

Metro Transit Oriented Development

Real Estate Joint Development

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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

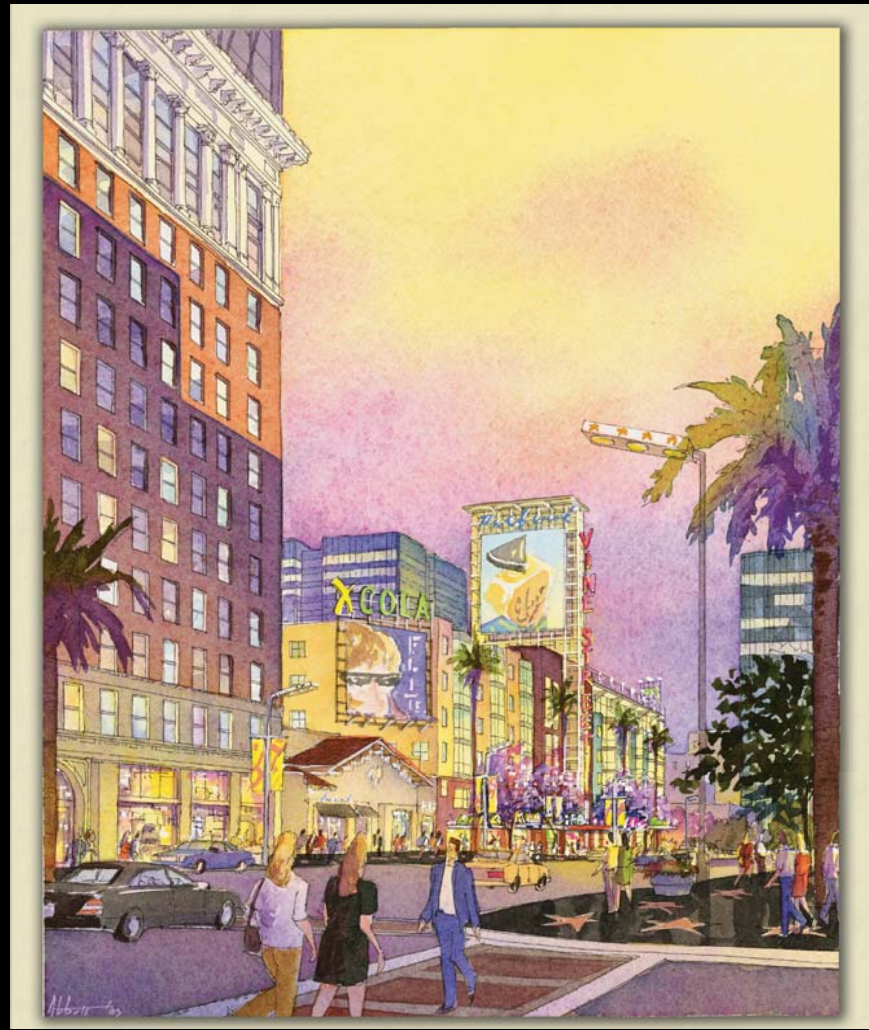
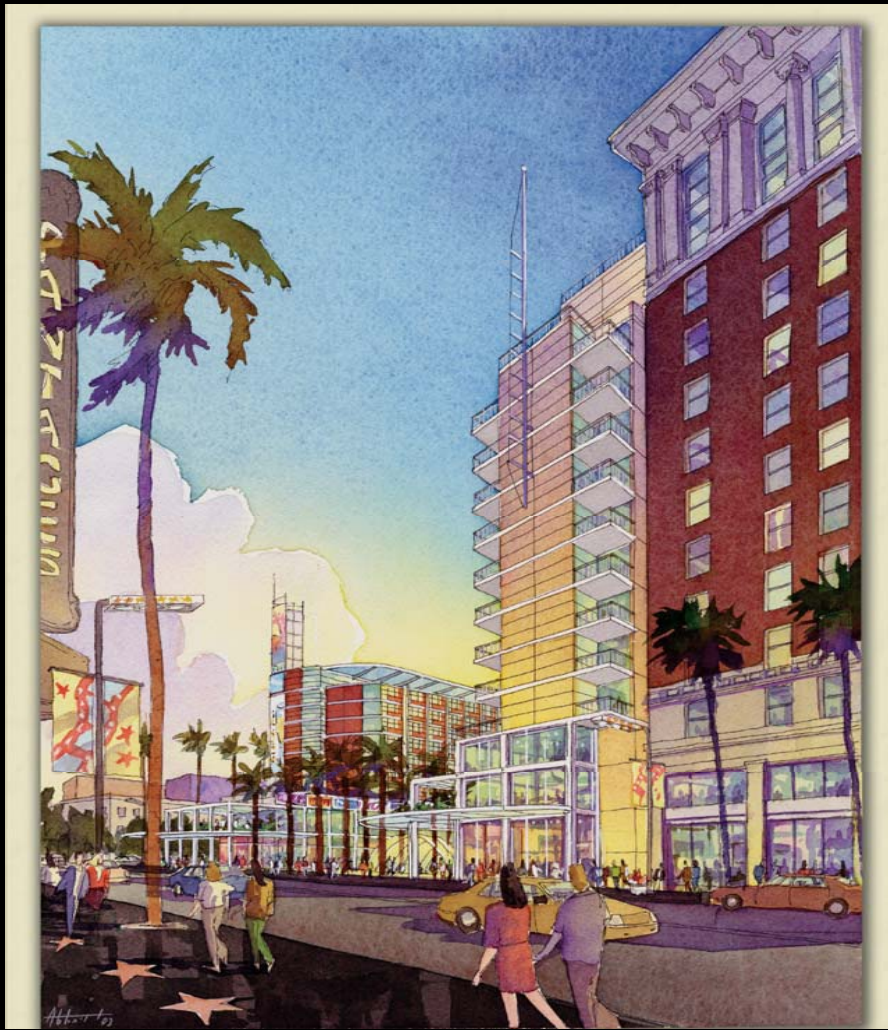


