

CITY OF LOS ANGELES
Department of Recreation and Parks

June 15, 2016

TO: BOARD OF RECREATION AND PARK COMMISSIONERS

FROM: MICHAEL A. SHULL, 
General Manager

SUBJECT: FIRST AND BROADWAY CIVIC CENTER PARK – DESIGN COMPETITION –
SELECTION OF DESIGN FIRM

BACKGROUND AND SUMMARY

The First and Broadway Civic Center Park is located at 217 West First Street, within 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 First and Broadway Civic Center Park. The First 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 suffered in the 1971 San Fernando Sylmar earthquake. The property was acquired in 2013, as dedicated park land for the development of a new park, under the City's "50 Parks Initiative". Extensive site demolition to remove remnants of a former 13-story State office building and a 2-level underground parking structure was completed in late 2014.

Given the prominence of the site location and the City's interest in embracing innovative design thought processes, the project represents a unique opportunity to build an iconic and instantly recognizable landmark in Los Angeles, which will augment the adjacent Grand Park, and incorporate uses that bring life to the area (such as a restaurant and public art installation). The design competition provides a well-tested method to elicit creative ideas from talented local design professionals, to produce a variety of distinctive design approaches, and to initiate public dialogues for the development of the park design.

COMMUNITY OUTREACH AND DESIGN COMPETITION

The Department of Public Works, Bureau of Engineering (BOE) worked in collaboration with the Department of Recreation and Parks (RAP) and Councilmember Jose Huizar's Office, Fourteenth Council District (CD-14), to initiate a public design dialogue about the most compelling uses, the most creative design approach, and themes for the development of the open space. A community presentation was conducted on October 7, 2014, and a community design workshop on January 17, 2015, to solicit public input to help formulate the scopes and programs of the new park. Following public input, BOE issued Task Order Solicitations on July 13, 2015 to its pre-qualified on-call consultant lists of twenty (20) architectural and ten (10)

landscape architectural firms. A total of ten (10) proposals were received on August 17, 2015, and four firms advanced as finalists to participate in the design competition. The finalists, were AECOM Technical Services and Mia Lehrer + Associates from the landscape architectural consultant list; and Brooks + Scarpa Architects and Eric Owen Moss Architects from the architectural consultant list. The four design firms were notified of the finalist selection on October 29, 2015, and attended a design competition kick-off meeting on November 3, 2015. Interim reviews with each of the four design firms were conducted on December 14 and 15, 2015. The design competition entries were due on December 21, 2015.

The conceptual design proposals submitted by each of the four finalists were presented to the Facility Repair and Maintenance Commission Task Force on January 15, 2016. A community presentation was conducted at the Board of Public Works Session Room in City Hall on February 16, 2016, as well as an additional community outreach event held at the Grand Central Market on March 5, 2016. Community members were invited to fill out a survey, available at the public events and posted on-line, to share their input and comments on each of the design competition entries. Additionally, physical models and rendering boards of the four proposed design schemes were on display for public viewing at Figueroa Plaza between January and June 2016, and at the City Hall from February 16 to February 18, 2016. The project's outreach efforts also included meetings with the Los Angeles Central City Association's committee on April 15, 2015 and March 23, 2016, and with its staff on April 20, 2016.

SELECTION OF THE AWARDING FIRM

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 participating in the design competition. The selection of Mia Lehrer + Associates (MLA) as the selected firm was concurred by CD-14. The announcement of the selected firm was made by Councilmember Jose Huizar, CD-14, at a press event on June 9, 2016.

NEXT STEPS

A design team lead by MLA will provide full design services for the new park, including the restaurant building. Additional community meetings and design workshops will be held to further refine and finalize the park design. Once the development of conceptual design is completed, it will be formally presented to the Board for approval. The timeline for completing the park is projected as follows:

- Fall 2017: Completion of design and engineering, including plan approval and permits by all agencies having jurisdiction.
- Spring 2018: Award of construction contract and groundbreaking.
- Fall 2019: Construction completion and dedication.

Board of Recreation and Park Commissioners
June 15, 2016
Page 3

Images representing the design competition entry submitted by MLA are attached as Exhibit A. Additional and more detail information of the project, including site demolition, community events and design competition, can be obtained by visiting the project's website at <http://eng.lacity.org/projects/fab>.

