



LANTERMAN SITE FEASIBILITY STUDY

Academic Senate Update

February 22, 2017



- ◆ 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

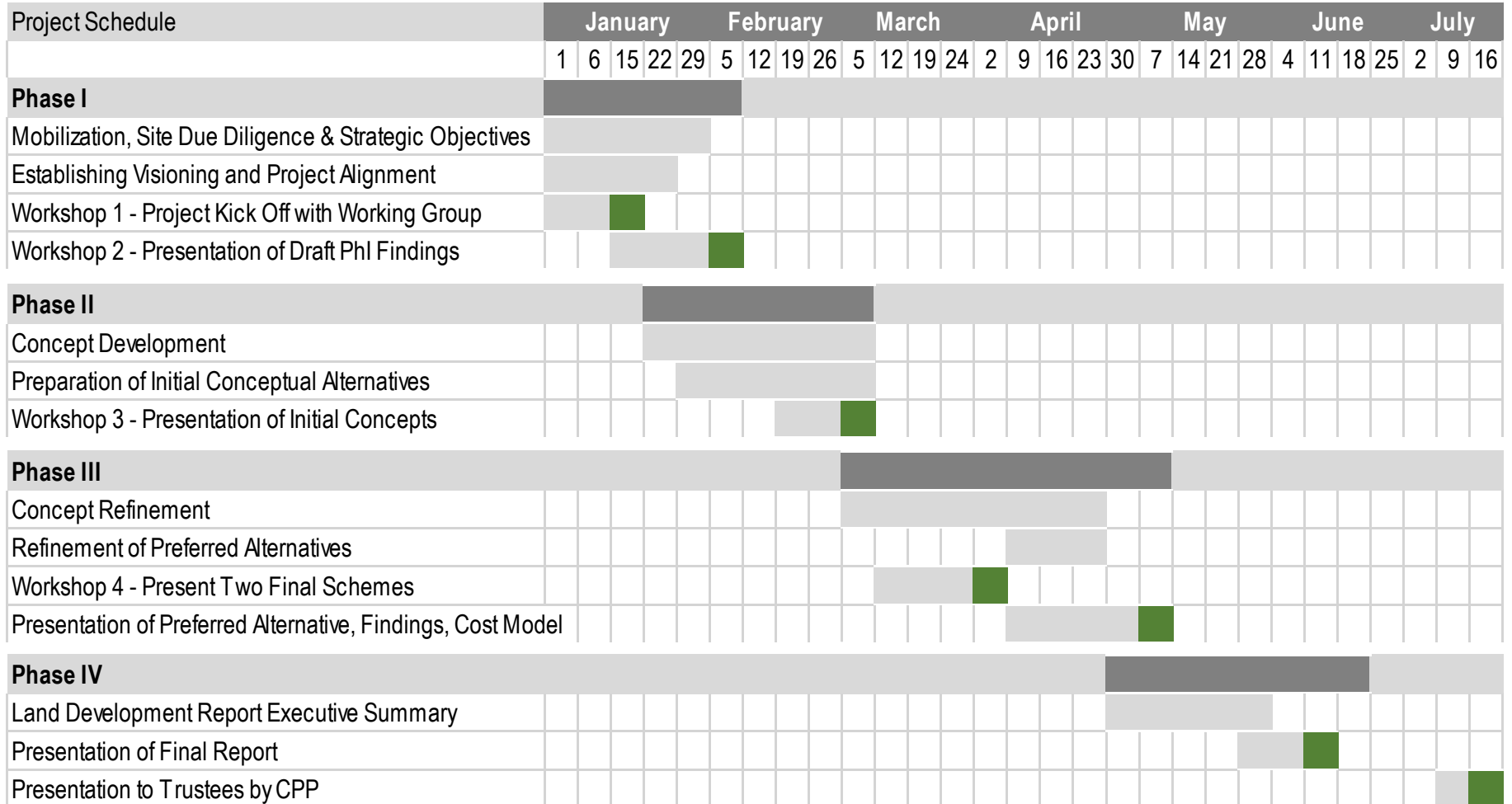
- ◆ Purpose is to determine viability of retaining site

