

PHASED OPTION

The Phased Option keeps OCTA parking requirements (409 stalls) in mind, with only a portion of the site (East District and East Central District) built with existing surface parking supporting it, as illustrated in Figure 3.16.



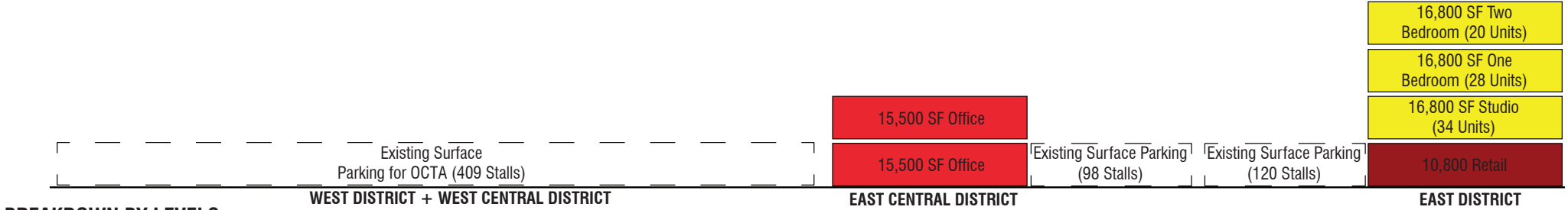
Figure 3.16. View of the proposed development with surface parking

ELEMENT	STRENGTHS	WEAKNESSES
BUS OPERATIONS	Retains the existing bus circulation layout	-
CIRCULATION	Retains the existing bus parking (10 bus pads)	-
COMMUNITY	-	Lack of proper transition between areas with different types of land uses
DEVELOPMENT DENSITY	Consistent with the market study demand analysis	Difficult to meet the criteria of +/- 150 Units/district
ECONOMICS	-	Requires shared land-uses between districts to meet +/- 150 unit requirement
PARK-AND-RIDE	Distinct Park-and-Ride allocated near the bus parking	-
PARKING	Retains the existing surface parking	Large, uninviting parking areas
PUBLIC SPACE	-	Core of activity missing around the bus parking

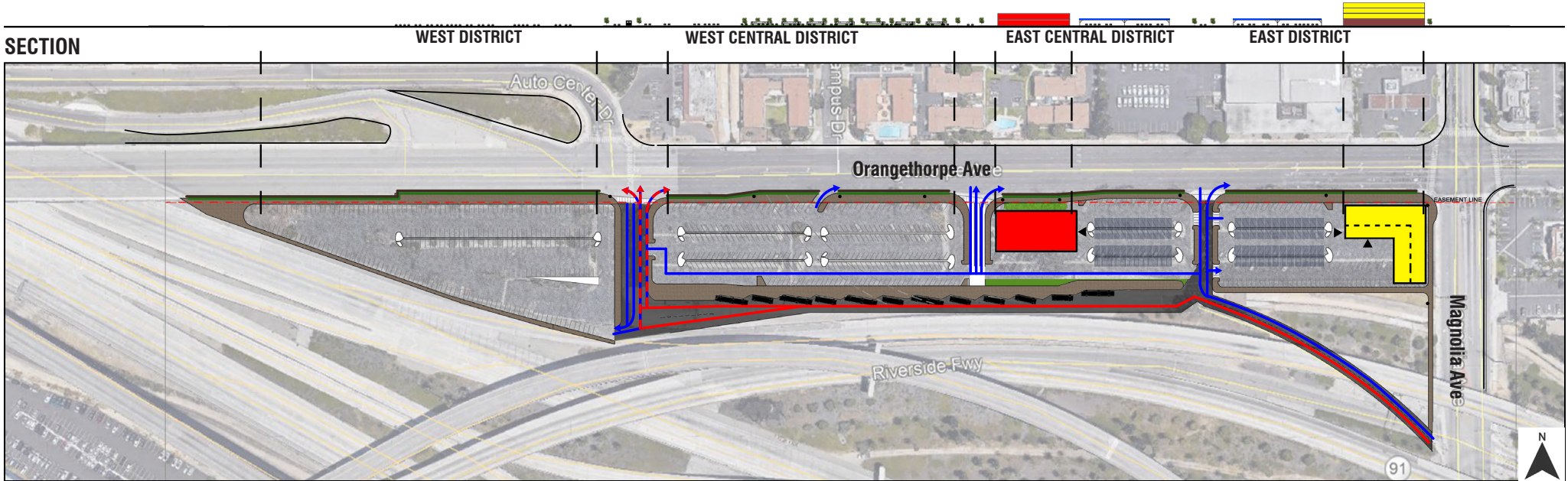
Table 3.12. Strength and Weakness Analysis (Phased Option)

