

An architectural rendering of the Centro Westlake development. The scene shows a modern, multi-story building with a glass facade and a grid of windows. In the foreground, there is a wide, paved pedestrian plaza with several palm trees and other greenery. People are walking and standing in the plaza, and a dog is visible. A man in a blue shirt is in the lower-left foreground, looking towards the right. The sky is clear and blue. The text "Centro Westlake" is overlaid in large, bold, black letters.

# **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

A detailed architectural rendering of a modern urban plaza. In the foreground, a man in a blue shirt is seen from the side, looking towards the plaza. The plaza is filled with people walking, sitting on benches, and playing. There are several tall palm trees and other greenery. In the background, a tall, modern building with a glass facade stands prominently. A sign on the left side of the image reads "PARKING" in green letters. A sign on the right side of the image reads "FOOD SALE" and "M". The overall atmosphere is bright and sunny.

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:

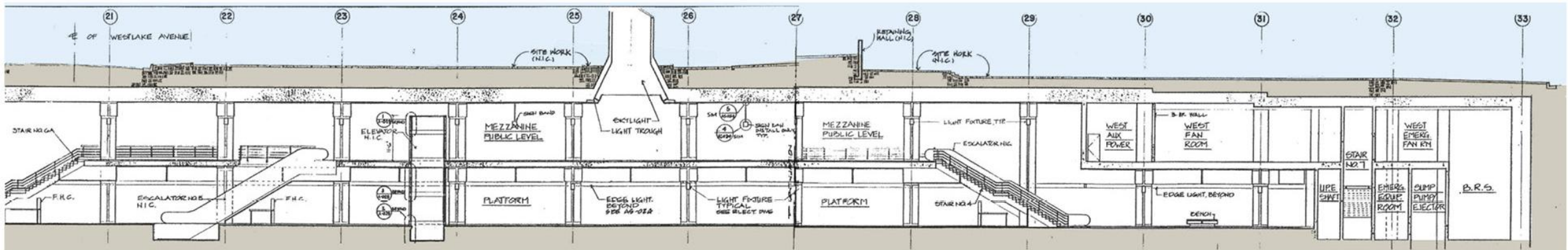
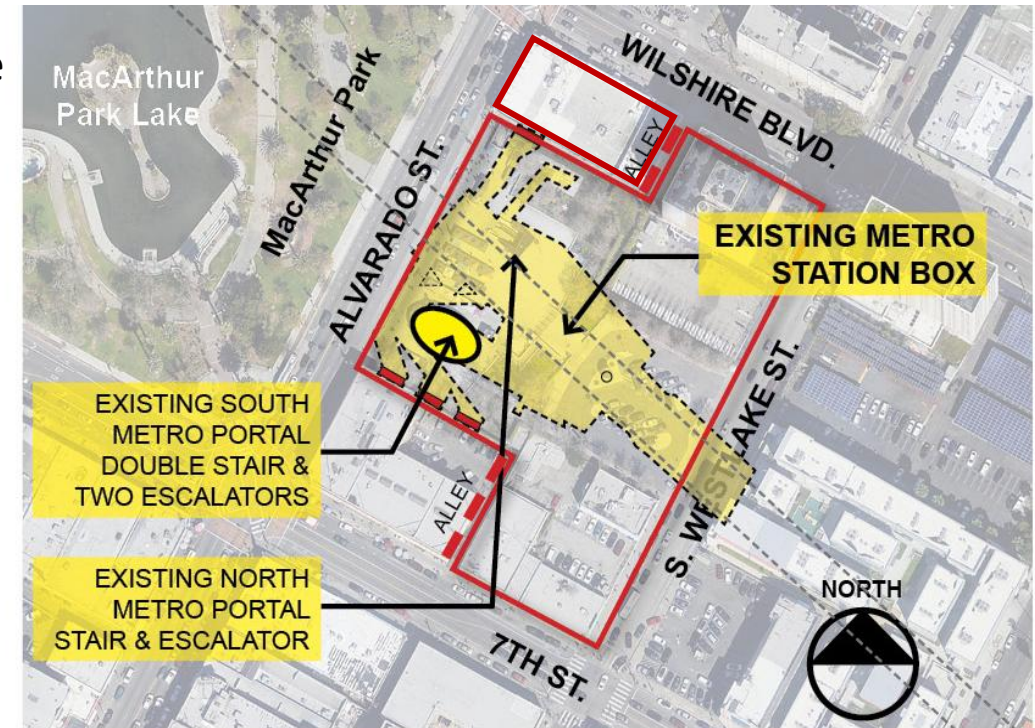




