

**APPROVED**  
**JAN 02 2013**

REPORT OF GENERAL MANAGER

NO. 13-001

DATE January 2, 2013

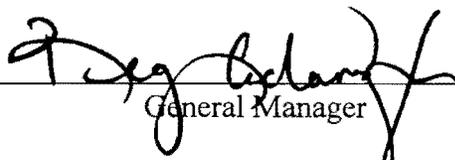
**BOARD OF RECREATION  
& PARK COMMISSIONERS**

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: ALHAMBRA AVENUE AND CONCORD AVENUE – ACCEPTANCE OF LANDSCAPE AND RECREATIONAL IMPROVEMENTS INSTALLED BY THE TRUST FOR PUBLIC LAND; NAMING OF PARK AS EL SERENO ARROYO PLAYGROUND

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

  
\_\_\_\_\_  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Accept landscape and recreational improvements installed at 5520 Concord Avenue pursuant to the Donation Agreement between the Department of Recreation and Parks (RAP) and the Trust for Public Land (TPL) for the acquisition, development, and construction of new parks in Los Angeles as a gift from TPL;
2. Authorize the Board Secretary to furnish TPL with a letter of acceptance;
3. Approve the naming of the property located at 5520 Concord Avenue, Los Angeles, California 90032, as El Sereno Arroyo Playground; and,
4. Authorize the installation of appropriate park signage and acknowledgement signage.

SUMMARY:

On May 17, 2010, the Board of Recreation and Park Commissioners (Board) approved a Donation Agreement (Agreement) between RAP and TPL, a non-profit organization, for the acquisition, development, and construction of new parks in Los Angeles (Board Report No. 10-121). On August 8, 2012, the Board approved an amendment (Amendment) to the Donation Agreement in

## REPORT OF GENERAL MANAGER

PG 2

NO. 13-001

order to add two additional park acquisition and/or development projects to the list of prospective properties (Board Report No. 12-237).

As detailed in the Agreement, TPL and RAP are to collaborate on the preparation and submittal of grant applications and conceptual plans for the prospective park projects identified in Exhibit A of the Agreement. Once funding is successfully identified and awarded to those prospective park projects, TPL is responsible to coordinate the acquisition (where necessary), development, and construction of each park project. TPL is required to develop plans for each park project and present those plans to RAP for review and approval. Upon completion of construction of each prospective park by TPL, RAP staff will submit the completed project to the Board for final approval and acceptance. If accepted by the Board, RAP will be responsible for long-term maintenance and operation of each park developed and constructed under the terms of the Agreement.

One of the prospective park projects identified in Exhibit A of the Agreement is the El Sereno Park project, which proposed the development of a new public park at Alhambra Avenue and Concord Avenue (5520 Concord Avenue).

### Alhambra Avenue and Concord Avenue (5520 Concord Avenue) - El Sereno Park Project

On June 15, 2011, the Board approved a twenty-five-year Lease Agreement between the State of California Department of Transportation (Caltrans) and the City for the lease of Caltrans property located at 5520 Concord Avenue, at the corner of Concord Avenue, Lowell Avenue, and Alhambra Road in the El Sereno community of the City, for use as public open space (Board Report No. 11-186).

Pursuant to the Donation Agreement, TPL worked with RAP to develop a conceptual plan for the improvement of the property. The plan was developed using the results of outreach and public workshops performed by TPL in partnership with RAP and local community organizations.

The project scope of work included a perimeter walking path, fitness equipment, a playground, picnic tables, seat walls and decorative fencing, landscaping, and a children's sensory garden specifically designed for young children ages up to 5 year old. The sensory garden was designed to provide a range of natural sensory experiences to stimulate and support early childhood development, including motor and sensory skill development, strength building, and sensory integration encouraging visual, olfactory, aural, and tactile tolerance and learning.

The total cost of the project was approximately \$1,100,000. Project funding was comprised of grants, donations, and in-kind resources from both public and private sources. Project funders, partners, and donors included: PlayCore, First 5 LA, National Recreation and Park Association, The Rosalinde and Arthur Gilbert Foundation, Aileen Getty, Grifols, EPT DESIGN, Breen Engineering,

## REPORT OF GENERAL MANAGER

PG 3

NO. 13-001

Inc., Assemblymember Gil Cedillo, Concerned Neighbors of El Sereno, LA-32 Neighborhood Council, Sierra Park Elementary, Heritage Disposal, LA Conservation Corps, Wilson High School, Valley Crest Landscape Companies, Kaiser Permanente, Union Bank Foundation, and Los Angeles Neighborhood Initiative.

The project is now complete, and TPL has furnished RAP with the required permits, drawings, operation and maintenance manuals, warranties and guarantees.

### Proposed Naming

Per Section III.F of the Instruction on Naming Parks and Recreation Centers (Board Report No. 701, 1974 and Board Report No. 381, 1976), "The Planning staff designates temporary names for proposed or newly acquired sites for purposes of administration and accounting. These names are used only until formal naming can be made." Per the Instruction on Naming Parks and Recreation Centers, the geographic location of the park was used in designating the temporary name of Alhambra Avenue and Concord Avenue.

During the planning and construction of the project TPL received suggestions from the community for the naming of the park. In response, TPL established a process for community members to recommend and vote on the proposed name for the park and solicited the assistance of an independent election administrator to oversee the vote counting. On October 11, 2012, a large number of community members came out to the park in order to cast their ballots. The most popular entry was for the name El Sereno Arroyo Playground.

On November 9, 2012, staff presented and discussed the proposed name of the new park at the Facility Maintenance and Repair Task Force meeting.

In keeping with the expressed desires of the local community and the Instruction on Naming Parks and Recreation Centers - which encourages the use of community and geographic based names - staff recommends formally naming the park located at 5520 Concord Avenue as El Sereno Arroyo Playground. It should be noted that the formal naming of a park by the Board does not prohibit consideration of subsequent naming requests.

The completion of the naming process will allow for the installation of appropriate park signage at the site.

Staff has determined that the subject Project was previously evaluated for environmental impacts in accordance with California Environmental Quality Act (CEQA) and was determined to be exempt from the provisions of CEQA pursuant to Article III, Section 1, Class 4(3,7) of the City CEQA Guidelines. Staff finds that the Project has not substantially changed from that previously evaluated

REPORT OF GENERAL MANAGER

PG 4

NO. 13-001

that would not require any additional mitigation, nor have the environmental conditions at the site substantially changed. Therefore, no additional CEQA documentation is required.

FISCAL IMPACT STATEMENT:

The maintenance cost of the park has not yet been determined. Maintenance funds for the new park will be requested as part of the annual City budget process.

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