Presentation on the University Park Development Project
Goals of the Master Plan

**District 1 – University Park Academic Core:**
- 161 acres
- 1.5 million square feet academic uses, mainly teaching & research
- Preserve historic gems
- Allow ample green space
- Approximately 200 new beds Undergraduate housing

**District 2 – University Park East Area:**
- 28 acres
- 500,000 SF academic/ administrative space
- No housing planned

**District 3 – University Village/Cardinal/Century:**
- 35 acres
- 300,000 SF academic uses
- 200,000 SF conference uses
- 160,000 SF of area-serving retail uses
- Housing for 5,400 students (about 2.0 million SF)

**District 4 – North of Jefferson:**
- 56 acres
- Allow for University-serving/related uses
- Housing: - University-owned housing for up to 1,000 students
  - Private sector opportunities

**District 5 – North University Park East:**
- 75 acres
- Allow for University-serving/related uses
- Academic uses along Figueroa
- Retail uses along Figueroa
- Housing
  - Infill on existing parcels to replace aged stock.
  - Along Figueroa in association with retail and/or academic
  - Private sector opportunities

**District 6 – North University Park West:**
- 98 acres
- Allow for University-serving/related uses
- No University development planned
- Respect historic overlay zone
## Specific Plan - Notice of Preparation (NOP)

<table>
<thead>
<tr>
<th>Use</th>
<th>District 1 Academic Core</th>
<th>District 2 University Park East</th>
<th>District 3 UV/Cardinal/Century</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Academic/University Serving</td>
<td>1,500,000 SF(^1)</td>
<td>500,000 SF(^3)</td>
<td>500,000 SF</td>
<td>2,500,000 SF</td>
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<tr>
<td>Retail/Commercial</td>
<td></td>
<td></td>
<td>350,000 SF</td>
<td>350,000 SF</td>
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<tr>
<td>Housing</td>
<td></td>
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<tr>
<td>Square Feet</td>
<td>70,000 SF(^2)</td>
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<td>2,065,000 SF</td>
<td>2,135,000 SF</td>
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<tr>
<td>Student Beds</td>
<td>200 Beds(^2)</td>
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<td>5,200 Beds</td>
<td>5,400 Beds</td>
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<tr>
<td>Faculty units</td>
<td></td>
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<td>250 Units</td>
<td>250 Units</td>
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<td>Hotel/Conference</td>
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<td>165,000 SF</td>
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<td>Lab School/ Community Education Academy</td>
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<td>80,000 SF</td>
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<td>Total</td>
<td>1,570,000 SF</td>
<td>500,000 SF</td>
<td>3,160,000 SF</td>
<td>5,230,000 SF</td>
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</tbody>
</table>

1 There is currently 2,616,189 square feet of Academic/University Serving space in District 1 – Academic Core
2 There are currently 3,415 student beds in dormitories comprising 616,529 square feet in District 1 – Academic Core
3 There are currently 4 buildings comprising 574,700 square feet in District 2 – University Park East
View of New Walk Street
View from Gavin Herbert Plaza
View of New Town Square
View Across Hoover Street
View of Jefferson Blvd Street Section
Economic Benefits of Project

• $1.1 billion construction-related economic impact to Los Angeles County economy
• $2.8 million in one-time revenue to the City from construction
• $1.7 million annually in revenue benefits to the City from Operations
• 12,000 new jobs – approximately 4,000 construction jobs and 8,000 permanent jobs
• $3.8 million in tax increment to the CRA through year 2030. This is the single largest addition of tax increment revenue in South Los Angeles.
Community Benefits of Project

• Job opportunities for community residents (construction and operations) through USC’s Local Hiring Initiative

• Substantial new student housing will attract students away from local neighborhoods, thus lowering rents for community members

• Quality community-serving retail with full service grocery store, drug store, sit-down restaurants and cinema

• Ample and accessible open space that serves the university and community (farmers markets, concerts, etc.)

• Improved pedestrian safety along Jefferson Boulevard for both students and community members