Meeting Date: 03/06/08	Item Number: J-1

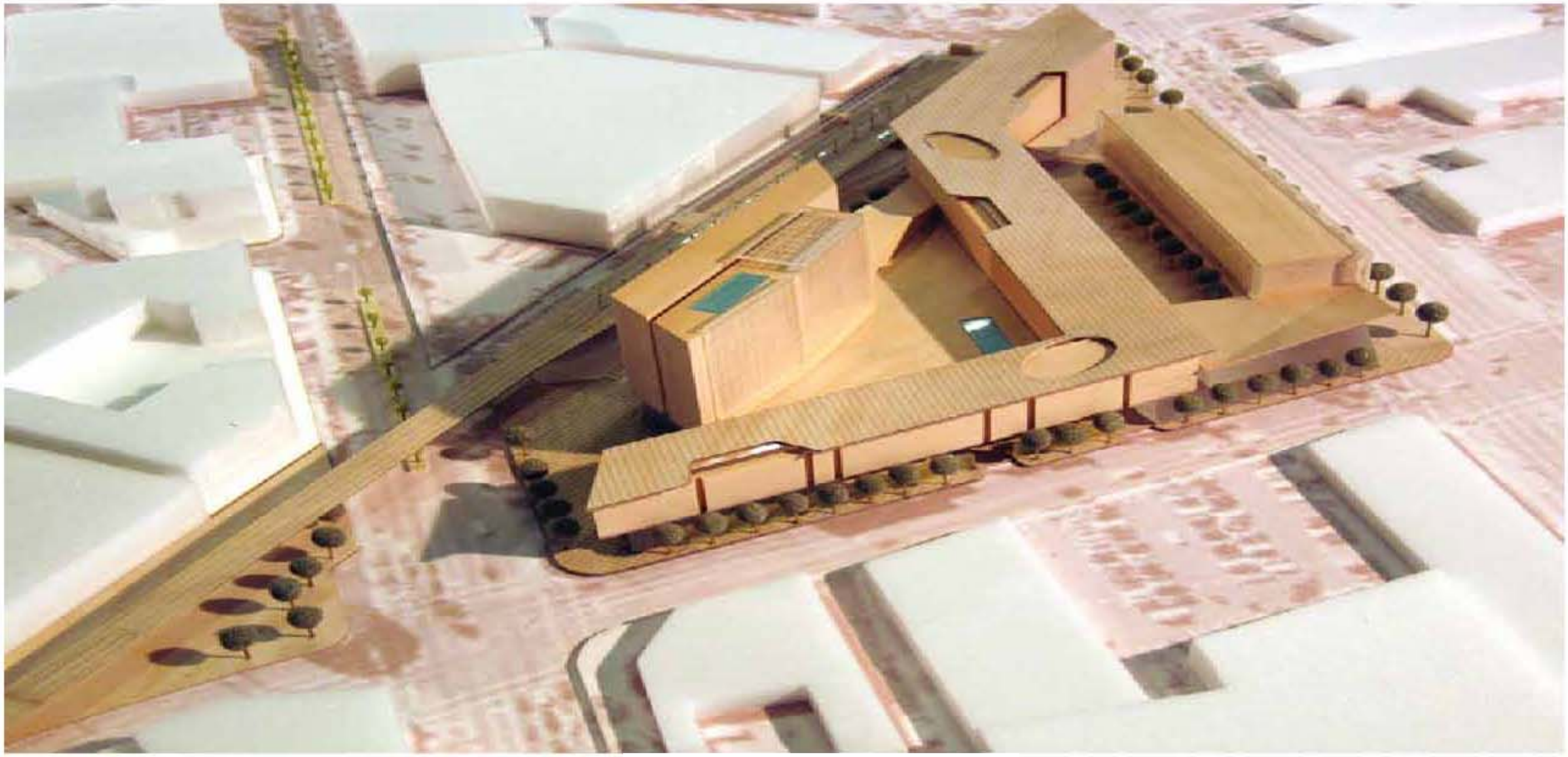
AGENDA ITEM: A Joint Item before the City Council and the Redevelopment Agency: Discussion of Washington/ National Development and Planning.

