

A large sign spelling out 'VENICE' in green, block letters, strung across a street. The background shows a street scene with buildings and a clear sky.A yellow graphic element consisting of five vertical bars of varying heights and a white circle to the right.

# Next stop: building communities.

## Division 6 Joint Development

Workshop #1: What is the Community's Vision?

October 25, 2018



# Welcome and Agenda

**Thank you for joining us!**

**Agenda:**

<b>6:30pm</b>	<b>Welcome</b>
<b>6:35pm</b>	<b>Division 6 Presentation</b>
<b>6:50pm</b>	<b>Table Discussion</b>
<b>7:30pm</b>	<b>Table Reports</b>
<b>7:45pm</b>	<b>Survey</b>
<b>7:55pm</b>	<b>Conclusion &amp; Next Steps</b>



← Union Station

LA County – 10 million people and growing



**Four rail lines in construction, 30 projects in planning**



**TOCs – helping communities access transit more, and drive less**

# Metro Joint Development

- Joint Development (JD) is the real estate management program through which Metro collaborates with qualified developers to build transit-oriented developments on Metro-owned properties.
- JDs are opportunities to leverage public land to support community goals -- this requires your feedback and strong partnerships with other public agencies and community-based organizations.



# JD Complete Projects, Pipeline and Case Studies

Project Status	Completed/In Construction	In Negotiations
<b>18</b> COMPLETED	<ul style="list-style-type: none"><li>&gt; 2300 housing units<ul style="list-style-type: none"><li>• 424 ownership units</li><li>• 1876 rental units, of which 810 (43%) are affordable</li></ul></li></ul>	<ul style="list-style-type: none"><li>&gt; 2366 housing units<ul style="list-style-type: none"><li>• All rental units, of which 38% are affordable</li></ul></li></ul>
<b>2</b> UNDER CONSTRUCTION		<ul style="list-style-type: none"><li>&gt; About 575,000 square feet of commercial, office and retail</li></ul>
<b>9</b> IN NEGOTIATIONS	<ul style="list-style-type: none"><li>&gt; 305 hotel rooms</li><li>&gt; 820,000 square feet of retail</li></ul>	
<b>4</b> IN PROCESS IN 2018	<ul style="list-style-type: none"><li>&gt; 650,000 square feet of office (Metro Headquarters)</li></ul>	

