Subject: Crenshaw/LAX Transit Corridor
Community Leadership Council Joint Development (POD) Meeting

Date: Tuesday, April 2, 2013; 10 a.m. – 12 p.m.

Location: Metro Project Office
3699 Crenshaw Bl
Los Angeles, CA  90016

Meeting Participants
Approximately 25 people were in attendance including:

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<tr>
<th>Name</th>
<th>Organization</th>
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<tr>
<td>Fernando Ramirez</td>
<td>Supervisor Mark Ridley-Thomas 2D</td>
<td>Taylor Mayfield</td>
<td>CLC Member</td>
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<tr>
<td>Carl Morgan</td>
<td>City of LA Empowerment Congress West Area</td>
<td>Linda Ricks</td>
<td>CLC Member</td>
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<td>Cartellia M. Bryant</td>
<td>Park Mesa Heights Community Council</td>
<td>Rev. Jackie Russell</td>
<td>CLC Member</td>
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<td>Randal Curtis</td>
<td>West Angeles CDC</td>
<td>Theodore Thomas</td>
<td>CLC Member</td>
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<td>Ron Holley</td>
<td>The Charles Company</td>
<td>Rob Ball</td>
<td>Metro</td>
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<td>Jason Lombard</td>
<td>Baldwin Hills Crenshaw Plaza</td>
<td>Kinya Claiborne</td>
<td>Metro</td>
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<td>Patrice Fisher</td>
<td>Stakeholder</td>
<td>Susan Gilmore</td>
<td>Metro</td>
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<tr>
<td>Martisa Garcia</td>
<td>Del Richardson &amp; Associates</td>
<td>Alexander Kalamaras</td>
<td>Metro</td>
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<td>Thomas Pringle</td>
<td>Universal Reprographics, Inc.</td>
<td>Miriam Long</td>
<td>Metro</td>
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<tr>
<td>Madeline Wilson</td>
<td>Universal Reprographics, Inc.</td>
<td>Olga Lopez</td>
<td>Metro</td>
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<td>Tunua Thrash</td>
<td>CLC Los Angeles Co-Chair</td>
<td>Rod Goldman</td>
<td>The Divine Enterprise</td>
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<td>Arna Fulcher</td>
<td>CLC Inglewood Co-Chair</td>
<td>Fred MacFarlane</td>
<td>The Divine Enterprise</td>
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<td>Sharron King</td>
<td>CLC Member</td>
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Introduction/Opening:

The Crenshaw/LAX Community Leadership Council (CLC) Joint Development POD meeting was held on Tuesday, April 2, 2013 at 10:00 a.m. at the Metro Project Office in Los Angeles, CA. The scheduled agenda for the meeting is outlined below.
I. Welcome & Call to Order
   The meeting was called to order at 10:15 a.m. by Tunua Thrash, Joint Development POD, Co-Chair.

II. District Square Development Introduction/Status
   Ron Holley, Development Consultant for The Charles Company, gave an update on the District Square Development. The District development is at the southeast corner of Crenshaw and Rodeo. This is a 6.5 acre, 3-level project. Target, Ross, Marshalls and Burlington Coat Factory will be on the ground floor. Smart & Final will be in the corner section. Chase Bank, Panera Bread, Coffee Bean, CPK, and others are potential stores. The area is very pedestrian friendly, across the street from the Crenshaw/Exposition station portal. There is one entrance on the east side of the street. There will be an escalator to the second level in addition to stairs and elevators. One can access the third level from an auto ramp off of Rodeo Bl. There
will be no parking on second level. The first three hours of parking will be free. Total area is about 307,000 sq. feet of retail, with 700,000 sq. feet for the total project. The $100 million project will generate upwards of 2,000 construction jobs and 600+ other full time jobs. There are serious negotiations in progress to cancel the current Ralphs lease. An opening date of March of 2015 is likely. Kinya Claiborne asked if it is a focus of the project to get other sit-down type restaurants. Mr. Holley responded that they have talked to several restaurants. Applebee’s turned down a million dollar offer. They are looking at Panera Bread.

A question was asked about the architecture of the development. Mr. Holley responded that it will not be a sterile environment in the interior. There will be multi-colored stamped concrete. They are spending a lot of money on artwork from local and nationally renowned artists. He noted that the community will be pleased.

A question was asked whether the artwork would reflect the large Japanese presence in the community. Arna Fulcher inquired about outreach to the community’s artists so that they are a part of the project. Mr. Holley responded that they have one local neighborhood artist but would love to hear from more. He can be reached at 949.252.9334. Ms. Fulcher stated that there is an arts council within the second district.

