

APPROVED

APR 04 2018

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-056

DATE April 04, 2018

C.D. 8

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VAN NESS RECREATION CENTER - POOL AND BATHHOUSE REPLACEMENT (PRJ20330) (W.O.#E170392F) PROJECT - APPROVAL OF FINAL PLANS AND CALL FOR BIDS; CATEGORICAL EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), PURSUANT TO ARTICLE III, CLASS 1(12) (OUTDOOR LIGHTING AND FENCING), CLASS 2(3) (REPLACEMENT OF EXISTING UTILITY FACILITIES INVOLVING NEGLIGIBLE OR NO EXPANSION OF CAPACITY), CLASS 3(6) (ACCESSORY STRUCTURES) AND CLASS 4(3) (NEW GARDENING, TREE PLANTING OR LANDSCAPING) OF CITY CEQA GUIDELINES

AP Diaz _____

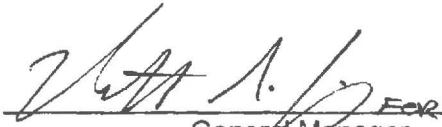
V. Israel _____

for R. Barajas CSD _____

S. Piña-Cortez _____

H. Fujita _____

N. Williams _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Approve the final plans and specifications, substantially in the form on file with the Board of Recreation and Park (Board) Office, for the Van Ness Pool and Bathhouse Replacement (PRJ20330) (W.O.#E170392F) Project (Project);
2. Approve the date for receipt of bids to be advertised as Tuesday, May 8, 2018, at 10:00 a.m. in the Board Office;
3. Approve the reduction in the value of work that the specifications required to be performed by the Prime Contractor from thirty percent (30%) to twenty percent (20%) of the base bid price;
4. Find that the proposed Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), and direct the Department of Public Works, Bureau of Engineering (BOE) staff to file a Notice of Exemption within five (5) days of Board approval; and,
5. Authorize the Department of Recreation and Parks' (RAP) Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report

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SUMMARY

The Van Ness Pool is located within the Van Ness Recreation Center which is at 5720 2nd Avenue in the South Los Angeles community of the City. This 7.81-acre recreation facility provides a swimming pool, recreation center, gymnasium, basketball courts, children's play area and childcare center for the use of the surrounding community. Approximately 8,838 City residents live within one-half (½) mile walking distance of the Van Ness Recreation Center. Due to the facility's size, features, program and the services it provides, the Van Ness Recreation Center meets the standard for a Community Park, as defined in the City's Public Recreation Center Plan.

The existing pool and bathhouse are located on the north area of the Van Ness Recreation Center. The current Project has two (2) main components:

1. Replacement of the swimming pool and
2. Replacement of the bathhouse.

The swimming pool component is a Proposition K Specified funded project (under Project ID No. S75). The specified project description, as listed in the Proposition K ballot measure is: Van Ness Recreation Center – Improvements to Athletic Fields, Swimming Pools, Children's Play Area, and Irrigation. Improvements to the athletic fields, children's play area and irrigation were completed in 2011, and accepted by the Board on October 5, 2011 (Report No. 11-274) as a separate project. The bathhouse component of the current Project is funded by a separate Proposition K – L.A. for Kids 9th Cycle Competitive Grant.

The proposed scope for the current Project includes the following:

1. Demolition of the existing 7,500 square-foot swimming pool and pool deck
2. Demolition of the existing 6,000 square-foot bathhouse
3. Construction of a new 9,000 square-foot (75 feet by 120 feet) lap pool with 7,500 square-foot pool deck
4. Construction of a new 4,930 square-foot bathhouse/pump house
5. Construction of a new 750 square-foot splash pad
6. Construction of new 10-foot high pool perimeter fencing
7. Landscape improvements including irrigation and tree planting.
8. Replacement of site utility connections serving the pool and bathhouse
9. Installation of stadium lighting poles
10. Installation of security lighting poles throughout the pool and bathhouse area

The community was involved throughout the Project design process. Proposition K requires that a minimum of three (3) Local Volunteer Neighborhood Oversight Committee (LVNOC) meetings be held to seek community input on project design. On this project, four (4) LVNOC meetings were conducted on: March 3, 2016, July 28, 2016, March 30, 2017, and June 21, 2017. Approximately nine (9) LVNOC members attended each of the community meetings. The

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LVNOC and Council District No. 8 are in full support of the Project.

