

Metro

Los Angeles County Metropolitan Transportation Authority



Metro's Joint Development Program: *Toward Transit-Oriented Communities*



October 26, 2016

Overview

- Introduction
- Transit Oriented Communities
- Metro's Joint Development Program
- TOC Examples
- Questions?

The Basics: Creating Transit Oriented Communities (TOCs)

TOCs: Creating compact, walkable and bikeable places in a community context.

What Metro Seeks from Joint Development:

- Reduced auto use/Increased transit use
- Density, but consistent with surrounding neighborhood
- Mix of uses linked to transit
- Upgrades to/Completion of Metro facilities
- High quality design
- Strong neighborhood and inter-modal link
- Pedestrian orientation
- Enhanced transit patron experience
- Long-term ground lease (typically)
- Fair market return
- Sustainable development



The Basics: Learn the Acronyms

- **Transit Oriented Communities** - a comprehensive approach to creating compact, transit-oriented, walkable and bikeable places in a community context rather than focusing on a single development parcel
- **Joint Development (JD)** is the real estate management program through which Metro collaborates with qualified developers to build **transit-oriented developments (TODs)** on Metro-owned properties



The JD Policy: Updating the Approach

- Policy Update Adopted by Board in February 2016
- Primary Goals
 - Increase Ridership
 - Support Community Integration and Engagement
 - 35% Portfolio-wide Affordable Housing
 - High-quality Design and Placemaking
 - Fiscally Responsibility
- Process for Unsolicited Proposals
- Support for inclusion of CBOs, SBEs and local hire as part of development teams

