Transcription of the Comment/Question Session (after the Presentation)

Deborah Weintraub (Deputy City Engineer) - Moderator: Since we’re a pretty small group, I open it up to anyone who has anything they want to say. If you would come to the podium up here, we’re not necessarily here to answer questions, were really here to take in input on what our criteria ought to be, what you think are things we ought to consider that we might not have expressed yet to date to you. Anyone at all? I see no hands going up. This could be a very short meeting. Questions? We weren't really going to take questions here. But you know we went through all this effort to get everyone here. Concerns? Yes. Could you come up and talk? Thank you.

Eric Van Aukee - Perkins+Will: I would like to just ask. I’m sorry. Eric Van Aukee with Perkins and Will. I was curious about the commitment - it's a question - I don't know if you want to answer it now, but, about turning the Convention Center into something that offers a tremendous opportunity for sustainable design. And, as far as establishing criteria, that we cannot be the same convention center that's all over the world, which is the large energy hog that these facilities tend to be. I do not know how you plan to put this into your criteria, but I would encourage you to do that, and to embrace that as something that we can do uniquely in Southern California, and that would be a reflection of our commitment to that as a city, as well as a community and, obviously, for the future. That's my comment.

Deborah Weintraub: I do believe the Convention Center is currently certified at the Gold Level, right? LEED Gold, yah. And so our goal with the expansion would be to meet that criteria. So, if you're suggesting that we exceed that, I hear you.

Eric Van Aukee: Yes, that’s my suggestion.

Deborah Weintraub: Okay. Any other comments? Please.

Amanda Irvine – South Park Business Improvement District: Okay, Hi, my name is Amanda Irvine; I’m the director of Planning and Communications for the South Park Business Improvement District. If you aren't aware, you are currently in South Park, and we represent the property owners, community and residents here. And so, I would just encourage all of the architects, planners, designers...everyone involved in this to really think about this as a regional center, as well as a place that’s in someone’s neighborhood. And so really, utilize our office, our community members – we have committee and board meetings. There are people who will utilize the outdoor spaces here on a daily basis, as well as people who are coming here for big huge events that maybe they come to once in their lifetime. So, I would just encourage everyone to think about it locally – very locally, as well as broadly.
Deborah Weintraub: Thank you. Yes.

Ezra Gale – Central City Association: Thank you for the presentation. My name is Ezra Gale. I’m with the Central City Association. Thank you, Bud. I have a question about this map and the boundaries that we see here. I see that it goes both west and east of the freeway. As somebody that lives and works in Downtown I’m just a little bit curious about this. It seems to me that the natural positioning might be east of the freeway to better connect with South Park. Do you envision hotels being built on the west side? And if so, do you envision streetscaping to connect it. From your previous slide I see that you’re interested in putting parking on that area. And that would seem to me not the best way to connect it to the west side.

Deborah Weintraub: I think that your input is valuable to us. I think in drawing these lines we were acknowledging both the hotel connection, but also the community connection and the residents who walk by or head by the Convention Center who are impacted by events at the Convention Center. So, we were looking for our design teams to diagram urban impacts both in the residential community, but also with the connections to hotels. But, if you, for example, wanted to suggest the lines should be drawn differently, that would be great. And, you could send us those comments and give us you’re logic that would be great.

Ezra Gale: Thank you.

Bud Ovrom – Executive Director – Department of Convention and Tourism Development (CTD): I’d like to expand on that, if I could. In the convention business one of the things we want is hotels within walking distance. A lot of visitors come from out of town. They come in by plane, or whatever. Even if they came in by car they don’t want to drive around the L. A. freeway system. So, we define - it’s in the white paper that I passed out – we define walking distance as a half mile. So, we are somewhat not constrained by that, because our biggest hotel contributor to the Convention Center is the Bonaventure - and it’s more than a half mile – but we do really focus on the first half mile as being the ones that are most walkable. We would love, love to have hotels west of the freeway. As a former head of the Redevelopment Agency, I know how hard it is to assemble sites. And if you think about the west side of the freeway, even though it might be more economically depressed, it’s more densely developed. Ironically, on our side of the freeway, there are a lot of parking lots. And so, the parking lots naturally lend themselves to the generation of hotel development we’re seeing now. So, part of our thinking is to walkability and then part of our thinking is we would love to get west of the freeway if there was an economic development and it either could help drive that.

