

December 19, 2019

MEMBERS OF THE PARKS AND RECREATION COMMISSION

City of Long Beach
California

RECOMMENDATION:

Authorize the Director of Parks, Recreation and Marine to approve a new park amenity and to execute all documents necessary to issue a Right of Entry Permit with Adventures to Dreams Enrichment Inc., a non-profit public benefit corporation, to begin the pre-construction (i.e. planning and organization) for a youth and family educational garden at Drake Chavez Greenbelt for a period of three months from January 1, 2020 through March 31, 2020, or until a City Council approved Lease can be executed and;

Recommend to the City Manager the approval of a Lease with Adventures to Dreams Enrichment Inc., a non-profit public benefit corporation, for the use of approximately 0.23-acres of City-owned land within the Drake Chavez Greenbelt as a youth and family educational garden and farm produce stand, for a period of five years, from March 1, 2020 through February 28, 2025, with two, two-year renewal options, at the discretion of the City Manager, which meets a recreational need within the City. (District 1)

DISCUSSION

In March, the Parks and Recreation Commission heard a presentation on a proposed urban agriculture partnership with the organization Adventures to Dreams Enrichment Inc. (ADE), a 501 (c)(3) nonprofit corporation who proposed the establishment of a youth, ages 4-13 years, and family educational garden as a community approach to outdoor STEAM education. STEAM stands for Science, Technology, Engineering, the Arts, and Mathematics as access points for guiding student inquiry, dialogue, and critical thinking in the educational process. In November 2019, the Parks, Recreation and Marine Department (Department) received a proposal from ADE for the urban agriculture partnership at the Drake Chavez Greenbelt (Park). (Attachment 1)

Incorporated in 2015, ADE's mission is *"to inspire and empower children living in at-risk communities to dream BIG and believe they can achieve anything in life by exposing them to safe, fun, interactive, recreational, and educational learning environments."* ADE accomplishes their mission through the integration of educational tools, hands-on learning, self – esteem activities, guest speakers, industry professionals, mentorship, and field trips to inspire and empower every child.

Since 2015, ADE has grown from five adventure youth to 25 adventure youth, eager to participate and learn about gardening, the importance of healthy eating, and developing culinary skills, through the STEAM process. ADE is currently operating at the South 40 Garden that is operated by Long Beach Organic. With the new Park location, ADE plans to add 15 more families to the program. Every third Saturday ADE plans to host a garden-based STEAM adventure for youth and their families who are enrolled in the program. On a daily basis ADE

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will work with California State University and Long Beach City College students, as well as community volunteers to maintain the garden. Beginning in 2021, on a monthly basis, ADE plans to operate a Park youth-run farm stand to continue youth STEAM education through the development of math and entrepreneurial skills. ADE also has proposed to hold fundraisers at the Park, such as farm to table brunches, sell produce at a farm stand and directly to restaurants, and apply for grant funding to raise funding to support their operation.

It is requested that the Parks and Recreation Commission approve the new Park amenity, authorize the Right of Entry Permit to allow ADE to begin the process of developing the garden until a Lease can be fully executed, and recommend to the City Council the approval of a new Lease containing the following major terms and conditions:

- Leased Premises: City shall provide approximately 0.23 acres of land in the western portion of Drake Chavez Greenbelt. (Attachment 1)
- Programming: ADE shall provide an educational-based garden as a tool to teach youth ages 4-13 years and their families STEAM-based curriculum.
- Term and Options to Renew: Five-year term, from February 1, 2020 to January 31, 2025, with two, two-year option to renew.
- Termination: Both parties shall have the right to terminate the Lease upon sixty (60) days advance written notice to the other party.
- Rent and Annual Report: As ADE is providing a needed community benefit, the City shall waive fair market rent for ADE's use of the Premises. In lieu of fair market rent, ADE shall provide to the Department an annual report, which outlines the frequency, type, participation, and scope of all educational programming, community events, and revenue generation of its activities throughout the preceding year, demonstrating that the community benefits meets or exceeds the value of fair market rent.
- Hours of Operation: Summer hours: Monday through Saturday, 7:30 AM to 6:30 PM. Winter hours: Monday through Saturday 8 AM to 4PM. Year-round Sunday hours will be 9 AM to 3:00 PM.
- Improvements (Attachment 2): ADE shall:
 - develop the Premises to include multiple plots to grow vegetables, flowers and fruit tree area.
 - provide a 40-foot shipping container for use as office space and garden storage.
 - provide a patio cover over an outdoor classroom area.
 - provide a portable cooking demonstration station.
 - provide ten (10) foot fencing surrounding the Premises,
 - provide irrigation, and
 - provide a seating area for visitors
- Future Improvements: As funding becomes available, ADE has proposed to add beehives, a greenhouse, and a hydroponic garden on the Premises.
- Operation, Maintenance, Supplies & Security: ADE shall provide at its sole cost, all necessary funding to provide for the operation, on-going maintenance, needed supplies, and security of the Premises.



