



Los Angeles Convention Center®

**LOS ANGELES CONVENTION CENTER
BOARD OF COMMISSIONERS**

Wednesday
April 2, 2014
9:00 a.m. – 10:30 a.m.
Los Angeles Convention Center
1201 S. Figueroa St., L.A., CA 90015
Executive Board Room

1. Call to Order / Roll Call

2. Public Comment

ACTION

3. Approval of the Meeting Minutes from March 19, 2014

4. Monthly Status Reports for February 2014

a. AEG – Brad Gessner

b. LATCB – Ernie Wooden

5. Executive Director’s Report

a. Update on Governance Ordinance – Bud Ovrom

6. Agenda Forecast / Special Topics:

April 16, 2014 - City Attorney/Ethics Training

May 7, 2014 - Monthly Status Reports for March 2014

May 21, 2014 - LATCB Contract

7. Adjournment

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Materials related to an item on this agenda submitted to the Los Angeles Convention Center Department Commission after distribution of the agenda packet are available for public inspection in the Executive Office of the Los Angeles Convention Center, 1201 S. Figueroa Street, Los Angeles, CA 90015, during normal business hours.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

California Convention Centers Expansion Plans

February 2014

Los Angeles
TOURISM & CONVENTION BOARD



Key Data Summary

	San Diego	San Francisco	Anaheim
Construction Start	Late 2014 or early 2015 30-month timeline	December 2014	Mid-2014
Opening Date	Late 2017 or early 2018	Spring 2018	Mid-2015
Completed Steps	<ul style="list-style-type: none"> 4/6/2010, Board of Port Commissioners granted consent to acquire Fifth Avenue Landing's leasehold needed to pursue entitlements for CC expansion Board approved resolution consenting \$12.5m Deed of Trust secured by the leasehold interest Board granted amended lease to the SDCC Corporation that expires 6/30/24 10/13, CA Coastal Commission approved CC and Hilton Bayfront Hotel expansions 	<ul style="list-style-type: none"> Board of Supervisors approved creation of Moscone Expansion District and legislation to provide funds 	<ul style="list-style-type: none"> City has received formal proposals from 3 design-build teams Final approval by Anaheim City Council at end of January 2014
Open Issues	<ul style="list-style-type: none"> Pending litigation relative to legality of funding mechanism costs to be covered by room-bill assessments approved by local hoteliers (1-3% depending on proximity to CC). Lawsuits allege that mechanism should be approved by voters 3/13, Judge Prager ruled that financing plan was not a tax that voters must approve Activist Mel Shapiro appealed the decision and is awaiting word from appeals court 	<ul style="list-style-type: none"> Environmental Impact Report 	
Cost	\$520 million	\$500 million	\$180 million
Financing	<ul style="list-style-type: none"> \$3.5 million annually for City of SD \$3 million annually from SD Unified Port District Hotel taxes 	<ul style="list-style-type: none"> 2/3 covered by hotel rooms assessment 1/3 covered by City's general fund 	<ul style="list-style-type: none"> TOT

Expansion Square Footage



- The San Diego Convention Center will add the most square footage at 406,500 sq. ft.
- But, the Anaheim Convention Center expansion of 200,000 sq. ft. will make it the largest convention center in California relative to prime exhibit space.

	San Diego			San Francisco			Anaheim			Los Angeles
	Current	Expansion	Total	Current	Expansion	Total	Current	Expansion	Total	Current
Prime Exhibit Space	525,701	225,000	750,701	738,092	140,000	878,092	813,607	200,000	1,013,607	719,575
Special Event/ Ballroom Space	171,661	80,000	251,661	67,500	87,000	154,500	66,198		66,198	47,889
Meeting Room Space	104,918	101,500	206,418	38,820	28,000	66,820	86,623		86,623	101,145
Total	802,280	406,500	1,208,780	844,412	255,000	1,099,412	966,428	200,000	1,166,428	868,619

Does not include lobby, pre-function, support and outdoor event sq. footage

LACC Expansion Options

	Plan A	Plan B
Description	Farmer's Field and LACC New Hall Project	Expand and Modernize LACC
Construction Start	Begin construction of the New Hall Project summer 2014	Timeline not available until Plan A fate is determined
Opening Date	Construction of the New Hall will take 21 months	
Open Issues	<ul style="list-style-type: none"> Contingent on LA (AEG) getting a NFL team 	<ul style="list-style-type: none"> The City is in the process of selecting multiple architecture firms for a "Design Challenge" to address expansion and modernization Challenge would be awarded this summer with goal of selecting a firm in the fall
Design	<ul style="list-style-type: none"> Demolition of West Hall and expansion and renovation of current South Hall New football stadium will be joined to the expanded convention center on the north side Overall space totals will remain relatively consistent, but amount of contiguous space will increase by 190,000 sq.ft. given by the expansion of the South Hall 	<ul style="list-style-type: none"> Add up to 300,000 sq. ft. of new exhibit space while combining the West and South Halls resulting in over 800,000 sq. ft. of contiguous exhibit space on level 1, and up to 1m sq ft of overall exhibit space Add up to 60,000 sq. ft. of additional meeting space Add a ballroom and multi-use, divisional space up to 60,000 sq. ft. Add outdoor meeting space Modernize West Hall in & out Create informal gathering areas Modernize kitchen and enhance food service outlets and operations Enhance campus integration and walk-ability

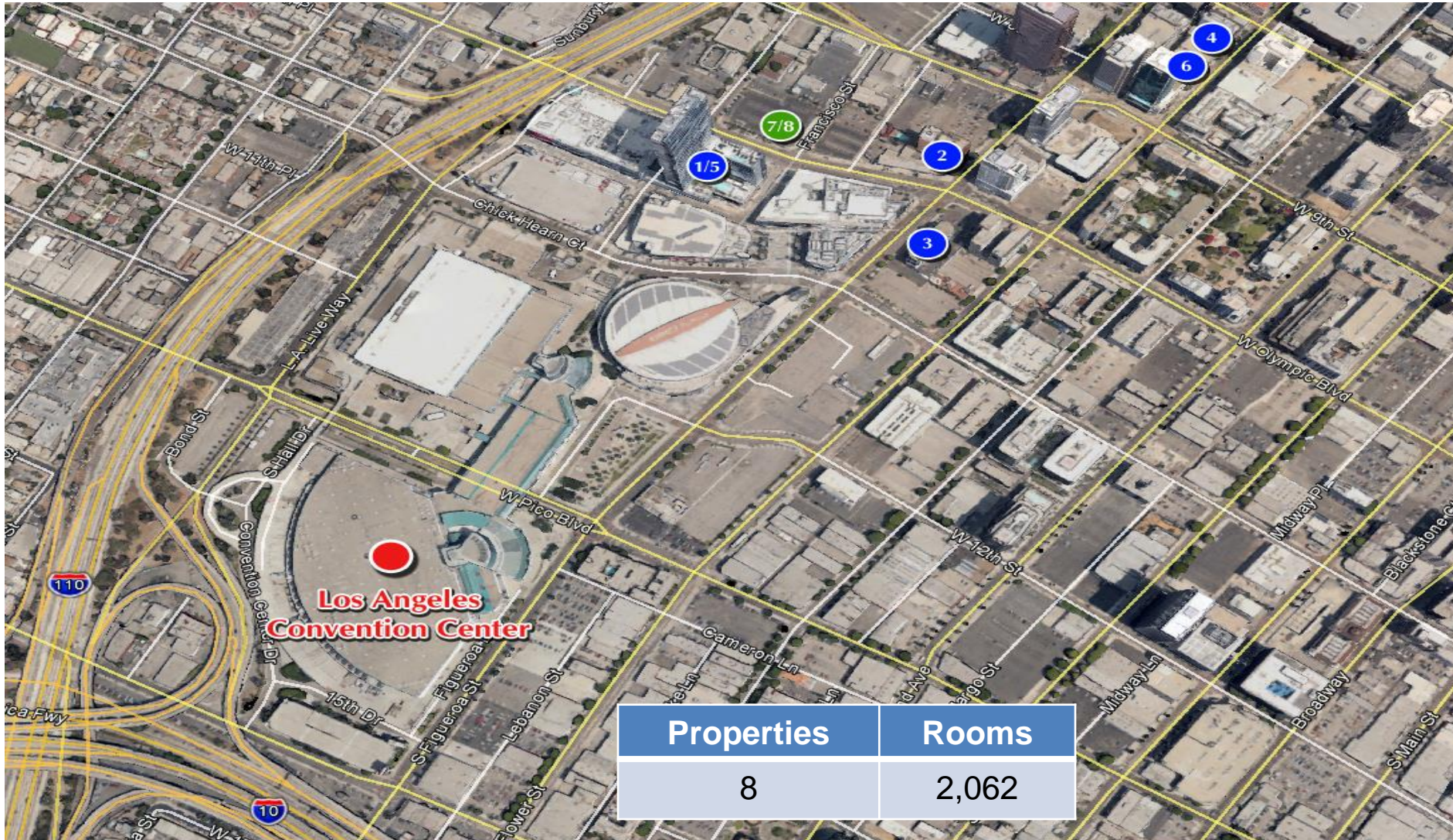
LACC Options vs. SF, Anaheim, and San Diego



- LACC Plan A does not add sq. ft. but increases contiguous exhibit space by 190,000 sq. ft.
- In contrast, LACC Plan B adds 420,000 sq. ft. making the LACC the largest California convention center relative to exhibit, special event/ballroom, and meeting room total sq. ft.

	San Diego		San Francisco		Anaheim		Los Angeles	Plan A	Plan B	Total With Plan B
	Expansion	Total	Expansion	Total	Expansion	Total	Current	Expansion	Expansion	Total
Prime Exhibit Space	225,000	750,701	140,000	878,092	200,000	1,013,607	719,575	No change	300,000	1,019,575
Special Event/ Ballroom Space	80,000	251,661	87,000	154,500	No change	66,198	47,889	No change	60,000	107,889
Meeting Room Space	101,500	206,418	28,000	66,820	No change	86,623	101,145	No change	60,000	161,145
Total	406,500	1,208,780	255,000	1,099,412	200,000	1,166,428	868,619	868,619	420,000	1,288,619

Hotels Within Easy Walking Distance Los Angeles Convention Center



Walkable hotel rooms within approximately 0.5 miles of California Convention Centers.

Source: PKF Consulting

Hotels Within Easy Walking Distance Los Angeles Convention Center



Walkable hotel rooms within approximately 0.5 miles of the convention center

Los Angeles Convention Center 1201 South Figueroa Street, Los Angeles, CA		
No.	Name	Room Count
1	JW Marriott Los Angeles L.A. Live	878
2	Figueroa Hotel	285
3	Luxe City Center Hotel	178
4	The Ritz Milner Los Angeles	137
5	The Ritz-Carlton, Los Angeles	123
6	O Hotel	67
7	Residence Inn L.A. Live (U/C)	219
8	Courtyard L.A. Live (U/C)	175
TOTAL		2,062
Source: PKF Consulting		

San Diego Expansion

Los Angeles
TOURISM & CONVENTION BOARD

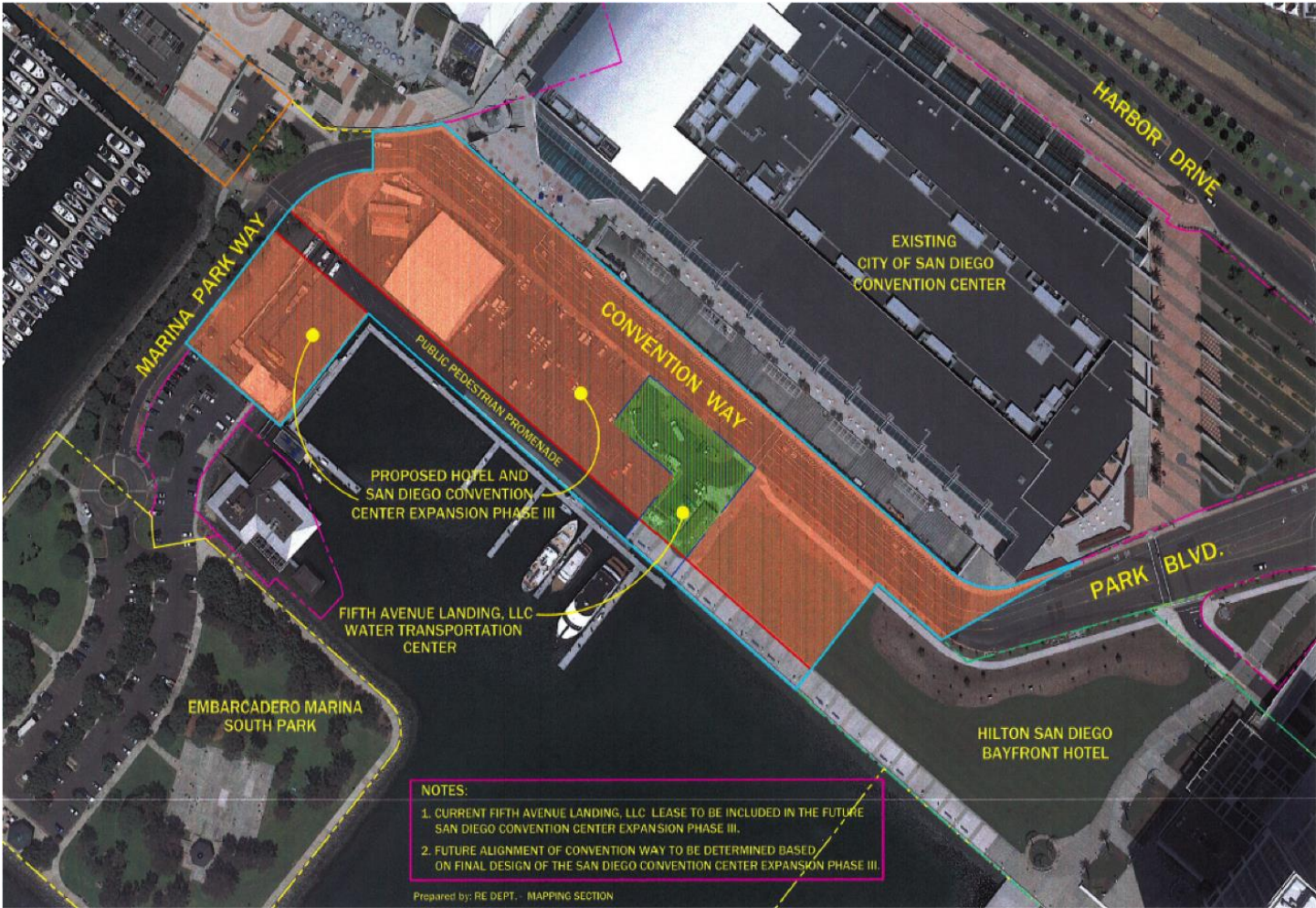


San Diego Expansion

Aerial view of the proposed expansion, including a rooftop park



San Diego Expansion

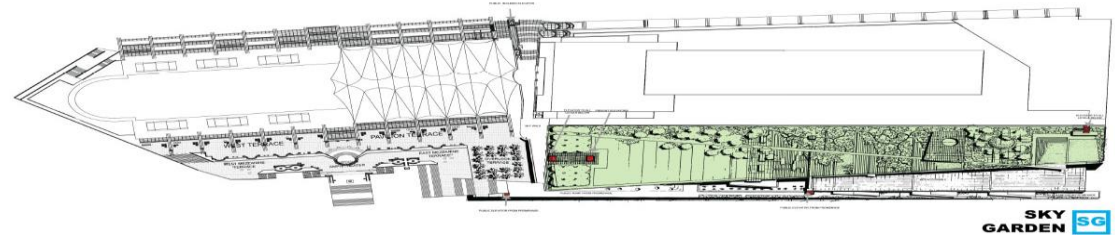


San Diego Expansion

Expansion Floor Plans

Sky Garden

- Outdoor performance area
- 5 acre roof top park



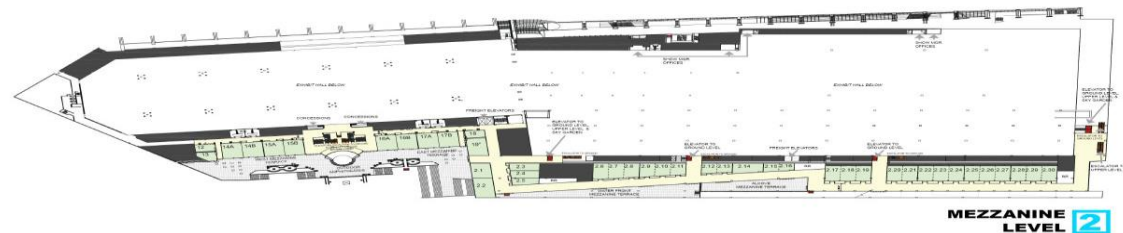
Upper Level

- 80,000 sq. ft. ballroom
- 31,500 sq. ft. of meeting space
- 16,000 s. ft. kitchen



Mezzanine Level

- 70,000 sq. ft. of meeting space

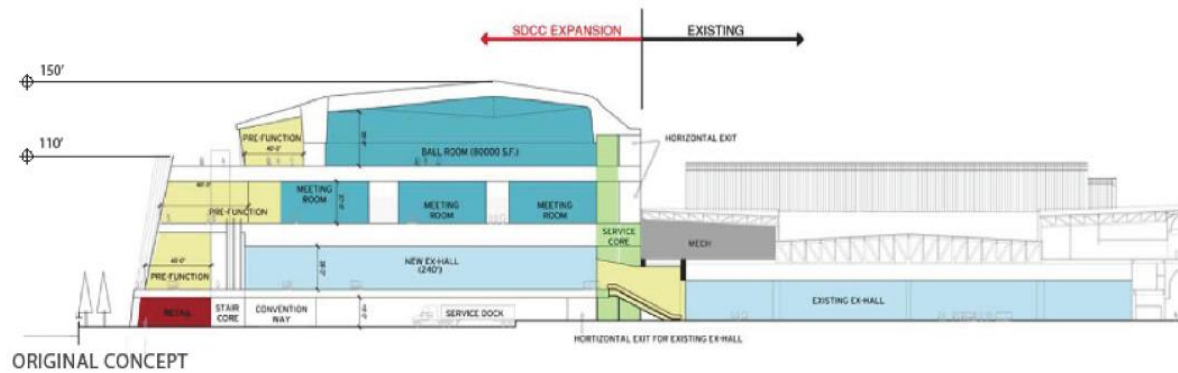


Ground Level

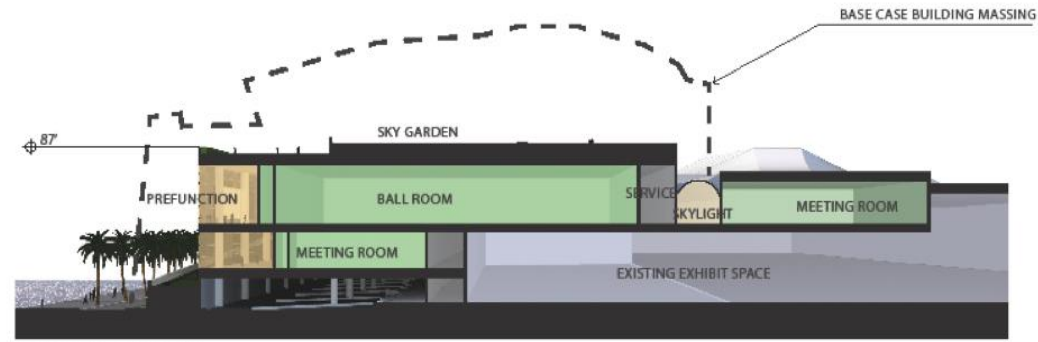
- 225,000 sq. ft. of exhibit space



San Diego Expansion

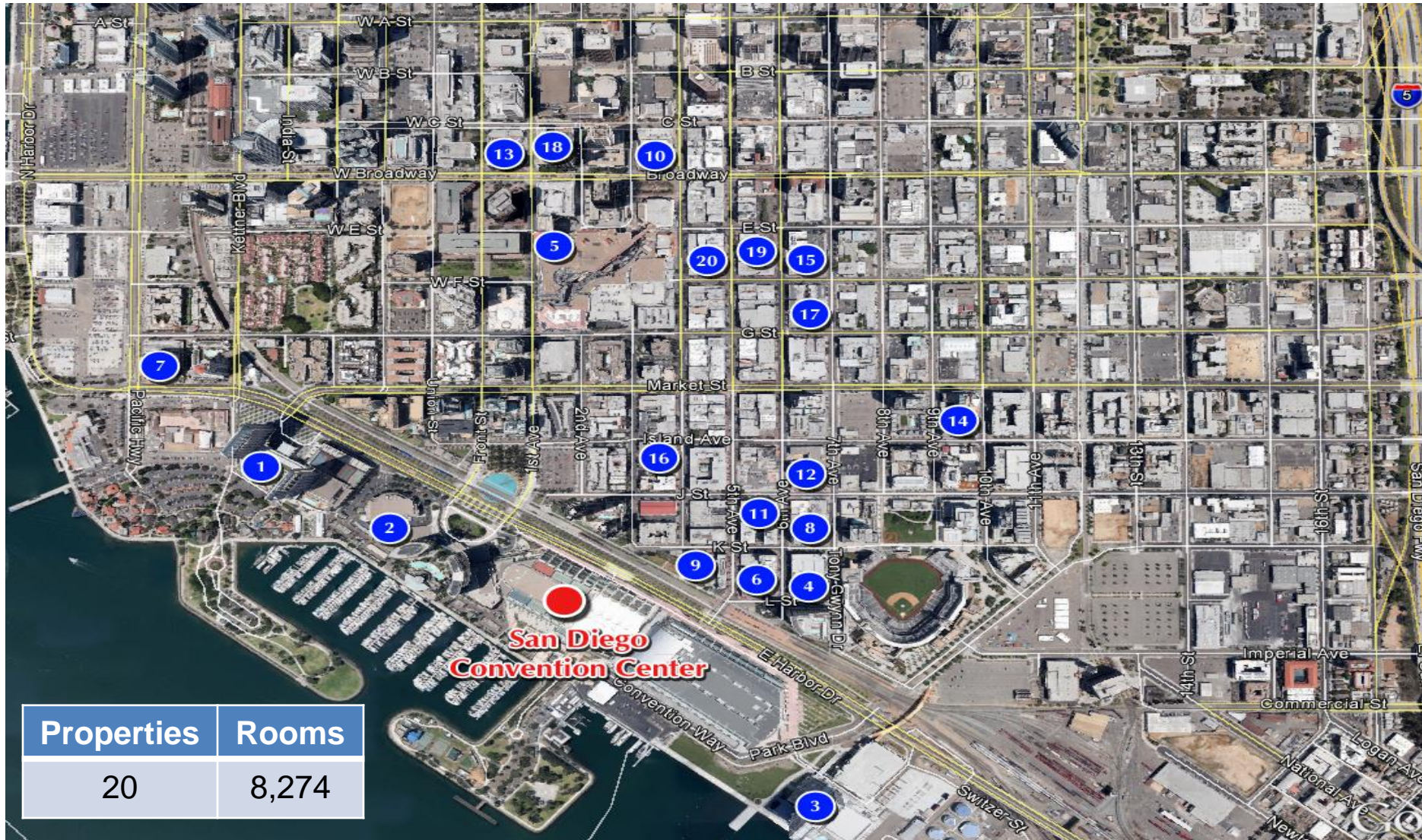


ORIGINAL CONCEPT



FENTRESS CONCEPT

Hotels Within Walking Distance San Diego Convention Center



Walkable hotel rooms within approximately 0.5 miles of California Convention Centers.

