

APPROVED

JUN 07 2017

BOARD REPORT

BOARD OF RECREATION
AND PARK COMMISSIONERS

NO. 17-144 Revised

DATE June 7, 2017

C.D. 9

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: EXPOSITION PARK – LUCAS MUSEUM OF NARRATIVE ART (MUSEUM) – REVISION OF APPROVED RESOLUTION AUTHORIZING TWO LEASE AGREEMENTS WITH THE 6TH DISTRICT AGRICULTURAL ASSOCIATION (STATE) FOR THE PROPOSED MUSEUM PROJECT AND STATE PROPERTY FOR PLAYFIELD PURPOSES; CONSIDERATION OF A FINDING THAT THE PUBLIC TRI-LEVEL SUBTERRANEAN GARAGE IS NOT A DETRIMENT TO THE PURPOSE OF DEDICATED PARK LAND; AND CONSIDERATION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) CLEARANCE FOR THE PREVIOUSLY APPROVED LEASE AGREEMENT

AP Diaz _____

V. Israel _____

for

*R. Barajas _____

USD

N. Williams _____

H. Fujita _____

M. Allen

General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATIONS

1. Adopt a revised 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. Find that that the public tri-level subterranean parking garage to be constructed will not result in material detriment to the purpose for which the land was dedicated or set aside by the City;
3. Find that, pursuant to City Charter Section 596 and Section 371(e)(10), the use of competitive bidding for the subsurface space being leased would be undesirable, impractical or impossible; and,

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4. Find that the previous CEQA determination for the Lease approved on May 23, 2017 covers the revised Resolution to the Lease, and no further CEQA determination is required.

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.

On May 23, 2017, the Board, through Report No. 17-135 – Revised, authorized the General Manager to negotiate and execute the proposed Lease between the State and the City for the use of two Leighton Avenue parcels for a fifty (50) year term, and the proposed First Amendment to the Ground Lease Agreement between the State and the City for the athletic field and shared parking.

Finding of No Material Detriment

On December 31, 1974, the State conveyed two parcels with Assessor's Parcel Nos. 5037-027-924 and 925, more commonly known as Lots 101 and 102, to the City as part of an exchange of properties. On March 21, 1975, a Certificate of Acceptance was executed by the Board Secretary. The subject parcels were accepted for public recreation and/or park purposes. In 2016, the parcels were restriped to accommodate thirty-three parking spaces as part of the City's obligations under the Ground Lease for the Playfields with the State.

The proposed Lease approved by the Board, through Report No. 17-135 – Revised, allows for the construction of tri-level subterranean public parking structure. This garage will be built underneath a landscaped space to be open to the public and maintained and operated by the Museum.

As part of the Project design for the Museum (Exhibit A and Exhibit C), the open space is described as "a rich landscape with a variety of public spaces facilitating natural social interaction, recreation and public events." Because the surface area of the two Leighton Avenue parcels is to be maintained as landscaped open space for the term of the Lease and because this open space is part of a larger public park that spans five city blocks between Vermont

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Avenue and South Bill Robertson Lane, and from Browning Boulevard to Exposition Boulevard, RAP staff recommends that the Board determine that, in compliance with Charter Section 596, the public tri-level subterranean parking garage to be constructed will not result in material detriment to the park purpose for which the land was dedicated when it was dedicated by the Board in 1977.

Sole Source Finding

Pursuant to City Charter Section 596, any lease of subsurface space under any public park or public grounds under the Board's control must be leased in accordance with Charter Section 371. Under Charter Section 371, all such leases must be competitively bid unless the lease meets one of ten enumerated exceptions allowing for sole source contracting. RAP staff recommends a sole source finding for this Lease in accordance with Charter Section 371(e)(10), because the use of competitive bidding for the subsurface space would be undesirable, impractical or impossible.

RAP staff recommends this finding for the following reasons: (1) the Museum, which is estimated to cost approximately One Billion Dollars (\$1,000,000,000.00) and will provide substantial public benefit to the City from the construction, operation, and maintenance of the Museum, is being built, operated and maintained at no cost to City in return for the below market rate of \$1 per year rent; (2) the Museum would not be undertaken without access to Leighton Avenue parcels, including, especially, the subsurface space, which divides the project in half; (3) the subsurface space underneath the parcels' approximate 0.45 acres of land – bounded by Vermont Avenue, Bill Robertson Lane and Tenant's property – is not suitable for a standalone underground parking garage solely constructed and operated on City property; (4) it is undesirable to lease the subsurface space for any use other than an underground parking garage; and (5) in addition to the valuable consideration noted in (1) above, in return for leasing the Leighton Avenue parcels to State for the Museum, either State or the Museum entity will upgrade the surface area of the parcels into landscaped open space with walking paths, while also providing the City with an equal number of parking spaces as currently exist on the property in another nearby location or in the constructed garage.

ENVIRONMENTAL IMPACT STATEMENT

On May 23, 2017, the Board made the finding 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.

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Based on this determination, adoption of the revised Resolution is considered part of the approved Lease under previous CEQA clearance, and further CEQA determinations are required for approval by the Board.

FISCAL IMPACT STATEMENT

Adopting the revised Resolution and making a finding that the public tri-level subterranean parking garage to be constructed will not result in material detriment to the purpose for which the land was dedicated or set aside by the City will not have a fiscal impact to RAP's General Fund. All costs for the construction and maintenance of the subject subterranean parking garage will be the responsibility of the State or the Museum entity.

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 Revised Resolution
- 2) Exhibit A – Preliminary Design of Lucas Museum of Narrative Art Museum
- 3) Exhibit B – Parcel Map of Project Site – Lots 101 and 102
- 4) Exhibit C – Conceptual Landscape Plan

RESOLUTION NO. _____

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. 5037-027-924 and 925 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 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 Park Commissioners finds that the public tri-level subterranean parking garage to be constructed will not result in material detriment to the purpose for which the land was dedicated or set aside by the City.

BE IT FURTHER RESOLVED, that the Board of Recreation and Park 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 terms and conditions remain as described in Board Report No. _____.

I HEREBY CERTIFY that the foregoing is a full, true and correct copy of a Resolution adopted by the Board of Recreation and Park Commissioners of the City of Los Angeles at its Meeting held on _____, 20__ (Report No. _____)

Armando X. Bencomo, Secretary

Resolution No. _____

Lucas Museum of Narrative Art at Exposition Park



DATE	REVISIONS	BY	APP'D
2017.02.10	SITE ENTITLEMENT REVISIONS		
2016.10.28	ENTITLEMENT DRAWINGS		

**PRELIMINARY
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LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

COVER
Project No. 222701502
Scale
Drawing No.

LMNA - LA AREA SUMMARY

	TOTAL NET	TOTAL GROSS
GROUND FLOOR NORTH	64,028	80,362
GROUND FLOOR SOUTH	72,415	84,434
LEVEL 02 NORTH	403	1,458
LEVEL 02 SOUTH	11,976	16,590
LEVEL 03 NORTH	263	3,194
LEVEL 03 SOUTH	17,211	24,378
LEVEL 04	101,010	113,749
LEVEL 05 NORTH	21,900	28,542
LEVEL 05 SOUTH	8,511	14,592
TOTAL	299,717	367,299
BASEMENT LEVEL 01	309,409	338,480
BASEMENT LEVEL 02	77,071	82,751
TOTAL WITH BASEMENT	686,197	788,530

