

=====

GENERAL PLANNING CONSULTANT

TECHNICAL MEMORANDUM 89.4.6

STRUCTURE OF PHASE II

VALIDATION DATA BASE

=====

Prepared for  
Southern California Rapid Transit District

Prepared by  
Schimpeler • Corradino Associates

in association with  
Cordoba Corporation  
The Planning Group

SCRTD  
1989  
.S77

MTA LIBRARY

February, 1989

=====

GENERAL PLANNING CONSULTANT  
TECHNICAL MEMORANDUM 89.4.6  
STRUCTURE OF PHASE II  
VALIDATION DATA BASE

=====

Prepared for  
Southern California Rapid Transit District

Prepared by  
Schimpeler • Corradino Associates

in association with  
Cordoba Corporation  
The Planning Group

February, 1989

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 DATABASE ORGANIZATION

2.1 STUDYMETHODOLOGY ..... 4

2.2 STUDYAREA ..... 4

3.0 DATABASE STRUCTURE

3.1 DATA FIELDS FOR DEPENDENT VARIABLE - PROPERTY VALUE ..... 5

3.2 PARCELIDENTIFIERS ..... 6

3.3 SITE CHARACTERISTICS ..... 8

3.4 LOCATION CHARACTERISTICS ..... 13

3.5 MARKET CHARACTERISTICS ..... 15

    3.5.1 National and Regional Economic Conditions ..... 15

    3.5.2 Local Economic Conditions ..... 16

3.6 POLICY CHARACTERISTICS ..... 18

## 1.0 INTRODUCTION

The purpose of the Metro Rail Before-and-After Study is to determine the monetary benefits which accrue over time to property located in the vicinity of Metro Rail Stations and to isolate the benefits which are directly attributable to the Metro Rail system. This validation study is restricted to stations in Phase II of Metro Rail which include the Wilshire Boulevard, Vermont Avenue, and Hollywood Boulevard corridors, as well as stations at Universal City and North Hollywood (see Figure 1).

A validation study for the MOS-1 Metro Rail stations was conducted and reported on in Technical Memorandum 89.4.3 Metro Rail Before-and-After Study: Statistical Analysis and Presentation Results. The lessons learned from this study were instrumental in the development of the structure of the data base for the Phase II Validation Analysis.

In order to accomplish the objectives of the validation analysis, the quality of the data must be established and organized in a manner which will support the study methodology. Ideally, a data source will meet two basic criteria: 1) it will be disaggregated to very small geographic divisions, in order to allow for distinctions or dissimilarities between the station areas; and 2) it will be available in consistent format dating back for a period of time which will accurately reflect historic conditions and changes which have occurred over time. The sources used to develop the data base which are described in this document reflect the best available combination of the two factors (e.g., larger geographic divisions are acceptable when the data are consistently available for historic time periods - as in the case of population, employment, etc.); lack of time series data are acceptable when very detailed data are available for small geographic divisions (e.g., parking costs).

This study builds on this previous work and refines and expands the techniques available to isolate the impact of the transit system on changing property values from the many other factors which influence property value. The basic approach of this study is to:

