

APPROVED

AUG 08 2018

BOARD OF RECREATION AND PARK COMMISSIONERS

BOARD REPORT

NO. 18-181

DATE August 8, 2018

C.D. 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82152 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82152 (Project) to dedicate land to the City, or provide a combination of land dedication and fee payment, 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 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 (LAMC) 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

Per 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

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of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

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 of Recreation and Park Commissioners, 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

VTT 82152 (Project) is located at 1750 North Vine Street in the Hollywood area of the City. The Project site is approximately 6.656 gross acres and is bisected by Vine Street, which creates two development subareas referred to as the "West Site" and the "East Site". The Project site is currently improved with the Capitol Records Building, Gogerty buildings, commercial space and surface parking lots. On the East Site, the Project, as currently proposed, includes the preservation of the Capitol Records and Grogerty Buildings, the construction of a 46-story 423 unit mixed use building with ground floor commercial space, an 11-story building with 65 senior affordable housing units and a 5-story subterranean parking garage. On the West Site, the proposed Project includes the demolition of the existing commercial space on the West Site, the construction of a new 35-story mixed use building consisting of 449 market rate dwelling units with ground floor commercial space, an 11-story senior affordable housing building with 68 units, and a 5-story subterranean parking garage. In total, the Project proposes 872 market rate dwelling units and 133 senior affordable dwelling units.

The Project also includes approximately 120,175 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor plaza and open space, private terraces, and amenity decks with pools on both sites.

The Project, as submitted to City Planning, is not proposing to make a land dedication to the City of Los Angeles 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 and City Planning staff held an Early Consultation meeting with Project representatives on **June 19, 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

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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.

ADVISORY AGENCY

The Project filed a tract map application with City Planning on April 12, 2018. On June 28, 2018, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by “Upon Receipt”. 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.

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.”

LAMC 12.33 D.2.b states “Any land dedication for park and recreation purposes shall not be deducted from a site’s gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio.”

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)**

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The **maximum** land dedication for the Project's proposed 1005 units would be:

$$7.26 \text{ Acres} = (1005 \times 2.88) \times 0.00251$$

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 133 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

$$6.30 \text{ Acres} = (872 \times 2.88) \times 0.00251$$

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 of Recreation and Park Commissioners' (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 July 1, 2018, residential Subdivision projects that are subject to the Subdivision fee shall pay:

$$\mathbf{\$12,607.00 \times \text{number of new non-exempt dwelling units}}$$

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The **maximum** Park Fees payment for the Project's proposed 1005 units would be:

\$12,670,035.00 = \$12,607.00 x 1005 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 133 dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

\$10,993,304.00 = \$12,607.00 x 872 dwelling units

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 Hollywood area of the City and within the Hollywood Community Plan Area. Currently, the Project site is improved with the Capitol Records Building, Gogerty buildings, commercial space and surface parking lots. The Project site is located in a commercial area and is surrounded by retail, residential, office, and commercial uses.

An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 4).

The Project is located in a high density area of the City. Below is an analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 11,794 persons (17,603 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Hollywood Community Plan Area (2014 American Community Survey): 8,063 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes approximately 120,175 square feet of exterior and interior private open space and common open space. These open space areas include a ground floor plaza and open space, private terraces, and amenity decks with pools on both sites.

The amount of common open space being provided by the Project does not appear to exceed the amount of open space the Project would otherwise be required to provide per LAMC (or other planning documents, specific plans, etc.). It does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities.

Public Park Access

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 park service area gaps is attached hereto (Attachment 5).

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There are three (3) RAP-operated public parks within a half (½) mile walking distance of the Project site:

- Yucca Community Center is a 0.97 acre park located at 6671 Yucca Street. Yucca Community Center provides a recreation center, outdoor basketball court, and synthetic turf field for the use of the surrounding community.
- Selma Park is a 0.22 acre park located at 6567 Selma Avenue. Selma Park is currently improved with a children's play area, landscaping, and seating area.
- Carlton Way Park is a 0.19 acre park located at 5927 West Carlton Way. Carlton Way Park provides a children's play area, fitness equipment, seating areas and landscaping.

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 1,120 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.

Nearby Public Park Projects

There are no new public parks currently in development within a two (2) mile radius of the Project site.