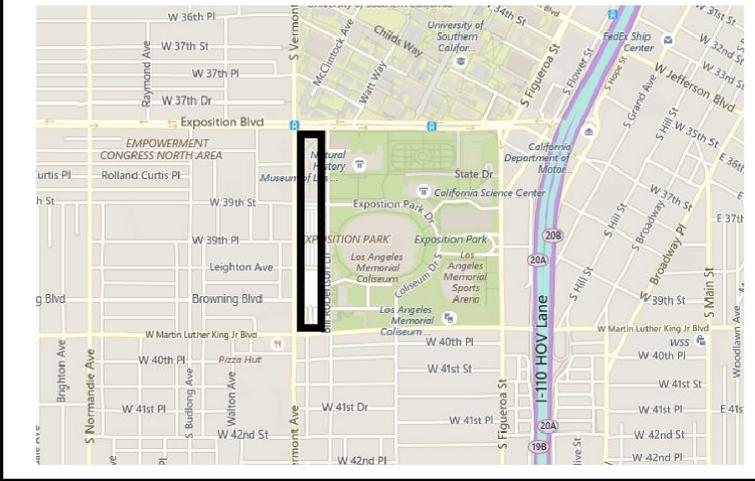
*TOTAL NET AREA DOES NOT INCLUDE STAIRS, ESCALATORS, LOADING DOCK, PARKING, EXTERIOR PARKING RAMPS, OR DEDICATED MECHANICAL ROOMS PER L.A. ZONING CODE 12.03

**TOTAL GROSS AREA WITHOUT PARKING LOT IS CALCULATED FOR FAR PURPOSES

LMNA - SOUTH GARAGE - AREA

	PARKING
LEVEL -01	172,200
LEVEL -02	172,200
LEVEL -03	172,200
TOTAL WITH BASEMENT	516,600

VICINITY MAP



PROJECT TEAM	
ARCHITECT OF RECORD	
STANTEC	
100 CALIFORNIA STREET SUITE 1000	
SAN FRANCISCO CA	
415-882-9500	
DESIGN ARCHITECT	
MAD ARCHITECTS	
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MECHANICAL ENGINEERS	
ALFA TECH CONSULTING	
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SHEET INDEX	
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PROJECT LOCATION AND SITE CHARACTERISTICS

THE PROPOSED LUCAS MUSEUM OF NARRATIVE ART (LMNA) 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 BETWEEN EXPOSITION BOULEVARD AND MARTIN LUTHER KING JR BOULEVARD; 3) THE REMOVAL AND RELOCATION OF AN EXISTING SOCCER FIELD AND ASSOCIATED OUTBUILDINGS; 4) UP TO TWO LEVELS OF PARKING BELOW THE MUSEUM; AND 5) A SEPARATE BELOW GROUND PARKING STRUCTURE WITH UP TO THREE LEVELS OF PARKING LOCATED SOUTH OF THE MUSEUM BUILDING.

LMNA BUILDING SITE

THE LMNA SITE IS BORDERED ROUGHLY BY LEIGHTON AVENUE ON THE SOUTH; VERMONT AVENUE ON THE WEST; BILL ROBERTSON LANE ON THE EAST; AND JESSE BREWER JR PARK TO THE NORTH. WEST 39TH STREET BISECTS THROUGH THE MIDDLE OF THE SITE. THE SITE GRADE IS TO BE DETERMINED AND WILL CREATE SMOOTH TRANSITIONS FROM SURROUNDING ROADS AND SIDEWALKS. THE LMNA SITE WAS FORMERLY COMPOSED OF 44 LOT PARCELS, ALLEYS, AND CONNECTING STREETS. THE PARCELS WERE COMBINED INTO 2 PARKING LOTS:

PARKING LOT 2. THE LOT OCCUPIES THE SOUTHERN PORTION OF THE SITE AND HAS A NET AREA OF 385.183 SQUARE FEET (8.6 ACRES) AND A GROSS AREA OF 375,626 SQUARE FEET (8.8 ACRES). IT CONTAINS 816 SURFACE PARKING STALLS ON BLACK ASPHALT, WHICH INCLUDES 18 ADA PARKING STALLS. THERE ARE 3 GATES ALONG BILL ROBERTSON LANE. THERE ARE 2 ELECTRIC POLS IN THE CENTER OF THE LOT. THERE ARE LIGHT POSTS IN A ROW AT THE CENTER AND EAST EDGE OF THE LOT. THE PARKING LOT IS BOUNDED BY A BLACK ON THE WEST SIDE AND A 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 PARKING STALLS ON BLACK ASPHALT, WHICH INCLUDES 9 ADA PARKING STALLS. THERE ARE TWO GATES ALONG BILL ROBERTSON LANE. THERE ARE A ROW OF ELECTRIC POLES IN THE CENTER OF THE LOT (4 TOTAL). THERE ARE LIGHT POSTS IN A ROW AT THE CENTER AND EAST EDGE OF THE LOT. THE PARKING LOT IS BOUNDED BY A BLACK METAL GATE ON ALL 4 SIDES.

BACKGROUND

THE LMNA SITE WILL BE A FOCAL POINT AND CIVIC GATHERING SPACE FOR THE EXPOSITION PARK, PROVIDING PUBLIC PROGRAM FOR THE COMMUNITY AND INTERACTIVE LANDSCAPE ELEMENTS. AS PART OF A NETWORK OF PROXIMAL OPEN SPACES, THE LMNA SITE 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 ANGELES, AND SURROUNDING MOUNTAINS BEYOND. GIVEN THE SITE'S 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 PROGRAM CONSISTS OF THREE COMPONENTS: A MUSEUM, AN EDUCATION DEPARTMENT, AND CINEMA THEATERS THAT ENHANCE THE THEME OF NARRATIVE ART OF WHICH THE MUSEUM IS NAMED. THE MUSEUM DESIGN STRENGTHENS THE PURPOSE OF THE LA EXPOSITION PARK AS A CENTER OF EDUCATION, CULTURE AND INSPIRATION FOR LA RESIDENTS, THE STUDENTS OF THE NEIGHBORING USC CAMPUS AND BEYOND.

THE MUSEUM DESIGN FOR EXPOSITION PARK RESPONDS TO THE CLIMATIC ENVIRONMENT OF THE SITE BY ELEVATING THE MUSEUM GALLERY, WHICH CREATES A CANOPY THAT FLOATS 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 CALIFORNIA SCIENCE CENTER AND THE LOS ANGELES MEMORIAL COLISEUM. UNDULATING LIKE A CLOUD, THE BUILDING FLOATS OVER A RICH LANDSCAPE WITH A VARIETY OF PUBLIC SPACES FACILITATING NATURAL SOCIAL INTERACTION, RECREATION, AND PUBLIC EVENTS.

THE EXTERIOR BUILDING SURFACE IS SMOOTH AND ORGANIC, REFLECTING THE SURROUNDING NEIGHBORHOODS AND LANDSCAPE. GUESTS TO THE MUSEUM, RESIDENTS OF SURROUNDING NEIGHBORHOODS, AS WELL AS THE PUBLIC, WILL BE REFLECTED IN THE METAL FAÇADE. HIGHLIGHTING A SURREAL AND DYNAMIC EXPERIENCE, A FEATURE ELEVATOR ASCENDS FROM THE TRANSPARENT 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 LANDSCAPE IS DESIGNED AS A TOPOGRAPHICAL FLOATING PARK, WITH PATHS AND TERRACES MEANDERING THROUGH THE GREENERY AND SHADING TREES. THE FLOATING 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 ELEMENTS WOVEN THROUGHOUT BECOME PART OF THE EXHIBITION. DESIGNED AS A NEW LANDMARK FOR THE CITY OF LOS ANGELES, THE LUCAS MUSEUM OF NARRATIVE ART ESTABLISHES A DIALOGUE WITH THE METROPOLITAN ENVIRONMENT AND CELEBRATES PUBLIC LIFE ALONG EXPOSITION PARK, AS WELL AS THE NATURAL AND URBAN BEAUTY OF THE CITY.

PROGRAM AND ACTIVITIES

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

THE SITE'S DESIGN ACCOMMODATES CIRCULATION AROUND THE BUILDING AND CONNECTS TO THE SURROUNDING PATHS AND STREETS. BORDERED ON ALL SIDES BY MULTI-MODAL CIRCULATION SYSTEMS, THE LMNA SITE IS EASILY ACCESSIBLE FROM THE GREATER LOS ANGELES AREA FROM FREEWAY 110 AT BOTH EXPOSITION BOULEVARD AND MARTIN LUTHER KING JR BOULEVARD. LA METRO LIGHT RAIL EXPO/VERMONT STATION IS LOCATED TO THE NORTHWEST AND WITHIN A 5 MINUTE WALK TO THE SITE. CIRCULATION WITHIN THE MUSEUM IS INTENTIONALLY OPEN AND FLEXIBLE. VISITORS WITH DISABILITIES ARE WELCOMED TO THE MUSEUM WITH SIMILAR PATH ROUTES AND ADA COMPLIANT SLOPES.

