

APPROVED

APR 04 2018

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 18-062

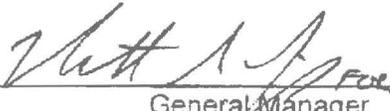
DATE April 04, 2018

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 74868 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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


General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract No. 74868 (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; and,
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

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).

Pursuant to Los Angeles Municipal Code (LAMC) Section 17.03 (Advisory Agency), "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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LAMC Section 17.04 (Subdivision Committee) states that 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, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision...".

PROJECT SUMMARY

The Project is located at 1004 West Olympic Boulevard in the South Park area of Downtown Los Angeles. The Project site is approximately 3.26 acres and is currently improved with a medical office building, urgent care facility, and surface parking lot. The Project, as currently proposed, would construct a new mixed-use development consisting of three (3) high-rise towers (65-story, 43-story, and 53-story), including a four-story podium connecting all three (3) towers. The Project currently proposes two (2) development scenarios for the high-rise towers, Option 1 and Option 2:

- Option 1 would include up to 1,367 residential units and up to 40,000 square feet of commercial space (restaurant, retail, and other commercial uses).
- Option 2: The Project would include up to 1,000 hotel rooms, 879 residential units, and up to 40,000 square feet of commercial space (restaurant, retail, and other commercial uses).

The Project also includes various on-site common open space and recreational areas, including gardens and landscaped terraces at the street level, along the podium, and within the residential tower structures. Additionally, at the podium level and at discrete steps within the body of each tower, terraces and gardens would provide shared amenity spaces for residents and guests.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City either on-site or off-site of the Project location.

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

EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP staff held an Early Consultation meeting with Project representatives on **February 28, 2018**. The meeting included a discussion of the requirements of Los Angeles Municipal Code Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the Project.

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ADVISORY AGENCY

The Project filed a tract map application with City Planning on **November 11, 2017**. On January 10, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by **February 19, 2018**. The Advisory Agency Filing Notification is attached (Attachment 2).

It should be noted that City Planning accepted the tract map application for the Project prior to the required Early Consultation meeting. After RAP staff received the above notification, staff contacted City Planning staff and advised them that the project had not yet participated in the required Early Consultation meeting and that the Project application should be placed on hold until the required Early Consultation Meeting was completed. RAP staff advised City Planning staff that RAP's comments for the proposed Project would be provided after the required Early Consultation meeting was held and the Board had an opportunity to consider the project and provide a report to the Advisory Agency.

If no written report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

REQUIRED LAND DEDICATION / IN-LIEU FEE PAYMENT

Pursuant to LAMC 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."

Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can 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 LAMC 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 = 0.00251 (2.51 acres of park land per 1,000 residents)**

The maximum land dedication for the Project's Option 1 would be:

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$$9.88 \text{ Acres} = (1,367 \times 2.88) \times 0.00251$$

The maximum land dedication for the Project's Option 2 would be:

$$6.35 \text{ Acres} = (879 \times 2.88) \times 0.00251$$

The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) 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 improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per LAMC 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 from 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

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve (or disapprove) any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of in-lieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

In-Lieu Fee Payment

Pursuant to LAMC 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 LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of January 11, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$10,962.42 \times \text{number of new non-exempt dwelling units}}$$

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The maximum Park Fees payment for the Project's Option 1 would be:

$$\$14,985,628.14 = \$10,962.42 \times 1,367 \text{ dwelling units}$$

The maximum Park Fees payment for the Project's Option 2 would be:

$$\$9,635,967.18 = \$10,962.42 \times 879 \text{ dwelling units}$$

The amount of Park Fees that are required to be paid 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, existing dwelling units to be replaced on site, etc.) 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 improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has no dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3.

Per Los Angeles Municipal Code Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from 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

STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park 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 South Park Area of Downtown Los Angeles. Currently the Project site is improved with a medical office building, urgent care facility, and surface parking lot. The Project site is located in a high density mixed use area and is surrounded by a mix of commercial, restaurant, cultural, office, hotel, and residential uses. An aerial view of the Project site is attached hereto (Attachment 3). There are a number of public parks within 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 is one (1) public park 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, outdoor fitness equipment, and open lawn, walking paths, and benches.

