

**Lincoln Heights Jail**  
**401 Avenue 19, Los Angeles, 90031**  
**REQUEST FOR INTEREST (RFI)**

**The City of Los Angeles seeks potential development partners and tenants with an interest in the revitalization and re-use of the Lincoln Heights Jail, a 229,000 s.f. landmark building in the Lincoln Heights neighborhood.**

The Lincoln Heights Jail (Jail) presents a unique and exciting opportunity to combine the adaptive reuse of an historic building with an innovative mix of uses in a vibrant community - near the site where the City of Los Angeles was founded - at the Los Angeles River. This Art Deco facility was built in 1931 and functioned as a City jail until 1965. Through the years, the building has served as a non-profit performing arts venue and has been used as a popular location for film and video shoots. As a stand-alone structure, the building commands exceptional visibility from multiple vantage points and can be seen by thousands of Gold Line transit riders every day.



The property is located directly on the east bank of the Los Angeles River in the neighborhood of Lincoln Heights in Council District 1. In recent years, Lincoln Heights has experienced a flow of new public and private investment, including the development of the Alta Vista Lofts and L.A. Prep, a production space for wholesale food producers. The Los Angeles State Historic Park, a 34-acre state park southwest of the River (near Chinatown) is undergoing a \$20 million renovation. Albion Riverside Park is currently being planned on a six-acre riverfront parcel just north of Main Street.

Historic bridges spanning the Los Angeles River are currently being upgraded, including the Riverside Bridge and the Spring Street Bridge. The Bureau of Sanitation is conducting a feasibility study for the development of a Clean Water Campus which would include a 60,000 s.f. office building on their property at the corner of Humboldt St. and San Fernando Road.

The purpose of this Request for Interest (RFI) is to generate conceptual ideas for consideration by City staff and elected officials on the range of potential development opportunities for the site in the current economic and cultural environment, and to identify potential applicants for a future Request for Proposal (RFP). Response to this RFI is not a pre-requisite for being invited to respond to the RFP, but it is recommended.

**Included with this RFI are maps of the site and neighboring uses and links to important reference documents that are found online - see pages 8, 9 and 10.**

### **The Property**

The Jail is owned by the City of Los Angeles. It was constructed in 1931 with an addition built in 1949. It functioned as a City jail until 1965 and has since been vacant. In 1993, the Los Angeles Cultural Heritage Commission designated the building as a City Historic – Cultural Monument (No. 587), giving it local “Landmark Status”. The southern portion of the Jail contains justice support spaces and housing for the original jail. The addition to the north expanded the housing space for inmates. The entire Jail contains five floors and one basement level. There are two smaller City-owned buildings on the southern end of the site that may be able to be demolished.

Building Size:                Approximately 229,120 SF  
Site Area:                     Approximately 146,845 SF  
Building Footprint:        Approximately 40,280 SF

### **The Location**

The property is a wedge-shaped site bordered by the Los Angeles River and railroad tracks owned by the Southern Pacific Railroad to the west, Avenue 19 to the northeast, and the Metro Gold Line to the southeast. It sits near the confluence of the Arroyo Seco and the Los Angeles River. Views from the building’s top floors take in Elysian Park and Downtown. The site is near the intersection of the 110 and the I-5 Freeways and close to the 2, the 101, the 10 and the 710 Freeways. It is located in the Lincoln Heights neighborhood, northeast of Chinatown and Downtown’s Civic Center and Central Business District and east of Dodger Stadium and Elysian Park. The Metro Lincoln Heights / Cypress Park Gold Line station is approximately one half mile walking distance from the site.



### **Neighboring Uses (See Map page 9)**

**North and West:** The Los Angeles River is to the west of the site. We recommend respondents familiarize themselves with the Los Angeles River Revitalization Master Plan (“Master Plan”) and the Urban Ecosystem component of Mayor Garcetti’s Sustainable City pLAN dealing with Los Angeles river-adjacent properties. See Page 8 of this RFI for links to these plans. The Master Plan refers to the site as Project No. 187, “Lincoln Heights Riverfront Cultural Center” and suggests a river-edge greenway (Project No. 189) connecting upstream to Arroyo Seco Confluence Park (Project No. 186). This area is also called out in the 2016 Los Angeles River Ecosystem Restoration Project of the U.S. Army Corps of Engineers, for which the City is serving as a local sponsor.

**South:** The adjacent use is a warehouse facility for food distribution. The site is separated from the warehouse by an elevated train trestle. On the other side of the warehouse is the Ed P. Reyes Neighborhood Greenway, a recreational space and stormwater recapture facility installed in 2013 by the City’s Bureau of Sanitation.

