



Radford

STUDIO CENTER

SCNC - Ad Hoc & Land Use Committee | 08.14.2024



- **Who is HCP?**
- **Why Modernize?**
- **The Radford Studio Center Plan**
 - Project Site Context
 - LA River & Tujunga Wash
 - Existing Facilities to Remain
 - Mobility Hubs
 - Parking & Circulation
 - Sound Stages & Basecamp
 - Studio Signage
 - Massing, Setbacks, & Stepbacks
 - Sustainability & Wellness
- **Next Steps**

An architectural rendering of a modern urban street scene. On the left, a long, multi-story building with large glass windows and balconies is visible. People are walking on the sidewalk in front of it. A tree stands in the foreground. In the center, a street with a paved road and a small utility vehicle is shown. On the right, another multi-story building with a prominent green, terraced facade and large glass windows is visible. A van and other vehicles are parked on the street. The sky is a mix of blue and orange, suggesting a sunset or sunrise. The overall scene is bright and modern.

WHO IS HACKMAN CAPITAL PARTNERS?

THE INDUSTRY LEADER IN STUDIO OPERATIONS



A GLOBAL STUDIO OWNER & OPERATOR

Hackman Capital Partners (HCP) is the largest independent owner and operator of soundstages in the world. HCP is a proud steward of longstanding studio facilities with a goal of building upon and expanding the partnerships with the local community.

Our portfolio includes: The Culver Studios, Television City, Radford Studio Center, Manhattan Beach Studios, Raleigh Studios, Second Line Stages, Silvercup Studios, Kaufman Astoria Studios, Vancouver Film Studios, and Eastbrook Studios London, among others.



The Culver Studios



Silvercup Studios, NY



Manhattan Beach Studios

95+

Individual Studios Served

500+

Productions Per Year

550+

Soundstages Served

2K+

Employees and Contractors Worldwide

A TRUSTED STEWARD THE CULVER STUDIOS

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WHY MODERNIZE RADFORD STUDIO CENTER?



A STUDIO IS BORN; A COMMUNITY GROWS AROUND IT

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RADFORD ERAS - EXPANDING IN A PIECEMEAL MANNER



1926



**LETTUCE
FARM**

1928



**MACK SENNETT
STUDIO**

1955



**REPUBLIC
STUDIOS**

1984



**CBS
STUDIO CENTER**

Current



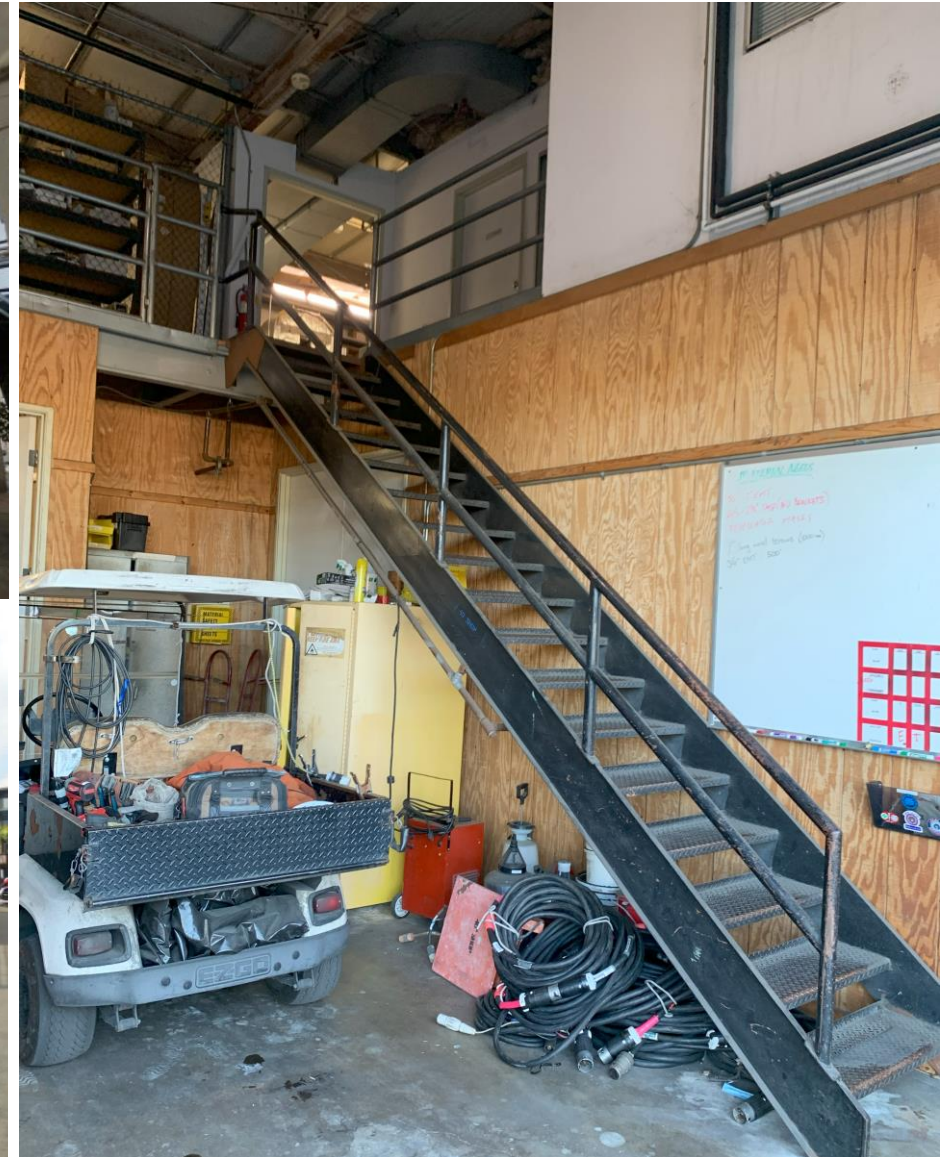
**RADFORD
STUDIO CENTER**

RSC Plan



AN AGING FACILITY AFTER A CENTURY OF USE

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THE INDUSTRY IS STILL STRUGGLING TO RECOVER...

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“California Lost \$8 Billion from Runaway Productions, Report Estimates.”

Los Angeles Times

“...Lack of Future Planned Studio Facilities in LA County will Limit the Local Industry’s Ability to Attract & Accommodate Future Film & TV Productions.”



“Lights, Camera... COVID! The Perils of Shooting Amid a Pandemic.”

**THE
Hollywood
REPORTER**

“Hollywood’s Strikes are Over, but a Painful Industry-wide Transition Isn’t.”



EVOLVING WITH THE DEMANDS OF MEDIA

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Beginning in an analog era to creating in a digital streaming world

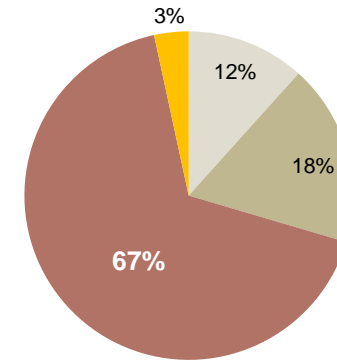
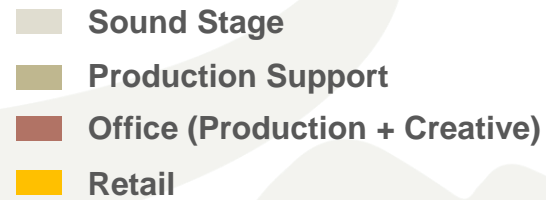
- Stage footprints have increased by nearly 50%
- Clear heights have grown taller from 30' to 45'
- Digital evolution requires increased technological infrastructure and enhanced MEP systems



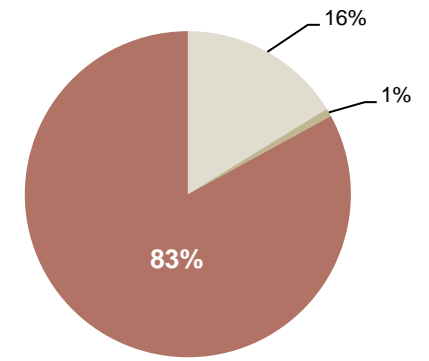
STUDIO MODERNIZATION

Evolving Studio Program Demands

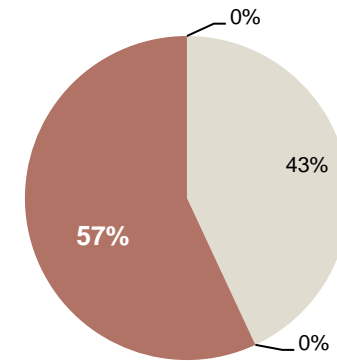
- Studio modernization plans are accommodating a surge in production demand for flexible office space (*Writer's rooms to VFX to Marketing*)
- Legacy studio office program: ~ **43%** (avg)
- Modern studio office program: ~**70+%** (avg)



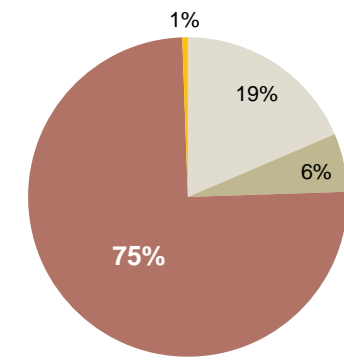
Paramount Studios Specific Plan



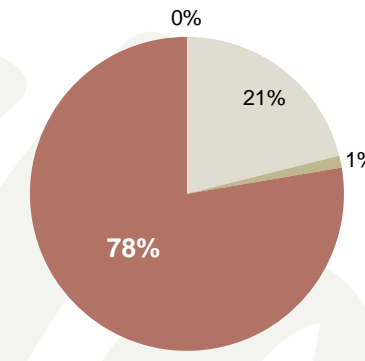
The Culver Studios CPA 7



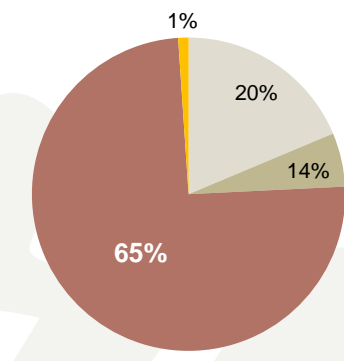
Universal Studios Specific Plan



Sunset Gower Studios



Sunset Bronson Studios



Radford Studio Center Specific Plan

THE RADFORD STUDIO CENTER PLAN



OUR NEIGHBORS

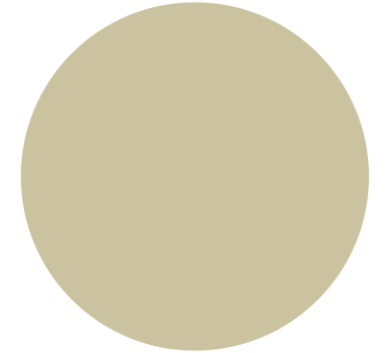
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RADFORD TODAY



