

EARVIN "MAGIC" JOHNSON RECREATION AREA REVISED MASTER PLAN



County of Los Angeles Department of Parks and Recreation
Supervisor Mark Ridley-Thomas, 2nd District

MAY 2018



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EARVIN “MAGIC” JOHNSON RECREATION AREA REVISED MASTER PLAN



MAY 2018

Prepared by:

County of Los Angeles
Department of Parks and Recreation

**County of Los Angeles
Department of Parks and Recreation**

John Wicker, Director
Norma Garcia, Deputy Director

County of Los Angeles Board of Supervisors

Supervisor Mark Ridley-Thomas, Second District



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MARK RIDLEY-THOMAS
SUPERVISOR, SECOND DISTRICT

May 2018

Dear Neighbors,

It is my pleasure to present the Earvin "Magic" Johnson Recreation Area Revised Master Plan.

First adopted by the Los Angeles County Board of Supervisors on February 23, 2016, the Master Plan reflects a partnership with hundreds of residents and park users who contributed their time and creativity during community meetings and public hearings to holistically reimagine the park.

The Master Plan includes components such as a community event center, a gymnasium, an aquatic center, an amphitheater, a wedding pavilion, a multi-purpose stadium, walking trails and other recreational amenities. To enhance the sustainability of the park and meet the cultural needs of the community, the Master Plan is now being updated to incorporate an innovative stormwater capture project and a cultural complex of facilities for the arts.

Over the past decade, this park was associated with environmental contamination that was discovered in association with the location's previous use as an oil tank farm. The implementation of this Master Plan is possible now that the site has been fully characterized, contaminated shallow soil has been removed, and soil vapor and ground water remediation is well underway. We now have the opportunity to revitalize the park with long-awaited, state-of-the-art amenities that can be implemented in a manner that is safe for all patrons.

As we move forward, we are committed to constructing high-quality recreational, educational, civic, and cultural amenities that showcase and celebrate innovation and environmental sustainability. I am pleased to be partnering with the County's Department of Parks and Recreation, Department of Public Works, the Community Development Commission, and Chief Executive Office, along with community stakeholders to implement the first phase of the Master Plan, which includes a 20,000-square foot event center, wedding pavilion, children's play area, walking paths, landscaping and a multi-benefit water quality project. We anticipate these improvements will be complete in 2020.

I look forward to seeing this community-driven vision become a reality.

With hope,

MARK RIDLEY-THOMAS
Supervisor, Second District



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

John Wicker, Director

Norma E. Garcia, Chief Deputy Director

May 2018

**EARVIN "MAGIC" JOHNSON RECREATION AREA
REVISED MASTER PLAN**

The County of Los Angeles Department of Parks and Recreation (DPR) is very pleased to present the Earvin "Magic" Johnson Recreation Area Revised Master Plan.

Earvin "Magic" Johnson Recreation Area has long been a cherished park in the heart of the Willowbrook community, dating back to when it was known as Willowbrook State Recreation Area. The 120-acre park has been very well-used by constituents who value it as a place to stroll, exercise, and spend quality time with family and friends. DPR takes great pride in our responsibility to operate and maintain the park which is a much-needed green oasis in South Los Angeles. The park serves both local and regional residents, including many from nearby communities that are lacking in parkland.

The Revised Master Plan offers a wonderful vision that will take the existing park to the next level by imaginatively and creatively transforming the park. DPR undertook extensive outreach efforts over the past five years to actively engage community members to develop the Master Plan. I am proud of this comprehensive planning effort and am confident that the implementation of this vision will enhance and activate spaces throughout the park to meet the diverse recreational, educational, civic, and cultural needs of the surrounding community and region. I am also thrilled to have the investment of funding and support from Supervisor Mark Ridley-Thomas, as well as the established and future partnerships with other County departments and organizations in our continuing efforts to revitalize the park and enhance park experience.

I would like to thank all of the residents, community-based organizations, and other stakeholders and partners who participated in the planning process and provided valuable input to shape the Master Plan. We are very excited that this Master Plan and its implementation will help to expand the rich legacy of park and recreational resources established in Willowbrook and the South Los Angeles region for generations to come.

Sincerely,

John Wicker
Director

ACKNOWLEDGEMENTS

A special thank you to the many constituents, stakeholders, and public officials who participated in the planning process and helped to develop this transformative vision of Earvin “Magic” Johnson Recreation Area. The park has always been well-used by the community. With the implementation of the proposed improvements, the park will become a world-class gem for the local community and the region to enjoy.



Figure 1: Island in the South Lake (Source: DPR)

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EXECUTIVE SUMMARY

Earvin “Magic” Johnson Recreation Area (EMJRA) is the most treasured and visited public park in the community of Willowbrook. The community values the park as a place to stroll, exercise, and spend time with family and friends. As a large facility, it serves both local and regional residents, including many from nearby communities that are lacking in parkland.

The park has not been significantly improved since 1985 and today some of the park’s infrastructure are in need of rehabilitation, upgrades, or replacement. The Los Angeles County Department of Parks and Recreation (DPR) has been working on a Master Plan to revitalize the existing 120-acre EMJRA since Summer 2014. The Master Plan was developed with substantial input from the community to ensure that the park will continue to be an asset to residents from Willowbrook and beyond. The Master Plan not only seeks to enhance the existing two lakes and walking paths in the park, it also proposes new facilities and amenities to address the growing and diverse recreational needs of park users. The Master Plan was adopted by the Los Angeles County Board of Supervisors on February 23, 2016.

The adopted Master Plan (herein referred to as the 2016 Master Plan) is a bold vision to enhance the community through improvements to existing facilities, addition of new amenities, and incorporation of adjacent properties to the park. The 2016 Master Plan includes the following components: community event center, gymnasium, equestrian center, South Agency Headquarters, aquatic center, multi-purpose stadium, amphitheater, skate park, water features, wedding pavilion, walking trails and exercise amenities, dog park, sculpture garden and civic plaza, restrooms, group picnic areas, children’s play areas, and parking. Due to both fiscal and environmental constraints, it was anticipated that implementation of the 2016 Master Plan would occur in six phases.

To enhance the park as a cultural destination for the community and improve its water resiliency, DPR has prepared a Revised Master Plan to modify various components of the 2016 Master Plan. The major changes include the replacement of the originally proposed South Agency Headquarters with a cultural complex consisting of facilities for the arts, the implementation of a stormwater treatment/recycled water system, and the retention of the South Lake. The proposed cultural complex will fill a void in South Los Angeles which currently lacks facilities that promote and support the arts, and address the community’s need for art facilities as expressed during the development of the Master Plan and the Willowbrook Community Parks and Recreation Plan. Also, the park provides a suitable location to divert wet and dry stormwater run-off from the nearby Compton Creek. The stormwater will be detained in the park where it will be treated and cleaned, and then pumped into the South Lake and also used to irrigate the park. This stormwater project advances the County’s stormwater resiliency and clean water goals consistent with the Enhanced Watershed Management Plan for the Lower Los Angeles River.

Besides the above changes, the remainder of the 2016 Master Plan would continue to be developed in four future phases. When fully implemented, the planned improvements will result in the park having increased and flexible space for community use and events, and a greater emphasis on the park’s role as a gathering place for residents.

PROJECT LOCATION

The park site is located in the unincorporated community of Willowbrook, with a small section at the northern end of the site within the City of Los Angeles. Adjacent cities and communities include the City of Los Angeles and City of Gardena to the west, City of Los Angeles to the north, City of Compton to the east, and City of Carson to the south.

Regional access to the park is provided by Interstate 105 (I-105) approximately ¼ mile to the north, and Interstate 110 (I-110) approximately 1 ¼ miles to the west. I-105, which runs in the east-west direction north of the park, connects with I-110, which runs north-south. The park is generally bounded by 120th Street to the north, Avalon Boulevard to the west, El Segundo Boulevard to the south, and Clovis Avenue to the east.

Along the areas east of the park are single-family homes. Areas south of the park include single-family homes, school, and other public parks. Centennial High School is located to the southeast; south and west of the park along El Segundo Boulevard are retail, restaurants and light industrial uses. North of the park are single-family homes and apartments.

