

October 20, 2020

R-13

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Authorize the City Manager, or designee, to execute all documents necessary to issue and administer a new Right-of-Entry Permit to Conservation Corps of Long Beach, a nonprofit 501c3, for the construction for an Environmental Stewardship Center, for a period of two years, from September 1, 2020 through August 30, 2022, with the option to renew for one year; and, the approval of an Environmental Stewardship Center for public recreation at DeForest Park, which meets a recreational need within the City. (District 9)

DISCUSSION:

The DeForest Park Vision Plan (Vision Plan) was produced in partnership with Conservation Corps of Long Beach (CCLB), Camp Fire Angeles, the DeForest Park Neighborhood Association, and the Parks, Recreation and Marine Department (Department) and serves as a visionary document to guide potential future development of DeForest Park. While the Vision Plan is a plan for future park investment, anticipated over a long-term horizon and implemented incrementally over time as resources allow, funding has been secured to begin early action projects.

CCLB was awarded a \$1,200,000 grant by the Rivers and Mountains Conservancy (RMC) to build a satellite office along the Lower Los Angeles River. This satellite office was identified in the Vision Plan as the Environmental Stewardship Center (Center). This Center will serve as the base of operations for work along the Lower Los Angeles River along with stewardship activities at DeForest Park and DeForest Wetlands. The Center will also offer community education about the environment and local watershed and will have office space and training areas for CCLB and community rooms open for public use as a neighborhood meeting location.

The Center is proposed to be located adjacent to the existing Community Center building, replacing the restroom building (Attachment A). During the Vision Plan process, it was discovered that the existing restroom building was a hot spot for nuisance activity or was locked rendering it unusable. Removing the restroom building and replacing it with the Center was determined to be a better use of the space. The Center, a priority project identified in the Vision Plan, has been designed to fit the aesthetic of the park, and was informed through a community engagement process consistent with the City's Language Access Policy. New restrooms will be located in the Center that will be monitored and locked daily by CCLB (Attachment B).

On July 16, 2020, the Parks and Recreation Commission approved the request to authorize the issuance of a Right-of-Entry (ROE) Permit to the CCLB from September 1, 2020 through August 30, 2022. The ROE Permit allows construction of the building to begin.

It is requested that the City Council authorize the ROE Permit to begin construction. CCLB's proposal is aligned with the Vision Plan for the development, beautification, and maintenance of the Park. The permit will contain the following major terms and conditions:

- Permittee: Conservation Corps of Long Beach, a nonprofit 501c3 corporation.
- Location: DeForest Park (Attachment A).
- Use/Program: Construction of an Environmental Stewardship Center building.
- Term: Two years, from September 1, 2020 through August 30, 2022.
- Option to Renew: One, one-year option to renew at the discretion of the Department Director.
- Termination: Either party may terminate the permit upon 60 days written notice to the other party. Termination provisions will ensure Permittee will not leave the Department with an unfinished building or site.
- Funding: All demolition, site preparation, and construction will be provided by Permittee. Any additional funding be needed for the completion of the Environmental Stewardship Center will be secured by the Permittee. The Department will not provide any funding, supplies, or staff support, other than review of the proposed site work, and a liaison for communication purposes, unless approved in advance and in writing by the Department Director.
- Site Preparation: Permittee will demolish existing restroom building, remove all debris, cap any unused utilities, and prepare the site for a new building structure.
- Ongoing Maintenance and Rights: Permittee will enter into lease with the City for the long-term operation of the Environmental Stewardship Center. The lease will be completed prior to the conclusion of the ROE Permit and the opening of the Center.
- Permits: Permittee will pay fees and secure all demolition, grading, utility, and construction permits necessary for the construction of the Environmental Stewardship Center. Copies of all permits will be submitted to the Department prior to construction. All contractors will be licensed, bonded and insured, and must follow all City policies for prevailing wage when working on public property.
- Insurance: Permittee and its agents will maintain all applicable insurance and endorsements, as required and approved by the City Risk Manager

This matter was reviewed by Deputy City Attorney Arturo D. Sanchez and Revenue Management Officer Geraldine Alejo on October 1, 2020.

SUSTAINABILITY

Project funding from the RMC grant of \$1,200,000 will fund the construction of the Environmental Stewardship along the Lower Angeles River. After construction, it is anticipated that the Parks, Recreation and Marine Department (Department) will enter into a long-term lease with CCLB for the operation and maintenance of the Center where CCLB will provide green jobs to local youth through stewardship activities at DeForest Park and DeForest Wetlands that enhance the Department's maintenance activities, along with community meeting space and classes. A proposed lease will be brought to the Parks and Recreation Commission and City Council for consideration at a later date. The new building will ultimately become the property of the City.

TIMING CONSIDERATIONS

City Council action is requested on October 20, 2020, to execute the ROE Permit expeditiously.

FISCAL IMPACT

The total project cost associated with the Environmental Stewardship Center will be the responsibility of the CCLB, funded through a RMC grant. Prior to project completion, the department will return to the City Council with a long-term agreement with the CCLB. The lease agreement term is anticipated for 20 years and will specify that CCLB will be responsible for the ongoing operating and maintenance costs. The lease terms are currently under development. However, when the lease concludes, it is anticipated that the operating and maintenance costs will be the responsibility of the City. The estimated cost and funding source are currently unknown. City staff costs associated with work site review, as well as management of the permit and lease agreement, will be funded within current resources in the General Fund Group in the Parks, Recreation and Marine Department.

This recommendation has no staffing impact beyond the normal budgeted scope of duties and is consistent with the existing City Council priorities. It is anticipated there will be a positive local job impact associated with this recommendation through the hiring of construction contractors.

SUGGESTED ACTION:

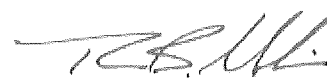
Approve recommendation.

Respectfully submitted,

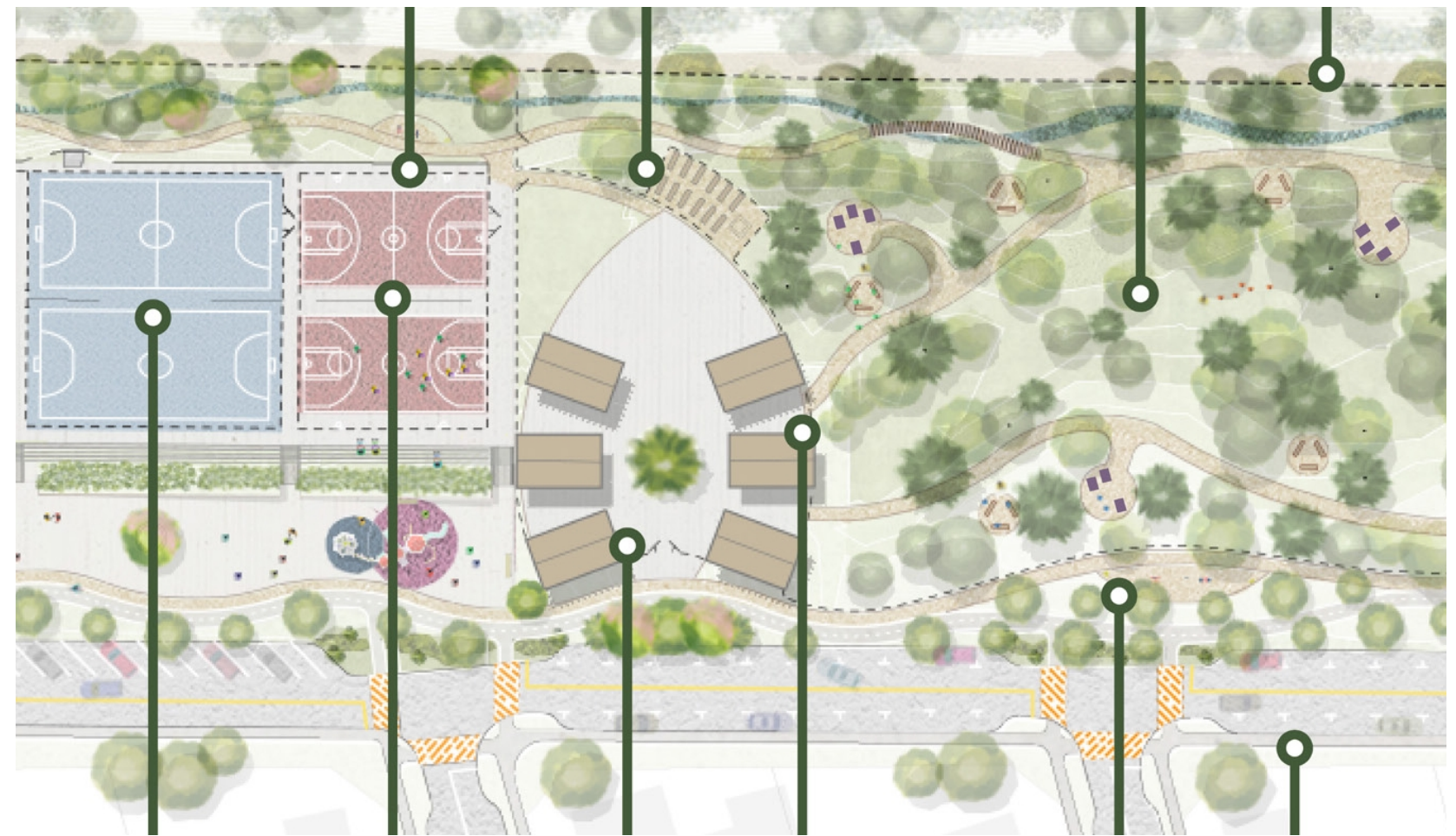


BRENT DENNIS
DIRECTOR OF PARKS,
RECREATION AND MARINE

APPROVED:



THOMAS B. MODICA
CITY MANAGER



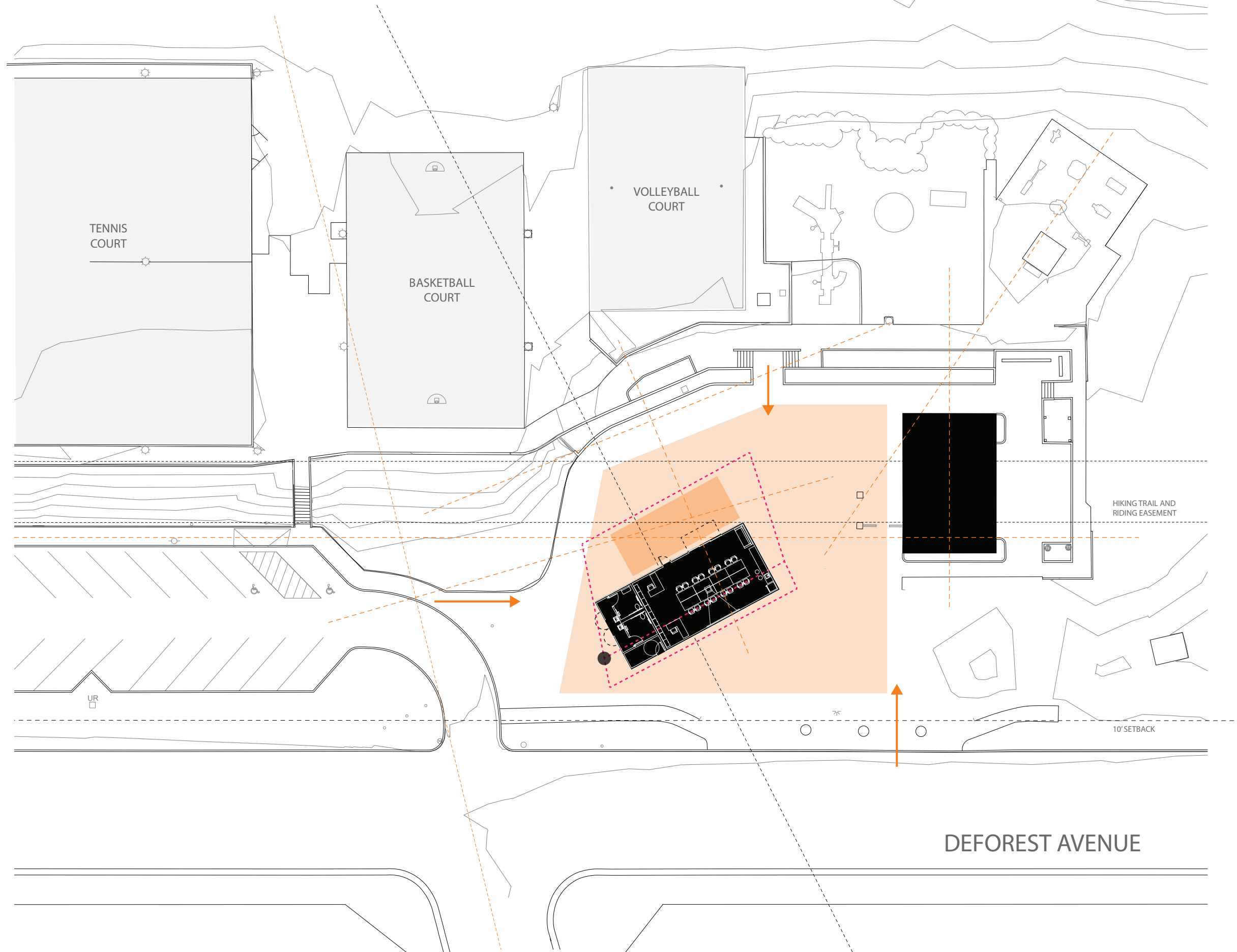
DeForest Park Vision Plan

Existing DeForest Park Community Center



Existing DeForest Park Community Center



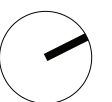


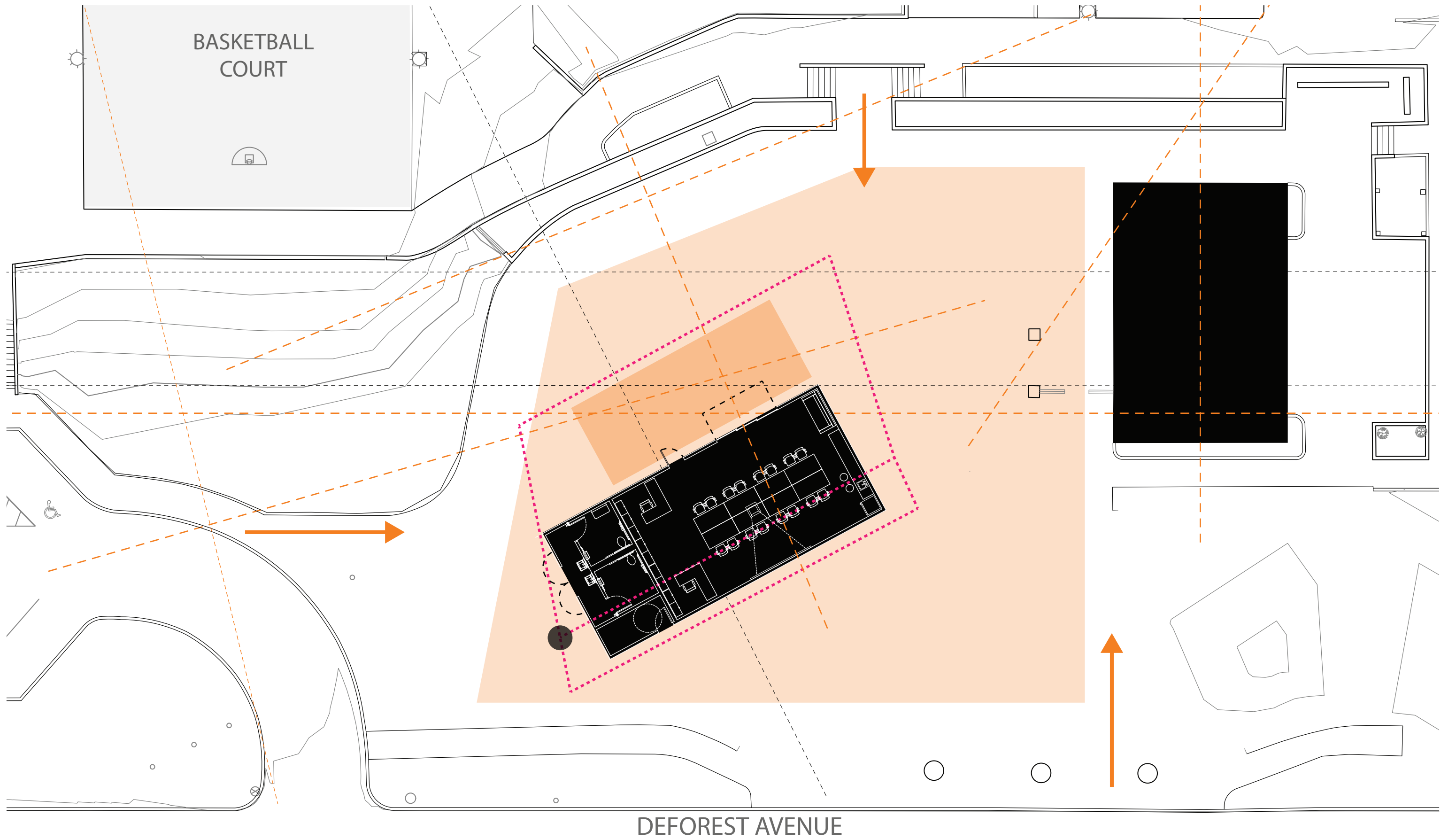
6255 DEFOREST AVENUE
 PLAN CONCEPTS

1,350 SF NEW BUILDING
 ■ POTENTIAL PROJECT AREA
 ■ EXTERIOR MEETING AREA

--- ROOF PROFILE
 ● WATER CAPTURE FEATURE

1/32" = 1'-0"