Source: PKF Consulting

Hotels Within Walking Distance San Diego Convention Center



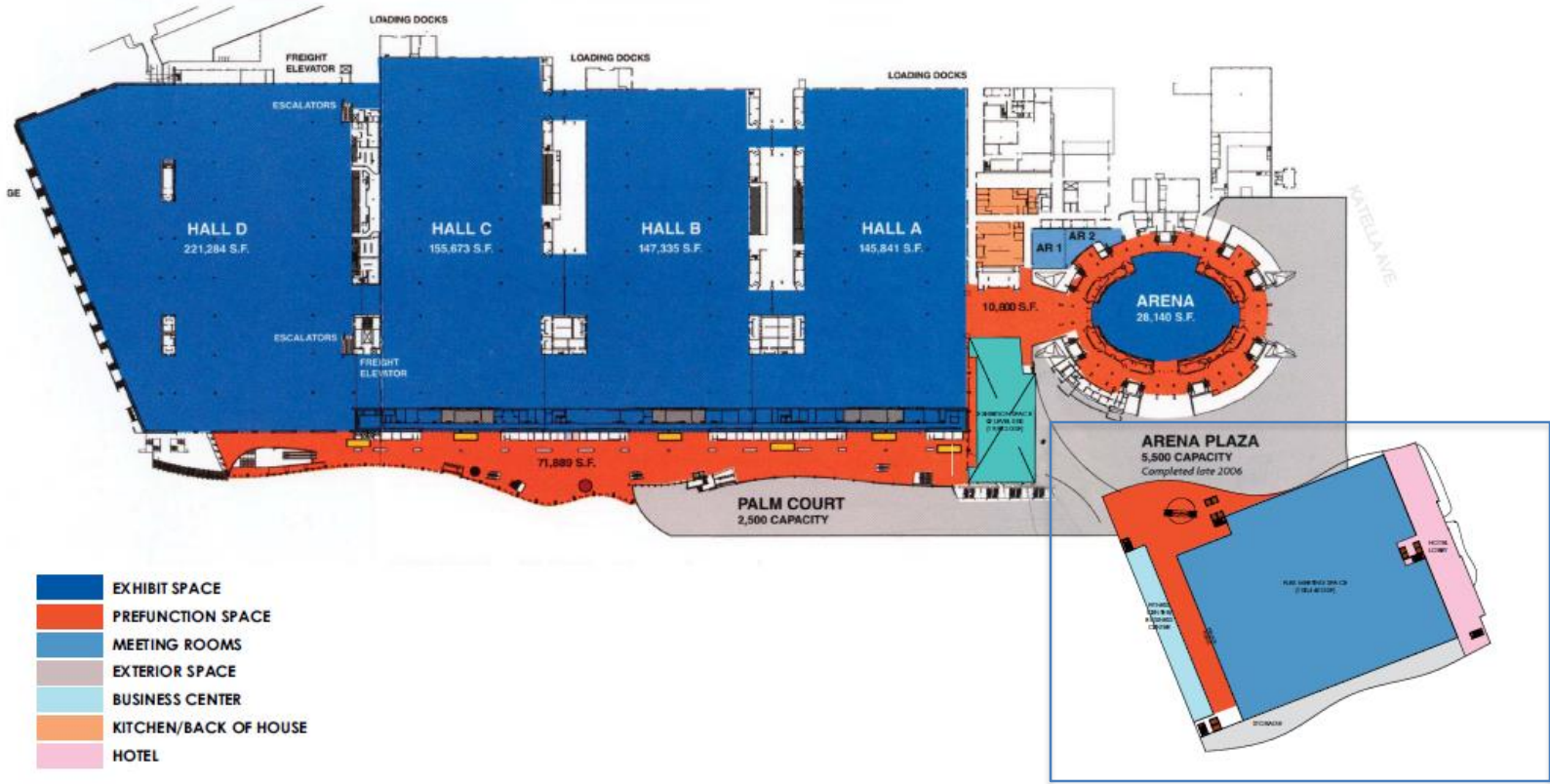
Walkable hotel rooms within approximately 0.5 miles of the convention center

San Diego Convention Center 111 West Harbor Drive, San Diego, CA		
No.	Name	Room Count
1	Grand Hyatt Manchester San Diego	1,626
2	Marriott San Diego Marquis and Marina	1,360
3	Hilton San Diego Bayfront	1,190
4	Omni San Diego Hotel	511
5	Westin Gaslamp	450
6	Hard Rock Hotel San Diego	415
7	Embassy Suites	337
8	Marriot San Diego Gaslamp Quarter	306
9	Hilton San Diego Gaslamp Quarter	283
10	US Grant	270
11	Residence Inn San Diego Downtown Gaslamp	240
12	Kimpton Hotel Solamar	235
13	Sofia Hotel	211
14	Hotel Indigo San Diego Gaslamp Quarter	210
15	Andaz San Diego	159
16	Horton Grand Hotel	132
17	Comfort Inn Gaslamp San Diego	103
18	The Bristol Hotel	102
19	Ramada Gaslamp/Convention Center	99
20	The Keating Hotel	35
TOTAL		8,274
Source: PKF Consulting		

