

APPROVED
MAR 07 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-043

DATE March 07, 2018

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 75003 – RECOMMENDATION TO
THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE
PAYMENT

AP Diaz	_____	V. Israel	_____
<i>for</i> *R. Barajas	<i>CBP</i>	S. Piña-Cortez	_____
H. Fujita	_____	N. Williams	_____

[Handwritten Signature]
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) No. 75003 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
2. Authorize the General Manager or his designee to provide a report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

BOARD REPORT

PG. 2 NO. 18-043

LAMC Section 17.04 (Subdivision Committee) states that the Department of Recreation and Parks (RAP) is to submit a report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

Vesting Tentative Tract 75003 (Project) is located at 945 West 8th Street in the Financial District of Downtown Los Angeles. The Project site is approximately 1.29 net acres and is currently an unimproved empty lot. The Project, as currently proposed, includes the construction of a 64-story mixed use building, approximately 6,700 square feet of ground floor commercial space adjacent to the existing outdoor plaza immediately to the east and 831 parking spaces. The Project includes a total of 781 dwelling units.

The Project also includes various on-site common open space and recreational areas, including a fitness center, community rooms, and a roof top pool and deck. The project will also include a connections to the existing outdoor plaza at the adjacent FIGat7th shopping center.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City either on-site or off-site of the Project location.

Conceptual renderings of the Project are attached (Attachment 1).

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and the Department of City Planning (City Planning) prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP staff held an Early Consultation meeting with Project representatives on **June 14, 2017**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on **June 23, 2017**. On February 1, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **March 12, 2018**. The Advisory Agency Filing Notification is attached (Attachment 2).

BOARD REPORT

PG. 3 NO. 18-043

If no written report is provided to the Advisory Agency by that date, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

- **LD = (DU x P) x F**
 - **LD** = Land to be dedicated in acres.
 - **DU** = Total number of new market-rate dwelling units.
 - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
 - **P = 2.88**
 - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
 - **F = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's proposed 781 units would be:

$$5.65 \text{ Acres} = (781 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per LAMC Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project

BOARD REPORT

PG. 4 NO. 18-043

location. Any off-site land dedication must be located within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

\$10,962.42 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 781 units would be:

\$8,561,650.02 = \$10,962.42 x 781 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

BOARD REPORT

PG. 5 NO. 18-043

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAn sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

Site Analysis

The Project is located within the Financial District of Downtown Los Angeles. Currently the Project site is an unimproved empty lot. The Project site is located in a high density commercial area and is surrounded by a mix of commercial, restaurant, bar, office, entertainment, and residential uses. The Project site is immediately adjacent to the FIGat7th shopping center. An aerial view of the Project site is attached hereto (Attachment 3). There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 4).

There is one (1) public park within a half (1/2) mile walking distance of the Project site:

- Grand Hope Park is a 2.31 acre park, located at 919 South Grand Avenue that is owned but not operated by RAP. Grand Hope Park is currently improved with a playground, outdoor fitness equipment, and open lawn, walking paths, and benches.

There are three new public parks currently in development within a two (2) mile radius of the Project site:

- 1st and Broadway Park is a 1.96 park located at 217 W. 1st Street in Council District 14. The 1st and Broadway Park Development (PRJ20781) Project is currently in design. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development

BOARD REPORT

PG. 6 NO. 18-043

(PRJ20781) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1st and Broadway Park Development (PRJ20781) Project is \$30,389,000 and the current available funding is \$17,206,812.03. The 1st and Broadway Park Development (PRJ20781) Project is not fully funded at this time.

- Sixth Street Park, Arts, River and Connectivity Improvements Project (Sixth Street PARC) is a twelve (12) acre park located under and adjacent to the new Sixth Street Viaduct in Council District 14. The Sixth Street PARC Project is currently in design. The current scope of the Sixth Street PARC is general landscaping, pathways, irrigation, picnicking areas, fencing, a soccer field with sports field lighting, a restroom building, and an Arts Plaza for performances. The development of the Sixth Street PARC is being led by BOE and is expected to be completed at the end of 2020. The current project budget for the Sixth Street PARC project is \$29,267,548 and the current available funding is \$11,567,548. The Sixth Street PARC project is not fully funded at this time.
- Alpine Recreation Center Expansion Project (Ord and Yale Street Park) is a 0.85 acre park located at 817 Yale Street in Council District 1. The Ord and Yale Street Park Project is currently in bid and award. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in November 2019. The current project budget for the Ord and Yale Street Park Project is \$8,249,705 and the current available funding is \$8,249,705. The Ord and Yale Street Park Project is fully funded at this time.

