



Next stop: Transit Oriented Communities

**LA Metro Transit Oriented Communities
and Joint Development Program**

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Transit Oriented Communities

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Metro At-a-Glance



- Metro plans, funds, builds and operates multi-modal transportation systems throughout LA County
- Measure M: \$120B investment over 40 years
- Major Initiatives:
 - COVID Recovery
 - Customer Experience
 - NextGen Bus System Reimagining
 - Fareless System Initiative
 - Traffic Reduction Study
 - Equity Platform

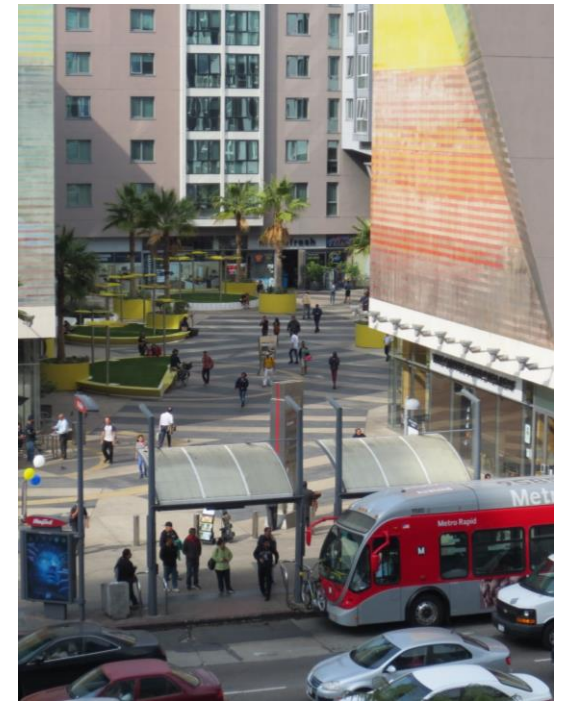


What are TOCs?

