



JULY 18, 2003

**TO:** BOARD OF DIRECTORS  
*[Signature]*

**THROUGH:** ROGER SNOBLE  
CHIEF EXECUTIVE OFFICER

**FROM:** JAMES L. DE LA LOZA *[Signature]*  
EXECUTIVE OFFICER  
COUNTYWIDE PLANNING AND DEVELOPMENT

**SUBJECT:** WESTLAKE/MACARTHUR PARK JOINT  
DEVELOPMENT PROJECT; INITIATION OF EXCLUSIVE  
NEGOTIATIONS WITH MACARTHUR PARK, LLC.

Metropolitan  
Transportation  
Authority

One Gateway Plaza  
Los Angeles, CA  
90012-2952

**ISSUE**

On February 20, 2003, the Board authorized staff to enter into an Exclusive Negotiation Agreement (ENA) with MacArthur Park, LLC for the Westlake/MacArthur Park joint development project.

On June 23, 2003 the ENA was signed by the MTA and MacArthur Park, LLC for the development of a mixed use commercial and residential project. This action commences the six-month negotiating period that will culminate on or before December 23, 2003. MTA staff will negotiate in good faith to establish definitive financial arrangements and a development schedule. At the end of the negotiation period, staff will prepare a draft Development Agreement and Ground Lease for Board consideration.

**BACKGROUND**

On February 20, 2003, the MTA Board of Directors authorized the Chief Executive Officer to enter into a six-month Exclusive Negotiation Agreement (ENA) with MacArthur Park, LLC for the development of approximately 3.6 acres of MTA-owned properties located at the Westlake/MacArthur Park Metro Red Line Station. MacArthur Park, LLC, proposes to build a mixed-use, transit-oriented development that would include 86,660 square feet of retail space, 310 residential units and 483 parking spaces. The council office for this area has also requested the development of a police substation concurrent and integrated with this development.

**NEXT STEPS**

A draft Development Agreement for the development of the project will be presented to MTA Board for their consideration.