

APPROVED
APR 03 2019

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO. 19-071

DATE April 3, 2019

C.D. 1

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: VESTING TENTATIVE TRACT (VTT) NO. 82227 – RESCISSION OF RECOMMENDATION NO. 1 TO REPORT NO. 18-194; RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

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

M. Shue
General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

- 1) Rescind approval of Recommendation No. 1 of Report No. 18-194;
- 2) Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82227 (Project) to pay fees to the City, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code (LAMC) Section 12.33;
- 3) Recommend that the Advisory Agency require the Project to:
 - a) Provide the City with a perpetual easement over an approximately 7,600 square foot portion of the ground floor elevation of the Project, for public recreational use;
 - b) Enter into a Maintenance Agreement and Covenant with the City for the development and maintenance of public park amenities on the proposed easement;
- 4) Authorize the Department of Recreation and Parks (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation; and,
- 5) Authorize RAP staff to develop, negotiate, and draft the terms of the Easement and the Maintenance Agreement and Covenant and direct staff to return to the Board for final approval of the proposed Easement and the Maintenance Agreement and Covenant.

BOARD REPORT

PG. 2 NO. 19-071

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 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).

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.

LAMC Section 17.04 (Subdivision Committee) states that 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 82227 (Project) is located at 942 North Broadway in the Chinatown community of the City. The Project site is approximately 0.666 gross acres and is currently improved with small commercial buildings and a parking lot. The Project, as currently proposed, includes the demolition of the existing commercial buildings and the construction of a 27-story new mixed use project consisting of 178 dwelling units, including 9 affordable units, and 36,805 square feet of commercial space.

The Project includes exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private terraces, a dog run and a rooftop amenity deck with swimming pool. The Project's applicant has indicated that the ground floor plaza located on the north side of the Project site is has been designed with the intent of making it open and accessible for use by the general public.

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

ADVISORY AGENCY

The Project's applicant filed a tract map application with City Planning on June 6, 2018 and submitted a revised tract map on July 24, 2018. On July 24, 2018, the Advisory Agency sent

BOARD REPORT

PG. 3 NO. 19-071

RAP a notification requesting RAP provide its report and recommendations on the Project "Upon Receipt".

On September 5, 2018, the Board of Recreation and Park Commissioners' (Board) recommended that the Project be required 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 (Report No. 18-194). On September 10, 2018, RAP sent a Report to the Advisory Agency informing them of the Board's recommendation.

On January 8, 2019 a representative of the Project's applicant sent a letter of intent to RAP advising of the Project's applicant interest in developing an agreement with RAP under which RAP would purchase a perpetual public park easement over a portion of the ground floor elevation as a way to satisfy a potential requirement to dedicate land to the City in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33. (Attachment 2).

On January 15, 2019, RAP sent a response to the Project applicant's letter of intent advising the Project applicant that the proposed land dedication via an easement and the purchase of said easement does not fulfill the land dedication requirements of Los Angeles Municipal Code Section 12.33 as dedications must be in fee title only and not via an easement.

On January 16, 2019, the Deputy Advisory Agency of City Planning Department held a hearing on the Project's tract map request. At that hearing there was significant discussion regarding the Board's recommendation for the Project. At the conclusion of the hearing, the Advisory Agency indicated that it would take the case under advisement (i.e. it did not render a decision) pending resolution of the issues raised at the hearing, including the Board's recommendation for a park dedication.

Subsequent to the January 16th hearing, staff engaged in follow up discussions with representatives of the Project's applicant. In the discussions Project representatives indicated they were open to providing the City with an easement over a portion of the Project's ground floor open space in order to guarantee that the public would have perpetual access to those open space areas. This proposed easement would be provided at no cost to the City and the provision of this easement would neither reduce the amount of land the Project would be required to dedicate to the City nor the amount of Park Fees the Project would be required to pay in-lieu under provisions of LAMC Section 12.33

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."

BOARD REPORT

PG. 4 NO. 19-071

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)**

The **maximum** land dedication for the Project’s proposed 178 units would be:

$$1.29 \text{ Acres} = (178 \times 2.88) \times 0.00251$$

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 9 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:

$$1.22 \text{ Acres} = (169 \times 2.88) \times 0.00251$$

BOARD REPORT

PG. 5 NO. 19-071

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, 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:

\$12,607.00 x number of new non-exempt dwelling units

The maximum Park Fees payment for the Project's proposed 178 units would be:

\$2,244,046.00 = \$12,607.00 x 178 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 9 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:

\$2,130,583.00 = \$12,607.00 x 169 dwelling units

BOARD REPORT

PG. 6 NO. 19-071

Per LAMC 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.

;

Site Analysis

The Project is located within the Chinatown community of the City and within the Central City North Community Plan Area. Currently, the Project site is improved with small commercial buildings and 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 4). A map showing the generalized zoning of the project site and the Community Plan Area is also attached (Attachment 5).

BOARD REPORT

PG. 7 NO. 19-071

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): 3,257 persons (8,143 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City North Community Plan Area (2014 American Community Survey): 6,810 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project includes exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private terraces, a dog run and a rooftop amenity deck with swimming pool. The amount of common open space being provided by the Project does 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.).

Proposed Public Recreation Easement

As currently conceptualized, the proposed ground floor public recreation easement would encompass an approximately 7,600 square foot portion of the ground floor elevation of the Project.

The area would be developed and improved with a variety of recreational and open space amenities including bike racks, a tree bosque, a water element, perimeter fence with screen landscape, reflection garden, enhanced plaza paving, trees, tables, and chairs. There would be a variety of trees and plants planted in the plaza.

The proposed easement area would be developed and maintained by the Project and is proposed to be open and accessible the general public at hours comparable to standard City park hours.

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).

BOARD REPORT

PG. 8 NO. 19-071

There is one (1) RAP-operated public park within a half (½) mile walking distance of the Project site:

- Alpine Recreation Center is a 1.94 acre park, located 817 Yale Street Avenue. Alpine Recreation Center is currently improved with a recreation center, playground, basketball courts, covered picnic areas, and an open lawn area.

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 but would not serve any 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's applicant 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 three new public parks currently in development within a two (2) mile radius of the Project site:

- 1st and Broadway Park is a 1.96 acre park located at 217 West 1st Street in Council District 14. 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) (PRJ21252) Project is currently in design. The 1st and Broadway Park Development (PRJ20781) (PRJ21252) 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 1st and Broadway Park Development (PRJ20781) (PRJ21252) Project is Twenty Eight Million Dollars (\$28,000,000.00) and the current available funding is Nineteen Million, Eight Hundred Forty Thousand, Four Hundred Fourteen Dollars and Thirty One Cents (\$19,840,414.31). The 1st and Broadway Park Development (PRJ20781) (PRJ21252) 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

BOARD REPORT

PG. 9 NO. 19-071

available funding is \$11,567,548. The Sixth Street PARC Project is not fully funded at this time.

- Alpine Recreation Center Expansion (Ord and Yale Street Park (PRJ20591) is a 0.85 acre park located at 817 Yale Street in Council District 1. 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 Ord and Yale Street Park Project is currently under construction. The development of the Ord and Yale Street Park Project is being led by Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in November 2019. The Ord and Yale Street Park Project is fully funded at this time.

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 is one (1) RAP-operated public park within walking distance of the Project. Additionally, the Los Angeles State Historic Park, which is owned and operated by the State of California, is also a half-mile (1/2) walking distance of the Project. However, due to the topography of the area, and the steep slope of College Street, it would be somewhat difficult for Project residents to access the Los Angeles State Historic Park.

If a new public park was provided at the Project location, the park would serve Project residents but would not a serve any new, previously unserved, residents within a half-mile (1/2) walking distance.

There are three (3) new public parks 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. As previously discussed, one (1) of these projects is not fully funded at this time and is in need of additional funding.

BOARD REPORT

PG. 10 NO. 19-071

The proposed provision of an approximately 7,600 square-foot public open space easement on the ground floor portion of the Project would provide both Project residents and the general public with a new recreational open space.

Therefore, RAP staff recommends that the appropriate mitigation measure for this Project is that the Project be required to pay fees to the City, in order to fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33. Additionally, RAP staff recommends that Board recommend that the Advisory Agency require the Project to provide the City with a perpetual easement over an approximately 7,600 square-foot portion of the ground floor elevation of the Project for public recreational use and to enter into a Maintenance Agreement and Covenant with the City for the development and maintenance of public park amenities on the proposed easement.

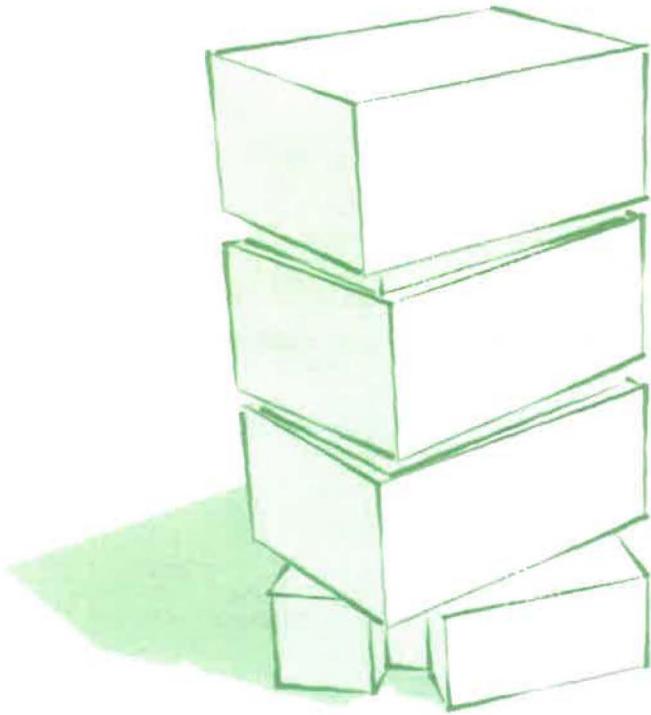
FISCAL IMPACT STATEMENT

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 Darryl Ford, Senior Management Analyst II, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Attachment 1 - Conceptual Project Renderings
- 2) Attachment 2 – Letter of Intent from Developer
- 3) Attachment 3 – RAP Response Letter to Developer
- 4) Attachment 4 - Aerial View of Project Site
- 5) Attachment 5 - Zoning and Community Plan Map
- 6) Attachment 6 - Project Location and Surrounding Parks
- 7) Attachment 7 - EPADSS Report