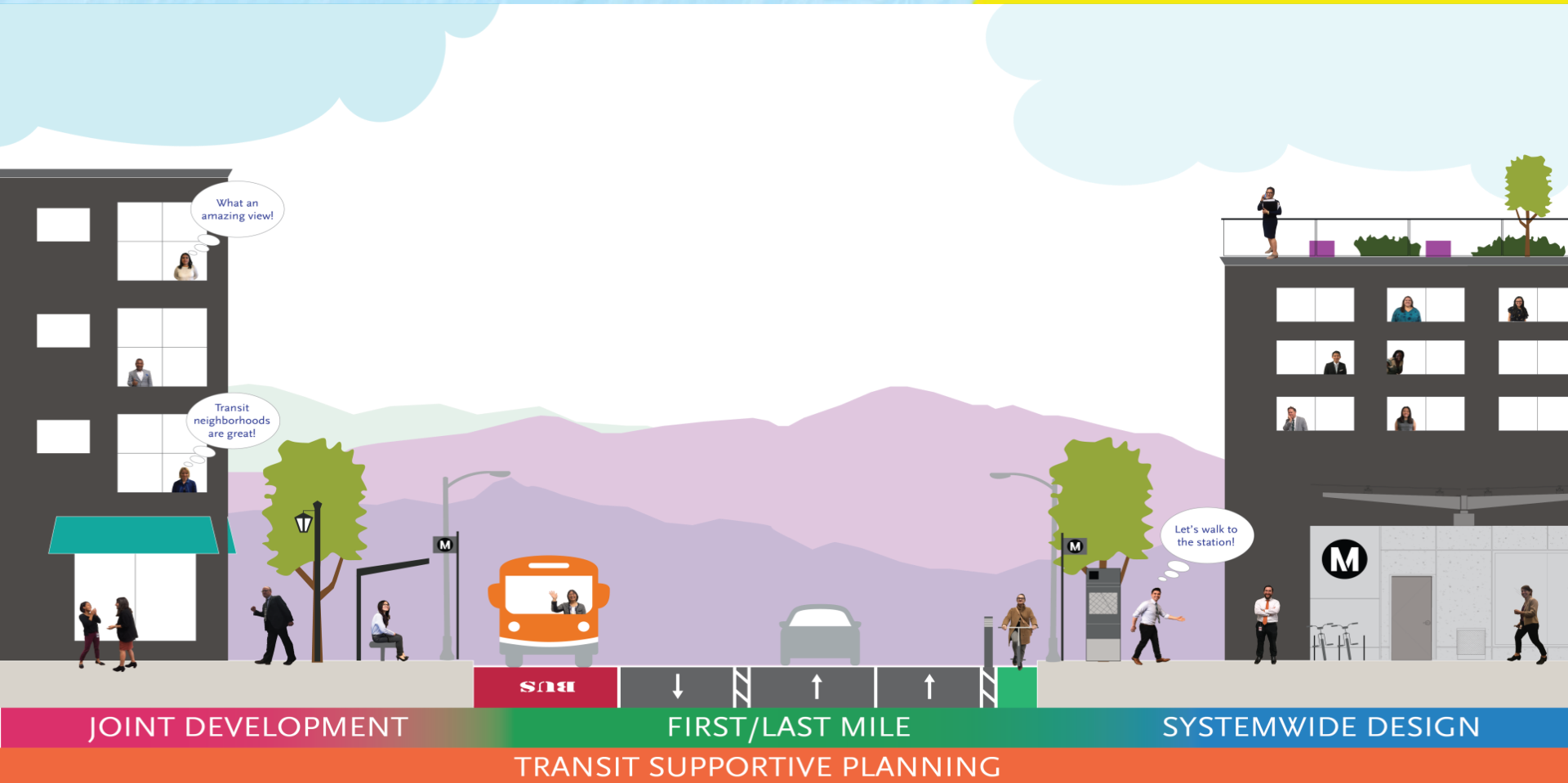


Transit Oriented Communities are places (such as corridors and neighborhoods) that, by their design, allow people to drive less and **access transit** more.

A TOC maximizes **equitable access** to a **multi-modal** transit network as a key organizing principle of land use and **holistic community** development.



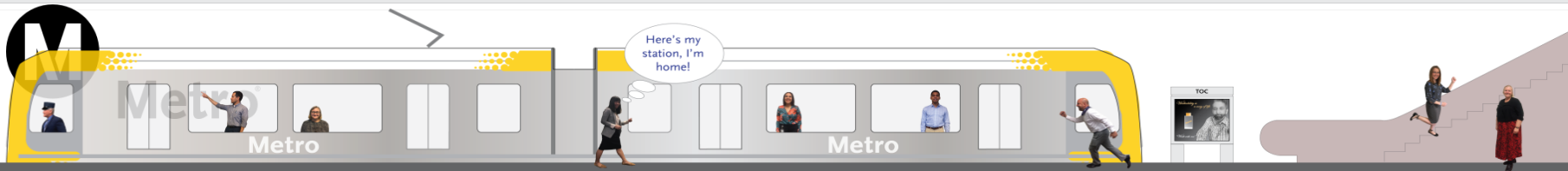
What are TOCs?



● NEXT STOP: PARTNERING TO BUILD NEAR TRANSIT

● NEXT STOP: IMPROVING ACCESS TO TRANSIT

● NEXT STOP: CREATING WORLD-CLASS STATIONS



Metro's TOC Goals



1. Increase transportation ridership
2. Stabilize and enhance communities surrounding transit
3. Engage organizations, jurisdictions and the public
4. Distribute transit benefits to all
5. Capture value created by transit





WHERE METRO LEADS

- Plan, build, and operate mobility services
- Real estate and asset management
- TOC Policies and Programs

WHERE METRO SUPPORTS

- Encourage community development
- Provide grant writing assistance and technical assistance
- Incentivize land use planning and policies



Land Use Planning Grant Program



Metro has provided more than \$25M in planning grants to local jurisdictions to develop transit-supportive land use plans for nearly 100 station areas.