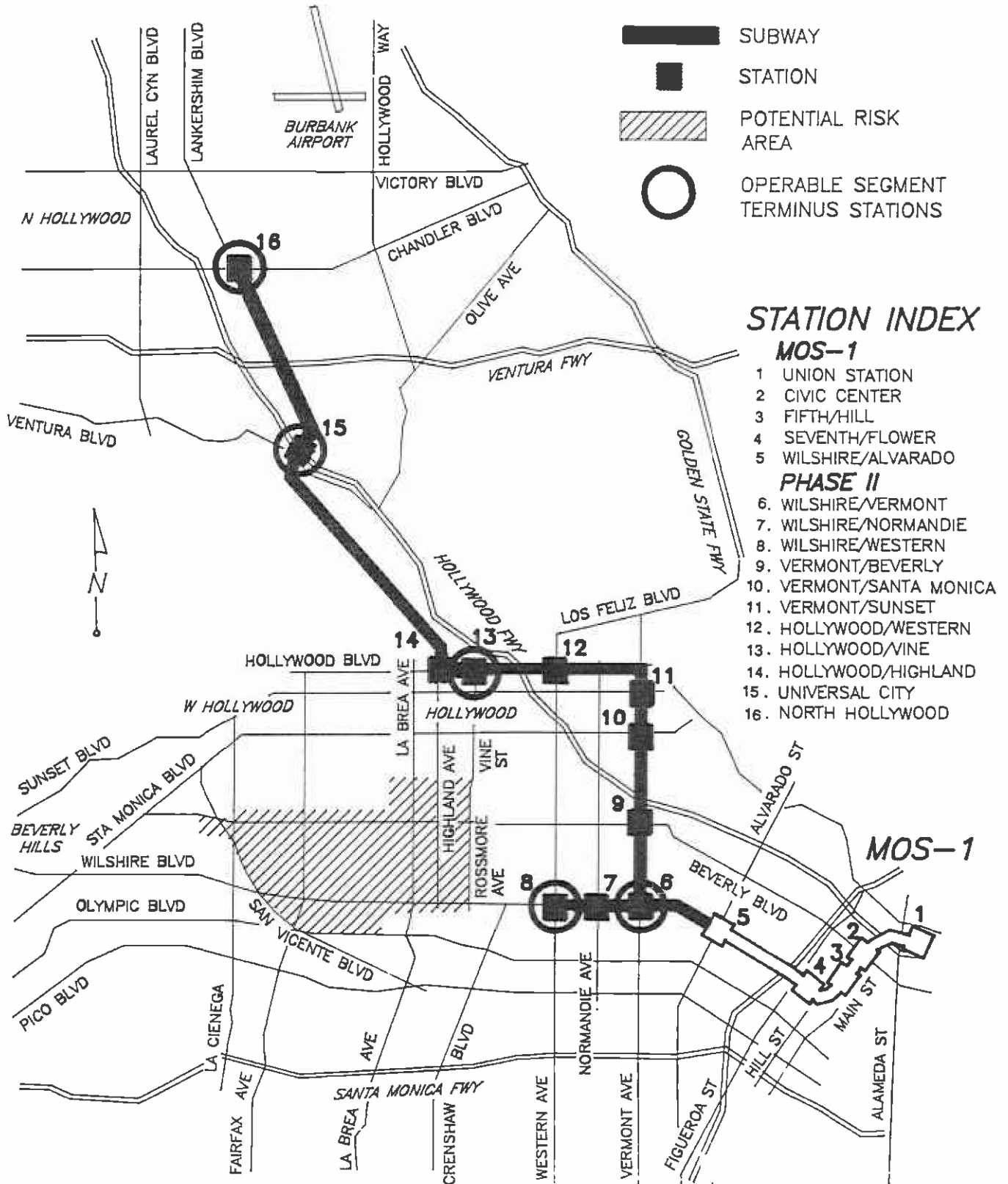
- 1) Examine the factors which currently influence property values for different land uses and subareas of the Metro Rail station areas. This is done by developing pre-Metro Rail equations which reflect observed factors and patterns of influence on property values in station areas. These equations can be used to predict future sale prices as if Metro Rail had not occurred;
- 2) Obtain actual post-Metro Rail sales prices for parcels in the station areas. The study will predict prices for these parcels as if Metro Rail had not occurred using the equations above and compare the actual sales prices to the predicted prices. The difference between the actual and predicted sales prices is termed the delta change in property value;
- 3) Estimate the portion of the delta change in property value that is due to the influence of the property's distance to the Metro Rail station. This analysis will directly provide the magnitude of the change in property value due to Metro Rail.

The estimated amount of property value attributable to Metro Rail influence at that time can be quantified to assess the amount of direct monetary benefits received and can be analyzed spatially to assess the distribution of the impact within the Phase II study area. Steps two and three can be replicated for any post-Metro Rail period to allow for tracking impact over time.

FIGURE 1

# SCRTD METRO RAIL NEW LOCALLY PREFERRED ALTERNATIVE VERMONT/HOLLYWOOD BLVD. SUBWAY

LPA SELECTED BY SCRTD BOARD OF DIRECTORS JULY 14, 1988



## 2.0 DATABASE ORGANIZATION

In order to effectively implement the study methodology, the data base organization must be related to the requirements of the methodology and tailored to fit the form in which the data are available. The sections which follow describe the basic organization of the data base.

### 2.1 STUDYMETHODOLOGY

A detailed description of the methodology for the study can be found in Technical Memorandum 89.4.5, Methodology for Phase II Validation Analysis. The methodology to be used in this study is designed to refine and expand the techniques available to isolate the impact of the transit system on changing property values from the many other factors which also influence property value.

