

CITY OF LOS ANGELES

CALIFORNIA



DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL OFFICERS

JENS MIDTHUN
PRESIDENT

TERESA Y. HILLERY
VICE PRESIDENT OF ADMINISTRATION

DAMION WAGNER
VICE PRESIDENT OF
OUTREACH & COMMUNICATIONS

TERIN NGO
SECRETARY

TATHEER ADNAN
TREASURER



WWW.DLANC.COM

EMAIL: INFO@DLANC.COM

April 14, 2026

RE: Board Report 26-030: AltaMed Museum of Chicano and Mexican Art / Design and Operation of the El Corazón Art Park Project (1st and Broadway Civic Center Park)

To Whom It May Concern:

At a public meeting on April 14, 2026, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to provide the following comments below:

Due to a lack of information regarding the applicant's specific programming intentions and the lack of clarity regarding the provided scope of work, the Downtown Los Angeles Neighborhood Council is **unable to take a position** at this time. While DLANC supports organizations investing in the Downtown Los Angeles community, and supports the concept of activating the park site, we encourage our city partners to provide additional time for all parties to engage in meaningful dialogue before rendering a decision on this matter.

The 1st and Broadway site (FAB Park) holds immense civic importance for the City of Los Angeles. Following the 1976 earthquake-related demolition of the former 13-story State office building, the parcel remained vacant for over thirty-five years. Its acquisition in 2013, as authorized by [Board Report 13-072](#), was a cornerstone of the ["50 Parks Initiative."](#) intended to provide much-needed open space in a community that lacks sufficient recreational services.

The critical nature of this site is underscored by the [Los Angeles Park Needs Assessment](#) (PNA), which identifies Downtown Los Angeles (DTLA) as a high-need community where increasing density and population have intensified the demand for accessible green space. Specifically, the PNA recognizes the urgent need for facilities in the "Per Square Mile-Downtown" area. Given this high-need designation, ensuring the meaningful and appropriate stewardship of remaining park land is a matter of community equity. Every square foot of dedicated park space in DTLA must be protected against uses that do not align with the PNA's goal of providing accessible, publicly managed recreational facilities for all residents and visitors. This situation underscores the urgent need for comprehensive management of parkland, land use, and other City assets within the Civic Center, aligned with broader revitalization efforts in the greater DTLA area, including the

Civic Center Master Development Plan (CCMDP) and [DLANC's letter regarding the CCMDP](#) as a more expansive vision for open space and public assets in our community.

Regarding the development of the FAB park site, the community has historically experienced a profound lack of follow-through. Despite several attempts to develop the site over the decades, the 2013 acquisition promised a permanent civic resource that has yet to be fully realized. Crucially, the [Grant Deed recorded on June 5, 2013](#), explicitly mandates in Clause 1 that the Real Property shall be used for **parks or open-space purposes** for a period of not less than 25 years following the Close of Escrow. The deed includes a reverter clause specifying the property shall revert back to the Grantor should the use change to anything other than public recreation, enjoyment of scenic beauty, or conservation. Furthermore, the Certificate of Acceptance and [Board Report 13-072](#) designated that the site be set apart and dedicated as park property in perpetuity.

While DLANC is grateful for AltaMed's willingness to activate this site, the method in which this process has unfolded has created an appearance of intransparency. Although the AltaMed team has had clear intentions since August 2025, the lack of meaningful engagement with DTLA stakeholders suggests an effort to avoid public scrutiny. DLANC previously submitted a [request for continuance on February 2, 2026](#), due to significant concerns regarding transparency and the excessive speed at which this project was advancing without adequate public oversight. DLANC ultimately withdrew these continuance requests under the explicit assurance from City staff that broad and meaningful community outreach would be included in the advancing months. However, the current lack of transparency suggests these assurances have not been fully met.

Furthermore, while DLANC is supportive of temporary activations, the scope presented, including significant site alterations and "temporary" structures, far exceeds the standard definition of a temporary activation. We hold specific concerns regarding the "wellness center" scope, which lacks alignment with the core mission of park and open-space uses as defined in the Grant Deed. The current proposal lacks DTLA-based community programming and fails to address the specific needs of the communities immediately surrounding the site.

Therefore, DLANC requests that AltaMed, the Board of Recreation and Park Commissioners, and the Department of Recreation and Parks (RAP) consider the following modifications to the proposed project scope:

Community Outreach & Engagement

- **Coordinated Outreach:** AltaMed, in coordination with Council District 14 (CD14), RAP, and the Mayor's Office, shall coordinate a community engagement strategy.
- **Public Meetings:** This engagement must include a formal public community meeting to present project details to the broader constituency.
- **Stakeholder Inclusion:** Conduct targeted outreach to additional community-based stakeholders in the immediate adjacent area.

- **Neighborhood Council Coordination:** Facilitate a dedicated coordination and working session with the Neighborhood Council, with direct involvement from RAP and CD14, to address specific community concerns.

Site Design and Access

- **Site Accessibility:** Modify the design to provide direct park access from the 1st Street and Spring Street corner.
- **Regional Connectivity:** Ensure the site allows for seamless connections to Grand Park (Gloria Molina Park) and coordinate this approach with the Grand Park/Music Center and the County of Los Angeles.
- **Fencing Alternatives:** Avoid adding perimeter fencing; if fencing is required for security, utilize materials that ensure visual transparency and seek alternatives to chain-link fencing.
- **Park Hours:** Ensure site access seven days a week until at least 10:30 PM, in alignment with [LAMC 63.44](#) regarding park hours and public access.

Programming

- **Arts Collaboration:** Work with the Department of Cultural Affairs (DCA) to develop a visual and performing arts programming scope that fits the mission of an "Art Park".
- **Local Programming:** Partner with CD14, RAP, and the DCA to incorporate Downtown and area-based community organizations and arts groups into the site's programming.
- **Civic Access:** Extend "Civic-Based programming" to allow local community organizations to utilize the site for meetings and public assemblies, functioning as a community center.

Sincerely,



Jens Midthun
President,
DLANC



Heera Kapoor
Chair,
DLANC Livability Committee



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

JM:HK:AW:RR

Cc: Council District 14 (via email)
Office of the Mayor (via email)
Department of Recreation and Parks (via email)
Board of Recreation and Parks Commissioners (via email)
Department of Cultural Affairs (via email)