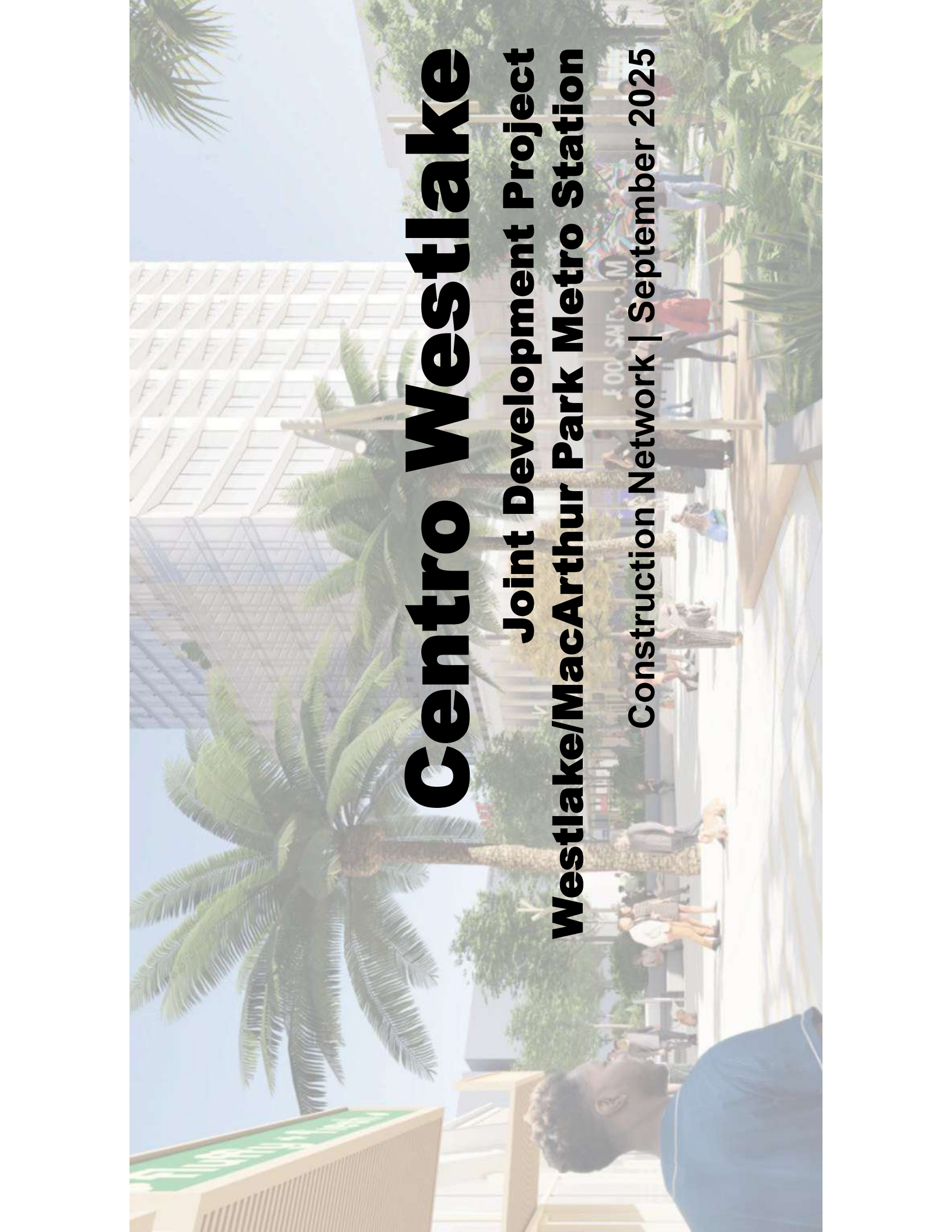


An architectural rendering of a modern urban development. In the foreground, a man in a blue shirt is seen from the back, looking towards a wide, paved pedestrian walkway. The walkway is lined with palm trees and modern, low-rise buildings. In the background, a tall, multi-story building with a grid-like facade rises against a clear sky. The overall scene depicts a vibrant, walkable neighborhood.

