Vermont Corridor
CEQA Scoping Meeting
May 25, 2017
Welcome!
CEQA Scoping Meeting Agenda

Presentation
Trammell Crow Company
California Environmental Quality Act (CEQA) Process
Introduction to Project
• County Project Goals
• Site 1: Department of Mental Health Headquarters
• Site 2: Multifamily Adaptive Reuse
• Site 3: Senior Affordable Housing & Community Center
• Project Sequence

approx. 25 min

Q & A
approx. 10 min

until 6:30

Break-out
Founded in 1948

One of the Nation’s Leading Developers and Investors in Real Estate

#1 Developer in U.S. in 2013, 2014, 2015, & 2017 by Commercial Property Executive

#1 Developer in U.S. in 2015 & 2017 by Multi Housing News

Developed or acquired nearly 2600 buildings / 565Msf / $60B

$5.0B in process + $5.1B in pipeline

Independently operated subsidiary of CBRE, headquartered in Los Angeles
CEQA Process
VERMONT CORRIDOR

OPPORTUNITY FOR PUBLIC INPUT (now — through June 5)

OPPORTUNITY FOR PUBLIC INPUT (at DEIR stage)

OPPORTUNITY FOR PUBLIC INPUT (at Public Hearing)

COUNTY OF LOS ANGELES

Prepare / Distribute Notice of Preparation (30-Day Review Period)

Scoping Meeting

Prepare Draft EIR

Prepare Public Notice of Draft EIR Availability

Public and Agency Review of and Comments on Draft EIR (30 Days)

Prepare Final EIR Including Responses to Comments

Agency Review of Responses to Agency Comments

Public Hearing - Board of Supervisors Hearing

Board of Supervisors Decision

File Notice of Determination

OPPORTUNITY FOR ADDITIONAL OUTREACH (throughout)
Introduction to the Project
Purpose of the Project (per RFP CDC 15-136)

The purpose of the project is to:
(1) expedite elimination of blight
(2) relocate DMH employees to a new, high quality, architecturally prominent, cost-effective headquarters facility
(3) consolidate other departments in the Vermont Corridor
(4) provide for highest economic benefit to the County through sale or ground lease of the properties
Development Scenarios (per RFP CDC 15-136)

Site 1: A new County occupied facility to serve as DMH’s HQ

Site 2: Highest economic benefit to County

Site 3: Highest economic benefit to County, and also a scenario to provide affordable senior housing with a ground level retail component
Site One:
DMH Headquarters Building
TCC’s Selected Response: Site 1

New DMH Headquarters Building per RFP — County of Los Angeles

- Architecturally significant building with highly efficient layout
- Designed to LEED Silver (now Gold) and WELL standards
- Financed with 63-20 Tax Exempt Bonds through Public Facilities Group
- Replacement of Shatto Parking Structure

Overall: Proven approach to design, building, financing, and operating
VERMONT CORRIDOR

SITE 1 DMH OFFICE BUILDING
SITE 1 SECTION

471,000 SF OFFICE BUILDING FOR LA COUNTY DEPARTMENT OF MENTAL HEALTH
UP TO 10,000 SF GROUND FLOOR RETAIL

Construct thirteen-story office building over eight-story, 965-stall parking structure with 134 bicycle parking spaces on ground floor.
Construct eleven-story, 768-stall parking structure on Shatto Place.
Site Two:
Adaptive Reuse Multifamily
TCC’s Selected Response: Site 2

Existing DMH Building becomes 172 unit adaptive reuse multifamily tower, with adjacent parking garage, with potential for 74 additional future units.

- Adaptive Reuse — LA City ordinance streamlines process
- New Garage — will accommodate required on-site parking
- Participating Ground Lease — aligns County’s and Developer’s interests
- Designed for new additional units over parking — additional revenue to County when feasible

These attributes streamline approvals and maximize the finance-ability of this speculative development, thereby maximizing the likelihood of success, and thus County income.
VERMONT CORRIDOR

AERIAL MAP: SITE 1 AND SITE 2
172 UNIT MULTIFAMILY ADAPTIVE REUSE
UP TO 4,100 SF GROUND FLOOR RETAIL SPACE
193 BICYCLE PARKING SPACES

74 UNIT MULTIFAMILY NEW CONSTRUCTION
UP TO 3,400 SF GROUND FLOOR RETAIL SPACE
85 BICYCLE PARKING SPACES

Construct a new five-story parking structure with 263 parking stalls to the east of the existing building with five stories of multifamily above.
Site Three:
Senior Affordable Housing &
Community Center
TCC’s Selected Response: Site 3

Developed into 72 Senior Affordable Housing units with a 13,200sf Community Center, in partnership with Meta Housing.

- Senior Affordable Housing — Directly in response to RFP
  - 50% Affordable Housing
  - 50% Special Needs Housing

- Community Center — at County’s suggestion and Community’s request (in lieu of retail)
  - MOU with YMCA of Metro LA to operate
  - County contributing land
  - Requires grant or other money to finance

This maximizes the County’s goals of affordable senior housing AND provides the economic benefit to the County of community support.
72 UNITS OF AFFORDABLE SENIOR HOUSING
50% AFFORDABLE SENIOR HOUSING
50% SPECIAL NEEDS HOUSING

UNIT SUMMARY:
57 1BR UNITS
15 2BR UNITS
13,200 GSF COMMUNITY CENTER

Construct a three-story, underground, 116-stall parking structure with six-stories of affordable senior housing, a Community Center and 102 bicycle parking spaces above.
VERMONT CORRIDOR
COMMUNITY CENTER AT SITE 3
VERMONT CORRIDOR
COMMUNITY CENTER AT SITE 3
Sequence
VERMONT CORRIDOR

PROJECT SEQUENCING

EXISTING CONDITIONS: SITE 1, SITE 2, SITE 3
VERMONT CORRIDOR
PROJECT SEQUENCING

SITE 2

SITE 1

SHATTO PLACE SITE

SHATTO PLACE PARKING CONTINUOUS TO SUPPORT SITE 2 BUILDING

DEMO EXISTING SITE 3 STRUCTURES ALONG VERMONT
VERMONT CORRIDOR
PROJECT SEQUENCING
VERMONT CORRIDOR
PROJECT SEQUENCING

SITE 1

CONSTRUCT SITE 3

SITE 2 USERS BEGIN PARKING IN NEW SITE 1 PARKING PODIUM

SHATTO PLACE SITE

SHATTO PLACE PARKING IS VACATED AND DEMOLISHED
SITE 2 USERS CONTINUE PARKING IN NEW SITE 1 PARKING PODIUM

SHATTO PLACE PARKING WILL BE REPLACED WITH NEW PARKING STRUCTURE
UPON COMPLETION OF RELOCATION ACTIVITIES, BEGIN SITE 2 ADAPTIVE RE-USE AND CONSTRUCTION.
Break-out Session Stations

**CEQA:** Craig Fajnor, EcoTierra & Damon Mamalakis, AGD

**Traffic:** Jonathan Chambers, Gibson Transportation

**Site 1:** Greg Ames, Trammell Crow & Charlene Dekker, Gensler

**Site 2:** Simon Ha, Steinberg Architects

**Site 3:** Ross Ferrera, Meta Housing

**Community Center:** Brad Cox, Trammell Crow;
Merton Harris & Simone Jackson, YMCA
Q & A
Break-out Sessions