



# Taylor Yard G2 Parcel

## Status Report – 3<sup>rd</sup> Quarter FY 23/24



### Municipal Facilities Committee (MFC) Members

Matthew W. Szabo, Chair, City Administrative Officer

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## TABLE OF CONTENTS

<b>1.0</b>	<b>Recent Project Developments &amp; Updates</b>	
1.1	Project Status	1.0 – 1
1.2	On-Site Activities	1.0 – 1
1.3	Community Engagement	1.0 – 1
1.4	Funding Updates	1.0 – 1
<b>2.0</b>	<b>Schedule</b>	
2.1	Master Program Schedule	2.0 – 1
2.2	Master Program Schedule Diagram	2.0 – 2
<b>3.0</b>	<b>Budget</b>	
3.1	Project Funding Sources and Expenditures	3.0 – 1
3.2	Project Cost Estimates and Funding Needs	3.0 – 2
3.3	Potential Future Sources of Funds	3.0 – 2
<b>4.0</b>	<b>Project Background &amp; Glossary</b>	
4.1	Project Background	4.0 – 1
4.2	Glossary	4.0 – 2



## 1.0 RECENT PROJECT DEVELOPMENTS & ACTIVITIES

### 1.1 Project Status

- The Paseo del Río Project and Water Quality Improvements Project are 99% through their Pre-Design Phase and are expected to move into formal Design in April 2024.
- The project team continued to communicate frequently with the Department of Toxic Substances Control (DTSC) regarding the development of the Paseo del Río Project and Water Quality Improvements Project’s Response Plan.
- The project’s formal California Environmental Quality Act (CEQA) process continued.
- The Taylor Yard G2 River Park Project has not yet begun its formal Pre-Design Phase.

### 1.2 On-Site Activities

- The project’s design team conducted site surveys as part of the Environmental Review and Documentation phase.
- Regular maintenance was performed by General Services Division Construction Forces on a weekly basis.

### 1.3 Community Engagement

- The project and environmental management teams reviewed community feedback to the CEQA Notice of Preparation, which was released last quarter.

### 1.4 Funding Updates

- The project team received notice that the US Department of Transportation Reconnecting Communities grant application was not successful.

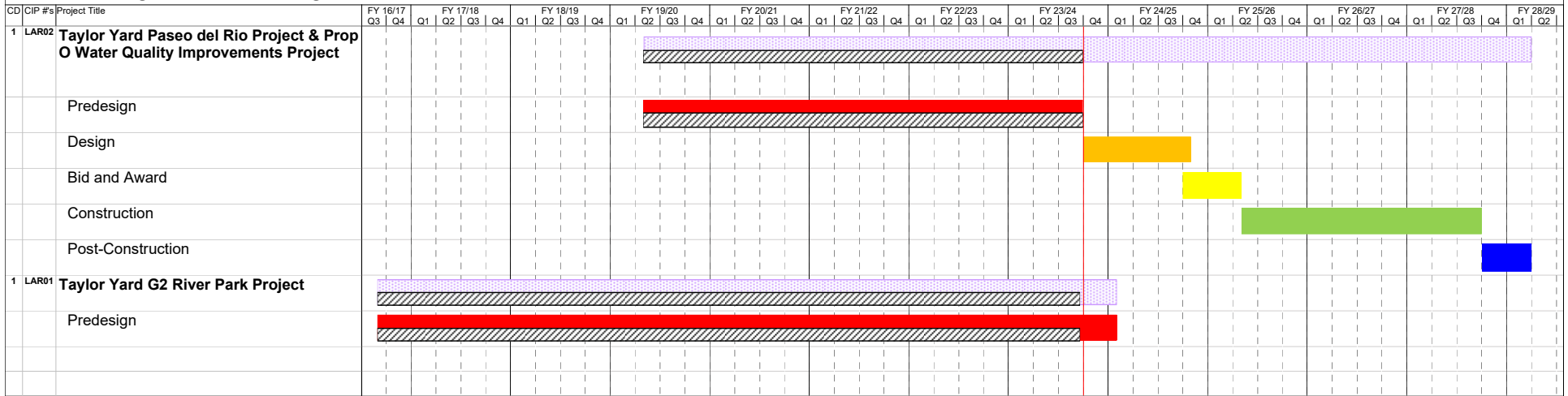


## **2.0 SCHEDULE**

### **2.1 Master Project Schedule**

- This Preliminary Schedule indicates the current phase for each of the projects that are planned for the Taylor Yard G2 Parcel. The red vertical bar is the current date as of this report.

