



Metro

Los Angeles County
Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

JANUARY 22, 2016

TO: BOARD OF DIRECTORS

THROUGH: PHILLIP A. WASHINGTON *PAW*
CHIEF EXECUTIVE OFFICER

FROM: CALVIN E. HOLLIS *CEH*
INTERIM CHIEF PLANNING OFFICER

**SUBJECT: QUARTERLY REPORT ON TRANSIT ORIENTED COMMUNITIES
DEMONSTRATION PROGRAM**

ISSUE

At the direction of the CEO, the Joint Development (JD) Department presented the Transit Oriented Communities (TOC) Demonstration Program (the "Program") to the Board in October 2015. The Program identifies changes to the JD process as well as a "TOC Toolkit" to promote a more expansive approach to integrating transit into communities. Seven sites and/or projects were identified to be showcased through the Program, and staff has committed to quarterly progress reports on these demonstration sites. This Board Box is the first quarterly progress report.

DISCUSSION

The table included as Attachment A provides a description of each of the Program's site/projects and an update on progress between October 2015 and December 2015.

NEXT STEPS

Staff will continue its work implementing the TOC Demonstration Program and will report to the Board quarterly with progress updates.

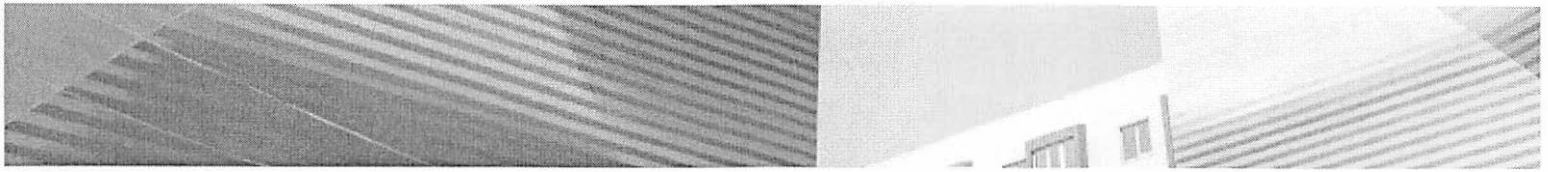
ATTACHMENTS

A. TOC Demonstration Program – Quarterly Update 1

ATTACHMENT A

TOC Demonstration Program
 Quarterly Update 1: October – December 2015

PROJECT SITE / PROGRAM	OCT – DEC 2015 UPDATE
Golden State Specific Plan	
<p>In Round 2 of the TOD Planning Grant program, Metro funded a joint study by the City of Burbank and the Burbank, Glendale, Pasadena Airport Authority to evaluate development opportunities and related TOD planning requirements as part of a federally funded airport ground access study. The LinkBurbank study identified opportunities for transit and transportation improvements as well as opportunities for TOD that takes advantage of proximity to Metrolink, Amtrak, Airport, and Metro bus service.</p> <p>Upon completion of the study, the City of Burbank was awarded a Round 4 TOD Planning Grant to create a new Specific Plan (Golden State Specific Plan) that will implement the recommendations in the study. In addition, the City of Burbank participated in Eco District training in Portland, Oregon that will advance the sustainable priorities for the station area and was awarded \$800,000 of station area planning funds from the California High Speed Rail Authority to coordinate and integrate all planning efforts around the future HSR station in Burbank.</p>	<p>The City of Burbank and Metro staff have finalized the Statement of Work and anticipate executing the TOD Planning Program Grant Agreement in early 2016.</p> <p>In addition, the City of Burbank, Metro, and the CHSRA met in mid-December to discuss the approach to effectuating overall program goals and project coordination.</p>
Crenshaw/LAX Line	
<p>Includes 3 station sites currently in construction:</p> <p>(1) <i>Expo/Crenshaw</i>: This Metro Joint Development opportunity includes two sites at the intersection of the Expo and Crenshaw Lines: a County-owned Probation Department facility on the southwest corner of Exposition and Crenshaw and a Metro-owned site on the southeast corner adjacent to the under-construction District Square project, a regional shopping center. The County of LA intends to vacate the Probation Department facility to allow both sites to be developed as part of a single proposal. Metro is exploring the possibility of relocating proposed transit parking to accommodate the joint development on the Metro site.</p> <p>(2) <i>Leimert Park Station</i>: The City of LA owns two surface parking lots adjacent to the Leimert Park station. Metro is working with the City to coordinate on planning and outreach and any</p>	<p>Metro staff has met with approximately 10 stakeholder groups including Neighborhood Councils, business groups and non-profits to introduce the Strategic Plan and the Joint Development program and process.</p> <p>An outreach and Development Guidelines consultant team was hired in December 2015, and site-specific community workshops to discuss development vision for Joint Development Opportunity Sites expected to begin in February 2016.</p>