Rob Ball stated that a contractor will be on board soon and wants to make sure project schedules are coordinated. Ms. Thrash stated that this confirms the purpose of having this conversation. She requested that Mr. Holly provide the CLC with a project scope with information about jobs, proposed tenants, square footage, timelines, construction schedule and capital statistics.

Carl Morgan asked if there is a website for the project. Mr. Holley responded that they do not have a website for this project but the Charles Company has a website.

A question was asked about cart spaces or opportunities for entrepreneurial-type kiosks. Mr. Holley responded that there will be kiosks, about a half a dozen evenly spread on the first and second levels, none on the third level.

Ms. Thrash asked if there are any hiring goals. Mr. Holley responded he believes the goal is 50% of jobs hired from the community.
III Baldwin Hills Crenshaw Plaza Development Plans/Status

Jason Lombard, Community Outreach Director, Baldwin Hills Crenshaw Plaza, provided an update on the Baldwin Hills Crenshaw Plaza Development. In 2008, a program began for a larger redevelopment of the mall. In that process, $40 million in private money was secured to bring the mall to an A level status. Mr. Lombard said the mall talked to AMC to get the Magic Johnson theater updated. AMC vacated the lease so the Mall contracted with Rave, which was purchased by Cinemark. Rave brought in a 15 screen stadium seating theater. During the process, the Mall wanted to keep entertainment at the mall and started a summer concert series. Mr. Lombard said they are trying to make it comfortable for people to come to the mall, with exterior and interior changes. They are bringing in more stores to the food court such as Saffron, Yogurt Talk and Coffee Walk. As far as sit down restaurants, they have brought in Post and Bean.

Mr. Lombard stated that they have remodeled the anchor stores (Wal-Mart, Macy’s, & TJ Max), and that they are trying to bring stores that the community is asking for, like the Chipotle that has recently opened. The Mall is trying to get to that A level and remain a community partner.

Ms. Fulcher asked if there were any discussions of partnering with the tenants across the street from the mall. Mr. Lombard responded that there are some discussions about the portion at the back of the mall on the Buckingham Rd. side. There is senior housing and Kaiser Hospital at the back portion that is fenced and there are bids for the front portion. Ms. Thrash requested that this discussion be added as a future agenda item.

Mr. Morgan asked if the subway portal will require removing the memorial to Celeste King. Mr. Lombard stated that it will not, and that they are looking at working to improve the monument with trees, etc.

Ms. Thrash stated that she was very interested in the concept and where the process stands. She indicated that the CLC would be a good place to bring the concept so they can look at it and provide input to the final designs. She requested that the CLC see designs prior to sharing them with the public. Rob Ball stated that they will show the CLC design concepts developed for the portals prior to sharing with the public.

Mr. Holley asked what provisions have been made for parking. Rob Ball stated that Metro is planning surface parking near the Crenshaw/Exposition station, and they may also consider utilizing space from West Angeles that is being rented for the Expo line. Ms. Thrash stated that the CLC has asked for a parking count along the corridor which is being prepared by Metro. The purpose is to better understand what the parking options will be – where the land is, how many spaces will be taken out, how many replaced, etc. Rob Ball replied that the parking information should be provided after a contractor has been selected to obtain the most accurate information.
IV General Discussion

Alexander Kalamaros of Metro Joint Development spoke regarding his department’s role at Metro. Joint Development is responsible for carrying out certain projects that are easy to recognize, like Hollywood and Vine and the W Hotel. Ultimately, Metro doesn’t actually handle the development, which is done by a developer. The developer does the construction, but on Metro property. Private property is also part of an overall Metro project. As soon as plans from the contractor are formalized, station integrated planning can begin.

Mr. Kalamaros gave an example of Metro’s Lorena project. That project is adjacent to the transit line, a tenth of a mile from the Indiana Station on the Metro Gold Line Eastside Extension. A traction power substation is part of the operation of the line. Metro owns that property and released an RFP before the rail line was opened. This is an example of station integrated planning. A TAD (Transit Adjacent Development) is where there is no station on a site, but near the site. Parking garages could be a TOD or a TAD, depending on how far away they are from the station.

Ms. Thrash requested that the CLC receive an organizational chart of the Real Property Management and Development department at Metro.

V Next Steps / Action Items

Tunua Thrash requested that a project scope for the District Square Development be provided to the CLC by The Charles Company.

Tunua Thrash requested that a discussion of partnering with tenants across the street from the Baldwin Hills Crenshaw Plaza be placed on the agenda at a future Pod meeting.

Tunua Thrash requested that design concepts developed for the mall subway portal be reviewed by the CLC before submission to the public.

Tunua Thrash requested that the CLC receive an organizational chart of the Real Property Management and Development department at Metro.

VI Upcoming Meetings

The next Joint Development POD meeting is scheduled for Tuesday, June 4, 2013 at the Faithful Central Bible Church in Inglewood.