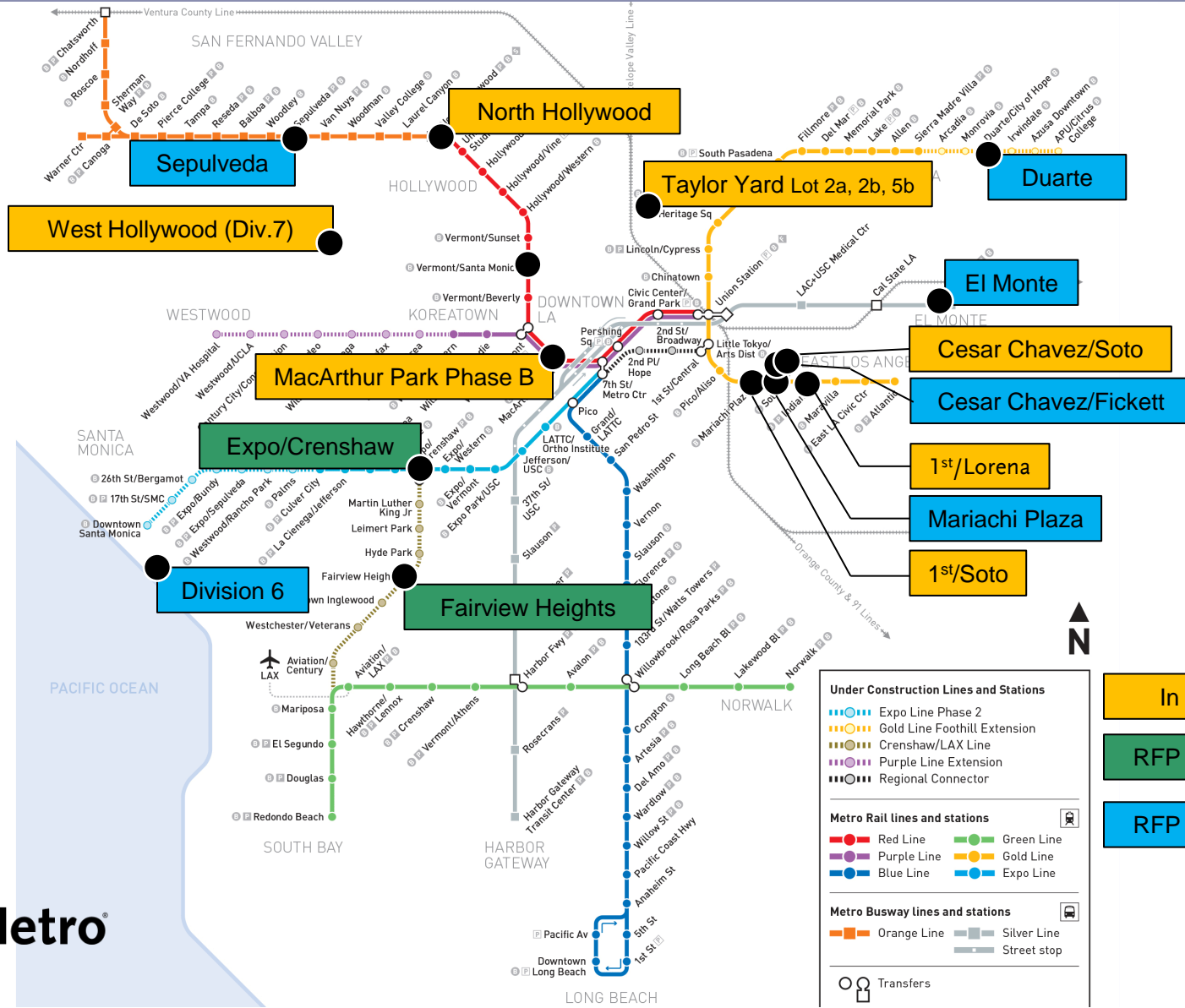
The JD Policy: Affordable Housing

- **Portfolio-wide goal of 35% affordable housing units**
 - “Affordable” defined as 60% Area Median Income (AMI) or below
 - *Example: to qualify for affordable housing restricted to households earning 50% or less of Area Median Income in LA County, the total annual income of all household members must be less than \$43,400 per year.*
- **Allow for proportional discounting to projects on Metro-owned land**
 - Maximum discount is 30%
 - Discount based on percentage of affordable units, ie:
 - 10% affordable units = 10% land discount
 - 30% affordable units = 30% land discount
 - 100% affordable units = 30% land discount

Screening Sites for Joint Development

- Does Metro own the site?
- Does Metro have a current or planned use for the property?
- Can the site accommodate new development?
- Is there public access to the site?
- What are adjacent uses and considerations?

Joint Development Pipeline



Under Construction Lines and Stations

- Expo Line Phase 2
- Gold Line Foothill Extension
- Crenshaw/LAX Line
- Purple Line Extension
- Regional Connector

Metro Rail lines and stations

- Red Line
- Purple Line
- Blue Line
- Green Line
- Gold Line
- Expo Line

Metro Busway lines and stations

- Orange Line
- Silver Line
- Street stop

○ Transfers

In Negotiations

RFP Expected 2016

RFP Expected 2017



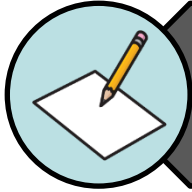
Metro Joint Development Process



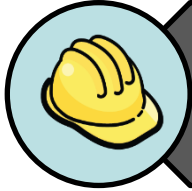
Initial Community Outreach



Developer Solicitation/Selection



Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations



Permitting and Construction



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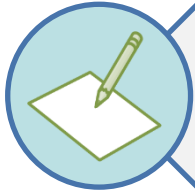
Metro Joint Development Process



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Permitting and Construction



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Actions

- Community Meetings
- Creation of Development Guidelines

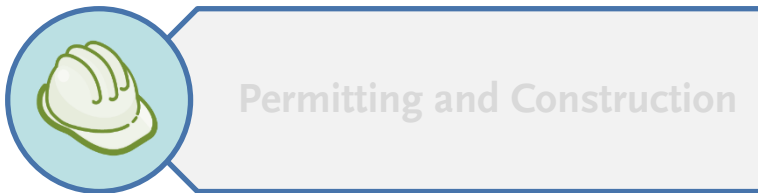
Results

- Board approves Development Guidelines

Timeframe

- 6-8 months

Metro Joint Development Process



Actions

- Issue Request for Information and Qualifications (RFIQ) and/or Request for Proposals (RFP)
- Evaluate proposals
- Community update

