

WEST LOS ANGELES
CIVIC CENTER
REDEVELOPMENT

April 7, 2020

AGENDA



Presentation's goal is to provide information and collect community feedback



West LA Court House - Molly Rysman with LA County Supervisor Sheila Kuehl's office



West LA Civic Center - Krista Kline with LA City Councilmember Mike Bonin's office



Q&A



Submit questions throughout presentation

THE TEAM



Carey Jenkins



Krista Kline



Jenna Hornstock



Molly Rysman

WEST LA COURTHOUSE

- LA County entered into an option agreement with the state to purchase the West LA Courthouse in February, 2020
- The sale will be not be finalized until January 2022
- Development of the site would not proceed until 2022



WEST LA COURTHOUSE SALE

- West LA Courthouse has been closed since 2013
- In 2018 the State passed AB 2309 allowing the sale of the property to LA County
- If LA County decides not to purchase the property the property can be sold at via auction to a private entity

THE SITE



KEY
CONSIDERATIONS

AB 2309 dictated that the County must pay fair market value

```
graph TD; A[AB 2309 dictated that the County must pay fair market value] --> B[Proceeds from the sale will be deposited into the Immediate and Critical Needs Account of the State Court Facilities Construction Fund]; B --> C[The County will need to partner with a developer to secure the needed acquisition funds];
```

Proceeds from the sale will be deposited into the Immediate and Critical Needs Account of the State Court Facilities Construction Fund

The County will need to partner with a developer to secure the needed acquisition funds

COUNTY GOALS

- Affordable Housing
- Supporting the creative economy
- Reducing traffic through transit oriented development
- Creating pedestrian and bike infrastructure
- Expanding parking
- Neighborhood serving amenities and retail



COUNTY PROCESS

- Worked with consultants to explore massing and financial options
- Released an RFI in June 2019 to hear from development community
- Negotiated an option agreement with Judicial Council of CA
- Assessing historical significance
- Developing a MOU with City of LA for joint development

COUNTY NEXT STEPS

MOU for joint development with City of LA will need to be approved by the Board of Supervisors in April 2020

Apr. 2020

May 2020

Joint Request for Proposals to select a developer will be released in May 2020

WEST LA CIVIC CENTER

City facilities include:

- Municipal Building
- Civic Center Plaza & Bandshell
- Regional Library
- Police station & LAPD garage
- Senior Center
- Parking



CITY GOALS

- Affordable Housing
- Maintain/enhance City/neighborhood services
- Supporting the creative economy
- Reducing traffic through transit oriented development
- Creating pedestrian and bike infrastructure
- Neighborhood serving amenities and retail

CITY PROCESS



WORKED WITH
CONSULTANTS TO EXPLORE
MASSING AND FINANCIAL
OPTIONS



ASSESSING HISTORICAL
SIGNIFICANCE



DEVELOPING A MOU WITH
LOS ANGELES COUNTY FOR
JOINT DEVELOPMENT

CITY NEXT STEPS

MOU for joint development with Los Angeles County will need to be approved by Los Angeles City Council in April 2020

Apr. 2020

Joint Request for Proposals to select a developer will be released in May 2020

May 2020

QUESTIONS?

WWW.SUPERVISORKUEHL.COM/CIVICCENTER

STEPHANIE COHEN, SCOHEN@BOS.LACOUNTY.GOV
RACHAEL SIMON, RSIMON@BOS.LACOUNTY.GOV