STORMWATER

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

WIND

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 PASSIVE RECREATION.

SOLAR ACCESS

THE EFFECT OF THE LMNA 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 PANELS IN ORDER TO OFFSET THE ELECTRICITY CONSUMPTION OF THE BUILDING.

PRELIMINARY NOT FOR CONSTRUCTION

Not for permit, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Key Plan:

LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

PROJECT INFORMATION

Project No. 222701502 Scale

Drawing No.

G001



1



2



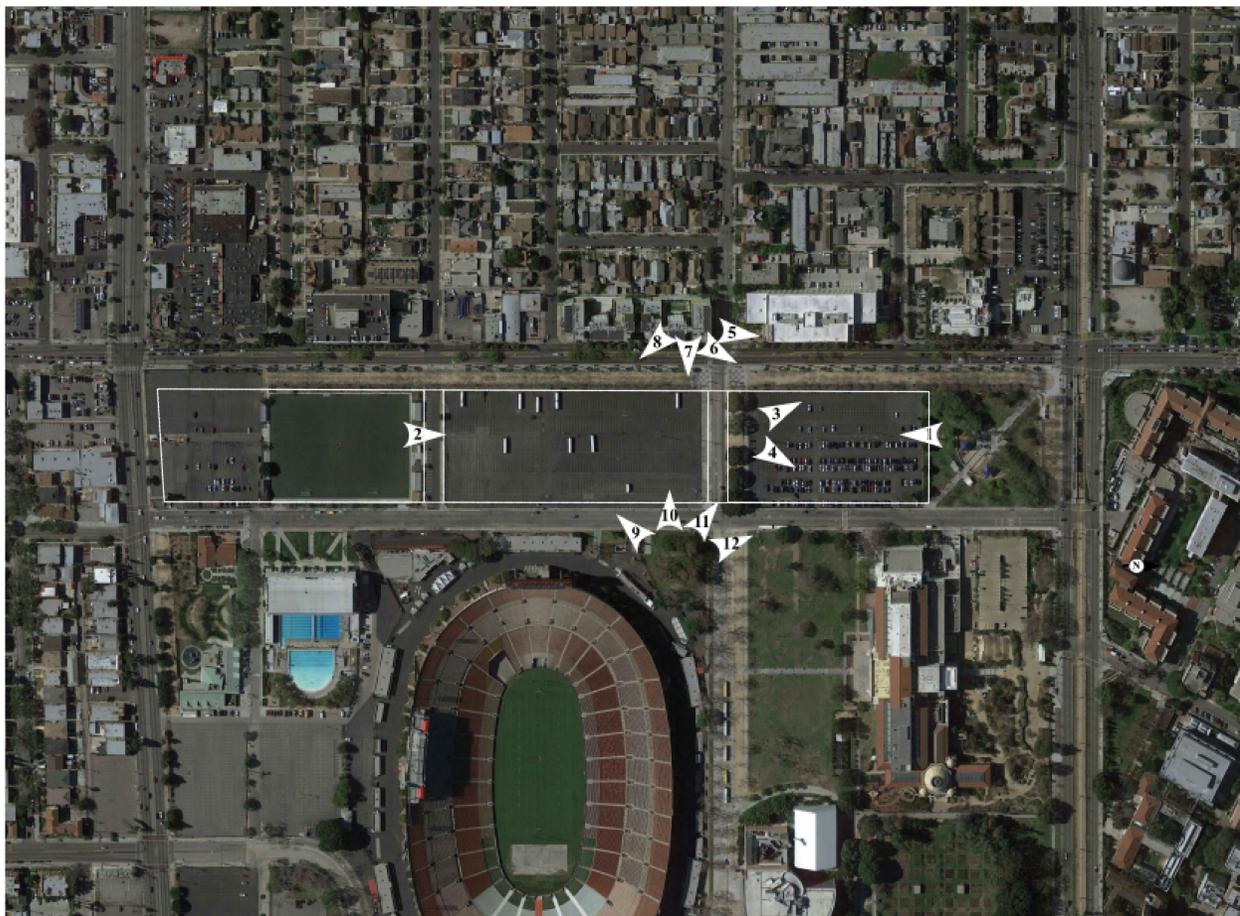
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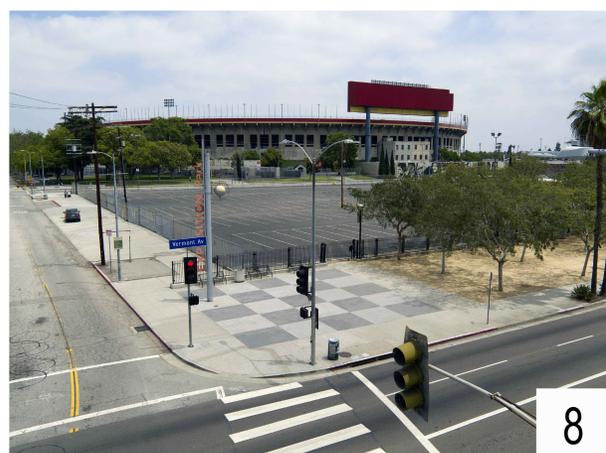
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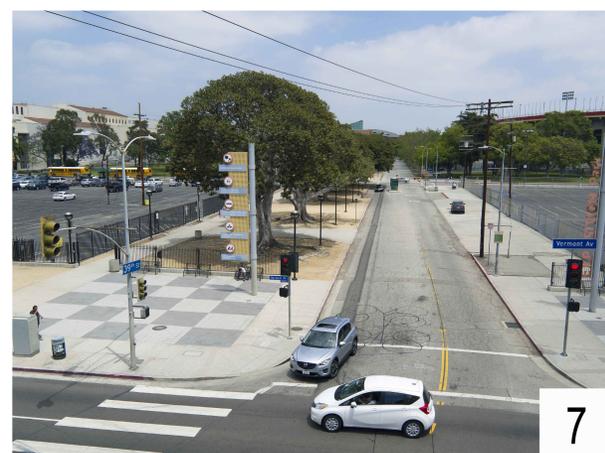
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9



8



7

SITE ENLIVENMENT REVISIONS	DATE
	2017.02.10
ENLIVENMENT DRAWINGS	2016.10.28
Issued	By: Appr: YYY 2/16/16

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Key Plan:

LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

SITE PHOTOS

Project No. 222701502
Scale
Drawing No.