Centro Westlake

**Joint Development Project
Westlake/MacArthur Park Metro Station**

Construction Network | September 2025

1. Overview & Background
2. Proposed Project
3. Stakeholder Engagement & Feedback
4. Project Design Updates
5. Project Partnerships
6. Project Timeline | Next Steps



Background



Key Project Partners

Centro Westlake

The Walter J Company is proposing Centro Westlake to the Westlake neighborhood—**one of Los Angeles' most diverse and entrepreneurial communities.**



Joint Development Program: The real estate development program through which Metro collaborates with developers to build transit-oriented developments on Metro-owned properties.

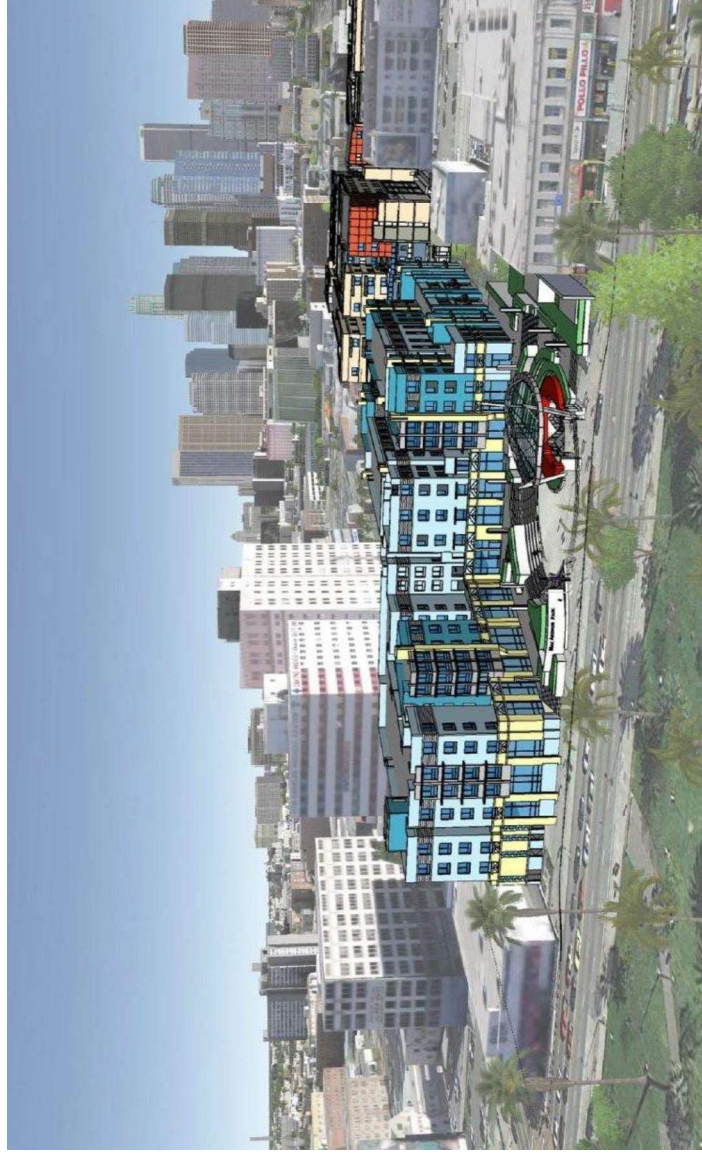


Project Developer: The WJC is a strategic consulting and managerial company founded in 1987 by Dr. Walter Jayasinghe, who himself has been an active member of the Westlake/MacArthur Park community for nearly 50 years.