- In 2009, the McCormick Baron Joint Venture proposed developing 82 income restricted units on the site.
- Ultimately, due to weight restrictions and further engineering limitations, the proposal was deemed unfeasible.
- The addition of adjacent WJC properties provides new and increased housing possibilities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

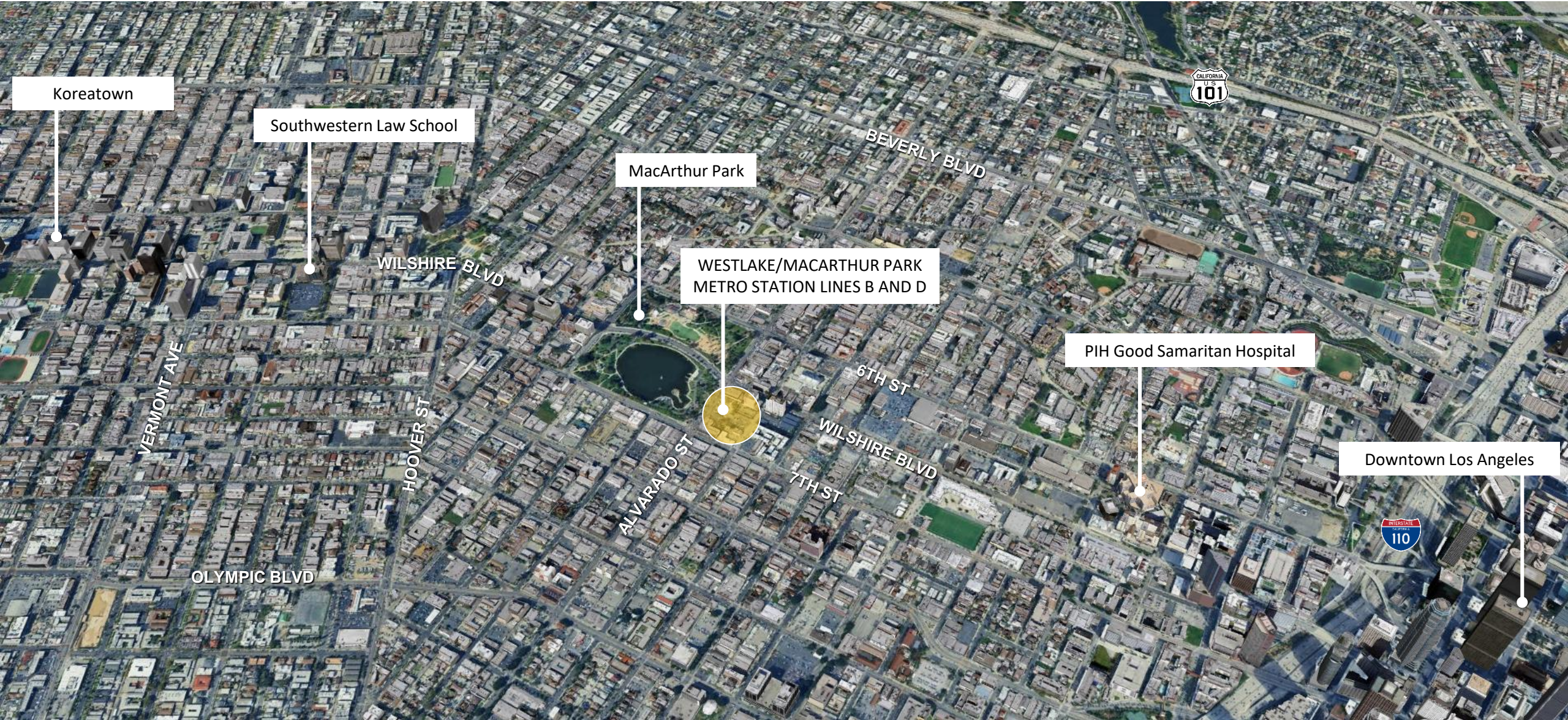






# Proposed Project









WESTLAKE

CENTRO

For discussion purposes only





CENTRO WEST

For discussion purposes only





For discussion purposes only





For discussion purposes only









CENTRO WESTLAKE

