

Expo/Crenshaw Joint Development Project and First/Last Mile Plan



Planning and Programming Committee

March 17, 2021

Agenda Item 17



Metro®

Recommendations

1. AUTHORIZE the Chief Executive Officer to execute an amendment to the Exclusive Negotiation Agreement and Planning Document (ENA) with WIP-A, LLC, a wholly-owned subsidiary of Watt Companies, Inc., and the County of Los Angeles for 12 months with the option to extend for an additional 12 months for the joint development of 1.77 acres of Metro-owned property and 1.66 acres of County-owned property at the Expo/Crenshaw Station in partnership with West Angeles CDC; and
2. ADOPT the Expo/Crenshaw First/Last Mile Plan.



Project Progress

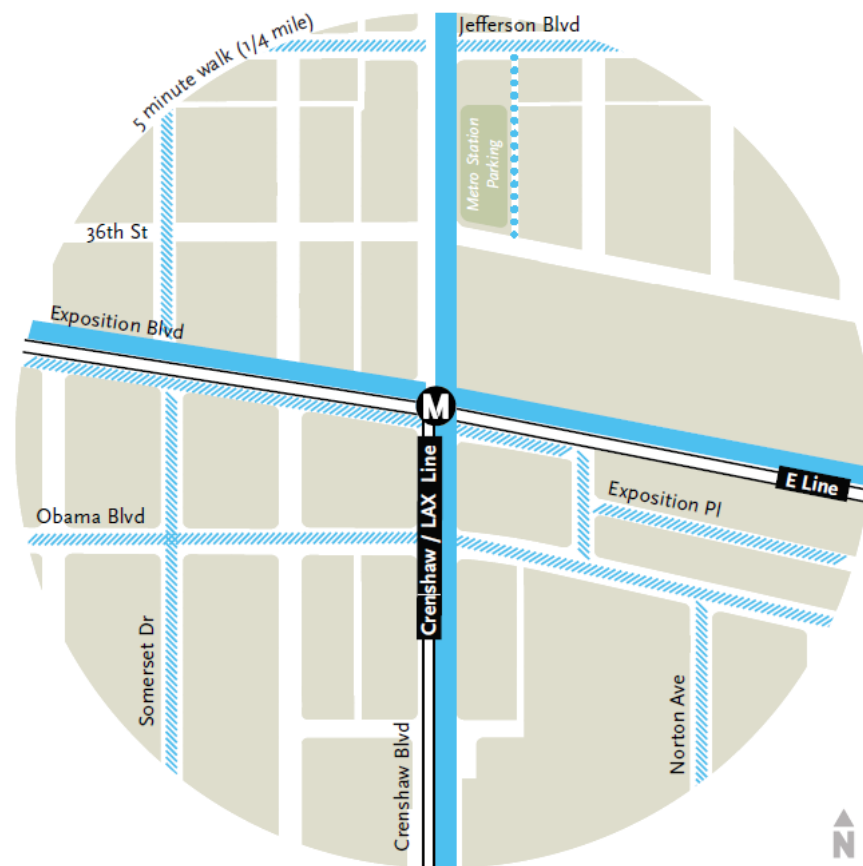
- **June 2016:** Board adopted Development Guidelines
- **Early 2018:** Metro, County and Watt Companies enter into initial ENA
- **Spring 2018:** Watt Co. entered into an agreement with West Angeles CDC to partner in the delivery and operation of the project
- **September 2018:** Board approved a 14-month ENA
- **September 2019:** Submitted for entitlements from City of L.A.
- **November 2019:** Metro Board approved a 12-month ENA extension with option to extend an additional 4 months (*expires April 2021*)
- **April 2020:** Conceptual plans approved by Metro and County
- **On-Going:** Joint Development Agreement and Ground Lease negotiations; community engagement to neighborhood councils, block clubs and other stakeholders

Joint Development Project

- On-going 401 total rental units (20% affordable set aside)
 - 15% restricted to households earning 50% or less of Area Median Income (AMI)
 - 5% restricted to households earning 30-80% of AMI
- Exploring feasibility of restricting an additional 30% of the units to very low to moderate income households.
- 40,000 sq. ft. of commercial and community space, including a grocery store.

First/Last (FLM) Mile Plan

- Completed August 2020
- Builds upon prior planning work, TOC Demonstration Program
- Recommendations improve pedestrian and bicyclist comfort, safety, and connectivity in reaching the station
- Bicycle facilities and protected bike lanes
- Community-informed: 3 roundtables, Crenshaw Farmers Market, online survey



Critical Pedestrian Streets for Station Access

- Pathway Arterial
- Pathway Collector
- Pathway Cut-Through
- Rail Line
- Rail Station

Note: Coliseum St and Buckingham Rd are not within the 1/4 mile study area, but are included in this Plan as key transit access streets.

Next Steps

- Summer 2021: Secure project entitlements
- Developer pursues project financing
- Continue negotiations and return to Metro and County Boards for approval of final Joint Development and Ground Lease terms and Project scope
- Work with City of Los Angeles to identify funding for First/Last Mile Plan
- Community engagement on-going



*February 2020 Crenshaw Farmers Market
First/Last Mile “Pop-Up” Booth*