



Artist's rendering of mixed-use complex proposed for MTA properties adjacent to Metro Red Line's Westlake/MacArthur Park station.

Retail Complex Proposed at Westlake/MacArthur Park Station

(Sept. 18) The MTA is in the early stages of approving a plan to build a mixed-use retail complex on the 3.65 acres it owns adjacent to the Metro Red Line's Westlake/MacArthur Park station. The agency also will request development proposals for properties at the Wilshire/Western and Wilshire/Vermont stations.

The proposed Westlake/MacArthur Park development would span an area reaching from the subway station plaza, east along both flanks of the kiss 'n ride lot and across Westlake Avenue to include a large right-angled property that also fronts on Bonnie Brae and 7th streets.

350-student middle school

The project envisions 43,000 square feet for restaurants and retail kiosks and a 52,000 square foot market and possibly a 350-student charter middle school.

The stores would open onto the subway station plaza and kiss 'n ride. Across the street, the developer's preliminary plan shows a possible three-story structure built around a mall with shops, restaurants and the market. The plan indicates space for second-level parking and, on the third level, the middle school.

The Board will consider a staff recommendation at its Sept. 28 meeting that would authorize the CEO to enter an exclusive six-month negotiation agreement with the Macleod Partnership of Santa Monica for development of the Westlake/MacArthur Park properties. If the negotiations are successful, the staff will return to the Board for approval of a development agreement.

Following Board approval, Transportation Planning Manager Ray Sosa estimates actual construction might not begin for up to a year and a half. The MTA issued requests for proposals to a list of 300 developers and consultants and received four development proposals for the station site.

Generate income, improve area

The agency also wants to develop 2.8 acres at the Wilshire/Western station and about 8 acres around the Wilshire/Vermont station. Requests for proposals will be issued later this month. The agency's goals are to generate investment income from the developments and to improve the environment around the stations.

Developers have recently expressed interest in the Wilshire/Western site, which will be developed in conjunction with the Community Redevelopment Agency. The MTA owns 1.7 of the 2.8 acres, part of which is used as a layover zone for Metro Buses. Any development must include parking for the buses.

At the Wilshire/Vermont station, the MTA owns the entire block on Wilshire between Shatto Place and Vermont Avenue, plus several other abutting parcels of land east of Shatto Place. Given the current real estate market, proposals could include commercial retail development and perhaps housing.

[Back to MTA Report](#)