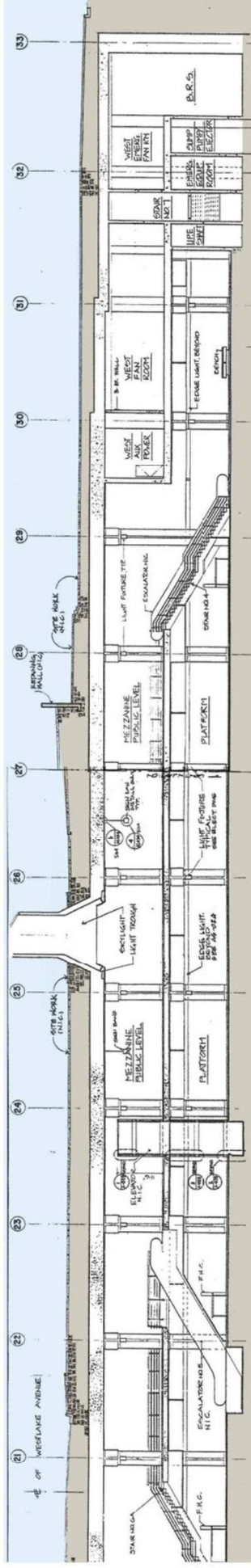
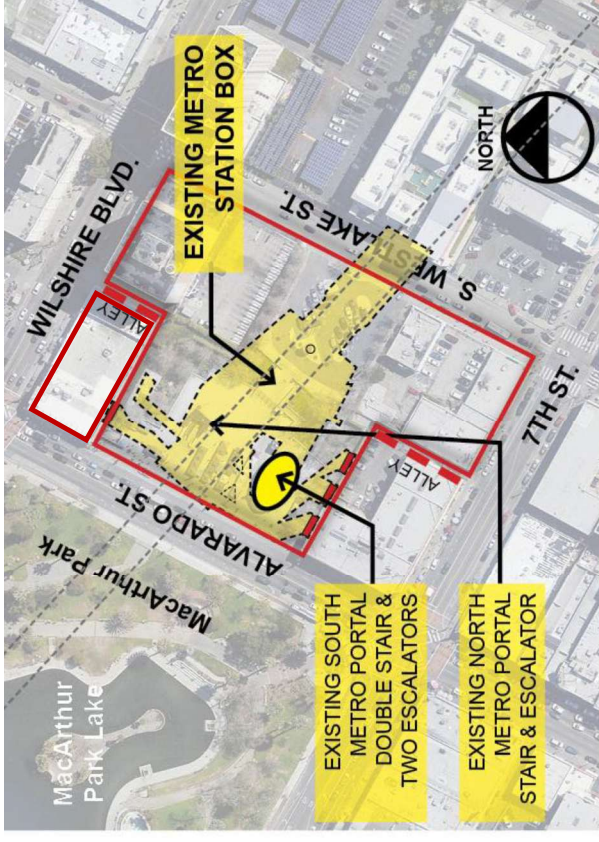
The **Centro Westlake Project** team is committed to forging partnerships with area employers (large and small) to help address housing market needs for workers in the area surrounding the proposed Project, including but not limited to the following organizations:



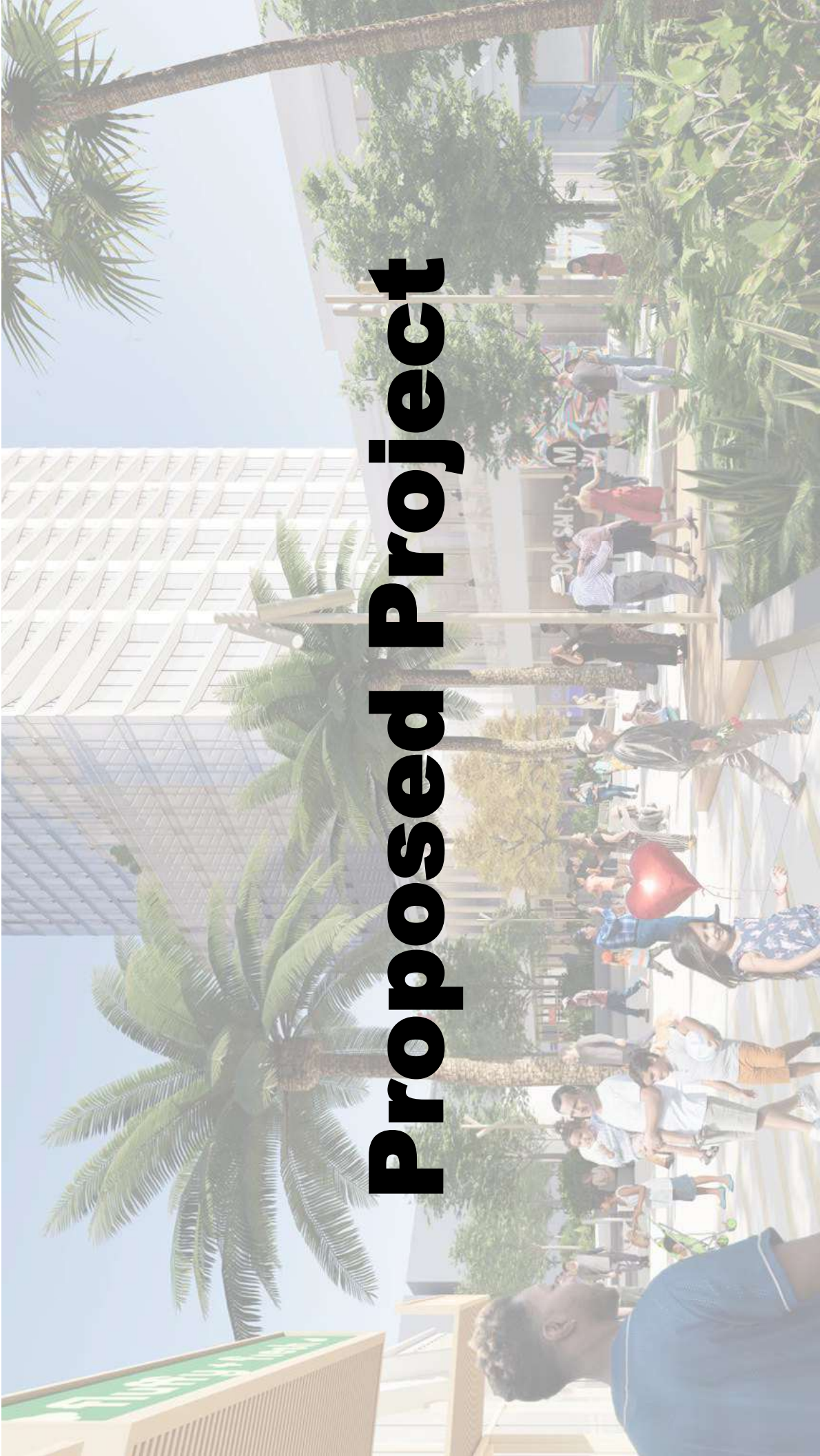
- In 2009, the McCormick Baron Joint Venture proposed developing 82 income restricted units on the site.
- Ultimately, due to weight restrictions and further engineering limitations, the proposal was deemed unfeasible.
- The addition of adjacent WJC properties provides new and increased housing possibilities for the densely occupied area.



