

QL1.2 – Stimulate sustainable growth and development.

Level of Achievement:

RESTORATIVE

Summary:

The Concept Report references the Southeast Los Angeles Community Plan which is a document specifying the goals and objectives for the neighborhood in the future. According to the Community Plan, the area has seen some inconsistent land use developments over the years that have created issues for the community. The project helps to resolve these issues by meeting the goals and objectives summarized in the Community Plan. The Community Plan identified a lack of open space within the area.

The blighted site that served as a maintenance yard for buses and trolleys was demolished and transformed into a landscaped open space to a community that was in desperate need. This transformation improved community attractiveness and a recreational facility was created to enhance the overall community. The project also created a significant number of jobs during its design and construction.

Supporting documentation:

- Concept Report
- Existing and proposed site plan exhibits

Concept Report

Draft Project Concept Report

South Los Angeles Wetland Park Proposition O Project

July 28, 2006



Prepared for:

City of Los Angeles
Department of Public Works
Bureau of Sanitation
Watershed Protection Division

Prepared by:

CDM

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Table 2-1 includes a breakdown of the pollutant loading by land use type.

Table 2-1 Pollutant Loading by Land Use Type									
Pollutant	Units	High Density Residential	Light Industrial	Vacant	Commercial	Education	Mixed Residential	Total	Per Acre
Total Petroleum Hydrocarbons	ug/l	0.05	0.02	0.00	0.08	0.00	0.00	0.15	0.00
Total Coliform*	MPN/10	24677.92	23462.40	52.12	128796.17	0.00	0.00	176988.61	498
Fecal Coliform*	MPN/10	168531.26	17478.97	7.92	59737.70	0.00	0.00	245755.85	691
Fecal Enterococcus*	MPN/10	110147.22	5074.91	3.85	9744.45	0.00	0.00	124970.43	351
Total Suspended Solids	mg/l	3782.09	2734.59	232.67	1644.02	986.44	1027.92	10407.73	29.26
Oil and Grease	ug/l	51.75	19.37	0.00	82.20	0.00	0.00	153.32	0.43
Total Aluminum	ug/l	23.85	20.78	2.10	101.01	8.31	8.37	164.42	0.46
Total Cadmium	ug/l	0.00	0.00	0.00	0.02	0.00	0.00	0.02	0.00
Total Copper	ug/l	0.60	0.36	0.02	0.97	0.23	0.31	2.49	0.01
Total Lead	ug/l	0.40	0.19	0.00	0.45	0.05	0.18	1.27	0.00
Total Mercury	ug/l	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Nickel	ug/l	0.00	0.11	0.00	0.37	0.04	0.00	0.52	0.00
Total Zinc	ug/l	3.15	7.28	0.06	6.00	1.30	3.31	21.10	0.06
Dissolved Copper	ug/l	0.34	0.23	0.00	0.35	0.12	0.20	1.24	0.00
Dissolved Lead	ug/l	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Dissolved Zinc	ug/l	1.75	4.64	0.00	3.79	0.62	2.17	12.97	0.04
Nitrate as N	mg/l	34.24	9.91	1.31	11.96	4.81	8.97	71.20	0.20
Total Kjeldahl Nitrogen	mg/l	115.45	34.18	0.99	84.69	15.10	40.79	291.20	0.82
Total Phosphorous	mg/l	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Source: City of Los Angeles Bureau of Sanitation - Watershed Protection Division

The Southeast Los Angeles Community Plan (Community Plan) is the document specifying the specific goals and objectives for the neighborhood in the future. It identifies current land use issues and identifies which direction the community has indicated it wants to go in the future. According to the Community Plan, the area has seen some inconsistent land use developments over the years that have created issues for the community. To resolve these issues, the Community Plan identifies goals and objectives which are summarized as follows:

- Residential: Encourage preservation of the single-family residential land use in the area and the development of low-medium multi-family residential use to offset the extreme pressure for higher density developments created by the growth of downtown.
- Commercial: Strengthen and encourage commercial and retail development along the historic commercial corridors to bring back needed services that have left the area.
- Industry: Preserve the job-creating industrial uses but encourage environmental mitigation and creating aesthetically pleasing environments.
- Open Space: Encourage the development of new open space in the area including the joint development of community centers and schools with recreation space. The Community Plan identified a lack of open space within the area.

