



Next stop: building communities.

Duarte/City of Hope Station Joint Development

Planning & Programming Committee

May 15, 2024

Legistar File# 2023-0448



Recommendation

AUTHORIZE the Chief Executive Officer to execute an 18-month Exclusive Negotiations Agreement and Planning Document (ENA), with the option to extend for an additional two, 12-month periods, with Jamboree Housing Corporation (Developer) for the development of Metro-owned property at the Duarte/City of Hope A Line Station (Site), subject to resolution of all properly submitted protest(s), if any.

Duarte/City of Hope Station Project Overview

Developer: Jamboree Housing Corp.

Project Size: 1.41 acres

Units:

- > 100 total units (subject to increase)
- > 99 affordable, 30-60% AMI
- > 1 manager's unit

Commercial: 5,000 sq ft

Parking:

- > Residential – subject to the Joint Development Policy
- > Commercial - 25
- > Replacement - 100

Amenities:

- > 4,400 sq. ft. Community Space



Outreach

A series of City-sponsored activities and events that have included:

- 2007**
 - Award of a Caltrans Transportation Grant for community-focused site analysis
 - TOD Vision and Guiding Principles for future Station Area development
- 2008**
 - Series of City-sponsored public outreach events
 - Joint City Council and Planning Commission workshop and formal visioning
- 2012**
 - Metro award of a TOD Planning Grant allowing for initial review of specific development opportunities in proximity to the Duarte Station
 - Duarte Station Specific Plan adopted by the City
- 2019**
 - Specific Plan amendment expanding the residential build-out of the Plan Area
 - City-sponsored outreach including extensive surveys, workshops, and public hearings

Developer Selection Process

Key Elements of the RFP Process

- > May 9, 2023, RFP was issued
 - > Over 1,100 notices to the HCD List of Interested Parties
 - > Approximately 1,800 notices to the Joint Development/TOC mailer
- > May 23, 2023, a virtual bidder's conference held with 40 attendees
- > Series of extensive applicant review sessions and developer interviews
- > January 16, 2024, Notice of Intent to Enter into an ENA issued
- > Detailed description of the process can be found in the Procurement Summary (*Attachment B*)

Next Steps

Upon Board approval:

- > Developer-led community outreach in coordination with the City of Duarte
- > Review program elements - affordable housing mix/number of units, commercial uses, parking
- > Refine project design and submit entitlements
- > Analyze the pro forma to confirm financial feasibility
- > Negotiate a term sheet for the Joint Development Agreement and Ground Lease