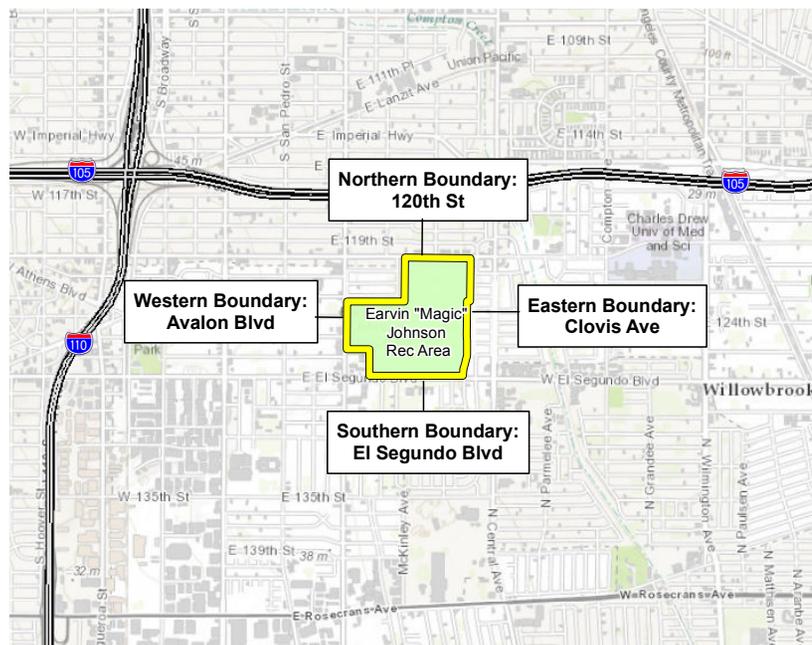


Figure 2: Project Location Map (Source: GIS)

There are two parcels that form a peninsula jutting into the existing park site from the east. The Community Development Commission (CDC) owns the north parcel, also known as the former UVA Site, which will be transferred to the County. Adjoining the CDC-owned parcel to the south is the former Ujima Housing Corporation (UHC) site, which is being acquired by the County. The UVA site has been closed and is now demolished. A former day care facility that previously existed on the former UHC site has been temporarily relocated outside of the park vicinity. Both sites are included in the Master Plan for future expansion.

An aboveground City of Los Angeles Department of Water and Power utility line traverses the west side of the Park. It is a 100-foot-wide easement, oriented north-south and 1600 feet long. The land contains a series of transmission towers. The existing electrical transmission line easement would remain in place and no development is proposed to occur within the easement.

DEMOGRAPHICS

The unincorporated community of Willowbrook has a population of about 36,000 residents. Over the past two decades, the Willowbrook area has undergone consistent growth in population, increasing by 4 percent from 1990 to 2000, and by 5 percent from 2000 to 2010. Los Angeles County as a whole has also experienced growth in the past two decades: 7 percent between 1990 and 2000, and 3 percent between 2000 and 2010. A steady growth in population in Willowbrook reflects the need to continue providing new recreational facilities and services to adequately serve community residents.

Nearly two-thirds (64 percent) of the population in Willowbrook is Latino, while 34 percent is African American. From 2000 to 2010, the Latino population in Willowbrook increased by approximately 10 percent, while the African American population decreased by 10 percent. Growth in the Latino population is a trend observed countywide. It is important to provide recreational amenities and programming that meet the unique and diverse needs of community residents, taking into consideration cultural differences in park uses and preferences.

The following table shows the 2017 estimates by ESRI for the areas located within a one, three and five miles ring of EMJRA. The median household income of the area within the 5-mile ring is \$41,095, which is significantly lower than the County’s median household income of \$57, 952. About 44 percent of the population in Willowbrook is very low or low income, meaning they make less than \$35,000 annually. This is a significant percentage of the population and emphasizes the need to provide free or reduced-cost recreational facilities and programming to meet the needs of lower income residents in order to improve their access and opportunities for physical activity.

Table 1: Demographics by Distance to Park (Source: ESRI)

2017 Estimates by ESRI	1-mile ring	3-mile ring	5-mile ring
Population	33,307	360,015	983,326
Households	8,579	88,748	255,840
Average Household Size	3.84	4	3.81
Median Age	30.0	28.8	30.1
Median Household Income	\$42,203	\$37,313	\$41,095
Average Household Income	\$56,979	\$50,376	\$55,842
Per Capita Income	\$15,140	\$12,901	\$14,882

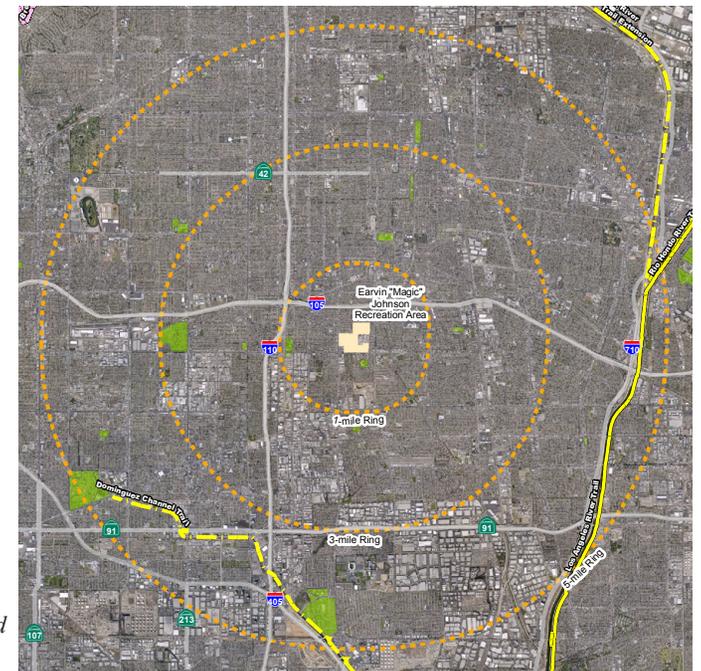


Figure 3: Areas located within a one, three and five mile rings from the park. (Source: GIS)

SITE HISTORY

The EMJRA site was originally occupied by the Athens Tank Farm, which was owned and operated by the ExxonMobil Oil Corporation, for storage and distribution of petroleum products from 1923 through 1962. The tank farm equipment and facilities were removed in 1964. The site was vacated by ExxonMobil in 1965 and a portion was later developed with the Ujima Village Apartment Complex (UVA) site, located at Clovis Avenue and East 126 Street, in the early 1970s, with funding by a mortgage insured by the U.S. Department of Housing and Urban Development (HUD). A portion of the Master Plan site was also developed with the UHC structures, which was adjacent to the UVA site and was also developed in the early 1970s. The remainder of the Master Plan site was developed with the existing park between 1977 and 1985 as a joint project of California State Parks and County of Los Angeles Department of Parks and Recreation which was called the Willowbrook State Recreation Area and comprised of 95.83 acres. An additional 4.72 acres was added through a lease and a joint use agreement with the City of Los Angeles Department of Water and Power for a total of 99.54 acres.

The park was developed in three phases. Phase One was completed in January 1982 and included grading, building two lakes with the connecting stream, partial landscaping and irrigation, and some walkways. Phase Two was completed in December 1983 and included two comfort stations, picnic areas, a playground, outdoor area for seniors, more landscaping and irrigation, and the south parking lot. Phase Three was completed in May 1985 and included more picnic areas, walkways, landscaping, irrigation, and the north parking lot. A Quit Claim Deed was filed by the State Parks on December 1, 1987 to transfer the Park to the County. In 1992, the Park was renamed to the Earvin “Magic” Johnson Recreation Area to honor the former Los Angeles Lakers professional basketball player. By 1995, HUD had foreclosed on the UVA site and had sold the site to the Community Development Commission (CDC). CDC vacated the site and it was demolished in 2013. The UVA property (tract number 25674, parcels 906 and 907) will be transferred from the CDC to the County of Los Angeles. The CDC has obtained approval from the HUD to reuse the property for open space and recreational use and to transfer the property to the County for development as a public park and recreation area. Once owned by the County, this property will add to the existing park acreage and provide the opportunity for the pursuit of timely, coordinated, and enhanced recreational, open space, and cultural amenities consistent with the Master Plan. On February 23, 2016, Los Angeles County Board of Supervisors adopted the Park Master Plan which supersedes the State’s 1978 Resource Management Plan and General Development Plan for Willowbrook State Recreation Area. The 2016 Master Plan encompasses approximately 126 acres of land, including the existing park (104 acres), the CDC-owned site (16 acres), and the privately-owned UHC site (6 acres). Vacated in 2013, the UHC site is being acquired by the County. Existing development on the site will be demolished.

