

APPROVED

JAN 02 2013

REPORT OF GENERAL MANAGER

NO. 13-002

DATE January 2, 2013

**BOARD OF RECREATION
& PARK COMMISSIONERS**

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PROPOSITION 84 STATEWIDE PARK PROGRAM – AMENDMENT TO DONATION AGREEMENT BETWEEN THE DEPARTMENT OF RECREATION AND PARKS AND THE TRUST FOR PUBLIC LAND FOR THE ACQUISITION, DEVELOPMENT, AND CONSTRUCTION OF NEW PARKS IN LOS ANGELES – MADISON AVENUE PARK – PARK DEVELOPMENT PROJECT

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull RAH
N. Williams _____

[Signature]
General Manager

Approved [Signature]

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Approve a proposed Second Amendment (Second Amendment), substantially in the form on file in the Board Office, to the Donation Agreement between the Department of Recreation and Parks and the Trust for Public Land for the acquisition, development, and construction of new parks in Los Angeles to add Madison Avenue Park, subject to the approval of the Mayor and the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed Second Amendment concurrently to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
3. Authorize the Board President and Secretary to execute the Second Amendment upon receipt of the necessary approvals; and,
4. Approve the conceptual plan for the Madison Avenue Park - Park Development Project, as described in the Summary of this Report, and depicted in Attachment A.

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SUMMARY:

On May 17, 2010, the Board of Recreation and Park Commissioners (Board) approved a Donation Agreement (Agreement) between the Department of Recreation and Parks (RAP) and the Trust for Public Land (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 order to add two additional park acquisition and/or development projects to the list of prospective properties (Board Report No. 12-237).

RAP and TPL have identified an additional prospective park project, the Madison Avenue Park - Park Development Project (Project), that staff recommends be added to the Donation Agreement.

Madison Avenue Park - Park Development Project

The Project proposes to develop a portion of RAP owned property located at 1171-1177 Madison Avenue in the East Hollywood area of the City with recreational improvements and public open space. The 0.56 acre property at 1171-1177 Madison Avenue was recently acquired by RAP and is currently vacant and undeveloped.

As discussed in Board Report No. 12-285, approved by the Board on October 3, 2012, 1171-1177 Madison Avenue is proposed to be developed with a community garden and a public park. The community garden portion of the site is proposed be developed, operated, and maintained by the Los Angeles Community Garden Council (LACGC) under a separate lease between LACGC and RAP, and the public park portion of the site (i.e. the Project) is proposed to be developed by TPL and operated and maintained by RAP. The community garden would be located at the rear of the site and the public park would be located at the front of the site. Representatives from the City, LACGC, and TPL have worked together to identify and resolve potential conflicts that may impact the development of the site and RAP staff will continue to coordinate with both LACGC and TPL on the implementation of both the community garden and the Project.

The conceptual plan for the Project proposes the construction of a new playground, fitness equipment, shade structures, entry plaza, a junior-size basketball court, a garden house/education center, screen plantings, entry gates/fencing, irrigation and landscaping. The conceptual plan for the Project is attached hereto as Attachment A. The conceptual plan was developed using the results of outreach and public workshops performed by TPL in partnership with RAP and local community organizations.

On March 26, 2012, TPL received notification from the State that the Project was awarded a total of \$2,182,267 in funding for development of the Madison Avenue Park, under the second funding round of the Proposition 84 Statewide Park Program. It is anticipated that this funding is sufficient to meet the scope of the Project.

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Second Amendment

The proposed Second Amendment would amend the Donation Agreement to revise Exhibit A in order to add the Project to the list of prospective park projects to be implemented by TPL.