和諧
harmony

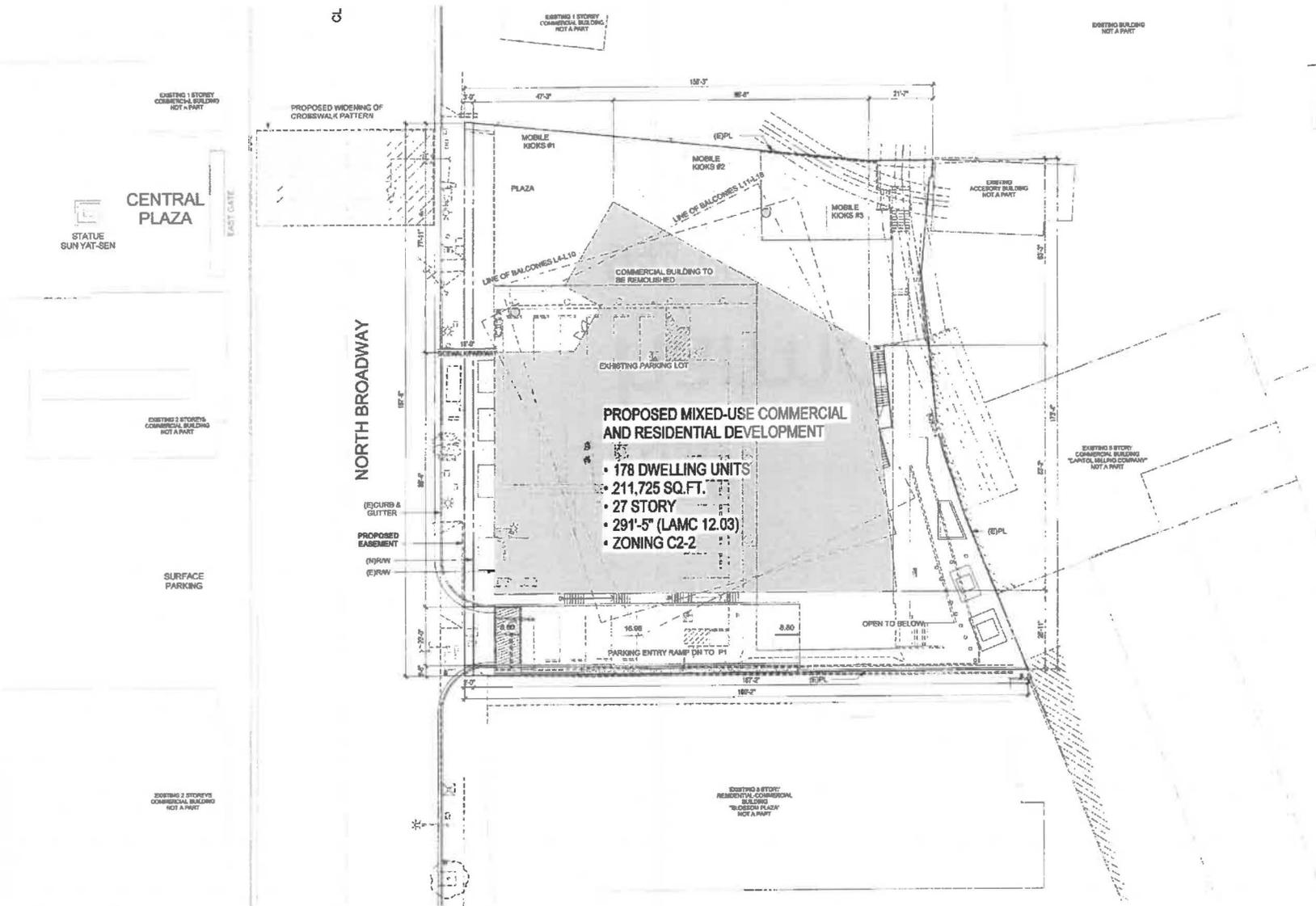
942 North Broadway

Entitlement Application

2018 June 06

942 NORTH BROADWAY PROJECT ARCHITECTURAL RECORD

SWA GROUP



CENTRAL PLAZA
STATUE SUN YAT-SEN

EXISTING 1 STORY COMMERCIAL BUILDING NOT A PART

EXISTING 2 STORY COMMERCIAL BUILDING NOT A PART

SURFACE PARKING

EXISTING 3 STORY COMMERCIAL BUILDING NOT A PART

PROPOSED WIDENING OF CROSSWALK PATTERN

EAST GATE

NORTH BROADWAY

(E) CURB & GUTTER
(P) PROPOSED EASEMENT
(E) ROW
(E) RAW

EXISTING 1 STORY COMMERCIAL BUILDING NOT A PART

MOBILE KIOSK #1

PLAZA

MOBILE KIOSK #2

LINE OF BALCONIES L1-L10

MOBILE KIOSK #3

EXISTING ACCESSORY BUILDING NOT A PART

LINE OF BALCONIES L1-L10

COMMERCIAL BUILDING TO BE RECONFIGURED

EXISTING PARKING LOT

PROPOSED MIXED-USE COMMERCIAL AND RESIDENTIAL DEVELOPMENT

- 178 DWELLING UNITS
- 211,725 SQ.FT.
- 27 STORY
- 291'-5" (LAMC 12.03)
- ZONING C2-2

EXISTING BUILDING NOT A PART

EXISTING 8 STORY COMMERCIAL BUILDING "CAPROL MALLARD COMPANY" NOT A PART

EXISTING 8 STORY RESIDENTIAL COMMERCIAL BUILDING "BLOSSOM PLAZA" NOT A PART

OPEN TO BELOW

PARKING ENTRY RAMP ON TO #1

Project Data

PROJECT NAME	342 N BRADGWAY			
PROJECT TYPE	MIXED USE RESIDENTIAL & COMMERCIAL DEVELOPMENT			
LEGAL DESCRIPTION	Parcel 1 PORTION OF LOT 6.7.8 Parcel 2 PORTION OF LOT 7.8.P Parcel 3 PORTION OF LOT 8.1.0			
APPLICABLE INCENTIVE PROGRAMS	C3-2 Parcel 2 C3-2 & C3C-2 Parcel 3 C3-2 ADDITIONAL INCENTIVE: LAMC SECTION 12.22 AFFORDABLE HOUSING INCENTIVE - DENSITY BONUS (ORDINANCE NO. 17688) 5447' LOS ANGELES BYWAY ENTERPRISE ZONE			
PRIORITY AREA	P2-2	Lot Area (SF) 28,388 Dedicated Area (SF) 383 Subsidy Area (SF) 36,005	P2-2	Lot Area (SF) 206 Dedicated Area 0 Subsidy Area (SF) 206
PRE-DEDICATED AREA (SF)	36,879			
POST-DEDICATED AREA (SF)	36,879			
STREETS	No project utilizes all yard requirements for the lot (LAMC 12.14.01) in commercial garden and 10' zone per LAMC 12.13.C, and LAMC 12.22.02 in its residential portion.			
FLOOR AREA RATIO	Permitted FAR is 0.8 for C3-2 plus 23.8% Density Bonus as per LAMC 12.22.A.20 with a 0% of 0.1 affordable housing.			
TOTAL PERMITTED FLOOR AREA (SF)	FAR 0.8 28,388 Density Bonus 22.2% Increase 1.36	C3-2 Permitted FAR 0.8 Subsidy Area (SF) 36,005 Permitted Floor Area (SF) 272,216 26,887	FAR 0.8 206 Permitted Floor Area (SF) 206	C3C-2 Permitted FAR 0.8 Subsidy Area (SF) 206 Permitted Floor Area (SF) 206
TOTAL PROPOSED AREA (SF)	311,738			

VEHICLE REQUIREMENTS	10' Zone / 4' Clearing Zone Minimum 270 Proposed 46 No project is in Right of Way L.			
VEHICLE PARKING	Permitted at LAMC 12.21.A.4 (Permitted Parking System)			
REQUIRED RESIDENTIAL PARKING	Units 0 1 Bedrooms 1 2 Bedrooms 2 3 Bedrooms Total 295	Studio/1Bd 101 154 Total 255	Total Studio Required 151 154 Total 305	Total Studio Required 151 154 Total 305
REQUIRED COMMERCIAL PARKING PER ENTERPRISE ZONE	102 26,814	17 1 per 600 74	32 1 per 600 31	32 1 per 600 31
REQUIRED COMMERCIAL PARKING PER ENTERPRISE ZONE	102 26,814	17 1 per 600 74	32 1 per 600 31	32 1 per 600 31

