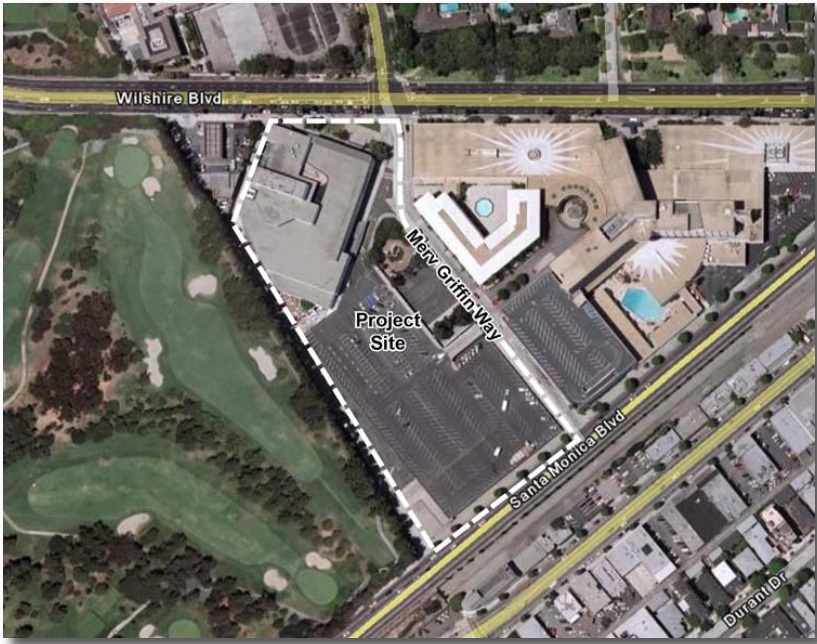


<p>REGION SOUTHERN</p>	<p>COUNTY LOS ANGELES</p>	<p>9900 WILSHIRE LUXURY CONDOMINIUM EIR</p>	<p>CLASSIFICATION CEQA C M R</p>
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AQ = Air Quality • BIO = Biological Studies • CEQA = California Environmental Quality Act • NEPA = National Environmental Policy Act • NS = Noise Studies • WSA = Water Supply Assessment

C Commercial E Educational IN Industrial IS Institutional M Mixed Use R Residential

Impact Sciences prepared a comprehensive EIR for the planned redevelopment of 9900 Wilshire Boulevard, the former Robinsons-May department store property. The eight-acre property occupies a gateway location at the southwestern edge of Beverly Hills near Century City and is proposed for redevelopment with high-rise residential condominiums designed by the firm of Richard Meier & Partners Architects.



The 9900 Wilshire project will introduce 252 new condominium units in four separate buildings, together with commercial space fronting on Santa Monica Boulevard. Landscaped gardens will occupy most of the property, and will include a public garden on Wilshire Boulevard to complement the Beverly Gardens linear park. The project will incorporate an array of environmentally sensitive and sustainable design features and is expected to qualify for LEED (Leadership in Energy and Environmental Design) Gold certification from the U.S. Green Building Council. The LEED rating system is the nationally accepted benchmark for the design, construction, and operation of high-performance green buildings.

Key issues include traffic, circulation, and parking; historic resources; aesthetics and visual resources; and land use compatibility. Impact Sciences is overseeing the preparation of sophisticated visual simulations to illustrate the proposed project.