

Expo/Crenshaw Joint Development Project



Executive Management Committee

November 16, 2017

Agenda Item 12



Metro

Recommendations

- **Enter into a two-phase, six-month Short Term ENA with Watt Companies, dba WIP-A, LLC**
 - Perform community outreach
 - Refine project based on community input
 - Identify additional community based partnerships
 - Letter of Intent with a CBO for participation in Project required within first three months

Expo/Crenshaw Joint Development Site

SITE A

Owner: Los Angeles County
Site: 1.66 acres
Use: County Probation Department

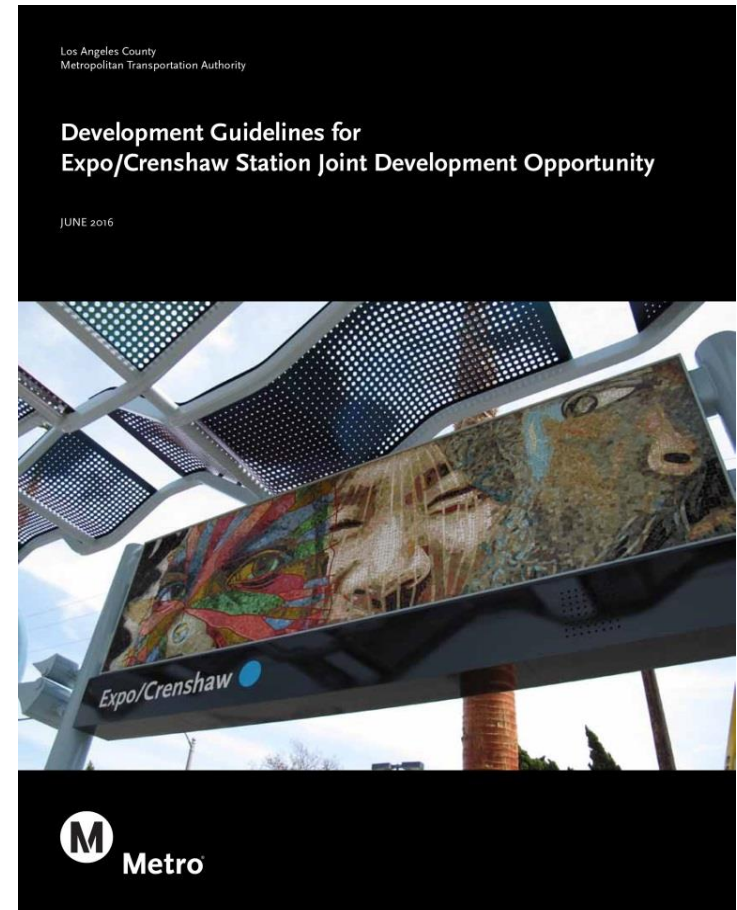
SITE B

Owner: Metro
Site: 1.77 acres
Use: Construction Staging



Expo/Crenshaw Development Guidelines

1. A culturally distinct and iconic gateway
2. Walkable, safe community with open space
3. High-quality and local-serving uses/retail
4. Mixed-income housing
5. Foster community job growth
6. Sufficient parking
7. Ongoing community input



Evaluation

Process

- January 2017 – RFP Issued
- April 2017 – Four proposals received
- May/June 2017 – interviews, requests for clarifications
- July 2017 – invitation to submit final offer (top three firms only)
- August – final offers received, scoring completed

Watt Companies - Proposal Strengths

- Most responsive to Development Guidelines
- 70 years of experience including 25 year presence along Crenshaw Corridor
- Team members have worked on other notable TOD and urban infill sites
- Demonstrated capacity to deliver project
- Strongest financial offer

