



Metro

Los Angeles County
Metropolitan Transportation Authority

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DECEMBER 9, 2015

TO: BOARD OF DIRECTORS

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

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

**SUBJECT: NORTH HOLLYWOOD JOINT DEVELOPMENT
DEVELOPER SHORTLIST**

ISSUE

On September 22, 2014 staff advised the Board in a Board Box (attached) that Metro was issuing an RFIQ to the development community for the properties comprising the North Hollywood Redline Station. On March 2, 2015, Metro's Joint Development team issued a Request for Interests and Qualifications (RFIQ) for development of Metro-owned Parcels in North Hollywood. Metro staff evaluated developer responses to the RFIQ and selected a shortlist of developers to respond to the next and final procurement step, a Request for Proposals (RFP). This Board Box provides the Board an update on staff's recommended shortlist of developers and next steps.

DISCUSSION

Five development teams responded to the RFIQ. The development team leads were:

1. Bridge Housing, Steelwave and The Robert Green Company
2. Greenland, USA, in partnership with Gensler and the West Hollywood Community Housing Corporation
3. Lowe Enterprises in partnership with AECOM Capital
4. Mill Creek Residential Trust, LLC
5. The Trammell Crow Company in partnership with the Cesar Chavez Foundation

Based on the responses to the RFIQ, Metro staff has selected the teams led by Greenland USA and The Trammell Crow Company as the shortlisted developers to advance to the RFP phase for the North Hollywood joint development site.

Development Guidelines for the site were approved by the Board on December 3rd 2015.

NEXT STEPS

The RFP was issued to the developer shortlist on December 4, 2015. Responses to the RFP will be due March 4, 2016. Staff expects to bring a recommendation to the Board for the final selected developer and authorization to enter into an Exclusive Negotiations Agreement (ENA) by early summer 2016.



Metro

September 22, 2014

TO: BOARD OF DIRECTORS

THROUGH: ARTHUR T. LEAHY *ATL*
CHIEF EXECUTIVE OFFICER

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

SUBJECT: NORTH HOLLYWOOD JOINT DEVELOPMENT PROJECT

ISSUE

In September 2007, the Board approved the selection of a developer for a multi-use joint development project at the Metro-owned parcels in North Hollywood, including those used for the Metro Red and Orange lines termini, bus layover and transit parking. Following the Board's authorization, the CEO entered into exclusive negotiations with the developer. The real estate market crisis beginning in late 2008 left the developer unable to structure a project that would be viable at the time and the developer withdrew. The real estate market has since significantly improved and staff believes that an opportunity exists to solicit a new developer for a potential joint development project at this site.

DISCUSSION

Significant transit presence at this site presents both opportunities and challenges for any potential joint development project. The need to balance significant transit needs at this station with the opportunities joint development could offer creates a higher level of complexity than usual and requires experienced, highly competent and financially strong developers. As a result, Metro staff has opted to undertake a two-step procurement process. As a first step, Metro will issue a Request for Information and Qualification (RFIQ) and select the most qualified set of developers. In the next and final procurement step, a Request for Proposals (RFP) will be issued to the firms selected from the RFIQ process. Metro will enter into an Exclusive Negotiating Agreement with the recommended developer upon approval by the Board.

NEXT STEPS

Staff plans to issue an RFIQ in November 2014 and an RFP in April 2015. We will work closely with the City of Los Angeles staff, local Council and County district offices, and major stakeholders to formulate development guidelines for a future joint development project at the Metro-owned parcels. These guidelines will be brought to the Board for adoption in March 2015 and will be included in an RFP that will be issued soon after.