BOARD REPORT

DATE: August 6, 2020

NO: 20-159

C.D: 13

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: TRACT MAP NO. VTT-82714 – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz
H. Fujita
V. Israel

S. Piña-Cortez
C. Santo Domingo

N. Williams

M. Oh

General Manager

Approved X Disapproved Withdrawn

RECOMMENDATIONS

1. Recommend that the Advisory Agency require Tract Map No. VTT-82714 (Project) to pay in-lieu fees to the City in order 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.

PARK FEE 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) states that “[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

The proposed Project, located at 1121 North Gower Street in the Hollywood community of the City, consists of a mixed-use project with 169 residential units, 14 of which are affordable, and an existing film studio that will remain.

The proposed Project also includes approximately 20,440 square feet (SF) of common open space, which includes a ground floor yard, a rooftop deck, private open space, an enclosed indoor open space and indoor spa.

The Project, as submitted to City Planning, is not proposing to make a park 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 May 30, 2019. The meeting included a discussion of the requirements of LAMC 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 proposed Project.

ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on May 20, 2020. On July 1st, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as August 10, 2020. 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 AND 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 required land dedication for the Project’s proposed 169 units would be:

- **1.22 Acres** = \((169 \times 2.88) \times 0.00251\)

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 14 affordable units 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:

- **1.12 Acres** = \((155 \times 2.88) \times 0.00251\)
Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

a) Neighborhood Park: within a 2-mile radius
b) Community Park: within a 5-mile radius
c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve 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 development 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, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

\[ \$13,609.00 \times \text{number of new non-exempt dwelling units} \]

The maximum Park Fees payment for the Project’s proposed 169 units would be:

\[ \$2,299,921.00 = \$13,609.00 \times 169 \text{ dwelling units} \]

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

As currently proposed, the Project has 14 dwelling units 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:

\[ \$2,109,395.00 = \$13,609.00 \times 155 \text{ dwelling units} \]

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g.
affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of
the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits
granted by RAP to the Project for improvements to dedicated park land or for eligible privately
owned recreational facilities and amenities.

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
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 developments is
existing park service radius gaps. Approximately 54% of residents in the City of Los Angeles
live within a one-half (½) mile, or a 10-minute walk, from a public park or open space. The
Mayor’s Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos
living within a one-half mile from a park to 65% by 2025 and to 75% by 2035. RAP has
employed 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 proposed Project is located within the Hollywood community of the City and within the
Hollywood Community Plan Area. Currently, the Project site is a film studio and surface parking.
It is surrounded by residential and commercial uses on all sides.

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

The proposed Project is located in a high-density area of the City. Below is 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 (½) walking distance of the Project site (EPADSS): 12,245 persons (19,752
  persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per
  square mile.
• Hollywood Community Plan Area (2017 American Community Survey): 8,006 persons per square mile

Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 20,440 SF of common open space, including a ground floor yard, a rooftop deck, private open space, an enclosed indoor open space and indoor spa.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, 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 proposed 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 to serve the proposed Project’s residents.

Public Park Access

There is one RAP-owned public park within a half (½) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

- Hollywood Recreation Center, located at 1122 North Cole Avenue, is a 3.12-acre facility that features a recreation center, auditorium, outdoor basketball courts, children’s play area, community room, kitchen, swimming pool and multipurpose sports field.

As previously noted in this 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 and would serve approximately 2,884 new, previously unserved, residents within a half-mile (½) walking distance (Attachment 6). 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 walking distance. If the proposed 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 walking distance of a public park.
Nearby Public Park Projects

There is one new public park currently in development within a two-mile radius of the Project site.

- The Larchmont Park – Acquisition and Development (PRJ21302) Project proposes the development of a new neighborhood mini-park with a small playground on the City-owned Parking Lot Number 694, located at 209 North Larchmont Boulevard, Los Angeles, California 90004, in the Larchmont Village area. The Larchmont Park – Acquisition and Development (PRJ21302) Project is in the construction phase. The Larchmont Park – Acquisition and Development (PRJ21302) Project is fully funded at this time.

