

MOTION

#63

Council District 15 is aggressively working to renovate and revitalize the old Watts Civic Center, which is comprised of the former Watts Library, the Civic Center building, and the former Fire Station 65 (1501, 1513 and 1525 E 103rd St; CF 14-0473, 14-1408, 14-1408-S1, 15-0948). These underutilized and historic civic buildings provide a unique opportunity to create a renewed Watts Civic Center, bringing government and the City closer to Watts residents.

Kaiser Permanente has approached the Council Office with plans to expand their Watts Counseling and Learning Center - located at 1465 E 103rd St., directly west of the old library - with a new, \$50 million facility that will be a significant expansion of the current services offered. The project would require the sale of the old library to Kaiser Permanente, as well as authorizing a three year lease of the former fire station 65, to provide temporary facilities for the Watts Counseling and Learning Center, until construction is complete.

Kaiser Permanente is willing and able to make all necessary capital improvements to the former fire station to bring it into compliance with current building codes, which a 2015 Bureau of Engineering report estimates to be \$4.6 million. After construction is complete and Kaiser moves into the new facility, they will return the former fire station, with all capital improvements, back to the City at no cost.

This presents a unique opportunity for the City to bring millions of dollars of private investment to a block that also contains the recently reopened civic center building, as well as the future Children's Institute campus, designed by architect Frank Gehry

I THEREFORE MOVE that the Department of General Services, with the assistance of the City Administrative Officer and the City Attorney, be DIRECTED to negotiate and execute a lease, with Kaiser Permanente for former Fire Station 65 (1525 E. 103rd St) for a term of three years, with two one-year renewal options, at the rate of \$1 per year, with the understanding that Kaiser Permanente will perform all necessary capital improvements.

I FURTHER MOVE that the Department of General Services, with the assistance of the City Administrative Officer and the City Attorney, be DIRECTED to negotiate the direct sale of the former Watts Library (located at 1501 E. 103rd. St.) to Kaiser Permanente and to prepare and present the documents necessary to effectuate this sale.

PRESENTED BY Joe Buscaino, gcedt/bc
JOE BUSCAINO
Councilmember, 15th District

SECONDED BY Mary Martinez

JUN 24 2016

ORIGINAL