Anaheim Expansion

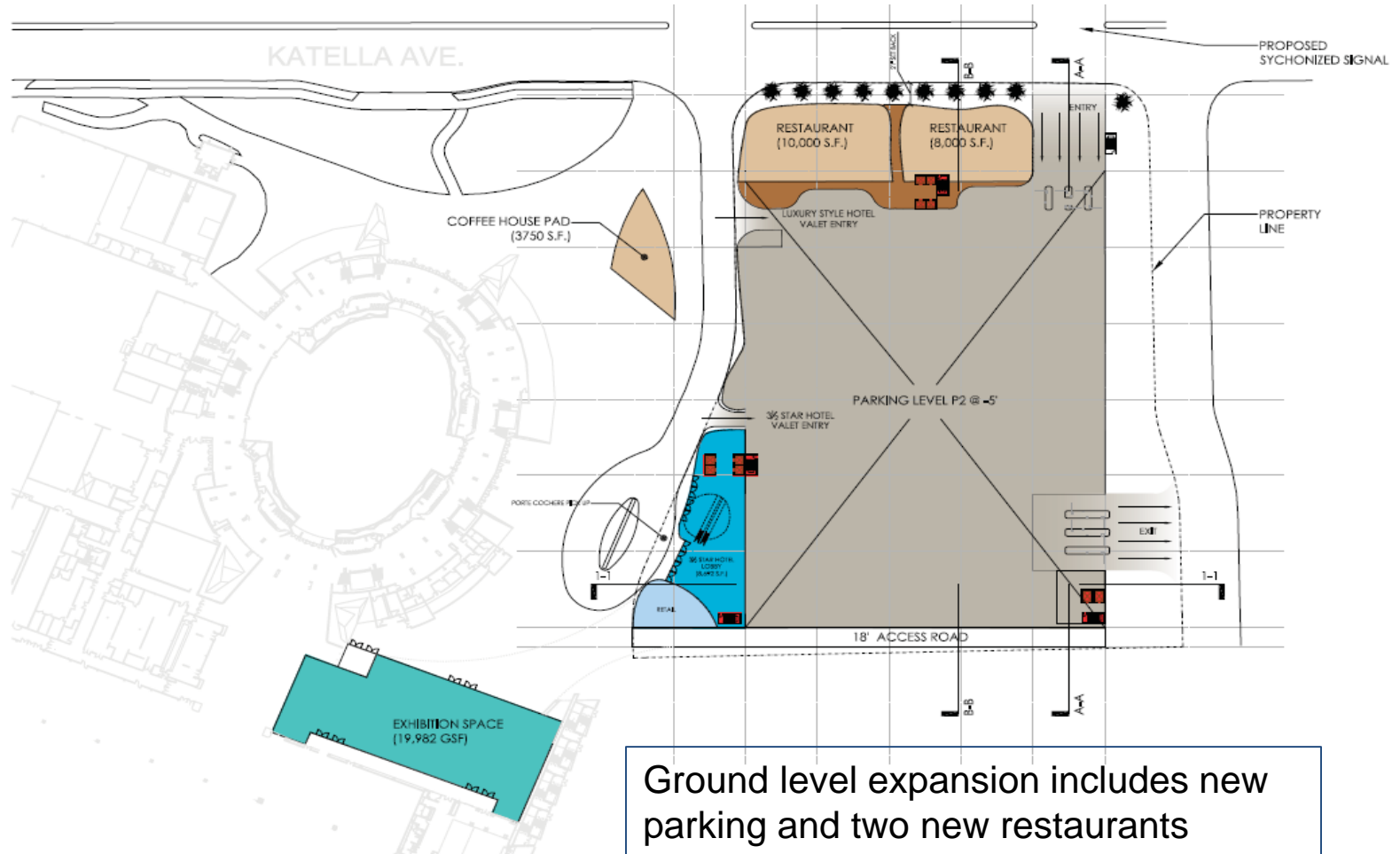


Anaheim Expansion



Expansion Area

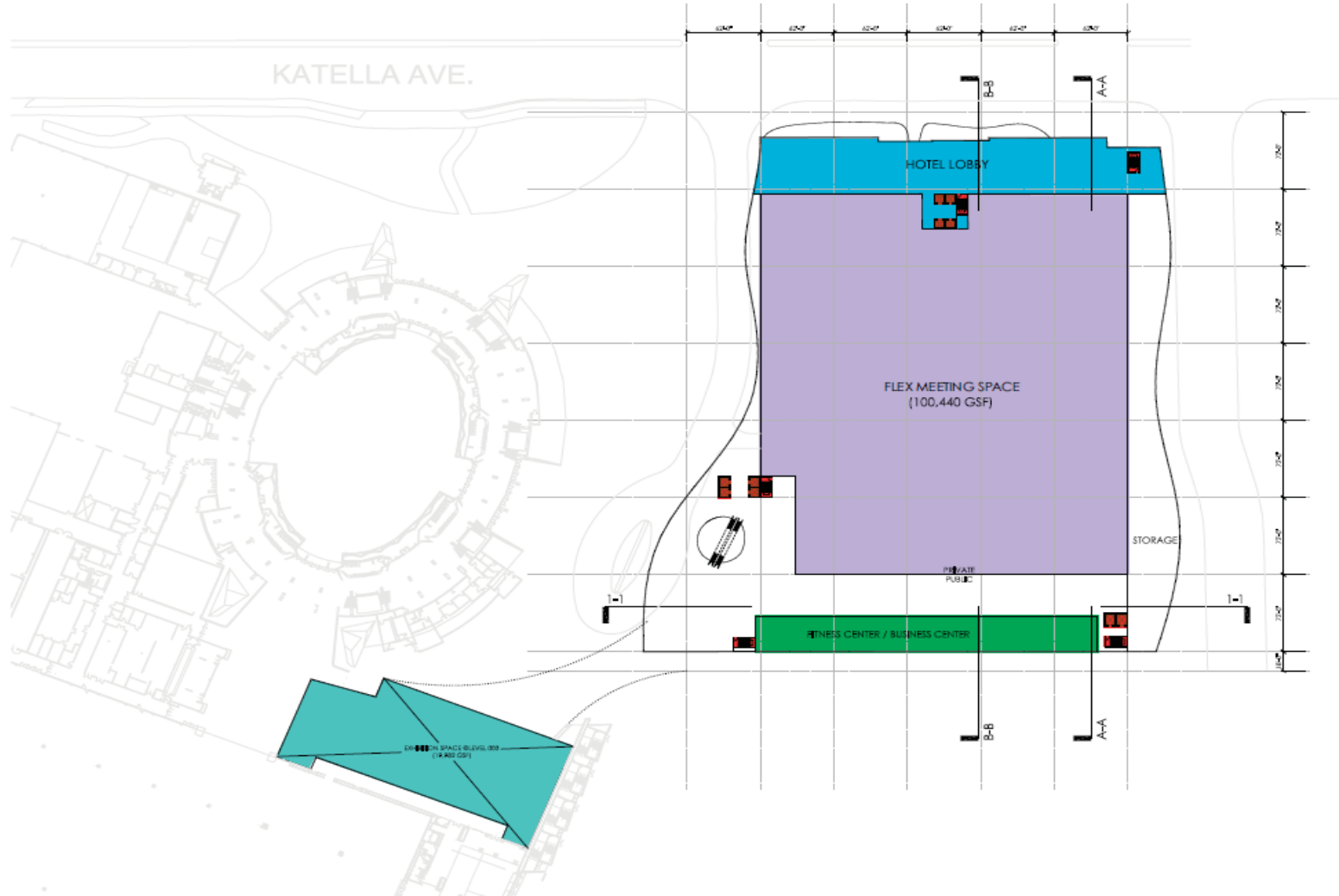
Anaheim Expansion



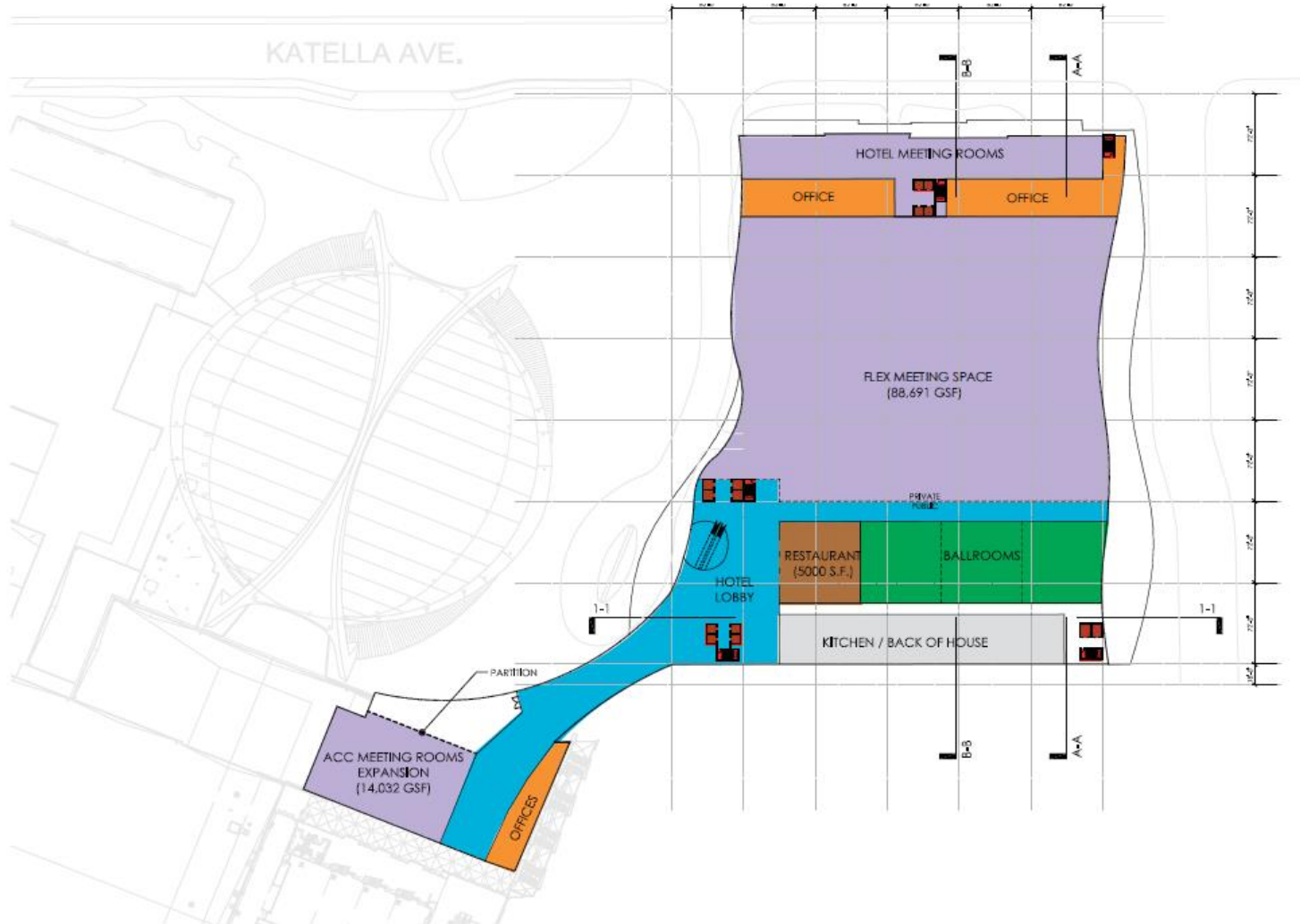
Ground level expansion includes new parking and two new restaurants



