

## MOTION

The City of Los Angeles owns two properties comprising approximately 3.44 acres located on portions of the two blocks bound by Crenshaw Boulevard, West 43<sup>rd</sup> Place, Leimert Boulevard, and West 43<sup>rd</sup> Street within the Leimert Park neighborhood (Municipal Parking Lots 625, 626, and 764). These sites are currently used for surface parking and are managed by the Department of Transportation and the General Services Department. Adjacent to one of these sites, Metro owns property on which it will construct the portal to an underground station on the currently-under construction Crenshaw light rail transit line. In addition, the City owns the adjacent historic Vision Theater and the parkland located to the south of West 43<sup>rd</sup> Place which, along with the parking lots described above, comprise approximately 3.24 acres of City-owned property.

The City, Metro, and development partners are making substantial investments in the surrounding area. The Proposition 1C Streetscape Project, the construction of the Crenshaw Light Rail Line, the City-supported redevelopment of Marlton Square and District Square, and the update of the Crenshaw Community Plan are all currently underway. In addition, a portion of 43<sup>rd</sup> Place adjacent to the park is being converted to a plaza as part of the City's People Street Program.

Metro is pursuing the assistance of the Urban Land Institute's (ULI) Technical Assistance Panel (TAP) program in assessing potential and feasible redevelopment of Metro's .48 acre Metro Station parcel along with the adjacent City-owned property. The TAP would be composed of a variety of experts assembled by ULI who will review background studies and information before meeting with a variety of stakeholders to explore development and community benefits opportunities on the sites.

In order to best understand the development potential, the TAP would benefit from a current market study assessing potential development scenarios considering existing market conditions for a variety of potential uses, zoning, and other potential constraints. Given the availability of adjacent privately-owned but underdeveloped property, development scenarios should consider the potential for their inclusion within a larger assemblage. The study should also assess public parking needs currently and with redevelopment and incorporate recommended public parking into each development scenario. Therefore, it would be beneficial for the City to prepare a market study to understand the sites' potential benefits and to fully inform the ULI TAP effort.

**I THEREFORE MOVE** that the Council direct the Economic Workforce Development Department, in consultation with the City Administrative Officer, the Office of the Chief Legislative Analyst, and any other City agencies as needed, to begin the evaluation process for the re-use of City-owned Municipal Parking Lots 625, 626, and 764 for economic development purposes.

**I FURTHER MOVE** that the Council direct the Economic Workforce Development Department, in consultation with the City Administrative Officer and the Office of the Chief Legislative Analyst, to retain consultants to prepare a market study for the approximately 3.44 acres of City-Owned Property, the .48 acre Metro-owned property located on portions of the block bound by Crenshaw Boulevard, West 43<sup>rd</sup> Place, Leimert Boulevard, and West 43<sup>rd</sup> Street, the Vision Theater, and Leimert Park property within the Leimert Park neighborhood.

**I FURTHER MOVE** that the study include an analysis of multiple development scenarios, including incorporating a variety of uses and the potential inclusion of adjacent underdeveloped privately-owned property. The study should also include an assessment of existing and future public parking needs along with a plan to incorporate needed parking into development scenarios and a plan for optimizing pedestrian and vehicular circulation among the sites and the existing and proposed open spaces.

PRESENTED BY:

  
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Councilmember, 10<sup>TH</sup> District

SECONDED BY:



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**ORIGINAL**