- Metro easements and station location limit construction above ground.
- The Site is constrained by two station portals, an elevator, vent shafts, and a shallow station box that runs diagonal below.
- Access to existing properties, existing Metro mechanical equipment and vents to remain.
- Within the underground station box there are two levels:
 1. Mezzanine Level – faregates, ticket machines, to exits/entrances
 2. Basement Level B – northbound/westbound lines



Proposed Project



Project Location

Centro Westlake





For discussion purposes only



For discussion purposes only



For discussion purposes only



For discussion purposes only



For discussion purposes only



For discussion purposes only

Project Elements:

- 668 residential units with 234 income restricted housing units
- Hotel and commercial uses
- Enhanced Metro Plaza with, landscaping, seating areas, mid-block crossings, and pedestrian walkways, along with 360-degree connections to the neighborhood
- Open space amenities
- Parking
- Sustainability program that utilizes green building architecture and features to minimize environmental impacts; and
- A mobility hub that maximizes transit ridership and serves to connect the broader community with the Metro station.



234 of 668 units will be “income-restricted”:

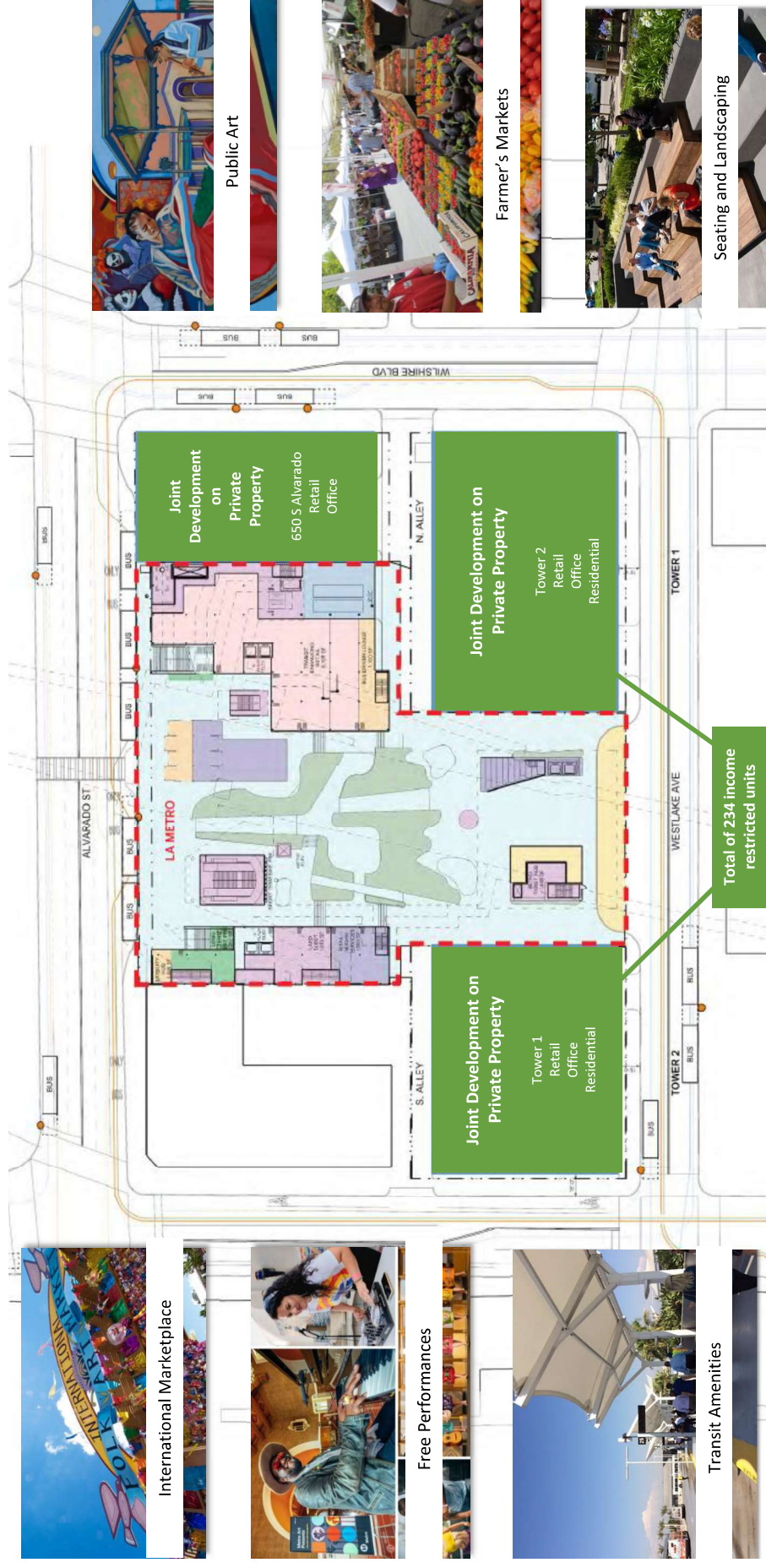
- **Extremely Low Income/Section 8 (30-50% of AMI)**
- **Very Low Income (50-60% of AMI)**
- **Low Income (60-80% of AMI)**
- **Workforce (120-150% of AMI)**

