



**MOUNTAINS RECREATION & CONSERVATION AUTHORITY**

Los Angeles River Center & Gardens  
570 West Avenue Twenty-Six, Suite 100  
Los Angeles, California 90065  
Phone (323) 221-9944 Fax (323) 221-9934

May 7, 2018

Chairperson Irma Muñoz  
c/o Rorie Skej, Chief Deputy Executive Director  
Santa Monica Mountains Conservancy  
570 Ramirez Canyon Road  
Malibu, California 90265

**Proposition 68 Competitive Grant Application  
Rive Center Safety and Accessibility Improvements**

Dear Chairperson Muñoz and Conservancy Members:

I am pleased to present the enclosed application for a grant for Los Angeles River Center Safety & Accessibility Improvements. The Mountains Recreation and Conservation Authority (MRCA) requests a grant in the sum of \$1,500,000 from the California Drought, Water, Parks, Climate, Coastal Protection and Outdoor Access for All Act of 2018 (Proposition 68), under the Conservancy's Competitive Grant. The MRCA's Governing Board approved submittal of this application on March 6, 2019.

The proposed grant would fund accessibility improvements for the park's primary public meeting and event spaces, including the Atrium, Los Feliz Room, and the administrative offices. The proposed improvements center on restrooms, paths of travel, parking, and meeting rooms.

Please refer to the enclosed materials that describe the proposed grant and how it fits the Conservancy's Evaluation Criteria. If you have any questions regarding this, please contact me at (323) 221-9944, extension 117.

Sincerely,

A handwritten signature in black ink, appearing to read "Cara Meyer".

Cara Meyer  
Deputy Executive Officer

# Grant Application

Print Form



The Natural Resources Agency

**Project Title:** River Center Safety & Access

**Date:** 5/7/2019

**Funds:** Proposition 68

**Amount:** 1,500,000

**Applicant Name:** Mountains Recreation & Conservation

**Match amount:** 0

**Address:** 570 West Avenue 26, Suite 100

**Match source:**

**State/Province:** Los Angeles, CA

**Total Project Cost:** 1,500,000

**Zip/Postal code:** 90065

**Phone:** 323-221-9944

**Brief Project Description:** Capital improvements to the Los Angeles River Center and Gardens to improve safety and accessibility.

**Fax:** 323-221-9934

Santa Monica Mountains Conservancy

5750 Ramirez Canyon Road  
Malibu, California 90265  
Phone: 310-589-3200  
Fax: 310-589-3207  
www.smmc.ca.gov

**Grantee's Authorized Representative:** Cara Meyer, Deputy Executive Officer 323-221-9944 ext. 117 cara.meyer@mrca.ca.gov

Name and Title Phone Number Email

**Person with day-to-day responsibility:** TBD

Name and Title Phone Number Email

**Project Objective:**

The proposed grant will be used for pre-improvement planning, design and engineering, and implementation of capital improvements to facilities at the Los Angeles River Center and Gardens to improve accessibility, eliminate barriers, and improve safety. The project will focus on accessibility improvements for the park's main public meeting rooms, restrooms, and administrative offices, and the parking and paths of travel that service these facilities. It is expected that a full remodeling of the main restrooms is necessary. Additional accessible parking will be provided, and modifications made to building entrances and pavement to achieve compliance. Interior office spaces shall be renovated to extend the useful life of the facility.

\*Attach additional pages as necessary

**Project Address:** 570 West Avenue 26, Los Angeles, CA 90065

**Latitude:** 34.084796°

**Acreage:** 6.7

**Trail Length:** N/A

**Longitude:** -118.225162°

**APN's:** 5446-013-906

**Stream Miles:** N/A

**Congressional District:** 34

**State Senate District:** 24

**Assembly District:** 51

**Tasks / Milestones:**

**Budget:**

**Completion Date:**

See attached budget.

All work is expected to be complete by June 30, 2021, notwithstanding weather or other delays outside of MRCA's control.

\*Attach additional pages as necessary

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

Signature of Authorized Representative

5/7/2019

Date

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**SCOPE OF WORK / PROJECT DESCRIPTION**

The Mountains Recreation and Conservation Authority (MRCA) requests grant funding from the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 (Proposition 68) through the Santa Monica Mountains Conservancy's (Conservancy) Proposition 68 Grant Program to facilitate the proposed Los Angeles River Center Safety and Accessibility Improvements Project (project).

