

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

AUGUST 14, 2018

Willowbrook Development Opportunity

The unincorporated community of Willowbrook has been a sustained focus of investment by the County of Los Angeles (County). Examples of County investment include new medical and support facilities at the Martin Luther King, Jr. (MLK) Medical Campus; a new County library, senior housing, and streetscape improvements; and previous redevelopment initiatives such as the Kenneth Hahn Plaza. In an effort to continue the momentum, a cooperation agreement is proposed between the County Community Development Commission (CDC) and the Compton Unified School District (CUSD) to jointly plan and seek development proposals for vacant properties owned by both entities. The objective is to seek privately financed development proposals that maximize revenue generation for both the County and CUSD, and job creation for Willowbrook and surrounding communities.

CUSD owns and operates the Lincoln Drew Elementary School site (Lincoln ES), an approximately 11.5 acre site located at 1667 East 118th Street, Los Angeles, CA 90059 (Assessor’s Parcel Numbers 6149-014-900, 903, 904) and at the northeast corner of Compton Avenue and 118th Street, Willowbrook (Assessor’s Parcel Number 6149-012-90). In April 2017, CUSD approved the Lincoln Drew Elementary School Boundary Realignment Project for the realignment of the Lincoln ES attendance area and for Lincoln ES students to be absorbed by either Carver or King Elementary Schools. The realigning of CUSD boundaries was done to enhance, throughout CUSD, the quality of curricula and education

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programs, which were dispersed over a number of under-enrolled schools like Lincoln ES, and to provide improved conditions, facilities and support for the students of Lincoln ES and other nearby facilities.

CUSD seeks to enhance its support to its students and the community at large by generating long-term revenue for CUSD and supporting revitalization and beautification of the communities within its boundaries. To this end, on June 27, 2018, CUSD approved a *Resolution of Intention of the Board of Trustees of the Compton Unified School District to Consider Potential Joint Development Opportunities with the County of Los Angeles of District-Owned Real Property* to work cooperatively with the County on the joint development of CUSD-owned real property by authorizing its staff to assess, consider and receive community input on potential opportunities to develop CUSD-owned real property, to evaluate proposals, plans and packages submitted for joint development, and to negotiate a memorandum of understanding setting forth mutual partnership goals.

One such opportunity for joint development exists with the Lincoln ES site, which offers a unique opportunity for new investment that would bring jobs, workforce housing and services to the community. CDC owns property on 117th Street located at 1655 East 117th Street (CDC Property) to the immediate north of the CUSD Property. Working cooperatively with CUSD on the planning and development of both properties would ensure that future projects not only support CUSD's mission and ensure cohesive development but also maximize opportunities to benefit the surrounding community, and advance the planning goals enumerated in the County Willowbrook Transit Oriented District Plan through the facilitation of private sector investment.

CDC has development expertise and a demonstrated track record that makes it a logical partner for CUSD. Current CDC projects of note include the development of County facilities and housing along the Vermont Corridor in Koreatown, Crenshaw/LAX Rail Line Transit Oriented Development projects, the Martin Luther King, Jr. Medical Office Building, as well as mixed use, transit-oriented projects at 3rd Street and Dangler Avenue in East Los Angeles, and Vermont Avenue and Manchester Boulevard in South Los Angeles. CDC has the ability to secure the services of third-party consultants to evaluate market potential,

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formulate an overall redevelopment strategy, develop a preliminary financing plan with viable funding options, issue requests for proposals, and negotiate long-term ground leases with selected developers. Moreover, CDC's Catalytic Development Fund is a source of initial seed capital to initiate redevelopment studies and reports. Proceeds from the Catalytic Development Fund can be used to pay for activities such as the initial feasibility review for these properties and to formulate an overall redevelopment strategy.

The proximity of the CUSD and CDC Properties to the MLK Medical Campus, the Charles Drew University Campus (CDU), the Kenneth Hahn Shopping Center and the Willowbrook/Rosa Parks Station makes the properties ideally situated for transit oriented development. There is a growing need for workforce housing to serve County employees and MLK Community Hospital and CDU staff. The CUSD and CDC Properties also present opportunities to accommodate developments that compliment and support the services and programs on the MLK Medical Campus and CDU expansion plans. It is also conceivable that medical-related businesses and research facilities will want to locate in close proximity to the MLK Medical Campus and CDU with its nationally recognized medical research programs funded by the National Institutes for Health and private foundations.

Finally, the proximity of the CUSD Property to the MLK Medical Campus offers short-term leasing opportunities for the County. The Lincoln ES site could be used to house County operations that need to be temporarily relocated to facilitate the implementation of upcoming capital projects on the MLK Medical Campus.

Although challenges remain in attracting private sector investment to Willowbrook, the multiple opportunities set forth above are a positive sign for the community's future. Ensuring that progress continues to move in a positive direction is vital to the interests of the County with its ongoing investment and the other public and non-profit investments in the area. The expertise of CDC can be deployed to help guide the future development of the CUSD and CDC properties for maximum benefit to the County and CUSD as well as the Willowbrook community as a whole.

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Accordingly, it is proposed that the CDC negotiate and execute a memorandum of understanding (MOU) with CUSD for the potential redevelopment of CDC and CUSD Properties. The primary purpose of the MOU would be to analyze the market potential of the properties and to formulate a joint development strategy that addresses CUSD and CDC priorities and missions as well as community goals as set forth in the County Willowbrook Transit Oriented Plan, and to establish a timeline for the release of a request(s) for development. The MOU would also address funding to support the redevelopment program through the CDC Catalytic Development Fund by providing the initial funding for the market and feasibility studies and redevelopment strategy in an amount not to exceed \$150,000.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that the recommended actions are categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities).
2. Authorize the Chief Executive Officer, or her designee, to negotiate and execute short-term leases as needed on behalf of the County of Los Angeles (County), in form approved by County Counsel, with the Compton Unified School District (CUSD) for the use of the former Lincoln Elementary School site located at 1667 East 118th Street in Willowbrook by County departments, including but not limited to the Departments of Mental Health and Health Services to facilitate the implementation of Martin Luther King, Jr. Medical Campus capital projects approved by the Board of Supervisors.

I FURTHER MOVE THAT THE BOARD, ACTING AS THE BOARD OF COMMISSIONERS FOR THE COMMUNITY DEVELOPMENT COMMISSION:

1. Find that the recommended actions do not constitute a project under Section 21065 of the Public Resources Code and Section 15378(b)(5) of the California Environmental Quality Act (CEQA) Guidelines because the recommended

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actions are organizational or administrative activities of government that will not result in direct or indirect physical changes in the environment; any future development of the properties will be conditioned on prior compliance with all applicable CEQA requirements.

2. Authorize the Executive Director, or her designee, to negotiate and execute a Memorandum of Understanding (MOU) with Compton Unified School District (CUSD) for the joint development of properties located in the unincorporated community of Willowbrook and owned by CDC located at 1655 East 117th Street, and the Lincoln Elementary School site located at 1667 East 118th Street, Los Angeles, CA 90059 (Assessor's Parcel Numbers 6149-014-900, 903, 904) and at the northeast corner of Compton Avenue and 118th Street, Willowbrook (Assessor's Parcel Number 6149-012-90) for a six-month term with the option to extend up to six months at the discretion of the Executive Director.
3. Direct the Executive Director, or her designee, to report back to the Board in writing on a biannual basis on its progress and on the timeline for securing development proposals for the subject properties.

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