

=====

GENERAL PLANNING CONSULTANT:  
PLANNED BUT NOT YET BUILT  
DEVELOPMENT FOR  
PHASE II STATION AREAS

=====

Prepared For  
Southern California Rapid Transit District

Prepared By  
Schimpeler-Corradino Associates  
Cordoba Corporation

March 2, 1989

**MTA LIBRARY**

## PLANNED BUT NOT YET BUILT DEVELOPMENT FOR PHASE II STATION AREAS

### 1. PURPOSE

The purpose of this report is to identify the "planned but not yet built" development in the Metro Rail Phase II station areas. The report provides a summary table of known developments, which are currently under review by the City of Los Angeles. Development proposals identified herein have a higher probability for being built within a five year time frame, inasmuch as they are in the development review process (i.e., have requested various permits from the City). The table may not be all inclusive since some developments not yet in the review process may be built within five years.

Identification of these developments is useful for the analysis of anticipated future growth in the Metro Rail station areas. Such growth projections are important for the review of program options for the Phase II Benefit Assessment Program.

### 2. APPROACH

In order to identify planned but not yet built development in the Metro Rail Phase II station area, the GPC contacted the City of Los Angeles Departments of Planning (LADOP) and Transportation (LADOT), the Community Redevelopment Agency (LA/CRA) and the County of Los Angeles Regional Planning Department (LARPD). Each of these agencies is responsible for reviewing planned developments in the respective areas. The agencies were asked to provide relevant information regarding development proposals within a one-half mile radius from each of the eleven Phase II stations.

Projects identified from the Los Angeles Department of Planning include those evaluated for environmental clearance, for which EIR's were prepared, or for which negative declarations were issued within the past three years and have not yet been built or included in the assessable database for Phase II. The Los Angeles Department of Transportation reviews projects that would generate 500 trips per day. LADOT has indicated that 500 trips per day generally equates to 15,000 or more square feet of office space or about 40,000 or more square feet of commercial retail space. These projects also were identified for the study area. Additional information was collected from the Los Angeles Community Redevelopment Agency (LA/CRA) regarding what are called "discussion projects" (i.e., projects with a high degree of probability). The LA/CRA provided information for those stations within their redevelopment areas:

#### Hollywood Redevelopment Project Area Stations:

- o Hollywood/Highland,
- o Hollywood/Vine, and
- o Hollywood/Western.

**MTA<sup>1</sup> LIBRARY**

**S.C.R.T.D. LIBRARY**

## North Hollywood Redevelopment Project Area Station:

### o North Hollywood

A portion of the Universal City station area is located in the unincorporated area of Los Angeles County. The Los Angeles County Department of Regional Planning has indicated that there is presently no development plans being reviewed in the Universal City station area.

### 3. FINDINGS

Table 1 summarizes the data collected. The development proposals are classified by Phase II station area. Existing and planned square footage numbers also are provided along with parcel size. The location of the proposed development and the proposed use are identified, including the resulting net change in assessable square feet (under current assumptions). This value also is provided for the total station area and all of the Phase II stations.

Table 1 shows an overall growth of 3,087,091 assessable square feet for the identified "planned but not yet built" developments. Proposals for development with improvement square footage less than the parcel size are not included in this value, since these developments would not contribute additional assessable square feet. Additionally, for developments with improvement square footage greater than the parcel square footage, the parcel square footage was subtracted from the improvement square footage to show only the net gain in assessable square footage.

The overall net growth in square footage attributable to planned but not yet built development in the eleven Phase II station areas is 6.12 percent, which likely will have an important effect on future benefit assessment rates in these station areas.

TABLE I  
 PLANNED BUT NOT YET BUILT  
 DEVELOPMENT FOR PHASE II STATION AREAS  
 (DEVELOPMENTS CURRENTLY UNDER REVIEW BY CITY OF LOS ANGELES--  
 LADOP, LADOT, & LACRA)

STATION	PLANNED IMPROVEMENT SQ. FT.	EXISTING IMPROVEMENT SQ. FT.	TOTAL IMPROVEMENT SQ. FT.	PARCEL SQ. FT.	% CHANGE IN ASSESSABLE SQ. FT.	CHANGE IN SQ. FT.	PROPOSED USE
----- WILSHIRE/VERMONT -----	72,000	0	72,000	82,198	0.0%	0	OFFICE
			TOTAL ADDITIONAL SQUARE FEET FOR WILSHIRE/VERMONT			0	
----- WILSHIRE/NORMANDIE -----	20,050	0	20,050	20,241	0.0%	0	MOTEL
			TOTAL ADDITIONAL SQUARE FEET FOR WILSHIRE/NORMANDIE			0	
----- WILSHIRE/WESTERN -----	6,500	4,194	10,694	27,840	0.0%	0	RETAIL/SHOPS
			TOTAL ADDITIONAL SQUARE FEET FOR WILSHIRE/WESTERN			0	
----- VERMONT/BEVERLY -----	22,884	0	22,884	9,357	144.5%	13,527	RETAIL/STORES/REST.
	101,930	18,050	119,980	79,677	50.6%	40,303	SHOPPING CENTER
	14,900	0	14,900	7,492	98.8%	7,408	COMMERCIAL/LT. IND.
			TOTAL ADDITIONAL SQUARE FEET FOR VERMONT/BEVERLY			61,238	
----- VERMONT/SANTA MONICA -----	5,000	0	5,000	7,500	50.0%	2,500	FAST FOOD
	90,000	0	90,000	6,000	1400.0%	84,000	COMMERCIAL
	3,182	0	3,182	2,385	33.4%	797	AUTO REPAIR
	12,454	996	13,450	8,255	62.9%	5,195	OFF./COMM./RETAIL
	1,308	2,356	3,664	5,271	0.0%	0	RETAIL
	5,700	4,819	10,519	10,367	1.5%	152	RESTAURANT
	18,000	4,500	22,500	6,250	260.0%	16,250	COMMERCIAL
			TOTAL ADDITIONAL SQUARE FEET FOR VERMONT/SANTA MONICA			108,894	