Stations With TOD Grant		Under Construction	
1	Round 1		Crenshaw/LAX Transit Project
2	Round 2		Metro Purple Line Extension Phase 1
3	Round 3		Regional Connector
4	Round 4		
5	Round 5		
Existing Service		In Planning	
	Metro Rail & Stations		Eastside Transit Corridor Phase 2
	Metro Busway & Stations		West Santa Ana Transit Corridor
	Metrolink & Stations		

What is Joint Development?



- Joint Development (JD) is the real estate development program through which Metro collaborates with developers to build transit-oriented developments on Metro-owned properties.



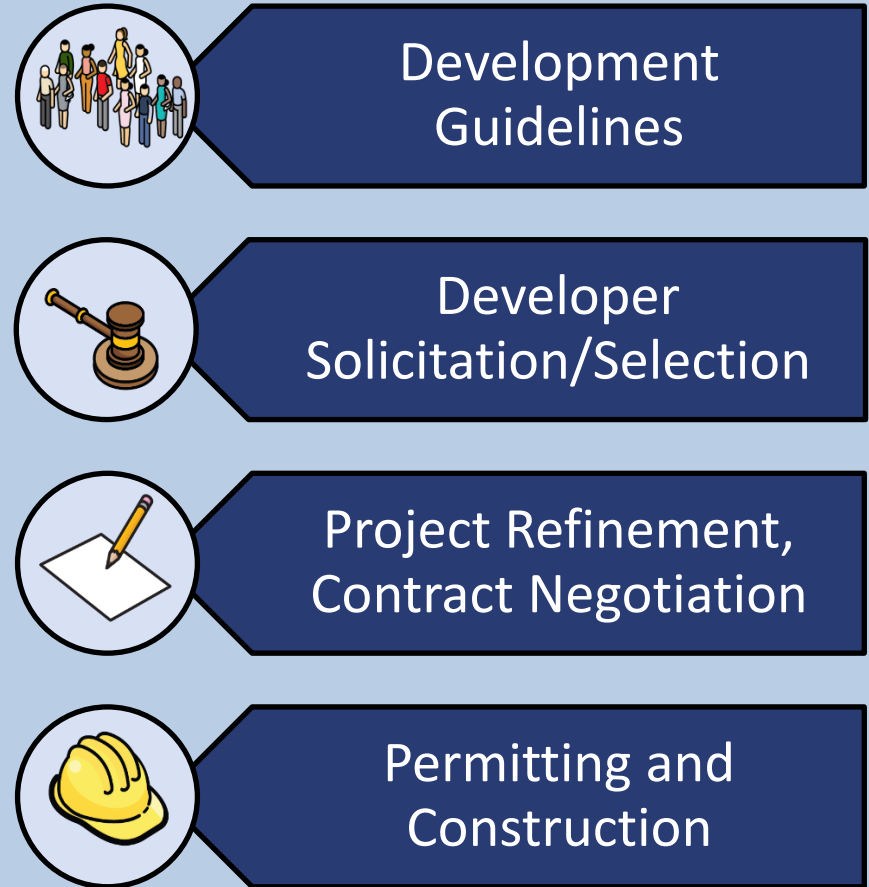
Joint Development Goals & Process



Goals

- Support community's vision for station area.
- Ensure high quality architecture and urban design.
- Encourage housing for diverse income levels.
- Increase transit ridership and improve patron experience.
- Generate revenue to reinvest in the transit system.

