

# APPROVED

MAR 20 2019

## BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 19-060 Revised

DATE March 20, 2019

C.D. 14

### BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1ST AND BROADWAY CIVIC CENTER PARK - 1ST AND BROADWAY CIVIC CENTER PARK – NEW PARK DEVELOPMENT (PRJ20781) (PRJ21252) PROJECT – COMMITMENT OF PARK FEES

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

*Joseph P. ... for*  
\_\_\_\_\_  
General Manager

Approved   X                        Disapproved \_\_\_\_\_                      Withdrawn \_\_\_\_\_

### RECOMMENDATION

1. Authorize Department of Recreation and Parks (RAP) staff to commit, from the following fund(s) and work order number(s), a maximum of Two Million Six Hundred Thirty Three Thousand Six Hundred Two Dollars and Twenty Eight Cents (\$2,633,602.28) in Park Fees, for the 1<sup>st</sup> and Broadway Civic Center Park – New Park Development (PRJ20781) (PRJ21252) Project (Project):

| <u>FUNDING SOURCE</u> | <u>FUND/DEPT./ACCT. NO.</u> | <u>WORK ORDER NO.</u> |
|-----------------------|-----------------------------|-----------------------|
| Park Fees             | 302/89/89716H               | QT068095              |
| Park Fees             | 302/89/89716H               | QT072967              |

2. Authorize RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

### SUMMARY

The 1st and Broadway Civic Center Park is located at 126 N. Broadway, in the Civic Center area of the Downtown Los Angeles area, on an approximately 1.96 acre or 85,377 square feet parcel. Approximately 7,620 City residents live within a one half mile walking distance of 1st and Broadway Civic Center Park. The 1st and Broadway Civic Center Park site formerly was the site of a thirteen (13) story State office building that was constructed in 1931 as part of the Public Works Programs. The State building was occupied until the mid-1970's, and was demolished in 1976 due to seismic damage suffered in the 1971 San Fernando Sylmar earthquake.

RAP acquired the 1st and Broadway Civic Center Park site in June 2013. The City spent Ten Million, Eight Hundred Forty-Four Thousand, Seven Hundred Fifty-Four Dollars and Seventy-Seven Cents (\$10,844,754.77) in Quimby and Zone Change Fees, Quimby and Zone

## BOARD REPORT

PG. 2 NO. 19-060

Change Fee Interest, and RAP Capital Park Development B Special Funds to acquire the site, secure the site and provide on-site security, conduct preliminary investigations, complete remediation and removal of the contaminated soil and standing water in the underground parking structure, demolish and excavate the remnants of the former building, and backfill, grade, and level the site. (Report No. 12-264, No. 13-072, No. 14-085, No. 17-188).

On October 29, 2015, four (4) design firms were selected from the Department of Public Works, Bureau of Engineering's (BOE) pre-qualified on call lists of twenty (20) architectural and twelve (12) landscape architectural consultants to participate in a design competition to develop the 1st and Broadway Civic Center Park site. The design competition started on November 3, 2015, and all entries were due on December 21, 2015. A series of presentations to the community and major stakeholders, as well as public exhibits of the models and renderings of the design competition entries took place between January and March 2016. In addition, both paper and online surveys were conducted to obtain feedback from the community. A five-member selection panel, consisting of two members from RAP, two members from BOE, and one member from the Department of Cultural Affairs, met on March 30, 2016 to score and rank each of the four firms. On June 9, 2016, a press event was held to announce that Studio-MLA (formerly known as Mia Lehrer + Associates), a landscape architect firm, was selected as the winner of the design competition and as the lead architect for the Project.

BOE is managing the development of the Project for RAP.

### PROJECT SCOPE

The 1st and Broadway Civic Center Park – New Park Development (PRJ20781) (PRJ21252) Project proposes the development of a new park with landscaping, seating, and restaurant. The proposed park will include design features as highlighted below:

1. An urban park with native plants and landscape materials, as well as hardscaped areas to accommodate a variety of functions, programs and activities.
2. A large open plaza with terraced seating to host public events, as well as pockets of smaller seating areas offering a variety of experiences for park patrons.
3. A dry creek along the southern and eastern edges of the park that will serve to control and manage on-site stormwater runoff.
4. A bridge spanning over the dry creek that serves as a park entry at the southeast corner of the site.
5. Large shade canopies with shapes inspired by the California poppy.
6. A 19,200 square feet, two-story building that will house a café on the ground floor, a full-service destination restaurant on the second floor, and a viewing deck and lounge on the rooftop terrace.

