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**JULY 8, 2016**

**TO: BOARD OF DIRECTORS**

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

**FROM: THERESE MCMILLAN** *TMc*  
**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 third quarterly progress report, covering April – June 2016. In addition to site specific updates, this report covers additional efforts to promote TOC across various plans, programs and projects.

### **DISCUSSION**

#### **Project Updates**

The table included as Attachment A provides a description of each of the Demonstration Program site/projects and an update on progress between April 2016 and June 2016.

#### **TOC Toolkit – Examples**

When the Demonstration Program was developed, the "TOC Toolkit" was identified as a means to promote a more expansive approach to integrating transit into communities, and thinking holistically about the role of Metro within the communities we serve. Over the past 6 months, several examples of adopting this approach beyond just the TOC Demonstration sites should be noted. These examples showcase how a transit agency can use its resources and programs to make TOC an agency-wide philosophy rather than just a project by project approach.

- **EcoRapid TOD Planning Pilot Program:** In February 2016, the Metro Board directed staff to work with the EcoRapid Transit Joint Powers Authority to support their efforts to develop a consistent set of development standards, practices and sustainability objectives to encourage and incentivize new transit oriented developments throughout the West Santa Ana branch transit corridor. Metro staff from the Subregional and Systemwide Planning units as well as Strategic Initiatives met with EcoRapid to identify those studies already funded by Metro and SCAG, identify additional studies needed and refine a scope of work. In April 2016, the FTA released a notice of funding opportunity for the second round of its TOD Planning Pilot Program. The Planning department provided a grant writer and technical assistance to work with EcoRapid on the application, and the Systemwide Planning unit submitted the application to FTA. If awarded, this grant will fund the initial scope of work developed in response to the Board motion.
- **Grant Assistance for Active Transportation Grants:** In February 2016 the Board adopted a Grant Assistance Program developed by the Strategic Financial Planning and Programming unit of Countywide Planning. This program pays for a grant writer to assist eligible applicants apply for the statewide Active Transportation Program (ATP). Metro staff had received requests for financial assistance with Active Transportation planning and improvements, and was able to direct the cities of Compton and Los Angeles to the grant assistance program so that the cities could seek funding.
- **Building Partnerships Event:** On June 16<sup>th</sup> and June 28<sup>th</sup>, Metro's C/LAX Joint Development (JD) team, in partnership with the Department of Diversity and Economic Opportunity (DEOD) held the first JD Building Partnerships events. Modeled after the "Meet the Primes" program, the events offer networking opportunities for developers, community-based organizations, SBE/DVBE contractors and others that would be interested in forming teams to respond to Joint Development RFPs. Over 150 people attended the two events, and the JD and DEOD departments team plans to hold similar events before issuing RFPs across the JD portfolio.

#### Upcoming in the next 6 months

- **Wardlow Station:** In May 2016 the Board adopted a motion directing several actions related to the Blue Line Wardlow Station, including direction to include this station in the TOC Demonstration Program. The Joint Development team has reached out to the City of Long Beach to collect information regarding TOD planning efforts around the station and will participate with the working group being formed.
- **Sharing Best Practices:** Metro is becoming known across the country for its TOC and Affordable Housing efforts. Staff have been invited to speak and

participate in conferences and peer learning sessions, including APTA, the Kresge Foundation, the TOD Institute, American Planning Association and the Urban Land Institute.

- **TOC Grant Writing Assistance Pilot Program:** As a result of the success of the ATP Grant Writing Assistance Program and in anticipation of seeking opportunities to facilitate community development objectives in upcoming JD projects or near transit stations, the JD Team is developing a TOC Grant Writing Assistance Pilot Program that will fund a grant writer for projects or proposals that meet TOC objectives. Grant assistance would be available to non-profits, community-based organizations and cities. Staff expects to bring the program to the Board in Fall 2016.

#### Progress Reports

In order to ensure that reports can include meaningful updates and progress, staff will change from quarterly to bi-annual reporting. The next report will be provided in October 2016 and cover July – September 2016.