ATTACHMENTS: PAGES

Attachment 1

Current Plan

massing, configuration, site planning



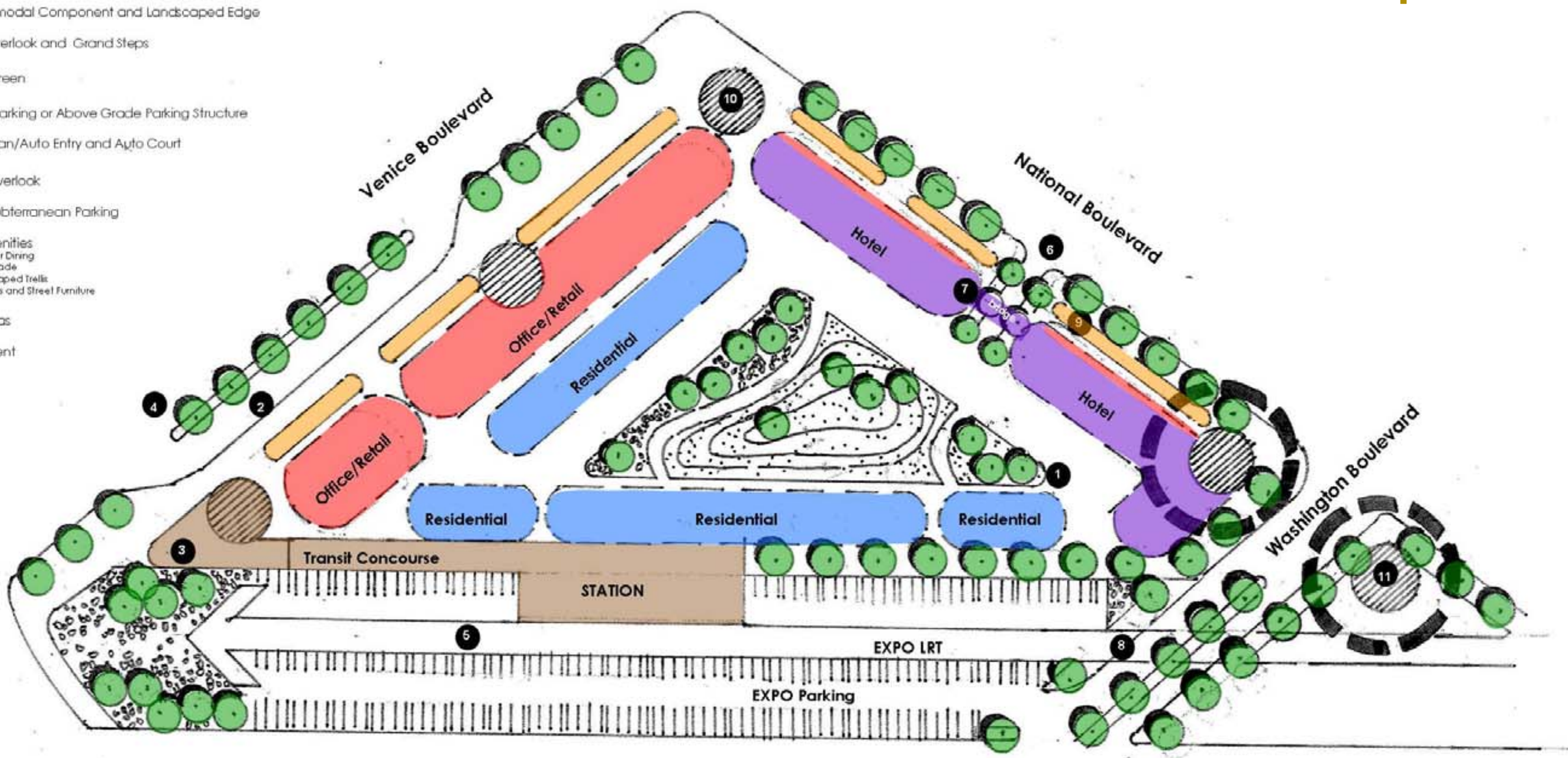
Attachment 2

Washington National

site plan

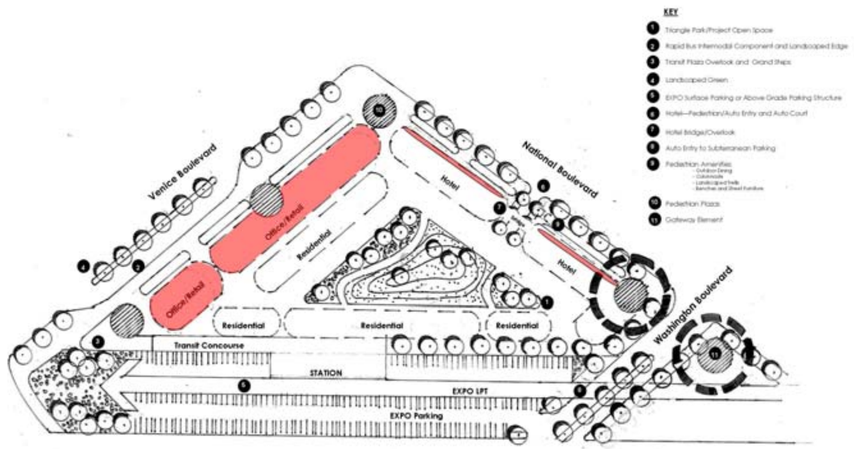
KEY

1. Triangle Park/Project Open Space
2. Rapid Bus Intermodal Component and Landscaped Edge
3. Transit Plaza Overlook and Grand Steps
4. Landscaped Green
5. EXPO Surface Parking or Above Grade Parking Structure
6. Hotel—Pedestrian/Auto Entry and Auto Court
7. Hotel Bridge/Overlook
8. Auto Entry to Subterranean Parking
9. Pedestrian Amenities
   - Outdoor Dining
   - Colonnade
   - Landscaped Trellis
   - Benches and Street Furniture
10. Pedestrian Plazas
11. Gateway Element



