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# Community Meeting: UCLA Research Park Project

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# Agenda

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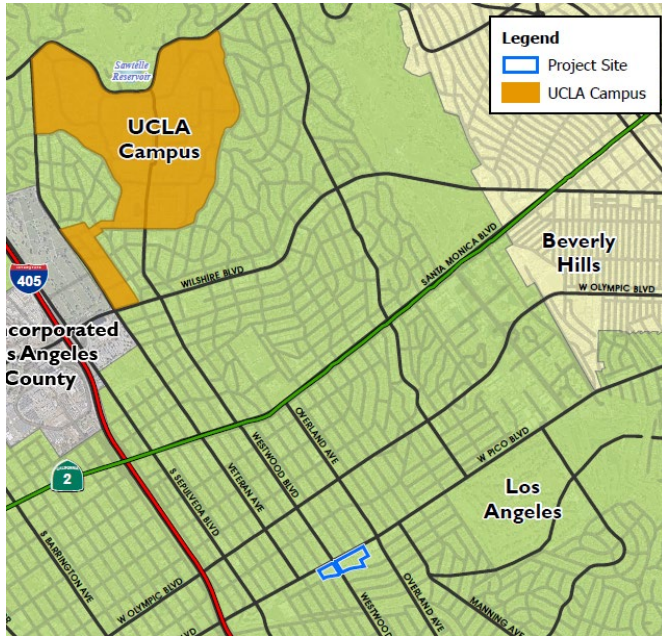
1. Welcome and Introductions
2. Project Background and Need
3. UCLA Research Park Project Details
4. Project Construction Schedule and Delivery
5. CEQA Overview and Impacts
6. Public Comments

# Project Background and Need

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- **2022:** The State allocated funding to establish the California Institute for Immunology and Immunotherapy at UCLA to promote collaborative scientific research and maintain California's leading edge in biotechnology
- **2023:** UCLA purchased the Project site, in part using State funds, to create a state-of-the-art, multidisciplinary research and innovation hub, referred to as UCLA Research Park
- **2026:** UCLA Research Park proposes adaptive reuse of approximately 744,400 gross square feet (GSF) of occupiable floor area within the existing buildings, with interior improvements and limited new construction.
- Renovation of existing buildings will minimize environmental impacts and achieve cost efficiencies compared to constructing a new facility
- Strategic location near UCLA's Westwood campus, while promoting industry partnerships

# Project Site Location



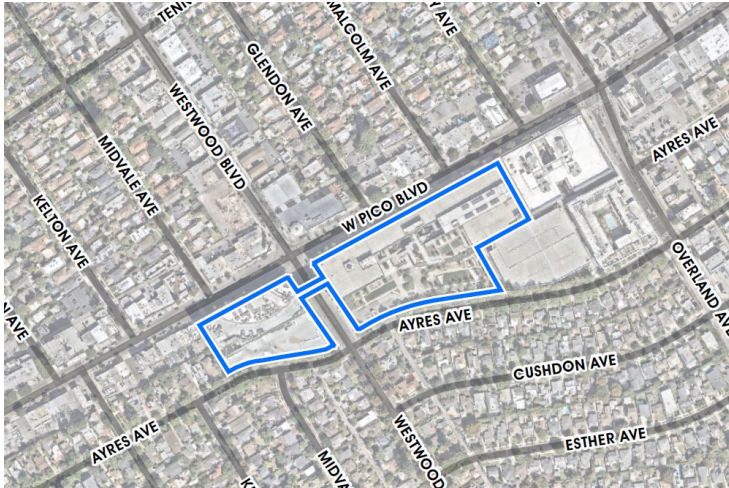
Location at Pico & Westwood Boulevards

- 10800 W. Pico Boulevard (Research Park East)
- 10850 W. Pico Boulevard (Research Park West)

Two miles south of the UCLA campus in Westwood

Former Westside Pavilion shopping center site

# Project Site Aerial Photo & Stats



- 9.3-acre site
- Existing floor area: 744,400 GSF + 489K GSF parking
- Site includes two buildings associated with the shopping center (modified prior to UCLA's property acquisition) and a connecting enclosed pedestrian bridge across Westwood Blvd
- Google began renovations in 2018 to create high-tech/creative office space in the east building

# Existing Site Conditions – Photos



View of the Project site looking southeast  
(Research Park East, Pico façade)

View of the Project site looking southwest  
(Research Park West, Pico façade)



