

Update



FULFILLING THE VISION FOR HOWARD HUGHES CENTER

■ Equity Office Properties is the Successor Master Developer of Howard Hughes Center

Equity Office Properties is pleased to join the Westchester/Playa community as the successor master developer of Howard Hughes Center. Equity Office is a national owner and operator of Class A office buildings with more than 300 properties around the country and has been in the Los Angeles market since 1995. We are eager to update you on plans to complete the vision for Howard Hughes Center.

■ Introducing Live/Work/Play at Howard Hughes Center

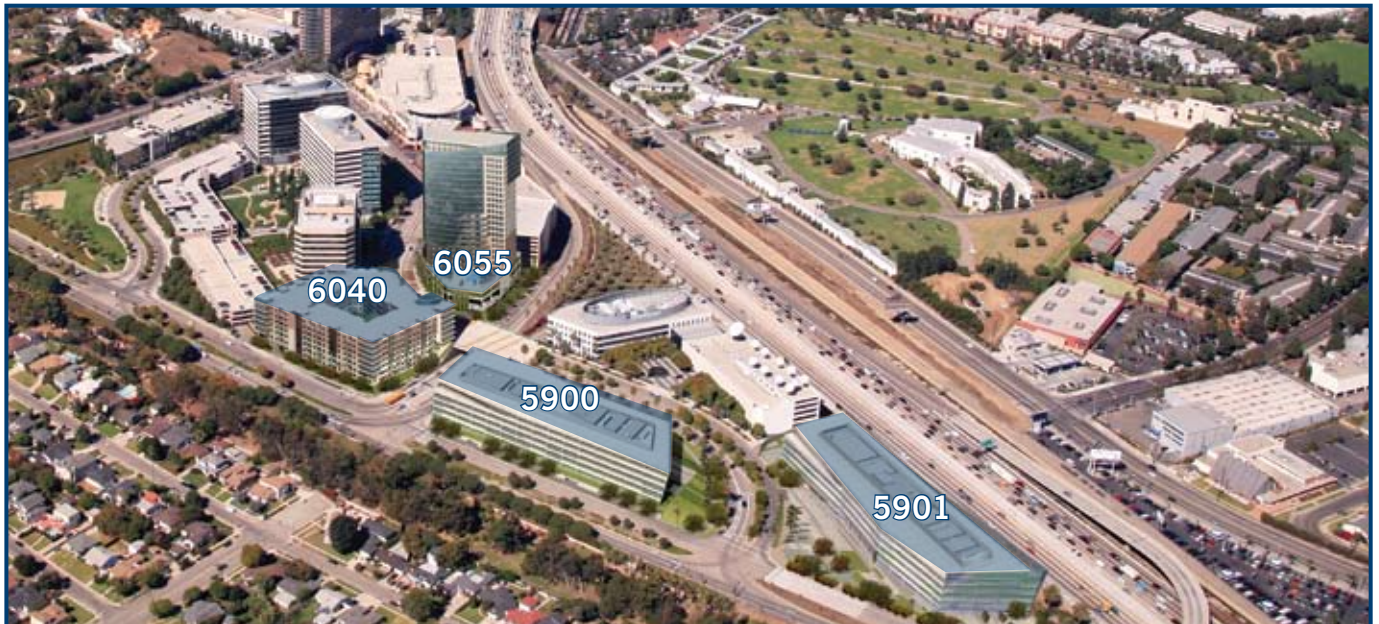
The approved Howard Hughes Center was envisioned from the outset to be a true mixed-use environment. A 2005 Amendment to the Development Agreement provided for hotel rooms to be replaced with residential units. Residential buildings will complete the vision for a Center where residents can live and work.

■ Complying With Already Approved Master Plan

Equity Office is planning the final build-out of Howard Hughes Center with two office buildings and two residential buildings. These parcels will be designed and developed in compliance with the applicable height limits established for each development lot and will not increase the size or density of the Howard Hughes Development as otherwise permitted and analyzed under prior environmental reviews.

Two office buildings represent the final commercial phases of Howard Hughes Center and utilize the remainder of the approximately 487,000 square feet of commercial office available in the Development Agreement. The office buildings – located across from one another at the intersection of Center Drive and Howard Hughes Parkway – are each five stories tall and are in compliance with the height limits established for these lots. The office building at 5901 Center Drive is currently in plan check and 5900 is currently under design.

Two residential buildings that complement the office buildings will offer ownership and leasing opportunities. The approximately 325-unit for-lease project at 6040 Center Drive is a seven-story building with a pool and spa, business center, community room and barbeque area. The approximately 275-unit for-sale project at 6055 Center Drive is a 24-story building with a pool, spa, business center, community room, fitness room, concierge and barbeque area.



