

# APPROVED

DEC 14 2017

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 17-250

DATE December 13, 2017

C.D. 14

**BOARD OF RECREATION AND PARK COMMISSIONERS**

SUBJECT VESTING TENTATIVE TRACT (VTT) NO. 74876 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

Ramon Barajas *for*  
General Manager

Approved X Disapproved \_\_\_\_\_ Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT)-74876 (Project) to pay in-lieu fees to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33;
2. Authorize the General Manager or his designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation; and,
3. Direct staff to, upon receipt of payment of any in-lieu fees from the Project, return to the Board with a report to allocate the collected in-lieu fees to the 1st and Broadway Park Development (PRJ20781) Project.

SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

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Pursuant to Los Angeles Municipal Code Section 17.04 (Subdivision Committee), the Department of Recreation and Parks (RAP) is to submit a report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both ...".

### PROJECT SUMMARY

The proposed Project is located at 754 South Hope Street in the Financial District in Downtown Los Angeles. The Project, as currently proposed, is the construction of a 40-story mixed-use project, which consists of approximately 409 dwelling units and 7,329 square feet of commercial space. The proposed Project also includes a swimming pool, fitness center, yoga room, outdoor lounges, creative hub, and dog wash and dog park. The Project site is approximately 0.83 acres and is currently improved with a parking structure and a surface level parking lot.

Conceptual renderings of the Project are attached (Attachment 1).

RAP staff held an Early Consultation meeting with representative of the proposed Project on February 8, 2017 to discuss the requirements of Los Angeles Municipal Code Section 12.33, including options for park land dedications, satisfaction of Park Fees, and recreational credits.

### ADVISORY AGENCY

The Advisory Agency has sent RAP a notification requesting RAP provide its report and recommendations on the Project by **October 17, 2017**. The Advisory Agency Filing Notification is attached (Attachment 2). Subsequent to the receipt of that notification, Department of City Planning staff advised RAP staff that Department comments for the proposed Project could be received through the end of the year. If no written report is provided to the Advisory Agency by that date, the Advisory Agency will assume that RAP has no report to make.

### REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to Los Angeles Municipal Code Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

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### Land Dedication

Pursuant to Los Angeles Municipal Code Section 12.33 D, residential Subdivision projects with more than fifty (50) residential dwelling units may be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in Los Angeles Municipal Code Section 12.33 D.2:

- **LD = (DU x P) x F**
  - **LD** = Land to be dedicated in acres.
  - **DU** = Total number of new market-rate dwelling units.
  - **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
    - **P = 2.88**
  - **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.
    - **F = 0.00192 (1.92 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's proposed 409 units would be:

$$2.26 \text{ Acres} = (409 \times 2.88) \times 0.00192$$

The land dedication estimate is subject to change based on the number of exempt dwelling units (e.g. affordable housing units) included as part of the Project. Since the project has zero proposed exempt dwelling units in the Project that would likely qualify for an exemption per Los Angeles Municipal Code Section 12.33 G, the maximum required land dedication for the Project would be:

$$2.26 \text{ Acres} = (409 \times 2.88) \times 0.00192$$

Per Los Angeles Municipal Code Section 12.33 D.3, a project that is required to make a land dedication to the City may make said land dedication, or any portion thereof, either on-site or off-site of the project location. Any off-site land dedication must be located within a certain radius of the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

Should the Advisory Agency require the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board for the proposed land dedication. That report would detail the amount of land being dedicated, the location of the land dedication, and the improvements, if any, being developed on the dedicated property. The Board may accept or decline any proposed land dedication.

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### In-Lieu Fee Payment

Pursuant to Los Angeles Municipal Code Section 12.33, the Park Fee amount is determined by the type of residential project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to Los Angeles Municipal Code Section 19.17 and the Park Fees Section of the Department of Recreation and Parks' Rate and Fee Schedule. As of July 1, 2017, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

- **\$8,382.42 x number of new non-exempt dwelling units**

The maximum required Park Fees payment for the Project's proposed 409 units would be:

$$\mathbf{\$3,428,409.78} = \$8,382.42 \times 409 \text{ dwelling units}$$

The in-lieu fee estimate is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for eligible privately owned recreational facilities and amenities.

