



LANTERMAN SITE FEASIBILITY STUDY

Associated Students, Inc. Update

March 9, 2017



OUTLINE

FORMER LANTERMAN DEVELOPMENT CENTER SITE

- ◆ Feasibility Study Overview
- ◆ Project Schedule
- ◆ Phase I Draft Findings
 - History
 - Conditions
 - Developable Area
 - Conceptual Uses
- ◆ Next Steps

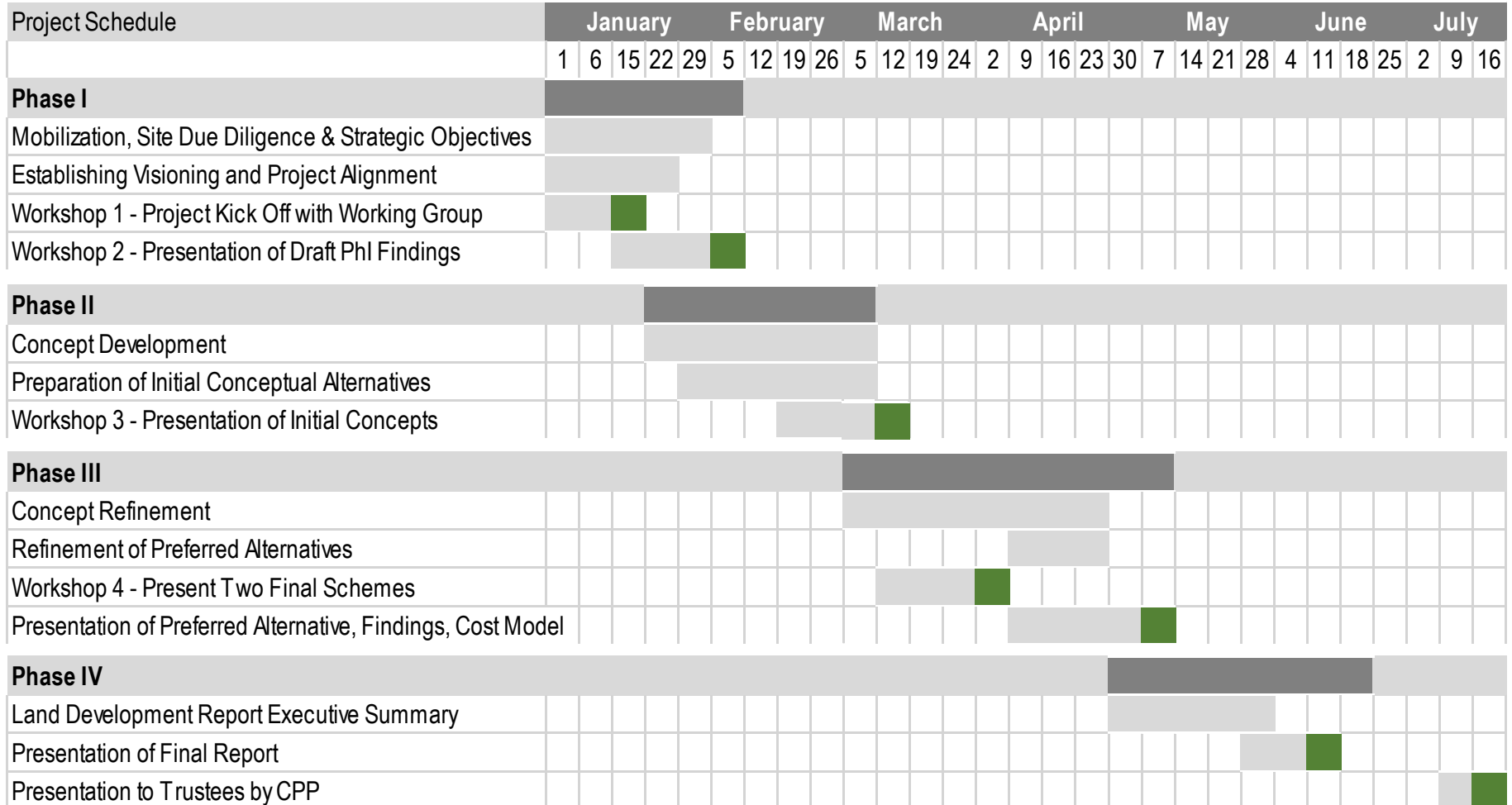
FEASIBILITY STUDY OVERVIEW

FORMER LANTERMAN DEVELOPMENT CENTER SITE

- ◆ Purpose is to determine viability of retaining site
- ◆ Feasibility study is meant to:
 - Assemble available information
 - Test fit possible site utilization
 - Analyze market demand for potential land uses
 - Survey potential financial options
- ◆ Feasibility study is not meant to:
 - Define and determine specific project/concept for use
 - Be a master plan
 - Determine architecture
 - Commit to a final solution