There is one park renovation project currently in development within a two (2) mile radius of the Project site:

- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street in Council District 14. The Pershing Square Park Renovation (PRJ21113) Project is currently in design. The current scope of the Pershing Square Park Renovation (PRJ21113) Project is to identify, investigate, and address: (1) deficiencies in the built conditions of the existing underground parking garage, to meet today's code compliance; and (2) challenges in executing major design elements as proposed in the competition scheme, and validate for feasibility/constructability. The Pershing Square Park Renovation (PRJ21113) Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current project budget for the Pershing Square Park Renovation (PRJ21113) Project is not known at this time and the current available funding is \$2,797,338.00. The Pershing Square Park Renovation (PRJ21113) Project is not fully funded at this time.

BOARD REPORT

PG. 7 NO. 18-043

Park Access

As previously noted in the report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project as well as approximately nine hundred seventeen (917) new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

A map showing the project location and nearby park service area gaps is attached hereto (Attachment 4).

Staff Recommendation

The Project site is located in an existing park service radius gap. If a new public park was provided at the Project location, the park would likely not serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

The Project includes various on-site common open space and recreational areas, including a fitness center, community rooms, a roof top pool and deck, and a connections to the existing outdoor plaza at the adjacent FIGat7th shopping center. These proposed recreational amenities would not significantly reduce the Project's impact on existing public recreational and park facilities nor significantly reduce the need for new or expanded public recreational and park facilities.

There are three (3) new public parks, and one (1) park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that may provide sufficient recreation amenities to serve the needs of those residents. However, as previously noted, three of these projects are not fully funded at this time and are in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this project is the payment of Park Fees to the City.

BOARD REPORT

PG. 8 NO. 18-043

FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP General Fund is unknown.

This Report was prepared by Darryl Ford, Senior Management Analyst II, Planning, Construction and Maintenance Branch, Department of Recreation and Parks.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Project Location and Surrounding Parks
- 5) Attachment 5 - EPADSS Report