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

- Hollywood Recreation Center is a 3.12 acre facility located at 1122 North Cole Avenue in Council District 13. There is an existing Proposition K project to demolish the existing recreation center and construct a new modern gymnasium. The project is being led by the Department of Public Works, Bureau of Engineering. It is unknown when the construction for the Project is anticipated to begin. The current Project budget for this Project is not known at this time. Currently, a total of Eight Million Four Hundred Ninety-Seven Thousand Four Hundred Ninety-Five Dollars and Fifty Cents (\$8,497,495.50), comprised of One Million Five Hundred Thousand Dollars (\$1,500,000.00) in Proposition K and Six Million Nine Hundred Ninety-Seven Thousand Four Hundred Ninety-Five Dollars and Fifty Cents (\$6,997,495.50) in Quimby Fees (Report No. 17-054), has been identified for the project.

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Staff Recommendation

The Project is located in a high density area of the City. The density of the area within walking distance of the Project site is higher than the average density of the City and higher than the average density of the Community Plan Area in which the Project is located.

The Project site is not located in an existing park service radius gap, as there are three (3) parks within walking distance of the Project. However, it should be noted, that it may be difficult for a Project resident to access all three parks because of the topography of the surrounding area and the parks are at the edge of the one-half mile walkshed from the Project location. The walk to Yucca Community Center has several slopes and inclines and requires Project residents to cross several busy streets with minimal pedestrian crossings. The walks to Selma Park and Carlton Way Park requires the Project residents to cross the heavily used Hollywood Boulevard which can at times prove difficult due to heavy traffic and large number of pedestrians in the area.

If a new public park was provided at the Project location, the park would serve Project residents and 1,120 new, previously unserved, residents within a half-mile (1/2) walking distance.

There are no new public parks, and one park renovation project, currently in development within a two (2) mile radius of the Project site. As previously noted, the one renovation project is not fully funded at this time and is in need of additional funding.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to dedicate land to the City, or provide a combination of land dedication and fee payment.

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'S General Fund is unknown.

This Report was prepared by Meghan Luera, Management Analyst, 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 - Zoning and Community Plan Map
- 5) Attachment 5 - Project Location and Surrounding Parks
- 6) Attachment 6 - EPADSS Report

HOLLYWOOD CENTER

APPLICANT
 MCAF VINE LLC
 1995 Broadway, 3rd Floor
 New York, NY 10023
 T: 212.875.4900
 F: 212.595.1831

ARCHITECT
 HANDEL ARCHITECTS, LLP
 120 Broadway, 8th Floor
 New York, NY 10271
 T: 212.595.4112
 F: 212.595.9032

LANDSCAPE ARCHITECT
 JAMES CORNER FIELD OPERATIONS
 475 Tenth Avenue, 9TH FL
 New York, NY 10018
 T: 212.433.1450
 F: 212.433.1451

SURVEY
 KPFF
 700 S. Flower Street, Suite 2100
 Los Angeles, CA 90017
 T: 213.418.0201

NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
 PROJECT NO: 1350
 SEAL & SIGNATURE