Roast & Coffee

For discussion purposes only

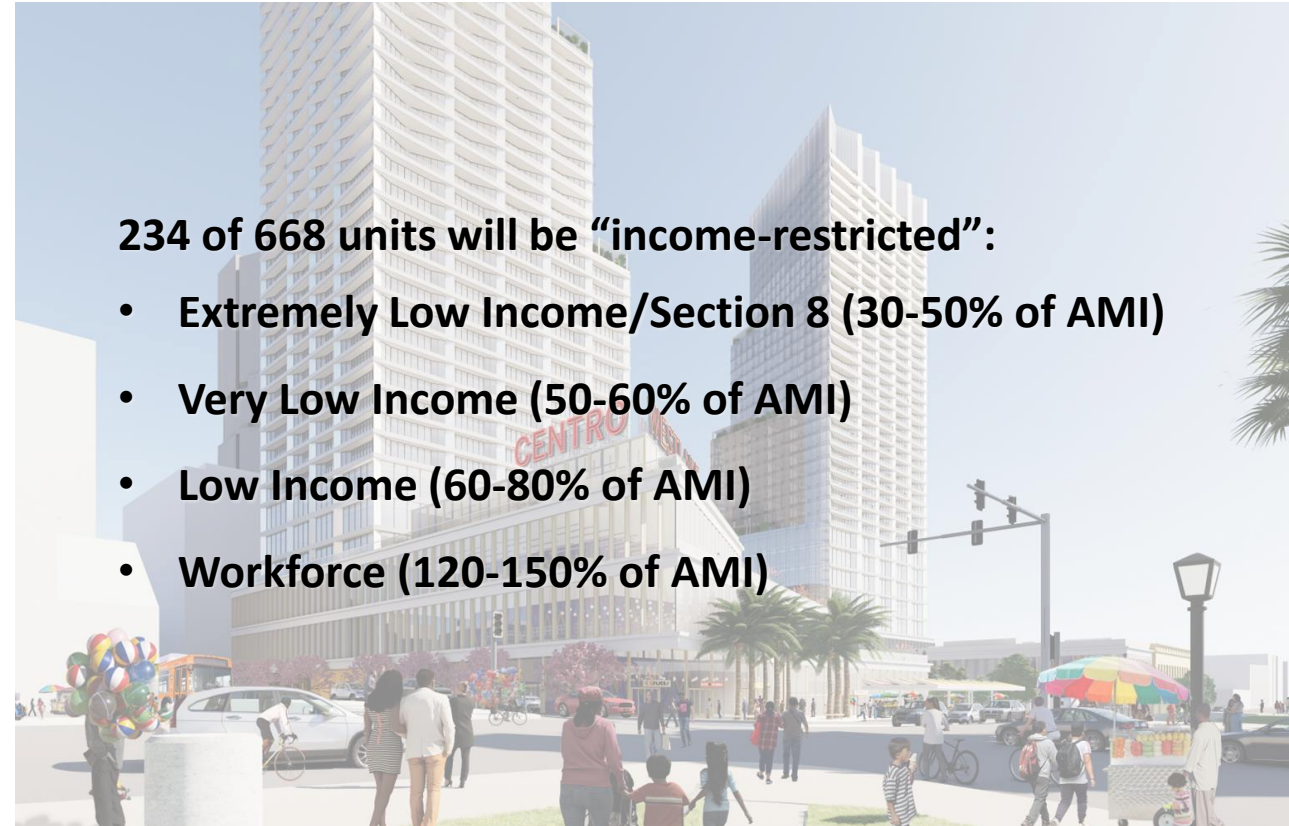


## Project Elements:

- 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)**











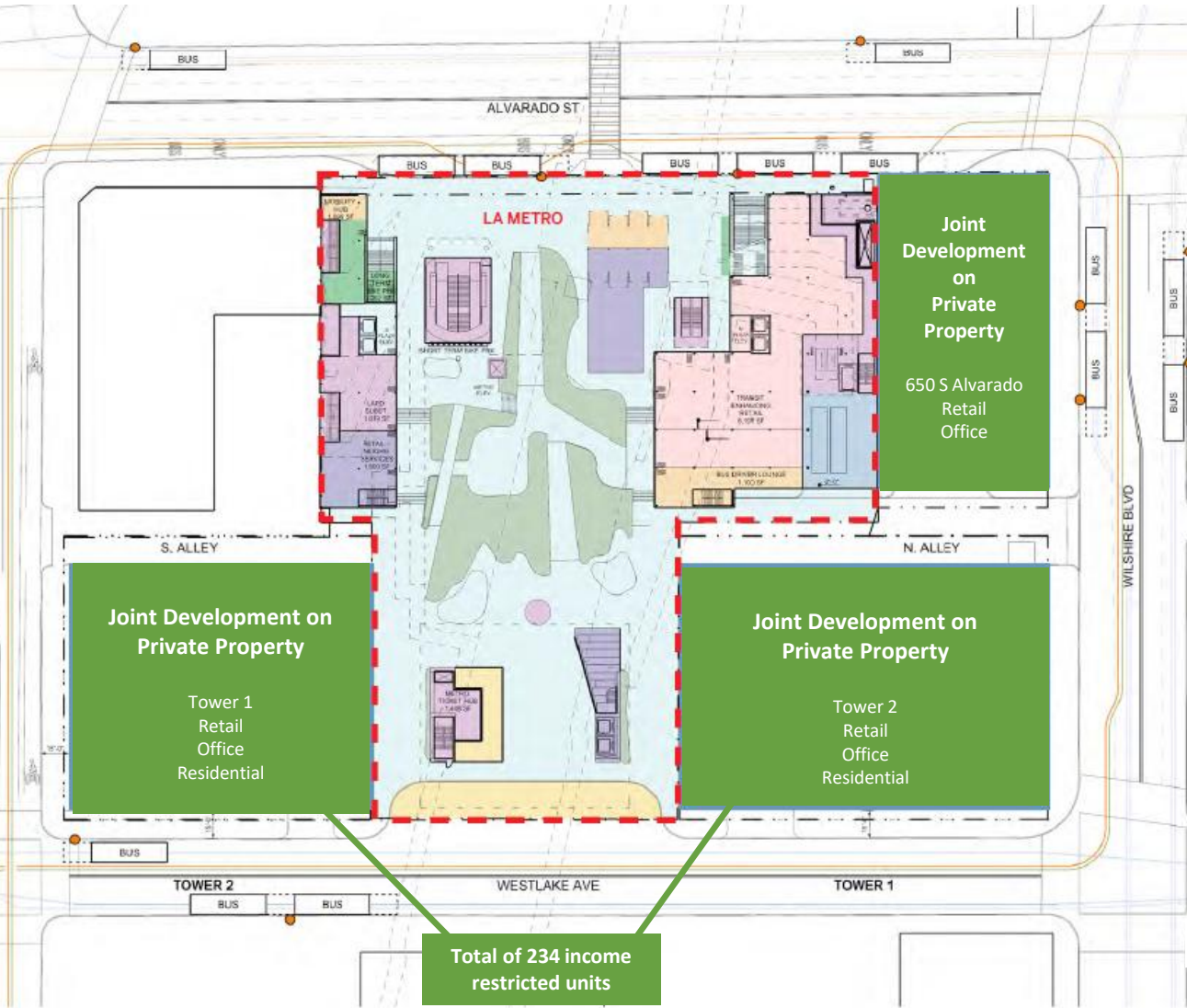
International Marketplace



Free Performances



Transit Amenities



Public Art



