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**PLANNING AND PROGRAMMING COMMITTEE
APRIL 15, 2009**

SUBJECT: CULVER CITY STATION – EXPOSITION LINE

ACTION: AUTHORIZE THE CHIEF EXECUTIVE OFFICER TO EXECUTE AN OPTION FOR A SUBTERRANEAN EASEMENT IN FAVOR OF THE CITY OF CULVER CITY AND THE CULVER CITY REDEVELOPMENT AGENCY TO PROVIDE CONSTRUCTION OF COMMUTER PARKING FOR THE EXPOSITION LINE LIGHT RAIL PROJECT AND THE CONSTRUCTION OF A TRANSPORTATION ORIENTED DEVELOPMENT OVER AND ADJACENT TO THE EXISTING LACMTA RIGHT OF WAY

RECOMMENDATION

Authorize the Chief Executive Officer (“CEO”) to execute an option for a subterranean easement in favor of the City of Culver City (“City”) and the Culver City Redevelopment Agency (“Agency”) to provide construction of commuter parking for the Exposition Line light rail project and the construction of a transportation oriented development over and adjacent to the existing LACMTA right of way.

ISSUE

The Exposition Line Light Rail Transit project (“Expo LRT”) and the right of way for the its planned grade-separated station (“Venice/Robertson Station”) at its phase 1 terminus in City is abutted by a triangular parcel owned by City and planned for transit oriented development (“Washington National Project) by the City and the Agency.

In order to optimize the construction of parking for the Expo LRT and for the planned Washington National Project, and to provide both interim and permanent parking for the Expo LRT project during construction of Expo LRT phase 2, an easement (Easement”)for a portion of the subterranean area of the LACMTA-owned right of way is required. Subject to conditions to be contained in an option for easement (Option) proposed to be granted by LACMTA to City and Agency to provide, at City and Agency’s sole expense, temporary and permanent parking for the Expo LRT project and, further at City and Agency’s sole expense, to fund the construction of deepened station footings and an isolation wall abutting said footings, LACMTA is requested to grant a perpetual subterranean parking easement below a portion of LACMTA’s right of way at the Venice Robertson Station.

BACKGROUND

City and Agency have acquired the Washington National Project property, a triangular parcel of land suitable for a transit oriented development and abutting the LACMTA-owned right of way for the Expo LRT project at its phase 1 terminus in Culver City. Due to the irregular, triangular, shape of the Washington National Project parcel, planned underground parking for the City and Agency's proposed development project would be inefficient and costly. City and Agency have requested that LACMTA grant a perpetual underground easement below the northernmost portion of the LACMTA-owned right of way at the Venice Robertson Station site. The additional underground "footprint" so provided would allow City and Agency to construct a more efficient and less costly underground parking facility and would, in turn, more economically enable the City and Agency's planned transit oriented development for the Washington National Project site.

In order to provide appropriate construction strength and support for the aerial station over the planned underground parking facility, Expo LRT has determined that deeper and more robust footings for the Venice Robertson Station will be necessary. City and Agency have agreed to fund the Expo LRT's design and construction costs for such footings and also to provide, beginning from the date of the opening of the Venice Robertson Station and during the interim between final construction of Expo LRT phase 1 and the beginning of any construction of Culver's Washington National project, 600 parking spaces to serve the Expo LRT Venice Robertson Station to be located on the City's Washington National Project site. City and Agency have also agreed to furnish temporary interim parking during construction of its Washington National Project at the City-owned parking structure approximately one block from the Washington National site, as well as to construct at City and Agency's sole expense as part of their Washington National Project, permanent structured and/or underground parking directly adjacent to the planned Expo LRT project station. All of the Expo LRT project interim, temporary and permanent parking are to be furnished by City and Agency numbers sufficient to comply with the requirements set forth by Expo LRT in its environmental and planning documents in exchange for the proposed Easement. Expo LRT's costs for operation, maintenance and repair of any parking facilities furnished by City and Agency will be limited to amounts not to exceed the amounts Expo LRT and/or LACMTA would have incurred to operate and maintain its originally planned surface parking areas at the site. A site plan depicting the location of the planned Washington National Project and the adjacent Expo LRT right of way is attached for reference as Exhibit 1.

POLICY IMPLICATIONS

The Easement furthers the LACMTA board policy encouraging transportation oriented development at or adjacent to its transportation lines as well as its policy encouraging the provision of convenient parking at and adjacent to transportation lines to further encourage use of public transportation.

OPTIONS

The Board could choose not to grant the option. This is not recommended as it would hamper the proposed Culver/CCRDA transportation oriented development and would forego the opportunity for convenient well placed parking sufficient for the needs of the Expo LRT project throughout its operations, including during construction of Expo LRT Phase 2 and thereafter.

FINANCIAL IMPACT

There is no financial impact to LACMTA other than outside legal counsel fees legal fees which are included in cost center 1210.

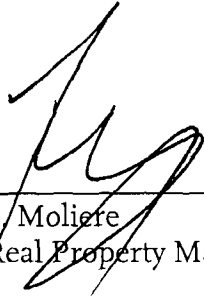
NEXT STEPS

If the Option is approved, we will finalize documentation of the Option document and provide execution thereof by the Chief Executive Officer.

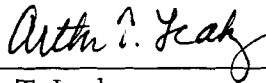
EXHIBITS

Exhibit 1 – Site Plan

Prepared by: Roger Moliere
Chief, Real Property Management & Development



Roger S. Moline
Chief, Real Property Management and Development



Arthur T. Leahy
Chief Executive Officer

EXHIBIT 1

site plan



