

APPROVED

REPORT OF GENERAL MANAGER

MAR 02 2011

NO. 11-071

DATE March 2, 2011

BOARD OF RECREATION and PARK COMMISSIONERS

C.D. 8, 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM - DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE LOS ANGELES NEIGHBORHOOD INITIATIVE FOR THE DEVELOPMENT AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES - TRANSFER OF JURISDICTION OF THREE PARCELS - APPROVAL OF CONCEPTUAL PLANS FOR THESE PARK PROJECTS

R. Adams \_\_\_\_\_ F. Mok \_\_\_\_\_
H. Fujita \_\_\_\_\_ K. Regan \_\_\_\_\_
S. Huntley \_\_\_\_\_ \*M. Shull [Signature]
V. Israel \_\_\_\_\_

[Signature]
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

- 1. Approve a proposed Donation Agreement (Agreement), substantially in the form on file in the Board Office, between the Department of Recreation and Parks (RAP) and the Los Angeles Neighborhood Initiative (LANI) for the acquisition, development, and construction of new parks in Los Angeles, subject to the approval of the Mayor, the City Council, and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Agreement concurrently to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the Agreement upon receipt of the necessary approvals;

REPORT OF GENERAL MANAGER

PG. 2                      NO. 11-071

4. Take the following action regarding Normandie and Cordova Park - Transfer of Jurisdiction and Park Development:
  - A. Approve the conceptual plan for the Normandie and Cordova Park - Transfer of Jurisdiction and Park Development project at 1903 West Cordova Street, as described in the Summary of this Report.
  
5. Take the following actions regarding West Boulevard Park - Transfer of Jurisdiction and Park Development:
  - A. Preliminarily approve the transfer of jurisdiction of 0.21 acres of City-owned surplus property, located at 2508 West Boulevard (Assessor's Parcel Numbers (APN) 5050-006-900, -902, -903, -907, and -912), for the purpose of creating a neighborhood park;
  - B. Authorize staff to work with the General Services Department (GSD) to complete a transfer of jurisdiction of the 0.21 acres of City surplus property located at 2508 West Boulevard;
  - C. Direct staff to return to the Board for final authorization to accept the transfer of jurisdiction of said property upon the completion of due diligence requirements; and,
  - D. Approve the conceptual plan for the West Boulevard Park - Transfer of Jurisdiction and Park Development project, as described in the Summary of this Report.
  
6. Take the following actions regarding Western Gage Park - Transfer of Jurisdiction and Park Development:
  - A. Preliminarily approve the transfer of jurisdiction of 0.28 acres of City-owned surplus property, located at 1734-1740 Gage Avenue and 6300-6308 Western Avenue (APNs: 6002-030-901, -902, -904, -905, and -906), for the purpose of creating a neighborhood park;
  - B. Authorize staff to work with the GSD to complete a transfer of jurisdiction of the 0.28 acres of City surplus property located at 1734-1740 Gage Avenue and 6300-6308 Western Avenue;

## REPORT OF GENERAL MANAGER

PG. 3                      NO. 11-071

- C. Direct staff to return to the Board for final authorization to accept the transfer of jurisdiction of said property upon the completion of due diligence requirements; and,
- D. Approve the conceptual plan for the Western Gage Park - Transfer of Jurisdiction and Park Development project, as described in the Summary of this Report.

### SUMMARY:

In September 2009, the State released a Request for Proposals for the first round of the Statewide Park Development and Community Revitalization Program of 2008 (Proposition 84 Statewide Park Program). The Proposition 84 Statewide Park Program will award a total of \$368 million in competitive grant funding in two rounds. The Proposition 84 Statewide Park Program awards grants for the creation of new parks, expansion and or improvements to existing parks, and the creation and renovation of recreation features. The emphasis of the Proposition 84 Statewide Park Program is on the development of new parks located in areas that either lack park space and/or have significant poverty.

The Department of Recreation and Parks (RAP) and the Los Angeles Neighborhood Initiative (LANI), a non-profit organization, partnered together to identify, develop and prepare grant applications for projects eligible for funding under the Proposition 84 Statewide Park Program. In Board Report No. 09-317, approved on December 9, 2009, the Board authorized the General Manager to submit 14 Proposition 84 Statewide Park Program grant applications. Of those 14 grant applications, three were prepared and submitted by LANI.

On November 8, 2010, the State announced the award of 62 grants, totaling \$182 million, from the first funding round of the Proposition 84 Statewide Park Program. The three grant applications prepared and submitted by LANI were all awarded grant funding. These three grant awards, which total approximately \$1.8 million, were for the Normandie and Cordova Park, West Boulevard Park, and Western Gage Park projects.

