



MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Los Angeles River Center & Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, California 90065
Phone (323) 221-9944 Fax (323) 221-9934

June 8, 2018

Chairperson Sap
c/o Rorie Skei, Chief Deputy Executive Director
Santa Monica Mountains Conservancy
570 Ramirez Canyon Road
Malibu, California 90265

Proposition 1 Competitive Grant Application Confluence Park, Phase II

Dear Chairperson Sap and Conservancy Members:

I am pleased to present the enclosed application for a grant for the Confluence Park Phase II project. The Mountains Recreation and Conservation Authority (MRCA) requests a grant in the sum of \$500,000 from the Water Quality, Supply, and Infrastructure Improvement Act of 2014 (Proposition 1), under the Conservancy's Urban Creeks Program.

The proposed grant would fund the pre-improvement planning and design for the future development of an approximately 1-acre site owned by the City of Los Angeles adjacent to the confluence of the Los Angeles River and Arroyo Seco. Capital improvements are needed to convert the site into a multiple benefit park, including water collection and treatment components. The MRCA's Governing Board approved submittal of this application on March 7, 2018.

Please refer to the enclosed materials that describe the proposed grant and how it fits the Conservancy's Evaluation Criteria. If you have any questions regarding this, please contact me at (323) 221-9944, extension 117.

Sincerely,

A handwritten signature in cursive script that reads "Cara Meyer".

Cara Meyer
Deputy Executive Officer

Grant Application

Print Form



The Natural Resources Agency

Project Title: Confluence Park - Phase II

Date: 6/8/2018

Funds: Proposition 1

Amount: 500,000

Applicant Name: Mountains Recreation & Conservation Authority

Match amount: 0.00

Address: 570 West Avenue 26, Suite 100

Match source: n/a

State/Province: Los Angeles, CA

Total Project Cost: 500,000

Zip/Postal code: 90065

Phone: 323-221-9944

Brief Project Description: Pre-improvement planning and design for capital improvements of a multiple-benefit park.

Fax: 323-221-9934

Santa Monica Mountains Conservancy

5750 Ramirez Canyon Road

Malibu, California 90265

Phone: 310-589-3200

Fax: 310-589-3207

www.smmc.ca.gov

Grantee's Authorized Representative: Cara Meyer, Deputy Executive Officer 323-221-9944, x117 cara.meyer@mrca.ca.gov

Name and Title

Phone Number

Email

Person with day-to-day responsibility: Sally Garcia, Project Manager 323-221-9944, x191 sally.garcia@mrca.ca.gov

Name and Title

Phone Number

Email

Project Objective: The requested grant funds will be used to conduct pre-improvement planning and design activities for a multi-benefit natural park on an approximately 1-acre blighted, and asphalt vacant lot. See attached narrative for additional information.

*Attach additional pages as necessary

Project Address: 503 N. San Fernando Road, Los Angeles, CA 90031

Latitude: 34.081731

Acreage: approx. 1 acre

Trail Length: n/a

Longitude: -118.226244

APN's: 5415-002-901, 003-909

Stream Miles: n/a

Congressional District: 34

State Senate District: 24

Assembly District: 51

Tasks / Milestones:

Budget:

Completion Date:

See attached budget.

All work is expected to be complete by December 31, 2020, notwithstanding delays outside of MRCA's control.

*Attach additional pages as necessary

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

Cara Meyer

Signature of Authorized Representative

6/8/2018

Date

Grant Application & Supplemental Information

Confluence Park Phase II – Pre-Improvement Planning Mountains Recreation and Conservation Authority

The Confluence Park Phase II project (project), will transform approximately 1-acre of vacant and underutilized land into a sustainable multiple-benefit public park that has both environmental and community benefits. Currently, the site is a paved asphalt lot in the neighborhood of Cypress Park, situated in the 1st Council District represented by Councilmember Gil Cedillo. The property is owned by the City of Los Angeles (City) and is located adjacent to the confluence of the Los Angeles River and Arroyo Seco. It lies across San Fernando Road from Confluence Plaza and there is a crosswalk connecting the two parcels at the recently installed roundabout. The site was previously used by the City's Street Trees division. The proposed \$500,000 grant would be used to complete the pre-improvement planning and design for the project.

