



Metro

Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

MAY 14, 2004

TO: BOARD OF DIRECTORS

THROUGH: ROGER SNOBLE 
CHIEF EXECUTIVE OFFICER

FROM: JOHN B. CATO JR. 
DEPUTY CHIEF EXECUTIVE OFFICER

SUBJECT: STATUS UPDATE
WEST LOS ANGELES TRANSPORTATION CENTER
(DIVISION 6 LAND EXCHANGE)

ISSUE

In September 2003, Metro's Board of Directors approved a development agreement between Metro and RAD Jefferson LLC (RAD) for the construction of a new bus facility in West Los Angeles in exchange for Metro's Venice Division 6 facility and payment of a one-time development fee. Prior to approval of the development agreement, Director Burke requested that Metro Staff report back in March 2004 with a status update on the progress of the project. This report summarizes the current status of the West Los Angeles Transportation Center (WLATC) project, from approval of the development agreement to the current date. The report also outlines forecasted next steps that will take place in the upcoming months.

As this project progresses into the future, Metro staff will issue quarterly update reports to the Board of Directors.

DISCUSSION

The following is a summary of activities started or completed to date, since approval of the Jefferson Development Agreement between Metro and RAD:

- Metro and RAD executed the development agreement in November 2003.
- RAD purchased the Jefferson & La Cienega property on December 3, 2003.
- The Notice of Preparation as required by the California Environmental Quality Act (CEQA) was published on December 5, 2003.
- The Public Scoping Meeting as required by CEQA was held on December 16, 2003.

- Facility design activities commenced in November 2003, and are currently in progress. The first round of schematic drawings were received by Metro in January 2004, but the drawings were rejected due to non-conformance with the design criteria.
- A Phase II environmental investigation was conducted by Metro in February 2004 to assess the nature and extent of possible soil and groundwater contamination at the current Division 6 site in Venice. The results are still being analyzed; however, the results appear favorable and there do not appear to be severe environmental impacts on the Division 6 site that would impede the development process.
- Preparation of the Draft Environmental Impact Report (DEIR) began in March 2004, based on the results of the Public Scoping Meeting and the Draft Initial Study. DEIR preparation is ongoing as of this date.
- RAD is currently adhering to the development schedule, with the exception of design activities that are behind schedule by approximately 3 months. To mitigate this schedule delay, RAD has hired as it's new architect RNL Design, an architectural firm with many years of experience designing and developing bus maintenance facilities.
- Community outreach activities for this effort began in Spring 2003 and have continued throughout. Since approval of the development agreement, staff met formally with homeowner's associations in Cameo Woods, Blair Hills, and Baldwin Hills. Informal contact with community leaders and organizations is ongoing. Staff is in the process of assembling a community design review committee as requested by Director Burke. In March 2004, the developer engaged a community outreach consultant, Lola Smallwood Cuevas, to perform a grass roots outreach program that is currently in process.

NEXT STEPS

The following is a summary of project activities that are forecasted to start or be completed within the upcoming months:

- As Metro's introduction to the community, Staff has organized a Community Transportation & Safety Fair for Saturday, April 24th in the parking lot of the Target store at La Cienega & Jefferson. Information about a wide range of Metro services and projects will be available including bus information, the Exposition LRT, the new Metro Rapid coming to La Cienega, job and contracting opportunities, and the West Los Angeles Transportation Center.

- RAD and RNL Design will submit revised schematic design drawings for Metro review and approval in May 2004.
- Developer will submit the DEIR for Metro review and approval in May 2004. It is expected that the DEIR will be revised and circulated for public comment in August 2004.
- Facility design activities will continue through 2004, with major design submittal milestones occurring in July 2004 (30% design) and September 2004 (60% design).
- In May 2004, Staff will convene the design review committee that will begin advising on the exterior visual appearance of the facility. During DEIR preparation, Staff will continue to work closely with area residents, businesses and organizations to keep them informed about the project.
- The project is currently on schedule to begin construction in May 2005 with a facility completion date of July 2006.
- The next quarterly update will be submitted to the Board of Directors in August 2004.