

MAY 23, 2017

NO. 17-135 Revised

BOARD REPORT

BOARD OF RECREATION AND PARK COMMISSIONERS

DATEMay 23, 2017	C.D	9
BOARD OF RECREATION AND PARK COMMISSIONERS		
SUBJECT: EXPOSITION PARK – LUCAS MUSEUM OF NARRATI LEASE AGREEMENT WITH THE 6 TH DISTRI ASSOCIATION (STATE) FOR THE USE OF CITY/PARK PROPOSED MUSEUM; AMENDMENT TO GROUND WITH STATE FOR USE OF STATE PROPERTY FOR PL CONSIDERATION OF THE EIR, FIRST ADDENDUM, STHIRD ADDENDUM, FOURTH ADDENDUM, AND STATEMENT OF OVERRIDING CONSIDERATIONS A MITIGATION MEASURES AND MITIGATION MONITOR THE LOS ANGELES MEMORIAL COLISEUM RENOVA (SCH NO. 1990011065)	CT AGRIC PROPERTY LEASE AG AYFIELD P SECOND AD ERRATA, ND ACCOM RING PROG	CULTURAL / FOR THE GREEMENT URPOSES; DDENDUM, FINDINGS, MPANYING GRAM FOR
AP Diaz *R. Barajas H. Fujita V. Israel N. Williams		
Juliera Gener	al Manager	
Approved Disapproved As Amended	Withdrawn	

RECOMMENDATIONS

- 1. Adopt a proposed Resolution, herein included as Attachment 1, authorizing the Department of Recreation and Parks (RAP) to: (1) enter into a proposed fifty (50) year Lease Agreement (Lease) with the 6th District Agricultural Association (State) for the use of the Leighton Avenue parcels for the construction and operation of a portion of the proposed open space landscaping of the Lucas Museum of Narrative Art (Museum) in accordance with Charter Section 594 and for the construction and operation of an underground parking garage in accordance with Charter Section 596, and (2) amend the existing lease with the State for the City's Playfield at Expo Center;
- 2. Authorize the RAP's General Manager or designee to negotiate Lease with the State, on file in the Board of Recreation and Park Commissioner's (Board) Office, for the use of the Leighton Avenue parcels for the construction and operation of a portion of the proposed Museum and for construction and operation of the underground parking garage, consistent with the terms set forth in this Report and subject to approval of the

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Mayor and, as to the use of the subsurface space, the City Council, and approval of the City Attorney as to form;

- 3. Authorize RAP's General Manager or designee to negotiate Amendment to the Ground Lease Agreement (Ground Lease) with State, on file in the Board Office, for the use of State property, measuring approximately 154,800 square feet or 3.55 acres, for Playfield purposes at Exposition Park, subject to approval of the Mayor and approval of the City Attorney as to form;
- 4. Direct the Board Secretary to transmit forthwith the final negotiated Lease and Ground Lease concurrently to the Mayor in accordance with Executive Directive No. 3 (Villaraigosa Series), and to the City Attorney for review and approval as to form;
- 5. Authorize the City Attorney's Office to make technical changes to the Lease and Ground Lease, as necessary;
- 6. Authorize the Board President and Secretary to execute the proposed Lease and Ground Lease upon receipt of the necessary approvals; and
- 7. Find that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15163, and 15164, in consideration of the whole of the administrative record, that the project was adequately assessed in the previously certified Environmental Impact Report (EIR), First Addendum, Second Addendum, Third Addendum, Fourth Addendum, and Errata, findings, Statement of Overriding Considerations and accompanying mitigation measures and Mitigation Monitoring Program for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065); and no subsequent EIR, Negative Declaration, or further addendum or other CEQA analysis is required for approval of the project and the actions before the Board.

SUMMARY

In January 2017, filmmaker George Lucas announced that Los Angeles was selected as the location to build the Lucas Museum of Narrative Art (Museum). To be located primarily on State land at Exposition Park, the Project is estimated to cost approximately One Billion Dollars (\$1,000,000,000.00), which includes building costs, art and an endowment of at least Four Hundred Million Dollars (\$400,000,000.00). The project comprises a five level 299,717 square foot Museum with a two-level parking garage underneath and an adjacent landscaped area with walking paths and a three-level parking garage underneath (Exhibit A).

On April 19, 2017, the Board, through Report No. 17-104, authorized the General Manager to execute the Planning application related to the Museum project and directed RAP staff to work with the State to draft a new lease agreement for the State's use of the two City-owned Leighton Street parcels and to amend the Ground Lease Agreement to remove certain terms and conditions no longer applicable due to the Museum project.

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Lease Agreement (Lease)

Two (2) parcels within the project area, Lots 101 and 102 on Leighton Street are City-owned lots under RAP's jurisdiction (Exhibits B-1 and B-2). These lots measure approximately 19,800 square feet or 0.45 acres and are currently used for parking. In addition, the City also owns a small sliver of land not currently in use, which is no wider than a sidewalk and juts directly out from the Leighton Street parcels north along Vermont Avenue. Taken all together, the property is to be part of an open and landscaped area with walking paths and a tri-level underground parking garage (Exhibit C). The proposed Lease will have a term of fifty (50) years that would allow for the construction of a public open space area and a tri-level subterranean public parking structure. According to the State, the surface public open space area is to be maintained and operated by the Museum, and the subterranean public parking structure is to be maintained and operated by the State. The Lease includes a provision that allows for the sublease by the State to the Museum. The rent owed by the State for the Lease is \$1 per year. Other considerations for this Lease include the public benefit to be realized from the construction, operation, and maintenance of the improvements contemplated, including landscaped open space on the City-owned property, as well as 33 parking spaces provided either on State property or in the new subterranean garage, all at no cost to RAP.