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

- 1st and Broadway Park is a 1.96 park located at 217 West 1st Street in Council District 14. The 1st and Broadway Park Development (PRJ20781) Project is currently in design. The current scope of the 1st and Broadway Park Development (PRJ20781) Project is development of a new community park. The 1st and Broadway Park Development (PRJ20781) Project is being led by the Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in August 2020. The current project budget for the 1st and Broadway Park Development (PRJ20781) Project is Thirty Million, Three Hundred Eighty-Nine Thousand Dollars (\$30,389,000.00) and the current available funding is Seventeen Million, Two Hundred Six Thousand, Eight Hundred Twelve Dollars and Three Cents (\$17,206,812.03). The 1st and Broadway Park Development (PRJ20781) Project is not fully funded at this time.
- Alpine Recreation Center Expansion Project (Ord and Yale Street Park (PRJ20591)) 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 bid and award. 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 Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred Five Dollars (\$8,249,705.00) and the current available funding is Eight Million, Two Hundred Forty-Nine Thousand, Seven Hundred Five Dollars (\$8,249,705.00). The Ord and Yale Street Park Project is fully funded at this time.

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There is one (1) 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 Two Million, Seven Hundred Ninety-Seven Thousand, Three Hundred Thirty-Eight Dollars (\$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 272 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 off-site, staff would work with the Project to identify a site that would serve project residents, help 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.

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.

The Project includes various on-site common open space and recreational areas, including gardens and landscaped terraces at the street level, along the podium, and within the residential tower structures. As currently proposed, these proposed recreational amenities would not significantly reduce the Project's impact on existing public recreational and park facilities nor significantly reduce the need for new or expanded public recreational and park facilities.

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There are two (2) 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 may provide sufficient recreation amenities to serve the needs of those residents. However, as previously noted, two (2) of these 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 Park 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 Park Fees, the potential Fiscal Impact to the RAP General Fund is unknown.