Since opening in March 2000, the Los Angeles River Center and Gardens (River Center) has proved to be an extremely popular location for a variety of activities ranging from Los Angeles River educational programs, public and private special events, and non-profit and community meetings. The River Center has established itself as a hub for activism related to river revitalization, water resources, community service, outdoor equity, and sustainable development; all of these issues correlate with the MRCA's mission to preserve and manage local open space and parkland, watershed lands, trails, and wildlife habitat. The meeting rooms and grounds are frequently used by community groups, elected officials, and many government agencies for public meetings and trainings. The River Center's central location, ample parking, and attractive grounds makes it an ideal, non-intimidating venue for members of the public who may be participating in a public process for the first time. All of these visitors are exposed to the educational exhibits about the Los Angeles River and the property's natural resources, helping to foster stewardship in the community for the environment.

The River Center is a well-utilized venue that needs facility upgrades to keep up with public use demand, extend the lifespan of the facilities, and improve access for a wide range of visitor abilities. Restrooms, parking, and the paths of travel between these elements, accommodations, and public meeting rooms require significant renovations to meet current standards. The vast majority of the park's buildings and parking areas were designed and constructed prior to enactment of the American with Disabilities Act (ADA) in 1990. In accordance with requirements of Title II of ADA, every program, service, and activity offered by MRCA is accessible. With a variety of park locations, MRCA is already able to achieve compliance by relocating activities as needed. However, with limited maintenance funds and outdated facilities, there are few opportunities for major renovations to upgrade facilities to current accessible standards. Significant capital investments are needed to achieve compliance.

In September 2017, MRCA began planning for a comprehensive program of accessibility improvements at various MRCA owned or operated sites. The first step was to survey physical and structural barriers to park facilities, programs, services and activities. Priority for the inventories were parks that frequently host public meetings, and/or that accommodate a wide variety of programs, such as the River Center. This effort fits with the MRCA's overall general strategy which is an incremental, but consistent, move toward greater accessibility, as well as the Conservancy's Strategic Objective to develop long term capital improvement and maintenance plans.

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The activities to be funded by the proposed grant include pre-improvement planning, design and engineering, permitting, and construction work. Work would be accomplished by a combination of MRCA staff, professional consultants, and subcontractors. These improvements would create new access to programs, services, and activities for a variety of park users and will contribute to a more enjoyable user experience.

MRCA's survey of the River Center identified specific features that require capital improvements to provide full accessibility. These improvements range from minor modifications to complete reconstruction, and are spread between five buildings, 19 restrooms, two street entrances and main parking lots, three distinct courtyards, and numerous outbuildings, small courts, and secondary parking areas. To address the highest priority accessibility needs, the proposed grant will focus on areas most suitable for public meetings and accommodations, including the California Building's Atrium and Los Feliz Room, the Sierra Madre Building's large meeting room, main courtyard, and spaces where staff meet with and provide services for the general public. The objective of the improvements is to eliminate barriers to restrooms, paths of travel, parking, doorways, and information/signs. Interior finishes for the park's various offices will be replaced to improve health and safety for users. Most of these rooms (totaling approximately 50,000 square feet) have not been modified since the River Center opened in 2000. Portions of the River Center's perimeter fencing require replacement to increase safety and security at the facility. All work will extend the useful life of the facility.

Based on initial surveys, it is expected that a full remodeling of most every restroom is necessary to meet current standards and eliminate barriers. Previous work at the River Center suggests that remodeling will be complex, costly, and will trigger structural remediation and utility upgrades. The facility's electrical, mechanical, and plumbing systems tend to have been built in a piecemeal fashion, making them difficult to partially upgrade. Many of the facility's architectural components, such as doors and windows, are unusual shapes/sizes and cannot be substituted without significant custom construction. Most, if not all, of the restrooms could require structural changes to accommodate an appropriate approach and doorway location. The project budget includes architect fees, structural permit fees, and a 10% contingency line item to account for these uncertainties.

The specific improvements contemplated include:

- Renovate California Building Atrium restrooms (2).
- Renovate accessible parking for California Building.
- Replace or retrofit California Building exterior doors.
- Renovate path of travel between parking and building entrance.
- Add detectable warning surfaces.
- Renovate Los Feliz Room restrooms (2).
- Replace or retrofit Los Feliz Room doors.
- Modify path of travel between Sierra Madre Building and Barbacoa restrooms.