The work accomplished on the MOS-1 Metro Rail validation study will serve as a guide in the development of the Phase II Metro Rail validation study. An analysis of "lessons learned" from the MOS-1 Metro Rail Impact Study will provide a primary resource for the refinement of the methodology by reducing the extraneous data and eliminating marginal or non-usable data sources. The program will be developed in four phases: identify benefit indicators and data sources; develop a study design; collect and organize data; and analyze the data. The results of this study will yield a process for the identification, quantification, monitoring, and analysis of monetary benefits realized by privately owned properties in the Phase II Metro Rail Benefit Assessment Districts.

The methodology to be used in this study will endeavor to isolate the impact of the Metro Rail system on property value by calculating and comparing two different values for properties located in the vicinity of Metro Rail stations: 1) property value "as if Metro Rail had not occurred" and 2) property value with Metro Rail. A multiple regression technique will be used to derive the predictive equations similar to the process used for MOS-1 and documented in Technical Memorandum 89.4.3: Metro Rail Before-and-After Study - Statistical Analysis and Presentation of Results.

### 2.2 STUDYAREA

The area to be studied includes properties in the vicinity of the eleven stations which constitute Phase II of the Metro Rail system. Phase II is 12.9 miles in length and lies between the terminus of MOS-1 at the Wilshire/Alvarado station along Wilshire Boulevard to Western Avenue; along Vermont Avenue to Hollywood Boulevard; along Hollywood Boulevard to Highland Avenue; then north to Universal City and North Hollywood (See Figure 1).

### 3.0 DATABASE STRUCTURE

This chapter provides a detailed technical description of the records which are anticipated to be contained in the Phase II Before-and-After Study data base. Individual records will be maintained on each validated data point (i.e., a property sale meeting the criteria described in the preceding chapter). The data fields described in the following sections will be maintained for each record. The information contained in the record is designed to reflect the condition of the property at the time of the sale in order to determine the effect of the actual property conditions on the reported sales price. This will allow for the development of the best predictive equations. The information to be contained in each field, the format of the field and the source of information are described for each data field.

#### 3.1 DATAFIELDS FOR DEPENDENT VARIABLE- PROPERTY VALUE

The dependent variable for the analysis is property value, as measured by validated market value, of properties in the study area Phase II Benefit Assessment Districts. The unit of analysis for the study is an individual property with a validated market value. The following fields are used to reflect property value:

<u>Field Name</u>	<u>Type of Field</u>	<u>Characters</u>
SALE_PRI	Numeric	9

Description: Property Sales Price; the sales or listing price in whole dollars or the estimated market value for the property at the time of sale, based on the current assessed value of the property.

Source: DAMAR Corporation Data Base or estimated from the model.

SALE_COD	Character	1
----------	-----------	---

Description: An indication of the accuracy of the reported sales price.

Source: DAMAR Corporation Data Base.

SALE_DAT	Numeric	6
----------	---------	---

Description: Sale date for the property. Would report date Offer to Purchase was signed, escrow was opened, loan papers originated, etc. May be different from Recording Date. Format is YYMMDD.

Source: DAMAR Corporation Data Base



DOCUMENT Character 2

Description: The type of transaction document on file for the property. Valid codes are:

AD - Administrator's Deed	AF - Affidavit
AN - Assignment Deed	AS - Agreement of Sale
CD - Correction Deed	CO - Condominium Deed
CR - Corp. Grant Deed	CS - Contract of Sale
DC - Declaration	DE - Deed
DG - Deed of Guardian	EX - Executor's Deed
ID - Individual Grant Deed	GF - Gift Deed
JT - Joint Tenancy Deed	IT - Interspousal Deed
PD - Partnership Grant Deed	PA - Public Auction Deed
PT - Partial Interest	QC - Quitclaim Deed
RC - Receiver's Deed	RD - Redemption Deed
SD - Sheriff's Deed	TD - Trustee's Deed
WD - Warranty Deed	

Source: DAMAR Corporation Data Base

REFERENC Numeric 10

Description: The reference number of the transaction document on file for the property.

Source: DAMAR Corporation Data Base

SOURCE Character 1

Description: The source of the reported market value for the property. Valid codes are:

C - Calculated from market value estimating model  
D - Valid DAMAR-reported data point

Source: This code was derived in the process of evaluating the DAMAR property value data, and is the same as was used for the MOS-1 Validation Analysis.