Centro Westlake

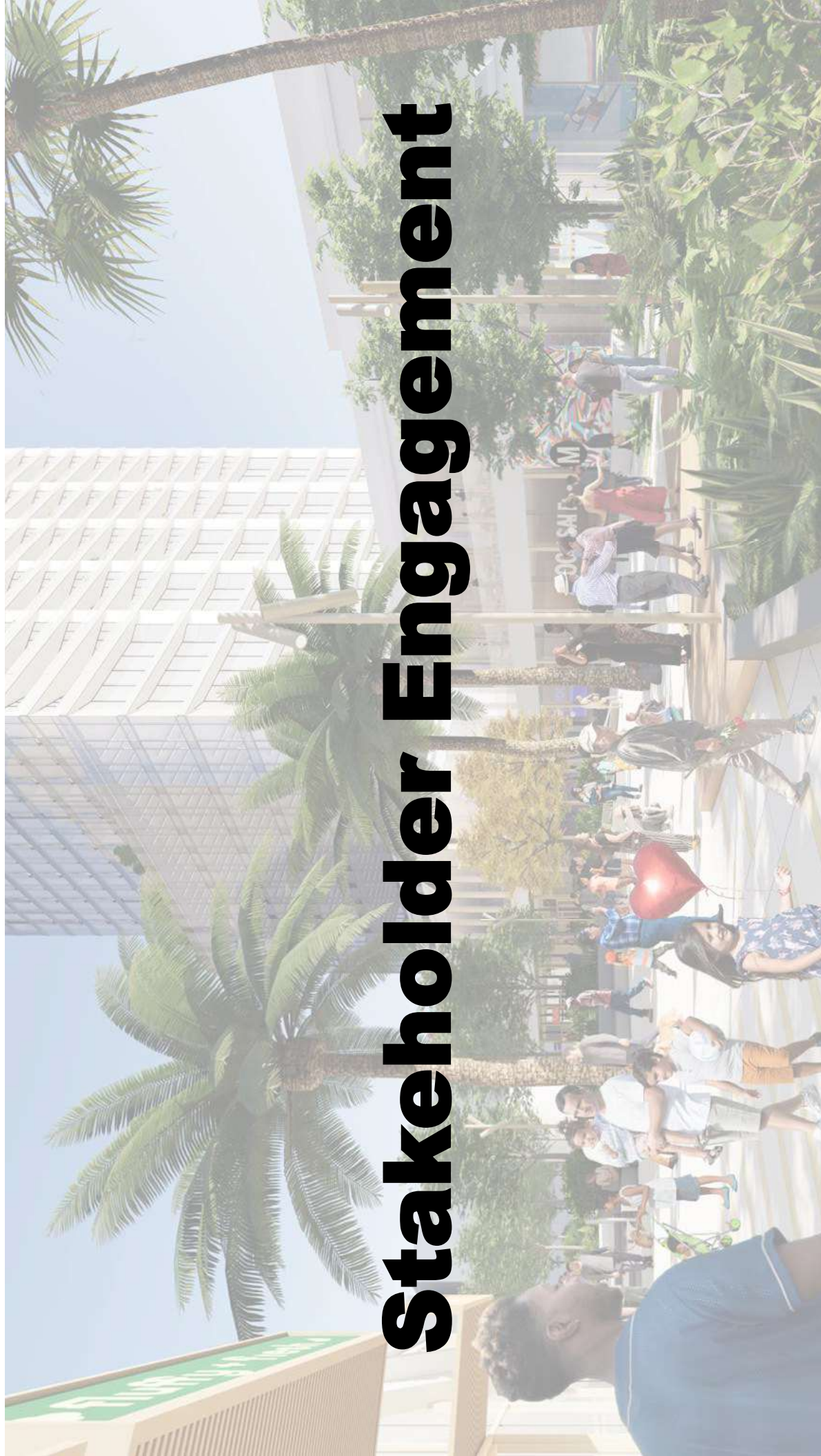


Key Project Elements – Plaza Programming

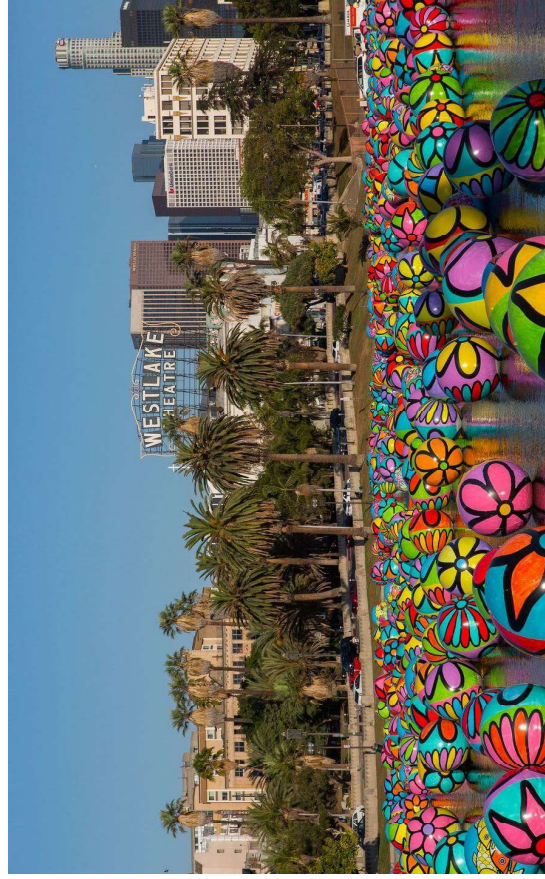
Centro Westlake



Stakeholder Engagement



Westlake / MacArthur Park Community



Community Outreach and Feedback

Centro Westlake



Meeting with the Tenants Union

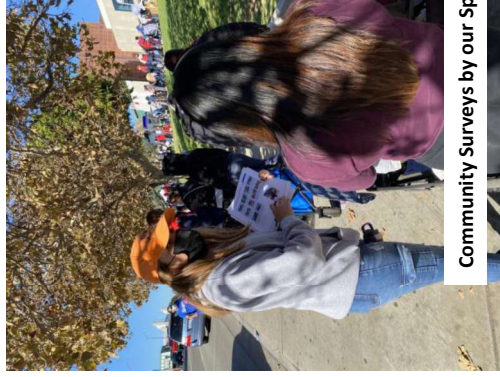


Walking Tour of Area & Station

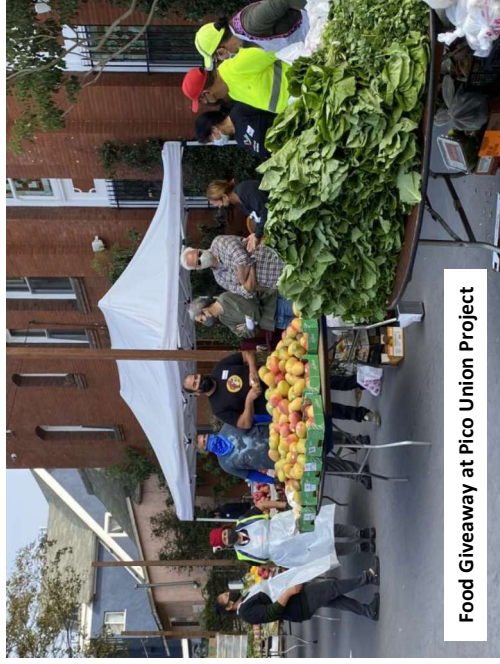


Holiday Food Giveaway

The outreach team went into the field to conduct surveys, hold giveaways, host site tours and meet with area organizations to listen to their concerns and feedback.



Community Surveys by our Spanish Speaking Outreach Team



Food Giveaway at Pico Union Project



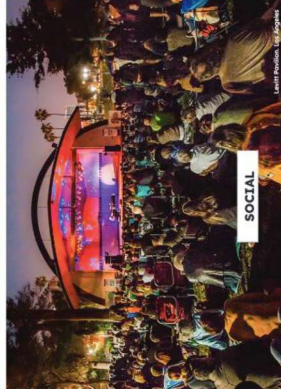
Halloween Festival at LAPD Rampart



OPEN & SECURED



NATURAL LIGHT & SHADE



SOCIAL



PEDESTRIAN FRIENDLY



STATION PLAZA AMENITIES



SECURITY FEATURES



PLAZA PROGRAMMING



COMMUNITY WORKSHOP AND Q&A



SOM PRESENTING DESIGN UPDATES

Community members shared their priorities and preferences for the project's design, space usage, amenities, plaza programming, jobs, and retail opportunities. During these meetings, the design team engaged with attendees and listened to their comments and feedback.

August 4, 2021	PATF Meeting 1: Introduce Task Force to Walter J Company, Metro, and NEW team
August 26, 2021	PATF Meeting 2: Overview ENA Process, Planning/Environmental Clearance Process
September 22, 2021	PATF Meeting 3: Site overview, opportunities, and constraints; opportunities for collaboration with other City/County initiatives
October 27, 2021	PATF Meeting 4: Overview of proposed key elements of project and plaza programming; survey review and discussion
Winter 2021/2022	Ongoing Charitable giving, holiday events, food drives, tours with community leaders
April 6, 2022	PATF Meeting 5: Community Workshop / Survey / Project Objectives
June & July 2022	Public Houses/Community Workshops
July 28, 2022	PATF Meeting 6: Refinements to the Plaza – Art & Design
November/Dec 2022	PATF Meeting 7: Housing proposal, affordability make up; NEW’s role with affirmative marketing and wrap around services
March 2023	Meeting 8: Share Concepts for planning application with PATF
ONGOING over the past 3-4 years	Robust outreach with PATF and other Community Stakeholders throughout project • Final design reveal upon application filing • Share environmental clearance and project approval process • Work with area stakeholders on clean and safe initiatives, including development of a BID

Site Plan updates based on Stakeholder input:

