

CITY OF LOS ANGELES

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February 10, 2026

Karen Bass
Mayor of Los Angeles

Ysabel Jurardo
Councilmember,
Council District 14

VIA EMAIL

RE: Civic Center Masterplan Reactivation Process

Mayor Bass and Councilmember Jurado:

At a regular public meeting on **February 10, 2026**, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to provide the following comments below:

In 2017, the City Council approved the Civic Center Master Development Plan (CCMDP), a visionary framework intended to centralize city operations and transform the Civic Center from a "9-to-5" facility into a thriving "24/7 destination". The plan outlined a phased approach to deliver new civic plazas and paseos to reconnect the district to neighboring communities like Little Tokyo. However, execution has faltered. As highlighted by the 2025 [American Institute of Architects - Los Angeles Advocacy Report](#), the Civic Center risks being "hollowed out" as public agencies vacate the area.¹ The demolition of the former Parker Center (Phase 1) has left a vacant lot where a 27-story [Los Angeles Civic Building Project](#) was planned, symbolizing the unfulfilled vision of CCMDP and the failure by the part of the City to see the plan through.

The DTLA 2040 Community Plan and DLANC's "[Vision Downtown](#)" plan, with support from AECOM and SCAG, collectively envision a burgeoning and holistic 24-hour community within all neighborhoods of DTLA. Lack of continuous and diverse uses in the Civic Center, as well as

¹ AIA Los Angeles. "The Advocacy Report: December 9, 2025—Restoring Civic Center Functionality & Cohesion." *AIA|LA Advocacy Reports*. December 9, 2025.
<https://www.aialosangeles.org/home/advocacy-reports/the-advocacy-report-december-9-2025/>

changes in working trends as a result of the COVID-19 Pandemic, have contributed to a struggling urban center and even the demise of the Los Angeles Mall, which was slated as Phase 3 of the CCMDP.² A revitalized Civic Center is key to the success of Mayor Bass' efforts to realize [DTLA Economic Recovery](#), and capitalizing on the potential for significant investments ahead of the LA28 Games and ensuring sustainable growth long after.

Furthermore, Council File [21-1079](#) introduced on September 29, 2021, rightly identified that the pandemic fundamentally shifted the City's need for office space and called for a re-evaluation of the 2017 plan to better align with the "[10-Minute Diamond](#)" concept, developed by the Civic Center Authority. This concept envisions a district defined by walkability, pedestrian orientation, and connectivity rather than monolithic administrative blocks. Moving forward with these strategies to reactivate civic spaces, like Fletcher Bowron Square and the former First and Broadway (FAB) Park site, fulfill the promise to "reconnect the Civic Center" with adjacent communities like Little Tokyo, Historic Core, and El Pueblo and will help integrate the Civic Center with the broader community. Finally, as part of several feasibility studies tied to Council File [14-1604](#), for implementation of Phase 1 of the CCMDP, outlined the Public-Private Partnership (P3) model and "availability payments" to bridge funding gaps and help realize the build-out of the plan. The City must challenge "infeasibility" narratives that lead to the abandonment of assets, transformation, and long-term capital investment, and instead update the financial analyses tied to the CCMDP to propel progress for the heart of our city and region.

Therefore, DLANC recommends the Mayor, Council District 14, and the City Administrative Officer, in coordination with the Municipal Facilities Committee, consider the following actions to advance the CCMDP:

1. Request Council District 14 explore the introduction of a **new Council Motion** requesting a report back from the City Administrative Officer (CAO), Chief Legislative Analyst (CLA), Bureau of Engineering (BOE), and Municipal Facilities Committee (MFC) on the feasibility of issuing an **updated Request for Proposal (RFP)** based on new and modern criteria derived from the Civic Center Master Development Plan (CCMDP), accounting for current market conditions and city priorities for housing expansion and municipal facility consolidation; and
2. Request the MFC, and BOE **authorize a Task Order Solicitation (TOS)**, utilizing existing Pre-Qualified On-Call Consultant Lists to update the existing consultant studies and plans previously prepared for the CCMDP with current market conditions, projections, and municipal priorities; and

² Curwen, Thomas. "The Civic Center Mall Is Nearly Dead. The City Is Looking to Revitalize It." Los Angeles Times, November 22, 2024.
<https://www.latimes.com/california/story/2024-11-22/the-civic-centers-crown-jewel-now-a-wasteland-of-retail-dreams>

3. **Request the Mayor**, in coordination with the Los Angeles County Board of Supervisors, consider reseating, appointing, and **activating the "Civic Center Authority"** as authorized under [Los Angeles Administrative Code Section 8.10](#), to assist in re-envisioning the future of the Civic Center that can inform the CCMDP and County efforts for optimal asset management and growth between agencies occupying the Civic Center District.

Sincerely,

*** SUBJECT TO APPROVAL BY DLANC BOARD OF DIRECTORS ON FEBRUARY 10, 2026***

Jens Midthun
President,
DLANC

Andrew Wong, AIA
Chair,
DLANC Planning & Land Use Committee

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Cc: City Administrative Officer (via email)
Chief Legislative Analyst (via email)
Municipal Facilities Committee (via email)
Bureau of Engineering (via email)
Department of City Planning (via email)
Los Angeles County Board of Supervisors, 1st District (via email)