FEASIBILITY STUDY SCHEDULE

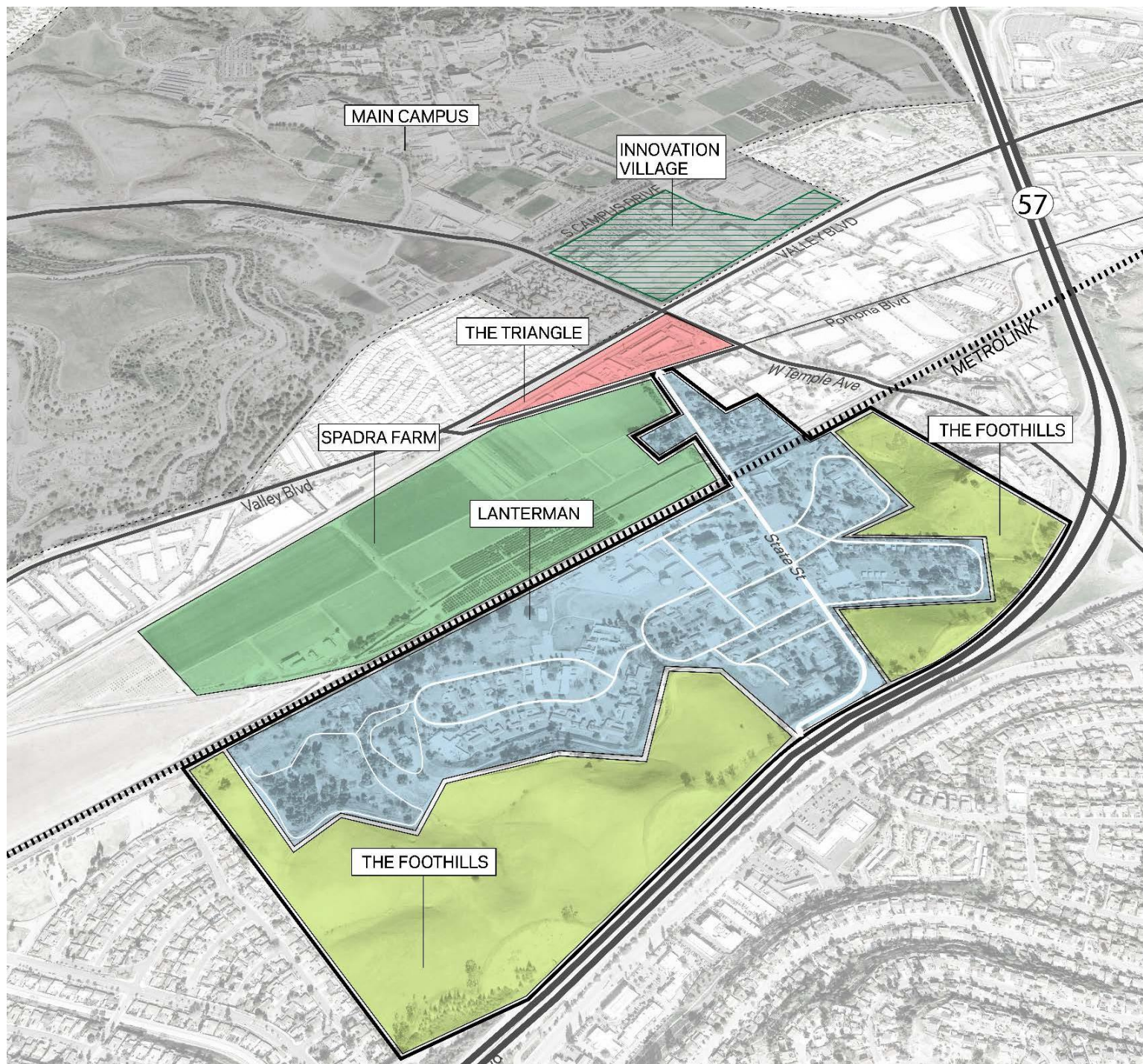
FORMER LANTERMAN DEVELOPMENT CENTER SITE