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- Cleanliness: ADE shall maintain the garden to the Department's satisfaction. Farm animals and feral animals shall not be housed or allowed to roam the Premises at any time.
- ADA Compliance: ADE shall comply with all Americans with Disabilities Act requirements.
- Shared Parking: ADE understands that Park parking is open to the public for the public's use of all Park amenities.
- Public Restrooms: ADE understands that there are public restrooms on the Park that are opened and closed each day by the Department. Should ADE need access to the restrooms outside of normal hours, ADE shall make advanced arrangements with the Department.
- Utilities: ADE, at its sole expense, shall be solely responsible to install all submeters, if possible, and be responsible for the payment of all utilities used by ADE at the Premises. Should submetering not be possible, then ADE shall pay to the Department a quarterly water use fee.
- City Laws, Codes and Regulations: ADE shall apply for and maintain at its sole cost and expense all permits that may be required to operate and maintain the Premises.
- Advertising and Signage: Advertising shall not be allowed in the Premises. Limited signage directly related to ADE's programming may be displayed in the Premises, as approved in advance and in writing by the Department.
- Department Liaison and Communication: The Department shall designate a Department liaison through which ADE will communicate.
- Grant Approval Process: As ADE's programming is primarily grant-funded, should ADE identify a grant funding opportunity that obligates the City in any way, ADE shall send a written notification of the grant opportunity to the Department at least two week prior to the grant deadline to seek written permission to apply for funding. The Department will review ADE's request, the grant criteria, and consider other Department programming and facilities seeking funding. The City reserves the right to deny the request if the grant performance measures are not financially or operationally feasible or unreasonably burdensome for any other reason or violates City policies for obligating to fulfill grant requirements the City without City Council approval.
- Live Scan: Prior to providing volunteer or other services on the Premises, ADE shall Live Scan fingerprint all employees, volunteers, and contractors who provide services, maintain the garden, and lead programs who may encounter youth. One-day special event volunteers are excluded from this requirement.
- Insurance: ADE, and any contractor performing work within the leased site, shall provide and maintain all applicable insurance and endorsements as required and approved by the City's Risk Manager.

The Parks and Recreation Commission recommends to the City Manager plans for the development, beautification and maintenance of public park and recreational areas, so Commission support of the proposed improvement is requested.



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FISCAL IMPACT

As ADE will be responsible for all costs to operate, manage, maintain, and improve the Premises, therefore, there is no anticipated fiscal impact to the Department.

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



MEREDITH REYNOLDS
BUREAU MANAGER
PARK PLANNING &
PARTNERSHIPS BUREAU



GLADYS KAISER
BUREAU MANAGER
COMMUNITY RECREATION SERVICES

APPROVED:



GERARDO MOUET
DIRECTOR

GM:SS:MR:GK:lh

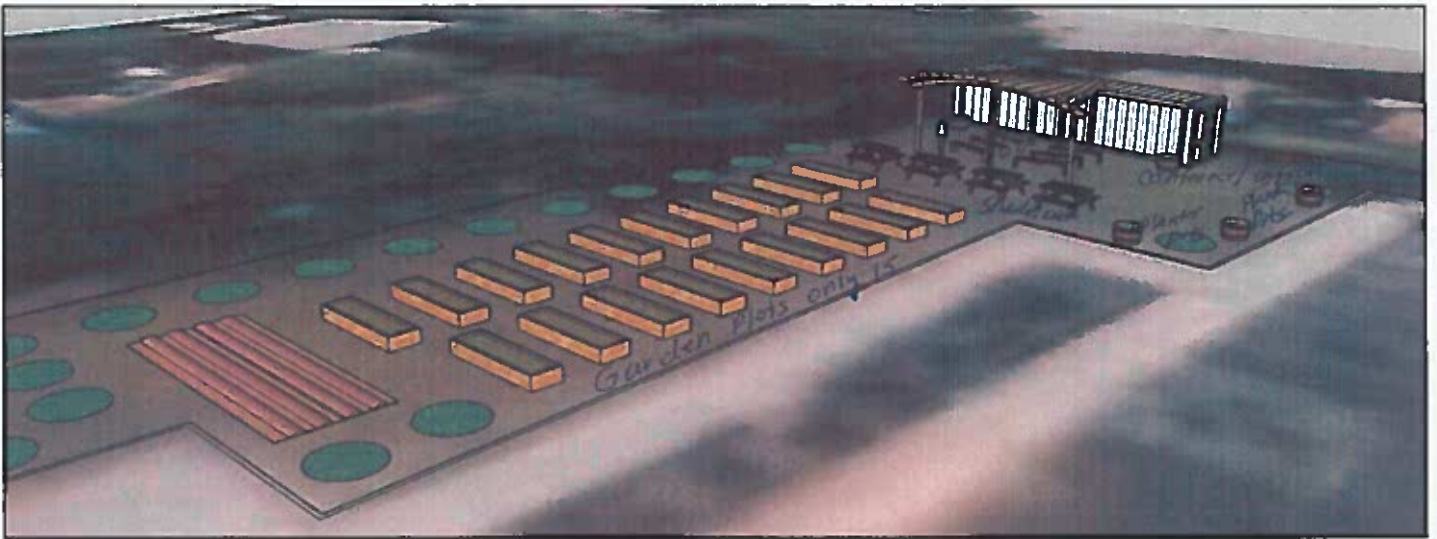
Attachment 1: Location Map

Attachment 2: Site Plan





Location Map
ADVENTURES TO DREAMS ENRICHMENT INC.
At Drake/Chavez Greenbelt



Site Plan
ADVENTURES TO DREAMS ENRICHMENT INC.
At Drake/Chavez Greenbelt