

REPORT OF GENERAL MANAGER

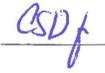
NO. 15-227

DATE November 04, 2015

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1<sup>ST</sup> AND BROADWAY CIVIC CENTER PARK – NEW PARK DEVELOPMENT (PRJ20781) PROJECT – ALLOCATION OF QUIMBY FEES

*R. Barajas	<u></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____
V. Israel	_____		

  
General Manager

Approved \_\_\_\_\_ Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks’(RAP) Chief Accounting Employee to transfer \$3,568,459.68 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX;
2. Approve the allocation of \$3,568,459.68 in Quimby Fees from 1st and Broadway Account No. 89460K-RX to the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) project, as described in the Summary of this Report; and,
3. Authorize the 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 217 West 1st Street, 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 (1/2) 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 systemic damage

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suffered in the 1971 San Fernando Sylmar earthquake. Department of Recreation and Parks (RAP) acquired the 1st and Broadway Civic Center Park site in June 2013.

### Previous Board Actions

The Board of Recreation and Park Commissioners (Board) has approved the allocation of a total of \$14,271,363.62 in Quimby and Zone Change Fees, Quimby and Zone Change Fee Interest, and RAP's Capital Park Development B Special Funds for pre-acquisition, acquisition, site preparation, site demolition, and pre-development expenses related to the project. (Report No. 12-264, No. 13-072, and No. 14-085).

Since acquiring the site, the City has spent approximately \$10,900,000.00 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. Currently, there is approximately \$3,300,000.00 in unexpended funding remaining from the site acquisition and site pre-development phase of the project (PRJ20655).

As previously discussed in Board Report No 14-085, any allocated project funding remaining after completion of the demolition of the site, and the backfill and grading, would be set aside for the future development of the 1st and Broadway Civic Center Park. Once the site acquisition and site development phase of the project (PRJ20655) is complete and all expenses closed out, staff will prepare, for a future Board meeting, a Report to the Board recommending the reallocation of the excess funding from the site acquisition and site development phase of the project for the park design and park development phase of the project 1st and Broadway Civic Center Park – New Park Development (PRJ20781) project.

### Interim Site Uses:

The 1st and Broadway Civic Center Park is currently vacant and fenced off and all remnants of the former building have been removed from the site. At this time the site has been made available to temporarily permit for activities and events, such as filming, which generate revenue for RAP.

### Park Design and Development Phase:

A complete project scope for the development of 1st and Broadway Civic Center Park has not yet been developed. Additional community outreach and design work is needed in order to determine the appropriate development plan for this site. While sufficient funds are not currently available to fully fund the design and construction of the future park improvements, there is,

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upon approval of this report, sufficient funding available to begin the park design and development phase of the project.

Upon approval of this report, \$3,568,459.68 in Quimby Fees can be transferred from the Quimby Fees Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX and allocated to the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) Project. These Quimby Fees were collected within two (2) miles of 1st and Broadway Civic Center Park, which is the standard distance for the allocation of the Quimby Fees for community parks and recreational facilities. The total funding allocation for the 1st and Broadway Civic Center Park – New Park Development (PRJ20781) project would be \$3,568,459.68.

As discussed previously in this report, this allocation of funds does not meet all estimated costs for the park design and development phase of the project. Staff estimates that future development of the park could cost approximately \$10,000,000.00 and this allocation of funds represents only a portion of the overall funding required. The development of the 1st and Broadway Civic Center Park will be a large and complex project and it is anticipated that multiple funding sources, including Quimby, will ultimately be needed in order to implement a project at the site.

### ENVIRONMENTAL IMPACT STATEMENT:

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

### FISCAL IMPACT STATEMENT:

The approval of this allocation of Quimby 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 funding sources other than the RAP's General Fund. The maintenance of the proposed park improvements can be performed by current staff with minimal impact to existing maintenance service at this facility.

This Report was prepared by Darryl Ford, Principal Project Coordinator, Planning, Construction, and Maintenance Branch.