SOURCE: Marmol Radziner, 2017

945 W. 8th Street Project

Figure 8

Conceptual Rendering #1

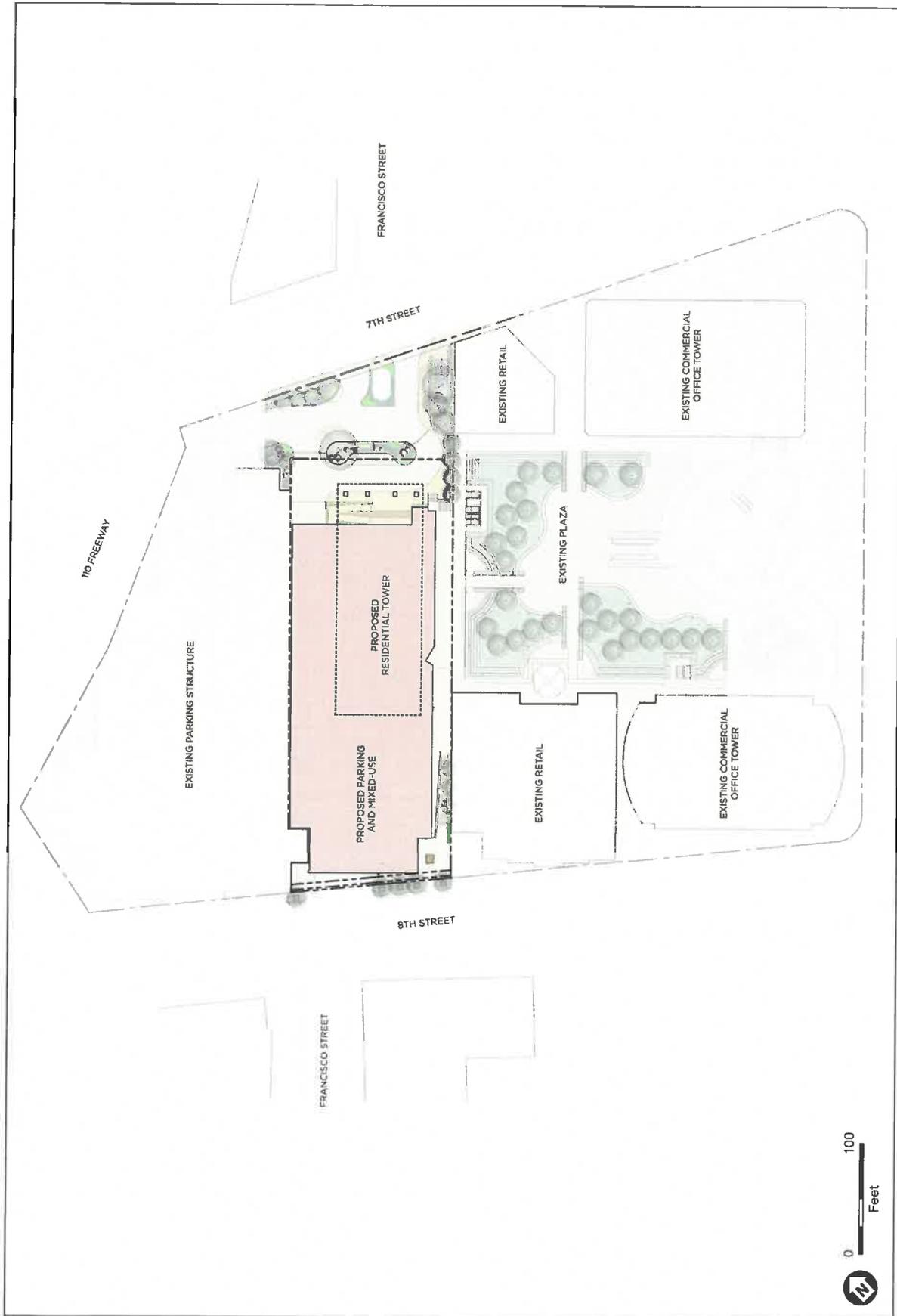


01/20/07 (09)

SOURCE: Marmol Radziner, 2017

945 W. 8th Street Project
Figure 9
Conceptual Rendering #2





945 W. 8th Street Project
Figure 3
 Overall Site Plan

SOURCE: Marmol Radziner, 2017



DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
PRESIDENT

RENEE DAKE WILSON
VICE-PRESIDENT

ROBERT L. AHN
CAROLINE CHOE
RICHARD KATZ
JOHN W. MACK
SAMANTHA MILLMAN
VERÓNICA PADILLA-CAMPOS
DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

ATTACHMENT 2

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

Filing Notification and Distribution

Vesting Tentative Tract Map No.: 75003
Property Address: 945 W. 8th Street
Community Plan: Central City

Filing & Map Stamp Date: June 23, 2017

Distribution Date: February 1, 2018

- COUNCIL DISTRICT NO. 14
- Neighborhood Council
- Bureau of Engineering
- Dept. of Building and Safety - Grading
- Dept. of Building and Safety - Zoning
- Dept. of Transportation, CWPC Section
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Housing Department (no P.S.)

Hillside Yes No

Thomas Guide: - GRID D-4
D.M.: 634

- Animal Regulation (hillside only)
- Department of Recreation and Parks
- Bureau of Sanitation
- SSIED (haul route only)
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS (Fae Tsukamoto)
- Imaging Services

Please send your reports to the following e-mail address: planning.majorprojects@lacity.org. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by March 12, 2018 we will assume that you have no report to make.