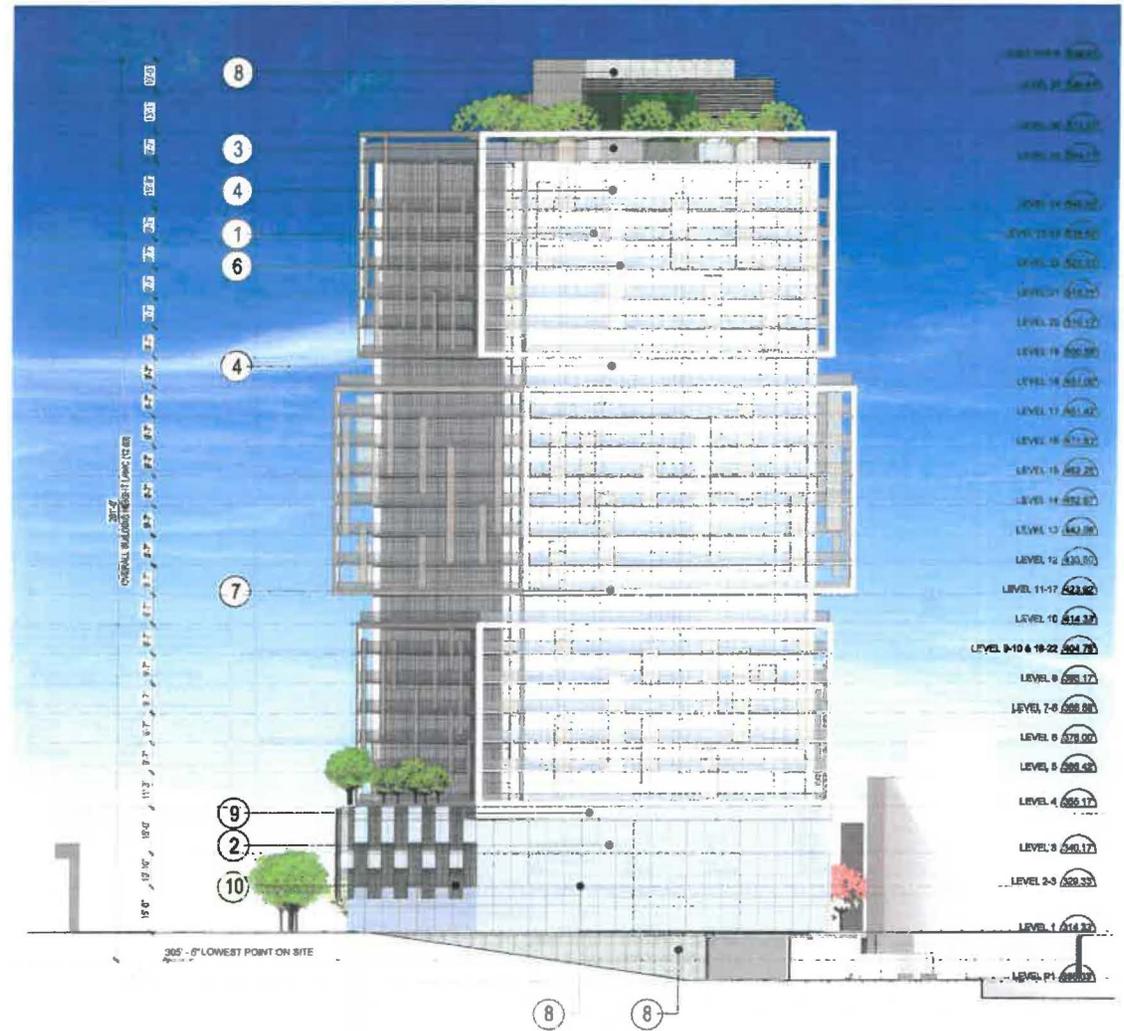
SELLING UNITS	Per LAMC 12.21.A.4, the total allowable floor area is 311,738 SF. By providing 7% of the total floor area to be Very Low-income Units, the permitted Density Bonus is 22.2%.			
TOTAL REQUIRED VERY LOW-INCOME UNITS	78	C3-2 Permitted (SF) 268 With 22.2% Increase 328	78	C3C-2 Permitted (SF) 206 With 22.2% Increase 252
TOTAL PROVIDED VERY LOW-INCOME UNITS	78	Studio 101 One Bedroom 27 Two Bedrooms 27 Three Bedrooms 19	78	Studio 101 One Bedroom 27 Two Bedrooms 27 Three Bedrooms 19
REQUIRED COMMON OPEN SPACE AREA (SF)	16,828	2 Habitable Rooms 100 1 Habitable Rooms 125 3 Habitable Rooms 175 Total 400	16,828 21,075	16,828 21,075
PROVIDED COMMON OPEN SPACE AREA (SF)	16,828	Common Exterior Open Space 18,028 Private Open Space 3,500 Other Spaces 1,857 Total 23,385	16,828	Common Exterior Open Space 18,028 Private Open Space 3,500 Other Spaces 1,857 Total 23,385
POTENTIAL SECRECY CREDIT AREAS	11,891	Common Exterior Open Space (SF) 18,028 Private Open Space (SF) 3,500 Other Spaces (SF) 1,857 Total 23,385	11,891	Common Exterior Open Space (SF) 18,028 Private Open Space (SF) 3,500 Other Spaces (SF) 1,857 Total 23,385

BIKEWAY PARKING	Per Ordinance No. 18388 in conjunction with applicable requirements.			
REQUIRED BIKEWAY PARKING	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117
PROVIDED BIKEWAY PARKING	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117	Short Term 25 Long Term 82 Replacement (Long Term) 95 Total 117

037

Elevations

South Elevation



MATERIAL LEGEND

- 1 ALUMINUM FRAMED GUARDRAIL, GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LEAN-TO GLAZED EXTERIOR GLAZED WIND GLASS SPANDREL GLASS UNIT
- 5 PREFINISHED METAL SCREEN TYPE 1
- 6 PREFINISHED METAL FRAME
- 7 ARCHITECTURAL CONCRETE
- 8 PREFINISHED METAL PANEL
- 9 PREFINISHED METAL SCREEN TYPE 2
- 10 GARAGE DOORS OVERHEAD GLAZED CANOPIES

A3.01

West Elevation

MATERIAL LEGEND

- 1 ALUMINUM FRAMED GUARDRAIL, GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LOW-E COATED DOUBLE GLAZED VISION GLASS
- 5 SPANDREL GLASS UNIT
- 6 PREFINISHED METAL SCREEN - TYPE 1
- 7 PREFINISHED METAL FRAME
- 8 ARCHITECTURAL CONCRETE
- 9 PREFINISHED METAL PANEL
- 10 PREFINISHED METAL SCREEN - TYPE 2
- 11 GARAGE DOORS OVERHEAD GLAZED CANOPIES



East Elevation

MATERIAL LEGEND:

- 1 ALUMINUM FRAMED GUARDRAIL GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LOW-E COATED DOUBLE GLAZED VISION GLASS
- 5 SPANDREL GLASS UNIT
- 6 PREFINISHED METAL SCREEN TYPE 1
PREFINISHED METAL FRAME
- 8 ARCHITECTURAL CONCRETE
PREFINISHED METAL PANEL
- 11 PREFINISHED METAL SCREEN TYPE 2
- 11 GARAGE DOORS OVERHEAD GLAZED CANOPIES



North Elevation

MATERIAL LEGEND

- 1 ALUMINUM FRAMED GUARDRAIL, GLAZED
- 2 ALUMINUM CURTAIN WALL SYSTEM
- 3 ALUMINUM FRAMED GLAZED WIND SCREEN
- 4 LOW E COATED DOUBLE GLAZED VISION GLASS
- 5 SPANDREL GLASS UNIT
- 6 PREFINISHED METAL SCREEN - TYPE 1
- 7 PREFINISHED METAL FRAME
- 8 ARCHITECTURAL CONCRETE
- 9 PREFINISHED METAL PANEL
- 10 PREFINISHED METAL SCREEN - TYPE 2
- 11 GARAGE DOORS OVERHEAD GLAZED CANOPIES





