

May 4, 1998



TO: BOARD OF DIRECTORS

FROM: ALLAN LIPSKY

SUBJECT: TAYLOR YARD

Metropolitan  
Transportation  
Authority

ISSUE:

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MTA is the owner of a portion of the former Southern Pacific rail yard which abuts the Los Angeles communities of Glassell Park and Cypress Park. The MTA ownership within Taylor Yard includes (a) a Main Line/Light Rail operating corridor; (b) the SCRRA Central Maintenance Facility site (Parcel B); and (c) vacant land (a portion of Parcel C). (See attached parcel map). During the next fiscal year, staff intends to recommend a plan to the Board which may include (1) transferring a portion of the yard to the SCRRA; (2) selling the surplus portion of the vacant land; and/or (3) developing the surplus portion of the vacant land.

The purpose of this report is to generally acquaint you with the MTA's ownership interest in Taylor Yard, the current uses and activities within the yard, and the potential to sell or develop the vacant land within the yard.

#### Description of Yard and Surrounding Area

Taylor Yard is bounded by San Fernando Road to the northeast, Interstate 5 to the southeast, the Los Angeles River to the southwest and the Glendale Freeway to the northwest. The entire yard totals approximately 243 acres, with the MTA currently owning approximately 75 acres. (The MTA also owns access rights to the SCRRA Central Maintenance Facility and certain track use rights via a permanent easement.) Union Pacific and other private parties own the remaining acreage. The MTA's ownership was assembled over a seven year period commencing in December of 1990. MTA ownership and uses are described as follows:

Main Line/Light Rail Operating Corridor: This 85-foot-wide corridor, encompassing approximately 26 acres of the MTA's ownership, traverses the entire length of Taylor Yard. The southwesterly 50 feet of this corridor contains two sets of tracks and is used by Metrolink, AMTRAK and Union Pacific. This use will continue indefinitely. The northeasterly 35 feet of this corridor is currently vacant, but is designated for a future Downtown Los Angeles to Glendale/Burbank/Pasadena Airport light rail line.

SCRRA Central Maintenance Facility (Parcel B): The SCRRA Central Maintenance Facility occupies approximately 29 acres commonly referred to as Taylor Yard Parcel B. This use will continue indefinitely. Access to the maintenance facility is secured partially by a roadway easement from Union Pacific. Although title to the property is in the name of MTA, the property is used exclusively by SCRRA. The funds to acquire this portion of the yard were provided by the participating counties to

the joint powers authority--Riverside County, Orange County, San Bernardino County, Los Angeles County and Ventura County.

**Vacant Land (portion of Parcel C):** This portion of the yard totals approximately 19.77 acres, forming a portion of Taylor Yard Parcel C. At present, an approximate 4.95 acre light rail station is designated for a portion of this vacant property. The remaining 14.82 acres have been identified as surplus to the needs of the MTA.

### **Prior Development Activities**

In early 1997, staff issued a Request for Qualifications and Preliminary Concepts ("RFQ") for private developers to joint-develop the vacant portion of Parcel C with the MTA under a long-term ground lease. The MTA's desired development was a commercial recreation/water park use, but the RFQ did not limit its request to this type of use. There were no responsive proposals submitted, in part because they did not contain a specific concept for Parcel C's development. As such, joint-development of Parcel C has not been pursued further.

### **Current Development Activities by Others**

Union Pacific (UP) has had recent success in marketing/selling their property within Taylor Yard. UP sold 7.97 acres (Parcel E) to Federal Express in 1997 for use as a distribution center. Another 2.86 acres (Parcel J) has been sold to Hyrail and is currently being developed into a self-storage facility, and another 89.73 acres (Parcels D and F) are in escrow to Lincoln Properties and Dalan Development. A retail center and entertainment industry uses are planned for this acreage.