Ground Lease Agreement (Ground Lease)

On March 16, 2016, the Board approved the Ground Lease between the State and the City of Los Angeles for the use of State property for playfield use and shared parking through Report No. 16-062. The Ground Lease was executed on May 6, 2016, and has an initial term of ten (10) years and five (5) one (1) year options for a total of fifteen (15) years. Due to the Museum project, various locations used for the playfields and shared parking will no longer be available under the Ground Lease. Therefore, several of the terms and conditions of the Ground Lease are no longer applicable or will have to be amended.

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Please see table below for a comparison of the current terms and the proposed terms:

	Current Ground Lease	Proposed Terms
State Benefits	Annual rent of \$90K with annual escalation	1. Same –
		2. State relinquishes City of
	325 spaces provided by City at four locations (for all USC home football games, plus three additional events per year)	requirement to provide 163 spaces. City to continue to provide 162 spaces through end of lease (108 City-owned EXPO Center perimeter spaces; and 54 City-owned Martin Luther King strip spaces)

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	Current Ground Lease	Proposed Terms
City	Approx. three acres for playfield	New and relocated playfield, paid for by the Museum
Benefits	Use of South Lawn of Museum of Natural History for special event	2 Same -
	parking up to 3 times per year 3. Use of 495 spaces on State's	3. No longer provided
	Lot 1 for special event parking up to five times per year	4. Same
	, ,	New benefits:
	Reduced rate parking of no more than \$2.00 per day for 200 EXPO Center parking spaces wither within Lot 4 or 5	5. Proceeds from provision of 162 spaces (above) to accrue to the City (currently those proceeds are paid by USC to the State)
	(al	6. Use of 33 parking spaces, free of charge in Lot 4 or 5 or the new underground garage, for as long as the museum lease exits (i.e. up to 50 years)
	(4)	50 years)

The proposed Amendment to the Ground Lease is included as Attachment 3.

ENVIRONMENTAL IMPACT STATEMENT

RAP staff has determined that the actions before the Board are part of a larger project, adequately assessed in a previously certified EIR, along with four Addenda, Errata, Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring Program, for the Los Angeles Memorial Coliseum Renovation Project EIR (SCH No. 1990011065). On April 11, 2017, the Los Angeles Advisory Agency (Director of City Planning) approved the Fourth Addendum to the EIR for the proposed Lucas Museum of Narrative Arts as the Modified Project. A Notice of Determination (NOD) was filed with the Los Angeles County Clerk on April 24, 2017. No further CEQA documentation is required for the subject actions before the Board.

FISCAL IMPACT STATEMENT

There are no anticipated fiscal impacts to RAP's General Fund should the Board approve the execution of the Lease. Further, RAP staff, consistent with the Fiscal Impact Statement in Report No. 16-062, does not anticipate any additional costs beyond those already identified in the Ground Lease.

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This Report was prepared by Cid Macaraeg, Sr. Management Analyst II in Real Estate and Asset Management, Planning, Maintenance and Construction Branch.

LIST OF ATTACHMENTS

- 1) Proposed Resolution
- 2) Exhibit A Preliminary Design of Lucas Museum of Narrative Art Museum
- 3) Exhibit B-1 Aerial Photograph of Project Site Lots 101 and 102
- 6) Exhibit B-2 Parcel Map of Project Site Lots 101 and 102
- 7) Exhibit C Conceptual Landscape Plan

REVISED

WHEREAS, it has been proposed to build the Lucas Museum of Narrative Art (Museum) at Exposition Park in Los Angeles on 6th District Agricultural Association (State) property and City of Los Angeles property under the jurisdiction of the City of Los Angeles Department of Recreation and Parks (City); and

WHEREAS, the City property is located on Leighton Avenue across the street from the City's EXPO Center and identified by Assessor's Parcel Nos. 5037-027-101 and 102 plus a small sliver of land not currently in use, which is no wider than a sidewalk and juts directly out from the Leighton Street parcels north along Vermont Avenue (City Land); and

WHEREAS, subject Leighton parcels measure approximately 19,800 square feet or 0.45 acres and are currently used for parking and subject adjoining lands is not currently in use; and

WHEREAS, the Museum's design for the City Land proposes a landscaped open space that will be open to the public, as well as, a public tri-level subterranean parking garage, which will be operated by the State; and

WHEREAS, the State and the City have agreed upon the terms and conditions of a fifty (50) year lease for the use of the City Land for the Museum project; and

WHEREAS, on March 16, 2016, the Board of Recreation and Park Commissioners (Board) approved the Ground Lease between the State and City for the use of three (3) acres of State land for the City's Athletic Field and shared parking through Board Report No. 16-062; and

WHEREAS, the Museum's design proposes elements to be located on State and City property that are currently used for the City's Athletic Field and shared parking; and

WHEREAS, the State and City have agreed to relocate the City's playfield onto other State owned property and alternative shared parking arrangements;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Recreation and Park Commissioners approves the proposed Lease Agreement between the State and the City for the use of the Leighton Avenue parcels for a fifty (50) year term from the effective date of the lease; and,

BE, IT FURTHER RESOLVED, that the Board of Recreation and Parks Commissioners approves the proposed First Amendment to the Ground Lease Agreement between the State and the City for the Athletic Field and Shared Parking; and,

BE IT FURTHER RESOLVED, that the City Attorney's Office shall be authorized to make material and technical changes as needed to the proposed Lease Agreement and First Amendment to the Ground Lease, so long as the primary deal points remain as described in Board Report.

HEREBY CERTIFY that the foregoing is a full, true, and correct copy of a Resolution adopted y the Board of Recreation and Park Commissioners of the City of Los Angeles at its meeting eld on, 20 (Report No)	
ARMANDO X. BENCOMO, BOARD SECRETARY Resolution No	

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Lucas Museum of Narrative Art at Exposition Park



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PRELIMINARY NOT FOR

Not for partitis, pricing or either official purposes. The about term has not been complished or checked and is for general information or comment only.

