Attachment
SMMC Item 15
December 5, 2011

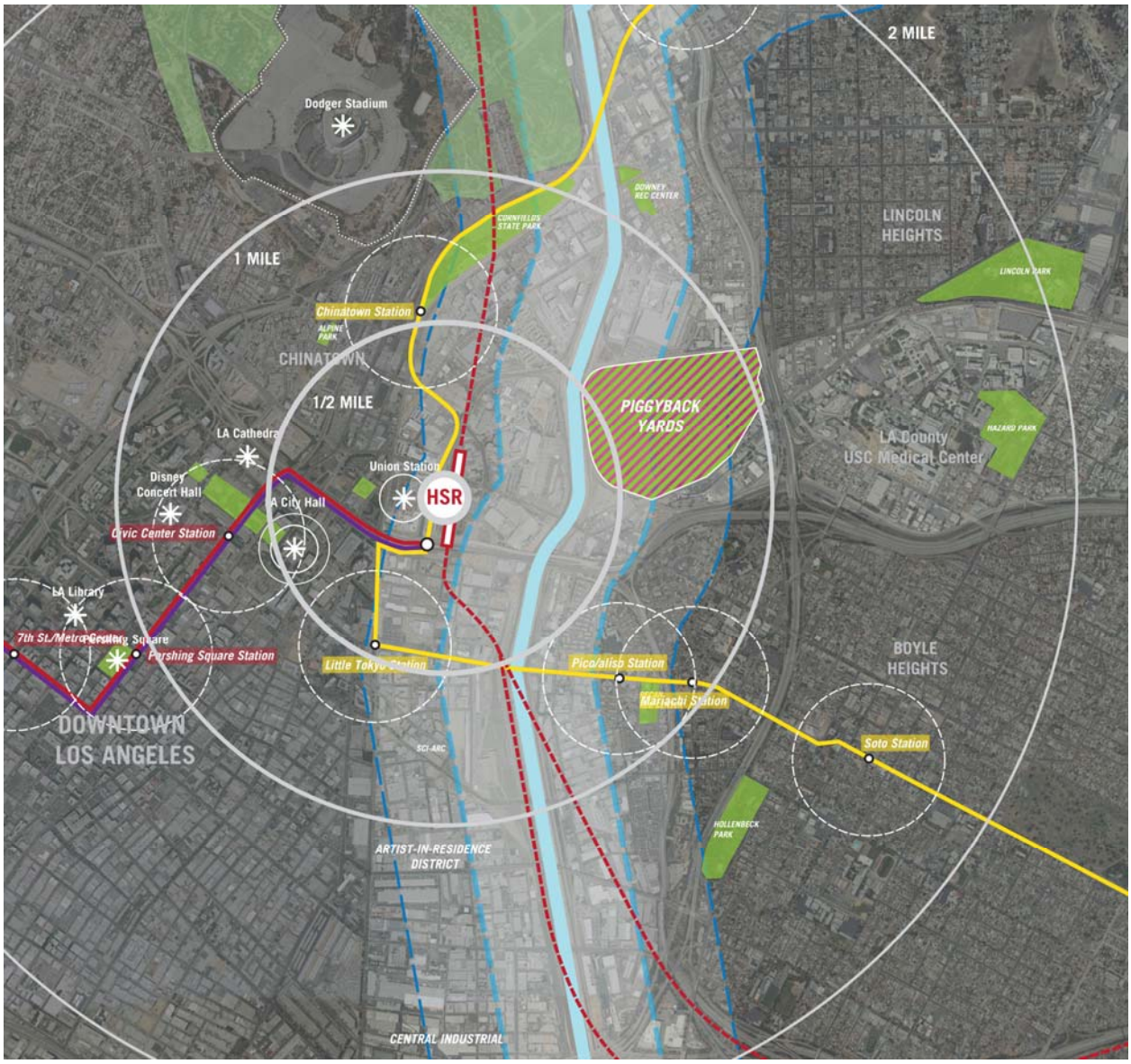

Image credit: Mia Lehrer + Associates

SANTA MONICA MOUNTAINS CONSERVANCY
GRANT APPLICATION

Project Name: Piggyback Planning and Design

Amount of Request: $150,000

Total Project Cost:

Amount of Match:

SMMC Fund Source(s):

Source of Match:

Applicant Name:
Los Angeles River Revitalization Corporation

Applicant Address:
540 West Avenue 26 Suite 475
Los Angeles, CA 90065

Phone: 323-221-7800
Fax:

Project Address:

County	Senate District	Assembly District
Los Angeles		

Email: obrownson@larivercorp.com

Grantee's Authorized Representative:

Omar Brownson, Executive Director — 323-221-7800
Name and Title — *Phone*

Person(s) with day-to-day responsibility for project:

Omar Brownson, Executive Director and Lewis MacAdams, President, Friends of Los Angeles River — 323-221-7800
Name and Title — *Phone*

Brief Scope of Work (60 words maximum):
This Friends of LA River (FoLAR)/LA River Revitalization Corp. (RRC) application focuses on Piggyback Yard (PY) and adjacent properties to develop three to five scenarios, including potential phasing, for the large-scale site that analyze the cost/benefits to achieving both water quality, community improvements, and other compatible uses as well as developing strategies for acquisition.