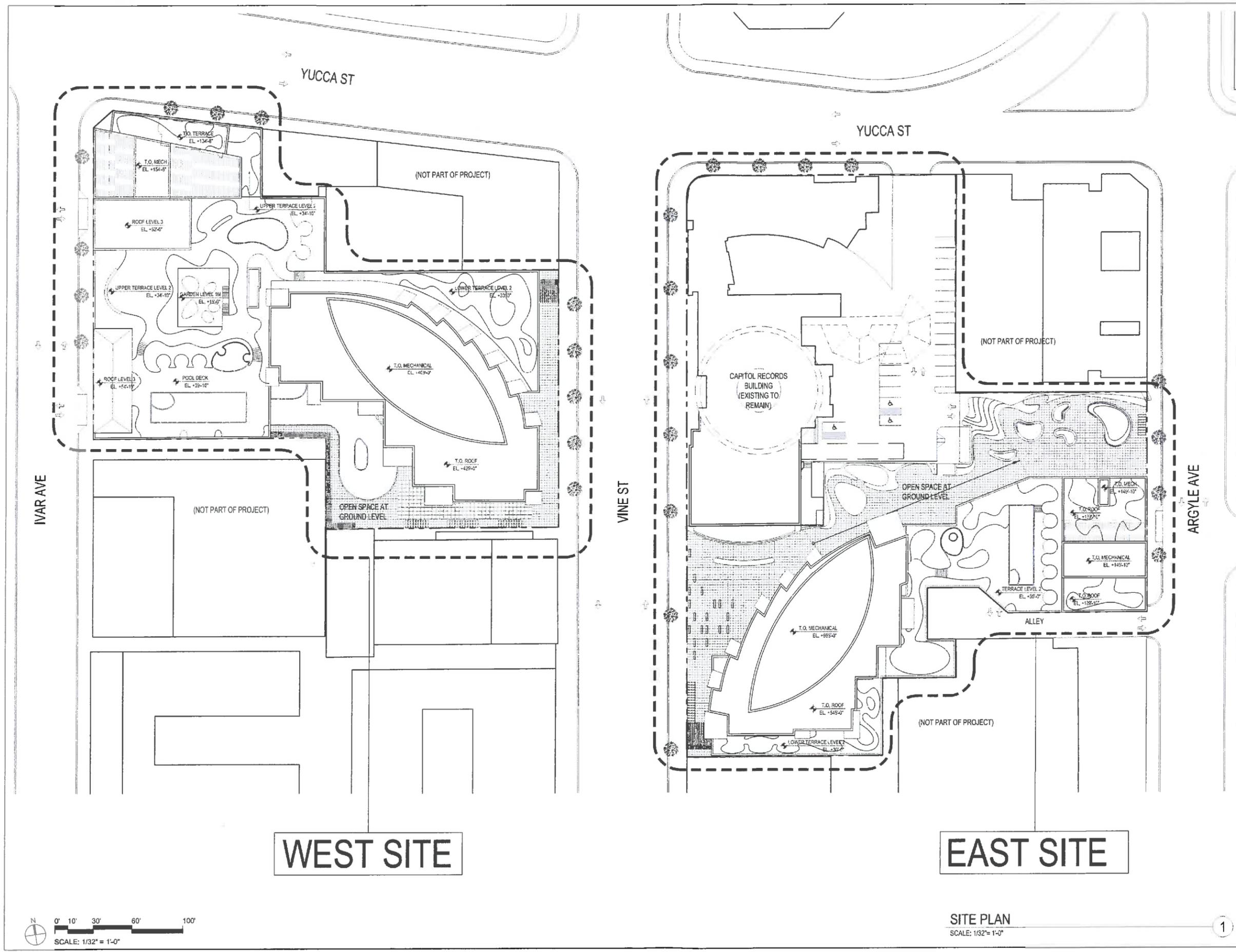
DRAWING TITLE:

SITE PLAN

DRAWING NO:

A-100

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WEST SITE

EAST SITE

SITE PLAN
 SCALE: 1/32" = 1'-0"

HOLLYWOOD CENTER

APPLICANT
 MCAF VINE LLC
 1995 Broadway, 3rd Floor
 New York, NY 10023
 T: 212.875.4900
 F: 212.595.1831

ARCHITECT
 HANDEL ARCHITECTS, LLP
 120 Broadway, 6th Floor
 New York, NY 10271
 T: 212.595.4112
 F: 212.595.9032

LANDSCAPE ARCHITECT
 JAMES CORNER FIELD OPERATIONS
 475 Tenth Avenue, 9TH FL
 New York, NY 10018
 T: 212.433.1450
 F: 212.433.1451

SURVEY
 KPFF
 700 S. Flower Street, Suite 2100
 Los Angeles, CA 90017
 T: 213.418.0201

