Agenda Item No. 5

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: October 29, 2026

To: Municipal Facilities Committee

From: Municipal Facilities Group, Office of the City Administrative Officer Justin Lawson

Subject: **PROPOSED PARKER CENTER PARKING LOT PROJECT**

RECOMMENDATIONS

That the Municipal Facilities Committee (MFC):

1. Instruct the Bureau of Engineering, in coordination with the General Services Department (GSD), to evaluate the feasibility of developing the former Parker Center site into a surface public parking lot and report to the MFC within 60 days with a proposed project scope, comprehensive cost estimate, and implementation schedule, with the objective of completing the project in advance of the 2028 Olympic and Paralympic Games; and,

2. Instruct GSD to evaluate the proposed facility's operational requirements, including staffing, security, maintenance, employee and public parking rates, anticipated revenue, and potential uses in support of the 2028 Olympic and Paralympic Games, and incorporate its findings into the 60-day report back.

SUMMARY

The former Parker Center site, located at 150 North Los Angeles Street in the Civic Center, originally served as the long-time headquarters for the Los Angeles Police Department (LAPD). This site was included in the Civic Center Land Use Master Development Plan for the redevelopment and consolidation of municipal facilities to reduce leased costs and replace outdated facilities. However, the significant capital investment required to implement the proposed redevelopment has presented challenges given the City's constrained resources. Following the facility's demolition in 2018–2019, the site has remained undeveloped, requiring ongoing security measures, weed abatement, and routine maintenance. More recently, incidents involving coyotes inhabiting the site and coming into contact with City employees have resulted in additional maintenance costs.

As the City prepares to host the 2028 Olympic and Paralympic Games (2028 Games), the use of this site has been identified as a potential resource to support anticipated parking and operational needs related to planned cultural and community events. Additionally, the return of City employees to in-person work following the COVID-19 pandemic has increased parking demand at nearby City facilities, including the 911 Police Dispatch Center, Metropolitan Detention Center, and City Hall buildings.

This report recommends that the Bureau of Engineering (BOE) and General Services Department (GSD) complete the necessary technical, financial, and operational analysis to develop the former Parker Center site into a surface parking lot that will have the potential to create an additional 330 to 370 parking spaces and annual estimated revenue of up to $1.7 million. Given the City's preparations for the 2028 Games, an expedited assessment is necessary to determine whether the proposed project can be completed in time to support anticipated parking and operational needs.

1. Benefits to the City

Developing the former Parker Center site into a surface public parking lot delivers significant economic, operational, and municipal advantages to the City. Beyond transforming an unused, vacant parcel into an active municipal asset, the project creates a reliable recurring revenue stream for the General Fund while directly addressing critical parking demand for City staff, visitors, and surrounding Civic Center operations. Key benefits to the City include:

- **Reduces Nuisance Abatement Expenses:** Eliminates routine expenses for brush clearance, weed abatement, pest control, and site maintenance on the undeveloped lot.
- **Increases Civic Center Parking Capacity:** Provides approximately 330 to 370 additional parking spaces for City employees and members of the public, mitigating parking demand displaced by nearby redevelopment projects.
- **Generates General Fund Revenue:** Approximately up to $1.7 million in annual revenue to support the General Fund.
- **Supports 2028 Olympic and Paralympic Games:** Delivers flexible operational, staging, and parking space for public safety activities during the 2028 Games.

2. Scope of Work

The proposed project involves developing the 2.975-acre (129,591-square-foot) parcel at the former Parker Center site into a surface public parking lot that may accommodate approximately 330 to 370 parking spaces. The tentative scope includes standard parking stalls that measure 8.5 to 9 feet wide by 18 to 20 feet long, which will allow for up to 370 parking spaces pending design requirements. GSD will report back on the design and security features recommended.

3. Project Budget

The initial estimated construction costs provided by GSD's Construction Forces Division total $1,379,684, consisting of $137,684 in labor (1,434 hours) and $1,242,000 in materials and vendor contracts. At this time, the total project budget is unknown, as BOE will need to determine the estimated cost for design, pre-construction activities, construction, project management, and post-construction activities.

4. Project Timeline

The City is preparing to host the 2028 Games, which are expected to generate additional parking and operational demands throughout the Civic Center. It is expected that this project

will be critical for the support surrounding community and cultural events and the influx of visitors as the host City. BOE's analysis should include a timeline with a focus on completing this project in time for the planned activities associated with the 2028 Games.

5. Proposed Operations

GSD will report back on the proposed operation, hours, and required resources. GSD currently reports that staffing will be minimal, supported by two full-time equivalent Parking Attendant positions and one Senior Parking Attendant I.

Annual Operating Costs for the Parker Center Parking Lot					
Position Description	**Number of Positions**	**Salary**	**Six-Months Funding**	**Nine-Months Fundings**	**12-Months Funding**
Parking Attendant (3530-0)	2	$ 55,528	$ 52,752	$ 79,127	$ 105,503
Senior Parking Attendant I (3529-1)	1	$ 62,048	29,473	44,209	58,946
Total	**3**		**$ 82,225**	**$ 123,336**	**$ 164,449**

6. Estimated Revenue

Revenue analysis should consider a rate structure benchmarked against the nearby LA Mall Parking Garage and Little Tokyo parking lots for the Civic Center. The revenue model accounts for capturing parking demand displaced by the redevelopment of Parking Lot 2 into a low-income housing project, which reduced capacity by 107 spaces (62 percent) and subsequently increased nearby parking revenue by 15 percent in FY 2023–2024 and 33 percent from FY 2024–2025 to FY 2025–2026. Using a conservative benchmark based on the LA Mall's performance in FY 2023–2024 of $4,857 annually per parking space, the proposed facility accommodating between 330 and 370 parking spaces is estimated to generate between $1,554,240 and $1,797,090 annually. At a baseline capacity of 350 spaces, annual revenue is projected at approximately $1,699,950 to the General Fund.

Estimated Revenue for the Parker Center Parking Lot		
Annual Revenue Per Parking Space	**Number of Parking Spaces**	**Annual Revenue Total**
$ 4,857	320	$ 1,554,240
	350	$ 1,699,950
	370	$ 1,797,090

FISCAL IMPACT STATEMENT

There is no impact to the General Fund resulting from the recommendations stated in this report, which direct BOE and GSD to evaluate the proposed project and report back to the MFC. The impacts to the General Fund will be included in a separate report that will identify the estimated project budget and any additional resources necessary to implement and develop the project and operate the parking lot.

FINANCIAL POLICIES STATEMENT

The recommendations in this report comply with the City's Financial Policies in that funding requirements for development and operations of the Parker Center Parking Lot will be identified and submitted to the Mayor and City Council for consideration.

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