> LUCAS MUSEUM OF NARRATIVE ART Exposition Park Los Angelos, Colfornia

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G000	COVER
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A100	SITE PLANS
A101	MUSEUM FLOOR PLANS
A102	MUSEUM FLOOR PLANS
A103	MUSEUM FLOOR PLANS
A104	MUSEUM FLOOR PLANS
A105	SOUTH GARAGE FLOOR PLANS
A201	ELEVATIONS
A301	BUILDING SECTIONS

PROJECT LOCATION AND SITE CHARACTERISTICS
THE PROPOSED LUCAS MUSEUM OF NARRATIVE ART (LUNIA) WOULD BE DEVELOPED ON ONE SITE AT EXPOSITION PARK IN LOS ANGELES AND WOULD INCLUDE: 1) AN UP TO APPROXIMATELY 400,000-SQUARE-FOOT BUILDING WITH GALLERY, THEATER, EDUCATION, OFFICES, AND RESTAURANT FUNCTIONS; 2) THE REMOVAL OF TWO EXISTING PARKING LOTS THAT EXTEND FROM VERMONT AVENUE TO BILL ROBERTSON LANE BETWEN EXPOSITION BOLIEVARD AND MARTIN LITHER TINES, IF ROLIEVARDS, 3) THE REMOVAL AND RELOCATION OF AN EXSTING SOCCER FEELD AND ASSOCIATED OUTBUILDINGS; 4) UP TO TWO LEVELS OF PARKING BELOW THE MUSEUM; AND 3) A SEPARATE BELOW GROUND PARKING STRUCTURE WITH UP TO THREE LEVELS OF PARKING LOCATED SOUTH OF THE MUSEUM; BUILDING,

THE LIMBA SITE IS BORDERED ROUGHLY BY LEIGHTON AVENUE ON THE SOUTH; VERMONT AVENUE ON THE WEST; BILL ROBERTSON LANE ON THE THE DOWN SHES BECKNER JUR PARK TO THE MORTH, WEST 37th SHEET INSCESS THROUGH THE MIDDLE OF THE SITE. THE STEE AROUES TO BE EAST, AND JUSTE BERVIER JUR PARK TO THE MORTH, WEST 37th SHEET INSCESS THROUGH THE MIDDLE OF THE SITE. THE STEE AROUES TO BE DETERMINED AND WILL CREATE SMOOTH TRANSITIONS FROM SURROUNDING ROADS AND SIDEMALLS, THE LIMIA SITE WAS FORMERLY COMPOSED OF 4LOT PARCELS, ALLETS, AND CONNECTING SHEETS. THE PARCEL WHERE COMMINED OF 2 PARKING, LOTS: PARKING LOTS. THE LOT OCCUPIES THE SOUTHERN PORTION OF THE SITE AND HAS A NET AREA ON 7 385, 183 SQUARE FEET (8,6 A CRES)

AND A GROSS AREA OF 355.82 SQUARE FEET (B.D. ACCESS), IT CONTINUENCY IN ITS AND ITS A REPLACED ON BACK SHAPLUL WHICH INCLUDES A READ A GROSS AREA OF 355.82 SQUARE FEET (B.D. ACCESS), IT CONTINUENCE BE SUBJECT OF BACK SHAPLUL WHICH INCLUDES IN A DAY ARRINGS STALLS, THERE ARE S CARES ALONG BILL ROBERTS ON LANCE. THERE ARE 2 ELECTRIC POLS IN THE CENTER OF THE LOT, IT MERCHAR ARE IGHT FOR STALL OF THE ACCESS IN A ROW AT THE WEST STALL FOR STALL FOR THE ACCESS OF T

GRAY CHAIN LINK FENCE ON THE REMAINING SIDES.
PARKING LOT 3. THE LOT OCCUPIES THE NORTHERN PORTION OF THE SITE AND HAS A NET AREA OF 124.214 SQUARE FEET (2.8 ACRES) AND A GROSS AREA OF 148-768 SQUARE FEET (3.4 ACRES), IT CONTAINS 481 SURFACE PARRING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADD ARRING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADD ARRING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADD ARRING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADD ARRING STALLS ON THE CENTER AND EAST EDGE OF THE LOT, THE PARRING TOT SO SOUNDED BY A BLACK METAL GATE ON ALL 4 SIDES.

THE LANA SITE WILL BE A FOCAL POINT AND CIVIC GATHERING SPACE FOR THE EXPOSITION PARK, PROVIDING PURILS PROGRAM FOR THE COMMUNITY AND INTERACTIVE LANDSCAPE ELEMENTS. AS PART OF A NETWORK OF PROXIMAL OPEN PACES, THE LIMMA STEP SHARES VISUAL AND FUNCTIONAL CONNECTIONS WITH THE NATURAL HISTORY MUSEUM TO THE NORTHEAST, MUSEUM PARK TO THE EAST, AND THE LOS ANGELES MEMORIAL COLISEUM TO THE EAST, FROM THE PUBLIC ROOF GARDEN, VISITORS CAN EXPERIENCE PANORAMIC VIEWS OF THE SURROUNDING EXPOSITION PARK AND USC CAMPUS, DOWNTOWN LOS ANGELS, AND SURROUNDING DEPONDED BY CONTINUE BETOND, GIVEN THE SITES CLIMATE AND SUN EXPOSURE, THE DESIGN APPROACH USES CANOPIES AND LARGE OVERHANGS TO CREATE OUTDOOR SHADED PUBLIC AREAS, LIKEWISE THE SITE'S SURROUNDING LANDSCAPE INTEGRATION, STREET DESIGN, AND EXISTING CONDITIONS PRESENT DISTINCT CONTROLS FOR SITE DEVELOPMENT.

