



NEWS

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FOR IMMEDIATE RELEASE

MTA TO BEGIN EXCLUSIVE NEGOTIATIONS FOR TRANSIT ORIENTED DEVELOPMENT PROJECT AT METRO RED LINE HOLLYWOOD/VINE STATION

The MTA Board today authorized CEO Roger Snoble to enter into a six-month exclusive negotiation agreement with Legacy Partners for the development of approximately 2.8 acres of MTA-owned property located at the Metro Red Line Hollywood/Vine subway station.

The mixed-use transit-oriented development would include approximately 300 hotel rooms, 200 apartments, 46 condominiums, and 30,000 square feet of ground level retail space. In addition, Legacy Partners proposes to develop a 732-space underground parking facility.

"With the growth of the Metro Rail System, properties surrounding our rail stations have become increasingly important and attractive as focal points for development," said John Fasana, MTA Board Chair. "The project at Hollywood and Vine will signal the regeneration of one of the city's truly historic intersections and fulfill our goals of increasing transit ridership, generate value to the MTA as a public investment and enhance the economic development of the surrounding community."

In May 2001 the MTA and the Community (RFP) for the development of the 2.8-acre parcel around the Metro Redevelopment Agency of the City of Los Angeles (CRA) issued a Request for Proposals Red Line Hollywood/Vine Station, as well as for the development of additional property within a nearby eight-block area controlled by proposers.

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Today's action follows a thorough review of several proposals by an evaluation panel consisting of MTA and CRA staff, and the panel's recommendation of Legacy Partners as the preferred development team for the MTA site.

In making the recommendation, the evaluation panel determined that the proposal of Legacy Partners meets the goals of MTA's revised joint development policies and procedures which call for such projects to promote and enhance transit ridership, land use and economic development goals of surrounding communities. Under the guidelines, development projects must also conform to local and regional development plans, and generate value to the MTA based on a fair market return on public investment.

Figuring prominently for CRA staff were Legacy Partners' strength in land use and job creation, design team and concept, development experience, and high public revenue generation.

With regional offices in Irvine, California, Legacy Partners has spearheaded development since 1995 of more than \$1.5 billion worth of commercial and multi-family properties throughout the United States. Southern California developments include Tierra del Rey, a 170-unit residential complex in Marina Del Rey, and The Plaza at the Arboretum, a multi-family residential and retail development in Santa Monica.

After execution of an exclusive negotiation agreement with Legacy Partners, MTA will negotiate with Legacy to establish definitive financial arrangements and a development schedule. At the end of the negotiation period, MTA staff anticipates presenting a draft development agreement and ground lease to the Board for approval.

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