

APPROVED

MAY 20 2009

REPORT OF GENERAL MANAGER

NO. 09-060

DATE March 4, 2009

**BOARD OF RECREATION
and PARK COMMISSIONERS**

C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ANGELS GATE PARK - MEMORANDUM OF UNDERSTANDING WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT FOR PROPOSED UPGRADE OF CERTAIN ROADS WITHIN ANGELS GATE PARK AND THE NEGOTIATION AND PREPARATION OF RELATED AGREEMENTS

R. Adams	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
V. Israel	_____	*M. Shull	<u>MS</u>



 General Manager

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATION:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, subject to the approval of the Mayor and City Attorney as to form, between the Department of Recreation and Parks (Department) and the Los Angeles Unified School District (District), specifying the mutual goals and objectives for the upgrade of certain roads within Angels Gate Park and the negotiation of related agreements specifying the terms and conditions for the joint-development and/or use of District and City property within and/or adjacent to Angles Gate Park, subject to the future approval by the Board;
2. Direct the Board Secretary to transmit forthwith the proposed MOU concurrently to the City Attorney for review as to form and to the Mayor in accordance with Executive Directive No. 3; and,
3. Authorize the Board President and Secretary to execute the MOU upon obtaining the required approvals.

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SUMMARY:

The Department and District have maintained a working, joint-use relationship with each other dating back to the 1970's, with the Venice High School Pool Agreement (1972) being one of the very first. Since then, the Department and District have worked together to develop capital improvement projects and joint-use agreements at both school and park sites. Department and District have executed over 30 agreements in the past and are currently working on twelve (12) more. If approved, the MOU before the Board today will be the thirteenth agreement in process.

District presently plans to construct a new high school (School) on District property located adjacent to Angels Gate Park (Park), while Department is presently working on a master development plan for the Park. District has identified a problem with accessing their property from the surrounding streets. Department and District have determined that by working together and coordinating both projects, mutually beneficial opportunities can be identified which will resolve certain issues of concern, minimize costs, and possibly enhance or improve the projects. The proposed MOU defines the mutual goals and objectives of Department and District for the upgrade of the Barlow-Saxton Road (Segment 1 Upgrade) and portions of the Osgood-Farley Road (Segment 2 Upgrade), which run through both Park property and the adjacent School property (Segment 1 and Segment 2 Road Upgrades shall be collectively referred to as "Road Upgrades"). Pursuant to the proposed MOU, Department and District have agreed to negotiate the specific terms and conditions for the Road Upgrades and the future use of the Park and School properties, and prepare a subsequent development agreement (Development Agreement) and joint-use agreement (JUA) outlining such terms and conditions, respectively.

Due to the location of the School property and lack of viable access points from the street, the District has proposed to perform the Segment 1 Upgrades, at District's expense, to improve those existing portions of Barlow-Saxton Road which run through both the Park and School properties in order to provide appropriate ingress-egress to and from the School and Gaffey Street. Segment 1 Upgrades shall include the reconfiguration of the road, construction of sidewalk improvements, and the creation of diagonal or parallel parking spaces, as illustrated by the conceptual site plan attached hereto as Exhibit-A. The scope and specifications of the Segment 1 Upgrades will be specifically set forth in the Development Agreement. If the Segment 1 Upgrades do occur, District will be responsible for the maintenance of the improved Barlow-Saxton Road and the Department will be responsible for the maintenance of the new parking spaces.

In addition to the Segment 1 Upgrades, District has also agreed to provide design and engineering services, at the Department's expense, to investigate and possibly cause to occur the Segment 2 Upgrades, which consist of improvements to existing portions of the Osgood-Farley Road which also runs through portions of Park and School property, as illustrated by the site plan attached hereto as Exhibit-A. The Department will fund the Segment 2 Upgrades subject to available funding source(s) and prior approval by the Board. District will perform the work or cause such work to be

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performed. The scope and specifications of the Segment 2 Upgrades will be set forth in the Development Agreement. If District causes the Segment 2 Upgrades to occur, the future maintenance of the upgraded Osgood-Farley Road under Segment 2 will be the responsibility of the Department.

As part of the new School's development, the District was planning to include the development of a natural-grass turf field. The Department and District have agreed to discuss the possible installation of a synthetic turf athletic field which is more conducive to joint-use activities. The Mayor's Office is investigating several funding sources to fund the synthetic field installation, subject to prior approval by the Board. The District has agreed, at the Department's request, to design the synthetic turf field. The MOU provides that if the City is unable to commit funding for the synthetic turf surface prior to September 1, 2010, the City will pay \$62,250 for the cost of re-designing the new field.

Upon completion of the Road Upgrades and the opening of the newly constructed School, District will allow Department to use parking spaces, the new School swimming pool, athletic fields, and other facilities on District property, subject to the terms and conditions of the proposed MOU, subsequent Development Agreement, JUA, and/or any other agreement entered into by District and City governing the joint-development and/or use of District and City property at Angels Gate Park and the new School.

