TOWN & COUNTRY

A Neighborhood Oriented Project

June 2019

PROTECTING THE COMMUNITY & MITIGATING POTENTIAL IMPACTS

The Team

THE DEVELOPER:
Holland Partner Group

Our mission is to deliver and create residential projects that capture the unique needs of the neighborhoods they serve.

- Fully integrated owner and builder of residential communities with a Los Angeles-based team.
- In-house management and construction professionals focused on developing inspiring communities and on getting the details right.

TRACK RECORD OF LOCAL SUCCESS

3,653 RESIDENTIAL UNITS COMPLETED

2,000 UNITS CURRENTLY UNDER CONSTRUCTION

HOLLAND

RESIDENTIAL

Similar Projects
Proven Success

Holland Partner Group has a successful track record designing and building projects in the Los Angeles area.

- Based on community feedback
- Minimal construction impact
- Full regulatory compliance
- Ample third-party oversight

Holland's Track Record

2019
- Best Mixed-Use Project (Silver Award), CRE Awards
- CEO Clyde Holland: "A Life of Entrepreneurship and Leadership", The Multifamily Technology and Entrepreneurship Conference
- Los Angeles Downtowners of Distinction Award, Los Angeles Downtown News
- The Lemon & Rose Award -High Rise (Winner), Los Angeles Breakfast Club
- Best Residential Project (Silver Award), Los Angeles Business Council
- Golden Nugget Award, Best Multi-Family Housing Community – 100 du/acre or more, PCBC Awards

2018
- Most Impactful Renovation To a Community, Apartment Association of Metro Denver
- Grand Tributes Award: Community and Teams, Apartment Association of Metro Denver
- Resident Satisfaction Award Winner, Satisfacts
- Best New Construction for Los Angeles, California Apartment Association LA Division

2017
- High Rise Tower of the Year, ACI (American Concrete Institute)
- Superior Resident Satisfaction Award, Satisfacts

2016
- Superior Resident Satisfaction Award, Satisfacts
- Development of the Year (Multi-Family), NAIOP Colorado Chapter

2015
- Top 400 Contractors (Rank #180), Engineering News-Record (ENR)
- Project of the Year: Mid-Rise, Multifamily Executive (MFE) Awards
- Best New Construction of the Year: Greater Los Angeles Area, California Apartment Association
- Development of the Year (Multi-Family), NAIOP Colorado Chapter
- Developer of the Year, NAIOP Washington State Chapter

2014
- Lifetime Achievement Award, WMFHA/Emerald Awards
- Executive of the Year, Multi-Housing News
- Marketing and Advertising Department of the Year, CAA-LA Signature Awards

2013
- Project of the Year (Mid Rise), Multifamily Executive (MFE) Awards
- New Development of the Year (151 Units+), WMFHA/Emerald Awards
- "Most Meals" Winner, Canstruction
- Development of the Year (Multi-Family), NAIOP Colorado Chapter

2011
- Fastest Growing Company 10+ years, Business Growth Awards
- Most Outstanding CEO, Apartments Association Metro Denver

2004
- Project of the Year Award, Multifamily Executive (MFE) Awards

Existing Conditions

Traffic Conditions

Current Acoustics

Air Quality and Emissions

3rd & Fairfax
The Basics

331 Residential Units

83,994 Square-Feet of Commercial Area

- ***30% Reduction of Commercial Square-Feet***

Construction Details

- K-Mart Removal: **3.5 Months**
  - Interior Preparation: **6 Weeks**
  - Structure Demolition: **8 Weeks**
- Property Excavation: **3 Months**

Analyzing Environmental Impacts

In response to community input, and a voluntary agreement with Holland Partner Group, the City will prepare a full Environmental Impact Report (EIR) to study the potential impacts of Town and Country.

