

# NORTH HOLLYWOOD JOINT DEVELOPMENT

*Planning and Programming Committee Meeting: April 2017*



# SITE OVERVIEW



# JOINT DEVELOPMENT PROCESS

Metro Joint Development Process				
STAGE	Initial Community Outreach	Developer Solicitation/ Selection**	Project Refinement, Joint Development Agreement Ground Lease Negotiations	Permitting and Construction
ACTIONS				
	<ul style="list-style-type: none"> <li>&gt;Community meetings</li> <li>&gt;Creation of Development Guidelines*</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Issue Request for Information and Qualifications (RFIQ) and/or Request for Proposals (RFP)</li> <li>&gt;Evaluate proposals</li> <li>&gt;Community update</li> </ul>	<ul style="list-style-type: none"> <li>&gt;Developers progress architectural design</li> <li>&gt;Community outreach and input - several iterations</li> <li>&gt;Entitlements and CEQA process***</li> <li>&gt;Negotiation of financial terms</li> </ul>	<ul style="list-style-type: none"> <li>&gt;City engineering</li> <li>&gt;Construction documents</li> <li>&gt;City building permits</li> <li>&gt;Seek concurrence from FTA (for properties with federal interest)</li> <li>&gt;City-related approvals</li> <li>&gt;On-site construction</li> <li>&gt;Occupancy</li> </ul>
	Metro Board approves Development Guidelines	Metro Board authorizes Exclusive Negotiation Agreement (ENA) with recommended developer(s)	Metro Board approves Joint Development Agreement and Ground Lease Agreement	Completed project
RESULT				



WE ARE HERE



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# OUTREACH PROCESS

- > 3 focus group meetings with community organizations, residents, and businesses, totaling ~45 participants
- > Community Workshop with ~65 participants
- > Open House with ~50 participants
- > Received comments both online and via email



**Metro**<sup>TM</sup>

# WHAT WE HEARD

- > Preserve artistic, historic, eclectic character of NoHo Arts District
- > Balance density and height with a comfortable human-scaled environment
- > Bring pedestrian activity further north on Lankershim
- > Include quality central open space near the Station that encourages activity, gathering, and street life
- > Prioritize safety for a family-friendly environment and promote safety through design



# DEVELOPER SELECTION

Trammell Crow Company



GREENLAND  
— USA —



Cesar Chavez Foundation

Gensler

RELM



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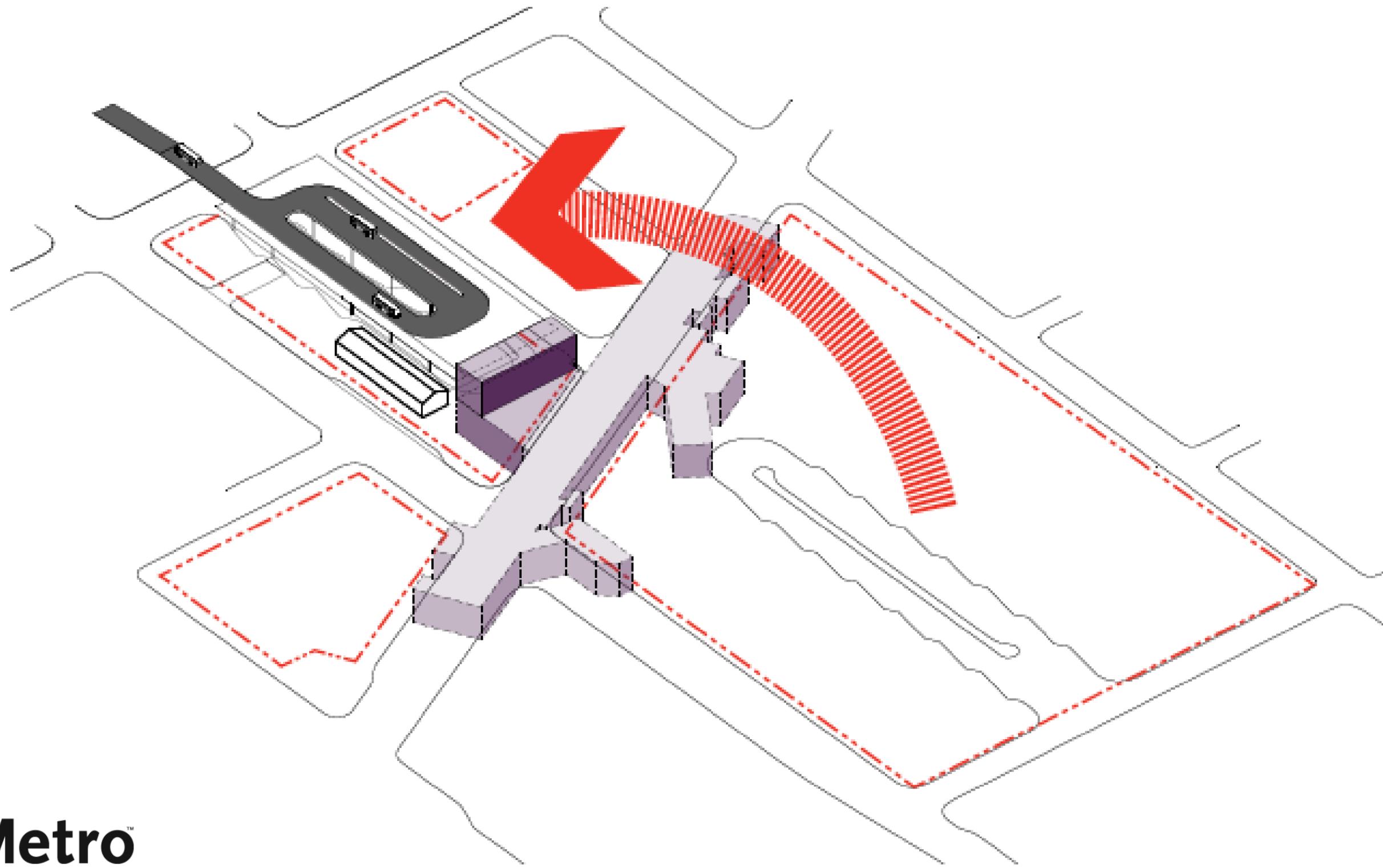
# SHORT TERM ENA

