

Krista's Spoken Response to Universal Studios' Final Environmental Impact Report (FEIR):

My name is Krista Michaels, I reside at 3355 Bennett Drive, and I am a Board member of the Cahuenga Pass Property Owners Association, an organization that has represented residential and business property owners since the early 1950's. I have been a property owner and a business owner in the Cahuenga Pass since 1986. I am also Treasurer of Communities United for Smart Growth, a 501(c)(3) public charity.

The Evolution Plan will have an enormous and permanent effect on the quality of life in this region. So I thank you for the opportunity to present my remarks at this hearing today.

As a member of two Boards of Directors in this community, I have had the opportunity to work with NBC-Universal and its representatives on this Evolution Plan over a number of years, and I have every hope and expectation that these ongoing conversations will continue in the future. I consider the working relationship that our communities have with NBC-U to be crucial to the creation of a successful project.

A very positive result of this working relationship has been to see that NBC-U listened to the requests of all our neighborhoods – and the requests of our elected representatives – to remove the residential element and the Great Road from Universal's historic back lot, thus allowing that area to remain as production space, which fosters job growth in the region and provides the good-paying long-term entertainment industry jobs that all our neighborhoods depend on.

However, issues remain to be considered and I raise a few of them now to remain under continued discussion with NBC-U:

- (1) Overall my neighborhood believes that the project is still too large. The expansion of the theme park element is particularly troubling, as many of us have lived in this neighborhood for a very long time and signed up to live near a movie studio, not an amusement park. We recognize that tourist dollars fund economic vitality but we worry at the enormous increase of the theme park and like attractions from the DEIR figure of 134,000 s.f. to the FEIR's figure of 327,000 s.f. It is clear that the Harry Potter attraction will increase the number of trips, thus burdening street infrastructure that can barely manage the current traffic we have now.
- (2) Our neighborhood considers the Los Angeles River to be a river, and we deplore all references to it as a flood control channel. Many citizens in this city have been working hard for years to return this waterway to a viable river and we would like to see the City support their efforts by greening and respecting this waterway.
- (3) My neighborhood has great concerns over the erection of two more extremely tall hotels, one at the top of the hill, which will additionally compromise views.
- (4) We want to voice strong objections to the change from a regular billboard to a digital billboard at the corner of Barham Blvd & (I think) Buddy Holly Drive. Others in my community will address the major quality of life issues that have arisen from the Disney digital billboard across the street.

- (5) The information on phasing is too vague. None of us in the community are clear on exactly what all will be built when. Especially in Phases III and IV.
- (6) The maps in the FEIR that are now in circulation are incorrect as the project has changed with the removal the residential element. We believe it is necessary to issue new correct maps and allow time for them to be circulated to the public.
- (7) I believe that the time allowed for the communities to digest this enormous FEIR document has been alarmingly brief. No layperson is able to read and understand this lengthy and complicated document in the time allowed between the FEIR's release and this first hearing, especially as an alternative has been chosen that changes some of the information in the document.
- (8) And finally – where are the community repairs and mitigations that should accompany a project of this stature? Our infrastructure is crumbling – streets need repaving, sidewalks are buckling with tree roots, our local El Paseo de Cahuenga Park is already burdened with unbelievable noise, the air we breathe is contaminated with freeway paarticulate matter. Much of this burden is the result of the change in use and the increased size of the NBC-U lot from a working movie studio to an amusement park and tourist destination.

As the traffic and noise increases that we will experience will be due almost exclusively to NBC-U's huge 20-year build-out, it seems only reasonable that a significant sum of money be set aside not just for traffic mitigations, but for the community repairs that need to be done now in all our communities before we are further burdened and overrun with increased traffic, noise and pollution.

As we regard NBC-U as our neighbor, we are motivated and look forward to continue to meet to discuss how our communities' concerns can be answered.

Thank you for allowing me this time.