Total Site Area: 55 Acres



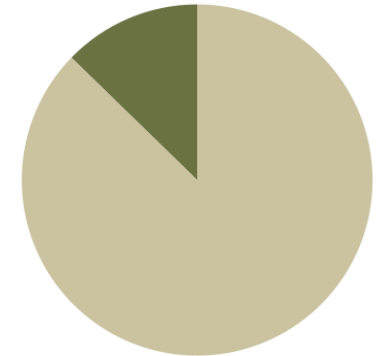
Total Site Area
55 Acres



**Existing Program Area
1,180,000 SF**

LA RIVER & TUJUNGA WASH



Total Site Area: 55 Acres



	River & Wash Area	7 Acres
	Available Site Area	48 Acres

SUPPORTING THE LA RIVER MASTER PLAN

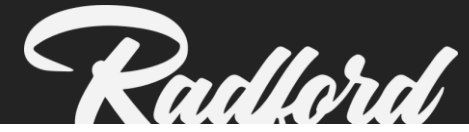


LA River Bike Path Terminus at Radford Ave

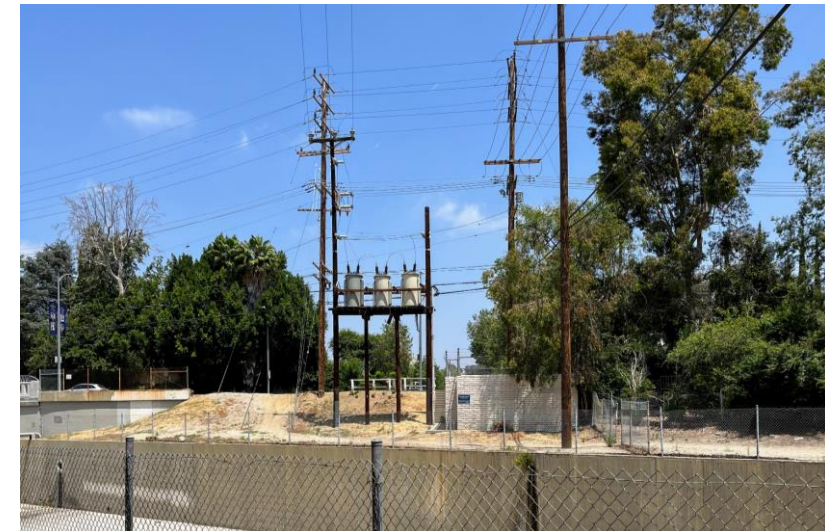


LA River Bike Path Terminus at Colfax Ave

SUPPORTING THE LA RIVER MASTER PLAN



Terminus at Radford & Moorpark



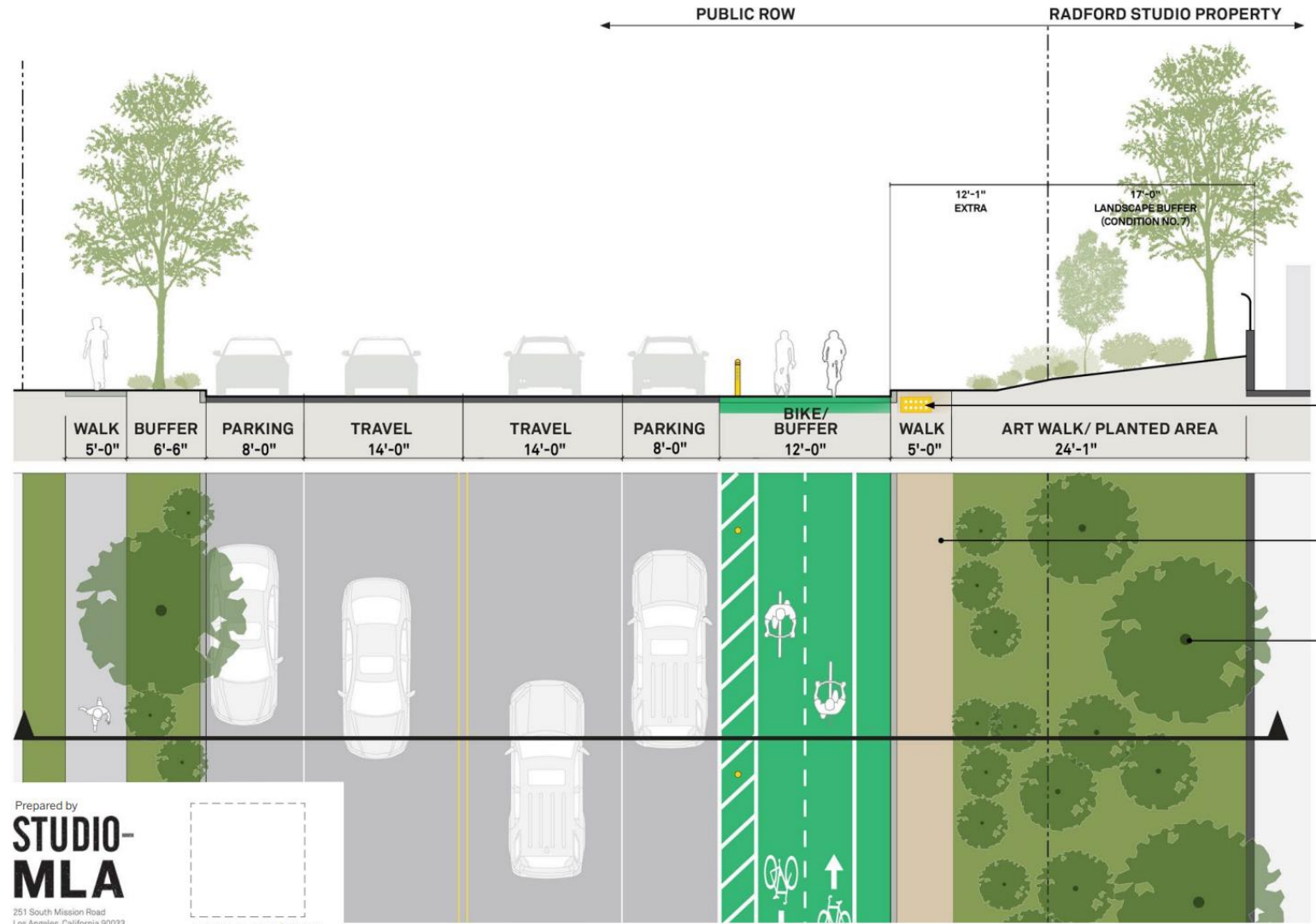
Terminus at Radford & Moorpark

IMPROVING COMMUNITY BIKEABILITY & WALKABILITY



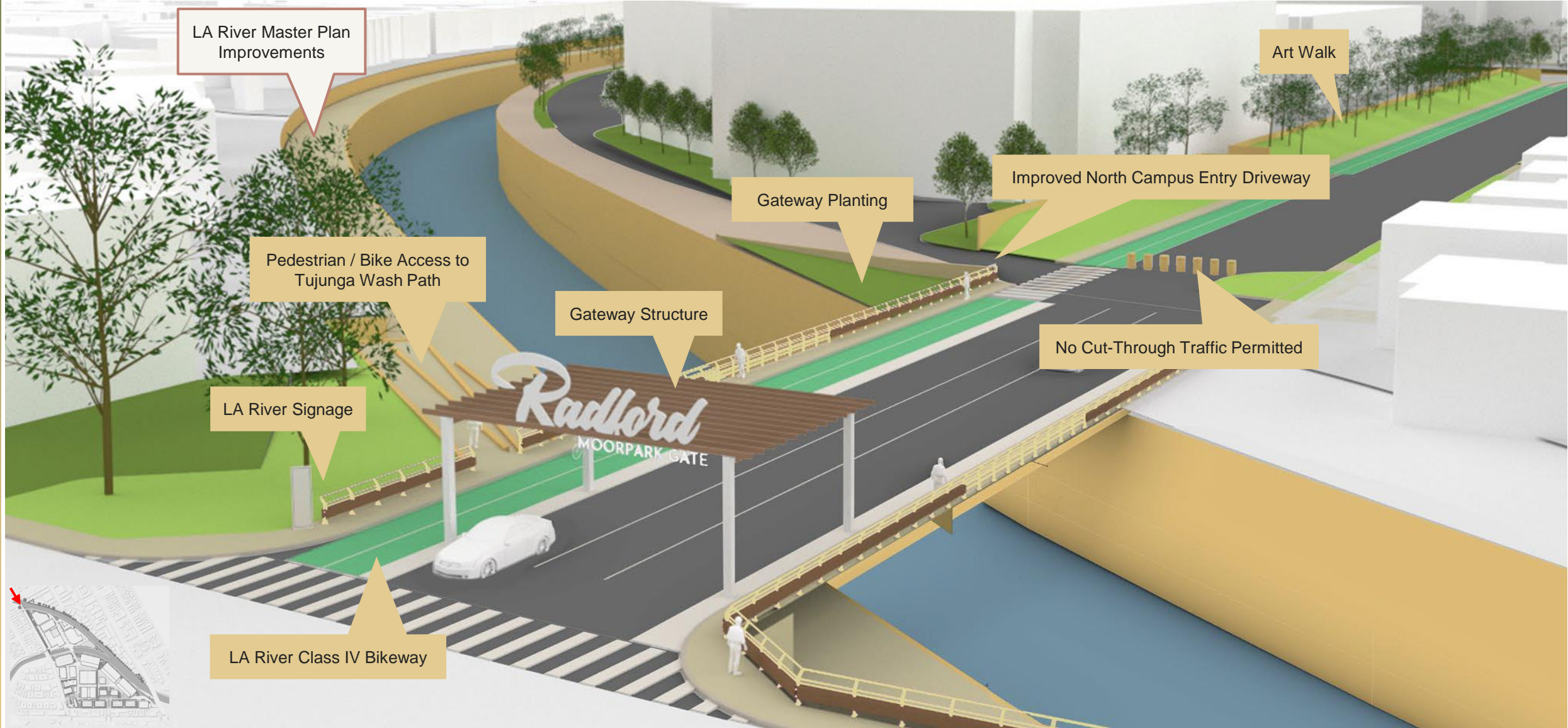
Connecting the Missing Link of the Los Angeles River Master Plan

