



## Policy Planning & Historic Resources Division

City Hall X 200 N. Spring Street, Room 667 X Los Angeles, CA 90012

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February 8, 2012

TO: Interested Stakeholders

FROM: Shana Bonstin, City Planner; Craig Weber, City Planner  
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SUBJECT: **Preliminary Draft of USC - University Park Specific Plan and Development Agreement**

Attached for your review are preliminary drafts of the proposed University of Southern California University Park Specific Plan and Development Agreement.

Over the course of the last two years the University of Southern California has been working with the City of Los Angeles to create a comprehensive land use plan that will guide both development of its own campus facilities, as well as the development of neighboring properties owned by the university. In September 1, 2011 a Final Environmental Impact Report (EIR) was certified that analyzed, and where appropriate proposed mitigation measures for any potential environmental impacts associated with the proposed development. On July 14, 2011 a "Nexus Study" was completed that studied issues such as the availability of affordable housing, open space, and services in the community surrounding the university campus beyond the requirements of the EIR. The Nexus Study has formed the basis for community benefits or improvements that would be linked to the project through the Development Agreement. At this time, the preliminary draft Specific Plan and preliminary draft Development Agreement are being made available for public review. The Department of City Planning will recommend revisions to these plans based, in part, on feedback received during the forthcoming public process. The substance of these preliminary plans will be the subject of two official public hearing to be held on March 14 and March 15, 2012 at 6:00 P.M. at the Radisson Hotel at 3540 S Figueroa Street, and ultimately the City Planning Commission will review and act on these plans prior to any City Council action.

A Specific Plan is a tool used by the City of Los Angeles to regulate both land use and the construction of new buildings within a geographically unique context. The University of Southern California is proposing significant redevelopment of portions of its University Park campus, as well as its surrounding properties, including the University Village site. Given the scope of development proposed, the Specific Plan will regulate the proposed work so that it balances both the needs of the university with the needs of the surrounding community. The attached preliminary draft Specific Plan sets forth regulations pertaining to allowed land uses, allowed building floor area and height, the provision of public open space, urban design guidelines and more.

A Development Agreement is a mutual agreement between the City of Los Angeles and the developer of a particular site or sites. The legally-binding agreement allows for the orderly development of identified sites within a pre-determined area, over the course of a pre-determined amount of time, in exchange for which the developer will provide specified community benefits targeted at improving the quality of life for local stakeholders. The attached preliminary draft Development Agreement includes provisions for park improvements, façade improvements to nearby buildings, funds to rehabilitate

housing units, streetscape improvements and more (a complete list of community benefits included in the draft Development Agreement is found in Section 3 of the attached document).

The attached documents are preliminary drafts, and the Department of City Planning welcomes any input that may improve planning efforts in and around the University Park area. As mentioned above two official public hearings will be taking place on March 14 and March 15, 2012 at 6:00 P.M. at the Radisson Hotel at 3540 S Figueroa Street. These hearings are a key opportunity for stakeholders to provide input on the project. Additionally, the project is preliminarily scheduled to be heard by the City Planning Commission on May 10, 2012 at City Hall and additional comment will be allowed at that meeting. Comments may be submitted in writing to Hearing Officer, c/o Theodore Irving, 200 N.Spring Street, Room 667, Los Angeles, CA 90012.

Digital copies of the Final Environmental Impact Report, the Nexus Study, as well as the preliminary draft Specific Plan and Development agreement are available on the Planning Department's website. Please visit: [http://www.planning.lacity.org/eir/USC/toc\\_USC.htm](http://www.planning.lacity.org/eir/USC/toc_USC.htm)