

WATT PLAZA NEWS

2016
VOLUME

3

SUMMER
ISSUE

Parking Structure Re-Striping Project

While some of you have experienced having to “maneuver” through the parking structure to find a space while the parking restriping project has been underway, we are pleased to report we are 70 % complete and barring any unforeseen circumstances anticipate the project to be completed by year end.

As many of you had voiced your concerns over the years, the existing parking layout design created discomfort, inconvenience and confusion to many users:

- A large percentage of compact parking spaces were frequently unusable due to parking patrons occupying two parking spaces or parking an over-sized vehicle in a space that made the adjacent parking space(s) unusable. User frustration was experienced by both parkers and parking personnel;
- The vehicular traffic flow pattern was not consistent from level to level throughout the parking facility. This caused increased confusion especially for infrequent visitor parking patrons;
- Based upon the effect of the two bullet points above, a notable increase in the volume of drivers in search of an available space was evident;
- The need for additional directional signage/graphics was apparent to help the patrons find parking spaces, elevators/stairs and their parked vehicles.

The new parking layout design will create a more user-friendly, convenient parking experience achieved by:

- Allowing parkers to drive past as many parking spaces as possible while looking for a parking space; this allows finding an available space or first available space sooner;



WHAT'S INSIDE

EMPLOYEE NEWS

Employee Spotlight

EVENTS

- LA Food Bank Drive
- Summer Luau Tenant Event
- Lunch & Learn
- Summer Blood Drive
- 2016 Tenant Event Schedule

NEW TENANTS / RETAIL AMENITIES

GREEN TIPS

Building Skills Partnership -
Green Wellness Program

CHARITABLE GIVING

American Cancer Society -
Road to Recovery

REMINDERS

RJ Westmore Training
Watt Plaza Tenant Handbook



- The egress traffic flow is now a much quicker cycle down and out of the garage because drivers do not pass as many parking spaces on their way out;
- The inherent parking layout and traffic layout reduces the amount of decision points for the driver which provides a more efficient traffic flow and search pattern;
- The implementation of a “one-size-fits-all” parking layout has eliminated the large percentage of compact, unusable parking spaces; every parking space should be usable for most vehicles on today’s roadways. This type of parking layout takes into account the 85th percentile as it relates to the average size of the vehicle on the roads today.

A big “thanks” to all of our tenants and their guests for their patience as we complete the last portion of the restriping project.

EMPLOYEE NEWS

Employee Spotlight



The Employee Spotlight this quarter features **Belen Arellano**, our new Property Coordinator. She has 5 years of Property Management experience ranging from small residential buildings to over 200 multi-family units throughout Southern California. She has been working at Watt Plaza for a little over a month and shows considerable pride in all assigned duties and responsibilities.

Outside of work, she enjoys reading, eating at new restaurants, watching documentaries and spending time with her daughter. She is a Los Angeles native and also a big football fan who cheers for the Oakland Raiders. Her dream vacation would be to Tahiti, Alaska, Australia or Brazil.

We are excited to have her as a new addition to the Watt T.E.A.M.



2016 Tenant Event Schedule

Here is a quick look at upcoming events for next quarter:

November

Union Rescue Mission Clothes & Hygiene Drive: Tuesday, 11/1 thru Friday, 11/18

December

BOMA Toy, Food, and Clothing Drive: Monday, 11/21 thru Friday, 12/16

Tenant Holiday Event: Friday, 12/2

Quarterly E-Waste Pick-Up: Tuesday, 12/6

Holiday Boutique: Thursday, 12/15 and Friday, 12/16

EVENTS

LA Food Bank Drive

Fourteen 40 gallon bags of canned and dry food were collected from Watt Plaza in June! Thank you for your donations which allowed the LA Food Bank to distribute 308 meals to hungry children and their families, seniors and individuals in Los Angeles County.

Summer Luau Tenant Event

We hope you enjoyed our Summer Luau Tenant Appreciation Event on July 29th! We value your tenancy here at Watt Plaza and certainly had a great time mingling with you all!