Since the project has zero proposed exempt dwelling units in the Project that would likely qualify for an exemption per Los Angeles Municipal Code Section 12.33 C.3 and Section 12.33 G, the maximum required Park Fee payment for the Project would be:

$$\mathbf{\$3,428,409.78} = \$8,382.42 \times 409 \text{ dwelling units}$$

### STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or in-lieu fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities would reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed development projects is existing park service radius gaps. Approximately fifty-four percent (54%) of residents in the City live within a one-half (1/2) mile, or a ten (10) minute walk, from a public park or open space. The Mayor's Sustainability City pLAN sets a goal of increasing the percentage of Angelinos living within a one-half mile from a park to sixty-five percent (65%) by 2025 and to seventy-five percent (75%) by 2035. RAP continues to employ a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

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### Site Analysis

The Project is located within the Financial District of the larger Downtown community. Currently, the Project site is improved with a parking structure and a surface level lot. A combination of residential, commercial and retail buildings surround the Project site. An aerial view of the Project site is attached hereto (Attachment 3). There are a number of public parks with a two (2) mile radius of the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 4).

There are two (2) public parks within a half (½) mile walking distance of the Project site:

- Grand Hope Park is a 2.31 acre park, located at 919 South Grand Avenue that is owned but not operated by RAP. Grand Hope Park is currently improved with a playground, walking paths and benches.
- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street. Pershing Square, which is located atop an underground public parking facility, is currently improved with a large plaza, landscaped areas, a children's play area, and community rooms.

There are three new public parks currently in development within a two (2) mile radius of the Project site:

- 1<sup>st</sup> and Broadway Park is a 1.96 park located at 217 W. 1<sup>st</sup> Street in Council District 14. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) Project is currently in design. The current scope of the 1<sup>st</sup> and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) Project is being led by the Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1<sup>st</sup> and Broadway Park Development (PRJ20781) Project is \$30,389,000 and the current available funding is \$17,206,812.03. The 1<sup>st</sup> and Broadway Park Development (PRJ20781) Project is not fully funded at this time.
- Sixth Street Park, Arts, River and Connectivity Improvements Project (Sixth Street PARC) is a twelve (12) acre park located under and adjacent to the new Sixth Street Viaduct in Council District 14. The Sixth Street PARC Project is currently in design. The current scope of the Sixth Street PARC is general landscaping, pathways, irrigation, picnicking areas, fencing, a soccer field with sports field lighting, a restroom building, and an Arts Plaza for performances. The development of the Sixth Street PARC is being led by BOE and is expected to be completed at the end of 2020. The current project budget for the Sixth Street PARC project is \$29,267,548 and the current available funding is \$11,567,548. The Sixth Street PARC project is not fully funded at this time.

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- Alpine Recreation Center Expansion Project (Ord and Yale Street Park) is a 0.85 acre park located at 817 Yale Street in Council District 1. The Ord and Yale Street Park Project is currently in design. The current scope of the Ord and Yale Street Park Project is the construction of a children's playground with equipment and climbing wall, the construction of a fitness zone with eight pieces of equipment, construction an entry plaza/performance space with small cafe and restroom building, construction of an upper viewing terrace with public art water feature, and the construction of a fitness trail on the Native Restoration Garden slope and through the Bamboo Grove. The development of the Ord and Yale Street Park Project is being led by BOE and is expected to be completed in November 2019. The current project budget for the Ord and Yale Street Park Project is \$8,249,705 and the current available funding is \$8,249,705. The Ord and Yale Street Park Project is fully funded at this time.

There is one park renovation project currently in development within a two (2) mile radius of the Project site:

- Pershing Square Park is a 4.44 acre park located at 532 South Olive Street in Council District 14. The Pershing Square Park Renovation (PRJ21113) Project is currently in design. The current scope of the Pershing Square Park Renovation (PRJ21113) Project is to identify, investigate, and address: (1) deficiencies in the built conditions of the existing underground parking garage, to meet today's code compliance; and (2) challenges in executing major design elements as proposed in the competition scheme, and validate for feasibility/constructability. The Pershing Square Park Renovation (PRJ21113) Project is being led by BOE and is it unknown at this time when the project is expected to be completed. The current project budget for the Pershing Square Park Renovation (PRJ21113) Project is not known at this time and the current available funding is \$2,797,338.00. The Pershing Square Park Renovation (PRJ21113) Project is not fully funded at this time.