Charles J. Rausch, Jr.
Deputy Advisory Agency

Susan Jimenez
Administrative Clerk

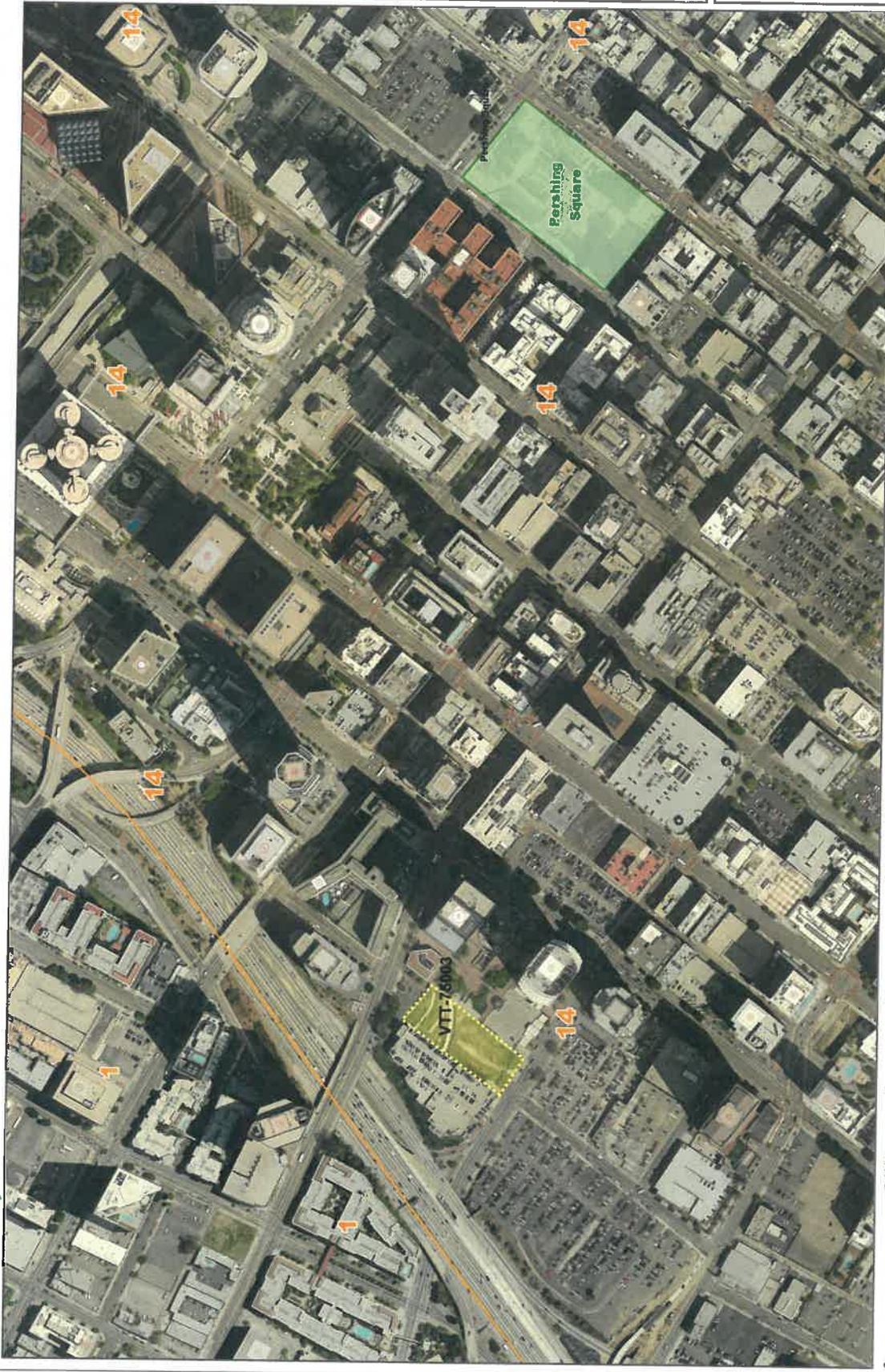
Aerial View of Project Site



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits

NOTES



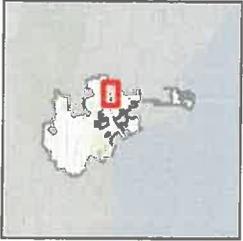
0 0.5 Miles 0 0

SCALE 1:4,514

Checklist: This map is for informational purposes only and calls on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility for the use of this map. The map and associated data are provided "as is" without warranty of any kind.

© City of Los Angeles, Department of Recreation and Parks
Printed: 02/13/2018

VTT-75003 Project Location & Surrounding Parks



LEGEND

- CITY Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- All Improved Service Areas
- Total Population

High: 48183.7
Low: 0

NOTES



Disclaimer: This map is for informational purposes only and does not constitute a warranty of accuracy. While every effort is made to ensure accuracy, the City of Los Angeles assumes no responsibility for errors or omissions. The City of Los Angeles assumes no responsibility for errors or omissions. This map and associated data are provided for informational purposes only and do not constitute a warranty of accuracy.

