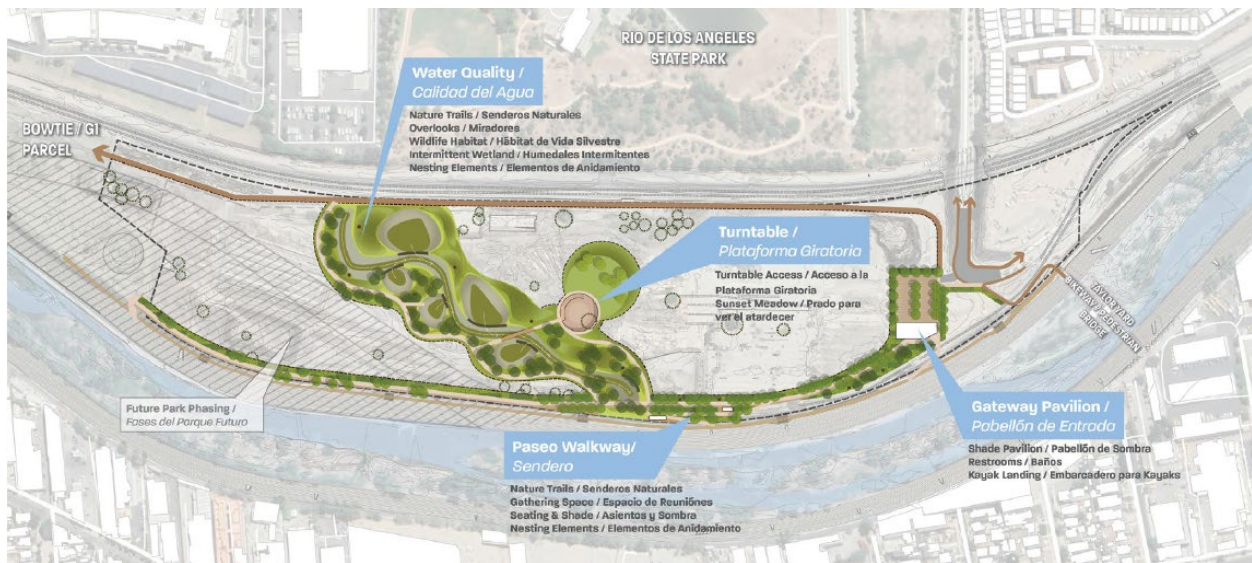




Taylor Yard G2 Parcel

Status Report – 3rd Quarter FY 25/26



Municipal Facilities Committee (MFC) Members

Matthew W. Szabo, Chair, City Administrative Officer

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Prepared by the
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1 RECENT PROJECT DEVELOPMENTS & ACTIVITIES

1.1 Project Status

- The Paseo del Río Project and Water Quality Improvements Project is in 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.
- A draft of the Project's Response Plan is currently under review by DTSC.
- The project's formal California Environmental Quality Act (CEQA) process continued.
- The contracts for the design and environmental consultants have been approved for extended project duration and additional scope and work is underway in earnest.

1.2 On-Site Activities

- Weekly maintenance was performed by General Services Division Construction Forces.

1.3 Community Engagement

- The MRCA-funded Community Outreach consultant continued to attend neighborhood council meetings on behalf of the 100 Acre Partnership on a bimonthly basis.

1.4 Taylor Yard Equity Strategy

- The City Working Group to support Community Taylor Yard Equity Strategy (TYES) development continued to meet.
- The Project Team attended the TYES Oversight Committee meeting in mid-March.

1.5 Funding Updates

- No funding updates this quarter.



2 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 BUDGET

3.1 Project Cost Estimates and Funding Needs

- The following table outlines the cost estimates for the current 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 & Proposition O Water Quality Improvements, including Utilities	\$ 75,424,434.27 ¹	\$ 50,464,552.63	\$ 24,959,881.64
Pre-Design, Design, Environmental Review & Documentation, and Design Support during Construction	\$ 5,863,919.00	\$ 5,863,919.00	\$ -
Allocated City Budget from Previous Fiscal Years		\$ 4,053,919.00	
Allocated City Budget from Current Fiscal Year		\$ -	
Grants and Other Sources		\$ 1,810,000.00	
Remediation and Construction	\$ 69,560,515.27 ¹	\$ 44,742,186.63	\$ 24,959,881.64
Allocated City Budget from Previous Fiscal Years		\$ 36,790,633.63	
Allocated City Budget from Current Fiscal Year		\$ -	
Grants and Other Sources		\$ 7,810,000.00	
Completed Assessments and Feasibility Work, and Ongoing On-Site Maintenance	\$ 5,409,863.12	\$ 5,408,147.76	\$ 1,715.36
Allocated City Budget from Previous Fiscal Years		\$ 2,033,643.76	
Allocated City Budget from Current Fiscal Year		\$ -	
Grants and Other Sources		\$ 3,374,504.00	
Total	\$ 80,834,297.39	\$ 55,872,700.39	\$ 24,961,597.00

¹ Tetra Tech estimate dated 10/28/24

- During development of the Taylor Yard G2 River Park Implementation Feasibility Report (March 2022, C.F. 14-1158-S10), the full Taylor Yard River Park Build-Out is estimated to cost \$576,741,967 and has no secured funding, as it is a later phase of improvement at the Taylor Yard G2 parcel.