### 3.2 PARCELIDENTIFIERS

These fields are used to identify, sort and aggregate properties in the study area. These fields are also used to translate data which is aggregated in accordance with different zone systems to provide the relevant information for the zone in which a property is located. The following fields are used to reflect parcel identifiers:

<u>Field Name</u>	<u>Type of Field</u>	<u>Characters</u>
PARCELNO	Numeric	10

Description: Full 10-digit Assessor's parcel number for the property maintained by the Los Angeles County Assessor. The Assessor uses a hierarchical mapbook-page-parcel

system to identify every property in Los Angeles County. The Assessor's parcel number constitutes a legal description for the property.

Source: Benefit Assessment Data Base

PRCLNOBK                      Numeric                      4

Description: 4-Digit Assessor's mapbook number. The first level in the mapbook-page-parcel numbering system, the mapbook number described the largest geographic area in which the property is located.

Source: Benefit Assessment Data Base.

PRCLNOPG                      Numeric                      3

Description: 3-Digit Assessor's page number. The second level in the mapbook-page-parcel numbering system, the page number describes the geographic subarea within the mapbook area in which the property is located.

Source: Benefit Assessment Data Base

PRCLNOPG                      Numeric                      3

Description: 3-Digit Assessor's parcel number. The third level in the mapbook-page-parcel numbering system, the parcel number describes the individual parcel within the geographic subarea within the mapbook area in which the property is located.

Source: Benefit Assessment Data Base

PARCELNR                      Character                      12

Description: Full 10-Digit Assessor's parcel number for the property formatted with hyphens between the book, page and parcel numbers (XXXX-XXX-XXX). The purpose of this field is to provide a match with the parcel number format used by the DAMAR Corporation in order to allow for merging of data bases.

Source: This field was derived by combining the fields PRCLNOBK, PRCLNOPG and PRCLNOPC, with intervening hyphens.

REDEV                          Numeric                          2

Description: The redevelopment project area in which the property is contained. A two-digit code is used to identify the redevelopment area, if any, in which the property is located. If the property is not located in a redevelopment area, this field will be coded as a 99 to ensure that the variable is retained in the regression analysis.

Source: Redevelopment Area maps provided by the Los Angeles Community Redevelopment Agency (CRA).

SCAGZONE                      Numeric                      4

Description: The Southern California Association of Governments (SCAG) has divided the SCAG 6-county region into 1325 analysis zones. This field contains the SCAG zone number in which the property is located.

Source: Base map provided by SCAG which contains the boundaries of the 1325 zone system.

CENSTRAC                      Numeric                      6

Description: The census tract in which the property is located.

Source: Benefit Assessment Data Base

LAPDZONE                      Numeric                      3

Description: The Los Angeles Police Department (LAPD) has divided the city into a series of zones (roughly the size of census tracts) to track actual and reported crimes in different areas of the city. This field contains the LAPD zone number in which the property is located.

Source: Base maps provided by LAPD.

BAD\_DIST                      Character                      2

Description: The SCRTD benefit assessment district in which the property is located.

Valid codes are:

Source: Benefit Assessment Data Base

### 3.3 SITE CHARACTERISTICS

These fields contain descriptive information concerning individual properties and improvements located on properties. The following fields are used to reflect site characteristics:

<u>Field Name</u>	<u>Type of Field</u>	<u>Characters</u>
-------------------	----------------------	-------------------

SITUS_NU	Numeric	5
----------	---------	---

Description: Situs address number

Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

SITUS_FR	Character	3
----------	-----------	---

Description: Fractional portion of situs address number, if any

Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

SITUS\_DI                      Character                      1

Description: Street Direction, if any  
Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

SITUS\_ST                      Character                      32

Description: Street Number and Name  
Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

SITUS\_UN                      Character                      8

Description: Unit identification, if any  
Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

SITUS\_CI                      Character                      24

Description: City and State  
Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

SITUS\_ZI                      Character                      9

Description: Zip code  
Source: Benefit Assessment Data Base and DAMAR Corporation Data Base

U\_PRCLTO                      Numeric                      8

Description: Square footage of parcel  
Source: Benefit Assessment Data Base

U\_OFFICE                      Numeric                      7

Description: Square footage of improvements in office use located on the property.  
Source: Benefit Assessment Data Base