Attachment 3

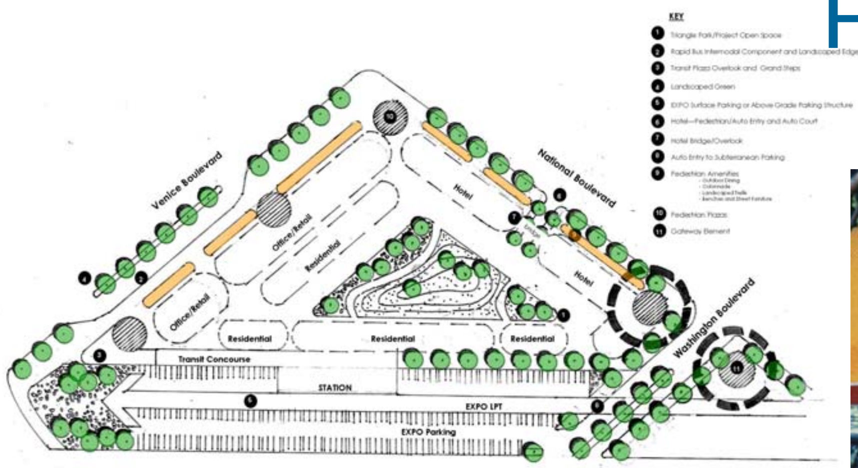
Retail Edge
concept



Attachment 3a

Pedestrian Amenities

concept



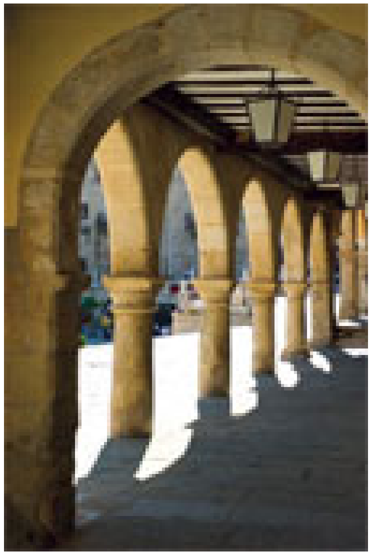
- seating niches
- outdoor dining

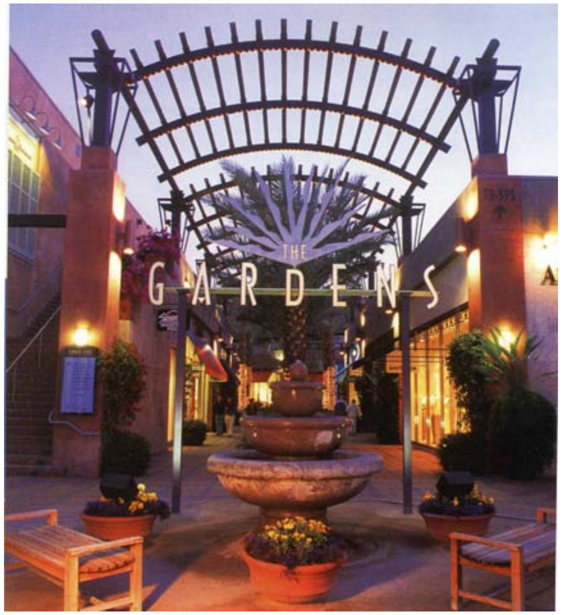
Attachment 3b

Pedestrian Amenities

concept

- colonnades
- planted trellis