Results

- Metro Board authorizes Exclusive Negotiation Agreement (ENA) with recommended developer(s)

Timeframe

- 6-8 months

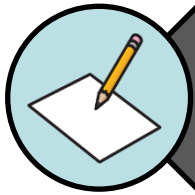
Metro Joint Development Process



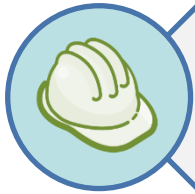
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Permitting and Construction



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Actions

- Developer progresses architectural design
- Developer-led community outreach and input – several iterations
- Entitlements and CEQA process
- Negotiation of financial terms

Results

- Metro Board approves JDA and GL

Timeframe

- 12-24 months

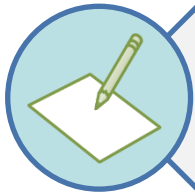
Metro Joint Development Process



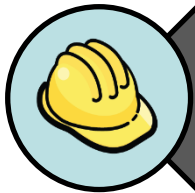
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Permitting and Construction



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Actions

- City engineering
- Construction documents
- City building permits
- City-related approvals
- On-site construction
- Occupancy

Results

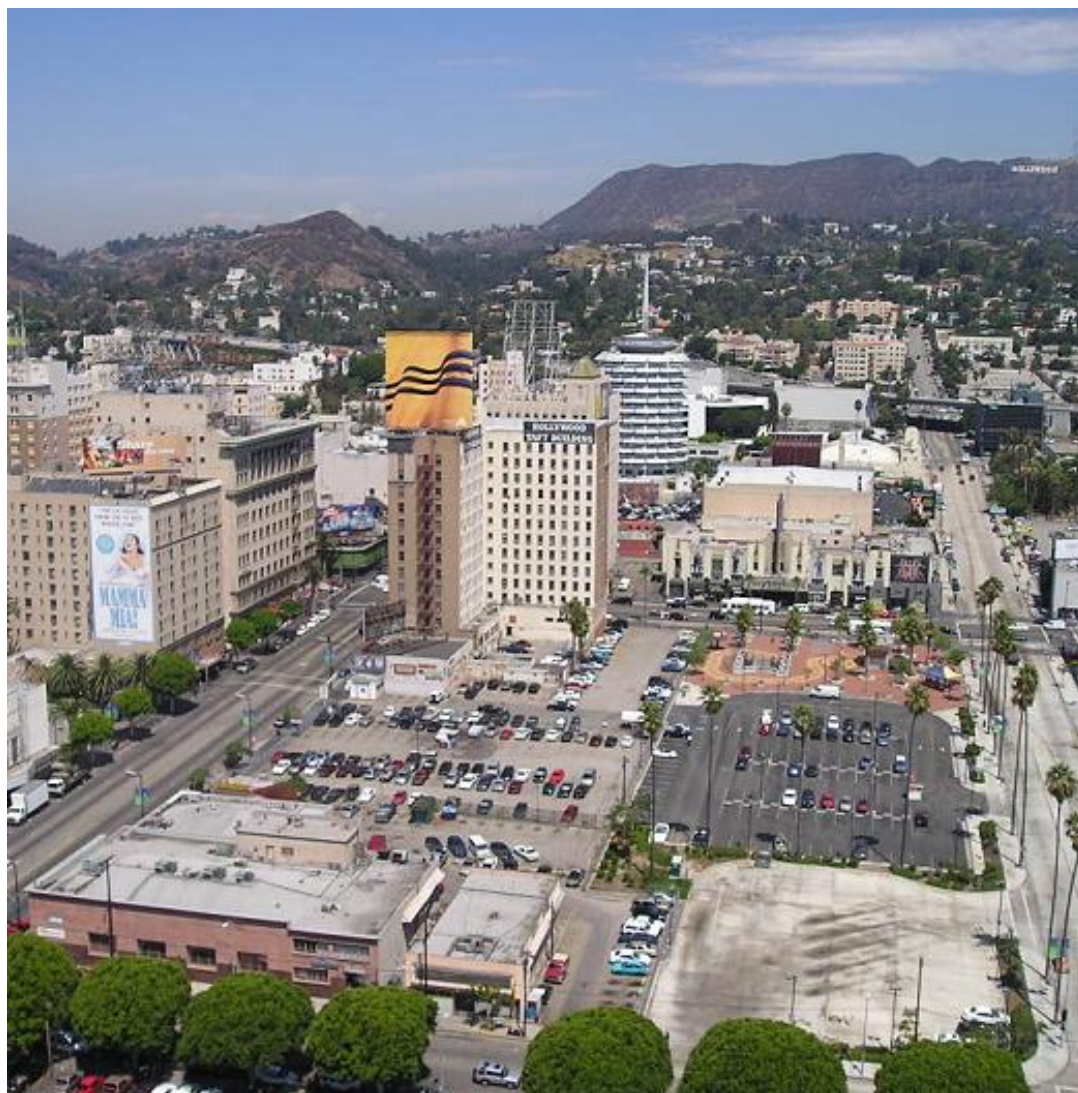
- Completed project

Timeframe

- 18-24 months

Completed Projects (Selected)

Hollywood + Vine

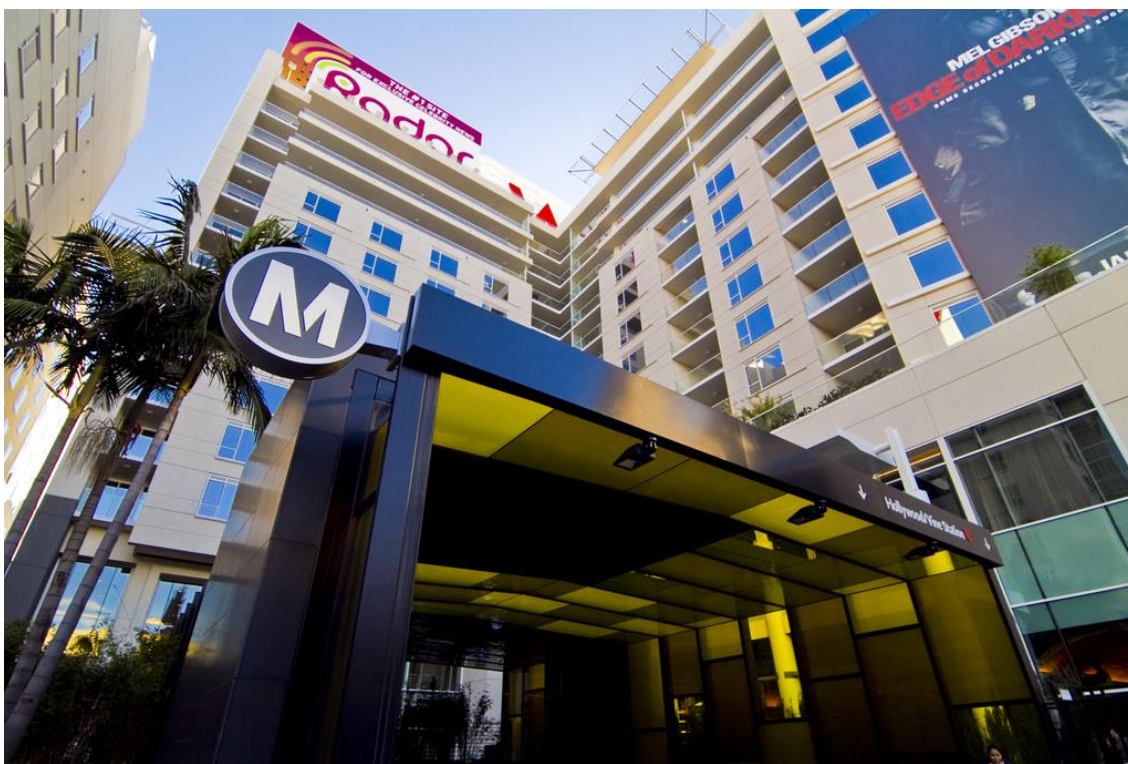


Hollywood + Vine – W Hotel/Condos

- **Line:** Metro Red Line
- **Site:** +2.30 acres (some Metro-owned)
- **Status:** Complete
- **Completed:** Q4 2009