#### NEXT STEPS

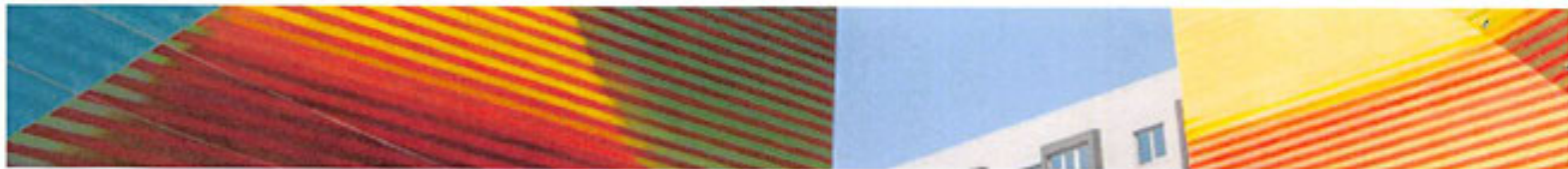
Staff will continue its work implementing the TOC Demonstration Program and will report to the Board with quarterly progress updates.

#### ATTACHMENTS

- A. TOC Demonstration Program – Quarterly Update 3

TOC Demonstration Program  
 Quarterly Update 3: April – June 2016

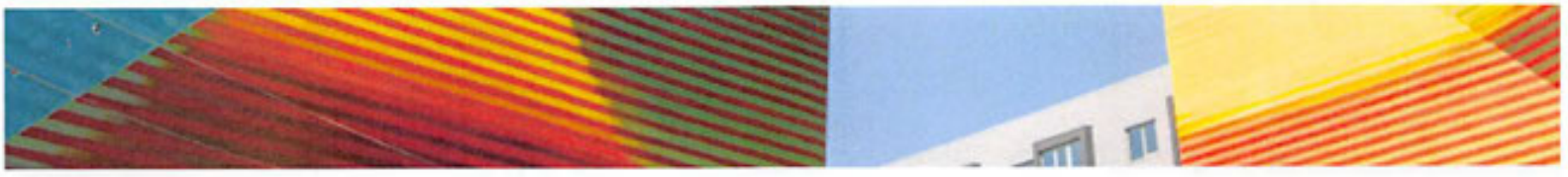
PROJECT SITE / PROGRAM	APR – JUNE 2016 UPDATE
<b>Golden State Specific Plan</b>	
<p>In Round 2 of the TOD Planning Grant program, Metro funded a joint study by the City of Burbank and the Burbank, Glendale, Pasadena Airport Authority to evaluate development opportunities and related TOD planning requirements 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>	<ul style="list-style-type: none"> <li>• Metro staff held Quarterly Briefing with the City on June 1, 2016.</li> <li>• Grant Agreement executed on June 22, 2016.</li> <li>• City of Burbank is evaluating proposals received from the Specific Plan Request for Proposals.</li> </ul>
<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 hosted three additional public workshops to gather input on Development Guidelines which were then drafted and made available for public review and comment.</li> <li>• On June 23<sup>rd</sup>, the Metro Board approved the Expo/Crenshaw and Fairview Heights Development Guidelines which will be incorporated in RFPs to be released later this summer.</li> <li>• In partnership with the Crenshaw/LAX Community Leadership Council, the County of Los Angeles, the City of Los Angeles, and the City of Inglewood, Metro</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>	<p>Joint Development hosted two “Building Partnership” networking events aimed at introducing potential development partners to one another in order to encourage local partnerships and small business participant that ultimately results in innovative project proposals. The events highlighted the upcoming RFP opportunities along the corridor at each of the Crenshaw/LAX Line stations in the TOC Demonstration Program.</p>
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<h3>Duarte Station</h3>	
<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>	<ul style="list-style-type: none"> <li>• Metro reviewed prior studies completed for the Duarte Station area and discussed with the City of Duarte staff, then refined the Scope of Work and provided to the City for review.</li> <li>• Procurement is underway for a consultant team, expect a notice to proceed by November 2016.</li> </ul>

<h3>El Monte Station</h3>	
<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>	<ul style="list-style-type: none"> <li>• Metro has successfully negotiated a year-to-year lease for 200 parking spaces from Gateway Partners to meet parking demand at the El Monte Station. In order to develop a longer-term strategy for parking, the El Monte Station will be considered for inclusion in Phase 2 of the Parking Management Pilot Program, to be presented to the Board in Fall 2016, with installation of new equipment planned for early 2017.</li> <li>• Metro will also study the integration of transit parking as part of future</li> </ul>



Agency-wide, there is a coordinated effort to implement multi-modal public investments and studies in bus infrastructure, transit parking, active transportation improvements, and regional rail station relocation with existing and future transit oriented development opportunities.

