



Metro

Los Angeles County
Metropolitan Transportation Authority

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MAY 21, 2019

TO: BOARD OF DIRECTORS

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

FROM: LAURIE LOMBARDI *LL*
INTERIM CHIEF PLANNING OFFICER

SUBJECT: WESTLAKE/MACARTHUR PARK STATION
JOINT DEVELOPMENT UNSOLICITED PROPOSAL

ISSUE

In response to an Unsolicited Proposal, Metro staff intends to move forward with publicizing its interest in the joint development of Metro-owned properties at the Westlake/MacArthur Park Station (See Attachment A – Site Map).

DISCUSSION

On December 22, 2017 Metro received an Unsolicited Joint Development Phase 1 Conceptual Proposal (“Phase 1 Proposal”) which contemplates joint development of a mixed use project with affordable housing at the Westlake/MacArthur Park Station. In accordance with the Joint Development Unsolicited Proposals Policy (“JD UP Policy”), an evaluation committee made up of Metro staff reviewed the Phase 1 Proposal and determined the project warranted additional consideration. After receiving CEO approval in February 2018 to proceed, the proposer was invited to submit a Phase 2 Detailed Proposal (“Phase 2 Proposal”) which was received in August 2018. Staff reviewed the Phase 2 Proposal and with CEO’s concurrence, recommends that the proposed project be advanced to the next stage of consideration for joint development.

At this stage of the UP process, Metro does not disclose details of the proposal received to allow for fair and open competition from potential competing proposers.

NEXT STEPS

Per Federal Transit Administration (FTA) requirements and the JD UP Policy, Metro will publicize its interest in the joint development of this site for 30 days in order to provide adequate opportunity for interested parties to comment or submit competing proposals. This will be posted on the Metro Vendor Portal, run twice in the Los Angeles Times, and sent to Metro's Joint Development interested developers email list.

Following the 30-day posting period, Metro staff will proceed with one of four scenarios:

- 1) Metro receives no additional proposals and decides to pursue the previously received Unsolicited Proposal. Staff may recommend the Board consider entering into an Exclusive Negotiation Agreement and Planning document (ENA) with the proposer under which further community outreach, planning and project refinement would occur.
- 2) Metro receives additional proposals and desires to further evaluate one of the proposals, be it the previously received proposal or one of the new proposals received as a result of the publication.
- 3) Metro receives additional proposals and, based on this evidence of interest, determines that it is in Metro's best interest to reject and return all submittals and conduct a full competitive procurement.
- 4) Regardless of the number of proposals received, Metro may determine that it is in its best interests not to move forward with any proposal.

All proposers and the Board of Directors will be notified of Metro's decision.

Should you have any questions please contact Sr. Director Wells Lawson in Countywide Planning and Development at (213) 922-7217.

ATTACHMENT

Attachment A – Site Plan

Attachment A – Site Plan