The EIR will study ways to reduce or eliminate impacts of concern to the community, including but not limited to:

- Traffic
- Noise
- Population and Housing
- Air Quality
- Methane Impacts
- Land Use
- Public Services and Utilities
- Environmental Hazards
- Cultural Resources
- Energy

Known Experts

VETTED ENVIRONMENTAL EXPERIENCE

Construction = Heavily Regulated

Holland has experience working with all of the agencies that will monitor and regulate construction at 3rd & Fairfax:

- *City of Los Angeles Planning Department*
- *City of Los Angeles Bureau of Engineering*
- *City of Los Angeles Department of Transportation*
- *Cal-Trans*
- *Regional Water Quality Control Board*
- *City of Los Angeles Public Works*
- *Division of Oil, Gas, and Geothermal Resources (DOGGR)*
- *California Environmental Quality Act*
- *City of Los Angeles Urban Forestry Department*
- *Los Angeles Fire Department*
- *Los Angeles Police Department*
- *California Green Building Code (Title 24)*
- *United States Environmental Protection Agency*
- *City of Los Angeles Department of Building and Safety*
- *South Coast Air Quality Management District*
- *California Division of Occupational Safety and Health (Cal/OSHA)*

REGULATIONS, OVERSIGHT BODIES & RIGOROUS ENVIRONMENTAL STUDIES **ENSURE NEIGHBORS AND THE COMMUNITY ARE NOT ADVERSELY IMPACTED**

What We've Heard

While environmental mitigations will be tailored to address any and all issues outlined by the EIR, we understand there are initial concerns about how specific issues will be addressed and what experience Holland has addressing them.

K-Mart Removal:	Property Excavation:	Construction:
Potential for Hazardous Materials	Dust from Excavation	Noise
Dust from Removal	Noise from Excavation	Traffic from Construction
Noise from Removal	Potential for Hazardous Materials	Dust
Naturally Occurring Methane	Traffic from Construction	Potential for Hazardous Materials

REGULATIONS & PROTECTIONS

Potential Hazardous Materials

Extensive regulations require the **proper identification, handling, and safe removal** of hazardous materials as part of a property redevelopment

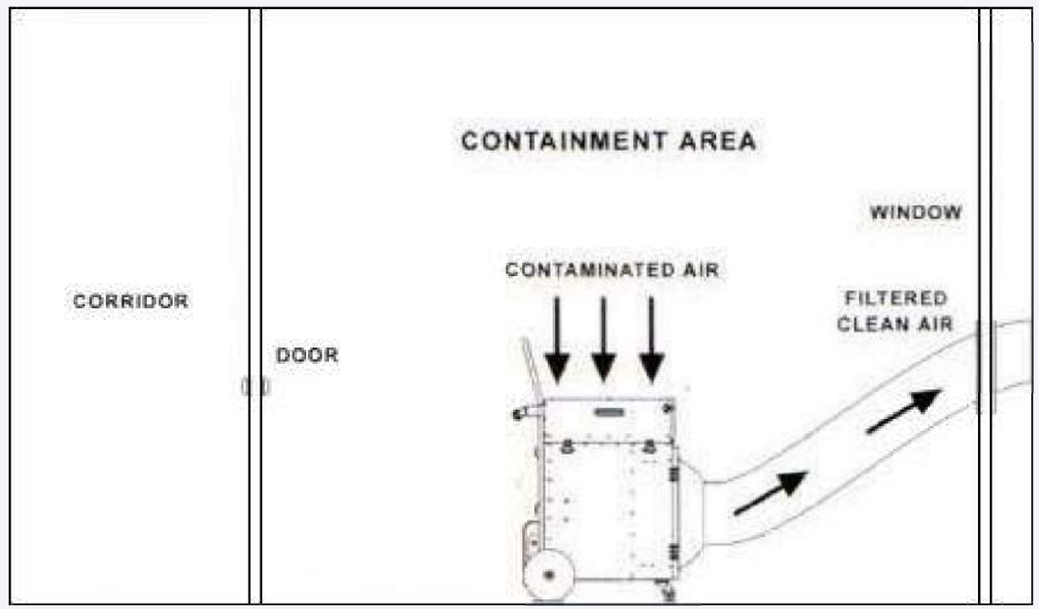
- City and local regulators require an ACM abatement program to be produced and approved by the City of Los Angeles Building & Safety Dept. and a licensed contractor prepares a Cal/OSHA lead compliance plan/program
- Prior to building demolition, the facility must be thoroughly inspected for hazardous materials in addition to lead and asbestos
- Potential hazardous materials were identified at limited places in the existing buildings
- Prior to building demolition, these materials will need to be removed and disposed of
- Hazardous material removal and disposal must be performed in accordance with safe work practice overseen by Cal/OSHA and Building & Safety Department
- Proper documentation of removal of materials required by State Agencies including documenting which State approved disposal facility accepted the hazardous materials
- Proper removal ensures that hazardous materials do not become airborne or leak during removal

