

APPROVED
AUG 03 2011

REPORT OF GENERAL MANAGER

NO. 11-217

DATE August 3, 2011

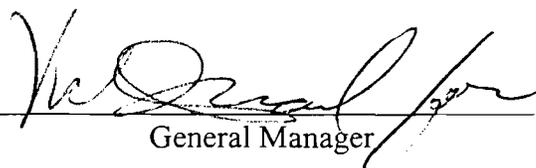
BOARD OF RECREATION
and PARK COMMISSIONERS

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BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: SPRING STREET PARK (PRJ#20387) (W.O. #E1907335) PROJECT – SITE PREPARATION AND NEW PARK CONSTRUCTION

R. Adams	_____	K. Regan	_____
H. Fujita	_____	*M. Shull	<u>msf</u>
V. Israel	_____	N. Williams	_____



 General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

That the Board authorize the Department of Public Works, Bureau of Engineering (BOE) to proceed with the project construction in two phases, namely, site preparation and new park construction, as outlined in the Summary of this Report.

SUMMARY:

The proposed Spring Street Park is located at 418-438 South Spring Street, Los Angeles, CA 90013. The acquisition of the 0.71 acre project site was completed in 2009 (Board Reports Nos. 09-068 and 09-161). The Quimby fund allocation for the park development was approved per Board Report No. 10-035. The property is currently being used as a public/commercial parking lot. The Spring Street Park project represents a rare opportunity to create a new neighborhood park in Downtown Los Angeles. It will provide the much needed urban open space to serve a growing downtown population of roughly 40,000 residents, as wells as visitors and those who work in the area. An initial community design workshop was conducted on September 30, 2009 to develop preliminary project scope based on community needs and desires.

Based on the inputs received from the community, BOE, in collaboration with Lehrer Architects, began the development of the conceptual design for the new park. The following entities have been identified as the major stakeholders to form a "Focus Group" that would represent the various local community groups, residents and business owners and facilitate the outreach efforts in order to build an overall consensus on the project's scope and design:

REPORT OF GENERAL MANAGER

PG. 2 NO. 11-217

- Department of Recreation and Parks (RAP)
- Ninth Council District (CD9)
- Downtown Los Angeles Neighborhood Council (DLANC)
- Historic Downtown Business Improvement District (BID)
- Homeowner Association (HOA) of the Rowan Building to the south of the project
- HOA of the El Dorado Building to the north of the project
- Developer of Rowan Building and El Dorado Building
- Property owner of the Parking Garage to the east of the project
- Organizer of the Downtown Art Walk

Due to the community's enthusiastic response to and active involvement with the project, the process to obtain general consensus on the design required substantial time and effort, and was achieved through a series of design meetings, presentations, public meetings and workshops as summarized below:

- January 26, 2010: Preliminary Conceptual design charette.
- February 23, 2010: Design presentation, peer review and guest critique.
- March 11, 2010: Design presentation to RAP.
- March 16, 2010: Design presentation to CD-9.
- March 18, 2010: Community presentation and design workshop.
- April 7, 2010: Design coordination meeting with the Focus Group.
- April 15, 2010: Final Conceptual design charette.
- May 4, 2010: Final design team coordination meeting.
- May 17, 2010: Final Conceptual design presentation and guest critique.
- May 27, 2010: Community presentation and design workshop.
- July 19, 2010: Final Conceptual design presentation to Focus Group.

The BOE conducted all the design presentations and Focus Group coordination meetings, while the community meetings and design workshops were hosted by CD9 and DLANC.

The project began the Design Development and Construction Document phases soon after the approval of the final Conceptual design by all the stakeholders. The design is being completed by BOE Architectural Division and Lehrer Architects, and is currently at 80% complete. In addition, BOE presented the design progress plans to the RAP representatives to obtain feedback at a coordination meeting, and at the RAP/BOE Capital Project Review Team meeting held on January 26, 2011 and May 17, 2011, respectively.

REPORT OF GENERAL MANAGER

PG. 3

NO. 11-217

In order to expedite project completion, the necessary site preparation work will take place while the final design and the bid-and-award procedures for the new park construction are being completed. The site preparation will be performed by one of the Department of Public Works' pre-qualified on-call demolition contractors, and will include site demolition to remove asphalt paving, buried construction debris and uncertified fill, backfill and re-compaction, to make the site ready for new park construction. It is anticipated that the site preparation work will begin in late August and take approximately three months to complete. The current operator of the public/commercial parking lot on the site has been notified by RAP to vacate the site by August 1, 2011. While site preparation work is in progress, the project will come to the Board for approval of final plans and the call for bids for new park construction. The new park construction is expected to take ten months to complete.

Staff has determined that the subject project will consist of the development of a new park with accessory structures including fences, walkways, play areas and play equipment, and fountains. The project will also involve grading, new landscaping and subsurface pipelines for irrigation. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 3(6, 9), Class 4(1, 3), and Class 11(6) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

A budget request of \$25,000 a year to maintain this facility will be requested in the next budget cycle, which will include funding for one part-time staff member, materials, and supplies. This request will also provide four hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Metro Region routes which will result in reduction of core function on the existing route.

This Report was prepared by Paul Tseng, Project Manager, BOE Architectural Division. Reviewed by Neil Drucker, Program Manager, BOE Recreational and Cultural Facilities Program; Deborah Weintraub, Chief Deputy City Engineer; and Michael A. Shull, Superintendent, Planning, Construction and Maintenance Division, Department of Recreation and Parks.