U\_HOTEL                      Numeric                      7

Description: Square footage of improvements in hotel use located on the property.  
Source: Benefit Assessment Data Base

U\_RETRES                      Numeric                      7

Description: Square footage of improvements in retail or restaurant use located on the property.  
Source: Benefit Assessment Data Base

U\_SERVIC                      Numeric                      7

Description: Square footage of improvements in service use located on the property.  
Source: Benefit Assessment Data Base

U\_INDUWA                      Numeric                      7

Description: Square footage of improvements in industrial, warehouse or wholesale use located on the property.  
Source: Benefit Assessment Data Base

U\_GARAGE                      Numeric                      7

Description: Square Footage of improvements in use as parking garage located on the property.  
Source: Benefit Assessment Data Base

U\_PARKIN                      Numeric                      7

Description: Square footage of parcel in use as parking lot located on the property.  
Source: Benefit Assessment Data Base

U\_VACLAN                      Numeric                      7

Description: Square footage of vacant parcel located on the property.  
Source: Benefit Assessment Data Base

U\_INSTGO                      Numeric                      7

Description: Square footage of improvements in use for institutional or government purposes located on the property.  
Source: Benefit Assessment Data Base

U\_INSTLA                      Numeric                      7

Description: Square footage of parcel supporting an exempt improvement (e.g., residential parking lot) located on the property.  
Source: Benefit Assessment Data Base

U\_NONPRO                      Numeric                      7

Description: Square footage of improvements in use for non-profit purposes located on the property.  
Source: Benefit Assessment Data Base

U\_RESHOT                      Numeric                      7

Description: Square footage of improvements which have been evaluated as residential hotel use located on the property.

Source: Benefit Assessment Data Base

U\_UPDATE                      Numeric                      7

Description: The date the square footage information listed in the U\_fields described above was updated.

Source: Benefit Assessment Data Base

U\_TOTAL                      Numeric                      7

Description: The total square footage of improvements located on the property. Derived by summing the following fields described above: U\_OFFICE, U\_HOTEL, U\_RETRES, U\_SERVIC, U\_INDUWA, U\_GARAGE, U\_INSTGO, U\_NONPRO, U\_RESHOT.

Source: Derived value specifically for this data base

LAND\_YR1                      Numeric                      2

Description: The assessment year for property land valuation.

Source: Benefit Assessment Data Base

LAND\_VAL                      Numeric                      9

Description: The assessed value of land for the property in the assessment year.

Source: Benefit Assessment Data Base

IMPRV\_YR                      Numeric                      2

Description: The assessment year from property improvement valuation.

Source: Benefit Assessment Data Base

IMPRV\_VA                      Numeric                      9

Description: The assessed value of improvements on the property in the assessment year.

Source: Benefit Assessment Data Base

ASSES\_VA                      Numeric                      9

Description: The total assessed value of the property in the assessment year.

Source: Value derived specifically for this data base

YEARBLT                      Numeric                      4

Description: The year of original construction of improvements on the property. When more than one structure is located on the property, this is the year built of the dominant structure.

Source: DAMAR Corporation Data Base

YRREHAB                      Numeric                      2

Description: The year reflects the present condition of the improvements on the property, which would reflect remodeling, upgrade, addition, etc.

Source: DAMAR Corporation Data Base

BLDGCLSS                      Character                      1

Description: Fire Insurance Building Classification Code. Valid Codes are as follows:

- A - buildings having fireproofed structural steel frames carrying all wall, floor and roof loads. Wall, floor and roof structures are built of non-combustible materials.
- B - buildings having fireproofed reinforced concrete frames carrying all wall, floor and roof loads. Wall, floor and roof structures are build of non-combustible materials.
- C - buildings having exterior walls built of a non-combustible material such as brick, concrete block or poured concrete. Interior partitions and roof structure are built of combustible material. Floor may be concrete or wood frame.
- D - buildings having wood or wood and steel frame.
- S - specialized buildings that do not fit in any of the above categories.

Source: DAMAR Corporation Data Base

PARKTYPE                      Character                      1

Description: The type of parking provided on the property. Valid codes are:

- |              |              |                |                  |
|--------------|--------------|----------------|------------------|
| A - Attached | E - Basement | P - Paved      | Y - Yes          |
| B - Built-in | F - Off-site | Q - Adequate   | Z - Garage       |
| C - Carport  | G - Open     | R - Roof       | K - Covered      |
| D - Detached | H - None     | U - Unimproved | S - Subterranean |

Source: DAMAR Corporation Data Base

PARKSPCE                      Numeric                      3

Description: The total number of designated parking spaces.

