

MOTION

411 N Vermont is a City-owned site located within Council District 13. The 89,948 sq ft site is developed with a 78,000 square foot, three-story commercial office building and wrap-around multi-story parking structure in use by the Department of Transportation. The facility was determined to be unsound following an inspection conducted by the Bureau of Engineering on March 8, 2018, which identified significant structural deficiencies and projected remediation costs to the structure ranging between \$50-70 million, and over a several year period the Department of General Services (GSD), the Office of the City Administrative Officer (CAO) and Los Angeles Department of Transportation (LADOT) have worked to relocate staff using the building for parking enforcement and a secondary communications center, including the lease of additional facilities at 888 Vermont. The parking structure is also in temporary use for a limited term as an electric bus charging facility.


Analysis undertaken to look at redevelopment of the site for new housing identified the presence of lead paint, and asbestos within the building and some amount of soil contamination on the lot. Costs to demolish the entire site were estimated to be several millions of dollars approximately, with an expected escalation in costs over time. Additional analysis of the site for feasible new development all returned significant gaps in the project financing.

While LADOT has not yet been able to complete moving all operations out of 411 N Vermont and must maintain the electrical charging stations in the parking structure, in recent days the disrepair of the building has accelerated into a critical situation and the building no longer has functional water or fire suppression systems.

I THEREFORE MOVE that the General Services Division, with the assistance of the Los Angeles Department of Transportation be instructed to fully vacate and secure the building and report back to City Council on any additional resources required to establish LADOT staff and operations as quickly as possible in temporary or permanent locations.

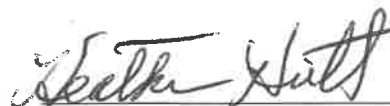
I FURTHER MOVE that the Bureau of Engineering, General Services Division, and the City Administrative Officer work with my Council Office and the Office of the Mayor to report back on timing and resources needed to develop an assessment of funding and the best course of action for this site including the demolition of the building and parking structure, smooth relocation of the City's electrical bus charging operations, as well as the possibility of locating interim housing on any remediated and vacant portions of the lot.

PRESENTED BY:


HUGO SOTO-MARTÍNEZ
Councilmember, 13th District

MAR 22 2024

SECONDED BY:



ORIGINAL

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