

September 26, 2017

Sandra Villalobos
President, Westlake North Neighborhood Council
Central City Neighborhood Partners (CCNP)
501 S Bixel Street
Los Angeles CA 90017

Dear Ms. Villalobos:

Thank you for the opportunity to share the proposed project at 1930 Wilshire Blvd., also known as the Lake on Wilshire, with your Neighborhood Council. As presented previously, the Lake on Wilshire seeks to transform an existing 1.64-acre project site in the Westlake/MacArthur Park community into an exciting transit-oriented, mixed-use project that will help revitalize the area.

The heart of the Lake on Wilshire project is a five-story multi-cultural community center that will house a culturally-inclusive learning and exchange center, an art gallery, classrooms, performing arts auditorium and an outdoor plaza with seating and dining. The multi-cultural and performing arts center will be available to the community and provide much-needed programming such as English and citizenship classes, computer literacy courses, and other services that include the use of community rooms, classroom space and the stage.

The project includes a residential building that is expected to have as many as 478 new housing units. The project will include on-site amenities such as neighborhood-serving retail, restaurants, cafes and a landscape rooftop observation deck featuring views of the Hollywood sign and the downtown Los Angeles skyline. The Project will preserve and restore the historic Wilshire Medical Building into a full-service, high-quality 220-room hotel for tourists, business travelers, performing arts center guests and others visiting Los Angeles. The project will also provide much needed parking. This will benefit residents as well as local businesses that do not have enough parking for customers.

The Lake on Wilshire project will create 1,252 full and part-time construction jobs and 239 full and part-time operations jobs. The project will produce \$358.2 million in total economic output and generate \$4.2 million in tax revenue annually for the City of Los Angeles. It will provide \$83.7 million in net fiscal income to the City's general fund over a 25-year period.

The Lake on Wilshire project represents Dr. Walter Jayasinghe's (Dr. J) commitment to the Westlake/MacArthur Park community, where he has been an active community leader for the past 40 years. Dr. J emigrated from Sri Lanka in 1972, and has lived and worked in this community ever since. In 1978, Dr. J opened one of the community's first 24-hour, walk-in medical clinics at Alvarado and Seventh Street. He has provided medical care to some of Los

Angeles' poorest neighborhoods. Since 1992, Dr. J has owned and operated the Wilshire Medical Building, often turning the first floor into a gathering area for local community groups and families.

Dr. J cares deeply about the Westlake/MacArthur Park community, and the Lake on Wilshire team has worked over the past year to reach out to community groups, local non-profit organizations, area institutions, local park organizations, fire and police departments, and several neighborhood councils. Dr. J incorporated community feedback into the current proposal and won support from many organizations, including the MacArthur Park Neighborhood Council, MacArthur Park Advisory Board, Good Samaritan Hospital, and from members of the Community-Police Advisory Board in Rampart.

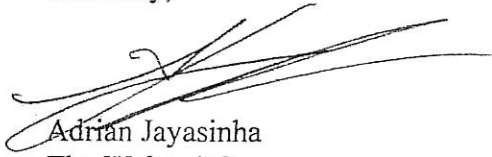
To respond to questions and concerns raised by your neighborhood council and as part of the overall public outreach process, the project has committed to provide the following important community benefits and services:

- **Local Hire Commitment with Priority for Local Residents:** The Lake on Wilshire has signed project labor and hotel union neutrality agreements. It has committed to local hire, and a community recruitment, job training and local outreach program. We have committed that 30 percent of the project's construction will be done by local residents, youths, veterans and college students living within five miles of the project site. The project will contribute to Unite HERE to assist local residents with job training associated with the new hotel.
- **Affordable Housing:** The project will provide 39 units (11 percent) of much-needed affordable housing on site. It will also partner with New Economics for Women (NEW) to contribute \$2 million to preserve and rehabilitate NEW's existing 60 units at La Posada for very low-income (40 percent AMI) residents. La Posada is currently facing financial difficulties, and the Lake on Wilshire contribution will help keep women and their children in housing.
- **Local Partnerships and Public Benefit Fund:** The project will create partnerships with local job-skills training programs and community-based organizations to assist local residents, youth and minority/disadvantaged businesses with work opportunities associated with the multi-cultural center. The project will create a \$450,000 public benefit trust fund to be administered by L.A. City Council District One for (a) wireless internet access; (b) education, SAT/ACT classes, college preparation and literacy; (c) emergency rental assistance; (d) small business loans and/or training programs; (e) sick-child day care services. The project will also contribute to the Rampart Police Division for MacArthur Park security cameras and related equipment to enhance security in the area.
- **Community Access to the Multi-Cultural Center:** The project is committed to robust neighborhood programming, such as health, job, art and cultural fairs as well as musical concerts and other neighborhood enrichment programs. The project will include free access to a community room and occasional free admission to events, galleries, and exhibits.

- **Sustainability:** The Lake on Wilshire will meet the highest standards of sustainability. It incorporates many on-site water conservation, water reclamation and energy-efficient strategies, including rooftop solar. The Lake on Wilshire will utilize drought-tolerant landscaping, a comprehensive recycling program, electric vehicle car charging stations and bicycle parking and storage

The Lake on Wilshire team is happy to answer any additional questions you may have. We truly appreciate your continued interest in the project and look forward to further developing our important partnership with your Neighborhood Council. If you have any questions, please contact me at 213-413-4046. Thank you for your consideration.

Sincerely,



Adrian Jayasinha
The Walter J Company