Stantec Architecture Inc.
 Lic. Number

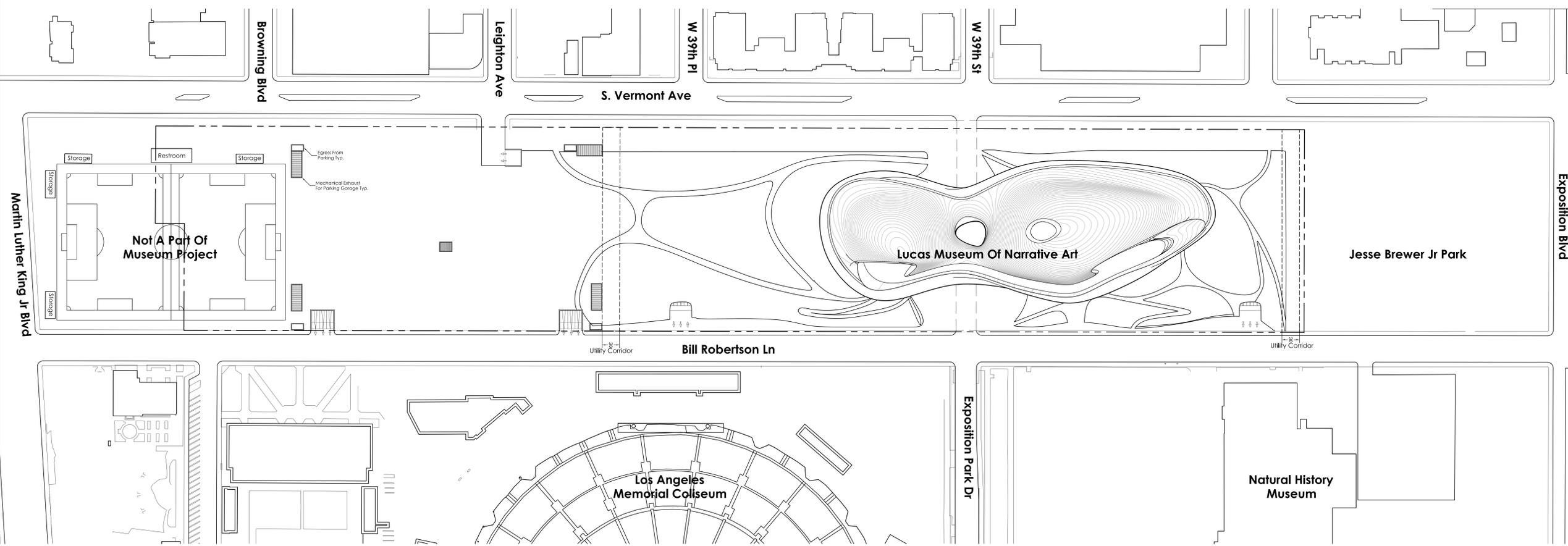
DATE	REVISIONS	BY	APP'D
2017.02.10	SITE ENTITLEMENT REVISIONS		
2016.10.28	ENTITLEMENT DRAWINGS		

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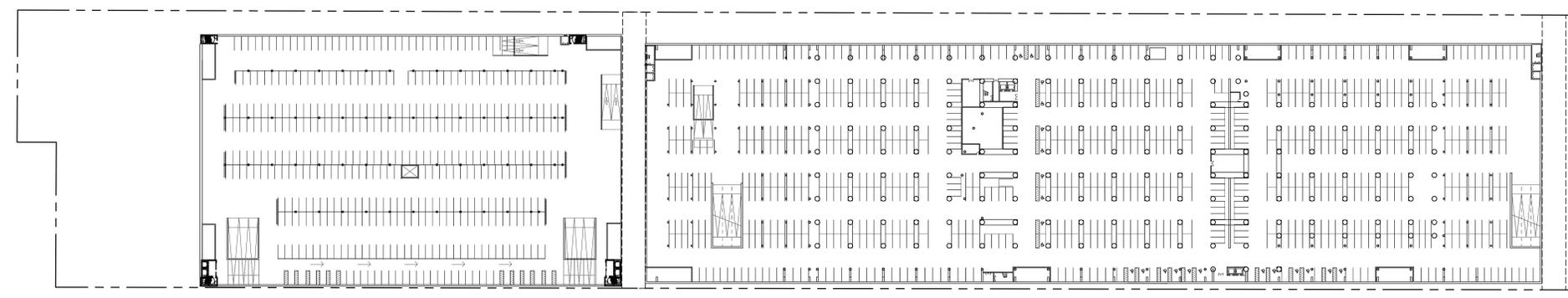
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**LUCAS MUSEUM OF
 NARRATIVE ART**
 Exposition Park
 Los Angeles, California

RENDERINGS
 Project No. 222701502
 Drawing No.



1 SITE PLAN
1/64" = 1'-0"



1 PARKING LEVEL B1 FLOOR PLAN
1/64" = 1'-0"

Stanec Architecture Inc	
Lic. Number	
DATE	2017.02.10
BY	ASPD
DATE	2016.10.20
BY	ASPD
DATE	YYYYMMDD

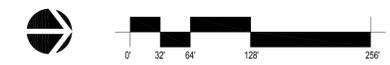
**PRELIMINARY
NOT FOR
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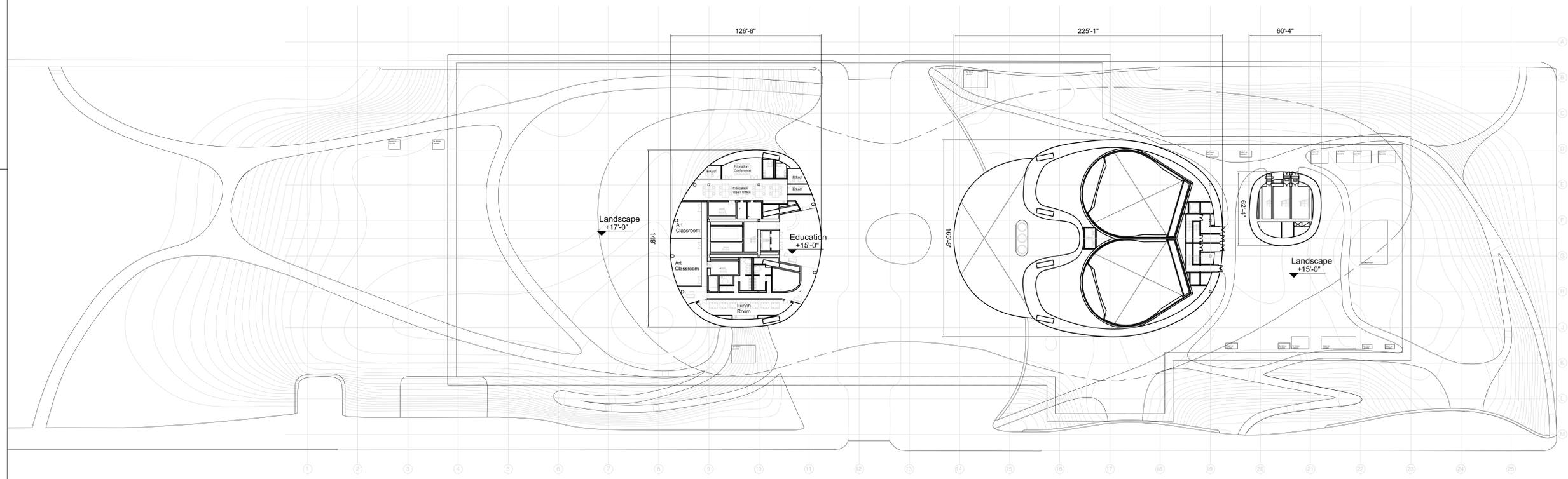
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Key Plan:

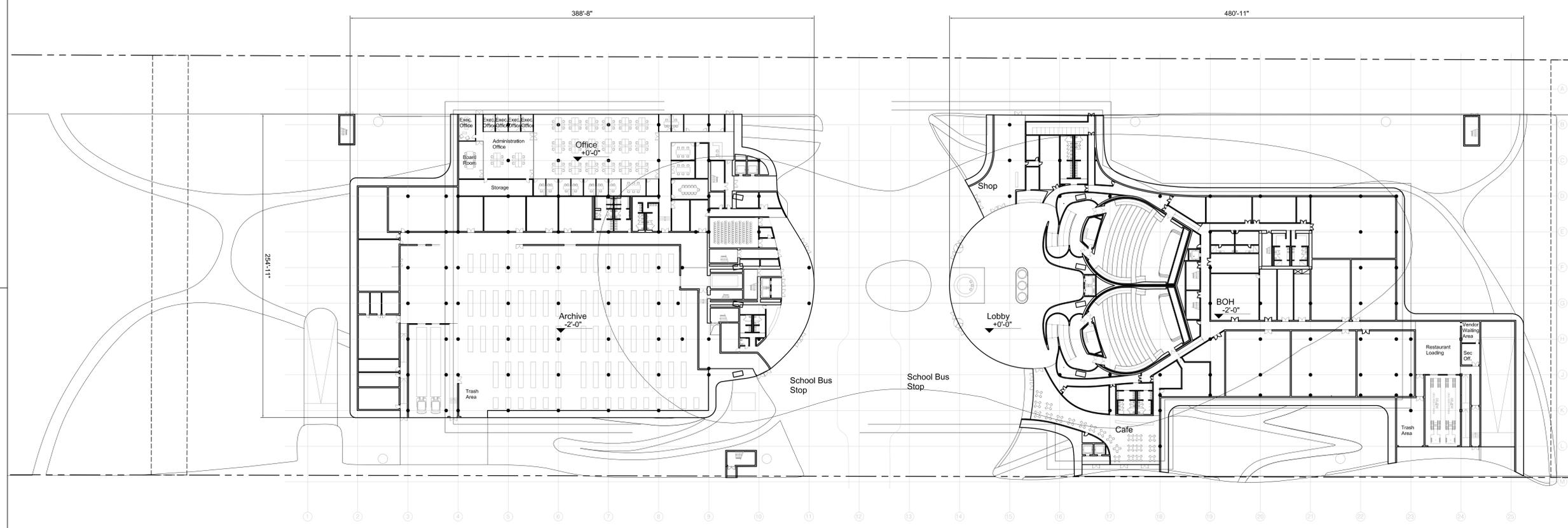
LUCAS MUSEUM OF
NARRATIVE ART
Exposition Park
Los Angeles, California

SITE PLANS
Project No. 222701.502
Scale
Drawing No.