- ✓ Preliminary Site Planning
- ✓ Optimized Transit Facility
- ✓ Parking Evaluation
- ✓ Outreach – 80 open house attendees



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# PROPOSED TRANSIT FACILITY



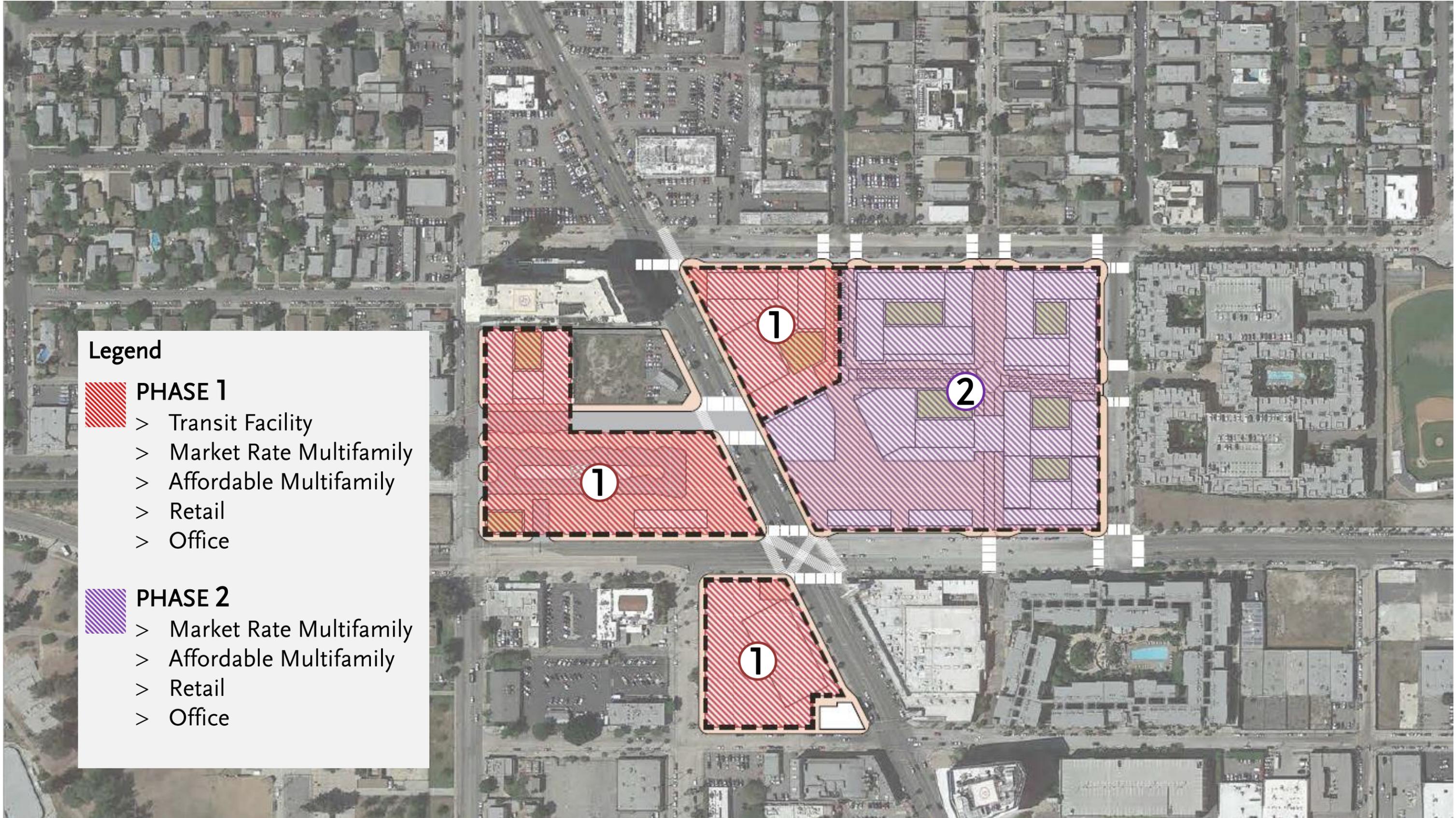
WHAT WE'VE BEEN UP TO

# CONCEPTUAL SITE PLAN

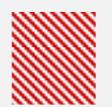


# WHAT WE'VE BEEN UP TO

# PHASING PLAN



## Legend



### PHASE 1

- > Transit Facility
- > Market Rate Multifamily
- > Affordable Multifamily
- > Retail
- > Office