### 2.2 Master Program Schedule Diagram



Status Date: Mon 4/1/24  
 Printed Date: Thu 3/21/24





### 3.0 BUDGET

#### 3.1 Project Funding Sources and Expenditures

- The following table outlines the secured funding for the improvements at the Taylor Yard G2 Parcel and total expenditures to date:

	Secured Funding	Expenditures to Date	Unexpended to Date
Taylor Yard G2 Paseo del Rio - Design, Environmental Documentation, Remediation, and Construction	\$ 26,715,361.77	\$ 1,016,737.64	\$ 25,698,624.13
Allocated City Budget from Previous Fiscal Years	\$ 10,903,729.77	\$ 485,558.18	\$ 10,418,171.59
Allocated City Budget from Current Fiscal Year	\$ 6,181,632.00	\$ -	\$ 6,181,632.00
Grants and Other Sources	\$ 9,630,000.00	\$ 531,179.46	\$ 9,098,820.54
Proposition O Water Quality Improvements - Design, Environmental Documentation, Remediation, and Construction	\$ 21,156,493.85	\$ 733,411.30	\$ 20,423,082.55
Allocated City Budget from Previous Fiscal Years	\$ 21,156,493.85	\$ 733,411.30	\$ 20,423,082.55
Utilities for Park Build-Out	\$ 1,498,643.01	\$ -	\$ 1,498,643.01
Allocated City Budget from Previous Fiscal Years	\$ 1,407,946.01	\$ -	\$ 1,407,946.01
Allocated City Budget from Current Fiscal Year	\$ 90,697.00	\$ -	\$ 90,697.00
Implementation Feasibility Report, Site Assessments, and Ongoing On-Site Maintenance	\$ 5,266,594.76	\$ 3,669,926.99	\$ 1,596,667.77
Allocated City Budget from Previous Fiscal Years	\$ 1,792,090.76	\$ 1,667,592.45	\$ 124,498.31
Allocated City Budget from Current Fiscal Year	\$ 100,000.00	\$ -	\$ 100,000.00
Grants and Other Sources	\$ 3,374,504.00	\$ 2,002,334.54	\$ 1,372,169.46
Taylor Yard River Park Build-Out	\$ 1,245,607.00	\$ -	\$ 1,245,607.00
Allocated City Budget from Previous Fiscal Years	\$ 1,245,607.00	\$ -	\$ 1,245,607.00
<b>Total</b>	<b>\$ 55,882,700.39</b>	<b>\$ 5,420,075.93</b>	<b>\$ 50,462,624.46</b>



### 3.2 Project Cost Estimates and Funding Needs

- The following table outlines the cost estimates for the improvements at the Taylor Yard G2 Parcel, current funding, and the current funding gap:

	Estimated Cost	Secured Funding	Funding Gap
Taylor Yard G2 Paseo del Rio - Design, Environmental Documentation, Remediation, and Construction	\$ 30,631,045.79 <sup>1</sup>	\$ 26,715,361.77	\$ 3,915,684.02
Allocated City Budget from Previous Fiscal Years		\$ 10,903,729.77	
Allocated City Budget from Current Fiscal Year		\$ 6,181,632.00	
Grants and Other Sources		\$ 9,630,000.00	
Proposition O Water Quality Improvements - Design, Environmental Documentation, Remediation, and Construction	\$ 22,927,484.21 <sup>1</sup>	\$ 21,156,493.85	\$ 1,770,990.36
Allocated City Budget from Previous Fiscal Years		\$ 21,156,493.85	
Utilities for Park Build-Out	\$ 8,360,381.00 <sup>2</sup>	\$ 1,498,643.01	\$ 6,861,737.99
Allocated City Budget from Previous Fiscal Years		\$ 1,184,629.01	
Allocated City Budget from Current Fiscal Year		\$ 90,697.00	
Implementation Feasibility Report, Site Assessments, and Ongoing On-Site Maintenance	\$ 5,297,466.76 <sup>3</sup>	\$ 5,266,594.76	\$ 30,872.00
Allocated City Budget from Previous Fiscal Years		\$ 1,792,090.76	
Allocated City Budget from Current Fiscal Year		\$ 100,000.00	
Grants and Other Sources		\$ 3,374,504.00	
Taylor Yard River Park Build-Out	\$576,741,967.00 <sup>4</sup>	\$ 1,245,607.00	\$567,135,979.00
Allocated City Budget from Previous Fiscal Years		\$ 1,245,607.00	
<b>Total</b>	<b>\$643,958,344.76</b>	<b>\$ 55,882,700.39</b>	<b>\$588,075,644.37</b>