DESIGN CONCEPT

THE LUCAS MUSEUM OF NARRATIVE ART IN LOS ANGELES EXPLORES THE RELATIONSHIP BETWEEN NATURE AND THE URBAN ENVIRONMENT. THE INSTITUTION'S PROCRAM CONSISTS OF THREE COMPONENTS, A MUSEUM, AN EDUCATION DEPARTMENT, AND CHROAT RELATES THAT ENHANCE THE RHEWEO OF NARRATIVE ART OF WIRECT HE MUSEUM ES NAMED. THE MUSEUM ESTANDED HE DESIGNATIVE ART OF WIRECT HE MUSEUM ESTANDED HE DESIGNATIVE ART OF WIRECT HE MUSEUM ESTANDED HE DESIGNATIVE ART OF WIRECT HE MUSEUM ESTANDED. EXPOSITION PARK AS A CENTER OF EDUCATION, CULTURE AND INSPIRATION FOR LA RESIDENTS, THE STUDENTS OF THE NEIGHBORING USC

THE MUSEUM DESIGN FOR EXPOSITION PARK RESPONDS TO THE CHMATIC ENVIRONMENT OF THE SITE BY HE EVAILING THE MUSEUM GALLERY WHICH CREATES A CANOPY THAT FIGATS LIKE A CLOUD AND SHADES THE PUBLIC PARK BELOW. ARCHING OVER W 39TH STREET, THE LUCAS MUSEUM OF NARRATIVE ART CREATES AN ICONIC GATEWAY, FRAMING THE NEIGHBORING MUSEUM CAMPUS INCLUDING THE NATURAL HISTORY MUSEUM. THE CAUFORNIA SCIENCE CENTER AND THE LOS ANGELES MEMORIAL COURSEMM, UNDITIATING LIKE A CLOUD, THE RIBLOING FLOATS OVER A RICH LANDSCAPE WITH A VARIETY OF PUBLIC SPACES FACILITATING NATURAL SOCIAL INTERACTION, RECREATION, AND PUBLIC

THE EXTERIOR BUILDING SURFACE IS SMOOTH AND ORGANIC, REFLECTING THE SURROUNDING NEIGHBORHOODS AND LANDSCAPE, GUESTS TO THE MUSERIM, RESIDENTS OF SURROUNDING NEIGHBORHOODS, AS WELL AS THE PUBBLIC, WILL BE REFLECTED IN THE AFFAIL FACADE.

HEIGHLIGHTING SURREAL AND OTHANIC EXTERNEE. A FEATURE ELEVATOR ACCEDING FROM THE TRANSFARENT GLASS MUSEUM LOBBY. BEGINNING A JOURNEY THROUGH THE SCULPTURAL SPACE. DISTORTED REFLECTIONS FOLLOW GUESTS CINEMATICALLY AS THEY TRANSITION FROM REALITY INTO THE FANTASTIC WORLD OF NARRATIVE ART.

THE VISITORS' MOVEMENTS THROUGH THE GALLERIES ARE CHOREOGRAPHED BY A PATH THAT EFFORTLESSLY LOOPS AROUND THE "FLOATING CLOUD", CONTINUING THROUGH A VARIETY OF EXHIBITION SPACES. WITHIN THE GALLERY CLOUD, SELECTED VIEWS TO THE SURROUNDING PARK LANDSCAPES BECOME HIGHLIGHTS, CELEBRATING THE CONNECTION TO NATURE. THE ROOF LANDSCAPES DESCAPED AS A TOPOGGARANGAL ROATING PARK, WITH PATHS OF TERRACES MEMOREMEN RIFNOOTH THE GREEN AND SHADONS (TREES, THE FLOATING TOPOGGARANGAL ROATING PARK, WITH PATHS OF TERRACES MEMOREMEN RIFNOOTH THE GREEN AND SHADONS (TREES, THE FLOATING TOPOGGARANGAL ROATING PARK, WITH PATHS OF TERRACES MEMOREMEN RIFNOOTH THE GREEN AND SHADONS (TREES, THE FLOATING TOPOGGARANGAL ROATING PARK, WITH PATHS OF THE LANDSCAPE BLENDS INTO THE URBAN SCENERY OF LOS ANGELES AND THE VIEWS REACH FROM THE HOLLYWOOD HILLS TO THE SKYLINE OF LA DOWNTOWN AND THE HORIZON WHERE THE SKY MEETS THE OCEAN

THE MUSEUM EXPERIENCE GOES BEYOND THE DISPLAYED ART COLLECTIONS. THE SCULPTURAL SPACES OF THE ICONIC BUILDING WITH NATURAL ELEMBRIS WOVEN THROUGHOUT SECOME PART OF THE ENHIBITION. DESIGNED AS A NEW LANDMARK FOR THE CITY OF LOS ANGELES, THE LUCAS MUSEUM OF NARRATIVE ART ESTABLISHES A DIALOGUE WHITH THE METROPOLITIAN ENVIRONMENT AND CELEBRATES PUBLIC LIFE ALONG EXPOSITION PARK, AS WELL AS THE NATURAL AND URBAN BEAUTY OF THE CITY

THE LANDSCAPE AREAS SURROUNDING THE BUILDING HAVE GREAT POTENTIAL FOR ANY NUMBER OF EVENTS AND ACTIVITIES. THOUGH IT IS NOT HEAVILY PROGRAMMED WITH FIXED ELEMENTS. THIS APPROACH ALLOWS THE PARK TO HAVE THE POTENTIAL TO CONTINUE ITS ROLE AS A COMMUNITY GATHERING PLACE. THE PUBLIC PROGRAM WITHIN THE BUILDING SPILLS OUT INTO THE LANDSCAPE AREAS TO ACTIVATE THE SPACES AND CREATE A STRONG CONNECTION BETWEEN EXTERIOR AND INTERIOR SPACES.

ACCESS AND CIRCULATION

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WATER FROM THE MUSEUM'S FACADE CAN BE COLLECTED AND STORED ONSITE OR ADJACENT TO THE SITE. POROUS SURFACES - INCLUDING DECOMPOSED GRANITE, CONCRETE UNIT PAYERS, AND TURF - COVER MOST OF THE LANDSCAPED PORTIONS OF THE SITE, WHICH CAN ALSO BE COLLECTED AND STORED.

