

APPROVED

10-04-2016

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 16-215

DATE October 04, 2016

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MADISON WEST PARK AND THE EAST HOLLYWOOD GARDEN ACHIEVEMENT CENTER - CONCEPTUAL PLANS FOR PARK IMPROVEMENTS BY THE TRUST FOR PUBLIC LAND AND BY THE LOS ANGELES COMMUNITY GARDEN COUNCIL

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<u>CSD</u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

Michael D. Williams

General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATION

Approve the conceptual plans for the Madison West Park and the East Hollywood Garden Achievement Center, as described in the Summary of this Report.

SUMMARY

The single concept plan for the Madison West Park and the East Hollywood Garden Achievement Center community garden is attached as Exhibit A. The scope of work for this joint project is to construct a new park and a new community garden adjacent to each other for the East Hollywood neighborhood in the City of Los Angeles.

Overall background summary: The project property has been vacant since the mid-1990's. Often used as a dumping site for old appliances and machinery, the property is covered in overgrown weeds and enclosed with a chain-link fence. The Trust for Public Land (TPL), the Los Angeles Community Garden Council (LACGC), Department of Recreation and Parks (RAP), and Council District 13, are working together to transform this one-half acre site into a combined park and community garden.

The front half of the lot (approximately 12,000 square feet) facing Madison Avenue will be transformed into a park by TPL. Funding for this TPL project is provided by Proposition 84, California Statewide Park Development and Community Revitalization Program - Two Million, One Hundred Thousand Dollars (\$2,100,000.00) for park design and construction. The back half of the lot (approximately 12,000 square feet) will be developed into a community garden by the LACGC. Funding for the East Hollywood Garden Achievement Center includes the City's Parks

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First Trust Fund for open space in the SNAP Specific Plan Area, Community Development Block Grant (CDBG), and private funds raised by the LACGC.

As the development of the property involves two distinct projects, Madison West Park project by TPL and the East Hollywood Garden Achievement Center project by LACGC, information about the two projects is presented separately for the remainder of this Report.

MADISON WEST PARK

The goal of the Madison West Park (Park) design is to create a beautiful space within the neighborhood and adjacent to the garden that is easy to maintain and helps build a sense of community within the neighborhood. The Park will accommodate a balance of green and play space and will include features that make it unique to the East Hollywood community. The playground area will include play features selected by the community, such as a tricycle path and a sports court, and placed toward the community garden to help draw visitors through the site. The selected play features will be incorporated into and beneath the shade structure to provide a comfortable environment for both children and parents. Picnic tables and seating areas will be provided. Additionally, outdoor fitness equipment, including universally accessible pieces, will be selected by the community. Public art will be designed by local artists selected by TPL, and may include a decorative mural and mosaics. The art elements will reflect the adjacent community garden as well as the community's cultural diversity. TPL will work with LA Commons, a local non-profit, which will help lead a community outreach process with local artists to gather community stories. These stories will be translated into a mural and mosaics by artists. TPL will obtain approval of the artwork from the Department of Cultural Affairs.

Landscaping will add to the Park's beautification. Trees, shrubs, and perennials will be incorporated throughout the Park to maintain clear sightlines, and a screen hedge of drought-tolerant trees and shrubs will green the perimeter of the site along the walls and adjacent apartment complexes. To combat concerns about safety in the Park, decorative fencing and community art in the entrance area will be used to deter drinking, drug use, and other illicit activities. This fence, located along Madison Avenue, will also help to guard children from running into the street. The Park will have regulated hours from dawn to dusk. Security lighting and cameras will also be included at the site to comply with RAP standards.

OUTREACH

TPL's initial outreach effort consisted of 10 events, including meetings at the local library and sidewalk engagement in front of the site, and at the Lexington Avenue Primary School near the site. TPL also presented to the East Hollywood Neighborhood Council.

A follow-up presentation was also made to Lexington Avenue Primary School on May 13, 2016, and an additional community meeting was held at the site on May 14, 2016 to select the play and fitness equipment. A final presentation to the East Hollywood Neighborhood Council occurred on May 16, 2016.

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TREES AND SHADE

Shade will be provided by both trees and a shade structure over the play area. Twenty-eight (28) trees ranging in size from 24" box to 72" box will be planted throughout the park. The trees will be a mix of citrus trees, trees native to California and various other trees.

ENVIRONMENTAL IMPACT STATEMENT

California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT

Design and construction funding for this project is provided through a Proposition 84 grant.

Madison West Park will be maintained by RAP Maintenance Division. There is no immediate fiscal impact to the Department's General Fund. The assessments of the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests.

EAST HOLLYWOOD GARDEN ACHIEVEMENT CENTER

Thirty-one (31) garden plots and one large "family" garden plot are planned for construction of this community garden. A parking area with two parking spaces and one accessible parking space will be provided with a driveway/maintenance road from Madison Avenue along the south side of Madison West Park. An accessible pathway will connect the garden and parking area to the Garden Center/office/restroom building. Pedestrian access to the East Hollywood Garden Achievement Center will be provided only through the Madison West Park section of the property. A fence with a pedestrian gate and a vehicular gate will separate the Garden from the Park.