Hollywood and Vine Metro Red Line



Proposed Development Models

Artist Renderings Hollywood Boulevard and Vine Street



Wilshire/Vermont Metro Red Line Renderings

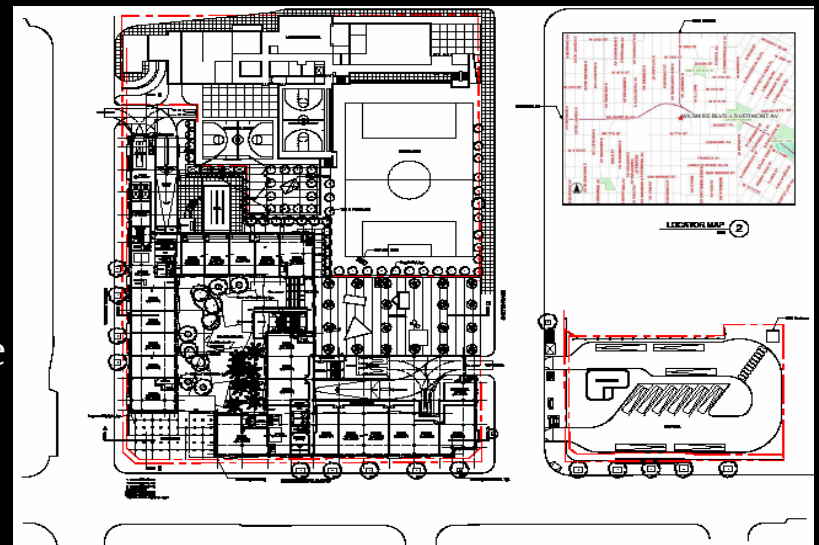


Wilshire/Vermont Metro Red Line



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