### Park Access

As previously noted in the report, a land dedication for a new public park could be located either on-site or off-site of the project location. If a new public park was provided at the Project location the park would serve the new residents of the Project as well as approximately one (1) new, previously unserved, residents within a half-mile (1/2) walking distance (Attachment 5). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile (1/2) walking distance. If the Project does elect to make some or all of its required land dedication requirements off-site, staff would work with the Project to identify a site that could serve project residents, close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile (1/2) walking distance of a public park.

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A map showing the project location and nearby park service area gaps is attached hereto (Attachment 4).

### Staff Recommendation

The Project site is not located in an existing park service radius gap. If a new public park was provided at the Project location, the park would likely not serve a significant number of new, previously unserved, residents within a half-mile (1/2) walking distance.

There are three (3) new public parks, and one (1) park renovation project, currently in development within a two (2) mile radius of the Project site. The development of these new parks and projects would provide new open space, new recreational amenities, and enhanced recreational opportunities that would be accessible to future Project residents and that should provide sufficient recreation amenities to serve the needs of those residents. However, as previously noted, three (3) of the four (4) projects are not fully funded at this time and are in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this project is the payment of in-lieu fees to the City.

### FISCAL IMPACT STATEMENT

As it is not known at this time if the Advisory Agency will recommend the Project dedicate park land to the City or to pay in-lieu fees, the potential Fiscal Impact to the RAP General Fund is unknown.

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

### LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 - Advisory Agency Filing Notice
- 3) Attachment 3 - Aerial View of Project Site
- 4) Attachment 4 - Project Location and Surrounding Parks
- 5) Attachment 5 - EPADSS Report

# 8TH & HOPE

03/30/2017

ATTACHMENT 1







DEPARTMENT OF  
CITY PLANNING

CITY PLANNING COMMISSION

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RENEE DAKE WILSON  
VICE-PRESIDENT

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COMMISSION OFFICE MANAGER  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

ATTACHMENT 2

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<http://planning.lacity.org>

**Filing Notification and Distribution**

Vesting Tentative Tract Map No.: VTT-74876  
Property Address: 754 S. HOPE  
Community Plan: CNETRAL CITY

Filing & Map Stamp Date: 9/6/2017

Distribution Date: 9/7/2017

- COUNCIL DISTRICT NO. 14
- Neighborhood Council
- Bureau of Engineering
- Dept. of Building and Safety - Grading
- Dept. of Building and Safety - Zoning
- Dept. of Transportation, CWPC Section
- DWP Real Estate
- DWP Water Engineering & Distribution
- Dept. of Fire, Engineering and Hydrant Unit
- Bureau of Street Lighting
- Housing Department (no P.S.)

Hillside  Yes  No

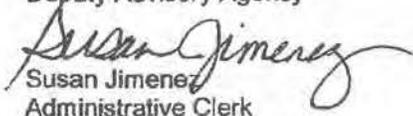
Thomas Guide: - GRID E4  
D.M.: 634

- Animal Regulation (hillside only)
- Department of Recreation and Parks
- Bureau of Sanitation
- SSIED (haul route only)
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS (Fae Tsukamoto)
- Imaging Services

Please send your reports to the following e-mail address: [planning.majorprojects@lacity.org](mailto:planning.majorprojects@lacity.org). Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter. If we have not received a written report from you by **OCTOBER 17, 2017** we will assume that you have no report to make.