The final plans and specifications were prepared by BOE, Architectural Division, in conjunction with the design consultant, John Friedman Alice Kim Architects.

The City Engineer's estimate of the Project's construction cost is Eight Million Dollars (\$8,000,000.00).

Funds are available from the following fund and account numbers:

<u>FUNDING SOURCE</u>	<u>FUND/DEPT/ACCT NO.</u>
APPROVED FUNDING	
Competitive- Bathhouse Prop K – YR 2018-19*	302/89/89460K-VP
RAP Funds	205/88/88NMAP
RAP Funds	205/88/88LMC2
Specified – Pool Prop K – YR 2008-09	43K/10/10E586
Prop K – YR 2015-16	43K/10/10MGGF
Competitive – Bathhouse Prop K – YR 2016-17	43K/10/10NPFE
Prop K – YR 2017-18	43K/10/10PPAF

FUNDING PENDING APPROVAL

Competitive- Bathhouse Prop K – YR 2018-19*	TBD
Specified – Pool Pending Funding**	TBD

* Funding is proposed to be included in the Proposition K expenditure plan (budget) for 2018-19, however, City Council will not consider the Proposition K budget until May-June. 2018.

** The bathhouse component of this Project is funded by a Proposition K 9th Cycle competitive grant in the amount of \$3,873,853, which is the maximum amount of Proposition K funds that can be allocated to the bathhouse component. The project is eligible to receive additional specified (Gap) funding that would be awarded separately over FYs 2017-18 and

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2018-19, subject to funding availability and relative need and the approval of the L.A. for Kids Steering Committee and City Council as part of the annual Assessment Report and a forthcoming program reconciliation report. Any potential funding gap remaining following the final award of additional specified funds would need to be addressed through a future funding request for capital monies through the 2019-20 City Budget process as a final funding contribution or through the identification of other Special Fund sources.

It has been the policy of this Board to require that the Prime Fiscal Impact Contractor on construction projects perform a minimum of thirty percent (30%) of the work of the Project, as measured by the base bid price. However, because this project has a great deal of specialty work, the thirty percent (30%) participation level may exclude competent contractors from bidding. Therefore, staff is recommending that the Prime Contractor's self-performance requirement be reduced to twenty percent (20%). This should attract a broader range of sub-contractors, thus creating a more inviting and competitive bidding environment.

TREES AND SHADE

The existing Van Ness Recreation Center has many established trees surrounding the existing bathhouse and pool. Of the existing thirty-five (35) trees identified onsite, four (4) are proposed to be removed to make room for the new water slide and splash pad construction, and a total of twenty-four (24) new trees will be planted as part of this project. The four trees to be removed have a total canopy cover of 2,301 square feet. The trees to be removed are one (1) Evergreen Ash tree, two (2) Desert Willows, one (1) Acacia tree. The proposed new trees include five (5) Geijera (Geijera Parviflora) trees, three (3) Jacaranda (Jacaranda Mimosifolia) trees, two (2) Weeping Bottle Brush (Callistemon Vaminals) trees, nine (9) Chinese Pistache (Pistachia Chinensis) trees, and five (5) Tipu (Tipuana Tipu) trees, all of which will be planted in and around the pool building and splash pad area. At the time of planting, the new trees should provide approximately 409 square feet of canopy cover. Upon fully maturity, the trees to be planted will provide approximately 4,533 square feet of canopy cover. Four (4) shade canopies on the west side of pool perimeter fence should provide approximately 640 square feet of shade area. Seven (7) shade canopies on the east side of pool perimeter fence should provide an additional 900 square feet of shade area.

