

Communication from Public

Name: Jeffrey Harlan

Date Submitted: 04/05/2021 09:47 PM

Council File No: 21-0259

Comments for Public Posting: On behalf of our client, Freed Leeds Properties (“FLP”), we respectfully request the City Council continue the abovementioned item. As detailed in the attached letter, we believe the City Council needs additional time to understand the complexity of the property ownership and potential development options for the Marlton Square site. Furthermore, the City and CRA/LA properties in question are not adequately described in the March 3, 2021 Council Motion--there is no diagram illustrating property ownership--which raises ambiguity about how the entire site can be redeveloped as proposed. And as an adjacent property owner, FLP was not notified of the original motion, the subsequent hearing by the Council Economic Development & Jobs Committee, and the City Council hearing. In the interest of fairness and for the benefit of the entire Council, we urge a continuance. Thank you for your consideration, and please contact me at 949.335.2904 if you have any questions. Regards,
Jeff Harlan

April 5, 2021

VIA E-MAIL

Honorable Nury Martinez, Council President
and Los Angeles City Councilmembers
City of Los Angeles
200 N. Spring Street
Los Angeles, CA 90012

Re: **Request Continuance of City Council Item #18 (CF# 21-0259 re: Marlton Square), April 6, 2021**

Dear Honorable Council President and City Councilmembers:

Our firm represents Freed Leeds Properties (“FLP”) and its affiliate, MLK Marlton, LLC (“MLK Marlton”), who have been working with the City of Los Angeles (“City”) since 2017 to develop a new plan for the nearly 11 acres of public and private property composing Marlton Square in Council District 10. On behalf of our client, we respectfully request the City Council (“Council”) continue the abovementioned item so it has time to understand the complexities of the property ownership and potential for redevelopment at this site.

With its office located in the heart of the Crenshaw corridor at 3860 Crenshaw Boulevard, FLP owns and manages, through its affiliates, 4,500 residential units and more than 1.5 million square feet of commercial space, including many properties in Council District 10. To be sure, FLP owns several parcels, totaling 2.82 acres, at the Marlton Square site. (See, attached map). Importantly, the FLP properties are contiguous to the City and CRA/LA properties, and provide critical, central access to the larger site; they are integral to any wholesale redevelopment of Marlton Square.

As noted in the March 3, 2021 motion (“Motion”) by Councilmember Ridley-Thomas, MLK Marlton entered into an Exclusive Negotiating Agreement (“ENA”) with the City to redevelop the entire site, including public and private property. Working in good faith with the City to craft a plan that will create jobs, generate tax revenue, and build a special destination for the community, MLK Marlton evaluated dozens of potential tenants and examined a variety of development options that could capitalize on the site’s size and strategic location. As an

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invested community partner, FLP wants to ensure that any proposed redevelopment not only leverages the area's significant capital improvements (e.g., construction of LA Metro's Crenshaw/LAX Line, Kaiser Permanente medical office building, and adjacent senior housing development), but also establishes a feasible option for the entire site. Marlton Square represents an incomparable opportunity for an important and lasting development at this long-neglected property, and the Council should take the time now to comprehend the site's physical, land use, and financial challenges before moving forward on the Motion. Accordingly, we urge the Council to continue the item for additional review and discussion.

We recognize that good community planning requires passion, patience, and perseverance. Like the City, FLP is committed to fostering the long-term growth and vitality of the Crenshaw/Marlton Square neighborhood, and stands ready as a partner to improve the community. We greatly appreciate your consideration.

Sincerely,

A handwritten signature in black ink, reading "Jeffrey T. Harlan". The signature is written in a cursive style with a large initial "J".

Jeffrey T. Harlan

jth:JTH

ATTACHMENT "B"

