

CITY OF LOS ANGELES

CALIFORNIA



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DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL

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April 9, 2008

Ms. Andrea Galvin
Office of the Chief Legislative Analyst
200 North Spring Street, Room 255
Los Angeles, California 90012

RE: RFP for Mangrove Tract: Proposal by 1st & Alameda Partners, LLC

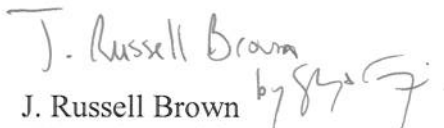
Dear Ms. Galvin:

At its regularly held public meeting on April 8, 2008, the Board of Directors of the Downtown Los Angeles Neighborhood Council ("DLANC") voted to submit the following comments with respect to the proposed Mangrove Tract project proposal ("Project") submitted by 1st and Alameda Partners, LLC, pursuant to the motion passed on March 26, 2008 by DLANC's Planning & Land Use Committee.

DLANC supports the Project's transit-oriented design, and focus on pedestrian circulation within the site. In addition, we appreciate the Project's emphasis on sustainability and employment growth. Other elements supported by DLANC include the variation of proposed building heights to reduce massing impacts and inclusion of ground floor space for cultural uses.

DLANC has not reviewed any other proposals for this site, and may submit letters regarding alternative proposals at a future date. Please provide a copy of any notices or decisions relating to the proposal to DLANC at the address listed above. Thank you for your attention to this matter.

Very truly yours,


J. Russell Brown
DLANC President

Very truly yours,


Shiraz D. Tangri
DLANC Planning & Land Use Committee Co-Chair

CC: Greg Fischer (Planning Director, Council District 9)
Councilmember Jan Perry (Council District 9)
James A. McDermott, Jr. (Niemann Properties)