Deborah Weintraub: Yes, please.

John Adams – Gensler: Deborah, Gary and everybody, thanks for having us – John Adams with Gensler. Noticing in the white paper on page fifteen – something I hadn’t seen before - about for the design teams to provide the design and funding solutions for some infrastructure projects like: the Pico Metro Station, Union-Pico Portal, My Fig, etc. Will the design teams be getting a little more information about those projects, in terms of the costs and whatnot, in the coming months or so?

Deborah Weintraub: That wasn’t in our criteria – to have funding solutions. What was in our criteria was the $350 million construction limit, which we’re going to be very strict and serious about. Bud added that.
Bud Ovrom: And the problem we have - and I’ll be very candid about it – the problem we have is if we had the football stadium AEG would have gladly paid for everything. And if we don’t have the football stadium there is still going to be a lot of public expectation that these improvements be made. But, AEG is not going to be paying for it. So, we threw that in there just to foment discussion. So, if you have great ideas on how we might approach that, all we’re saying is we appreciate hearing them. But it will not be something that will be used against you. It’ll be clarified that we’re looking for bright ideas that all the things we talked about – improving the tunnels that go underneath the freeway, Avenue of the Angels, Pico Passage – all of the various public improvements we’ve talked about in the past, we won’t have a funding source with Plan B the way we would have Plan A. So we’re just looking for ideas.

Gary Lee Moore – City Engineer: I was just going to follow up on that. And that will be fully defined. And it could be something that is the task of the winning team, not necessarily have to be done as part of the process here. So, it’ll be very clear.

[Bud Ovrom had the following clarification in post meeting discussions:

Question: At the bottom of Page 15 of the CTD “White Paper,” it says: “In addition to the criteria listed above, design and funding solutions must be identified for addressing important off-site infrastructure and urban design elements such as the Pico Metro Station, Union/Pico portals, MyFig Project, etc.”

Is the $350 million budget expected to also include these infrastructure improvements?

Answer: No. Those items are addressed in Plan A and will need to be considered as part of Plan B, but they are not included in the $350 million budget. Separate funding will need to be identified for any of these infrastructure improvements which are undertaken by Plan B.]

Deborah Weintraub: The other thing I would make clear is that we’re going to initiate the process for the design teams in a month’s time. So, between this meeting and mid-February we have time to further define that. That’s when we’ll kick it off with an expectation that we complete that design process by June.

Gary Lee Moore: And I guess for not everybody who knows, different than this design process we have several meetings with the three design firms during the actual process, also.

Deborah Weintraub: Yes.

Gary Lee Moore: So where we will be providing input ongoing in real time.

Deborah Weintraub: Yes. We have consultations planned for each of the teams during the process. Any other thoughts? Any other questions? Okay, that was a very short meeting.

Bud Ovrom: Motion to adjourn?
Deborah: Motion to adjourn, yes. Please sign in so we have a way to communicate with you. Those of us who spoke will hang around - if there are any other comments. Please do send in your written comments. If you choose to speak publically, you can do that online. Yes.

Unidentified Speaker: Is there somewhere we can have audio access to the meeting?

[Clarification: The video and audio are available online at the project website: http://eng.lacity.org/projects/laccexpansion/]

Deborah Weintraub: You know we might, we might do that. We’ll figure out a way to give you access. Yes. Thanks. Thank you very much.

Bud Ovrom: The white papers are discounted for anybody leaving the room. So, if you didn’t get one on the way in please get one on the way out.

POST MEETING DISCUSSION QUESTIONS

Question: Would the City be open to looking at the removal, or significant alteration, of the architectural towers at West or South Hall in order to accommodate a hotel or LACC expansion?

Answer: A qualified yes. The towers have become somewhat emblematic of the Convention Center itself and the City would only consider altering or removing one or both if there was a compelling argument to be made for such an action. But, under the right circumstances, the City would consider such an action.

