



NEWS

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FOR IMMEDIATE RELEASE

MTA BOARD AUTHORIZES START OF EXCLUSIVE NEGOTIATIONS FOR JOINT DEVELOPMENT AT METRO RED LINE WILSHIRE/VERMONT STATION

The MTA Board of Directors today authorized staff to enter into a six-month exclusive negotiation agreement with Urban Partners, LLC, for the development of approximately seven acres of MTA-owned properties located above and adjacent to the Metro Red Line Wilshire/Vermont subway station.

The development would include a three-story middle school for approximately 800 students, 380 apartment units, 700 parking spaces, 30,000 square feet of commercial space, and a child care center.

"The proposed development would make great use of prime property at one of the county's busiest transit hubs," said John Fasana, MTA Board Chair. "It would provide a good mix of much-needed housing and classroom space to meet demand in the area, all within walking distance of excellent bus and rail connections."

Today's action follows a lengthy analysis of several proposals by an evaluation panel consisting of MTA staff and Los Angeles Unified School District (LAUSD) representatives.

In June 2001, MTA, in cooperation with LAUSD, issued a Request for Proposals (RFP) for the joint development. The RFP requested proposals that were financially feasible without MTA subsidy and that enhanced and increased transit ridership on the Metro Bus and Metro Rail systems.

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The RFP also required that proposals continue the revitalization of Wilshire Boulevard and the surrounding area, and achieve transit, land use, economic development and urban planning goals while maximizing revenues generated to MTA.

In addition, the RFP requested that each development team present an option incorporating a public middle school into the northeastern 2.6 acres of the site and an option with no school.

MTA staff reviewed all qualified proposals in light of the agency's new joint development policies and procedures, which add emphasis on developer qualifications, the overall quality of a development concept and the concept's potential to enhance transit and community needs.

The evaluation panel identified three proposals that best fulfilled the minimum requirements stated in the RFP. Following interviews with groups representing the three proposals, the panel recommended Urban Partners as the preferred developer for the development option with a middle school.

Based in Los Angeles, Urban Partners, LLC, was founded three years ago by Ira Yellin, Paul Keller and Dan Rosenfeld. The company has focused largely on residential and mixed-use projects in central city locations and high population growth areas of California, and on major land development projects requiring complex planning and entitlement strategies.

Urban Partners is currently constructing a \$75 million joint development project at the Metro Gold Line Del Mar Station in Pasadena, California, which will include 345 multi-family residential units and the rehabilitation of the historic Santa Fe Station. When completed, the Santa Fe Station will serve as retail space.

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In addition, the project experience of partner Rosenfeld has included the Junipero Serra Building, the former Broadway department store in downtown Los Angeles, that was converted into a state office building, and the Washington Building, an historic 110,000 square foot building in Los Angeles, which also was converted into a state office building.

Following execution of an exclusive negotiation agreement with Urban Partners, MTA and LAUSD staff will negotiate during a six-month period to determine the specific financial arrangements and schedules for the development. At the end of the negotiation period, MTA staff anticipates presenting a draft development agreement and ground lease to the Board for approval.

Upon Board approval of the development agreement, the developer would start design, entitlement and construction of the projects.

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