- ◆ 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

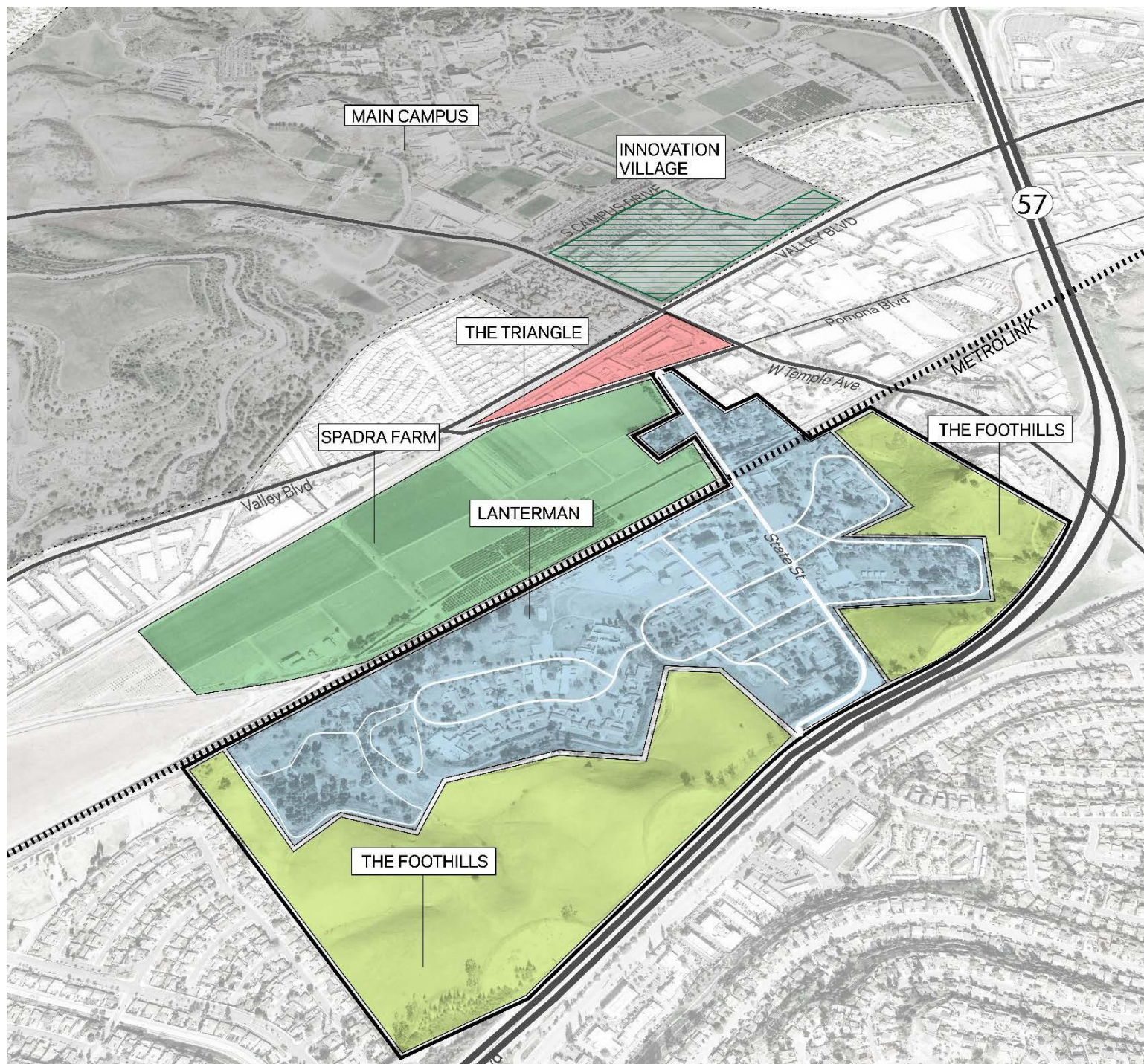
FORMER LANTERMAN DEVELOPMENT CENTER SITE