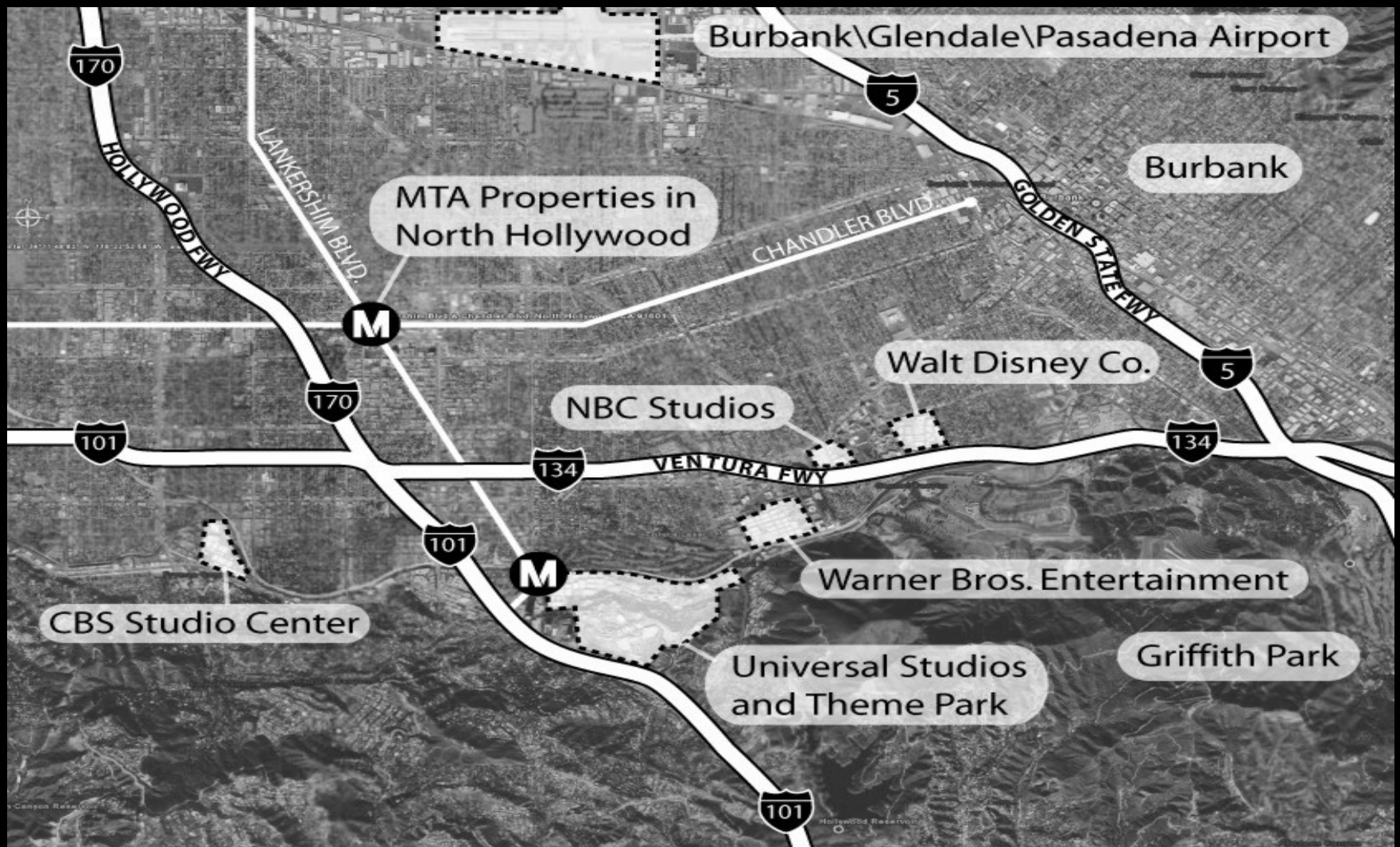


Chavez-Soto

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

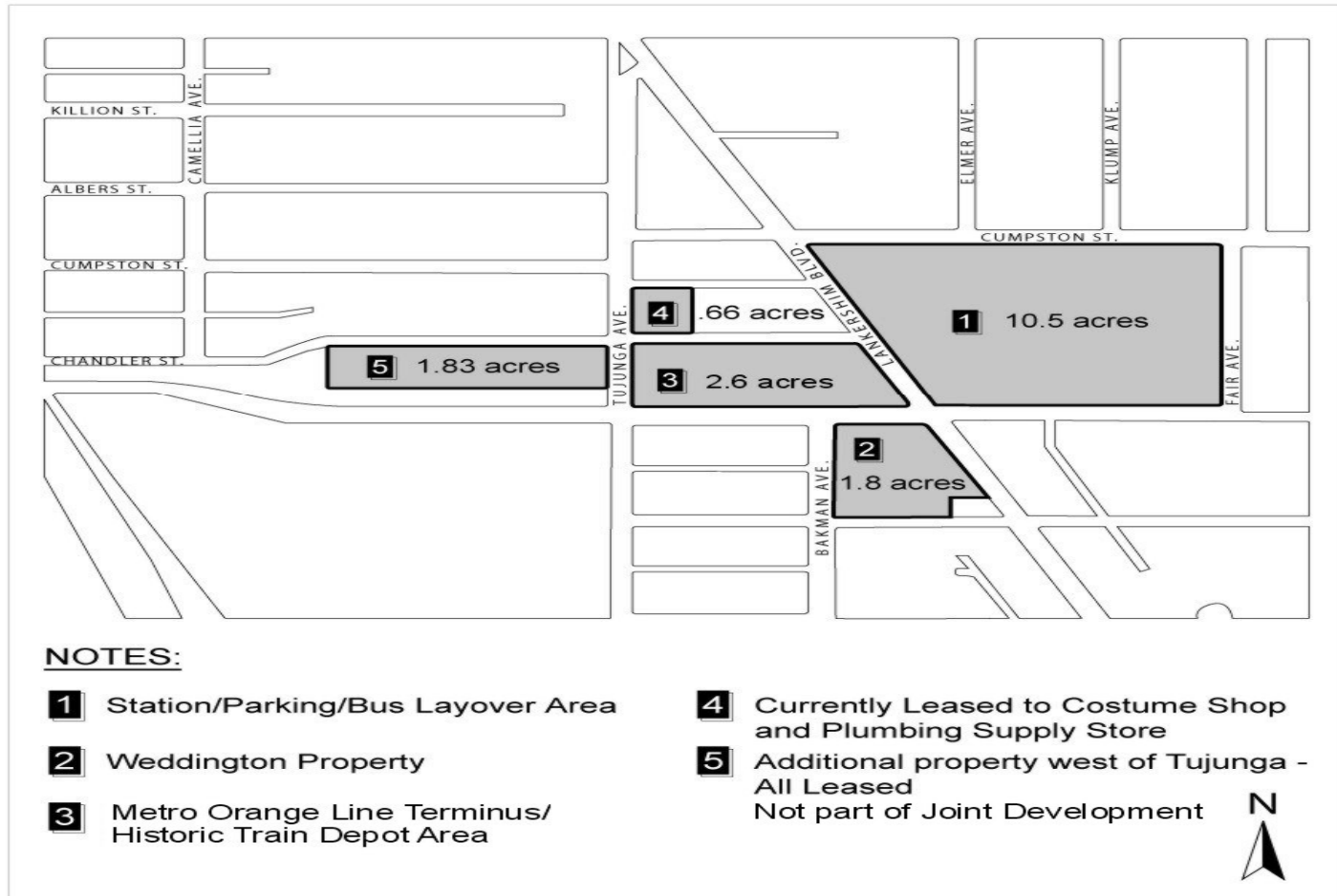


METRO NORTH HOLLYWOOD REGIONAL SETTING



METRO NORTH HOLLYWOOD PROPERTIES

Los Angeles County Metropolitan Transportation Authority Properties in North Hollywood