PROJECT PHASING DETAIL

FORMER LANTERMAN DEVELOPMENT CENTER SITE

PHASE I Strategic Objectives and Data Gathering	PHASE II Concept Development	PHASE III Concept Refinement	PHASE IV Documentation
<ul style="list-style-type: none"> • CPP Administration and Key CPP Stakeholders meetings, to set Strategic Objectives • Identify Participant Roles • Complete Site Due Diligence Review • Analyze physical opportunities and constraints <ul style="list-style-type: none"> Civil and Existing Infrastructure Assessment Initial Traffic Review at Site Access Assessment of Existing Building Conditions Landscape Assessment Geotechnical Conditions • Market Overview <ul style="list-style-type: none"> Summarize the Key Real Estate Market Indicators 	<ul style="list-style-type: none"> • Develop (4) Initial Conceptual Design Alternatives <ul style="list-style-type: none"> Architectural massing Opportunities and constraint diagrams Site plan configuration Diagram of uses Preservation / adaptive reuse approach Preliminary circulation diagrams • Develop Financial Models • Refine Initial Conceptual Design Alternatives • Market Overview <ul style="list-style-type: none"> Cost Modeling and initial Highest & Best Use studies Project Development – Delivery Method Alternatives 	<ul style="list-style-type: none"> • Development of (2) Conceptual Design Alternatives • Cost Model • Refined Highest & Best Use Analysis <ul style="list-style-type: none"> Cost Assumptions / Rental Rates Estimate Timing, Planning, Size Estimate Investor IRR and Cap Rates • Financial Model Finalization <ul style="list-style-type: none"> Cash Flow Analysis Revenues, Costs and Schedule Refine Assumptions, Scenarios and Sensitivity Analysis Incorporate Funding and Financing Strategies 	<ul style="list-style-type: none"> • Draft Final Report <ul style="list-style-type: none"> Preferred Alternatives Supporting Analysis Diagrams • Final Land Development Report <ul style="list-style-type: none"> Executive Summary Strategic Drivers Organized Land Use Plan by Parcel Financial Plan / Pro Forma Supporting Exhibits Phasing



PHASE I OVERVIEW

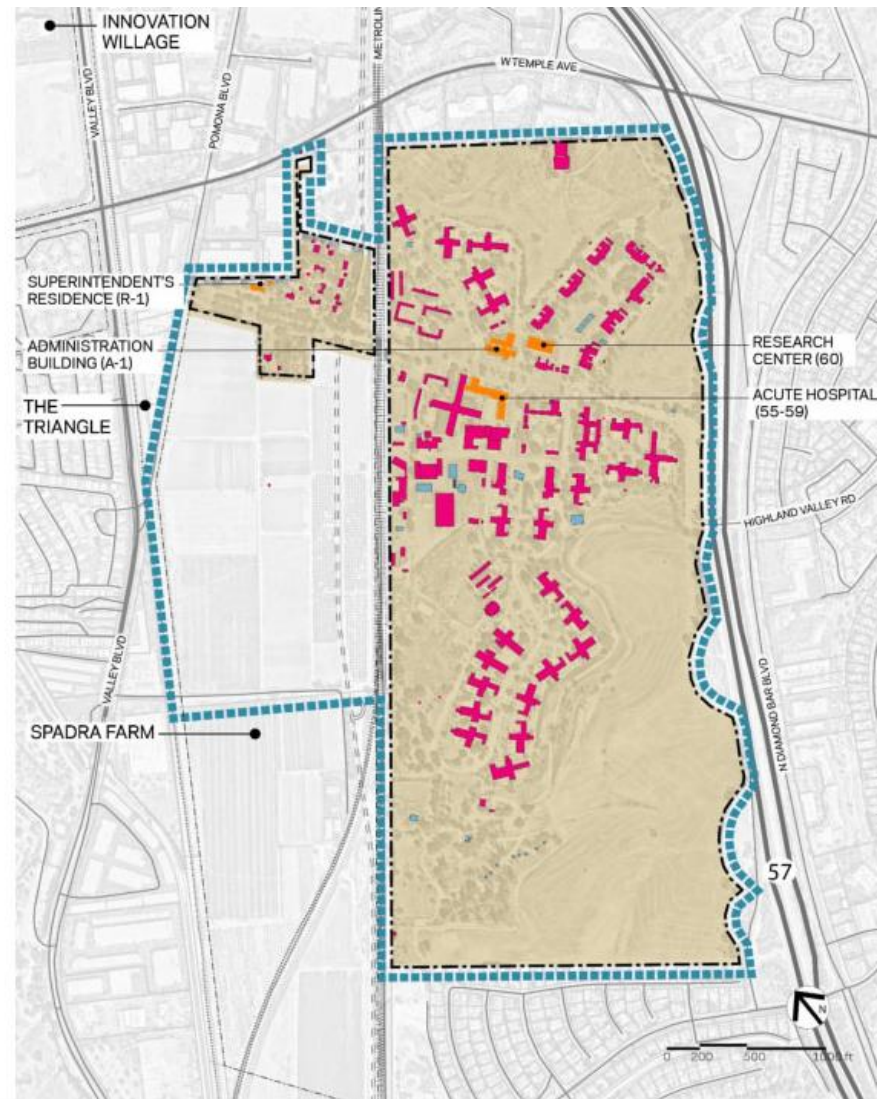
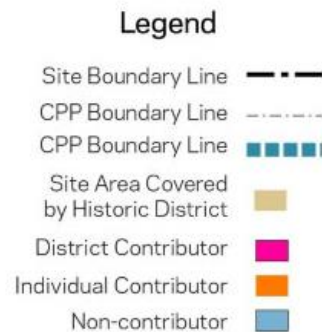
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POTENTIAL DEVELOPABLE AREA