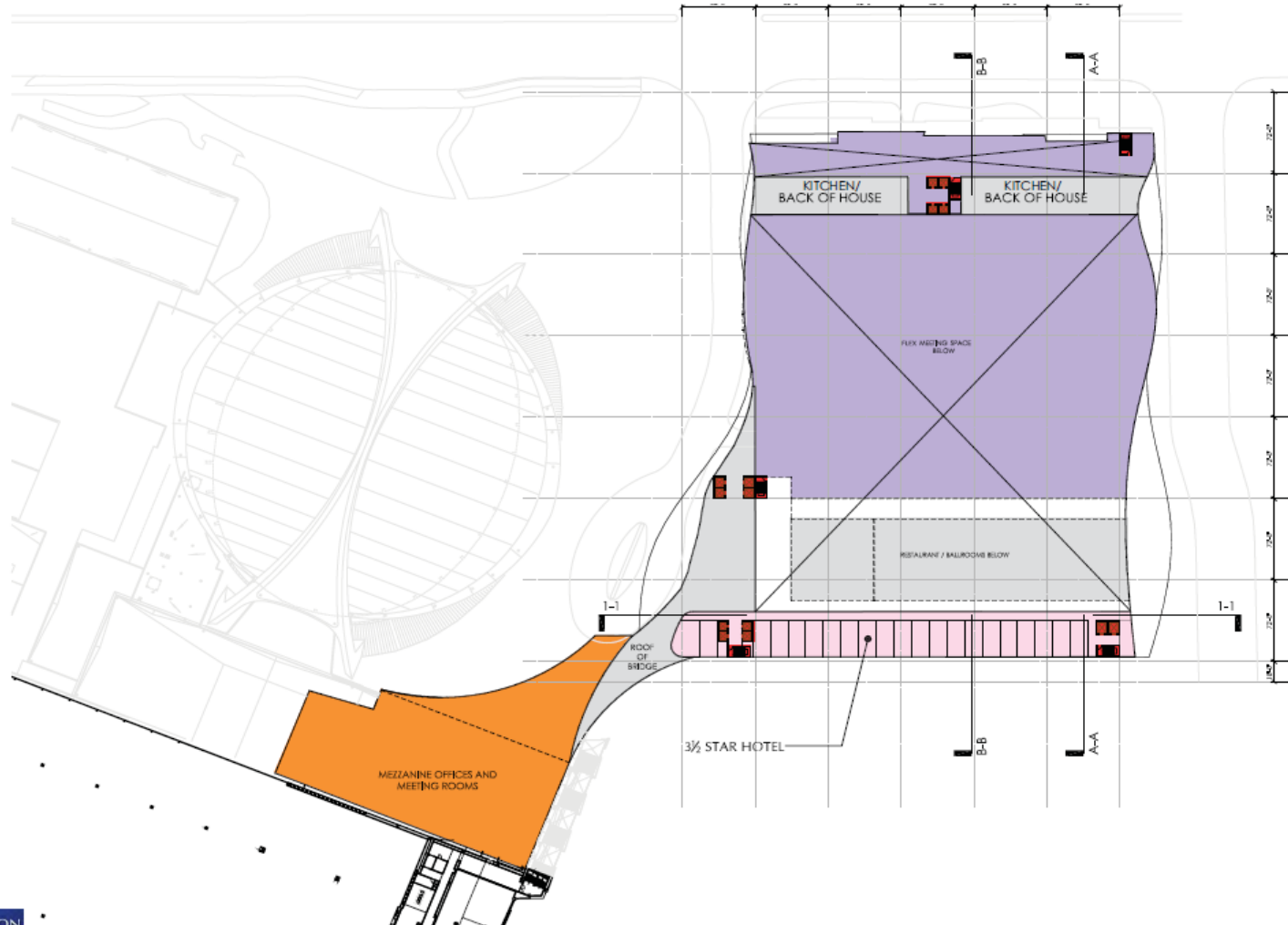
Anaheim Expansion



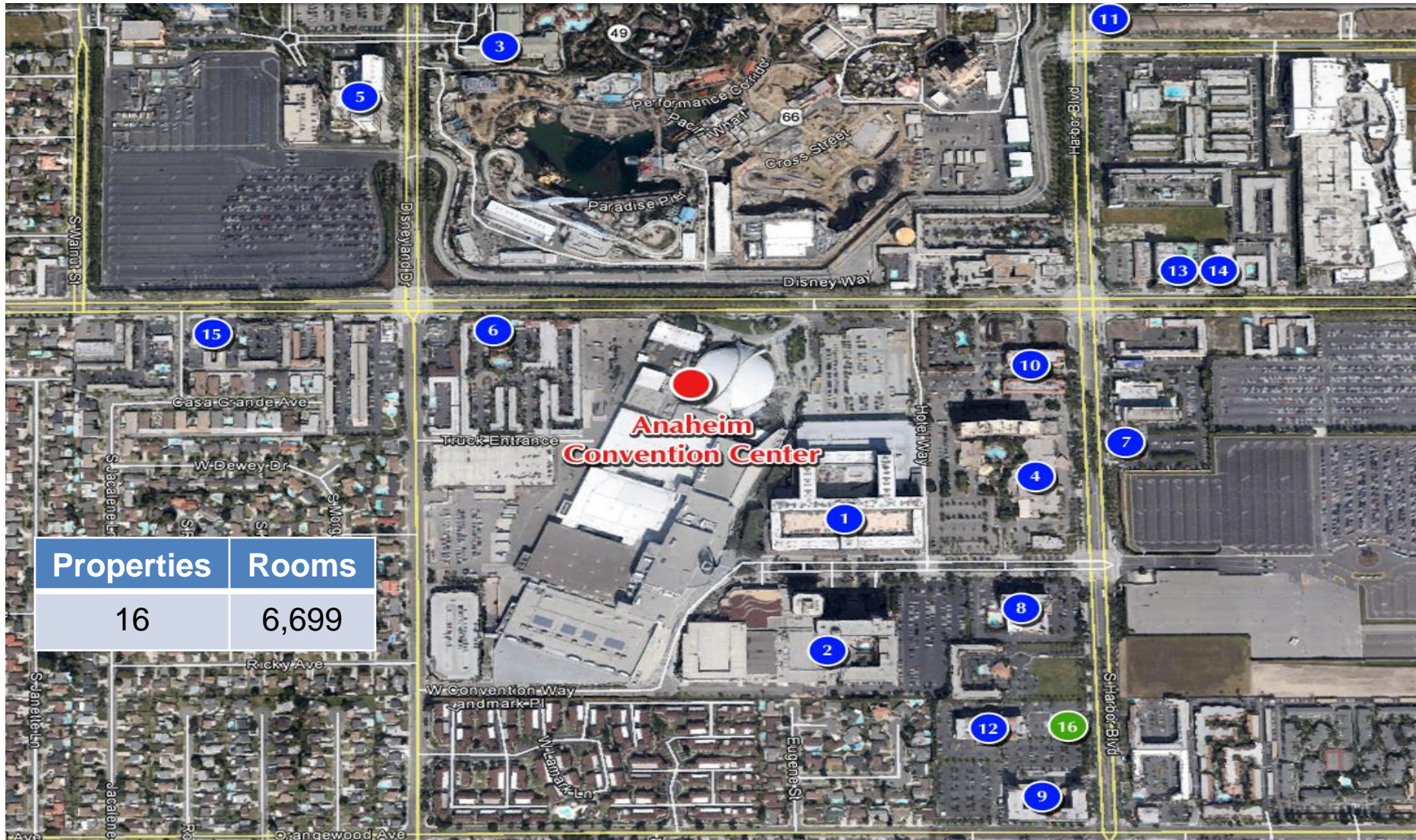
Anaheim Expansion



Anaheim Expansion



Hotels Within Walking Distance Anaheim Convention Center



Walkable hotel rooms within approximately 0.5 miles of California Convention Centers.

Source: PKF Consulting

Hotels Within Walking Distance Anaheim Convention Center

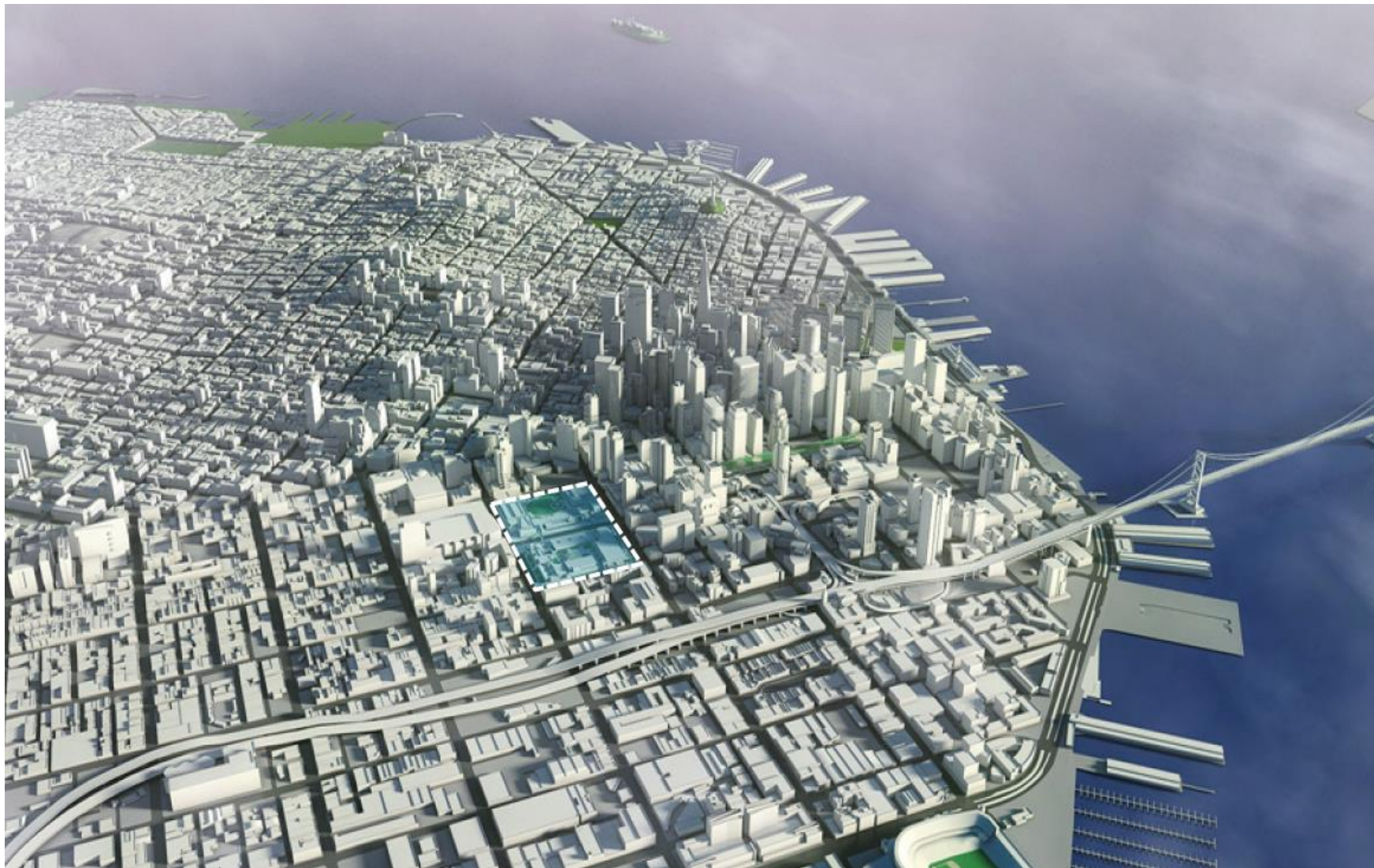


Walkable hotel rooms within approximately 0.5 miles of the convention center

Anaheim Convention Center 800 West Katella Avenue, Anaheim, CA		
No.	Name	Room Count
1	Hilton Anaheim	1,572
2	Anaheim Marriott	1,030
3	Disney's Grand Californian Hotel	948
4	Sheraton Park Hotel at the Anaheim Resort	490
5	Disney's Paradise Pier Hotel	481
6	Anabella Hotel	359
7	Red Lion Hotel Anaheim	308
8	Clarion Anaheim Resort	284
9	Doubletree Guest Suites Anaheim Resort	251
10	Portofino Inn & Suites	190
11	Ramada Anaheim Maingate at The Park	186
12	Courtyard Anaheim at Disneyland Resort	153
13	Ramada Plaza Anaheim	105
14	Hotel Indigo Anaheim Maingate	104
15	Quality Inn and Suites Anaheim at the Park	60
16	Hyatt Place Anaheim Resort (U/C)	178
TOTAL		6,699

