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APRIL 11, 2016

**TO: BOARD OF DIRECTORS**

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

**FROM: CALVIN E. HOLLIS** *[Signature]*  
**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 second 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 January 2016 and March 2016.

### **NEXT STEPS**

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

### **ATTACHMENTS**

Attachment A - TOC Demonstration Program – Quarterly Update 2

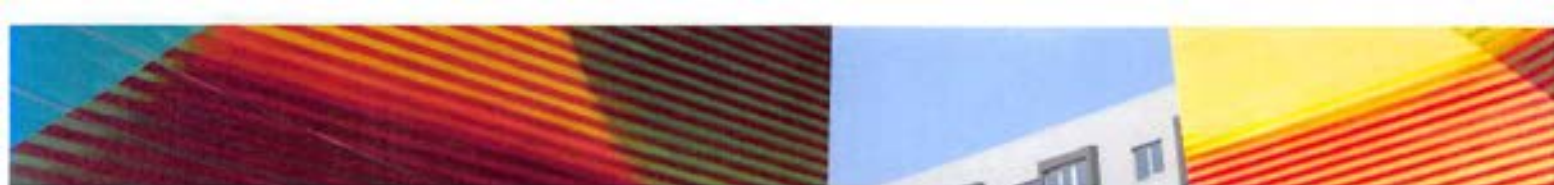
## ATTACHMENT A

### TOC Demonstration Program Quarterly Update 2: January – March 2016

PROJECT SITE / PROGRAM	JAN – MAR 2016 UPDATE
<b>Golden State Specific Plan</b>	
<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>Agreement has been finalized and routed for execution. RFP was released in March, procurement underway.</p>
<b>Crenshaw/LAX Line</b>	
<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>	<ul style="list-style-type: none"> <li>• Metro held a series of five (5) stakeholder roundtable discussions to discuss community vision for Joint Development opportunity sites at the future Expo/Crenshaw and Fairview Heights Stations.</li> <li>• The first of two public workshops was held on March 19<sup>th</sup> for the Expo/Crenshaw Station and attended by more than 50 stakeholders; additional workshops for both Expo/Crenshaw and Fairview Heights are planned for April.</li> </ul>



<p>potential partnerships in support of the development of these sites and to maximize transit integration.</p> <p>(3) <i>Fairview Heights Station</i>: 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.</p>	<ul style="list-style-type: none"> <li>Continued partnership with the City of Los Angeles which recently launched development feasibility analyses for the Leimert Park Station on city-owned parking lots adjacent to the future Leimert Park Station.</li> </ul>
<p><b>Duarte Station</b></p>	
<p>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.</p> <p>One of the opportunity sites identified in that plan is a Metro parcel that is used for transit parking. 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.</p>	<p>Scope of Work for consultant procurement underway.</p>
<p><b>El Monte Station</b></p>	
<p>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.</p> <p>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.</p>	<p>Metro initiated the appraisal process to support the acquisition of Caltrans-owned surface parking lots at the El Monte Station, a critical first step in planning for a comprehensive TOC development plan for the Station.</p>



North Hollywood Station	
<p>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.</p> <p>The JD Program began a two-phased competitive solicitation process for the site in March 2015 and completed Development Guidelines in December 2015.</p>	<p>RFP for the North Hollywood Station was released December 4<sup>th</sup>, 2015. Metro staff responded to questions from the short-listed developers and extended the submission deadline to April 8<sup>th</sup>, 2016.</p>
Connect US Action Plan	
<p>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.</p> <p>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.</p>	<ul style="list-style-type: none"> <li>• Ongoing conversations with the City of Los Angeles on the most feasible path for Connect US Action Plan adoption.</li> <li>• Board authorized contract with Ted Tokio Tanaka Architects to perform design services and construction support for the Connect US Action Plan 1<sup>st</sup>/Central Station Regional Improvement Project.</li> <li>• Initiated formal programming of \$12.3M ATP Cycle 2 funds for Alameda Esplanade.</li> <li>• In collaboration with the City of Los Angeles, identified projects (Los Angeles Crossing and Arts District Streetscapes) to submit for ATP Cycle 3 grant program consideration. Metro will provide grant writing assistance for both applications, which are due in June 2016.</li> </ul>
Willowbrook/Rosa Parks Station Improvement Project	
<p>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</p>	<ul style="list-style-type: none"> <li>• Outreach is underway for two community meetings to be held on April 19<sup>th</sup> and May 17<sup>th</sup>. In addition</li> </ul>



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.

to advertising, eblasts, and announcements at other community meetings, more than 30,000 "take-ones" will be distributed to Metro Bus and Rail riders and through door-to-door outreach throughout the surrounding neighborhood

- Metro continues to work with the County CDC to acquire property required for construction of the civic plaza.
- Other third-party coordination with Caltrans, Union Pacific and the California Public Utilities Commission is underway with the goal of securing the requisite approvals before the end of the 2016.