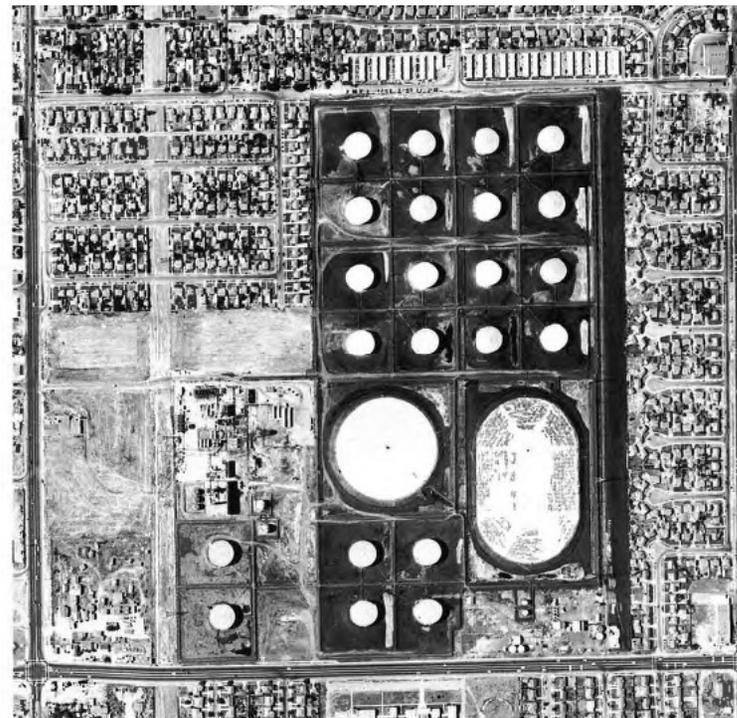


Figure 4: Athens Tank Farm (Source: CA State Waterboard)

ONGOING SITE REMEDIATION

Almost the entire EMJRA site is located on the former Athens Tank Farm. The former Athens Tank Farm was a petroleum products storage and distribution facility that consisted of two large crude oil reservoirs, 22 above ground storage tanks, absorption plants, and pipelines.

On February 17, 2000, Phase I Environmental Site Assessment prepared for previous park development reaffirmed soil contamination issues (petroleum hydrocarbons/VOCs) are likely as a result from previous operations of the Athens Tank Farm. The RWQCB assumed jurisdiction over the site investigation in 2006, with support of DTSC and the Department of Public Health. Initial site assessments (2008 and 2009) for the current investigation were conducted by Kleinfelder West, Inc., on behalf of Exxon-Mobil as is the current sampling and monitoring investigation.

A Remedial Action Plan (RAP) was prepared in 2012 by Kleinfelder West Inc. to address impacted soils and soil vapors on the project site. The RAP provides for implementation of a remedial technology to mitigate concentrations of soil vapor. These environmental cleanup efforts are currently in process. On July 24, 2012, the California Environmental Protection Agency (CalEPA) announced its decision to assign DTSC a co-lead with the RWQCB to ensure the health, safety, cleanup and community outreach efforts are conducted collaboratively on the former Athens Tank Farm site and surrounding area.

Ground water monitoring is ongoing in both shallow and deep groundwater wells, and a Groundwater RAP for groundwater remediation was approved in 2017. Soil vapor extraction (SVE) has been pilot-tested and Phase II Horizontal Wells were installed under the CDC-owned property in 2014. The results from the SVE will be used by the RWQCB to determine if the third phase will be implemented. The SVE results will provide the basis for a full remediation program by Exxon-Mobil. Off-site groundwater and soil testing will be included as the contamination plume is presumed to have migrated off-site to the south and east of the property.

The lake water has also been found to possibly be contaminated. Through signage, the County has instructed the public to not consume any fish caught in the lakes. Although DPR practices a catch and release program for fishing, the signs were installed to emphasize the requirement of releasing the fish in case of any contamination.

RELATED PARK PLANNING EFFORTS

Various park planning efforts have taken place in and around the community of Willowbrook. Summarized below are the plans that have shaped and influenced the planning and development for the Earvin “Magic” Johnson Recreation Area.

Los Angeles County General Plan – Parks and Recreation Element

Adopted by the Los Angeles County Board of Supervisors on October 6, 2015, the Los Angeles County General Plan provides the policy framework and establishes the long-range vision for how and where the unincorporated areas will grow, and establishes goals, policies,

and programs to foster healthy, livable, and sustainable communities. The Parks and Recreation Element provides policy direction for the maintenance and expansion of the County’s parks and recreation system. The goals and policies set forth in this Element address the growing and diverse recreation needs of the communities served by the County. The County also offers unique trail user opportunities that showcase its diverse scenery and provide connectivity to parks, open spaces, cultural resources, and wilderness areas.

The Revised Master Plan is consistent with and implements the following policies in the Parks and Recreation Element:

- Policy P/R 1.1: Provide opportunities for public participation in designing and planning parks and recreation programs.
- Policy P/R 1.2: Provide additional active and passive recreation opportunities based on a community’s setting, and recreational needs and preferences.
- Policy P/R 1.3: Consider emerging trends in parks and recreation when planning for new parks and recreation programs.
- Policy P/R 1.4: Promote efficiency by building on existing recreation programs.
- Policy P/R 1.5: Ensure that County parks and recreational facilities are clean, safe, inviting, usable and accessible.
- Policy P/R 1.6: Improve existing parks with needed amenities and address deficiencies identified through the park facility inventories.
- Policy P/R 1.8: Enhance existing parks to offer balanced passive and active recreation opportunities through more efficient use of space and the addition of new amenities.
- Policy P/R 1.10: Ensure a balance of passive and recreational activities in the development of new park facilities.

Los Angeles Countywide Parks and Recreation Needs Assessment

Adopted by the Board of Supervisors on July 5, 2016, the Countywide Parks Needs Assessment was a historic and significant undertaking to engage all communities within Los Angeles County in a collaborative process to gather data and input for future decision-making on parks and recreation. The primary goal of the Parks Needs Assessment was to quantify the magnitude of need for parks and recreational facilities, and determine the potential costs of meeting that need. This goal has been accomplished, as evidenced by the final report which uses a transparent, best-practices approach to evaluate park and recreation needs, and is the product

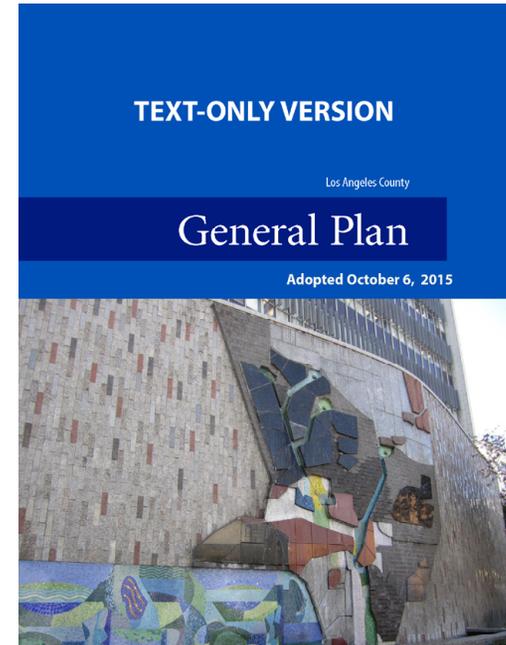


Figure 5: Los Angeles County General Plan (Source: County of Los Angeles, Department of Regional Planning)

Figure 6: Los Angeles Countywide Parks and Recreation Needs Assessment (Source: DPR)



of an engagement process that involved the public, cities, unincorporated communities, community-based organizations, and other stakeholders. Specifically, the Parks Needs Assessment:

- Uses a set of metrics to measure and document park needs for each study area;
- Establishes a framework to determine the overall level of park need for each study area;
- Offers a list of priority park projects for each study area;
- Details estimated costs for the priority park projects by study area;
- Builds a constituency of support and understanding of the park and recreational needs and opportunities; and
- Informs future decision-making regarding planning and funding for parks and recreation.

Earvin “Magic” Johnson Recreation Area is located within the Unincorporated Willowbrook Study Area which is determined to be an area of High park need. In addition, Willowbrook is surrounded by various cities and unincorporated communities with Very High or High park need, including Compton, Lynwood, West Athens-Westmont, and the City of Los Angeles – Southeast Los Angeles and Harbor Gateway Study Areas. As a park that will offer a variety of amenities that are not readily available in South Los Angeles, EMJRA will help to meet the recreational needs of residents from both Willowbrook and nearby communities.

Willowbrook Community Parks and Recreation Plan

DPR completed Community Parks and Recreation Plans in February 2016 to envision greener futures for the six of the most park poor unincorporated communities in Los Angeles County: East Los Angeles, East Rancho Dominguez, Lennox, Walnut Park, West Athens-Westmont, and Willowbrook. Each of the six plans identifies and addresses the unique park and recreation needs of the communities. Specifically, each plan first examines existing conditions, including: local demographics; existing parkland and recreational facilities; parkland gaps; recreation programs currently offered; trees and tree canopies in existing parks; transportation, safety and connectivity issues as they relate to parks; and availability of land for recreation purposes. Based upon the review of existing conditions and findings from the public outreach process, each plan provides a detailed assessment and prioritization of the community’s park and recreation needs. The plan then presents a green space vision, design concepts for potential new park projects, and strategies to address the identified needs. Finally, the plan identifies possible partnership and funding opportunities, and details next steps to implement the green space vision and strategies.