The project will be designed to enhance water quality in the River and improve the health of the watershed, while also providing recreation for the community. It is a partnership between the MRCA and the City and was identified many years ago as part of a larger vision for Confluence Park. Once constructed, the project will be operated and maintained by the City's Sanitation Division and will eventually help with the City's TMDL goals to clean polluted runoff entering waterbodies and thus will improve the overall watershed health.

Aspects of the subject project that make it a good candidate for the Conservancy's Urban Creeks funding program are its location adjacent to the river; the ability to create multiple benefits including recreation, water quality enhancements, native habitat, and interpretation, and the location in a disadvantaged neighborhood as defined by the CalEnviroScreen mapping tool (96-100 percentile). Furthermore, the site is already publicly owned so there are no acquisition costs and improvements can be made to the site without displacing any entrenched uses.

The proposed grant would fund pre-improvement planning for a capital improvements project. Potential future improvements include elements related to watershed protection such as stormwater Best Management Practices (BMPs) for water quality improvement, native drought-tolerant landscaping, for shade and habitat creation, efficient irrigation, interpretation of natural resources, and typical park amenities such as seating and interpretive elements. The project will be planned in such a way that its future stormwater management components will maximize public benefit and take advantage of the location adjacent to the river and neighborhood. The project has the potential to be a demonstration project and an important learning tool for the public. It will provide an opportunity to allow the public to learn about water quality and supply issues and potential sustainable solutions to those issues. The project will also significantly increase the accessibility to the general public and users of all abilities while providing a place for nature, recreation, and respite in a park-poor community.

The specific needs addressed by this project include sustainable stormwater management, cleaner waterbodies and watersheds, and greater awareness and stewardship of coastal watershed resources. The project will lead to physical improvements which will increase public awareness of the natural resources, and provide

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a plant and wildlife learning tool for users. MRCA believes that from access comes stewardship, so this new park project can very well contribute to future and additional environmental stewards. The project's location within sight of the Arroyo Seco Parkway National Scenic Byway provides a unique opportunity to provide interpretation of this one-of-a-kind resource. Route 66 tourists visiting the site would in turn have the opportunity to learn about the River and its natural resources.

The project is consistent with the goals set forth in the Santa Monica Mountains Conservancy's Climate Change Policy, State Planning Priorities, and AB 32. It seeks to ultimately create a locally significant public resource for public enjoyment and environmental benefit. The project seeks to mitigate greenhouse gas emissions and address the impacts of climate change on the state's natural resources. Further objectives of the project are to protect the Los Angeles River watershed through the creation of native habitat, and promote public access to the watershed's land, water, and wildlife resources.

Unique to the Conservancy's Proposition 1 Grant Guidelines is the requirement to describe how the project would reduce greenhouse gas emissions. The supplemental information below is provided to meet that requirement.

BUDGET

See attached budget.

TIMELINE

The project's pre-implementation planning will take place over the next 2-3 years.

RESPONSE TO EVALUATION CRITERIA

Project achieves eight or more of the thirteen purposes of Proposition 1 per Water Code Section 79732(a).

The project will involve the protection and restoration of California rivers, lakes, streams and watersheds. The proposed grant achieves the following eight (8) Proposition 1 purposes:

1) Protect and increase the economic benefits arising from healthy watersheds, fishery resources, and instream flow.

Since the project is expected to improve the accessibility and increase the usage of a future park, it could thereby ultimately bring more visitors to the area and encourage spending at local businesses. Additionally, the construction of the project itself (once at

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that phase) will provide economic benefits by creating new jobs and profit for the companies providing project supplies and materials, sub-contractors and crews working on-site.

2) Implement watershed adaptation projects in order to reduce the impacts of climate change on California's communities and ecosystems.

Los Angeles County will likely be affected by climate change with more severe droughts, more intense heat spells and loss of California's native biodiversity. The design of this project will anticipate these changes and will mitigate them. Native plant landscaping will cover the park serving as new and enhanced habitat and open space for wildlife, minimizing the threats of Global Warming on California's biodiversity. The project will also employ water treatment and conservation measures to improve the quality of water and reduce pollutants within the Los Angeles River, which is used as a wildlife corridor. Improving the water quality within the river is essential to the protection of the area's wildlife species. Lastly, the addition of trees and vegetation will one day sequester carbon and cool the atmosphere.