REGULATIONS & PROTECTIONS

Potential Hazardous Materials

Mitigations Put in Place to Limit Emissions and/or Impacts:

- Work area vented with an intact HEPA filter and negative air machines to prevent contamination from spreading outside of the building
- All sources of air movement will be shut off
- Any material possibly containing hazardous materials will be wet down during cutting or dismantling
- Regular monitoring and sampling during remediation process to confirm compliance with regulations
- Recordkeeping
- Warning labels must be displayed on site and during transportation
- Doors, windows, vents and registers in the work area rendered airtight
- Proper disposal – transportation of hazardous materials to a state-approved landfill prior to demolition



REGULATIONS & PROTECTIONS

Dust Control

Implementing Best Available Dust Control Measures as Required by Regulators Including:

- Dust monitoring during construction to confirm compliance with regulations
  - Monitoring will also occur along the school fence line to ensure no impact to school occupants
- Stabilizing surfaces to reduce dust by keeping materials moist
- Stabilizing soil where support equipment operates
- Re-applying water as necessary to maintain ideal damp conditions

REGULATIONS & PROTECTIONS

Noise Mitigation

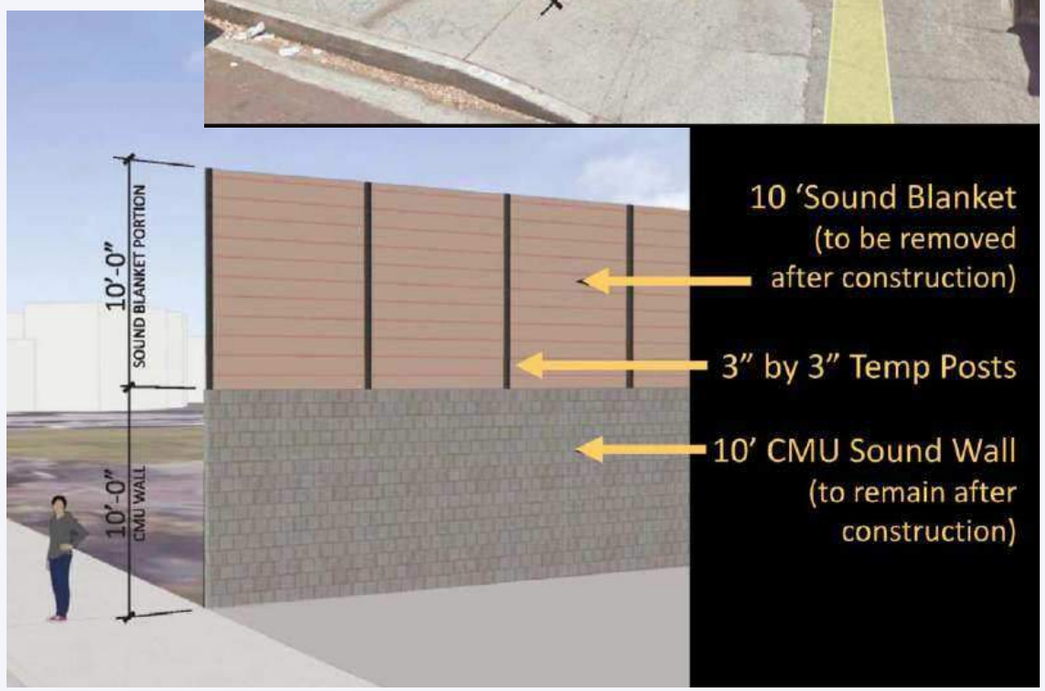
- Noise sources associated with industrial, commercial, and construction activities subject to local control through noise ordinances and general plan policies
- A construction noise mitigation plan will be prepared **to ensure construction activities do not disturb neighbors or the community**
- The construction noise mitigation plan will be based off baseline readings of the surrounding area and school in order to develop the construction noise mitigation plan

