

# APPROVED

MAR 20 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-058

DATE March 20, 2019

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: HILL AND BROADWAY PARK PARCELS – AUTHORIZATION TO PROCEED WITH PRELIMINARY ACQUISITION ACTIVITIES INCLUDING DUE DILIGENCE RELATED TO THE POSSIBLE ACQUISITION OF THE PROPERTY FOR OPEN SPACE AND OR PARK DEVELOPMENT

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

*Harold G. Yeh*  
 \_\_\_\_\_  
 General Manager

Approved   X  

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

### RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of parcel known as the "Hill and Broadway Park" (Property). parcel which are located in the Central City Community Plan area and which is comprised of multiple lots totaling 63,162 square feet (sq) or ±1.45 acres and zoned for Public Facilities;
2. Authorize RAP staff to coordinate preliminary acquisition activities with the Department of General Services (GSD), and any other City Department as may be necessary to obtain the necessary environmental clearances and funding approvals for the possible purchase of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct RAP staff to return to the Board of Recreation and Park (Board) with a proposed purchase/sale agreement, escrow instructions and any other related documents for the Board of Recreation and Park Commissioners' (Board) final approval to purchase the Property, subject to the following conditions:
  - A. Funding is to be determined for the acquisition of the Property;
  - C. Completion of all appropriate California Environmental Quality Act (CEQA) analysis and documentation;
  - D. Completion of all environmental assessments, including Phase I and Phase II if needed;

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- E. Preparation and approval of a Class "A" Appraisal by GSD; and,
- F. Finalization of all material terms of the purchase of the Property, including the negotiation by GSD of a purchase price that is consistent with its professional opinion of market value.

### SUMMARY

With the support from the Councilmember for the 14th Council District, RAP is considering the acquisition of the Property which is a parcel identified by the Los Angeles County Assessor Parcel Number (APN): 5133-003-902 located in the Community Plan Area of Central City. The Property is made up of multiple lots and was used by the State of California as office space. The Property consists of 14 lots with two (2) building structures on the lots. RAP is interested in acquiring the Property for open space and/or park development in order to expand the recreational activities in the area. The area is experiencing new housing development and other development which will benefit from new park and open space which will help with the redevelopment. GSD, Asset Management Division, will provide a Class "A" appraisal of estimated value for the Property. GSD will update the appraisal if they determine it is necessary.

### NEEDS ASSESSMENT

The Property, if acquired, would add to and expand the park space served for this neighborhood area of 4,121 residents. An estimated 2,732 residents live within a one-half (1/2) mile walking distance of the Property.

RAP staff believes this area will soon see more housing development, increasing the need for park space to serve the added population.

The acquisition of the Property has the support of Council District 14. In addition, the Assistant General Manager of Planning, Construction and Maintenance Branch and the Director of Special Projects has been consulted and concur with staff's recommendations.

### ENVIRONMENTAL IMPACT STATEMENT

The California Environmental Quality Act (CEQA) analysis and the Phase I Environmental Site Assessment are currently being conducted. Both the CEQA analysis and the Phase I Environmental Site Assessment will be completed and presented to the Board for review and approval prior to making a determination on the feasibility or possibility of acquiring this Property.

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FISCAL IMPACT STATEMENT

The Property acquisition, if finally approved by the Board on a subsequent date, will require an increase in maintenance cost demands and will require a budget increase which will be requested through RAP's standard budget process.

Funding is to be determined for the acquisition and all related costs. The final source of funds for the acquisition and related costs will be presented to the Board once RAP staff returns to the Board for final approval of the acquisition.

Prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.