

APPROVED

REPORT OF GENERAL MANAGER

NO. 11-272

DATE September 21, 2011

SEP 21 2011  
BOARD OF RECREATION  
and PARK COMMISSIONERS

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: WALL STREET COMMUNITY PARK - 8620 WALL STREET -  
ACCEPTANCE OF DONATION PARCEL

R. Adams \_\_\_\_\_  
H. Fujita \_\_\_\_\_  
V. Israel \_\_\_\_\_

K. Regan \_\_\_\_\_  
\*M. Shull *[Signature]*  
N. Williams \_\_\_\_\_

*[Signature]*  
General Manager

Approved *[Signature]*

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Adopt a Resolution, substantially in the form on file in the Board Office, authorizing staff to request the assistance of the Department of General Services (GSD) and other entities, and per Charter Section 594 (a) and (b) accepting a parcel donation from the Los Angeles Parks Foundation (Foundation) via Grant Deed from the JPMorgan Chase Bank, NA, (Bank) to a 0.09 acre or 4,000 square foot parcel (Assessor Parcel Number (APN) 6041-016-021), located on Wall Street between Manchester Avenue and 87th Street in the Southeast Los Angeles Community Plan Area at 8620 Wall Street, Los Angeles, California 90003;
2. Upon the completion of the preliminary acquisition activities, and satisfactory findings of all due diligence including Phase I and any necessary environmental investigations, direct staff to proceed with escrow instructions and related documents to acquire the donation property;
3. Acknowledge the Foundation's role as facilitator on this donation;
4. Authorize GSD to assist in the acquisition and the processing of the conveyance of Real Property 8620 Wall, Los Angeles California 90003, the donation parcel identified by APN: 6041-016-021 to the Department of Recreation and Parks (RAP); and,

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5. Authorize the Board Secretary to execute the escrow instructions and accept the Grant Deed for the subject property, subject to approval by the City Attorney, which property shall be set apart and dedicated as park property in perpetuity.

### SUMMARY:

The Los Angeles Parks Foundation (Foundation) and JPMorgan Chase Bank, NA, (Bank) have been working together in an effort to broker a deal which will result in the conveyance of Real Property to the City of Los Angeles (City), under the control and jurisdiction of the Department of Recreation and Parks (RAP), to be dedicated as park property in perpetuity. The subject property is located on Wall Street between Manchester Avenue and 87th Street at 8620 Wall Street, Los Angeles CA 90003, and is identified by APN: 6041-016-021. Said parcel is in the Southeast part of Los Angeles and will be acquired for the purpose of developing a park for the community. The surrounding area is a blighted low income area that lacks parks, and would tremendously benefit from the additional park space in the area. The property consists of an unoccupied single family residence.

The Bank wants to donate the subject property to the City to enhance the quality of life in the surrounding community. The dedication/addition of this parcel to RAP will allow for an increase in recreational activities in the area. The goal is for RAP to acquire this prospective parcel and develop it into a park as part of the City's 50 Park Initiative. Council District 9 has expressed its strong support for this dedication.

The Bank and the Foundation have agreed to a proposal to have the Bank donate the parcel to the Foundation or the Foundation's Grantee (the City), for the purpose of providing a community park in the area. The Bank and the Foundation have signed and executed a donation agreement that states that the Bank will donate to the Foundation, or to the Foundation's Grantee. The subject property of land is identified by APN: 6041-016-021. The Bank will donate and convey via Grant Deed a 0.09 acre or 4,000 square foot parcel to the City via the Foundation.

### Acquisition Cost and Funding

RAP will not incur any related acquisition costs as a result of the proposed donation, but RAP will have development and demolish costs. There is no consideration involved in the donation of this property and there are no contingencies related to the donation.

### Acquisition and Acceptance

RAP staff is requesting that the Board authorize the acquisition and acceptance of approximately 0.09 acre or 4,000 square feet of land that will be dedicated as park property in perpetuity and developed into a future new park. Currently, the Property has an unoccupied Single Family residence that will be demolished by RAP. Development costs will be determined at a later date. This acquisition is a rare opportunity to continue the progress in acquiring urban parkland in the

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Southern portion of Los Angeles which the Foundation and the Bank continue to work on together. The acquisition will add to the open space in the area and bring more recreational opportunities to the entire City through expanded availability of recreational activities and facilities. GSD will ensure that City receives the property for the City and conveys jurisdiction to RAP. Upon acceptance, said property will be set apart and dedicated as park property in perpetuity.

Staff has determined that the subject project consists of the acquisition and future development of property as a new park. Therefore, the project is categorically exempt from the provisions of California Environmental Quality Act (CEQA), pursuant to Article III, Section 1, Class 25 (5) of the City CEQA Guidelines. Additional CEQA documentation will be addressed for the development of a new park when the complete project scope has been determined and sufficient funds have been identified to begin the project.

This project has the support from Council District 9. In addition, the Assistant General Manager of Operations Branch and the Superintendent for the Metro Region have been consulted and concur with staff's recommendations.

### FISCAL IMPACT STATEMENT:

There is no consideration involved in the donation of this property and there are no contingencies related to the donation. This acquisition will have no impact on the Department's General Fund. Approximately \$25,000 a year will be requested through the budget process to maintain the park property. This amount will cover the cost for staffing, materials and supplies. This will also provide at least four hours of maintenance per day, seven days a week, throughout the year. If the funding is not granted, this park will be included in the existing Metro Region routes resulting in reduction of core functions on existing routes.

This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management Section, Planning, Construction and Maintenance Division.