NO.	DATE	ISSUANCE
1	APRIL 2018	ENTITLEMENT SUBMISSION

KEY PLAN



SCALE: AS INDICATED
 PROJECT NO: 1350
 SEAL & SIGNATURE

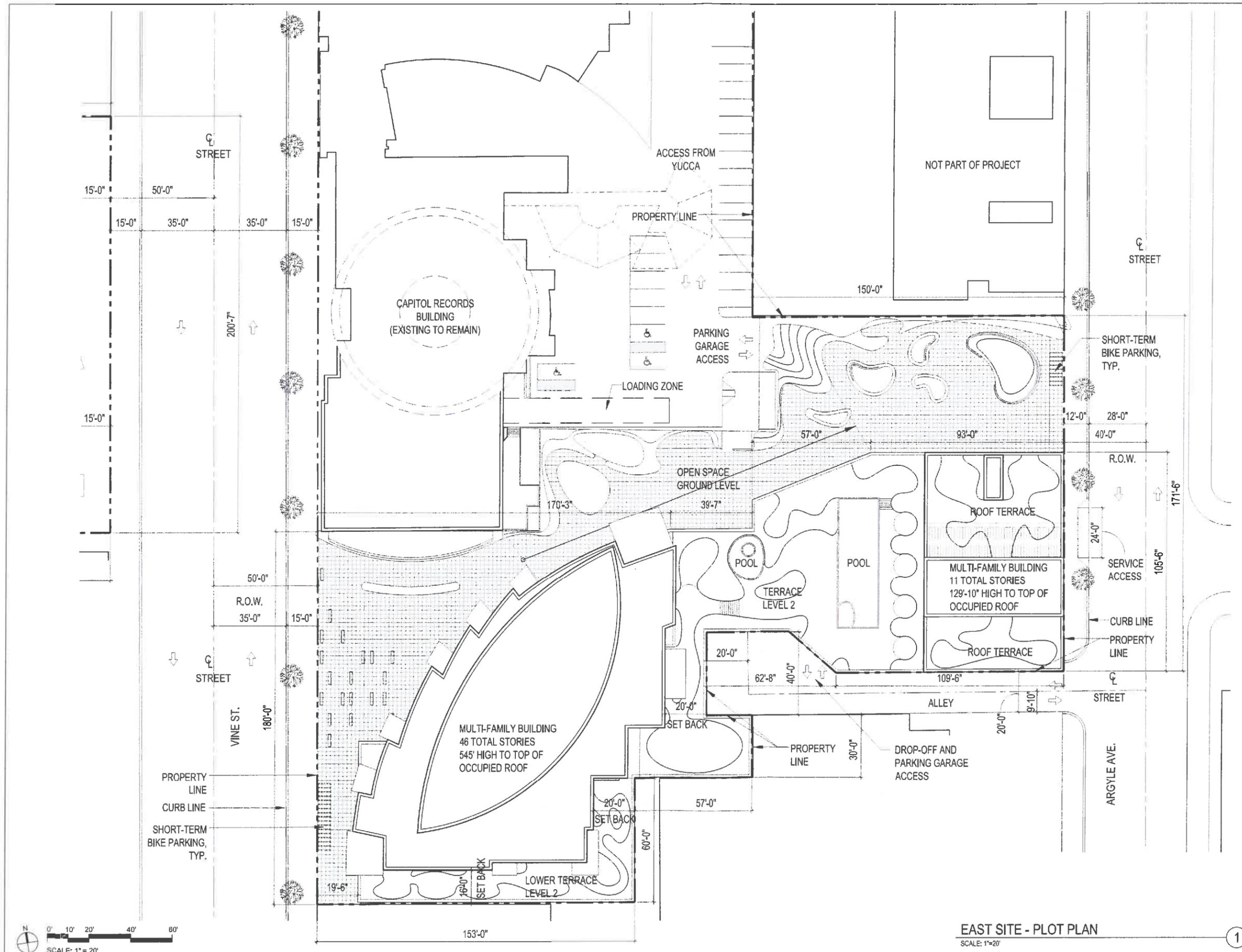
DRAWING TITLE:

EAST SITE - PLOT PLAN

DRAWING NO:

G-013

Handel Architects LLP 2018



EAST SITE - PLOT PLAN
 SCALE: 1"=20'

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

DAVID H. J. AMBROZ
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DANA M. PERLMAN

ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER
(213) 978-1272

LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274

FAX: (213) 978-1275

INFORMATION
<http://planning.lacity.org>

Filing Notification and Distribution

NOTE: this is a duplexed document, please see reverse side.