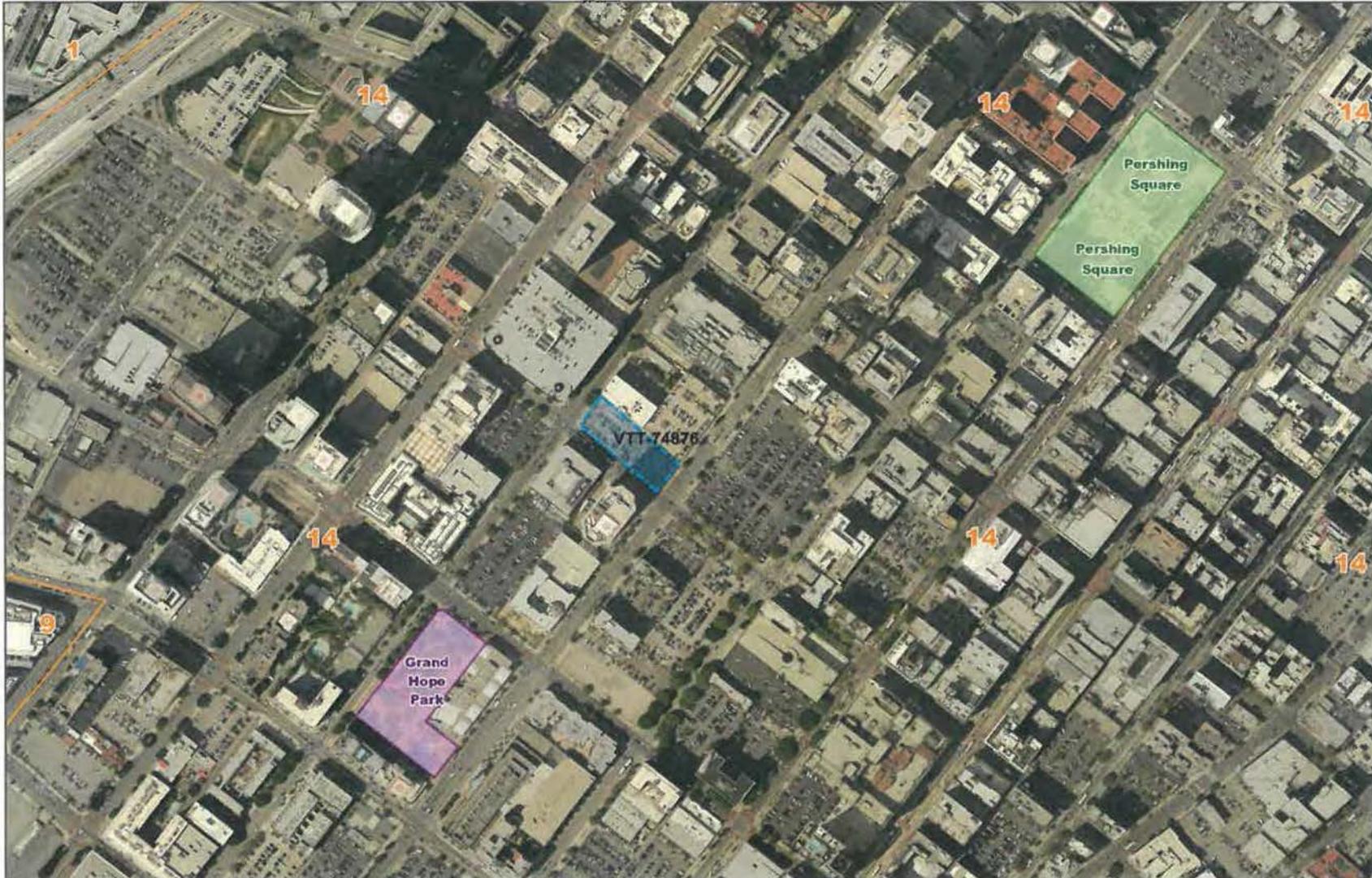
Charles J. Rausch, Jr.  
Deputy Advisory Agency