Process

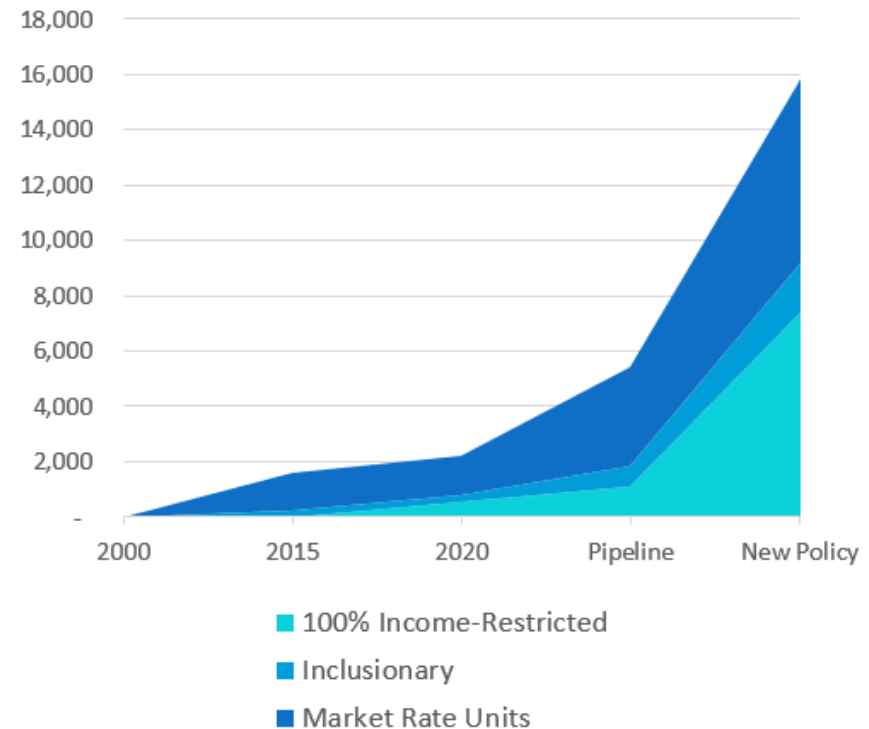


Joint Development Performance



- 20 projects completed
 - 2,200 units of housing (34% afford.)
 - 820,000 sq ft retail
 - 650,000 sq ft office
 - 305 hotel rooms
- 15 projects in-progress
 - Approximately 2,300 additional housing units
- Up to 40 new sites over the next decade+

