

## **Westlake/MacArthur Park Developer Faces Deadline; NoHo Development Moves Closer to Reality**

(Nov. 15, 2001) The developer of a proposed residential and retail complex at the Westlake/MacArthur Park Metro Rail station must make satisfactory progress by January or face the possible loss of a negotiating agreement with the MTA.

The Board's Planning and Programming Committee's approval of the January deadline for the MacLeod Partnership to show results was forwarded to the full Board for consideration at the Nov. 29 meeting.

The committee also approved a motion that allows the MTA to negotiate exclusively for six months with Legacy/Olson of Irvine, the proposed developer of a mixed-use residential and retail development at the North Hollywood station. The Board is expected to consider that motion at the November meeting.

Legacy/Olson plans to develop some 12.4 acres of MTA-owned land at the North Hollywood station for up to 415 residential units and 20,000 square feet of retail space flanking the subway entrance plaza. The company wants to buy the MTA land across the street from the plaza to build an additional 119 apartment units and 8,000 square feet of retail space.

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### **Westlake/MacArthur Plans**

At the Westlake/MacArthur Park station, the MacLeod Partnership is proposing a mixed-use retail complex on 3.65 acres of adjacent MTA-owned land.

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.

To date, according to a Board report presented at the Planning and Programming Committee meeting, the partnership has conducted "significant negotiations" with two major tenants, including a market and drugstore. It also has prepared alternate site plans, prepared a preliminary structural analysis and hired a structural engineer.

The developer also must prepare final site plans, provide development cost estimates and schedules and a financing plan.

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