2 LEVEL 2 FLOOR PLAN
1/32" = 1'-0"



1 LEVEL 1 FLOOR PLAN
1/32" = 1'-0"



Stantec Architecture Inc
Lic. Number

DATE	DESCRIPTION	BY	APP'D
2017.02.10	PRELIMINARY REVISIONS		
2016.10.20	ENTIREMENT DRAWINGS		

PRELIMINARY NOT FOR CONSTRUCTION

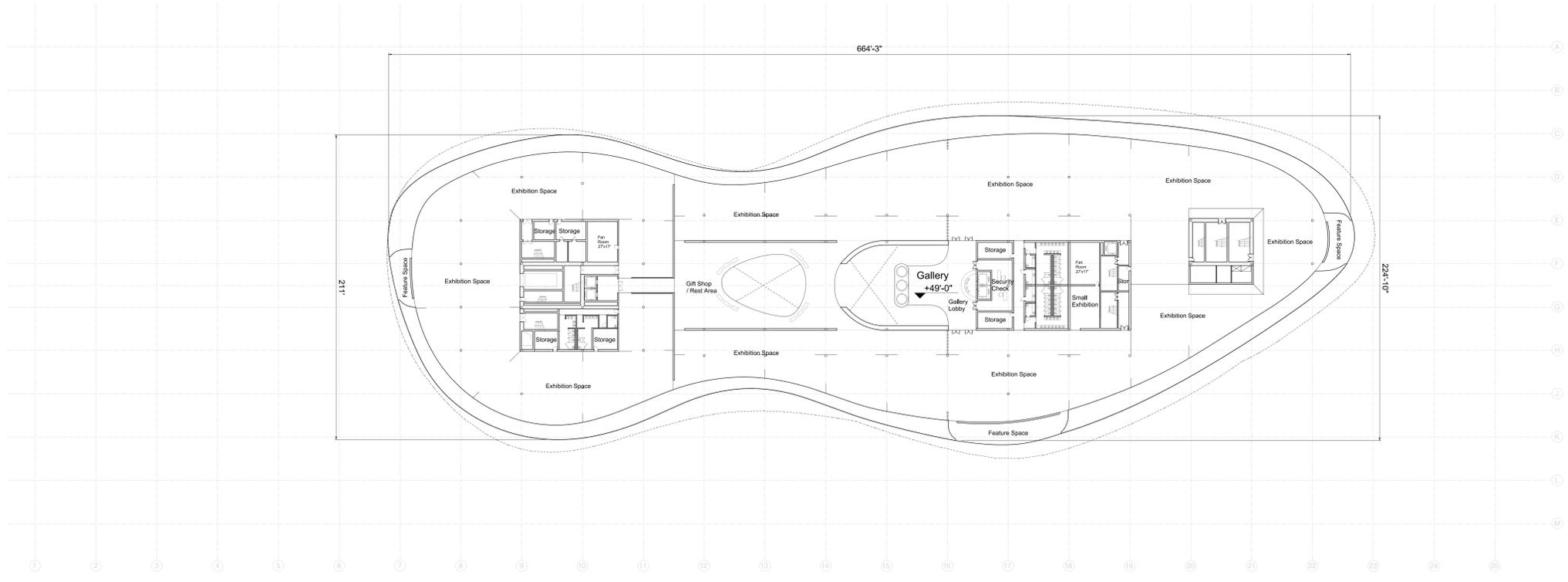
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Key Plan:

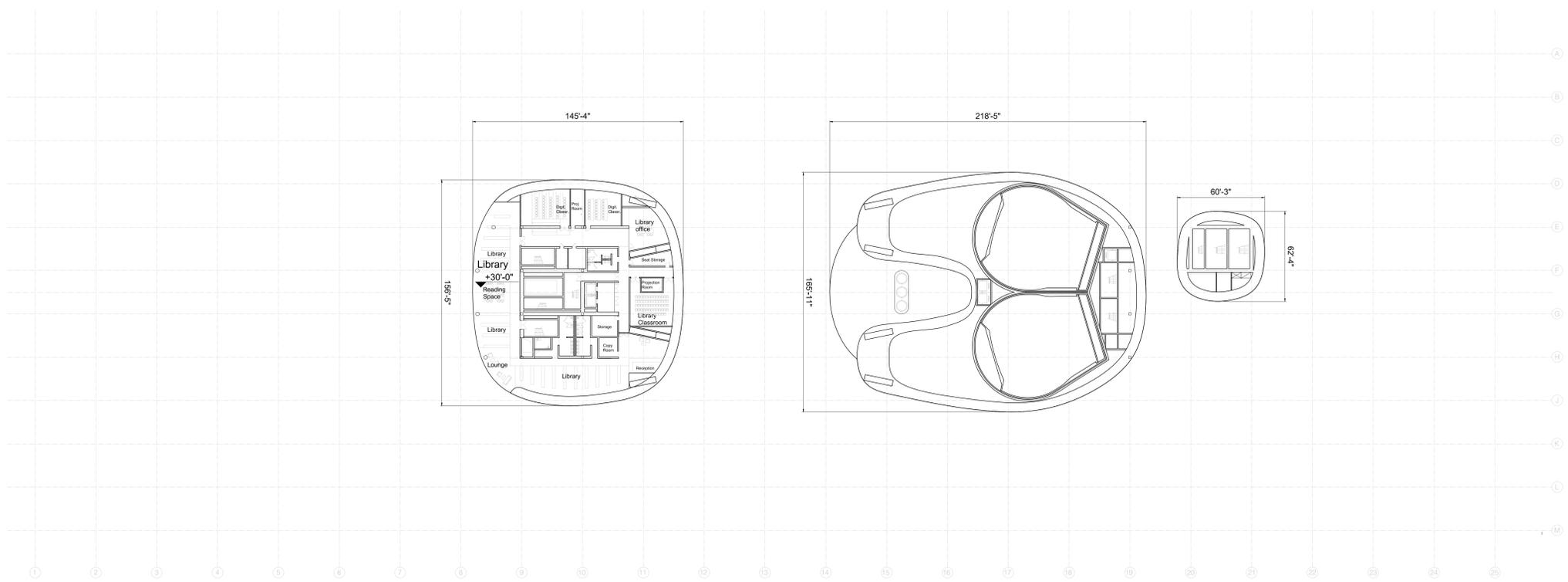
LUCAS MUSEUM OF NARRATIVE ART
Exposition Park
Los Angeles, California

MUSEUM FLOOR PLANS

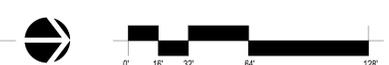
Project No. 222701502 Scale
Drawing No.



