



**We're supporting thriving communities.**

**North Hollywood Joint Development & Transit Center**

Planning & Programming Committee, May 2024





# Background and ENA Progress to Date

**2015:** Community Outreach, RFQ/RFP

**2016:** Developer Selected

**2017: Current ENA executed**

**2022:** Metro staff approves Development Design

**Fall 2022:** Developer adds 55 additional income-restricted units in response to community input

**Summer 2023:** City of LA adopts Project EIR

**Spring 2024:** City of LA adopts Specific Plan, Development Agreement and Signage District



# Development Program



**1,250 – 1,527**  
Total Apartment  
Homes

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**366**  
Income Restricted  
Apartment Homes

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**Up to**  
**580,374**  
SF Office

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**40,000 – 105,125**  
SF Restaurant/Retail

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**New Metro  
Portal Canopy**

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**2 Acres**  
Open Space



# Recommended Action and Next Steps

## RECOMMENDED ACTION

- A. AUTHORIZE the CEO or designee to extend the existing Exclusive Negotiation Agreement and Planning Document with Developer for six months

## NEXT STEPS

- > Continued negotiations of Joint Development and Option Agreement and form of Ground Lease
- > If agreement consensus is reached with Developer, return to Board with terms of agreements for consideration

