

**STUDIO CITY NC RADFORD STUDIO CENTER AD HOC COMMITTEE**  
**JULY 10, 2024 QUESTIONS & REQUESTS**

**Ventura Alley**

- South of the Studio between Radford and Colfax is an opportunity for community benefit because the area has been problematic historically. Can the Project work with the various City departments to improve the public alley and address existing deficiencies?
- **Possible security/ aesthetic / public utility improvements**
  - What are the city requirements for public alleys?
  - How will the alley be overall improved?
  - Can the thoroughfare be widened?
  - Can a pocket park be accommodated?
  - Can the public utilities be buried or relocated to remove the unsightly poles and wires?
  - Is there an opportunity for a landscaped and lighted pedestrian path through this area? What would be the constraints or limitations to pursuing the above?
  - Can the aesthetic treatments and infrastructure improvements used here be repeated in the alleyway to the west between Radford and Valleyheart? This would allow the creation of a pedestrian-friendly, inviting aesthetic that would spread throughout the surrounding neighborhood.
  - Can it be turned into an amenity and resemble Ventura Place for example.
  - What are the opportunities/constraints to the above ideas?
- **Ventura businesses along alley**
  - What functions does the alley provide to local businesses and what are their current operational needs along the alley?
  - Is there an opportunity for RSC to better organize the parking and service areas for the businesses?
- **Green alley elements**
  - What are the elements of a green alley? (low thermal surfaces, water recapture and stormwater management, other?)
  - What are the City requirements/process to implement a green alley?

**Visual Impacts / Frontages / Plan Exhibits**

- **Visual Impact?**
  - Can you provide clearer setback, stepback, and height diagrams?
    - Need better explanation to show how stepbacks in upper floors are designed to give the perception to a pedestrian that they are looking at, for example, a four, not six-story structure?
  - Can you provide graphics to support this and a list of other efforts to minimize creating imposing scale on the neighborhood would be helpful in that conversation?

- **How will all frontages be improved generally?**
  - **Colfax frontage**- Do the setbacks allow for a pocket park along this frontage?
  - **Radford Frontage**- will setbacks remain the same as today, will there be restoration of the Art Walk, or are other improvements included?

**Can you clarify and explain RSC plans/elements?**

- Clearer basecamp exhibits and circulation plans?
  1. Passenger vehicles, production trucks, mobility
- Landscape plans - spaces for pocket parks and tree species
- Plan to achieve LEED GOLD (or its equivalency)
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- Current enforcement plans of current turn restrictions at Seder parking structure

**Parking**

- Explain the Project-wide approach to parking, including physical and operational components. How was the total parking plan developed?
- Can you prepare a graphic that shows the full scope, location, and number of proposed parking spaces?
- Parking:
  - 
  - How will project address concerns about studio parking in the adjacent Neighborhoods and a lack of parking in the Ventura Boulevard
  - How did the past efforts of sharing parking with Carpenter School work in the past – request from community or something HCP offered? Was it successful?
  - How would community access Radford Parking? To what potential level/volumes?
    1. Carpenter Community Charter?
    2. Daytime retail?
    3. Evening and weekend restaurant patrons?
    4. Sunday morning Farmers Market?

**TDM Plan:**

- We understand 8,000 employees with a 15% adoption of TDM Plan, which supports alternative commuting platforms still leaves the need for 6,800 spaces.
- How will Radford achieve 15% TDM requirements?
  - There is mention of the shift to office roles expanding as a percentage of the total work force in production. If 45% of the workforce is "office"(3,600), that yields 4,400 staffers who will work nontraditional shifts (not 9a-5p). Are there different strategies for these two groups of staffers?
- What are TDM models of success
  - Locally? What percentages are they achieving?
  - Other studio facilities to use as comparison? Comcast NBCU and FOX were used as success stories in this sort of program.

- o Is there public data that can be used to allay community concerns?
- How is responsibility for implementation and monitoring of program success allocated between Radford and their independent clients?
- Dates when traffic counts in neighborhood (particularly Landale Sq) were taken and diagrams that include Landale square noted on maps
- What is the plan for the Mobility hub? Can you provide graphics of how mobility hubs will work, including North Mobility Hub traffic study accounts for implementation of Mobility Plan / Bike Lane on Moorpark
- Queuing plans, timing assumptions for entrance/queuing, and how queuing plans differ with and without Moorpark Bridge

**Signage:**

- **Can you provide greater detail and clearer graphics on signage plan, including digital signage?**
  - o There is concern about the amount and location of signage. This includes potential large format wall graphics in addition to digital displays.
  - o Will billboards be allowed? What type of signs are proposed?

**River Open Space**

- Please explain how RSC is providing improvements as part of the LA River Master Plan.
- Please further describe the improvements that the City of Los Angeles will undertake.
- What are the River Master Plan enhancements without the proposed Moorpark Driveway Bridge?
- Can Radford support the refurbishing of the River Greenway on the south side of the River between Laurel and Radford to help tie the project better into the community at large?
- Can Radford provide greater landscape and create public greenspace on the North side of the River?
- What is the use of River Road? Will there be future parking along fire lane