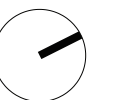


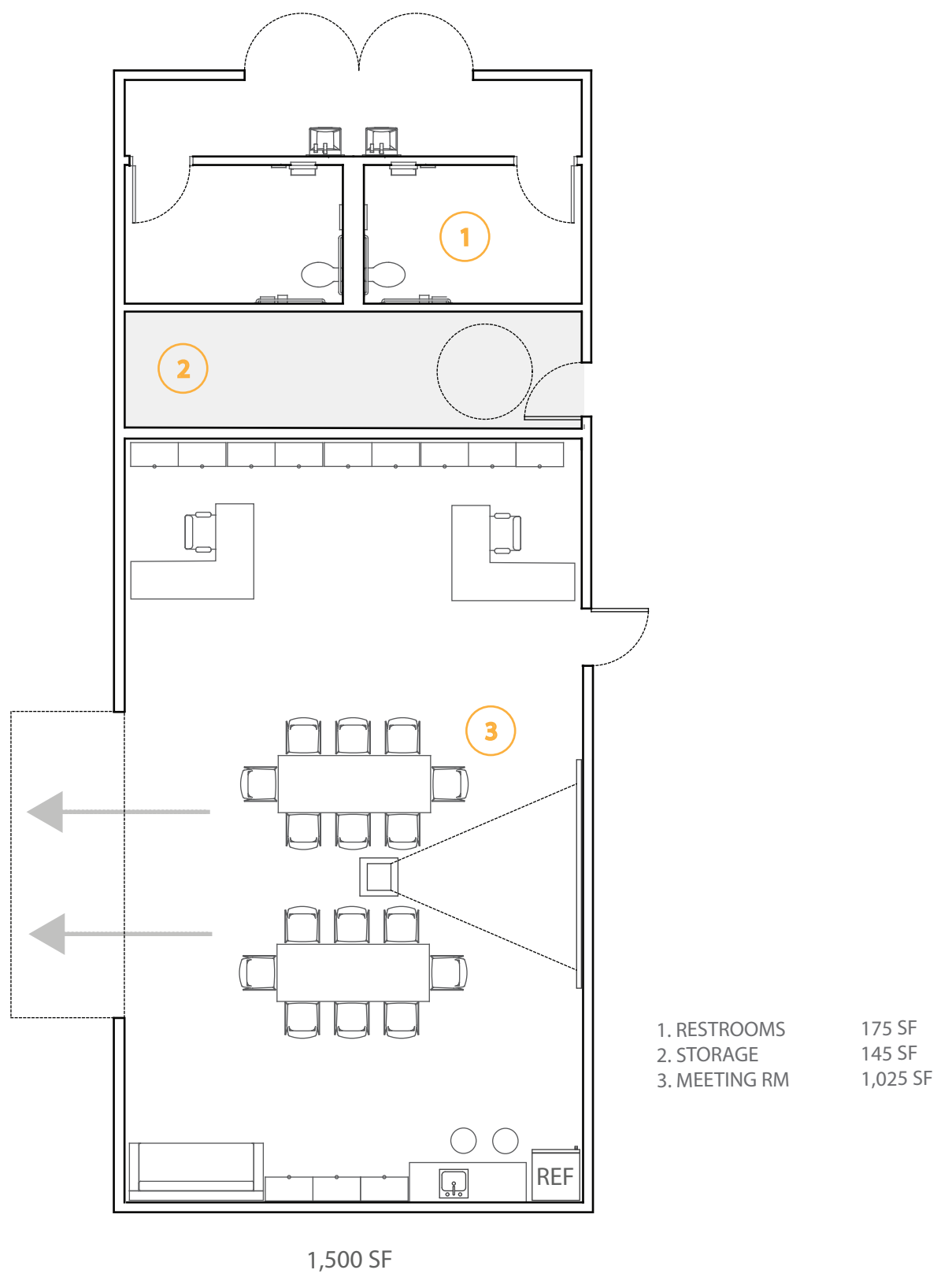
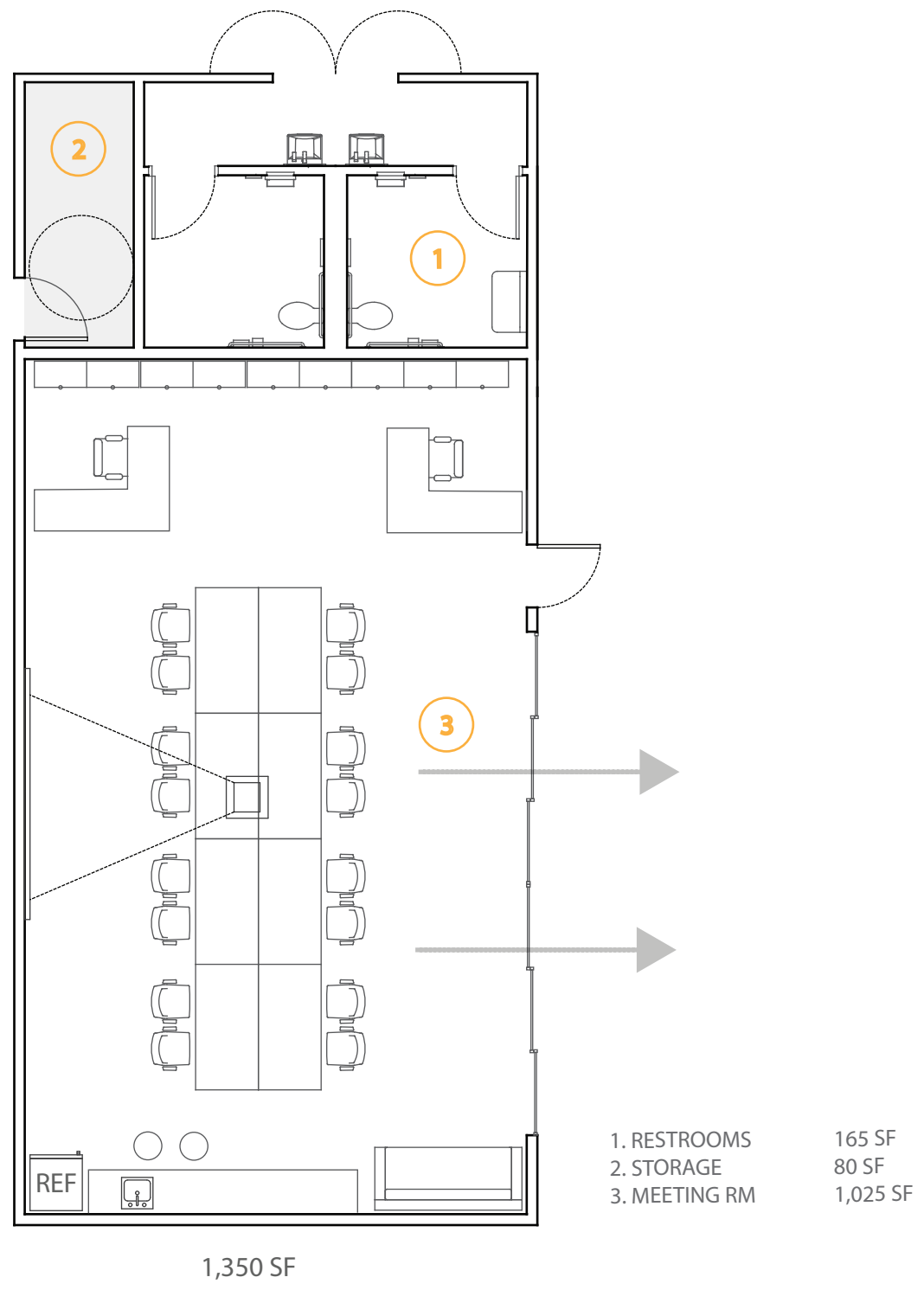
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- WATER CAPTURE FEATURE