Question: Would the City be open to placing a hotel, ballroom, or other LACC expansion feature onto the site now used for Gilbert Lindsay Plaza?

Answer: A qualified yes. The Plaza is currently used for the bus parking and some open space. The City would only consider removing or altering Gilbert Lindsay Plaza if equal, or preferably better, bus parking and open space are provided elsewhere on the LACC campus.

Question: The Primary Project Criteria in the Notice to Proceed says, “add approximately 2,000 additional parking spaces.” Is that cost to be included in the $350 million construction budget?

Answer: No. From a design perspective, the City wants to consider where additional parking should go, but whether or not to build it and how to pay for it will be a separate business decision.

WRITTEN COMMENTS RECEIVED

Leigh Christy – Perkins+Will: Southern boundary of study area should be extended south of the 10 freeway, not so much for hotel locations as community connection to @ least Washington Blvd. – a popular E-W connection.
Leigh Christy – Perkins+Will: Suggest having (1) interactive community input session with more robust outreach – during conception phase.

Eric Van Aukee – Perkins+Will: Encourage the teams & the City to embrace a much higher standard of sustainability. Use this opportunity to exceed expectations. This will help create a truly “World Class” facility and an important commitment to the future. Min. LEED Platinum.
Comments to BOE LACC Expansion and Renovation Project Plan B due 1.30.2015

CRA/LA. A Designated Local Authority and CRA/LA Oversight Board have jurisdiction over 2,451,947 square feet of Air Rights as recorded at Grant Deed (recorded in the Official Records of the County of Los Angeles, State of California as Instrument No. 891130460) on July 17, 1989. TFAR Transfer Floor Area Ratio have been reduced by Development Agreements.

California State Department of Finance has approval over any transactions.

You have not indicated on your diagrams that limitation to height.

You fail to mention any grant restrictions to the Gilbert Lindsay Plaza.

This is a site in the City's Emergency Preparedness. There is no mention of this function.

Joyce Dillard
P.O. Box 31377
Los Angeles, CA 90031
January 30, 2015

City Of Los Angeles
Attention: Gary Lee Moore, Deborah Weintraub, John Wickham
200 N. Spring Street
Los Angeles, Ca

Subject: AEG’s Comments on LACC Expansion Goals and Criteria

Ladies and Gentlemen,

We are providing this letter and the accompanying attachment in response to the City’s solicitation of public feedback on the proposed design criteria for the LACC Expansion and Renovation Plan B Project. We certainly concur with the City’s overall objective to strengthen LACC’s position in the highly competitive Citywide Convention marketplace and to aspire for world class standards and facilities. Our comments seek to encourage and support a high level of creativity and forward thinking but also set forth reasonable budgetary and financial constraints. It is our hope this process will lead to an affordable and highly functional solution that can meet the expansion and modernization goals of the City in a timely fashion.

We understand the City is also seeking to identify alternatives to locate a large group hotel on LACC property and, although we continue to have significant reservations about the suitability of the LACC location for a hotel, we would like to share our thoughts on where within the LACC such a hotel site might be considered. While still confronting a number of financial, physical and schedule challenges that would need to be carefully considered in exploring project feasibility, the best candidate for a hotel site on LACC property is a long, narrow parcel of almost 3 acres fronting on Chick Hearn Court that would preserve access to the STAPLES Center loading dock at the east end and extend to LA Live Way on the west boundary. This site could be set back approximately 50 feet from the north wall of the West Hall to preserve adequate exiting, emergency access and building separation.

The hotel would have primary guest vehicle access from Chick Hearn Court and service/ancillary access from LA Live Way. A 750 to 1,000 room hotel will require approximately 75,000 sf. to 100,000 sf. of self-contained function space (meeting rooms, ballrooms and banquet facilities)
which due to long span clearance requirements will need to be accommodated outside the hotel tower grid.