On October 3, 2012, the Board through Report No. 12-285, and Informational Report dated February 6, 2013, approved a revised 20-year Lease Agreement and a 20-year Partnership Agreement between RAP and LACGC allowing LACGC to lease, operate and maintain the community garden portion of the property for twenty years. All utilities related to the community garden will be the responsibility of LACGC.

OUTREACH

LACGC conducted the community outreach. Presentations to the East Hollywood Neighborhood Council were made on January 14, 2010 and February 10, 2016. LACGC had two on-site volunteer days on September 7, 2012 and February 12, 2016. Community design meetings were held on three occasions, around January 8, 2014. Consideration by RAP's Board of Commissioners took place on February 6, 2013, May 16, 2012, and October 3, 2012. Five presentations at City Council took place on December 23, 2011, March 27, 2012, June 26, 2012, November 7, 2012 and February 27, 2013.

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TREES AND SHADE

Although sunshine is necessary and optimal for public gardening space, shade will be provided by two shade trees. Canopy-forming Chinese Lantern trees will be proposed to the residents to provide shade. The exact position of these trees will be forthcoming when the project returns to the Board for Approval of Final Plans. Additionally, LACGC would like to add fabric shade covers at gathering areas at a later time.

ENVIRONMENTAL IMPACT STATEMENT

California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

FISCAL IMPACT STATEMENT

There is no immediate fiscal impact to the Department's General Fund. The assessments of the future operations and maintenance costs have yet to be determined and will be addressed in future budget requests.

This Report was prepared by Tom Gibson, Landscape Architect II, Advance Planning Section, Planning, Construction and Maintenance Branch.

LIST OF EXHIBITS

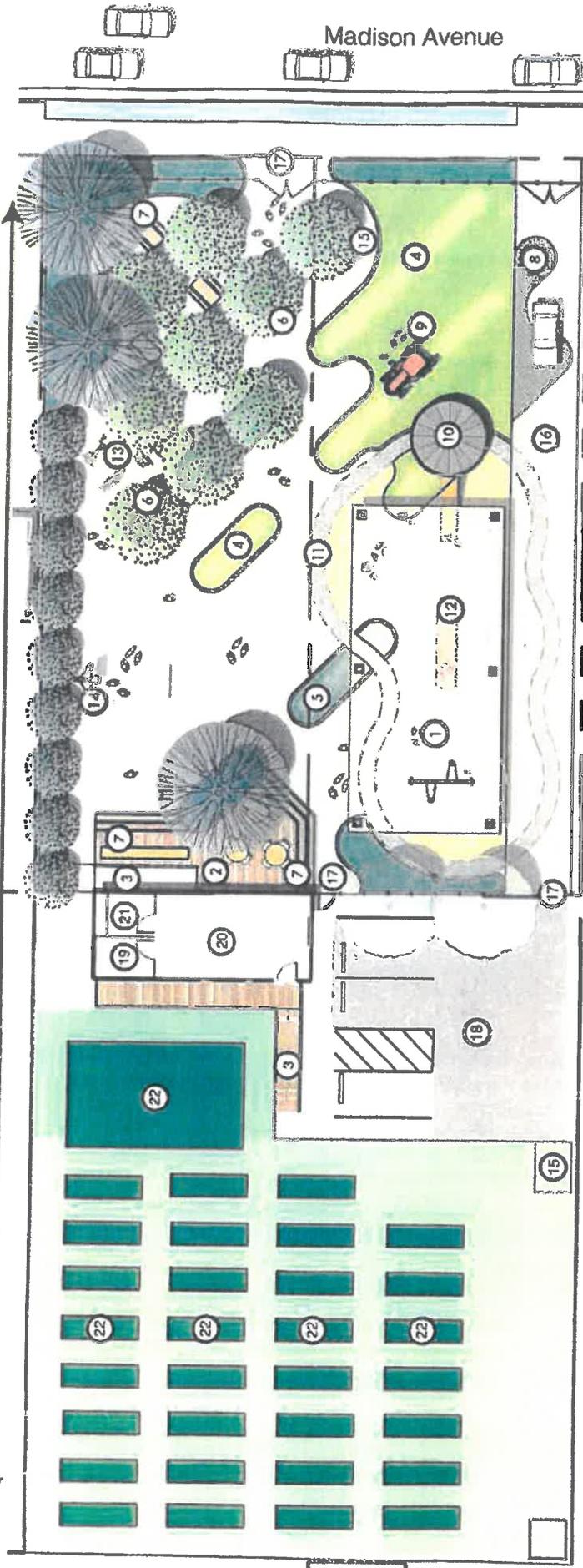
1. Exhibit A: - Madison West Park - East Hollywood Garden Achievement Center Concept Plan

East Hollywood Garden Achievement Center
1175 N. Madison Avenue

Madison West Park

Managed by LA Community Garden Council

Managed by LA Department of Recreation and Parks



- 1 Shade structure
- 2 Deck
- 3 ADA Ramp
- 4 Mounded lawn areas
- 5 Mounded planting areas
- 6 Planters: ornamentals
- 7 Site furniture
- 8 Turf block

- 9 Play equipment A
- 10 Play equipment B
- 11 Play equipment C
- 12 Play equipment D
- 13 Exercise equipment
- 14 Basketball goal
- 15 Bike racks

- 16 Driveway
- 17 Decorative fence & gates
- 18 Parking area
- 19 Office
- 20 Training room
- 21 Unisex restroom
- 22 Family gardening area



April 10, 2016