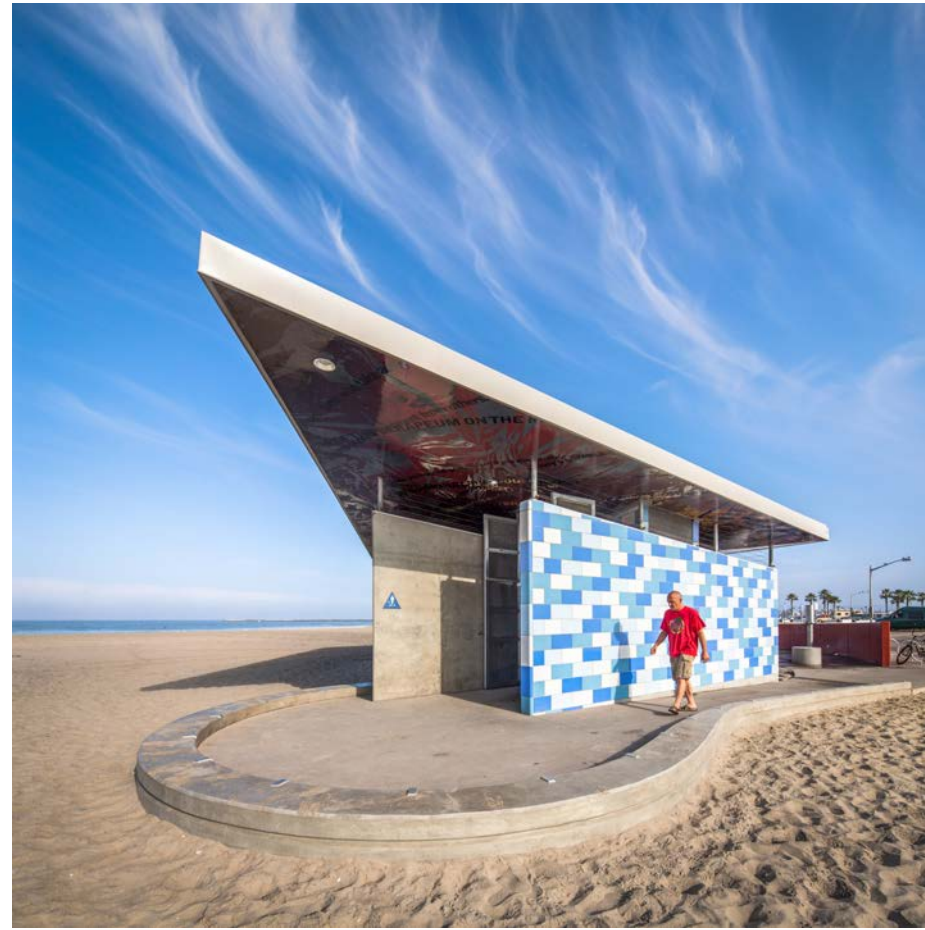
1/16" = 1'-0"







1. JORDAN VALLEY PARK MAINTENANCE



2. OCEAN BEACH COMFORT STATION KEVIN DE FREITAS



3. OCEANSIDE HARBOR FACILITY SAFDIE RABINES



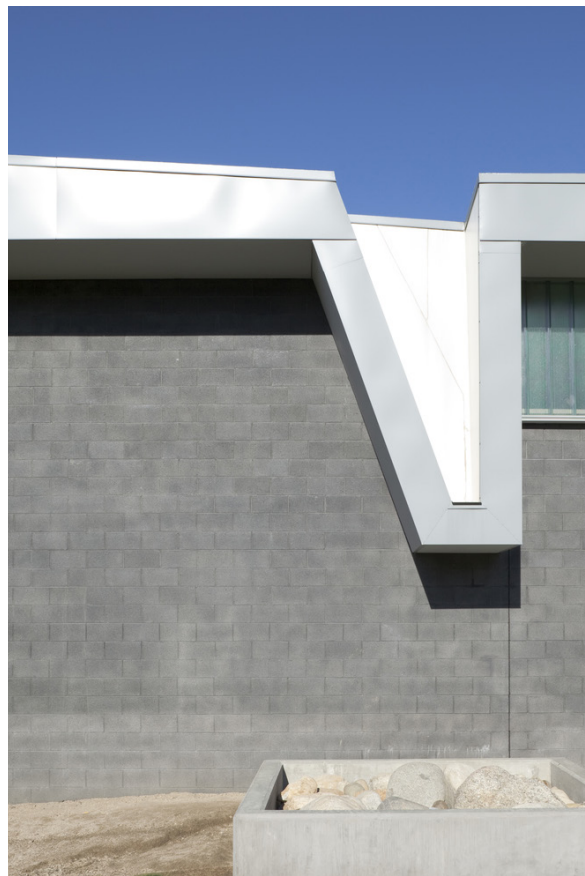
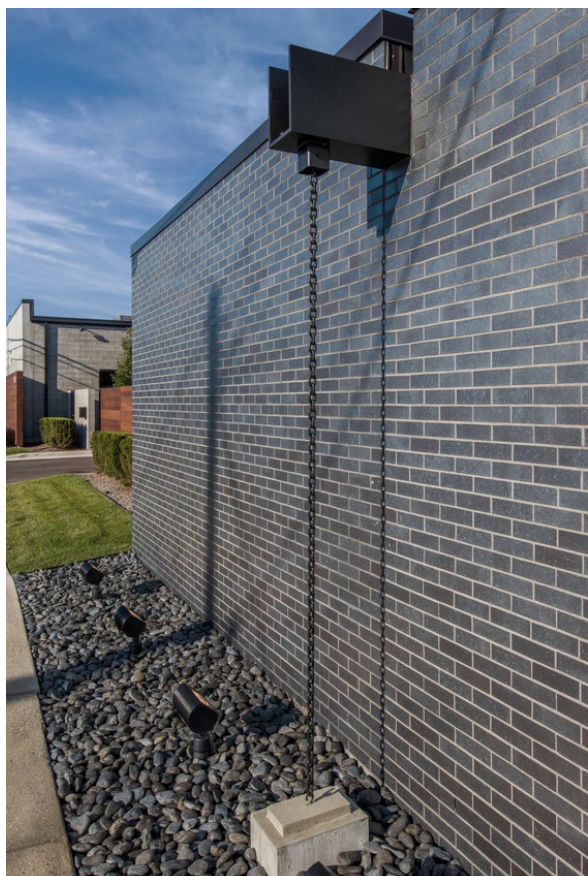
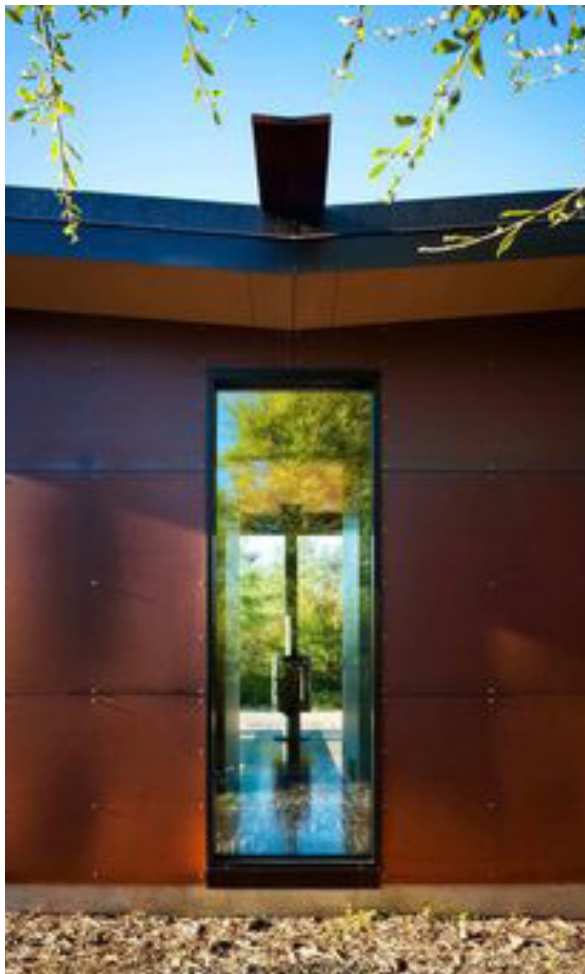
4. WATER CAPTURE