ENVIRONMENTAL IMPACT STATEMENT

The proposed Van Ness Pool and Bathhouse replacement Project consists of demolition and reconstruction of the existing pool and bathhouse that involves negligible or no expansion of use beyond that existing at the time of the City's determination; installation of new outdoor lighting and fencing; the addition of a new splash pad; and new landscaping. Therefore, RAP staff recommends that the Board of Recreation and Park Commissioners (Board) determine that the proposed project is categorically exempt for CEQA pursuant to State CEQA Guidelines Section 15301 and City of Los Angeles CEQA Guideline Article III, Class 1 Category 12; State CEQA Guidelines section 15302 (c) and to City of Los Angeles CEQA Guidelines Article III Class 2, Category 3; State CEQA Guidelines Section 15303(e) and City of Los Angeles CEQA Guidelines Article III Class 3 Section (6); and, State CEQA Guidelines section 15304(b) and City

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of Los Angeles CEQA Guidelines Article III Class 4(3). None of the limitations to categorical exemptions set forth in State CEQA Guidelines 15300.2 apply. A Notice of Exemption will be filed with the Los Angeles County Clerk upon approval by this Board Report.

FISCAL IMPACT STATEMENT

The proposed construction is funded by Proposition K, RAP Funds and Quimby funds. Additional funds are needed to award the construction contract. There should be no fiscal impact to RAP's General Fund associated with this Project. However, operations and maintenance costs will be evaluated and included in future RAP budget requests

This Report was prepared by Alex Ngo, Project Manager, BOE Architectural Division, and reviewed by Neil Drucker, BOE, Program Manager, Mahmood Karimzadeh, BOE, Architectural Division Manager; Deborah Weintraub, BOE, Chief Deputy City Engineer; and Cathie Santo Domingo, Superintendent, Planning, Maintenance and Construction Branch.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION
(Articles II and III – City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, California, 90650, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21167(d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project.

LEAD CITY AGENCY AND ADDRESS: City of Los Angeles c/o Los Angeles City Engineer 1149 S. Broadway, MS 939 Los Angeles, CA 90015	COUNCIL DISTRICT 8
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PROJECT TITLE: Van Ness Pool and Bathhouse Improvement W.O. E170392B	LOG REFERENCE CIP No. K328
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PROJECT LOCATION: The proposed project is located on 5720 2nd Avenue in Los Angeles within the Van Ness Recreation Center. Van Ness Recreation Center (Center) is located in the northeastern corner of 2nd avenue and West Slauson Avenue, see Figure 1. Improvements will take place on the northern portion of the Center where the existing pool and bathhouse are currently located, see Figure 2. T.G. 673 G5

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT. The Project would demolish and construct a bathhouse, swimming pool, and pool deck to meet current public health and safety standards. A new splash pad, new water slide, pump house, perimeter fencing, and stadium style lights will be installed as part of the proposed Project. The existing facilities are not in use; not up to standard building codes; and do not comply with the American Disabilities Act. (See attached narrative).

CONTACT PERSON Shilpa Gupta	TELEPHONE NUMBER 213-485-4560
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EXEMPT STATUS: (Check One)	CITY CEQA GUIDELINES	STATE CEQA GUIDELINES
<input type="checkbox"/> MINISTERIAL	Art. II, Sec. 2.b	Sec. 15268
<input type="checkbox"/> DECLARED EMERGENCY	Art. II, Sec. 2.a(1)	Sec. 15269(a)
<input type="checkbox"/> EMERGENCY PROJECT	Art. II, Sec. 2.a(2)	Sec. 15269(b)(c)
<input type="checkbox"/> GENERAL EXEMPTION	Art. II, Sec. 1	Sec. 15061(b)(3)
<input checked="" type="checkbox"/> CATEGORICAL EXEMPTION*	Art. III, Sec. 1 Class 1 Cat. 12	Sec. 15301(b)
	Art. III, Sec. 1 Class 2 Cat. 3	Sec. 15302(c)
	Art. III, Sec. 1 Class 3 Cat. 6	Sec. 15302(e)
	Art. III, Sec. 1 Class 4 Cat. 3	Sec. 15302(b)
<input type="checkbox"/> STATUTORY*	Art. _____	Sec. _____