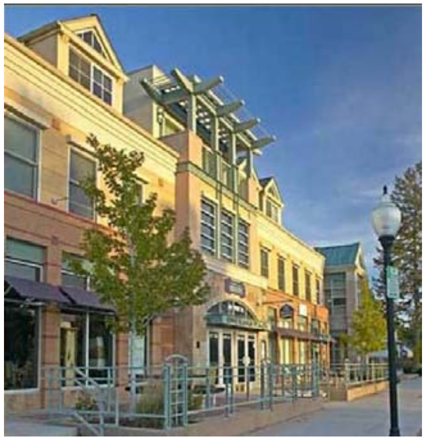




Attachment 3c

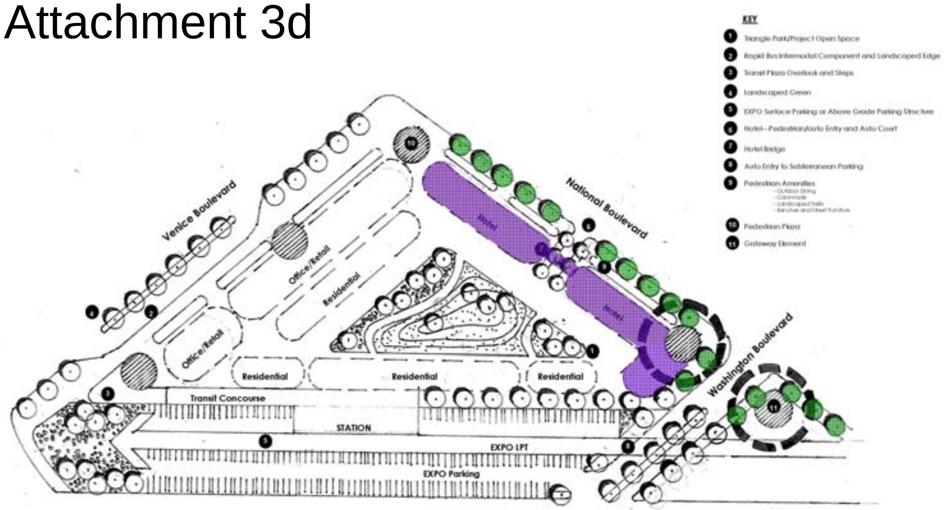
Stepped Floor Levels

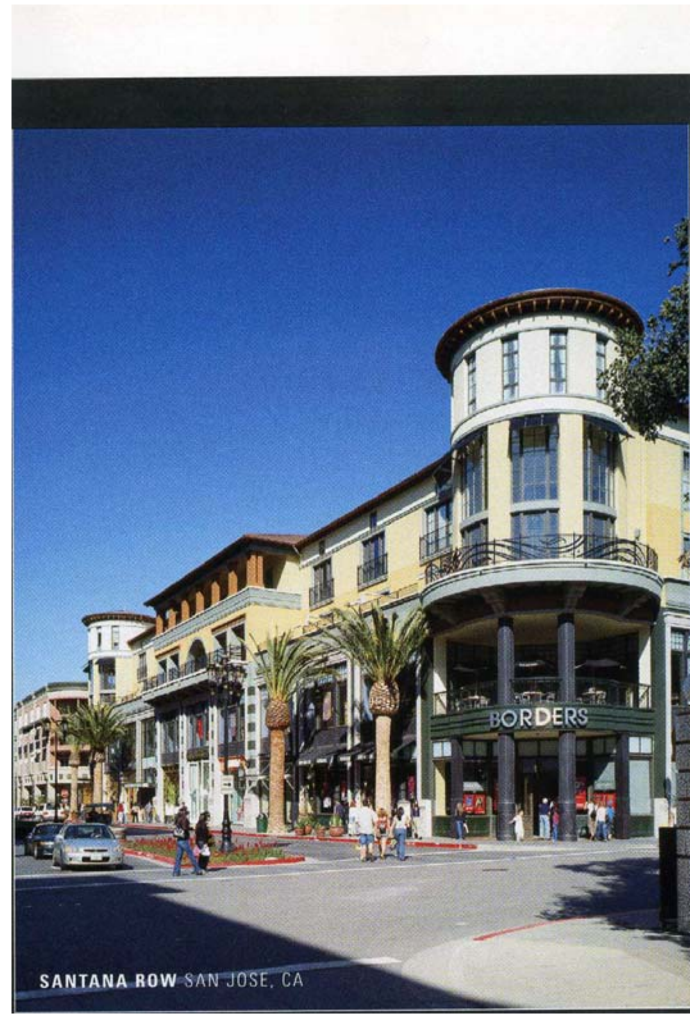
concept



Attachment 3d

Corner Design
concept

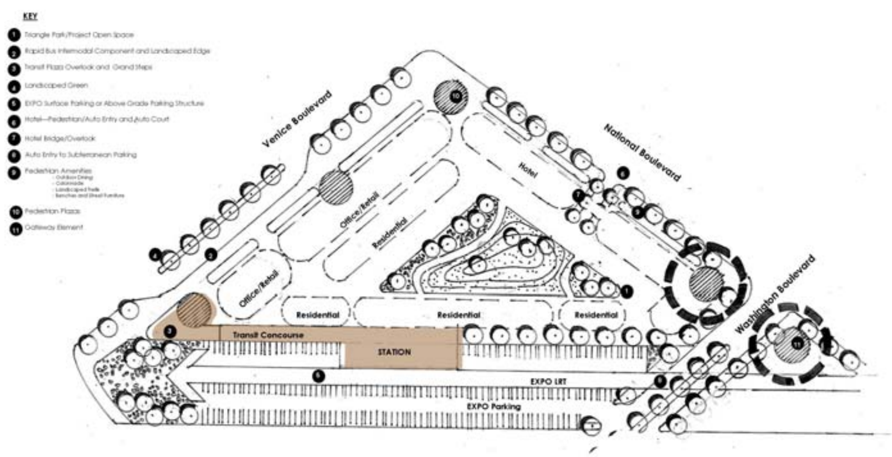




Attachment 4

Transit Plaza

concept

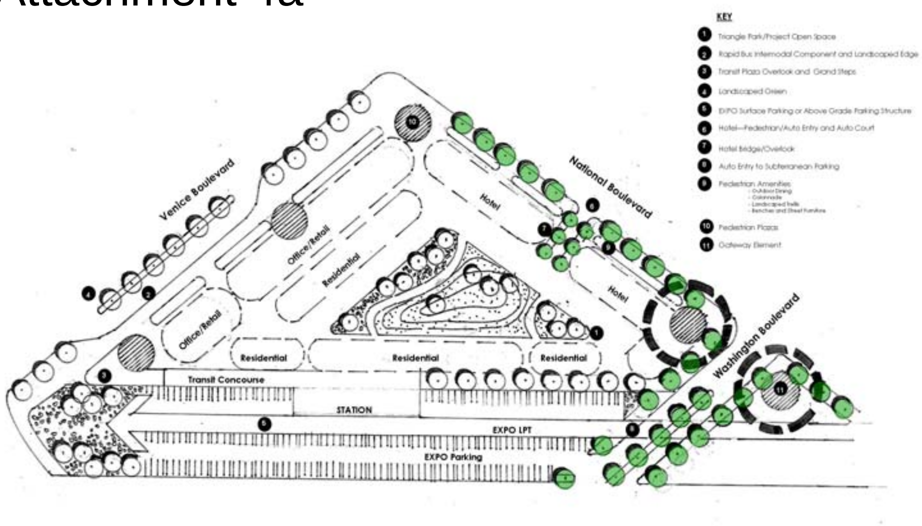


- Light Rail