Metro

Summary of Proposed Development Programs

Lowe Enterprises - NoHo *ART WAVE*

562 units residential, including 15% affordable

1,012k sf office

157k retail

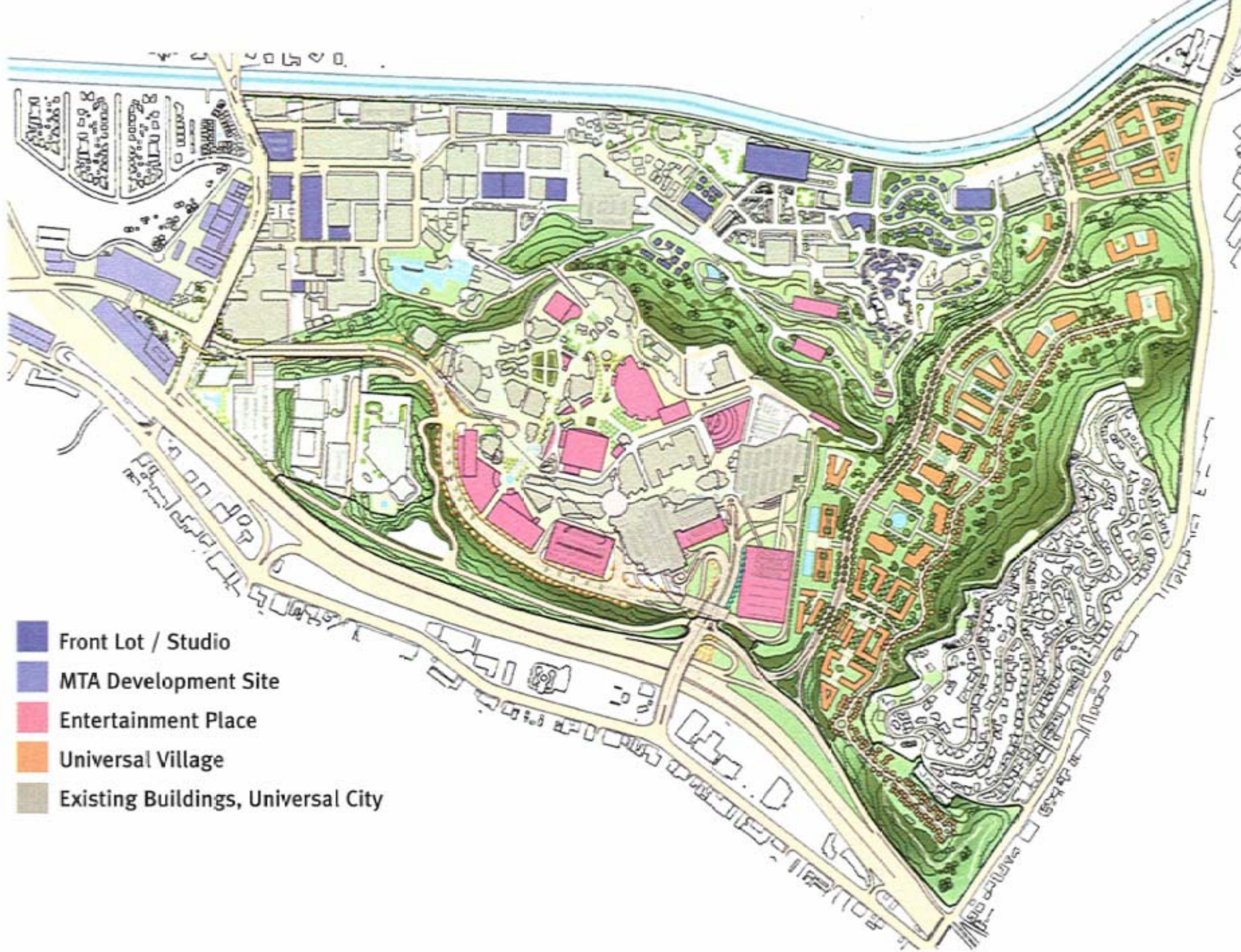
35k community

Lowe Enterprises – Perspective