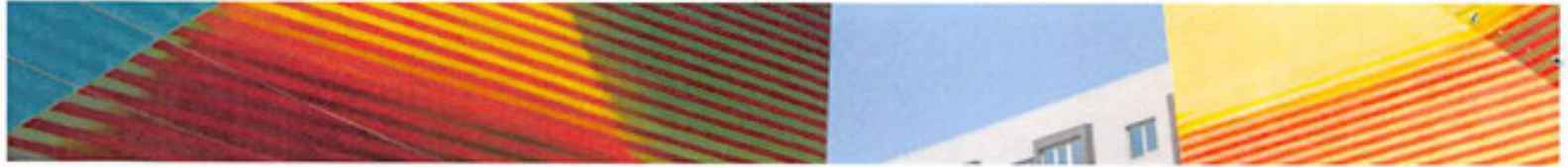
Joint Development feasibility studies planned to kick-off later this year.

- Metro and Caltrans have independently completed appraisals that will inform Metro’s anticipated acquisition of the Caltrans-owned parcels, a critical first step in planning for a comprehensive TOC development vision for the El Monte Station. The parties will work together in the coming months to negotiate and seek approvals for the transfer of ownership. Metro is also in the process of securing a contract with an environmental consultant to conduct a Phase 1 study of the El Monte parcels to determine whether subsequent assessments and potential environmental remediation are necessary.
- At its May meeting, the Metro Board approved funds to study the relocation of the El Monte Metrolink Station providing for more direct connection to the El Monte Transit Center. The study will begin in July and take less than one year to complete.
- Metro continues to coordinate with City of El Monte staff on projects funded by Metro ExpressLanes and Call for Projects grants including a number of active transportation programs to improve connectivity to the Station.

### 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

- Following the release of an RFP for the site in December, 2015 Metro received one proposal submitted jointly by the short-listed developers, Trammell Crow Company and Greenland USA. The TCC/Greenland proposal presented a



development.

The JD Program began a two-phased competitive solicitation process for the site in March 2015 and completed Development Guidelines and released an RFP in December 2015.

range of development opportunities for use of the 15.6-acre site. Both proposals included a large central square and community gathering space tying together the West and East sides of Lankershim, new mixed-use development and pedestrian and bike paths.

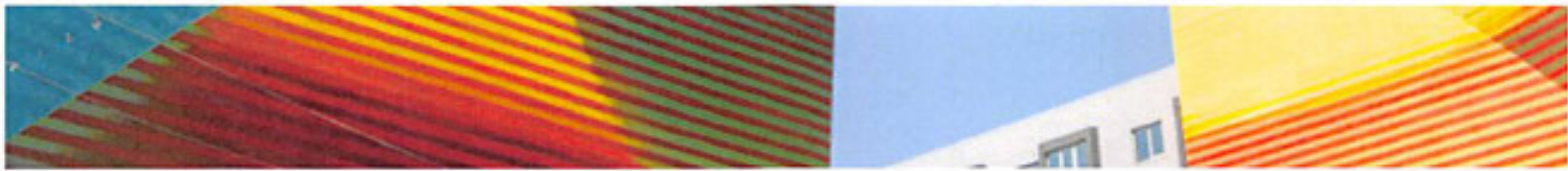
At its June 23rd, 2016 Meeting, the Metro Board approved a Short Term Exclusive Negotiation Agreement and Planning Document (“Short Term ENA”) with the TCC/Greenland team. Under the Short-Term ENA, Metro and the developer will refine their project proposal, working with community stakeholders and Metro Operations, to ensure that it balances the vision of the project stakeholders, while remaining financially feasible.

**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.

- Ongoing conversations with the City of Los Angeles on the most feasible path for Connect US Action Plan adoption.
- In collaboration with the City of Los Angeles, submitted ATP Cycle 3 grant applications for Los Angeles Crossing (\$5.3 M) and Arts District Streetscapes (\$14.85M).
- Ongoing work on the PEIR for the Union Station Master Plan, which is required to clear the Alameda Street improvements identified in the Connect US plan and funded through Cycle 2 of the ATP grant program.



## 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.

- Significant outreach has been underway seeking feedback on the project conceptual design, including:
  - Two community workshops, presence at community events such as Ciclavia and the community's Juneteenth celebration
  - A platform intercept survey collecting responses from more than 800 Metro patrons using the station
- Staff continues to work with the County CDC to acquire property required for construction of the civic plaza.
- 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.
- 20%-level design has been formally reviewed by Metro departments; the feedback collected in this phase will be reflected in the next round of design review in August
- TIGER Grant Agreement executed; Cap and Trade Grant appropriations request approved at June 30<sup>th</sup> CTC meeting; ATP Grant Allocation to be sought at December meeting.