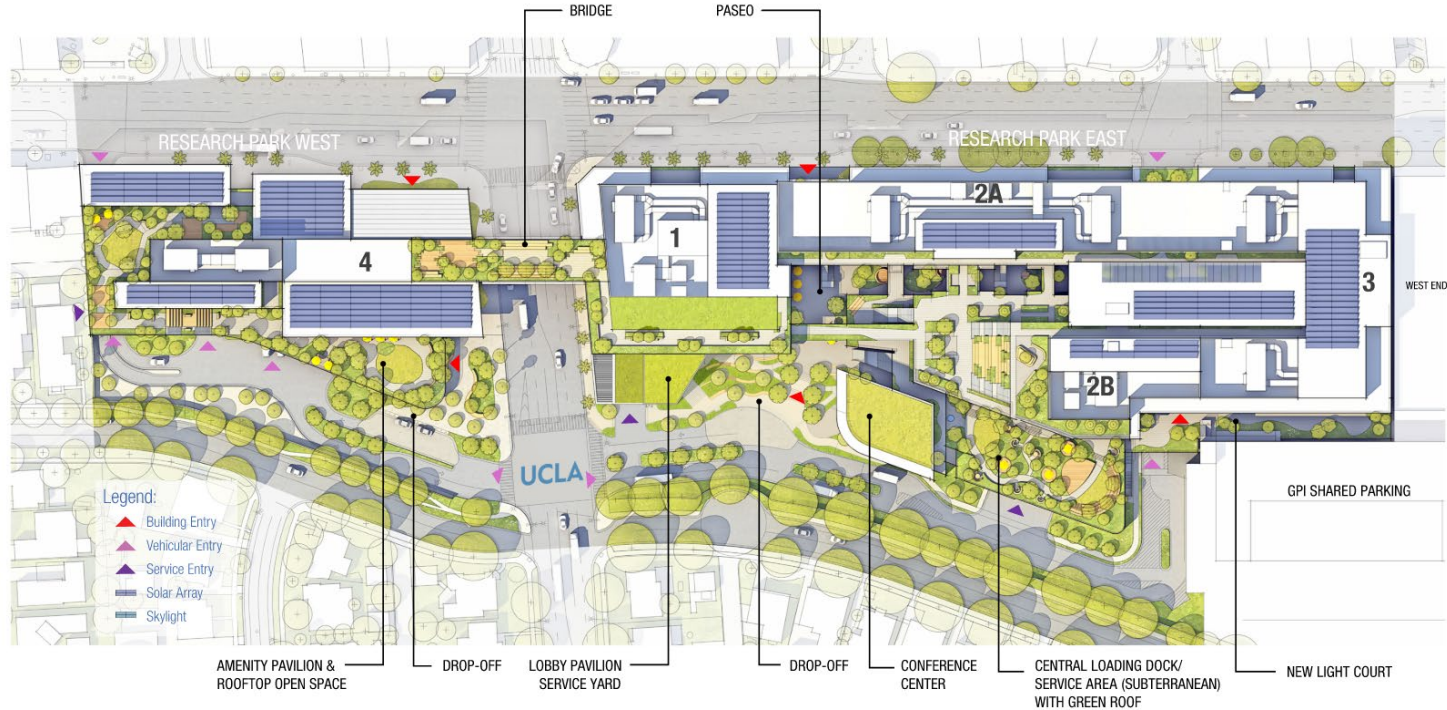
# UCLA Research Park Vision

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## The UCLA Research Park . . .

- Will be a dynamic place where UCLA faculty, staff, students and postdoctoral scholars conduct **problem-driven, multidisciplinary, collaborative research** with external industrial, institutional, academic, and government researchers
- Will serve as a vibrant interface between innovators and the public and will amplify the **translation of innovation to the marketplace**
- Will be **transformative intellectually and economically** for UCLA, the Los Angeles community, and California
- Will **invigorate external relations** including that with the neighborhood; the greater Los Angeles area; local, state and national government; industry; and the broad academic community
- Will **strengthen and grow the supportive constituency for UCLA** locally, state-wide, nationally and internationally