* See Public Resources Code Sec. 21080 and set forth state and city guidelines provisions.

JUSTIFICATION FOR PROJECT EXEMPTION: This Project is under State CEQA Guidelines Section 15301 (b) as well as under *City of Los Angeles CEQA Guidelines* Art. III Class 1, Cat.12 for the lights and fence; under State CEQA Guidelines Section 15302(c) as well as under *City of Los Angeles CEQA Guidelines* Art. III Class 2, Cat.3 for the demolition and reconstruction of pool and bathhouse; State CEQA Guidelines Section 15303 (e) as well as to City of Los Angeles CEQA Guidelines Article III Class 3, Cat.6 for the new splashpad; and State CEQA Guidelines Section 15304 (b) as well as to City of Los Angeles CEQA Guidelines Article III Class 4, Cat 3 for the landscaping and tree removals. None of the limitations set forth in State CEQA Guidelines 15300.2 apply.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING

SIGNATURE: Maria Martin	TITLE: Environmental Affairs Officer Environmental Management Group	DATE:
FEE: \$75.00 _____	RECEIPT NO.	REC'D BY
		DATE

CATEGORICAL EXEMPTION NARRATIVE

I. PROJECT DESCRIPTION

The proposed Project is located on 5720 2nd Avenue in Los Angeles within the Van Ness Recreation Center. Van Ness Recreation Center (Center) is located in the northeastern corner of 2nd Avenue and West Slauson Avenue. Figure 1. The Project is to demolish and construct of the following structures, as listed below, to meet current public health and safety standards. Figure 2.

- Demolition of the existing 7,500 square-foot swimming pool and pool deck;
- Demolition of the existing 6,000 square-foot bathhouse;
- Construction of a new 9,000 square-foot (75 feet by 120 feet) lap pool with 7,500 square-foot pool deck;
- Construction of a new 750 square-foot splash pad;
- Construction of a new 4,930 square-foot bathhouse/pump house;
- Construction of new 10-foot high pool perimeter fencing;
- Construct a new water slide and a landing water pool;
- Landscape improvements including irrigation and tree planting;
- Replacement of site utility connections serving the building and pool and bathhouse;
- Installation of four new, approximately, 60ft high poles with security lights and shielded stadium lights around the pool and bathhouse area; underwater LED lights and
- Removal of four existing trees and planting of 24 new trees on the site.

II. PROJECT HISTORY

Van Ness Recreation Center is currently in operation. However, the swimming pool and the associated bathhouse need to be rehabilitated and reconstructed because they are damaged and do not meet the current health, safety and environmental protection codes. The current operation of the recreation center will not be impacted. The proposed Project will not cause an increase in capacity of the facility use.

III. ENVIRONMENTAL REVIEW

Basis for Categorical Exemption

This Project involves demolition and construction of the existing pool and bathhouse as well installation and construction of new features like the splash pad, perimeter fencing, stadium lights and associated landscaping and irrigation with negligible or no expansion of capacity. Therefore, this Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (b) as well as *City of Los Angeles CEQA Guidelines* Art. III Class 1, Cat.12 for the lights and fence; State CEQA Guidelines Section 15302(c) as well as *City of Los Angeles CEQA Guidelines* Art. III Class 2, Cat.3 for the demolition and reconstruction of pool and bathhouse; State CEQA Guidelines Section 15303 (e) as well as to *City of Los Angeles CEQA Guidelines* Article III Class 3, Cat.6 for the new splashpad; and State CEQA Guidelines Section 15304 (b) as well as to *City of Los Angeles CEQA Guidelines* Article III Class 4, Cat. 3 for the landscaping and tree removals. None of the limitations set forth in State CEQA Guidelines 15300.2 apply.

