

Attachment  
SMMC Item 14  
April 28, 2014

# Grant Application

Print Form



The Natural Resources Agency

Santa Monica Mountains Conservancy

5750 Ramirez Canyon Road  
Malibu, California 90265  
Phone: 310-589-3200  
Fax: 310-589-3207  
www.smmc.ca.gov

<b>Project Title:</b>	Blueberry Hill	<b>Date:</b>	Nov. 13, 2013
<b>Funds:</b>	Proposition 84	<b>Amount:</b>	100,000
<b>Applicant Name:</b>	Los Angeles Neighborhood Land Trust	<b>Match amount:</b>	N/A
<b>Address:</b>	315 W. 9th Street, Suite 950	<b>Match source:</b>	N/A
<b>State/Province:</b>	California/U.S.A.	<b>Total Project Cost:</b>	
<b>Zip/Postal code:</b>	90015	<b>Brief Project Description:</b>	slope restoration/beautification: Grading, planting and irrigation
<b>Phone:</b>	213.797.6555		
<b>Fax:</b>	213.572.0192		

<b>Grantee's Authorized Representative:</b>	Alina Bokde (Executive Director)	213.572.0191	abokde@lanlt.org
	<i>Name and Title</i>	<i>Phone Number</i>	<i>Email</i>

<b>Person with day-to-day responsibility:</b>	Matilde Reyes (Project Manager)	213.797.6555	mreyes@lanlt.org
	<i>Name and Title</i>	<i>Phone Number</i>	<i>Email</i>

**Project Objective:** See attached sheets

\*Attach additional pages as necessary

**Project Address:** 2745 E. Sixth Street, Los Angeles, CA. 90033

<b>Latitude:</b>	34.050411	<b>Acreage:</b>	.38	<b>Trail Length:</b>	N/A
<b>Longitude:</b>	-118.211955	<b>APN's:</b>	5185-017-019	<b>Stream Miles:</b>	N/A
<b>Congressional District:</b>	CD14-Jose Huizar	<b>State Senate District:</b>	Kevin de Leon (22nd Dis	<b>Assembly District:</b>	John A. Perez (#53 Distri

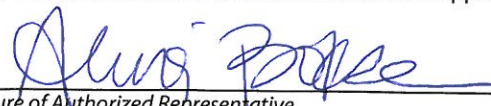
**Tasks / Milestones:** See attached sheets for schedule, budget, and timeline.

**Budget:**

**Completion Date:**

\*Attach additional pages as necessary

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

  
 Signature of Authorized Representative

4/14/2014  
 Date

**LOS ANGELES  
NEIGHBORHOOD  
LAND  
TRUST**



**GRANT APPLICATION FOR BLUEBERRY HILL**

**PROJECT DESCRIPTION:**

The Los Angeles Neighborhood Land Trust (Land Trust) is seeking funds to help beautify the Sixth Street Green Corridor in Boyle Heights. The project will transform the neglected right-of-way area known as Blueberry Hill into a green and usable space for the community. The project will include: 1) implementing stormwater mitigation measures to protect the slope from stormwater intrusion from the streets above, 2) address water quality protection through the use of collecting and treating water on site before it's discharged into the storm drain, 3) stabilizing and beautifying the slopes with the use of California native plant species and Mediterranean species; and 4) installing fitness equipment to support and encourage a healthier life style.

**SCOPE OF WORK:**

The mission of the Land Trust is to build healthier, stronger and safer neighborhoods through the creation of urban parks and community gardens. We transform blighted lots into thriving community spaces. The Blueberry Hill project provides a unique opportunity to build a stronger community with the beautification of the Sixth Street Green Corridor. Through our design experience, community engagement expertise, and city agency relationships, we are well suited to bring a comprehensive value to each project we embark on. With the requested funding from SMMC, the Land Trust will perform project tasks up to CEQA, including:

1. Perform strategic outreach to community stakeholders for input and participation in the design process, such as 1) teachers, local businesses, schools, faith-based organizations, clinics, and other community-based organizations, and 2) door knocking within a quarter mile of the project area, to educate and engage residents. We have in-house community organizers that are familiar with Boyle Heights and know the community. This type of strategic outreach will help garner support and ensure community participation in the design process.
2. Conduct up to three (3) community workshops to engage residents in the design process. Community engagement at this level empowers people to take charge and ownership of their community, thus nourishing land stewardship.
3. Create final concept designs and a preliminary cost estimate. The Land Trust has in-house project managers who are qualified and experienced in the field of landscape architecture. With their expertise, they will lead the design discussions with the community. The preliminary cost estimate produced will be a reflection of the final concept design selected by the community.
4. Submit for Plan Check review and approval. The Land Trust has experience working with different city agencies. We have positive relationships at various departments and among a wide variety of city staff. We have created over 12 gardens and parks

throughout the greater Los Angeles area. This experience and knowledge enables the Land Trust to navigate smoothly and efficiently through the permitting process. Our familiarity with City of Los Angeles Department of Recreation and Parks and Building and Safety Department will facilitate the permitting process.

5. Select and hire professional landscape architectural firm and consultants to develop construction documents and gain permitting through the City of Los Angeles Building & Safety Department.
6. Manage the project budget. The Project Manager will ensure the project stays on time and within budget. The Project Manager is the constant thread that keeps the project moving forward, navigating the different city agencies and relationships while keeping the community needs and wants at the forefront.

#### **DESCRIPTION OF THE NEED FOR THE GRANT:**

Boyle Heights is a low income, underserved community. In its zip code, 90033: 55% of annual household incomes are below \$32,000; 92.3% of residents are Latino; 1.2% are African-American; almost 37% live below the poverty line; 46.7% have less than a 9th grade education; and 39% are under 19. Within a half-mile radius there are: 12.6 acres of park area and 4,474 people below the poverty line (California State Parks Community Fact Finder).

The proposed Blueberry Hill project sits on a 0.38-acre lot. The site is currently an eyesore, overgrown with weeds and often used for trash dumping. The staircase that connects the lower with upper neighborhood is covered with graffiti. This area has become a popular site for “tagging crews” that have replaced traditional gangs in the community. Large mature eucalyptus trees obstruct the top portion of the steps, thus creating a place where illegal activities often take place. Due to the steep slope, there is a high probability of continuous soil erosion. The current method of ensuring stormwater is quickly removed from the slope is an existing concrete v-ditch channel, which will be assessed and improvements will be proposed.

The goal of the project is to create a healthier community by beautifying and enhancing the landscape on either side of the existing staircase. The project will address soil erosion concerns, stormwater runoff, water quality protection, and clearance of overgrown plant material; and provide residents with recreational opportunities. The project will also address the top area of the stairs and lower retaining wall. The community has expressed the desire to paint over the graffiti currently found on the steps with bright colors and patterns (the re-design and/or construction of the staircase is not part of this scope of work).

The best way to address water quality protection for this project would be to treat stormwater at the bottom of the existing concrete v-ditch channel. The water collected from the streets above would be treated at the bottom of the slope through various methods, such as a concrete break structure or catch basin with a filter insert to clean the water before it's discharged into the storm drain, or a bioswale that infiltrates and recharges water back into the ground. A vegetative

bioswale will properly infiltrate and keep water on site as well as clean the water before it's discharged into the storm drain. Additionally, a bioswale would provide educational opportunities to demonstrate how water moves through the landscape, cleans water, and the type of wildlife habitat it will provide during its short life cycle. The design team will assess and review each method and, depending on existing site conditions and available open space at the base of the slope, determine the most efficient and appropriate method to implement to ensure water quality protection and address water habitat needs.

The Land Trust is the only park and garden developer who works exclusively in underserved, park-poor areas of Los Angeles. We are dedicated to remedying the severe lack of open space and accompanying negative health effects that exist in these primarily African-America, Latino and immigrant communities.

There is a huge disparity in access to open space in Los Angeles. Compared to seven other U.S. major metropolitan areas, Los Angeles provides its children with the least access to parkland.<sup>[1]</sup>

Within city limits, the inequities are even more pronounced:

- Low-income communities of color have significantly less access to parks and open space compared to more affluent, white communities.<sup>[2]</sup>
- In Los Angeles, predominately white neighborhoods enjoy 31.8 acres of park space for every 1,000 people, compared with 1.7 acres in African-American neighborhoods and 0.6 acres in Latino neighborhoods.<sup>[3]</sup>
- Less than 1/3 of the population in African-American neighborhoods live within a ¼ mile of parkland and almost 50,000 children – 74% – have no easy access to park facilities.