## BOARD REPORT

PG. 3 NO. 19-060

To date, at least nine (9) public events (community meetings, presentations, workshops and/or models exhibits) have been held to notify the public of the Project and allow public participation. These public events were held on the following dates:

- January 17, 2015
- April 15, 2015
- February 16, 2016,
- February 25, 2016,
- February 26, 2016,
- March 5, 2016
- March 23, 2016
- May 17, 2017
- February 28, 2018

### PROJECT BUDGET AND FUNDING

BOE's current cost estimate for the Project, including design and soft costs, construction costs, consultant costs, City staff costs, and project escalation and contingencies, is Twenty Eight Million Dollars (\$28,000,000.00). The Board of Recreation and Park Commissioners (Board) has approved the allocation of Seventeen Million, Two Hundred Six Thousand Eight Hundred Twelve Dollars and Three Cents (\$17,206,812.03) in Quimby fees for the Project (Report Nos. 15-227, 16-116, 17-188). The current funding short fall for the Project is Ten Million Seven Hundred Ninety Three Thousand One Hundred Eighty Seven Dollars and Ninety Seven Cents (\$10,793,187.97)

As a part of RAP's efforts to address the current Project funding shortfall, Staff has identified several recent Park Fee collections that are available to be allocated to the Project.

Upon approval of this Report, a maximum of Two Million Six Hundred Thirty Three Thousand Six Hundred Two Dollars and Twenty Eight Cents (\$2,633,602.28) in Park Fees can be committed to the 1<sup>st</sup> and Broadway Civic Center Park – New Park Development (PRJ20781) (PRJ21252) Project.

The total Park Fees and Quimby Fees available for the 1<sup>st</sup> and Broadway Civic Center Park – New Park Development (PRJ20781) (PRJ21252) Project, including previously allocated funds, is Nineteen Million Eight Hundred Forty Thousand Four Hundred Fourteen Dollars and Thirty One Cents (\$19,840,414.31).

These Park Fees and Quimby Fees were collected within five (5) miles of 1<sup>st</sup> and Broadway Civic Center Park, which is the standard distance for the allocation of the Park Fees and Quimby and Zone Change Fees to community recreational facilities pursuant to Los Angeles Municipal Code Section 12.33 E.3.

BOARD REPORT

PG. 4 NO. 19-060

PROJECT BUDGET SUMMARY

|   | <b>Amount</b>     |
|---|-------------------|
| <b>Project Cost Estimate</b>  | \$28,000,000.00   |
| Previously Approved Funding<br>(Report Nos. 15-227, 16-116, 17-188) | \$17,206,812.03   |
| <b>Current Funding Shortfall</b>                                    | (\$10,793,187.97) |
| Proposed Additional Funding   | \$2,633,602.28    |
| <b>New Funding Shortfall</b>  | (\$8,159,585.69)  |

PROJECT FUNDING SOURCE MATRIX

| <b>Source</b> | <b>Fund/Dept/Acct</b> | <b>Work Order</b>            | <b>Amount</b>   | <b>Percentage</b> |
|---------------|-----------------------|------------------------------|-----------------|-------------------|
| Park Fees     | 302/89/89716H         | WO# QT068095<br>WO# QT072967 | \$2,633,602.28  | 13%               |
| Quimby Fees   | 302/89/89460K-RX      |                              | \$17,206,812.03 | 87%               |
| <b>Total</b>  |                       |                              | \$19,840,414.31 | 100%              |

PROJECT DESIGN AND CONSTRUCTION

The Project is in the design phase. BOE and the design team are currently finalizing the Project construction documents.

RAP staff has determined that sufficient funding has not yet been identified for construction of the Project.

The anticipated start of construction of the Project is unknown at this time.

TREES AND SHADE

The impact on existing trees or shade at 1<sup>st</sup> and Broadway Civic Center Park, and discussion of any new trees or new shade proposed to be added to 1<sup>st</sup> and Broadway Civic Center Park, will be presented to the Board in a subsequent report.

ENVIRONMENTAL IMPACT STATEMENT

The scope of work of the proposed Project is not defined enough to allow for an evaluation of the Project pursuant to the California Environmental Quality Act (CEQA). Staff will review the Project when the scope of work will be well defined and will advise the Board on the CEQA determination in a separate report.

BOARD REPORT

PG. 5 NO. 19-060

FISCAL IMPACT STATEMENT

The approval of this allocation of Park Fees will have no fiscal impact on RAP.

The estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or Park Fees or funding sources other than the RAP's General fund. The maintenance of the proposed park improvements can be performed by current staff with no overall impact to existing maintenance service at this facility.

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