Funding Source Applied for:

Narrative/Detailed Project Description: Piggyback Planning and Design

Summary

FoLAR and RRC (Project Directors) will manage an integrated team of landscape designers, engineers, real estate professionals, and community leaders to support the planning and development of PY and adjacent land uses. The Project Directors will work with Mia Lehrer and Associates, Geosyntec, Urban Land Institute, Estolano LeSar Perez Advisors LLC and others to take a visionary concept and develop a strategy for how to move a project forward. This is phase three of a project FoLAR initiated ten years ago with its "River Through Downtown" planning charette and expanded two years ago with its "Piggyback Yard.Org" study.

The Piggyback Yard site is located in downtown Los Angeles on the east bank of the Los Angeles River, just across from Union Station. The site is being investigated as a potential restoration/revitalization project compatible with existing rail uses. The four "visionary" goals of this project are water, open space, connectivity, and community. In regards to the first goal, water, the conceptual plan is to help restore and revitalize the Los Angeles River while promoting integrated flood management, which entails flood detention, groundwater recharge, water quality enhancements, parkland creation, and wetlands restoration.

Goals

The two principal goals of this scope of work (SOW) are 1) to evaluate several hydraulic and hydrologic criteria of the Piggyback Yard Conceptual Plan and 2) to develop an acquisition strategy. For the first goal, to understand potential water supply, water quality, and flood protection benefits given the site and possible uses. For the second goal, we will develop and implement an acquisition strategy, including identifying and securing appropriate partners and resources, and completing preliminary project and planning due diligence to develop a range of acquisition alternatives.

Task 1 – Collect and Review Data and Concept Designs

Objectives

Water - The objective of this task is to gather and review available data as well as project concepts and operational plans. This will include historical Los Angeles stream flow records such as volumes, velocities, and stage heights, as well as available data for storm drains running through the site. Water quality data will be estimated from land use and LA County "Event Mean Concentration" (EMC) data. Precipitation records from local rain gages will also be collected and analyzed. Spatial data necessary includes topographical, soils, land use, and groundwater data.

Acquisition – Collect and review previous due diligence and studies including, but not limited to, appraisal maps, appraisals, title reports, boundary surveys, comprehensive plan information, hazardous waste reports, and any additional items pertinent to the valuation or acquisition of real property

Activities

- Conduct a driving tour and desktop "virtual" tour of the Piggyback Yard.
- Attend kickoff meeting where the criteria and implementation scenarios for analyses will be developed.
- Collect and review available data
- Review conceptual design and operational plans.

- Discuss results of data collection with project team and solicit input regarding their knowledge of any recent past and current data being collected that may have been missed.
- Determine data gaps.

Assumptions

- Up to five criteria will be developed for investigation and may include the following (water quality, groundwater recharge, flood peak attenuation, scour, deposition)
- Up to three scenarios will be developed for investigation and may include three separate layouts or three variations of the same layout.
- Data collection will involve data that is fairly readily available and no new data will be generated or collected.
- Review will be a desktop study and will not involve QA/QC of data sources.
- Concept level designs and operational plans for the Piggyback Yard will be provided.

Task 2a – Hydraulic and Hydrologic Analyses

Objective

The objective of this task is to identify and preliminarily quantify hydraulic, hydrologic, and water quality criteria developed under task 1 for up to three different scenarios of the proposed project.

Activities

- Analyze data to preliminarily quantify project benefits for criteria developed under Task 1 for up to three project concept scenarios.
- Discuss preliminary findings with project team and solicit input regarding their knowledge of any recent past and current data being collected that may have been missed.
- Preparation of a draft and final technical memorandum on the data inventory (including quality and accessibility) and any data needs or recommendations for analyses or additional data that could support new water balance model.
- Investigate the scour and depositional limitations of the project.
- Present results to project team and stakeholders.

Task 2b – Acquisition Alternatives and Strategy

Objective

The objective of this task is to determine a range of feasible acquisition strategies given the goals of the project and constraints of the site.

Activities

1. Coordinate and commission, as appropriate, all necessary land acquisitions documents, including, but not limited to market valuations, surveys, remediation studies, and environmental assessments
2. Convene appropriate real estate professionals, public agencies, and other stakeholders to provide technical understanding of acquisition alternatives in a format such as an Urban Land Institute Technical Assistance Panel.
3. Establish range of project developments and feasibility plans, including identifying necessary resources and partnerships for acquisition

4. Identify and track funds necessary to develop and structure an acquisition strategy

Task 3 – Synthesis of Water and Community Benefits and Acquisition Alternatives
Project Directors will bring together the range of scenarios identified through the lens of both a hydraulic and hydrology analysis as well as an acquisitions analysis to develop a range of scenarios that can be evaluated based on their respective costs and benefits.

We will also identify other successful measures as applied in existing revitalization projects. We will include what measures and amenities have been implemented to attract compatible uses, attract residents and visitors alike for recreation, and to reconnect the surrounding communities to these revitalized areas. We will address the specifics of each successful revitalization project, where the information permits, including site specifications, ecosystem issues, average cost of investment and resulting community engagement. Additionally, we will identify incentives offered by utilities, governments and municipalities that were used as a way to attract the desired activities to these revitalized areas.

	Tasks / Milestones:	**Budget:**	**Start Date**	**Completion Date**
	Piggyback Yard			
1	Data Collection and Review	45,000	Month 1	30 days
2a	Analyses of Hydraulic and Hydrology	25,000	Month 1	60 days
2b	Analysis of Acquisition Alternatives	30,000	Month 2	60 days
3	Final Report - Scenarios and Synthesis of Cost/Benefits	50,000	Month 3	90 days
	Total	150,000		3 months

Acquisition Projects: **APN(s):**

Acreage: 152 acres

I certify that the information contained in this Grant Application form, including required attachments, is accurate.

Signature of Authorized Representative *Date*