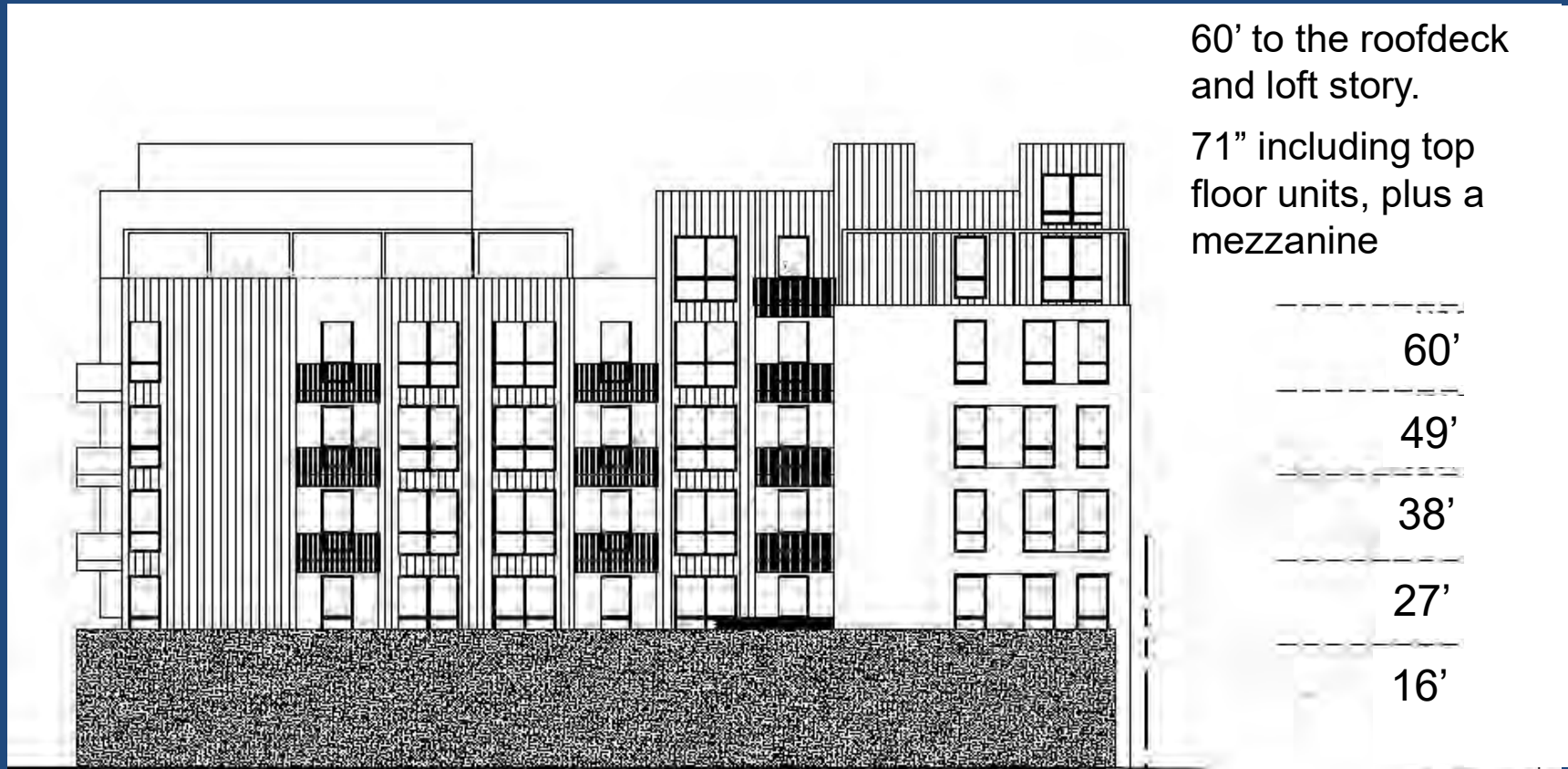


# Let's Talk About Height

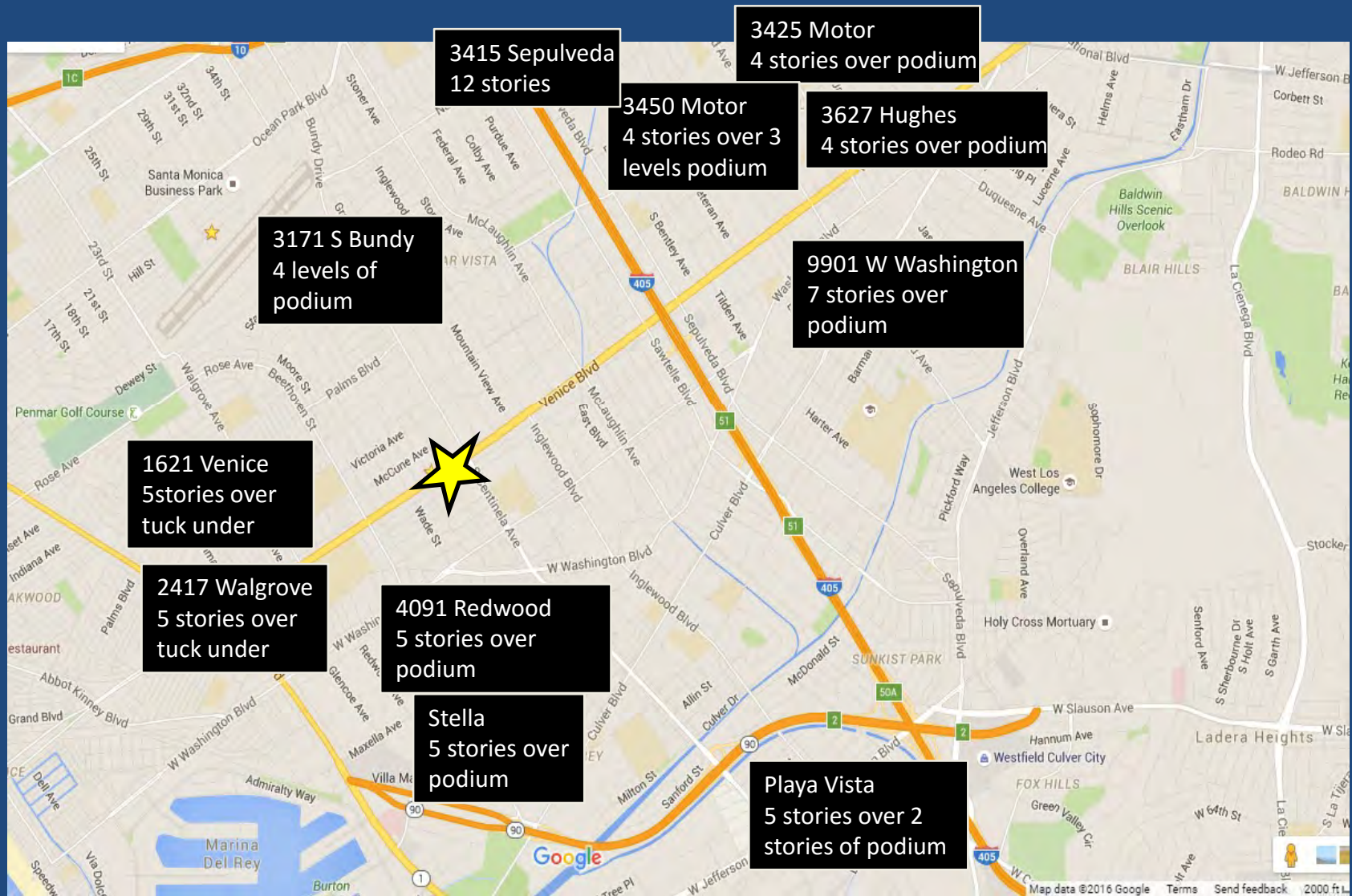


# We Considered Making it Shorter...



But found that was less architecturally interesting and less visually appealing.