Section C C

Renderings



View of Proposed Tower looking from Central Plaza



View of Capitol Milling Building from Proposed Plaza



View of Proposed Plaza from N. Broadway Sidewalk

Conceptual Landscape Plan

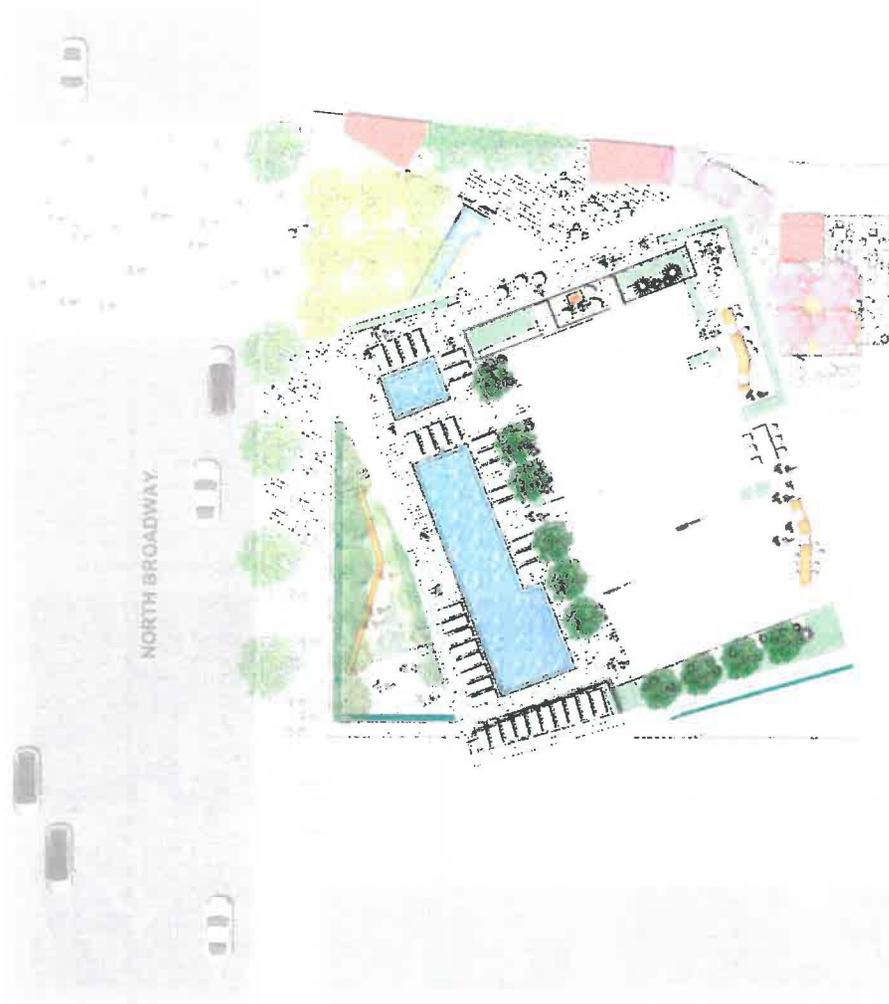
CENTRAL PLAZA

EAST GATE

SUN YAT SEN
STATUE

2 STORY

NORTH BROADWAY



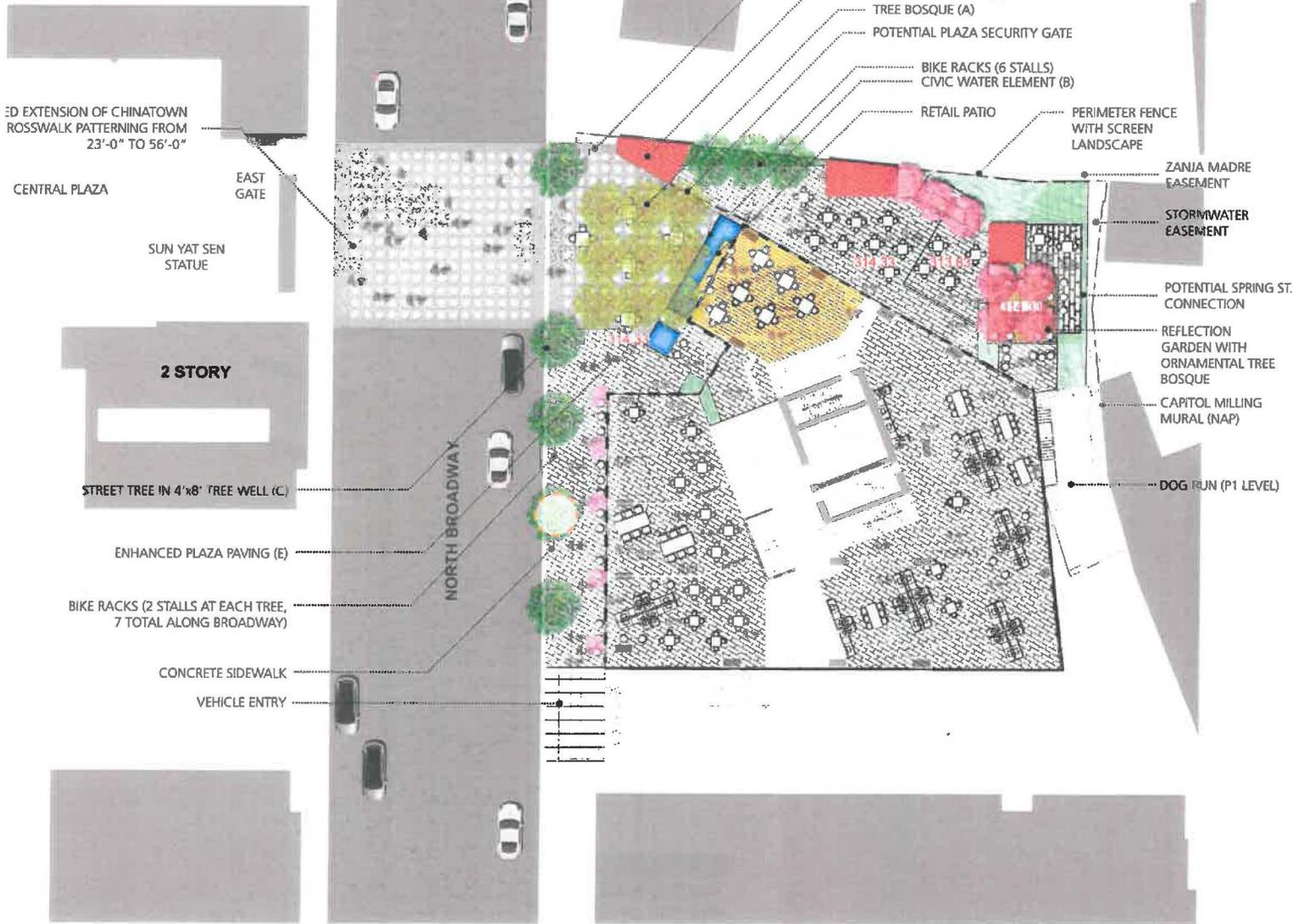
P1-Pet Social

23'-0" DOG RUN WITH GARDEN



60'-0" DOG RUN WITH GARDEN

Ground Plan-The Plaza



Tree Bosque



Civic Water Element



Street Tree
In 4' x 8'
tree well

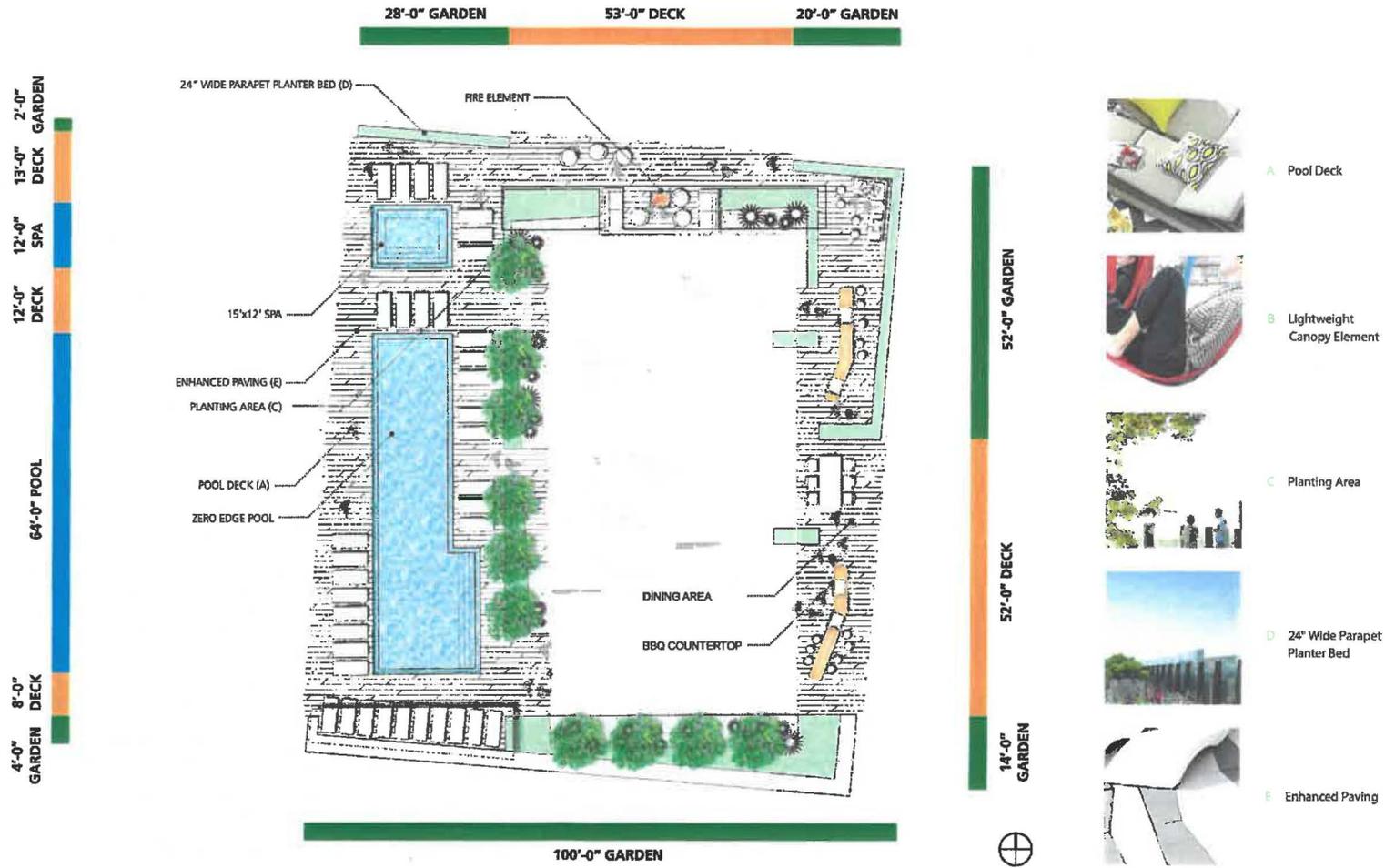


Mobile Kiosks

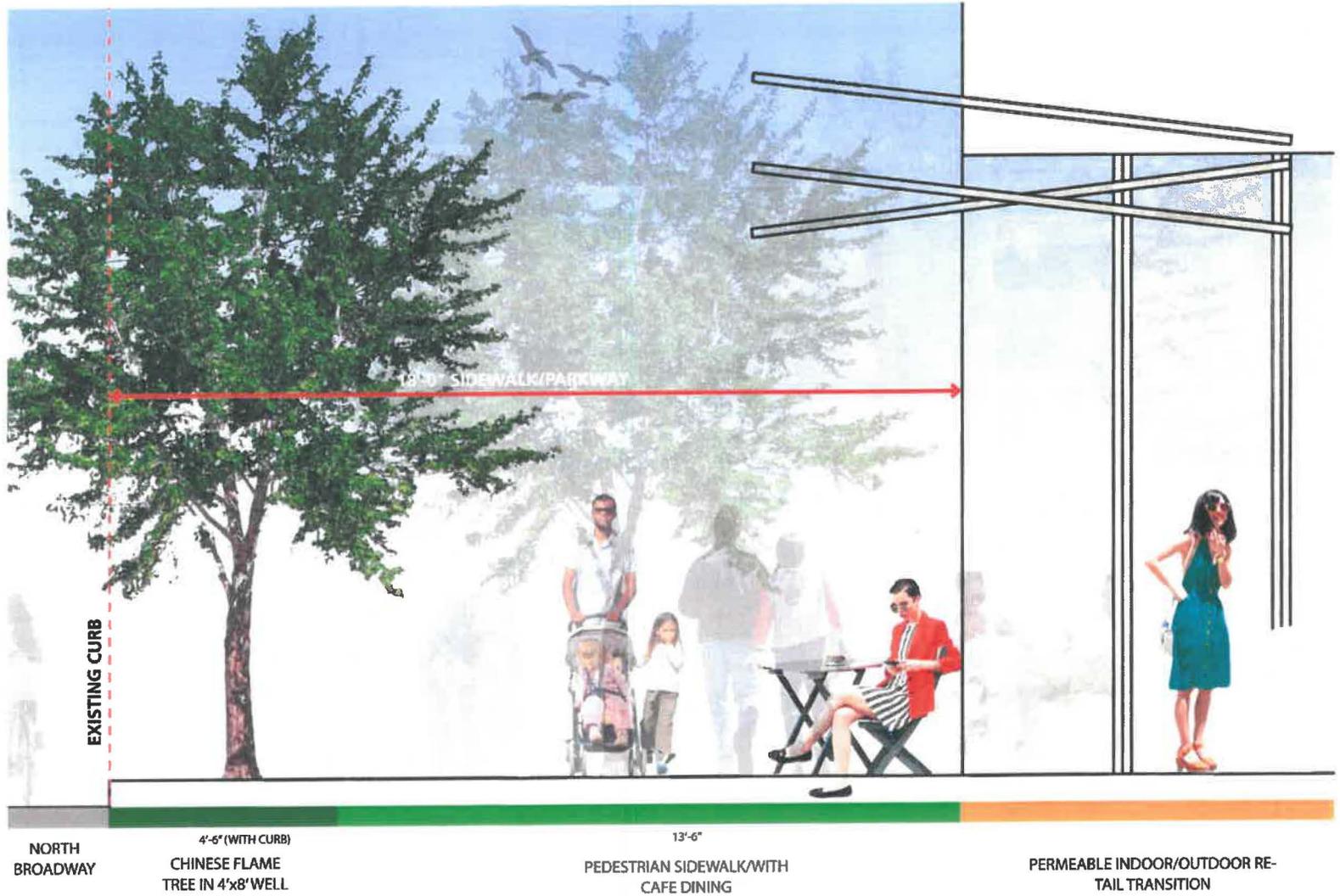
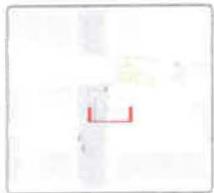