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- Replace or retrofit Sierra Madre Building exterior doors.
- Minor upgrades to Barbacoa restrooms (2).
- Replace interior finishes on 50% of interior spaces.
- Upgrade exterior ramps and pathways.
- Augment safety and security with fencing upgrades.

If it is feasible to bring other areas into compliance without significant cost or impacts, additional improvements can be made. Conversely, if the cost of implementing the highest priority work exceeds the budget contingency, some lower-priority items may be reduced or eliminated. MRCA will keep the Conservancy updated on progress via regular status reports.

If the subject grant is not awarded, MRCA would be unable to complete the project and architectural barriers would continue to exist until funding comes available. MRCA will be the agency responsible for the long-term maintenance of the new improvements.

### **BUDGET**

This grant request is for a total of \$1,500,000. Matching funds are not available. See attached budget.

### **TIMELINE**

The year-round high use of the Los Angeles River Center and Gardens requires that construction activities be scheduled around reserved events, and staged for the least amount of inconvenience to park visitors and operations. MRCA requests a completion date of June 30, 2021, to allow for delays in grant execution, flexible construction availability, and contingency.

Work will commence upon execution of the grant agreement.	
Pre-improvement planning, selection of architect	2-3 months
Architecture and engineering for improvements	4-6 months
Competitive bid process	3 months
Restroom remodel	3-4 months
Site construction, Interior work	3-9 months

Total: 15-25 months

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**RESPONSES TO EVALUATION CRITERIA**

Prioritization Value

The proposed project achieves the following Proposition 68 grant program priorities:

- PV1. Project achieves 80001(b)(3)(4) by providing urban recreation and protecting or restoring natural resources.  
The proposed grant will provide urban recreation by facilitating access to programs and public events at the Los Angeles River Center and Gardens for park users of all abilities.
- PV2. Project achieves 80001(b)(5) by providing workforce education and training, contractor, and job opportunities for disadvantaged communities.  
The construction work will be either self-performed or completed by contractors via a competitive bid process. Trade organizations representing disadvantaged businesses will be notified of all bid opportunities. A portion of the grant will be directed to non-profit Community Nature Connection, an organization focused on serving disadvantaged communities that regularly provides training for volunteer naturalists. A naturalist's skill set is needed for paid positions with camps, parks, and recreational program providers.
- PV3. Project achieves 80001(b)(6) by having already obtained all required permits and entitlements.  
No entitlements are required to complete the scope of the proposed project. If municipal building permits are required, they will be obtained during the project.
- PV4. Project achieves 80001(b)(9) - advances solutions to prevent displacement if a potential unintended consequence associated with the project is an increase in the cost of housing.  
This criterion is not applicable. The project is only modifications to existing parkland and will have no effect on housing.
- PV5. Project achieves three or more actions listed in 80001(b)(8)(A through G).  
By nature of the project, it will accomplish the purpose of promoting diversity and inclusion in our public lands as recommended by Proposition 68. The primary purpose of the project is to improve access to the public, particularly for disabled populations, so that the park has fully accessible facilities to the facility's main meeting rooms and public restrooms. The removal of architectural barriers will benefit all park visitors and increase opportunities for visitors with disabilities.

The project includes funding for community access programs, to be held by project partner Community Nature Connection (CNC), specifically to expand access to the River Center for diverse populations. Active outreach to diverse populations, particularly minority, low-income, and disabled populations, is an integral part of

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the MRCA's goals, and is a focus of CNC's mission. All communications about the access programs will use multilingual and culturally appropriate materials. As part of their regular employee duties, MRCA staff promote awareness of open spaces, parks, trail locations, and restoration activities.

PV6. Project achieves more than one of the Conservancy's Strategic Objectives.

The proposed project furthers the following Conservancy Strategic Objectives:

- *Implement the Rim of the Valley Trail Corridor Master Plan.*
- *Implement the Los Angeles County River Master Plan.*
- *Implement the San Gabriel and Los Angeles Rivers Watershed and Open Space Plan.*
- Expand Education, Public Access, and Resource Stewardship Components in a Manner That Best Serves the Public, Protects Habitat, and Provides Recreational Opportunities. The primary purpose of the project is to improve public access to provide new and increased opportunities for visitation, recreation, programs, services, and activities for a variety of park users and to contribute to more enjoyable user experiences. This will also help to increase resource stewardship and educational/interpretative capabilities.
- Develop long term capital improvement and maintenance plans.