- Class IV bike lane on Radford Ave. from Hoffman St. to the Radford River Connector
- Connecting to the LA River Master Plan bike & pedestrian path



IMPROVING COMMUNITY BIKEABILITY & WALKABILITY

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RADFORD & MOORPARK TODAY

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THE RADFORD MOBILITY CONNECTOR **PROPOSED**

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RADFORD AVE - LOOKING NORTH TODAY

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RADFORD AVE - LOOKING NORTH PROPOSED

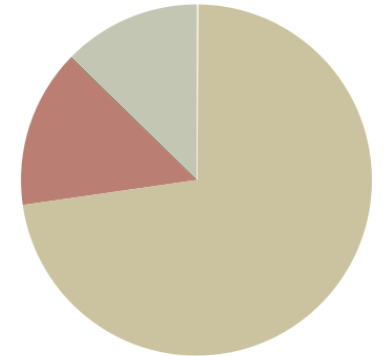
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EXISTING FACILITIES TO REMAIN



Total Site Area: 55 Acres



	River & Wash Area	7 Acres
	Building Footprints to Remain	8 Acres
	Available Site Area	40 Acres

EXISTING FACILITIES TO REMAIN: SOUTH LOT



EXISTING FACILITIES TO REMAIN: NORTH LOT

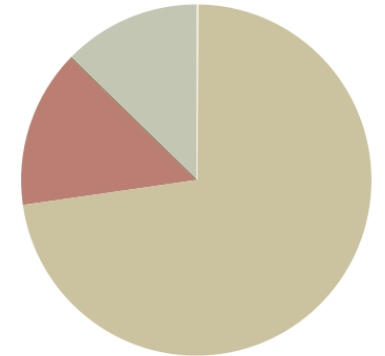


ACCESS & PARKING TODAY



- Existing Gate (Unsignalized)
- Existing Limited Access Gate (Unsignalized)
- Existing Parking Structure

Total Site Area: 55 Acres



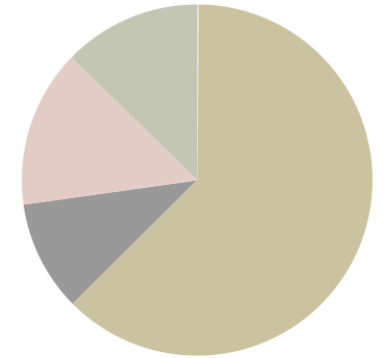
	River & Wash Area	7 Acres
	Building Footprints to Remain	8 Acres
	Available Site Area	40 Acres

ACCESS & PARKING PROPOSED



- Existing Gate (Unsignalized)
- Existing Limited Access Gate (Unsignalized)
- ▲ New Gate (Signalized)
- Existing Parking Structure
- Proposed Parking Structure

Total Site Area: 55 Acres



	River & Wash Area	7 Acres
	Building Footprints to Remain	8 Acres
	Proposed Parking & Mobility Footprints	5.6 Acres
	Available Site Area	34.4 Acres

PARKING BELOW GRADE PROPOSED



Gateway Improvements

- Improve Efficiency & Minimize Queuing
- Multiple Points of Ingress & Egress
- Existing Gateways – Unsignalized
- New Gateways – Signalized

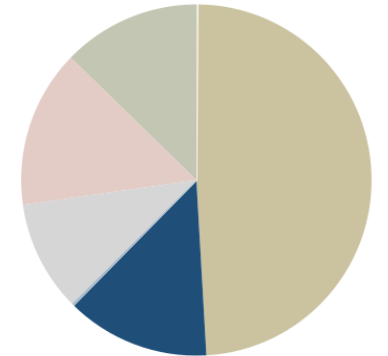
Parking






- Fully Accommodated On-Site
- Interconnected Parking Structures
(refer to below grade parking plan)

CIRCULATION PROPOSED



Total Site Area: 55 Acres



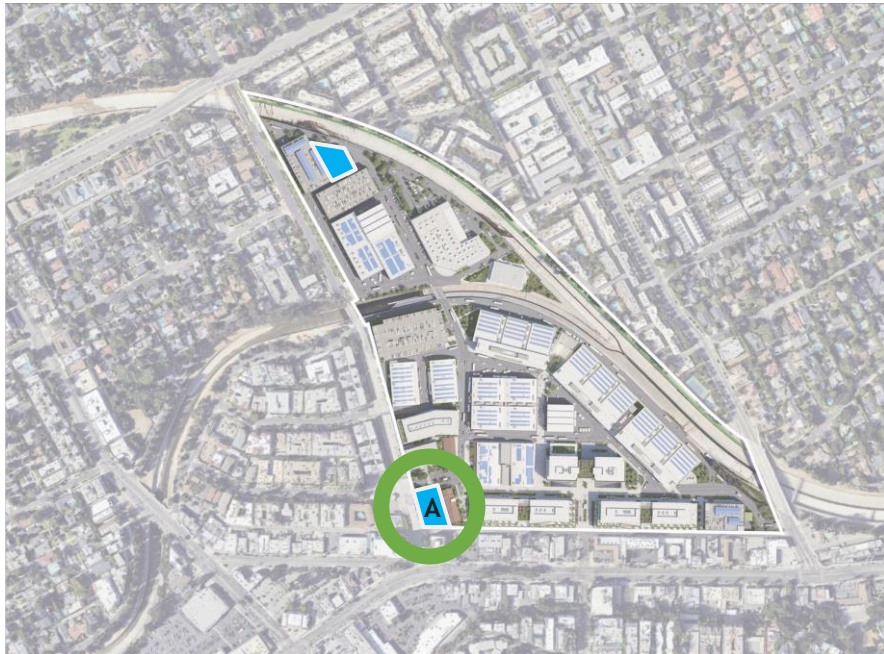
	River & Wash Area	7 Acres
	Building Footprints to Remain	8 Acres
	Proposed Parking & Mobility Footprints	5.6 Acres
	Proposed Circulation	8 Acres
	Available Site Area	26.4 Acres

ONSITE MOBILITY HUB - SOUTH LOT



Mobility Hub Elements & Features

- Transportation information center/kiosks
- Carpool and vanpool parking and loading
- Shuttle loading
- Bicycle showers and lockers

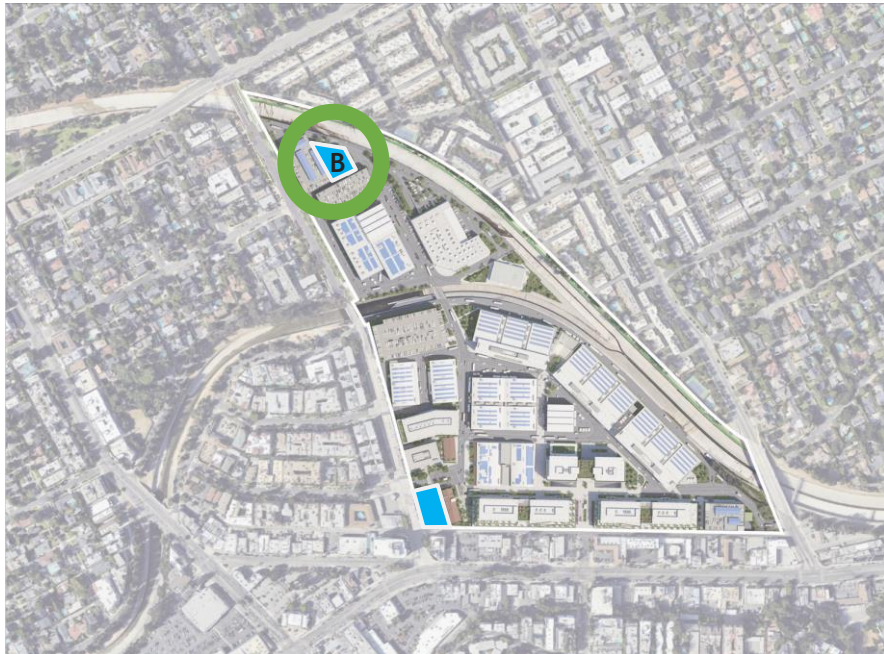


ONSITE MOBILITY HUB - NORTH LOT



Mobility Hub Elements & Features

- Transportation information center/kiosks
- Carpool and vanpool parking and loading
- Shuttle loading
- Bicycle showers and lockers



RADFORD GATE TODAY

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RADFORD GATE & MOBILITY HUB **PROPOSED**

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COLFAX GATE TODAY

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A GREENER RIVER EDGE **PROPOSED**

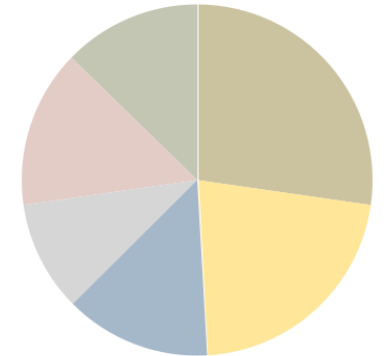
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STAGES PROPOSED