3) Restore river parkways throughout the state, including, but not limited to, projects pursuant to the California River Parkway Act of 2004, in the Urban streams Restoration Program established pursuant to Section 7048, and urban river greenways.

The Los Angeles River is both a River Parkway and an Urban Stream. The project is adjacent to the river and is located in a highly urbanized watershed. Southern California contains a wonderful network of open space and trails throughout local mountains and the coastline, but it is not readily accessible to all urban residents. Better linkages therefore need to be made to existing public parks and new parklands need to be created. This project will provide a new park directly adjacent to the river and will bring nature to the urban community.

4) Protect and restore aquatic, wetland, and migratory bird ecosystems, including fish and wildlife corridors and the acquisition of water rights for instream flow.

Open waterways, such as the Los Angeles River, function as habitat corridors for migratory birds and small mammals, and therefore provide an appropriate location for greening and restoration efforts. Once implementation occurs, the project can act as a reserve of food, water, and shelter to migrating species. Through the future stormwater treatment, which will be designed, the project will help to reduce the amount of pollutants presently being expelled into the river untreated and thus improve the habitat potential and water quality within the river and Pacific Ocean. By capturing and treating urban runoff in the park, it will improve water quality in the river and basin and help to protect the aquatic and migratory bird ecosystems. Additionally, the eventual installation of native plant landscaping (trees and shrubs) will provide new habitat for area bird and other species.

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9) Protect and restore rural and urban watershed health to improve watershed storage capacity, forest health, protection of life and property, stormwater resource management, and greenhouse gas reduction.

As mentioned in response #4 above, stormwater treatment that will be designed as part of the project will ultimately reduce the amount of pollutants presently being expelled into the river untreated and will thus restore the health of the watershed, protect the species located in the river, and improve storage within the local aquifer. We intend to design a system that captures and treats stormwater which will help to improve water quality, and reduce the volume of water and amount of pollutants expelled into the Los Angeles River untreated, thus protecting and restoring the health of the watershed. The intent is to design a new park to convert it from vacant asphalt land without landscaping or trees and no ecological value into a functioning treatment park and habitat area that helps to clean our waterways while still providing recreation to the public.

Furthermore, the project will plan for installation of California native trees and shrubs. The purpose of the trees will be to create habitat for local wildlife, provide shade for users, reduce the Urban Heat Island effect created by the urban environment, generate oxygen, and remove pollutants from the air thus helping to address and reduce Greenhouse Gas (GHG) emissions and helping with the adverse impacts of global warming. The spacing of the vegetation will be designed to maximize those benefits.

10) Protect and restore coastal watersheds, including, but not limited to, bays, marine estuaries, and nearshore ecosystems.

Los Angeles River is a coastal watershed, and the project aims to plan and design a park that will benefit its natural resources and water quality.

11) Reduce pollution or contamination of rivers, lakes, streams, or coastal waters, prevent and remediate mercury contamination from legacy mines, and protect or restore natural system functions that contribute to water supply, water quality, or flood management.

The project will be designed to reduce sediment, trash, and organic matter from contaminating the Los Angeles River draining the Upper Los Angeles watershed thereby limiting sedimentation. As mentioned, the project will be designed to capture and treat the maximum amount of urban runoff in order to remove various pollutants from the water before they reach the river. Once implemented, the captured runoff will reduce the volume of water entering the river (helping with flood management). The overall cumulative impact of this project is potentially substantial for the given urban area and will treat water that would otherwise enter the river untreated.

12) Assist in the recovery of endangered, threatened, or migratory species by improving watershed health, instream flows, fish passage, coastal or inland wetland restoration, or other means, such as natural community conservation plan and habitat conservation plan implementation.

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The project will improve watershed health and benefit migratory species. Stormwater treatment and improvement projects help to protect plant and animal species and their habitat found in fragmented urban interface. As mentioned, the project will design water conservation measures to improve the quality of water within the river. Improving water quality is essential to the survival of the area's wildlife species. Additionally, the density of trees and vegetation will be designed to sequester carbon as well as cool the atmosphere, further helping California's native biodiversity by reducing intense heat spells created by climate change.

The project will provide multiple benefits related to water quality, water supply, and/or watershed protection and restoration.