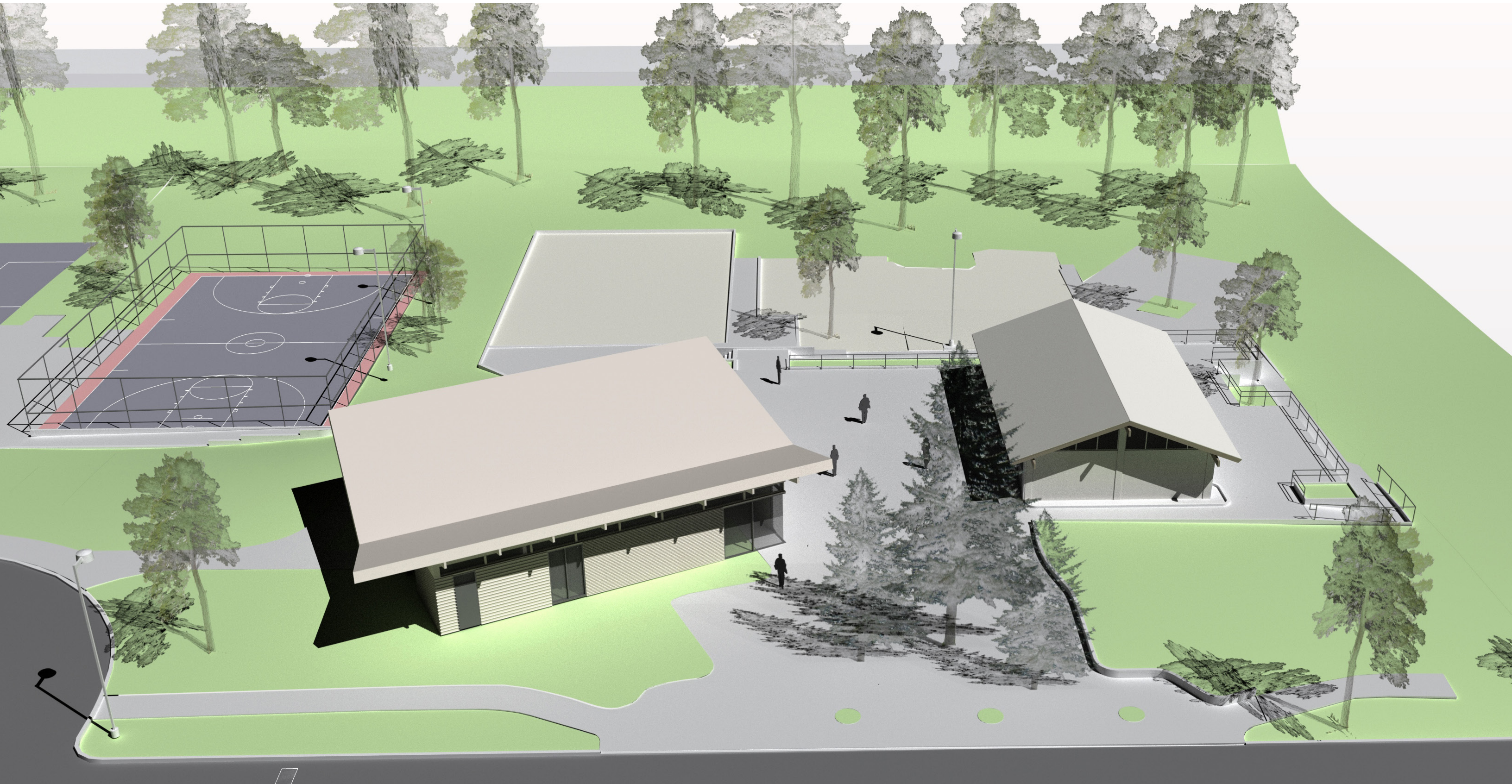


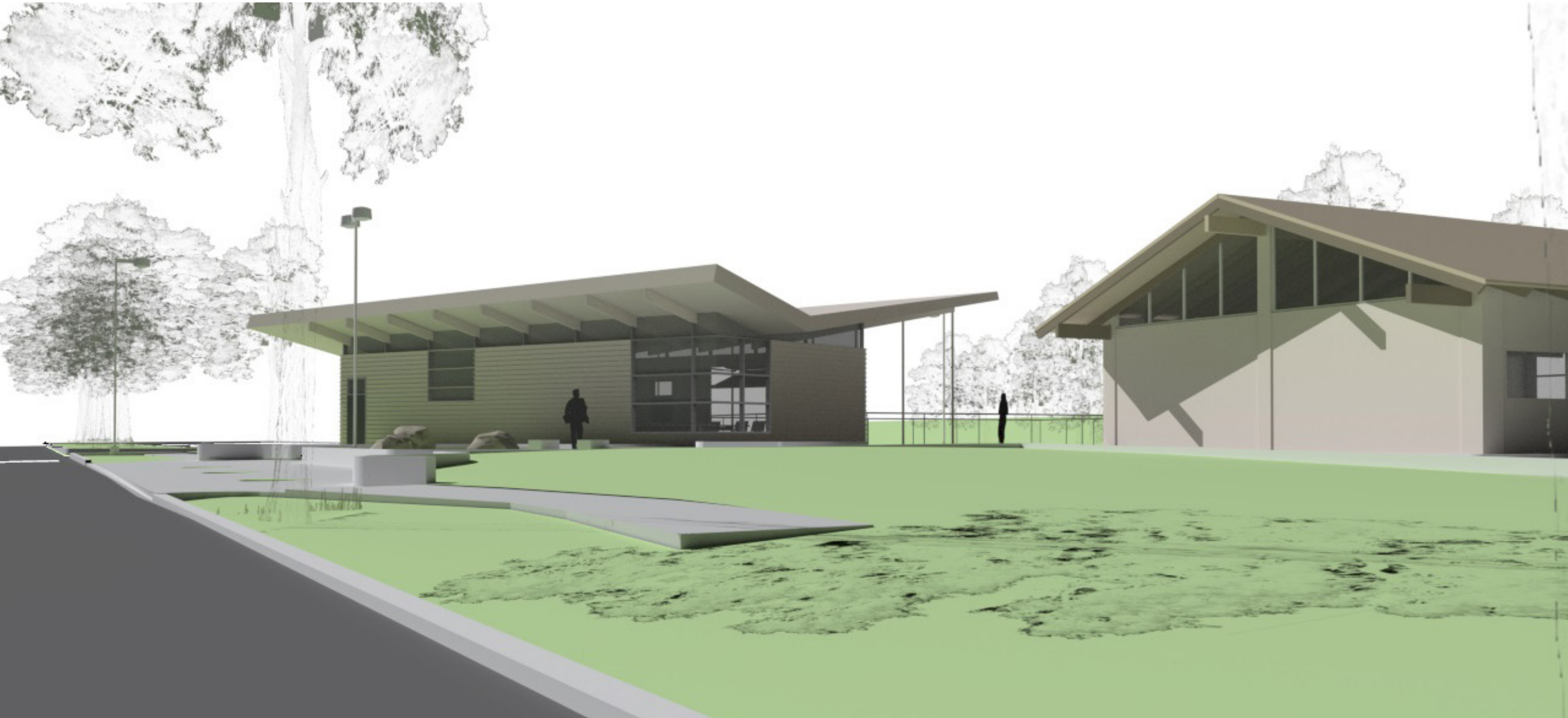
5. OCEAN PARK



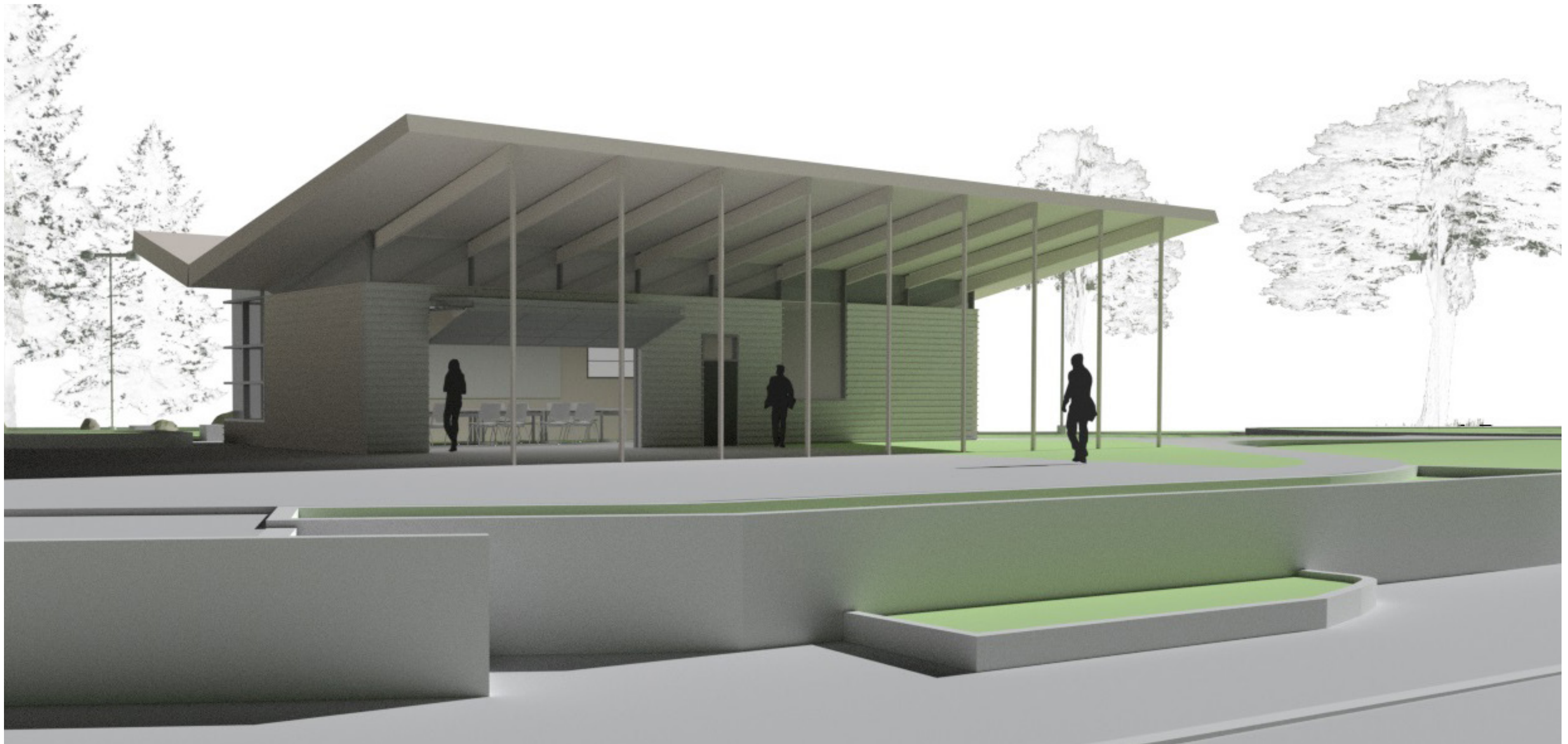
6. COWICHE_CANYON



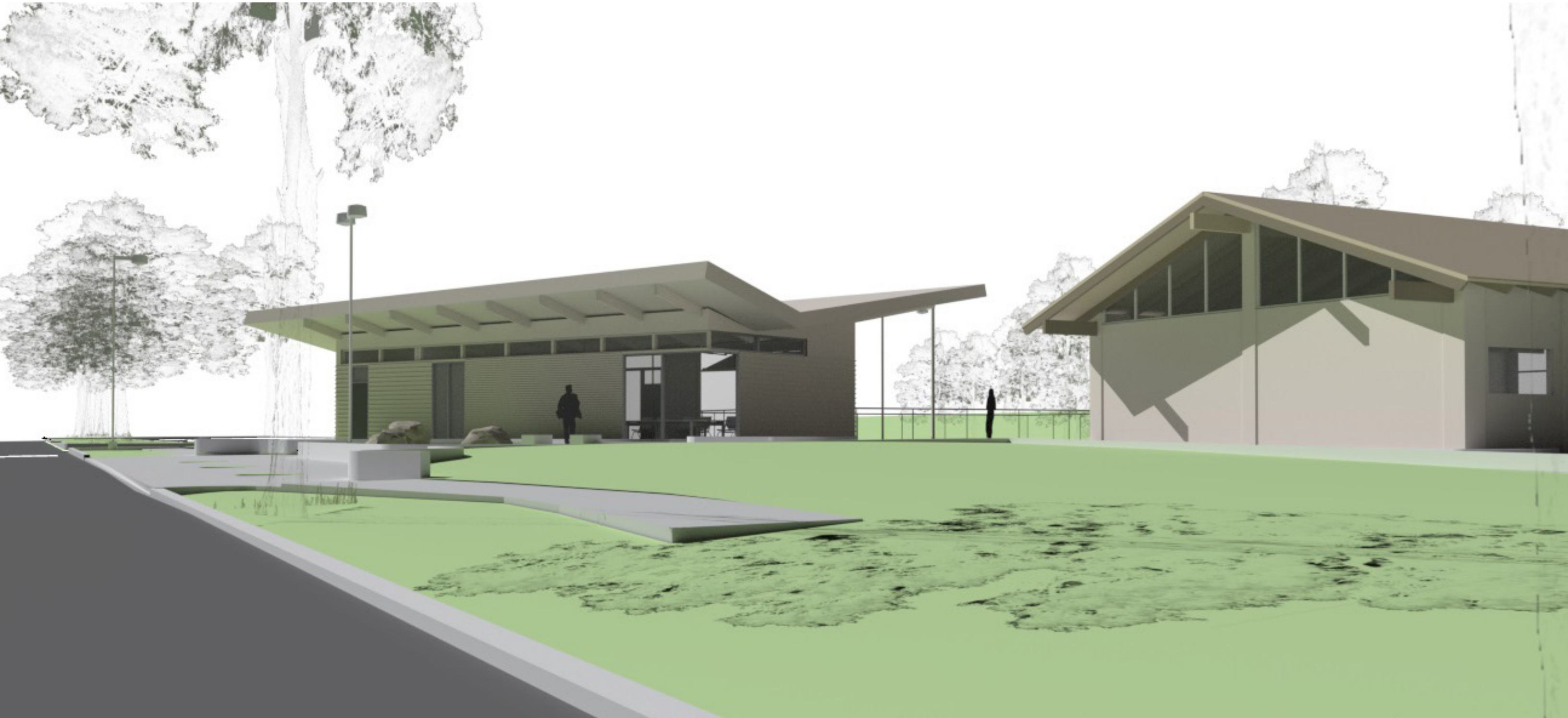