PV7. Project achieves more than one Common Ground guiding principle.

The proposed project furthers the following Common Ground guiding principles:

- *Improve Access to Open Space and Recreation for All Communities.*
- *Promote Stewardship of the Landscape.*
- *Encourage Multiple-Objective Planning and Projects.*
- *Involve the Public Through Education and Outreach Programs.*

Category Value

CV1. The project will provide benefits to multiple values including water, recreation, habitat, and interpretation of natural resources.

Upon completion, the project will result in increased access to the park's resources, which include interpretation of natural resources via the Los Angeles River displays and Juan Bautista de Anza National Historical Trail information, and through programs. Furthermore, it will create the ability to provide services to a more inclusive group of park visitors, and ensure access to public meetings and gatherings. The project will add visitor-serving amenities, accessibility, and public safety improvements to a public facility with multiple benefits. The River Center is visited by thousands of people each year for recreation and family events.

CV2. The project implements a major component of an existing relevant plan related to a major recreational facility, regional ecosystem restoration, or master land

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protection plan.

Please refer to Appendix A for a full discussion of plan consistency. In addition to the *Common Ground Plan*, the proposed improvements are consistent with other applicable plans, including the following:

- Santa Monica Mountains Conservancy Strategic Plan
- Los Angeles River Center and Gardens Project Plan
- Rim of the Valley Trail Corridor Master Plan
- Juan Bautista de Anza National Historical Trail
- City of Los Angeles, Los Angeles River Revitalization Master Plan
- County of Los Angeles, Los Angeles River Master Plan
- City of Los Angeles, Cornfield Arroyo Specific Plan
- County of Los Angeles *General Plan*

CV3. The project provides a plan or feasibility study to advance cooperative watershed health protection activities or recreation goals important to two or more organizations.

This criterion is not applicable. The project is not a plan.

CV4. Applicant has a realistic plan for serving disadvantaged communities upon completion of the improvements.

Disadvantaged communities will be served through new community access programs provided by CNC with funding from this grant. CNC has been providing access to nature and public lands for over 25 years. The accessibility improvements will provide increased opportunities for visitation, recreation, and programs to the general public, including disadvantaged populations.

CV5. The project uses renewable or non-potable water sources of water, such as reclaimed water, captured stormwater, or other method.

All plumbing components will be selected to be compatible with a reclaimed water system, should the River Center connect to one in the future. The improvements are not expected to affect water supply. The restroom renovations will include low water use fixtures and may replace some aged pipes, which will result in reduced water consumption.

CV6. Project implements Best Management Practices (BMP) to treat stormwater.

Outdoor construction activities occurring during rain events will include erosion prevention measures. If feasible, new pavement will direct rainfall toward planters instead of storm drains, reducing the amount of water that enters the system.

CV7. Project provides safe and reliable drinking water supplies to park and open space visitors.

As part of the restroom renovation, the project will provide new accessible drinking



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fountain(s) for park visitors to enjoy safe and reliable water supplies.

- CV8. The project provides a high-quality access point for nearby open space, parkland, regional multi-modal trails, or water-based recreation.

The entire purpose and intent of the project is to create new high-quality access for the public use and enjoyment of the River Center's meeting rooms, restrooms, and other public amenities. Situated less than a half-mile from the banks of the Los Angeles River and its confluence with the Arroyo Seco, the River Center is a centrally located facility that demonstrates efficient use of public land and promotes environmental consciousness. The River Center is located on the National Park Service's Juan Bautista de Anza National Historical Trail, and it anchors the Los Angeles River Greenway/Bikeway in Elysian Valley, offering bicyclists and strollers amenities such as restrooms, water fountains, educational exhibits about the Los Angeles River, a youth Futsal court, and beautiful gardens within to take respite. The River Center also supports some operations for seasonal water-based recreation in the Los Angeles River Recreation Zone. These amenities are crucial also for the disadvantaged local community which is considered park-poor. The proposed upgrades will benefit all of those users.

- DV9. The project completes a new, significant link in a regional trail system.

A portion of the work will be to upgrade paths of travel between parking, restrooms, and the meeting room, but this is not a new regional trail link. To the extent that the River Center is used as a starting point for trips on the Bike Path or to the seasonal Recreation Zone for kayaking, it does function as a link to those systems.

- CV10. Project adds new trail or recreational resources not available within a 0.5-mile radius.