# Conceptual Site Plan



# UCLA Research Park Program Summary

Proposed Uses	Research Park East Blocks 1, 2A, 2B and 3 (GSF)	Research Park West Block 4 (GSF)	Total Floor Area (GSF)
<b>Program Floor Area</b>			
Wet and Dry Laboratories	233,500	37,700	271,200
Office	189,300	25,100	214,400
Meeting and Assembly Space	37,000	15,400	52,400
Common and Circulation Areas	171,100	87,600	258,700
Food Service	4,300	10,400	14,700
<b>Total Program Area</b>	<b>635,200</b>	<b>176,200</b>	<b>811,400</b>
<b>Non-Program Area</b>			
Central Loading Dock	18,900	0	18,900
Mechanical Areas <sup>2</sup>	20,100	10,000	30,100
Subterranean Parking (Area)	54,700	434,500	489,200
Subterranean Parking (Spaces)	84 spaces	1,029 spaces	1,113 spaces
<b>Total Non-Program Area</b>	<b>93,700</b>	<b>444,500</b>	<b>538,200</b>
<b>Other Uses</b>			
Open Space	25,700	3,300	29,000
Additional Parking — Per Use Agreement at Adjacent Structure			400 spaces

# UCLA Research Park – Aerial Rendering

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# Envisioned Opportunities for Collaborators

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- Partnerships with companies, government labs and other institutions
- Leased space for startup, early stage and established companies
- Limited space for confidential research and development activities
- Collaborations with UCLA researchers; early emphasis on immunology/immunotherapy and quantum technology
- Access to state-of-the-art core facilities at UCLA and in the Park
- Facilitated agreements on joint intellectual property

# Research Park East – Main Entry & CII

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# Research Park East – Conference Center



# Research Park East – Paseo & Atrium



# Research Park West – Open Space Amenity

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# Preliminary Development Timeline

Phase / Location	Project Components	Approximate Area (GSF)	Construction	Occupancy
<b>Phase 1</b>				
Research Park East	Core/Shell: Blocks 1, 2A, 2B TIs: Block 1 (Levels 1-3) New lobby pavilion	270,400	2026-2028	Late 2027-2028
	Mechanical areas & initial buildout of central loading dock	28,300		
Research Park West	Preliminary seismic work to allow parking to be used in support of Research Park East	-	2026-2028	Late 2027-2028
<b>Phase 2</b>				
Research Park East	TIs: Block 1 (Level B1), Block 2A (Levels 2 & 3), Block 2B (Levels 1-3)	160,000	2027-2028	2028-2029
	Rooftop mechanical areas	6,700		
<b>Phase 3</b>				
Research Park East	TIs: Block 2A (Levels B1 & 1), Block 2B (Level B1)	57,200	2028-2029	2029-2030
<b>Phase 4</b>				
Research Park West	TIs: Block 4 New amenity pavilion	176,200	2029-2031	2032
	Rooftop mechanical areas	10,000		
	Full seismic retrofit to SPR IV	-		
<b>Phase 5</b>				
Research Park East	TIs: Block 3 New conference center	133,500	2031-2034	2035
	Rooftop mechanical areas	14,100		
	Remaining (interior) buildout of central loading dock	4,000		
		-		

Phased construction from 2026 to 2036

Majority of work within building interiors (core and shell work, tenant improvements, seismic retrofit at RP West)

Limited new construction/building additions

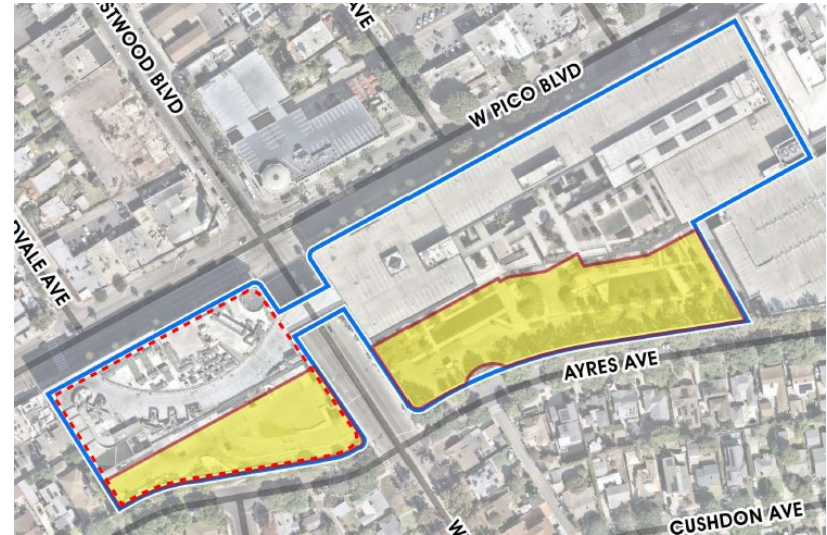
New mechanical areas & central loading dock