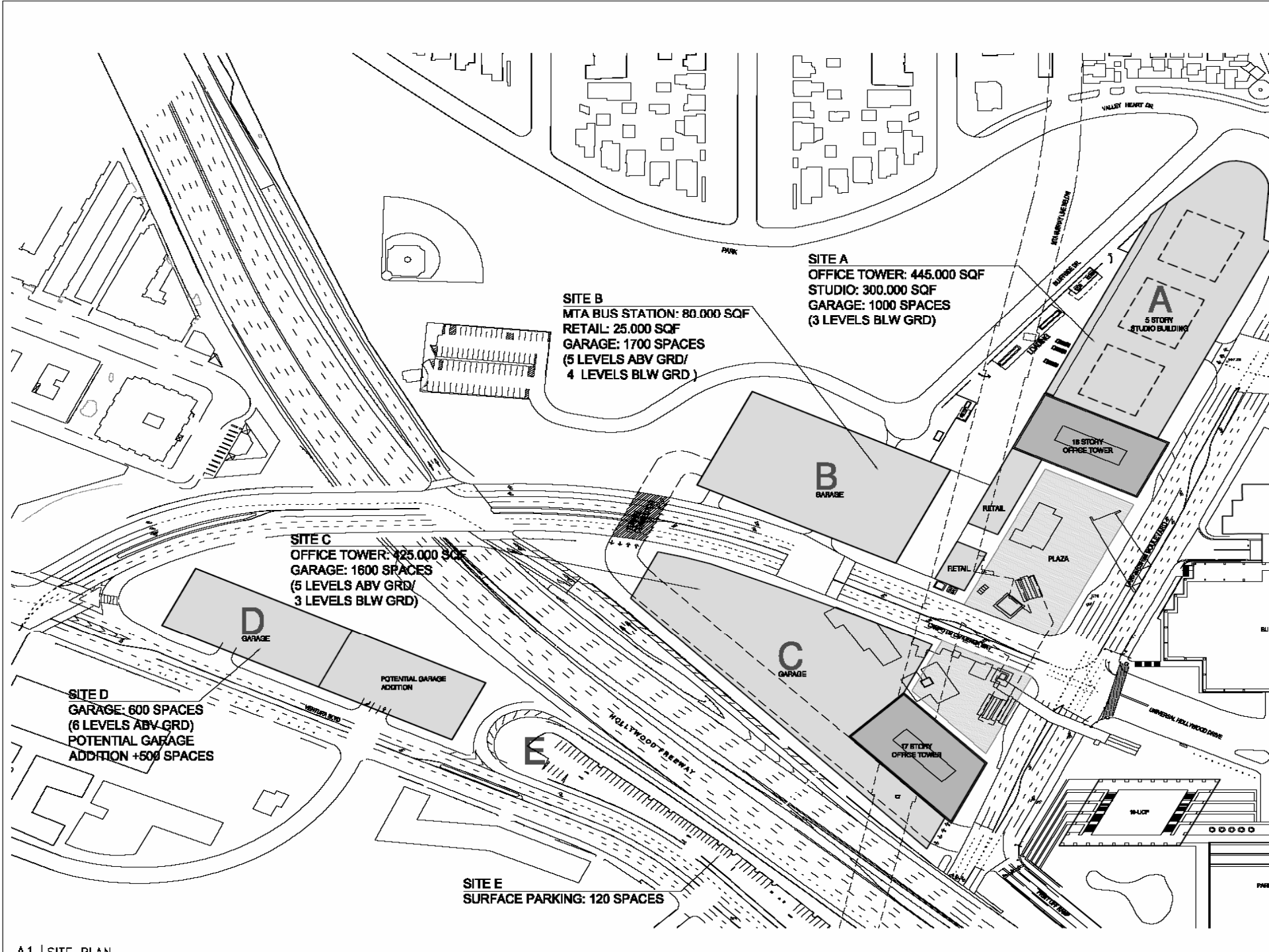


Universal City Station





- 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

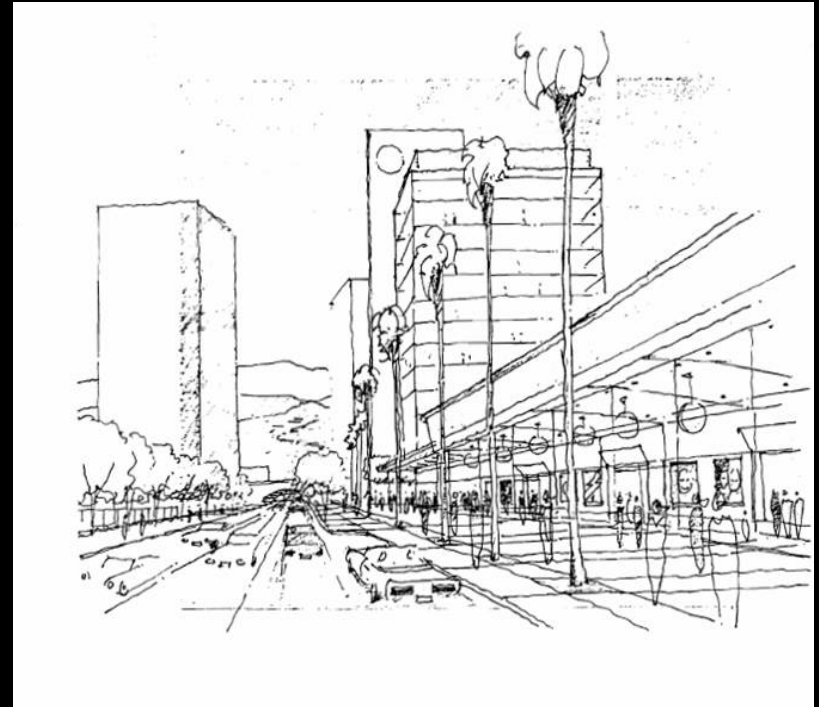
Universal City Metro Site Proposed Use

- **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

