

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

November 21, 2017

Exclusive Negotiation Agreement with Charles R. Drew University of Medicine and Science

Charles R. Drew University of Medicine and Science (CDU) is a private non-profit institution committed to cultivating diverse health professional leaders who are dedicated to social justice and health equity for underserved populations. Established in 1966, the CDU campus is located in the Willowbrook community of South Los Angeles, with its entrance along 120th Street, across from the Martin Luther King, Jr. (MLK) Medical Campus.

Over the years, CDU has grown and recently expanded its curriculum to include undergraduate studies. The CDU campus continues to evolve, with new, state-of-the-art facilities most recently completed in 2008. The CDU campus, however, currently lacks certain desirable elements such as an easily identifiable and inviting entrance. The frontage of the CDU campus is located behind a surface level parking lot (Parking Parcel) that is owned by the County of Los Angeles (County). The Parking Parcel serves the MLK Pediatric Hub (MLK Hub), which provides medical services to children in the foster care system. CDU is in need of adjoining, additional space to create an easily identifiable and inviting entrance. Meanwhile, the MLK Hub's parking needs which are currently met by the Parking Parcel can be satisfied elsewhere, including, potentially, within a parking structure being constructed on the east side of the MLK

-MORE-

MOTION

Solis _____

Kuehl _____

Hahn _____

Barger _____

Ridley-Thomas _____

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS
NOVEMBER 21, 2017
PAGE 2**

Medical Campus that is scheduled for completion in 2018. Therefore, it appears appropriate to analyze and explore whether CDU could utilize the Parking Parcel to create a logical entry to the CDU campus, enhancing the visual appeal of the entrance to CDU and creating a more synergistic connection to the MLK Medical Campus.

Moreover, as a secondary priority, it should be analyzed whether the County-owned land along 120th Street adjacent to the King/Drew Magnet High School, currently occupied by dilapidated modular County-owned units used for storage, could be developed for a higher and better use. County and CDU should explore the creation of a more meaningful connection to the significant investment and development happening across the street at the MLK Medical Campus. This could include health-related uses that are compatible and synergistic with the MLK Medical Campus.

Finally, with the MLK Hub slated for relocation to the proposed behavioral health center to be located within the former MLK hospital building across the street, the land where the MLK Hub currently sits could also be explored for development as the third and last phase of completing an extension of the CDU campus. Given the critical role that CDU plays in the community, development of this parcel could present an opportunity to create innovative spaces where CDU can provide, among other things, more state-of-the-art instructional space, and/or spaces that can serve a greater purpose for CDU and the surrounding community.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS:

1. Authorize the Chief Executive Officer (CEO) to negotiate an Exclusive Negotiation Agreement (ENA) with Charles R. Drew University of Medicine and Science (CDU) to explore the potential development of the County-owned parcels located along 120th Street in the unincorporated community of Willowbrook, immediately adjacent to the CDU campus, including the vision, structure and process for such proposed development. The CEO should explore a phased development approach prioritizing improvement of the land currently used for surface parking by the MLK Hub, followed by the County-

**MOTION BY SUPERVISOR MARK RIDLEY-THOMAS
NOVEMBER 21, 2017
PAGE 3**

owned land immediately adjacent to the King/Drew Magnet High School, and finally, the land where the MLK Hub is currently located.

2. Direct the CEO to return to the Board of Supervisors for approval of the negotiated ENA if discussions with CDU are successful.
3. Find that approval of this action, as described herein, is not subject to the California Environmental Quality Act (CEQA) because it is an activity that is excluded from the definition of a "project" pursuant to Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of the government which will not result in either a direct or indirect physical change in the environment. No commitment to any project is being made at this time.

#

(CG)