As described in the proposed Agreement, LANI has prepared, in coordination with RAP, grant applications and conceptual plans for the identified prospective park projects. LANI is to coordinate the design and construction of the park projects with RAP and, when construction is completed, submit each completed project to the Board of Recreation and Park Commissioners (Board) for final approval and acceptance. If accepted, RAP will be responsible for long-term maintenance and operation of each park developed and constructed under the terms of this Agreement.

## REPORT OF GENERAL MANAGER

PG. 4                      NO. 11-071

The proposed Agreement requires LANI to present the conceptual plan for each park project successfully awarded grant funding to RAP for review and approval. Once RAP approves a project's conceptual plan LANI will prepare a detailed set of final plans and specifications for that project, which will be submitted to the Board in a subsequent report. The conceptual plans for the Normandie and Cordova Park, West Boulevard Park, and Western Gage Park projects are described below and Exhibit A. Each of these conceptual plans was developed using the results of outreach and public workshops performed by LANI in partnership with RAP and local community organizations.

### Normandie and Cordova Park - Transfer of Jurisdiction and Park Development

GSD currently maintains a 0.05 acre surplus property located at 1903 West Cordova Street (APN 5074-022-900) that the City can utilize for pocket park purposes. It is currently vacant and surrounded by residential housing. In Board Report No. 10-055, approved on March 3, 2010, the Board authorized RAP staff to work with the GSD to complete a transfer of jurisdiction of this property.

This project proposes to transfer jurisdiction of this City owned property to RAP and develop the property with outdoor park and recreational improvements. The conceptual plan for the Normandie and Cordova Park project includes the construction of a children's play area and site amenities such as landscaping, trees, and a decorative gate.

The State awarded LANI a total of \$762,500 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the acquisition of approximately 3,850 square feet of vacant land for the development of a new park. The proposed park will include a children's play area, a solar-powered water feature incorporating local youth artwork, and fencing with an entrance gateway. The park will be designed as a demonstration garden that will feature water-conserving native landscaping and educational signage. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1,3), Class 11(3), and Class 25(5) of the City CEQA Guidelines.

### West Boulevard Park - Transfer of Jurisdiction and Park Development

GSD currently maintains a 0.21 acre surplus property located at 2508 West Boulevard (APNs: 5050-006-900, -902, -903, -907, and -912) that the City can utilize for pocket park purposes. It is currently vacant and surrounded by residential housing.

## REPORT OF GENERAL MANAGER

PG. 5                      NO. 11-071

This project proposes to transfer jurisdiction of this City-owned property to RAP and develop the property with outdoor park and recreational improvements. The conceptual plan for the West Boulevard Park project includes the construction of a children's play area, game tables, and site amenities such as landscaping, trees, and a decorative gate.

The State awarded LANI a total of \$518,200 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the acquisition of approximately 1,000 square feet of vacant land for the development of a new park. The proposed park will include a children's play area, a picnic area with stationary chess tables, fencing with a decorative gateway entrance, and native plants and a smart irrigation system. An anti-graffiti-treated community art project will decorate the back of the park. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(3,6,9), Class 4(1,3), Class 11(3), and Class 25(5) of the City CEQA Guidelines.

### Western Gage Park - Transfer of Jurisdiction and Development

GSD currently maintains a 0.28 acre surplus property located at 1734-1740 Gage Avenue and 6300-6308 Western Avenue (APNs: 6002-030-901, -902, -904, -905, and -906) that the City can utilize for pocket park purposes. It is currently vacant and surrounded by residential housing.

This project proposes to transfer jurisdiction of this City owned property to RAP and develop the property with outdoor park and recreational improvements. The conceptual plan for the Western Gage Park project includes the construction of a children's play area, fitness equipment, safety lighting, a landscaped plaza area, and site amenities such as landscaping, trees, and decorative fencing.

The State awarded LANI a total of \$514,000 in grant funding for this project. It is anticipated that this funding is sufficient to meet the project scope.

Staff has determined that the subject project will consist of the acquisition of approximately 6,000 square-feet of vacant land for the development of a new park. The new park features will include a fenced children's play area, an adult fitness zone, a public art project, landscaping, security lighting, and a transit plaza to accommodate and enhance the experience of local transit users. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6), Class 4(1), Class 11(3), and Class 25(5) of the City CEQA Guidelines.