# Joint Development Goals and Process

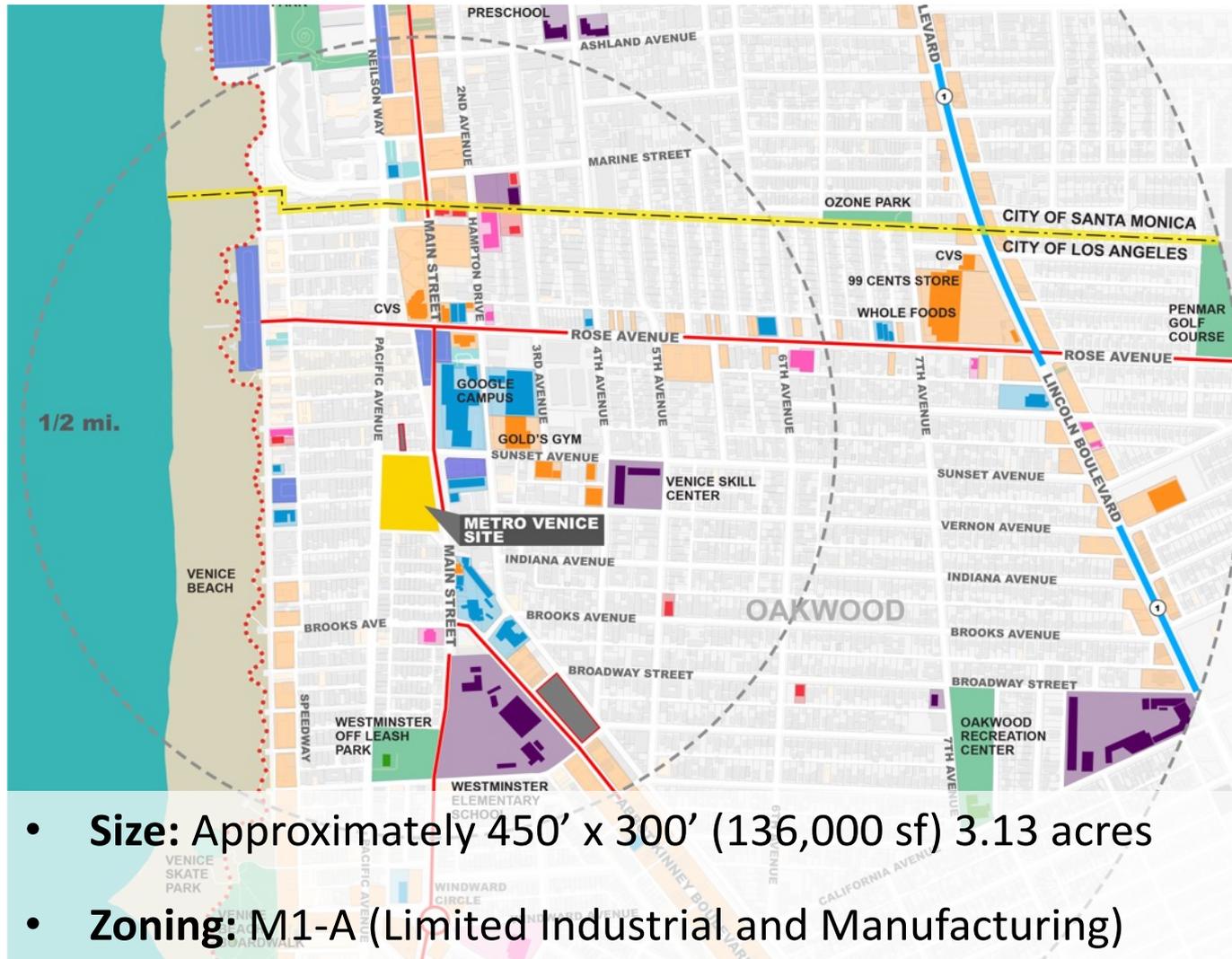
## Joint Development Goals

- Support community's vision for station area.
- Ensure high quality architecture and urban design.
- Encourage housing for diverse income levels.
- Increase transit ridership and improve patron experience.
- Generate revenue to reinvest in the transit system.