Lunch & Learn

Watt Management held the first Tenant “Lunch & Learn” on August 4th. Upcoming building projects were announced / discussed, the electronic tenant handbook was reviewed followed by a Q&A session.



Summer Blood Drive

City of Hope collected 26 units of blood on August 12th. Every donation potentially saves up to 3 lives, so 78 patients will benefit from our blood drive! Thank you to all donors for participating in such a great cause!

NEW TENANTS

at Watt Plaza

Please join us in welcoming our newest tenants to Watt Plaza:

- ➔ Capstone Law APC
- ➔ Kearny Real Estate Company
- ➔ Knobbe, Martens, Olsen & Bear, LLP
- ➔ Linksus Legendary Media
- ➔ Resolution Economics, LLC

Building Skills Partnership: Steps to a Healthy Lifestyle (STAHL)

RETAIL AMENITIES

**Aztec Auto Detailing
Car Wash**
310-277-5900

Chase
310-553-8840

Federal Express
310-203-9928

1st Century Bank
310-270-9500

Legal Vision Consulting Group
310-945-5550

Let's Roll Sushi
(Coming Soon)

Mystic Flowers & Gardens
310-284-3417

Noble Cleaners
310-552-3377

Notary Services
310-789-2179

On-Call Legal
310-858-9800

Parking:

- Books on Tape (CD's)
 - Electric Charging Stations
 - Front Door Club
- 310-789-2178

Starbucks Coffee
310-553-8226

Taco Limon / Pizza Benne
310-286-0464

Trimana
310-772-0726

Trimana Express
310-553-5445

Watt Plaza took the opportunity to enroll the entire janitorial staff in the Building Skills Partnership's STAHL program, which is a seven class program spanning ten weeks. STAHL raises awareness of the development and management of chronic diseases such as obesity, diabetes, cholesterol/high blood pressure, and stress management. These classes take place during their lunch break when a bilingual health educator visits the team at their worksite and discusses small changes and tools to motivating workers to positively alter current health behavior. Some tools include, learning how to read nutrition labels to help them identify correct portions. They also receive a pedometer with the goal of walking 10,000 steps per day to motivate them to be more physically active. These small changes made a great impact on the life of many participants. Many participants have lost weight by increasing their physical activity, eating in portions, increasing water intake, and also reported an improved quality of sleep. STAHL is possible through the partnership between Building Skills Partnership and SEIU-USWW, Janitorial Companies, Property Management and the janitor.



Photo Credit: Building Skills Partnership

DONATE YOUR PASSENGER SEAT to help save lives.



All you need is:

- A good driving record
- A current, valid driver's license
- Access to a safe and reliable vehicle
- Proof of adequate automobile insurance
- Complete an American Cancer Society training course
- Availability Monday through Saturday during the hours of 7 a.m. and 7 p.m.

Volunteer to drive today.

Visit cancer.org/drive

Or call **1.800.227.2345**



Road To Recovery®

REMINDERS

RJ Westmore Training

Watt Plaza is partnered with RJ Westmore to provide our tenants with the most current Emergency Preparedness Training for the following areas/topics:

- FIRE LIFE SAFETY**
- FLOOR WARDEN**
- EARTHQUAKE**
- BOMB THREAT**
- MEDICAL EMERGENCY**
- POWER FAILURE**

Please note in accordance with the Los Angeles Fire Life Safety Code LAMC 57.409.1 it is mandatory for all High Rise Occupants to participate in the online training. You can find more information on our online tenant handbook at the following direct link <http://www.wattplaza.info/main.cfm?pg=coverview&pgnum=1&sid=eprocedures&pid=epraining>

Watt Plaza Electronic Tenant Handbook

www.wattplaza.com

The information provided in our Electronic Tenant® Handbook is intended to provide you with a clear understanding of Watt Plaza and to facilitate your company's operations. Please take the time to familiarize yourself with the helpful information and note that the Building Management Office is available to assist with any inquiries or concerns.

Did you know that your suite has designated Suite Contacts?

Each suite has a Daily Contact and Executive Contact on file with the Building Management Office who are responsible for making requests on behalf of your suite. Can you identify the designated contacts in your suite?