JD Portfolio
Completed and Projected Units



Joint Development Policy Update



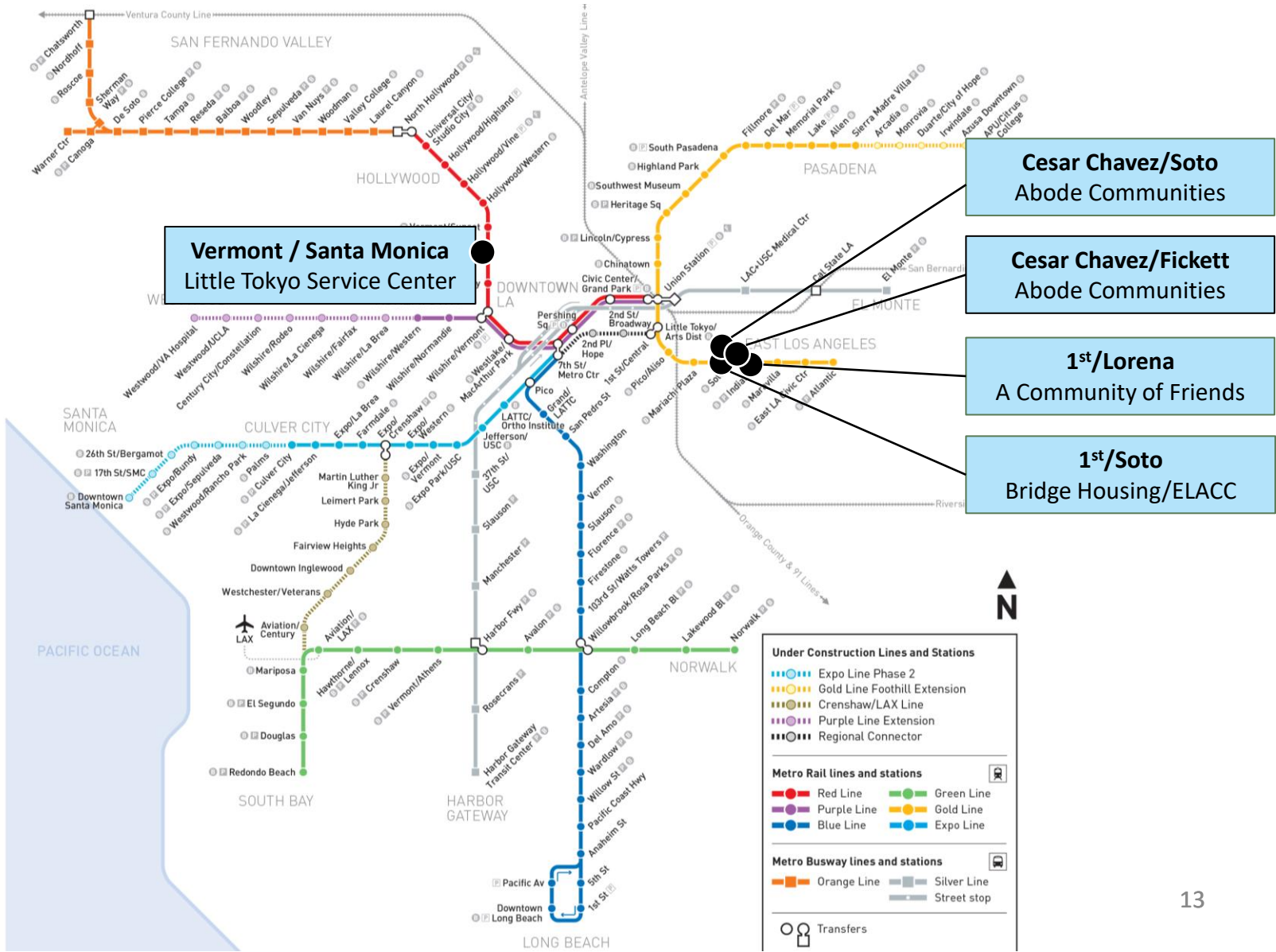
- Metro Board to consider updated JD Policy in June that strengthens Metro commitment to addressing housing crisis
- Affordable First: All Joint Development (JD) sites to first be pursued as 100% income-restricted homes
- Establish a Metro “Housing Lab”
- Encourage inclusion of CBO, SBE, DBE, and DVBE entities as part of development teams
- Project Labor Agreement and Construction Careers Policy – for projects over 60 units and/or 40,000 square feet of commercial (unchanged)





Joint Development Pipeline

JD Pipeline – Construction in Next Year



Vermont/Santa Monica Joint Development



Metro: Red (B) Line

Developer: Little Tokyo Service Center (LTSC)

