Presentation Overview

• Overview of Joint Development Program
• Joint Development Process
• Samples of Completed Projects
• Projects in Negotiation
• Upcoming RFIQ/RFPs
• Current Issues
Overview

Metro’s Joint Development (JD) Program is a real estate management program that collaborates with qualified developers to build transit-oriented developments (TODs) on Metro-owned properties. These properties are often parcels of land that contain Metro Rail station portals or platforms or that were acquired for parking or construction staging for transit projects.
What Metro seeks from Joint Development

- Reduced auto use/ Increased transit use
- Density, but consistent with surrounding neighborhood
- Mix of uses linked to transit
- Upgrades to/ Completion of Metro facilities
- High quality design
- Strong neighborhood and inter-modal link
- Pedestrian orientation
- Enhanced transit patron experience
- Long-term ground lease (typically)
- Fair market return
- Sustainable development
Metro Joint Development Process

1. Initial Community Outreach
2. Developer Solicitation/Selection
3. Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations
4. Permitting and Construction
Metro Joint Development Process

**Initial Community Outreach**
- Community Meetings
- Creation of Development Guidelines

**Developer Solicitation/Selection**

**Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations**

**Permitting and Construction**

**Results**
- Board approves Development Guidelines

**Timeframe**
- 6-8 months
Metro Joint Development Process

**Initial Community Outreach**

**Developer Solicitation/Selection**

- Issue Request for Information and Qualifications (RFIQ) and/or Request for Proposals (RFP)
- Evaluate proposals
- Community update

**Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations**

**Permitting and Construction**

**Actions**

- Metro Board authorizes Exclusive Negotiation Agreement (ENA) with recommended developer(s)

**Results**

- 6-8 months

**Timeframe**
Metro Joint Development Process

**Actions**
- Developer progresses architectural design
- Developer-led community outreach and input – several iterations
- Entitlements and CEQA process
- Negotiation of financial terms

**Results**
- Metro Board approves JDA and GL

**Timeframe**
- 12-24 months
Metro Joint Development Process

**Initial Community Outreach**
- City engineering
- Construction documents
- City building permits
- City-related approvals
- On-site construction
- Occupancy

**Developer Solicitation/Selection**

**Project Refinement, Joint Development Agreement (JDA) and Ground Lease (GL) Negotiations**

**Permitting and Construction**
- Completed project
- 18-24 months

**Actions**

**Results**
List of Completed Projects

- Hollywood/Highland
- Hollywood/Vine Apts
- Hollywood/Vine Hotel & Condos
- Hollywood/Western
- Wilshire/Vermont Apts
- Wilshire/Vermont School
- Wilshire/Western
- Westlake/MacArthur Park (Phase A)
- Grand Central Market
- Union Station (Metro HQ)
- Fillmore
- Del Mar
- Sierra Madre Villa (Phase I)
- Willow
- One Santa Fe
- Taylor Yard Lot 1, 3, 6, 7, 8
Samples of Completed Projects
Hollywood and Vine - W Hotel/Condos

- **Line:** Metro Red Line
- **Site:** 2.2 acres (0.8 acre Metro-owned)
- **Development:**
  - 300-room W Hotel
  - 143 condominiums
  - 30,000 sq. ft. of ground floor retail
  - Improved/enlivened public plaza
  - New subway portal canopy, subway elevator and bike room
- **Status:** Complete
- **Completed:** 2009
Hollywood and Vine - Apartments

- **Line:** Metro Red Line
- **Site:** 2.4 acres of Metro-owned property
- **Development:**
  - 375 apartments - 78 affordable
  - 28,000 sq. ft. of ground floor retail
  - New bus layover facility
- **Status:** Complete
- **Completion:** 2009
- **Developer:** Legacy Partners
Wilshire/Vermont Apartments - Apartments

- **Line:** Metro Red & Purple Lines
- **Site:** 3.24 acres of Metro-owned property
- **Development:**
  - 449 apartments - 90 affordable
  - 35,000 square feet of ground floor retail
  - Improved/enlivened public plaza
  - New subway portal and elevator access
  - New bus layover facility on adjacent 1.02-acre parcel
- **Status:** Complete
- **Completed:** 2007
- **Developer:** Urban Partners
Wilshire/Vermont - School

- **Line:** Metro Red & Purple Lines
- **Site:** 2.4 acres
- **Development:**
  - 800-student middle school
  - Relocation of Metro intake/exhaust shaft and emergency exit
- **Status:** Complete
- **Completed:** 2008
MacArthur Park Station

- **Line:** Metro Red/Purple Line
- **Site:** 2.8 acres Metro-owned property
- **Development:**
  - 90 affordable apartments
  - 20,000 sq. ft. retail
  - 100 transit parking spaces
- **Status:** Complete
- **Completion:** 2012
- **Developer:** McCormack Baron Salazar
Taylor Yard

• **Line:** Along Metrolink ROW, all Metro-owned property

• **Completed Sites:**
  1. Lot 1, 1.9 acres
     - 87 affordable family units
  2. Lot 3, 1.5 acres
     - 68 affordable family units

• **In Construction:**
  1. Lot 4, 1.9 acres
     - 41 for-sale condominiums
  2. Lot 5, 2.5 acres
     - 108 affordable senior units

• **In Negotiation:**
  1. Lot 2A, 3.4 acres
     - 54 for-sale condominiums
  2. Lot 2B, 1.4 acres
     - 42 affordable family units

• **Developers:**
  1. McCormack Baron Salazar - All affordable rental units
  2. Lee Homes – All for-sale units
One Santa Fe

- **Line:** Metro Red Line Yard
- **Site:** 4.0 acres of Metro-owned property
- **Development:**
  - 438 apartments – 88 affordable
  - 79,000 s.f. of ground floor retail and live/work space
- **Status:** Completed 2014
- **Developer:** MacGregor
Projects In Negotiation

- Vermont/Santa Monica
- West Hollywood (Division 7)
- MacArthur Park Phase B
- Taylor Yard Lot 2a, 2b, 5b
- Cesar Chavez/Soto
- Cesar Chavez/Fickett
- 1st/Soto
- 1st/Lorena
Upcoming RFIQ/RFPs

In 2015:
• North Hollywood Red Line Station – 15.6 acres (RFIQs were due June 2)
• Sepulveda Park and Ride (Orange Line) – 12.45 acres

Within the next 3 years:
Additional sites along the Crenshaw Line:
• 67th/Victoria
• Aviation/LAX
• Aviation/Century

In 2016:
• Crenshaw Line (partnership with LA. County):
  • Crenshaw/Expo Station
  • Florence West Station
• Gold Line: Mariachi Plaza Station – (Potentially)

Future sites along the following extensions:
• Purple Line
• Gold Line (Foothill)
• Expo Line (Phase 2)
Thank You!

Questions?