

Treehouse Zoom Meeting Link:

<https://us02web.zoom.us/rec/share/3QJceN9z2AS-1akCH2yTY4ySs9-wGDs5pvdhDi5yyd5yPVVkvxJCnbl46ax4JVy3.7j0FEeBzuRxLZCw6?startTime=1638845357000>

Hello Mr. Prophet Walker/Treehouse Committee,

Thank you for presenting your Leimert Treehouse project to the Park Mesa Heights Community Council PLUMB Committee. We, like you, wished that the opportunity to have had this conversation had been a year ago. We embrace your vision for a community that is vibrant, and where all segments of it are thriving. With that in mind, we need to remember that it will not be our community if those who are currently in it, and want to remain there, do not have that option.

The Black Community has been historically marginalized, red lined, deprived of resources, underfunded, and maligned among other things, yet it has thrived with all those barriers. That is the reason the land we currently live on is cheap in comparison with other areas, and why it is now being exploited, and the residents are being priced out. The underlying cause of the disparity still exist.

We applaud your enterprising spirit, and the idea of not leaving anyone behind. However, because history has been, and is what it is, we need to think about how we can work to leave a legacy and a place our children can call

home. With that in mind, we would like you to consider the following questions / concerns that presented themselves during our meeting.

Please find to follow a list of recommendations made at our meeting:

- Reduce project to max of 5 to 6 stories
- Obtain a third party engineering company to determine if the land can support the structure, due to the earthquake fault
- Do not block the view on the current community behind the project
- Third party infrastructure survey to determine how your project and the community will be impacted by the additional stress to an infrastructure system older than you've been alive.
- Increase parking spaces for the commercial tenants and residences
- What is the composition and the height of the wall on the rooftop?
- Consider eliminating the rooftop playground/pool for the rich & famous for a more energy efficient system (solar) and a edible garden.
- Increase the size the each apartment to emulate the current bedroom sizes in the community
- Reduce number of studios for 1 bedrooms & increase numbers of 2 and 3 bedrooms to meet the needs of our current communities
- Look at the Local Median Income for Park Mesa, Hyde Park and View Heights.
- Bring the architecture more in tune with the Park Mesa Heights community.

- Conduct a survey of our Park Mesa Heights community (Not Leimert) to get a feel for their needs and aspirations
- Research with the City/Metro/Destination Crenshaw/Dept. Of Water and Power on why they went against Engineers advised not to bring the train at grade due to the possible dangerous and negative impact on the infrastructure at Vernon and Crenshaw.
- What are you doing to address Park Mesa Heights Community Council concerns about Crenshaw sinking between Vernon and Slauson on Crenshaw along with Water leaking beneath.
- Can you find a way to work with current Hyde Park, Angeles Mesa and View Heights families / individuals who need affordable housing but are not low income based on the city, state, or federal standards?
- Expand on the grocery store concept (perhaps a Co-op grocery). It seems like independent individuals all sharing a space are extracting from the community providing different retail services that are of little relevance to the community.
- Mutual benefits for the Park Mesa Heights community
- Review our Crenshaw Corridor Specific Plan
- Review our city ordinance

Please answer the following questions:

- What is your development agreement with the City of Los Angeles?
- Is this an opportunity zone project?
- Is your project TOC funded?
- Do all the units include a restroom and a kitchen?
- Why proposing a communal type project do you think is beneficial or advantageous for our community?

- What is the cost/unit at all levels?
- What is your estimated average cost per square feet?

We look forward to seeing your revised presentation. We thank you for giving this thoughtful consideration, and look forward to meeting with you again, as we work together to build a lasting community.

Best Regards,

Shawn Davis