SCALE 1: 35,112





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report

Scenario Information

Scenario Name:
VTT-75003

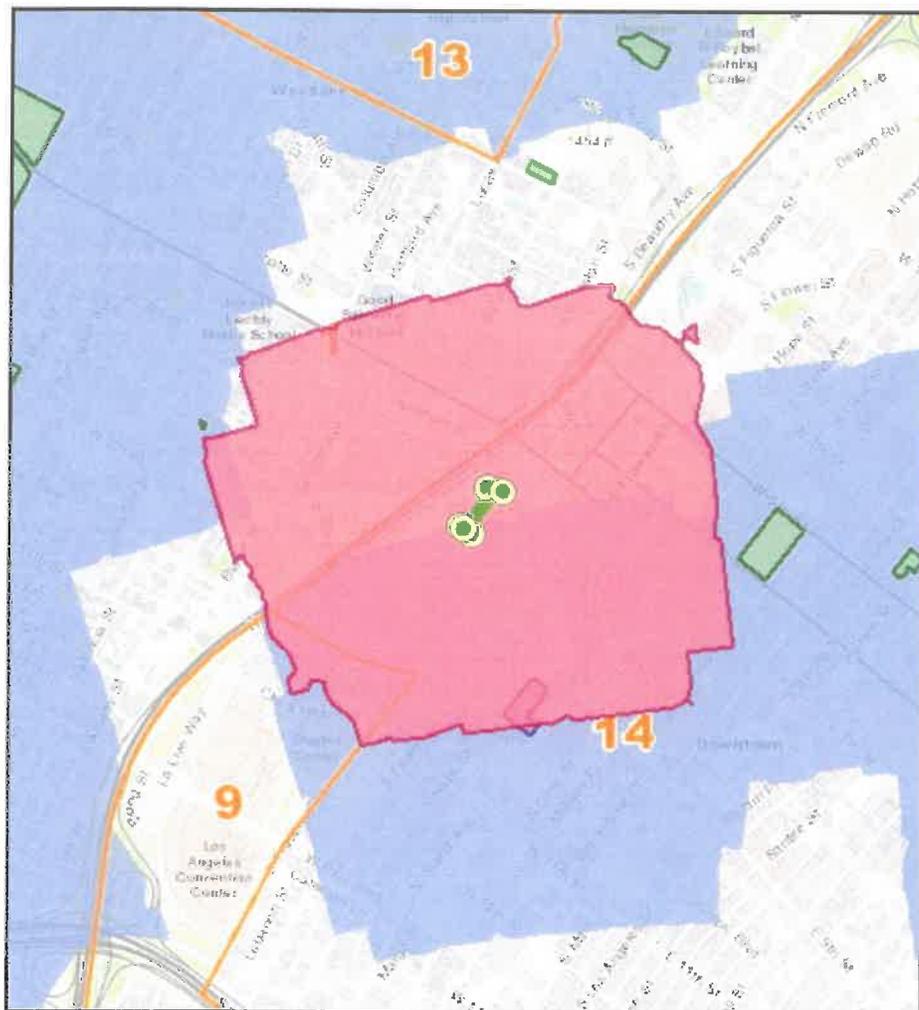
Description:
The Project is a 65-story mixed use project with 781 residential condominium units and 5,500 square feet of restaurant and retail space.

Scenario Type:
New Park

Park Class:
Improved

Baseline Dataset*:
All Parks (RAP and Non-RAP)

*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.



Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	10,742	917
Residents Served by Age		
Under Age 5:	459	22
Age 5 to 9:	360	11
Age 10 to 14:	310	11
Age 15 to 17:	225	10
Age 18 to 64:	8,382	822
Age 65 and Over:	1,006	41

Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,660	533
Households Served by Annual Income		
Under \$25,000:	2,895	295
\$25,000 to \$34,999:	494	49
\$35,000 to \$49,999:	540	36
\$50,000 to \$74,999:	565	74
\$75,000 and Over:	1,166	79

Source: Census/ACS 2010