We are addressing these inequities one space at a time and by advancing policy. The benefits of our programs are well documented:

- Public health studies of highly urbanized communities have found that parks and gardens provide residents positive and cumulative health benefits including:
  - lower rates of diabetes and obesity
  - lower blood pressure and cholesterol levels
  - fewer minor medical complaints
  - lower self-reported stress levels
  - lower rates of crime and domestic violence
  - improved air and water quality
- Children living within 2/3 of a mile from a park can be up to 500% more likely to have a healthy weight.

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<sup>[1]</sup> Trust for Public Land (2004). "No Place to Play: A Comparative Analysis of Park Access in Seven Major Cities." San Diego, CA.

<sup>[2]</sup> Wolch, J, J. P. Wilson, and J. Fehrenbach (2002). "Parks and Park Funding In Los Angeles: An Equity Mapping Analysis," Sustainable Cities Program and GIS Research Library, University of Southern California.

<sup>[3]</sup> The City's 2009 Rec and Park Needs Assessment guideline is 9.6 acres per 1,000 persons.

Key to our work is an emphasis on grassroots organizing and meaningful engagement of local residents in the design process. Land Trust staff organizes stakeholders to become advocates and educators in their communities.

With funds from SMMC, the Land Trust will work closely with the community and stakeholders to develop the construction documents and a budget for the development of a vista point near the top of the stairs and fitness equipment to support creating a healthier life style. Special design sessions will be specifically heard for the engagement of youth. A forum will be created so that youth have the opportunity to give their input to help inform the design process. With additional funding, this proposed project will stabilize the slope using native plants and stormwater techniques. The lower retaining wall will provide opportunities for community art projects and can become a focal point for the community. Clearing the slope from overgrown plant material will provide a clear, unobstructed view of the staircase that will re-enforce safety for families and students traveling to and from local schools: Theodore Roosevelt High School and Hollenbeck Middle School. Water quality protection and water habitat needs will be addressed at the bottom of the slope by allowing water to infiltrate on site and to clean the water before it's discharged into the storm drain.

In collaboration with MRCA, LANLT will need critical support from City Councilmember Jose Huizar's office to support and secure permits for the proposed project.

**BLUEBERRY HILL BUDGET:**

<b>Task Number</b>	<b>Task</b>	<b>SMMC</b>	<b>Total Cost</b>
1	Design meetings (2-3 community meetings). Staffing, materials and supplies for community organizer to perform outreach and door-to-door canvassing, collaboration with local groups, phone calling, etc. Coordination of community meetings (find and secure venue, translation, materials. At every meeting we will provide age-appropriate design/nature education games and other activities for youth).	10,000	<b>\$10,000</b>
2	Final concept plan & preliminary cost estimate, with approval from City of Los Angeles. Project Manager (PM) will develop concept designs, produce renderings and images to support the design concept. PM will produce the preliminary cost estimate for future site construction, and will lead the community design workshops.	17,000	<b>\$17,000</b>

3	The PM will oversee the hiring of the landscape architect team to work on schematic design, design development, construction documentation, specifications, and cost estimate.	70,000	<b>\$70,000</b>
4	PM and Landscape Architectural team will be responsible for submitting for Plan Check and address comments from the City of Los Angeles Public Works, as well as acquire any necessary permits from the City of Los Angeles Department of Building and Safety.	2,000	<b>\$ 2,000</b>
5	Obtain permits to start construction (CEQA)	1,000	<b>\$1,000</b>
<b>TOTAL</b>		<b>100,000</b>	<b>\$100,000</b>

**PROJECT TIMELINE & IMPLEMENTATION:**

<b>Task or Milestone</b>	<b>Expected Completion Date</b>
Design meetings (2-3 meetings with community)	11/28/2014
Final concept plan and preliminary cost estimate	12/31/2014
Approval of concept plan by City of Los Angeles	1/23/2015
Hire landscape architect and consultants	2/27/2015
Schematic design, design development, and construction documents, cost estimate	7/31/2015
Plan Check with Public Works	9/30/2015
Obtain permits to start construction (CEQA)	10/30/2015