

REPORT OF GENERAL MANAGER

NO. 01-223

DATE June 13, 2001

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BARNSDALL PARK - AGREEMENT WITH KAISER FOUNDATION HOSPITALS FOR PROPOSED PARK IMPROVEMENTS

J. Combs _____
A. Corrales _____
J. Duggan JD
J. Kolb _____

H. Fujita _____
*M. Tamuri _____
M. Matthews _____

E. Oppenheimer
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Authorize the General Manager to execute the Agreement with Kaiser Foundation Hospitals on file with the Board Secretary, subject to approval of final construction plans by the Department and other City offices as required; and,
2. Authorize the General Manager to issue a right-of-entry permit to Kaiser Foundation Hospitals to enter onto a portion of Barnsdall Park in order to construct the improvements as outlined in the Agreement and according to approved plans.

SUMMARY:

On December 13, 2000, the Board approved in concept the proposed construction improvements to Barnsdall Park (Park), to be constructed and/or paid for by Kaiser Foundation Hospitals (Kaiser), and the future easement agreements between the Department and Kaiser. The Board also authorized the General Manager to issue a right-of-entry permit to Kaiser for entrance onto a portion of the Park in order to conduct site investigations for planning the proposed construction improvements.

Kaiser has completed site investigations and is prepared to begin construction of the improvements on Park property. These improvements involve the construction of a roadway connecting Barnsdall Avenue (a public street southeast of the Park) to the Kaiser driveway entered from Edgemont Street (southwest of the Park). This roadway is intended to improve vehicular access to a new medical center Kaiser will reconstruct along the north side of Sunset Boulevard between Vermont Avenue and Edgemont Street south of Park. A portion of the roadway, and retaining wall, will be constructed on Park property. Kaiser will construct these improvements, and be granted an easement

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by the Department for use of the Park owned portion of roadway, in exchange for providing various pedestrian and access improvements to the Park as follows:

Pedestrian Access - Kaiser will construct, at its sole cost, a safe, visible, convenient and aesthetically pleasing stairway and elevator for ADA access between Barnsdall Park Arts Plaza and Barnsdall Avenue. In addition, Kaiser will provide signage identifying the Park at the Barnsdall Avenue entrance, install lighting along the newly constructed roadway and pedestrian stairway, and create streetscaping along the Barnsdall Avenue entrance.

Emergency/Vehicular Access - Kaiser will construct, at its sole cost, an alternative emergency access route into the Park by connecting the Kaiser driveway (off Edgemont Street), and Kaiser owned portion of Olive Drive, to the portion of Olive Drive located on Park property. Kaiser will grant to the City an easement for use of its driveway, and the Kaiser owned portion of Olive Drive, for emergency purposes and Park maintenance. Kaiser will also pay for lighting sufficient to provide for public safety, signage identifying the Park's emergency access, and a secured gate. In connection with certain driveway improvements that Kaiser is providing to the owner of property adjacent to the Park at 1630 Edgemont Street, Kaiser will construct a low retaining wall on a small portion of Park property in the area where this driveway joins Olive Drive. This will provide stability to the driveway and Park owned portion of Olive Drive.

These construction improvements will improve Park visitor access and security. The pedestrian improvements will increase the potential for Park use by providing visitors with access at the southeast corner of the Park. This location is adjacent to Vermont Avenue, a heavily trafficked street, and is one-half block from the MTA Metro Station at Sunset Boulevard and Vermont Avenue. Kaiser will also grant to the Department a five-year license, with annual renewal options, for free parking at the Kaiser structure (directly adjacent to the proposed pedestrian improvement) for Park visitors attending designated events during evening, holiday and weekend hours. The emergency/vehicular access at the Park's southwest corner will provide more efficient ingress/egress for emergency vehicles by enabling full-sized fire trucks to access the Park from Edgemont Street. Currently, these trucks cannot navigate the hairpin turn on Olive Drive. The easement for use of Kaiser property to access this emergency route will provide formal use approval which the Department presently does not have.

The Park Master Plan notes the importance of forming a stronger connection with the surrounding community by providing links to pedestrian routes and transit infrastructure near Park property, as well as the potential for achieving Park improvements through cooperative development with neighboring properties. The proposed Agreement with Kaiser represents a joint effort to provide Park improvements, while improving the operation of the neighboring medical facility.

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On December 13, 2000, the Board adopted a Mitigated Negative Declaration (MND) prepared by Department staff for the Modified Phase 1 Implementation at Barnsdall Park. The MND was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA), and determined that all potentially significant environmental effects associated with the project would be mitigated to a level less than significant. On January 2, 2001, a Notice of Determination was filed with the Los Angeles City and County Clerks. The MND reviewed and considered the improvements proposed by the Kaiser Foundation Hospitals adjacent to and within Barnsdall Park. For its project, Kaiser prepared a Categorical Exemption and an Environmental Assessment in accordance with requirements of CEQA and the National Environmental Policy Act (NEPA), respectively. Both of these environmental documents were incorporated into the MND by reference. With respect to the recommendations contained in this report, no further CEQA review is required since Kaiser's proposed improvements at Barnsdall Park have been addressed in the environmental documents prepared by the Department and Kaiser.

The Superintendent for the Griffith/Metro Region and Thirteenth Council District have been consulted and concur with staff recommendations.

Report prepared by Drew Tolliffe, Real Estate and Asset Management Division