell Foundation to be used for the building of a Bayfront Theater at the end of Pier 2. It will be a 400-seat, multi-purpose facility.

"We're working on another theater, a 200-seater for folk-music and dancing concerts," Kasky says. "It's been funded entirely by a \$250,000 grant from the Columbia Foundation."

MODELS FOR ADAPTIVE USE

In considering the various options which exist for reuse of the historic buildings on the Police Academy site, it is instructive to look at some of the creative ways in which former police training and U.S. Service facilities, many of which are located in settings similar to Elysian Park, have been converted into non-profit public uses. Outlined below are those most applicable to or synonymous with the Elysian Park situation.

Boston, MA Institute of Contemporary Art

Original Use: Police Station 1886
Conversion: Art Museum 1975
Developer: Institute of Contemporary Art, Boston

Recognizing the need to raise funds through rental income, the Institute reserved major spaces for a restaurant, a theatre, and a shop in its redevelopment of the Richardsonian-Romanesque police station as an art facility. The first phase began with the conversion of the small two-story horse stable into offices and a gallery. After the first phase was completed in 1975, the main building was redeveloped into a gallery and restaurant. The final phase, which was completed in 1976, included adaptation of the station into a theatre and shop complex and complete renovations of the third floor of the main building for offices and a conference room.² Current programs, which include art and photography exhibitions, combined with films, videos, and literary readings, provide a comprehensive and integrated approach to appreciating the Arts.

Chicago, IL Navy Pier

Original Use: Recreation Complex, Transportation Terminal 1916
Conversion: Public Recreation Complex 1974
Developer: City of Chicago

In its 62 years, Chicago's Navy Pier has gone from pleasure dome to training base to classroom and now back to pleasure dome. The 34-acre complex thrusting into Lake Michigan was designed by architect Charles S. Frost. When the pier opened, it was used extensively by the public who took advantage of the pier's high arcades, broad esplanades, and an adaptable ballroom/concert hall. With the Depression's dwindling lake traffic, the pier was made a naval training base, and its sheds and concert halls were partitioned into classrooms and offices. Other tenants included the Police department, judicial courts, and a radio station. In 1974 Mayor Daley and City Architect Jerome Butler saw the value of restoring the pier into a lakefront park, and renovations began.³

Today the pier is the backdrop for a yearly Indian Festival and a summer Antique Fair. Weekly events include violin and flute performances, puppet shows, folk dancing and lessons, and art classes provided free of charge by the Chicago School of Art. The public can also rent the pier's auditorium, take a sight-seeing boat around the city, or relax at the pier's outdoor cafe.

