

REPORT OF GENERAL MANAGER

APPROVED

NO. 11-239

DATE September 7, 2011

SEP 07 2011

C.D. 9

**BOARD OF RECREATION
and PARK COMMISSIONERS**

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1130 SOUTH HOPE STREET - PRELIMINARY AUTHORIZATION TO PROCEED WITH THE ACQUISITION OF PROPERTY FOR THE DEVELOPMENT OF A PARK

R. Adams _____
H. Fujita _____
V. Israel _____

K. Regan _____
*M. Shull *MS*
N. Williams _____

[Signature]
General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate the process for the possible acquisition of real property, a parcel totaling approximately 7,800 square feet or 0.18 acres, located at 1130 South Hope Street, Los Angeles, California 90015 for park purposes;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD), and other necessary Departments, and to obtain the necessary environmental clearances and to expedite the purchase of said property; and,
3. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board with escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will be made available for the acquisition of the property through Quimby funds;
 - B. Appropriate California Environmental Quality Act (CEQA) documentation will have been completed;
 - C. All environmental assessments, Phase I, and Phase II if needed, will have been completed and satisfied prior to close of escrow; and,

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- D. The GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

The RAP, with the support from Councilmember for the 9th District, is considering the acquisition of the parcel identified by the Assessor Parcel Number (APN) 5139-021-004 located at 1130 South Hope Street, Los Angeles, California 90015. The property measures approximately 7,800 square feet or 0.18 acres. On the property is an uninhabitable, boarded up 38 unit apartment building that is planned to be demolished by the City to develop the site as a park. Access to the property is found on South Hope Street and via a 20 foot wide alley that extends from South Hope Street and wraps around the property's northern and eastern boundaries.

The RAP is interested in acquiring the property to provide an open space park in the downtown area. With the continued growth of the downtown area and the influx of new residents to the area, there is a growing need to provide for more open space that will benefit the new and existing residents of the downtown area. The added park space will provide green space to an urban area that lacks parks that the community of downtown and visitors can enjoy. The proposed acquisition will provide enriching green recreational amenities for the surrounding community.

GSD, Asset Management Division has provided a Formal Class "A" Appraisal for the property at 1130 Hope Street. There are Quimby funds available for the acquisition and development of the site.

The California Environmental Quality Act (CEQA) and the Phase I Environmental Site Assessment are currently being prepared. Both the CEQA and the Phase I Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

The Assistant General Manager for Recreation Operations, Superintendent for the Metro Region and Councilmember for the Ninth District have been consulted and concur with staff's recommendations.

FISCAL IMPACT STATEMENT:

Approval of the acquisition and the proposed improvements will increase the Department's maintenance cost. A budget request of \$25,000 a year to maintain this facility will be requested in the next budget cycle, which will include funding for one part-time staff member, materials, and supplies. This request will provide four hours of maintenance per day, seven days a week, year round. If the funding is not granted, this facility will be included in the existing Metro Region routes which will result in reduction of core function on the existing route.

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This report was prepared by John Barraza, Management Analyst II, Real Estate and Asset Management.