Vesting Tract Map No. VTT-82152
Property Address: 1750 N. Vine Street
Community Plan: Hollywood

Filing Date: 04/12/2018
Deemed Complete Date: 06/26/2018
Distribution Date: 06/28/2018

- COUNCIL DISTRICT NO. 13
- 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
- Animal Regulation (grading only)

Hillside Yes No

MODIFICATION/REVISION REQUEST

Thomas Guide: 593 - GRID F4
D.M.: 148-5A-187

- Housing Department (no P.S.)
- Community Plan Revision Division
- Department of Recreation and Parks
- Bureau of Sanitation
- Urban Forestry Division (haul route only)
- Board Of Education (no P.S.)
- County Health Department (no P.S.)
- GIS

DATE DUE: UPON RECEIPT

Please send your reports to the following e-mail addresses: Mary.Crowell@lacity.org & elva.nuno-odonnell@lacity.org. Thank you.

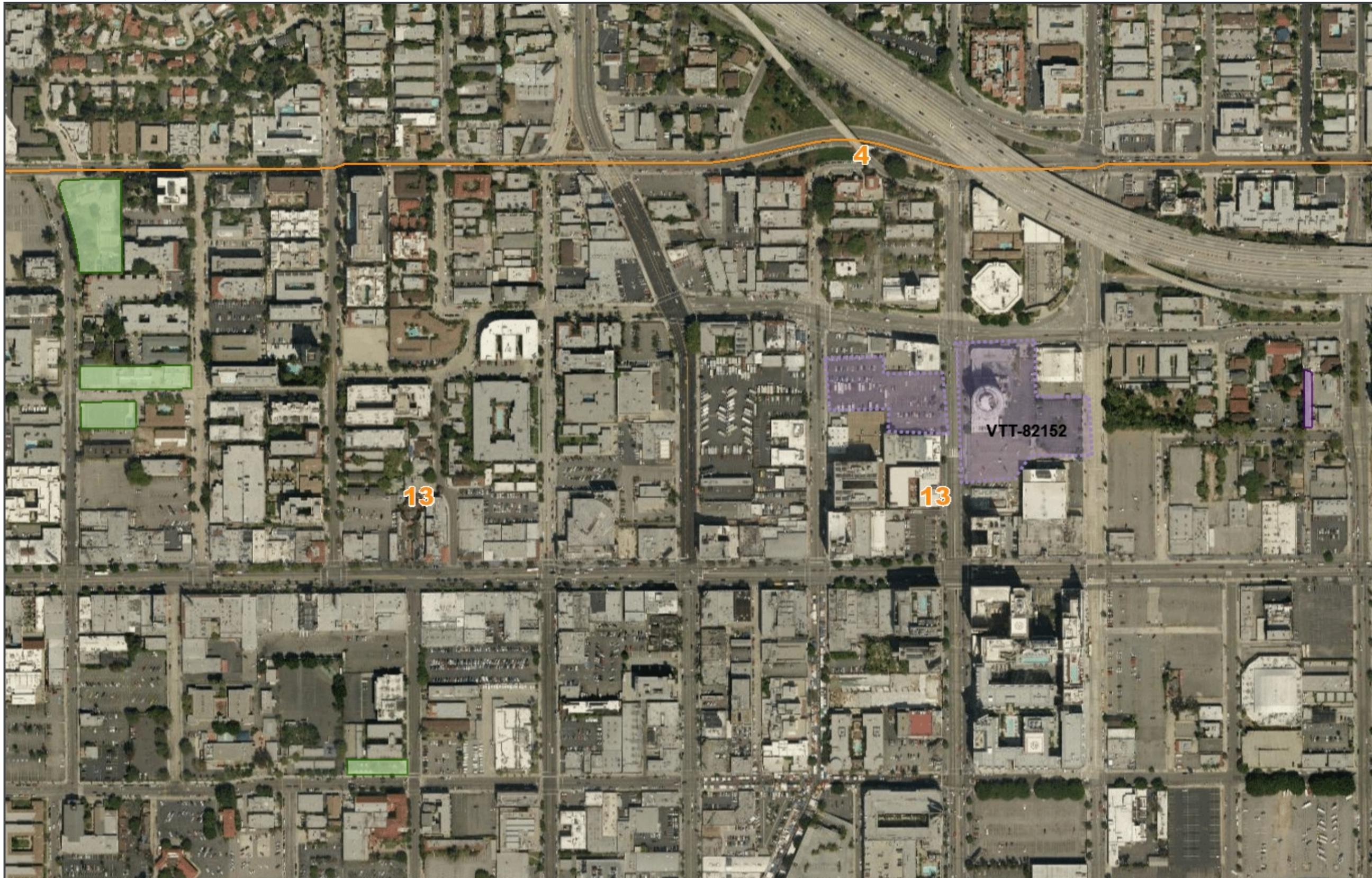
Pursuant to the Los Angeles Municipal Code, the attached preliminary vesting tract map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