REGULATIONS & PROTECTIONS

Noise Mitigation

Common noise controls during construction may include:

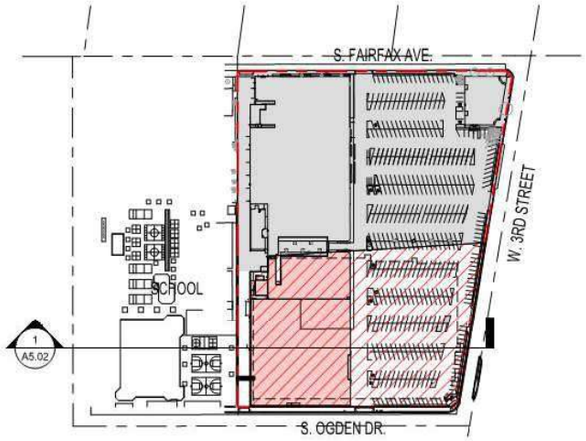
- Time periods and duration of activities
- Specified equipment
- Sound shielding
- On-going noise testing during construction activities
- Construction vehicles prohibited from idling in excess of five minutes – on- and off-site



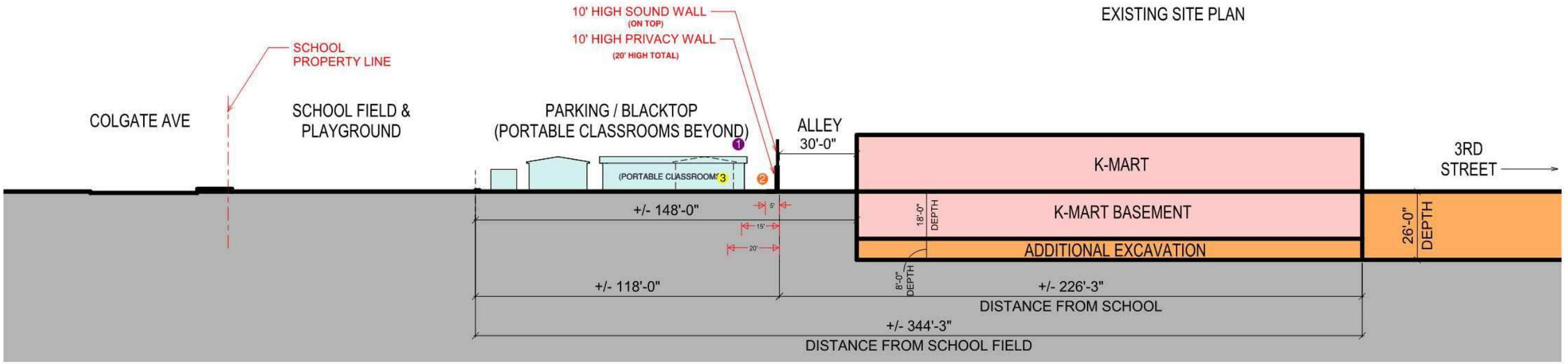
**Initial data for conceptual review only*

Legend

1. Existing Exterior Roof: **61 dBA**
   5' from ceiling, 18' from ground
   15' from school boundary
2. Existing Exterior Ground: **62 dBA**,
   5' from ground, 5' from school boundary
3. Existing Interior Classroom: **64 dBA**
   5' from ground, 20' from school boundary



EXISTING SITE PLAN



EXCAVATION SECTION DIAGRAM

1" = 20'-0"