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

LIST OF ATTACHMENTS

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



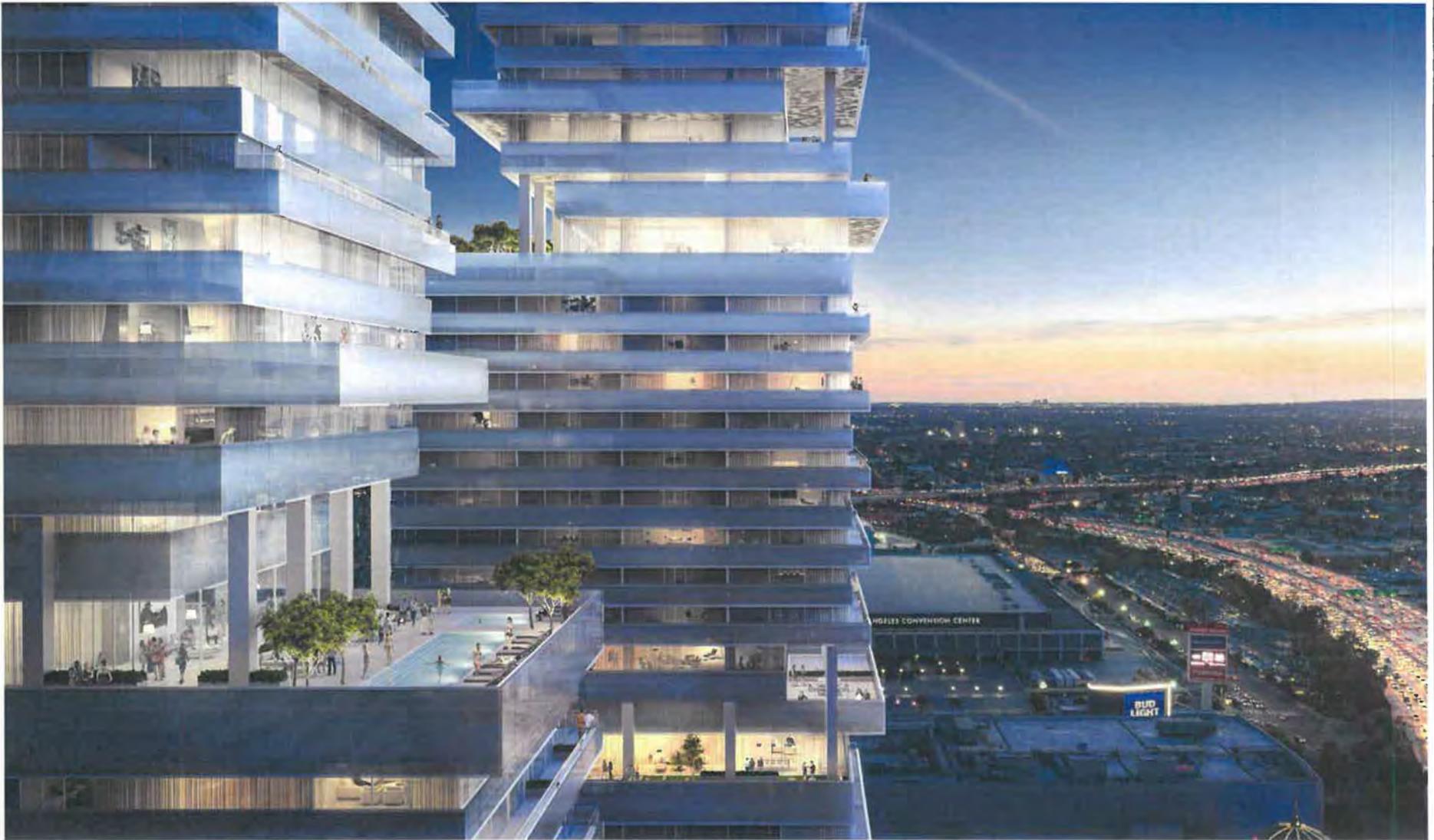
Source: Skidmore, Owings & Merrill LLP, P-A-T-T-E-R-N-S.



Source: Skidmore, Owings & Merrill LLP, P.A.-T-E-R-N-S.



Figure 2-38
Rendering (Georgia Street)



Source: Skidmore, Owings & Merrill LLP, P-A-T-T-E-R-N-S.



Source: Skidmore, Owings & Merrill LLP, P-A-T-T-E-R-N-S.

DEPARTMENT OF
CITY PLANNINGCITY OF LOS ANGELES
CALIFORNIAEXECUTIVE OFFICES
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Filing Notification and Distribution

Vesting Tentative Tract Map No.: VTT-74868
Property Address: 1004 W. OLYMPIC BLVD.
Community Plan: CENTRAL CITY