<sup>1</sup> Tetra Tech estimate dated 11/22/23    <sup>2</sup> BOE estimate dated 1/25/24    <sup>3</sup> Current expenditures and anticipated needs dated 1/25/24  
<sup>4</sup> Implementation Feasibility Report, section 17.2, dated March 2022 (C.F. 14-1158-S10) and Tetra Tech estimate dated 11/22/23

### 3.3 Potential Future Sources of Funds

- The project team is currently tracking or applying to the follow grants:
  - Equitable Community Revitalization / DTSC Cleanup Grant
  - EPA Cleanup Grant
  - Urban Greening Program
  - California DOT Active Transportation
  - SMMC grant
  - Wildlife Conservation Board grant
  - US EPA Climate Justice grant
    - The project team received the authority to apply by the City Chief Administrator Office and will begin development of an application in the next quarter
- The project team is working closely with RiverLA to identify funds.



## 4.0 PROJECT BACKGROUND & GLOSSARY

### 4.1 Project Background

- The Taylor Yard G2 River Park Project is Project No. 165 of the City Council adopted Los Angeles River Revitalization Master Plan (C.F. 07-1342) and is described in the U.S. Army Corps of Engineers (USACE) Los Angeles River Ecosystem Restoration (LARER) Integrated Feasibility Report. The report is also known as the ARBOR or “Area with Restoration Benefits and Opportunities for Revitalization” Study. As a key opportunity area, the G2 parcel is identified as a cornerstone site of the LARER Project. The G2 parcel is situated in Reach 6 of the LARER Project and is adjacent to the soft-bottomed portion of the Los Angeles River known as the Glendale Narrows.
- The development of the G2 parcel is intended to be implemented through a series of projects, as described below, subject to approval by the City Council and the Mayor:

Taylor Yard G2 Project Scope & Major Elements	
<b>Paseo del Río Project</b>	<ul style="list-style-type: none"> <li>• 3-5-year timeline</li> <li>• Targeted remediation, public events, River activation</li> <li>• Coordinated project at the adjacent State-owned Taylor Yard G1 (or “Bowtie”) Parcel</li> </ul>
<b>Water Quality Improvements Project</b>	<ul style="list-style-type: none"> <li>• 3-5-year timeline</li> <li>• Additional remediation, stormwater quality improvements, youth activities, and training opportunities</li> </ul>
<b>Taylor Yard G2 River Park Project</b>	<ul style="list-style-type: none"> <li>• 10-year timeline</li> <li>• Full remediation, habitat, recreation</li> </ul>

- The Paseo del Río Project will develop approximately 8 acres of the G2 Parcel. The project will include walking paths, habitat restoration, soil remediation, educational signage, an entry plaza with parking and restrooms, and a kayak landing. This project was combined with the Water Quality Improvements Project due to their close physical proximity on site and similar schedules. NTP was issued to a consultant team in April 2022 for pre-design, design, environmental documentation and review, and design during construction services for both projects.
- The Water Quality Improvements Project is funded by Proposition O, includes close coordination with the City of LA Sanitation and Environment (LASAN), and will develop approximately 4 acres of the G2 Parcel. The project will include a water quality improvement feature, habitat restoration, soil remediation, and educational signage. This project was combined with the Paseo del Río Project due to their close physical proximity on site and similar schedules. NTP was issued to a consultant team in April 2022 for pre-design, design, environmental documentation and review, and design during construction services for both projects.





- The Taylor Yard G2 River Park Project will develop the remainder of the 42-acre G2 parcel. This project will transform the former Union Pacific Railroad Company (UPRR) rail yard into a vast habitat-focused open space along the Los Angeles River.

## 4.2 Glossary

100 Acre Partnership at Taylor Yard	A partnership formed between the City, MRCA, and State Parks
BOE	Bureau of Engineering at the City of Los Angeles
CDFW	California Department of Fish and Wildlife
City	The City of Los Angeles
DTSC	California Department of Toxic Substances Control
EPA	US Environmental Protection Agency
LACFCD	Los Angeles County Flood Control District
LADWP	Los Angeles Department of Water and Power
LARER	Los Angeles River Ecosystem Restoration
LASAN	Los Angeles Sanitation and Environment
MRCA	The Mountains Recreation and Conservation Authority
SCAQMD	South Coast Air Quality Management District
SCC	California State Coastal Conservancy
SMMC	Santa Monica Mountains Conservancy
State Parks	The California Department of Parks and Recreation
UPRR	Union Pacific Railroad Company
USACE	United States Army Corps of Engineers
USDOT	United States Department of Transportation
WCB	California Wildlife Conservation Board