Development:

- o 300-room W Hotel
- o 143 condominiums
- o 30,000 sq. ft. of ground floor retail
- o Improved/enlivened public plaza
- o New subway portal canopy, subway elevator and bike room



Hollywood + Vine – Apartments

- **Line:** Metro Red Line
- **Site:** 2.35 acres of Metro-owned property
- **Status:** Complete
- **Completion:** Q4 2009

Development:

- o 375 apartments
- o 28,000 sq. ft. of ground floor retail
- o New bus layover facility

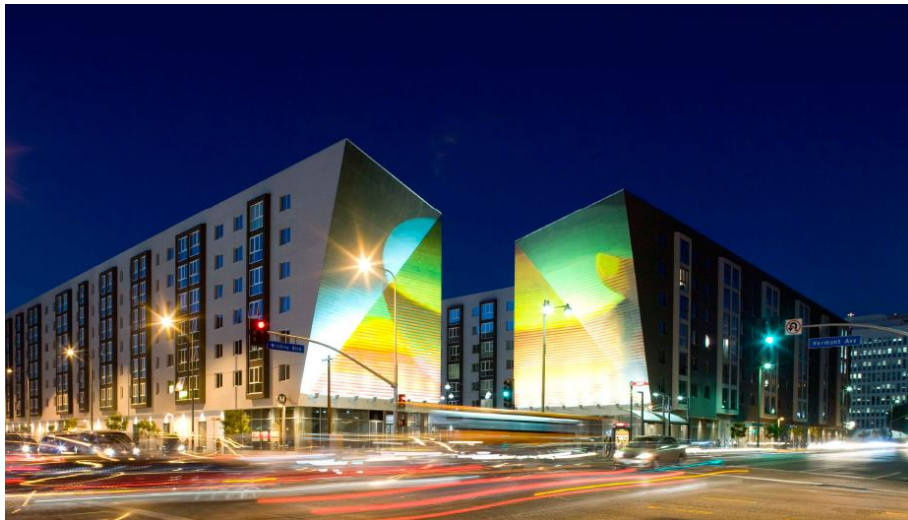


Wilshire/Vermont - Apartments

- **Line:** Metro Red & Purple Lines
- **Site:** 3.24 acres of Metro-owned property
- **Status:** Complete
- **Completed:** August 2007

Development:

- o 449 apartments
- o 35,000 square feet of ground floor retail
- o Improved/enlivened public plaza
- o New subway portal and elevator access
- o New bus layover facility on adjacent 1.02-acre parcel



Wilshire/Vermont - School

- **Line:** Metro Red & Purple Lines
- **Site:** 2.4 acres
- **Development:**
 - o 800-student middle school
 - o Relocation of Metro intake/exhaust shaft and emergency exit
- **Status:** Complete
- **Completed:** Q4 2008



Wilshire/Western

- **Line:** Metro Purple Line
- **Site:** 2.6 acres (1.7 acres owned by Metro)
- **Development:**
 - o 195 condominiums
 - o 49,500 s.f. of retail space
 - o New bus layover facility and subway portal canopy
- **Status:** Complete
- **Completed:** May 2009



Del Mar Station

- **Line:** Metro Gold Line
- **Site:** Two parcels totaling 3.56 acres separated by the Gold Line right-of-way
- **Status:** Complete
- **Completed:** 2007

Development:

- o 347 apartments
- o 11,000 square feet of ground floor retail
- o Public plaza connected to Gold Line station
- o Refurbished train depot
- o 600 transit parking spaces