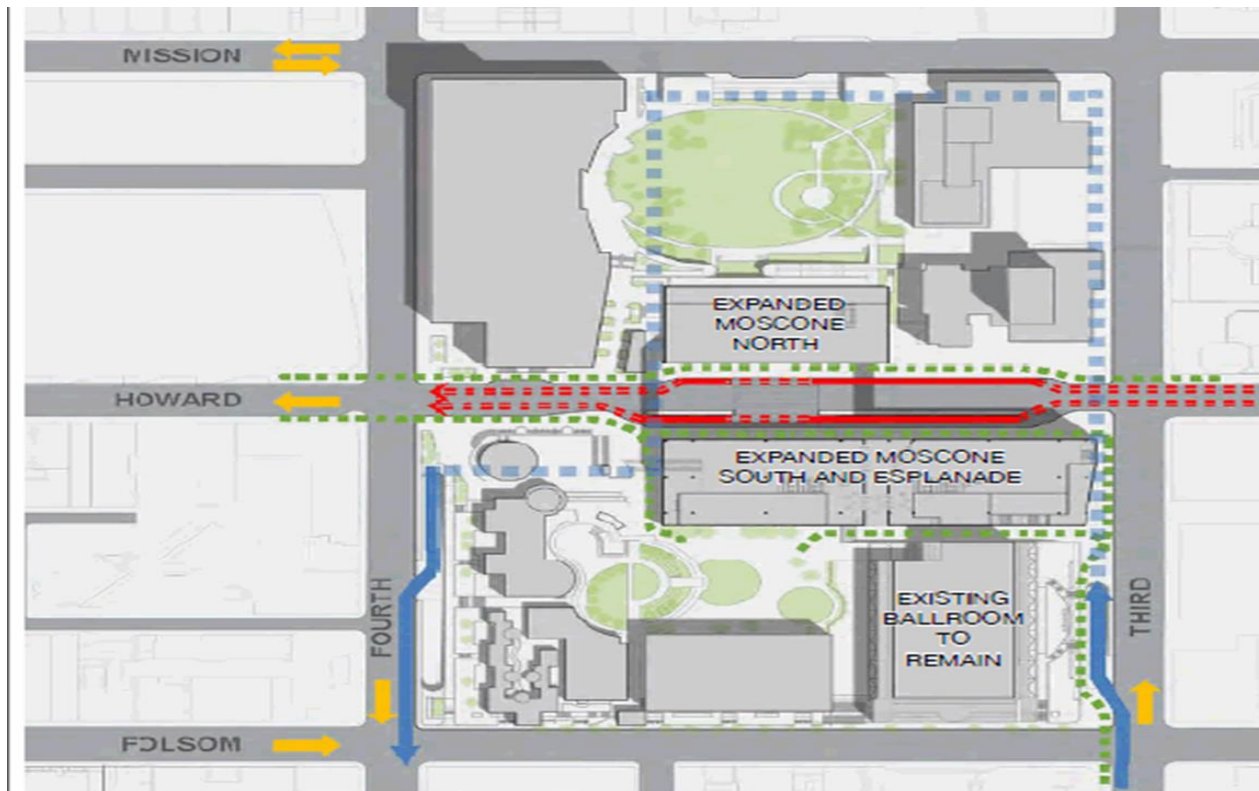
Source: PKF Consulting

Moscone Expansion

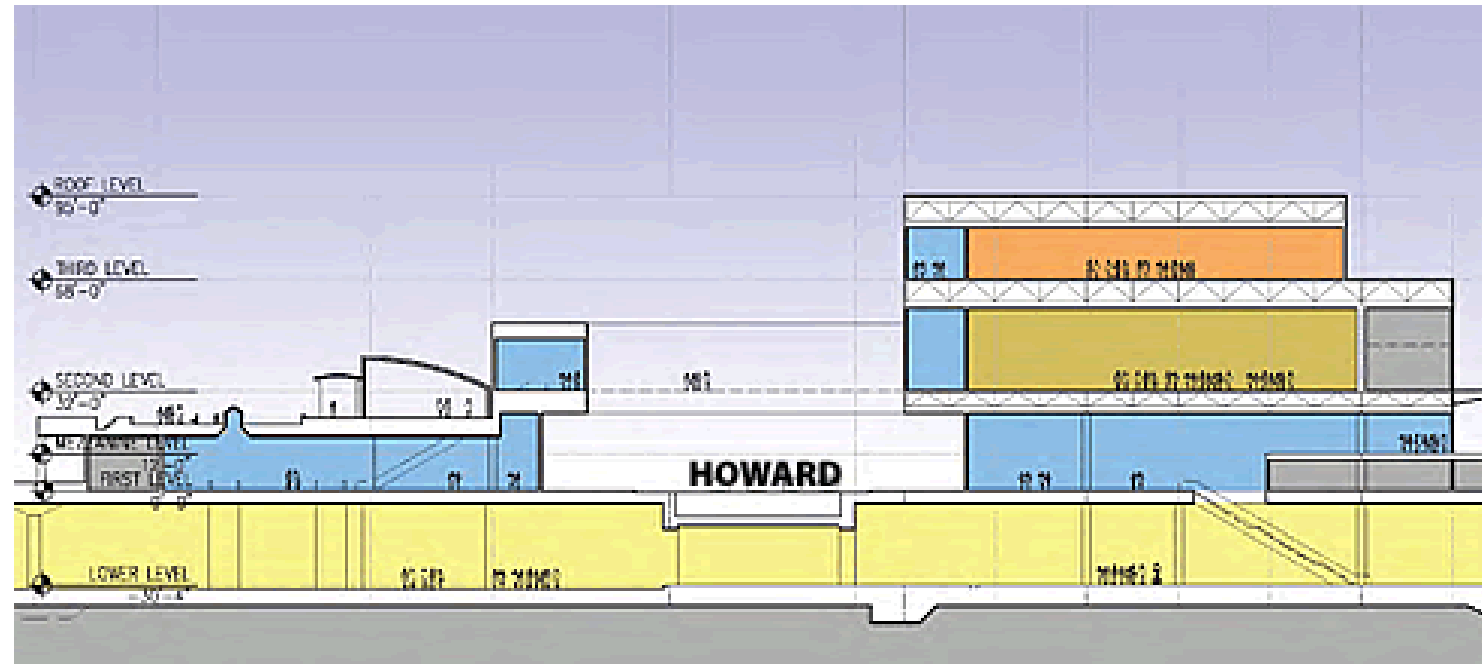


Moscone Expansion

- Proposed site includes both Moscone North and South, with approximately half of the work being done underground in order to better connect the two buildings.
- Plan is to maintain operations throughout the construction process. Construction will be intermittent to allow for conventions to take place.
- Plans call for a multi-story building near Third and Howard streets, retaining the existing Esplanade Ballroom but adding meeting rooms and office space. The underground concourse will be widened beneath Howard Street that connects the two original buildings, changing the two separate exhibition halls into a single, much larger, space.



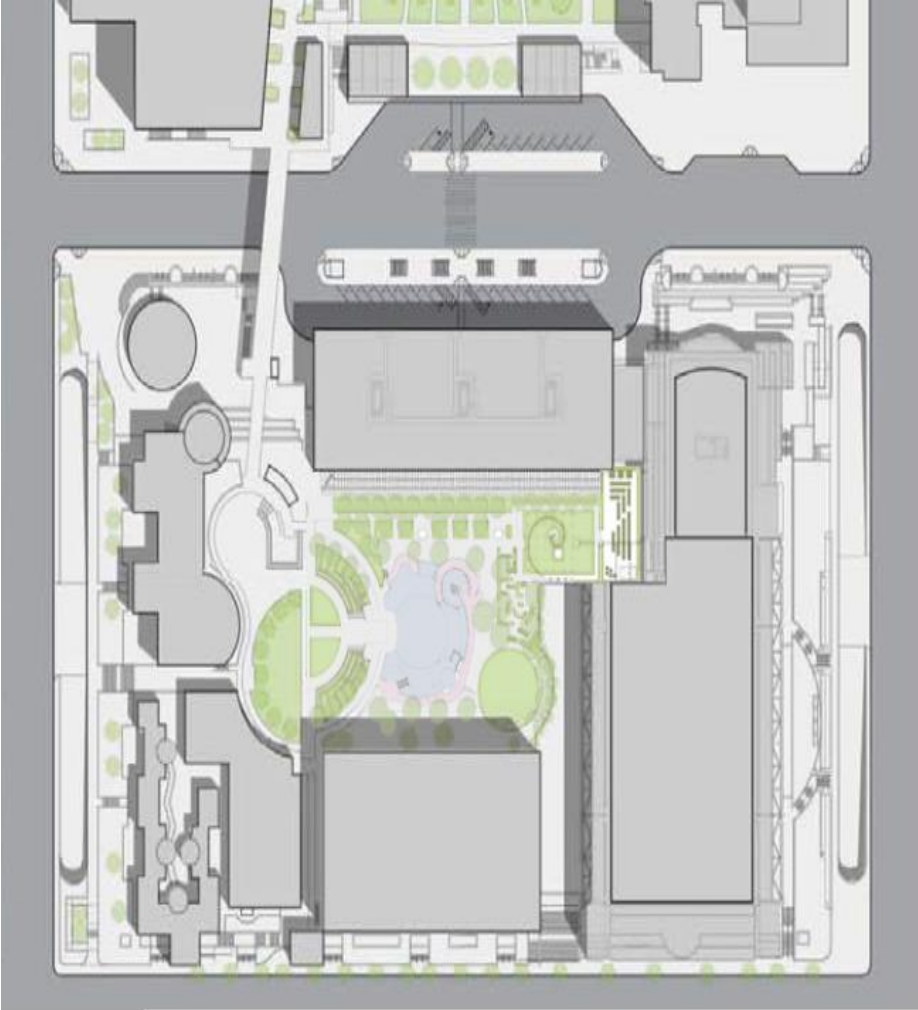
Moscone Expansion



Additional space would be created by excavating in two locations under Howard Street and expanding the existing below-grade exhibition halls that connect the Moscone North and South buildings. The proposed project would create a total of approximately 580,000 square feet of contiguous exhibition space below ground.

The proposed project would also reconfigure the existing adjacent bus pick-up and drop off facilities and create two pedestrian bridges spanning Howard Street, which would connect Moscone North and South expansions at the second level above grade.

Moscone Expansion



EXISTING SITE PLAN



PROPOSED SITE PLAN

Moscone Expansion

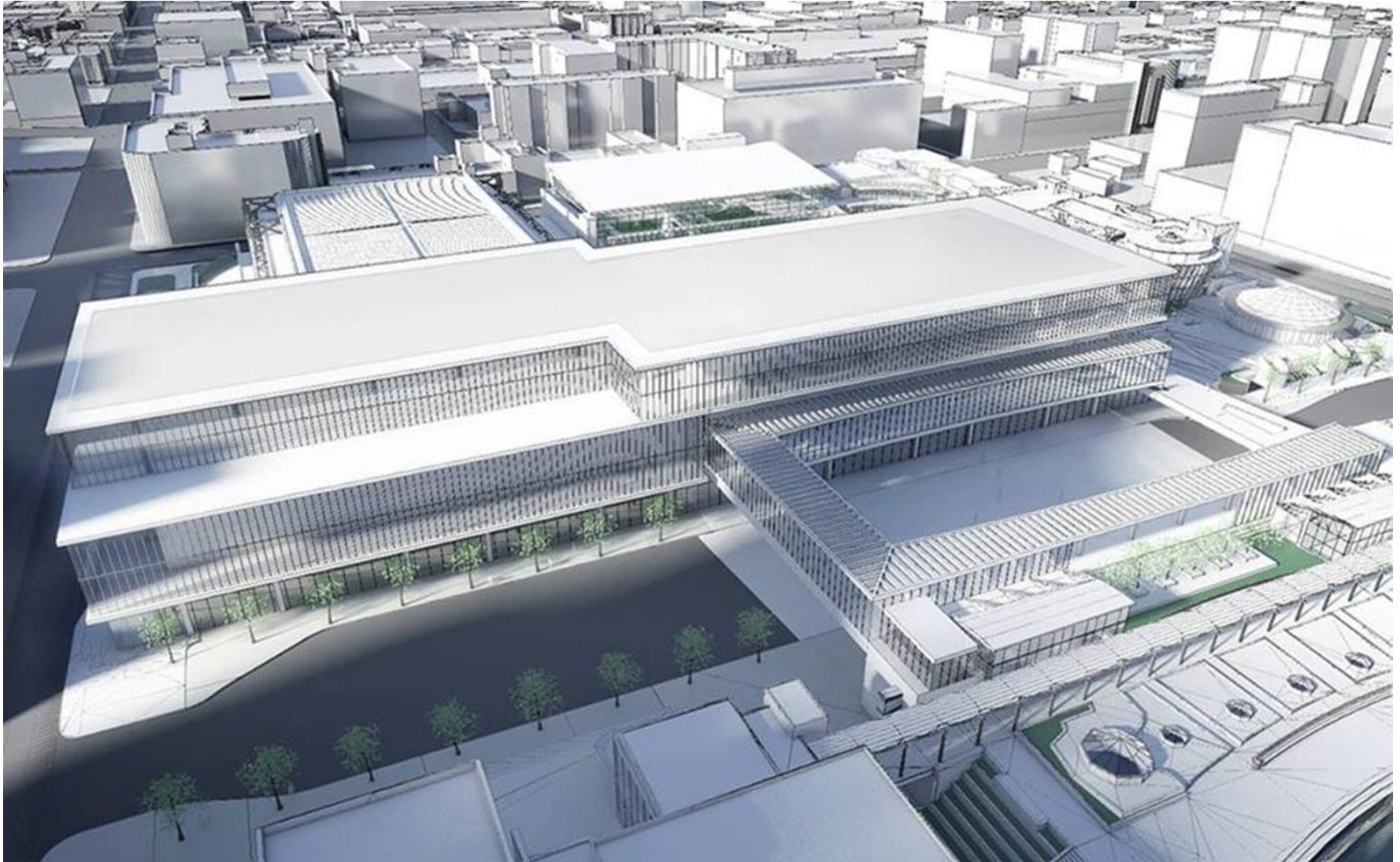


EXISTING CONDITION



PROPOSED EXPANSION

Moscone Expansion



Moscone Expansion



Moscone Expansion



New construction would be primarily above grade both north and south of Howard Street in buildings up to approximately 95 feet tall. At completion, the expanded Moscone North structure would be approximately 54 feet in height and the Moscone South structure would be approximately 95 feet in height.