Upon completion of the project design, it will feature many uses and benefits including: nature education and habitat for the area's animal species; stormwater capture and treatment resulting in improved watershed health and water quality in the river; increased vegetation will reduce concentration of greenhouse gases (slowing the rate of global warming) and reduce the heat-island effect; aesthetic enhancement to the local area; and encouragement and increased usage of the outdoors and recreation. Additionally, the project will result in a design that highlights the adjacent river, interpreting it instead of ignoring the river's presence.

The project results in more reliable water supplies pursuant to the California Water Action Plan.

The project's design will aim to incorporate the capture and use of stormwater with the goal of reducing the amount of potable water needed for irrigation, thereby reducing the amount of imported water needed for Southern California.

The project results in restoration or protection of important species and habitat pursuant to the California Water Action Plan.

The project's design and eventual implementation will benefit the Los Angeles River and watershed, which provides a migratory route and habitat to both sensitive and endangered species.

The project results in more resilient and sustainably managed water infrastructure pursuant to the California Water Action Plan.

By designing to infiltrate and filter stormwater, the water entering the infrastructure of the river will be both reduced and cleaner.

The project employs new or innovative technology or practices, including decision support tools that support the integration of multiple jurisdictions, including, but not limited to, water supply, flood control, land use, and sanitation.

The project's stormwater treatment will aim to be innovative and will be in partnership with City of Los Angeles' Sanitation Division (who has already committed to maintenance of this future park). The design and details used in the project's Construction Documents

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(CDs) will seek to employ some of the standard plans developed by the City's Bureau of Engineering. By the time the design is complete, the plans will have been vetted by two more City departments: Department of Engineering and Bureau of Sanitation. This Project will be a partnership between jurisdictions in that the MRCA will be revitalizing City-owned property and the City will maintain it.

Applicant has proven that implementation of the project is feasible.

As mentioned, the City is supportive of the project and it is located on their fee-owned property. MRCA has years of experience planning, designing, permitting and implementing projects more complex than this. The project's design and Construction Documents will be developed in partnership with the City in order to make it more likely to be permitted and implemented faster. MRCA and the City have previously collaborated on park projects and the partnership's success is demonstrated.

Applicant has financial capacity to perform project on a reimbursable basis.

The MRCA has the financial capacity to perform this project on a reimbursable basis. MRCA has been implementing capital projects on a reimbursable basis for many years, and anticipates reimbursable payments in our budgets. MRCA also maintains a line of credit that can be drawn upon in the event of an extended delay.

Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.

The MRCA has successfully designed and implemented many multiple benefit recreational projects throughout Los Angeles: Several completed MRCA projects are similar in size, budget, scope and duration to the proposed Project including Ballona Creek Milton Park, Marsh Park, Pacoima Wash Natural Park, and the Tujunga Wash Stream Restoration, all exemplary urban projects with innovative water quality treatment components. All of the projects listed above are multi-million dollar projects that bear similarities to the proposed project and serve park-poor neighborhoods.

The MRCA, founded in 1985, is a local public agency exercising joint powers of [Santa Monica Mountains Conservancy](#), the [Conejo Recreation and Park District](#), and the [Rancho Simi Recreation and Park District](#). MRCA's mission is to complement the work of these and other agencies in protecting land and public access to natural lands in southern California mountains. Since its inception, the MRCA has designed, planned and constructed scores of small and large projects throughout Los Angeles. The MRCA currently manages over 75,000 acres of parkland and holds fee title to approximately 10,000 acres. The overall goal for MRCA's urban parklands program is to "integrate nature into the urban environment". The completion of this project will represent one additional step toward that goal.

As a project partner, the City also has years of experience implementing, managing and operating a wide range of projects that are similar in size and scope. One of those projects is the Ed Reyes Park project located just up the street from this project in Cypress Park

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and retrofitted vacant City-owned property in order to clean stormwater runoff before it enters the Los Angeles River and provide nature and recreation to the community.

The project is a partnership between two or more organizations and each organization has committed to contributing toward project implementation.

As mentioned, the Project is a partnership between jurisdictions: The MRCA will be managing the pre-improvement planning and design within the City's property and the City of Los Angeles will be approving, permitting and maintaining the future park.

Completion of the project would assist a government agency in fulfilling a water resources protection, watershed ecosystem restoration or multi-benefit river parkway plan.