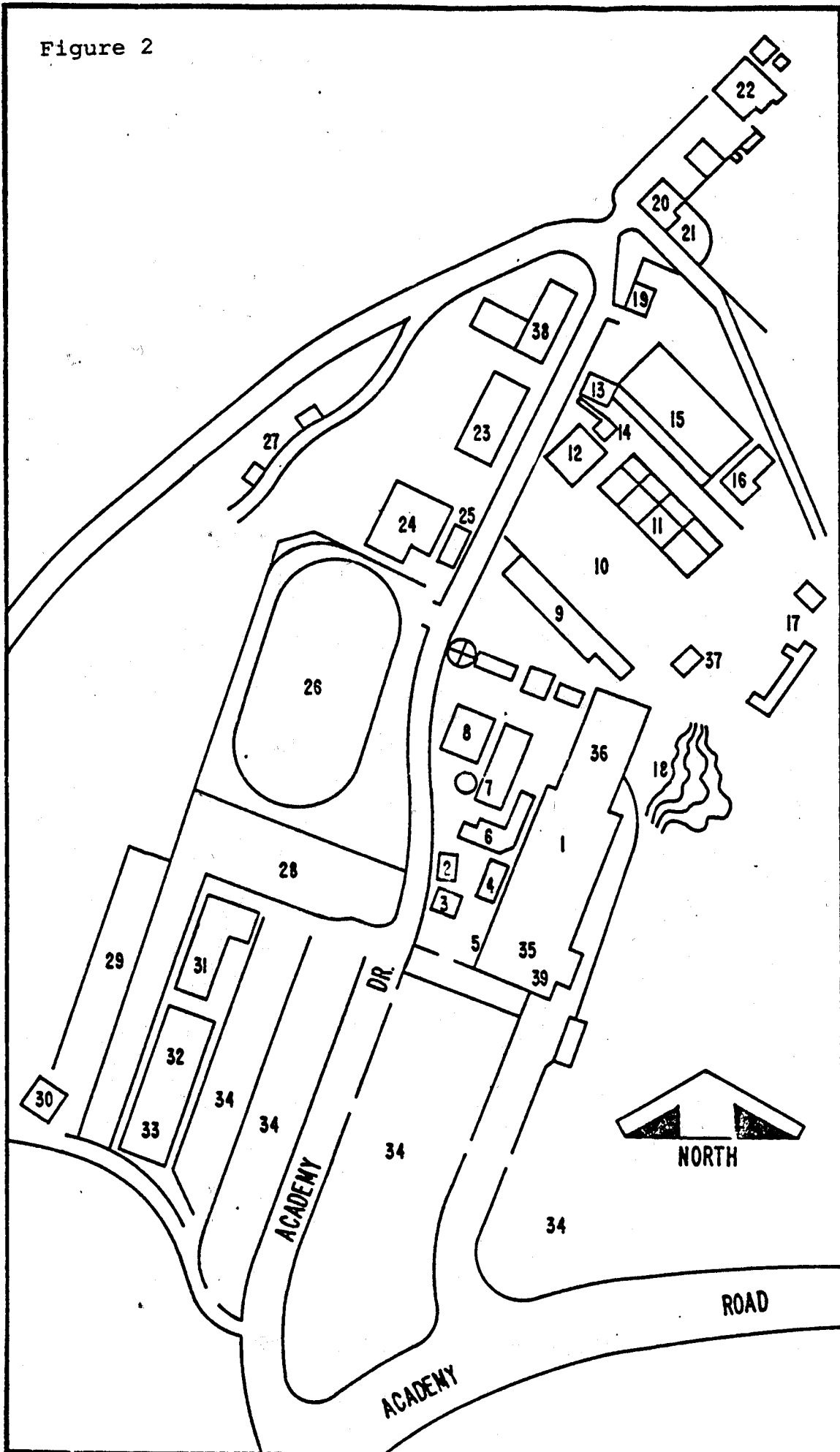
Figure 3



SCALE 1" = 40'

APPROVALS	LOS ANGELES
BOARD OF PUBLIC WORKS	POLICE DEPARTMENT
CITY ENGINEER	TRAINING FACILITY
COUNTY CITY ENGINEER	CITY OF LOS ANGELES
PERMITS ANALYST	DEPARTMENT OF PUBLIC WORKS
	BUREAU OF

