

REPORT OF GENERAL MANAGER

APPROVED
SEP 05 2012

NO. 12-264

DATE September 5, 2012

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

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AND PARK COMMISSIONERS

SUBJECT: 1ST STREET AND BROADWAY PARK – PARK DEVELOPMENT (PRJ20655)
PROJECT – PRELIMINARY AUTHORIZATION TO PROCEED WITH THE
ACQUISITION OF PARCELS

R. Adams _____

K. Regan _____

H. Fujita _____

M. Shull *[Signature]*

V. Israel _____

N. Williams _____

[Signature]
General Manager (10)

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS:

That the Board:

1. Authorize the Department of Recreation and Parks (RAP) to initiate preliminary acquisition of parcels identified by Assessor's Parcel Numbers (APN) 5161-005-925 which measures approximately 85,377 square feet or 1.96 acres for the development of a park. The parcels is located across the street from City Hall at 301 West 1st Street, Los Angeles, California 90012;
2. Authorize staff to coordinate acquisition activities with the Department of General Services (GSD) including the request for GSD and City Attorney's Office (CA) to draft a Purchase and Sale Agreement upon completion of preliminary work, and all due diligence and for staff to obtain the necessary environmental and funding clearances for the acquisition of said property;
3. Authorize the Department's Chief Accounting Employee to establish new Quimby Fees Account No. 89460K-RX and new Zone Change Fees Account No. 89440K-RX with 1st and Broadway as the Account Name;
4. Authorize the Department's Chief Accounting Employee to transfer \$15,000 in Quimby Fees from the Quimby Fees Account No. 89460K-00 to the 1st and Broadway Account No. 89460K-RX;

REPORT OF GENERAL MANAGER

PG. 2

NO. 12-264

5. Approve the allocation of \$15,000 in Quimby Fees from 1st and Broadway Account No. 89460K-RX for the completion of preliminary acquisition activities for 1st and Broadway Park Project, as described in the Summary of this Report; and,
6. Upon the completion of the preliminary acquisition activities, direct staff to return to the Board of Recreation and Park Commissioners (Board) with a Purchase and Sale Agreement, escrow instructions and related documents for the Board's final approval to purchase the property, contingent on the following conditions:
 - A. Funding will be made available for the acquisition of the property through Quimby Funds or an alternative funding source;
 - B. Appropriate California Environmental Quality Act (CEQA) review of documentation/ actions will have been identified reviewed, addressed, and required actions completed;
 - C. All environmental assessments, Phase I and Phase II or any additional assessments needed, will have been completed and appropriate actions taken and satisfied prior to close of escrow;
 - D. A Class "A" Formal Appraisal will have been completed and reviewed by GSD and upon review will make recommendation to RAP staff on action to be taken as it relates to the acquisition; and,
 - E. GSD will negotiate a purchase price that is consistent with their professional opinion of market value.

SUMMARY:

RAP, with support from the Mayor's Office and the Councilmember of Council District 14 (CD14), is considering the acquisition of the parcel identified by APN: 5161-005-925 located across the street from City Hall at 301 W. 1st Street, Los Angeles, California 90012. The parcel measures approximately 85,377 square feet or 1.96 acres (see attached Aerial Map). The parcel is currently vacant and unimproved. There are remnants of a building foundation on-site. It is owned by the State of California.

RAP, along with the Mayor's Office and CD14, are interested in acquiring the property to expand the recreational activities in the area as part of the Mayor's 50 Parks Initiative. The proposed acquisition will provide more recreational space for the surrounding community. GSD will provide a Class "A" estimate of value for the property.

REPORT OF GENERAL MANAGER

PG. 3

NO. 12-264

The California Environmental Quality Act (CEQA) and the necessary Environmental Site Assessment are being reviewed and processed. Both the CEQA and the required Environmental Site Assessment will be completed and made available for review prior to making a determination on the possibility of acquiring this property.

Due to the size of the proposed project, and the facilities, features, programs, and services it could provide once complete, the 1st and Broadway Park project site would meet the standard for a Neighborhood Park, as defined in the City's Public Recreation Plan.

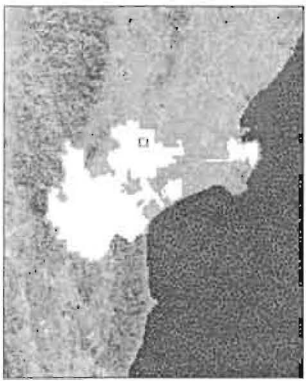
Upon approval of this report, \$15,000 in Quimby Fees can be transferred from Quimby Fees Account No. 89460K-00 to 1st and Broadway Account No. 89460K-RX, and allocated for the completion of the preliminary acquisition activities for 1st and Broadway Park Project.