Scope: 185 affordable units, 22,000 sq. ft commercial space, Transit Plaza

Status: Entitled; construction start in FY22



1st/Soto Joint Development



Metro: Gold (L) Line

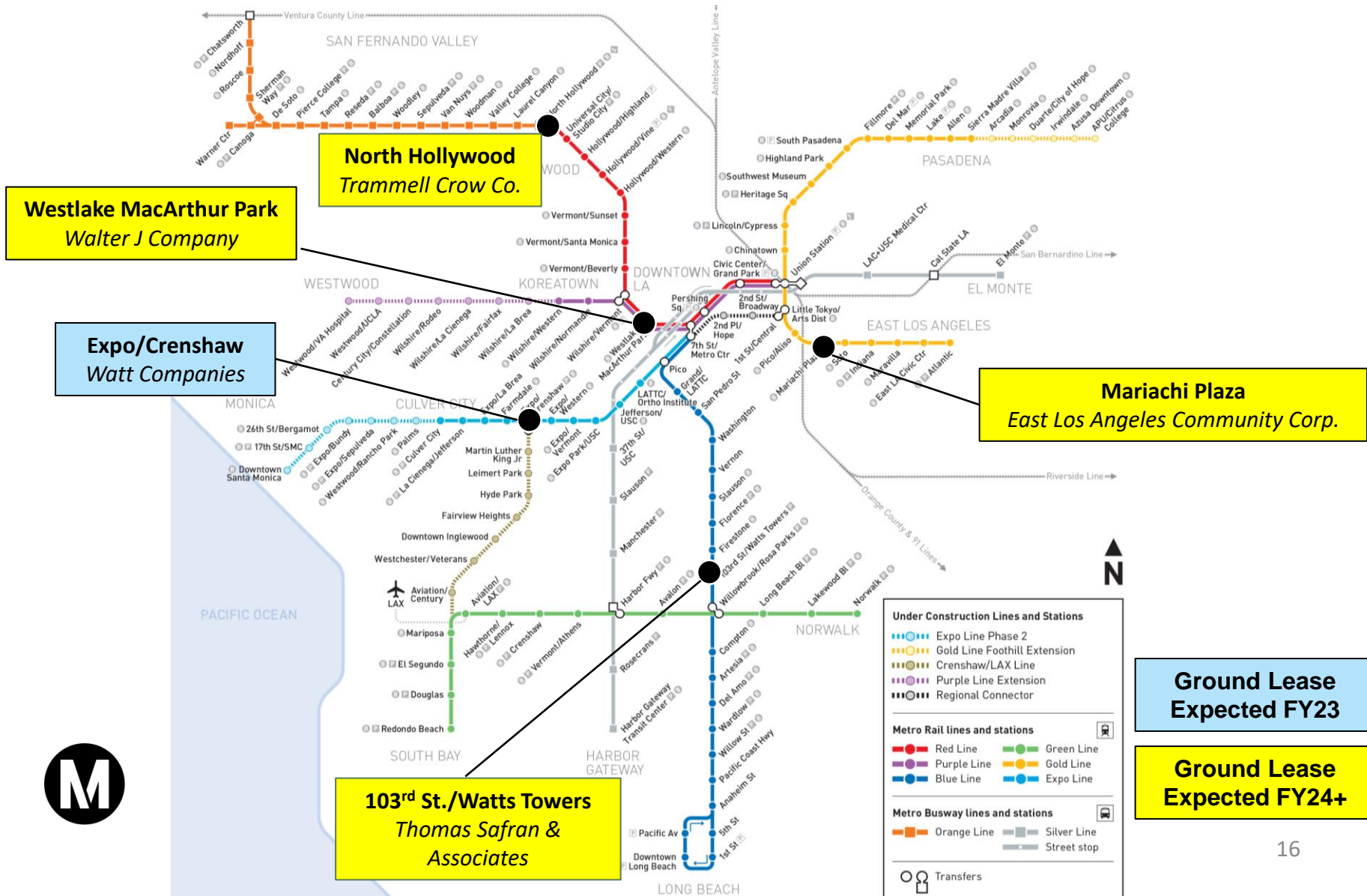
Developer: Bridge Housing/East Los Angeles Community Corporation (ELACC)

