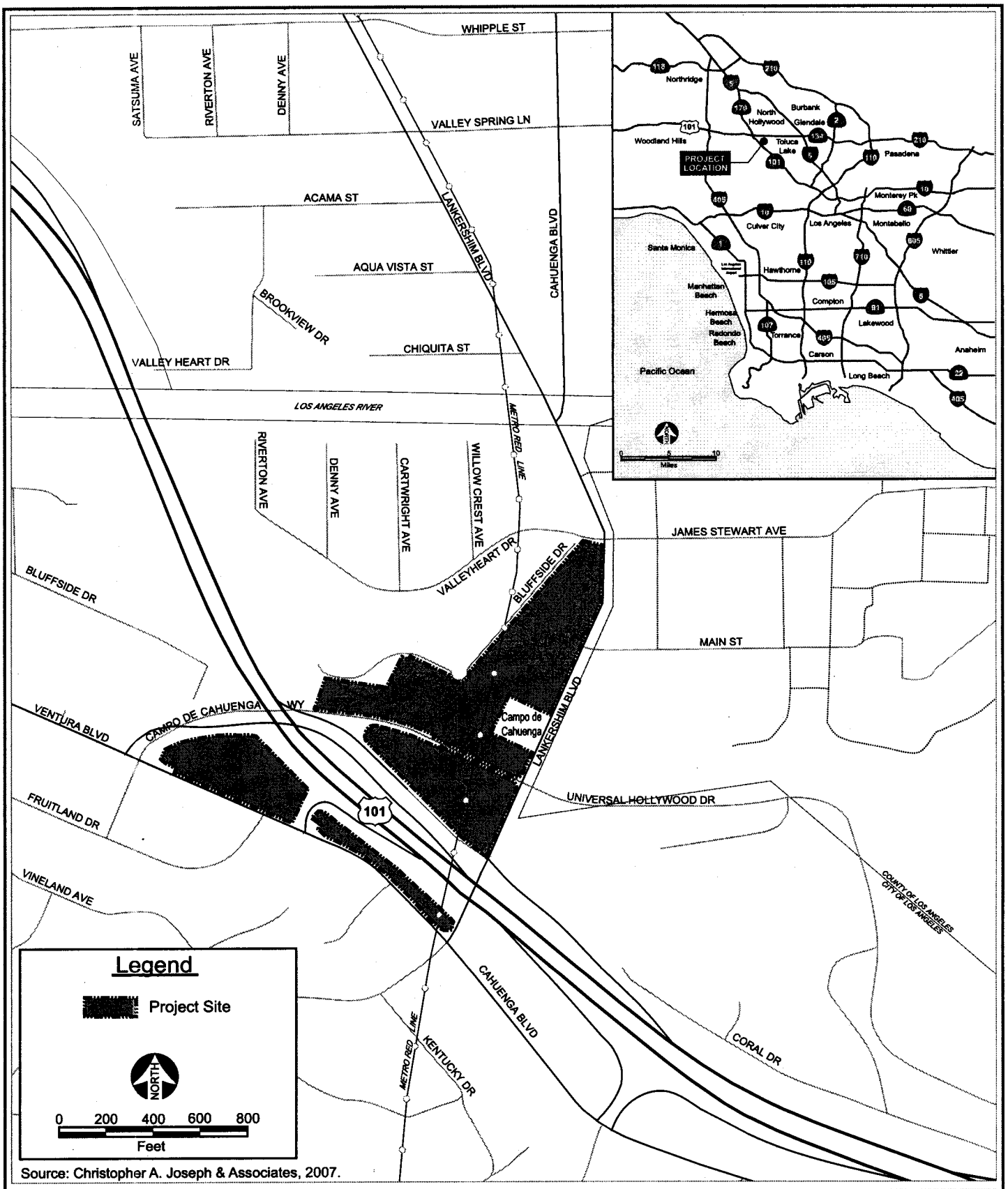
SMMC
Attachment
9-22-08
Item 10(d)

Project Description
The Metro Universal Project proposes the development of approximately 1.47 million square feet of new commercial and possible residential uses in two phases. Phase 1 would include a 655,200 square-foot office and 315,000 square-foot media production complex with up to 1,929 parking spaces, and a separate parking garage with up to 1,780 parking spaces, which would include park & ride spaces for Metro patrons. Phase 1 would also include up to 25,000 square feet of retail/restaurant facilities. Phase 2 would include a 489,100 square-foot office building or a mixed-use hotel/residential building with 400 residential units, 300 hotel rooms and ancillary meeting rooms, restaurant/lounge areas, spa and residential amenities. Up to 1,467 parking spaces would be provided. The Project would also include new bus drop-off, transfer and layover facilities associated with the Metro Red Line station. The Project Site is located entirely in the City of Los Angeles.



Source: Christopher A. Joseph & Associates, 2007.

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

Figure II-1
Regional and Project Vicinity Map

PROJECT LOCATION

The Project Site is located approximately 1.2 miles south and east of the junction of U.S. Route 101 (Hollywood Freeway) and State Route 134 (Ventura Freeway). The Project Site is generally bounded by Bluffside Drive to the north and west, Lankershim Boulevard to the east, and Ventura Boulevard to the south and west. Campo de Cahuenga Way and the Hollywood Freeway bisect the Project Site at the central and southern portions of the site, respectively. The Project region and vicinity are shown in Figure II-1.