The site is located within the established boundaries for the Southeast Los Angeles Community Plan Area. This area encompasses approximately 15 square miles of diversified uses in a historic part of Los Angeles. The population in this area, according to the 2002 census was 254,795 with a population density of approximately 16,200 people per square mile. The area contains some of the oldest parts of Los Angeles, which, despite changes in land use and densification over the years, still remains a vibrant residential community. The community is represented by the Vernon/Main Neighborhood Council.

Within the area, land use is primarily residential to the north, east and west of the project site, with commercial and manufacturing uses to the south. Limited commercial businesses line the major north-south corridors such as Main Street, Avalon Boulevard, and Central Avenue. These corridors are designated as secondary highways with Avalon Boulevard receiving the designation of Major Highway Class II. East-west Corridors are primarily designated as collectors, although Slauson Avenue is also designated as a Major Highway Class II Boulevard.

The proposed Wetlands Park site is zoned consistent with the submerged lands (SL) designation under the City of Los Angeles' General Plan. Under the SL designation, uses such as navigation, shipping, fishing and recreation are allowable. Other uses identified for this site include manufacturing, commercial, housing, schools and churches. This is consistent with existing adjacent uses, including a school and residential neighborhoods.

2.2 Current Environmental Setting

The Wetlands Park land is impervious at present, covered by asphalt paving and a variety of onsite maintenance and storage buildings as well as parking. Much of the southern edge of the property is bordered by an approximately 60,000 square foot historic vehicle repair station. Adjacent to the repair station, on the southwest side of the property, are three existing clarifiers. The perimeter of the property generally consists of chain-link barbed wire fence and building fronts.

The historical activities at the site have led to its classification by the California Department of Toxic Substances Control (CDTSC) as a site mitigation and brownfield reuse site (Envirostor Database ID 60000138) (CDTSC 2005). Per CDTSC, brownfields are sites with actual or perceived contamination and the potential for redevelopment or reuse.

2.2.1 Hydrology

Watershed Description

Located in the central portion of the Los Angeles River Watershed, the South Los Angeles Wetlands project does not directly runoff into Reach 2 of the Los Angeles River. However local storm drains do direct flow toward the reach. Given the high level of development, including dense residential areas, pollutant loadings in runoff

Existing and proposed site plan exhibits

P S O M A S

6/28/07



NORTH
N.T.S.

City of Los Angeles Proposition O
South Los Angeles Wetland Park
Existing Site Exhibit



LA DWP
ENGINEERING
Serving the Present, Designing the Future

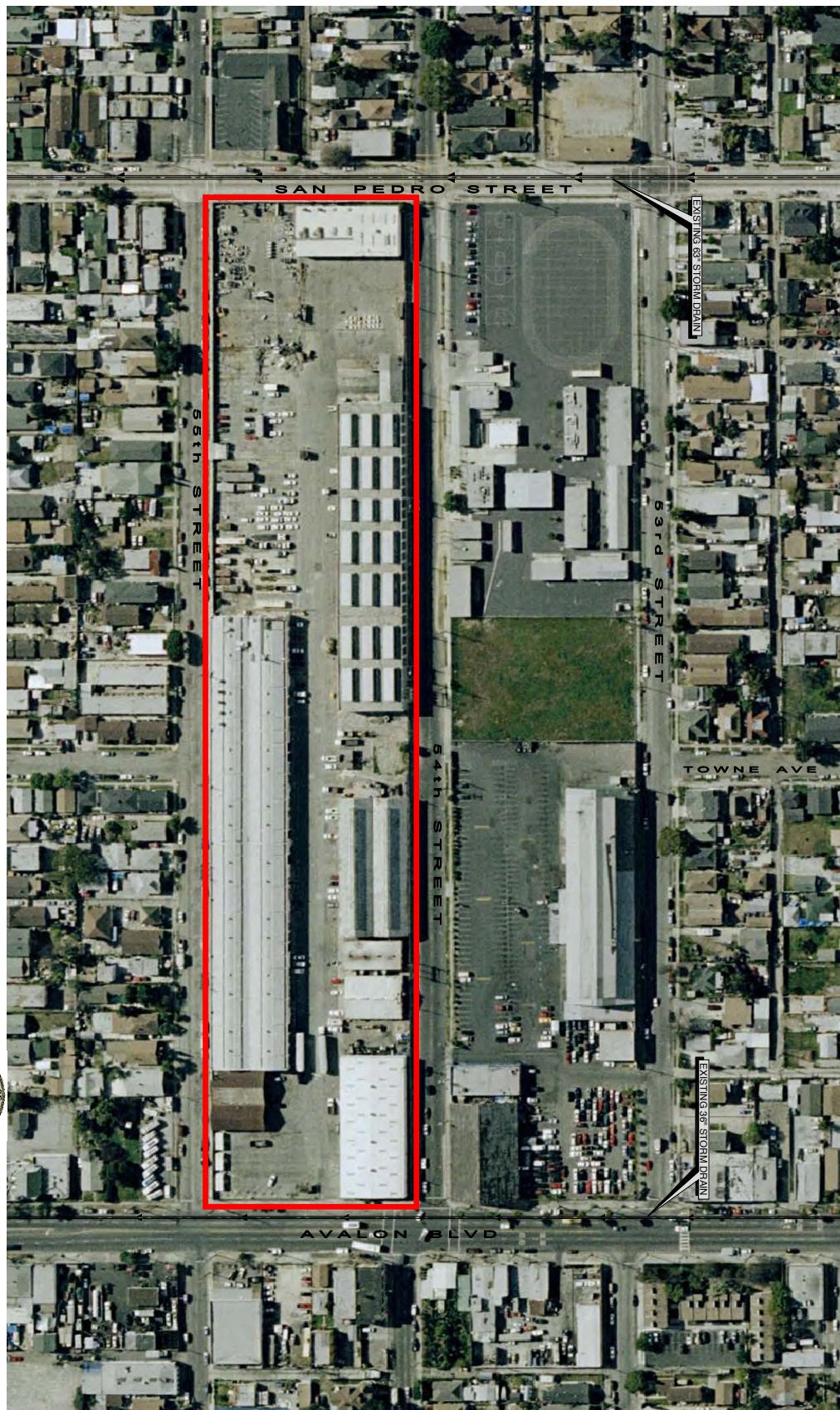
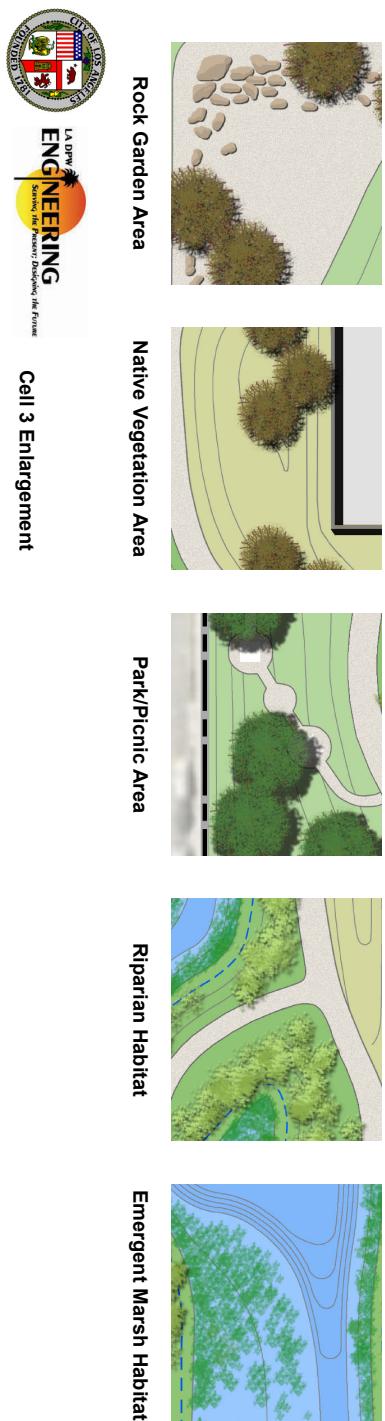
