

APPROVED
APR 01 2015
**BOARD OF RECREATION
& PARK COMMISSIONERS**

REPORT OF GENERAL MANAGER

NO. 15-056


DATE March 19, 2015

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BALDWIN HILLS RECREATION CENTER - AMENDMENT TO JOINT USE AGREEMENT WITH THE LOS ANGELES UNIFIED SCHOOL DISTRICT TO EXTEND TERM BY TEN YEARS AND REDUCE THE SIZE OF THE JOINT USE AREA

R. Adams	_____	*V. Israel	_____
R. Barajas	_____	K. Regan	_____
H. Fujita	_____	N. Williams	_____



General Manager
Withdrawn _____

Approved _____

Disapproved _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Amendment to the Joint Use Agreement between the Los Angeles Department of Recreation and Parks (RAP) and the Los Angeles Unified School District of Los Angeles County (LAUSD) for joint use of portions of the Baldwin Hills Recreation Center by the Baldwin Hills Elementary School to extend the term of the original Agreement from ten (10) years to twenty (20) years and to reduce the size of the joint use area;
2. Direct the Board Secretary to transmit the Amendment to the Mayor in accordance with Executive Directive No. 3, and concurrently to the City Attorney for review and approval as to form; and
3. Authorize the Board President and Secretary to execute the Amendment upon receipt of the necessary approvals.

SUMMARY:

On November 1, 2006, a joint use agreement was executed between RAP and LAUSD for an approximately 1.82 acre portion of property at the Baldwin Hills Recreation Center, 5401 Highlight Place, Los Angeles, California, 90016. This agreement was a successor to an earlier

REPORT OF GENERAL MANAGER

PG. 2

NO. 15-056

agreement, dated September 16, 1988, which had granted use of the same 1.82 acre portion. The 2006 agreement differed from the prior agreement by specifying the development of a parking lot of at least twenty-five (25) spaces which could be used by the school for student drop-off and pick-up as well as by RAP. The development of the parking lot also included permission to RAP from LAUSD to construct a driveway on property of the Elementary School and enjoy an easement to permit recreation center patrons access to the parking lot. This joint use arrangement has been satisfactory to all parties and all are interested in its continuance. Absent any action, the joint use agreement will expire on October 31, 2016.

Recently, RAP has been in negotiation with The Los Angeles Dodgers Foundation, Inc., the LA84 Foundation, and the Cal Ripken Sr. Foundation, for development of a new, universally accessible "Dodgers Dreamfield" at the Baldwin Hills Recreation Center, and subsequently to support programming for youth of all abilities to play. This generous donor group has set a goal of having this field ready for the Special Olympic Games to be held in Los Angeles from July 25 to August 2, 2015. A report recommending that the Board approve this proposed project is also presented at this meeting of the Board.

The optimal layout of the accessible baseball field minimizes loss of park open space, trees, and other sports courts; however, this layout and the associated areas for access require use of an approximately 0.52 acre section of the area under joint use with LAUSD. Staff has met with LAUSD representatives who have asserted that the loss of this section does not negatively impact the use by the Elementary School, nor does it reduce parking below the required twenty-five (25) parking spaces. At the same time, LAUSD does favor an early extension of the joint use agreement so that their use of the remaining portion, and the twenty-five (25) parking spaces for student drop-off and pick-up, is maintained for another ten (10) years. Therefore, LAUSD supports an amendment to the current joint use agreement that extends the term for ten (10) years, to October 31, 2026, and permanently reduces the joint use area by 0.52 acres, with the remaining area consisting of approximately 1.3 acres.

The Assistant General Manager of Operations and Superintendent of RAP's Pacific Region, along with Council District 10 and the Baldwin Hills Recreation Center staff, support the recommendations as set forth in this Report.

FISCAL IMPACT STATEMENT:

Extending of the term of the joint use agreement with LAUSD at Baldwin Hills Recreation Center, and reducing the subject portion under joint use, has no impact on the RAP General Fund; it will, however facilitate the donation of the accessible baseball field.

This report was prepared by Joel Alvarez, Senior Management Analyst, and Ellen Gaines-Varela, Senior Recreation Director, Partnership Division.