

CORRECTED MOTION BY:**SUPERVISOR MARK RIDLEY-THOMAS and
MAYOR JAMES BUTTS****Finance, Budget & Audit Committee**

March 18, 2015

Item 7: Crenshaw Line Joint Development Strategy

The Los Angeles County Metropolitan Transportation Authority (“Metro”) is embarking on one of the most aggressive transit expansions in Los Angeles’ history. A signature project connecting the Expo Line with the Green Line and the Los Angeles International Airport is the 8.5-mile Crenshaw/LAX Transit Line (Crenshaw Line).

The Crenshaw Line will run through the historic Crenshaw Corridor known as the epicenter of African-American culture in Los Angeles. Spanning across the cities of Los Angeles and Inglewood, the community is actively planning for growth that will bring jobs, services and entertainment to an area of the County that is often overlooked. The commitment to that change is evidenced by recent community planning efforts in both cities, the start of construction of a major retail center that will include a new Target store, the expected ground breaking of a new Kaiser medical facility, plans for the revitalization of the Baldwin Hills Crenshaw Plaza, and the reimagining of Hollywood Park in Inglewood.

As part of the Crenshaw Line construction, Metro has purchased properties for staging and for station areas portals. Upon completion of construction, several of these properties will become available for joint development. Metro’s Joint Development department is charged with procuring outside developers to create transit oriented development that brings housing, jobs and community facilities to the South Los Angeles and Inglewood communities. Successful joint development projects include the Hollywood/Vine W Hotel and Condos, Hollywood/Highland, Wilshire/Vermont Apartments and One Santa Fe Apartments.

The County of Los Angeles (County) owns two properties directly adjacent to the Crenshaw Line, a Probation Department facility located at 3606 W. Exposition Boulevard in the City of Los Angeles adjacent to the Crenshaw/Expo Station, and a Department of Public Social Services (DPSS) facility located at 923 E. Redondo Boulevard in the City of Inglewood adjacent to the Crenshaw/LAX Fairview Heights Station.

There is an opportunity for Metro and the County to participate in a coordinated and efficient repurposing of these two sites (the "County-owned sites") for community-serving transit oriented development. In a motion dated approved on March 3, 2015, the County Board of Supervisors directed the relocation of services from the DPSS and Probation buildings with a target date of June 2017. The intention is for the sites to be cleared and made available for new transit-oriented development to be carried out by a third party developer.

That motion also directed the County's Community Development Commission ("CDC") to negotiate an MOU with Metro, that will lay out a relationship in which Metro's Joint Development department would manage and direct the procurement of and negotiation with third party developers (this hereinafter referred to as "joint development") of the County-owned sites in conjunction with Metro owned property. The objective is to secure a third party developer that will finance and construct mixed-use projects that are fully integrated into the adjacent transit stations and that further regional transportation objectives while maximizing value to both the County and Metro.

Joint Development along the Crenshaw Line must be a thoughtful, community-driven process that engages both our public sector partners along with various community stakeholder groups. The joint development process must acknowledge and work from the extensive amount of planning and visioning work that has taken place along the Crenshaw Corridor. In addition, joint development along the Crenshaw Line should be timely, with the goal of identifying development partners that can start construction as soon as the County and Metro sites are available.

WE THEREFORE MOVE that, within ninety (90) days, the CEO shall:

- A. Develop a strategic plan for the joint development activities along the Crenshaw Line that will:

1. Prepare a preliminary development envelope, building massing and permissible land uses for the properties based on adopted local plans and zoning, access, lot configuration, availability of utilities and Metro infrastructure;
 2. Create a timeline for joint development activities based on when each opportunity site will be available;
 3. Identify strategic public sector partners;
 4. Outline the community engagement process; and
 5. Determine any formal partnerships or agreements necessary to implement the strategic plan.
- B. Work with the County CDC to develop a scope of work and budget for an MOU that will allow Metro's Joint Development Department to implement the joint development of the two County-owned sites along the Crenshaw Line in conjunction with Metro-owned property.