As part of the public outreach process for the Willowbrook Community Parks and Recreation Plan, community members expressed the need for a wide variety of recreational amenities, including the following: exercise facilities, such as new walking and running paths; play space for children; spaces for older youth, including sports facilities; gathering places for community and family events; an arts facility; a performance space; a splash pad; and an equestrian center, including stables, riding rings, equestrian trails; and green infrastructure. Implementation of the Revised Master Plan will address many of these needs by including expansion and

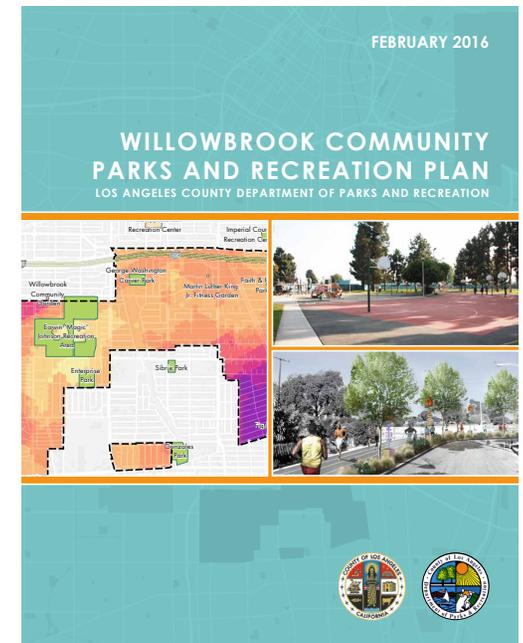


Figure 7: Willowbrook Community Parks and Recreation Plan (Source: DPR)

comprehensive rehabilitation of the existing park and the construction of new, state-of-the-art recreational facilities (LEED Gold community event center, arts facility, museums, wedding pavilion, equestrian center with stables and riding rings, gymnasium, aquatic center, multi-purpose stadium, etc.) and amenities (picnic areas, amphitheater for a performance space, outdoor basketball courts, water features, walking trails and exercise amenities, children’s play areas, dog park, splash pad, fishing lake, restrooms, green infrastructure, etc.).

OTHER PLANNING AND DEVELOPMENT EFFORTS IN WILLOWBROOK

There are various other recently completed or currently underway planning and development efforts in Willowbrook that impact parks, recreation, and urban greening. These following plans include direction for parks, plazas, and streetscape improvements.

Martin Luther King, Jr. (MLK) Medical Center Campus Master Plan

As part of the process to reopen the Martin Luther King, Jr. Multi-Service Ambulatory Care Center (MLK-MACC), formerly Martin Luther King Jr./Drew Medical Center, in northeastern Willowbrook, the MLK Medical Center Campus Master Plan was developed by Los Angeles County and outside consultants. The campus plan envisioned a “Wellness Community,” in the area surrounding the medical facility. The Wellness Community is designed around the medical complex as a healthy lifestyle hub with new opportunities for physical activity, food access, and preventative healthcare.

The master plan incorporates numerous new plazas, green spaces, gardens, and streetscape improvements, as well as a connective pedestrian pathway, called the Wellness Spine, connecting the different component pieces. Martin Luther King Fitness Garden is within the project area and was designed to fit with the public health theme of the Wellness Community. Fellowship Garden of Love at Holmes will be the first community garden in the Master Plan area, but other community gardens are proposed at various sites in the Master Plan, as well as a substantial urban forest buffer between the 105 Freeway and the Wellness Community.

Willowbrook/Rosa Parks Station Improvement Project

The Rosa Parks Metro Station is located at the intersection between the blue and green light rail lines under the 105 Freeway near the edge of the Martin Luther King, Jr. Hospital Campus Master Plan area. The station is over 25 years old and in addition to providing service for the light rail lines, the station is the hub for six Metro buses and three local shuttles. Metro is planning to implement station upgrades to improve access to the station and accommodate increased use, which will involve renovation of the existing station and expansion to the area south of the existing station.

Willowbrook Transit-Oriented District (TOD)

Prepared by the Department of Regional Planning, the Willowbrook TOD Specific Plan is intended to build on the vision of the MLK Center Master Plan and the Willowbrook/Rosa Parks Station Improvement Project. The TOD Specific Plan sets up an implementation strategy for the area surrounding the Metro Station that will focus on housing, retail, and institutional uses around the station, as well as access from the station into the community.

Willowbrook Streetscape Project

Also located within the Martin Luther King, Jr. Hospital Campus Master Plan area, the Willowbrook Streetscape Project includes improvements along 120th Street from Compton Avenue to Wilmington Avenue, 119th Street from Wilmington Avenue, and S. Wilmington Avenue from the 105 Freeway to 120th Street. The Department of Public Works will improve pedestrian and bicycle conditions along these corridors and introduce elements of green infrastructure, including street trees and stormwater treatment.

Compton Creek Regional Garden Park Master Plan

The City of Compton completed a Master Plan for the Compton Creek corridor within their City boundary. The plan ends at the Willowbrook border but includes a vision for a green corridor along the creek with parks, trails and green infrastructure lining the route. The vision calls for the softening of the creek edge and increased access, allowing the public to have a more positive experience with the creek than the current one with the closed concrete channel.

TRAIL PLANNING

There are currently no trails that traverse or are directly adjacent to EMJRA. However, about a 1/2 mile from EMJRA, Compton Creek creates a north-south corridor through the center of Willowbrook. In this area, the creek is below grade in a concrete v-ditch with no formal access to the water's edge. Through a lease agreement with the Los Angeles County Flood Control District (FCD), DPR developed a pedestrian walking path along the channel between E. 120th Street and E. 118th Street. The project includes a 12-foot wide decomposed granite (DG) trail, benches, and a rip-rap swale along the channel edge. The project also includes safety fencing between the trail and the channel and decorative gates at the intersection with the public streets. The project was constructed by the Los Angeles Conservation Corps, a crew that hires local youth to install public works projects. DPR is currently planning a second phase of the Compton Creek Trail in Willowbrook, which will extend between E.120th Street and El Segundo Boulevard, the border of the City of Compton.

Also, Rail-to-Trail Conservancy has developed a multi-use bike trail, the Compton Creek bike path runs through the heart of the city of Compton, beginning at El Segundo Boulevard and continuing south to the Los Angeles River confluence. The path runs along the east bank of Compton Creek and provides access to businesses, churches and the civic center. There are also 18 schools, seven parks and two public transit stations within a half-mile of the Compton Creek bike path. There are 44,661 residents that live within a half-mile of the Compton Creek bike path. In addition, the City of Compton developed the Compton Creek Regional Garden Master Plan that proposed creating a more naturalized channel with trail improvements along the edge, discussed below. The City has implemented some trail improvements along the creek.



Figure 8: Compton Creek Trail (Source: Willowbrook CPRP)

Completed in February 2016, the Willowbrook Community Parks and Recreation Plan (CPRP) proposes the repurposing of existing corridors within the community and builds on the other ongoing green infrastructure projects, such as the Willowbrook Transit-Oriented District Specific Plan and the Los Angeles County Bike Master Plan, to create a pedestrian-, bike-, and equestrian-friendly network, connecting residents to green space and providing linear greenways. Figure 5.2 in the CPRP illustrates key connections and corridors for linking existing open space with future projects, both within the community and in the surrounding area. For detailed information about these connections, please refer to the CPRP.

