



# MFC Report on the Civic Center Study

City of Los Angeles

Economic and Workforce

Development Department (EWDD)

**August 28, 2025**





# Introduction

- **Previous Efforts around the Civic Center**
  - Demolition of the Parker Center
  - Proposed Los Angeles Street Civic Building
- **Current Effort**
  - Council Motion 21-079
  - BAE Study completed November 2024



An aerial photograph of a city's Civic Center area. Several sites are outlined in orange and labeled with yellow text boxes. The sites include LA Mall, City Hall East, City Hall South, 911 Call Center, Judge John Aiso Garage, Parker Center, Medical Services, and Personnel. The map shows a mix of urban buildings, parking lots, and green spaces.

# ***Aerial Map of Civic Center Sites Evaluated***

LA Mall

City Hall East

City Hall South

911 Call Center

Judge John Aiso Garage

Parker Center

Medical Services

Personnel





# Summary of Findings

- The High Cost of Doing Nothing
  - Maintaining existing buildings and leasing office space over 35 years will be more expensive than redevelopment
  - Current steam plant anticipated crisis / need for new Central Utility Plant
- Market Study - What is Not Recommended
  - High-rise residential in Civic Center (for now, no market)
  - 911 Call Center and Medical Testing and Training Center (highly complex)
- Recommended Development Phasing
  - Near Term: Parker Center site and Personnel Building
  - Second Phase: LA Mall and City Hall East and South



# Recommendations - Personnel Building

- EWDD recommends issuing an RFP for the Personnel Building at 700 E. Temple Street site (2.2.9 acres) for a 100% residential or mixed-use development ( $\approx$ 200 units) . The residential units would be majority or completely affordable, but may incorporate some percentage of workforce or even market rate housing.
- NOTE: Personnel staff would not be relocated until a development team has been selected, has assembled funding and received entitlements. That is anticipated to occur by Fall 2028 at the earliest.



# Recommendations - Parker Center

- EWDD recommends dividing the ( $\approx 3.07$  acre) Parker Center site to include approximately 170 units of mixed-income housing, an approximately 400,000 s.f. city office building, and a new Central Utility Plant.



# Recommendations & Next Steps

- Direct EWDD staff, with the support of other departments, as needed, to move forward on the implementation of “Scenario 2” in the attached Final Civic Center Real Estate Strategy Report from BAE Consulting, dated May 2025. This scenario will create an office building with approximately 400,000 s.f., plus approximately 170 units of housing on the former Parker Center site. A new Central Utility Plant may be included in this development.
- Direct EWDD staff to return to City Council within 90 days with a proposed plan, city budget and timeline for this implementation, created in consultation with all pertinent departments, including but not limited to City Planning, General Services Department (GSD), Bureau of Engineering (BOE), City Administrative Officer (CAO), Chief Legislative Analyst (CLA), City Attorney, and the Los Angeles Housing Department (LAHD).
- Direct the Personnel Building site located at 700 E. Temple Street to be redeveloped for affordable housing, including authorizing the Los Angeles Housing Department (LAHD) and/or EWDD to issue a solicitation for affordable housing, or affordable housing with a commercial component (if feasible) on the site, and to report back to Council with a request to enter into an Exclusive Negotiation Agreement (ENA) for a recommended development team for the site;
- Authorize EWDD, in coordination with BOE, to report back on the cost of a structural engineering study to assess the redevelopment potential of the LA Mall. This study would need to be completed to inform staff’s analysis of the potential future redevelopment of City Hall East, City Hall South, and the LA Mall for uses such as affordable housing.