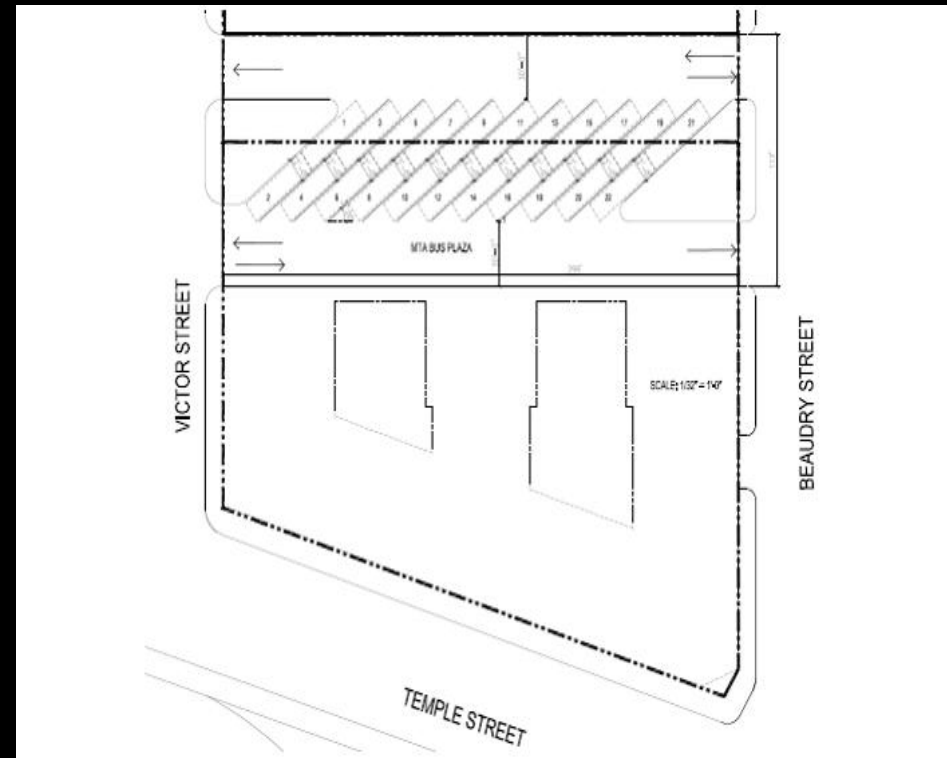
Universal Conceptual Renderings



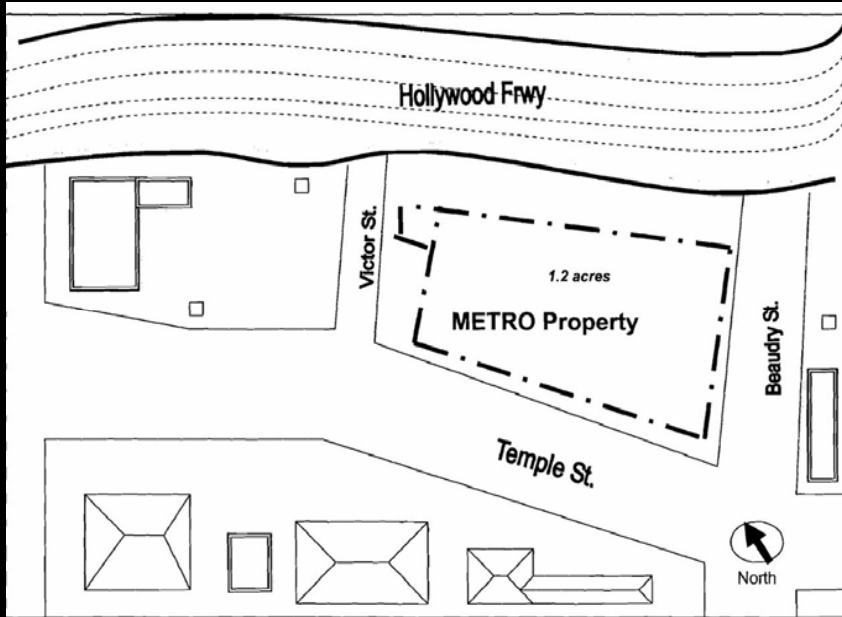
Metro

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

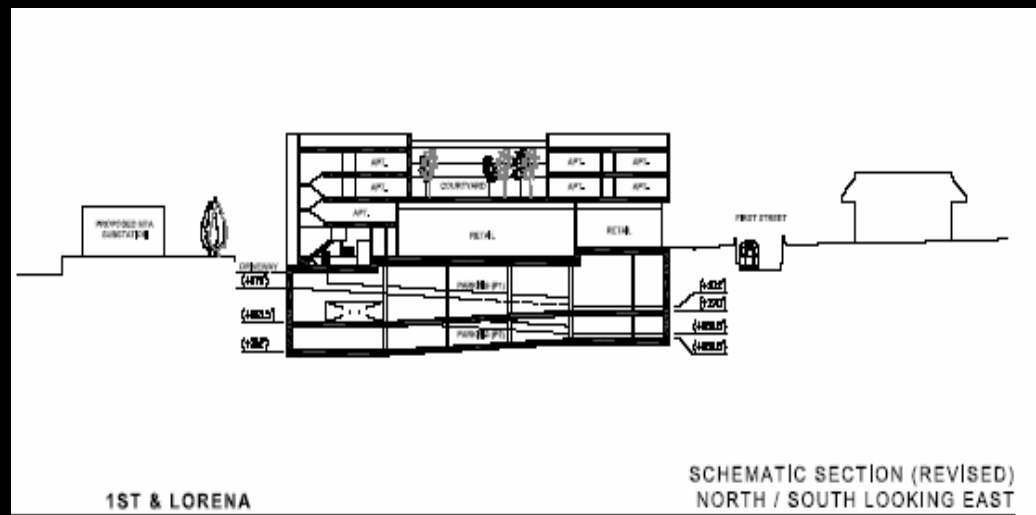