3 LEVEL 4 FLOOR PLAN
1/32" = 1'-0"



1 LEVEL 3 FLOOR PLAN
1/32" = 1'-0"



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DATE	REVISIONS	BY	APP'D
2017.02.10	SITE ENTITLEMENT REVISIONS		
2016.10.28	ENTITLEMENT DRAWINGS		

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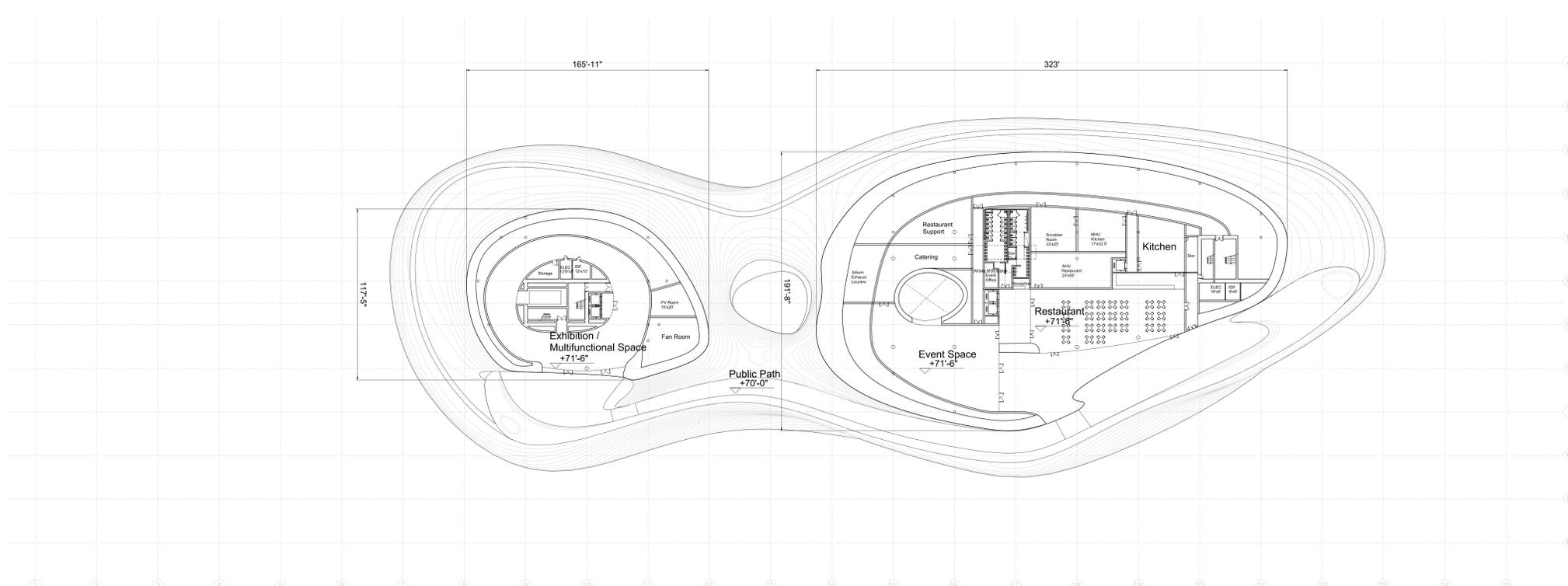
Key Plan:

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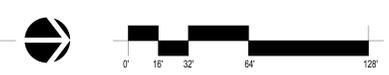
MUSEUM FLOOR PLANS

Project No. 222701502
Scale
Drawing No.

A103



1 LEVEL 5 FLOOR PLAN
 1/32" = 1'-0"



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	2017.02.10		
ENTIREMENT DRAWINGS	2016.10.28		

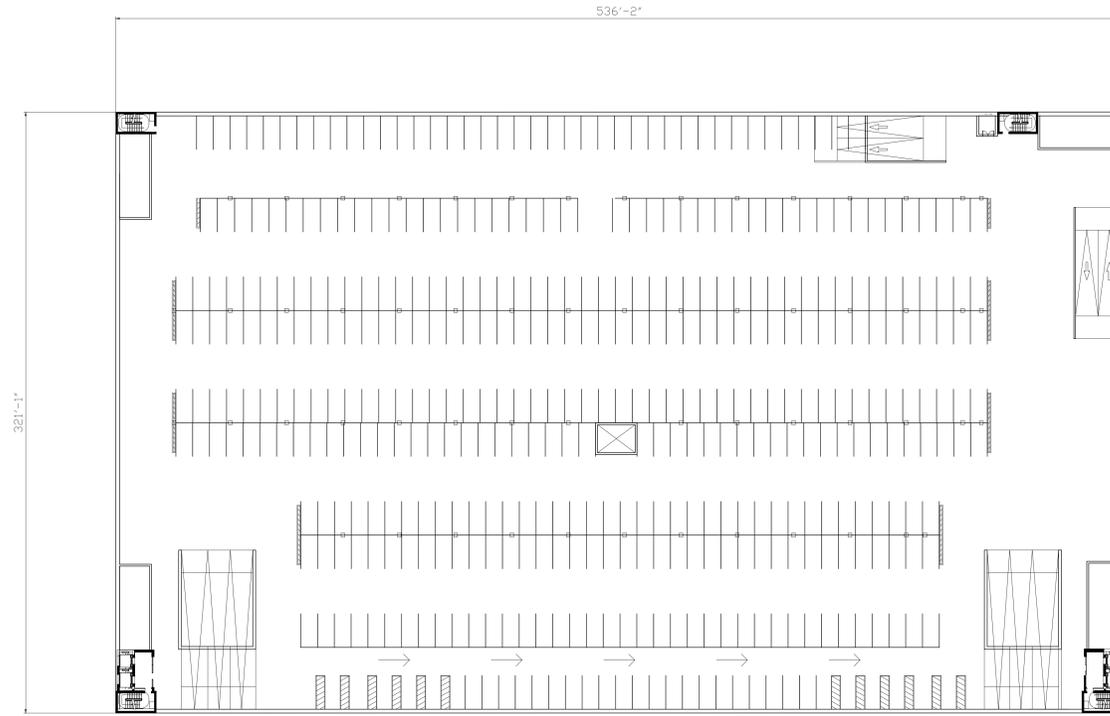
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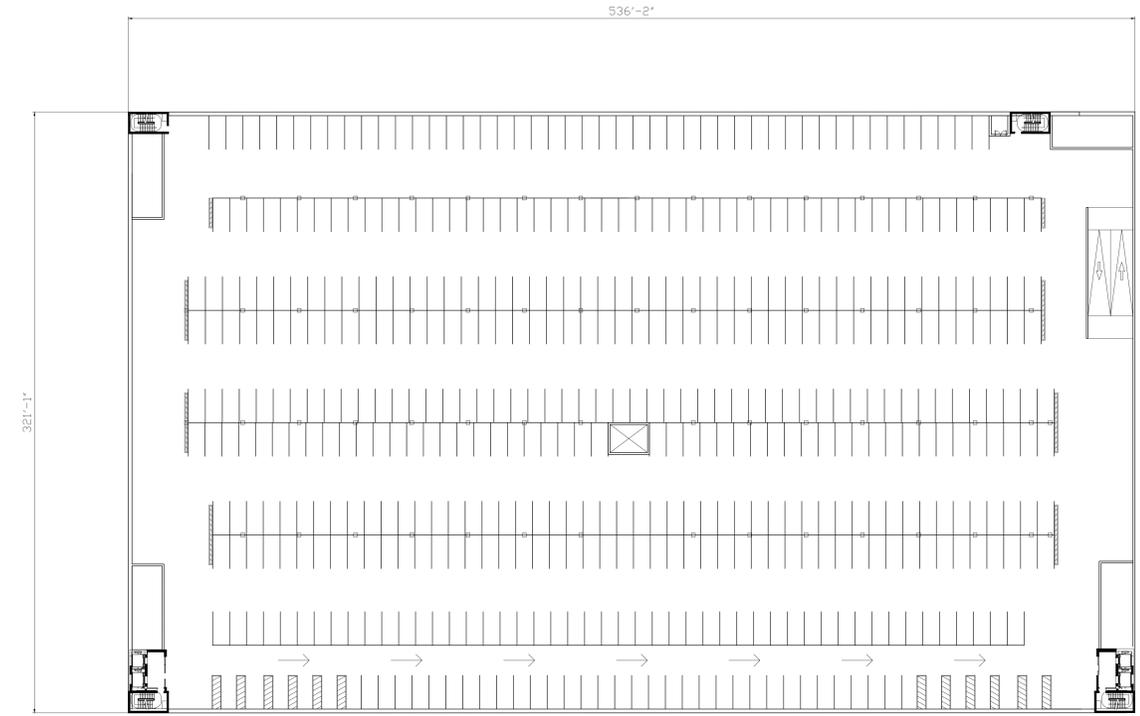
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MUSEUM FLOOR PLANS