### **Taylor Yard MOU**

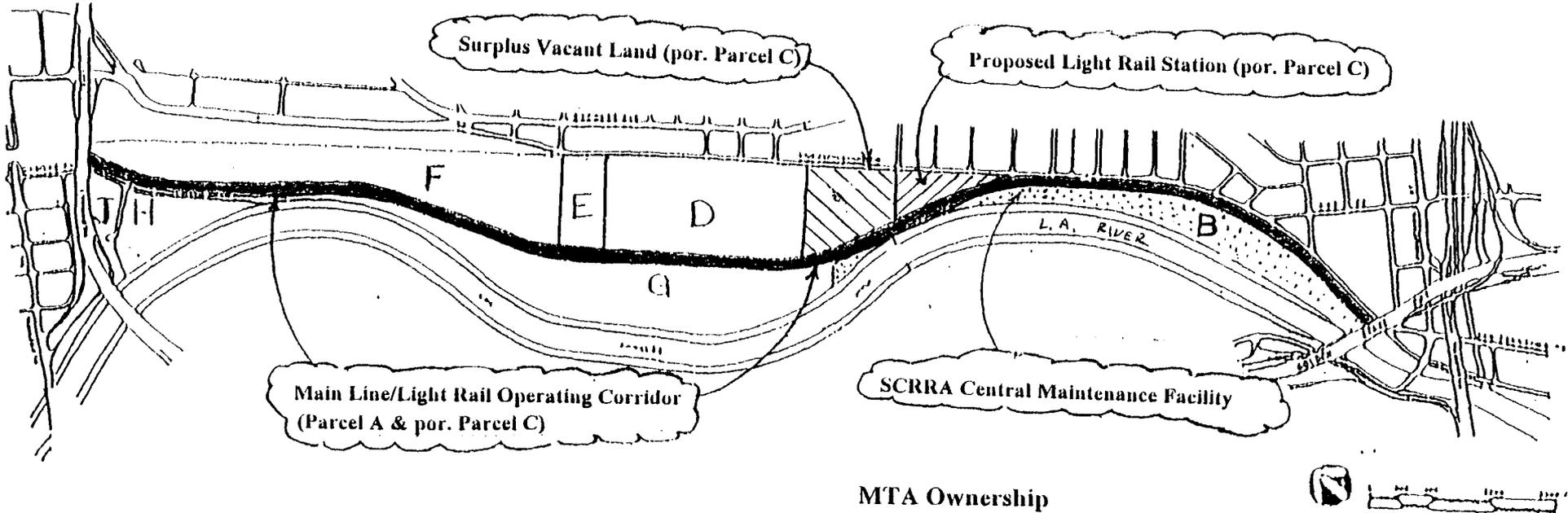
The MTA's ownership within Taylor Yard is subject to the provisions of a Memorandum of Understanding entered into with the City of Los Angeles and the SCRRA to avoid threatened City litigation concerning the construction of the SCRRA's Central Maintenance Facility on Parcel B. Among other things, this MOU requires the MTA to (1) install certain landscaping and barrier fencing along San Fernando Road; (2) provide public access from San Fernando Road to the Los Angeles River and a pedestrian bridge over the river; (3) make a total of approximately 1.5 acres within Parcel B available for public parking and access to a City bikeway to be constructed along the river; (4) explore the joint development of the MTA's ownership and implement such joint development, if feasible; and (5) involve the community in certain decisions concerning the use and development of Taylor Yard. The requirements of the MOU could impact the use and development of the vacant portion of Parcel C.

### **Future Development/Sale of Vacant Land**

In light of the increased development activity involving other portions of the yard and the surrounding area and the improved real estate market, MTA will analyze possible commercial and community uses for the surplus vacant property in Taylor Yard. The MTA will also consider the feasibility of selling the property to private interests rather than entering into a long term development arrangement.

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# TAYLOR YARD PARCEL OWNERSHIP (schematic only)



### MTA Ownership

<u>Parcel</u>	<u>Area</u>
Main Line/Light Rail Operating Corridor	± 26 acres
SCRRA Central Maintenance Facility	± 29 acres
Proposed Light Rail Station	± 4.95 acres
Surplus Vacant Land	± 14.82 acres