

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

March 3, 2015

Pursuing Transit Oriented Development Opportunities Along the Crenshaw/LAX Transit Line

The Metropolitan Transportation Authority (Metro) is embarking on one of the most aggressive economic revitalization projects in many decades in South Los Angeles with the construction of the Crenshaw/LAX Transit Line (Line).

The County of Los Angeles (County) owns two properties directly adjacent to the Line's alignment, a Probation Department facility located at 3606 W. Exposition Boulevard in the City of Los Angeles adjacent to the Crenshaw/Expo Station, and an underutilized Department of Public Social Services (DPSS) facility located at 923 E. Redondo Boulevard in the City of Inglewood adjacent to the Crenshaw/LAX Fairview Heights Station.

The Line will run through the historic Crenshaw Corridor, which is known as the epicenter of African-American culture in Los Angeles. The community is actively planning for growth that will bring jobs, services, and entertainment to an area of the County that is often overlooked. The commitment to that change is evidenced by recent community planning efforts, the start of construction of a major retail center that will include a new Target store, the expected ground breaking of a new Kaiser medical facility and plans for the revitalization of the Baldwin Hills Crenshaw Plaza. Although businesses along Crenshaw Boulevard have endured significant inconvenience and business losses due to rail construction activities, efforts are underway to minimize

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those impacts so that they will be in a position to take advantage of the new opportunities the transit system is expected to bring.

In the midst of this new era of resurgence sits the Probation Department facility located at 3606 W. Exposition Boulevard, at the crossroads of the Exposition Transit Corridor and Crenshaw/LAX Transit Project. This aging facility has been in this location since 1974 on a one and one-half acre parcel. The facility has operationally outgrown the needs of the Probation Department, and while the facility has met the County's needs for the past 40 years, there is an opportunity for change that will further enhance and support the revitalization of the area.

The County owns another facility at 3965 S. Vermont Avenue, located within walking distance of the Expo Transit Line, that is need of renovation. The Probation Department currently houses its placement unit and case files at this location. A preliminary space assessment has been performed that supports the relocation of Probation Department services from 3606 W. Exposition Boulevard to the County building at 9365 S. Vermont Avenue. This location effectively meets the service area requirements of the Probation Department and has the capacity to house multiple departmental operations, including wraparound support services in partnership with community-based nonprofits and the University of Southern California. The renovation of this major County facility asset will provide long-overdue investment in the County's aging infrastructure.

The vacation of the 3606 W. Exposition Boulevard site would allow the County to partner with Metro to support transit oriented development in the form of additional commercial, residential, including affordable housing, or other mixed-use possibilities, at a critical juncture in the County's transit network. As the construction of the Line progresses and attraction of other business investments increases, the repurposing of the County parcel will be a vital catalyst for additional economic growth in an area in need of private investment and jobs.

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In regards to the DPSS facility in Inglewood, the 40,000 SF building's current use is limited to staff orientations, training and for file storage. Given that the building is significantly underutilized and, with its prime location adjacent to the new Line, the County should also explore opportunities for making the property available for private, transit oriented development.

The development of both County-owned properties will generate additional revenues that could potentially off-set costs associated with addressing the relocation and growth needs of both Departments.

**I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:**

1. Direct the Chief Executive Office's (CEO), Capital Projects/Asset Planning and Strategy Division to work with the Probation Department, Public Works, and CEO's Real Estate Division to:
  - A. Determine the space needs and plan for the relocation of staff currently occupying the 3606 W. Exposition Boulevard facility to relocate to 3965 S. Vermont Avenue facility, with a target date of June 2017 for vacating the 3606 W. Exposition Boulevard facility; and
  - B. Determine space needs and find potential locations to allow staff and files currently occupying the 3965 S. Vermont Avenue facility to be relocated to allow for the complete renovation of the building to accommodate the needs of the Probation Department operations currently housed at 3606 W. Exposition Boulevard.
2. Direct the Interim CEO to establish a Probation Facility Renovation Capital Project for the renovation and improvements to the facility at 3965 S. Vermont Avenue; and
3. Direct the Department Public Works to proceed with pre-design activities for the renovation of the 3965 S. Vermont Avenue facility, including updating a 2012

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assessment completed for the building; developing a program with needed spaces and square footage, preparing scoping documents, CEQA documentation, a schedule for delivery of the project, and an estimated total project cost including furniture, fixtures, and equipment. The budget for the pre-design activities is \$160,000 to be funded by the FY 13-14 Deferred Maintenance and Capital Improvement Allocations – Probation Replacement Project and return back to the Board with an analysis of the entire relocation plan and estimated costs within 90 days.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS:**

4. Direct the CEO's Office to work with the Department of Public Social Services to permanently relocate all activities currently taking place at the County-owned facility located at 923 E. Redondo Boulevard and declare that the properties are no longer needed for County purposes, with a target date of June 2017 for vacating the building.

**I FURTHER MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE DIRECTORS OF THE COMMUNITY DEVELOPMENT COMMISSION:**

5. Authorize the Director of the Community Development Commission to negotiate a memorandum of understanding with Metro on the joint development of the County and Metro property, including 3606 W. Exposition Boulevard and 923 E. Redondo Boulevard, in a manner that maximizes the value to the County from the development of the County-owned property and report back to the Board in writing on the progress of negotiations within 90 days.

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(DMR)