

# APPROVED

3 - 1 - 2017

BOARD REPORT

BOARD OF RECREATION  
AND PARK COMMISSIONERS

NO. 17-055

DATE March 1, 2017

C.D. 14

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PERSHING SQUARE – PERSHING SQUARE RENEW (PRJ21113) PROJECT;  
ALLOCATION OF QUIMBY FEE INTEREST

AP Diaz \_\_\_\_\_  
\*R. Barajas C&D  
H. Fujita \_\_\_\_\_

V. Israel \_\_\_\_\_  
N. Williams \_\_\_\_\_



General Manager

Approved

Disapproved \_\_\_\_\_

Withdrawn \_\_\_\_\_

RECOMMENDATIONS

1. Authorize the Department of Recreation and Parks (RAP) Chief Accounting Employee to transfer Two Million Five Hundred Thousand Dollars (\$2,500,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 to the Pershing Square Account No. 89460K-PS;
2. Approve the allocation of Two Hundred Fifty Thousand Dollars (\$2,500,000.00) in Quimby Fee Interest from Pershing Square Account No. 89460K-PS for the Pershing Square – Pershing Square Renew (PRJ21113) Project; and,
3. Authorize the RAP's Chief Accounting Employee to make technical corrections as necessary to carry out the intent of this Report.

SUMMARY

Pershing Square is located at 525 South Olive Street, in the Jewelry District of Downtown Los Angeles. This 5.02 acre facility, which is located atop an underground public parking facility, provides a large plaza, landscaped areas, a children's play area, and community rooms, for the use of the general public and the surrounding community. Pershing Square also provides space for special programming and events such as concerts and ice skating. An estimated Thirteen Thousand Five Hundred Forty-One (13,541) City residents live within a one-half (1/2) mile walking distance of Pershing Square. Due to the size of the park, and the facilities, features, and programs it provides, Pershing Square meets the standard for a Community Park, as defined in the City's Public Recreation Plan.

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PROJECT SCOPE

The Board of Recreation and Park Commissioners (Board) has approved an Agreement with Pershing Square Renew (Renew) for design and renovation of Pershing Square Park (Report No. 15-171). The Agreement between RAP and Renew proposed proceeding with the renovation of Pershing Square Park in four (4) phases. In Phase 1, Renew is responsible to deliver to RAP a project proposal, as defined in the Agreement, for the renovation of the park. Report No. 15-171 noted that, in order to assist in financing the Project, Renew would raise a substantial portion of the funds necessary to complete the Project and that the City may also allocate various capital improvement funds, if available, for renovations and/or improvements at the Park.

A complete project scope and cost for the proposed Pershing Square – Pershing Square Renew (PRJ21113) Project has not yet been developed. Additional community outreach and design work is needed to determine the appropriate development plan for the project.

PROJECT FUNDING

Upon approval of this report, Two Million Five Hundred Thousand Dollars (\$2,500,000.00) in Quimby Fee Interest from the Quimby Fees Interest Account No. 89460K-01 can be transferred to the Pershing Square Account No. 89460K-PS and allocated to Pershing Square – Pershing Square Renew (PRJ21113) Project.

The total funding available for the Pershing Square – Pershing Square Renew (PRJ21113) Project would be Two Million Seven Hundred Ninety-Seven Thousand Three Hundred Thirty- Eight Dollars (\$2,797,338.00).

Pursuant to Los Angeles Municipal Code Section 12.33 J.2, interest accrued on Quimby in-lieu fees may be applied outside the project development for which the original fees were collected, provided that RAP holds a public hearing prior to committing the interest, and uses the interest to develop new or rehabilitate existing parks or recreational facilities within the City.

FUNDING SOURCE MATRIX

<b>Source</b>	<b>Fund/Dept/Acct</b>	<b>Amount</b>	<b>Percentage</b>
Pershing Square Project Renew	TBD/89/TBD	\$297,338.00	11%
Quimby Interest	302/89/89460K-PS	\$2,500,000.00	89%
<b>Total</b>		<b>\$2,797,338.00</b>	<b>100%</b>

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### PROJECT CONSTRUCTION

RAP's staff has determined that sufficient funding has not yet been identified for the Pershing Square – Pershing Square Renew (PRJ21113) Project. However, staff recommends that the available funding be transferred to the Pershing Square Account No. 89460K-PS, and allocated to Pershing Square – Pershing Square Renew (PRJ21113) Project, and that those funds remain in that account until the complete project scope has been determined and sufficient funds have been identified to begin project implementation.

It is unknown at this time when construction of this project can commence.

### TREES AND SHADE

The impact on existing trees or shade at Pershing Square, and discussion of any new trees or new shade are proposed to be added to Pershing Square, will be presented to the Board in a subsequent report.

### ENVIRONMENTAL IMPACT STATEMENT

Staff has determined that California Environmental Quality Act (CEQA) will be addressed when the complete project scope has been determined and sufficient funds have been identified to begin the project.

### FISCAL IMPACT STATEMENT

The approval of this allocation of Quimby Fees will have no fiscal impact and the estimated costs for the design, development, and construction of the proposed park improvements are anticipated to be funded by Quimby Fees or funding sources other than the RAP's General fund.

The maintenance cost of the proposed park improvements are unknown at this time.

This Report was prepared by Darryl Ford, Senior Management Analyst I, Planning, Maintenance and Construction Branch