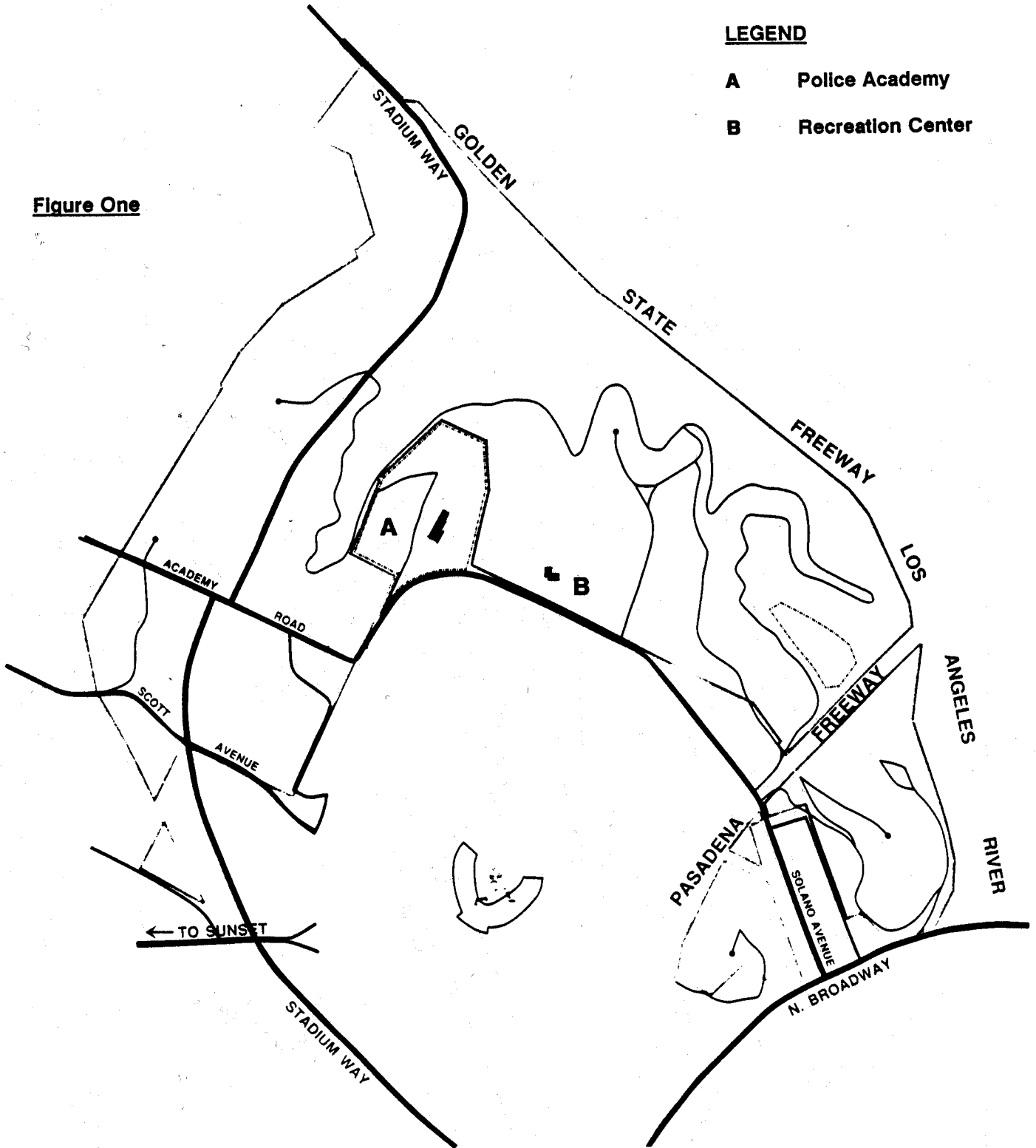
Figure 2



LEGEND

- ⊕ FLAGPOLE / CENTER COUR
- 1. ADMINISTRATIVE OFFICES
MEN'S LOCKER ROOM
SELF DEFENSE OFFICE- GYM
- 2. DRIVER TRAINING
- 3. LAW UNIT
- 4. ACADEMIC INST. UNIT NORT
- 5. ACADEMIC INST. UNIT SOUT
- 6. POOLHOUSE LOCKER ROOM
REFRESHMENT CENTER
- 7. POOL / SPA
- 8. WOMEN'S LOCKER ROOM
SPANISH UNIT- CPA CLASSRC
- 9. ARMORY
- 10. 25 YARD OFFICE
- 11. PRACTICAL COMBAT RANGE
- 12. FIREARM'S TRNG. SIMULATOR
TACTICS UNIT
- 13. AMMO STORAGE
CURRICULUM AND TESTING
UNIT
- 14. FIELD TRAINING SERVICES
UNIT (FTSU)
- 15. SHOTGUN RANGE
- 16. TARGET STORAGE / REPAIR
- 17. SITUATION SIMULATION VILLA
TRAP AND ARCHERY RANGE
- 18. ROCK GARDEN
- 19. GARAGE
- 20. AMMO RELOAD ROOM
- 21. COMBAT RANGE / OFFICE
- 22. WAREHOUSE
- 23. TENNIS COURT
- 24. RECRUIT TRAINING CENTER
RECRUIT COORDINATION
CPA OFFICE
CLASSROOMS 1 AND 8
- 25. CRISIS INTERVENTION UNI
- 26. ATHLETIC FIELD
- 27. ORDNANCE BUNKERS
- 28. PICNIC / BBQ AREA
- 29. OBSTACLE COURSE
- 30. CLASSROOM 7
- 31. CLASSROOM 3,4,5&6
- 32. MARK VII BUILDING
CLASSROOM 2 / POST UI
- IN-SERVICE UNIT
- 33. WEIGHT ROOM
- 34. PARKING
- 35. REVOLVER CLUB (LAPRAAC)
MATERIAL RESOURCE CENT
CIVILIAN TRNG UNIT //
UNIT / DEPT. PSYCHOLOGIS
- 36. CAFE / EMBERS ROOM
ACADEMY CLUB
- 37. CHAPEL
- 38. POLICE RESERVE CENTER
- 39. POST UNIT / CREDIT UNION

Figure One



LEGEND

- A** Police Academy
- B** Recreation Center

ELYSIAN PARK: Location of Police Academy

recreational and public purposes. The permits, valid for 25 years, were renewed in 1963. Since this time, questions have been raised regarding the legality of these permits, and whether they were in accordance with City Charter Section 170(b)(3) which requires park land to be used for park purposes.

Over the years, police training use of the facility grew and public use was all but eliminated. In 1971, the Elysian Park Master Plan stated that "Continued use of one of the park's canyons by the Police Academy, while comforting in a security aspect, is in conflict with the spirit of the Park...". The Master Plan recommended that " ..The Police Academy be relocated in an area where they can readily expand without restriction to meet their new challenges and future needs."¹

Despite the recommendations outlined in the Elysian Park Master Plan, the City Council placed a Charter Amendment to transfer the 21 acres of park land into the jurisdiction of the Board of Public Works. An uneducated public allowed the land transfer to occur in November, 1972, thereby ceding the site as public parkland.