TOC Example: Crenshaw/Expo Station



Transit Parking Study

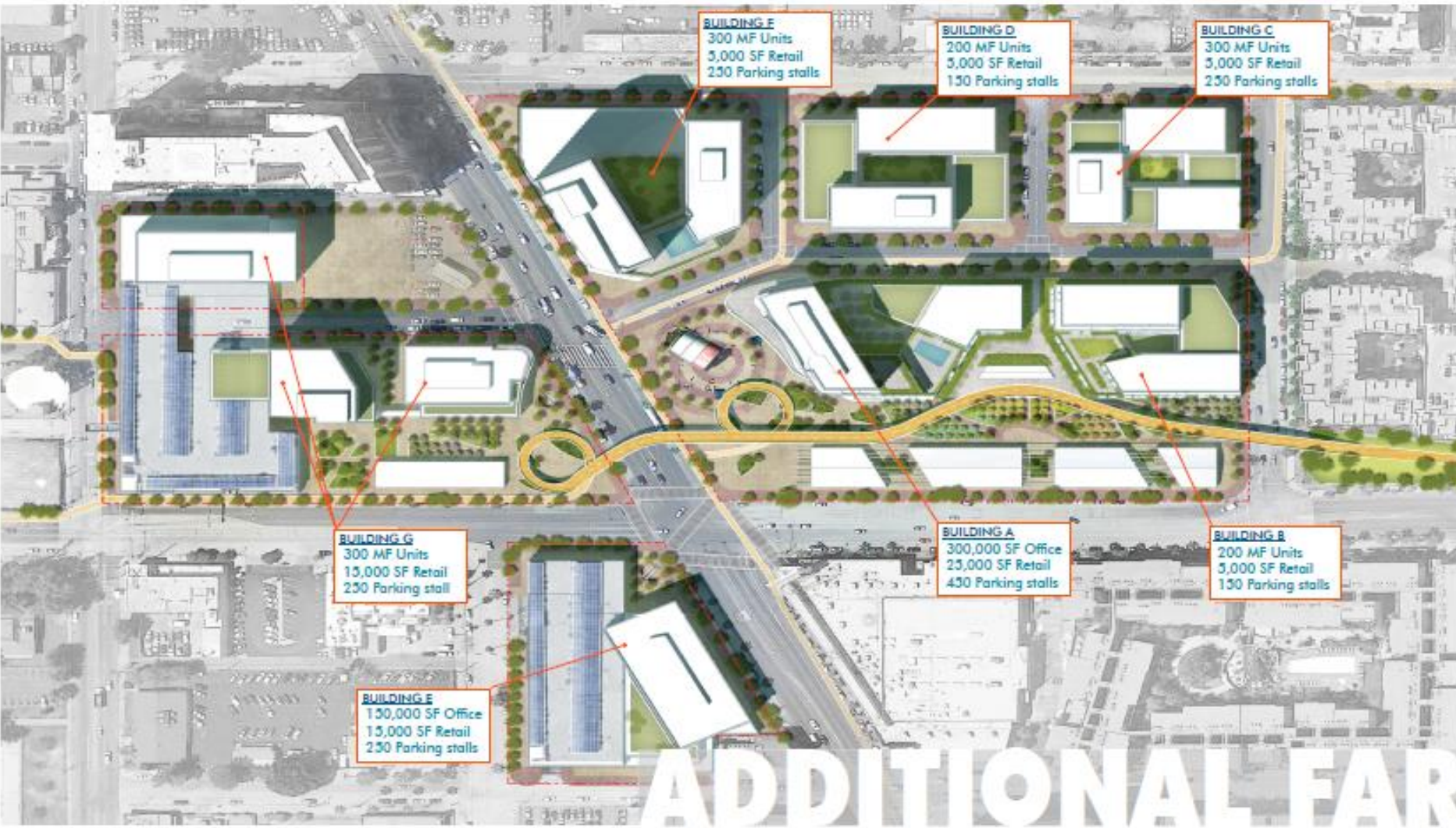