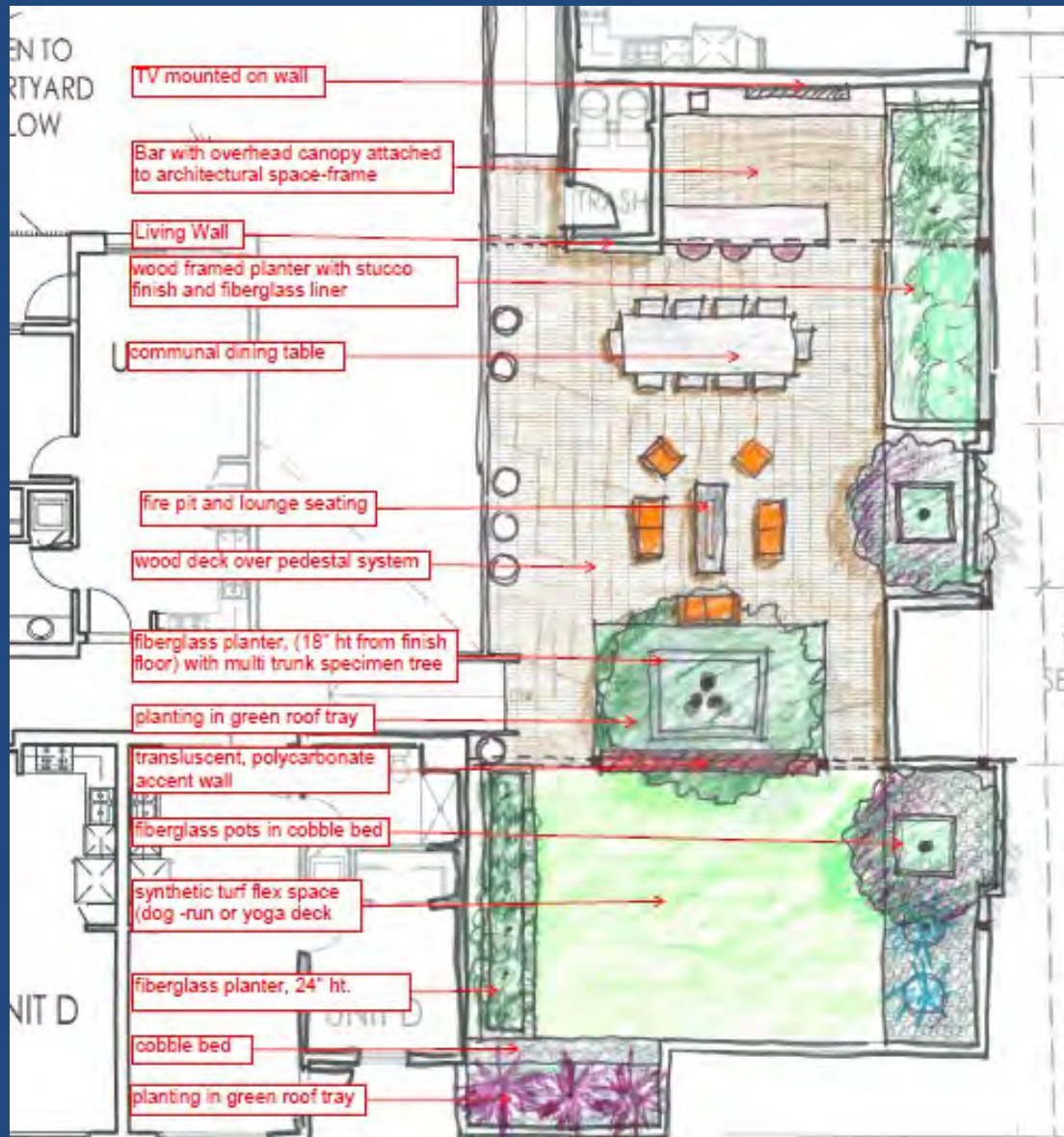
# Surrounding Developments



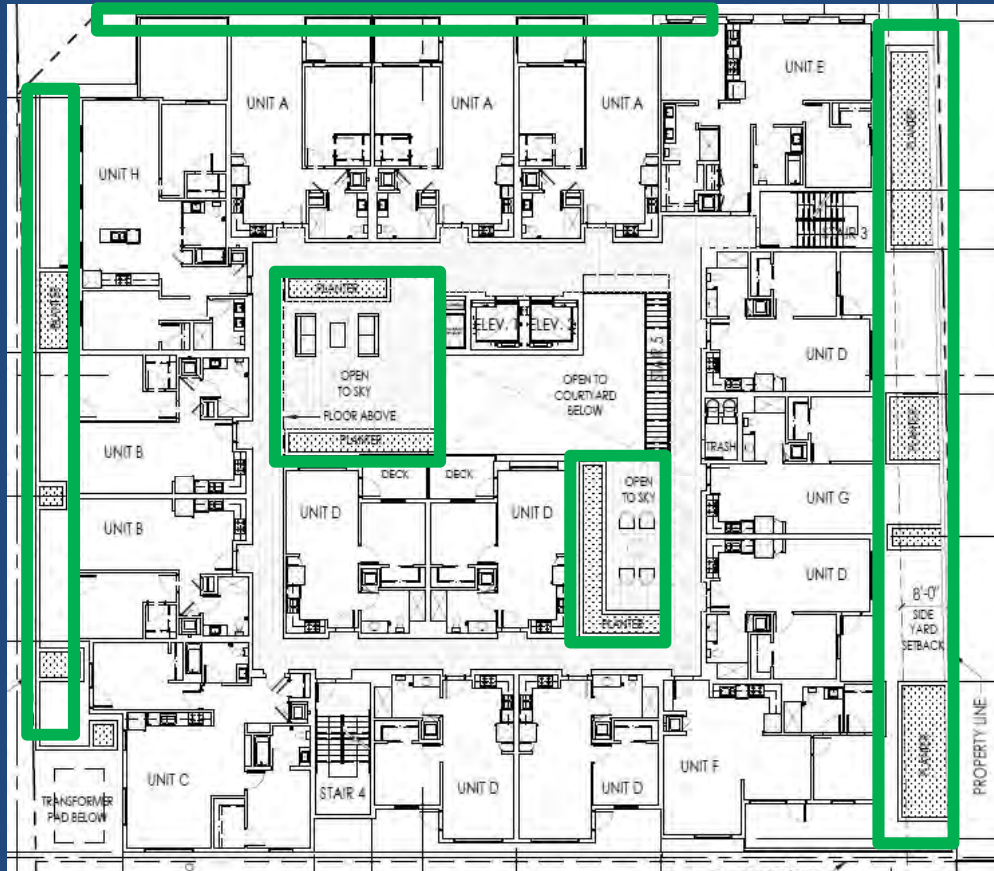
# Summary

- By-Right C2-1 zoning. Unlimited Height District
- No variances, no discretionary approvals
- Not even using the Incentives afforded under the law
- Transit Priority Area on a Class II Highway
- LADOT calculates a *reduction* on traffic impact
- Pedestrian-oriented design to activate area
- NO residential units removed
- NO trees removed
- 7 Affordable Artist Units
- All-age appropriate
- Meets all of the needs of the Community Plan

# Green Spaces



# Green Spaces



# Here Are the Claims of the Naysayers

“May have a significant effect on neighboring properties”

⇒ False. The neighboring property is actually a strong supporter of the project.

“Almost guarantees parking spillover & “inappropriate impacts” both immediately & regionally adjacent”

⇒ False. In response to neighborhood request, we are now overparked by 67%, adding one space for every unit, plus 6 for commercial. We even added more street parking.

“No safeguards for the residential & commercial neighbors with respect to environmental impacts, height impacts, inappropriate misinterpretation and precedent for affordable housing laws”

⇒ False. AB 732 and AB 744 speak for themselves.

“Appropriate mitigation with respect to transit benefits in lieu of sufficient parking”

⇒ There is no such thing in the Code. The code specifically calls out parking requirements. There is no additional mitigation required.

“Threatens both legal and political efforts of the City to promote consensus and political will to create more affordable housing, mass transit initiatives, and sustainable urban infill”

⇒ To the contrary, the project actually takes into account all of the new requirements under density bonuses and Transit Priority Areas. Perhaps this stakeholder is not up to speed on the new laws.

“Development's planners and promoters have resisted calls for a public hearing”

⇒ A patently false claim made by the prior PLUM chair after he removed our project from the agenda.

# The Great Street





# The Great Street



# Summary

- By-Right C2-1 zoning. No variances, no discretionary approvals. Developer not even using the Incentives afforded under the law
- Unlimited Height District. Developer could have built a highrise, but chose this high-quality design
- Transit Priority Area on a Class II Highway allows for half the parking provided, but Developer doubled it
- LADOT calculates a *reduction* on traffic impact
- Pedestrian-oriented design to activate area
- NO residential units removed
- NO trees removed
- 7 Affordable Artist Units
- All-age appropriate
- Meets all of the needs of the Community Plan