REVISED MASTER PLAN

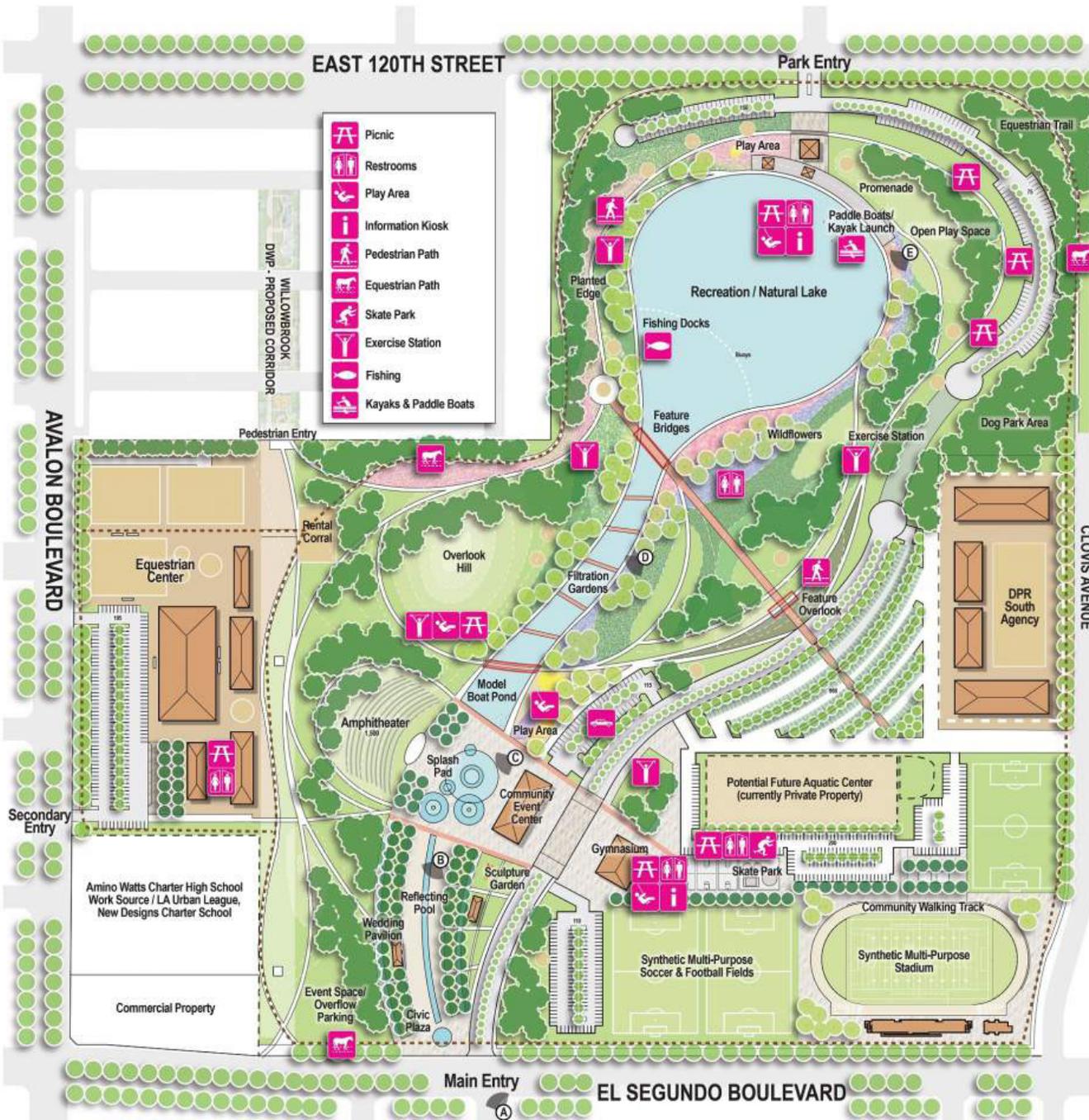
THE 2016 MASTER PLAN

The adopted Master Plan (2016 Master Plan) was envisioned to enhance the community through improvements to existing facilities, addition of new facilities, and incorporation of adjacent properties to the Park. The 2016 Master Plan includes the following components: community event center, gymnasium, equestrian center, South Agency Headquarters, aquatic center, multi-purpose stadium, amphitheater, skate park, water features, wedding pavilion, walking trails and exercise amenities, dog park, sculpture garden and civic plaza, restrooms, group picnic areas, children's play areas, and parking.

Due to both fiscal and environmental constraints, it was anticipated that implementation of the 2016 Master Plan would occur in six phases. Phase 1 is generally located in the center of the site and has the lowest level of remediation constraints. The remaining five phases could be developed in a variety of different sequences as remediation phases are completed and funding for construction of amenities becomes available.

During the project process, DPR and the office of Supervisor Mark Ridley-Thomas worked with the public to develop a master plan that would imaginatively and creatively transform the park. DPR undertook extensive outreach efforts to inform project stakeholders and





Opposite Page - Figure 9: Multi-Use Trail with Native Vegetation by the North Lake (Source: AHBE)

Figure 10: 2016 Adopted Master Plan (Source: AHBE)



continuously engage the general public, park users, and local residents in a dialogue about the adequacy of the existing park and what could be done to improve their park user experience. In addition, DPR met with the Regional Water Quality Control Board (RWQCB) and Department of Toxic Substances Control (DTSC) to discuss preliminary Master Plan efforts. Public hearings were conducted by the Regional Planning Commission and the Board of Supervisors prior to the adoption of the Master Plan and the EIR.



Figure 11: Community Workshop Meeting (Source: DPR)



Figure 12: Community Workshop Meeting (Source: DPR)

THE REVISED MASTER PLAN

To enhance the park as a cultural destination for the community and improve its stormwater resiliency, DPR has prepared a Revised Master Plan to modify various components of the 2016 Master Plan. The major changes include the replacement of the originally proposed South Agency Headquarters with a cultural complex consisting of facilities for the arts, the implementation of a stormwater treatment/recycled water system, and the retention of the South Lake. The proposed cultural complex will fill a void in South Los Angeles which currently lacks facilities that promote and support the arts, and address the community's need for art facilities as expressed during the development of the Master Plan and the Willowbrook Community Parks and Recreation Plan. Also, the park provides a suitable location to divert wet and dry stormwater run-off from the nearby Compton Creek. The stormwater will be detained in the park where it will be treated and cleaned, and then pumped into the South Lake and also used to irrigate the park. This stormwater project advances the County's stormwater resiliency and clean water goals consistent with the Enhanced Watershed Management Plan for the Lower Los Angeles River.

In addition, under the Revised Master Plan, surface parking areas would be replaced with a 2-story 800-space parking structure and a 2-story 600-space parking structure at project build-out. The active athletic fields and aquatic center would be slightly reconfigured adjacent to the East 126th Street alignment, and facilities at the existing County maintenance yard would be relocated to accommodate parking at the equestrian center.



Figure 13: Looking across the South Lake to the Community Event Center (Source: AHBE)

Development under the Revised Master Plan would still occur in phases. Table 1, Comparison of Master Plan Phasing, shows the components originally included in the 2016 Master Plan, and compares them to the components included in Phases 1A, 1B and Buildout of the Revised Master Plan. (Refer to Table 2 in Phasing Plan section.)

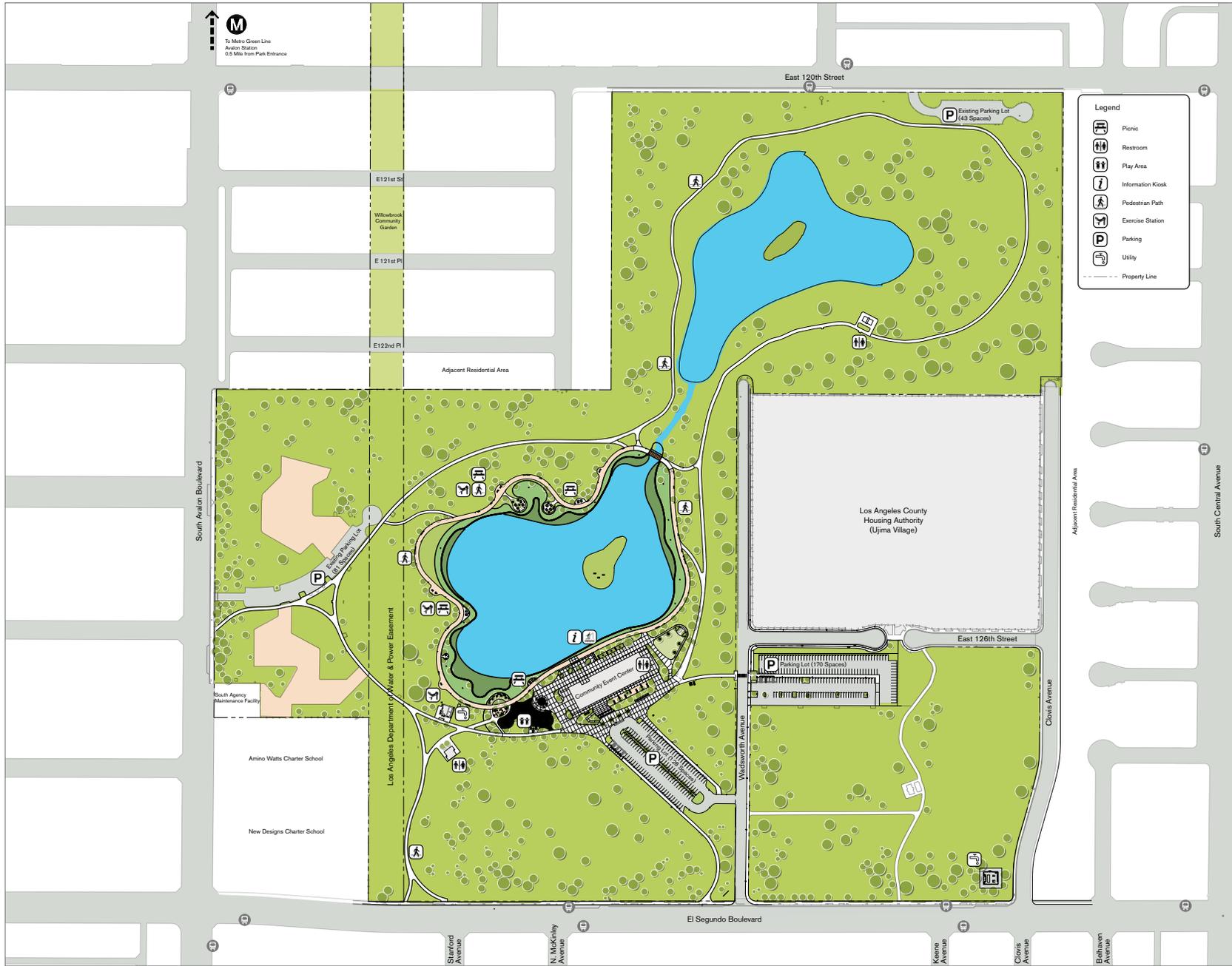
An Addendum to the Certified EIR has been prepared to demonstrate that the potential impacts associated with the changes to the 2016 Master Plan were adequately addressed within the impact analysis provided in the Certified EIR.