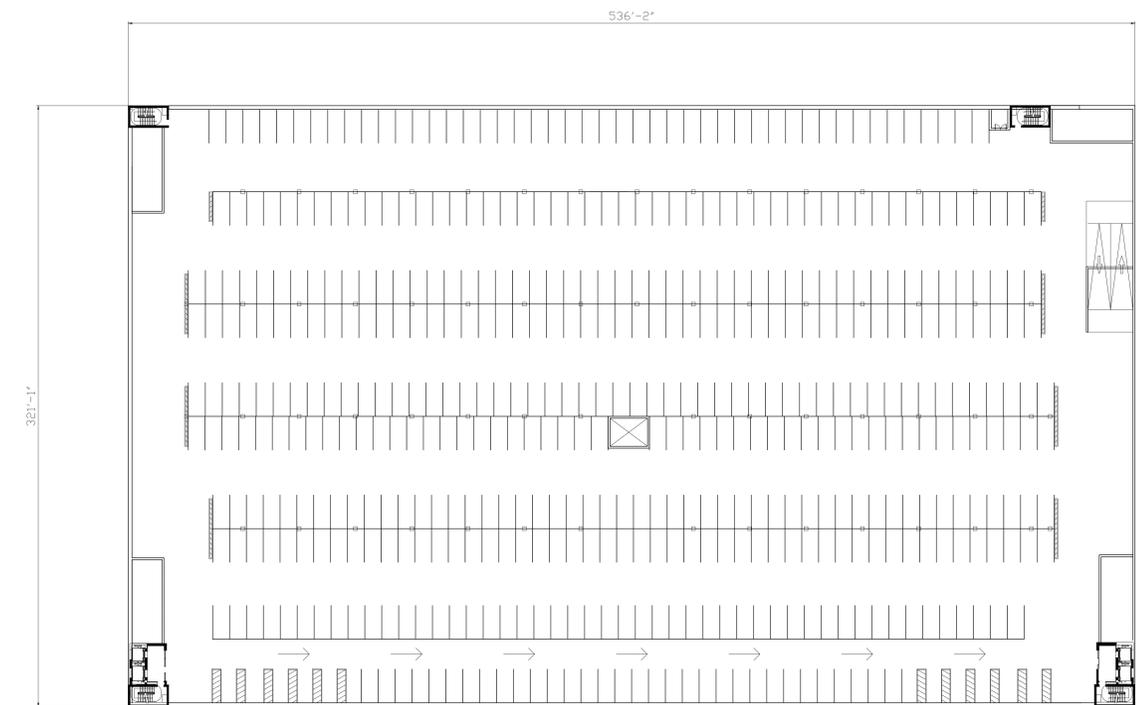
Project No. 222701502
 Scale
 Drawing No.



2 PARKING LEVEL B1 FLOOR PLAN
1/32" = 1'-0"



2 PARKING LEVEL B2 FLOOR PLAN
1/32" = 1'-0"



1 PARKING LEVEL B3 FLOOR PLAN
1/32" = 1'-0"

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2016.10.28	ENTIREMENT DRAWINGS		

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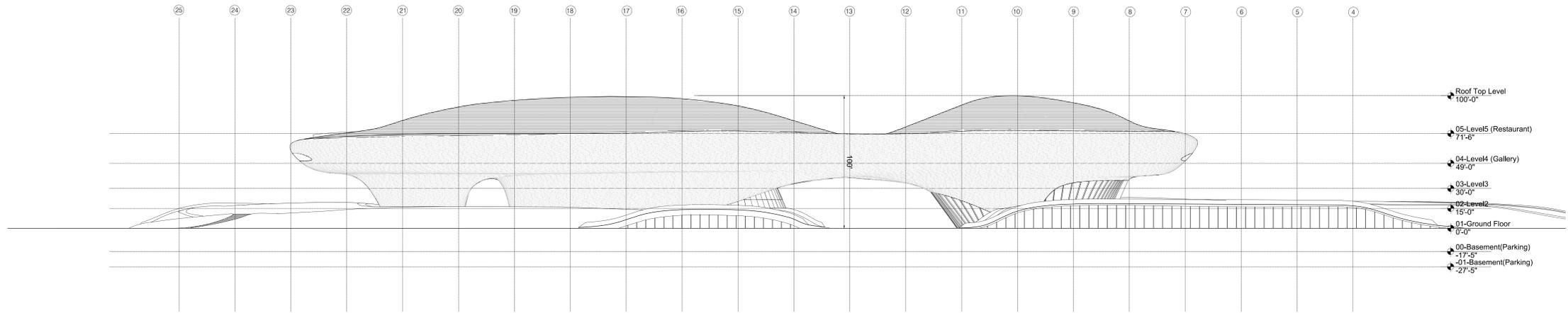
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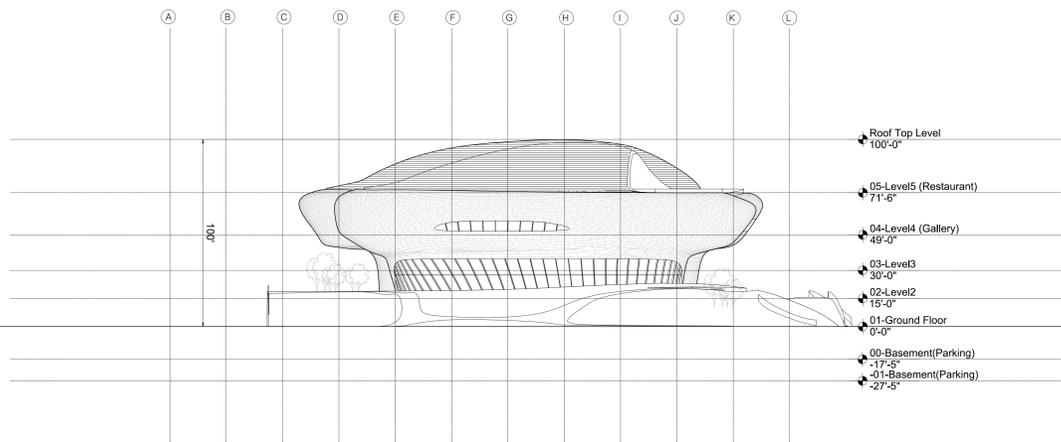
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SOUTH GARAGE
FLOOR PLANS

Project No. 222701502
Drawing No.



2 EAST ELEVATION
1/32" = 1'-0"



1 NORTH ELEVATION
1/32" = 1'-0"

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SITE ENTRILEMENT REVISIONS	DATE	BY	APP'D
ENTRILEMENT DRAWINGS	2017.02.10		
	2016.10.28		
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Key Plan:

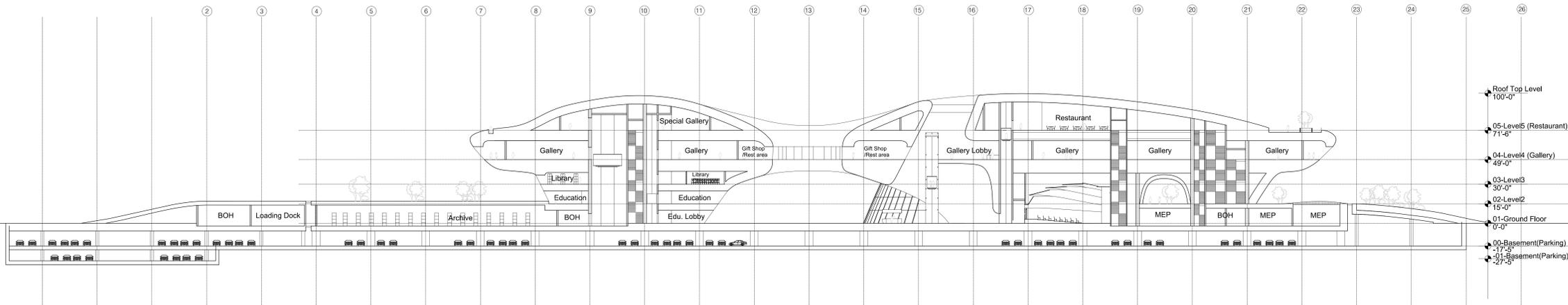
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ELEVATIONS