Enhanced Plaza
Paving

Rooftop



Urban Sections–Street



Urban Sections-Plaza



NORTH BROADWAY

+/- 40'-0" (AT SECTION CUT)
 PLAZA WITH TREE BOSQUE AND
 RETAIL PAVILION

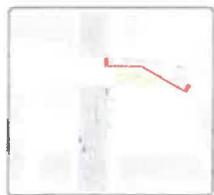
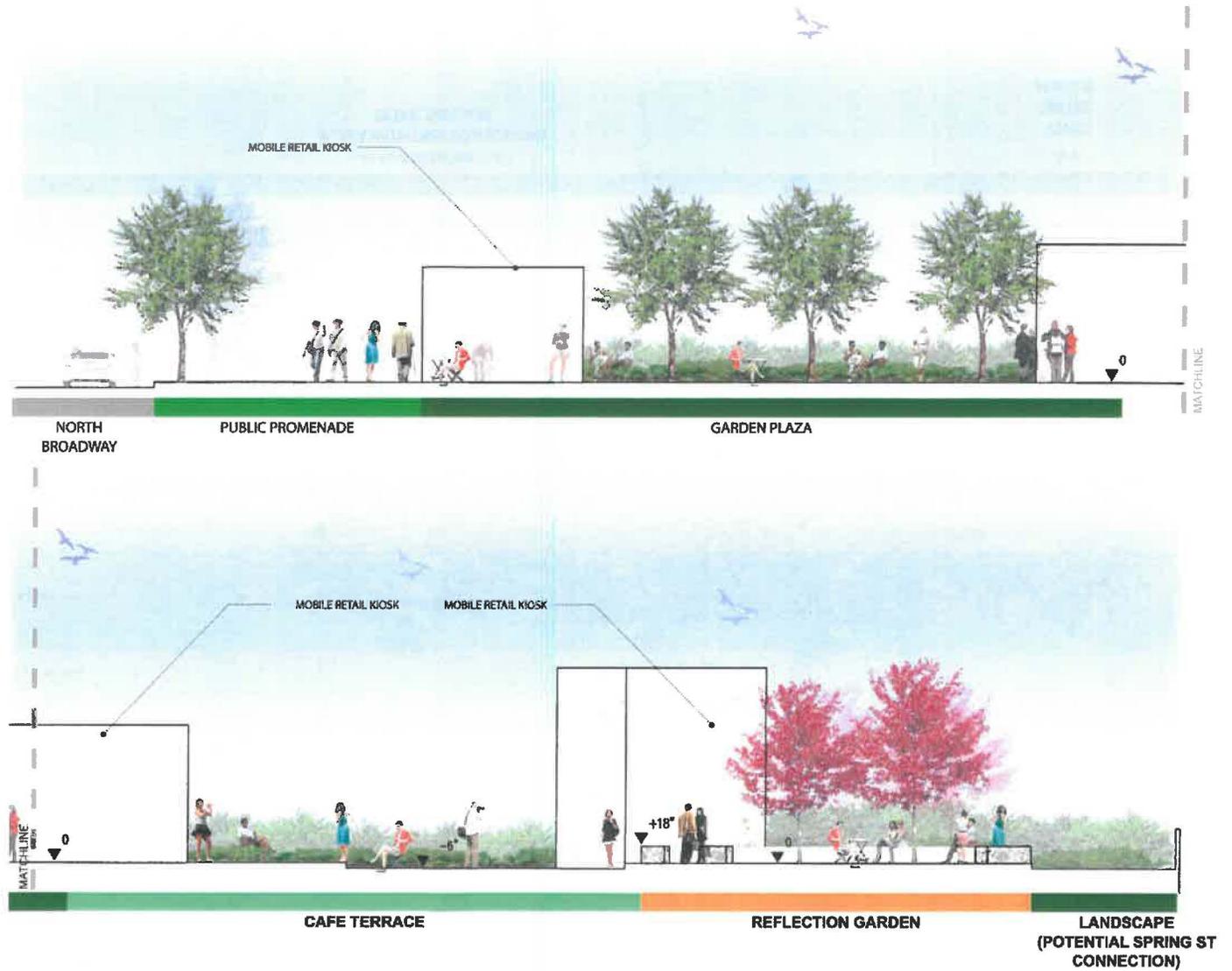
8'-0"
 CIVIC
 WATER
 FEATURE

RETAIL
 DINING

CDM

L2.2

Urban Sections-Plaza





DLA Piper LLP (US)
550 South Hope Street
Suite 2400
Los Angeles, California 90071-2618
www.dlapiper.com

Ryan M. Leaderman
ryan.leaderman@dlapiper.com
T 213.694.3115
F 310.595.3441

January 8, 2019

VIA E-MAIL TO DARRYL.FORD@LACITY.ORG

Mr. Darryl Ford
Principal Project Coordinator
Department of Recreation and Parks
221 N. Figueroa Street
Los Angeles, CA 90012

**Re: 942 N. Broadway Potential Park Dedication Letter of Intent with Potential Terms for VTTM
No. 82227/Board Report 18-194**

Dear Darryl:

Thank you for meeting with me on September 27th to discuss the park fee/park dedication requirements for the mixed-use project (the "**Project**") located at 942 N. Broadway (the "**Property**") in the City of Los Angeles (the "**City**"). The Project consists of 178 dwelling units, approximately 532 square feet of retail, 31,777 square feet of office, and 4,505 square feet of restaurant space. The Project promises to be a vibrant addition to the Chinatown community. As discussed, the Project developer, TF Broadway Limited Partnership (the "**Developer**") is interested in pursuing a dedication to satisfy its park requirement pursuant to Los Angeles Municipal Code (the "**LAMC**") Section 12.33. Generally speaking, in exchange for providing a perpetual public park easement over a portion of the ground floor elevation, subject to conditions and restrictions, it is intended that the Project would satisfy its park and obligation pursuant to LAMC Section 12.33. The proposed park dedication would further orient the Project toward a pedestrian-friendly experience, creating a public space for the community, patrons, and residents to gather, in line with the goals and policies of the Central City North Community Plan and the Property's location adjacent to the Chinatown Gold Line.

To this end, below is a term sheet (the "**Term Sheet**") setting forth the basic terms of a potential agreement to be entered into between the City and Developer related to the development of the Project's public park (the "**Purchase Agreement**"). The foregoing capitalized terms not otherwise defined above shall have the meanings set forth below. Neither the City nor the Developer (collectively, the "**Parties**," individually the "**Party**") shall have any obligation whatsoever with respect to the provisions of this Term Sheet unless and until the Purchase Agreement is fully executed by all Parties thereto.

WEST\283826952.5



Darryl Ford
January 8, 2019
Page Two

This Term Sheet represents an intent of the Parties to negotiate in good faith and to serve as a mechanism for clearing applicable park fees (the "Quimby Fees") required by LAMC Section 12.33 and for clearing any similar conditions set forth in the anticipated Project approvals. This proposal is for discussion purposes only and shall not be binding on any Party unless and until definitive documents are executed and delivered by all Parties.

Parties	<ul style="list-style-type: none">• THE CITY OF LOS ANGELES (the "City")• TF BROADWAY LIMITED PARTNERSHIP (the "Developer")
Transaction Description	This Term Sheet sets forth the basic understanding of the Parties regarding the park requirements in connection with the development of Project.
Property/Public Park	<p>The "Property" consists of approximately 0.7 acres owned by Developer and located at 942 N. Broadway. Part of the Property is an approximately 7,628 square foot piece of land that, when improved, will be a public park (the "Public Park") located on Level 1 of the Project as described and depicted in Exhibit A hereto, subject to the following:</p> <ul style="list-style-type: none">• The Public Park will contain, among other things, landscaping, fountains, outdoor seating, and other improvements as conceptually shown in Exhibit B hereto. The Public Park will specifically exclude improvements such as mobile kiosks, barbeque areas, formal fixed or permanent play structures, bathrooms, and organized play areas such as courts, fields or other improvements for team or individual sports (excluding such passive sports such as bocce or lawn bowling).• Public access to the Public Park shall be from the greater of business hours of the retail or 9 a.m. until 6 p.m. from Monday through Saturday, and between 10 a.m. to 5 p.m. on Sundays and federal holidays.



Darryl Ford
 January 8, 2019
 Page Three

	<ul style="list-style-type: none"> • No sleeping or loitering will be allowed in the Public Park. • Access to and through the Public Park shall be permitted at all times for residents, employees and their guests. • Developer will provide private security personnel who shall be authorized to enforce these rules of the Public Park, including interacting with people and intervening to prevent or de-escalate disputes, monitoring the conduct of people who may be emotionally disturbed or whose conduct may be influenced by the consumption of alcohol or illegal drugs, and intervening in the event a person whose conduct interferes with the enjoyment of the Public Park by others. • Subject to prior Developer approval, Developer and Project residents may place fixtures and furnishings, such as tables and chairs, in the Public Park, so long as they are in substantial conformance with the fixtures and furnishings depicted in Exhibit A and so long as ADA access is not impeded. <p>The Purchase Agreement (as defined below) shall provide that each of the foregoing use and improvement restrictions shall run with the land for perpetuity.</p>
<p>Project</p>	<p>The Property, when improved, shall be known as the Project. In addition to the proposed Public Park, the Project will contain approximately 211,725 square feet consisting of approximately 178 residential units and 36,805 square feet of commercial space.</p>
<p>Fees and Reimbursement</p>	<p>Pursuant to LAMC Section 12.33 Developer shall pay to the Department of Recreation and Parks (the "RAP") Quimby Fees net of the applicable credit Developer will receive based on the cost of providing the Public Park (the "Developer Credit") and private open space on the Project site in excess of the</p>



Darryl Ford
 January 8, 2019
 Page Four

	<p>LAMC Section 12.21G open space requirement.</p> <p>In no event shall the purchase price of the Public Park, inclusive of improvements, exceed the required Quimby Fees for the Project.</p>
<p>Building Permits and Certificate of Occupancy</p>	<p>Developer and the Department of City Planning (“Planning”) shall enter into an agreement whereby both Parties agree that the Director of Planning shall allow for the issuance of building permits which convey no vested rights, and that any permanent Certificate of Occupancy for the Project shall not be issued until (a) the Public Park is fully developed and an easement for such park is conveyed to the City; (b) a Park Maintenance Agreement (the “Maintenance Agreement”) (as discussed below) is executed; and (c) a Maintenance Covenant (the “Maintenance Covenant”) running with the land is properly recorded against the Property.</p> <p>Should the Public Park not yet be fully developed and an easement for such park has not yet been conveyed to the City prior to a temporary Certificate of Occupancy issuance, Developer may provide a bond in the amount of the work to be completed to assure completion of the Public Park as a condition precedent to issuance of a Temporary Certificate of Occupancy. Upon completion of (a), (b), and (c) above, the City shall release the bond.</p>
<p>Purchase Agreement</p>	<p>Developer and City shall enter into a purchase and sale and escrow agreement (the “Purchase Agreement”) whereby the City uses the above paid Quimby Fees to purchase a perpetual easement for the improved park once the Public Park is completed to the satisfaction of all Purchase Agreement terms. The park easement shall be in the location set forth in Exhibit A hereto. The improvements shall meet the minimum requirements set forth in the RAP Board approval dated September 5, 2018 under RAP Board Report No. 18-194, a copy of which is attached hereto as Exhibit C. Should Developer wish to modify the</p>