Another concept worth consideration regardless of the siting of a new group hotel on LACC property, is to convert the north half of the existing West Hall to a flexible multipurpose facility that could become a fully functioning 60,000 sf. ballroom with sufficient prefunction space; upgraded catering and restroom facilities; improved electrical, HVAC and AV (light and sound) systems; and enhanced architectural finishes to the floor, walls and ceiling areas. This large ballroom would occupy space within the existing long span column grid and would include air walls to permit subdivision into 4 smaller areas as needed for meeting or smaller banquet functions. Additionally the air walls could be retracted and the entire area marketed as open exhibition space. We believe this could be accomplished in the $25M range and would be the most prudent, cost effective way to satisfy the LACC’s ballroom objective without unduly constraining the modernization plan for exhibition and meeting space contiguous with the South Hall.

Please let me know if you would like to discuss further.

Very truly yours,

Ted Fikre
LACC Expansion Goals and Criteria

Primary Project Goals:

- Generate greater economic impact by developing a facility and surrounding campus that is more competitive with major west coast centers, and attracts/accommodates Citywide events with higher number of delegates.
  - Increase Annual room nights to 500,000 by increasing Citywide sales, generating additional Economic Impact of $400,000,000 annually. [Note: architectural firms are not in a position to design to specific financial and performance criteria, so would be more appropriate to describe the objectives generally rather than including specific metrics.]
- Create adequate space inventory and functional design to achieve the following:
  - Attract and host larger conventions and trade shows.
  - Attract and host multiple “medium” size citywide events simultaneously (i.e., have ability to stack events).
  - Accommodate growth of anchor tenants (LA Auto & E3).
- Increase LA’s competitive status and become a “the” convention destination of choice on the west coast. [Note: It is not necessary to state the expectation that this project design must render LA’s convention center far superior to all others on the west coast – attaining status as one of the leading convention center destinations in the west, alongside strong competitors like San Francisco, San Diego and Las Vegas, is a suitable objective.]
- Create a responsible, prominent, functional yet iconic civic presence and statement as the southern gateway to Downtown.
- Integrate the building into the fabric of the community through responsible urban design. Includes “walkability” and connection with surrounding neighborhoods, LA Live campus, transportation hubs, etc.
- Capitalize on LA’s weather by creating/offering significant outdoor programing solutions.
- Address the design over Pico Blvd in a manner that avoids the creation of a long tunnel. [Note: Pico Passage is the byproduct of extensive efforts to accomplish a functional and cost effective design – efforts to avoid this will likely lead to significant increase in project cost from what was contemplated in Plan A]
- Be a leader in the industry in sustainability, technology, and innovative design.
- Create private use opportunities to generate additional revenue.

Primary Project Criteria:

- Not-to-exceed Construction budget of $350 million (hard costs).
- Produce at least one design that can be built within a budget of $250m (hard cost excluding parking).
- Add at least 284,000 sf of contiguous exhibit space (resulting in minimum of 1,000,000 sf of exhibit space).
- Add a minimum of 30 new meeting rooms of various sizes, resulting in a minimum increase of 70,000 sf.
- Add a ballroom of at least 60,000 sf. Ballroom must be designed as multi-use space, divisible into smaller ballrooms and exhibit and meeting room space, as well as conversion into a mini-conference center. Consideration should be given to the possibility of incorporating the ballroom into a portion of area currently occupied by the West Hall.
- Provide one design alternative that reserves adequate space (pad) for at least one 1,000 room hotel on site.
- Provide one design alternative that reserves adequate space for other future development opportunities on site, including further expansion of the convention center.
- Modernize West Hall (interior and exterior). Harmonize the exterior architecture/ façade among south hall, new hall, and west hall and surrounding development (including Staples Center and LA Live).

- Add 2,000 parking spaces either on-site or on properties west of LA Live Way.

- Create significant exterior gathering/event spaces and renovate/redesign Gilbert Lindsay Plaza to accommodate LACC functions, bus drop-off zones and improved landscaping. Provide improved connectivity between Gilbert Lindsey Plaza and LACC Concourse Hall.

- Improve facility functionality, access, circulation, etc. to enhance and expedite event production and service operations, food & beverage operations, and client/attendee experience.