Filing & Map Stamp Date: 11/03/2017

Distribution Date: JAN. 10, 2018

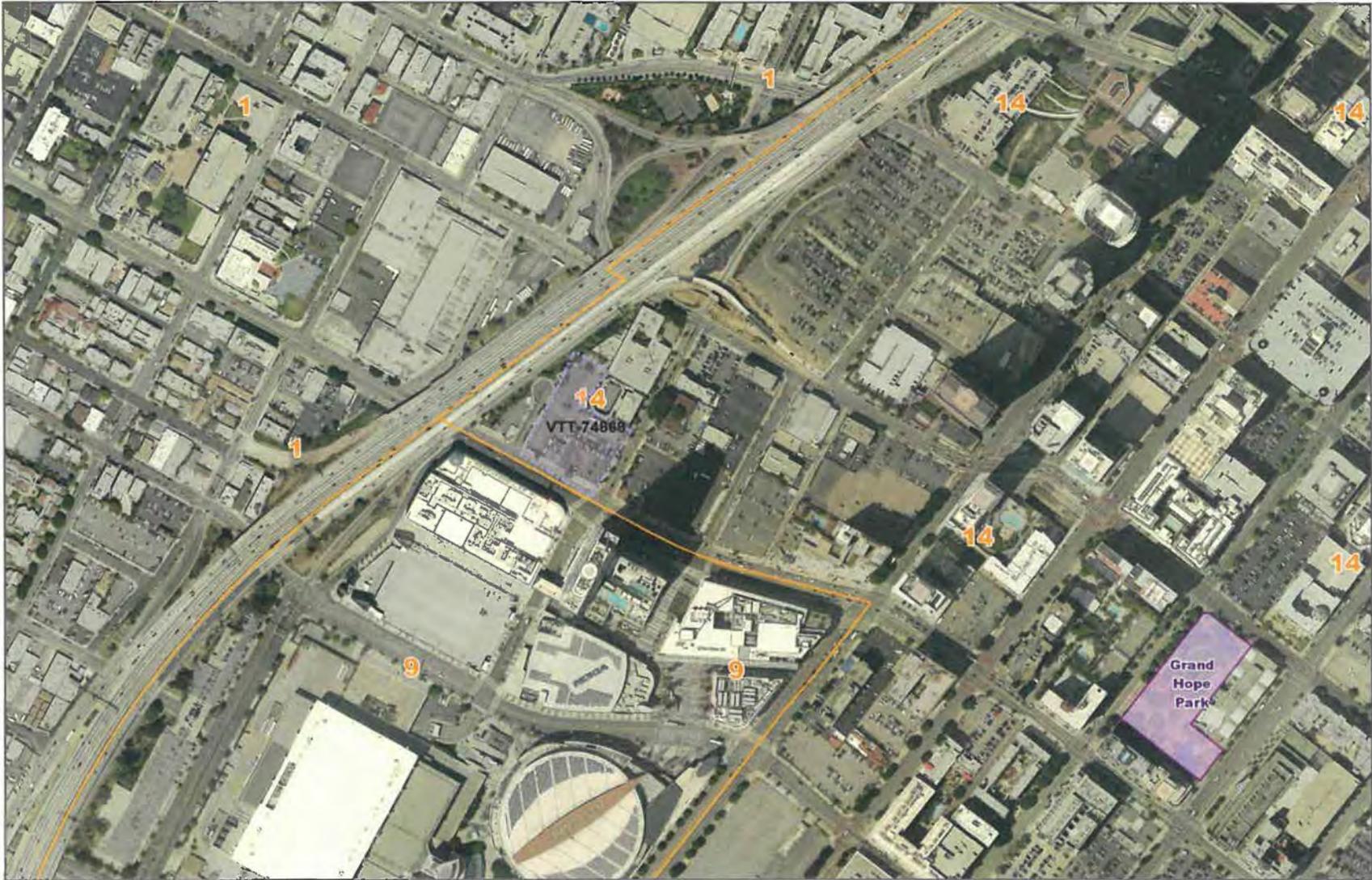
 COUNCIL DISTRICT NO. 14 Neighborhood Council –CENTRAL CITY Bureau of Engineering Dept. of Building and Safety - Grading Dept. of Building and Safety – Zoning Dept. of Transportation, CWPC Section DWP Real Estate DWP Water Engineering & Distribution Dept. of Fire, Engineering and Hydrant Unit Bureau of Street Lighting Housing Department (no P.S.)Hillside Yes NoThomas Guide: - GRID D4
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 ServicesPlease send your reports to the following e-mail address: 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 **February 19, 2018** 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

