El Segundo South Campus Entitlements

City Council
November 17, 2015
AGENDA

- SAS Overview
- Community Relations
- Entitlement Update
- Questions
Raytheon
Space and Airborne Systems
A leading provider of sensor systems for the network-centric battlefield

- Advanced Airborne Radars and Processors
- Electronic Warfare and Precision Guidance Systems
- Integrated Communication Systems
- Intelligence, Surveillance and Reconnaissance (ISR) Systems
- Modular Open System Architecture
- Multispectral Targeting Sensors
- Space and Missile Defense Technology
- Tactical Signals Intelligence

Rick Yuse, President
2014 Net Sales: $6.1B
Employees: 13,500

Providing customers the most accurate and timely actionable information available
PRIMARY SAS LOCATIONS

El Segundo – 5,600 employees; 3.1M square feet

Additional employees at sites and field offices throughout the U.S. and Internationally

13,500 employees; 8.6M square feet
TACTICAL AIRBORNE SYSTEMS

Supporting the warfighter with integrated air combat solutions

- Advanced Fire Control Radars
- Full-spectrum Mission Support
- Revolutionary AESA Radar Technology

Key Programs Include:
- Raytheon Advanced Combat Radar (RACR)
  - APG-84 for F-16
- APG-79 AESA Radar for F/A-18E/F and EA-18G; APG-79(V)X for F/A-18A-D
- APG-63(V)3 and APG-82 AESA Radars for F-15

Delivering trusted technologies to the customer mission
ELECTRONIC WARFARE SYSTEMS

Best-value, combat-proven solutions in electronic attack, electronic protection and electronic support

- Advanced EW Programs
- Airborne Electronic Attack
- Airborne Information Operations
- Airborne Processors and Avionics
- EW Communications Systems
- EW Self Protect Systems
- Next Generation Electronic Warfare

Key Programs Include:
- Next Generation Jammer (NGJ)
- ALR-69A(V) Radar Warning Receiver
- Electronic Warfare Planning and Management Tool (EWPMT)
Delivering emerging and disruptive solutions that ensure warfighter advantage

- Advanced Electro-Optical, Infrared and Radio Frequency Sensors
- Advanced Secure Processors and Algorithms
- Analysis Products
- LADAR and High-Energy Lasers
- Physics-based Modeling Simulation and

- BBN Technologies
  - Critical Infrastructure Security
  - Information Security
  - Networking & Communications
  - Signal Processing

Transitioning technology innovation to deliverable product applications
SPACE SYSTEMS

Leading the industry in space-enabled information solutions

- Advanced Missile Warning
- Earth Observation and Climate Monitoring
- Intelligence Gathering and Ground Surveillance
- Rapidly Deployable Payload Technologies
- Space Protection
- Strategic Systems

Key Programs Include:
- Visible Infrared Imaging Radiometer Suite (VIIRS)
- Space Tracking and Surveillance System (STSS)
- Hypertemporal Imager

50 years of on-orbit success
INTEGRATED TECHNOLOGY PROGRAMS

Integrating diverse technologies for special applications

- Data Access
- GPS and Navigation Systems
- Information Assurance
- Raytheon Multi-program Testbed
- System Integrity
- Innovator and Enabler for Multiple Advanced Programs

Driving success through program innovation and integration
Long-standing collaboration

- El Segundo Chamber of Commerce member
- El Segundo Education Foundation
- Local schools: tours, Engineers Week, speakers
- Annual U.S. Marine Corps Toys for Tots
- Los Angeles Regional Food Bank
- Los Angeles Air Force Base
- Boys and Girls Clubs
- L.A. Regional FIRST Robotics competition
- Los Angeles Police K-9 Corp
- California Science Museum
- Employee park available for special events
- 9 active employee resource groups; 20K+ volunteer hours logged to date by California based employees

Celebrate National Volunteer Week
Continued commitment to El Segundo

- State of the City, Chamber of Commerce
- El Segundo Ed! Foundation
  - Business Advisory Council
  - Ed! Gala, Gold Sponsorship
- Recommitted El Segundo Chamber of Commerce

Raytheon Sponsors Boys and Girls’ Club Sustainability Poster Contest
ENTITLEMENTS
Update
ENTITLEMENT OVERVIEW

Current Status
- 142.28 acre site
- 2 legal parcels
- 0.29 Floor Area Ratio (FAR)
- 1.8 million net square feet
- 215K square feet of expansion allowed under existing Precise Plan

Requested Entitlements
- FAR of 0.60 (equal to the current site zoning)
- Total Site Capped at Square Footage or Trips
  - Total Incremental Net Square Footage: 1.9 million
  - New Vehicle Trip Ceiling: 3,042 AM and 3,120 PM peak hour trips
- Subdivide the Site into 26 separate parcels
INFRASTRUCTURE IMPROVEMENTS

CONCEPTUAL SITE MASTER PLAN
MASTER PLAN AMENITIES

1. NASH STREET EXTENSION
2. CONTINENTAL BOULEVARD EXTENSION
3. CORAL CIRCLE CONNECTION
4. GOLF COURSE CONNECTION
5. EL SEGUNDO BOULEVARD WIDENING/ BICYCLE PATH
6. METRO CONNECTION AND BICYCLE STATION
7. RECREATION AREA
8. EL SEGUNDO BOULEVARD SEWER UPGRADE

RAYTHEON - EL SEGUNDO
CONCEPTUAL SITE MASTER PLAN - SUBJECT TO CHANGE

1" = 100'  JULY 18, 2014
REVISED
FINANCIAL CONTRIBUTIONS

• Raytheon will make the following contributions to the El Segundo general fund:
  - $500,000 by 3/31/2016
  - $500,000 by 3/31/2017
  - $500,000 by 3/31/2018
  - $500,000 by 3/31/2019
  - $500,000 by 3/31/2020
  - $500,000 by 3/31/2021
  - $5,000,000 if the Nash extension is not built and open to the public by the end of the 10th year of the Development Agreement

• If Phase I of the project is developed by the end of 2017, an additional estimated $320,000 of annual incremental tax revenue will be received by the City, or $2.6 million over 8 years

• A new impact fee of $0.50 per square foot will be accepted that may add over $1 million in additional City revenue if the project is completely built-out
ENTITLEMENT BENEFITS

Site Ready For Immediate Development

- Stimulates Job Growth
- Increases Economic Growth
- Improves Traffic Circulation
- Opens Up New Avenues Of Access
- Infrastructure Improvements
- Generates Impact Fees
- Provides Incremental Tax Revenue
- Contributions to the El Segundo General Fund