- Rapid Bus

Conceptual view of Transit Plaza Overlook

Attachment 4a

Gateway Plazas
concept



- iconic design
- landscaping
- crosswalks
- paving and lighting

Attachment 4b

Gateway Plazas

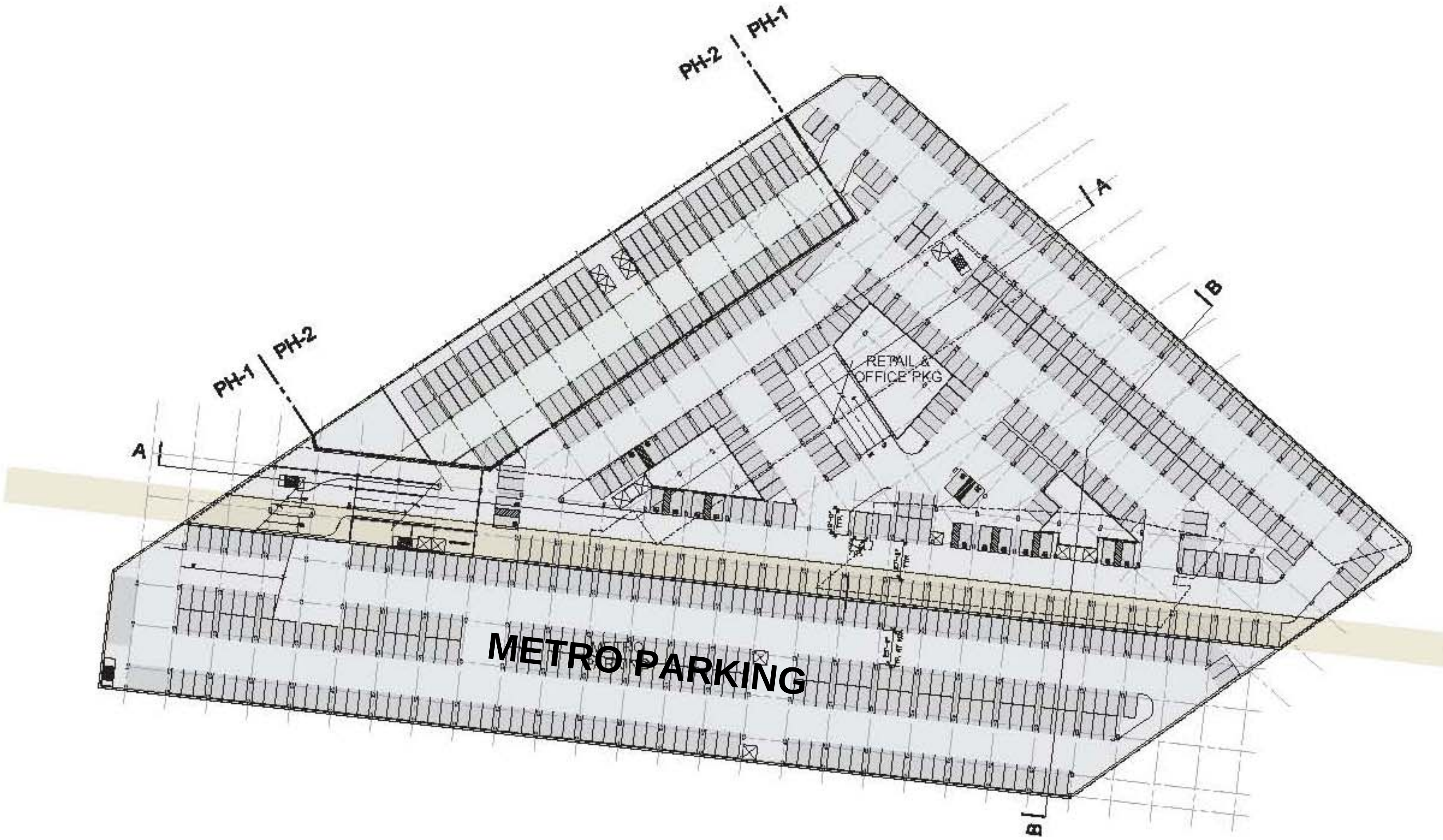
concept

Photo by Tom Pavia

Attachment 5

Current Parking

site plan