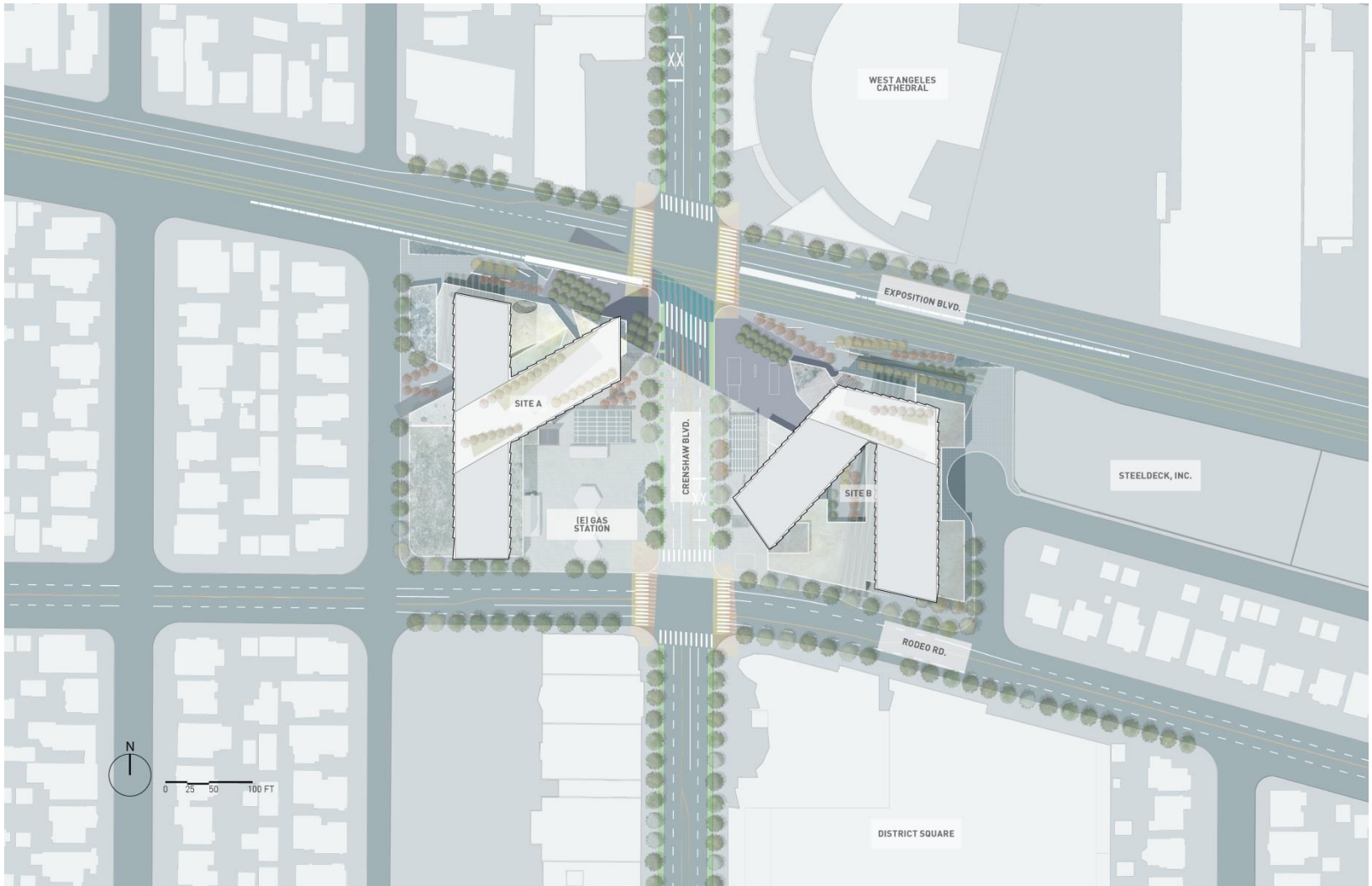
Proposed Project

- 492 total residential units, 73 units (15%) affordable at 50% AMI
- 47,500 SF commercial/retail space
 - Grocery store, locally-owned and operated restaurants
 - 12,500 SF of community serving space and business incubator-type facilities
 - Auditorium and mobility hub/bike station facility
 - Nearly 3 acres of open space