The present Police Academy is outdated, overcrowded and in dire need of expanded facilities. Although the Police state that a site for the new Academy has not been determined, it is apparent from A.C. Martin's design for the New Police Academy (see Figure 4) that the plan is not a generic one designed to fit any site, but rather one specifically designed for the Academy's current location. (Note the rock garden which is clearly shown on the plan for the new Academy.) The Los Angeles Police Department has stated that Elysian Park is ideal for their purposes because of its proximity to downtown and because remaining on the present site would eliminate the need for new land acquisition. However, preservationists such as the Citizens Committee to Save Elysian Park believe that continued use of Park land by the LAPD is incompatible with the Park which is meant to be enjoyed by the Los Angeles Community.

As "landlords" of the Police Academy site, it is up to the City of Los Angeles to decide which use of the site would be of greatest public benefit. From the public's point of view, a Police Academy is clearly not the best use for a complex of buildings located in their public park, especially since such use limits their access and enjoyment of Elysian Park. In addition, noise generated by the firing range disturbs the natural quiet of the Park as does the constant traffic in and out of the Academy. The current expansion proposals which triple the size of the present facility would require additional construction on Park land and regrading of the Ravine, further impinging upon the last remaining open space existing in central Los Angeles.

EXECUTIVE SUMMARY

This chapter focuses on the Los Angeles Police Academy, which is centrally located within Elysian Park on what was once Park land. The chapter begins with a historical overview of the Police Academy which began in the 1920's as a public target range. The Site History Section describes how, over the years, the LAPD managed to claim more and more Park land for their own use, and by 1935 had built a pool, recreation building, and restaurant on land adjacent to the target range. The Academy then sought and was granted by the Board of Parks Commissioners 21 acres of park land to be used for "public recreational purposes". In 1972 this land was transferred into the jurisdiction of the Board of Public Works, and the people of Los Angeles lost what little access to the facility they had. Currently, the police have plans to demolish the historic Academy building (which is not designated on the National Register of Historic Places or as a Cultural Heritage Monument) in order to expand, to the concern of many historic preservationists and concerned citizens.

The premise of this chapter is that because the Police Academy is located in one of Los Angeles' last remaining public open spaces, it is the responsibility of the City of Los Angeles to decide how the Police Academy site should be reused, and whether or not the Police should remain in Elysian Park. In the Models for Adaptive Use Section, case study examples are presented demonstrating how former military and police facilities located within park settings around the country have been reused by nonprofit organizations in ways which are sensitive to their natural surroundings and for uses which are open to the public.

Finally, various recommendations are made about how the Police Academy site might be converted into facilities that are of greater public benefit and are more appropriate in a park setting than the present use. Such options include a Nature Center, an Outdoor Concert Area, and a Cultural Appreciation Center. The alternatives are discussed in terms of potential programs, benefits, and impact on Elysian Park.

SITE DESCRIPTION

The Los Angeles Police Academy is located just north of Dodger Stadium in the heart of Elysian Park. Nestled in a valley below Bishop Canyon Landfill, the Academy's collection of 26 small buildings is surrounded by palm and pine trees and possesses an enviable view of the downtown Los Angeles skyline. Behind the main administrative building, and contributing greatly to the beauty of this setting is a picturesque rock garden designed in 1935 by landscape architect Francois Scott. The garden was dedicated by the City in 1973 as Cultural Heritage Monument #110.

The Police Academy site is important to Elysian Park because of its natural beauty, its location within the view corridor from vista points above Bishop Canyon, and because of the siting of the rock garden. It is important to recognize that any changes made to the Police Academy site, particularly elevating or regrading, would have profound impacts on the quality, functioning, and daily life of the Park itself.

SITE HISTORY

Though few Angelenos realize it, the Los Angeles Police Academy began in the mid 1920's as a Public Target Range operated by the LA Police Revolver and Athletic Club (LAPRAC). Slowly, the LAPRAC began building on land adjacent to the four-acre site, developing it into a recreation area, restaurant, and pool compound. In 1935, the Board of Parks Commissioners issued permits to the Club, granting them use of an additional 21 acres of park land for

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2. Tour Map
3. Site Plan
4. Plan for New Academy

ENDNOTES

1. Elysian Park Master Plan (1971), p 35.
2. Martin, Thomas J. (1978), p.174.
3. Diamondstein, Barbaralee (1978), p.66.
4. San Francisco Examiner, April 22, 1987.
5. Fort Mason Center Fact Sheet, 3/9/90. p.1
6. American Youth Hostels: Creative Partnerships (1989). p.4
7. National Park Service: Park Partners (1990).