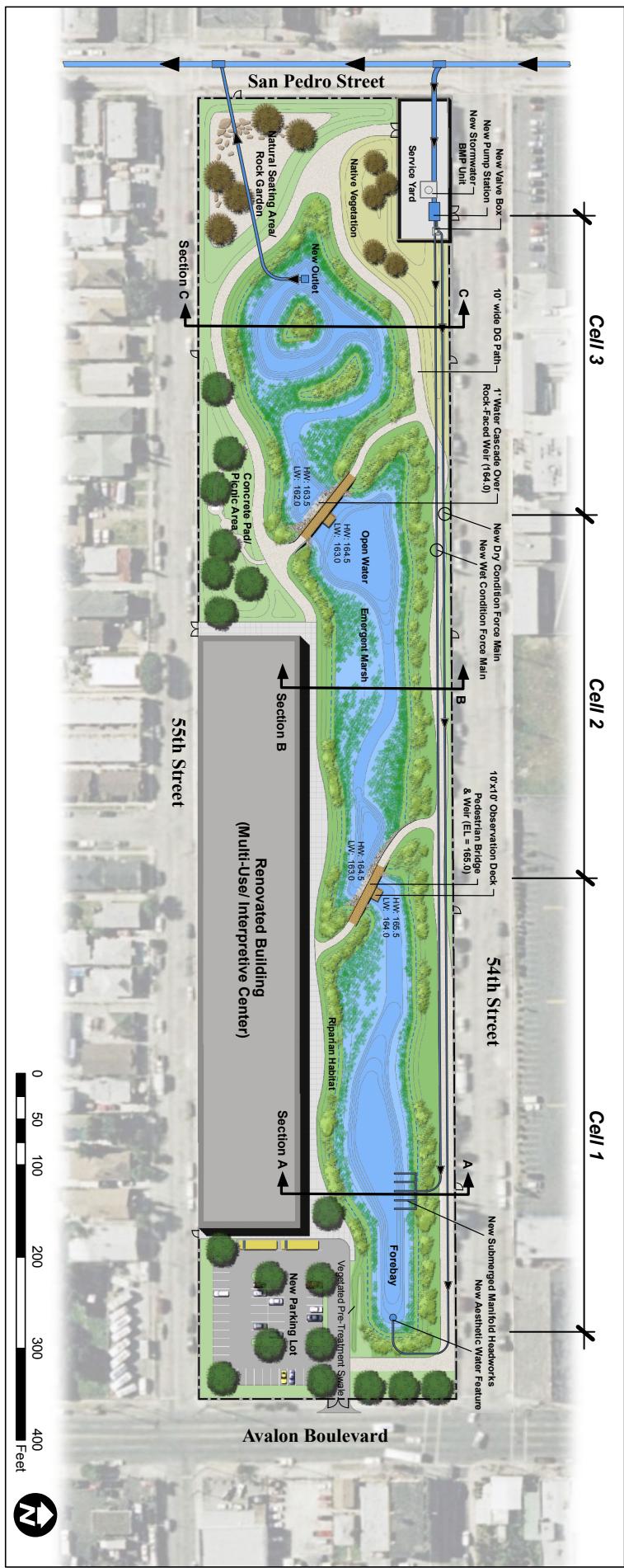


Figure 3-1



Preliminary Site Plan

City of Los Angeles Proposition O
South Los Angeles Wetlands Park