Scope: 63 affordable units, 2,400 sq. ft commercial space

Status: Entitled; construction start in FY22



JD Projects – Construction in 2-3 Years



Expo/Crenshaw Joint Development



Metro: Expo (E) Line, future Crenshaw/LAX Line

Developer: Watt Companies in partnership with West Angeles CDC

Scope: 401 units (min. 20% affordable), 40,000 sq ft commercial, open space

Status: Entitlements pending



North Hollywood Joint Development



Metro: Red (B) Line, Orange (G) Line, major bus terminal

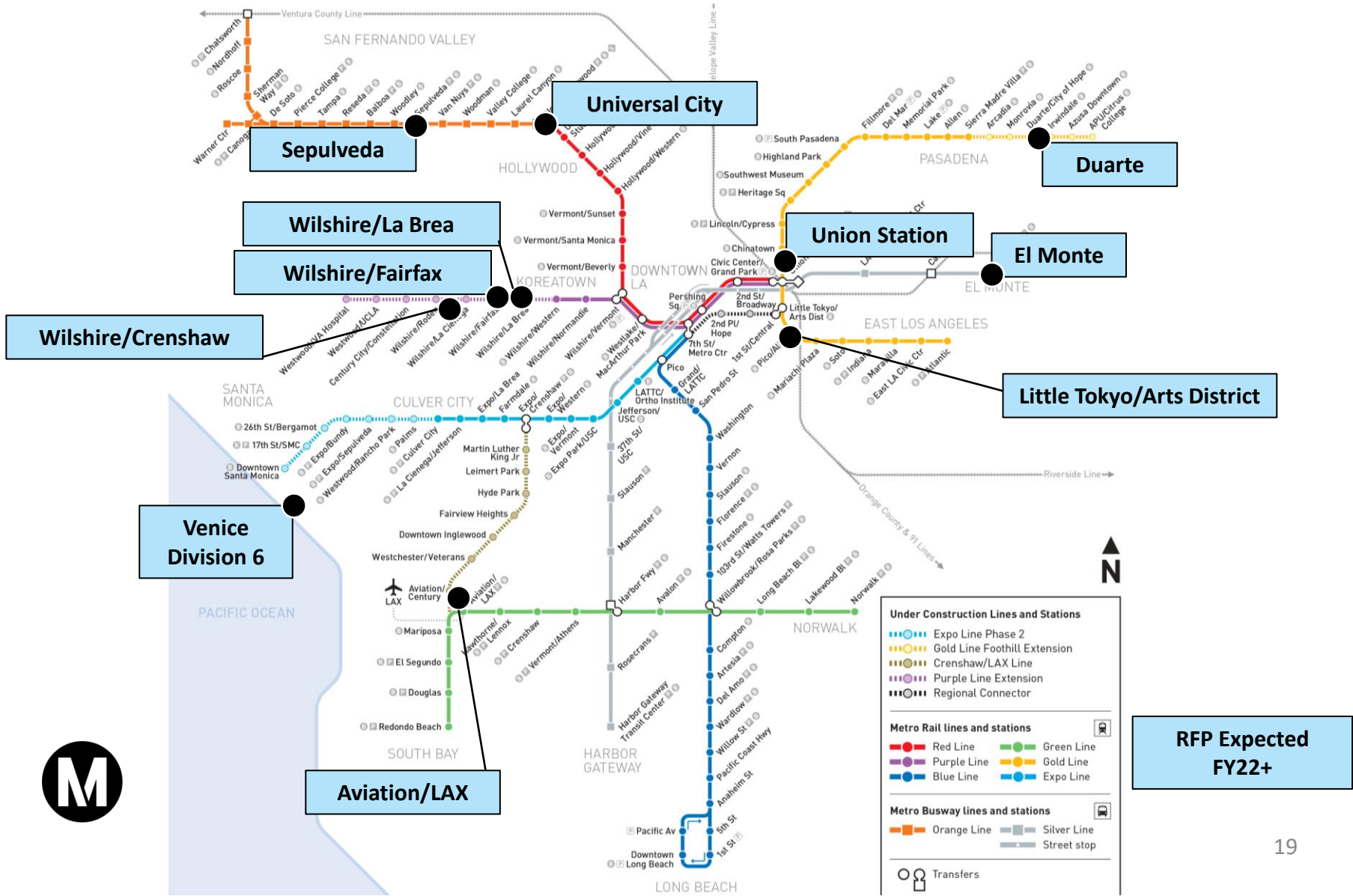
Developer: Trammell Crow Company

Scope: 1,500 units (20% affordable), 500,000 sq ft office, 100,000 sq ft retail/dining, transit center