potential partnerships in support of the development of these sites and to maximize transit integration.

(3) *Fairview Heights Station*: The County intends to vacate a Department of Public Social Services facility adjacent to the Station and Metro will oversee joint development planning for the site. Metro provided a TOD Planning Grant to the City of Inglewood to create transit overlay zone for this station area and is also coordinating with the City to create a strong pedestrian connection between the Station and surrounding community including opportunities for public open space.

Metro executed MOUs with the County of Los Angeles and the City of Los Angeles for planning coordination on respective development sites.

Duarte Station

With funds from Round 1 of the TOD Planning Grant, the City of Duarte created and adopted the Gold Line Station Area Development Specific Plan. Included in the station area is the City of Hope, a major employment center interested in expansion.

One of the opportunity sites identified in that plan is a Metro parcel that will be used for transit parking upon opening of the Gold Line. The City of Duarte has had preliminary discussions with neighboring property owners regarding their interest in selling and/or redeveloping their properties. Metro will work with the City to identify opportunities to potentially partner with adjacent property owners to create development opportunities.

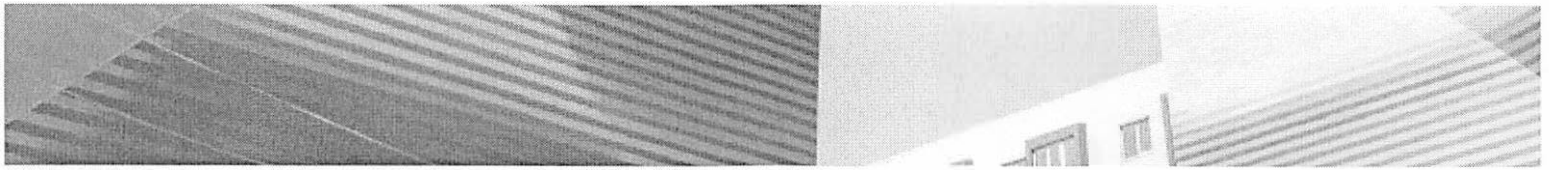
JD Staff met with representatives of the City of Duarte to discuss options for encouraging development around the Station and considering relocation of/integration with Metro’s transit parking. The JD team agreed to procure a consultant team to study the feasibility of various development scenarios at the station. This work is underway.

El Monte Station

The El Monte Station, a recently completed state-of-the-art regional bus facility, is the largest of its kind on the west coast, serving approximately 22,000 passengers daily. The El Monte Gateway Specific Plan envisions a vibrant, mixed-use urban activity center around the Station connecting to the City’s downtown commercial core.

Metro and Caltrans own a significant amount of land currently used as Station-supporting park-and-ride lots. Working with public sector partners, including Caltrans and the City, Metro intends to solicit developer interest in transit-oriented infill development to complement existing transit infrastructure at the site.

Metro acquisition of the Caltrans property is the first step in exploring future joint development potential around the Station. Metro and Caltrans agreed on a timeline for this process and initiated an appraisal process in late 2015. Staff met with the City of El Monte to discuss coordination as well as with a neighboring Developer with adjacent property interests.



North Hollywood Station

The North Hollywood (NoHo) Station is a major transit hub in the San Fernando Valley, with over 24,000 daily boardings. Metro owns 15.6 acres that include the termini of the Red Line subway and the Orange Line bus rapid transit, along with 957 transit parking spaces. At the heart of the rapidly developing NoHo Arts District, the site has the potential to be a transformative center for the area and an iconic example of the TOC approach to development.

The JD Program began a two-phased competitive solicitation process for the site in March 2015 and is starting Development Guidelines in September 2015.