Farmer's Markets



Seating and Landscaping



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LA METRO AGENCY - SITE ENHANCEMENTS  
NOT TO SCALE

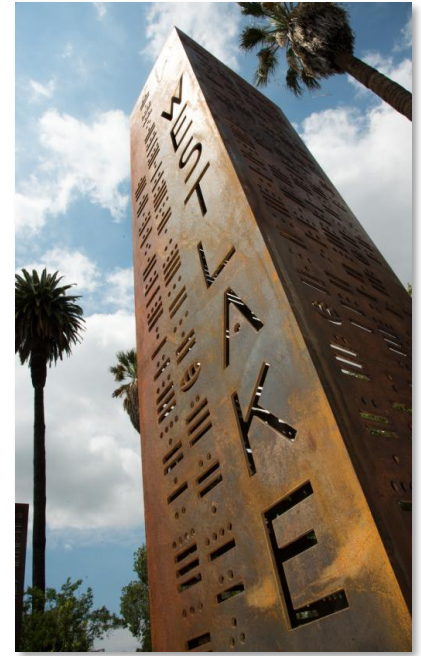
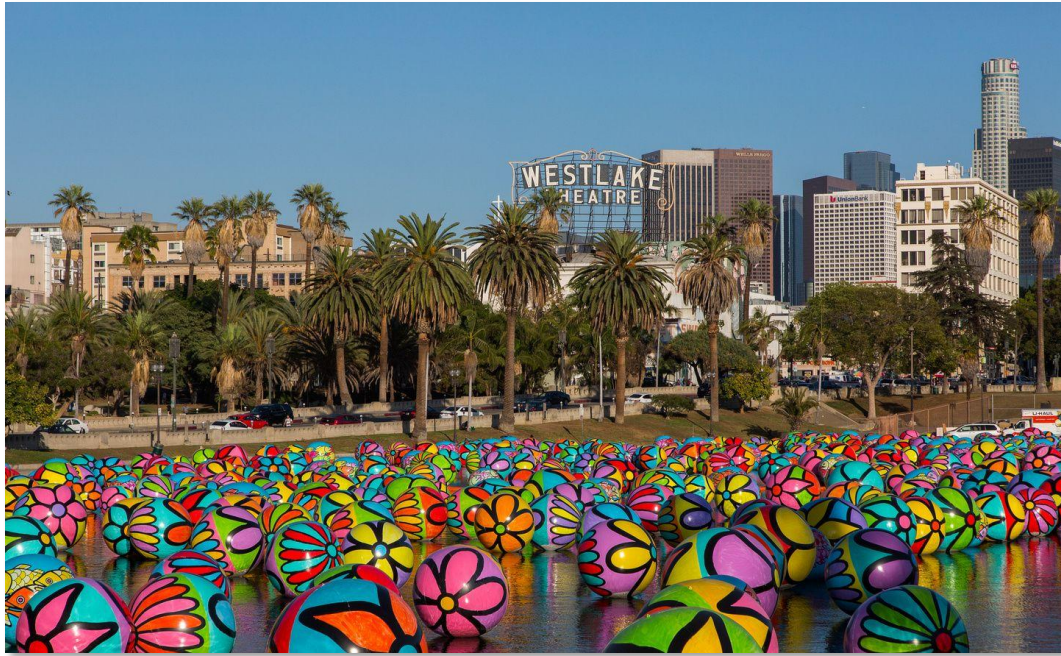
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WESTLAKE MACARTHUR