Moscone Expansion



With the total number of annual attendees at events held at the Moscone Center's North and South buildings – San Francisco's primary convention, exhibition, and meeting facility – having dropped 20 percent since 2010, a proposed expansion of the Center's North and South buildings by 20 percent is making its way through Planning.



Moscone Expansion



South Building

Moscone Expansion

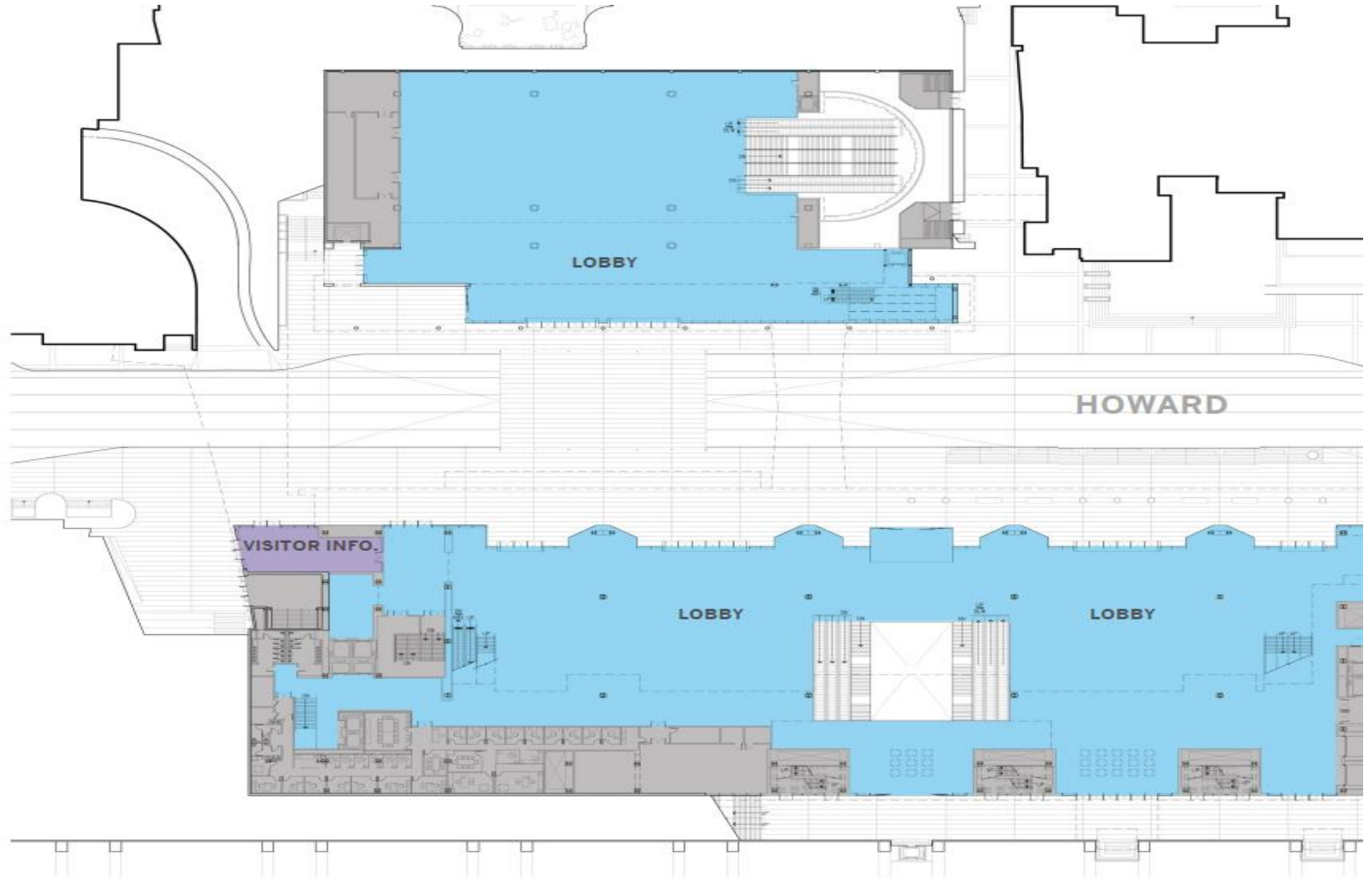


3rd Street Corner



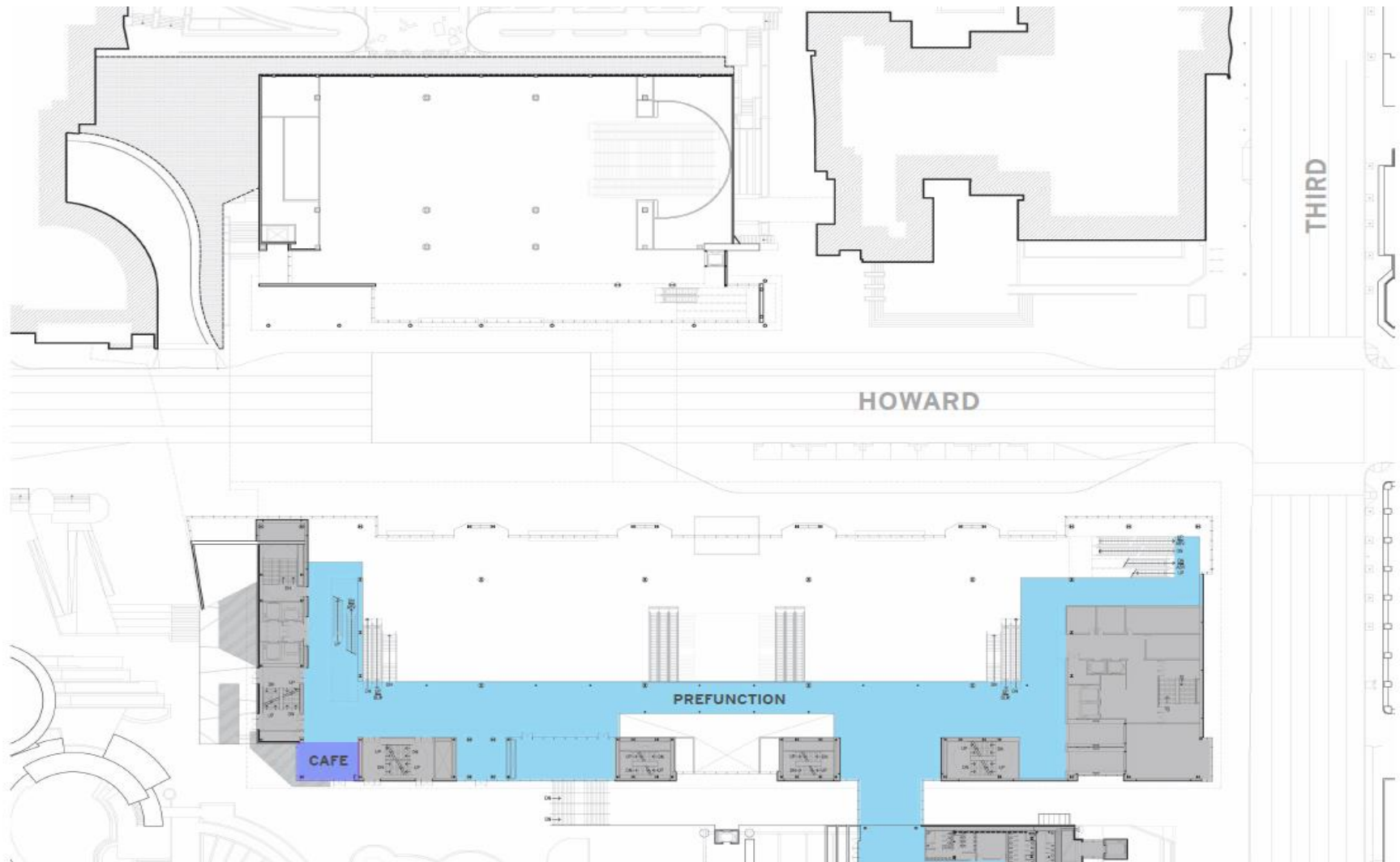
Main Entry

Moscone Expansion



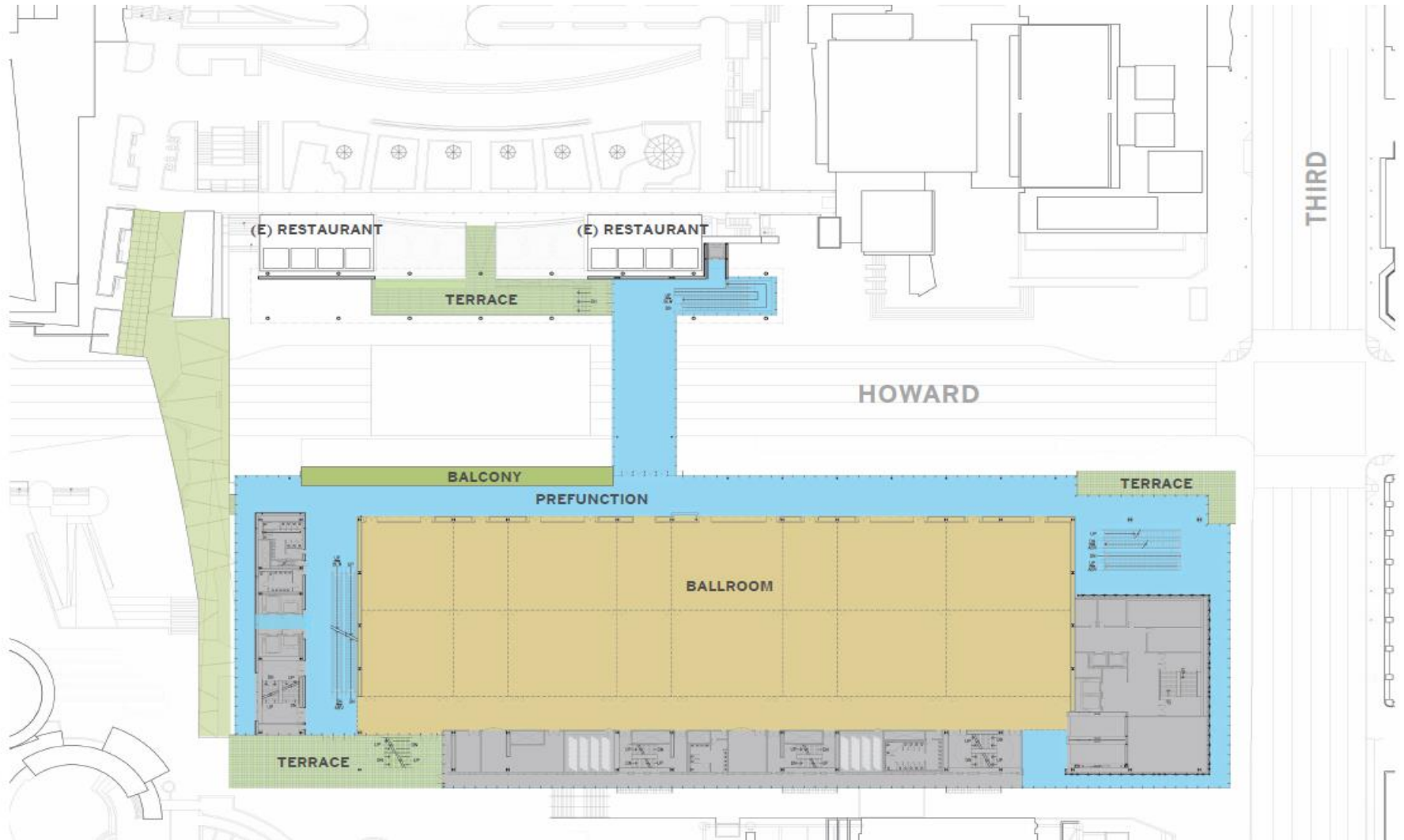
Proposed First Level Plan

Moscone Expansion



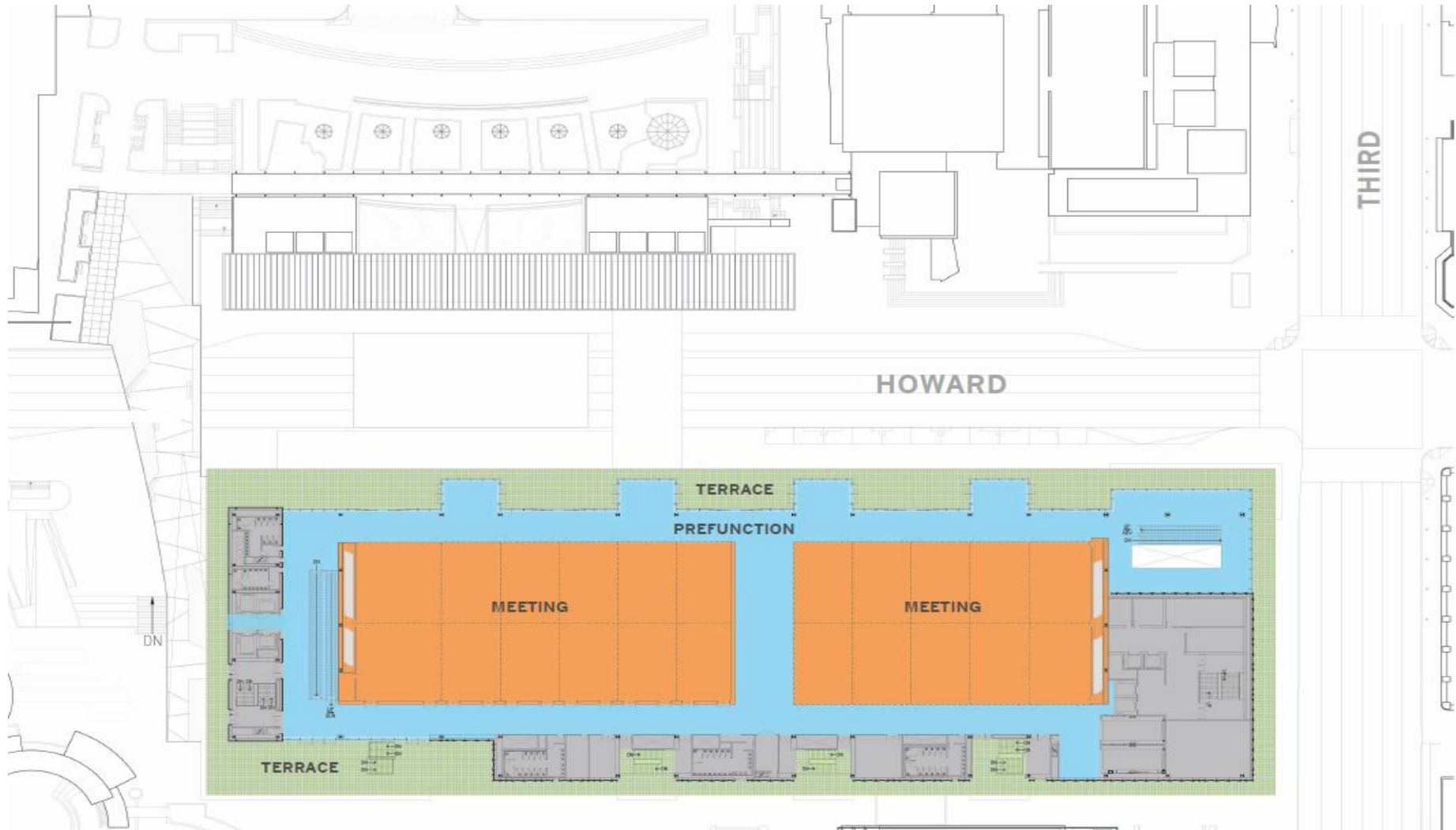
Proposed Mezzanine Level Plan

Moscone Expansion



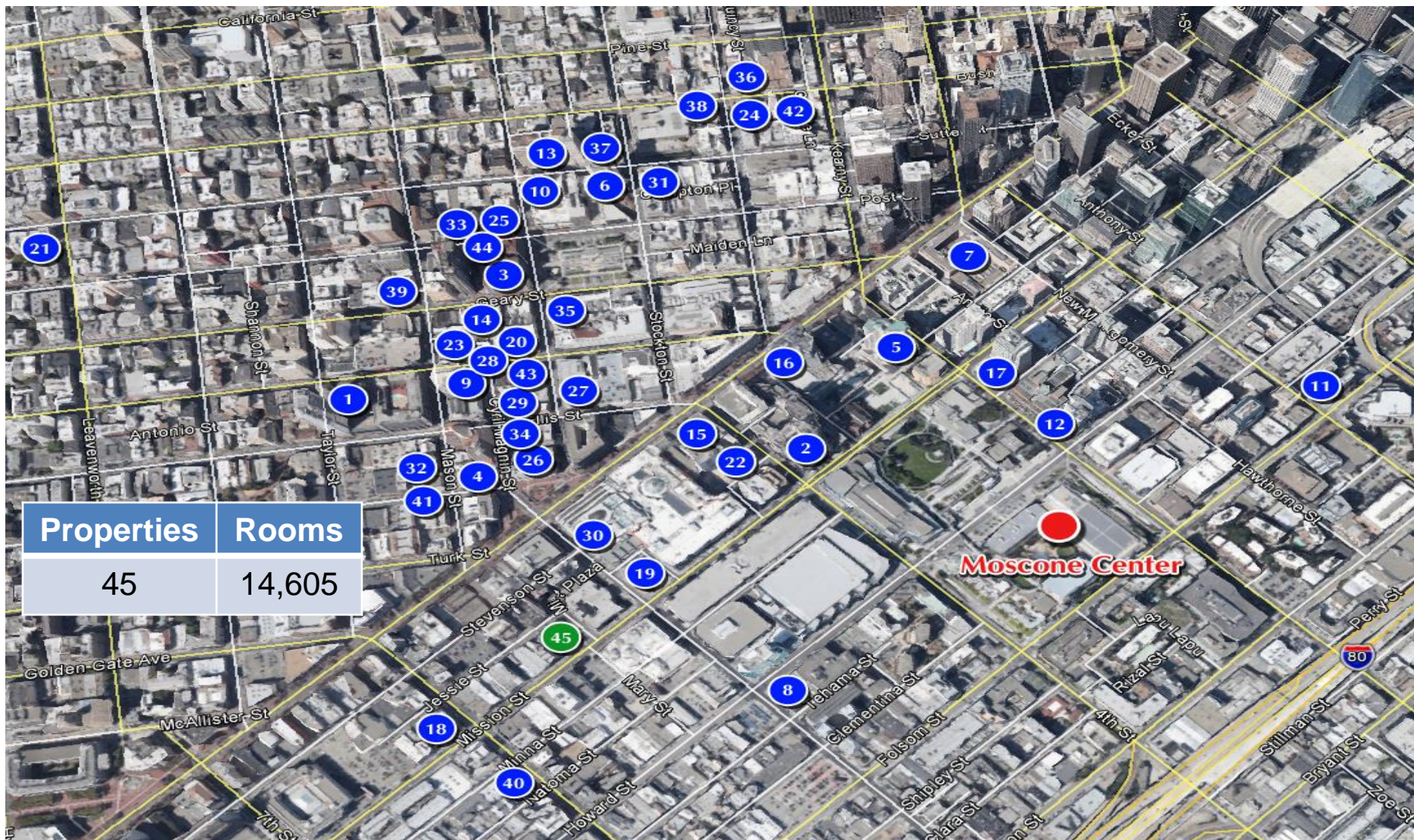
Proposed Second Level Plan

Moscone Expansion



Proposed Third Level Plan

Hotels Within Walking Distance San Francisco Convention Center



Walkable hotel rooms within approximately 0.5 miles of California Convention Centers.

Source: PKF Consulting

Hotels Within Walking Distance

San Francisco Convention Center



Walkable hotel rooms within approximately 0.5 miles of the convention center

Moscone Center 747 Howard Street, San Francisco, CA		
No.	Name	Room Count
1	Hilton San Francisco Union Square	1,908
2	Marriott San Francisco Marquis	1,500