ROOF A ELEVATION A EQUINOX 3 PM



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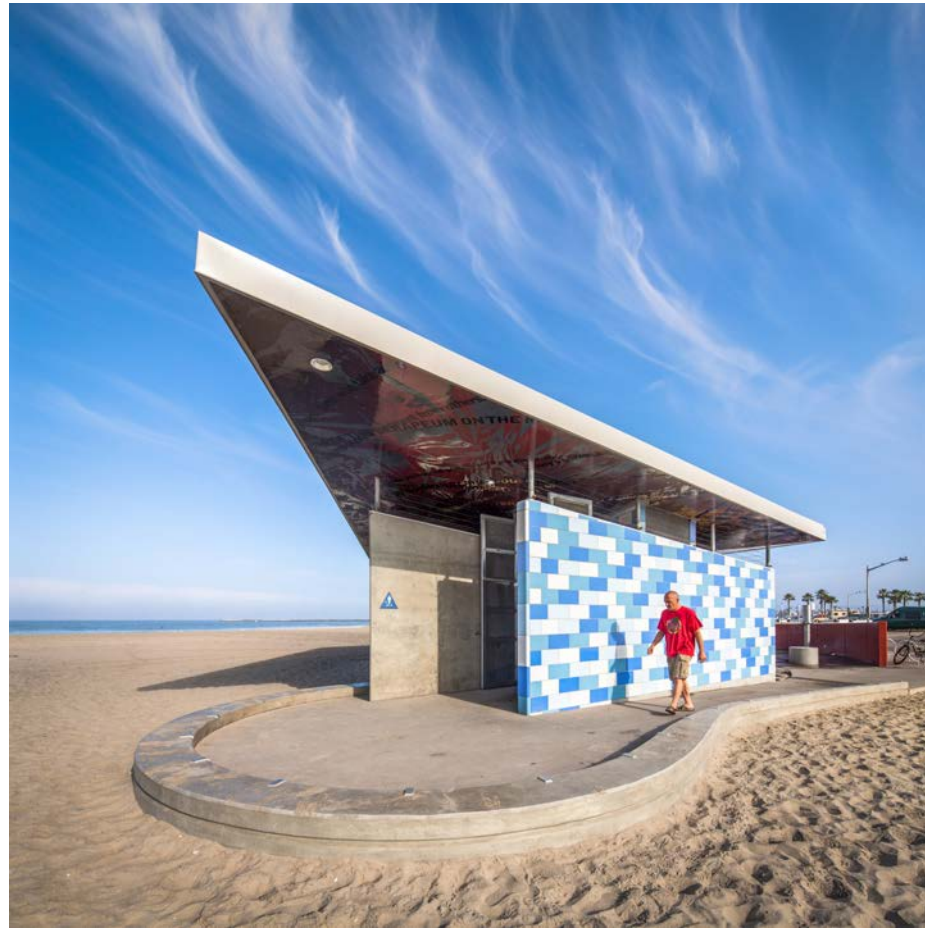
ROOF A ELEVATION B EQUINOX 3 PM