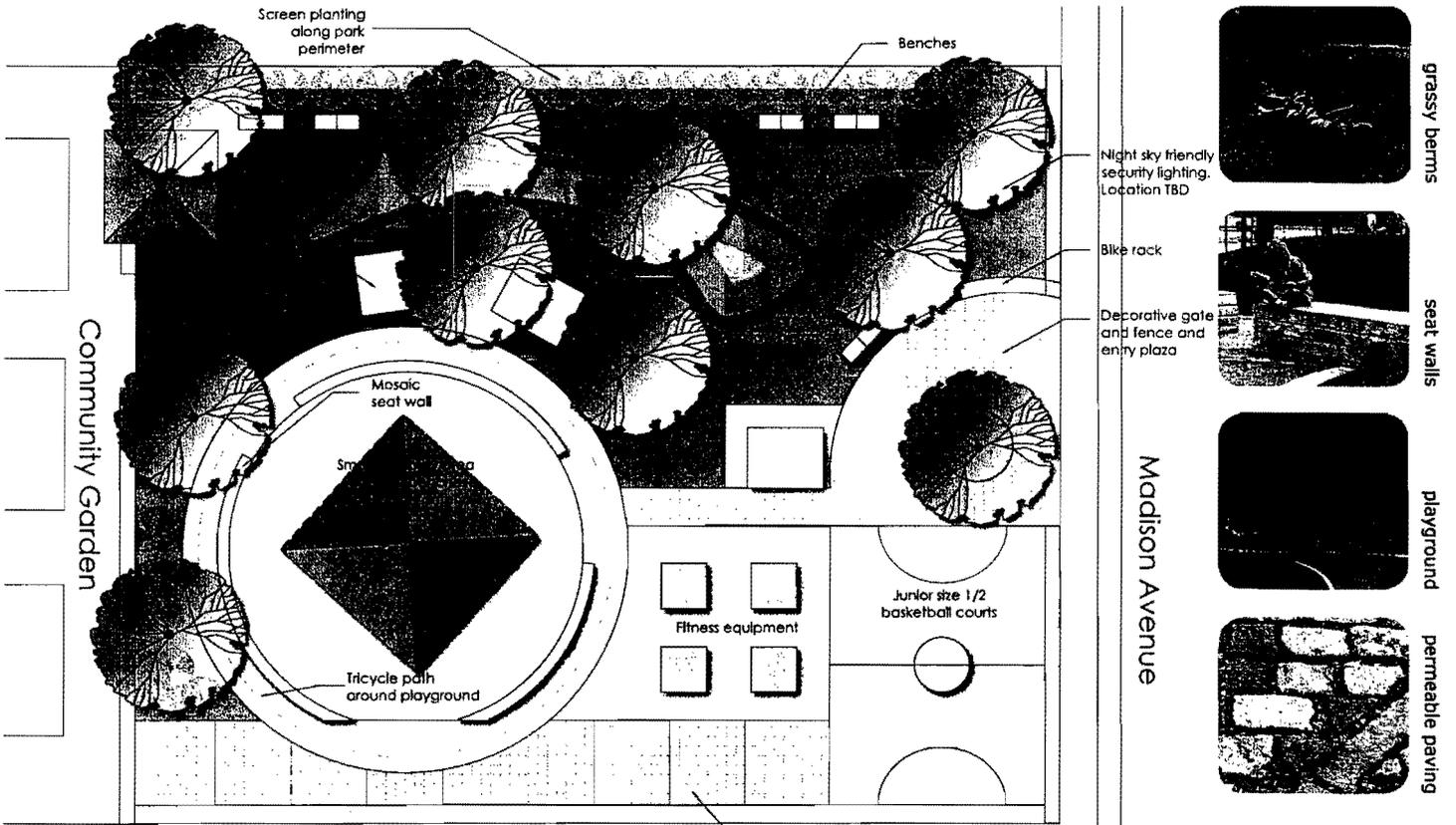
As detailed in the proposed Agreement, TPL is required to prepare, in coordination with RAP, grant applications and conceptual plans for the prospective park projects identified in Exhibit A of the Agreement. If those grant applications are successful, TPL is responsible to coordinate the acquisition (when necessary), development, and construction of each park project. TPL is required to develop a conceptual plan for each park project successfully awarded grant funding and present those plans to RAP for review and approval. Once RAP approves a project's conceptual plan TPL will prepare a detailed set of final plans and specifications for that project. 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.

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 1(14,40), Class 4(1,3), and Article 19, Section 15235 of the State CEQA Guidelines. Staff finds that the Project has not substantially changed from that previously evaluated 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 approval and execution of the proposed Amendment will not have any impact on RAP's General Fund. The development of the Project is anticipated to be funded by grant funds or funding sources other than RAP's General fund. The maintenance cost of the Project has not yet been determined. Maintenance funds for the new parkland will be requested as part of the annual budget process.

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



Madison Avenue Park Concept Design
 The Trust for Public Land - City of Los Angeles Recreation and Parks
 Statewide Park Development and Community Revitalization Program Application