Darryl Ford
January 8, 2019
Page Five

	<p>planned improvements, it must first obtain the approval of RAP's Board and comply with all RAP policies and procedures for park development.</p> <ul style="list-style-type: none">• RAP Board approval will be necessary to execute the Purchase Agreement. Findings justifying sole sourcing may be necessary (City and Developer to negotiate agreements.).• The Purchase Agreement will include a construction schedule for the park. RAP will retain its right to review and sign off on all Public Park plans, modifications and construction phases.• The closing date under the Purchase Agreement shall be contingent upon the completion of the Public Park by the Developer to the satisfaction of RAP and pursuant to the terms of the Purchase Agreement.• Fully executed copies of the deed granting the easement, and the Maintenance Covenant shall be delivered to Escrow not less than five (5) business days prior to the closing date of the escrow account.• One (1) business day prior to the closing date, RAP will deposit into the escrow account funds for the purchase of the Public Park easement and improvements. The price shall be determined as set forth above.• Closing shall occur upon the following: (1) the easement and the Maintenance Covenant are to be recorded in the Los Angeles County Recorder's Office and conformed copies of the recorded documents are to be delivered to Developer and RAP; (2) Escrow Company delivers to Developer the purchase funds; and (3) Escrow Company delivers to RAP a title insurance policy insuring RAP's interest in the easement (escrow and title fees to be paid by Developer). Escrow Company shall deliver pre-approved closing statements to Developer and RAP.
--	---



Darryl Ford
 January 8, 2019
 Page Six

<p>Maintenance Agreement</p>	<p>Developer and RAP shall enter into a Maintenance Agreement whereby Developer agrees to maintain and improve the Public Park in perpetuity.</p> <ul style="list-style-type: none"> • The Maintenance Agreement will be between Developer and RAP, provided that additional modifications, revisions or additions may be required. • The Maintenance Agreement will ensure continued maintenance by Developer and its successors in interest (including any future HOA if a map is recorded for the Project), along with appropriate default security provisions for RAP.
<p>Maintenance Covenant</p>	<p>The Maintenance Agreement shall be secured by a Maintenance Covenant that will be recorded against the Property, which will run with the land.</p>
<p>Police Patrols</p>	<p>The City will endeavor to the extent possible to have its police patrol units drive through the Property and by the Public Park at least two times per day, to or from patrols. Developer will undertake a Neighborhood Watch program.</p>
<p>Special Events</p>	<p>The Developer will be permitted to stage special events in the Public Park provided always that an ADA accessible pedestrian path is maintained through the plaza. In addition, the Developer shall be permitted to stage ten (10) events per year in the Public Park, during which time public access to the Public Park may be restricted, for which Developer may use any portion of the Public Park for private event, which may require a ticket for entry.</p> <p>Developer will be obligated to set up and carry out such events and then take down and remove any equipment and clean up the Public Park following the special event.</p>



Darryl Ford
January 8, 2019
Page Seven

Non-binding	The foregoing Term Sheet is merely an outline of the basic terms and conditions among the Parties hereto regarding the proposed transactions described herein, and is an expression of intent. This Term Sheet does not create binding legal obligations on the part of any Party signing this Term Sheet, until all formal approvals required by City and Developer have been obtained. Until agreements are signed, permits issued and/or other approvals obtained, none of the Parties are bound to the other.
--------------------	---

Darryl, it would be very exciting to create a Public Park within a portion of the Property. On behalf of the Developer, we look forward to receiving RAP's response to this proposal.

Very truly yours,

DLA Piper LLP (US)

Ryan M. Leaderman
Partner

cc: Damon Chan
Matthew Nichols

Exhibits: A – Site Description/Depiction
B – Conceptual Landscaping Plan
C – RAP Board Approval Dated September 5, 2018

EXHIBIT A

SITE DESCRIPTION/DEPICTION

The proposed park area would be located on Level 1 of the Project and will consist of an area of approximately 7,628 square feet, as shown below:

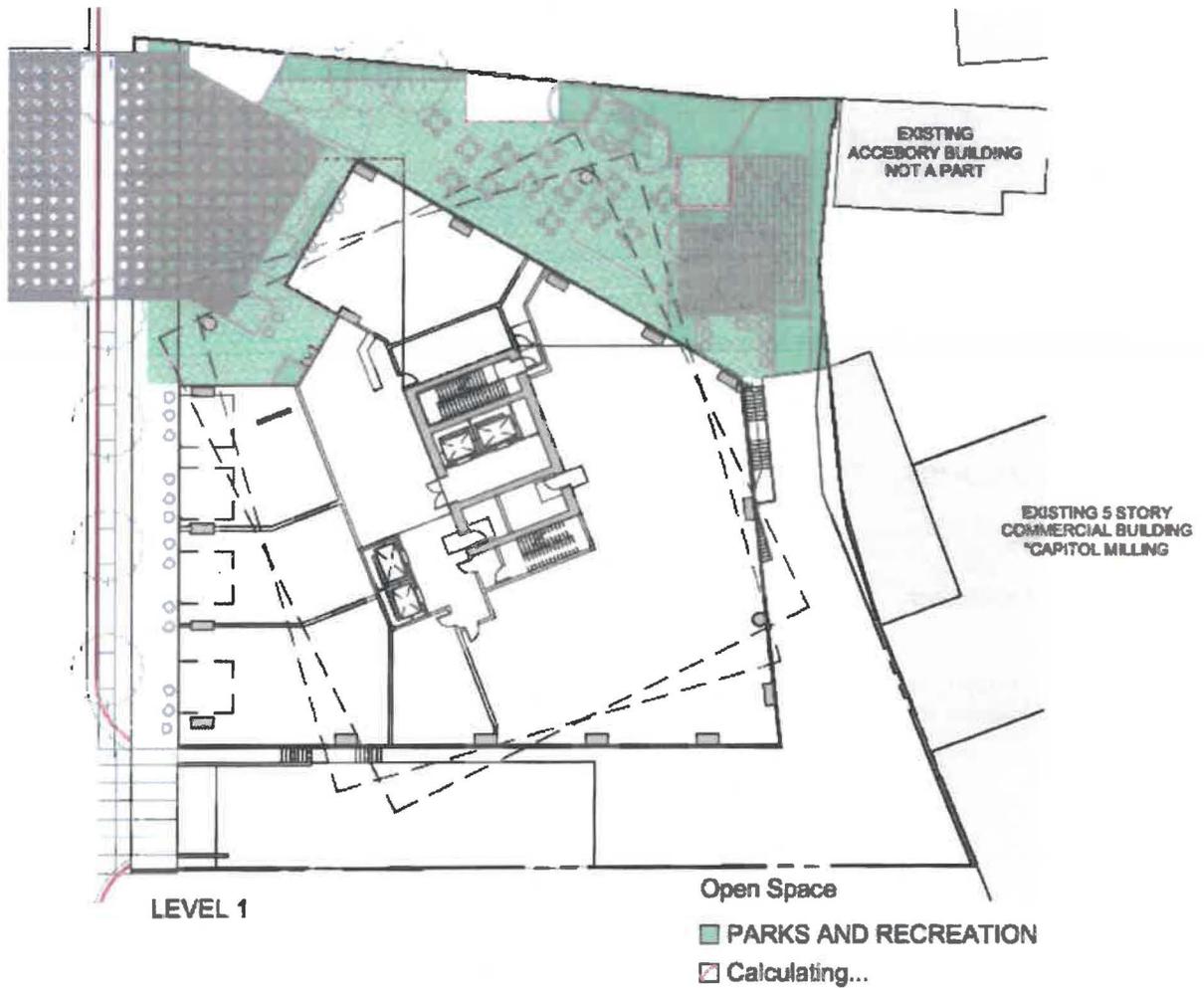
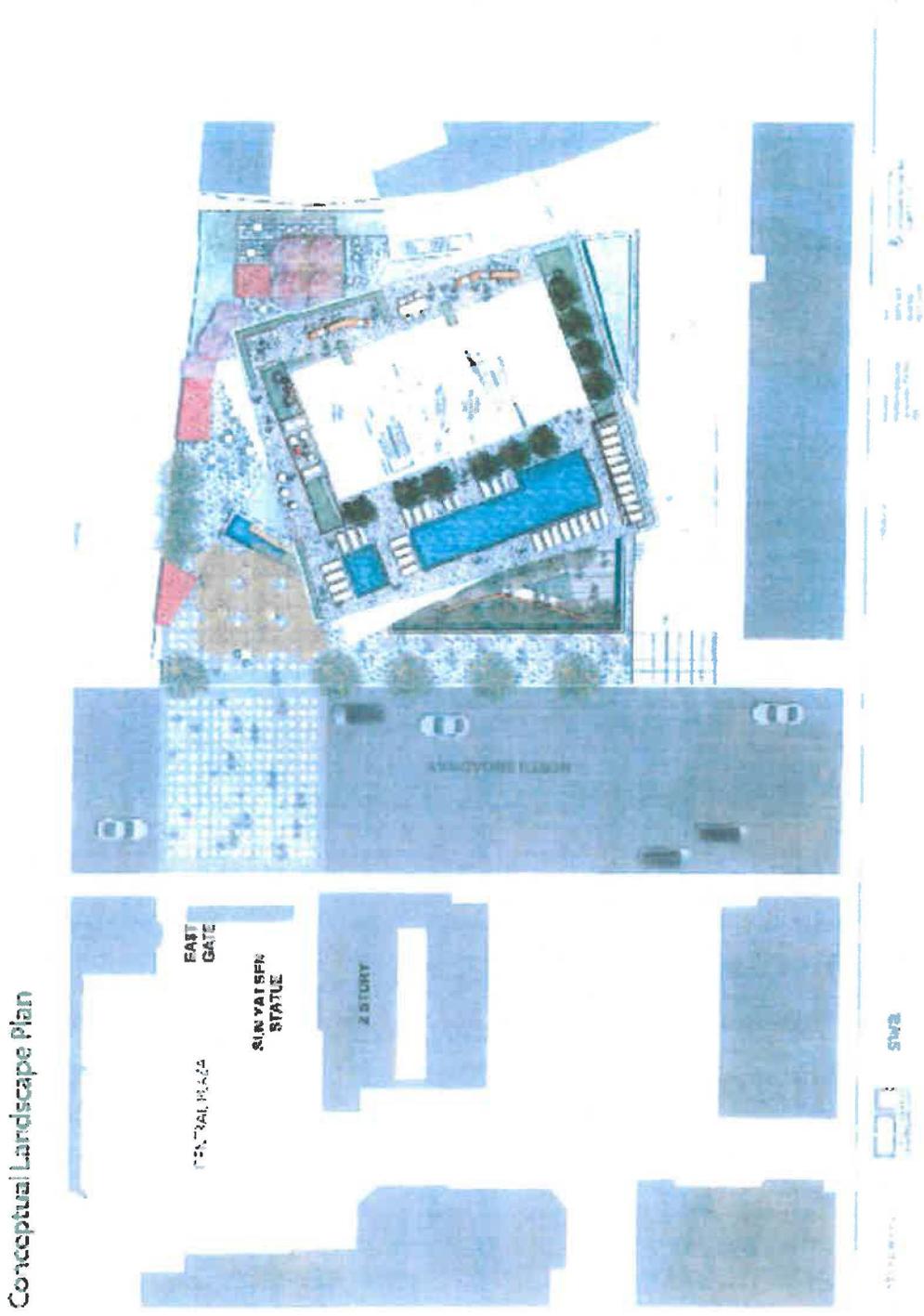