Source: DAMAR Corporation data base

STORIES                                  Numeric                                  3

Description: The actual number of stories in the primary structure.  
Source: DAMAR Corporation Data Base

UNITS    Numeric    4

Description: The actual number of units in relation to the reported land use. Could be apartment units, hospital beds, service station bays, theater seats, trailer park spaces, etc. The number reported would be the total of all structures if of similar use. For condominiums, this indicates the number of units in the entire condominium building.  
Source: DAMAR Corporation Data Base

BLDGS    Numeric    3

Description: Total number of buildings on the property.  
Source: DAMAR Corporation data base

### 3.4 LOCATION CHARACTERISTICS

These fields contain descriptive information concerning individual properties which relates to access to transportation services and conditions surrounding the property. The following fields are used to reflect location characteristics:

<u>Field Name</u>	<u>Type of Field</u>	<u>Characters</u>
METRDIST	Numeric	4

Description: The walking distance, in feet, from the nearest Metro Rail station portal measured along the street to the nearest boundary of each property in the study area.  
Source: The distance to each property measured specifically for this study

FRONT1	Character	2
--------	-----------	---

Description: The street on which the property fronts.  
Source: Determined for each property from LA County Assessor's maps

FRONT2	Character	2
FRONT3		
FRONT4		
FRONT5		

Description: If a corner location or if the property fronts on more than two streets, the additional streets on which the property fronts. If the property is not a corner location or fronts on only one street, this field will be blank. Valid codes are the same as for field FRONT1.



Source: Determined for each property from LA County Assessor's maps

BUSUSAGE                      Numeric                      TBD

Description: Measure of bus service to each property.

Source: SCRTD

FONDIST                      Numeric                      4

Description: Measured distance, in feet, along the street from the closest freeway on-ramp to the boundary line of the property closest to that on-ramp.

Source: Distance measured specifically for each property in this study

FOFFDIST                      Numeric                      4

Description: Measured distance, in feet, along the street from the closest freeway off-ramp to the boundary line of the property closest to that off-ramp.

Source: Distance measured specifically for each property in this study

AVFWYDST                      Numeric                      4

Description: The average of the value in the fields FONDIST and FOFFDIST, rounded to the nearest foot. The formula used in this calculation is:  $(FONDIST + FOFFDIST)/2$ .

Source: This value derived specifically for this study

SURROFC                      Numeric                      7

Description: The total square footage of office space in the area surrounding the property. This is defined as the square footage of office improvements which are located in the Assessor's mapbook-page containing the property plus the total square footage of office improvements in all Assessor's mapbook-pages immediately adjacent to the property.

Source: Derived from information contained in the Benefit Assessment Data Base

SURRET                      Numeric                      7

Description: The total square footage of retail/restaurant space surrounding the property. This value will be derived using the sum total of retail square footage (field U\_RETRES) for each Assessor's mapbook page.

Source: Derived from information contained in the Benefit Assessment Data Base

SURRINDU                      Numeric                      7

Description: The total square footage of industrial/warehouse space surrounding the property. This value will be derived using the sum total of industrial/warehouse square footage (field U\_INDUWA) for each Assessor's mapbook page.

Source: Derived from information contained in the Benefit Assessment Data Base

SURRPARK                      Numeric                      7

Description: The total square footage of parking facilities surrounding the property. This value will be derived using the sum total of parking square footage (fields U\_GARAGE and U\_PARKIN) for each Assessor's mapbook page.

Source: Derived from information contained in the Benefit Assessment Data Base

SURRGOVT                      Numeric                      7

Description: The total square footage of government-used facilities surrounding the property. This value will be derived using the sum total of government square footage (field U\_INSTGO) for each Assessor's mapbook page.

Source: Derived from information contained in the Benefit Assessment Data Base

CRIMES                      Numeric                      6

Description: The number of total actual and reported crimes in the Los Angeles Police Department zone for the property in the year of sale. The crimes included in this total include: Burglary, Robbery, Murder, Rape, Assault, Bunco, Theft.

Source: LAPD public records which report the number and types of actual and reported crimes, aggregated according to the LAPD zone system.