### **South and East:**

The City Bureau of Sanitation (LASAN) is studying the feasibility of constructing a 60,000 sf office building at 303 N. San Fernando Road as part of a Clean Water Campus. The building will have space for community meetings. Future phases may include a parking structure and an additional office building for their Clean Water program. The City is considering the vacation of Humboldt Street to create a green pathway between the Ed P. Reyes Greenway and San Fernando Road. Traffic on North Avenue 19 will not be impeded.

**North and East:** Across Avenue 19 there is another food distribution warehouse and a parking lot to the south of that. There is a preliminary application under review by the City for a mixed use development to be built on the warehouse parcel.

**Other Uses:** Nearby uses include a large Goodwill facility, St. Vincent de Paul, Alta Lofts, and a Los Angeles Fire Department Supply and Maintenance facility.

## Potential Uses

The City of Los Angeles is looking for partners to develop the site. The preferred structure is a long term ground lease, though a sale is an option. The site will require considerable investment to bring it up to code, which will be reflected in the lease terms and the habitable and leasable standards. Examples of potential uses include but are not limited to the following, and any development may include a combination of uses.

- Technology or creative office (e.g. biotechnology)
- Clean tech or other manufacturing uses
- Adaptive re-use (such as the Helms Bakery District or Anaheim Packing District)
- Live / Work lofts, artist studios and/or other art production space
- Urban agriculture
- Hotel with meeting spaces and a restaurant
- Institutional uses (such as a museum or charter school)
- Nonprofit uses (such as nonprofit office or performance space)
- Publicly accessible open space associated with the new development (such as a river edge greenway or park.
- Uses permitted in the “Urban Innovation Zone” pursuant to the Cornfields / Arroyo Seco Specific Plan (“CASP”)

Due to the site’s designation in the Urban Innovation Zone of the CASP, there are limits on residential multi-family housing (15% of floor area), hotels (100 rooms) and retail uses. There are no vehicle parking requirements in the CASP. If parking is provided, it must meet ADA standards and include a minimum number of electric vehicle spaces. The cost of parking must be “unbundled” from the rent and/or sale of any of the uses. We recommend respondents familiarize themselves with the CASP to verify the land-use regulatory framework and requirements governing the site’s use.

## Challenges

Anticipated challenges include the historic status of the property, limited parking area, the applicable building codes, and zoning code. The property contains hazardous materials such as lead and asbestos and will need aviary waste abatement. The building is poured-in-place concrete and may need structural renovation. Development on site must conform to the U. S. Secretary of the Interior Standards for Rehabilitation as well as the CASP. [See Page 8 of the RFI for the link to both documents.](#)

## **Property and Facility Information**

The City has commissioned and will be completing various studies of the site, including an Environmental Phase One Site Assessment, an Historic Structures Report and an updated Structural and Seismic Capacity Analysis. These will be available to RFP respondents. There is currently no access to the interior of the building by the public. Responses will be based on an exterior site tour. Photographs of the interior and copies of the site plan will be made available to tour attendees.

## **Future Request for Proposals**

This Request for Interest is the first step in a two part process. The second part of the process will be a Request for Proposals (RFP), anticipated to be issued later this year. Respondents to the RFP will be requested to provide the following:

- a. Summary / qualifications of development partnership
- b. Scope of proposed development, with renderings
- c. Description of any community benefits
- d. Timeline for development
- e. Sources / uses and pro forma
- f. Proof of financing capacity / capability
- g. Economic analysis of the proposed development

Respondents to the RFP will be judged based on criteria including feasibility, community benefit, economic benefit, environmental benefit, and overall fit with the Cornfields Arroyo Seco Specific Plan and the Los Angeles River Revitalization Master Plan. Successful proposals will need to ensure public access and maximize physical and visual connection to the river.

The City may choose to enter into an Exclusive Negotiating Agreement with the selected bidder, and negotiate a Ground Lease or a Disposition and Development Agreement to convey the property to the development team, memorialize the City's expectations for the resulting development and timeline, and covenant the community benefits.

## **Benefits to Participation in the RFI**

There are three potential benefits to responding to this RFI:

- 1) Participants will be able to preview the site with a site walkthrough and will have early access to property information.
- 2) Responses from participants, as well as other information the City obtains, will help shape the discussion regarding potential uses, which will impact the parameters that will be codified in the RFP.
- 3) The City will use information collected to help facilitate applicant teams for the future RFP.