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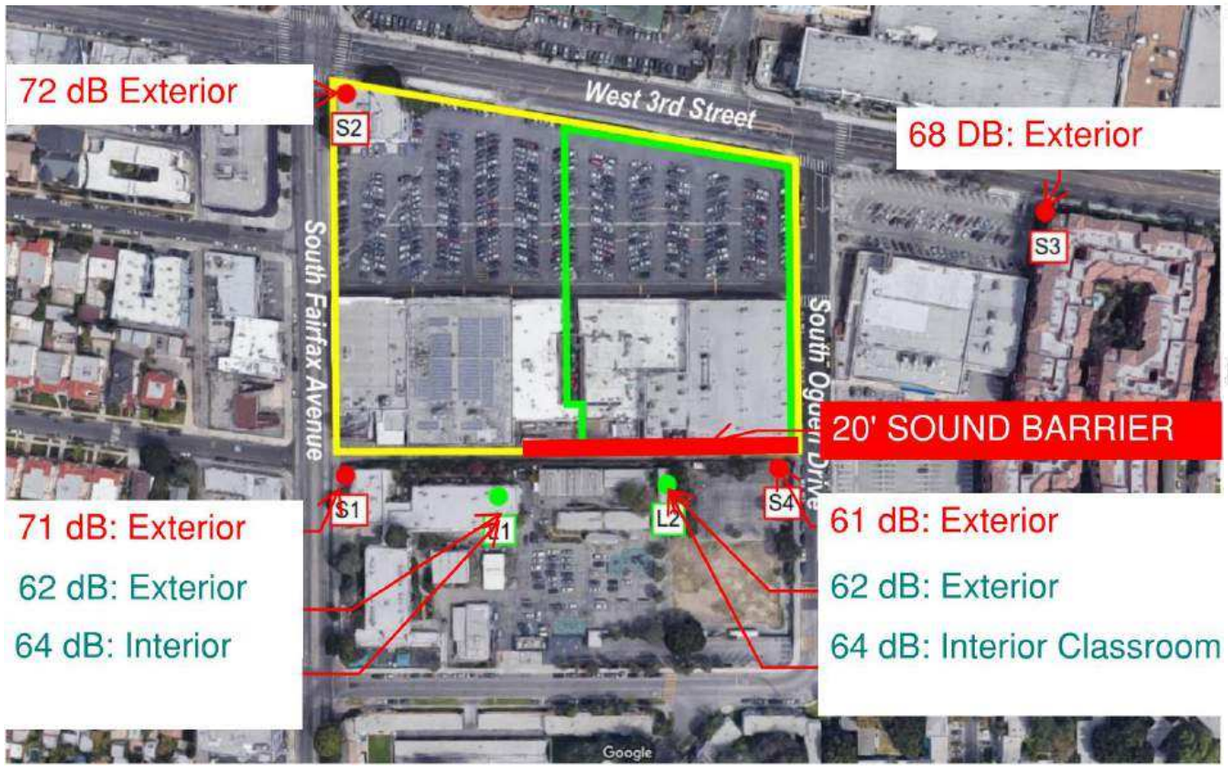

