LINDERO TERRACE

City Council Study Session

April 26, 2023

Rose Equities Garden Communities
Respectfully Submitted to the Members of the City Council

- Mayor Ray Pearl
- Mayor Pro Tem Ned E. Davis
- Councilmember Kelly Honig
- Councilmember Susan McSweeney
- Councilmember Brad Halpern
Word Cloud

Santa Monica Mountains  Home Office  Lifestyle  Relaxed Enchanting Sustainability  Walkable  Casual  indoor-outdoor living

California Sun  Meticulous  Walkable  Nature  casual  indoor-outdoor living

Lindero  villas  Terraces  Heritage Trees  the Westlake Way  Unrivaled Views  Environmentally Friendly  Thoughtfully Assembled

Lindero Westlake Village

Terrace

TERRACE

Luxury apartment homes  Innovative  Positive economic impact  Timeless elegance  Landscape diversity

Community  North Business Park  Mixed-Use  Lovely  Refined

Specifc Plan  Housing Solution  Connections

Local owner/builders  Unrivaled Views  Environmentally Friendly  Thoughtfully Assembled

Peaceful  Respectful  Quality of Life

International business park  Specific Plan  Housing Solution  Connections

Local owner/builders  Unrivaled Views  Environmentally Friendly  Thoughtfully Assembled

Peaceful  Respectful  Quality of Life
OWNERSHIP GROUP

Leonard Glickman, Principal on behalf of
- Rose Equities
- Garden Communities

PROFESSIONAL TEAM

Land Use Attorney
Cohen Land Use Law
- Chuck Cohen
- Thomas S. Cohen

Design Architect
Moore Ruble Yudell
- John Ruble, Principal
- James Mary O’Conner, FAIA

Executive Architect
TCA Architects
- Irwin Yau, Principal
- Chris Williams, Associate Principal

Landscape Architect
Studio MLA
- Mia Lehrer, Founder
- Amy Kalpin, Senior Associate

Interior & Amenities Architect
Studio Valerius
- Richard Chandler, Founder

Planner & Civil Engineer
CCE Design Associates
- Randy Chapman, President

Mobility Engineer
LLG Engineers
- David S. Shender, Principal

Sustainability Consultant
VCA Green
- Moe Fakih, Principal

Life Safety Consultant
Firesafe Planning Solutions
- Gene F. Begnell
Guiding Principles

- Opportunity informed by data
- Planning with best practices
- Architecture inspired by place
- Environmental responsiveness
- Design that fosters community
Offering Memorandum

Rare Multifamily Development Opportunity July 2021
Illustrative Site Plan
Santa Monica Mountains
Main Gate
Landscape

- Placemaking
- Community
- Sustainability
- Trees
- Reduction in total vehicle trips
- Opposite AM/PM traffic flow
- No new access
- Enhancements
  - Pedestrian
  - Vehicular
Life Safety

- Consistent with LACFD requirements
Sustainability

- Objectives
- Approach
  - Regulatory consistency
  - Latest zero carbon technology
  - Possible solutions
Affordability/Housing Element

- Consistent with state and local housing mandates
Sales, Property, TOT Tax Chart

City of Westlake Village
Major Revenue History
2011-2023

<table>
<thead>
<tr>
<th>Fiscal Year End</th>
<th>Sales Tax</th>
<th>Property Tax</th>
<th>TOT</th>
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<tbody>
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<td>2011</td>
<td>$2,131,930</td>
<td>$1,876,474</td>
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<td>2012</td>
<td>$2,468,755</td>
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<td>$2,702,877</td>
<td>$2,199,797</td>
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<td>2014</td>
<td>$2,759,772</td>
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<td>2015</td>
<td>$3,465,351</td>
<td>$2,111,146</td>
<td>$3,223,154</td>
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<td>2016</td>
<td>$3,732,049</td>
<td>$2,228,016</td>
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<td>2017</td>
<td>$4,825,633</td>
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<td>2018</td>
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<td>2019</td>
<td>$4,716,564</td>
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<td>2020</td>
<td>$4,448,818</td>
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<td>2021</td>
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<td>2022 Est.</td>
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<td>2023 Est.</td>
<td>$5,197,700</td>
<td>$2,755,000</td>
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Major Revenue History

City of Westlake Village
Major Revenues History
2011-2023

Sales Tax
Transient Occupancy Tax
Property Tax

Sales Tax
Property Tax
TOT

Economic Impacts

- Multi-Million dollar local annual economic impact
- Increased local property values
Lindero Canyon and Via Colinas
Lindero Canyon and Via Colinas