



Next stop: building communities.

Westlake/MacArthur Park Station
Joint Development

Planning & Programming Committee

April 15, 2026

Legistar File #2026-0022



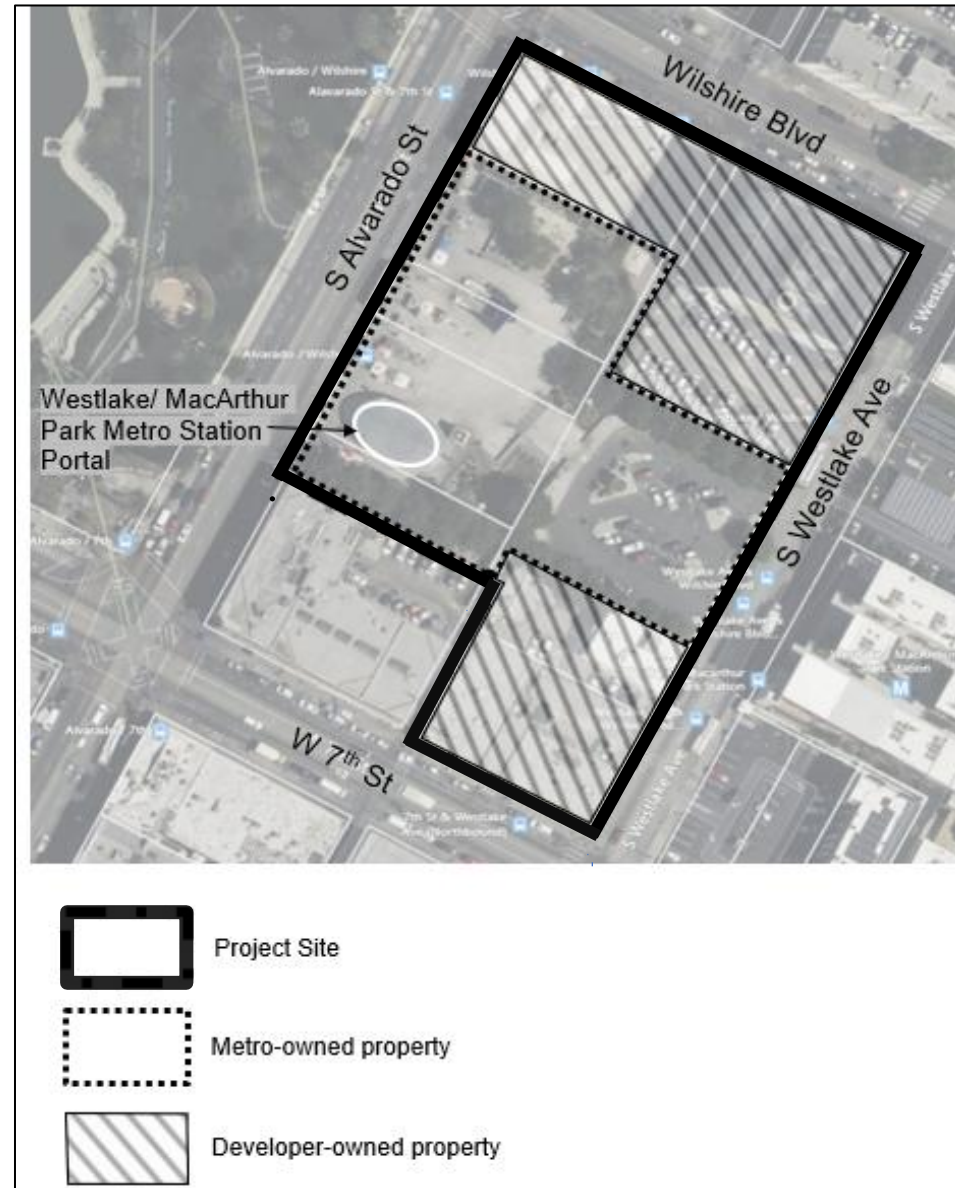
Recommendation

CONSIDER:

AUTHORIZING the Chief Executive Officer (CEO), or designee, to execute an amendment to the Exclusive Negotiations and Planning Agreement (ENA) with Walter J Company (Developer) to extend the term for one year for the joint development of 1.8 acres of Metro-owned property at the Westlake MacArthur Park (B/D) Line Station (Station) in the City of Los Angeles (City).