## **Respondents to the RFI**

The City encourages responses from a variety of firms and organizations, including existing joint ventures and also those who might want to locate on only part of the site. We especially encourage local, small and/or disadvantaged firms and organizations to respond. We hope to get responses from the following types of individuals, firms, and organizations:

- 1) Potential tenants
- 2) Developers, either spec or build-to-suit
- 3) Brokers
- 4) Designers / Architects
- 5) Consultants
- 6) Community stakeholders

## **Information to be included in the RFI**

The length of the proposal is limited to 10 pages, not including firm or personal resume. Please include responses to the following questions:

### **A. General**

- Are you potentially interested in participating in the project? If so, in what capacity would you participate?
- Please describe your firm or organization. For each respondent, please give your firm or organizational history and the resumes of your principals. A link to an online firm resume is sufficient.
- If you are a potential tenant, please describe your proposed program. Please indicate how much of the building and/or site you would be interested in using if it's less than the entire site.
- If you are a developer, please describe your experience in relation to public-private partnership and/or redevelopment of facilities and/or new-build projects.
- If you are a broker, please describe what type of tenants you envision for the site.
- If you are a designer, please describe your experience with adaptive reuse of an historic structure.
- If you are a consultant, please describe your experience with projects of this type, and what role you have played.
- If you are a community stakeholder, please describe your ideal use of the building.

## B. Identification of Potential Uses

- Provide scenarios for potential uses of the facility. Your responses may be for only part of the property or may combine full use of the facility by one or more entities. Please be specific and articulate your concept. Feel free to include either schematic drawings or photos / graphics of similar concepts. Links to online resources are also welcome.
- Please explain how your idea is appropriate in the context of the Lincoln Heights Community and the wider Los Angeles River revitalization movement.
- The re-use of the Jail will require major investment to bring the building up to code. What is the business case for your use? How will the redevelopment of the property be financed?
- What are your metrics for success for the project? Possible challenges? How do you anticipate potential challenges may be mitigated?
- Please provide references and examples of similar successful projects where available.

## C. Closing

What additional advice do you have for the City in its pursuit of a feasible project?

## Schedule

RFI Release Date	March 31, 2016
Exterior Property Tour 1 (respondents may choose one)	April 11, 2016 at 2:00 p.m.
Exterior Property Tour 2	April 14, 2016 at 4:00 p.m.
Questions from Potential Respondents Due (all questions must be submitted in writing)	April 20, 2016 at 5:00 p.m.
Responses to questions will be posted on this date	April 27, 2016 at 5:00 p.m.
Electronic and Hard Copy Submissions Due	May 13, 2016 at 12:00 p.m.

## RFI Submittal Instructions

Please limit your responses to 10 pages. Links to online references such as firm resume and/or photos of inspirational project ideas and peer cases are encouraged.

Note that while your responses are not considered confidential or proprietary, we do intend to maintain them as confidential subject to the California Public Records Act during the duration of the process. Responses will not be made available to the public until after the completion of the RFP process.

Upon receiving responses to the RFI, the City will initiate a review and may contact some or all of the respondents to follow up with additional questions and clarifications. We may also conduct one-on-one meetings with some or all of the respondents.

Please submit a total of five (5) hard copies no later than **May 13, 2016** at 12:00 p.m. to:

City of Los Angeles  
Office of the City Administrative Officer  
200 N Main Street, 15<sup>th</sup> floor  
Los Angeles, CA 90012  
Attn: Blair Miller

In addition to the hard copies, one electronic copy in a single PDF file should be emailed to [blair.miller@lacity.org](mailto:blair.miller@lacity.org) by **May 13, 2016** at 12:00 p.m.

**LINKS:**

**Cornfield Arroyo Specific Plan (CASP):**

The CASP can be reviewed at <http://cityplanning.lacity.org/>. Click Publications and select the Cornfield Arroyo Specific Plan and the Cornfield Arroyo Specific Plan Appendices

**U. S. Secretary of the Interior Standards for Rehabilitation:**

<http://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

**Sustainable City pLAN:**

<http://plan.lamayor.org/>

**LA River Revitalization Master Plan:**

<http://www.lariver.org/Projects/MasterPlan/index.htm>



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Neighboring Uses

- 1: Proposed mixed use development
- 2: LASAN Clean Water Campus (future)
- 3: Warehouse facility for food distribution
- 4: Ed P. Reyes Neighborhood Greenway
- 5: Goodwill  
St. Vincent de Paul
- 7: LAPD



OFFICIAL BED OF THE LOS ANGELES RIVER.

J. R. RAILROAD EASEMENT

H U M A N I T Y

AVENUE NINETEEN

PILOT PLAN



NOTE: ALL STRUCTURES SHOWN IN DASHED LINES TO BE DEMOLISHED.

LINCOLN HEIGHTS FOR SENTENCED PRISONS 401 AVENUE NINETEEN LOS ANGELES, CALIF.	
BUREAU OF PUBLIC WORKS BOARD OF PUBLIC WORKS CITY OF LOS ANGELES	
DATE	APR 11 1911
DESIGNED BY	W. H. HARRIS
DRAWN BY	P. H. HARRIS