Although the River Center is an existing resource, the improvements will provide new, full accessibility to the park's main meeting rooms and restrooms. The improvements will result in a new resource for park visitors with mobility impairments, and more public events are expected to occur at the facility.

- CV11. The project contains multi-modal accommodations that will benefit hikers, cyclists and equestrians.

No improvements to multi-modal trails are planned. The improvements to paths of travel will benefit all park visitors.

- CV12. The project results in new public access to a natural resource with high interpretive and/or educational value, or enhances existing access.

The River Center functions as an access point to the Los Angeles River, a resource with high interpretive and educational value. School field trips, junior ranger programs, public programs and community forums addressing stewardship and protection of the watershed occur on site. Additionally, the interpretive displays, which interpret the ecology and history of the Los Angeles River, educate thousands of visitors who come to the River Center. The usability of the facility will

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be enhanced through the proposed improvements. Educational signage, such as “every drop counts” or “leave no trace”, may be added to further enhance and provide interpretive resources.

CV13. The project provides non-personal interpretive elements that will significantly enhance appreciation and enjoyment of a natural resource.

The restroom renovations may incorporate non-personal interpretive signage, such as “every drop counts” or “leave no trace” signs, that will inform visitors about water resources and the importance of conservation. Visitors that learn from the existing educational displays about the Los Angeles River will also benefit from the accessibility improvements.

CV14. The project creates a new venue, or enhances an existing venue, for education and/or interpretation activities that promote natural resources stewardship.

The accessibility improvements will enhance the existing meeting rooms that are frequently used as a venue for public gatherings, including education and interpretation activities that promote stewardship of natural resources. This project will allow for these activities to be enjoyed by a larger segment of the public. The project includes a 5% line item for community access programs at the River Center, and these programs will promote stewardship of natural resources. Visitors that learn from the existing educational displays about the Los Angeles River will also benefit from the accessibility improvements.

CV15. The project alleviates stress on other overburdened recreational resources within a 0.5-mile radius.

The project will not alleviate stress on other recreational resources, but it will create a newly accessible community meeting center. The new materials (paving, restroom fixtures, etc.) are likely to be easier and less costly to maintain than what is existing. This should incrementally free up maintenance time and budget that can be directed to other needs within the park.

CV16. The project provides a new vista point or overlook for a significant scenic view shed.

No new vista points or overlooks will be created.

CV17. The project adds visitor-serving amenities, accessibility, and public safety improvements to existing parkland.

The primary purpose of the project is to eliminate barriers to existing visitor-serving amenities and implement health and safety improvements at the River Center. These improvements will increase opportunities for recreation, activities, and programs to a wide variety of people, of all abilities.

CV18. Project results in additional uses for users of a wide range of ability levels.

The purpose of the project is to ensure that park visitors of all abilities can enjoy the facility and use the public meeting rooms without barriers. MRCA is using the

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current codes and standards to ensure that a wide range of abilities will be accommodated.

CV19. The project is designed to accommodate the needs of users from a variety of cultural and economic backgrounds.

As mentioned, the purpose of the project is to improve access for visitation, recreation, activities, and programs to the public, including people from a variety of cultural and economic backgrounds, who live throughout Los Angeles. These amenities are, and will continue to be, free of charge. As a result of the project, the park will be able to serve more and diverse populations, including disadvantaged, minority, low-income, and disabled groups from many different cultures and backgrounds.

CV20. The project directly abuts and increases the ecosystem function of a protected habitat area including fish and wildlife corridors.

The site does not abut a protected habitat area and the project is not expected to increase ecosystem function.

CV21. The project includes restoration, protection or enhancements of a native ecosystem appropriate to the site.

No restoration of native ecosystem is proposed as part of the project.

CV22. Project will benefit specially protected species pursuant to the California Wildlife Protection Act of 1990.

The project is not expected to have an effect on specially protected species.

CV23. The project employs new or innovative technology or practices.

The project is part of a proactive approach to improving accessibility.

#### Implementation Value

IV1. Applicant has proven that implementation of the project is feasible.

MRCA has years of experience planning, designing, permitting and implementing improvement projects more complex than this, and has researched the project enough to understand what is feasible at the site.

IV2. Applicant has financial capacity to perform project on a reimbursable basis.

The majority of projects that the MRCA has historically completed are funded by grants on a reimbursable basis. MRCA has full confidence and capacity to begin and complete the project under this situation.

IV3. Applicant, or active project partner, has successfully completed multiple projects of similar size and scope.