■ Promoting Sustainable Planning Principles

Equity Office has designed innovative projects for the remaining four parcels at Howard Hughes Center to ensure environmental leadership and create a sustainable neighborhood where residents can walk to work and to shopping and exercise facilities. The new office and residential buildings will feature distinctive architectural designs and meet Leadership in Energy and Environmental Design (LEED) standards.

Questions? Comments? Please Contact Us! Call our information line at 310.494.0476

Write to us at 8939 S. Sepulveda Blvd., Ste #110-783, Westchester, CA 90045 » Email us at info@LiveWorkPlayHHC.com

Two Decades of Smart Planning



■ Howard Hughes Center Master Plan

Howard Hughes Center was designed to accommodate the demand for an integrated Westside office, retail/entertainment and residential community with convenient access to Los Angeles International Airport and surrounding West Los Angeles communities. Two decades of smart planning and design have proven the idea was correct. Today, the Howard Hughes Center has taken shape with the completion of office buildings, an athletic club, a medical complex and the Promenade outdoor entertainment and shopping center enjoyed by many in the community.

■ Community Feedback and Support from the Westchester Playa Neighborhood Council

Planning for the Howard Hughes Center began more than 30 years ago, and the project went through a thorough review process before construction began. Residents in Westchester, Playa del Rey, Culver City and other Westside communities provided input and helped to shape the Center that exists today. The 1986 Development Agreement and subsequent amendments authorize the development of commercial office, retail and entertainment space and hotel rooms or residential units.

The Howard Hughes Center Environmental Impact Report (EIR) studied potential impacts including traffic and views, and adopted mitigation measures and height limits. The EIR was approved by the City Council in 1986 and reaffirmed in 2005 with a traffic analysis that accounts for the four remaining lots to complete the master plan. Earning the support of the Westchester Playa Neighborhood Council as well as support from other community leaders and organizations, in the ensuing years, Howard Hughes Center prospered and was developed according to the approved Master Plan.

■ Delivered on Promises for Transportation Improvements

Howard Hughes Center has kept the promises it made to the community two decades ago by implementing all traffic and transportation measures required by the Development Agreement and the Environmental Impact Report well in advance of the Centers' completion.

Howard Hughes Center transportation improvements were completed ahead of schedule and at a cost of more than \$22.4 million:

SAN DIEGO FREEWAY IMPROVEMENTS

- Built new ramps to connect the San Diego Freeway to Howard Hughes Center and the Marina Freeway
- Funded construction of the northbound San Diego Freeway on-and-off ramps
- Constructed Howard Hughes Parkway from the southbound San Diego Freeway ramps to the northbound San Diego Freeway ramps

UPGRADES TO SEPULVEDA BOULEVARD

- Improved Sepulveda Boulevard traffic flow to discourage cars from cutting through neighborhoods in Westchester and Culver City
- Dedicated and improved Sepulveda Boulevard adjoining the Howard Hughes Center with a provision for a northbound bike lane on Sepulveda Boulevard
- Widened Sepulveda Boulevard from the Howard Hughes Tower to Centinela Avenue and added striping for a southbound bike lane
- Coordinated additional traffic improvements to allow for the completion of the City of Los Angeles' ATSAC project along Sepulveda Boulevard
- Upgraded signalization and coordinated with other signalization on Sepulveda Boulevard

CENTINELA AVENUE IMPROVEMENTS

- Dedicated to the City of Culver City and improved the intersection of Centinela Avenue and Sepulveda Boulevard
- Constructed a northbound right-turn lane on Sepulveda Boulevard and a third eastbound through lane and a second eastbound right-turn lane on Centinela Avenue

CENTER DRIVE IMPROVEMENTS

- Dedicated and improved Center Drive West from Center Drive to the turning circle extending northerly to Centinela Avenue
- Dedicated and improved Center Drive from Park Terrace to Howard Hughes Parkway
- Constructed the portion of road between Center Drive and just north of the Howard Hughes Tower and constructed all underground utilities and the street widening south of the Howard Hughes Tower

FUNDING GREEN SPACE TO CREATE NATURAL BUFFER FOR NEIGHBORS

- Funded green space along the length of Howard Hughes Parkway to help create a natural buffer for the adjacent neighborhood

■ Reducing Traffic with Transportation Demand Management (TDM) and Air Quality Management Program

Equity Office continues to implement the highly effective Transportation Demand Management programs that have been in place since 1986. The TDM program includes rideshare and transit, carpools/vanpools, alternative modes (pedestrian, bike, etc.), flex-time, mixed-use (variety of businesses) and health club incentives during peak traffic hours. Howard Hughes Center voluntarily directs the South Bay Westside Transportation Management Association (TMA) to address traffic and air pollution by promoting efforts to increase ridership on public transportation.

Did you know? *Howard Hughes Center has achieved its goal of a 17 percent reduction in trips with its Transportation Demand Management (TDM) program.*