Consideration of Potential Exceptions to use of a Categorical Exemption

The State CEQA Guidelines (CCR Sec 15300.2) limit the use of categorical exemptions in the following circumstances:

1. Location. Exemption Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is located – a project that ordinarily has a less than significant impact on the environment may have a significant impact in a particularly sensitive environment. Therefore, these classes are considered to apply in all instances, except where the project may impact an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The Project is exempt under Classes 1, 2, 3, and 4, and this exception could apply, however, the Project does not impact officially designated environmental resources of hazardous or critical concern; therefore this exception has no application here.

2. Cumulative Impact. This exception applies when, although a particular project may not have a significant impact, the cumulative impact of successive projects of the same type in the same place, over time is significant. While other similar projects are occurring elsewhere in the City, they have been determined to be happening in different neighborhoods locations and times, therefore no cumulative impacts are anticipated as a result of this Project.

Given the nature of the Project, and the life expectancy of the replaced infrastructure, this Project is not anticipated to result in a cumulative impact when included with successive projects in the same place and over time.

3. Significant Effect. This exception applies when, although the Project may otherwise be exempt, there is a reasonable possibility that the project will have a significant effect due to unusual circumstances.

Aesthetics

The proposed stadium lights would allow for safe nighttime use of the pool. Each pole will be fitted with four lighting fixtures and security lights. The new lights will be energy efficient LEDs; shielded and pointed directly downwards on the swimming pool. The light intensity at the swimming pool level would be 30-candle foot. Nearby land uses include residences over 250 feet to the east and west of; a well-lit Metro yard to the adjacent north; and basketball courts and baseball fields to the adjacent south of the swimming pool area. The Center is currently illuminated with sports complex style lighting, which are larger and brighter than the proposed stadium style lights. Also, the pool would be operational till 6:00 pm whereas, the existing baseball field is operational till 9:00 pm.

Due to the distance, hours of operation, and light shields, there would be no light, glare or any other aesthetics impacts.

Biological

The proposed Project would need to comply with the Migratory Bird Treaty Act (MBTA) and California Fish and Wildlife Code Sections 3503 and 3503.5 because four trees would be removed. Tree removal activities would be avoided during the nesting bird season (February 1 to September 1) to the extent feasible. If activities were to occur during the nesting bird season, all suitable habitats would be thoroughly surveyed for the presence of nesting birds by a qualified biologist (or qualified arborist) within three days prior to any tree removal. If any active nests are detected, the area will be flagged, and a minimum 250-foot (500-foot for raptors) non-disturbance buffer would be established and avoided until the nesting cycle has been completed or the monitoring biologist determines that the nest has failed. A modification to said non-disturbance buffer would need to be determined by the

Van Ness Pool and Bathhouse Improvement (W.O. E170392B)

monitoring biologist and in consultation with U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife.

The 24 trees would be planted to guidelines established by the Recreation and Parks.

Compliance to the MBTA, and the California Fish and Wildlife, LA City Department of Recreation and Parks applicable guidelines will result in no impact to the environment.

Geological

The Project site is located in a liquefaction hazard zone. Construction and operation of any below or above ground elements would be in accordance with building and seismic codes requirements. Compliance with applicable portions of existing codes pertaining to seismic building design and standards, such as the most recent edition of the California Building Code, the Los Angeles Municipal Code, and Bureau of Engineering's Standard Project Specifications would reduce effects associated with liquefaction.

Since the Project includes all these limitations, this exception does not apply.

4. Scenic Highway. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.

There are no scenic features in the vicinity of the Project and this exception does not apply.