THE MUSEUM'S MAIN ENTRANCES ARE PROTECTED FROM THE WIND BY ARCHITECTURE AND LANDSCAPE ELEMENTS. THE LANDSCAPE DESIGN AROUND THE BUILDING IS DESIGNED TO DEFLECT AND MITIGATE WIND, AND CREATE A WELL-PROTECTED SPACE FOR EVENTS, GATHERING, AND

SOURE ROCESS.
THE EFFECT OF THE LIMINA BUILDING ON THE ADJACENT BUILDINGS AND LANDSCAPE AREAS NEEDS TO BE FURTHER STUDIED BY A SOLAR
CONSULTANT, A PORTION OF THE MUSEUM'S ROOF WILL BE COVERED IN PHOTOVOLTAIC PANES IN ORDER TO OFFSET THE ELECTRICITY



EXHIBIT A

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LUCAS MUSEUM OF NARRATIVE ART

PROJECT INFORMATION Project No. 222701502 Scoto



























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The document has not been completed a check and is to general internation or comment asis.

Key Plan:

> LUCAS MUSEUM OF NARRATIVE ART Exposition Perk Los Angellos, Colitornia

SITE PHOTOS

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EXHIBIT A









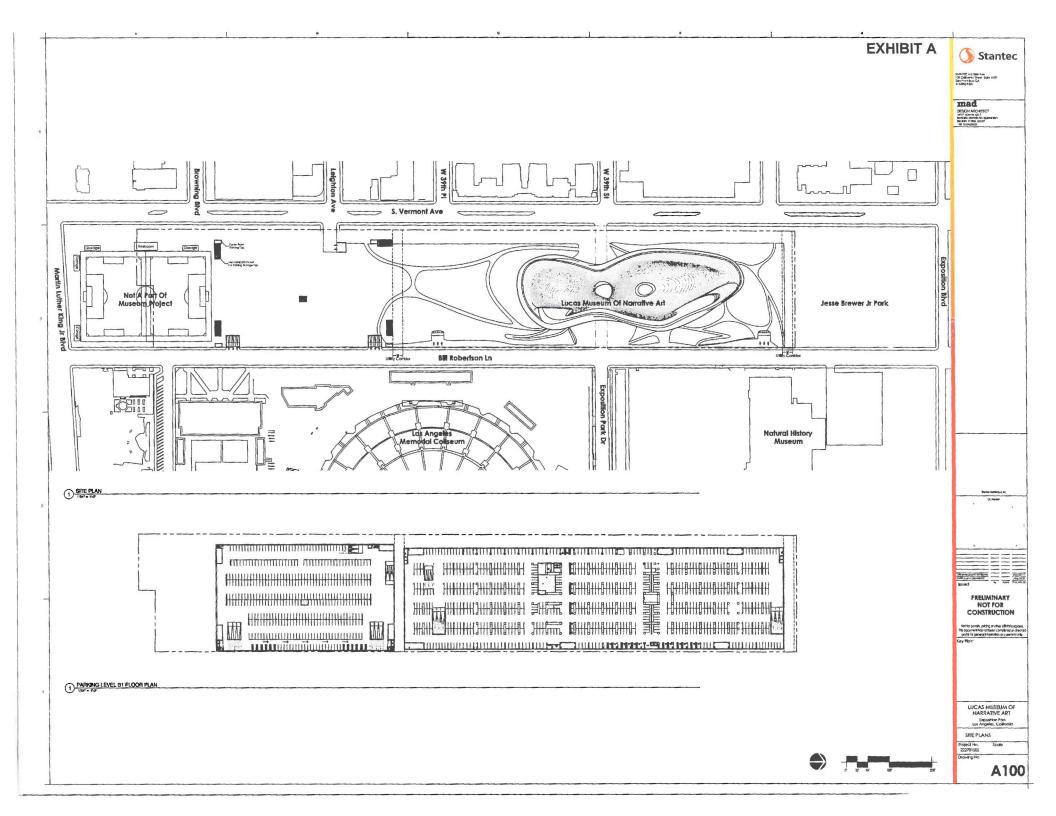
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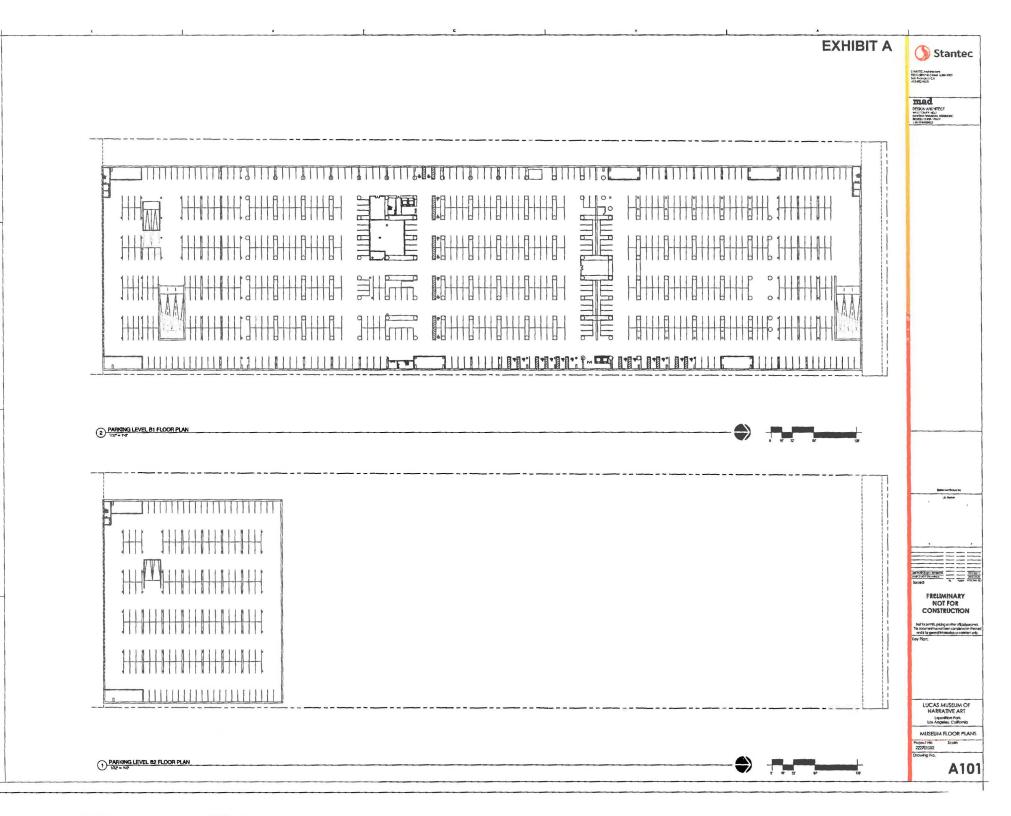
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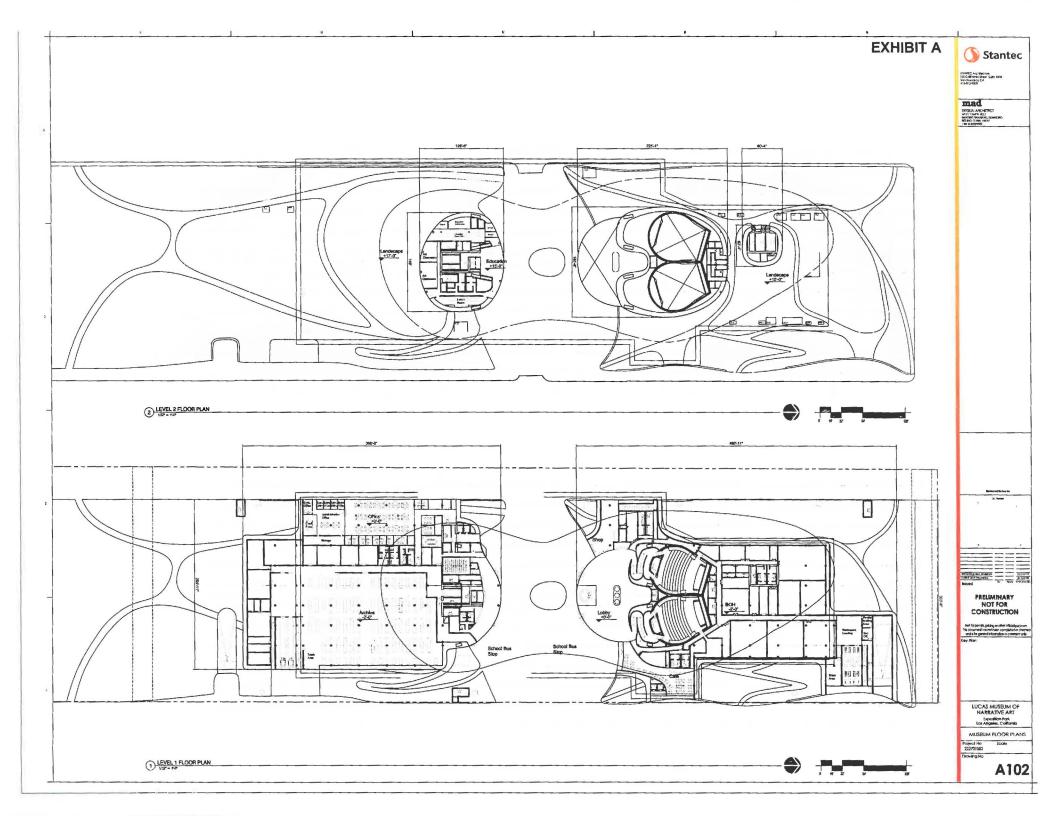
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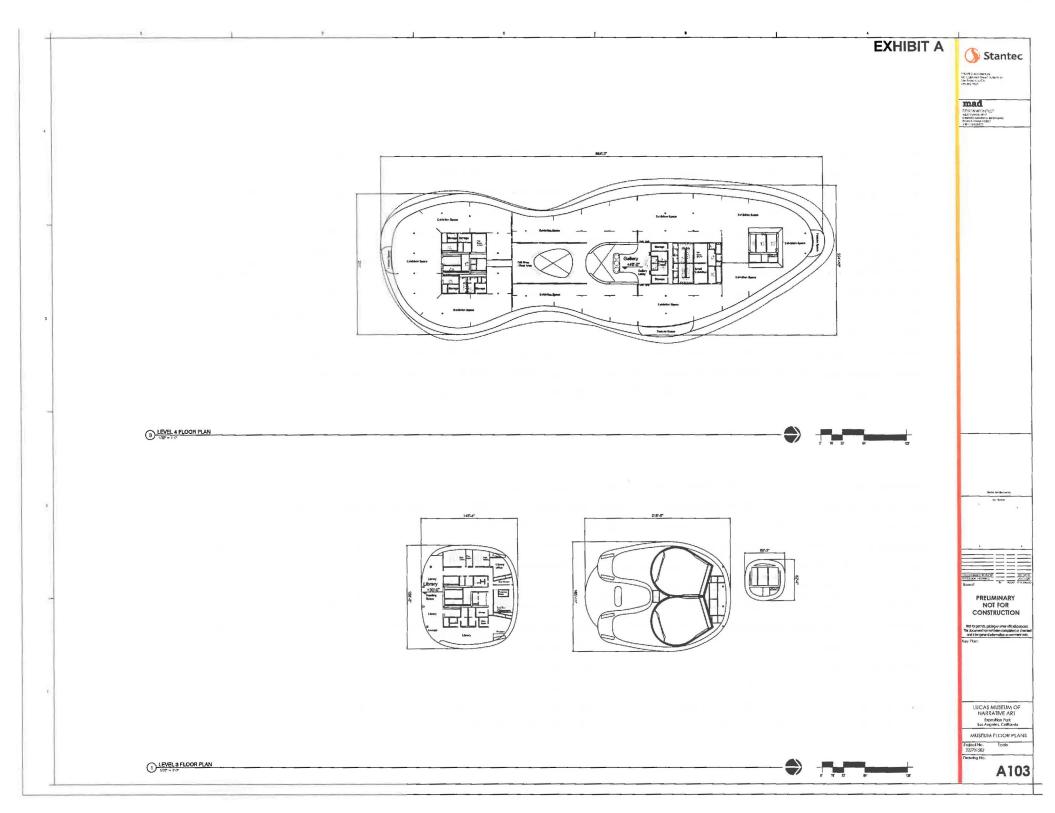
LUCAS MUSEUM OF NARRATIVE ART Exposition Park Los Angeles, California