Between Sept and October, the JD Team completed an extensive community outreach process to create Development Guidelines for the site. Meetings included three (3) stakeholder focus groups, two community meetings, internal Metro meetings with bus and rail operations as well as active transportation, and several one on one meetings with stakeholders. The final Development Guidelines were approved by the Metro Board on December 3rd. The RFP for the site was developed during this time and released to short-listed Developers on December 4th. Staff also attended a charrette for the Great Streets Initiative and discussed opportunities on Lankershim Blvd.

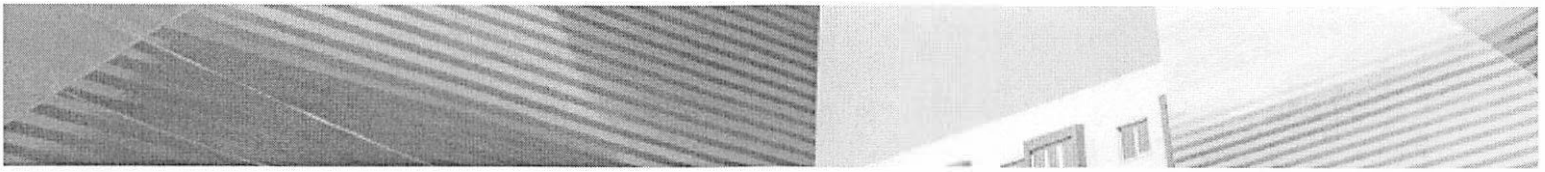
Connect US Action Plan

Concurrent with the Union Station Master Plan, and in response to feedback from stakeholders, Metro partnered with SCAG and the City of Los Angeles to develop the Connect US Action Plan. Connect US is a community-driven public improvement plan that identifies and prioritizes bicycle and pedestrian linkages connecting Union Station and the Regional Connector 1st and Central Station and the surrounding cultural and historic communities. The final plan offers a vision for a network of improvements that link housing, employment and tourist destinations to the regional transit hub, broken down into 15 projects.

Metro is taking the lead on implementation, in close partnership with the City of Los Angeles and other local jurisdictions/agencies, including Caltrans and El Pueblo State Historic Park, as well as community partners. Implementation is focused on (1) adoption of the Connect US Plan through the Department of City Planning and (2) identifying and securing funding for implementation of projects.

In October 2015, the California Transportation Commission approved a \$12.3 million Active Transportation Program Grant to design and construct the Alameda Esplanade between Arcadia and Cesar E. Chavez, directly fronting Los Angeles Union Station.

Metro staff has been and will continue to work closely with the City of Los Angeles on the Alameda Esplanade and related activities such as the Programmatic Environmental Impact Report (PEIR) for the Union Station Master Plan, which will assess the Alameda Esplanade. The Alameda Esplanade must be environmentally cleared in advance of initiating design and construction.



Willowbrook/Rosa Parks Station Improvement Project

Metro is embarking on a \$67 million investment in the revitalization of the Willowbrook/Rosa Parks Station, a major regional hub that connects the Metro Blue and Green Lines with numerous Metro and municipal bus lines and community shuttles. The Project is being completed in partnership with the Community Development Commission of Los Angeles County, which is contributing a portion of the adjacent shopping center land to the Project.

Metro's investment in this Station leverages ongoing public and private investments in the area to revitalize this economically distressed community. The Station improvements are complementary to the County's Willowbrook TOD Specific Plan (funded in Round 3 of the TOD Planning Grant Program) and streetscape improvement plans to enhance pedestrian and bicycle connections between the Station and the surrounding area, including the nearby Martin Luther King, Jr. Medical Center Campus and other medical, educational and cultural assets in the community which are experiencing a renaissance.

In October 2015 a Notice of Determination was filed with state for a Negative Declaration of environmental impacts under the California Environmental Quality Act.

In October 2015, the California Transportation Commission approved a \$2.9 million Active Transportation Program Grant for pedestrian promenade and bicycle mobility hub portions of the project.

At its October meeting, the Metro Board authorized an architectural and engineering services contract to complete final design on the project as well as a preliminary funding plan to ensure that the project is fully funded.

Appraisal work was completed enabling Metro's Real Estate Acquisitions team to initiate formal negotiations with KimCo (adjacent shopping center).