3	Westin St Francis	1,195
4	Parc 55 Wyndham San Francisco Union Square	1,015
5	Westin San Francisco Market Street	676
6	Grand Hyatt San Francisco	660
7	Luxury Collection Palace Hotel San Francisco	553
8	InterContinental San Francisco	550
9	Hotel Nikko San Francisco	532
10	Kimpton Sir Francis Drake Hotel	416
11	Courtyard San Francisco Downtown	405
12	W Hotel San Francisco	404
13	Marriott San Francisco Union Square	400
14	Handlery Union Square	377
15	Kimpton Hotel Palomar San Francisco	277
16	Four Seasons Hotel San Francisco	277
17	St Regis San Francisco	260
18	Baldwin House Hotel	200
19	Pickwick Hotel	189
20	Villa Florence Hotel	182
21	Joie De Vivre Galleria Park Hotel	177
22	Mosser Victorian Hotel	166
23	King George Hotel	153
24	Kimpton Hotel Triton	140
25	Chancellor Hotel	137
26	The Powell Hotel	135
27	Hotel Union Square	131
28	Spaulding Hotel	128
29	Hotel Fusion	118
30	Hotel Zetta	116
31	Taj Campton Place	110
32	Hotel Metropolis	105
33	Kensington Park Hotel	92
34	Hotel ABRI	91
35	Hotel Stratford	90
36	Orchard Garden Hotel	86
37	Mystic Hotel by Charlie Palmer	82
38	Hotel Astoria	75
39	Union Square Plaza Hotel	75
40	Sunnyside Hotel	57
41	Hotel Bijou	56
42	Hotel Des Arts	53
43	Herbert Hotel	52
44	Inn at Union Square	30
45	Hampton Inn San Francisco Downtown Convention Center (U/C)	174
TOTAL		14,605
Source: PKF Consulting		