Metro Parking – Not a part of Current Triangle Site Parking

Attachment 6

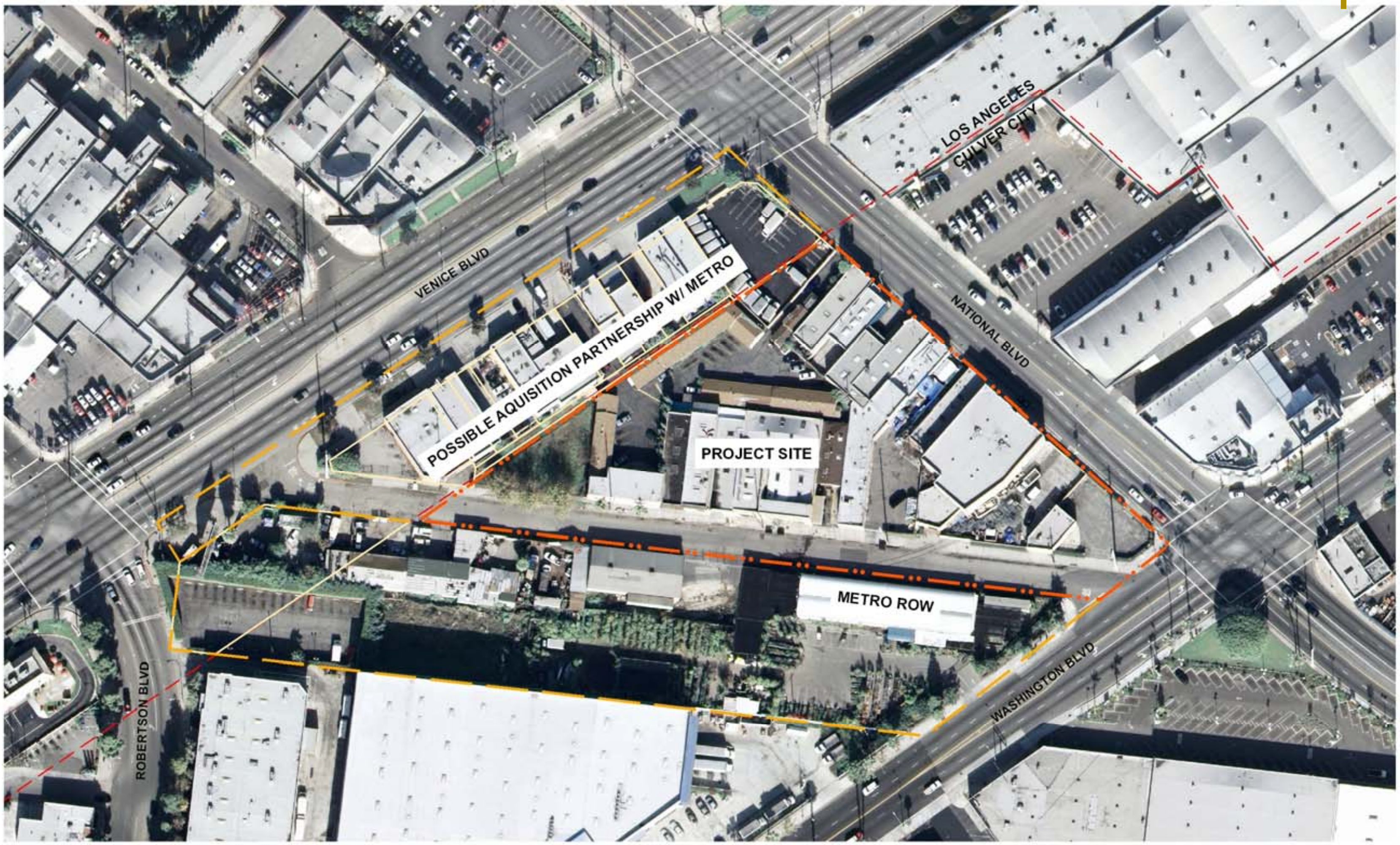
Proposed Parking Encroachment

site plan

Attachment 7

Venice Property Acquisition

site plan



Culver CITY

WASHINGTON/NATIONAL TRIANGLE SITE

AERIAL MAP

CULVER CITY GIS

JANUARY 24, 2008

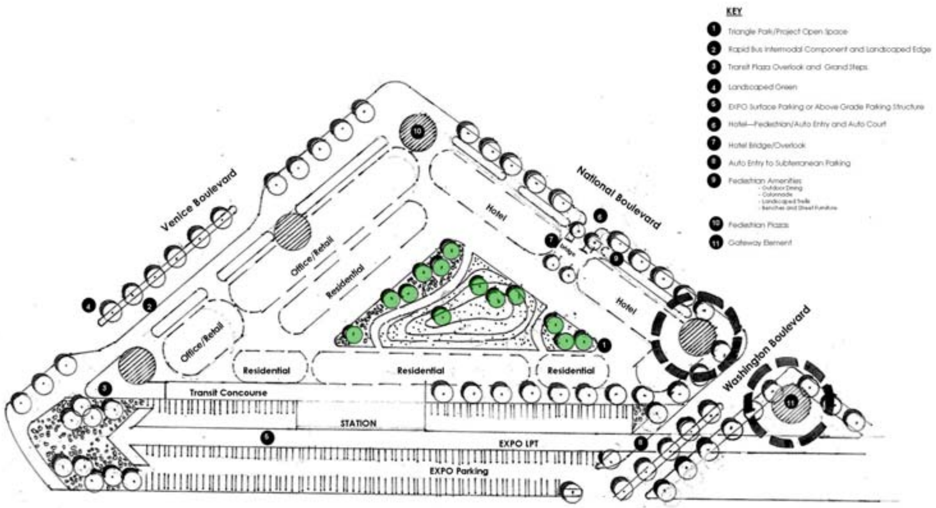
N

1" = 90'