ROOF A ELEVATION B EQUINOX 3 PM



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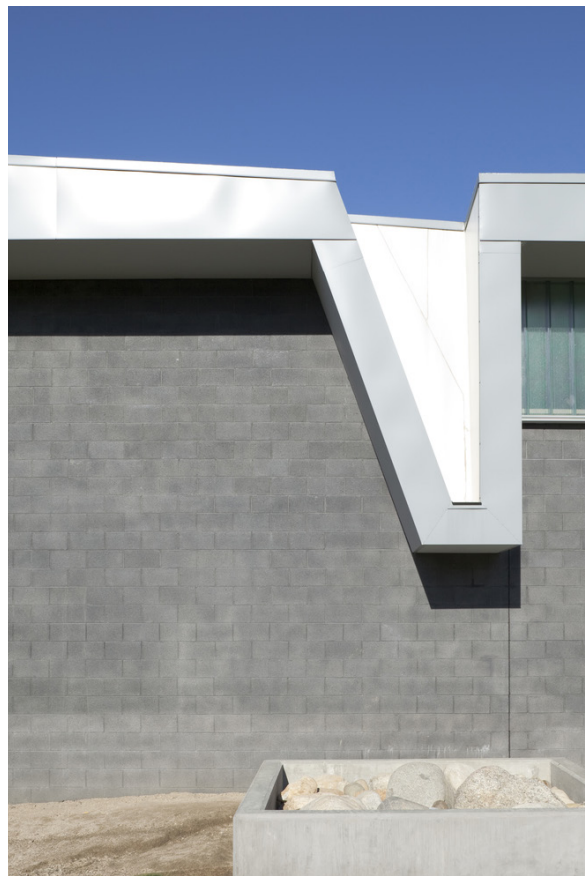
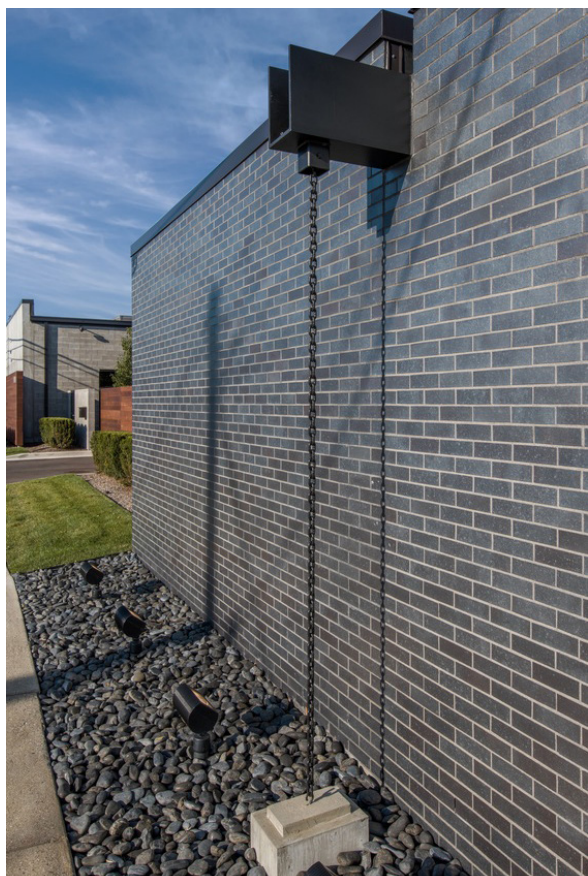
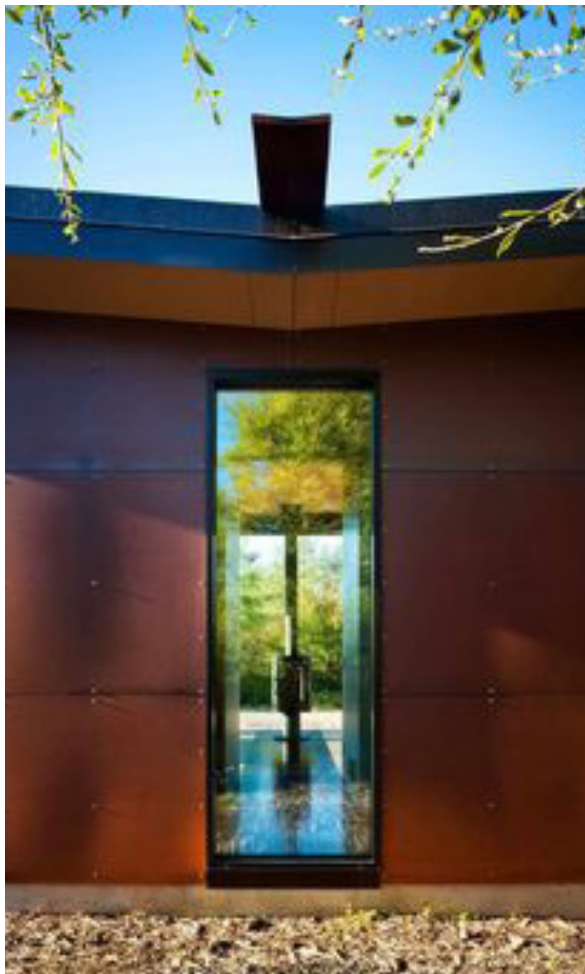
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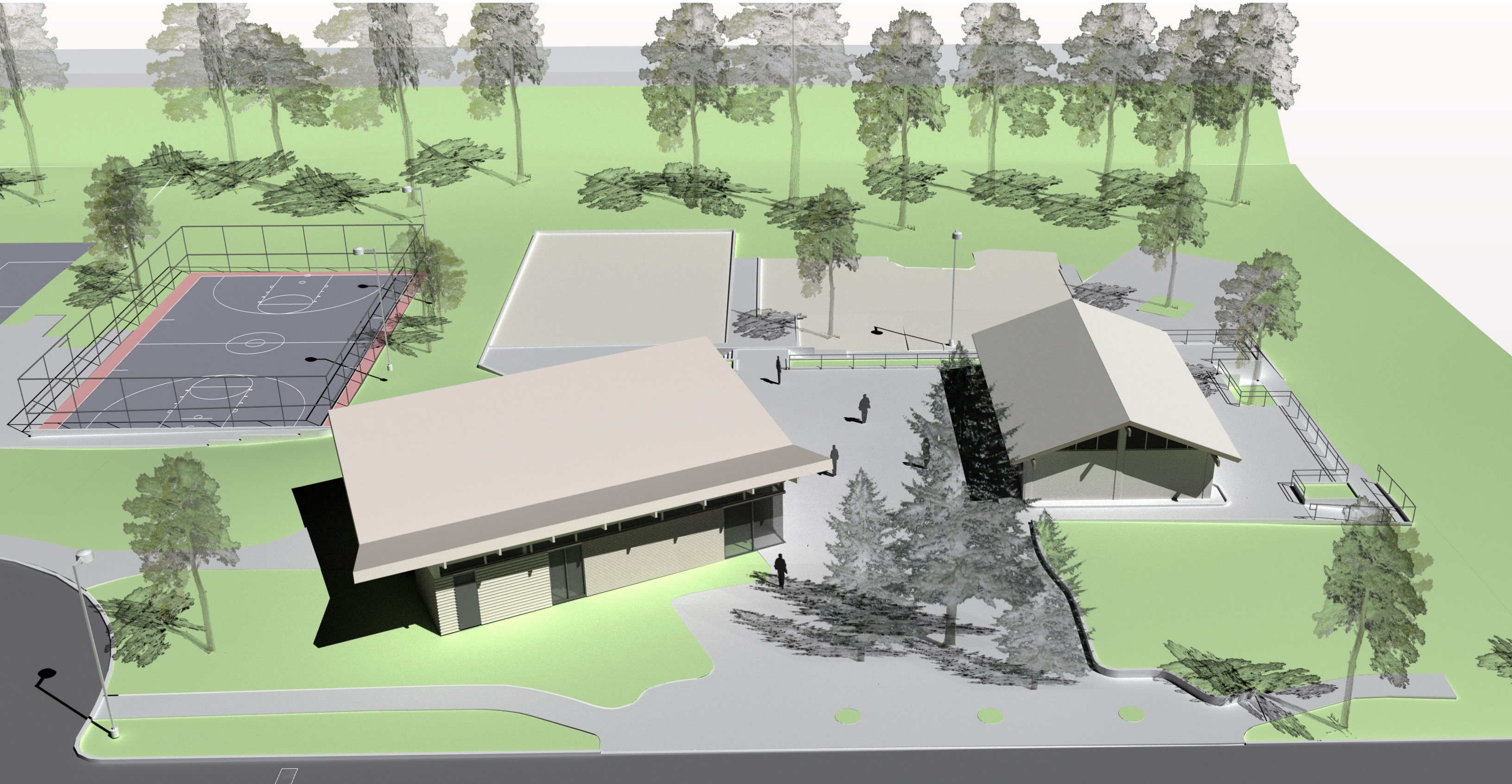