5. Hazardous Waste Site. This exception applies when a project is located on a site listed as a hazardous waste site under Government Code Section 65962.5.

As of October 27, 2017, the State Department of Toxic Substances Control (DTSC) (Envirostor at www.envirostor.dtsc.ca.gov) has not listed any contaminated sites in the vicinity of the Project; therefore, this exception does not apply here.

As of October 27, 2017, the California Regional Water Quality Control Board (RWQCB) (Geotracker at <https://geotracker.waterboards.ca.gov/>) has not listed any contaminated sites in the vicinity of the Project; therefore, this exception does not apply here.

6. Historical Resources. This exception applies when a project may cause a substantial adverse change in the significance of a historical resource.

A cultural resources survey was conducted (*Cultural Resources Assessment for the Van Ness Recreation Center Pool and Bathhouse Improvements Project, City of Los Angeles, California, SWCA October 2017*). Based on the results of this survey, the project site does not contain historical resources. Within the "Public and Private Institutional Development, 1850-1980" Context, "Government Infrastructure and Services, 1850-1980" Sub-Context, "Municipal Parks, Recreation, and Leisure, 1886-1978" Theme, and "Municipal Recreational Facilities, 1932-1978" Sub-Theme of significance, as identified by SurveyLA, the Van Ness pool and bathhouse facility does not appear to be individually eligible for listing in the National Register of Historic Places, the California Register of Historical Places, or for designation as a Los Angeles Historic Cultural Monument. Therefore, no known historical resources would be impacted by the proposed Project.

Based on the findings by SWCA, that the Project area does not contain historical resources and this is a previously developed site, encountering archeological resources is not anticipated. However, in case historical artifacts are encountered, City Engineer Standard Specifications, Section 6-3.2, (Greenbook, 2012) states: "If discovery is made of items of archaeological or paleontological interest, the Contractor shall immediately cease excavation in the area of discovery and shall not continue

