PROJECT TEAM

➤ APPLICANT / DEVELOPER: PAN AM EQUITIES

➤ LAND USE CONSULTANT: EKA/TREE6IXTY
  ➤ DANA SAYLES / SARA HOUGHTON

➤ ARCHITECT: RIOS CLEMENTI HALE STUDIOS
  ➤ MARK MOTONAGA / MICHAEL GREGG

➤ TRAFFIC CONSULTANT: THE MOBILITY GROUP
  ➤ MICHAEL BATES
OBJECTIVES

➢ TRANSFORM UNDERUTILIZED LIGHT INDUSTRIAL PARCEL INTO AN INTEGRATED SMART-GROWTH, MIXED-USE DEVELOPMENT.

➢ PROVIDE NEEDED HOUSING, INCLUDING AFFORDABLE HOUSING.

➢ PROMOTE FISCAL BENEFITS, ECONOMIC DEVELOPMENT AND JOB CREATION.

➢ CREATE AN ENVIRONMENTALLY SENSITIVE DEVELOPMENT.
  ➢ CONNECT TO LA RIVER, NEIGHBORING PARK AND BIKE PATH
  ➢ URBAN FARMING
  ➢ PARK-COMPLIMENTARY USES AND COMMUNITY SPACES

➢ PROVIDE PARK-COMPLIMENTARY USES, SERVICES AND PUBLIC BENEFITS
  ➢ FOOD OPTIONS TO SUPPORT PARK ACTIVITIES
  ➢ COMMUNITY ROOM/STAGING AREA FOR PARK EVENTS/FUNCTIONS
  ➢ OPEN/POROUS DESIGN TO PROMOTE ENGAGEMENT WITH PARK EDGES
  ➢ POTENTIAL PARKING OPPORTUNITIES

➢ BE SUSTAINABLE AND ECO-CONSCIOUS IN DESIGN

HISTORY

Application filed September 2016 ➔ EIR Public Scoping Session February 2017 ➔ Outreach with GPNC, AVNC 2017-2018

2 traffic workshops with local neighbors - 2018 ➔ 3 Community-wide Open Houses/Meetings 2018 ➔ Draft EIR Development - 2017-Current

Anticipated DEIR Publication - August 2019 ➔ Public hearings - Spring/Summer 2020
ZONING INFORMATION

➤ Zoning: [Q]PF-1-CDO-RIO
   ➤ 247,383 SF site area

➤ Land Use: Heavy Manufacturing

➤ Jurisdiction
   ➤ Council District 1 (Cedillo)
   ➤ Cypress Park and Glassell Park CDO
   ➤ River Improvement Overlay District (RIO)

➤ Existing Uses
   ➤ 117,000 SF industrial building and associated surface parking
   ➤ Light manufacturing/warehouse/office uses
PROJECT DESCRIPTION

➢ Mixed-use, Affordable Housing Development
➢ 487,872 SF; 2.025:1 FAR; 5 buildings in total
➢ 413,712 SF of residential uses
  ➢ 419 Residential Units (119 studios, 220 one-bedroom, 80 two-bedroom)
  ➢ 35 units set aside for Very Low-Income households (11% of project, 50% AMI)
  ➢ 5 stories to 60 feet in height
➢ 64,000 SF of Commercial/Office/Production uses
  ➢ 19,000 SF office uses
  ➢ 3,000 SF of restaurant uses
  ➢ 42,000 SF rooftop urban farm (Gotham Greens)
➢ 720 on-site parking spaces provided (627 required)
  ➢ 548 residential and 172 commercial/other automobile parking spaces
  ➢ 424 long-term and 45 short-term bicycle parking spaces
  ➢ 7-story structure to 85 feet in height
➢ 58,176 SF Open Space (43,900 SF required)
  ➢ Courtyards, Spa/Pool, BBQs, Fire Pits, Outdoor Seating Areas
  ➢ Communal Recreation Room
  ➢ Upper Lounge Deck with seating area
  ➢ Outdoor Restaurant Patios
  ➢ On-site Bike Path
ENTITLEMENT REQUESTS

➤ General Plan Amendment (GPA)
  ➤ Heavy Manufacturing to Limited Industrial

➤ Vesting Zone Change (VZC)
  ➤ [Q]PF-1-CDO-RIO to CM-1-CDO-RIO

➤ Conditional Use Permit for Alcohol (CUB)
  ➤ Two on-site restaurants

➤ A 35% Density Bonus with on- and off-menu incentives
  ➤ On-menu incentive for an increase in density from 310 units to 419 units
  ➤ On-menu incentive for an increase in FAR
  ➤ Off-menu incentive for a waiver to use lot area as buildable area

➤ Director’s Determination (DIR)
  ➤ Cypress Park and Glassell Park Community Design Overlay (CDO)

➤ Site Plan Review (SPR)

➤ Vesting Tentative Tract Map (VTTM)
Sustainability

➢ High-performance Building Envelope
➢ Recycled Building Materials
➢ Water-saving/Low-flow Plumbing Fixtures
➢ Low VOC Paints/Adhesives
➢ Energy-Star Appliances
➢ Drought-Tolerant Landscaping
➢ Cal-Green Compliant
➢ Solar Capabilities
➢ EV Charging – 10% vehicles
➢ Greywater System
➢ VMT Reduction with Urban Farming Component

Bow Tie Landing Project - Traffic Study

• Completed per LADOT Procedures (May 2017)
• Approved by LADOT (August 2017)

• Analyzed 12 intersections
• Included 14 related projects – per LADOT & DCP

• Project trips less than allowed by existing zoning – zoning would be 20% to 35% higher trips and more trucks.
• Residential nature of project is a mitigating land use – less trips.
Bow Tie Landing Project – Traffic Study

- Project Impacts at two Locations
  Riverside & Fletcher
  San Fernando & Fletcher
- Does not change level of service

- Mitigation
- Explored roadway improvements: - re-striping lanes
  - adding lanes
  - signal timing
    non feasible - per LADOT

- Trip reduction: - support to residents & tenants for rideshare
  - spaces for share cars
  - payment of $100,000 to LADOT to support funding of
    areawide mobility improvements

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Bow Tie Landing Project - Traffic Study - Residential Streets

- Looked at neighborhood north of Project, south of Fletcher.

- Goal: - minimize/reduce project impacts
  - not disrupt local residents travel patterns

- Looked at various options with the neighborhood

- Measure: Provide additional $100,000 to develop preferred traffic management plan with
  neighborhood and City, and install identified measures.

  Initial preference for Option 3 – Partial cul-de-sacs.
  with speed humps on Carillon
  with bulb outs on Carillon