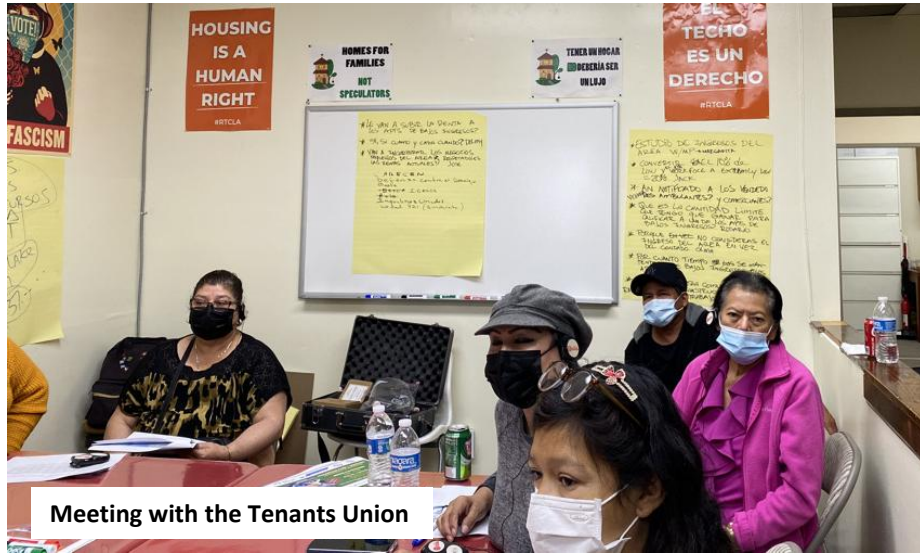
# Stakeholder Engagement

A vibrant, sunlit urban plaza scene. In the foreground, a young girl in a blue floral dress holds a large red heart-shaped balloon. To her left, a man in a white t-shirt carries a baby, and a young boy in orange shorts walks alongside him. Further back, a diverse group of people, including a man in a blue shirt and a woman in a red dress, are walking and socializing. The plaza is paved with light-colored tiles and features several tall palm trees and lush green plants in planters. In the background, a modern, multi-story glass and concrete building rises against a clear blue sky. A colorful mural is visible on a lower building to the right. The overall atmosphere is bright, lively, and community-oriented.





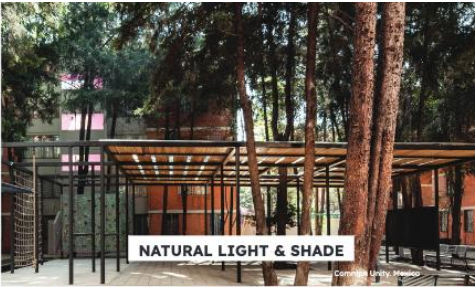




The outreach team went into the field to conduct surveys, hold giveaways, host site tours and meet with area organizations to listen to their concerns and feedback.







Community 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.