There are three major park renovation projects currently in development within a two-mile radius of the Project site:

Hollywood Recreation Center, located at 1122 North Cole Avenue, is a 3.12-acre facility that features a play area, multipurpose field, gymnasium, basketball court, and swimming pool. Hollywood Recreation Center has two (2) active major projects:

- The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project proposes the demolition of the existing gymnasium and the construction of a new, 6,500 square foot gymnasium. The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is being led by the Bureau of Engineering (BOE). The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is currently in the design phase. The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is not fully funded at this time.

- The Hollywood Recreation Center – Synthetic Soccer Field (PRJ21072) Project proposes the construction of a multipurpose synthetic field for baseball and soccer and the renovation of a restroom. The Hollywood Recreation Center – Synthetic Soccer Field (PRJ21072) Project is being led by the Bureau of Engineering (BOE). The Hollywood Recreation Center – Modern Gymnasium (PRJ21112) Project is currently in the design phase.

Las Palmas Senior Citizen Center, located at 1820 North Las Palmas Avenue, is a 1.14-acre facility that provides senior citizen and child care for the surrounding community. Las Palmas Senior Citizen Center has one (1) active project:

- The Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project proposes the renovation of the existing senior center. The Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project is being led by the Bureau of Engineering (BOE). The Las Palmas Senior Citizen Center – Facility Renovation (PRJ21175) (PRJ21176) Project is currently in the design phase.
Staff Recommendation

The proposed Project is located in a high-density area of the City. The density of the surrounding 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 proposed Project is located.

If a new public park was provided at the Project location, the park would serve Project residents and 2,884 currently unserved residents within a half mile walking distance.

There is one new public park currently in development within a two-mile radius of the Project site.

The Project site is not located in an existing park service radius gap. There is one RAP-owned public park within a half-mile walking distance from the Project.

There are three park renovation projects currently in development within a two-mile radius of the Project site.

Therefore, RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP’s General Fund is unknown.

STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP’s Strategic Plan by supporting:

**Goal No. 3:** Create & Maintain World Class Parks and Facilities

**Outcome No. 3:** Increased park maintenance, with a focus on cleanliness.

**Result:** Collected fees will fund capital improvements at existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

1) Conceptual Project Renderings
2) Advisory Agency Filing Notice
3) Aerial View of Project Site
4) Generalized Zoning
5) Project Location and Surrounding Parks
6) EPADSS Report
LEVEL 1
291' - 6"

Roof Deck
358' - 6"

LEVEL 6
343' - 6"

LEVEL 5
333' - 6"

LEVEL 4
323' - 6"

LEVEL 3
313' - 6"

LEVEL 2
303' - 6"

LEVEL 5 STORY TOP - 357'

LEVEL 6 STORY TOP - 362'

TOTAL PROPOSED HEIGHT
58' - 6" - 10' - 0"

TOTAL PROPOSED HEIGHT
73' - 6" - 10' - 0"

TOP OF PENTHOUSE - 5 STORY
372' - 3"

LOWEST POINT HEIGHT - SEE LANDSCAPE
288' - 9"

Top Of Parapet - 5 STORY
347' - 3"

Top Of Parapet - 6 STORY
362' - 3"

No. C 15034
RUO PDNA MR AN AJIB Ren TCETIHC CR ADESNE L
STATE OF CALIFORNIA 04/30/2021
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN SHALL REMAIN THE PROPERTY OF BIJAN & ASSOCIATES AND THEY SHALL NOT BE USED ON OTHER PROJECTS OR FOR COMPLETION OF THIS PROJECT WITHOUT WRITTEN CONSENT OF BIJAN & ASSOCIATES

MAR. 2020

MATERIAL LEGEND
1 STEEL TROWELED CEMENT PLASTER - COLOR 1
2 STEEL TROWELED CEMENT PLASTER - COLOR 2
3 COLORED GLASS GUARDRAIL
4 PAINTED METAL GUARDRAIL
5 BRONZE COLOR ALUMINUM DOOR/WINDOW
6 FRAMELESS CLEAR GLASS
7 NATURAL FINISH EXPOSED CONCRETE
8 METAL CANOPY
9 BRONZE COLOR ALUMINUM BAGUETTE
10 FIBERGLASS PLANTER
### Filing Notification and Distribution

