

West L.A. Development Out Of Control?

The past year has brought news of many new, large development projects in the Century City area that will drastically increase traffic and decrease the quality of life in our area.

Currently over 1500 high-end condominiums, 360,000 feet of retail space, and 250,000 feet of office space are being proposed for the Century City area.

In addition, existing vacant space plus new space being built yields another 3,000,000 feet of office space. The combined impact of these development projects, if fully occupied, is approximately **50,000 new car trips per day**.

Residents are also faced with a federal government proposal to build a new 1,000,000 square foot building at Veteran & Wilshire.

Combine the above with the fact that over 3,000 new multi-family dwellings have been constructed over the last two years in West L.A. and the area's traffic problems suddenly make sense.

Unfortunately, that is about all that does make sense. Even with no master West L.A. traffic plan and no plan to handle increased traffic and density, the city continues to approve project after project – big and small.

A new article on development has been posted to the Tract 7260 web site – www.tract7260.org. The article contains much more information on the scope of the problem facing the Westside.

Please take the time to join the Tract 7260 Homeowner's Association. Your dues help us fight to maintain and improve our quality of life.

A membership letter should arrive soon with membership information. You can also locate membership material on our website.

Neighborhood Watch

The LAPD reports a 21% drop in violent crime in West L.A. over the last month. Property crime is also down, by 3% over the same period of time.

Visit our website at www.tract7260.org to read copies of the LAPD's Daily Community Crime Briefing, which provides detailed accounts of all local crime in our area. The Briefing is prepared and distributed by our Senior Lead Officer Munif Ali.

LAPD Captain Makes Changes in Community Policing

West Los Angeles Area operates with very limited personnel and resources. West L.A. Police Captain Carol Aborn Khoury is attempting to address the situation by implementing a "district policing concept." District policing involves joining "Basic Car" areas (our Basic Car area is 8A35, under the leadership of Senior Lead Officer Munif Ali) that share similar criminal and community problems. Each district will share resources and crime information better coordinate a strategic approach to the district's problems. West L.A.'s seven Basic Car areas will be broken up into three districts.

Captain Aborn Khoury is also making changes in the West L.A. station's desk operations to make it easier and more pleasant for the public to communicate with the police and get faster responses to problems and questions.

7260 Annual Meeting Date Set

The Tract 7260 Annual Meeting will be on May 10, 2006 at St. Timothy's Church Social Hall.

Dinner starts at 6:30p and the meeting starts at 7:30p. West L.A. development will be discussed among other topics. Supervisor Zev Yaroslavsky will be discussing the federal building and we will be holding a 42nd assembly district candidates forum.

Santa Monica Boulevard Update

The Santa Monica Boulevard Transit Parkway project continues to be a challenge.

New major intersection lane closures are coming up, with final dates changing from day to day.

Work on the landscaped median has commenced and the Veteran intersection has been completed.

Tract 7260 has been told that the frontage road in the Tract 7260 area will be one of the last areas built. Please check the Tract 7260 web site for the latest Santa Monica Blvd. news and schedules.

Federal Building Update

A large coalition of numerous Los Angeles homeowner associations representing 250,000 residents has formed to fight the proposed Federal Building expansion project.

The project seeks to add almost 1,000,000 square feet of office space for a new FBI headquarters.

West L.A. residents are concerned about traffic impacts and safety, as the building will represent a significant terrorism target.

While the government intends to "harden" the building, there is little recognition that having a hard target surrounded by soft targets (including a park) does not make sense.

The Tract 7260 board has joined the coalition and urges its members to submit comments via the coalition website – www.federalbuilding.org.

No Advertising Stickers

The Tract 7260 board has ordered "No Advertising" stickers for its membership. The stickers will be distributed to all paid members at the annual meeting on May 10, 2006.

Major Development Projects

The following is a list of the current major development projects in and around Tract 7260.

Projects recently completed:

- 10250 Constellation (MGM) 800,000 square feet office space

Projects under construction:

- Westfield phase 1 – AMC theaters and dining terrace.
- 2000 Avenue of the Stars – 800,000 square foot office building
- Fox Studios – 300,000 square feet of office/production space
- Santa Monica Transit Parkway – Major renovation of Santa Monica Blvd

Projects announced/proposed:

- Westfield phase 2 – 360,000 retail, 100,000 - 250,000 office, 260 condos in a 40 story residential building
- JMB project – twin 47-story, 480-unit residential building
- 10000 Santa Monica Blvd – twin 35 story residential towers
- Related (St. Regis) – 40-story, 200 unit residential building

Projects outside of Century City

- Robinsons May project – 260 unit residential units
- Beverly Hilton – 200 residential units
- Federal Building/FBI headquarters – 1,000,000 square feet of office space at Wilshire/Veteran
- Numerous “small” projects converting low-density housing to high-density housing – 3000 units in the last two years

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Neighbor

Tract No. 7260
Homeowner's
Association, Inc.



Neighborhood Update

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