Mary K. Crowell
Senior Administrative Clerk



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Location



LEGEND

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

NOTES



SCALE 1: 4,514

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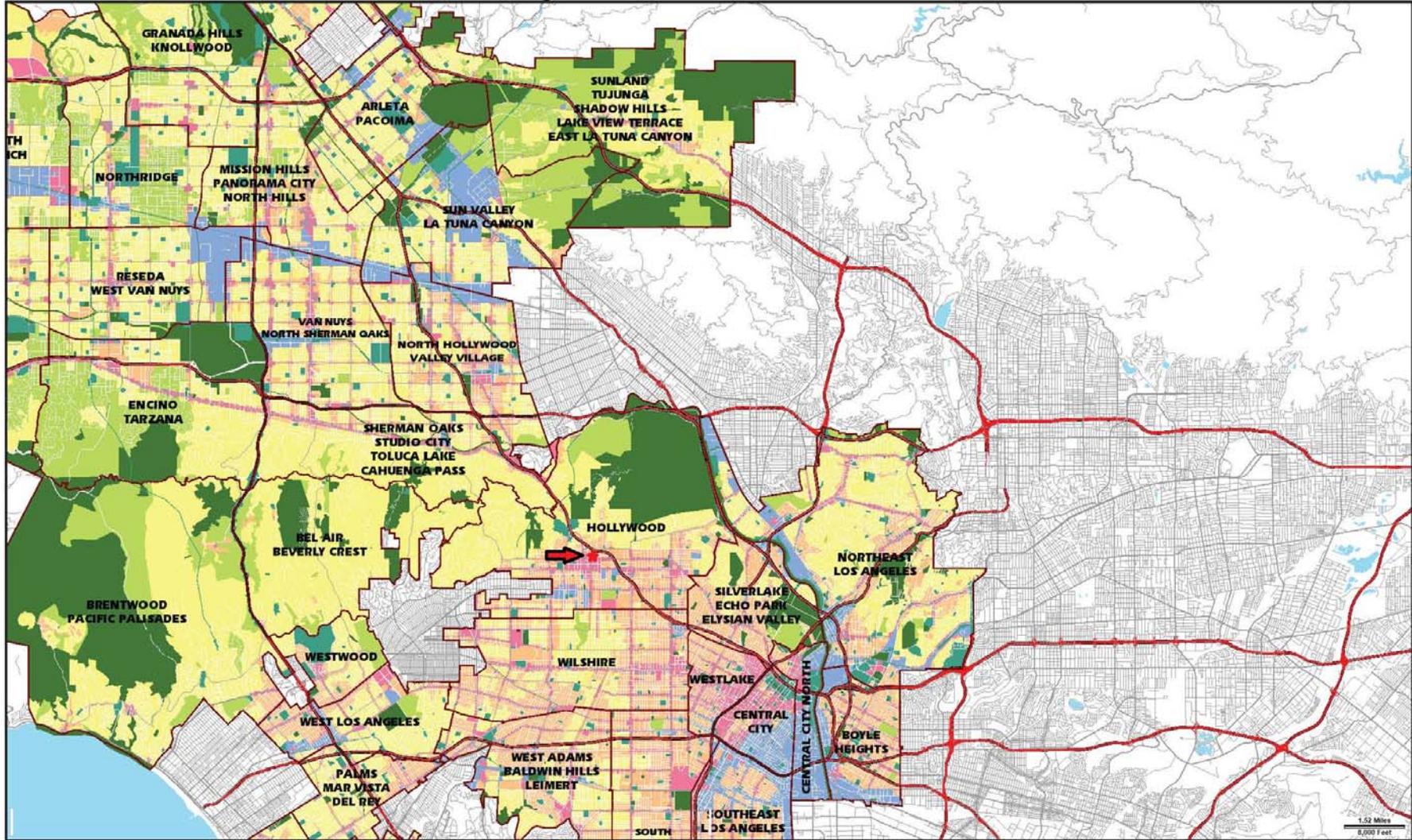
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Printed: 07/06/2018