The total Quimby Fees allocation for the project is \$15,000. These Quimby Fees were collected within one mile of the 1st and Broadway Park Project site, which is the standard distance for the allocation of Quimby Fees for neighborhood recreational facilities. This allocation will not meet all the estimated costs for the acquisition and development of this project site. Multiple funding sources, including the allocation of additional Quimby fees, will be needed in order to implement a project at this site.

FISCAL IMPACT STATEMENT:

Acquisition of this parcel will increase RAP's maintenance cost. Staff will request a budget increase through the standard budget process. An estimate of additional maintenance costs will be provided with final request for approval of acquisition. There are possibly unforeseen environmental remediation costs, development costs, and relocation costs. When these costs become known, they will be presented to the Board.

This report was prepared by Cid Macaraeg, Sr. Management Analyst II, Planning, Construction, and Maintenance Division.



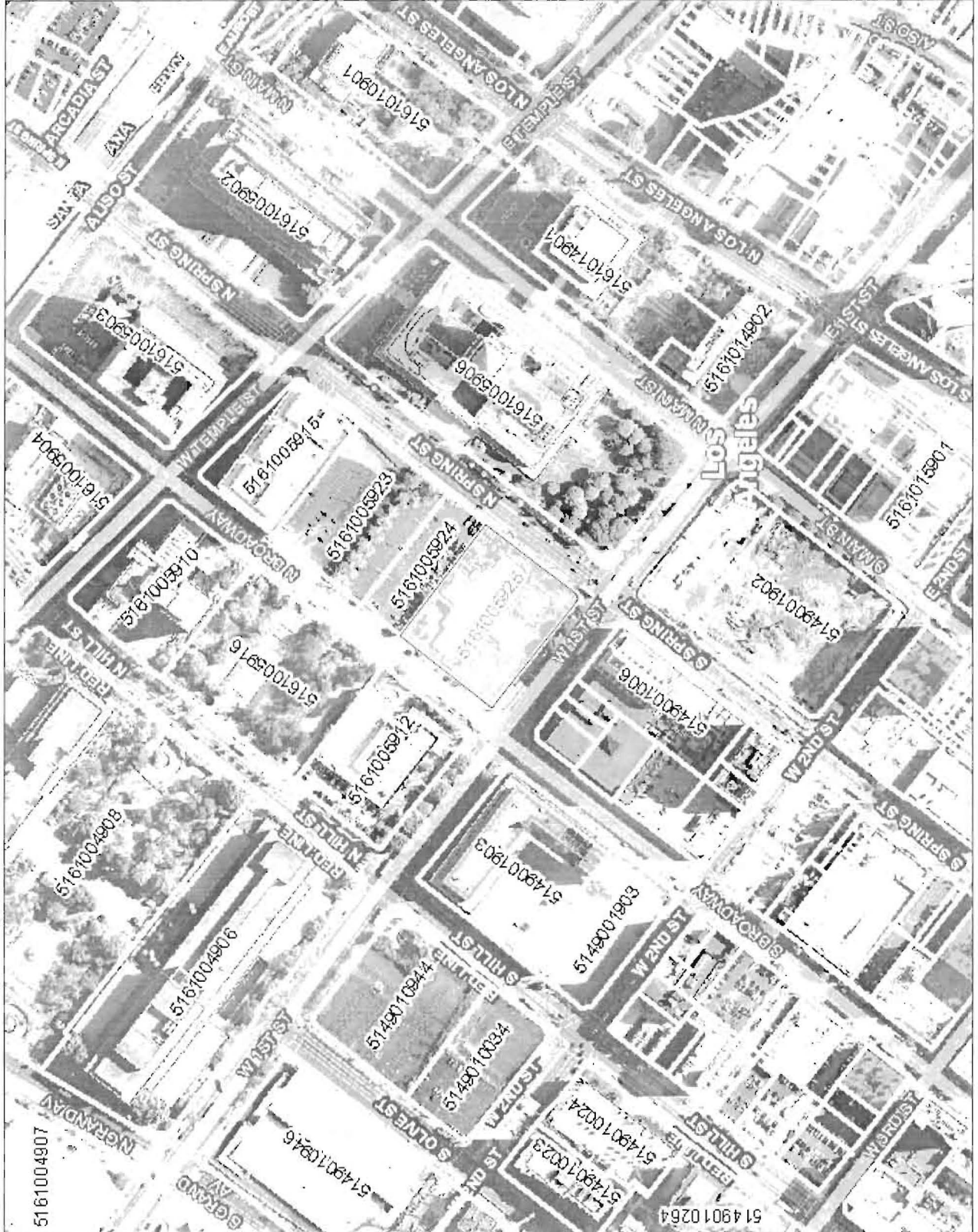
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APN: 5161-005-925



NAD83 / California zone 5
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