RAMPART PARKING GARAGE UPDATE

HACLA BOC MEETING

07/28/2022
Defining BUILD HOPE

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Housing

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Opportunity

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People

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Excellence

CONTEXT
Defining BUILD HOPE

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Excellence

CONTEXT

Athena Parking

Supreme Parking

Central Office

690 S Rampart Lot

Wi.Spa

Wi.Spa Customer Parking

WILCO Apartments

Dynasty

At The Hayworth

Charter Elementary

Equitas Academy #4

Middle School

HACLA
Defining BUILD HOPE

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CONTEXT

0.4 acre site

LA City C2-2 zoning

6:1 FAR

Exempt from CEQA and NEPA

Due diligence

Survey/title

Geotechnical report

Methane test

Phase I environmental

Due diligence

Survey/title

Geotechnical report

Methane test

Phase I environmental
Defining BUILD HOPE

OBJECTIVES
Defining BUILD HOPE

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1. 240 HACLA staff parking
2. 20 EV grant spaces
3. 20 commercial & guest spaces
4. Sustainable design/water retention
5. Potential future residential conversion
Defining BUILD HOPE

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Excellence

DESIGN
DESIGN

6 levels above ground

2 levels subterranean

Corner commercial space

281 parking spaces

Rooftop LID plantings

Vertical plant materials

2 billboards
Defining BUILD HOPE

Housing

Opportunity

People

Excellence

DESIGN

Floor plans [subject to revision]
Defining BUILD HOPE

Housing
Opportunity
People
Excellence

DESIGN
Potential future residential conversion
Additional zoning capacity design analysis
1| **Limited borrowing on line of credit** to fund construction

2| **Permanent debt** from bond issuance or conventional financing

3| **Equity contribution** from non-federal HACLA sources

Financing plan will be brought to the Board prior to construction
**SCHEDULE**

**Initial field work:** 8/21 – 9/21

**Schematic design:** 9/21 – 1/22

**Design development:** 1/22 - 7/22

**Construction documents:** 8/22 - 11/22

**Plan check review:** 9/22 – 1/23

**Bidding & award:** 11/22 – 2/23

**Construction:** 2/23 – 4Q24
THANK YOU