Aerial View of Project Site



LEGEND

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

NOTES

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SCALE 1: 4,514

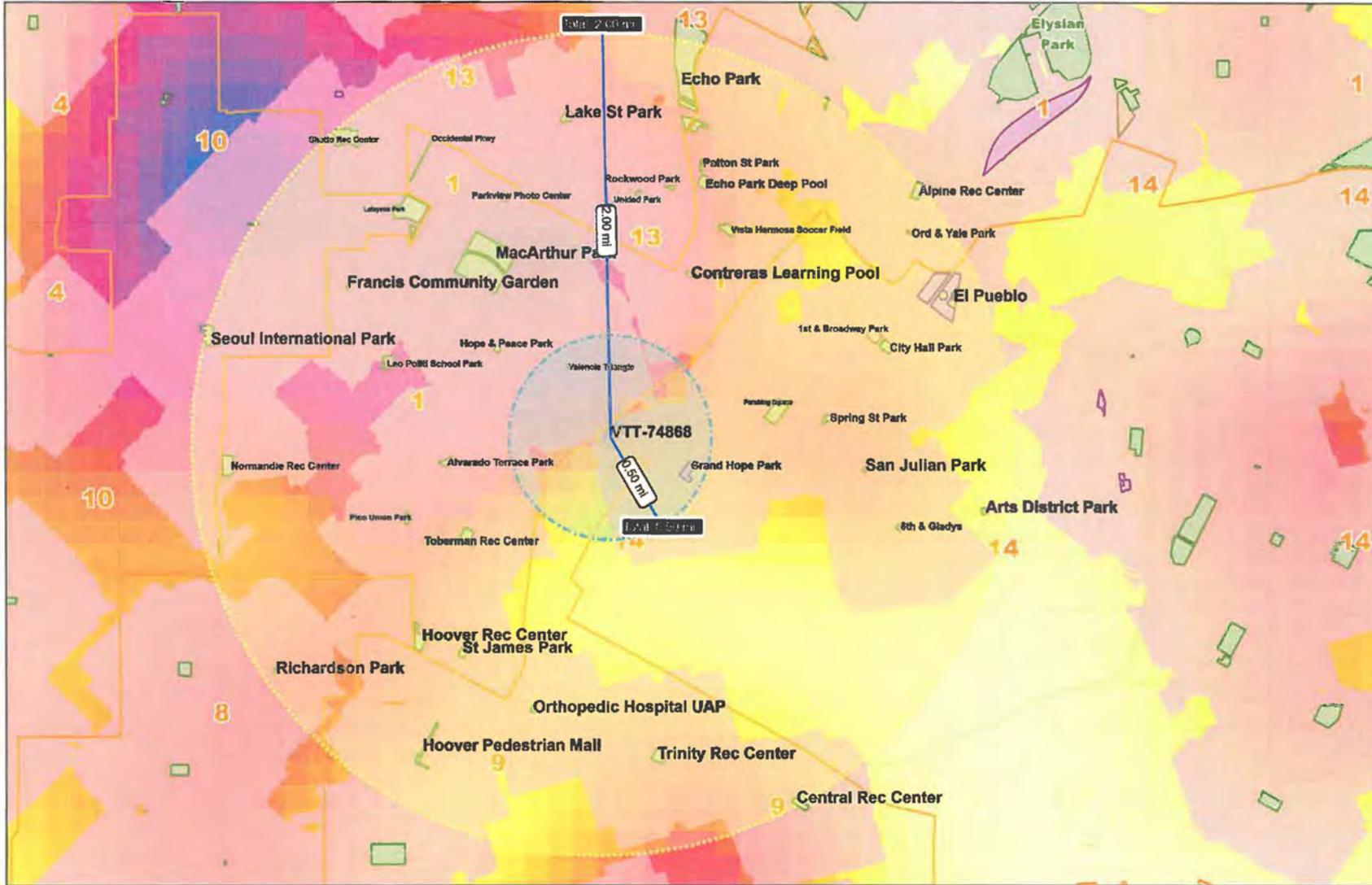
Disclaimer: This map is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this map. The map and associated data are provided "as is" without warranty of any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

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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

