

REPORT OF GENERAL MANAGER

APPROVED  
NOV 15 2006

NO. 06-338

DATE November 15, 2006

C.D. 10

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: CENTRAL REGION HERITAGE K-12 AMBASSADOR SCHOOL SITE –  
MEMORANDUM OF UNDERSTANDING BETWEEN DEPARTMENT OF  
RECREATION AND PARKS, COMMUNITY REDEVELOPMENT AGENCY,  
AND LOS ANGELES UNIFIED SCHOOL DISTRICT FOR THE  
DEVELOPMENT OF A JOINT-USE AGREEMENT FOR A PROPOSED  
PARK ON A PORTION OF THE SCHOOL SITE

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J. Kolb \_\_\_\_\_  
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K. Regan \_\_\_\_\_  
M. Shull \_\_\_\_\_

*Dan for MS*

*Robert H. Jensen (for)*  
General Manager

Approved \_\_\_\_\_

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATION:

That the Board:

1. Approve a proposed Memorandum of Understanding (MOU), substantially in the form on file in the Board Office, between Department of Recreation and Parks (RAP), Community Redevelopment Agency (CRA), and Los Angeles Unified School District (LAUSD) for the development of a joint-use agreement for a proposed park on a portion of the Central Region Heritage K-12 Ambassador School site, subject to the approval of the Mayor and of the City Attorney as to form;
2. Direct the Board Secretary to transmit the proposed MOU to the Mayor in accordance with Executive Directive No. 3, and to the City Attorney for review and approval as to form;
3. Authorize the General Manager or his representative to execute the MOU, upon receipt of all the necessary approvals; and,
4. Authorize staff to work with the CRA and LAUSD on the development of the proposed joint use agreement.

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### SUMMARY:

In 2001, LAUSD acquired the site of the former Ambassador Hotel located along Wilshire Boulevard in Los Angeles for the development of an elementary, middle, and high school campus. The future campus will be called the Central Region Heritage K-12 Ambassador School site and measures approximately 23.7 acres. After several discussions among RAP, CRA, the Mayor's Office, and LAUSD staff, it became apparent that the parties desired to collaborate in the development, maintenance, and operation of a park on a portion of the site. LAUSD has identified an approximately 0.33 acre portion along the northern perimeter of the property fronting Wilshire Boulevard as a possible park location.

The parties desire to enter into an MOU for the purpose of further discussing the joint use of the facilities and to consider the construction, enhancement, and utilization of the proposed park. The proposed MOU is not to be construed to obligate or bind any of the parties to spend money or incur costs for planning, development, and maintenance; to construct new facilities or improve existing facilities; to occupy the facilities discussed; to make such facilities available for use as discussed; or to create a right to use such facilities.

With LAUSD providing the property, CRA and RAP have expressed an interest in further discussions about utilizing their funds and operational resources to develop, enhance, and maintain the proposed park. The intent would be to make the proposed park available for use by the public before, during, after school, and on weekends, with use preference given to school assemblies and activities during the school hours and days. The actual times, days, terms of use and maintenance and operations, and security of the proposed park would be discussed as part of the planning and development process and would be incorporated in the final joint use agreement.

RAP's potential contributions to the final joint use agreement would be limited to maintenance, operations, and security funding only. CRA's potential contribution would be limited to capital funding only.

The parties would collaborate in the design of the proposed park. CRA and RAP would be expected to provide input and recommendations on the design to the Ambassador Park Steering Committee which will be established by LAUSD. However, RAP and CRA would have no rights to approve or reject the design of the school campus or proposed park; this would be the responsibility of the Committee.

The City's final commitment to funding and support for the proposed park would be made through approval and execution of the joint use agreement to be negotiated by the parties. The joint use agreement will require approval by both the Board of Recreation and Park

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Commissioners and the Board of Education and, if negotiations are successful, will be brought to this Board for consideration at a future time.

FISCAL IMPACT STATEMENT:

The approval and execution of the MOU will have no impact on the General Fund. The MOU's purpose is to lay the foundation for future discussion concerning the development of a joint use agreement governing the design, construction and operation of a proposed park on LAUSD property. The Department will submit a budget request for the maintenance and operation of the proposed park if those future discussions come to fruition and when the proposed part is nearing completion.

This report prepared by Cid Macaraeg, Sr. Management Analyst II of Real Estate and Asset Management.