EXHIBIT B

CONCEPTUAL LANDSCAPING PLAN



Ground Plan - The Plaza

CONTINUED FROM PREVIOUS PAGE
 (SEE PREVIOUS PAGE FOR
 20' WIDE PLAZA)

ENTRANCE PLAZA

SUMMIT
 STAIRS

3 STORY

RECONSTRUCTED SIDEWALK

ENHANCED PLAZA PAVING

100' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK

LONG TERM SIDEWALK
 WITH TREES



10' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK

10' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK

10' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK

20' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK

10' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK

10' WIDE PLAZA WITH 10' TREE
 TOTAL ALONG SIDEWALK



1. Plaza Paving



2. Grid Paving Pattern



3. Street Tree
 with 10' Tree
 Spacing



4. Brick Paving



5. Brick Paving
 Pattern

DATE: 10/15/11

SCALE

NOTES

1. See Section 02100
2. See Section 02100

Planting

High Frequency Planting



Red and white flowering shrub



Bright pink flowering shrub



White and yellow flowering shrub



Dense green shrub



Blue-green sword-shaped leaves

High Frequency Planting



Large green tree



Field of yellow flowers



Field of purple flowers



Large white rounded tree



Bush with yellow flowers

High Frequency Planting



Large green tree



Large blue-green leaves



Palm tree



Bush with blue-green leaves



Tall feathery grasses



Tree Counts

The Plaza – The Chinatown Landscape

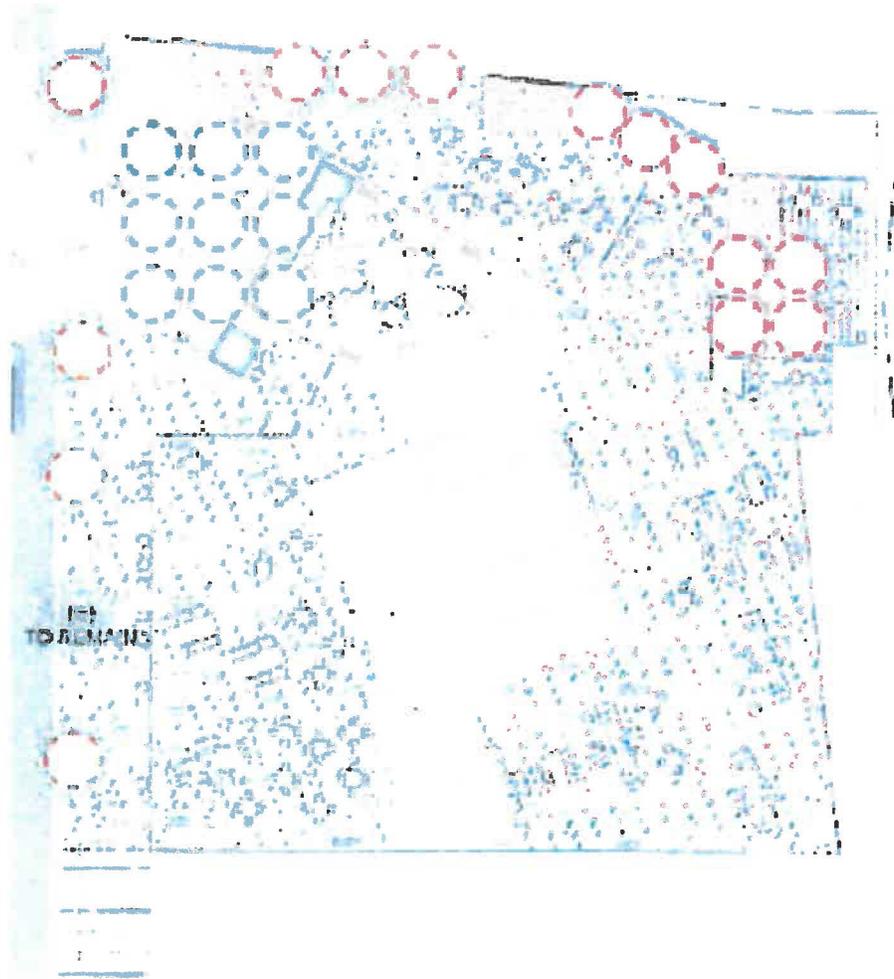


EXHIBIT C

APPROVED
SEP 05 2018

**BOARD OF RECREATION
AND PARK COMMISSIONERS**

BOARD REPORT

NO 18-194

DATE September 5, 2018

C D _____

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT **VESTING TENTATIVE TRACT (VTT) NO. 82227 - RECOMMENDATION TO
THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE
PAYMENT**

AP Diaz

V Israel

R. Barajas

S. Pira-Cortez

F. Fujita

N. Williams



General Manager

Approved X Disapproved _____ Withdrawn _____

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Vesting Tentative Tract (VTT) 82227 (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 Department of Recreation and Parks (RAP) 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 (LAMC) 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).

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

BOARD REPORT

PG. 2 NO.18-194

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 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

VTT 82227 (Project) is located at 942 North Broadway in the Chinatown community of the City. The Project site is approximately 0.666 gross acres and is currently improved with small commercial buildings and parking lot. The Project, as currently proposed, includes the demolition of the existing commercial buildings and the construction of a 27-story new mixed use project consisting of 178 dwelling units, including nine (9) affordable units, and 36,805 square feet of commercial space.

The Project also includes exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private terraces, a dog run and a rooftop amenity deck with swimming pool. The Project applicant has indicated that the ground floor plaza located on the north side of the Project site has been designed with the intent of making it open and accessible for use by the general public. This ground floor plaza area could, with the approval of the adjacent property owner(s), ultimately provide a connection from the Project site down to Spring Street, which would provide the Project residents and the general public with enhanced access to the Los Angeles State Historic Park.

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 September 25, 2017. 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.

BOARD REPORT

PG. 3 NO. 18-194

ADVISORY AGENCY

The Project filed a tract map application with City Planning on June 6, 2018 and submitted a revised tract map on July 24, 2018. On July 24, 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).

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:

- $LD = (DU \times P) \times F$
 - 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 proposed 178 units would be:

$$1.29 \text{ Acres} = (178 \times 2.88) \times 0.00251$$

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

BOARD REPORT

PG. 4 NO.18-194

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 9 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:

$$1.22 \text{ Acres} = (169 \times 2.88) \times 0.00251$$

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, 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:

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

The maximum Park Fees payment for the Project's proposed 178 units would be:

$$\$2,244,046.00 = \$12,607.00 \times 178 \text{ dwelling units}$$

BOARD REPORT

PG. 5 NO. 18-194

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 9 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:

$$\$2,130,583.00 = \$12,607.00 \times 169 \text{ dwelling units}$$

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.

Site Analysis

The Project is located within the Chinatown community of the City and within the Central City North Community Plan Area. Currently, the Project site is improved with small commercial buildings and parking lots. The Project site is located in a commercial area and is surrounded by retail, residential, office, and commercial uses.

BOARD REPORT

PG. 6 [NO.18-194](#)

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): 3,257 persons (8,143 persons per square mile).
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- Central City North Community Plan Area (2014 American Community Survey): 6,810 persons per square mile.

Project Open Space and Recreational Areas

As previously discussed, the Project also includes exterior and interior private open space and common open space. These open space areas include a ground floor plaza with seating areas, private terraces, a dog run and a rooftop amenity deck with swimming pool.

The amount of common open space being provided by the Project does 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.). However, it also 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).

There is one (1) RAP-operated public park within a half (1/2) mile walking distance of the Project site:

- Alpine Recreation Center is a 1.94 acre park, located 817 Yale Street Avenue. Alpine Recreation Center is currently improved with a recreation center, playground, basketball courts, covered picnic areas, and an open lawn area.

BOARD REPORT

PG. 7 NO.18-194

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 but would not serve any 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 four 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 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 currently in design. The 1st 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 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 Dollar and Three Cents (\$17,206,812.03). The 1st 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 \$11,587,548. The Sixth Street PARC project is not fully funded at this time.
- Albion Riverside Park is a 6 acre park located at 1739 North Albion Street in Council District 1. The current scope of the Albion Riverside Park (PRJ20647) Project is the development of the new 6 acre site as well as improvement of portions of the existing Downey Recreational Center. The project will construct a new small size synthetic athletic field, new sports field lighting, walking and bike path, new fitness equipment area with resilient surfacing, new children's play area with resilient surfacing, new parking lot

BOARD REPORT

PG. 8 NO. 18-194

with permeable parking spaces, install landscaping, reconfigure the existing Downey Recreational Center baseball field, renovate the pedestrian pathway to the Downey Child Care Center, and reconfigure and improve the staff access road and parking lot to provide a buffer from the baseball field. The Albion Riverside Park (PRJ20647) Project is currently in construction. The development of the Albion Riverside Park (PRJ20647) Project is being led by BOE and is expected to be completed in February 2019. The Albion Riverside Park (PRJ20647) Project is fully funded at this time.

- Alpine Recreation Center Expansion (Ord and Yale Street Park (PRJ20591) is a 0.85 acre park located at 817 Yale Street in Council District 1. 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 Ord and Yale Street Park Project has recently been awarded. The development of the Ord and Yale Street Park Project is being led by Department of Public Works, Bureau of Engineering (BOE) and is expected to be completed in November 2019. The Ord and Yale Street Park Project is fully funded at this time.

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 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.

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 is one (1) RAP-operated public park within walking distance of the Project. Additionally, the Los Angeles State Historic Park, which is owned and operated by the State of California, is also within a one-half

BOARD REPORT

PG. 9 NO. 18-194

(1/2) mile walking distance of the Project. However, due to the topography of the area, and the steep slope of College Street, it would be somewhat difficult for Project residents to access the Los Angeles State Historic Park.

If a new public park was provided at the Project location, the park would serve Project residents but would not serve any new, previously unserved, residents within a half-mile (1/2) walking distance.

There are four (4) 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. As previously discussed, three (3) of these projects are not fully funded at this time and are in need of additional funding. It should be noted that the three (3) projects that are not fully funded at this time are located in a different City Council District than the Project.