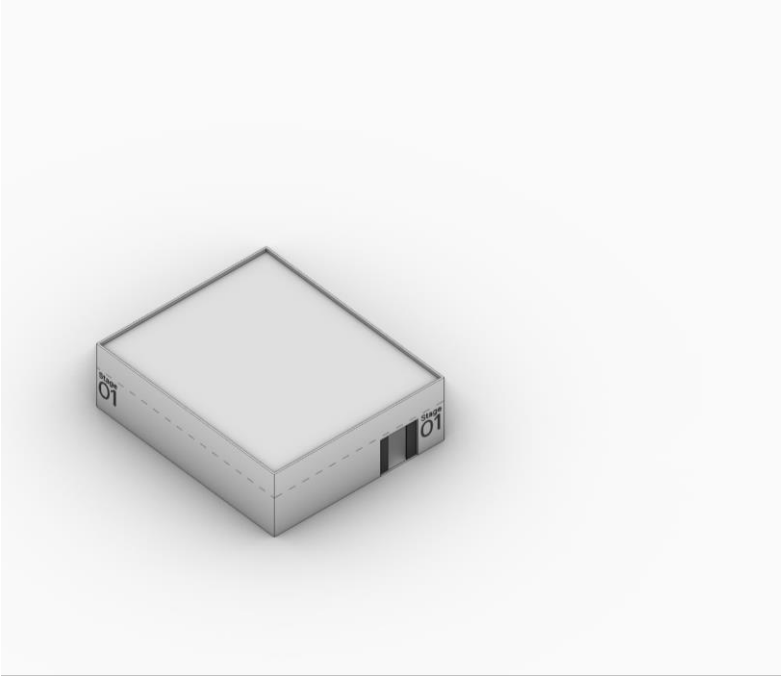


Total Site Area: 55 Acres



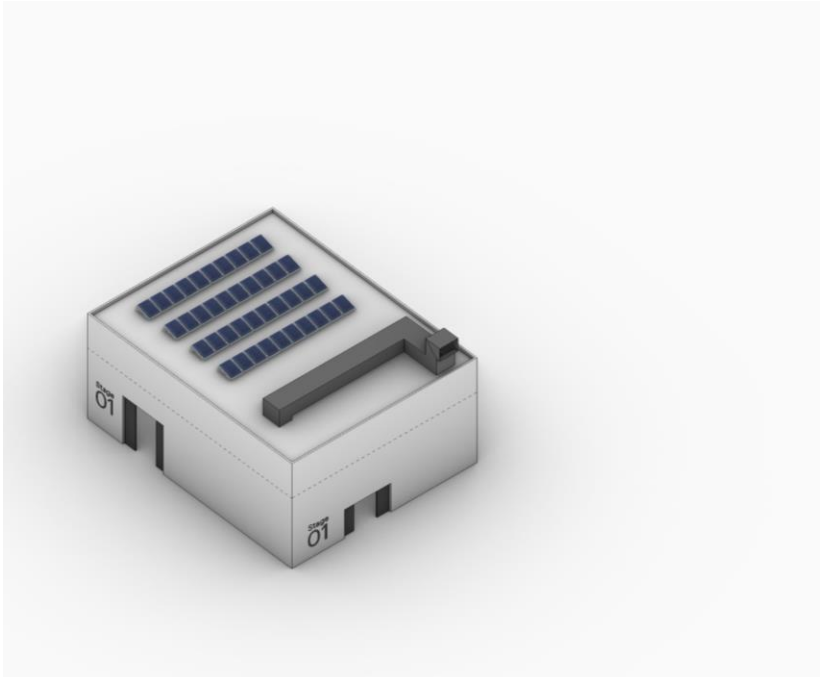
	River & Wash Area	7 Acres
	Building Footprints to Remain	8 Acres
	Proposed Parking & Mobility Footprints	5.6 Acres
	Proposed Circulation	8 Acres
	Proposed Stages & Basecamp	12 Acres
	Available Site Area	14 Acres

EVOLUTION OF THE SOUND STAGE



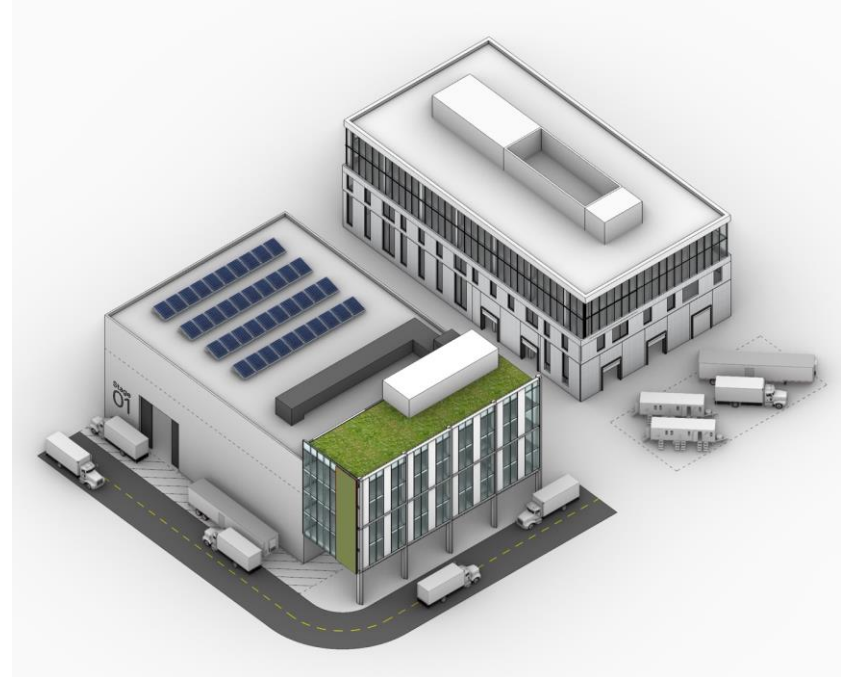
VINTAGE SOUND STAGE

- Smaller Footprint
- Lower Clear Height
- Limited Infrastructure



CONTEMPORARY SOUND STAGE

- 18,000 to 25,000 SF
- 40' to 50' Clear Height
- Upsized MEP Systems



PRODUCTION ECOSYSTEM

- Direct Connectivity Between Uses
- Basecamp and Loading
- Office Space for VFX, Editing, Streaming

A CRITICAL STUDIO ELEMENT - BASECAMPS

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Basecamps are studio areas where production activities can be coordinated and where mobile facilities such as trucks and support vehicles related to production are temporarily staged.



RADFORD PRODUCTION ECOSYSTEM PROPOSED

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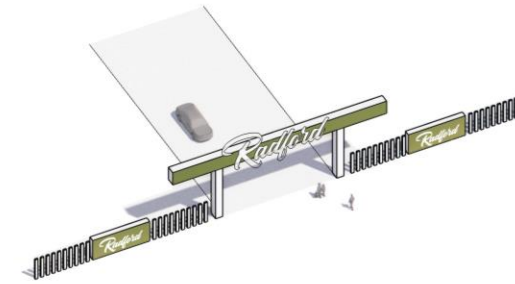
SIGN TYPES - EXTERIOR PROPOSED



Super Graphic



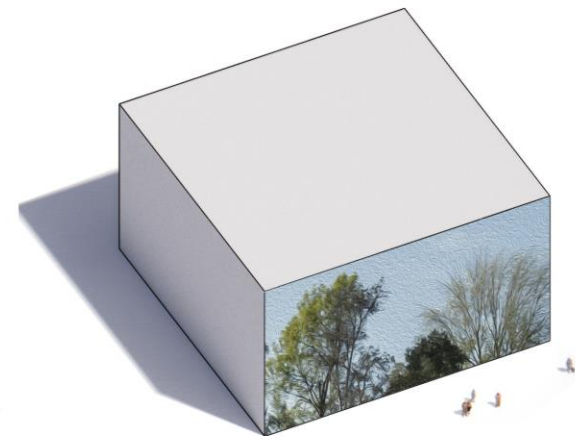
Building ID Sign



Architectural Ledge & Monument Sign



Studio Sign



Mural

SIGN DISTRICT PROPOSED



- No exterior digital signage
- Maximum signage areas
- Limitations on luminance and hours of operation

LEGEND

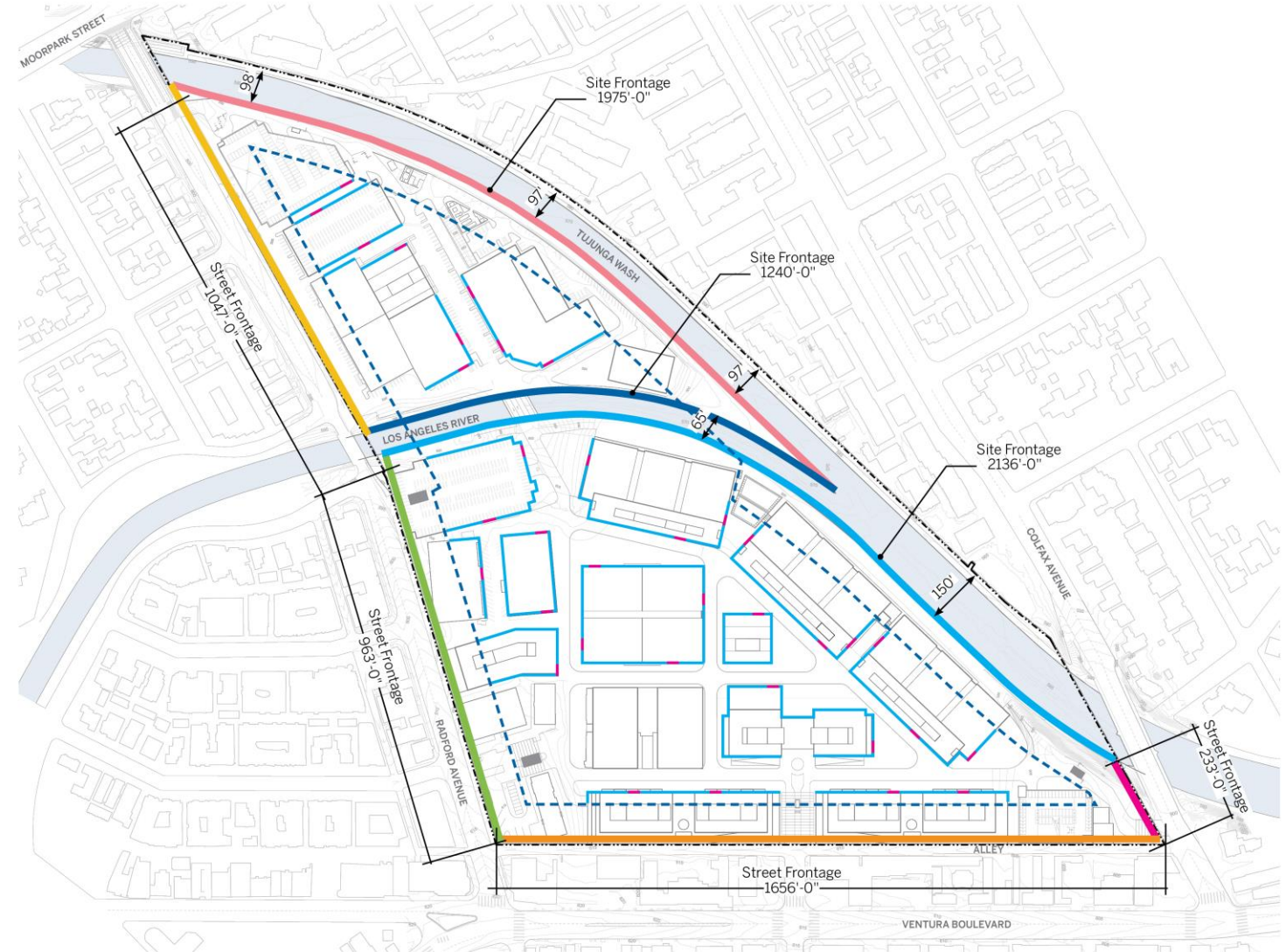
SIGNAGE SUB DISTRICT	TOTAL PROPOSED SIGNAGE
NORTH LOT	NORTH LOT
RADFORD	4,188 SQ.FT.
TUJUNGA WASH	7,900 SQ.FT.
LA RIVER	4,960 SQ.FT.
SOUTH LOT	SOUTH LOT
RADFORD	4,050 SQ.FT.
ALLEY	6,624 SQ.FT.
COLFAX	932 SQ.FT.
LA RIVER ¹	13,050 SQ.FT.

