

REPORT OF GENERAL MANAGER

NO. 14-079

DATE April 2, 2014

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: 1ST AND BROADWAY CIVIC CENTER PARK – PARK DEVELOPMENT (PRJ20655) PROJECT – AUTHORIZATION TO DEMOLISH, APPROVAL OF DEMOLITION PLANS, ALLOCATION OF QUIMBY FEES, AND EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

R. Adams	_____	V. Israel	_____
*R. Barajas	<u><i>[Signature]</i></u>	K. Regan	_____
H. Fujita	_____	N. Williams	_____

[Signature]
General Manager (for)

APR 02 2014

Approved _____ Disapproved _____ Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the demolition of the remnants of the former building at 1st and Broadway Civic Center Park;
2. Approve the demolition plans substantially in the form on file in the Board Office;
3. Authorize the Department's Chief Accounting Employee to transfer \$4,306,294.00 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX;
4. Approve the allocation of \$4,306,294.00 in Quimby Fees from 1st and Broadway Account No. 89460K-RX to the Park Development (PRJ20655) Project at 1st and Broadway Civic Center Park, as described in the Summary of this report; and,
5. Find that the actions taken by the Board herein are exempt from the California Environmental Quality Act (CEQA).

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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. 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 suffered in the 1971 San Fernando Sylmar earthquake. The site is currently vacant and fenced off, but the remnants of the former building (i.e., lobby floor, basement, and subterranean parking garage) remain on site.

On March 20, 2013, the Board approved the acquisition of the 1st and Broadway Civic Center Park site and approved the allocation of a total of \$9,950,069.62 in Quimby and Zone Change Fees, Quimby and Zone Change Fee Interest, and Department of Recreation and Parks (RAP) Capital Park Development B Special Funds for pre-acquisition, acquisition, site preparation, and pre-development expenses related to the project (Board Report No. 13-072). The City closed escrow on the site in June 2013, and the final acquisition cost for the site, not including closing costs, was \$7,500,000.00. Since acquiring the site, the City has spent approximately \$400,000.00 to secure the site, conduct preliminary investigations, and complete remediation and removal of the contaminated soil and standing water in the underground parking structure.

The Department of Public Works Bureau of Engineering has recently completed the demolition plans for the removal of the remnants of the former State building. The demolition scope of work is to demolish and excavate the remnants of the former building (i.e., lobby floor, basement, and subterranean parking garage), shore the site, recycle and dispose of all underground materials, import and placement of engineered backfill, and grading and recompaction in order to level the site. The estimated cost for the demolition of the site, backfill, and grading, is \$3,500,000.00.

Upon approval of this report, \$4,306,294.00 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 Park Development (PRJ20655) Project at 1st and Broadway Civic Center Park. These Quimby Fees were collected within two 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 Park Development (PRJ20655) Project at 1st and Broadway Civic Center Park would be \$14,271,363.62.

Although sufficient funds are not currently available for the design and construction of the future park and park improvements, there is sufficient funding available for the demolition of the remnants of the former building. As those building remnants are blighted and dilapidated, staff recommends they be removed as soon as possible.

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Staff has determined that the subject project will consist of the demolition and removal of an accessory structure and grading. Therefore, the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Article III, Section 1, Class 1 (11) and Class 4(1) of the City CEQA Guidelines.

FISCAL IMPACT STATEMENT:

There is no immediate fiscal impact to RAP's General Fund. Operations and maintenance costs for the planned park at this site are yet to be determined and will be included in future budget requests.

The estimated costs for the demolition of the remnants of the former building at 1st and Broadway Civic Center Park and for the design, development, and construction of the future proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than RAP's General Fund.

This report was prepared by Darryl Ford, Management Analyst II, Planning, Construction, and Maintenance Division.