REPORT OF GENERAL MANAGER

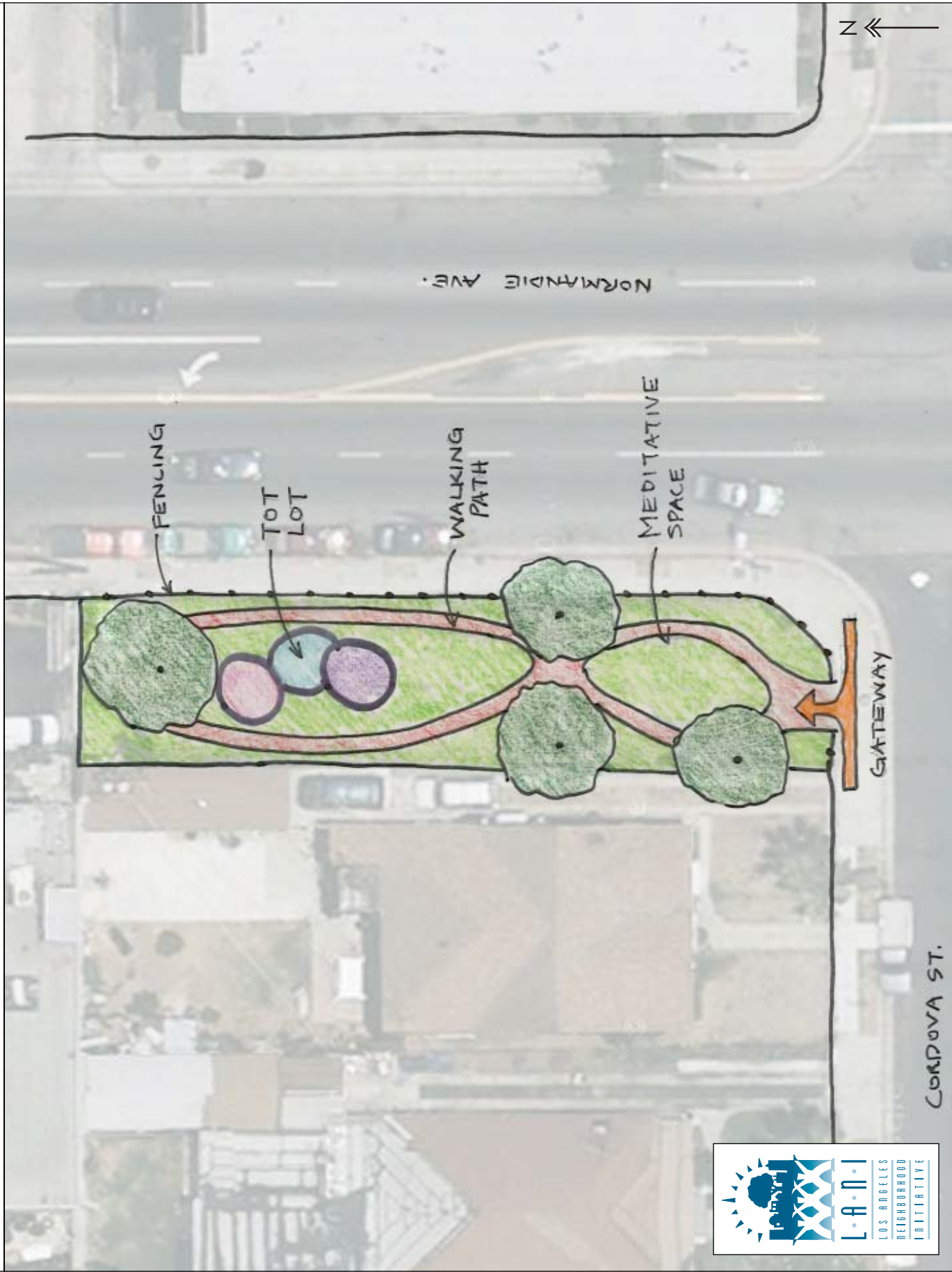
PG. 6            NO. 11-071

FISCAL IMPACT STATEMENT:

The approval and execution of the Donation Agreement and the approval the conceptual plans for these projects will not have any impact on the General Fund. The development of these projects is anticipated to be funded by the awarded grant funds or funding sources other than the Department's General Fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning and Construction Division.

CONCEPTUAL SITE PLAN  
NEW PARK - NORMANDIE AND CORDOVA





CONCEPTUAL SITE PLAN  
NEW PARK - 2508 WEST BLVD.





CONCEPTUAL SITE PLAN  
NEW PARK - WESTERN GAGE