**ADDRESS:** 1121 North Gower Street  
**COMMUNITY PLAN:** Hollywood  
**DATE OF FILING AND MAP STAMP DATE:** 5/20/2020  
**VTT- MAP NO:** VTT-82714-HCA  
**CPC-2020-3253-DB-SPR-HCA**  
**ENV-2020-3254-EAF**  
**DEEMED COMPLETE AND DISTRIBUTION DATE:** 7/1/2020

- **(X) COUNCIL DISTRICT NO:** 13  
- **( ) Neighborhood Planning (Check Office below)**  
  - Valley  
  - West Los Angeles  
  - Harbor  
  - Metro E/S  
- **Department of Public Works**  
  - **(X) Bureau of Engineering**  
  - **(X) Bureau of Sanitation**  
- **Department of Building and Safety**  
  - **(X) Grading Engineer**  
  - **(X) Zoning Engineer**  
- **(X) Department of Transportation**  
- **Department of Water and Power**  
  - **( ) Underground Design**  
  - **(X) Real Estate**  
  - **(X) Water System**  
  - **(X) Fire Department (mark “Fire”)**

The above tract has been filed with City Planning, Expedited Processing Section. The assigned planner for this case will await your report and recommendation regarding the above matter for 30 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.

Vincent P. Bertoni,  
Director of Planning  
Nicholas Hendricks, Senior City Planner  
Expedited Processing Section  
CP-6300 (1/21/09)

**RECOMMENDATION REPORTS DUE BY:** 8/10/2020

Please forward reports to the following e-mail address:  
planning.expedited@lacity.org
Address: 1121 N GOWER ST
APN: 5534008016
PIN #: 144B189 561
Tract: TR 1842
Block: BLK B
Lot: FR 17
Arb: None
Zoning: R3-1
General Plan: Medium Residential

PROJECT SITE

Mount Olympus
West Hollywood
Hollywood
Hollywood Hills
Los Feliz
Silva
PARK LA BREA

0.50 Miles
2,640 Feet
**Circulation**

**Street**
- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- Collector Street (Modified)
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- Major Highway (Modified)
- Major Highway I
- Major Highway II
- Major Highway II (Modified)

**Freeways**
- Freeway
- Interchange
- On-Ramp / Off-Ramp
- Railroad
- Scenic Freeway Highway

**Misc. Lines**
- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- Country Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Horsekeeping Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Controls
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Obsolete)
- Secondary Scenic Controls
- Secondary Scenic Highway
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Power
- Special Study Area
- Specific Plan Area
- Stagecoach Line
- Wildlife Corridor
**SCHOOLS/PARKS WITH 500 FT. BUFFER**

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer

- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Course
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Other Facilities
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

**COASTAL ZONE**

- Coastal Zone Commission Authority
- Calvo Exclusion Area
- Not in Coastal Zone
- Dual Jurisdictional Coastal Zone

**TRANSIT ORIENTED COMMUNITIES (TOC)**

- Tier 1
- Tier 2
- Tier 3
- Tier 4

Note: TOC Tier designation and map layers are for reference purposes only. Eligible projects shall demonstrate compliance with Tier eligibility standards prior to the issuance of any permits or approvals. As transit service changes, eligible TOC Incentive Areas will be updated.

**WAIVER OF DEDICATION OR IMPROVEMENT**

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

**OTHER SYMBOLS**

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2014
- Building Outlines 2008
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells
Population and Age Breakdown

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<th>Age Group</th>
<th>Residents Served</th>
<th>Currently Non-Served</th>
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<td>Under Age 5</td>
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<td>110</td>
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<tr>
<td>Age 5 to 9</td>
<td>619</td>
<td>104</td>
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<td>Age 10 to 14</td>
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<td>Age 15 to 17</td>
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<td>Age 18 to 64</td>
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<td>Age 65 and Over</td>
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Household and Income Breakdown

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<tr>
<th>Income Range</th>
<th>Total Households Served</th>
<th>Currently Non-Served Households Served</th>
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<tbody>
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<td>Under $25,000</td>
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<td>$75,000 and Over</td>
<td>587</td>
<td>44</td>
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Scenario Information

Scenario Name: 1121 Gower

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.

Source: Census/ACS 2010