This Report was prepared by Paul Tseng, Project Manager, BOE Architectural Division BOE; Deborah Weintraub, Chief Deputy City Engineer, BOE; and Cathie Santo Domingo, Superintendent, Planning, Construction and Maintenance Branch.

LIST OF ATTACHMENTS

- 1) Exhibit A – Design Competition Renderings by Mia Lehrer + Associates

Exhibit A

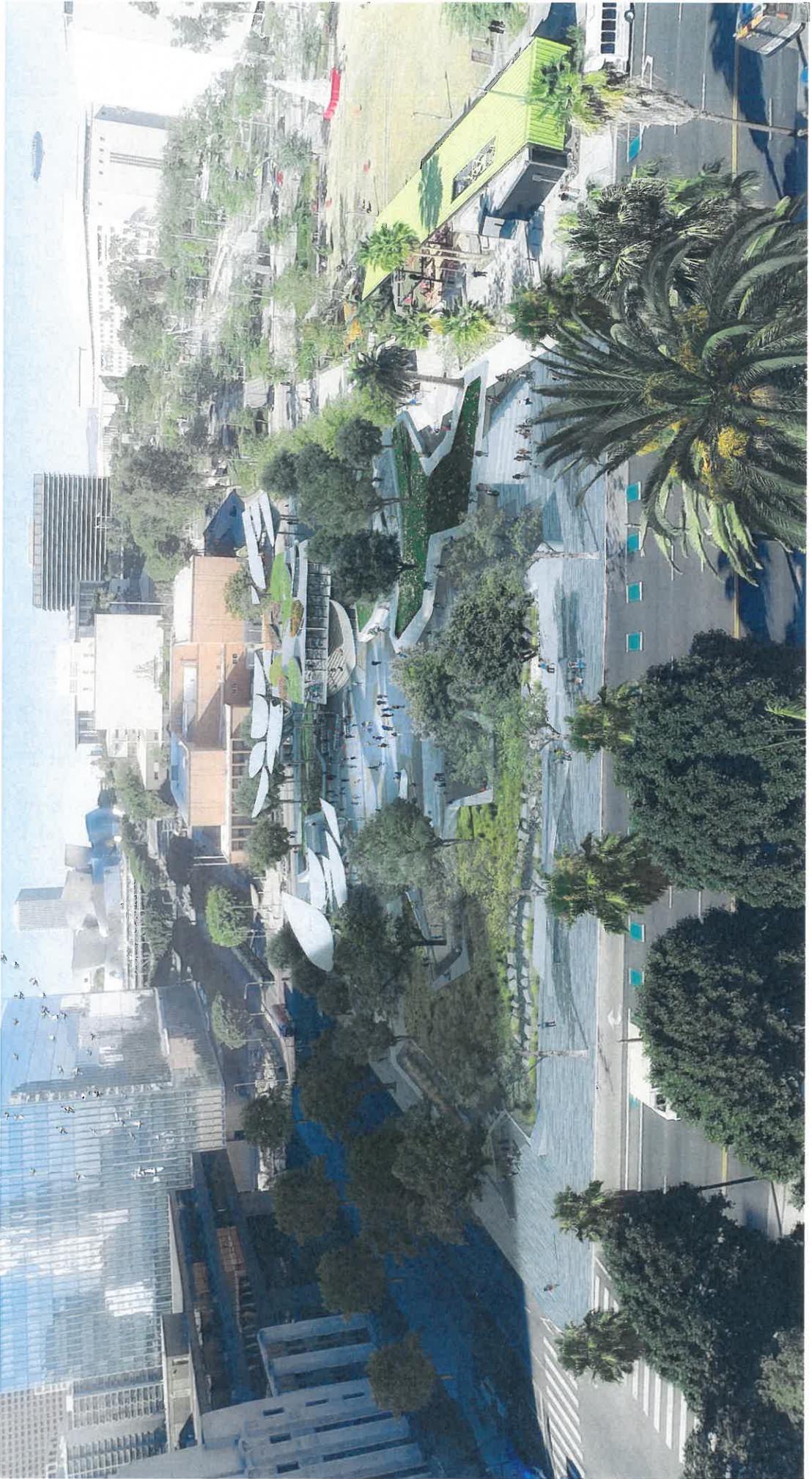


Exhibit A



Exhibit A

