





D. The Revised Project will improve traffic circulation in and around the Project site by providing additional vehicular access points on Wilshire Boulevard and Santa Monica Boulevard, widening and realigning Merv Griffin Way, and installing a new traffic signal at Merv Griffin Way and Santa Monica Boulevard, and developing the site with uses that will generate less traffic than would result from commercial redevelopment of the site.

E. The Revised Project will provide a 0.81-acre entry garden along Wilshire Boulevard and Merv Griffin Way for the use and enjoyment of the public that complements and extends the existing Beverly Gardens Park on the north side of Wilshire Boulevard and enhances the garden qualities of the City.

F. The Revised Project will augment the City's economic base by providing additional property tax revenues to the City of Beverly Hills and by providing tax-generating revenues from the sales within the proposed retail component. Further, the Revised Project will enhance the economic resources of the City through the Public Benefit Contribution and Environmental Mitigation and Sustainability fees established through the Development Agreement.

G. The Revised Project will enhance the City's ability to meet its affordable housing goals in two ways. First, the Project will contribute \$3 million to an affordable housing fund. Second, it will help meet the City's need for market rate housing units without removing older housing stock that would typically be more affordable than new housing stock.