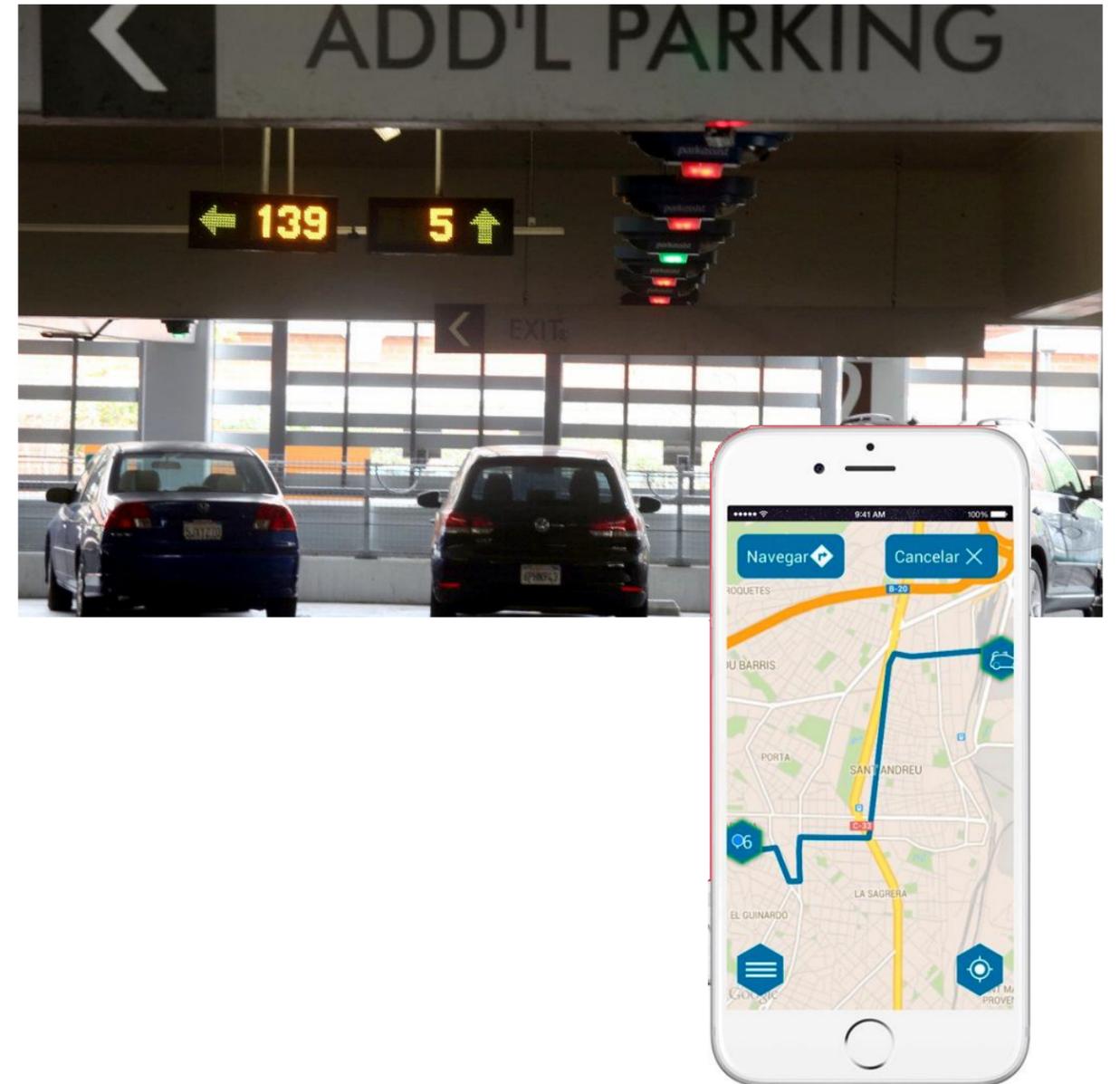
### PHASE 2

- > Market Rate Multifamily
- > Affordable Multifamily
- > Retail
- > Office

WHAT WE'VE BEEN UP TO:

# PARKING MANAGEMENT

- Systemwide parking evaluation
- Implementing:
  - Parking Guidance System
  - Paid parking in high demand locations
- Results will shape parking design at NoHo
- Additional Study
  - Industry trends
  - Evolving parking and driving technology
  - Shared parking opportunities
  - Policy implications



WHERE WE'VE BEEN:  
**NEXT STEPS**

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# CONCEPTUAL PROJECT RENDERING