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 |



MAIN CAMPUS

INNOVATION VILLAGE

THE TRIANGLE

SPADRA FARM

LANTERMAN

THE FOOTHILLS

THE FOOTHILLS

57

METROLINK

SCAMPUS DRIVE

VALLEY BLVD

Pomona Blvd

W Temple Ave

State St

Valley Blvd

PHASE I OVERVIEW

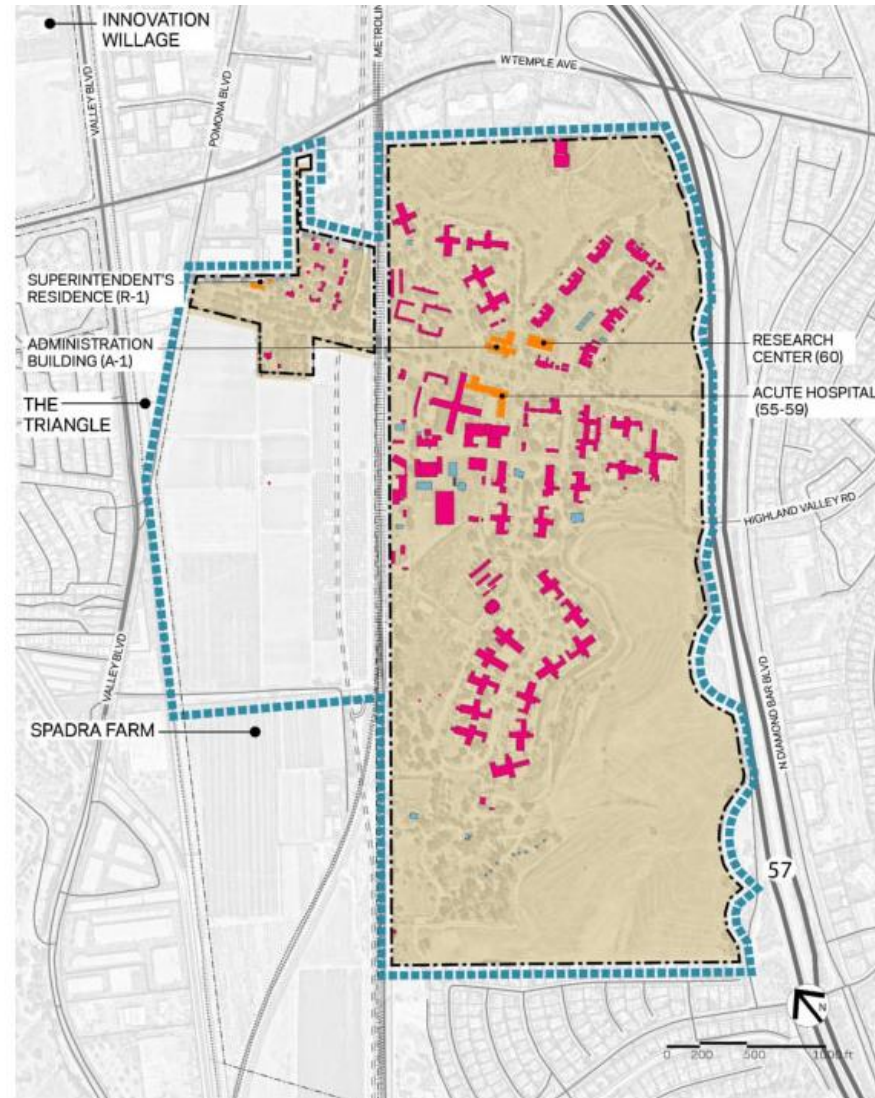
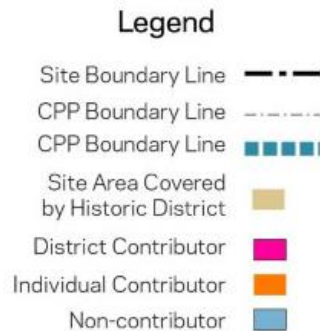
FORMER LANTERMAN DEVELOPMENT CENTER SITE