  
Susan Jimenez  
Administrative Clerk



EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

VTT-74876 - Aerial View of Project Site



LEGEND

- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- City Limits

NOTES

0 0 Miles 0 0

SCALE 1:4,514

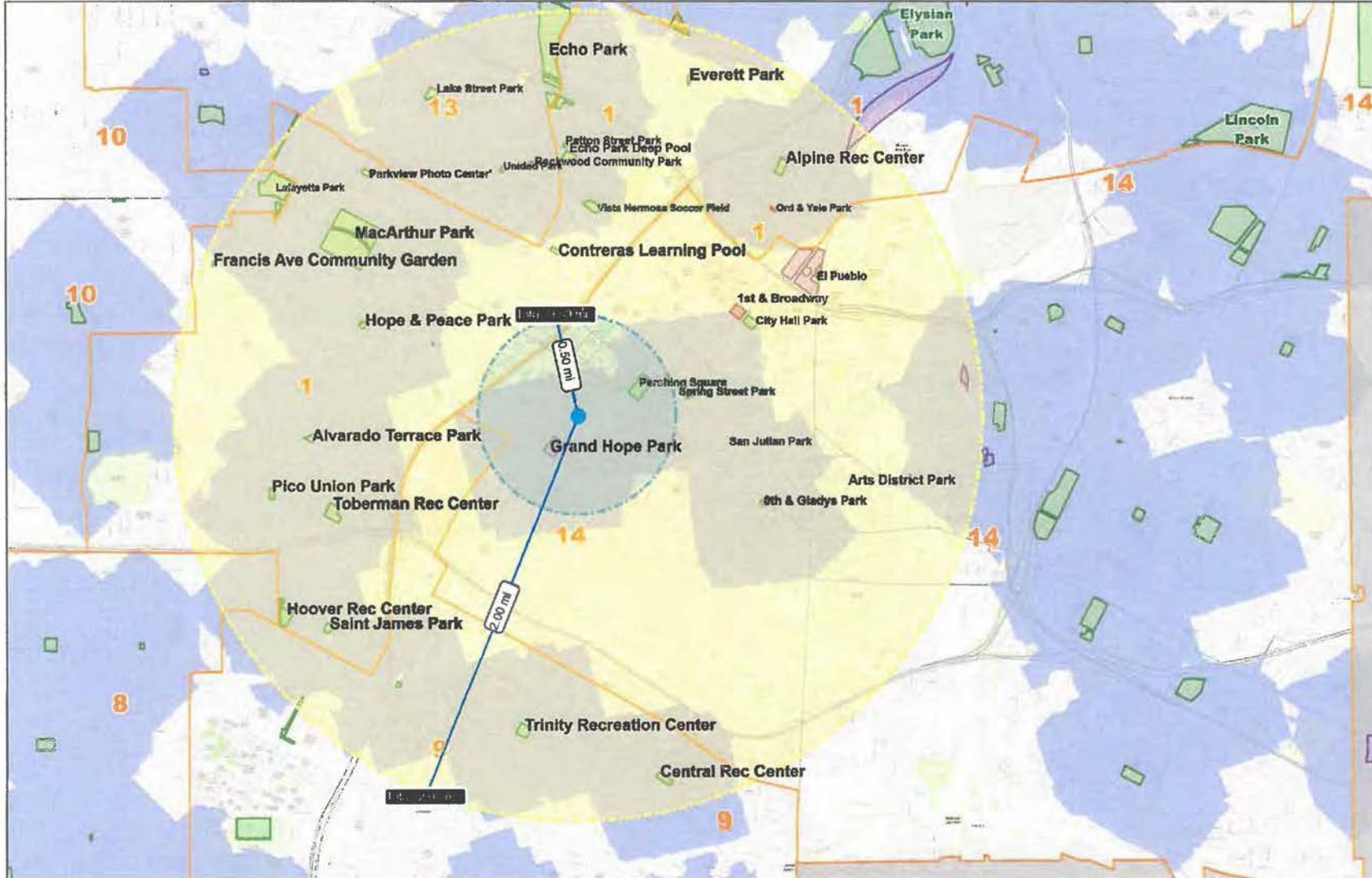
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any kind.