The MRCA has successfully designed and implemented many recreational

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projects throughout Los Angeles: Several completed MRCA projects are similar in size, budget, scope and duration to the proposed Project. The majority of projects that MRCA has completed are multi-million dollar projects that bear similarities to the proposed project.

- IV4. The project is a partnership between two or more organizations and each organization has committed to contributing toward project implementation.  
In addition to the capital improvements implemented by MRCA, the grant includes funding for non-profit Community Nature Connection to provide public programs at the site.
- IV5. Applicant has conducted outreach to the affected communities.  
No outreach has occurred yet. If the improvements will affect the availability of any park features, visitors will be notified ahead of time via signs and social media. The grant includes funding for non-profit Community Nature Connection to provide programs at the site for local disadvantaged communities and the general public.
- IV6. Applicant, or project partner, has 1+ years' experience maintaining and operating projects of similar size and scope.  
MRCA has more than 30 years of experience maintaining and operating projects similar to this including the subject property.
- IV7. Applicant has identified maintenance funding for at least 2 years after completion.  
The long-term operation and maintenance of the project will continue to be the responsibility of MRCA, and existing funding sources for maintenance are expected to continue. The improvements are expected to decrease maintenance needs.
- IV8. Project has approval from all landowners to complete the project, or Applicant is the landowner.  
Applicant is the landowner.

Climate Change Value

- CC1. The project demonstrates a reduction in baseline greenhouse gas emissions through carbon sequestration or other innovative techniques or project designs, such as diverting organic material from landfills.  
Any recoverable materials in the project site will be reused instead of disposed.
- CC2. The project implements water saving technologies and techniques to yield quantifiable water and energy savings. Such techniques may include the use of drought-efficient landscaping, including climate resilient and native landscaping whenever possible, stormwater filtration, impervious surfaces, green roofs and other forms of water capture and storage.

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All water-using elements, such as restroom faucets and fixtures, will be low-water use models. Similarly, all electrical features will be energy efficient. Lights will be on a timer and/or motion detector to reduce electricity use. Where possible, new pavement will be designed to direct rainfall into planters instead of storm drains.

CC3. The project contributes to tree canopy cover and/or greenways in urban areas to mitigate heat island effects and promote public health and recreation.

No change to tree canopy cover is expected. The River Center already has value for urban wildlife, particularly for bird habitat. As can be clearly seen on an aerial photo, the River Center's mature trees provide an island of habitat in close proximity to the river and Elysian Park. The River Garden Park on the grounds, added in 2000, provides a demonstration of native trees, shrubs, and grasses in addition to augmenting the tree canopy.

CC4. The project develops or maintains multi-use trails that connect communities, provides access to public resources and reduces vehicle miles traveled.

The project does not affect multi-use trails, although it does provide for accessible paths of travel between features within the facility.

CC5. The project engages local communities through outreach, education, and interpretation regarding long-term stewardship and climate change awareness.

The grant includes a 5% line item for partner Community Nature Connection to provide access to the River Center to local communities. Their approach is not yet defined, but CNC programs are designed to increase stewardship of natural resources. As stated above, this project will allow for more and new opportunities for public gatherings, including educational events, to be enjoyed by a larger segment of the public. Improved access to and between the River Center's meeting rooms, restrooms and offices will promote more use. The restroom renovations may incorporate non-personal interpretive signage, such as "every drop counts" or "leave no trace" signs, that will inform visitors about water resources and the importance of conservation.

CC6. The project implements water saving techniques that utilize nature-based solutions like wetlands, rain gardens, swales, berms, curb cuts with parkway basins, infiltration trenches, vegetation, tree planting, stream daylighting/restoration, and floodplain reclamation.

The project does not include these type of water solutions, but it will incorporate low-water use fixtures. Where feasible, renovations to exterior pavement will direct stormwater to existing planters instead of storm drains.

Additional Considerations

AC1. The site is subject to an imminent threat that would preclude future implementation value.

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Completion of the improvements could prevent potentially costly litigation that could further restrict public uses at the facility. The improvements will make the facility more attractive for public meetings and special events.

AC2. Project utilizes a local job training entity for a portion of the work.

A portion of the grant is for community access programs provided by non-profit Community Nature Connection, which does regularly provide training for volunteer naturalists. A naturalist's skill set is needed for paid positions with camps, parks, and recreational program providers.

AC3. Project is within 0.25 miles of public transportation.