Figure 14: Gathering Space behind the Community Event Center by the South Lake (Source: AHBE)

The Revised Master Plan provides for the development of a variety of recreational facilities and amenities within the boundaries of the existing park. It is a revision of the 2016 Master Plan that was adopted by the Board of Supervisors on February 23, 2016. Phase 1A, 1B, and Full Buildout of the Revised Master Plan are illustrated on the following site plans.

Earvin "Magic" Johnson Recreation Area Revised Master Plan - Phase 1A

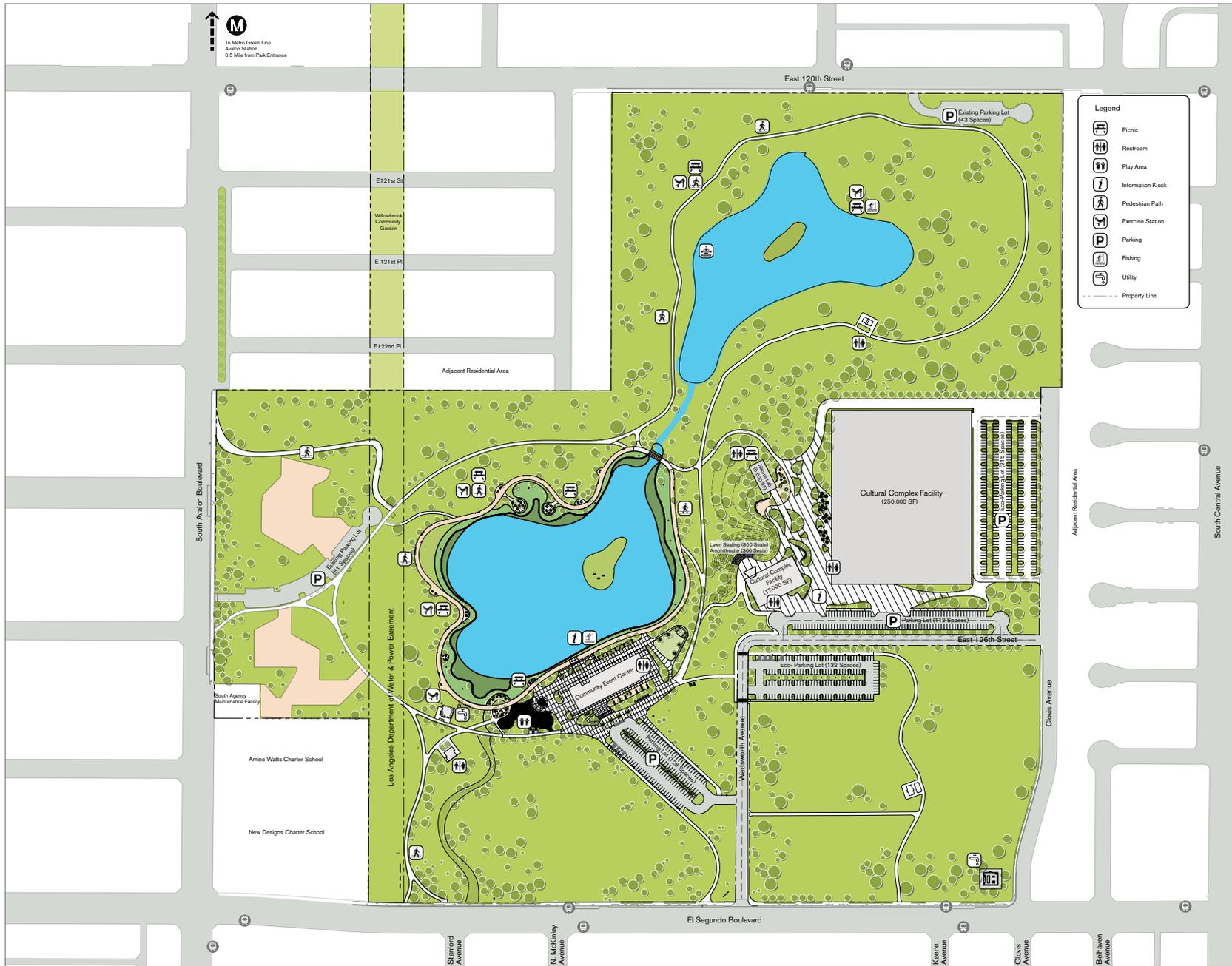


Rev. 17 April 2018

Figure 15: Phase 1A Revised Master Plan (Source: AHBE)



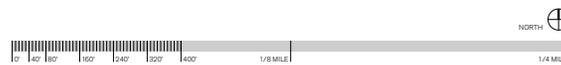
Earvin "Magic" Johnson Recreation Area Revised Master Plan - Phase 1B



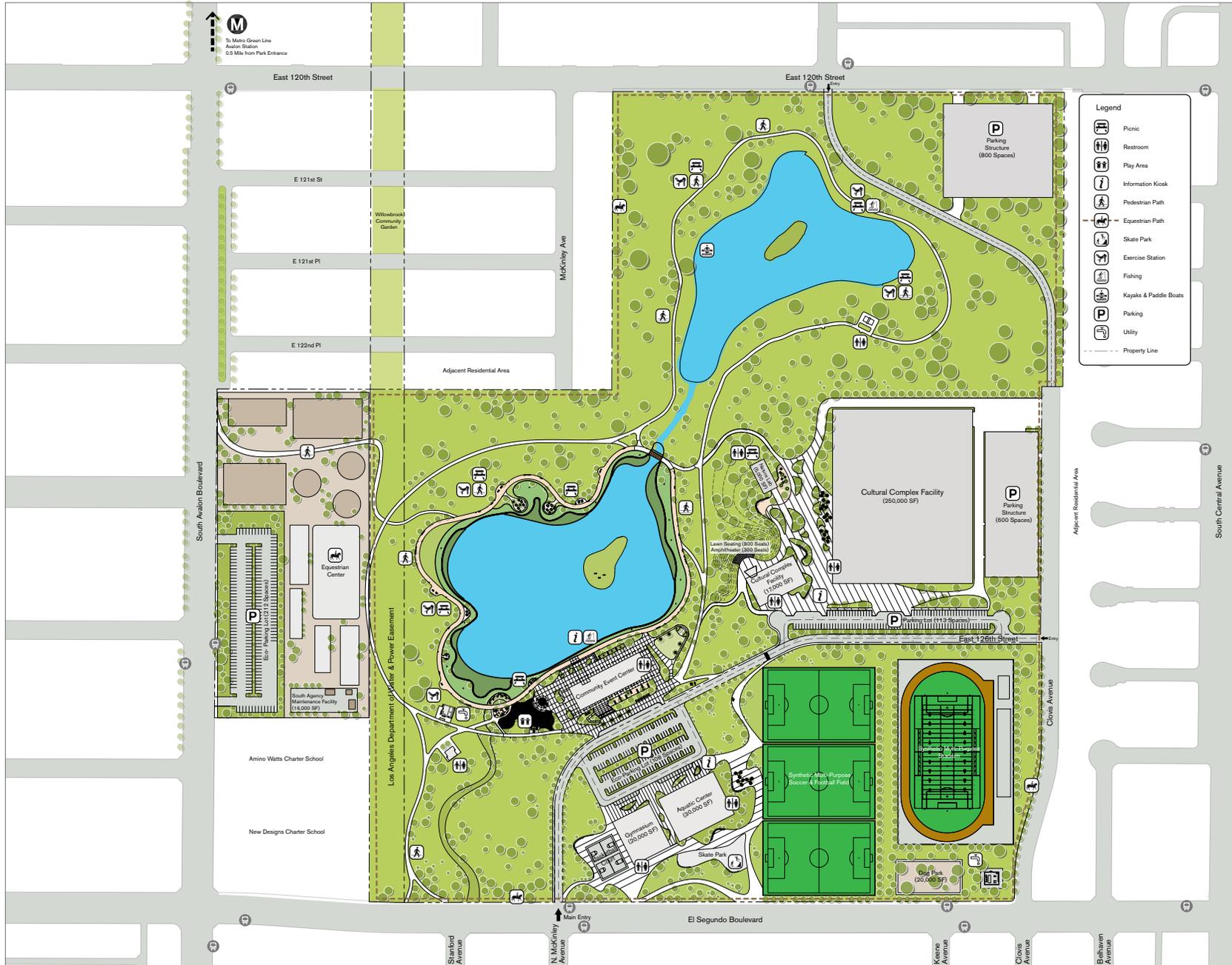
Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

