

Attachment
SMMC Item 15
October 20, 2008

Materials prepared by: L. Chan 10/14/08

**SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION**

Project Name: Marsh Park	Amount of Request: \$ 400,000		
Applicant Name: Mountains Recreation & Conservation Authority			
Applicant Address: 570 West Avenue 26, Suite 100 Los Angeles, CA 90065 Phone: 323-221-9944 Fax: 323-221-9934	Project Address: 2960 Marsh Street		
	County	Senate	Assembly
	Los Angeles		43
	Email: Barbara.Romero@mrca.ca.gov		

Grantee's Authorized Representative:

Cara Meyer, Contracts Officer	323-221-9944, x117
<i>Name and Title</i>	<i>Phone</i>

Person with day-to-day responsibility for project:

Barbara Romero, Chief Urban Watershed Program	323-221-9944, x188
<i>Name and Title</i>	<i>Phone</i>

Brief Scope of Work (60 words maximum):
Project planning and design for Phase 2 of Marsh Park.

Funding Source Applied for: Proposition 84

Narrative/Project Description:

Marsh Park is located in the Los Angeles River-adjacent community of Elysian Valley in the City of Los Angeles. Currently, the 5.4-acre Marsh Park site includes approximately 41,000 square feet of industrial space, an approximately 0.75-acre natural park, an approximately 2-acre vacant lot and an approximately 0.25-acre skate park. The industrial space consists of three buildings. The largest building is leased to a company who finishes plate glass products. Two smaller buildings are either vacant or are expected to be vacant in the near future.

In May 2006 the first phase of the park project was opened to the public. This phase of the project is less than one acre, is located at the terminus of Marsh Street and includes native landscaping, picnic amenities, play structures that represent native wildlife near the Los Angeles River, and a water quality enhancement feature that captures and infiltrates the residential run-off of Marsh Street. In September 2007 a skate park constructed and managed by Los Angeles Neighborhood Land Trust was opened on a nearby portion of the site.

MRCA recently completed a conceptual design process for the site. In the summer of 2008, a design team led by Meléndrez held a series of three public workshops to engage the community in discussions about the park. Mountains Recreation and Conservation Authority (MRCA) staff has also been meeting with local stakeholders including Alianza de los Rios, Los Angeles City Council District 13, Los Angeles Neighborhood Land Trust, the River Project Office, Bureau of Engineering, City of Los Angeles, and residents of Elysian Valley to discuss the park plans.

MRCA is now proceeding with project planning and design for the 2-acre vacant lot and the two smaller industrial buildings. This phase of the park improvements will include native habitat restoration, protection of water resources through treatment of on-site stormwater with a system of arroyos and detention basins, recreation amenities and picnic facilities. A small facility for hosting public nature programs will be built as part of this phase. The focus of this facility will be to interpret

the natural resources of the Los Angeles River, and could also be used to host group events and community events. Improvements may also include aesthetic treatments for the larger building to improve the park experience and viewshed.

MRCA requests funds to complete the planning of this phase. The work will include the design development and construction documents associated with the park, environmental analysis, abatement of hazardous materials (if necessary). Sustainable methods and adaptive reuse opportunities will be evaluated for the buildings. MRCA has secured funding from Los Angeles County Proposition A to cover a portion of the project, however that particular grant has insufficient budget for the necessary planning. The requested funds will be used immediately to fund design development, construction documents and environmental investigations.

MRCA obtained a fee proposal from the conceptual design consultant for design development and construction documents in the amount of \$198,000. Additional outside consultants may be required for topographic surveys, geotechnical investigations, assessments and reports regarding hazardous materials, demolition and salvage plans, environmental compliance, and/or cost estimating. These additional consultants and reports are expected to total no more than \$75,000. Hard costs such as printing, color reproductions, deliveries, and mileage reimbursements are estimated at \$25,000. Project management and oversight of consultants will be undertaken by MRCA staff, and staff will continue to coordinate the project's progress with local community groups, elected officials, and other stakeholders. The estimated budget for staff is \$102,000.

Analysis:

The Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Bond Act of 2006 (Proposition 84), allocated funds to the Santa Monica Mountains Conservancy in Chapter 5, 75050(g)(2) of the Public Resources Code for the protection and restoration of rivers, lakes and streams, their watersheds and associated land, water, and other natural resources of the Upper Los Angeles River.

Chapter 1, Section 75005 of Proposition 84 defines the following terms:

(f) "Development" includes, but is not limited to, the physical improvement of real property including the construction of facilities or structures.

(i) "Interpretation" includes, but is not limited to, a visitor serving amenity that educates and communicates the significance and communicates the significance and value of natural, historical, and cultural resources in a way that increases the understanding and enjoyment of these resources.

(m) "Protection" means those actions necessary to prevent harm or damage to persons, property or natural resources or those actions necessary to allow the continued use and enjoyment of property or natural resources and includes acquisition, development, restoration, preservation and interpretation.

(n) "Restoration" means the improvement of physical structures or facilities. . .Restoration projects shall include the planning, monitoring and reporting necessary to ensure successful implementation of the project objectives.

The Marsh Park project is within the Upper Los Angeles River watershed, and it is consistent with Proposition 84's policy to promote access and enjoyment of land and water resources. The activities planned under this grant are to plan and support eventual actions of development, protection, or restoration as defined in the bond. These actions will physically improve the lands being used for the park and will include visitor-serving amenities that educate and communicate the significance and value of natural and cultural resources.

All elements of the project fit within the definitions of eligible activities (development, interpretation, protection, restoration). Conversion of the vacant property into a public park with native habitat and water quality improvements falls under the definitions of protection as well as restoration. The definition of restoration specifically includes planning as an eligible activity. The terms "restoration" and "protection" are cross-referenced. Section 75050(g)(2) allocates funds for protection. Therefore, the surveys, environmental studies and design development contemplated for this project are consistent with Proposition 84.

The General Obligation Bond Law provides that bond funds may be used for the construction of "capital assets." Capital assets include major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset. "Capital assets" also includes equipment with an expected useful life of two years or more.

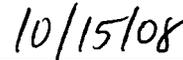
This project is for the development of a capital asset, that is, a land and water resource in the Los Angeles River watershed. As such, it is a proper expenditure of bond funds. In addition, the activities that this grant will fund will enhance the useful life of the property and on that basis, as well, qualify as "capital assets" for purposes of the General Obligation Bond Law.

Tasks / Milestones:	Budget:
1 Project Planning & Design	\$ 400,000.00

I certify that the information contained in this Grant Application form, including required attachments, is accurate.



Signature of Authorized Representative



Date

Form SMM-001

STATE OF CALIFORNIA ♦ THE RESOURCES AGENCY



Los Angeles River

Bikeway

Building B

Building C

Existing Park

Building A

Proposed Park

Skate Park

M2-IVL

RD4-IVL

ST.

ST.

MARSH

ST.

GLENEDEN