Status: Entitlements pending



JD Projects – Future Pipeline



Division 6



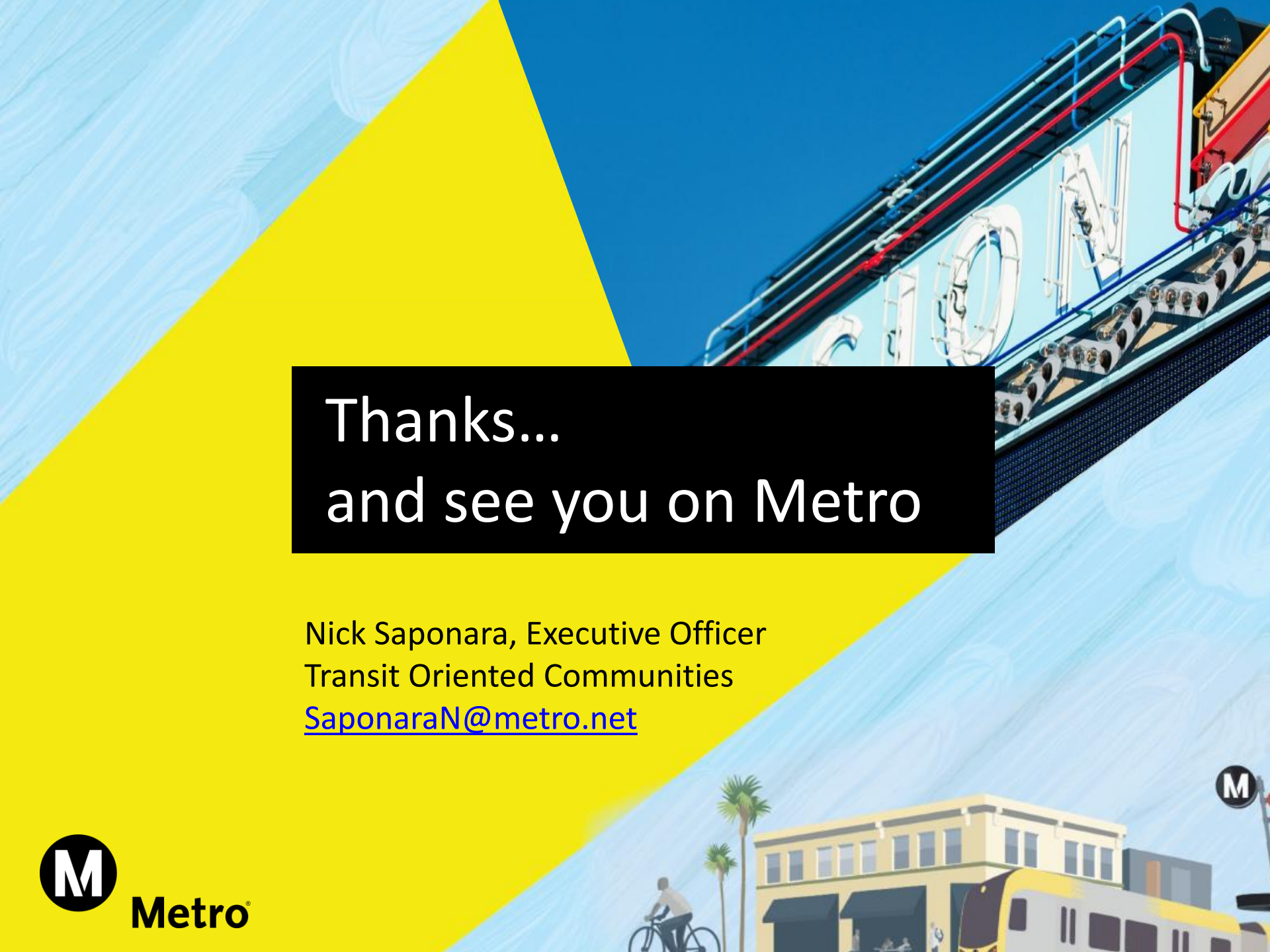
Metro: Former Metro bus maintenance facility

Developer: TBD

Scope: TBD

Status: RFQ submittals under review, RFP to shortlist pending





Thanks...
and see you on Metro

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