The Greater Los Angeles County Integrated Regional Water Management (GLAC IRWM) includes Los Angeles River TMDL Plan. The project will help contribute to one day meeting the TMDL plan and the GLAC regional planning goals, objectives, and targets for watershed health. Furthermore, the conversion of the land to river-friendly parkland will aid in the implementation of the Los Angeles River Ecosystem Restoration Plan (LARERP or "ARBOR" plan). River-friendly parkland is a key component of the Los Angeles River Master Plan and the Common Ground plan.

The project provides a plan or feasibility study that enhances cooperative watershed health protection and restoration important to two or more organizations.

Analyzing the feasibility of proposed improvements is an inherent part of pre-improvement planning. A goal of the improvements will be to enhance watershed protection and restoration which is important to the City of Los Angeles, County of Los Angeles, and MRCA among other organizations throughout Los Angeles.

Applicant, or project partner, has 1+ years' experience maintaining and operating projects of similar size and scope.

As mentioned, since its inception in 1985, the MRCA has designed, planned and constructed scores of small and large projects throughout Los Angeles.

The project provides a high quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

This project will immediately connect to the designated bike path that crosses over the Riverside bridge (over the LA River) and connects to the existing River bike path. The future park will act as another amenity and high quality access point for users of the bike path and the community as a whole. It will also highlight the river and its value. Visitors can also use existing sidewalk to reach an unofficial access point to the Arroyo Seco and Confluence just south of the project site.

Applicant has conducted outreach to the affected communities.

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N/A. Outreach will be completed during this pre-implementation planning and design process: The affected community will participate in public meetings and be updated on project progress.

The project includes interpretive programming or personal interpretation, and a plan to reach community audiences with meaningful information about a watershed resource.

The project pre-implementation planning and design will include meaningful participation from the local community. MRCA may partner with community-based organizations to conduct design workshops and other engagement mechanism. Through this process, information about the Los Angeles River will reach a wider audience, who will influence the final outcome. The final design will consider opportunities for interpretive moments to occur with all park visitors.

The Confluence Park site is a significant opportunity to implement recommendations from the 2012 Arroyo Seco Parkway National Scenic Byway *Interpretive Plan* and *Brand & Marketing Plan*. The Byway has one of the richest collections of historical, natural, and cultural resources in California. However, the public does not recognize the Byway's significance or even its name and the ability to attract and retain visitors is dampened by the low capacity of most Sites and regional organizations.

The project adds visitor-serving amenities, accessibility, and public safety improvements to public parkland with multiple ecosystem benefits.

The project will design a multiple benefit natural park with visitor-serving amenities that the vacant site currently lacks, including interpretative signage, accessibility, seating, walking paths, signage, and more. The new park is expected to attract more people to the area and this can also lead to improved public safety.

The project provides non-personal interpretive elements that will significantly enhance appreciation and enjoyment of a watershed resource.

Interpretive signage will be incorporated into the design in order to provide information about the future stormwater treatment as well as the natural resources of river. This will promote environmental stewardship by teaching the public about environmental issues, potential solutions, and about the areas' precious natural resources and how they can play a role in improving the environment and supporting a healthy watershed.

As previously noted, the site is a unique opportunity to focus public attention on the Arroyo Seco Parkway National Scenic Byway and its rich cultural resources.

The project creates a new venue for education and/or interpretation activities that promote water conservation and stewardship, or enhance and existing venue.

If space and feasibility allows, the design may include a group seating area that could be used as an education and interpretation venue. As mentioned, the project will design currently underutilized vacant land to be a multiple benefit space that will enhance the

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resource, highlight the adjacent river, educate the public about the importance of the use of native plants and stormwater treatment.

The project results in new public access to a watershed resource with high interpretive and/or educational value, or enhance existing access.

Currently there is no public access to this site. The new park site will include educational and interpretive elements and will attract more visitors to the area. The project goal of highlighting the river's proximity, and focusing attention to the river, will result in far more people learning about and accessing the river. By designing an environmentally conscious park, the project will promote water conservation and habitat and will focus on the value of our watershed and natural resources which will benefit the community and enhance its use by the public.

