

MOTION

The City negotiated the development of the Blossom Plaza project, which is on City-owned land located at 215 W. College Street, through a ground lease with Forest City Blossom, L.P. The Blossom Plaza project is a mixed-use development consisting of residential and commercial units, as well as a public parking facility (Project). The Project consists of 262 residential units, including 53 affordable units. The City, through the Housing and Community Investment Department (HCID), also partially funded the affordable housing component of the project, which was placed in service in 2016.

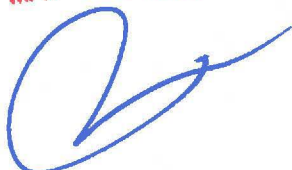
The TF Broadway, Limited Partnership owns the property at 942 N. Broadway, which is adjacent to Blossom Plaza. The development is a joint partnership with Townline and Forme Developments, Canadian companies with over 40 years of multi-family mixed-use development experience. TF Broadway has a fully entitled mixed-use development called "Harmony," which will consist of a 23-story tower containing 178 rental apartments, including nine affordable units. Construction is scheduled to start in June 2021, with completion estimated at the end of 2023. The development will be constructed by Shangri-la, an established Los Angeles construction company in commercial and residential projects.

In connection with their development, TF Broadway has requested that the City and Forest City Blossom enter into a no-cost, temporary, nonexclusive, irrevocable license agreement. The license agreement will allow TF Broadway to install a temporary, subsurface tieback system on the City's land, along with the operation of a crane system over and above the City's land. The subsurface tieback system will provide lateral support to the improvements and soils of the City's land and TF Broadway's land. The operation of the crane system over the airspace of the City-owned land will be necessary for the construction of the Harmony mixed-use development. Approval of this license agreement is critical for the development of the Harmony residential development.

I THEREFORE MOVE that Council direct the Department of General Services, with the assistance of the City Attorney, Housing and Community Investment Department, and the Department of Transportation, to negotiate and execute a license agreement with property owner and/or developer of a project adjacent to the City-owned property at 215 W. College Street, Los Angeles CA 90012 (Blossom Plaza) for the installation of tiebacks on the City's property and the operation of a crane system in the airspace above the property.

I FURTHER MOVE that Council direct the Bureau of Engineering, prior to the execution of this agreement, to review the Developer's shoring plan to ensure that any conditions necessary to protect the City's property be included in this agreement.

MAY 04 2021



PRESENTED BY:



GILBERT A. CEDILLO
Councilmember, 1st District

SECONDED BY:

