



Metro Joint Development

May 2019

Greetings Metro Joint Development stakeholders! We have a lot of exciting updates:

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Joint Development Project Highlights

Boyle Heights Projects

1st/Soto

Metro and the developer of this site, a joint venture between Bridge Housing and East LA Community Corporation (Bridge/ELACC), are now parties to an Exclusive Negotiation Agreement (ENA), which has allowed the parties to explore the development of the proposed project, known as Los Lirios, on a portion of the station site and two, adjoining vacant lots to the south. This project, as currently planned, proposes 64 apartments (43 of which will be affordable to families earning between 30%-50% of the Area Median Income, 20 of which will be permanent supportive housing and one which will be a market rate manager's unit), 4,200 square feet of ground floor commercial space and a community room. Bridge/ELACC also plans to restore the Peabody-Werden House situated on the small parcel across Soto Street and to provide community services from this space. After extensive community

outreach, the project has been approved by the Boyle Heights Neighborhood Council and the Metro-established Boyle Heights Design Review Advisory Committee.

At the end of the 1st quarter of 2019, Metro completed its review of the developer's entitlement application for the Los Lirios project. Bridge/ELACC intends to submit the approved application to the City of Los Angeles during the 2nd quarter of 2019 and anticipates receiving project entitlements, including a review of its environmental impact under the California Environmental Quality Act, before the end of the year.

While the City is considering the developer's entitlement application, Metro and Bridge/ELACC will continue to refine the project's scope and design, consistent with prior community input, and will negotiate and prepare a term sheet setting forth the key provisions to be included in a Joint Development Agreement and ground lease for the project. Bridge/ELACC will also continue to put together financing for the project during this period. The Joint Development Agreement will be executed by the parties following completion of the entitlement process by the City of Los Angeles and approval of the term sheet by the Metro board of directors. The ground lease will be executed after execution of the Joint Development Agreement, once all requirements for construction of the proposed project have been met.

For more information on this project, please contact Greg Angelo at angelog@metro.net.

1st/Lorena

Metro and the developer of this site, A Community of Friends, are now parties to an Exclusive Negotiation Agreement (ENA), which has allowed the parties to explore the development of the proposed project on a 0.7-acre portion of this 1.27-acre Metro-owned site. This mixed-use project, as currently planned, proposes 48 units of affordable housing primarily serving veterans and families earning 50% or below of the area median income, at least half of which will be reserved for homeless households, one market rate manager's unit, and 10,000 square feet of ground floor commercial space. After extensive community outreach, the project was approved by the Boyle Heights Neighborhood Council and the Metro-established Boyle Heights Design Review Advisory Committee in the summer of 2015.

The project has been on hold, however, since March 2016, pending the outcome of various legal challenges brought against the City of Los Angeles' clearance of the project under the California Environmental Quality Act. At present, the matter is in litigation with a decision by the court anticipated in the second quarter of 2019.

If the lawsuit is ultimately resolved in the developer's favor, Metro and A Community of Friends will continue to refine the project's scope and design, consistent with prior community input, and will proceed with negotiation and preparation of a term sheet setting forth the key provisions to be included in a Joint Development Agreement and ground lease for the project. At that time, ACOF will also continue to put together financing for the project. The Joint Development Agreement will be executed by the

parties following the City of Los Angeles' approval of the term sheet by the Metro board of directors. The ground lease will be executed after execution of the Joint Development Agreement, once all requirements for construction of the proposed project have been met.

Expo/Crenshaw Station

At their September 2018 meetings, the Metro Board of Directors and County Board of Supervisors approved entering into a long term ENA with Watt Companies. Information can be found in the [Metro meeting recap](#), and the [County Board of Supervisors statement of proceedings](#).

In the past few months, Watt and their development partner West Angeles Community Development Corporation continued stakeholder engagement by hosting a series of Coffee Klatches, providing updates to neighborhood leaders, participating in local community events, and circulating a survey to gather additional input on the project features. Please visit Watt's project [website](#) to stay up to date on upcoming events, and provide input and feedback via their [online survey](#). For more information on this project, please contact Nicole V. Avitia at AvitiaN@metro.net.

Division 6 – Venice

Metro released the draft Development Guidelines for public review on April 1, 2019. The feedback submitted by community stakeholders is being reviewed to finalize the Development Guidelines. Once completed staff will seek approval from Metro's Board in June 2019 and will release a Request For Interest and Qualifications (RFIQ) in the summer of 2019.

For more information, please send an email to division6@metro.net

Little Tokyo/Arts District Station

Proposals for the [Little Tokyo/Arts District Station Joint Development](#) Opportunity were received in January 2019 and are currently under evaluation. Any questions or comments related to the RFI/Q must be submitted to Gina Romo, Principal Contract Administrator at romog@metro.net or 213.922.7558.

Vermont/Santa Monica Station

In January 2017, Metro received an Unsolicited Joint Development Proposal from Little Tokyo Service Center (LTSC) Community Development Corporation, which proposed development of the Metro-owned properties and adjacent privately-owned properties at the Vermont/Santa Monica Red Line Station. After completing a two-phased review of the proposal in accordance with Metro's [Joint Development Unsolicited Proposal Policy](#), Metro decided to move forward with LTSC's proposal. In

March 2018, the Metro Board of Directors approved entering into an 18-month Exclusive Negotiation Agreement (ENA) with LTSC. Additional details on the process can be found in the [Board Report](#).

LTSC's current proposal contemplates approximately 190 affordable residential units for low-income households, with approximately half of those units reserved for families and individuals with special needs. The development proposal also includes approximately 20,000 square feet of ground floor retail and on-site supportive services for residents. Overall, the proposed development offers opportunities to make improvements to the Metro plaza, enhance the pedestrian experience and improve transit connectivity. Over the last year LTSC has conducted community outreach to gather community input on the project. During the ENA phase, Metro and LTSC will negotiate the financial terms of the project, with the goal of returning to the Metro Board in 2020 for approval to enter into a Joint Development Agreement and any other agreements necessary to complete the project. For more information on this project, please contact Nicole V. Avitia at AvitiaN@metro.net.

Taylor Yard

Lot 2B: Metro and the master developer of the 17.75-acre Taylor Yard community (a McCormack Baron Salazar development entity), have extended their existing Joint Development Agreement for the development of Taylor Yard Lot 2A in accordance with Metro Board authority received in December 2018. (Information regarding the extension is available in the [Taylor Yard November 2018 Board report](#).) The extension will allow McCormack Baron Salazar to secure financing for this already entitled project. It will also allow Metro and McCormack Baron Salazar to further refine the project's scope and design.

Lot 2A: L.A. Urban Homes has completed and sold the final, 54 units in the **RiverPark condominium project** at Taylor Yard.

Lot 5 Retail Space Still Available for Lease: The 8,300 square feet of commercial space in the **Taylor Yard Senior Housing project** remains available for lease and the developer, McCormack Baron Salazar, is seeking suitable commercial tenants. Interested parties should contact Daniel Falcon, Jr. at McCormack Baron Salazar at 213.236.2680 or at daniel.falcon@mccormackbaron.com for leasing information.

Lot 9: Metro and McCormack Baron Salazar are planning to amend an existing ground lease for Taylor Yard Lot 9. The amendment contemplates changing the scope of development for this lot to an approximately 56 unit affordable housing project (from the existing 16,690 square foot retail project), and extending the ground lease term and the deadline for construction commencement. The amendment will be considered by the Metro Board's Planning & Programming Committee on March 20, 2019 and by the full Metro Board on March 28, 2019. (More information on the proposed amendment will be available in the Taylor Yard Lot 9 March 2019 Board

Report, 72 hours prior to the [March 2019 Board Meeting](#).)

El Monte Transit Center

Coming in mid-2019, look out for an RFP for a joint development partner at the El Monte Transit Center. Metro currently operates a transit center, a bus division, an office building and 1,800 parking spaces on land owned by Metro and Caltrans. Metro will look to the development community to help find the best ways to add transit-oriented development to the site. The developer partner will be selected based on their qualifications and overall vision for the site, as opposed to a specific development proposal. Once selected, the developer partner will perform additional due diligence and work alongside Metro to create a development plan that is responsive to Metro, City and community priorities and as well as prevailing market conditions. Contact Georgia Sheridan at sheridang@metro.net if you are interested in receiving the RFP.

Transit Oriented Communities (TOC) Policy

In June 2018, the Metro Board of Directors approved the Transit Oriented Communities Policy, developed by TOC staff alongside a working group of the Measure M Policy Advisory Committee (PAC).

Continuing work on the TOC Policy, Metro and the PAC working group has kicked off development of a TOC Implementation Plan and Performance measures.

Stay Updated

If you're receiving this, it means you showed interest in Metro's Joint Development Program by attending a past community meeting, contacting one a staff member, or signing up to receive emails through our website. You can customize the information you receive by letting us know specific projects you are interested in or if you would like to receive notice of solicitation opportunities.

- If you would like to receive regular updates beyond this newsletter, [sign up to receive updates on outreach efforts for specific active project](#).
- If you are a developer interested in pursuing joint development on Metro-owned properties, [sign up to receive notices about our upcoming opportunity sites](#).

- If you would like to unsubscribe from these quarterly newsletters, please click unsubscribe below. You will be unsubscribed from all notices from the Joint Development Program.

For questions about Metro's Joint Development Program, please contact jointdevelopment@metro.net. If you'd like to identify the contact person for a specific project, that information is available on our [interactive project map](#).

The Metro Joint Development Team

About Metro Joint Development

Joint Development is the real estate development program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties. Metro's Joint Development sites are a gateway to the Metro transit system and hold unique potential to advance community development goals while attracting new riders to the Metro system.

