

CF# 14-0425: Option Agreements for CRA/LA Future Development Properties

REVISED RECOMMENDATIONS

That the Council:

1. Authorize the Chief Legislative Analyst (CLA), City Administrative Officer (CAO), and the Office of the Mayor to work with CRA/LA-DLA and the Department of Finance (DOF) to:
 - a. Negotiate Option Agreements for the City's acquisition of ten (10) CRA/LA-DLA Retained for Future Development properties, as identified in the revised Attachment A; and
 - b. Negotiate the receipt of one (1) CRA/LA-DLA real property interest that includes up to 2.5 million square feet of transferable floor area rights (TFAR) over the Los Angeles Convention Center through a grant deed with a reverter clause, as identified in the revised Attachment A;

2. Instruct the CLA and CAO to:
 - a. Report to the Council and Mayor with the results of negotiations and a final list of properties and cost estimates, to seek further approval to enter into Option Agreements or other real property transfer agreements with CRA/LA-DLA and relevant parties, and recommendations for funding; and
 - b. Report to the Council and Mayor on any CRA/LA-DLA properties denied as Future Development by DOF and any legal parameters available to the City to pursue remediation of such action.

Attachments:

(A) Real Property and Interests Recommended for Future Development

GFM:MAS/oi:jr

Date: 5/20/14

Submitted in Econ. Dev. Committee

Council File No: 14-0425

Item No.: 7

~~By:~~ Communication from
The Chief Legislative Analyst

"Revised" ATTACHMENT A: CRA/LA Future Development Properties

The Long Range Property Management Plan approved by the CRA/LA Governing Board on November 14, 2013 included 9 Future Development projects. CRA/LA Board actions included a 10th property on May 8, 2014. Through option agreements, the City will secure the right for 2-3 year terms to market the properties for disposition and development. Transfer of the Convention Center TFAR, also approved by CRA/LA Boards on May 8, 2014, will occur through a grant deed with a 2-year right of reverter.

Project/Property	Area (s.f.)	CD	CRA/LA Project Area	Potential Proposed Use
Westlake Theater 634 S. Alvarado Street	20,681	1	Westlake, MacArthur Park	Entertainment, commercial retail, housing
Reseda Town Center 18128 Sherman Way 18210 Sherman Way	92,790	3	Reseda / Canoga Park	Commercial or mixed-use with housing
Reseda Theater 18447 W. Sherman Way 7215 - 7221 Canby Avenue	20,027	3	Reseda / Canoga Park	Mixed use including commercial, entertainment, and/or housing
Bethune Library 3685 S. Vermont Avenue	33,399	8	Exposition / University Park, South LA	Housing with commercial or non-profit component
Marlton Square Properties	117,562			
3700 W Martin Luther King Jr Blvd	34,886			
3750 W Martin Luther King Jr Blvd	16,801			
3800 W. Martin Luther King Jr Blvd	33,604	10	Crenshaw, South LA	Commercial retail
4023-4025 Marlton Avenue	7,000			
3742 W. Martin Luther King Jr Blvd	8,400			
3760 W. Martin Luther King Jr Blvd	16,871			
Bunker Hill Parcel Y-1 Angels Knoll 361 S. Hill Street	104,947	14	Bunker Hill, Downtown	Mixed use high-rise may include commercial, office, residential, hotel, and ground floor commercial
First/Boyle TOD Site 110 S. Boyle Avenue	14,600	14	Adelante Eastside, Boyle Heights	Commercial or mixed-use with housing
First/Mission TOD Site Ocean Queen Building 1300 E. First Street	20,564	14	Adelante Eastside, Boyle Heights	Commercial or mixed-use with housing, potential public purchase

"Revised" ATTACHMENT A: CRA/LA Future Development Properties

Project/Property	Area (s.f.)	CD	CRA/LA Project Area	Potential Proposed Use
Wilmington Block 27 514 - 530 N. McFarland Ave. 801 1 -829 E. E St.	60,452	15	Los Angeles Harbor, Wilmington	Industrial
Watts Train Station TOD	131,677			
Historic Watts Train Station	10,236			
Train Station Plaza	12,805			
1663 E. 108th Street	12,419	15	Watts and Watts Corridors	Transit oriented development with public uses
Grandee Ave. Park and Ride	87,934			
N/o E. 108th St. and E/o Grandee Ave.	8,283			
Los Angeles Convention Center Development Rights (Transferrable Floor Area Ratio - TFAR)	2,451,947	9	Central Business District	For sale and transfer to downtown development sites pursuant to Los Angeles Municipal Code Section 14.5 (Transfer of Floor Area Rights), to be revised to allow sharing of Transfer Fee proceeds.