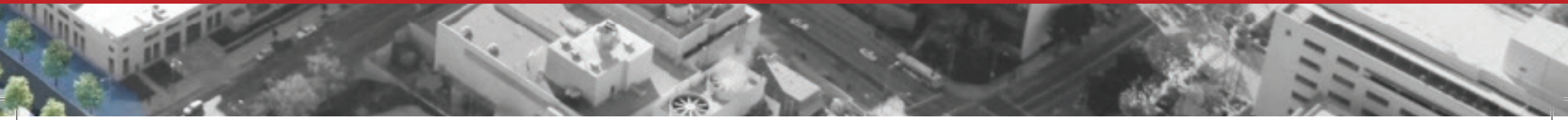


CIVIC CENTER MASTER PLAN





CITY OF LOS ANGELES CIVIC CENTER MASTER PLAN

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OVERVIEW SUMMARY

THE CIVIC CENTER MASTER DEVELOPMENT PLAN WILL:

- 1) Create a world class, mixed-use Civic Center as a showcase for the City of Los Angeles
- 2) Reconnect the Civic Center with surrounding communities; in particular, Little Tokyo
- 3) Centralize various City services and operations that are currently scattered throughout DTLA

CVIC CENTER MASTER DEVELOPMENT PLAN VISION AND OVERVIEW

BACKGROUND

The Civic Center Master Plan was introduced as a City Council resolution in 2015 by Councilmember José Huizar. His idea was to create a broad vision for the redevelopment of the Parker Center site (versus a more limited facilities plan).

As Chair of the City's Planning and Land Use Committee, Huizar called for a holistic approach that would include the larger Civic Center – an area overdue for redevelopment. The effort would replace City buildings, mall and plaza space, and redesign the Civic Center in order to make City Hall more inviting to visitors.

In 2017, the City Council approved the Civic Center Master Plan and the City-staff preferred option to build a 27-story tower on the Parker Center site. The result is a blueprint for the future. It will contribute 1.2 million square feet of City office space, more than 1 million square feet of housing, and more than 300,000 square feet of retail to the Civic Center. Perhaps even more important, the plan includes tens of thousands of feet of new public open space and cultural facilities with open paseos that will extend into the neighboring communities.

The Master Plan will be built in six phases over the next 15 years. The Parker Center site is Phase 1. This phase will involve demolition of the existing building. Key historic elements will be preserved, such as a bronze exterior sculpture by artist Bernard J. Rosenthal and an interior mosaic mural by artist Joseph Young.

Construction costs for the new tower are estimated to be in the \$700 million range, but a competitive bidding process will determine the final sum. As an offset, the development will bring significant long-term savings in terms of increased efficiency.



RECONNECTING OUR NEIGHBORHOODS

Since its beginning, Parker Center has had a contentious history with the neighboring community. As a result of eminent domain, Little Tokyo lost about a fourth of its total area, along with hundreds of businesses and residential units to the construction of the Center.

This happened as Japanese-American residents of Little Tokyo were rebuilding their lives after returning from internment camps during WWII. Councilmember Huizar called the episode "one of the most shameful periods in American history."





Photos Courtesy: Los Angeles Public Library Images, Little Tokyo Service Center, and Mike Murase.

CREATING EFFICIENCIES

The City of Los Angeles currently owns or leases a significant amount of property in and around DTLA. Many of these properties house critical municipal functions, while others remain unused, underused, or have simply reached the end of their usefulness.

There are more than 5,500 City employees in various departments housed in 10 leased and City-owned office spaces within close proximity of the Civic Center. The Master Plan will reconfigure the site over a 15-year period, beginning with the Parker Center. This will allow the City to meet its goal of increased efficiency and public access.

The Civic Center Master Plan represents the largest recent investment in a municipal center east of the Mississippi. Its completion will be a major accomplishment for the City, comparable to developments such as LA Live & Staples Center and our new 6th Street Viaduct Replacement Project. This is an incredible opportunity to reimagine the heart of Los Angeles.

24/7 CIVIC CENTER

In these times, Los Angeles needs a civic center that is active around the clock. By combining the day-to-day functions of City government with commercial, residential, and cultural amenities, the new civic center will redefine what it means to have a successful downtown.

As opposed to a 9-5 office park, the City will create a 24-hour environment of housing units and retail spaces. Paseos will open up the Civic Center and connect City Hall to Little Tokyo and the surrounding communities in a meaningful way.



LISTENING TO OUR STAKEHOLDERS

The City has reached out to its stakeholders, including residents, workers, and commuters. The Master Plan is what Angelenos want – a world-class downtown. Community input is vital to the process. As such, the City is committed to an ongoing dialogue.



A SUMMARY OF DELIVERABLES

1. CREATING EFFICIENCIES

The Civic Center Master Plan will increase City government efficiency by consolidating City staff currently stationed across DTLA into a core nexus. This consolidation will increase productivity and allow the City to terminate costly leases and dispose of excess property, ultimately saving taxpayers millions of dollars.

2. ADDRESSING OUR HOUSING CRISIS

The City is in desperate need of housing. The Civic Center Master Plan will add over 1 million square feet of housing to the neighborhood. This housing will be delivered over multiple phases.

3. CREATING A 24/7 DESTINATION

The Civic Center Master Plan aims to turn the Civic Center from a Monday-Friday 9-5 facility into a 24/7 destination. It will add 300,000 square feet of commercial space that will feature a wide array of businesses.

4. A CULTURAL HUB

The Civic Center Master Plan is designed to make the Civic Center a cultural draw. It will add 32,000 square feet of dedicated space. In Phase 6, City Hall East will be demolished and replaced with a 45,000 square foot plaza that will be used to host concerts, festivals, and other cultural programming. A “Planning Museum” has been proposed that will host interactive displays exploring the history and future growth of Los Angeles.

ESTIMATED CIVIC CENTER MASTER DEVELOPMENT PROJECT TIMELINE PER PHASE

PHASE 1: PARKER CENTER (2018-2023)

Demolition of Parker Center - to be replaced with a 27-story structure including 713,000 square feet of office space and 37,000 square feet of street-level retail

PHASE 2: CITY HALL SOUTH (2019-2022)

Demolition of City Hall South - to be replaced with 550,000 square feet of housing and 90,000 square feet of retail

PHASE 3: LA MALL (2021-2024)

Demolition of the LA Mall - to be replaced with 545,000 square feet of civic office space, 80,000 square feet of flex space, and 50,000 square feet of retail

PHASE 4: 9-1-1 CALL CENTER & AISO STREET PARKING (2024-2027)

Demolition of the 9-1-1 Call Center - to be replaced with 520,000 square feet of housing and 90,000 square feet of retail

PHASE 5: METRO DETENTION CENTER (2027-2030)

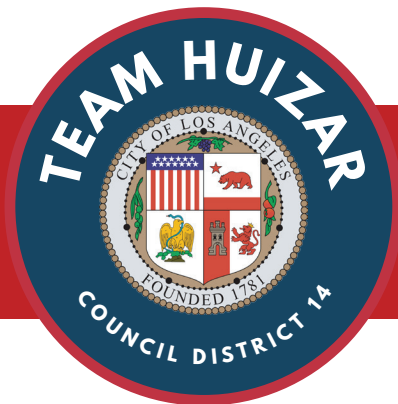
Demolition of the Metro Detention Center - to be replaced with 300 square-feet of civic office space and 60,000 square feet of retail

PHASE 6: CITY HALL EAST (2030-2032)

Demolition of City Hall South - to be replaced with a 32,000 square-foot cultural facility and a 45,000 square-foot civic plaza

**BOE Expected Timeline*





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