Caltrans owned

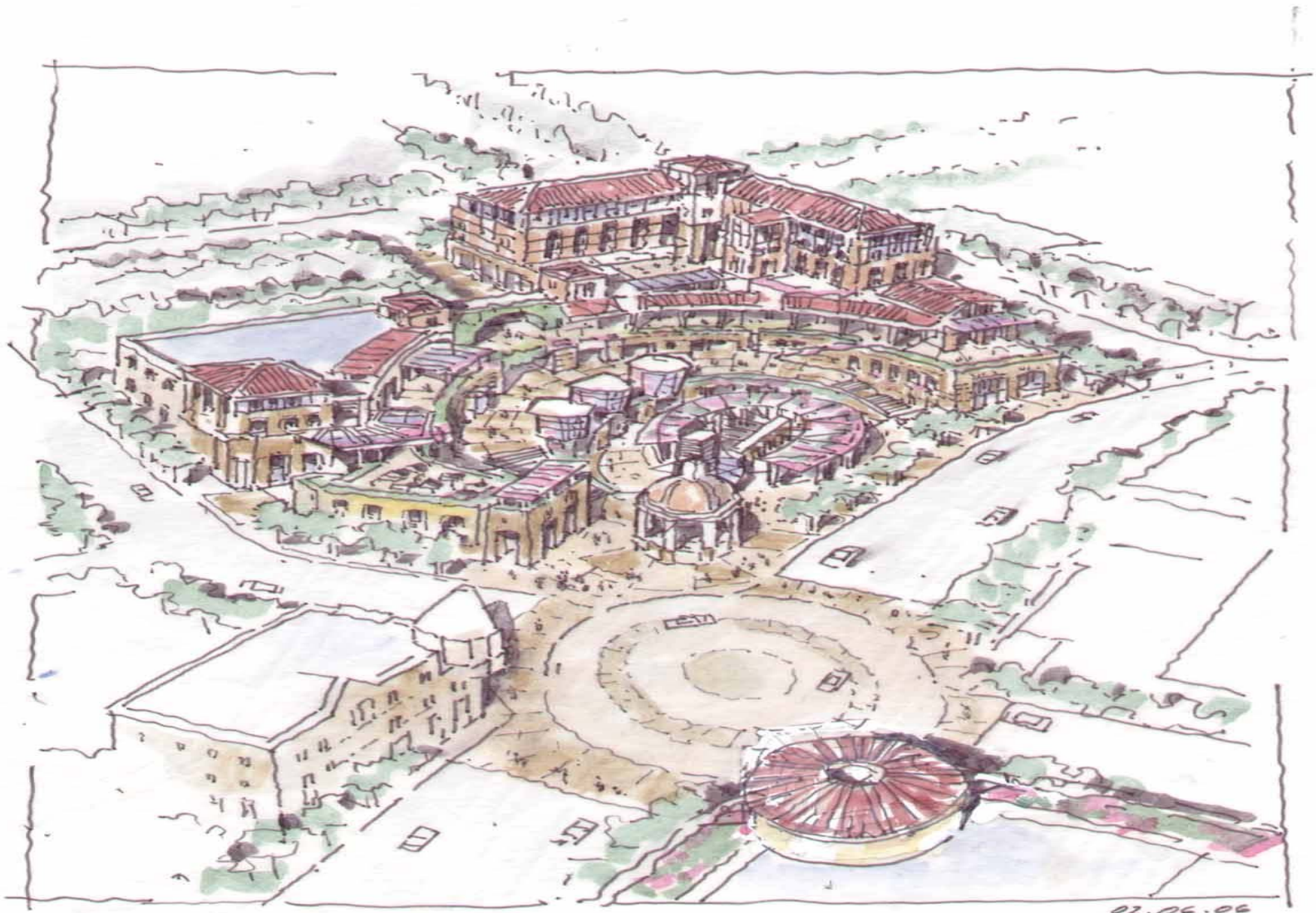
Metro Gold Line Eastside Extension

1st & 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.



1st & Boyle



02.06.06

1st & 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.