3.2 Project Funding Sources and Expenditures

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

	Secured Funding	Expenditures to Date ²	Unexpended to Date
Taylor Yard G2 Paseo del Rio & Proposition O Water Quality Improvements, including Utilities	\$ 50,464,552.63	\$ 5,071,534.10	\$ 45,393,018.53
Pre-Design, Design, Environmental Review & Documentation, and Design Support during Construction	\$ 5,863,919.00	\$ 5,071,534.10	\$ 792,384.90
Allocated City Budget from Previous Fiscal Years	\$ 4,053,919.00	\$ 3,546,534.10	\$ 507,384.90
Allocated City Budget from Current Fiscal Year	\$ -	\$ -	\$ -
Grants and Other Sources	\$ 1,810,000.00	\$ 1,525,000.00	\$ 285,000.00
Remediation and Construction	\$ 44,600,633.63	\$ -	\$ 44,600,633.63
Allocated City Budget from Previous Fiscal Years	\$ 36,790,633.63	\$ -	\$ 36,790,633.63
Allocated City Budget from Current Fiscal Year	\$ -	\$ -	\$ -
Grants and Other Sources	\$ 7,810,000.00	\$ -	\$ 7,810,000.00
Completed Assessments and Feasibility Work, and Ongoing On-Site Maintenance	\$ 5,408,147.76	\$ 3,837,367.91	\$ 1,570,779.85
Allocated City Budget from Previous Fiscal Years	\$ 2,033,643.76	\$ 1,772,863.91	\$ 260,779.85
Allocated City Budget from Current Fiscal Year	\$ -	\$ -	\$ -
Grants and Other Sources	\$ 3,374,504.00	\$ 2,064,504.00	\$ 1,310,000.00
Total	\$ 55,872,700.39	\$ 8,908,902.01	\$ 46,963,798.38

² Current expenditures and anticipated needs dated 4/16/26



3.3 Past and Current Project Sources of Funds

Source	Year(s)	Purpose	Value	Cost Share	Expires
CTIEP and MICLA	2016-2020 2022-2024	Project development, project management, and site maintenance.	\$12,259,733	N/A	N/A
Union Pacific Remediation Escrow Account	2017	Remediation of contaminated soil per Union Pacific’s Remedial Action Plan, to be paid out by square foot of remediated project site upon final approval by DTSC.	\$3,265,693*	N/A	N/A
Mountain Recreation Conservation Agency – easement sale	2019	Preservation of open space, construction of public access improvements, additional environmental cleanup, and habitat restoration. Funds used for MICLA debt reduction and closing fees, remainder for project development.	\$6,952,770*	N/A	N/A
Proposition O	2021	Protection or improvement of water quality, flood protection, water conservation, habitat protection, and open space.	\$20,400,000	N/A	N/A
California Coastal Conservancy – Proposition 1	2017	Public engagement and involvement and three buildable design concepts, as well as plans for safe near-term public access, plans for long-term access and maintenance, plans for construction of the first phase, and plans for project financing.	\$2,000,000	N/A	Spent
Environmental Protection Agency – Hazardous Waste Trust	2018 2019	Site assessments and DTSC coordination.	\$64,504	N/A	Spent
Environmental Protection Agency – Brownfields Cleanup	2019 2020 2023	Remediation of a brownfield site into a park that will serve as an exceptional community and LA River watershed asset.	\$3,000,000	City staff time	Spent Oct 2026 Oct 2026
Wildlife Conservation Board – Proposition 68	2020	Completion of park designs and permits for public access.	\$250,000	\$100,000 City, California Coastal Conservancy	June 2027
Santa Monica Mountains Conservancy – Proposition 1	2019 2020	Habitat connectivity enhancement and development, recreation and interpretation, water quality improvement, and LA River access.	\$7,690,000	\$4,786,667 City, EPA Brownfields, WCB Prop 68	July 2028

* total value available for use on Paseo del Rio



3.4 Potential Future Sources of Funds

- The project team is currently tracking or applying to the following grants:
 - EPA Brownfields Cleanup Grant
 - Urban Greening Program
 - California DOT Active Transportation
 - SMMC grant
 - Wildlife Conservation Board grant
- The project team is working closely with RiverLA to identify funds.
- The project team will continue to submit Capital and Technology Improvement Expenditure Program budget requests.
- The project team is also pursuing additional Proposition O funding.



4 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	
Paseo del Río Project	<ul style="list-style-type: none"> • 3-5-year timeline • Targeted remediation, public events, River activation • Coordinated project at the adjacent State-owned Taylor Yard G1 (or “Bowtie”) Parcel
Water Quality Improvements Project	<ul style="list-style-type: none"> • 3-5-year timeline • Additional remediation, stormwater quality improvements, youth activities, and training opportunities
Taylor Yard G2 River Park Project	<ul style="list-style-type: none"> • 10-year timeline • Full remediation, habitat, recreation

- The Paseo del Río Project will develop approximately 6 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 8 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 that 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