Several local bus lines and the Metro Gold Line's Lincoln Heights station are within 0.25 miles.

AC4. Project serves a disadvantaged community.

The River Center is located within a disadvantaged community, which CalEnviroScreen 3.0 categorizes in the most affected 96-100 percentile. The purpose of the project is to eliminate architectural barriers that impede public use of the meeting rooms, restrooms, and administrative offices. The project will allow for more programs and event to be available for use by the general public traveling from all over the greater Los Angeles area. All communities have people with mobility impairments that will benefit from the project.

AC5. Project serves a severely disadvantaged community.

The River Center is not located in a severely disadvantaged community as defined by the Proposition 68 Grant Guidelines. Attendees of the programs to be offered by CNC under this grant may include residents of a severely disadvantaged community but it is not possible to predict that. The project will improve the service to all communities by eliminating architectural barriers.

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**Appendix A**  
**Consistency with Plans**

In addition to the Common Ground Plan, the proposed safety and accessibility improvements to the Los Angeles River Center and Gardens are consistent with other applicable plans, including the following:

A. Santa Monica Mountains Conservancy Strategic Plan

Section VI(3) of the *Santa Monica Mountains Strategic Plan*, adopted in 1997, identifies the Conservancy's goals for the Los Angeles River. The improvements to the River Center property meet the following goals of the *Strategic Plan*.

- Create 51 miles of continuous river parkway and greenbelt: The River Center has been included as a major stopping point/feature on the Los Angeles River Greenway/Bikeway since it opened in 2000, and is part of a river access loop trail that connects to Confluence Park, the Bikeway, and the Metro Gold Line Cypress Park station.
- Develop recreation, park, trail and habitat restoration opportunities: The River Center's facilities are open to the public, including opportunities for passive recreation in the River Garden Park, and a Futsal court used for youth active recreation. Meeting rooms are available for public meetings at no charge. The proposed improvements would increase public access.
- Increase community involvement: Non-profit Community Nature Connection is a partner in the project and will provide new community access programs at the River Center. Meeting facilities at the River Center are available for public programs at no or nominal charge. By performing work necessary to allow for the continued (and increased) use of the property and facilities, the proposed improvements will allow this to continue.
- Create comprehensive, regional, integrated trails plan: Section 33105 of the Public Resources Code defines the Santa Monica Mountains Zone, and specifically includes in that zone "...for purposes of providing a recreational trail corridor, it shall also include hiking and equestrian trail connections and accessways between Griffith Park, Elysian Park, and El Pueblo de Los Angeles State Historic Park. The River Center is within this recreational trail corridor and the proposed improvements benefit the regional trail.
- Cooperate with local government and non-profit partners and maximize acquisition dollars by leveraging funds where appropriate: The River Center was originally acquired and opened to the public through a partnership of local and state agencies and funding sources. Non-profit Community Nature Connection is a partner in the project and will provide community access programs at the River Center. Several Los Angeles River related non-profit organizations are housed at the River Center, creating a convenient center for restoration and other efforts on the river. The interior renovations will extend

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the useful life of the facility's offices and public meeting spaces.

B. Rim of the Valley Trail Corridor Master Plan, 1990

The project is within the Rim of the Valley (ROV) trail corridor. As an island of tree canopy separated from the river by industrial land, the River Center supports the ROV Master Plan's priority to provide connections between wildlife habitat areas. As part of the river access loop trail, the site, and the proposed improvements, support the priority to protect the continuity and accessibility of the ROV trail.

C. Los Angeles River Center and Gardens Project Plan (Adopted September 14, 1998, amended October 28, 1999, February 26, 2001, and October 20, 2008)

Per Section 33209 of the Public Resources Code, every project submitted for funding to the Santa Monica Mountains Conservancy shall have an adopted project plan. The Los Angeles River Center and Gardens Project Plan was adopted by the Conservancy October 20, 2008. All of the proposed safety and accessibility improvements support the uses described in the Project Plan.

D. Juan Bautista de Anza National Historical Trail

The National Park Service has a Congressionally-mandated plan to develop the Juan Bautista de Anza National Historical Trail. The River Center is located on the Anza Trail and contains an educational panel about the trail. Increasing accessibility to public restrooms will benefit users of the trail.

E. Los Angeles River Revitalization Master Plan

The *Los Angeles River Revitalization Master Plan* was adopted by the City Council of the City of Los Angeles in 2007. The River Center lies within the plan's "Opportunity Area 10-Arroyo Seco Confluence" and will support the plan's recommendations by taking advantage of publicly-owned facilities and strong civic and environmental organizational support.