ZIMAS INTRANET

Generalized Zoning

07/10/2018

City of Los Angeles
Department of City Planning



Address: 1750 N VINE ST
APN: 5546030028
PIN #: 148-5A189 4

Tract: TR 18237
Block: None
Lot: LT 1
Arb: 2

Zoning: (T)(Q)C2-2-SN
General Plan: Regional Center Commercial

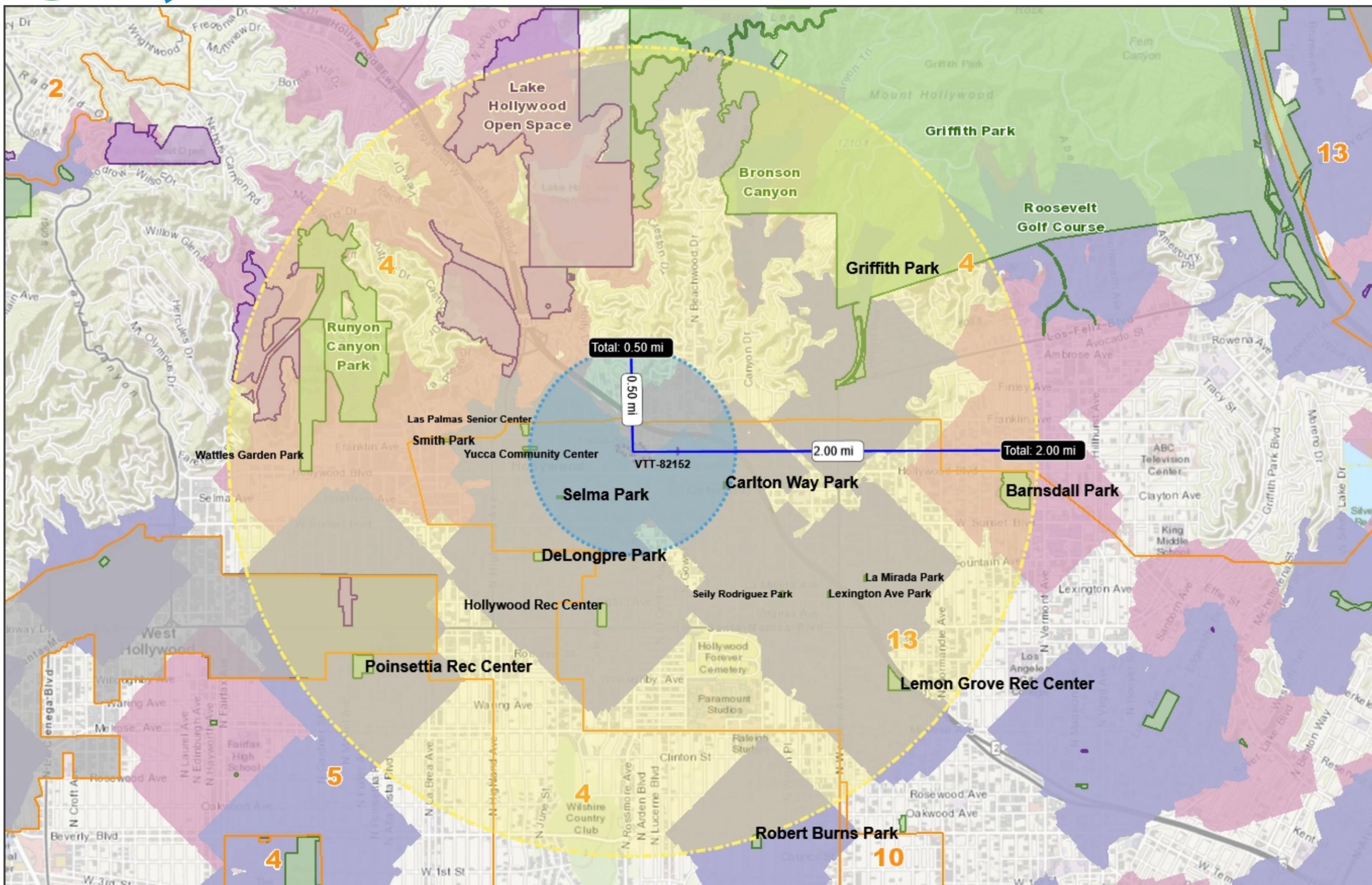


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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location and Surrounding Parks