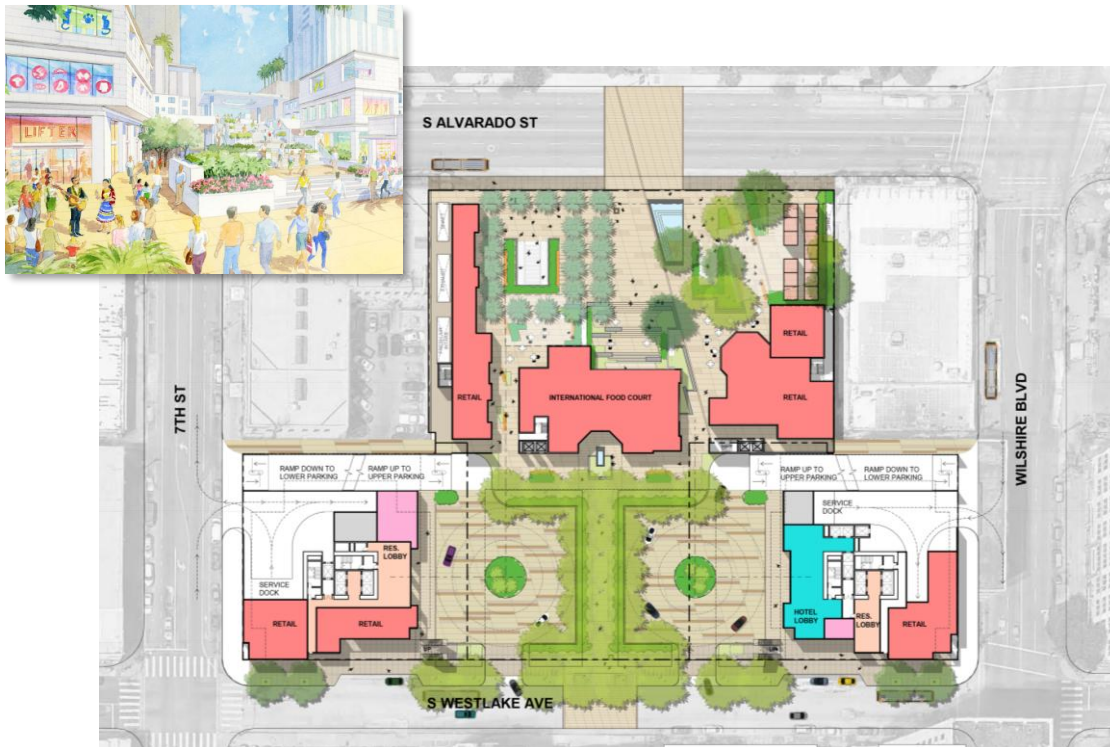


<b>August 4, 2021</b>	<b>PATF Meeting 1:</b> Introduce Task Force to Walter J Company, Metro, and NEW team
<b>August 26, 2021</b>	<b>PATF Meeting 2:</b> Overview ENA Process, Planning/Environmental Clearance Process
<b>September 22, 2021</b>	<b>PATF Meeting 3:</b> Site overview, opportunities, and constraints; opportunities for collaboration with other City/County initiatives
<b>October 27, 2021</b>	<b>PATF Meeting 4:</b> Overview of proposed key elements of project and plaza programming; survey review and discussion
<b>Winter 2021/2022</b>	Ongoing Charitable giving, holiday events, food drives, tours with community leaders
<b>April 6, 2022</b>	<b>PATF Meeting 5:</b> Community Workshop / Survey / Project Objectives
<b>June &amp; July 2022</b>	Public Houses/Community Workshops
<b>July 28, 2022</b>	<b>PATF Meeting 6:</b> Refinements to the Plaza – Art & Design
<b>November/Dec 2022</b>	<b>PATF Meeting 7:</b> Housing proposal, affordability make up; NEW’s role with affirmative marketing and wrap around services
<b>March 2023</b>	<b>Meeting 8:</b> Share Concepts for planning application with PATF
<b>ONGOING over the past 3-4 years</b>	Robust outreach with PATF and other Community Stakeholders throughout project <ul style="list-style-type: none"><li>• Final design reveal upon application filing</li><li>• Share environmental clearance and project approval process</li><li>• Work with area stakeholders on clean and safe initiatives, including development of a BID</li></ul>



## 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





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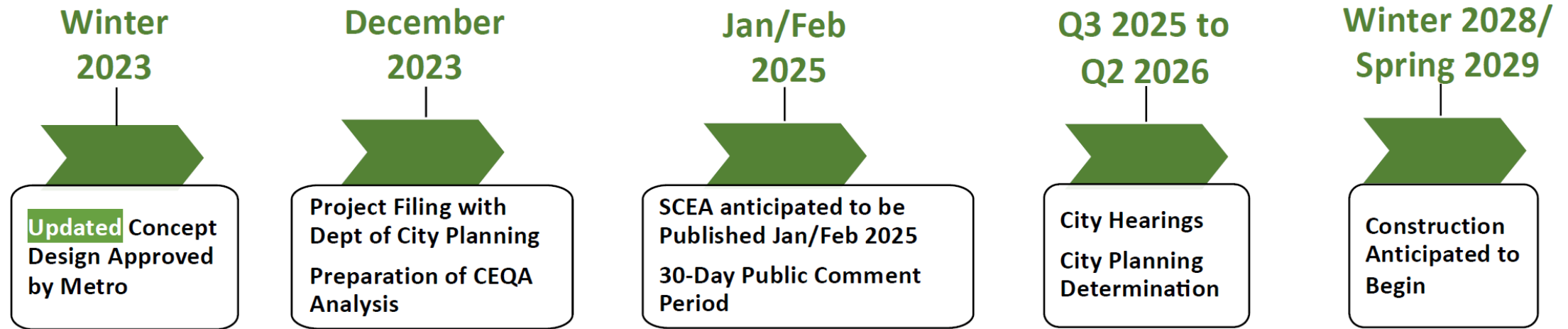


# Next Steps

**Centro Westlake**  
**[www.CentroWestlake.com](http://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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