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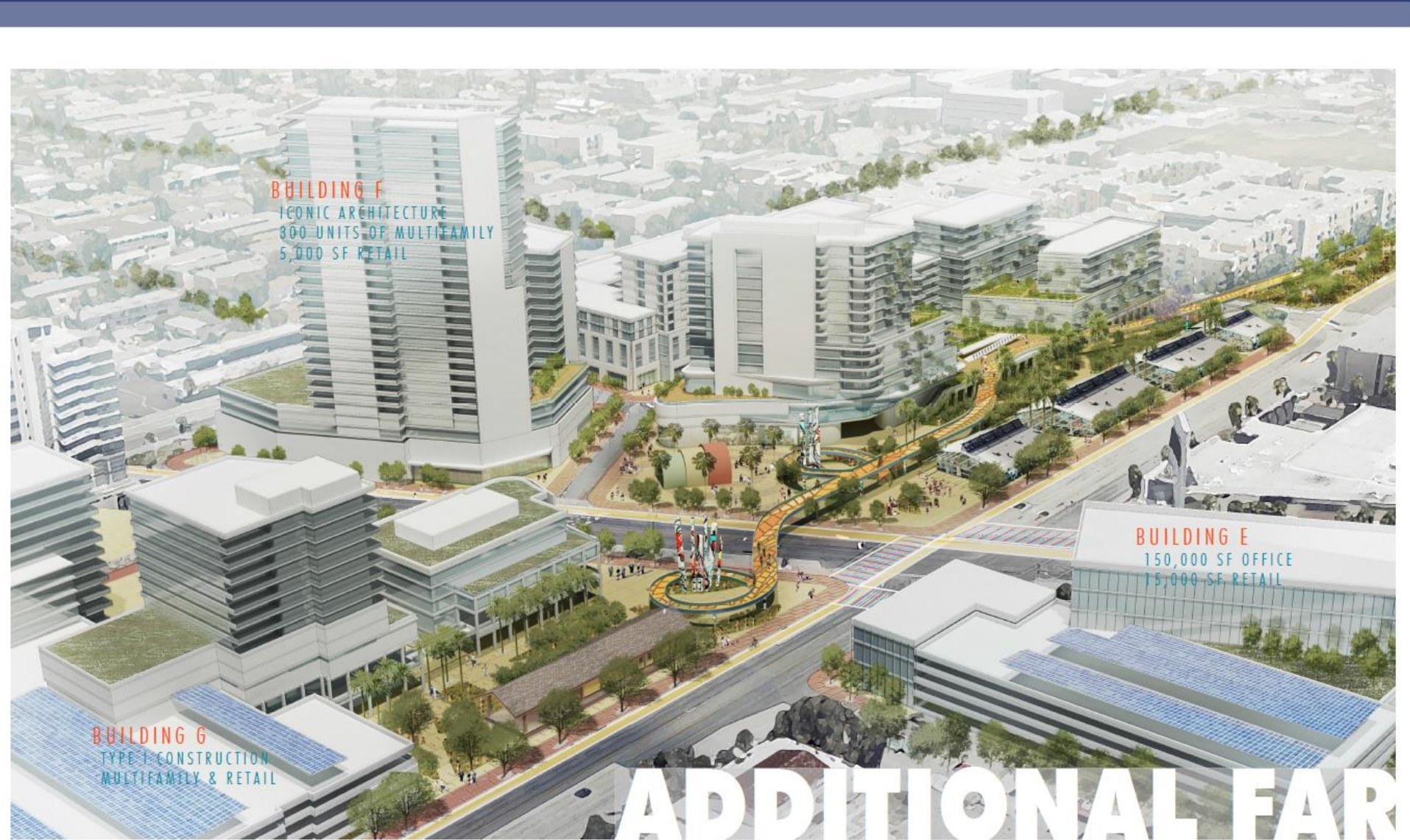
TOC Example: North Hollywood