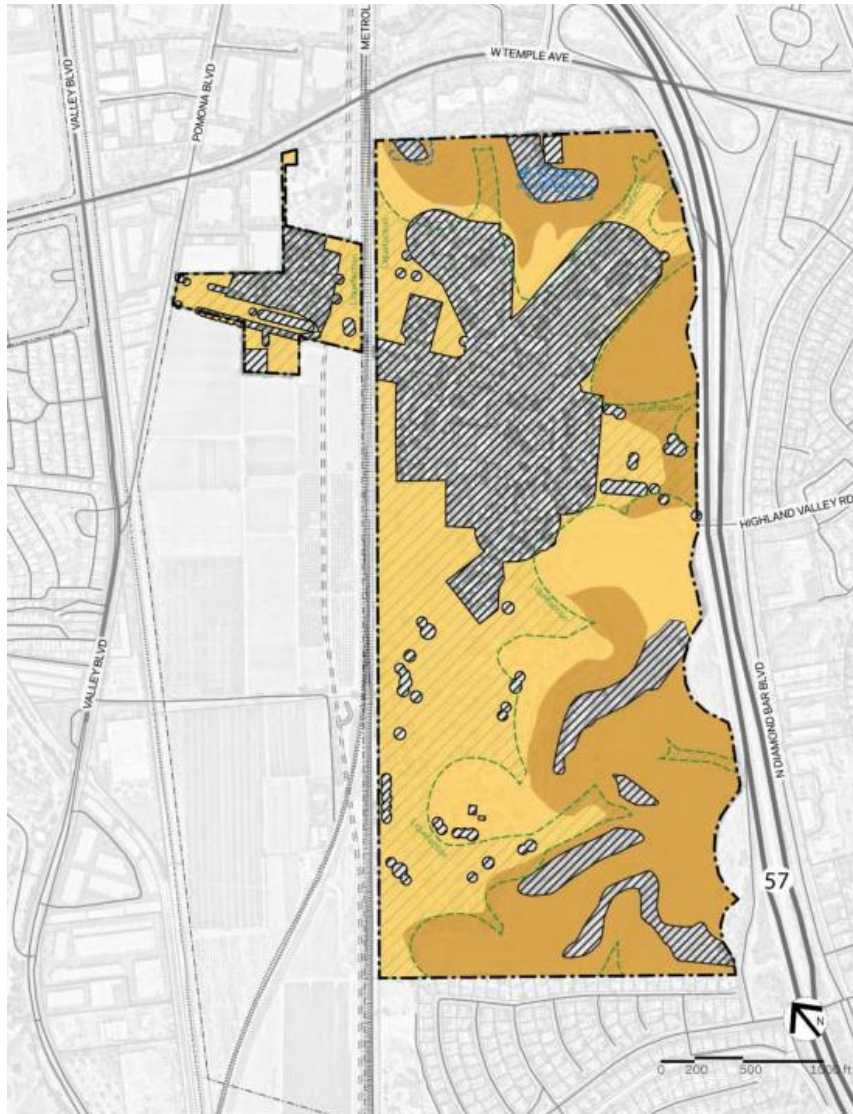
FORMER LANTERMAN DEVELOPMENT CENTER SITE

- Period of Significance 1927 - 1969
- 287 Acre Site
- 131 Buildings
- 93 District Contributor Buildings
- 4 Individually Eligible
 - Building 51-59 - Acute Hospital
 - Building 60 - Research Building
 - Building A-1 - Administration Building
 - Building R-1 - Superintendant's Residence



POTENTIAL DEVELOPABLE AREA

FORMER LANTERMAN DEVELOPMENT CENTER SITE



Analysis considered:

- Steep slopes
- Contributing planning devices within the historic district
- LA County and State protected trees
- Geotechnical studies
- FEMA flood zones

Legend

Site Boundary Line	---
CPP Boundary Line	- - - -
Developable Zone 1	Yellow
Developable Zone 2	Orange
Undevelopable	Diagonal Hatching
Liquefaction	Green Dashed
Earthquake-Induced landslides	Blue Dashed

NEXT STEPS

FORMER LANTERMAN DEVELOPMENT CENTER SITE

- ◆ Integrate Feedback
 - Stakeholder Input
- ◆ Advance Market Information
 - Refine Potential Market and University Options (R&D, Housing, Support Services, Retail / Hospitality, Academic Program Use)
- ◆ Development of Test Concepts
 - Historical Structures / District
 - Reuse of Existing Structures
- ◆ Workshop 3 – Initial Test Concepts
 - March 17, 2017



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