Five separate parcels comprise the Project Site. These parcels are respectively referred to as Sites A, B, C, D, and E and are shown on Figure II-2. Sites A and B are located north of Campo de Cahuenga Way, Site C is located south of Campo de Cahuenga Way and north of the Hollywood Freeway, and Sites D and E are located on the north side of Ventura Boulevard and south of the Hollywood Freeway. Approximate acreage and current ownership for each of the parcels comprising the Project Site are shown in Table II-1.

Table II-1
Project Site Parcels

Site	Acreage	Current Ownership
A	3.85	Metro
B	3.58	Metro
C	3.58	Metro
D	1.25	State of California Department of Transportation (Caltrans)[1]
E	2.08	County of Los Angeles (County)

[1] *This site is leased from Caltrans by Metro for use as a park & ride lot.*

- The Project will comply with SCAQMD Rule 403 regarding fugitive dust;
- 80% of all diesel-emitting equipment shall use diesel particulate filters (DPF) having 85% removal efficiency;[5] and
- The Project will use a DPF regeneration technology that does not increase exhaust emissions of NO_2.

Public Services (Police)

- The Project shall include adequate and strategically positioned security lighting to enhance public safety. Visually obstructed and infrequently accessed "dead zones" shall be limited and, where possible, security shall be controlled to limit public access to such areas. The building and layout design of the Project shall also include crime prevention features, such as nighttime security lighting, video surveillance, 24-hour controlled access, and an on-site security patrol.

Public Services (Parks & Recreation)

- Landscaping: As part of the Project, a landscaped walkway/plaza would be provided surrounding the Campo de Cahuenga historic site adjacent to the 25,000 square feet of restaurant/retail uses. This landscaped area would also provide a pedestrian connection with the Site A office and media production facility with the Site B parking structure, the Metro portals, and the Campo de Cahuenga historic site.
- Proposed Open Space: No open space would be required for Phase 1 or Phase 2 Option A of the Project. Open space would be required for the development of the Phase 2 Option B hotel/residential development. In accordance with Section 12.21.G of the LAMC, the development of 400 residential units would require approximately 70,000 square feet of open space to be provided.[6] The Project would provide a total of 72,449 square feet of open space, consisting of approximately 52,449 square feet of common open space and approximately 20,000 square feet of private open space. Public plazas account for approximately 21,931 square feet of the common open space and the other approximately 30,158 square feet of common open space consists of residential terraces, roof decks, and recreation rooms.
- Recreational Amenities: With Phase 2 Option B of the Project, a 1,000 square foot health club/spa would be developed.
- Potential Land Exchange: As part of the Project, a potential land exchange is being considered that would increase the land area within Weddington Park (South) and reconfigure parking and open space within the existing park, while allowing for an increased footprint for the Site B parking garage that would meet Metro's programmatic and operational needs for the Metro Bus Transit Plaza. The resulting configuration of Weddington Park (South) and the Project Site, in

[5] *Based on CARB verified technologies (http://www.arb.ca.gov/diesel/verdev/vt/cvt.htm).*

[6] *Assumes 2-bedroom residential units with three or more habitable rooms, thereby requiring 175 square feet of open space per dwelling unit.*

the event this land exchange is implemented, is shown in Figure II-11 in Section II (Project Description) of this EIR. The potential land exchange consists of the following elements: (1) Metro acquire by eminent domain 13,450 square feet of Department of Recreation and Parks' property that would become part of the Project Site, and in consideration, Metro would convey 18,180 square feet of the project site to Recreation and Parks; (2) Bluffside Drive west of the cul-de-sac (the park access road) would be realigned to follow the new park property line; (3) the existing surface parking lot located next to the baseball field would be relocated to a portion of the land transferred to the Department of Recreation and Parks that is adjacent to Project Site; and (4) the site of the existing surface parking lot would be converted to open space and/or additional athletic facilities as determined by the Department of Recreation and Parks. The land exchange would increase the total land area of Weddington Park (South) by approximately 4,730 square feet.

Utilities (Water)

- The construction of new water mains, fire hydrants, and water laterals as required shall be undertaken as a design feature of the Project. More specifically, the improvements and additions include:
    - The removal and replacement of sections of DWP's 8-inch-diameter water line located on Site C that conveys water between the 60-inch water distribution trunk line and the 12-inch-diameter water line in Lankershim Boulevard with a new 12-inch-diameter water line, and
    - The construction and installation of a new 8-inch-diameter and 12-inch-diameter water lines in Lankershim Boulevard and Campo de Cahuenga Way. The new 12-inch-diameter water line in Lankershim Boulevard would replace the existing 8-inch-diameter water line in Lankershim Boulevard. A portion of this new 12-inch-diameter water line would be constructed within the same alignment as the existing 8-inch-diameter water line to avoid additional disturbance of the historic Feliz Adobe foundation remains under Lankershim Boulevard. In the event that previously undisturbed remnants of the foundation are uncovered during construction, the alignment of the 12-inch-diameter water line would be altered to avoid impact via an alternate route. The construction of these improvements would provide a redundant system to meet the fire-flow demand of 7,550 gpm.
    - New fire hydrants and water laterals installed throughout the Project Site would conform to the City's Fire Code and in consultation with the Los Angeles Fire Department, which would occur during the building permit plan check process.
- The Project also includes the installation of domestic, fire, and recycled water meters at various locations: