

# Metro Transit Oriented Development

## Real Estate Joint Development

ROGER S. MOLIERE  
CHIEF, REAL PROPERTY MANAGEMENT & DEVELOPMENT



**Metro**

# METRO TRANSIT ORIENTED DEVELOPMENT



**Metro**

# Metro's Joint Development Activities



**Metro**

# METRO'S ROLE IN LAND USE PLANNING/DEVELOPMENT

## Metro Joint Development Program Goals

- Encourage comprehensive planning and development around station sites and transit corridors.
- Reduce auto use and congestion through encouragement of transit-linked development.
- Promote and enhance transit ridership.
- Enhance and protect the transportation corridor and its environs.
- Enhance the land use and economic development goals of surrounding communities and conform to local and regional development plans.
- Generate value to the Metro based on a fair market return on public investment.



# Hollywood/Highland Metro Red Line



# Hollywood/Highland Metro Red Line

The urban entertainment/retail development complex at this station includes:

- 389,699 square feet of retail/entertainment
- 3,500-seat Kodak Theater
- 640-room Renaissance Hollywood Hotel
- 3,000-space parking structure

The 8.7 acre, 640,000 s.f. project is integrated with the famous Chinese Theater and encompasses Metro-owned and adjacent properties. Metro Red Line service at this station began in June 2000 while the Hollywood and Highland development opened in October.

# Hollywood/Highland Metro Red Line





# Hollywood/Western Metro Red Line



Phase I: 60 affordable housing units completed in 2000.

Phase II: 60 affordable apartment units, potential 9,000 s.f. retain and 4,000 s.f. child care center in ground floor; completed in 2004.





# PROJECTS SCHEDULED FOR CONSTRUCTION

- Hollywood-Vine
- Wilshire-Vermont
- Wilshire-Western

# Hollywood/Vine, Metro Red Line Station



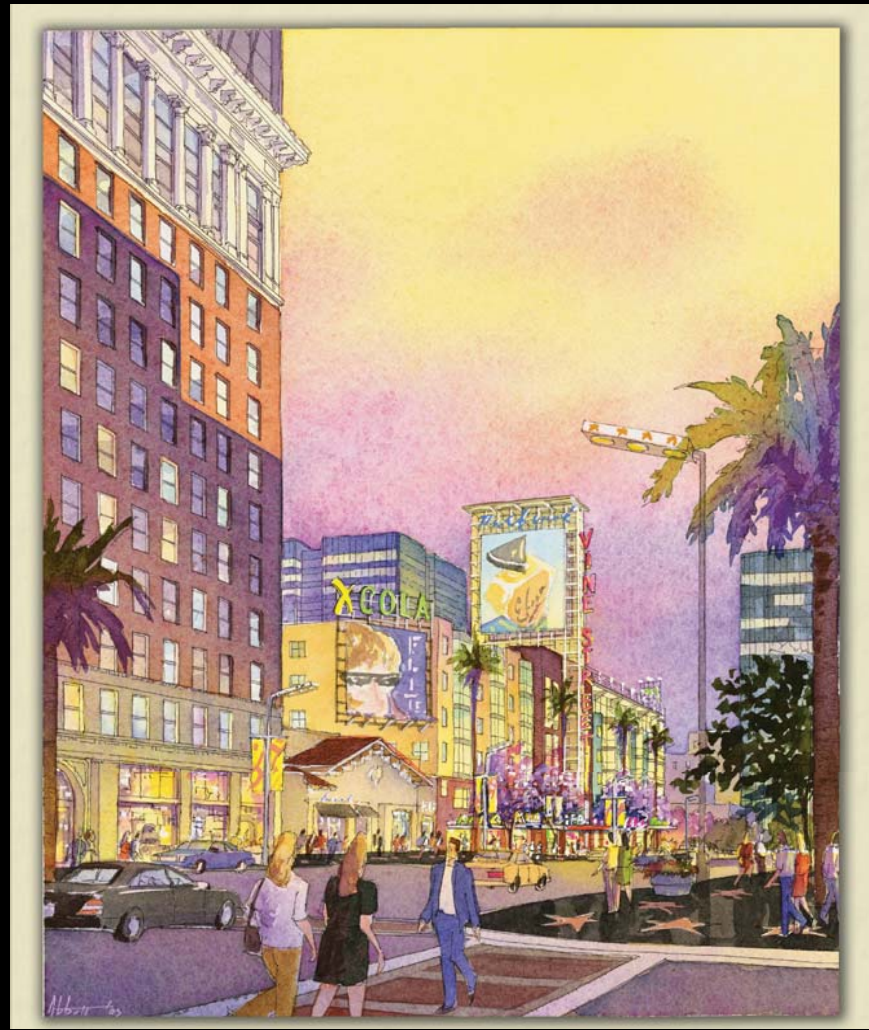
# Hollywood and Vine Metro Red Line



## Proposed Development Models



# Artist Renderings Hollywood Boulevard and Vine Street





# Wilshire/Vermont Metro Red Line Renderings

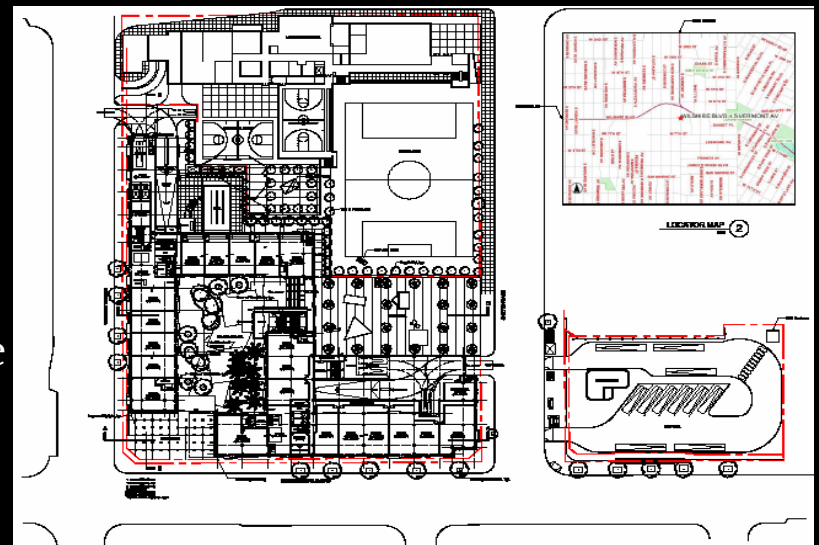


# Wilshire/Vermont Metro Red Line



Proposed mixed-use project includes:

- 450 residential units
- 45,000 square feet of commercial space
- Child Care Center
- 800 student middle school
- 700 space underground parking structure





# SELECTED PROJECTS IN NEGOTIATION

# JOINT DEVELOPMENT SITES

## RED LINE:

North Hollywood	15.56 Acres
Universal City	12.00 Acres
Westlake Mac Arthur Park	3.7 Acres
Wilshire/Vermont	(a) 4.2 Acres (b) 5.3 Acres
Vermont/Santa Monica Blvd	1.3 Acres
Vermont/Sunset	0.7 Acres
Vermont/Beverly	0.5 Acres

## ORANGE LINE:

Balboa Orange	
Line Station (2 sites)	1.8, 2.2 Acres
Canoga Park-and-Ride	3.8 Acres
Sepulveda Station:	12.48 Acres

## Eastside Extension –

### GOLD LINE:

Chavez/Soto	3.5 Acres
First Street/Boyle	0.2 Acres
First Street/Soto	0.1 Acre
First Street/Lorena	0.1 Acre
Santa Fe	2.7 Acres
Pomona/Atlantic	1.3 Acres

### BUS FACILITIES:

Division 7-	
(West Hollywood)	8.3 Acres
El Monte Transit Village	
Temple/Beaudry	1.25 Acres

## OTHER:

Taylor Yard	23 Acres
Chatsworth Metrolink	
Station:	11.4 Acres
Artesia (Blue Line)	6.4 Acres
Expo Line	
(Culver City et.al.)	-----

# Westlake/McArthur Park Metro Red Line



Proposed project includes:

- 199 affordable housing units
- 50,400 square feet of retail
- 503 space parking structure



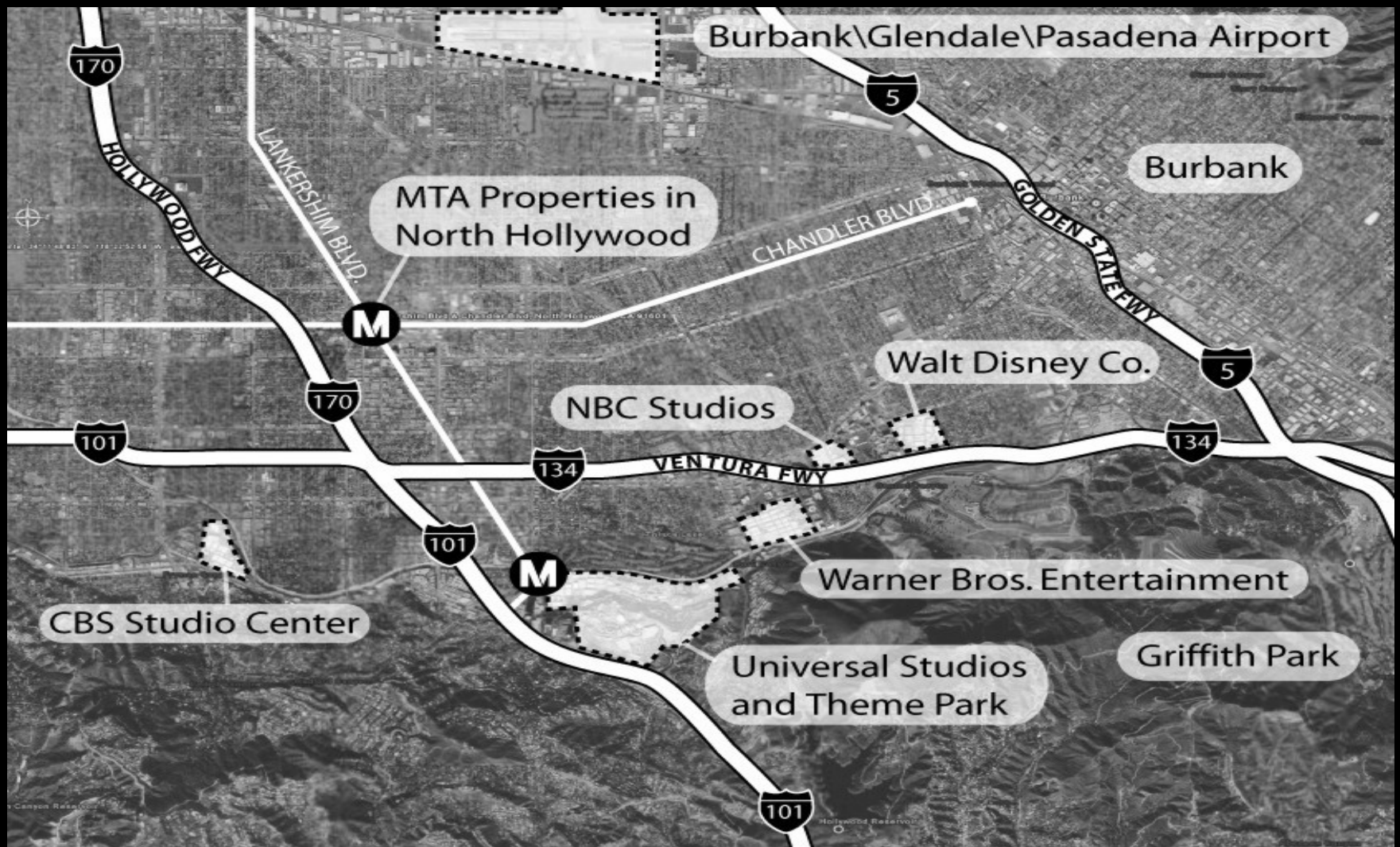


# Chavez-Soto

- 3.5 acres
- 100 apartments
- 50,000 s.f. retail

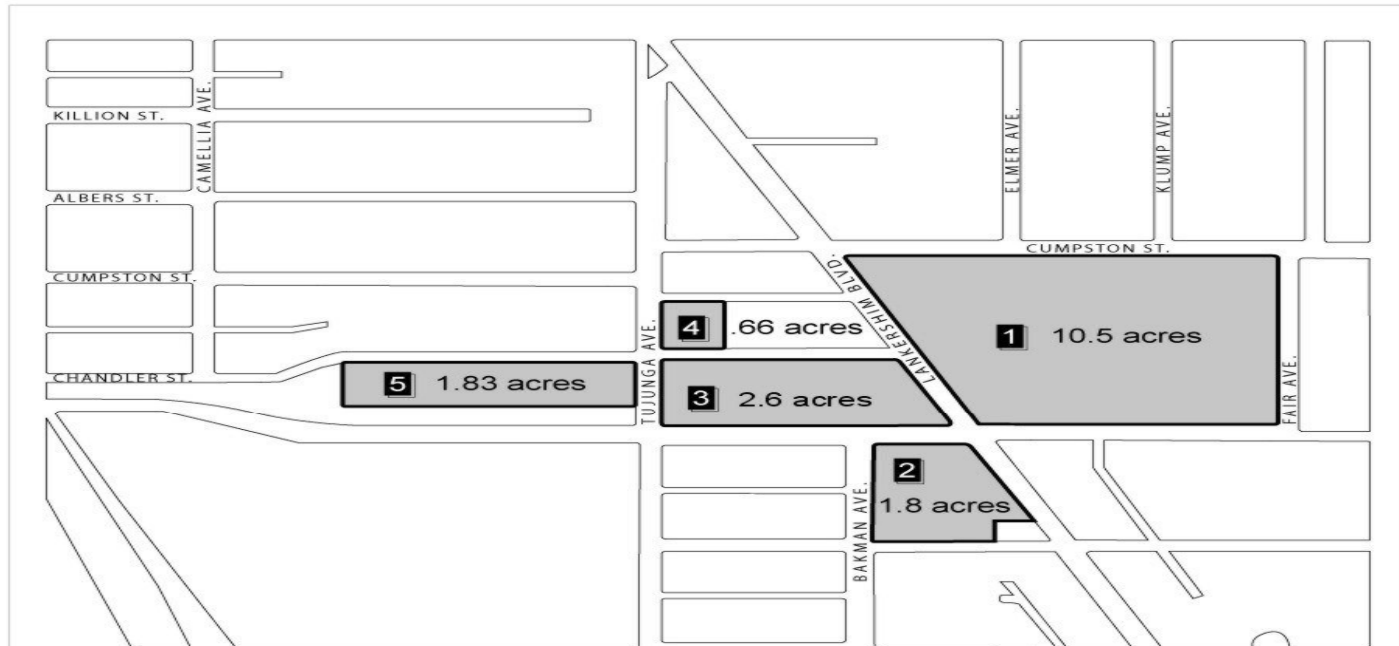


# METRO NORTH HOLLYWOOD REGIONAL SETTING



# METRO NORTH HOLLYWOOD PROPERTIES

## Los Angeles County Metropolitan Transportation Authority Properties in North Hollywood



### NOTES:

- 1** Station/Parking/Bus Layover Area
- 2** Weddington Property
- 3** Metro Orange Line Terminus/  
Historic Train Depot Area
- 4** Currently Leased to Costume Shop  
and Plumbing Supply Store
- 5** Additional property west of Tujunga -  
All Leased  
Not part of Joint Development



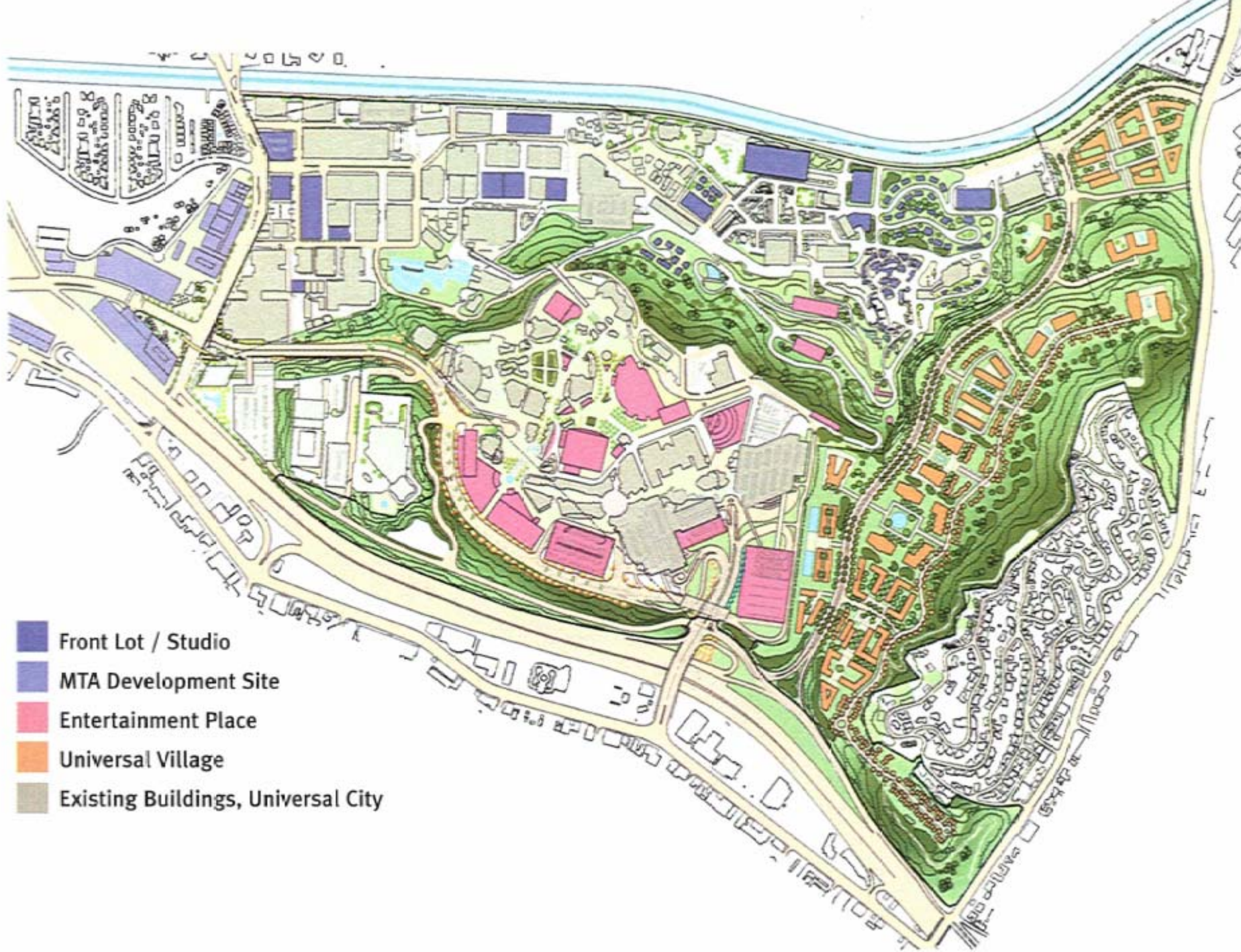
Metro



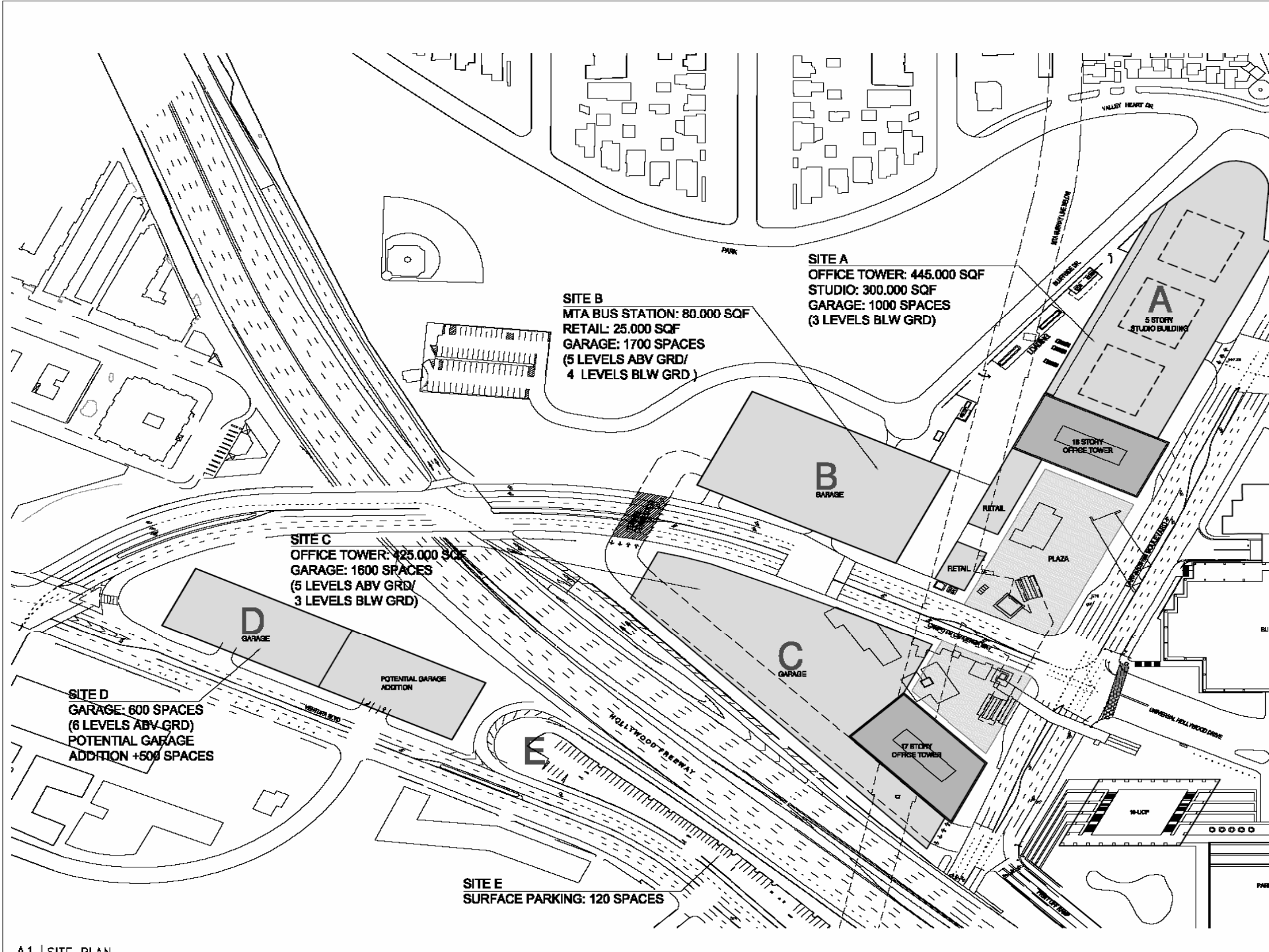
# Universal City Station







- Front Lot / Studio
- MTA Development Site
- Entertainment Place
- Universal Village
- Existing Buildings, Universal City



**SITE A**  
 OFFICE TOWER: 445,000 SQF  
 STUDIO: 300,000 SQF  
 GARAGE: 1000 SPACES  
 (3 LEVELS BLW GRD)

**SITE B**  
 MTA BUS STATION: 80,000 SQF  
 RETAIL: 25,000 SQF  
 GARAGE: 1700 SPACES  
 (5 LEVELS ABV GRD/  
 4 LEVELS BLW GRD)

**SITE C**  
 OFFICE TOWER: 425,000 SQF  
 GARAGE: 1600 SPACES  
 (5 LEVELS ABV GRD/  
 3 LEVELS BLW GRD)

**SITE D**  
 GARAGE: 600 SPACES  
 (6 LEVELS ABV GRD)  
 POTENTIAL GARAGE  
 ADDITION +500 SPACES

**SITE E**  
 SURFACE PARKING: 120 SPACES



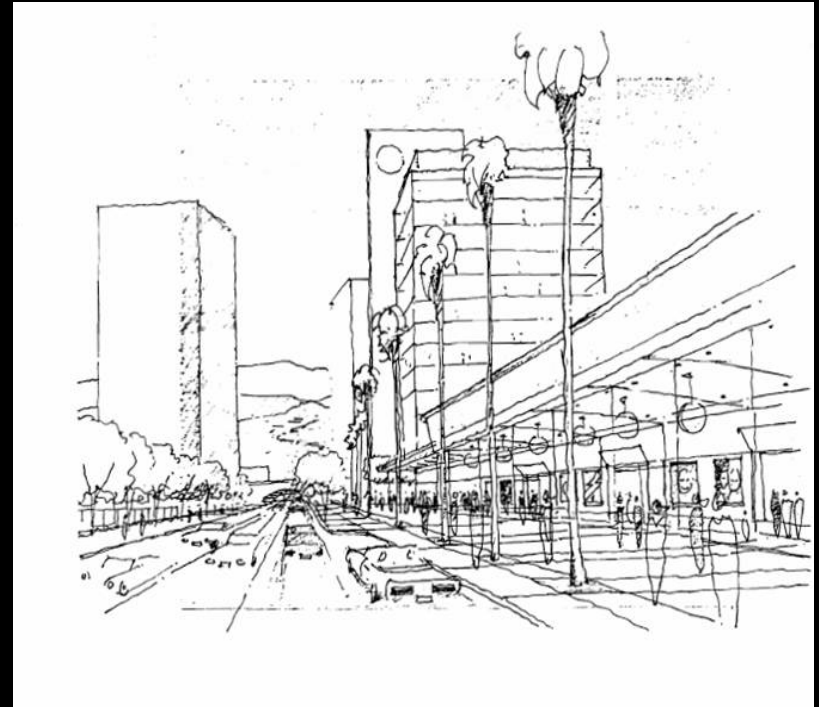
# Universal City Metro Site Proposed Use

- **The proposed first phase will include:**
  - A high-rise office building with 24 stories and approximately 624,000 square feet planned for use by NBC/Universal employees
  - A low-rise building with five stories and approximately 300,000 square feet proposed to house production and broadcast facilities for NBC/Universal television and other entertainment and news programs
  - A small ground floor retail component including a restaurant, coffee shop and complementary retail uses
  - A parking structure including Metro transit parking replacement, transit plaza and bus parking
- **The second phase will include an 18-story building with approximately 400,000 square feet and a second parking structure.**



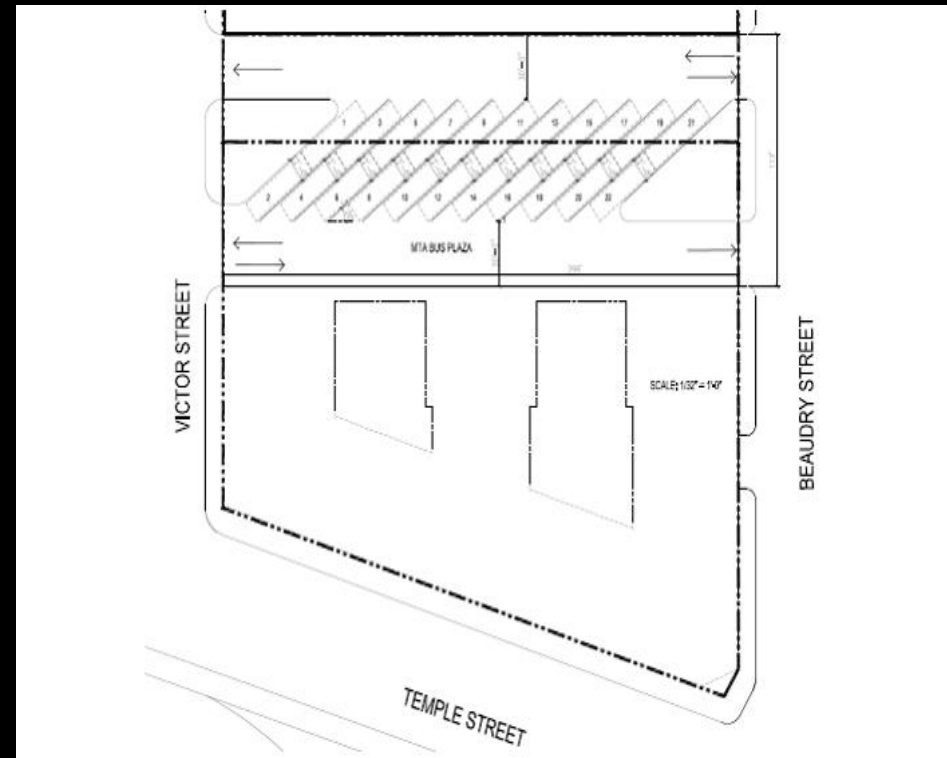
**Metro**

# Universal Conceptual Renderings



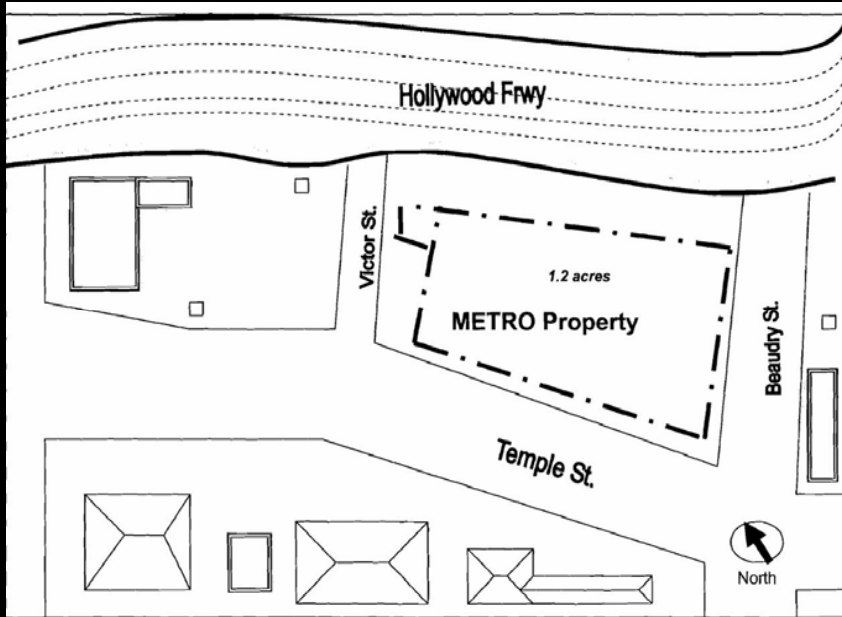
# Temple / Beaudry

- Metro bus lay over plaza/facility will include parking for approximately 24 buses and ancillary Metro staff accommodations, including restrooms.
- Housing and commercial project will be five stories containing:
  - 145 residential units over three levels of parking with 300 plus parking spaces for residential, retail (11,436 s.f. on ground floor) and Metro uses.





# Temple/Beaudry Site Plan



**Metro**



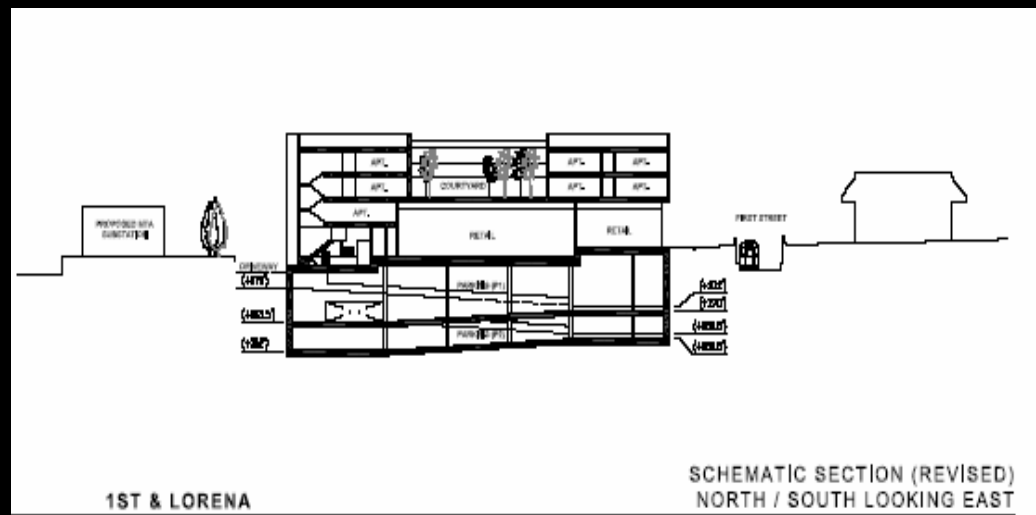
**Caltrans owned**

# Metro Gold Line Eastside Extension



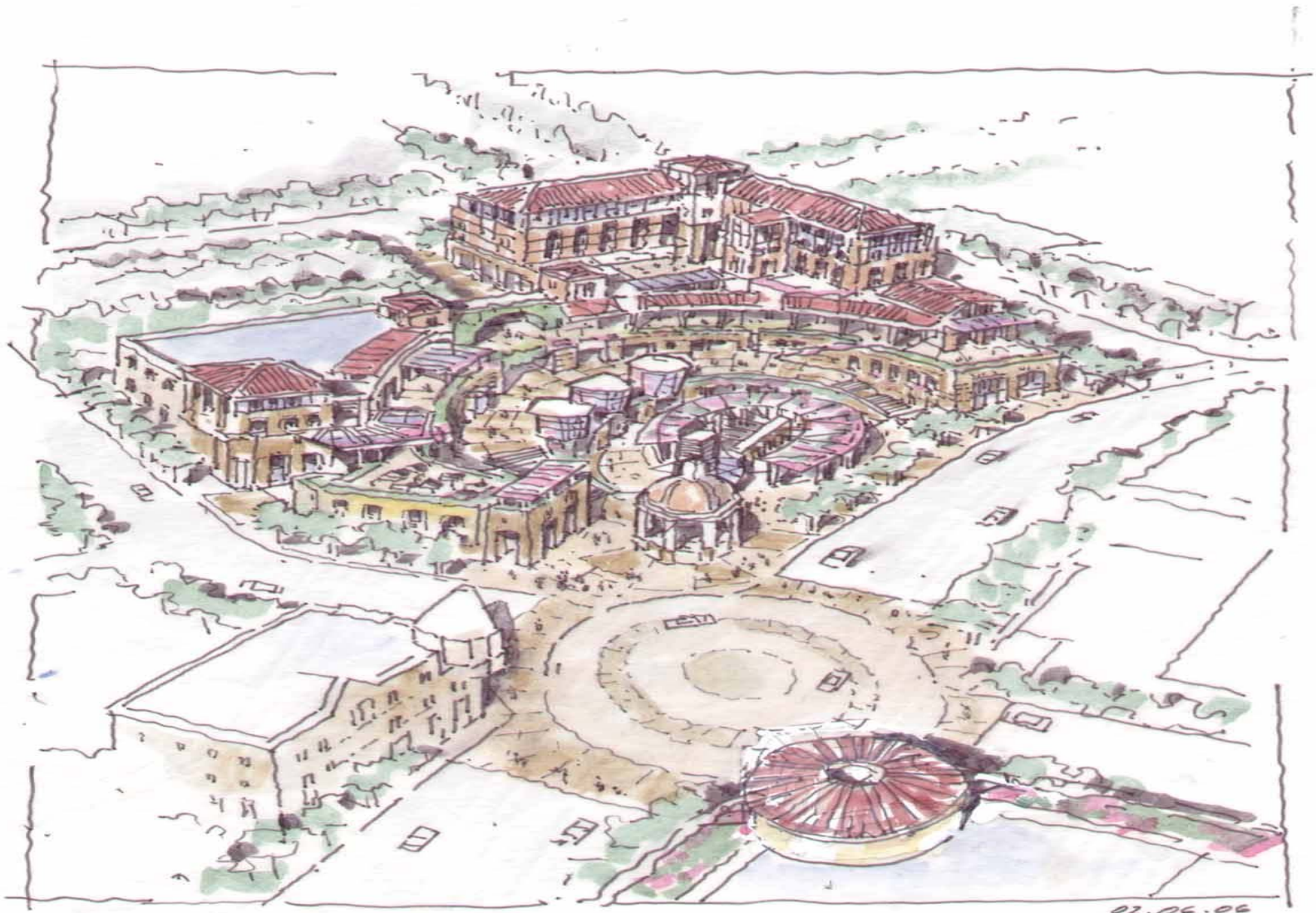
# 1<sup>st</sup> & Lorena

- Project includes housing and retail elements:
  - Total of 43 housing units and 94 parking spaces.
  - Ground floor will include retail space, 2 community rooms, restrooms and a manager's office.
  - Second floor will have 22 rental apartments.
  - Third floor will have 21 apartment units (all units are affordable). Public subsidy is required and securing the subsidy is a condition for development of the project.





# 1<sup>st</sup> & Boyle



02.06.06

# 1<sup>st</sup> & Boyle

- **Parcel 1:** A market with subterranean and surface parking (35,400 s.f. of retail space), and 100 affordable housing units over the market.
  - Potential tenant for this site is a smaller style neighborhood market.
  - Proposed housing component consists of affordable units and will require some level of public subsidy.



# 1<sup>st</sup> & Boyle

- **Parcel 2:** This parcel will contain retail space, restaurants, a community room and medical offices (65,000 s.f. of retail/restaurant space plus 35,000 s.f. of medical office space).
  - Ground floor will include retail space and parking.
  - Second floor is planned for restaurants, additional retail shops and parking.
  - Third floor plans include a community room, medical offices, a community restaurant, and a view terrace.
  - Fourth floor plans include medical offices only. Tenants expected to be coordinated with White Memorial Medical Center's office needs.
  - Potential type, mix and style of retail tenants are expected to include:
    - Coffee house, a bookstore, bank, video rental, restaurants (including convenience/fast food)
    - Consumer products (general retail)
    - Drug store/pharmacy such as Rite Aid/CVS
    - No public subsidy is required for the retail and office elements of the development
- **Parcel 3:** 6-10 additional housing units (market or affordable to be determined)

