



Next stop: vibrant communities.

Little Tokyo/Arts District Station Joint Development

Planning and Programming Committee
November 18, 2020



Purpose

Provide background and explanation on decision to not move forward with recommendation to enter ENA, and to revisit Joint Development opportunity and process.



Little Tokyo/Arts District Station Site

Site: 1.2 acres; ~30,000 sf developable area

Background

- > **2018/2019:** Extensive outreach to Little Tokyo and Arts District communities led to 'Opportunity Overview' as part of RFI/Q and RFP.
- > **Fall 2019:** Open House provided opportunity for public to ask questions and provide feedback on shortlisted proposals.
- > **Early 2020:** Innovative Housing Opportunities (IHO) team proposal determined to be the most responsive: 78 income-restricted apartments, ~10,000 sf of ground floor commercial, community space.
- > **Spring 2020:** At the request of Little Tokyo stakeholders, Metro postponed Board consideration of ENA recommendation.
- > **Spring/Summer/Fall 2020:** Metro/IHO/Little Tokyo stakeholders held 20+ meetings in effort to address concerns, build consensus.

Community Concerns

- > Evaluation/selection process
- > Development team composition
- > Affordable housing
- > Project design
- > Ground floor space
- > Parking

Next Steps

- > Update to Joint Development policy and process in early 2021
- > Potential opportunities and partnerships that might make the Metro Site more viable
- > Surplus Land Act, as amended by AB1486
- > Board update in second half of 2021