scale 1:1,075

Attachment 8

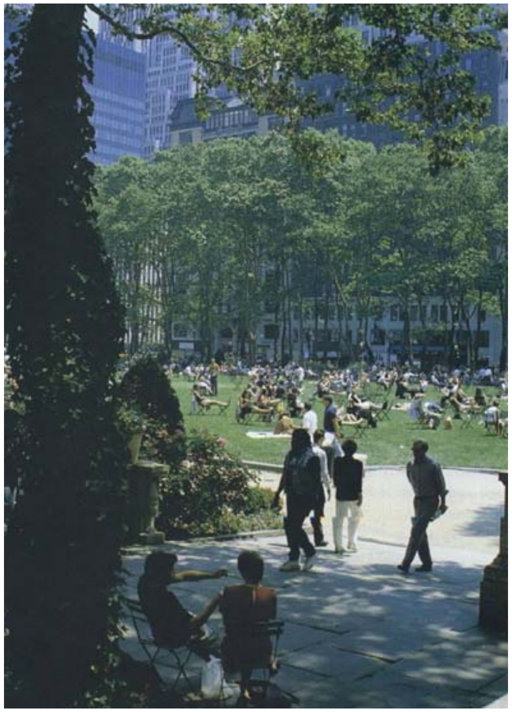
Open Space
concept



- Passive usage

Attachment 8a

Open Space
concept

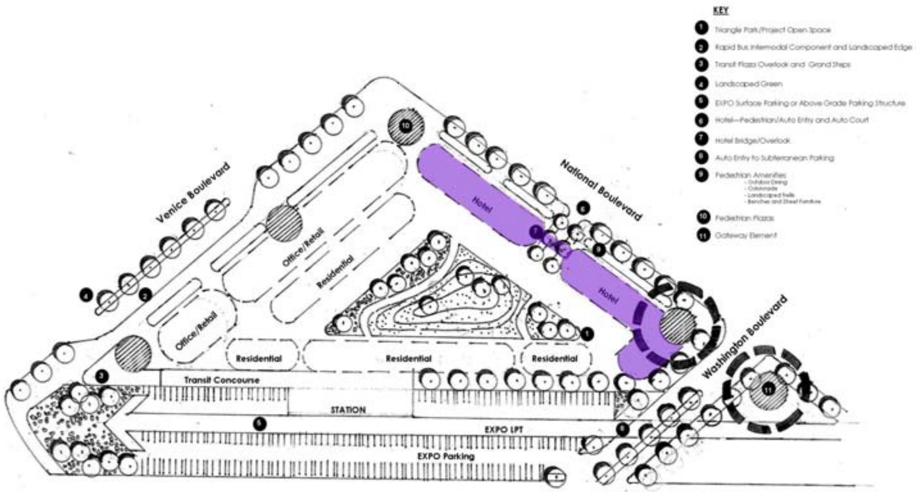


- Active usage
- Programmed

Attachment 9

Hotel

concept

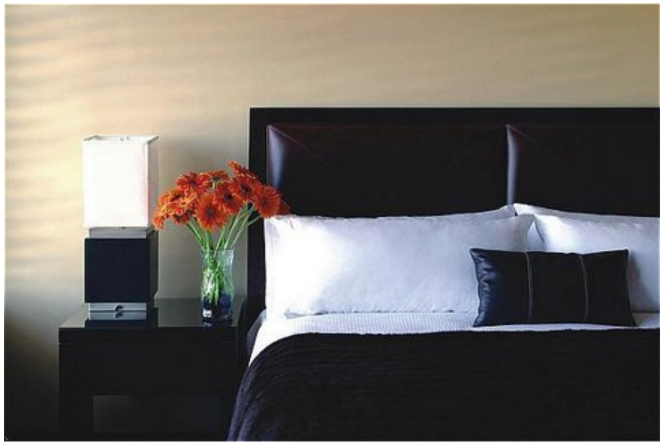


- boutique
- low rise
- high end ($150 - $250+)

Attachment 9b

Hotel

concept



Attachment 10

Connectivity

adjacent areas

Culver CITY

WASHINGTON | NATIONAL SURROUNDING AREAS

WASHINGTON NATIONAL DEVELOPMENT SCENARIOS
I. TRIANGLE SITE

OPTIONS	Density Allowed	Density Provided	Office	Retail	Hotel w/ 2000sf mtg rm; 4000sf rest.	Restaurants	Residential	Comm. Bene.	Building Height	Total Hotel/Porte-cochere Surface Prking	Office (1:350)	Retail (1:250)	Hotel (1.05 per room); Meeting Rooms/Restaurants (1:100sf)	Restaurant (1:250)	Residential (2 per du and 1:4 guest)	Metro Below Grade Parking (258 Spaces)	Metro Parking Surface (242 Space)	Total Prkng Reqrd (242 surface & 1,493 subt @ 2 levels = 1,735 supplied)	Excess or Shortage of Parking based on Parking Supplied (1,735 spaces)	Integration of LRT Station	Intermodal Component on Venice	Encroachment Metro ROW (150' wide & 2.37 acres [.39 in LA])	Metro Prkng 500 spaces provided
ALTERNATIVE 1 w/ Venice Prop. w/ National and Expo St's. w/ Metro ROW w/ Metro Prkng w/ Comm. Bene.	65 du/ac (4.47 ac)	65 du/ac	115,000 sf	53,250 sf	n/a	10,000 sf	290 du's	Open Space - .47 aces plus paseos & plazas	56'	**80**	329	213	0	40	653	258	242	**1735**	0	Yes	Yes	Yes	Yes
ALTERNATIVE 2 **Reduced Project** w/ Venice Prop. w/ National and Expo St's. w/ Metro ROW w/ Metro Parking Below Grade w/ Comm. Bene.	65 du/ac (4.47 ac)	39.15 du/ac	180,000 sf	70,000 sf	n/a	10,000 sf	175 du's	Open Space - .47 aces plus paseos & plazas	56'	**80**	514	280	0	40	395	258	242	**1729**	6	Yes	Yes	Yes	Yes
ALTERNATIVE 3 **Reduced Project** w/ Venice Prop. w/ National and Expo St's. w/ Metro ROW w/ Metro Prkng w/ Comm. Bene.	65 du/ac (4.47 ac)	33.55 du/ac	150,000 sf	70,000 sf	n/a	10,000 sf	150 du's	Open Space - .47 aces plus paseos & plazas	56'	**80**	429	280	0	40	338	258	242	**1587**	148	Yes	Yes	Yes	Yes
ALTERNATIVE 4 **Commercial Only** **(Office,Retail,Hotel)** w/ Venice Prop. w/ National and Expo St's. w/ Metro ROW w/ Metro Prkng w/ Comm. Bene.	n/a	n/a	200,000 sf	80,000 sf	149 rms	30,000 sf	n/a	Open Space - .47 aces plus paseos & plazas	56'	**80**	571	320	216	120	0	258	242	**1727**	8	Yes	Yes	Yes	Yes
ALTERNATIVE 5 **Phase I only (Culver City Area)** w/o Venice Prop. w/o National and Expo St's. w/o Expo ROW. w/o Metro Parking w/ Comm. Bene.	65 du/ac (2.89 ac)	65 du/ac	25,360 sf	30,662 sf	n/a	13,560 sf	187 du's	Public Parking	56'	**80**	73	123	0	55	421	0	0	**672**	47	Yes	No	No	No
ALTERNATIVE 6 w/ Venice Prop. w/ National and Expo St's. w/ Metro ROW w/ Metro Prkng w/ Comm. Bene.	65 du/ac (4.47 ac)	65 du/ac	70,000 sf	31,500 sf	149 rms	10,000 sf	290	Open S[ace -.47 aces plus paseos & plazas	56'	**80**	200	126	216	40	653	258	242	**1735**	0	Yes	Yes	Yes	Yes