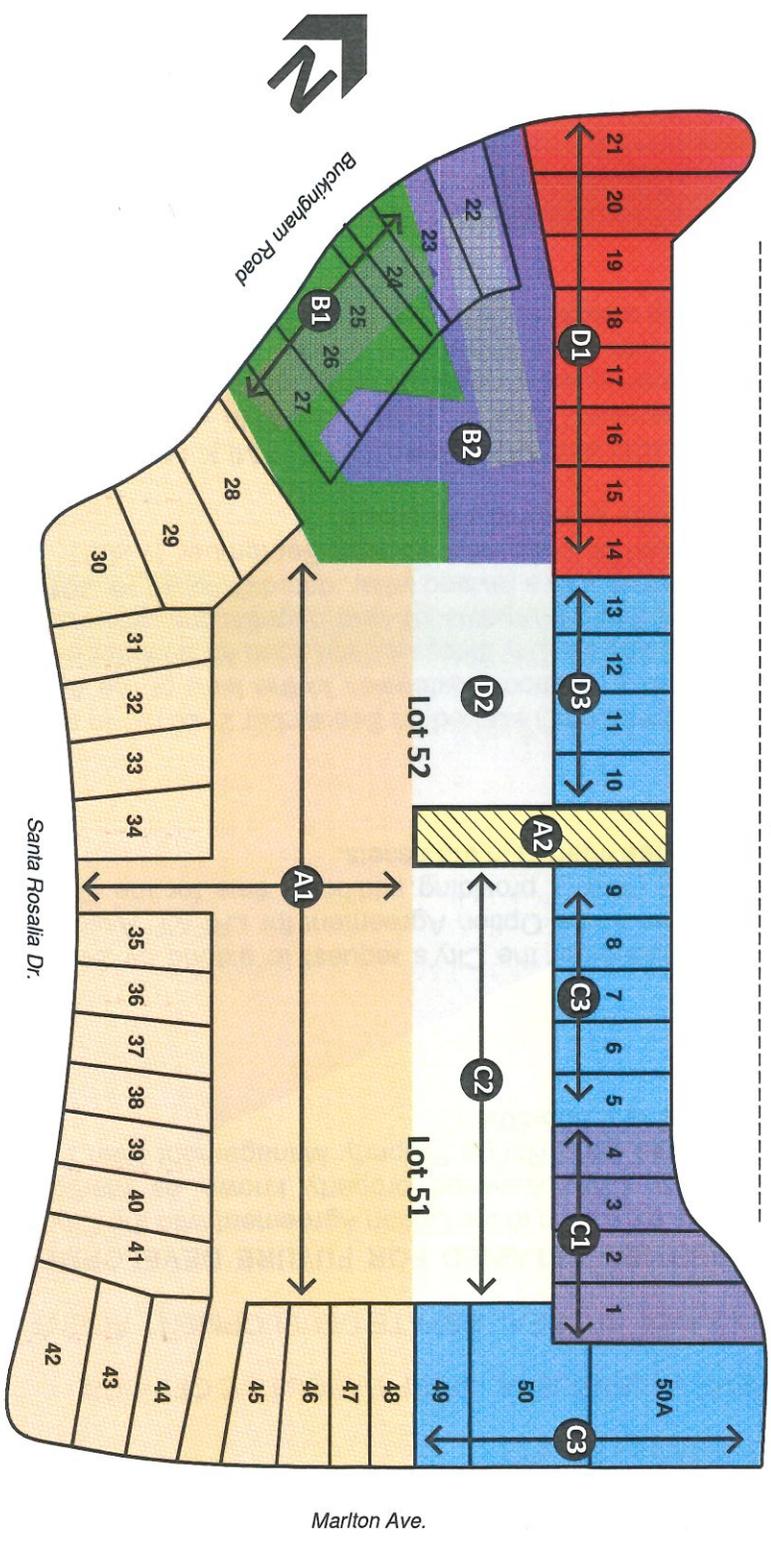
MARLTON SQUARE

DEVELOPMENT SITES & PROPERTY OWNERSHIP

Parcel D: FUTURE CITY DEVELOPMENT SITE
 D1 Lots 14 - 21 portion of Lot 51 -- City
 D2 Portion of Lot 52 -- City
 D3 Lots 10 - 13 -- CRA/LA- DLA (City Option)

Martin Luther King Jr. Blvd.

Parcel C: LEEDS DEVELOPMENT SITE
 C1 Lots 1-4 -- Leeds (MILK Marlton) Entities
 C2 New Leeds (MILK Marlton) Parcel -- portion of Lots 51 and 52
 C3 Lots 5-9, 49-50, and 50A -- CRA/LA-DLA (City Option) *



Parcel B: BUCKINGHAM PLACE SENIOR APARTMENTS
 B1 Portions of Lots 23 - 27 and a portion of Lot 52 -- META
Parcel B: METRO @ BUCKINGHAM SENIOR APARTMENTS
 B2 Lot 22, portions of Lots 23, 24, 25, 26, 27 and 52 -- META

Parcel A: KAISER MEDICAL FACILITY
 A1 Lots 28 - 48, portion Lots 51 and 52
 A2 Easement to Martin Luther King Jr. Blvd

*Not drawn to scale

1804554.2

**CRA/LA-DLA is the successor to the City's former redevelopment agency (a "Designated Local Authority").