



## Taylor Yard G2 Parcel

### Status Report – 4<sup>th</sup> Quarter FY 23/24



### Municipal Facilities Committee (MFC) Members

Matthew W. Szabo, Chair, City Administrative Officer

Sharon M. Tso, Chief Legislative Analyst

Bernyce Hollins, Office of the Mayor



Prepared by the  
Project Management Team  
Bureau of Engineering



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## 1.0 RECENT PROJECT DEVELOPMENTS & ACTIVITIES

### 1.1 Project Status

- The Paseo del Río Project and Water Quality Improvements Project began Design.
- 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

- Regular maintenance was performed by General Services Division Construction Forces on a weekly basis.

### 1.3 Community Engagement

- The project and environmental management teams continued to receive and review community feedback to the CEQA Notice of Preparation released in quarter two.
- The MRCA-funded Community Outreach consultant continued to attend neighborhood council meetings on behalf of the project and the 100 Acre Partnership.

### 1.4 Taylor Yard Equity Strategy

- The Community Taylor Yard Equity Strategy (TYES) Progress Report for Phase 1, which summarizes project goals, completed work, and equity opportunity areas, was drafted and is anticipated to be completed and distributed to stakeholders next quarter.
- The City Working Group to support Community TYES development continued to meet.
- A team comprised of the LA Regional Open Space and Affordable Housing (LA ROSAH) Collaborative and the 100 Acre Partnership at Taylor Yard continued to meet to define the work of the next phase, Phase 2. Phase 2 is anticipated to last 12-18 months.

### 1.5 Funding Updates

- A State of California budget allocation of \$1.5 million to LA ROSAH was made available for Community TYES to pursue Phase 2 work.



## **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.





### 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	\$ 1,044,431.82	\$ 25,670,929.95
Allocated City Budget from Previous Fiscal Years	\$ 10,903,729.77	\$ 513,252.36	\$ 10,445,871.22
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	\$ 811,731.02	\$ 20,344,762.83
Allocated City Budget from Previous Fiscal Years	\$ 21,156,493.85	\$ 811,731.02	\$ 20,344,762.83
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>\$ 5,526,089.83</b>	<b>\$ 50,356,610.56</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		\$ 1,407,946.01	
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.
  
- The Community Taylor Yard Equity Strategy (Community TYES) initiative is intended to be a long-lasting collaboration between community members, organizations, and public sector agencies to prepare for and navigate changes in Northeast LA communities as public investments in green space at Taylor Yard arrive in the community. By working together to minimize the associated challenges of development, the neighbors most likely to be impacted by the park's creation will be better able to thrive, connect with, and benefit from the new park space, along with the rest of the region. In 2021, the City, on behalf of the 100 Acre Partnership at Taylor Yard, assembled funding and formed a partnership with the Los Angeles Regional Open Space and Affordable Housing (LA ROSAH) Collaborative, the UCLA Institute of the Environment and Sustainability, and Resources Legacy Fund to develop the TYES project as an earnest response to community feedback. This team has the benefit of a breadth of experiences and perspectives and shares the goal of delivering park improvements while mitigating negative effects. Community TYES aims to identify community-driven strategies to ensure current residents benefit from new park investments. This effort includes implementing anti-displacement policies that support longtime residents and legacy community-serving businesses.



## 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
Community TYES	Community Taylor Yard Equity Strategy
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
LA ROSAH	Los Angeles Regional Open Space and Affordable Housing
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