### 3.5 MARKET CHARACTERISTICS

These fields contain descriptive information concerning the market conditions in the area where the property is located. National/regional and local market conditions are reflected. This information is keyed to the year of the recorded sale in order to ensure that the market conditions which would have influenced the sale price are properly reflected. The following fields are used to reflect market characteristics:

#### 3.5.1 National and Regional Economic Conditions

GNP                      Numeric                      4

Description: The level of the gross national product in current dollars in the year the property has a recorded sale

Source: US Department of Commerce, Bureau of Economic Analysis

PIR                      Numeric                      2+2 decimal places

Description: The average level of the prime interest rate in the year in which the property has a recorded sale

Source: US Department of Commerce, Bureau of Economic Analysis

CPI                                  Numeric                                  4+2 decimal places

Description: The level of the consumer price index for the LA-Long Beach urbanized area at end of the year in which the property has a recorded sale

Source: US Department of Commerce; California State Department of Finance

BCI                                  Numeric                                  5+2 decimal places

Description: The level of the index of construction costs for the Los Angeles region in the year in which the property has a recorded sale

Source: Engineering News Record (ENR) maintains an index of construction costs designed to measure the combined effect of wage and price changes on the value of the construction dollar (called the Building Cost Index or BCI), dating to 1938. It is a weighted aggregate index of constant quantities of structural steel, portland cement, lumber and skilled labor. Separate indices are maintained for 20 different urban areas. The index for Los Angeles will be used in this study.

FER                                  Numeric                                  2+5 decimal places

Description: An index of international currencies is used to track the value of the US dollar relative to other currencies. The index tracks exchange rates as the market rates in the countries concerned, reported by their central banks. This field will reflect the value of the index at the end of the year in which a sale is recorded.

Source: International Financial Statistics Journal

UNEMPLOY                          Numeric                                  4+1 decimal place

Description: The unemployment rate for the Los Angeles/Long Beach region at the end of the year for which the property has a recorded sale.

Source: California Statistical Abstract, California State Department of Finance; Annual Planning Information, California Employment Development Department

### 3.5.2 Local Economic Conditions

OFCVAC                                  Numeric                                  2+1 decimal places

Description: The measured vacancy rate for office space in Los Angeles in the year of sale.

Source: Coldwell Banker Office Building Real Estate Data

OFFABSRB                          Numeric                                  7

Description: The square footage of office space absorbed in the appropriate market subarea in which the property is contained in the year of sale.

Source: Economic Research Associates, Real Estate Development Potential in the Metro Rail Corridor.

INDEMPL                      Numeric                      3+1 decimal place

Description: This field contains the industrial employment in Los Angeles County, in thousands, in the year of sale. This is the number reported by the State Employment Development Department under SIC codes 20-39 (see Appendix G).

Source: California Employment Development Department

RETEMPL                      Numeric                      3+1 decimal places

Description: This field contains the retail employment in Los Angeles County, in thousands, in the year of sale. This is the number reported by the State Employment Development Department under SIC codes 52-59 (see Appendix G).

Source: California Employment Development Department

FINEMPL                      Numeric                      3+1 decimal place

Description: This field contains the total employment in Los Angeles County in Finance, Insurance and Real Estate (FIRE), in thousands, in the year of sale. This is the number reported by the State Employment Development Department under SIC codes 60-67 (see Appendix G).

Source: California Employment Development Department

SERVEMPL                      Numeric                      3+1 decimal places

Description: This field contains the total services employment in Los Angeles County, in thousands, in the year of sale. This is the number reported by the State Employment Development Department under SIC codes 70-89 (see Appendix G).

Source: California Employment Development Department

GOVTEMPL                      Numeric                      3+1 decimal places

Description: This field contains the total government employment in Los Angeles County, in thousands, in the year of sale. This is the number reported by the State Employment Development Department under GOVERNMENT (see Appendix G).

Source: California Employment Development Department

POP                              Numeric                      6

Description: Each quarter, the County of Los Angeles publishes a bulletin with population estimates for small statistical areas in the County.

Source: Quarterly Bulletin, County of Los Angeles, Department of Regional Planning.

PRK\_AVMN                      Numeric                      1+5 decimal places

Description: The average parking cost per minute in the vicinity of the property.

Source: Parking Price Survey, Downtown Los Angeles, Community Redevelopment Agency, September, 1986.

PARK\_MAX                      Numeric                      3+4 decimal places

Description: The average maximum parking cost in the vicinity of the property.