LEGEND

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

NOTES



SCALE 1: 36,112

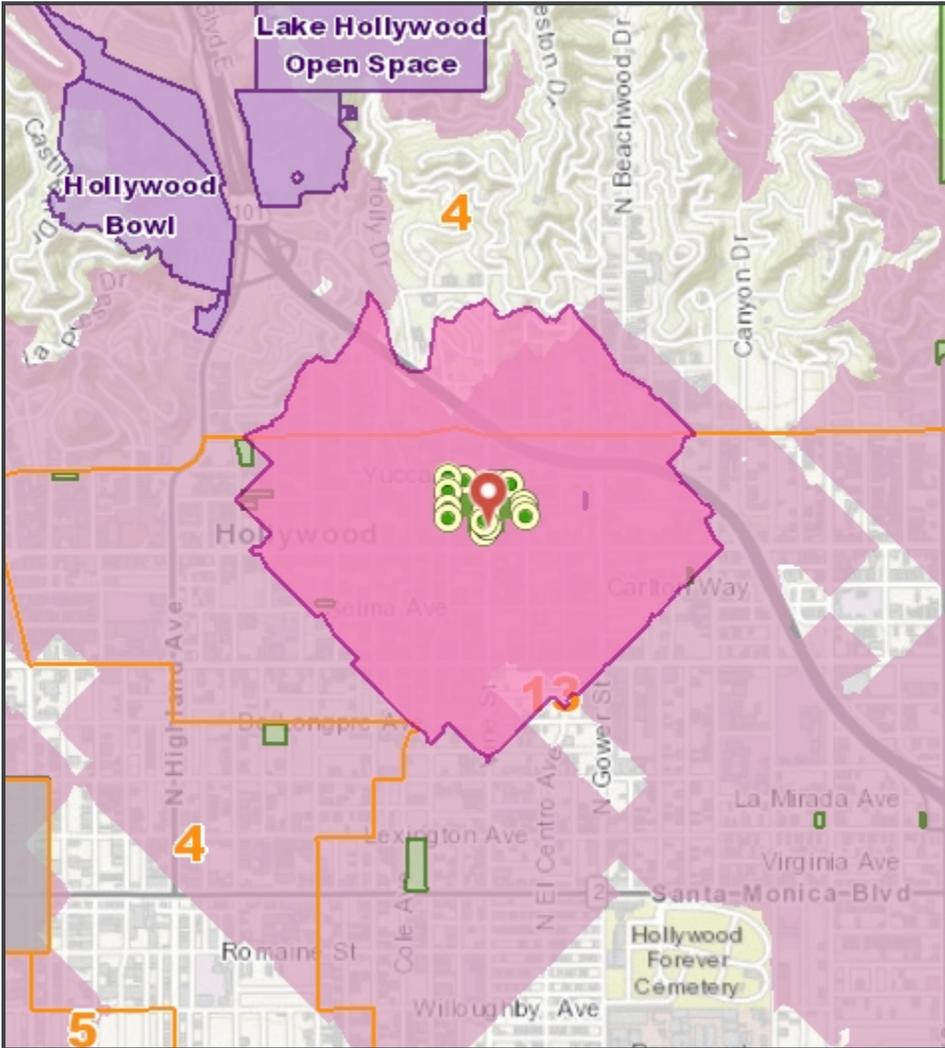
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EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report



Scenario Information

Scenario Name:
Hollywood Center - VTT-82152

Description:
Conversion of surface level parking lots to allow for 872 market rate units, 133 affordable senior units, 30,176 sqft of commercial areas, 1,521 vehicle parking spaces, 551 bicycle parking spaces in four building.

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:	11,794	1,120

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	6,736	709

Residents Served by Age		
Under Age 5:	260	21
Age 5 to 9:	197	20
Age 10 to 14:	195	20
Age 15 to 17:	180	14
Age 18 to 64:	9,497	815
Age 65 and Over:	1,465	230

Households Served by Annual Income		
Under \$25,000:	3,120	223
\$25,000 to \$34,999:	631	67
\$35,000 to \$49,999:	749	114
\$50,000 to \$74,999:	966	112
\$75,000 and Over:	1,270	193

Source: Census/ACS 2010