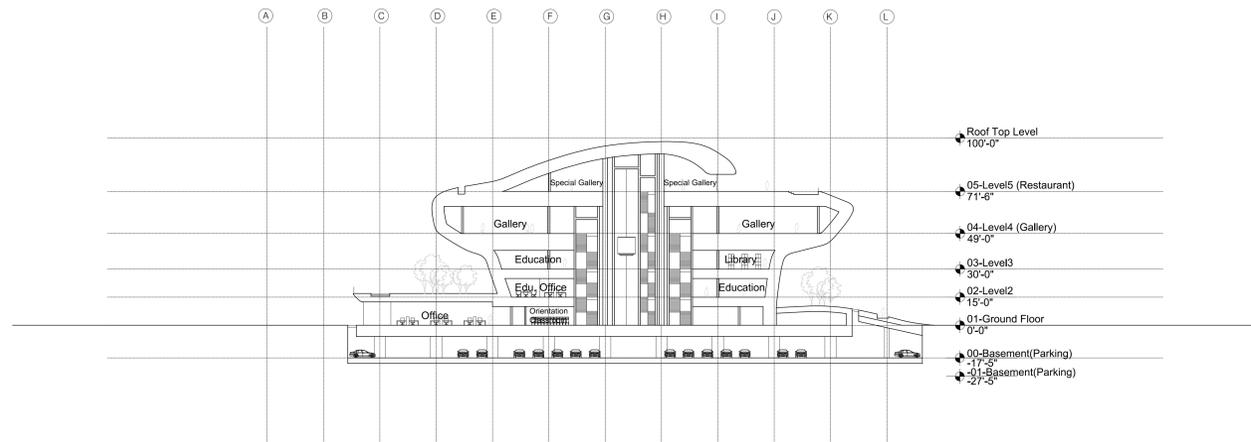
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Drawing No.



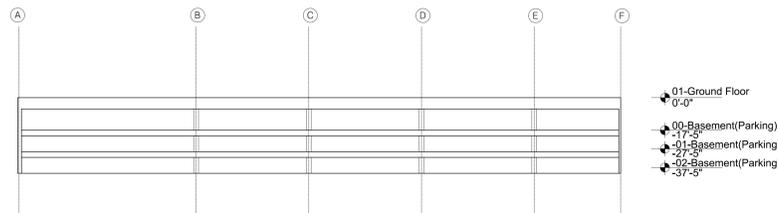
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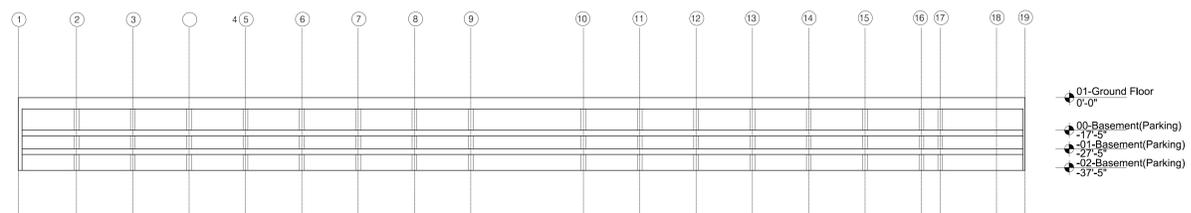
3 MUSEUM LONGITUDINAL SECTION
1/32" = 1'-0"



2 MUSEUM CROSS SECTION
1/32" = 1'-0"



4 SOUTH GARAGE LONGITUDINAL SECTION
1/32" = 1'-0"



1 SOUTH GARAGE CROSS SECTION
1/32" = 1'-0"

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2016.10.28	Issued		

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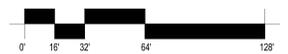
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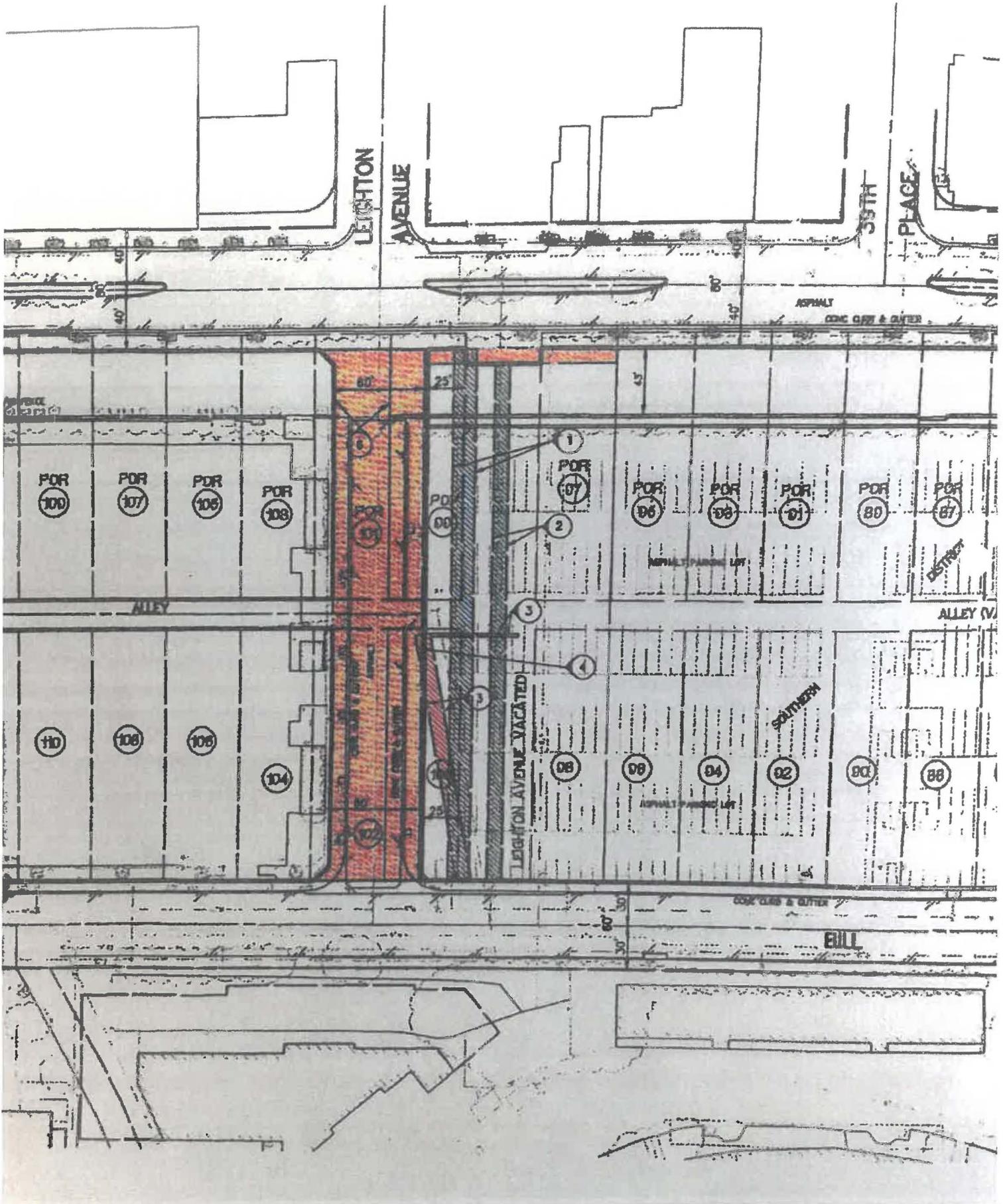
Key Plan:

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Los Angeles, California

BUILDING SECTIONS

Project No. 222701502
Scale
Drawing No.







CURRENT SOCCER FIELD PLAN



PROPOSED SOCCER FIELD PLAN