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EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

### VTT-74876 Project Site & Surrounding Parks



**LEGEND**

- City Council Districts
- Unimproved Parks
- Existing Parks
- Non-RAP
- RAP
- City Limits
- All Neighborhood Service Area

**NOTES**

1 0 Miles 1 1

SCALE 1:36,112

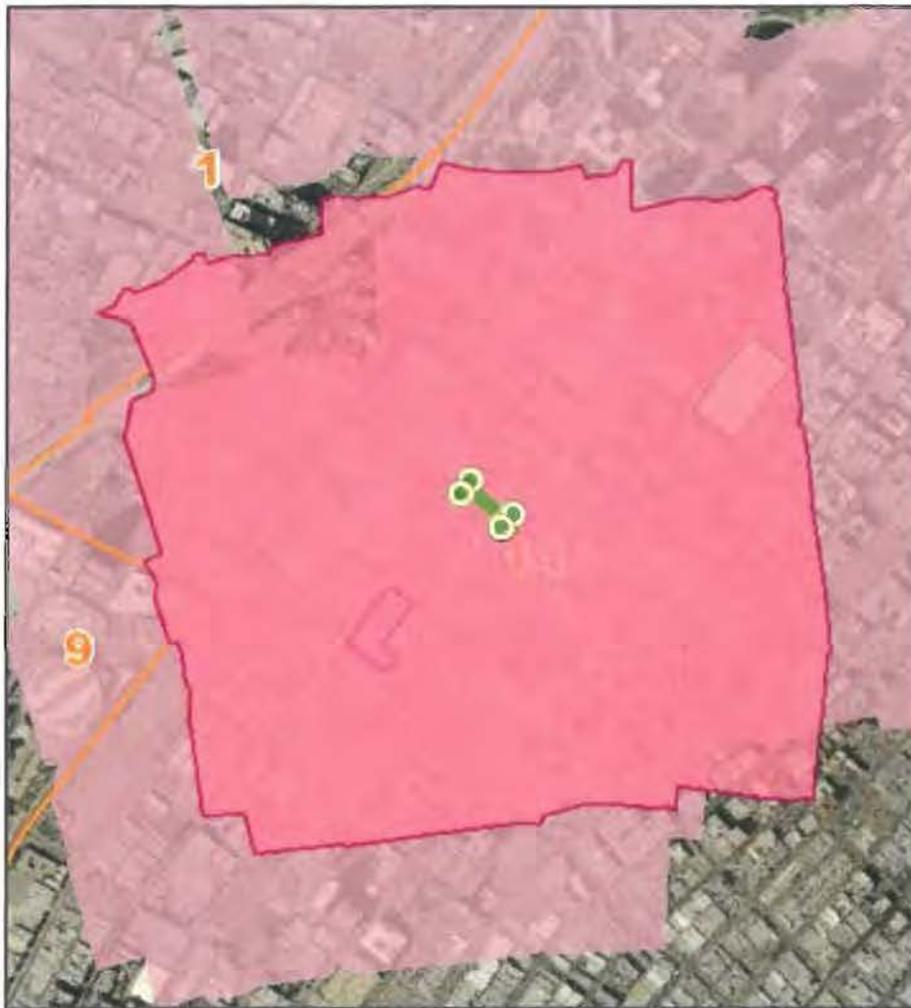
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EQUITABLE PARKS & AMENITIES  
DECISION SUPPORT SYSTEM

# Park Analysis Report



## Scenario Information

Scenario Name:

754 South Hope Street

Description:

40-story mixed-use project, which consists of approximately 409 dwelling units and 11,432 square feet of commercial space

Scenario Type:

New Park

Park Class:

Improved

Baseline Dataset\*:

All Parks (RAP and Non-RAP)

\*The baseline dataset is the existing parks dataset whose service areas are used to calculate the currently non-served metrics given below in blue. These residents and households, which would be served by the proposed park, are not currently served by any existing park in the baseline dataset.

## Population and Age Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	9,382	1
<i>Residents Served by Age</i>		
Under Age 5:	197	0
Age 5 to 9:	88	0
Age 10 to 14:	107	0
Age 15 to 17:	72	0
Age 18 to 64:	7,625	1
Age 65 and Over:	1,293	0

## Household and Income Breakdown

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,128	0
<i>Households Served by Annual Income</i>		
Under \$25,000:	3,146	0
\$25,000 to \$34,999:	276	0
\$35,000 to \$49,999:	508	0
\$50,000 to \$74,999:	643	0
\$75,000 and Over:	1,555	0

Source: Census/ACS 2010