VTT-74868 Project Site & Surrounding Park



LEGEND

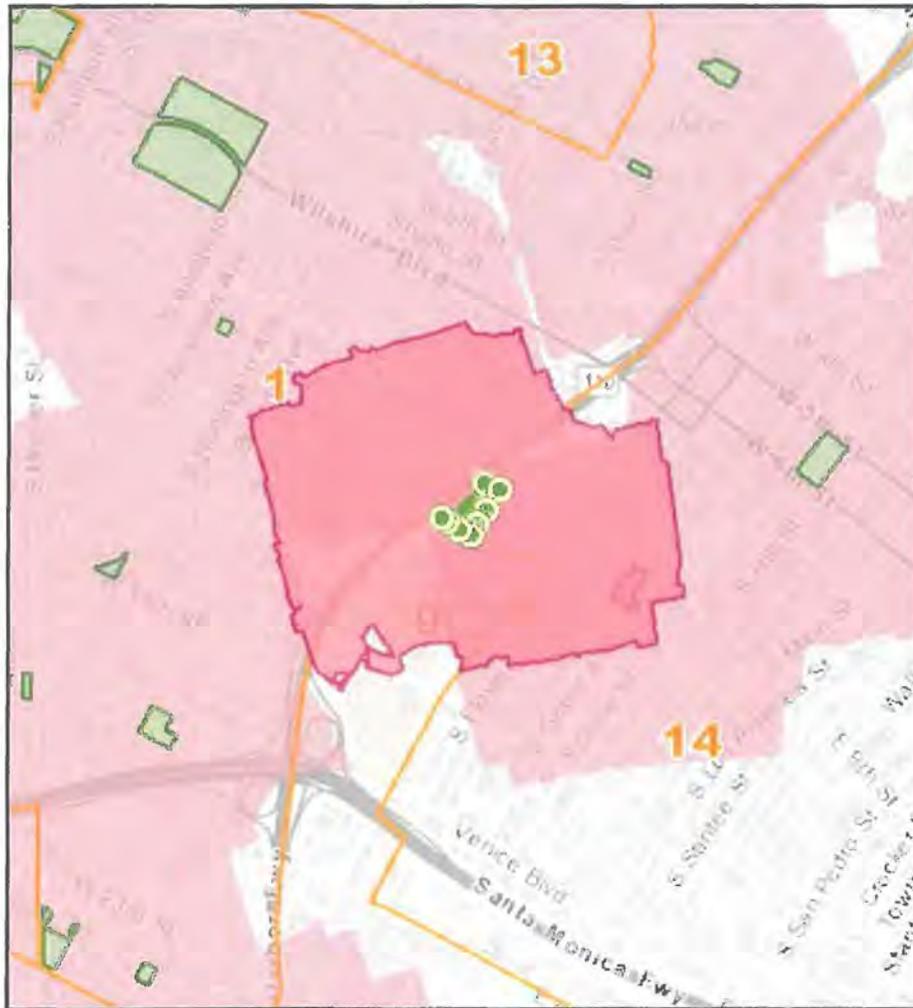
- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- City Limits
- All Improved Service Areas
- Total Population
- High: 48913.7
- Low: 0

NOTES



**EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM**

Park Analysis Report



Scenario Information

Scenario Name:
Olympia Project - VTT-74868

Description:
Consists of 3 towers for a total of up to 1,367 units and 40,000 sf of commercial space (option 1) or provide 879 units, 1,000 hotel rooms & 40,000 sf 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

Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:
Residents Served:	11,529	272

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	5,168	58

Residents Served by Age

Age Group	Total Residents Served	Currently Non-Served Residents Served
Under Age 5:	616	39
Age 5 to 9:	573	20
Age 10 to 14:	610	27
Age 15 to 17:	402	12
Age 18 to 64:	8,354	168
Age 65 and Over:	974	6

Households Served by Annual Income

Income Group	Total Households Served	Currently Non-Served Households Served
Under \$25,000:	2,501	37
\$25,000 to \$34,999:	486	6
\$35,000 to \$49,999:	604	6
\$50,000 to \$74,999:	406	2
\$75,000 and Over:	1,171	7

Source: Census/ACS 2010