

REPORT OF GENERAL MANAGER

NO. 05-245

DATE September 21, 2005

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: MARTIN LUTHER KING, JR. PARK - PROPOSED DESIGN FOR THE EXPOSITION PARK - DR. MARY MCLEOD BETHUNE REGIONAL LIBRARY TO BE CONSTRUCTED ON A PORTION OF MARTIN LUTHER KING, JR. PARK

J. Combs	_____	J. Kolb	_____
H. Fujita	_____	F. Mok	_____
S. Huntley	_____	K. Regan	_____
B. Jensen	_____	*M. Shull	<u>MS</u>

  
 \_\_\_\_\_  
 General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve the proposed design of the new Exposition Park - Dr. Mary McLeod Bethune Regional Branch Library on up to 60,000 square feet of the Department's Martin Luther King, Jr., Park located at 3934 S. Western Avenue;
2. Direct staff to continue to work with the Library Department and City Attorney to negotiate and finalize the terms and conditions of an agreement, to be returned to the Board for subsequent consideration, allowing both the Department and the Library Department to use each other's property, as specified in this report; and,
3. Authorize staff to issue a temporary right-of-entry permit to the Library Department to allow Library Department staff, consultants, and/or contractor access to the subject park property to conduct necessary work associated with the design and construction of the new Exposition Park - Dr. Mary McLeod Bethune Regional Branch Library.

SUMMARY:

On October 6, 2004, the Board of Recreation and Park Commissioners (Board Report No. 04-296) granted conceptual approval of the proposed use of up to 60,000 square feet of the Department's

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Martin Luther King, Jr. Park located at 3934 S. Western Avenue for the construction of the new Exposition Park – Dr. Mary Mcleod Bethune Regional Library. In consideration of this, the Library Department has proposed to allow the Department to continue using 70,000 square feet of Library Department property that is currently landscaped open space.

The Library Department has now completed the design of the proposed library and would like the Department to consider and approve the design. The proposed design includes the construction of a brand new 14,500 square foot regional branch library and a parking lot area for 50-70 cars. Additional amenities include a meeting room, work room, children's and teen's areas, learning center and staff offices. (See attachment). Department staff has reviewed the proposed design and find it acceptable.

It should be noted that on July 7, 2005, the Cultural Affairs Commission approved the design of the proposed regional library. Further, the Library Department has determined that the proposed project has been evaluated in accordance with the requirements of the California Environmental Quality Act (CEQA) and is Categorically Exempt under Article III, Section 1 of the CEQA Guidelines.

At this time, Department and Library staffs are negotiating the terms and conditions of the proposed agreement for the use of park land for the new library. Once these negotiations have been completed, the final agreement will be presented to the Board for consideration and approval.

Councilmember Parks and Operations East staff supports the recommendations of this report.

FISCAL IMPACT STATEMENT:

The proposed project will not have any fiscal impact to the Department as the project is funded by the Library Bond Program.

This Board Report was prepared by Cid Macaraeg, Director, Real Estate and Asset Management.