- Enhanced visibility and access to Metro and bus stops from all directions (Metro/DOT)
- Plaza activated with transit-supporting retail and community-serving functions (Metro/Community)
- Clear sight lines and building geometry to support security (Metro/Joint Development)
- Parking/service access contained within buildings with access from Westlake and alleys (DOT/Planning)



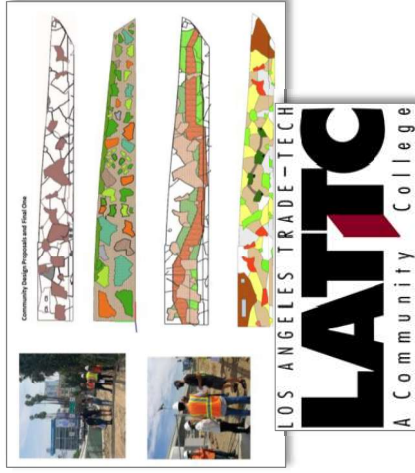
Previous (October 2021)



Current (September 2025)

Greening L.A. at Los Angeles Trade-Tech Community College

- A workforce collaboration that brings together community colleges, universities, municipalities, and designers on a series of urban ecological pursuits to beautify LA



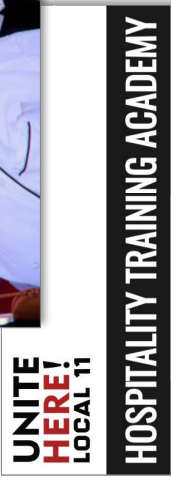
LA/OC Building Trades Apprenticeship Readiness Program (ARPS)

- Construction Health and Safety
- Blueprint Reading
- Green Construction
- Hands-on training
- 10-hour OSHA Certification
- On-the-job training and instruction by industry experts



UNITE HERE! Local 11 Hospitality Training Academy (HTA)

- Workforce development and apprenticeship training program for low income, marginalized individuals
- Hospitality industry jobs



Project Partners

Centro Westlake

The Centro Westlake Project team is committed to forging partnerships with area employers (large and small) to help address housing market needs for workers in the area surrounding the proposed Project, including but not limited to the following companies and organizations:



JOHN LIECHTY MIDDLE SCHOOL
HOME OF THE SHARKS



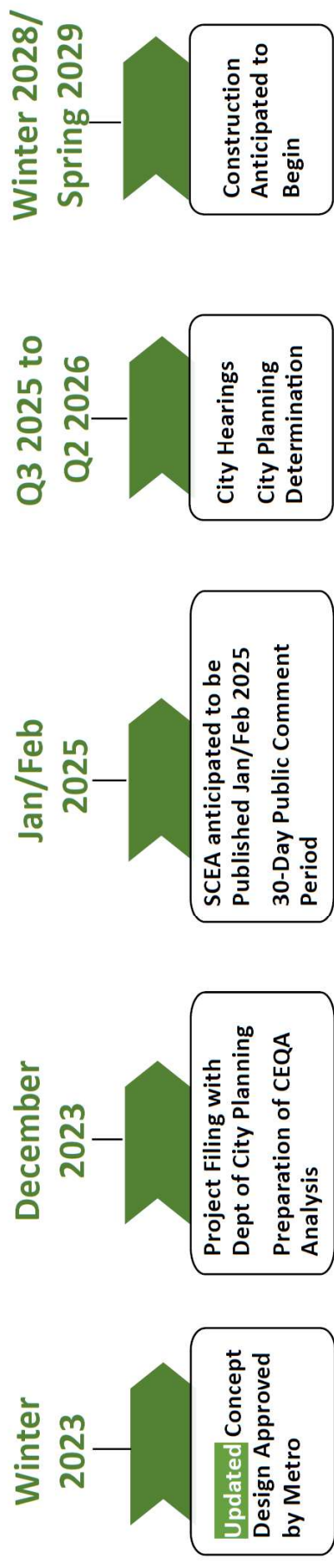
UNITE
HERE!
LOCAL 11



Next Steps

Centro Westlake
www.CentroWestlake.com





- Project Team has prepared a full CEQA analysis. City of Los Angeles will serve as the CEQA Lead; Metro will serve as Responsible Agency.
- Anticipated Entitlements from the City of Los Angeles
 - Vesting Tentative Tract Map
 - Site Plan Review
 - Transit Oriented Communities Development with incentives for FAR/Density and Yard Setback
- Project environmental clearance and approval process is currently estimated to take 30-36 Months

Q&A

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