New outdoor terraces & landscaping

Limited earthwork

# Project Disturbance Limits & Earthwork

- Physical impact area for exterior improvements totals 3.2 acres (yellow areas)
- No mass grading
- Max depth of excavation: 10' in areas of new construction; 3.75' below parking level P5 for seismic work at Research Park West (red dashed line)
- Estimated 8,145 cy soil export; no soil import
- All “protected” trees (sycamores, oaks) to be removed would be replaced at a minimum 2:1 ratio; most recently planted by Google



# What is CEQA?

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## California Environmental Quality Act

### **CEQA Statute**

PRC Sections 2100-21189

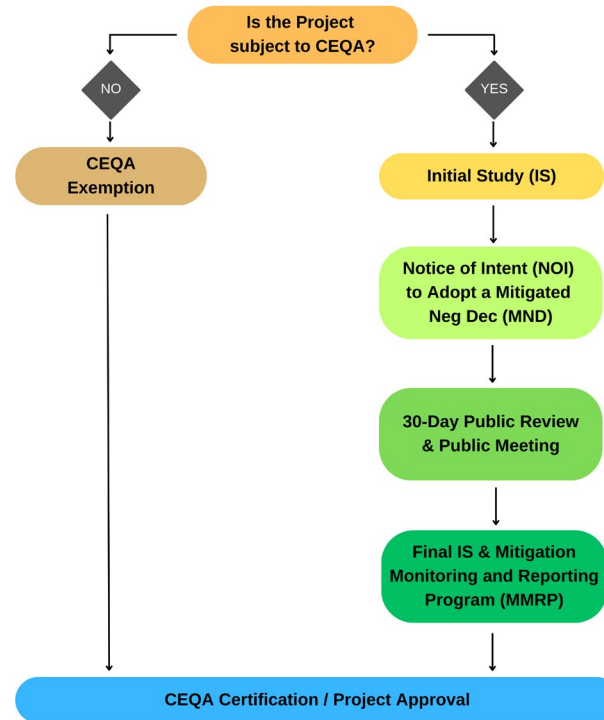
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### **CEQA Guidelines**

CCR Title 14, Div. 6, Ch. 3, Sections 1500-15387

CEQA is intended to inform government decision-makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage.

# CEQA Process



# CEQA Analysis

## Aesthetics

**Impact:** No impacts  
**Measures:** Applicable LRDP  
MMs

## Cultural Resources

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PP and MMs

## Hazards & Hazardous Materials

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs

## Noise

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs and MMs **with Project-  
specific revisions**

## Transportation

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs

## Agriculture & Forestry Resources

**Impact:** No impact  
**Measures:** None

## Energy

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs and MMs

## Hydrology & Water Quality

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PP and MM

## Population & Housing

**Impact:** Less than significant  
impacts  
**Measures:** None

## Tribal Cultural Resources

**Impact:** **Less than significant  
with mitigation**  
**Measures:** Applicable LRDP  
PP and MMs **plus MMs RP  
TCR-1 through TCR-5**

## Air Quality

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs and MMs

## Geology and Soils

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs and MMs

## Land Use & Planning

**Impact:** Less than significant  
impacts  
**Measures:** None

## Public Services

**Impact:** No impacts  
**Measures:** None

## Utilities & Service Systems

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs

## Biological Resources

**Impact:** Less than significant  
impacts  
**Measures:** Applicable LRDP  
PPs and MMs

## Greenhouse Gas Emissions

**Impact:** Less than significant  
impacts  
**Mitigation:** Applicable LRDP  
PPs

## Mineral Resources

**Impact:** No impacts  
**Measures:** None

## Recreation

**Impact:** Less than significant  
impacts  
**Measures:** None

## Wildfire

**Impact:** No impacts  
**Measures:** None

# Project-Specific Measures

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## PROPOSED MITIGATION – TRIBAL CULTURAL RESOURCES

- **MMs RP TCR-1 & TCR-2:** Require Native American monitors during ground-disturbing activities.
- **MMs RP TCR-3 & TCR-4:** Specify procedures in the event of an unanticipated discovery of a tribal cultural resource.
- **MM RP TCR-5:** Specifies procedures in the event of an unanticipated discovery of Native American human remains or associated funerary objects.

## PROJECT-SPECIFIC REVISIONS TO ADOPTED MEASURES – NOISE

- **PP 4.9-7(a):** Limits weekday exterior construction activities to 7 am to 7 pm.
- **MM 4.9-7:** Specifies the locations of 12' sound walls along the southern and western property lines near adjacent residential uses.

# Public Comments

# Thank You

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