1st & 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)



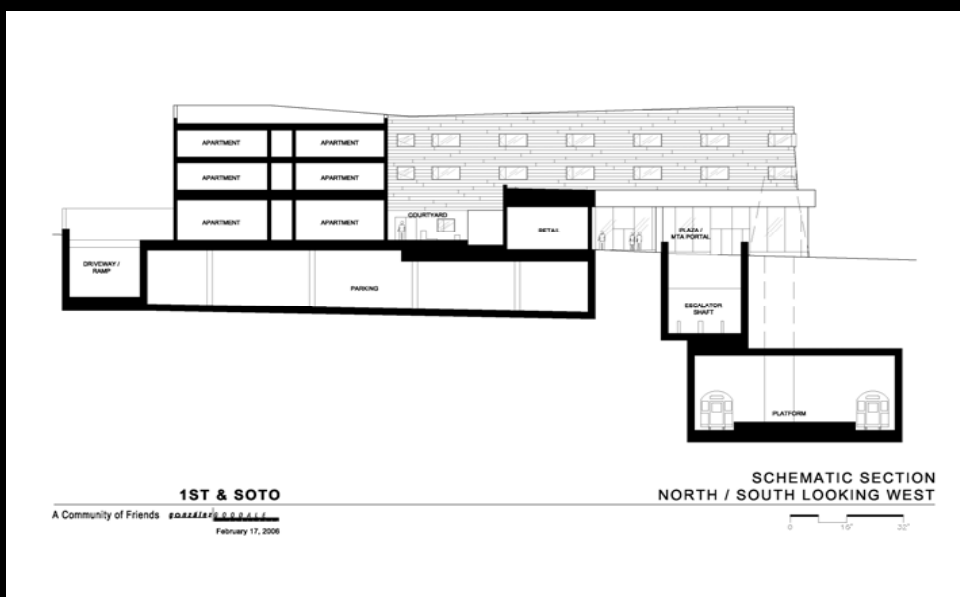
1st & Boyle Site Plan



1st & Soto Proposed Use

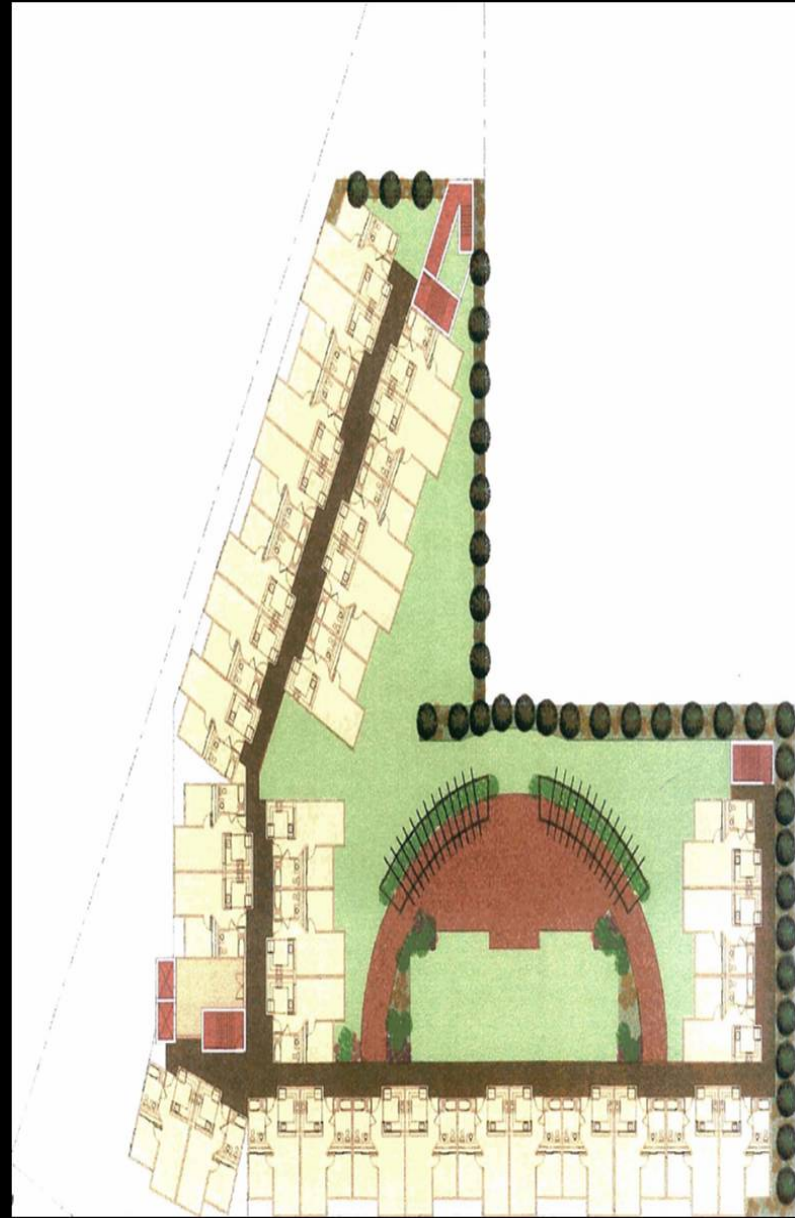


- The project consists of 41 affordable housing units, a childcare facility and a community oriented retail center.
 - **Parcel 1:** First floor will include retail uses, 7 residential units, community room, conference room and Preschool. Both the second and third floor will have 17 additional apartment 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

