

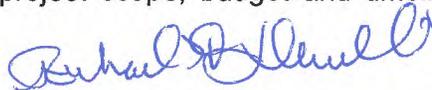
## TRANSMITTAL

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|---|------------------|--|
| To:<br>Council                          | DATE<br>11-19-18 | COUNCIL FILE NO.<br>13-1641, 14-1158-S3,<br>14-1158-S4 |
| From:<br>Municipal Facilities Committee |                  | COUNCIL DISTRICT<br>1                                  |

At its meeting of November 15, 2018, the Municipal Facilities Committee (MFC) considered the attached Bureau of Engineering (BOE) report, approved with amended recommendations, and instructed staff to transmit to Council for consideration. The amended recommendations are as follows:

That the Council, subject to approval by the Mayor,

1. Authorize the BOE to proceed with planning, design, and environmental documentation of Early Activation at the Taylor Yard G2 Parcel, and
2. Authorize the BOE to use the CIEP funds in the amount of \$1,035,000 for site assessments, remediation, and phased development of G2, including Early Activation, and
3. Instruct BOE to report back to the Municipal Facilities Committee following completion of the design, to present the Early Activation project scope, budget and timeline, before proceeding with the construction of the project.



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Richard H. Llewellyn, Jr.  
City Administrative Officer  
Chair, Municipal Facilities Committee

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Attachment

**CITY OF LOS ANGELES**  
INTERDEPARTMENTAL CORRESPONDENCE

Date: November 15, 2018

To: Municipal Facilities Committee

From: Deborah Weintraub, AIA, LEED<sup>AP</sup>  
Chief Deputy City Engineer  
Bureau of Engineering



Subject: **TAYLOR YARD G2 PARCEL – EARLY ACTIVATION PROJECT AND FUNDING**

**SUMMARY**

The City of Los Angeles (City) purchased the Taylor Yard G2 Parcel (G2) on March 1, 2017 (C.F. 13-1641) for the purpose of Los Angeles River revitalization. G2 is a Los Angeles River-adjacent, approximately 42-acre property located in the Glassell Park and Cypress Park communities of Council District 1. The nearly 250-acre Taylor Yard complex, of which G2 is derived, was historically owned by Union Pacific Railroad Company and its predecessors for rail maintenance and fueling, and is known to be contaminated. The Bureau of Engineering (BOE) intends to remediate and develop the G2 site in strategic phases including interim uses, while working toward the long-term goal of revitalizing ecosystem values and recreation along the Los Angeles River, as referenced in C.F. 13-1641.

On November 6, 2018, the City Council authorized the transfer of \$1,035,000 within the Capital Improvement Expenditure Program (CIEP) Fund No. 100/54 from the Los Angeles River Ecosystem Restoration Project Account to the Taylor Yard G2 Project Account (C.F. 14-1158-S4).

**RECOMMENDATION**

That the Municipal Facilities Committee approve the following recommendations and if required, forward to the City Council for consideration:

1. Authorize the BOE to proceed with planning, design, and construction of Early Activation at the Taylor Yard G2 Parcel.
2. Authorize the BOE to use the CIEP funds in the amount of \$1,035,000 for site assessments, remediation, and phased development of G2, including Early Activation.

**DISCUSSION**

On September 12, 2017, Council approved a Proposition 1 grant from the California State Coastal Conservancy in the amount of \$2,000,000 as a funding source to develop an

Implementation Plan/Pre-Design Report for both interim and long-term implementation of the Taylor Yard G2 River Park Project and to perform a comprehensive site assessment of the contamination at the site (C.F. 14-1158-S3). With that approval, the BOE began exploring a phased approach to interim site uses that could occur over five years, with the long-term project fully implemented within 15 years consistent with the timeline discussed in C.F. 13-1641. This work is ongoing. The site assessments and Implementation Plan/Pre-Design Report are expected to be complete in mid-2019.

As planning proceeded, the Mayor and the Council Office set a goal to provide safe public access to G2 as soon as possible and the timeline for full implementation of the long-term project changed to 10 years. The BOE is therefore proposing to implement the first phase of interim development, now being referred to as Early Activation, on an accelerated timeline. The first phase of interim uses referenced in C.F. 13-1641 was generally described as installation of fencing, remediation measures necessary for safe access, and possible uses such as construction laydown for nearby construction activities, parking, storage, community events, campsites, private rentals, educational and nature programs, filming, etc. The BOE installed perimeter fencing in May 2017. Approximately two acres of the site is being used a construction laydown for the Taylor Yard Pedestrian and Bikeway Bridge Project until 2021.

Given the desired timeline and further known site constraints, the proposed scope for Early Activation consists of a multi-use event space for community and regional events, which will provide access to and activation of the river's edge, and facilities for related educational and nature programming. The goal is for Early Activation to open to the public by 2021. However, because the requirements from the site's regulatory agency, the State's Department of Toxic Substances Control, to properly make the site safe are not known at this time, and full funding has not yet been identified, it is possible that Early Activation may not occur until 2023. Phased remediation and development of the remainder of the site would continue thereafter with a goal of the long-term build out complete within 10 years.

The BOE intends to utilize the \$1,035,000 in CIEP funds to initiate the planning, design, and environmental documentation for Early Activation, with a goal of construction documents completed in 2019. The preliminary breakdown for these activities is \$735,000 for planning and design, \$100,000 for environmental documentation, and \$200,000 in contingency. The funds may also be used for further site assessments, remediation, and development as needed to continue clean-up and development of the Taylor Yard G2 River Park Project.

Please contact me or Christopher Johnson at (213) 485-1165 with any questions regarding this report.

DW/CFJ/kd

CC: Arturo Chavez, Council District 1  
Gary Lee Moore, Bureau of Engineering