# 1<sup>st</sup> & Boyle Site Plan

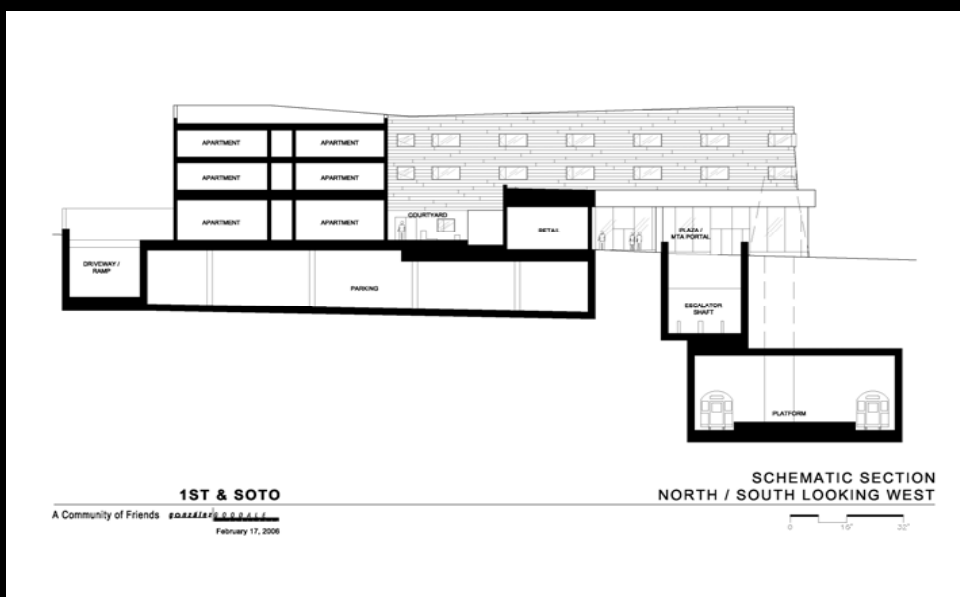




# 1<sup>st</sup> & Soto Proposed Use

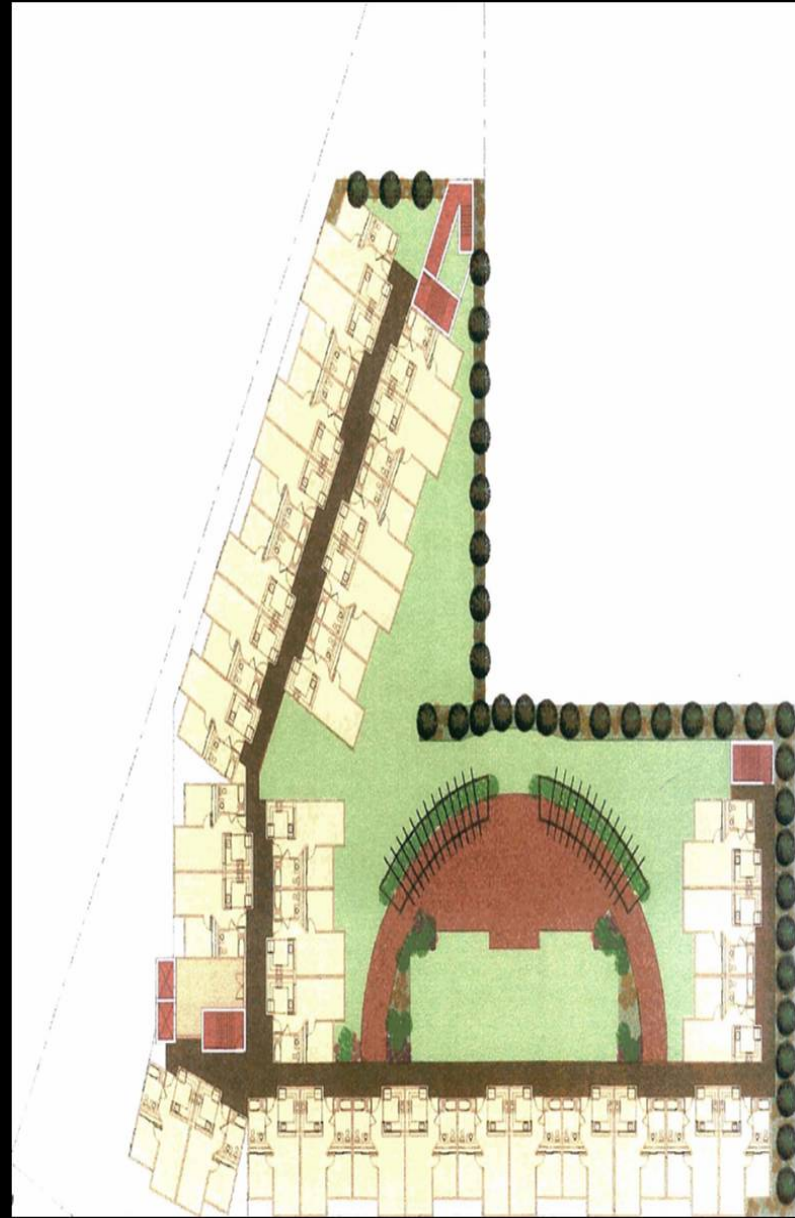


- The project consists of 41 affordable housing units, a childcare facility and a community oriented retail center.
  - **Parcel 1:** First floor will include retail uses, 7 residential units, community room, conference room and Preschool. Both the second and third floor will have 17 additional apartment units (each floor) for a total 41 apartment units. The project includes 85 subterranean spaces. The affordable housing units will require public subsidy.
  - **Parcel 2:** Retail uses on the first floor and office space on the second floor with 10 parking spaces on this site.



# Pomona & Atlantic Conceptual Plan

- 130 Senior Affordable units over “Park & Ride”
- 200 Space Garage



# Pomona & Atlantic Site Plan

