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Board Moves Forward on 4 Transit-Oriented Developments

- Harbor Subdivision, subway canopies, Call for Projects also see action

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(Jan. 30, 2007) The Board authorized Metro to take action on four new transit-oriented development projects at its Jan 25 meeting. Other motions voted by the Board included approval to proceed with next steps on the Harbor Subdivision, construction of canopies at nine subway stations and approval of funding for 46 projects in the Call for Projects.

Item 6, Harbor Subdivision Analysis. The Board authorized the CEO to proceed with the alternative analysis phase of the environmental process for proposed rail and bus transit on the Harbor Subdivision, a 26-mile Metro-owned rail right-of-way that connects downtown LA, LAX and Wilmington.

Metro bought the right-of-way in 1992 from the former Atchison, Topeka and Santa Fe Railroad, now Burlington Northern Santa Fe.

Metro's feasibility analysis looked at four operating scenarios for two types of DMUs (self-propelled diesel-powered rail cars), light-rail trains and Bus Rapid Transit.

Item 7, Call for Projects. The Board passed a motion to approve \$86.3 million in supplemental funding to cover cost increases incurred by outside project sponsors for 46 transportation-related projects previously funded in the Call for Projects.

The projects range from arterial improvements and interchange

reconstruction to bike paths and pedestrian walkways.

The Board's action included implementation of the LA River/Taylor Yard pedestrian bridge and bikeway access project as a joint City of Los Angeles-Metro project.

Item 10, 1st and Lorena Development. The Board authorized the CEO to negotiate with a developer to construct a mixed-use development at 1st and Lorena streets near the Metro Gold Line extension in East Los Angeles.

1st and Lorena LLC plans to build 43 housing units, retail space and two community rooms, along with 94 parking spaces.

Item 11, Temple Street Development. The Board authorized the CEO to negotiate with a firm proposing a retail and housing development on the 1.2-acre Metro Bus layover zone at the intersection of Temple and Beaudry streets, just south of the 101 Freeway.

The developer, Temple and Beaudry LLC, plans to construct a three-level parking structure and a five-story building with 145 residential units and 11,436 square feet of retail space.

The development would be built above a bus garage with space for approximately 24 buses, employee accommodations and restrooms. Construction would begin in 2009.

Item 12, Universal City Development. The Board authorized the CEO to negotiate with Thomas Properties Group, Inc., of Los Angeles, which plans to build a retail, office and entertainment production project with parking structures at the Universal City station.

The first phase of the proposed project will be a five-story, 200,000 square foot production facility, retail space, a parking structure and a 23-story, 450,000 square foot office building.

The production building will include broadcast facilities for NBC/Universal TV entertainment and news programs. The second phase will be an approximately 22-story, 400,000 square foot office building with a parking structure.

Item 39, Metro Red Line Station Canopies. The Board authorized the CEO to award a contract for preliminary design of 14 canopies to cover escalators and stairs that are exposed to the weather at nine Metro Red Line stations.

Although not currently required, installing the canopies will bring the escalators into compliance with the latest national escalator safety code.

The canopies will be installed at the Civic Center, Pershing Square, Westlake/MacArthur Park, Wilshire/Normandie, Vermont/Beverly, Vermont/Santa Monica, Vermont/Sunset, Hollywood/Western and Universal City stations.

Item 45, Pomona and Atlantic Development. The Board authorized the CEO to enter into a joint development agreement with a development firm, Atlantic Partners, LLC, that plans to construct a housing project on a 1.12-acre site owned by Metro at Pomona and Atlantic boulevards in East Los Angeles.

The project is to include approximately 130 senior housing units and a shared parking structure with 200 parking spaces for the exclusive use of Metro, its patrons, employees and others. Under the proposal, Metro will pay the developer up to \$4.3 million to cover the agency's portion of parking structure.

Item 46, Bus Speed Plan. The Board approved a motion by Board Chair Gloria Molina directing the Countywide Planning and Development staff to develop a strategy, costs, funding sources and time frame for conducting a bus speed and street design improvement plan for Los Angeles County.

The motion directs the staff to take a look at congested arterial streets with "high transit demand for bus speed improvements" and ways to improve the "quality of street life on the sidewalks of the major arterials where riders wait for the bus."

The staff also was asked to study such bus speed improvements as bus-only lanes, bus by-pass lanes, queue jumpers and signal priority for buses. A report is due to the Board in 120 days.