Project Site Overview

- > The Joint Development consists of 1.8 acres of Metro Plaza and contribution of 1.63 acres of Developer-owned property.
- > The total Project site is 3.43 acres.
- > Developer: Walter J. Company



Proposed Project Overview & Programming

Housing Units:

- > 668 dwelling units, including 234 income restricted units:
 - 36 units for seniors (15% to 50% AMI)
 - 66 units for households (30% to 50% AMI)
 - 66 units for households (50% to 80% AMI)
 - 66 units for households (120% to 150% AMI)

Commercial & Retail:

- > 172,187 sq. ft. (up to)
- > 300 Room Hotel

Amenities:

- > Vendor space
- > Community Retail
- > Local food services



Project Milestones/Progress Made

Schematic Design Approval by Metro

- > Obtained late 2025

City Land Use Entitlements

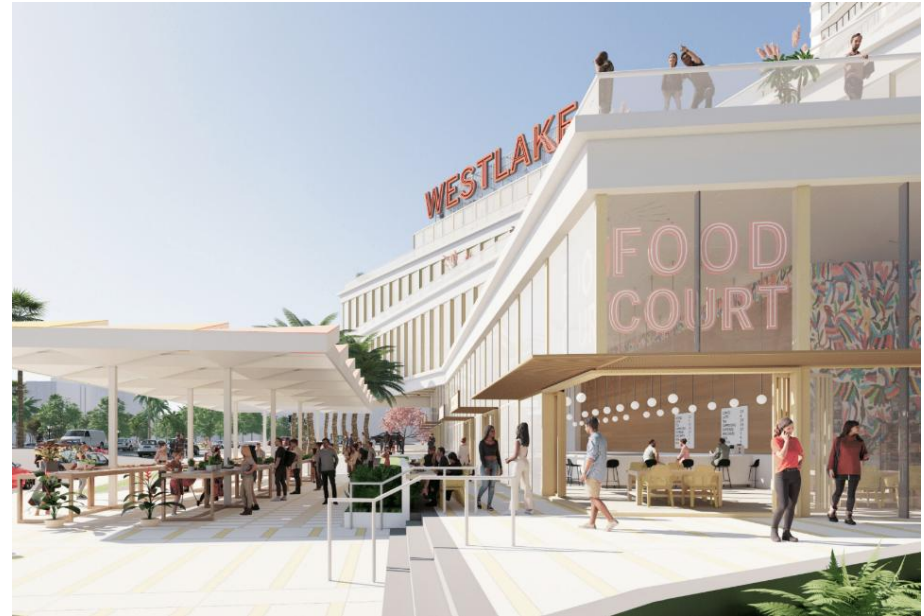
- > Received February 2026

Financial offer to Metro

- > Finalize appraisal mid-2026

Draft Terms of Joint Development Agreement and Ground Lease

- > Negotiations on-going



Developer conducted extensive outreach:

- > 33 community outreach events
- > 4 project workshops
- > 8 Project Advisory Task Force meetings
- > 26 separate meetings with community groups, including various tenants' rights organizations

Next Steps

Upon Board approval:

- > Parties will execute the ENA Amendment
- > Metro staff and Developer will negotiate a term sheet for the Joint Development Agreement and Ground Lease, including financial offer, and terms of plaza maintenance, operations and security
- > Metro staff will return to the Board with a request to consider an approval of the JDA and GL terms and any environmental approval actions required under CEQA