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September 5, 2013

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LOS ANGELES STREET CIVIC BUILDING PROJECT

Pursuant to the State of California Public Resources Code and Article 7 of the California Environmental Quality Act (CEQA), as amended, the City of Los Angeles Bureau of Engineering has evaluated the potential environmental impacts of the project described below. On the basis of this Draft Environmental Impact Report (DEIR), we have found that the proposed project could have significant effects on the environment related to aesthetics, air quality, cultural resources, land use and planning, transportation and traffic. Other areas covered in the DEIR for which the project would not result in significant impacts are greenhouse gas emissions, geology and soils, hazards and hazardous materials, noise and vibration, utilities and service systems, and energy.

PROJECT DESCRIPTION: The Los Angeles Street Civic Building Project would reactivate the existing Parker Center property to provide office space for City of Los Angeles employees. The existing Parker Center building has been permanently vacated and secured. Due to the property's close proximity to City Hall, the City has identified an opportunity to improve services by reactivating this under-utilized property.

In addition to the No Project Alternative, there are three potential build alternatives that are under consideration for the site, all of which have been analyzed in the DEIR:

Rehabilitation: Under this alternative, the existing Parker Center building would be rehabilitated with various improvements including seismic retrofitting, fire safety improvements, and upgrades to ensure energy efficiency. Americans with Disabilities Act (ADA) upgrades would be implemented. The existing 319,048 gross square-foot building would be reconfigured to provide office space for City employees, and rentable commercial space. The existing parking garage would be expanded to provide approximately 137 parking spaces. This alternative also includes an optional inter-building tunnel that would connect City Hall East to the rehabilitated Civic Building.

Partial Demolition, Rehabilitation, and Addition: This would include rehabilitation of a majority of the Parker Center building, similar to that of previous alternative as well as demolition of the Parker Center jail which would be replaced with an expansion building. Combined with the existing Parker Center building, the expansion would expand the gross square footage to approximately 522,255 square feet, of which approximately 16,500 square feet would be for commercial space and a child care facility. A connection between the expansion and the Parker Center building would be constructed. Approximately 328 parking spaces would



be provided with this alternative. The expansion building would have a maximum height of approximately 200 feet. This also includes an optional inter-building tunnel that would connect City Hall East to the rehabilitated Civic Building.

Demolition and Build: This would result in the full demolition of the existing Parker Center building and construction of a new office building which would consist of approximately 753,730 gross square feet, and approximately 1,173 parking spaces with a maximum height of approximately 450 feet. The proposed 753,730-square-foot program could be accommodated in one or two buildings on the site. The new building(s) could take on a variety of configurations, but would generally fill the footprint of the existing Parker Center building. Outdoor open space and a pedestrian connection between City Hall to the west, and the Little Tokyo neighborhood to the east and south would be provided. This alternative also includes an optional inter-building tunnel or bridge that would connect City Hall East to the rehabilitated Civic Building.

PROJECT LOCATION: The existing Parker Center building is located at 150 North Los Angeles Street, midblock on the block bounded by North Los Angeles Street to the west, East Temple Street to the north, Judge John Aiso Street to the east, and East 1st Street to the south, in Downtown Los Angeles. Major roadways near the project site include U.S. 101 approximately 0.2 mile to the north, Interstate 110 (I-110) approximately 0.9 mile to the west, and Interstate 5 (I-5) approximately 1 mile to the east. Los Angeles City Hall is located approximately 500 feet to the northwest and Los Angeles Union Station is located approximately 0.3 mile to the northeast. Vehicle access to the project site is currently provided along Los Angeles Street and Judge John Aiso Street, with entrances to existing on-site parking lots on the west and east sides of the project site. The Parker Center building is accessible to pedestrians from its west facing entrance on Los Angeles Street, though there is access to the property from the east as well. The project site is located within the Little Tokyo neighborhood and is part of the Central City Community Plan.

PUBLIC REVIEW PERIOD: The proposed Los Angeles Street Civic Building Project DEIR will be circulated for public review beginning on September 5, 2013 and ending on October 21, 2013. A copy of the document is available for review at the Little Tokyo Branch Library, 203 S. Los Angeles Street, Los Angeles, 90012. A copy of this document may also be obtained by calling Paul Young of the Bureau of Engineering at (213) 485-4776, or by visiting the office address listed below, or by viewing the Bureau of Engineering Website, <http://eng.lacity.org/techdocs/emg/projects.htm>.

In accordance with the State CEQA Guidelines comments on the DEIR will be restricted to written communication. **All comments must be received in writing no later than 5:00 PM on October 21, 2013, by mailing to:**

Jim Doty, Environmental Affairs Officer
City of Los Angeles
Bureau of Engineering
1149 S Broadway, Suite 600
Los Angeles, CA 90015

Or via email to: jim.doty@lacity.org

Thank you for your interest.