Source: Parking Price Survey, Downtown Los Angeles, Community Redevelopment Agency, September, 1986.

PARK\_MON                      Numeric                      4+2 decimal places

Description: The average monthly parking cost in the vicinity of the property.

Source: Parking Price Survey, Downtown Los Angeles, Community Redevelopment Agency, September, 1986.

PARK\_SO                      Character                      1

Description: The source of the reported average per minute, maximum and monthly costs reported in the previous three fields.

Source: Parking Price Survey, Downtown Los Angeles, Community Redevelopment Agency, September, 1986.

### 3.6 POLICY CHARACTERISTICS

These fields contain descriptive information concerning the public policy and regulatory conditions associated with the property. The following fields are used to reflect policy characteristics:

ZONING                      Character                      15

Description: The zoning classification for the property

Source: Los Angeles County Assessor data as reflected in the Benefit Assessment Data Base

ZONE1                      Character                      3  
ZONE2

Description: The zone governing the potential use of the property. The zoning classification contained in field ZONING consists of two components: 1) zone and 2) height district. This field contains the zone governing the property (e.g., C1, R4, etc.). For some properties, the zoning classification contains two zones (e.g., commercial and residential). In these cases, the second zone is reflected in the field ZONE2.

Source: Derived from the zoning classification for the property.

HEIGHT1                      Numeric                      1  
HEIGHT2

Description: The height district governing the potential development of the property. The zoning classification contained in field ZONING contains two components: 1) zone and 2) height district. This field contains the height district governing the property (1, 2, 3 or 4). For some properties, the zoning classification contains two zones/height districts (e.g., C4-4-R5-4). In these cases, the second height district is reflected in the field HEIGHT2.

Source: Derived from the zoning classification for the property.

SPPLAN                      Numeric                      2

Description: The specific plan-designated land use for the property. If the property is not within an adopted specific plan area, this field will be blank.

Source: City of Los Angeles Department of Planning specific plan area maps

SPPLANYR                      Numeric                      2

Description: The year of adopted of the specific plan for which a land use designation is contained in field SPPLAN. If the property is not within an adopted specific plan area, this field will be blank.

Source: City of Los Angeles Department of Planning

GENPLNYR                      Numeric                      2

Description: The year in which the General Plan applicable to the property was adopted.

Source: City of Los Angeles Department of Planning

CRA\_INV                      Numeric                      8

Description: The cumulative level of public investment in the redevelopment area/subarea in which the property is contained through the year of sale.

Source: Annual Work Programs for redevelopment projects of the Community Redevelopment Agency.

Description: The general plan-designated land use for the property. A two-digit code is used to describe the designated land use. Valid codes are:

Housing

- 01 - Low Medium density
- 02 - Medium
- 03 - High Medium
- 04 - High
- 05 - Very High

Commerce/Parking

- 06 - Community
- 07 - Regional Center

Industry/Parking

- 08 - Light
- 09 - Heavy

Commerce

- 10 - Limited
- 11 - Highway Oriented
- 12 - Community
- 13 - Regional Center

Industry

- 14 - Commercial/manufacturing
- 15 - Limited
- 16 - Light
- 17 - Heavy

Public Use

- 18 - Civic Center
- 19 - Recreation or School Site
- 20 - Other Public Land
- 21 - Open Space
- 22 - Privately Owned

Other Public and Quasi-public

- 23 - Quasi-public (Private School/Hospital, etc.)
- 24 - Public (Maintenance yard, administrative center, etc.)

Alternate Use

- 25 - Housing - high medium and/or commerce/parking and/or open space
- 26 - Housing - high and/or commerce/parking - regional center and/or open space
- 27 - Housing - very high and/or commerce/parking - regional center
- 28 - Housing - very high and/or industry/parking - light
- 29 - Commerce/parking - regional center and/or industry/parking - light
- 30 - Community commercial and/or public
- 31 - Community commercial and/or light industry
- 32 - Heavy industry and/or public

Source: City of Los Angeles Department of Planning.

While there are known limitations to the data sources referenced in the previous sections, they appear to be the best sources known to be available at this time. As additional sources are identified and evaluated, there may well be come that prove to be more reliable and better indicators of benefits to the properties located in the vicinity of Metro Rail Stations. Any subsequent sources that are identified and used in the Before-and-After Analysis will be documented in the Technical Memorandum which reports the results of validation analysis.