Required	409 Stalls	90 Stalls	8 Stalls Available	+/- (71-84) Stalls	32 Stalls
Provided	409 Stalls	98 Stalls		120 Stalls	

PARKING ALLOCATION



SECTION



PLAN (Phased)

- Bus movements
- Auto movements
- Shared lane
- Sidewalk
- One way bike lane
- Planting strip/buffer
- Pedestrian bridge
- Building access
- Flood control easement
- Powerline pole
- Pick up / drop off zone
- Solar carports
- Structured parking
- Proposed bus park with transition plaza
- Plaza/ Event space/ Multipurpose area
- Transit facilities
- Office
- Residential

Summary	Area (SF)	Area/Unit or Stall (SF)	Units	Stalls
One/Two Bedroom Unit	33,600	700	48	67
Studio	16,800	350	34	17
Office	31,000	-	-	90
General & Community Retail	10,800	-	-	32
OCTA Stalls Required	-	-	-	409
Non OCTA Stalls Required	-	300	-	206
Total Stalls Required	-	-	-	615
Total Stalls Provided	-	-	-	627

Summary (Phased Option)

3.8.1 PROFORMA (PHASED OPTION)*

Data Source: IBI Group, CoStar, Saylor's Current Construction Costs 2018, EPS

Item	Land Use				
	Apartments	Office	Retail	Private Structured Parking	OCTA Structured Parking
Revenues					
Annual Net Operating Income	\$1,042,683	\$572,508	\$236,390		
Desired Yield on Cost*	5.50%	7.50%	7.50%		
Net Building Value (Supportable Development Costs)	\$18,957,868	\$7,633,440	\$3,151,872		
Net Building Value per Unit/Building SF	\$231,194	\$246.24	\$291.84	N/A	N/A
Costs					
Total Development Costs	\$16,204,560	\$7,055,352	\$2,105,891	\$0	\$0
TDC per Residential Unit/Commercial SF/Stall	\$197,617	\$227.59	\$194.99		
Land Value					
Supportable Residual Land Value	\$2,753,308	\$578,088	\$1,045,981	\$0	\$0
Land Value per Unit or Bldg SF	\$33,577	\$18.65	\$96.85		
SUM OF TOTAL PROGRAM LAND VALUES		PRIVATE	\$4,377,377	PARKING	\$0
Starting Annual Ground Lease at 6% of Value			\$262,643		
Annual Debt Service on Parking Costs**					\$0
Years of Ground Lease Payment until OCTA Parking Costs are Repaid***					0
NPV of OCTA Revenues over 50 Years at 5% Discount Rate					\$6,699,869

Table 3.13. Proforma Summary (Phased Option)

*Based on recent property sale transactions in the area and EPS professional judgment.

**Assumes OCTA issues debt for full structured parking cost at 5% interest with 30-year amortization.

***Assumes ground lease payments escalate 2% annually while debt service payment remain constant.

ASSUMPTIONS

Data Source: IBI Group, CoStar, Saylor's Current Construction Costs 2018, EPS

[1] For these calculations, the housing, office, and retail developments are assumed to utilize existing spaces.

[2] Based on CoStar market research for smaller units, with 10% premium for new construction.

[3] All Building Direct Costs assume prevailing wage requirements and are based on the following sources:

- Residential based on Saylor's Current Construction Costs 2018 in Zone 4 and Los Angeles for Apartment, 4-7 stories.

- Office based on Saylor's Current Construction Costs 2018 in Zone 4 and Los Angeles.

- Retail based on Saylor's Current Construction Costs 2018 in Zone 4 and Los Angeles for Store, Retail, less an assumed savings of \$25 because the proposed retail is in the ground floor of residential and garage buildings.

- Structured parking based on Saylor's Current Construction Costs 2018 in Zone 4 and Los Angeles for Garage, Parking