Rev. 30 April 2018

Figure 16: Phase 1B Revised Master Plan (Source: AHBE)



Earvin "Magic" Johnson Recreation Area Revised Master Plan - Full Buildout



Note: Design of buildings are intended to be diagrammatic for the purposes of the Master Plan and will be refined at later stages in the process.

Rev. 30 April 2018

Figure 17: Full Buildout Revised Master Plan (Source: AHBE)



PHASING PLAN

Development under the Revised Master Plan would occur in phases. Table 2, Comparison of Master Plan Phasing, shows the components originally included in the 2016 Master Plan, and compares them to the components included in Phases 1A, 1B and Full Buildout of the Revised Master Plan.

Table 2: Comparison of Master Plan Phasing (Source: Psomas)

2016 Master Plan Plan Components	Phase	Revised Master Plan			
		Phase 1A	Phase 1B	Buildout	
Community Event Center	Phase I	Minor Relocation			
Gymnasium				Minor Relocation	
Amphitheater			Reduced Seating		
Interactive Fountain Area (Splash Pad)		Minor Relocation			
Wedding Pavilion		Minor Relocation			
Civic Plaza		Minor Relocation			
Model Boat Area		South Lake Biofiltration, Stormwater Treatment, and Irrigation System			
Lake/Water Area and Reflecting Pool Area					
Sculpture Garden					
Surface Parking			Eco-Parking Lot		
South Agency Headquarters	Future Phase		Cultural Complex and Eco-Parking Lot	Parking Structure	
Equestrian Center	Future Phase			No Change	
Aquatic Center	Future Phase			Minor Relocation	
Multi-Purpose Stadium	Future Phase			Relocated	
Outdoor Athletic Fields				Minor Relocation	
Skate Park Area				Minor Relocation	
Outdoor Basketball				Minor Relocation	
Surface Parking				Minor Relocation	
Play Areas	Future Phase			Relocated	
Dog Park				Relocated	
Fishing Dock Area				Minor Relocation	
Paddle/Kayak Boats				Minor Relocation	
Surface Parking				Parking Structure	
Restrooms	Various			Minor Relocation	
Group Picnic Areas	Various			Minor Relocation	
Trail System	Various			Minor Relocation	
Exercise Station Areas	Various			Minor Relocation	

REVISED MASTER PLAN - PHASE 1A

Development under Phase 1A would rearrange many of the original components in Phase 1 of the 2016 Master Plan and add new components. The community events center, community plaza, children’s play area, splash pad, and wedding pavilion would be located on the southern side of the South Lake. The existing surface parking lot on the south side of the South Lake would remain and a new “eco-parking lot” would be constructed east of Wadsworth Avenue on the former UHC property (located south of the UVA site). The existing restroom located on the south side of the South Lake would remain and be rehabilitated. Phase 1A consists of the following primary components:

Community Event Center

With an area of about 20,000 square feet, the community event center is envisioned to be the focal point of the park. It would include a lobby with informational displays and reception area, restrooms, kitchen, support area for staff and storage, and maintenance and electrical areas. The County is seeking Leadership in Energy and Environmental Design (LEED) Gold certification for the community event center. The center is proposed to be open 9:00 am to 8:00 pm on weekdays and open 9:00 am to 5:00 pm on weekends. Times of operation could be extended to accommodate the schedule of events.

Children’s Play Area and Splash Pad

A children’s play area and a water play area are proposed on the southern side of the South Lake and west of the community event center.

Community Ring

A “community ring” has been added around the South Lake and would be the main walking path; it would also connect to the other existing walking paths throughout the park site. Picnic areas, exercise amenities, seating areas, viewing areas, and an observation deck would be developed along the community ring.

Wedding Lawn

A wedding lawn is proposed on the southern side of the South Lake, adjacent to the community event center. The wedding lawn is envisioned to be about 1,250 square feet in size, and accommodate 100 to 200 people. The wedding lawn would be partially covered and would include garden amenities. The wedding lawn would be open seven days a week from 9:00 am to sunset. Times of operation could be extended to accommodate the schedule of events. Rental fees would apply to this park amenity for large events, such as weddings.



Figure 18: Public Plaza in front of the Community Event Center (Source: AHBE)

Biofiltration Gardens and Stormwater Recycling System

Willowbrook was once distinguished by grassland with willow trees and a slow, shallow brook traversing the landscape. Hence the name, “willow brook”. In the early days, it was rich in spring water and winter rains would bring up fine strands of rye grass between the gravelly ridges that were left by long-ago floods from the Los Angeles River. What was once marshes and grazing land for cattle, has now become an urbanized mix of residential and commercial uses in South Los Angeles. “Water” has always been a part of Willowbrook’s story. That is why in developing a vision for the Revised Master Plan, DPR and its team of consultants carried forward this core theme and wanted to pay tribute to this life-giving element. Demonstrating how “water” could be used to create community, while paying homage to “water” as our transformative conceptual muse. There was also a need to include discourse of how “water” is a precious and scarce resource in our region. To recognize this, a sustainable layer has been added to the concept that would provide a water treatment system to clean the lake water and be used to irrigate the landscape throughout the site. In the physical design form, this would be a water body that takes on several forms, from urban to natural, and functions as a water treatment element – capturing and cleaning the regional watershed through biological means – a living system that uses existing stormwater to replenish the water bodies. This would bring an educational aspect to the project that the community could appreciate for years to come.

New biofiltration garden areas would be constructed in edge areas around the South Lake to act as a filtration mechanism further cleaning the recycled water before it flows into the South Lake. The new stormwater treatment system would involve the collection of dry weather and wet/storm water flows from the stormdrain system beneath the intersection of Clovis Avenue and El Segundo Boulevard into a diversion structure located at the southeast corner of the Project site. Pipelines will be installed to transport flows to the pre-treatment facility and pump station located west of the Community Center. A pretreatment vault would involve aluminum sulfate (alum), which facilitates the capture of suspended

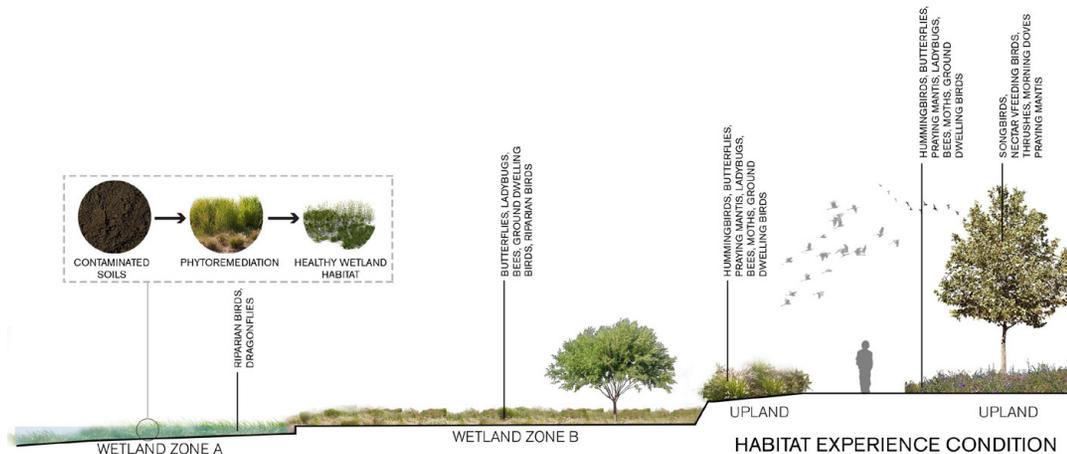
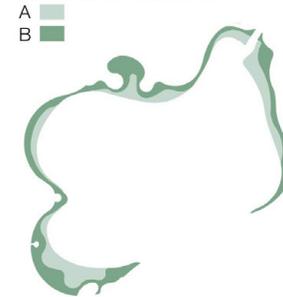


