

 **Metro News Pressroom**

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Metro Rail Stations Prove Attractive for Joint Development

Stations on the expanding Metro Rail System are proving to be attractive locations for joint development. To date, several developments have been completed, while others are either under construction or are in the planning stages.

"The Metro Rail system continues to prove attractive to developers who recognize the potential revenue stream that can be generated by locating their developments near rail stations," said MTA CEO Roger Snoble. "At the same time, developments at Metro Rail stations can generate additional revenue potential for MTA, provide benefit to our existing passengers who frequent these station and encourage new transit ridership."

The following is a summary of joint developments along the 73.1-mile Metro Rail system, which includes the 13.7-mile Metro Gold Line that will open to the public July 26, 2003:

- **Union Station Gateway Transit Center** – The Union Station Gateway joint development project includes the Gateway Transit Center, MTA Headquarters Building, and space for approximately two million square feet of future office and retail development. Construction of the Gateway project, covering 12.3 acres, started in February 1993 and was completed in late 1995. The Gateway project provides easy connections to the Metro Red Line, Metrolink commuter rail system, the Metro Gold Line (opens in mid-2003), Amtrak and local, express and Metro Rapid buses. An underground park-and-ride lot serves transit users.
- **7th St./Metro Center/Julian Dixon Station, Metro Red Line** – Located in downtown Los Angeles, the station was part of the first Metro Red Line segment that opened in 1993. One of the station's three entrance portals is incorporated into the basement/ground floor of an office tower.
- **Hollywood/Western Station, Metro Red Line** – This station is the site of a two-phased affordable housing, childcare center and retail project. The first phase, which consists of 60 affordable housing units, was completed in October 2000. The second phase is expected to be completed in October 2003 and will consist of 70 affordable housing units and 10,000 square feet of retail space. The project is being constructed through an association between developer McCormack Baron, the City of Los Angeles Community Redevelopment Agency (CRA) and the Hollywood Community Housing Corporation.
- **Hollywood/Vine Station, Metro Red Line** – MTA is in negotiations with Legacy Partners which proposes to build a mixed-use, transit oriented development that would include approximately 250 apartments, 50 luxury condominiums, 30,000 square feet of ground level retail space and a 300-room hotel. Additionally, Legacy Partners proposes to develop 732 parking spaces on two levels below grade level.

- **Hollywood/Highland Station, Metro Red Line** – This station is the site of TrizecHahn’s \$323 million retail/entertainment development and home to the Academy Awards. Opened in October 2001, it includes 75 shops and restaurants, a 3,000-space parking garage, the Kodak Theater, the Renaissance Hollywood Hotel and the Grand Ballroom. The 8.7-acre, 640,000 square foot project is integrated with the famous Chinese Theater and includes the Metro Red Line station portal.
- **Willow Station, Metro Blue Line** – The Willow Street Shopping Center/Transit Parking project is located in Long Beach on a 528,000 square foot site, with 132,000 net rentable square feet of neighborhood shopping, including a major grocery store, a drug store, retail and food service facilities and a 700-car transit parking structure. The project was developed through a partnership between MTA and the Long Beach Redevelopment Agency.
- **Wilshire/Vermont Station, Metro Red Line** – MTA is in negotiations with LAUSD and Urban Partners, which currently has proposed to construct 450 apartment units and 35,000 square feet of commercial space, as well as a three-story middle school for approximately 800 students.
- **Wilshire/Western Station, Metro Red Line** – MTA is in negotiations with Wilshire Entertainment Center LLC to construct a mixed-use development encompassing 50,800 square feet of retail and restaurants, 200 rental units, a 110,000 square feet self storage facility, 14-bus layover zone, and 700 parking spaces.
- **Del Mar Station, Metro Gold Line** – Currently under construction, the project is a transit-oriented, mixed use residential/commercial development that will surround the Del Mar Station. The four-acre site will incorporate the historic Santa Fe Railroad depot and the construction of four new buildings. The new buildings will contain 347 residential apartment units, with the depot and ground floor of the new buildings containing approximately 10,000 to 11,000 square feet of retail commercial and restaurant space. Approximately 1,200 parking spaces will be provided in an underground parking garage, of which 600 spaces will be for exclusive use by transit riders. MTA also is looking at the potential joint development of other Metro Rail stations including the North Hollywood Metro Red Line Station.

In addition, properties have been sold, or are anticipated to be sold, for developments at the following Metro Gold Line stations:

- **Sierra Madre Villa Station** – This transit-oriented, mixed use residential/commercial development will consist of approximately 200 apartments, approximately 200,000 to 250,000 square feet of commercial office space on approximately five acres, and a 1,000-space parking structure.
- **Chinatown Station** – Plans call for a multi-story commercial/residential development with commercial units on the ground floor and loft rental units on the upper floors.
- **Fillmore Station** – Under negotiation, this development would consist of a 30,000 square foot medical office building and 160 parking spaces dedicated to transit users.

MTA’s Joint Development Program was initiated to encourage comprehensive planning and development around Metro Rail station sites and along transit corridors, thereby reducing vehicle use and congestion. Projects that meet MTA guidelines ideally would promote transit ridership, enhance the experience of riders and generate value to the MTA based on a fair market return on MTA’s investment.

The MTA web site, at www.mta.net, provides a direct link to MTA’s Joint Development Program, and includes policies, project descriptions and pictures, and staff contacts.