--- BOUNDARY OF PROJECT INTERIOR SIGNS
--- SITE INTERIOR FACADES SUITABLE FOR DIGITAL SIGNAGE
--- POTENTIAL DIGITAL SIGNAGE LOCATIONS

NOTE: SIGNAGE PLAN FOR ILLUSTRATIVE PURPOSES ONLY

¹ 59,400 SF OF MURAL, GRAPHICS, ART INSTALLATION, OR OTHER NON-SIGN GRAPHICS MAY BE APPLIED TO THE EXTERNAL FACING WALL OF THE STAGES. INDIVIDUAL GRAPHICS/INSTALLATIONS MAY NOT EXCEED 6,600 SF PER STAGE ELEVATION.

NOTE:
 - DIGITAL DISPLAYS WILL NOT BE PERMITTED ON THE PROJECT EXTERIOR
 - ALL SIGNAGE ABOVE 75 FEET ABOVE PROJECT GRADE WILL BE LIMITED TO A MAXIMUM SIGN SIZE OF 300 SQUARE FEET



STUDIO SIGNS PROPOSED

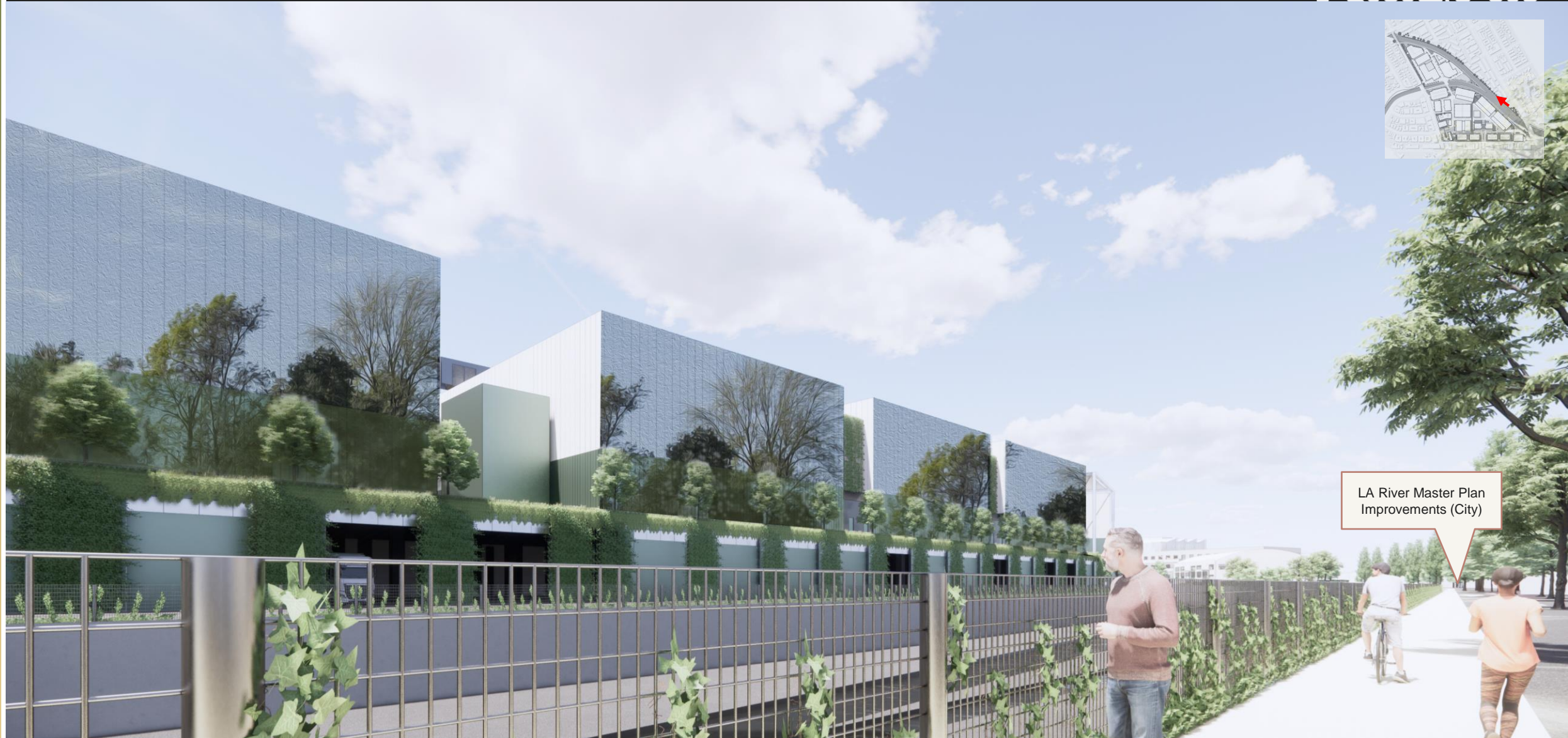
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LA River Master Plan Improvements (City)

STUDIO MURALS PROPOSED

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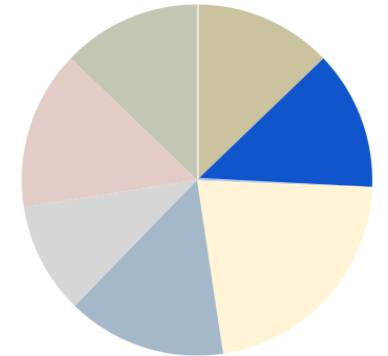


LA River Master Plan Improvements (City)

REMAINING FOOTPRINTS FOR MEDIA OFFICE









Total Site Area: 55 Acres

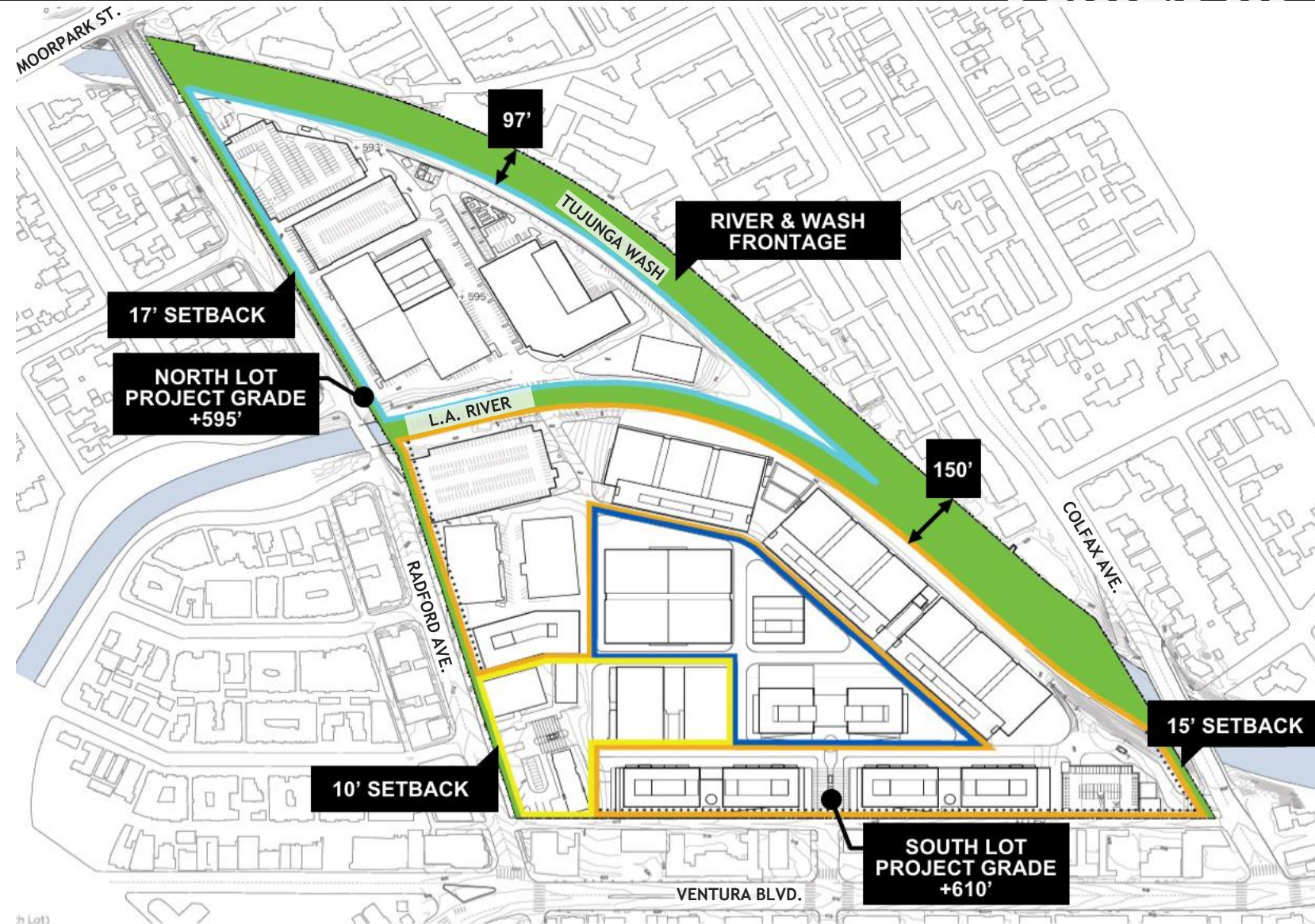


	River & Wash Area	7 Acres
	Building Footprints to Remain	8 Acres
	Proposed Parking & Mobility Footprints	5.6 Acres
	Proposed Circulation	8 Acres
	Proposed Stages & Basecamp	12 Acres
	Program Opportunity Areas	7 Acres
	Remaining Site Area	7 Acres

