



Metro

Los Angeles County
Metropolitan Transportation Authority

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October 30, 2015

TO: BOARD OF DIRECTORS

THROUGH: PHILLIP A. WASHINGTON *PAW*
CHIEF EXECUTIVE OFFICER

FROM: MARTHA WELBORNE, FAIA *MW*
CHIEF PLANNING OFFICER

**SUBJECT: WESTLAKE/MACARTHUR PARK JOINT DEVELOPMENT –
COMMUNITY OUTREACH**

ISSUE

In January 2015, the Board authorized staff to execute a Joint Development Agreement with McCormack Baron Salazar for Phase B of the Westlake/MacArthur Park joint development project. During the Planning and Programming Committee meeting, Director Dupont-Walker requested that staff and the developer reach out to the community to update them on the scope and status of the proposed project. This communication provides details regarding the requested outreach.

DISCUSSION

On September 29, 2015, McCormack Baron Salazar hosted a community update in the multipurpose room of the Westlake/MacArthur Park joint development's completed first phase. The developer worked with the Office of Los Angeles City Councilmember Cedillo to invite local, community-based organizations. In addition, Metro staff got the word out through the Promise Zone Working Group. The meeting was attended by approximately ten people, including staff from Councilmember Cedillo's office and members of the following community organizations active in the project area: Accion Westlake, St. Barnabas Senior Services and Central City Neighborhood Partners. Metro staff was also present. The following community organizations were invited to the meeting, but did not attend: Para Los Ninos, Inquilinos Unidos, Clinica Monsenor Romero and CARECEN.

At the meeting, McCormack Baron Salazar staff gave a short presentation, providing specifics about Phase B. They and Metro staff also answered questions from the

attendees. When the meeting was over, all in attendance pledged their support for the proposed project.

Background

Phase B is the final phase of a two-phased development project at the Westlake/MacArthur Park Metro Red/Purple Line station. When complete, it will add 82 affordable apartments and between 6,000 and 12,000 square feet of retail space to the 90 affordable apartments and approximately 20,000 square feet of retail space situated in Phase A, which was completed in May 2012. Phase B also contemplates the relocation of the northerly of the two existing portals now serving the station to the development site's southerly corner, providing added convenience to Metro patrons approaching the station from the southeast.

NEXT STEPS

In accordance with the Board's January 2015 authorization, staff will now proceed with execution of a Joint Development Agreement with McCormack Baron Salazar for Phase B of the Westlake/MacArthur Park development.