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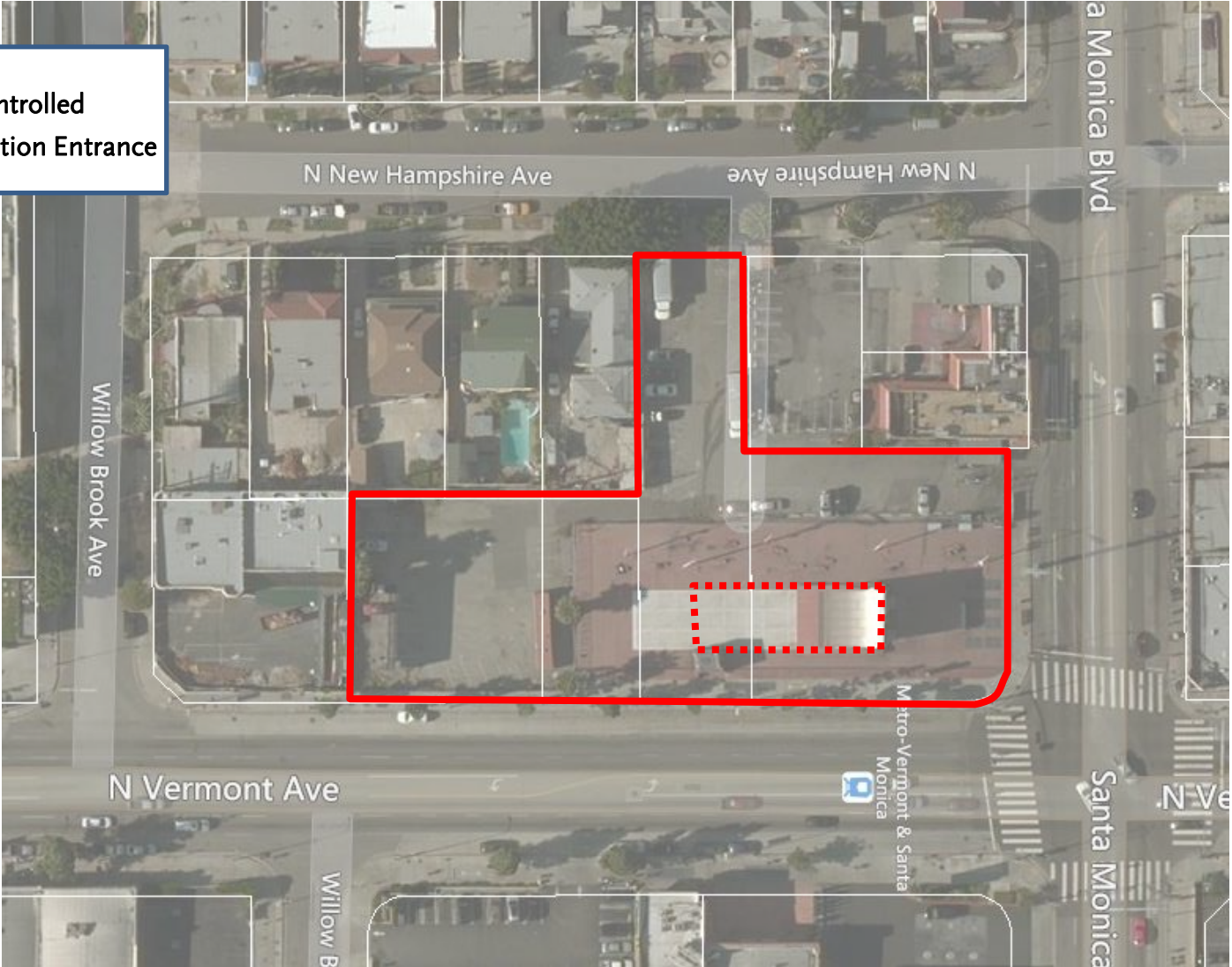


TOC Example: North Hollywood



TOC Example: Vermont and Santa Monica

 Metro Controlled
 Metro Station Entrance



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Questions?

Transit Oriented Communities: metro.net/toc

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