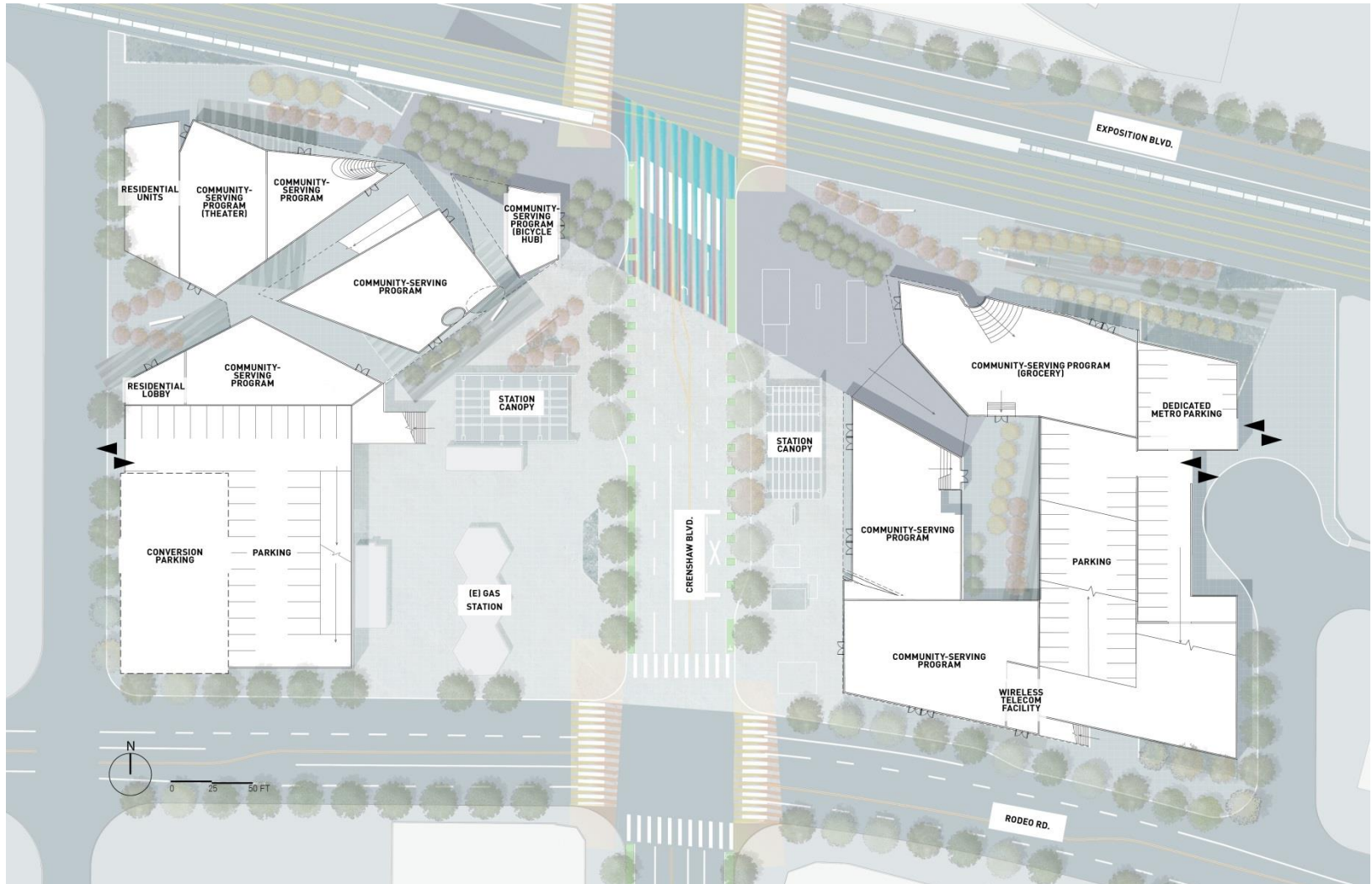


Perspective looking south down Crenshaw Boulevard

Site Plan



Ground Floor Plan



Next Steps

- December 2017 - County Board of Supervisors to consider Short Term ENA
- Early 2018 – Initiate community outreach; enter into formal community partnership(s)
- Spring/Summer 2018 – Return to Metro and County Boards for authorization to enter into a full term ENA if Short Term ENA objectives and requirements are met



View of ground floor retail, Site B