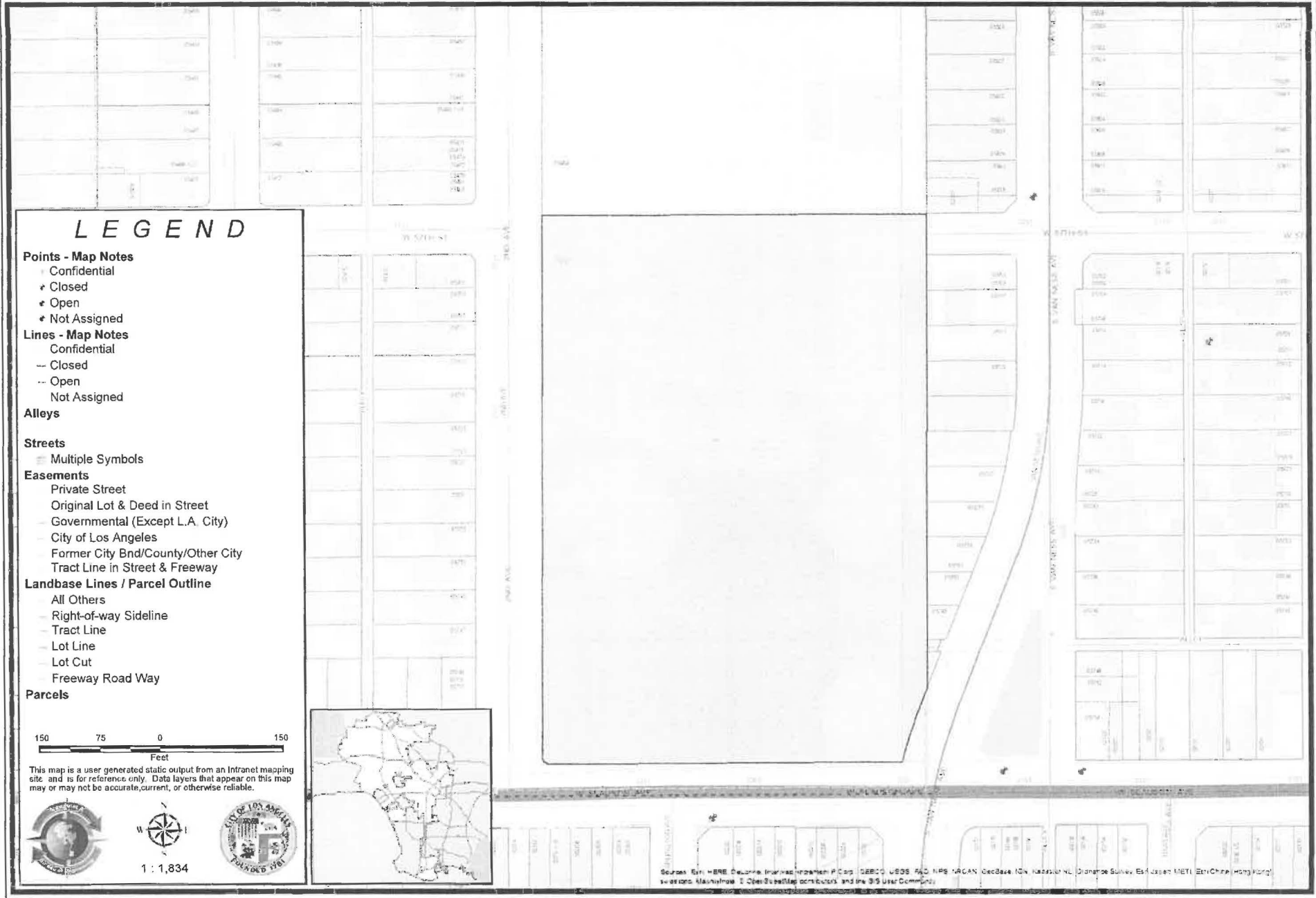
until ordered by the Engineer." Therefore, during activities in which there will be ground disturbances (i.e., digging, drilling, etc.) if any evidence of archaeological, cultural, or paleontological resources are found, all work within the vicinity of the find shall stop until a qualified archaeologist can assess the finds and make recommendations. No excavation of any finds should be attempted by Project personnel unless directed by a qualified archaeologist. Construction activities may continue in other areas. If the discovery proves significant under CEQA (Section 15064.5f; Public Resources Code or PRC 21082), additional work such as testing or data recovery may be warranted.

The discovery of human remains is always a possibility during ground disturbances; State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Los Angeles County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a Most Likely Descendent (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

In case of unforeseen discovery of cultural resources, measures are in place to manage to cultural finds. Therefore, no impact to cultural resources is anticipated.

Figure 1

Van Ness Rec Ctr Pool and Bathhouse Project Location



LEGEND

- Points - Map Notes**
 - Confidential
 - + Closed
 - Open
 - Not Assigned
- Lines - Map Notes**
 - Confidential
 - Closed
 - Open
 - Not Assigned
- Alleys**
- Streets**
 - Multiple Symbols
- Easements**
 - Private Street
 - Original Lot & Deed in Street
 - Governmental (Except L.A. City)
 - City of Los Angeles
 - Former City Bnd/County/Other City
 - Tract Line in Street & Freeway
- Landbase Lines / Parcel Outline**
 - All Others
 - Right-of-way Sideline
 - Tract Line
 - Lot Line
 - Lot Cut
 - Freeway Road Way
- Parcels**



This map is a user generated static output from an Intranet mapping site, and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

1 : 1,834

Source: Esri, HERE, DeLorme, Intermap, iSwarm, P-CAD, GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Swisstopo, NL, Ordnance Survey, Esri Japan, METI, Esri China, Hong Kong, Swisstopo, Mapbox, Swisstopo, OpenStreetMap contributors, and the GIS User Community

Figure 2: Site Plan