ESTABLISHING HEIGHT ZONES, SETBACKS, AND STEPBACKS

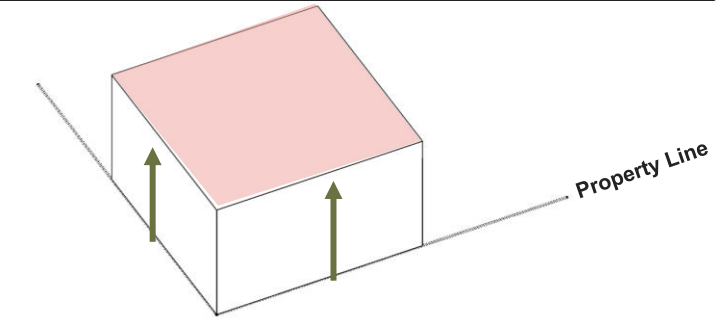
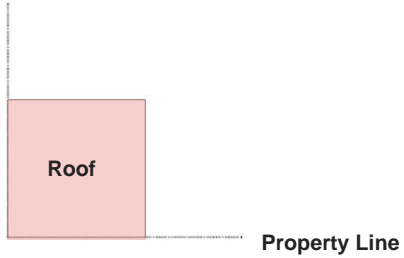


-  **Zone A Mack Sennett District**
New structures not to exceed 60'
-  **Zone B 75' Base Height Limit**
95' maximum height limit for 30% of height zone area
-  **Zone C 75' Base Height Limit**
135' maximum height limit for 30% of height zone area
-  **Zone D 75' Height Limit**
-  **Setback/Frontage Area**
No occupiable structures are permitted
-  **20' Step-Back**
Only applicable to proposed buildings

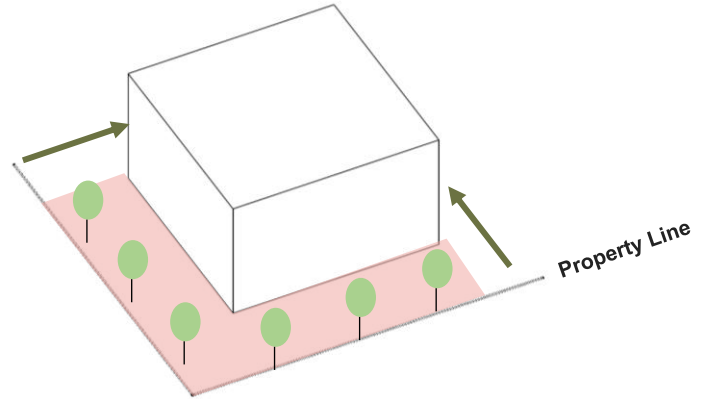
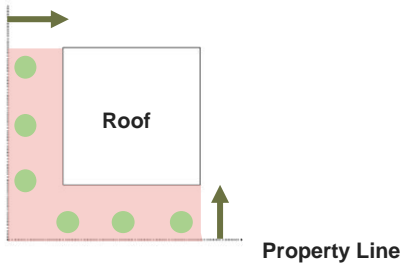


SETBACKS AND STEP BACKS

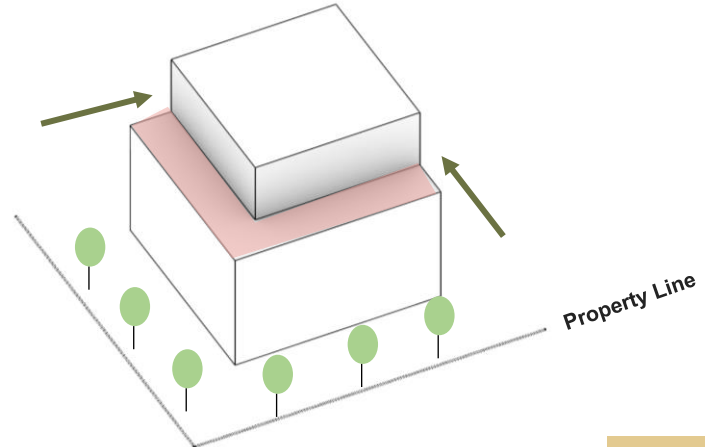
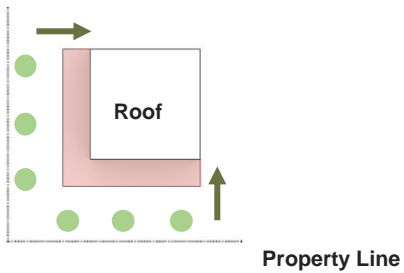
Building Height



Building Setback



Building Step Back



REDUCING VISUAL HEIGHT - 3rd Street Promenade



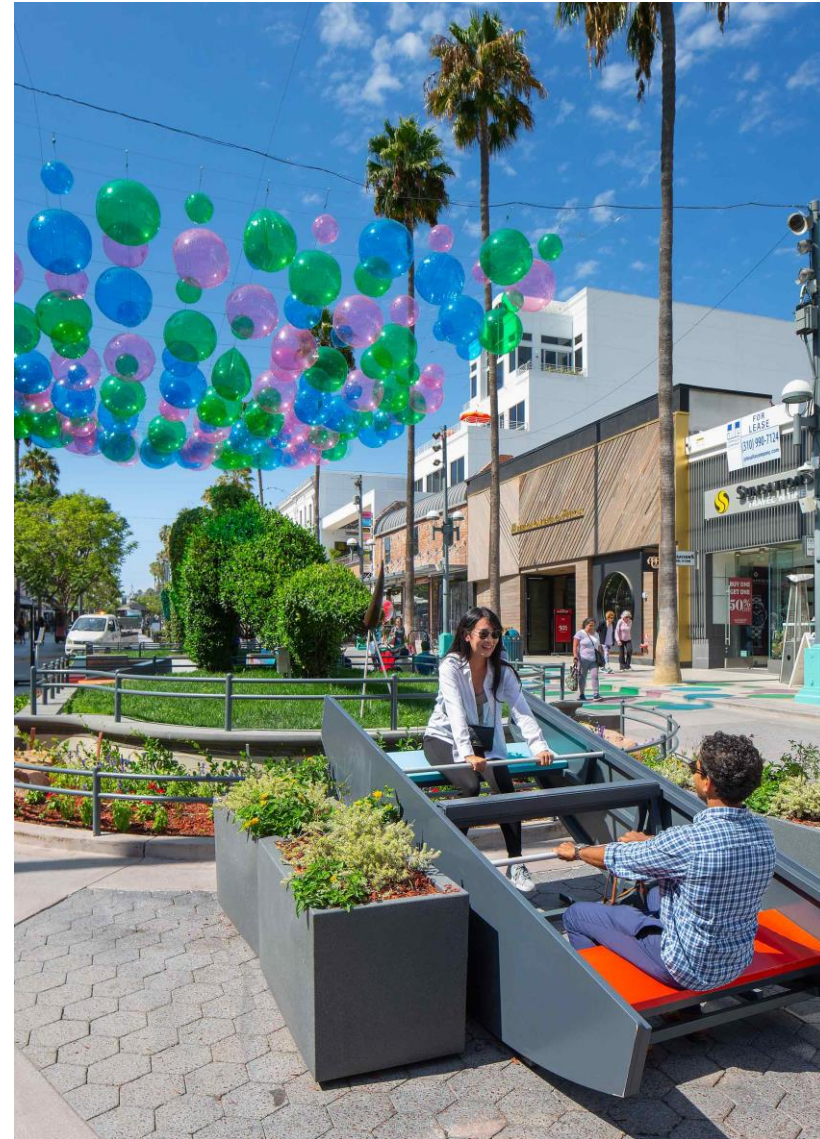
3rd Street Promenade



Street View



Aerial View



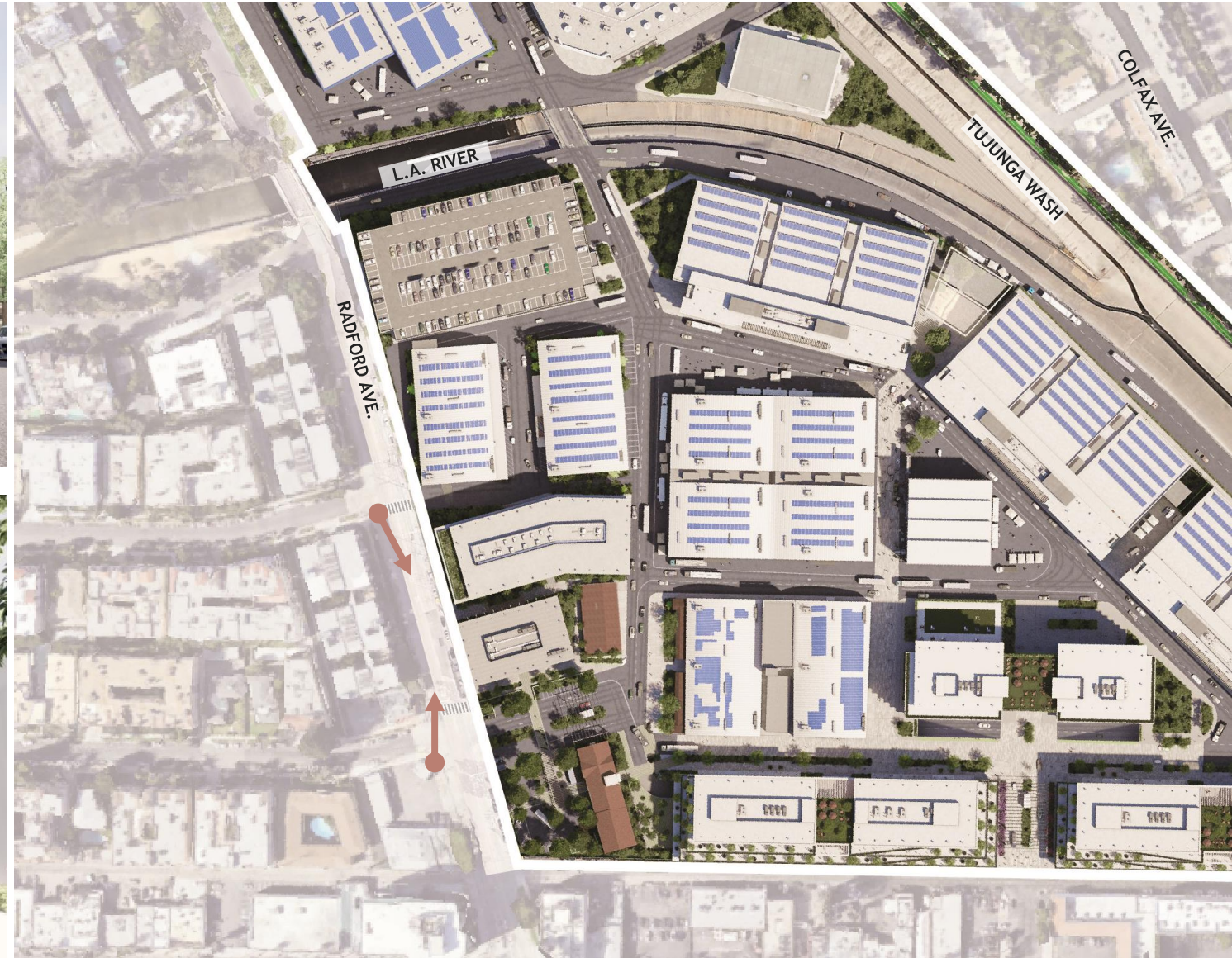
VENTURA EDGE PROPOSED

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RADFORD AVE SOUTH LOT PROPOSED

