

APPROVED

3 - 1 - 2017

BOARD OF RECREATION AND PARK COMMISSIONERS NO. 17-044

BOARD REPORT

DATE March 1, 2017

C.D. 2

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VALLEY PLAZA PARK – WHITSETT SPORTS FIELD IMPROVEMENTS PHASE II (PRJ21057) PROJECT; ALLOCATION OF QUIMBY FEE INTEREST

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



General Manager

Approved ✓ Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to transfer of One Million Nine Hundred Thousand Dollars (\$1,900,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Valley Plaza Park Account No. 89460K-VA;
2. Approve the allocation of One Million Nine Hundred Thousand Dollars (\$1,900,000.00) in Quimby Fee Interest from Valley Plaza Park Account No. 89460K-VA for the Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project;
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Valley Plaza Park is located at 12240 Archwood Street in the North Hollywood area of the City. This 77.64 acre park provides multipurpose fields, basketball and tennis courts, children's play areas, a recreation center, and a swimming pool for the use of the local community. The Whitsett Sports Field Complex is also located at Valley Plaza Park. Approximately Eight Thousand Nine Hundred Sixty Three (8,963) residents live within a one-half (1/2) mile walking distance of Valley Plaza Park. Due to the facilities, features, programs, and services it provides, Valley Plaza Park meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project proposes the conversion of three existing grass soccer fields at the Whitsett Fields Park to synthetic turf fields, the addition of a park entrance and parking area along Whitsett Avenue, the construction of a small office and restroom building, and related landscape and hardscape. The Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project is currently in design.

A complete project scope and cost for the proposed Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project has not yet been developed. Additional community outreach and design work is needed to determine the appropriate development plan for the project.

PROJECT FUNDING

Upon approval of this Report, One Million Nine Hundred Thousand Dollars (\$1,900,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the Valley Plaza Park Account No. 89460K-VA and allocated to Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project.

The total funding available for the Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project would be Five Million Seven Hundred Thousand Dollars (\$5,700,000.00).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

FUNDING SOURCE MATRIX

Source	Fund/Dept/Acct	Amount	Percentage
CIEP FY 2015-16	TBD	\$2,000,000.00	35%
MICLA	TBD	\$800,000.00	14%
CDBG 42 PY	424/43/43N554	\$1,000,000.00	18%
Quimby Interest	302/89/89460K-VA	\$1,900,000.00	33%
Total		\$5,700,000.00	100%

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PROJECT CONSTRUCTION

Staff has determined that sufficient funding has not yet been identified for the Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project. However, RAP's staff recommends that the available funding be transferred to the Valley Plaza Park Account No. 89460K-VA, and allocated to Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project, and that those funds remain in that account until the complete project scope has been determined and sufficient funds have been identified to begin project implementation.

The Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project is currently in design. It is unknown at this time when construction of this project can commence.

TREES AND SHADE

The impact on existing trees or shade at Valley Plaza Park, and discussion of any new trees or new shade are proposed to be added to Valley Plaza Park, will presented to the Board in a subsequent report.

ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that 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

The approval of this allocation of Quimby Fees will have no fiscal impact and the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance cost of the proposed park improvements are unknown at this time.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Maintenance and Construction Branch.