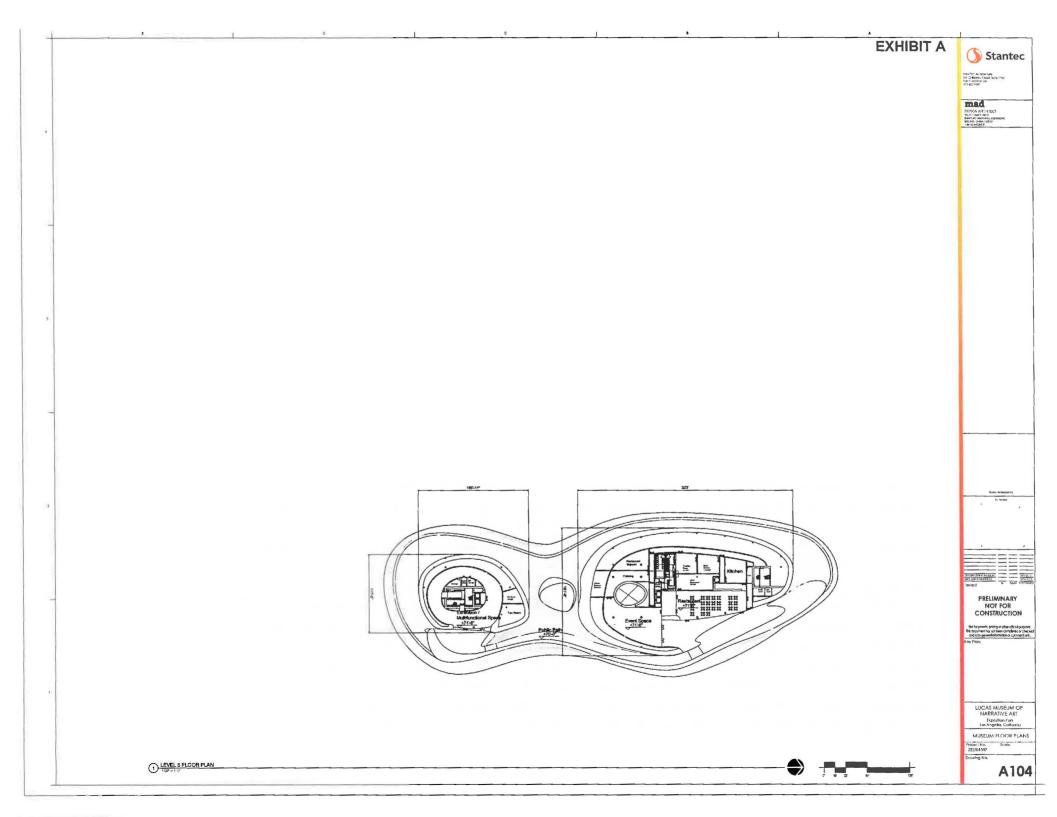
RENDERINGS

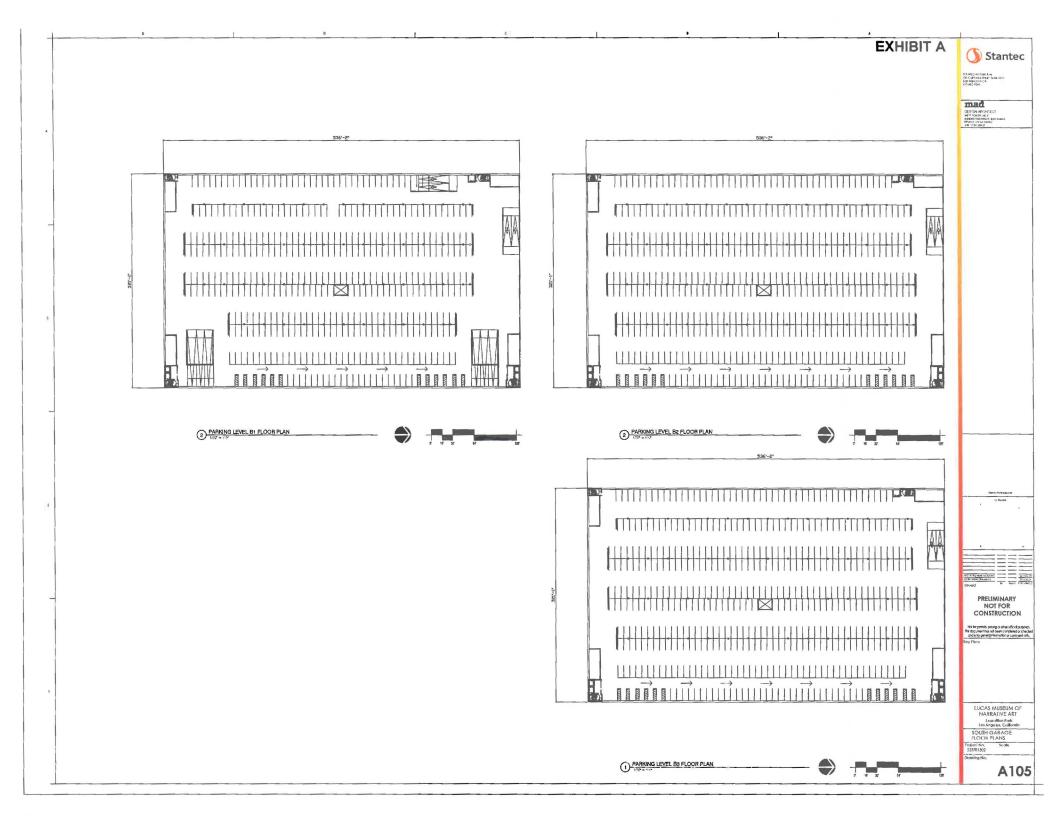


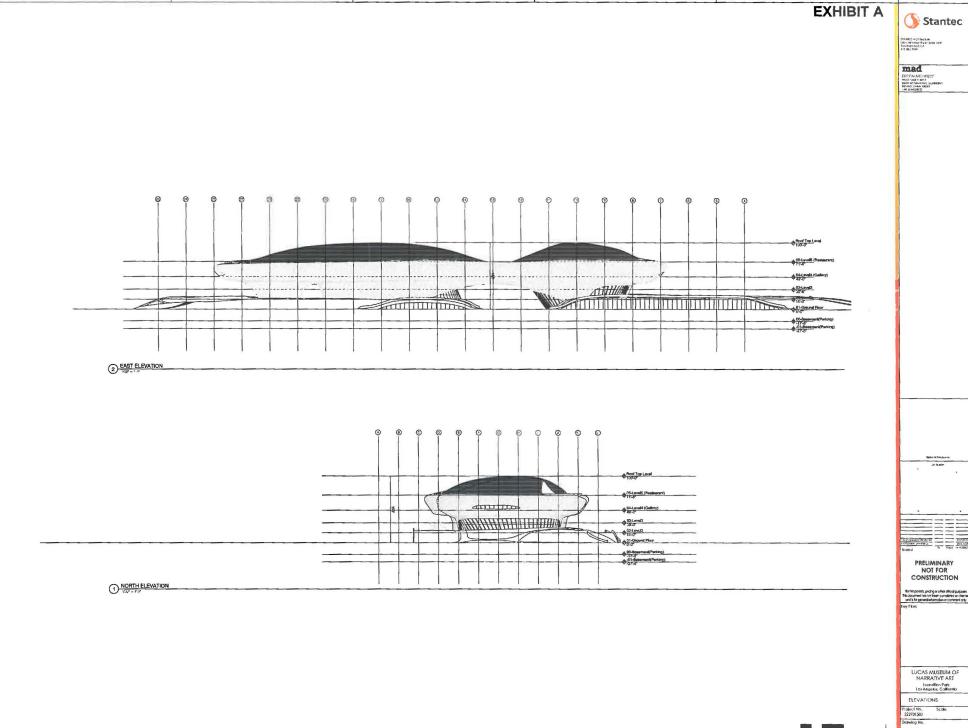