PLANNED BUT NOT YET BUILT  
DEVELOPMENT FOR PHASE II STATION AREAS  
(DEVELOPMENTS CURRENTLY UNDER REVIEW BY CITY OF LOS ANGELES--  
LADOP, LADOT, & LACRA)

STATION	PLANNED IMPROVEMENT SQ. FT.	EXISTING IMPROVEMENT SQ. FT.	TOTAL IMPROVEMENT SQ. FT.	PARCEL SQ. FT.	% CHANGE IN ASSESSABLE SQ. FT.	CHANGE IN SQ. FT.	PROPOSED USE
VERMONT/SUNSET	7,834	1,494	9,328	5,881	58.6%	3,447	DENTAL OFFICE
						-----	
TOTAL ADDITIONAL SQUARE FEET FOR VERMONT/SUNSET						3,447	
HOLLYWOOD/WESTERN	11,250	755	12,005	1,988	503.8%	10,017	ART STUDIO
						-----	
TOTAL ADDITIONAL SQUARE FEET FOR HOLLYWOOD/WESTERN						10,017	
HOLLYWOOD/VINE	16,000	8,050	24,050	10,450	130.1%	13,359	RETAIL
						-----	
TOTAL ADDITIONAL SQUARE FEET FOR HOLLYWOOD/VINE						13,359	
HOLLYWOOD/HIGHLAND	1,485,000	307,900 TO BE REMOVED	1,485,000	330,000	350.0%	1,155,000	MIXED USE/RETAIL/OFF. COMMERCIAL
	25,000	14,640	39,640	29,124	36.1%	10,516	MARKET/RETAIL
	145,000	0	145,000	69,817	107.7%	75,183	RETAIL/REST./THEATERS
	1,081,534	200,000	1,281,534	295,540	334.6%	985,994	
						-----	
TOTAL ADDITIONAL SQUARE FEET FOR HOLLYWOOD/HIGHLAND						2,226,693	

PLANNED BUT NOT YET BUILT  
 DEVELOPMENT FOR PHASE II STATION AREAS  
 (DEVELOPMENTS CURRENTLY UNDER REVIEW BY CITY OF LOS ANGELES--  
 LADOP, LADOT, & LACRA)

STATION	PLANNED IMPROVEMENT SQ. FT.	EXISTING IMPROVEMENT SQ. FT.	TOTAL IMPROVEMENT SQ. FT.	PARCEL SQ. FT.	% CHANGE IN ASSESSABLE SQ. FT.	CHANGE IN SQ. FT.	PROPOSED USE
NORTH HOLLYWOOD	218,450	0	218,450	208,216	4.9%	10,234	OFFICE/RETAIL/ HOTEL
	130,800	0	130,800	40,510	222.9%	90,290	OFFICE
	864,000	0	988,500	425,581	132.3%	562,919	RETAIL
	124,500						
			TOTAL ADDITIONAL SQUARE FEET FOR NORTH HOLLYWOOD			663,443	
UNIVERSAL CITY			TOTAL ADDITIONAL SQUARE FEET FOR UNIVERSAL CITY			0	
			TOTAL ADDITIONAL SQUARE FEET FOR PHASE II STATIONS			3,087,091	

MTA  
LIBRARY

PLANNED BUT NOT YET BUILT  
 DEVELOPMENT FOR PHASE II STATION AREAS  
 (DEVELOPMENTS CURRENTLY UNDER REVIEW BY CITY OF LOS ANGELES--  
 LADOP, LADOT, & LACRA)

SUMMARY FOR ALL STATIONS

	PLANNED IMPROVEMENT	EXISTING ASSESS. SQ. FT.	CHANGE IN ASSESS. SQ. FT.	PERCENTAGE GROWTH
WILSHIRE/VERMONT	72,000	6,241,614	0	0.00%
WILSHIRE/NORMANDIE	20,500	9,494,364	0	0.00%
WILSHIRE/WESTERN	6,500	4,876,522	0	0.00%
VERMONT/BEVERLY	139,714	2,306,239	61,238	2.66%
VERMONT/SANTA MONICA	135,644	2,031,061	108,894	5.36%
VERMONT/SUNSET	7,834	2,404,248	3,447	0.14%
HOLLYWOOD/WESTERN	11,250	1,917,589	10,017	0.52%
HOLLYWOOD/VINE	16,000	6,435,092	13,359	0.39%
HOLLYWOOD/HIGHLAND	2,736,534	5,138,692	2,226,693	43.33%
UNIVERSAL CITY	0	5,262,165	0	0.00%
NORTH HOLLYWOOD	1,337,750	4,376,132	663,443	15.16%
TOTAL	4,483,726	50,483,718	3,087,091	6.12%