Figure 19: Biofiltration Gardens Surrounding the South Lake Perimeter (Source: AHBE)

UPLAND GRASSLANDS /
COASTAL SAGE SCRUB MIX
URBAN CONTEXT



WETLAND ZONES



COASTAL SAGE SCRUB
RESTORATION
PATCHES

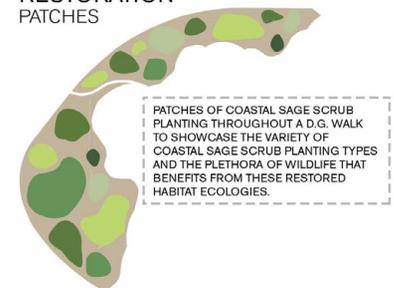


Figure 20: Perimeter Treatments for South Lake (Source: AHBE)

particulates in the water. Pretreated water and potable water would then be pumped into a subsurface irrigation wetwell that would discharge into the South Lake and a recycled water irrigation system. Water within the South Lake would be circulated into the North Lake, where an additional irrigation pump would be installed to irrigate the Project site with recycled water. Water would then be circulated via a recirculation pump vault back to the alum pretreatment vault at the South Lake.

REVISED MASTER PLAN - PHASE 1B

To enhance the park as a cultural destination for the community, Phase 1B proposes a “cultural complex,” consisting of various facilities for the arts, a nature lab, and an adjacent outdoor amphitheater. The proposed cultural complex will fill a void in South Los Angeles which currently lacks facilities that promote and support the arts, and address the community’s need for art facilities as expressed during the development of the Master Plan and the Willowbrook Community Parks and Recreation Plan (CPRP). As part of the planning and outreach processes for the 2016 Master Plan and the CPRP, constituents expressed the need for a wide range of amenities that were lacking in the community, including: exercise facilities, such as new walking and running paths; play space for children; spaces for older youth, including sports facilities; gathering places for community and family events; an arts facility; a performance space; a splash pad; an equestrian center; and green infrastructure. Most of these amenities were already included in the 2016 Master Plan. The Revised Master Plan is now addressing the community’s unmet need for an arts facility and a performance space by incorporating a cultural complex, which has been determined to be a more appropriate use of the site than the previously proposed South Agency Headquarters.

Figure 16, Revised Master Plan - Phase 1B, depicts the site facilities after development under Phase 1B. The primary component of Phase 1B is the proposed cultural complex. A 113-space surface parking lot would be developed south and a 215-space eco-parking lot would be developed to the east of the cultural complex facilities. Under Phase 1B, the portion of Wadsworth Avenue north of East 126th Street would be vacated and would become part of the park area and the new amphitheater. The bulb-outs located along East 126th Street would be removed and East 126th Street would be constructed as a through street. These proposed facilities would be largely developed on the former UVA site, which was previously proposed for development of the South Agency Headquarters in the 2016 Master Plan. Phase 1B consists of the following primary components:

Cultural Complex Facilities

The cultural complex would potentially include: a facility with up to approximately 250,000 sf consisting of 40,000 sf of art gallery/public space and 210,000 sf of art storage; another facility with 17,000 sf that could provide space for performance rehearsals and events, and would include dressing rooms, offices, a catering kitchen, and storage rooms; and a 5,000 sf nature lab where visitors of all ages could participate in science research, learn scientific methods, and engage in hands-on activities that build their observation skills. Outdoor walkways with landscaping would connect the cultural complex buildings. To accommodate performances, an outdoor amphitheater is also proposed to accommodate 300 visitors through built seating and an additional 900 visitors through lawn seating for a total capacity of 1,200 visitors.

PROPOSED REVISED MASTER PLAN BUILDOUT

As shown in Table 2, the Revised Master Plan would alter Phase 1 and the South Agency Headquarters components of the 2016 Master Plan. These changes would be implemented during Phase 1A, Phase 1B and future phases, whereas the remainder of the 2016 Master Plan would be carried out in the remaining four phases. The remaining four phases would occur in an order to be determined at a later time; the primary components of these phases are listed below in no particular order.

- Aquatic Center, Gymnasium, Skate Park, and Outdoor Basketball Court
- North Lake; Fishing Docks; Paddle Boats/Kayak Launch; Clovis Avenue Extension; and Parking Structure
- Multi-Purpose Stadium, Outdoor Athletic Fields, and Dog Park
- Equestrian Center

Aquatic Center

The aquatic center is envisioned as encompassing approximately 25,000 to 35,000 sf. It would include four outdoor pools, including competition, instructional, leisure, and activity pools. It would also include outdoor spectator space/stands. Additionally, the aquatic center would include offices, classrooms/training rooms, locker/dressing rooms, restrooms, weight rooms, and storage areas. The aquatic center is proposed to be two stories in height and would be in operation seven days a week. Rental fees would apply to use the amenities of this park facility.

Gymnasium

In the southern portion of the park, a 21,000 sf gymnasium is proposed. The gymnasium would be a public event area, and would consist of the following uses: lobby, exercise room, restrooms, two indoor basketball courts, locker rooms, support areas (including staff offices, storage, janitors closet, mechanical room, and pipe chase), as well as a circulation hall area. The gymnasium is proposed to be open five days a week from 5:00 am to 11:00 pm. Times of operation could be extended to accommodate schedule of events.

Skate Park and Outdoor Basketball Areas

A 15,000 sf outdoor skate park is proposed south of the aquatic center. Additionally, two outdoor basketball courts are proposed west of the gymnasium, for a total of 9,000 to 10,000 sf of playing surface. The skate park and outdoor basketball courts would be open to the public seven days a week from sunrise to sunset.

North Lake, Fishing Docks and Paddle Boats/Kayak Launch

The North Lake is envisioned to be used in a more active manner, and would include a paddle boat/kayak boat area. This area would also include a concession stand, a restroom area, boat shack, and storage area. A promenade, picnic shelter, children's play area and parking are also proposed around the North Lake which would enhance the water edge. A 1,500 sf fishing dock would be developed to allow for fishing to once again occur at the lake.

Parking Structure

The second parking structure of the Revised Master Plan would accommodate approximately 800 spaces and would be located in the northeastern corner of the EMJRA site, with access from the adjacent East 120th Street and connectivity into the central roadway through the park.

Multi-Purpose Stadium/Outdoor Athletic Fields

In the southeast corner of the park, a multi-purpose sports fields with synthetic surfaces, and running/walking track is proposed on two acres. The multi-purpose fields would include spectator bleachers, lighting for nighttime events, restrooms, ticket booths, and concession stands. The athletic fields would be fenced and would encompass approximately six acres. The stadium would be open seven days a week from 5:00 am to 11:00 pm. Times of operation could be extended to accommodate the schedule of events. Rental fees would apply to this park amenity for large events.

Dog Park

A dog park is included in the Master Plan to address community desires for this amenity. The dog park would be located south of the athletic fields. The dog park could encompass about 20,000 sf and would be fenced. The dog park would be open to the public seven days a week from sunrise to sunset.

Equestrian Center

An equestrian center is conceptually proposed on the west side of the park, along Avalon Boulevard. Before an equestrian center is developed, additional input from the community would be solicited to ensure that it would be designed in a synergistic manner.

An equestrian facility informally named “The Hill” that served the equestrian facility needs of the community was previously located at the corner of 131st Street and Figueroa. However, that facility burned down in 2012. The County analyzed the needs for equestrian facilities in the area and prepared a feasibility study to address the components, size and site location for such a facility. The analysis recommended EMJRA as the best site for an equestrian facility. If an equestrian center were to be built, it would provide programs and events along with a connection to the off-site equestrian trail system. Conceptually, the equestrian facilities center would include an office, multi-use room, restrooms, and warming kitchen for events. It could potentially also provide both covered and uncovered arenas and stables, covered wash racks, a rental corral, maintenance yard, and turnouts/round pens. Although there are no definite plans for the equestrian center to be built at this time, theoretically, it could support up to 85 boarders and a corral with tack rooms for 20 rental horses. The equestrian center would have 100 standard parking spaces and 25 pull-through trailer spaces, as well as truck and trailer pull out areas. The equestrian center would encompass approximately 10 acres. Rental fees would apply to use the amenities of this park facility. In addition, if the equestrian center were to be built, a total of 1.75 miles of equestrian trails are also proposed and would be located along the perimeter of the park.