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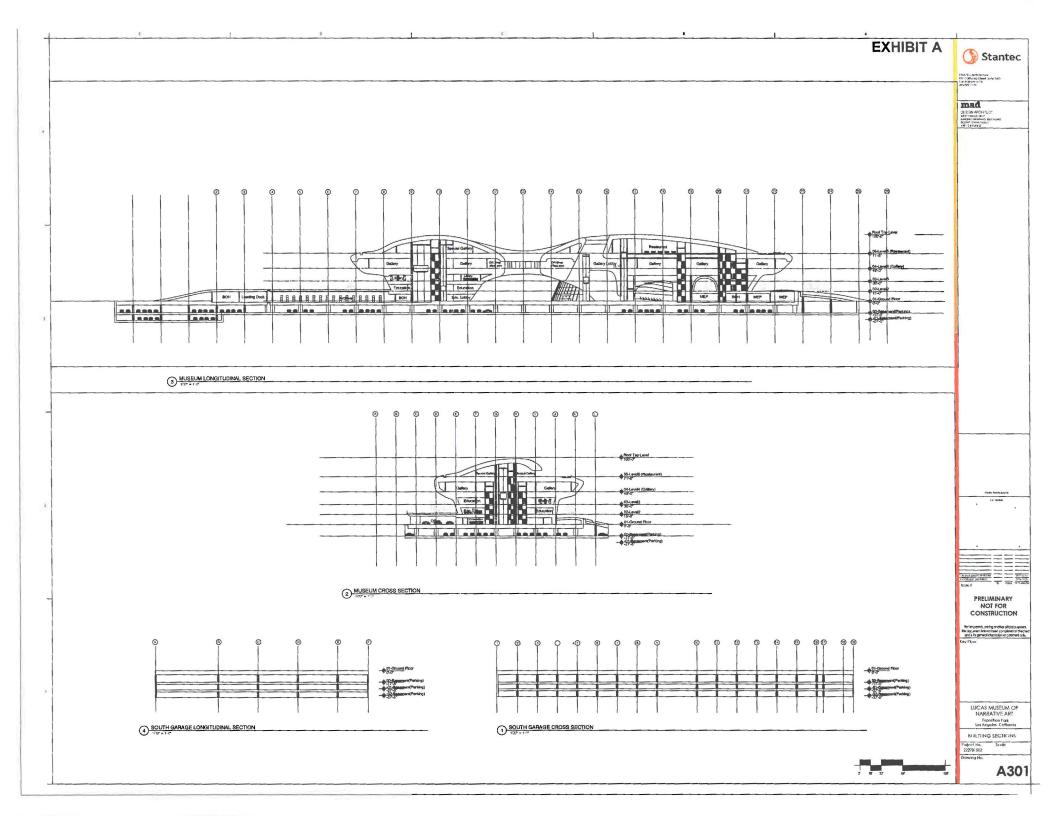




Figure 1
Aerial Photograph of Modified Project Site

Source: Apple Maps, 2017.