The Arroyo Seco Parkway National Scenic Byway region contains dozens of museums, historic sites, commercial districts, natural areas, and parks within several distinct communities, accommodates more than 150,000 people daily who travel on the Parkway and Gold Line, and sits within the greater Los Angeles region of nearly 13 million residents. These watershed resources have high interpretive and educational value and this site is uniquely positioned to highlight them.

Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

The proposed improvements are not expected to benefit such species, due to its urban location.

EXTRA CONSIDERATION POINTS

QUANTIFIABLE CARBON REDUCTION POINTS

The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

Investment in this project will support the protection of natural resources and facilitate the further development of a livable, walkable, and healthy community, which is a principal goal of this grant program: As mentioned, the project is located directly adjacent to a designated bike path that crosses over the Riverside bridge (and over the LA River) and connects to the existing River bike path, and is within walking distance of a Metro Gold Line stop. The design will enhance and highlight the river and the bridge that connects the park to it. This will enable visitors to have an additional convenient resting or meeting spot prior to or after their activities and will encourage more outdoor activity. The new improvements are expected to create better user experiences and watershed benefits. The location of the project will encourage people to bicycle or walk to the park in order to exercise or simply enjoy the outdoors instead of commuting to a similar amenity, thereby reducing GHG emissions from transportation sources. The project would most likely act as a local neighborhood park result in very limited new vehicle trips and, as mentioned, is expected to reduce vehicle miles traveled.

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The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

As previously mentioned, the surrounding community will be engaged to participate in public meetings. During these meetings, the importance of providing multiple benefit spaces, protecting our natural resources, establishing healthy watersheds, and providing wildlife habitat will be promoted and discussed. This will lead increase public awareness and eventually provide an outdoor learning tool for nearby students, which will contribute to future and additional environmental stewardship.

ADDITIONAL CRITERIA

Completion of the project would assist in fulfilling a Federal water resources protection or watershed ecosystem restoration plan.

Section 303 of the Federal Clean Water Act requires that each State identify waters where the quality is impaired for applicable standards. The list of impaired waters, called the §303(d) list, evaluates water bodies in terms of pollution levels, the severity of pollution, and the beneficial uses. Where quality is impaired, a total maximum daily load (TMDL) is required to be established for each pollutant. The Los Angeles River ultimately drains into the Pacific Ocean, and is listed as impaired waterbody for trash, cadmium, coliform bacteria, lead, copper, and other pollutants.

The Los Angeles River Ecosystem Restoration Plan (LARERP or “ARBOR” plan) is a Federal watershed ecosystem restoration plan, and the project would assist in fulfilling it as well.

Project utilizes a local job training entity for a portion of the work.

While the design phase of the project will not utilize a local job training entity, a portion of future improvements can be implemented by at-risk youth.

Project has secured matching funds of at least 25 percent of total project costs.

No matching funds have been secured at this time.

Project is within 1 mile of public transportation.

Multiple Metro bus stops are located on every major street crossing surrounding the project area, the closest one being Figueroa and San Fernando Rd bus stop across the street and the Avenue 26 and Figueroa bus stop up the street approximately 1,000 feet away.

Project results in additional uses for users of a wide range of ability levels.

As mentioned, the design will incorporate a wide range of new amenities that currently do not exist in this area. The improvements will be designed to accommodate users of all ability levels. Currently there are no public uses on the site.

**Budget for Grant Application
Confluence Park, Phase II**

Grant Request: \$ 500,000

Budget Item		Amount
A. MRCA Staff		
various	Direct Salaries, Payroll Tax, Benefits & Allocations	\$ 160,000
9998, 9999	Administrative Cost	\$ 75,000
SUBTOTAL A, MRCA Staff:		\$ 235,000
B. Materials and Supplies		
5115	Land & Building Improvement - Pre-Construction	\$ 6,500
5116	Land & Building Improvement - Other	\$ 1,500
7777	Equipment Allocation	\$ 2,000
SUBTOTAL C, Materials and Supplies:		\$ 10,000
C. Consultants and Contractors		
5115	Land & Building Improvement - Pre-Construction	\$ 250,000
5116	Land & Building Improvement - Other	\$ 5,000
SUBTOTAL D, Consultants and Contractors:		\$ 255,000
Grand Total (A+B+C):		\$ 500,000

Confluence Park Phase II Location Map

