

# Crenshaw/LAX Joint Development



**Executive Management Committee**

**June 16, 2016**



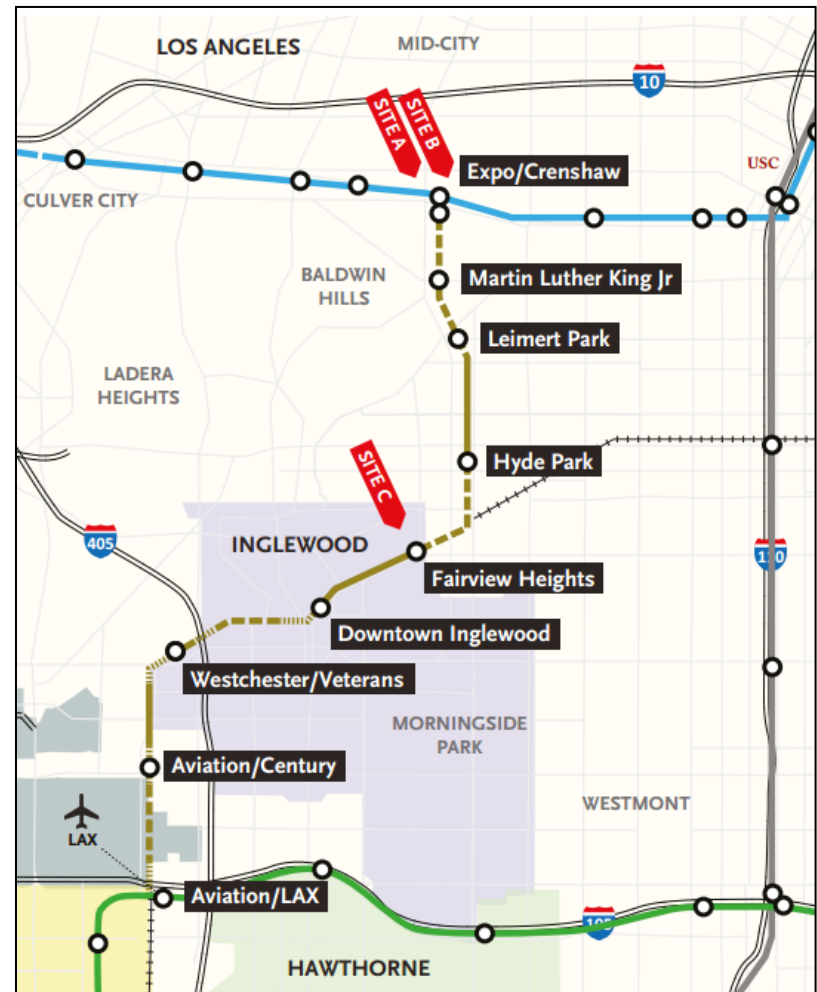
**Metro**

# Recommendations

- Adopt the **Development Guidelines** for the joint development of Metro-owned property and County-owned property at the **Expo/Crenshaw Station**.
- Adopt the **Development Guidelines** for the joint development of County-owned property at the **Fairview Heights Station**.
- Authorize an **Agreement with the County of Los Angeles** for administering the Metro Joint Development process for the County-owned properties at the Expo/Crenshaw and Fairview Heights Stations.

# Overview and Background

- June 2015 – Crenshaw/LAX Joint Development Strategic Plan released per Board Directive
- Joint Development opportunities identified at Expo/Crenshaw and Fairview Heights Stations
- October 2015 – Metro/County executed MOU to cooperate on Joint Development of County-owned sites



# Expo/Crenshaw Station Overview

## SITE A

- 1.66-acre County-owned property
- County to relocate existing Probation Department function to repurpose site for development

## SITE B

- 1.77-acre Metro-owned property
- Current construction staging ground; originally planned as a surface park-and-ride facility



# Expo/Crenshaw Station Development Vision

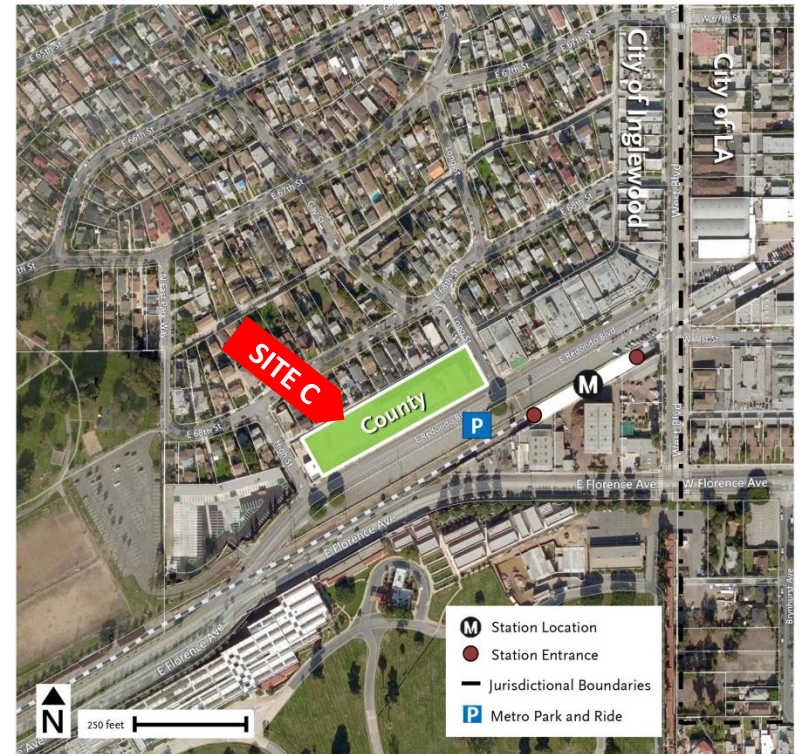
- Create a culturally distinct gateway destination and pedestrian-scaled community with high quality retail and range of housing types/affordability
- Opportunity to foster job growth with attractive office or incubator space
- Build upon City's Amended Crenshaw Corridor Specific Plan (draft) and Crenshaw Corridor Streetscape Plan (draft)



# Fairview Heights Station Overview

## SITE C

- 1.44-acre County-owned property
- County to relocate existing Department of Public Social Services function to repurpose site for development



# Fairview Heights Station Development Vision

- Create a pedestrian-friendly residential project affordable to a range of incomes with ground-floor, neighborhood-serving retail.
- Promote uses that support the existing arts-oriented community and local youth
- Build upon City's TOD Overlay Plan (draft) and vision for a village destination with strong connections to the adjacent Edward Vincent Jr. Park



# Community Participation

- Development Guidelines are a direct result of a robust community engagement process and close coordination with the Crenshaw/LAX Community Leadership Council (CLC)
- Over the last year, staff attended more than 25 community meetings and events including hosting five (5) roundtable discussions and four (4) public workshops
- Utilized Crenshaw/LAX Project mailing list (5,000 stakeholders), flyer distribution (18,000), social media outlets, door-to-door engagement, phone calls and elected offices to get the word out





# County Agreement

- Memorializes relationship, roles and responsibilities beyond initial planning stages
- County shall retain ownership of County properties
- Metro and the County will work jointly in soliciting, selecting and negotiating with developer(s)
- County shall reimburse Metro for third party costs

# Next Steps

- Summer 2016 – Execute agreement with County; issue RFPs to solicit development proposals
- “Meet the Developers” receptions planned to encourage local partnerships and small business participation in the formation of development team and innovate development proposals
- Late 2016/early 2017 - Board approval of ENAs with selected Developers