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

DEPARTMENT OF RECREATION
AND PARKS

BOARD OF COMMISSIONERS

SYLVIA PATSAOURAS
PRESIDENT

LYNN ALVAREZ
VICE PRESIDENT

MELBA CULPEPPER
PILAR DIAZ
JOSEPH HALPER

IRIS L. DAVIS
BOARD SECRETARY (213) 202-2640

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

MICHAEL A. SHULL
GENERAL MANAGER

ANTHONY-PAUL (AP) DIAZ, ESQ.
EXECUTIVE OFFICER &
CHIEF OF STAFF

RAMON BARAJAS
ASSISTANT GENERAL MANAGER

VICKI ISRAEL
ASSISTANT GENERAL MANAGER

SOPHIA PIÑA-CORTEZ
ASSISTANT GENERAL MANAGER

(213) 202-2633, FAX (213) 202-2614

January 15, 2019

DLA Piper LLP
550 South Hope Street, Suite 2400
Los Angeles, CA 90071-2618

Dear Mr. Leaderman:

RAP RESPONSE TO 942 N. BROADWAY POTENTIAL PARK DEDICATION LETTER OF INTENT WITH POTENTIAL TERMS OF VTTM NO. 82227 / BOARD REPORT 18-194

The Department of Recreation and Parks (RAP) received a Letter of Intent with Potential Terms dated January 8, 2019 for VTTM No. 82227 proposing a park dedication via an easement for the development Project located at 942 N. Broadway in Los Angeles.

RAP staff has reviewed the Letter of Intent and Potential Terms and determined that the proposed land dedication via an easement and the purchase of said easement does not fulfill the requirements of Los Angeles Municipal Code (L.A.M.C.) Section 12.33. Land dedications for the purposes of fulfilling the requirements of L.A.M.C. 12.33 must be in land title only, not via a public easement.

If you have any questions, please contact Meghan Luera, of my staff, at (213) 202-2669 or via e-mail, at Meghan.luera@lacity.org.

Sincerely,

MICHAEL A. SHULL
General Manager


CATHIE SANTO DOMINGO

Superintendent

cc: Darryl Ford, Dept. of RAP
Melinda Gejer, Dept. of RAP
Meghan Luera, Dept. of RAP
Wendy Cervantes, Dept. of RAP





EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Aerial View of Project Site



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
- Neighborhood
- Community
- Regional
- Improved
- City Council Districts
- Existing Parks
- Non-RAP
- RAP
- Future Parks
- 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.

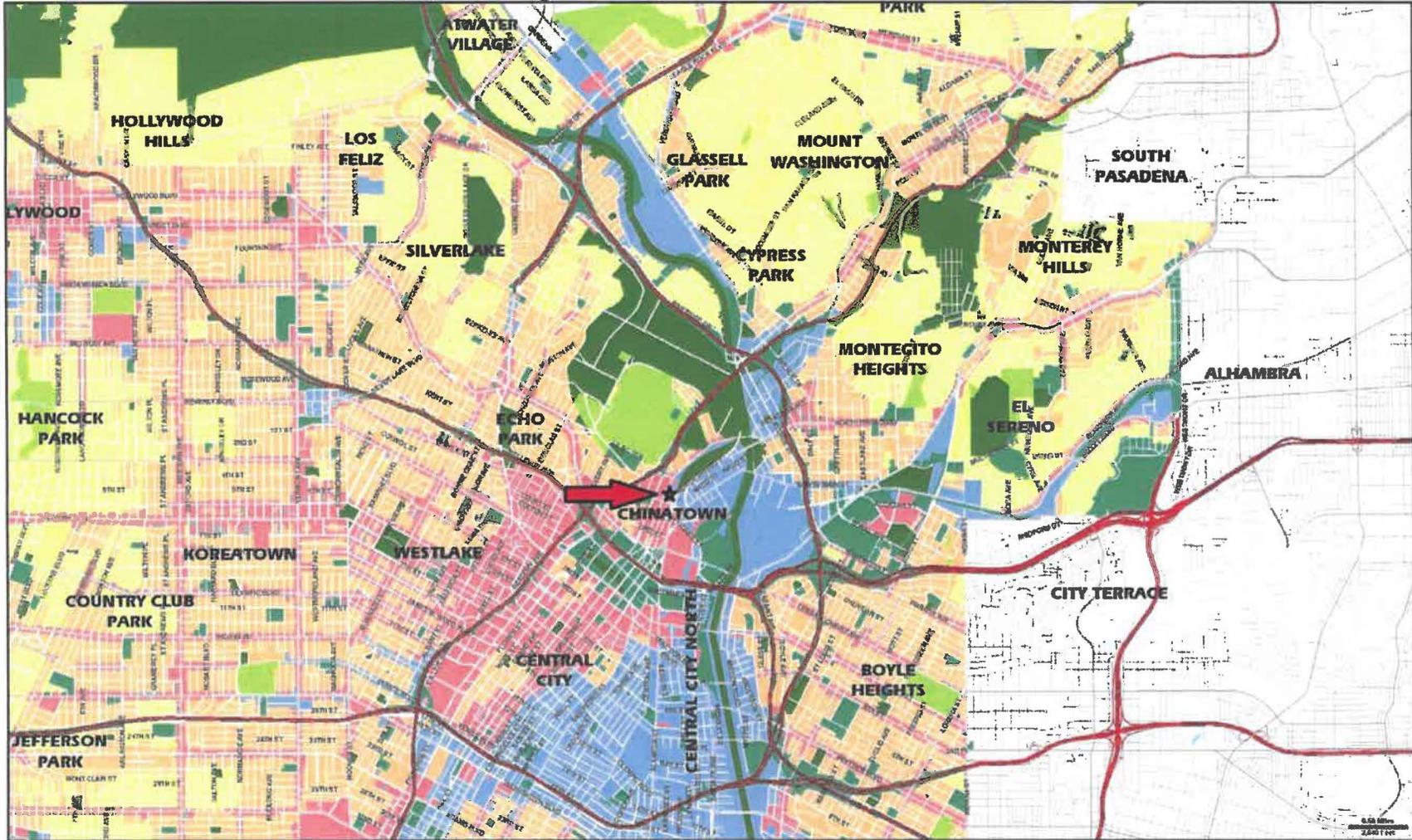
© City of Los Angeles, Department of Recreation and Parks
Printed: 06/28/2016

ZIMAS INTRANET

Generalized Zoning

07/10/2018

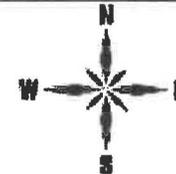
City of Los Angeles
Department of City Planning



Address: 942 N NORTH BROADWAY
APN: 5414013014
PIN #: 135A215 166

Tract: BROADWAY TRACT
Block: None
Lot: FR 8
Arb: 2

Zoning: C2-2
General Plan: Regional Commercial



Streets Copyright (c) Thomas Brothers Maps, Inc.



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Project Location and Surrounding Parks



LEGEND

- E-PADSS Park Entrances
- E-PADSS Parks
- E-PADSS Service Areas
 - Neighborhood
 - Community
 - Regional
 - Improved
- City Council Districts
- Existing Parks
 - Non-RAP
 - RAP
- Future Parks
- City Limits
- All Neighborhood Service Area
- All Improved Service Areas

NOTES



SCALE 1:36,112

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.

© City of Los Angeles, Department of Recreation and Parks
Printed: 06/28/2018



EQUITABLE PARKS & AMENITIES
DECISION SUPPORT SYSTEM

Park Analysis Report

Scenario Information

Scenario Name:
942 N. North Broadway

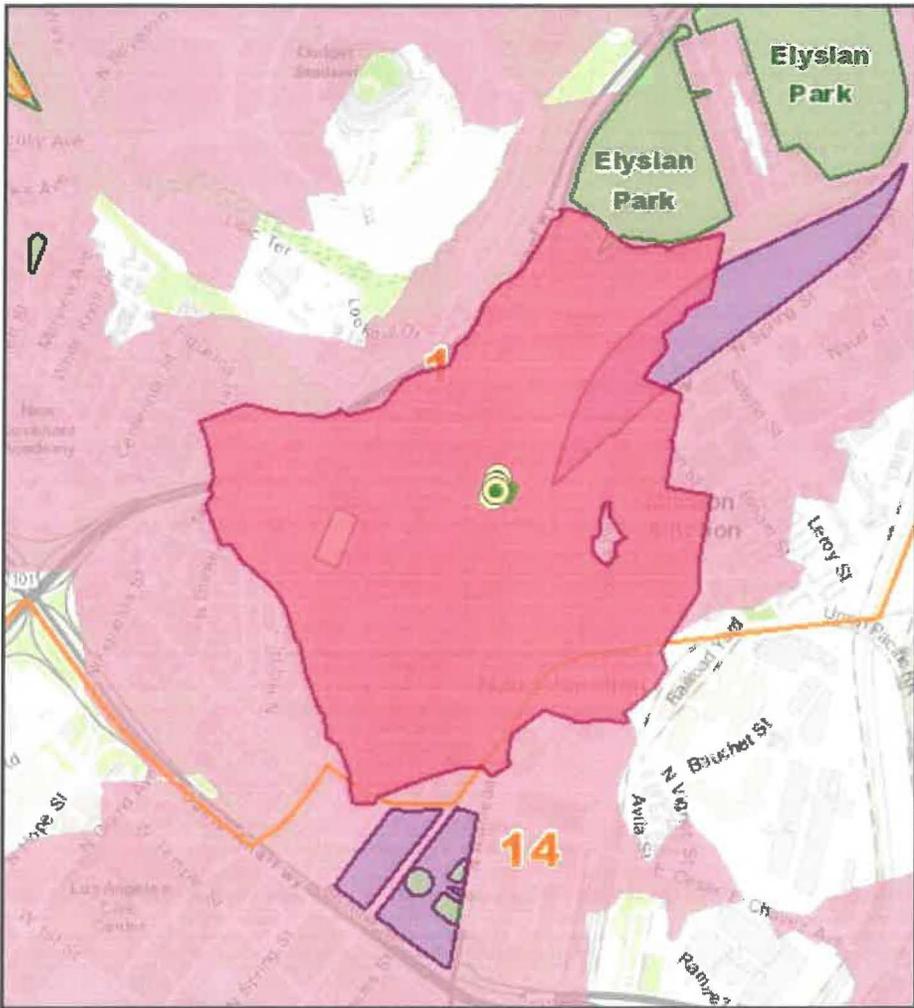
Description:

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:	3,257	0
Residents Served by Age		
Under Age 5:	117	0
Age 5 to 9:	149	0
Age 10 to 14:	140	0
Age 15 to 17:	86	0
Age 18 to 64:	1,796	0
Age 65 and Over:	969	0

	Total Households Served:	Currently Non-Served Households Served:
Households Served:	1,378	0
Households Served by Annual Income		
Under \$25,000:	1,043	0
\$25,000 to \$34,999:	84	0
\$35,000 to \$49,999:	93	0
\$50,000 to \$74,999:	103	0
\$75,000 and Over:	55	0

Source: Census/ACS 2010