



Next stop: vibrant communities.

Little Tokyo/Arts District Joint Development

Planning and Programming Committee

April 20, 2022



Recommendation

- **AUTHORIZE** Chief Executive Officer (CEO) to execute a Memorandum of Understanding (MOU) with the City of Los Angeles (City) related to joint development of Metro-owned property and City-owned property adjacent to the Regional Connector Little Tokyo/Arts District Station, to be procured in a competitive solicitation led by the City, pursuant to Public Utilities Code Section 130242(f)(4).

Properties



-  Metro Property
-  City of Los Angeles Property
-  Little Tokyo/Arts District Station

Background

- Pursuing joint development is required in the Regional Connector Transit Project's Mitigation, Monitoring, and Reporting Plan (MMRP)
- November 2020: Receive and File report informed Board that process was canceled due to community concerns
- Spring 2021: Metro and City staff explore partnership
- July 2021: Los Angeles City Council approved motion directing City to negotiate and execute an MOU with Metro for future development of both Properties

Discussion

MOU includes the following key terms and conditions:

- City will procure and manage design, outreach, economic and legal consultants
- City will cover 70% of the consultant costs and Metro will cover 30%
- Metro may choose to update previously completed studies
- Partnership on a robust and broad outreach strategy
- City leads process to prepare and issue solicitation(s) and in accordance with all applicable laws and each agencies' policies and procedures
- Proposal evaluation committee will include both City and Metro
- Protect Metro transit infrastructure and operations.

Next Steps

- Metro and the City finalize and execute the MOU
- 2022: Procure consultants and initiate community engagement
- 2023: Release solicitation
- City and Metro staff return to their respective agencies to request a tri-party Exclusive Negotiation Agreement and execute an additional MOU that outlines City and Metro responsibilities related to Joint Development Agreement and Ground Lease negotiations.