

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**

**FEBRUARY 23, 2016**

**Earvin “Magic” Johnson Park Master Plan: Phase I Implementation**

In 2014, the Department of Parks and Recreation initiated the Earvin “Magic” Johnson Park (Park) Master Plan (Plan), an effort to completely reimagine and transform the Park, which sits in the center of the unincorporated community of Willowbrook. The development of this Plan reflects a new era for this community, whose residents were forced to confront significant environmental questions and concerns over the past decade when ground water contamination was discovered under the Park and adjacent areas, a legacy from the former Athens Tank Farm which was previously located in the area. Over the past decade, while regulatory entities assessed what level of clean-up would be required and for remedial activities to begin, minimal investment was made in the Park; as a result, it is currently in blighted condition and provides insufficient resources for the surrounding community.

However, a remedial action plan is now being successfully implemented, and the data continues to confirm that the area is safe for Park users and residents from the surrounding community. Therefore, it is now appropriate to design and begin implementation of improvements to the Park. The intent behind completing the Plan was to holistically reimagine the Park and to think cohesively about how the regional facility could be energized with much-needed amenities to ensure it is inviting, safe and accessible to a variety of existing and potential users.

- MORE -

MOTION

RIDLEY-THOMAS \_\_\_\_\_

KUEHL \_\_\_\_\_

KNABE \_\_\_\_\_

ANTONOVICH \_\_\_\_\_

SOLIS \_\_\_\_\_

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**  
**February 23, 2016**  
**Page 2**

The Plan reflects feedback from hundreds of neighbors and Park users who contributed their time and creativity to shaping the vision at over 10 community meetings and hearings. The result is visionary. With water and sustainability being the underlying themes, there is something for everyone, ranging from a community event center and wedding pavilion to splash pads, a dog park, model boat ponds and an equestrian center. The Plan also includes enhanced recreational resources including multi-purpose fields. All of these proposed improvements are thoughtfully and strategically placed throughout the 120-acre site to support compatibility with the surrounding community.

Altogether, the Plan reflects a vision of over \$135M in estimated construction costs. Implementing this vision requires phasing to minimize disruption to the community. The Plan has been designed so that each phase can be developed independently (i.e., functional grading phases and construction logistics) in coordination with remediation efforts, and as funding becomes available.

Phase I includes some of the most catalytic aspects of the Plan, and focuses on amenities that are not available in the nearby area, or the greater South Los Angeles vicinity. Specifically, a community event center, outdoor amphitheater, splash pad, sculpture garden, civic plaza, wedding pavilion, as well as picnic shelters, restrooms, enhanced lighting and security, and a multi-purpose trail are proposed. The preliminary construction cost for Phase I is anticipated to be approximately \$50,000,000.

Adjacent to the Park sits an approximately 6-acre parcel that is owned by the Ujima Housing Corporation (UHC), which is not part of the Park. UHC has recently expressed an interest in developing their site with urban-agricultural uses. Regardless of whether UHC privately develops the site or ultimately determines that they would like to dispose of the property, the County of Los Angeles (County) should work with the property owners to optimize synergistic opportunities with the Plan. While the Plan before the Regional Planning Commission sited an aquatic center on the UHC property, the property is not being considered for acquisition at this time, and therefore the Plan

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS**  
**February 23, 2016**  
**Page 3**

has been revised to site the aquatic center on County-owned property.

The one element of the Plan that has not been met with universal support is the proposed equestrian facility. While the facility was contemplated as a state-of-the-art, publicly-operated facility focusing on therapeutic riding programs for children and families, some residents have expressed concerns with the perceived sights, sounds and odors associated with other equestrian facilities. While these concerns can be addressed, focus should be placed on implementing other amenities that do not exist in the surrounding area and have received more wide-spread support. Therefore, the equestrian center is not included in Phase 1.

While a construction cost estimate is finalized and funding for construction secured, it is critical that steps be taken to initiate the design of Phase I of the Plan so that these much-needed community assets can be constructed in a high-quality and timely manner.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Adopt the Earvin "Magic" Johnson Park Master Plan (Plan) and the Final Environmental Impact Report (collectively, the Project) which is before the Board today;
2. Approve an appropriation adjustment to transfer \$2,000,000 from the Second District's Utility User Tax funding in the Provisional Financing Uses budget to the Project and Facilities Development Fund;
3. Authorize the Chief Executive Officer (CEO), or her designee, to execute a funding agreement totaling \$2,000,000 with the Community Development Commission (Commission) for predevelopment services including initiation of Architectural/Engineering services, project administration services, and other project-related costs; and
4. Direct the Acting Director of the Department of Parks and Recreation to:
  - a. Coordinate with the Executive Director of the Commission, or his designee on implementation of the Project;

- b. Make the following immediate short term enhancements by July 1, 2016 with funds available within the Department of Parks and Recreation's operating budget:
  - Resurface parking lots;
  - Replace and repair picnic shelters;
  - Paint restrooms, replace sinks, commodes and restroom partitions; and
  - Enhance landscaping.
- c. Develop an operations plan to ensure adequate long-term maintenance for all planned improvements of this Project;
- d. Continue to coordinate and outreach to the community through implementation of all phases of the Project; and
- e. Coordinate and cooperate, in good faith, with Ujima Housing Corporation in connection with the potential development of their property in a manner that is synergistic with the Plan.

**I FURTHER MOVE THAT THE BOARD, ACTING AS THE BOARD OF COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

1. Authorize the Executive Director, or his designee to accept and incorporate \$2,000,000 from the County into the Commission's Fiscal Year 2015-2016 approved budget, and to accept and incorporate any additional funds allocated by the County for this project into the Commission's future year approved budgets as needed; and
2. Authorize the Executive Director, or his designee to take any steps necessary to effectuate the transfer of these funds.

####

COUNTY OF LOS ANGELES

February 23, 2016  
DEPT NO: 060

**REQUEST FOR APPROPRIATION ADJUSTMENT**

DEPARTMENT OF CHIEF EXECUTIVE OFFICER

**AUDITOR-CONTROLLER:**

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

**ADJUSTMENT REQUESTED AND REASONS THEREFOR**

**FY 2015-16**

**3 - VOTES**

SOURCES		USES
PFU-VARIOUS		PROJECT AND FACILITY DEVELOPMENT
A01-CB-2000-13749-13760		A01-CF-5500-10190
SERVICES & SUPPLIES		OTHER CHARGES
DECREASE APPROPRIATION	2,000,000	INCREASE APPROPRIATION
		2,000,000

**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

# 4 FEB 23 2016

*Patrick Ogawa*  
**PATRICK OGAWA**  
**ACTING EXECUTIVE OFFICER**  
SOURCES TOTAL

2,000,000

USES TOTAL

2,000,000

**JUSTIFICATION**

Reflects transfer of \$2.0M from the Second District's Utility User Tax funding in the Provisional Financing Used budget to the Project and Facility Development Budget for a funding agreement with Community Development Commission to fund the predevelopment services, including initiation of Architectural/Engineering services, Commission project administration services, and other project-related costs for the Earvin "Magic" Johnson Park Master Plan Phase I Project.

*Chia-Ann Yen*  
AUTHORIZED SIGNATURE Chia-Ann Yen, Manager

BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

REFERRED TO THE CHIEF EXECUTIVE OFFICER FOR---

- ACTION
- RECOMMENDATION

AUDITOR-CONTROLLER

BY *Landon*  
DATE *Feb. 23, 2016*

B.A. NO. *141*

- APPROVED AS REQUESTED
- APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY *Chia-Ann Yen*  
DATE *Feb 23, 2016*