



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

21

**PLANNING AND PROGRAMMING COMMITTEE
SEPTEMBER 17, 2014**

SUBJECT: BLOSSOM PLAZA CONNECTION TO CHINATOWN STATION

**ACTION: AUTHORIZE EXECUTION OF RECIPROCAL EASEMENT
AGREEMENT**

RECOMMENDATION

Authorize the Chief Executive Officer to enter into a reciprocal easement agreement with Forest City Blossom, LP (Forest City) together with any other related documents, including, without limitation, a temporary construction right of entry, necessary to enable construction and operation of a pedestrian connection between the Metro Gold Line Chinatown Station at the mezzanine level and the adjacent Blossom Plaza project now under construction in the City of Los Angeles.

ISSUE

Metro owns and operates the above-grade Metro Chinatown Station located at 901 North Spring Street, in the City of Los Angeles. Forest City is currently constructing a mixed use retail and residential project at 900 North Broadway immediately adjacent to the Chinatown Gold Line Station. Forest City proposes a pedestrian connection from Broadway through Blossom Plaza to the elevated Metro mezzanine at the Chinatown Station, as shown in Attachment A (the "Pedestrian Connection"). Action by the Metro Board is required to grant the appropriate easements.

DISCUSSION

The Pedestrian Connection is a Blossom Plaza project requirement of the City of Los Angeles. If implemented, this new pedestrian path from the Station to Broadway will provide a more direct connection for transit patrons to the station from the heart of Chinatown and destinations further west and north. Additionally, this passage will eliminate the necessity to walk the relatively steep grade of College Street.

Forest City proposes to construct and maintain the Pedestrian Connection which will serve Metro transit patrons, as well as residents of the mixed-use Blossom Plaza project. In the reciprocal easement agreement, Metro will provide Forest City with the necessary easements permitting the Pedestrian Connection to abut the Station and

pedestrian ingress and egress over the Mezzanine level of the Chinatown Station and Forest City will provide Metro with the necessary easements for pedestrian ingress and egress through Blossom Plaza and for Metro to operate and maintain its transit signage throughout Blossom Plaza. In addition, Metro will enter into a separate construction right of entry allowing Forest City to construct the Pedestrian Connection.

Forest City proposes to carry out this project at no out-of-pocket cost to Metro, other than staff costs needed to negotiate the proposed transaction, supervise any related design and oversee construction. No new Metro capital investments other than signage are required to implement this project. No new TAP infrastructure is needed to implement this connection.

The value of the Metro-provided easement is nominal, more than offset by the value of the easements received and the expected transit benefits of enhanced pedestrian access to North Broadway and other pedestrian locations in the Chinatown vicinity. Staff believes this proposed connection to be the first of its kind in our system, in particular, the construction of a new pedestrian linkage connected directly to an elevated station mezzanine well after the transit line itself has been constructed.

Staff recommends that the Board authorize entering into a reciprocal easement agreement with Forest City to complete easement documents and proceed with the construction approval process for the project. Metro staff will continue to evaluate the Pedestrian Connection design according to Metro design requirements and initiate any other needed administrative approvals in conformance with all applicable Metro policies.

DETERMINATION OF SAFETY IMPACT

All of Forest City's related design and construction will be carried out in conformance with all applicable Metro policies. Establishing this Pedestrian Connection is expected to make Metro transit patron access relatively safer because it will be possible to access North Broadway and other pedestrian locations in the Chinatown vicinity in a less circuitous manner.

FINANCIAL IMPACT

General Fund Right of Way funding for joint development activities is included in the FY15 budget under Project 610011, Task 01.01 in Cost Center 2210. Other than staff costs needed to negotiate the proposed transaction, supervise any related design and oversee construction, no new capital investment, other than signage, is planned to implement this connection.

ALTERNATIVES CONSIDERED

The Board could choose not to take the recommended actions and elect not to allow any direct connection to the station mezzanine. Staff does not recommend this alternative because closing off a proposed connection of this sort will make it more difficult and circuitous, for transit patrons to access North Broadway and other pedestrian locations in the Chinatown vicinity.

NEXT STEPS

Upon approval of the recommended actions, staff will complete any remaining needed technical studies and execute the reciprocal easement agreement, together with any other related documents necessary to allow construction to proceed.

ATTACHMENT

A. Diagram of Proposed Connection

Prepared by: Alexander E. Kalamaros DPDS AICP CTP
Transportation Planning Manager, (213) 922-3051

Calvin E. Hollis, Managing Executive Officer, Countywide Planning
and Development, (213) 922-7319

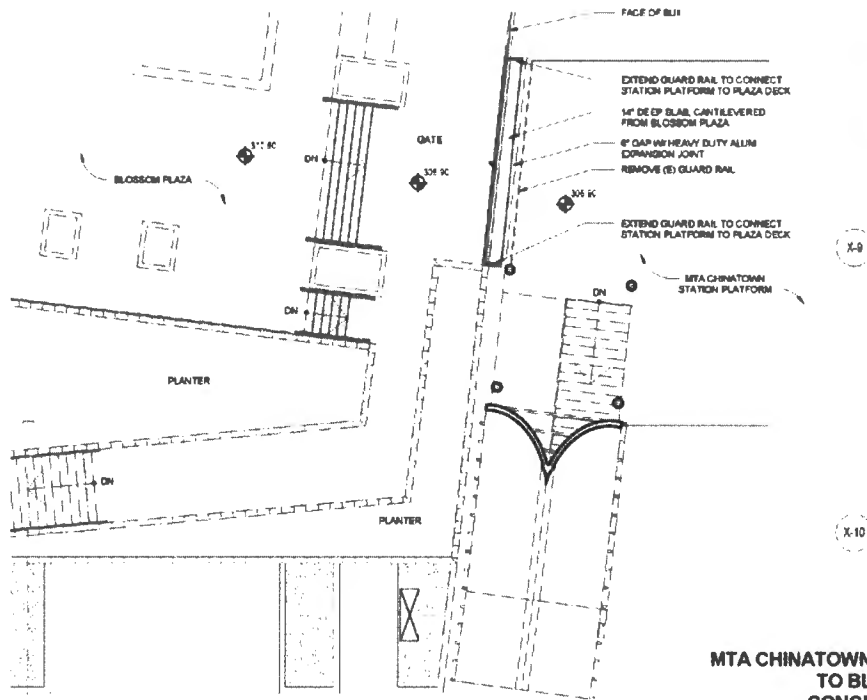


Martha Welborne, FAIA
Chief Planning Officer



Arthur T. Leahy
Chief Executive Officer

ATTACHMENT A



MTA CHINATOWN STATION PLATFORM TO BLOSSOM PLAZA DECK CONCEPTUAL CONNECTION

1/8" = 1'-0"

Blossom Plaza
 800 North Broadway Los Angeles, CA 90012
 Forest City Development

7/28/2013 9:28:53 AM

X-M

X-N