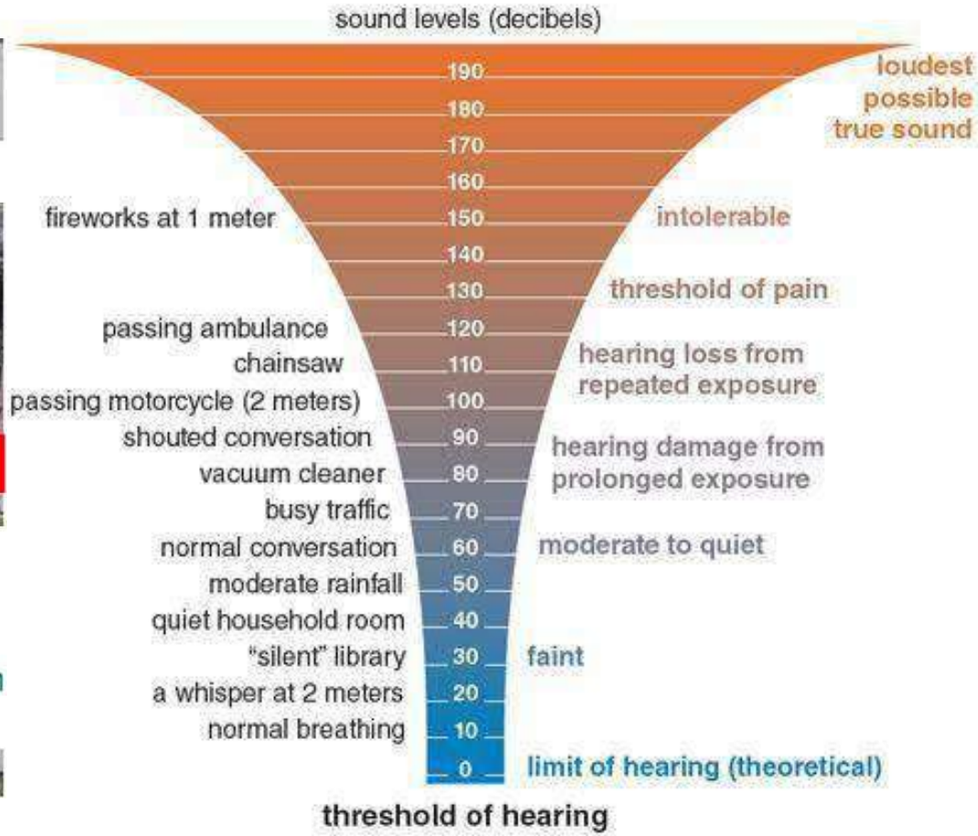

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REGULATIONS & PROTECTIONS

Naturally-Occurring Methane Gas

- This part of Los Angeles has naturally-occurring methane that is well-known and studied
- In its natural state, methane gas is not combustible or flammable as methane gas is not flammable below 5% concentration and is also not flammable above 15% concentration
    - Testing of the soil found methane below 5% concentration (non flammable levels)

Utilizing Most-Current Protections Against Methane Build-Up During Project

- Impermeable methane barrier
- Designed ventilation systems for methane gas release
- Bottom side of the foundation slab will have a 1% "V" shape slope to serve as a pressure relief system to allow methane to naturally release
- Electrical, communication and other utility trenches will include seals to prevent methane intrusion
- Sensors and alarms built into the new project that will activate at levels well-below any safety concerns

Methane Safety Overseen by Los Angeles Department of Building & Safety

- Requirements for testing
- Requirements for abatement
- Requirements as part of building design

School & Student

Safety Focus

Pedestrian & Vehicular Safety:

- Appropriate traffic controls (signs and signals) shall be installed to ensure pedestrian and vehicular safety

Impacts to School Bus Routes:

- Prior to construction, the Project Applicant shall contact the LAUSD Transportation Branch regarding potential impacts to school bus routes

School Bus Passenger Safety & Accommodation:

- Construction activities shall not endanger passenger safety or delay student drop-off or pick-up due to changes in traffic patterns, altered bus stops, or traffic lights

Communication with School Officials:

- On-going communication shall be maintained with school administration at affected schools, providing sufficient notice to forewarn students and parents/guardians when existing pedestrian and vehicle routes to school may be impacted

School & Student

Safety Focus

Staging of Construction Vehicles:

- No staging or parking of construction-related vehicles, including worker-transport vehicles, shall occur directly in-front of school sites

Provision of Crossing Guards:

- Crossing guards shall be provided when safety of students may be compromised by construction-related activities at impacted school crossings

Security Patrols During Construction:

- Security patrols shall be provided on site to minimize trespassing, vandalism and short-cut attractions

Safety is Our Priority

Additional Safety Measures

- ✓ **Weekly Safety Meetings / Daily Morning Safety Briefings**
- ✓ **Regular Safety Inspections by Third-party Safety Inspector**
- ✓ **All Contractors approved by Textura PQM – Stringent Sub-contractor Qualification Standards**
- ✓ **Regional Holland Employee Safety Awards and Incentive Program**
- ✓ **Monthly Safety Awards for Sub-contractors on Each Project**

Environmental & Safety Summary

Experienced Developer with Track-Record of Safe & Successful Projects

Committed to Partnering with All Stakeholders to Ensure All Projects Are:

- In Full Regulatory Compliance
- Protective of All Stakeholders
- Beautiful and Sustainable

Project Governed by Some of the Nation's Strictest Regulations

Regulatory Agencies and Third-Party Oversight Govern Extensive Process Including:

- Planning
- Oversight
- Constant Monitoring

Process Ensures Activities Will Not Adversely Impact Neighbors and the Community