The proposed improvements are consistent with the plan's overall goals to:

- Create a continuous river greenway: The River Center has been included as a major stopping point/feature on the Los Angeles River Greenway/Bikeway since it opened in 2000, and is part of a river access loop trail that connects to Confluence Park, the Bikeway, and the Metro Gold Line Cypress Park station.
- Connect neighborhoods to the river: As part of the river access loop path, the project complies with recommendation 5.5 to create non-motorized routes between the river and cultural institutions and parks.
- Extend open space, recreation, and water quality features into neighborhoods: Recommendation 5.8 recommends creating a system of jointly used parks and



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outdoor classrooms. The River Center's multiple meeting spaces meet this function and will be improved by the project. The educational exhibits about the Los Angeles River include educational information about the river's natural resources.

- Provide opportunities for educational and public facilities: The River Center's multiple meeting spaces meet this function and will be improved by the project. The educational exhibits about the Los Angeles River include educational information about the river's natural resources. Programs offered by Community Nature Connection will provide personal experiences.
- Focus attention on underused areas and disadvantaged communities: The River Center is located within a disadvantaged community as defined by CalEnviroScreen 3.0.

#### F. Los Angeles River Master Plan

Adopted by the Los Angeles County Board of Supervisors in 1996, the Los Angeles River Master Plan was the first adopted planning document focused on the river corridor and the creation of a continuous greenway. The County is currently undergoing a process to update the plan, but the new document is not yet available for analysis. The project implements and is compatible with the guiding principles of the Los Angeles River Master Plan. The following goals of the Plan are met by the proposed project:

- Improve recreational opportunities along the river
- Improve community pride in the river

The improvements will result in increased public use of the River Center and its recreational resources. Increased community use of the River Center will expose more visitors to the educational exhibits about the Los Angeles River and create more exposure for the river-related non-profit organizations housed there.

#### G. Cornfield Arroyo Specific Plan, City of Los Angeles

The October 2012 draft *Cornfield Arroyo Specific Plan (CASP)* includes the River Center property as part of a new "Greenway Zone". The River Center's uses are consistent with those permitted for this zone, including Conservation, Environmental and Social Service Organizations.

#### H. County of Los Angeles General Plan

The improvements to the River Center are compatible with the County of Los Angeles' *General Plan*, Conservation and Open Space Element by achieving the goal of preserving and protecting sites of scenic value. The plan also encourages high quality design in all development projects, compatible with and sensitive to the natural and manmade environment, and the work proposed will achieve this.

**Budget for Grant Application  
River Center Safety & Accessibility Improvements**

**Grant Request: \$ 1,500,000**

Budget Item	Amount
<b>A. MRCA Staff</b>	
various Direct Salaries, Payroll Tax, Benefits & Allocations	
Project Management, Pre-Improvement Planning	\$ 32,500
Construction	\$ 179,500
9998, 9999 Administrative Cost	\$ 169,600
<b>SUBTOTAL A, MRCA Staff:</b>	<b>\$ 381,600</b>
<b>B. Materials and Supplies</b>	
5112 Land & Building Improvement - Materials	\$ 80,000
5113 Land & Building Improvement - Equipment	\$ 10,000
5115 Land & Building Improvement - Pre-Construction	\$ 2,000
Permits	\$ 20,000
5116 Land & Building Improvement - Other	\$ 2,100
7777 Equipment Allocation	\$ 42,400
<b>SUBTOTAL B, Materials and Supplies:</b>	<b>\$ 156,500</b>
<b>C. Consultants and Contractors</b>	
4001 Grant - Community Access Program	\$ 75,000
5114 Land & Building Improvement - Subcontractors	
Restroom remodel (\$260 per square foot)	\$ 177,900
Mechanical, Electrical, Plumbing required	\$ 110,000
Parking, Paths, Building Access, Security/Safety	\$ 209,500
Interior renovations	\$ 187,500
Contingency	\$ 150,000
5115 Land & Building Improvement - Pre-Con (Architect)	\$ 42,000
5116 Land & Building Improvement - Other (Inspections)	\$ 10,000
<b>SUBTOTAL C, Consultants and Contractors:</b>	<b>\$ 961,900</b>
<b>Grand Total (A+B+C):</b>	<b>\$ 1,500,000</b>