The Assistant General Manager of Operations East and the Superintendent of the Pacific Region concur with staff's recommendations.

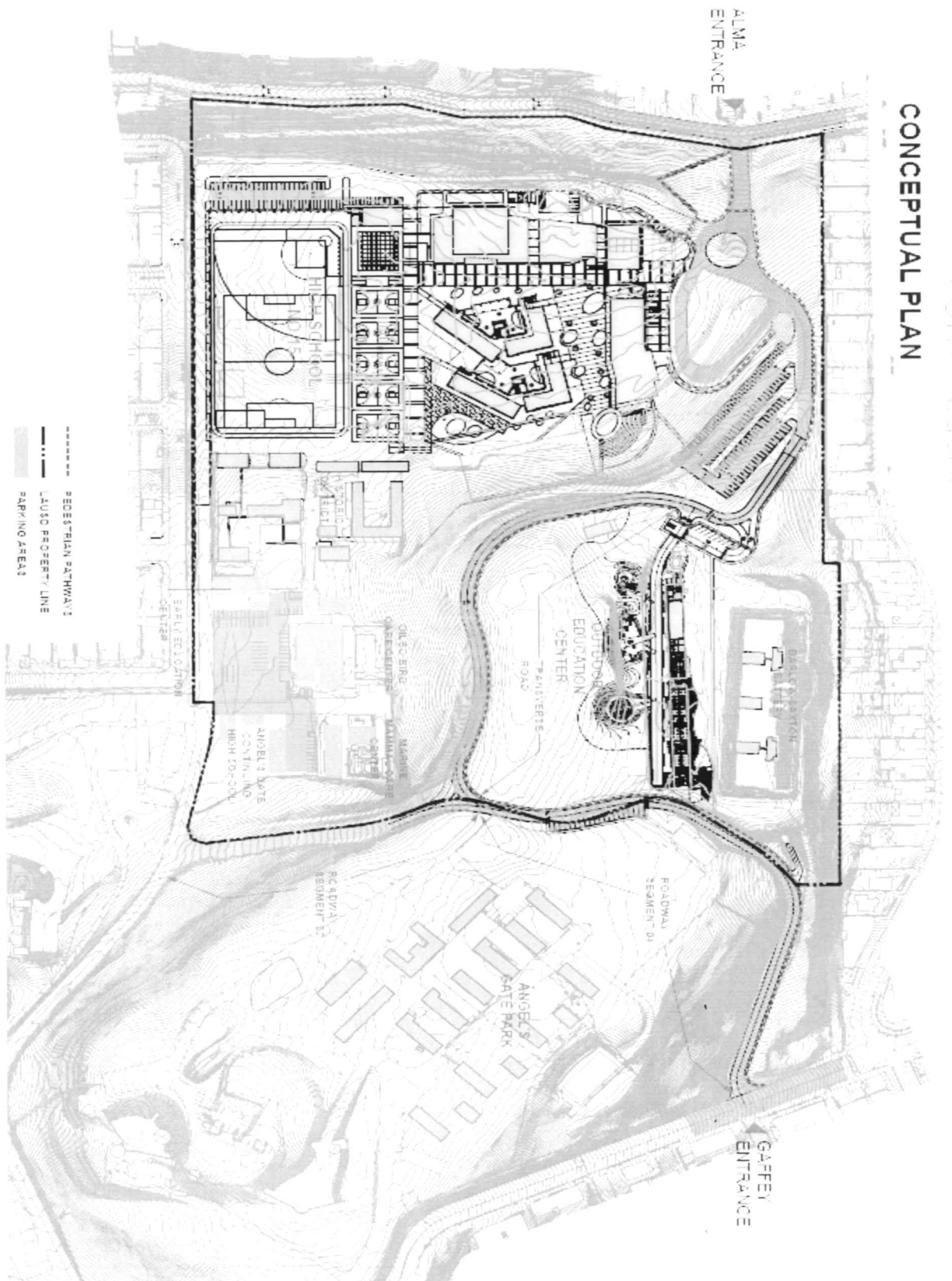
Approving the proposed MOU, which is merely an agreement to further discuss and develop a potential project, does not constitute a project under the California Environmental Quality Act (CEQA); therefore, CEQA does not apply. Should a proposed Development Agreement, JUA, or any other agreement be presented to the Board for consideration, compliance with CEQA will be addressed at that time.

FISCAL IMPACT STATEMENT:

There is no anticipated impact to the Department's General Fund associated with the proposed MOU, as all future commitments and obligations related to future upgrades and joint-use activities with the District are subject to prior Board approval and will be considered individually as the project(s) develop.

This report was prepared by Joel Alvarez, Senior Management Analyst, Real Estate and Asset Management.

Exhibit-A



CONCEPTUAL PLAN

ALMA
ENTRANCE

GAFFNEY
ENTRANCE

- PEDESTRIAN PATHWAYS
- LAUSD PROPERTY LINE
- PARKING AREAS