



Motion to extend JMB/Beverlywood agreement deadline

Agenda Item: SB060814-1
Date: 8 May 2014
Proposed By: Doug Fitzsimmons

Full Proposal

JMB Realty's proposed Century City Center project at the corner of Avenue of the Stars and Constellation Boulevard would include a 37-story office building, a public plaza, a mobility hub, and a smaller, "loft-like" creative office space, all built to LEED Platinum standards. The project size and scope relies on the use of an "alternative calculation of trip generation factors"—in short, they argue that the building will generate less traffic than the 1982 Specific Plan predicts it will.

Nevertheless, SORO NC has expressed concerns about the impact the project would have on our already traffic-burdened neighborhoods. As a result, in April of 2013 the SORO NC Board formally opposed the project based on lack of traffic mitigations within SORO.

In the ensuing months, we have continued to talk with JMB, Beverlywood Homes Association, and Council District 5 to develop a mitigation plan that would address the NC's concerns. JMB has conducted studies of Beverlywood and Robertson as requested, and will propose a funded mitigation plan as part of its amended development agreement with the City.

The motion passed by the SORO NC Board on 22 May 2014 (SB052214-1) set a condition on the NC's support: JMB and Beverlywood Homes Association must complete a signed agreement by 3 June 2014. Unfortunately, despite tremendous effort on both sides, multiple factors (including the holiday of Shavuot) prevented the agreement from being finalized in time. At the time of this writing, a deal is imminent.

Proposed Motion

- I. To extend the agreement deadline between JMB Realty and Beverlywood Homes Association as set in SORO NC's motion ("SB052214-1 Motion to reconsider the NC's opposition to the Century City Center based on proposed traffic mitigations") to no later than Wednesday, 11 June 2014.

Considerations

Committee review:
(highly recommended)

Votes For: 0

Against:

Amount previously allocated in Committee's working budget: \$
(applies to funding motions only)

Arguments for:

Arguments against:

Both sides have been working in good faith.

The deal isn't done yet.

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