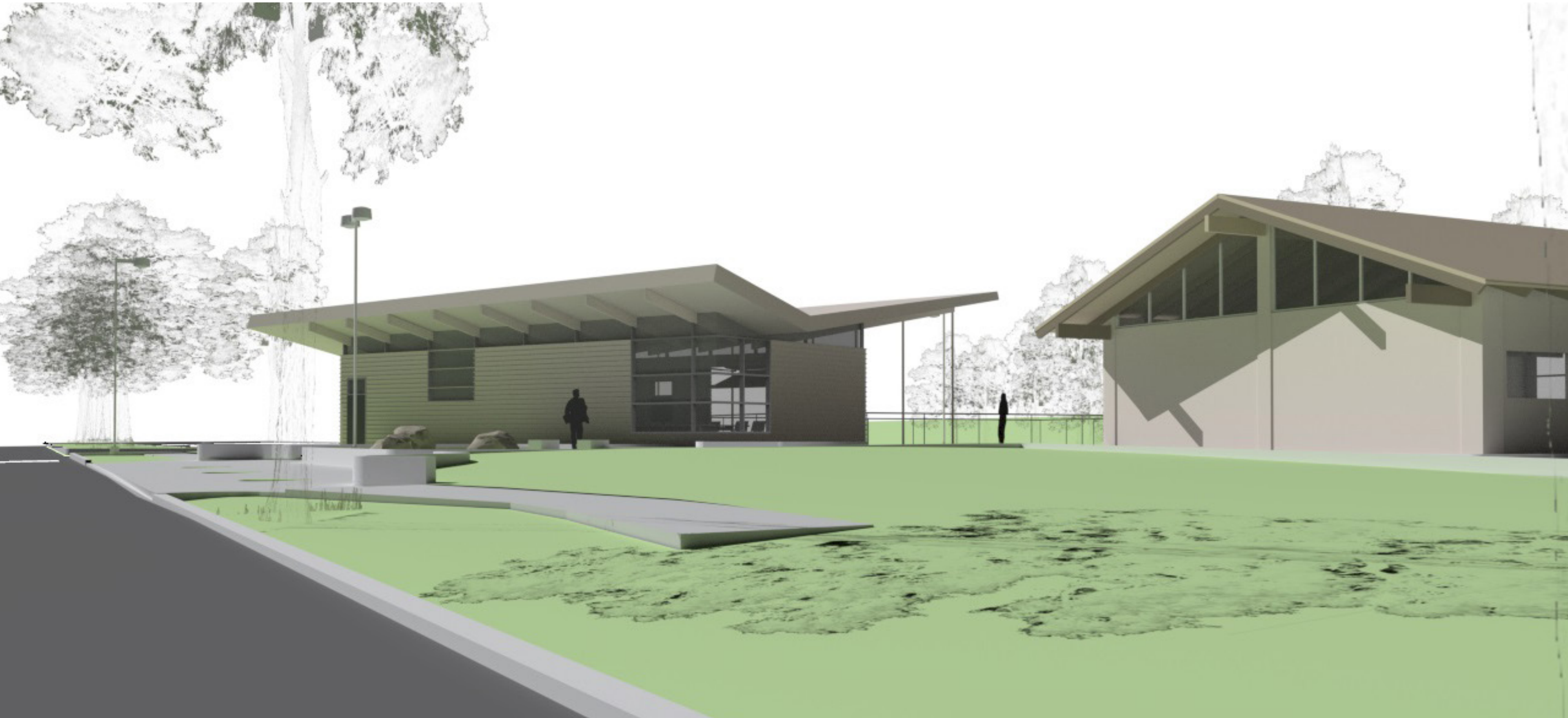
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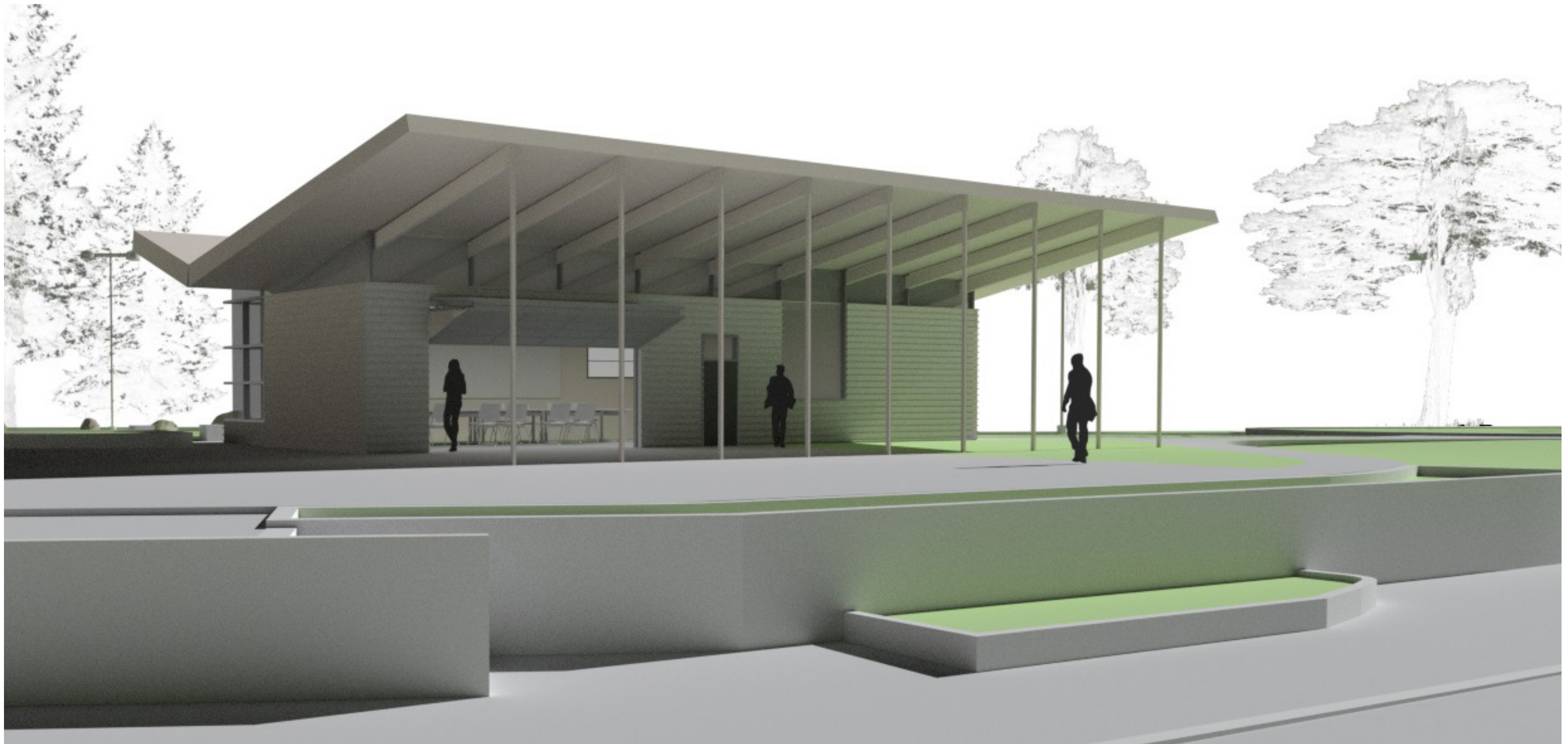
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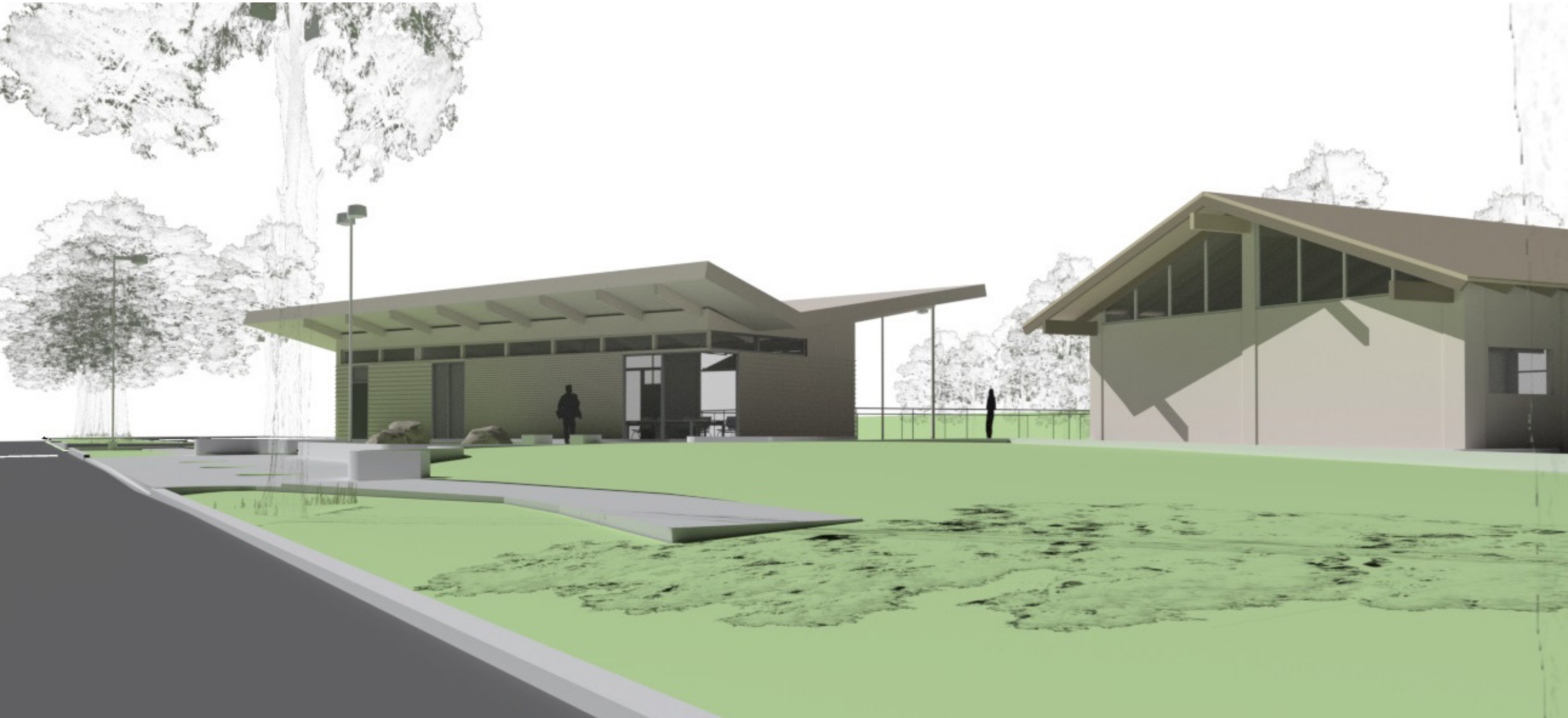




ROOF A ELEVATION A EQUINOX 3 PM



ROOF A ELEVATION A EQUINOX 3 PM



ROOF A ELEVATION B EQUINOX 3 PM



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