POTENTIAL DEVELOPABLE AREA

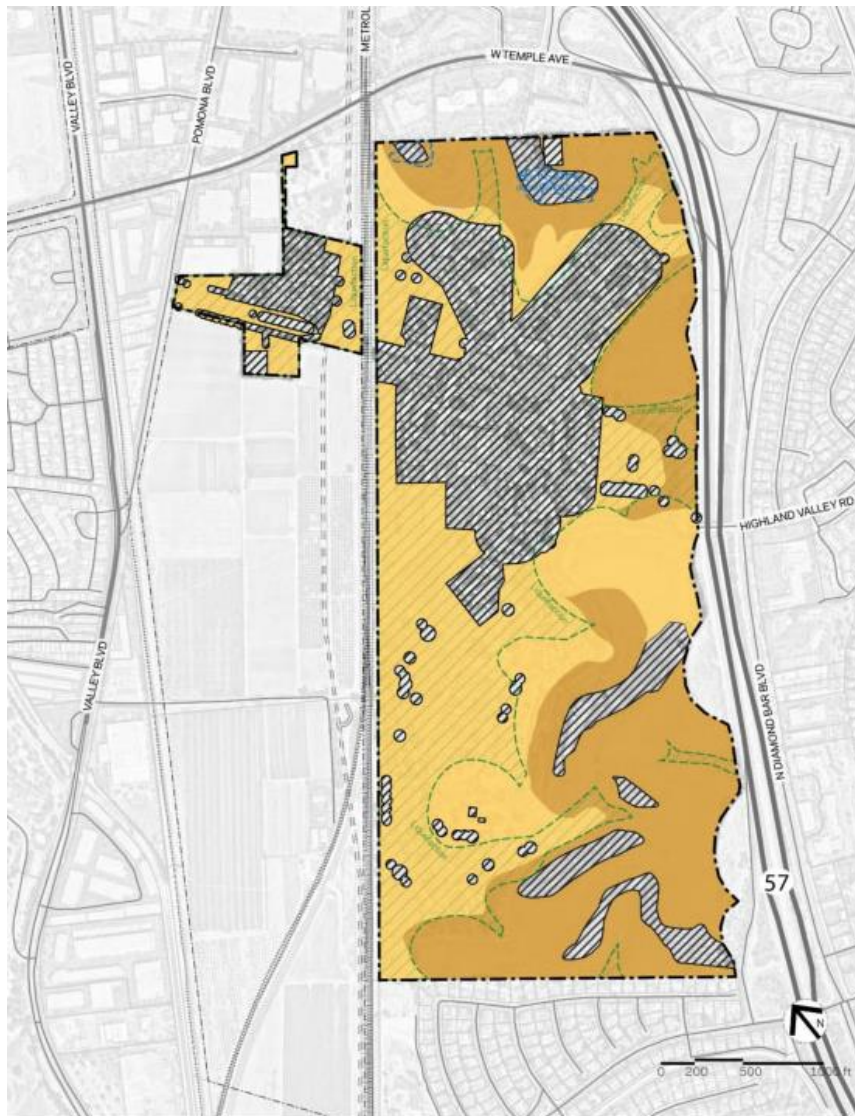
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- Period of Significance 1927 - 1969
- 287 Acre Site
- 131 Buildings
- 93 District Contributor Buildings
- 4 Individually Eligible
 - Building 51-59 - Acute Hospital
 - Building 60 - Research Building
 - Building A-1 - Administration Building
 - Building 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 
- Developable Zone 2 
- Undevelopable 
- Liquefaction 
- Earthquake-Induced landslides 

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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