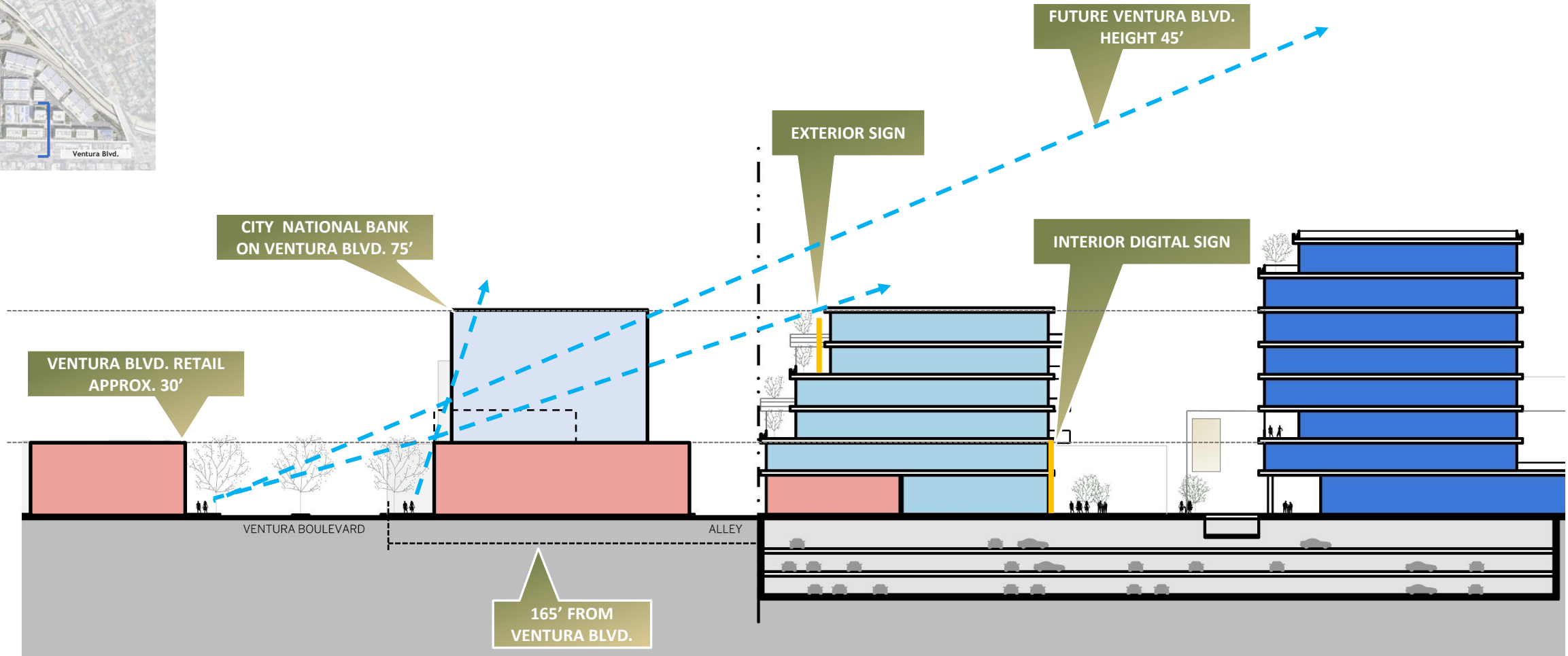
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RADFORD AVE NORTH LOT PROPOSED



VENTURA BLVD EDGE - LAYERED HEIGHT



VENTURA BLVD. NORTH SIDE

Radford



VENTURA BLVD. SOUTH SIDE

Radford



RADFORD STUDIO CENTER **PROPOSED**



Sound Stage	450K SF
Production Support	300K SF
Production Office	725K SF
Creative Office	700K SF
Retail	25K SF

TOTAL **2,200,000 SF**

IMPROVING HEALTH AND WELLNESS

Radford



Food & Beverage



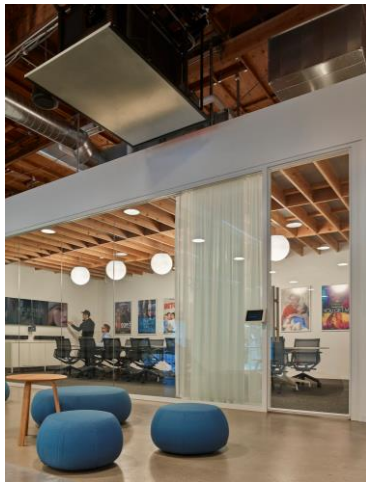
Focused Work



Options of Where to Work



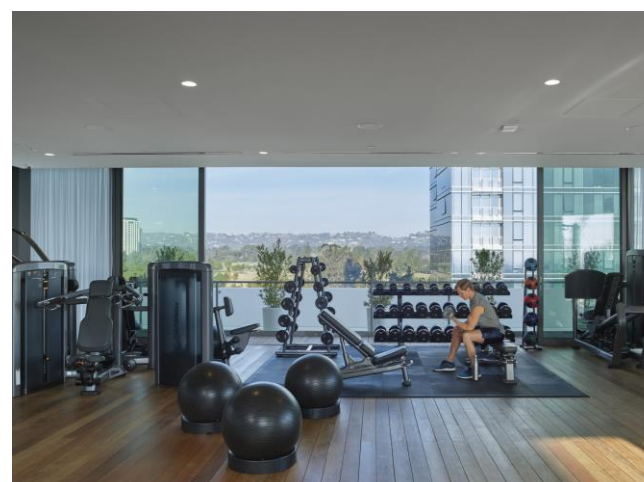
Access to Nature



Collaborative Work



Recreation



Health & Wellness



Rest Space

LARGEST ALL-ELECTRIC STUDIO IN LOS ANGELES

Radford



Locating EV chargers throughout RSC



Installing solar infrastructure



Converting to electric studio scissor lifts, forklifts & carts



Converting Lighting to LED Fixtures



Utilizing alternate energy sources



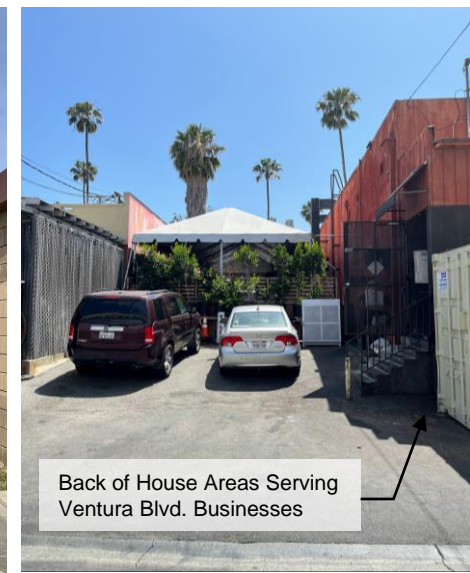
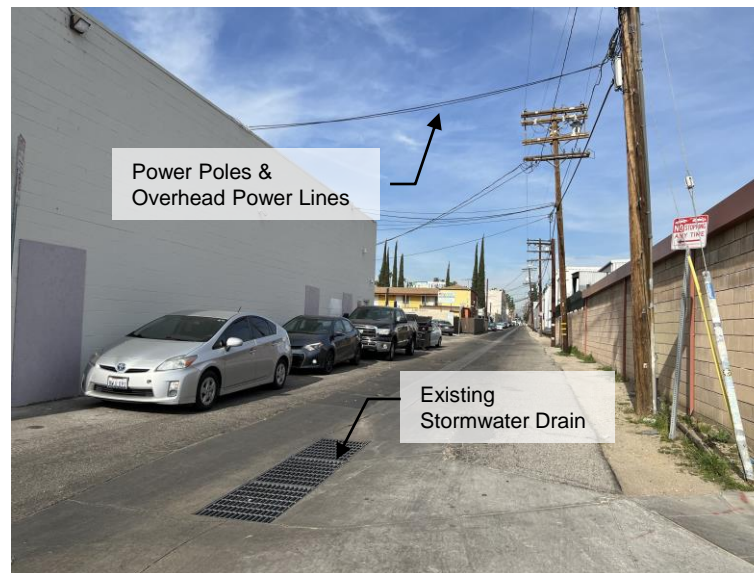
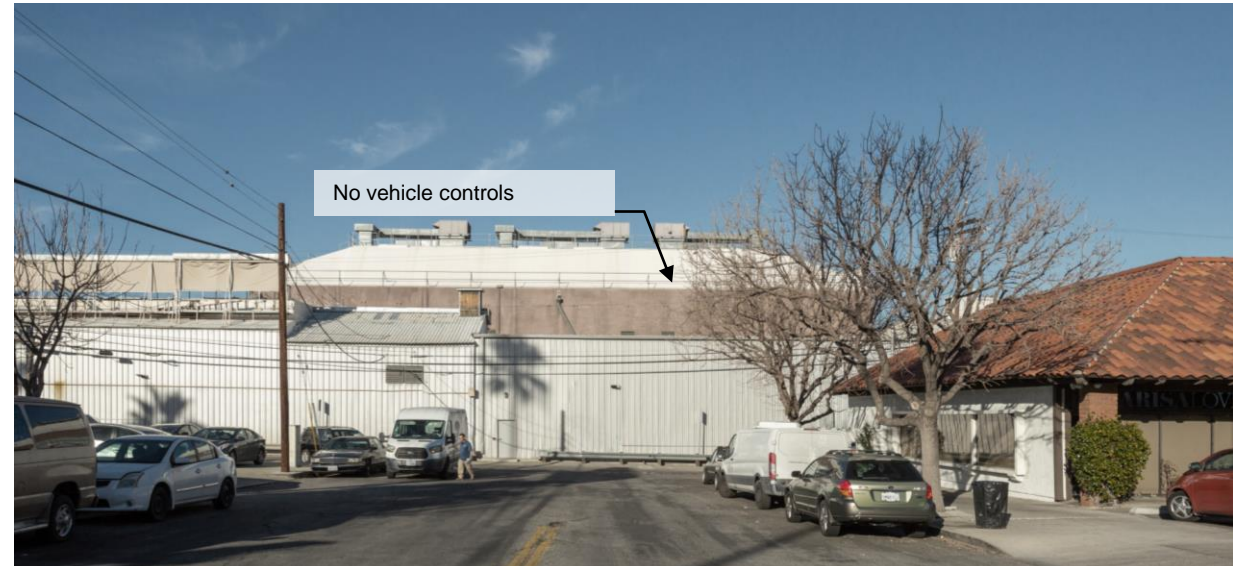
Implementing energy efficient building controls

