Little Tokyo/Arts District Station Joint Development

Little Tokyo Community Council | July 18, 2018
Transit Oriented Communities (TOCs) are places (such as corridors and neighborhoods) that, by their design, allow people to drive less and access transit more.

Joint Development (JD) is the real estate development program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties.
Little Tokyo/Arts District Station Site

- Site: 1.2 acres
- Bounded by Central Avenue, 1st Street, Alameda Street, and privately-owned property
Station Rendering
Joint Development Process

- Community Vision/Technical Feasibility: > 6-8 months
- Developer Solicitation/Selection: > 6-8 months
- Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations: > 12-24 months
- Permitting and Construction: > 18-24 months
Hired consultants in November 2017:

- Studio One Eleven (urban design/architecture)
- Here LA (community outreach)
- Nabih Youssef Associates (structural engineering)
What We Heard: Community Roundtables

- Character and Identity
- Accessibility
- Sustainability
- Building Form
- Use and Programming
Station Operational Requirements

- Underground Station Box

- Areas that cannot be enclosed/built over

- Areas that can be enclosed/ built over subject to specific criteria

- Options for equipment staging areas

- Options for service access
Station Structural Constraints

- Areas excluded from building development: approx. 18,700 sq ft.
- Areas feasible for low-rise structures (excluding underground station box): approx. 15,800 sq ft.
- Areas feasible for mid-rise structures (not built over station box): approx. 14,500 sq ft.

[Map with station structural constraints and labels]
Conceptual Project Scenarios: Block Over Box
Conceptual Project Scenarios: Bridge Building

- Transitional Height: 75 feet per CDO
- Opportunity for future connections to the south
- FAR up to 2.5
Conceptual Project Scenarios: Yokocho

- Preferred Height: 2 - 3 stories
- Opportunity for pedestrian spine through the site
- FAR up to 1
Conceptual Project Scenarios: Pavilions in the Plaza

Preferred Height - 2 - 3 stories

FAR up to 0.6

4 Pavilions in the Plaza
Conceptual Project Scenarios: Programming/Events

- Space for moveable or temporary structures such as vending stalls
- Planters to provide green backdrop
What We Heard: Community Survey

How often do you visit Little Tokyo or the Arts District?

Approx. 54% of respondents were frequent visitors (daily or weekly)

- Monthly: 30%
- Weekly: 28%
- Daily: 26%
- Rarely: 14%
- Never Visited: 2%

What draws you to Little Tokyo?

- Restaurants / Cafes: 84%
- Cultural Events: 48%
- Nightlife / Bars: 37%
- Architecture / Character: 34%
- Retail / Shopping: 33%
- Museums: 24%
- Work: 23%
- I Live Here: 12%
- Other: 5%
What We Heard: Community Survey

Popular responses:

- Japanese Village Plaza / Little Tokyo
- Train Stations in Japan
- Union Station
- Mariachi Plaza
- 7th St / Metro Center Station

Is there a place that you enjoy that we can look to for inspiration for this site?
What We Heard: Halfway There! Event

- Restaurants & Cafes
- Local Shops
- Housing
- Market
- Plaza/Open Space
- Other

Metro
What We Heard: Halfway There! Event

211 Total Participants

What do you want to see at the Little Tokyo/Arts District Station Site?

- Other Ideas (53)
- Plaza / Open Space (48)
- Restaurant & Cafes (39)
- Housing (35)
- Local Shops (23)
- Market (13)
What We Heard: Halfway There! Event

Summary of Responses

Other Ideas
- Landscape / Gardens
- Amenities / Art
- Alternative Land Use

Plaza / Open Space
- Parks / Playgrounds
- Landscape / Gardens
- Community Amenities

Restaurants & Cafes
- Japanese Food
- Other Food
- Quality Suggestions

Housing
- Affordable Housing
- Senior Housing
- Housing for the homeless

Local Shops
- Local
- Retail
- Quality Suggestions

Market
- Farmer’s Market / Grocery
- Retail
- Quality Suggestions
1. Create a Safe, Vibrant, Transit-Supportive Project
2. Provide Community Oriented Uses and Programming
3. Integrate Community Preferences for Design and Character
4. Support Existing Local Businesses and Draw New Visitors to the Area
5. Incorporate Strategies for Environmental and Financial Sustainability
August/September: Request for Interest/Qualifications (RFI/Q) released

Evaluation Criteria: project concept, team experience and financial capacity, and implementation
Stay in Touch

metro.net/projects/jd-littletokyo-artsdistrict

Nicole Velasquez
Manager, Transportation Planning
Phone – 213.922.7439
Email – VelasquezN@metro.net
www.metro.net/toc