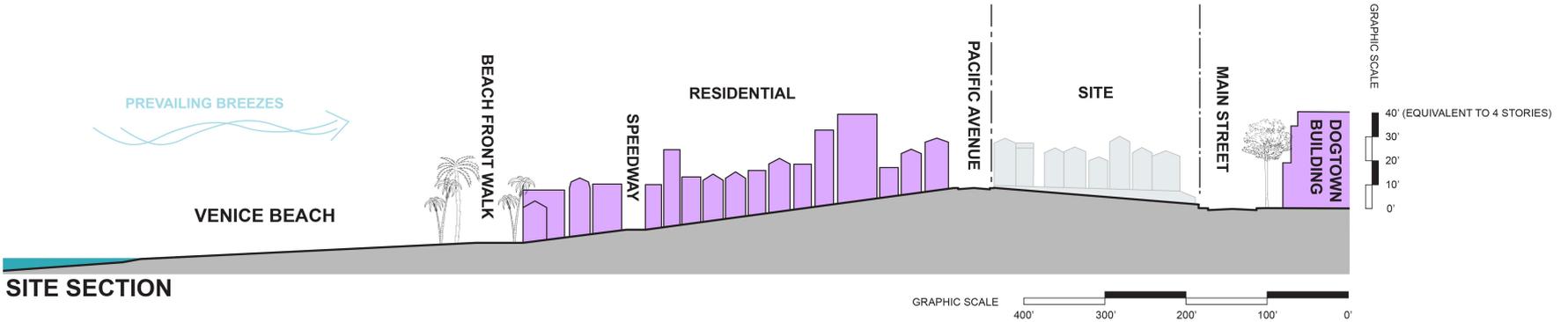
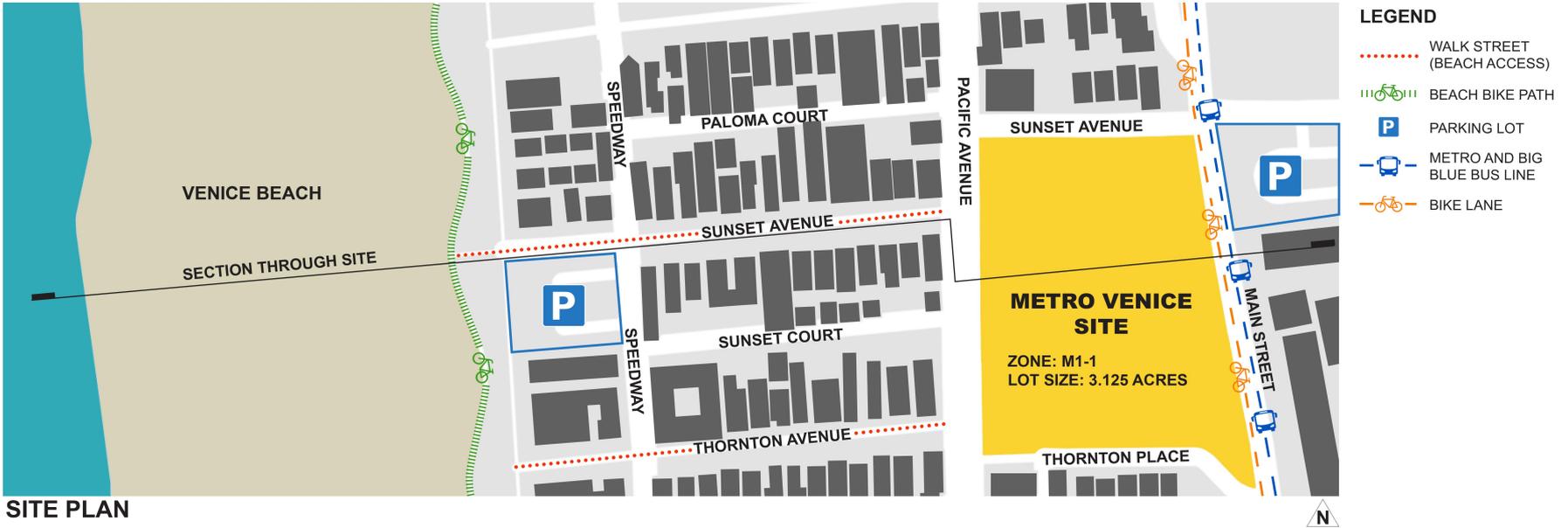
## Joint Development Process



# Division 6: Site Overview



# Division 6: Site Context



# Division 6: Site Context



# Division 6: Site Context



# Division 6: Site Context



# Division 6: Site Context



# Division 6: Site Conditions

## OPPORTUNITIES

- Eclectic neighborhood character
- Proximity to major commercial districts (Abbot Kinney & Main)
- Beach proximity
- Intersection of Uses

## CONSTRAINTS

- 11' grade change across site
- MIA/POW Memorial Wall
- Street Qualities:
  - Main St is a connector from Abbot Kinney to Santa Monica
  - Pacific is a through street
- Local residential density and heights

# Wrap-Up

## Upcoming Workshops

### **Workshop #2: Refining the Vision**

Saturday, December 1, 2018

10:00 AM – 12:00 PM

Location Venice Boys and Girls Club

### **Workshop #3: Review of Alternatives**

Saturday, January 12, 2019

10:00 AM – 12:00 PM

Location Venice Boys and Girls Club

## Keep in touch!

[metro.net/projects/jd-division6/](http://metro.net/projects/jd-division6/)

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