UTILIZING LOW-WATER & NATIVE PLANTING PALETTE

Radford



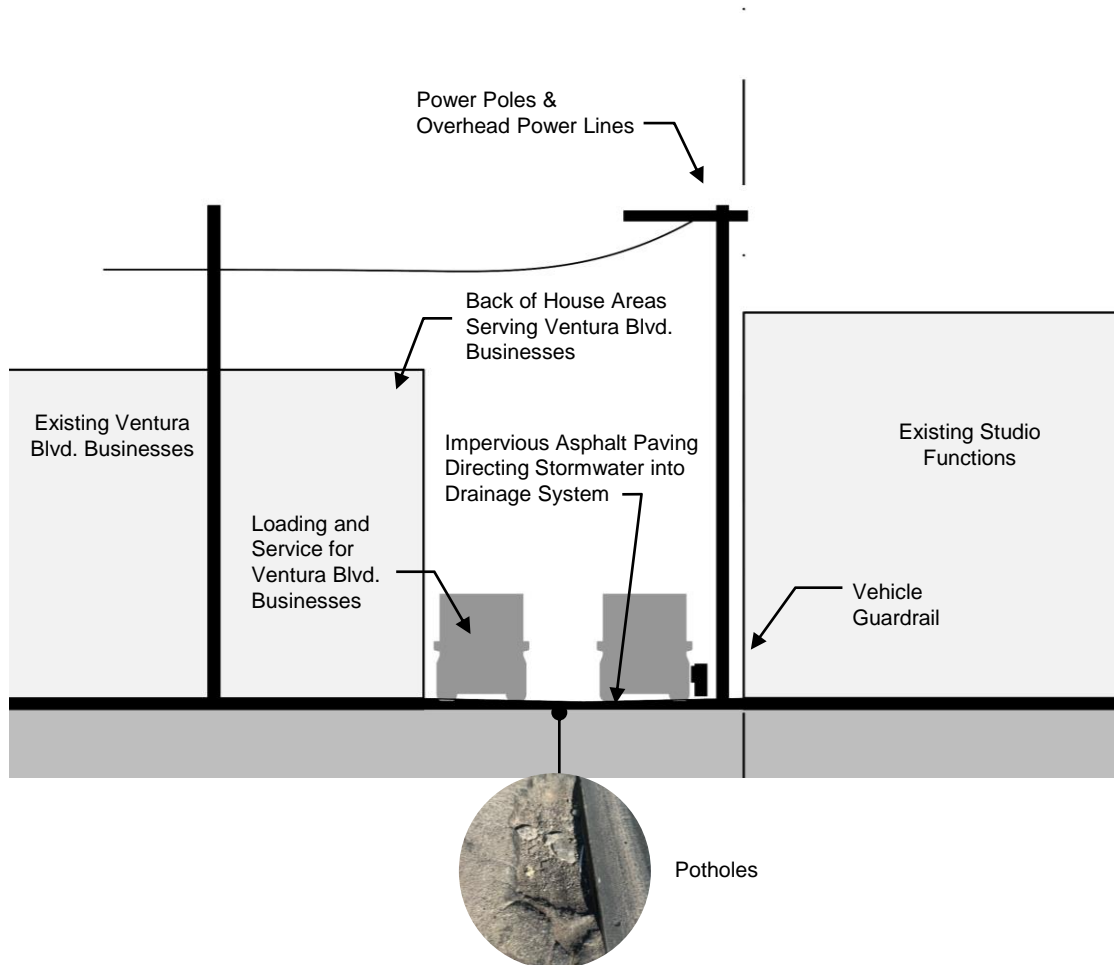
VENTURA BLVD ALLEY TODAY



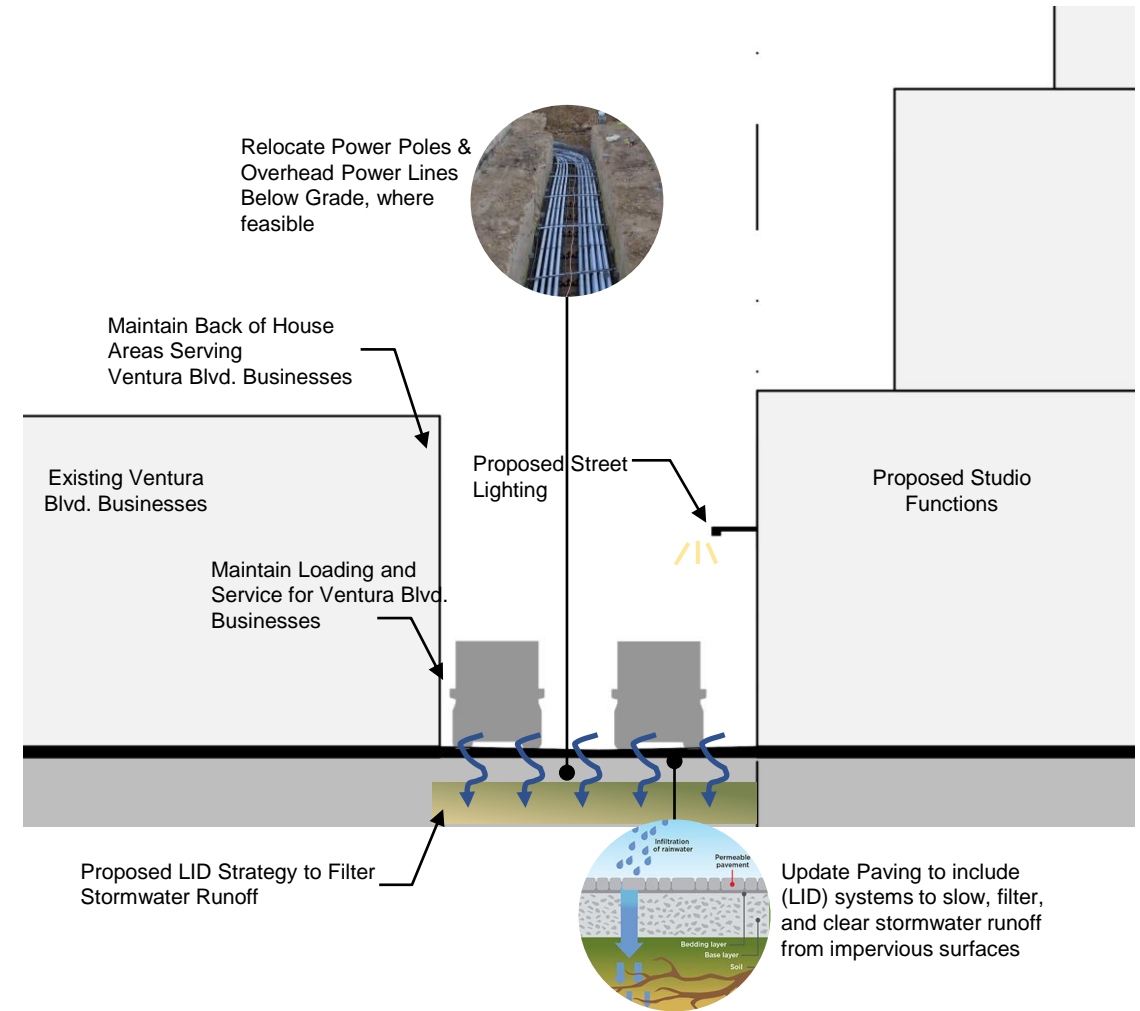
VENTURA BLVD ALLEY IMPROVEMENTS PROPOSED



Existing Alley Section
30' Fully Dedicated Alley



Improved Alley Section
30' Fully Dedicated Alley



IMPLEMENTING LEED GOLD BEST PRACTICES



Leadership in Energy Efficiency and Design (LEED) is a globally recognized sustainable design framework that offers recognition for projects that design and operate buildings sustainably.

LEED focuses on holistic sustainability and offers recognition for the following sustainable design categories.

- Integrated Design
- Sustainable Site
- Location & Transportation
- Water Efficiency
- Energy Efficiency
- Materials & Resources
- Indoor Environmental Quality
- Innovation
- Extra Credit for Regional Priorities

LEED is a points-based certification system.

Radford Studio Center will target LEED Gold, or equivalent, which requires 60 points.



Materials & Resources



Passive Energy & Daylighting Strategies



Construction Waste Reduction



Indoor Environmental Quality



Passive Cooling Strategies

A HOLISTIC SUSTAINABLE VISION

Radford



BOOSTING THE LOCAL ECONOMY

Radford

\$1.77B

Total Economic Output During Construction

\$4.34B

Total Annual Economic Output when Operational

\$45M

Total Local Area Annual Output from Employee Spending

The Radford Studio Center Development Project - An LAEDC Economic Impact Study

12.19.2022

AD HOC AREAS OF FOCUS DISCUSSED TONIGHT (8/14/2024):

- RSC Plans/ Elements
- River Engagement
- Internal Parking/ Access
- Visual Impacts
- Ventura Alley- Improvements
- Ventura Alley- Businesses

AD HOC AREAS OF FOCUS FOR NEXT PRESENTATION (TBD)

- Traffic
- TDM/ Mobility
- External Parking/ Access

The logo for Radford Studio Center, featuring the word "Radford" in a white, elegant script font, with "STUDIO CENTER" in a smaller, white, sans-serif font directly below it.

Radford
STUDIO CENTER

THANK YOU

Hello @RadfordStudioCenter.com

(818) 626-5940

@RadfordStudioCenter  