Over for Notes:

Assumes:

1. Alternatives 1 thru 4,& 6 assumes allowable density based upon 4.47 acres (Includes area in Los Angeles and is a larger land area than previous plans). 4.47 acres comprises the Triangle Site and Exposition Street at 2.89 acres, Venice Properties and Exposition Street at 1.12 acres and 25 feet of the Metro ROW in L.A. and in Culver City at .47 acres.
2. Alternatives 1 thru 4 & 6 assumes encroachment areas of Metro ROW, Expo Street, Venice Properties and National Blvd.
3. 2 levels of parking (including encroachment areas of Metro, Expo Street, National Blvd., and Venice Properties.)
4. Metro joint development with Rapid Bus Intermodal Station turn-out at Venice Blvd. and parking below, retail at grade and office or residential above.
5. City of LA Joint Development for same density allowances and parking ratios as Culver City.
6. Central open space of .47 acres plus paseos and at minimum 4 plazas on site.
7. Alt. No. 5 allowable density based upon 2.89 acres (only triangle site and Exposition blvd street vacation).
8. For calculating parking for Retail and Restaurant uses, a “Shopping Center” aggregate ratio of 1:250 was applied.
9. Assumes 1,735 supplied spaces = 242 surface short term spaces and 1,493 subterranean parking supplied based on land area of 4.42 acres. This includes Venice Properties & Expo Street (1.12ac), Metro ROW in LA & Culver City (2.76 ac), and Encroachment into National Boulevard (40' or .54 acres). plus 252 spaces Interior Spaces adj. National; 142 spaces interior core around central core open space.

10. For Alt 5. - Assumes land area (2.89 ac) in Culver City only - No Metro ROW encroachment for Parking. Total Parking supplied is 719 spaces (2.89 acres x 43,569 = 125914.41/350 x 2 = 719 stalls).

Culver City Redevelopment Agency
Fiscal Impact From New Development

Project: Washington/National Project

General Fund Revenues

Description	Sales Tax	Business Tax	Utility Tax	Transient Occ. Tax	Property Tax	Total On-going	8-year Total Return*
	On-going Annual Revenues						
Alternative 1	$106,500	$41,550	$52,459	$0	$19,000	**$220,000**	**$1,956,000**
Alternative 2	$140,000	$71,680	$60,830	$0	$19,000	**$292,000**	**$2,597,000**
Alternative 3	$140,000	$59,320	$52,140	$0	$19,000	**$270,000**	**$2,401,000**
Alternative 4	$180,000	$83,937	$82,500	$734,198	$19,000	**$1,100,000**	**$9,782,000**
Alternative 5	$115,564	$22,005	$33,924	$0	$19,000	**$190,000**	**$1,690,000**
Alternative 6	$63,000	$18,677	$65,274	$734,198	$19,000	**$900,000**	**$8,003,000**

*Assumes 3% annual growth of General Fund Revenue.

Redevelopment Agency Revenues

Description	One-Time Revenues		On-going Revenues				
	Estimated Land Value per sq. ft.**	Total Estimated Land Value	Tax Increment	Other On-going Revenues	Total On-going	Less County Admin and Pass Through pymnts	8-year Total Ongoing Return*
Alternative 1	$99	$12,463,000	$2,184,000		$2,184,000	$1,703,000	**$14,600,000**
Alternative 2	$116	$14,603,000	$1,852,000		$1,852,000	$1,444,000	**$12,400,000**
Alternative 3	$39	$4,910,000	$1,364,000		$1,364,000	$1,064,000	**$9,100,000**
Alternative 4	($112)	($14,099,000)	$1,331,000		$1,331,000	$1,038,000	**$8,900,000**
Alternative 5	$99	$12,463,000	$1,429,000		$1,429,000	$1,115,000	**$9,600,000**
Alternative 6	$22	$2,770,000	$2,065,000		$2,065,000	$1,611,000	**$13,800,000**

*County Admin and Pass Through payments have been deducted; assumes 2% annual growth of Tax Increment revenue.

**Land value per square foot estimated by Keyser Marston Associates.

Fiscal Analysis estimates developed by Budget and Finance staff using assumptions developed in association with Keyser Marston Associates.