

NORTH HOLLYWOOD OPEN HOUSE

April 8, 2017



North Hollywood Station ● ■

↑ **Metro Red Line** ●

Bus Bays 1-14 →

← **Metro Orange Line** ■

PRESENTATION OUTLINE

- > WHERE WE'VE BEEN
- > WHAT WE'VE BEEN UP TO
- > GOING FORWARD



WHERE WE'VE BEEN

RE-INTRODUCTION

- > **Transit Oriented Communities** are compact, walkable and bikeable places in a community context. Supporting TOCs means finding ways to make holistic community development part of Metro's joint development projects.
- > **Joint Development (JD)** is a real estate management program that collaborates with qualified developers to build transit-oriented developments (TODs) on Metro-owned properties.



WHERE WE'VE BEEN

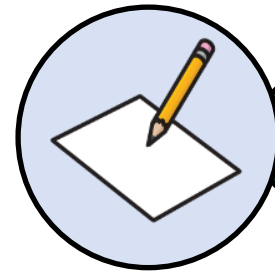
JOINT DEVELOPMENT PROCESS



**Development
Guidelines**



**Developer
Solicitation/Selection**



**Project Refinement,
Contract Negotiation**



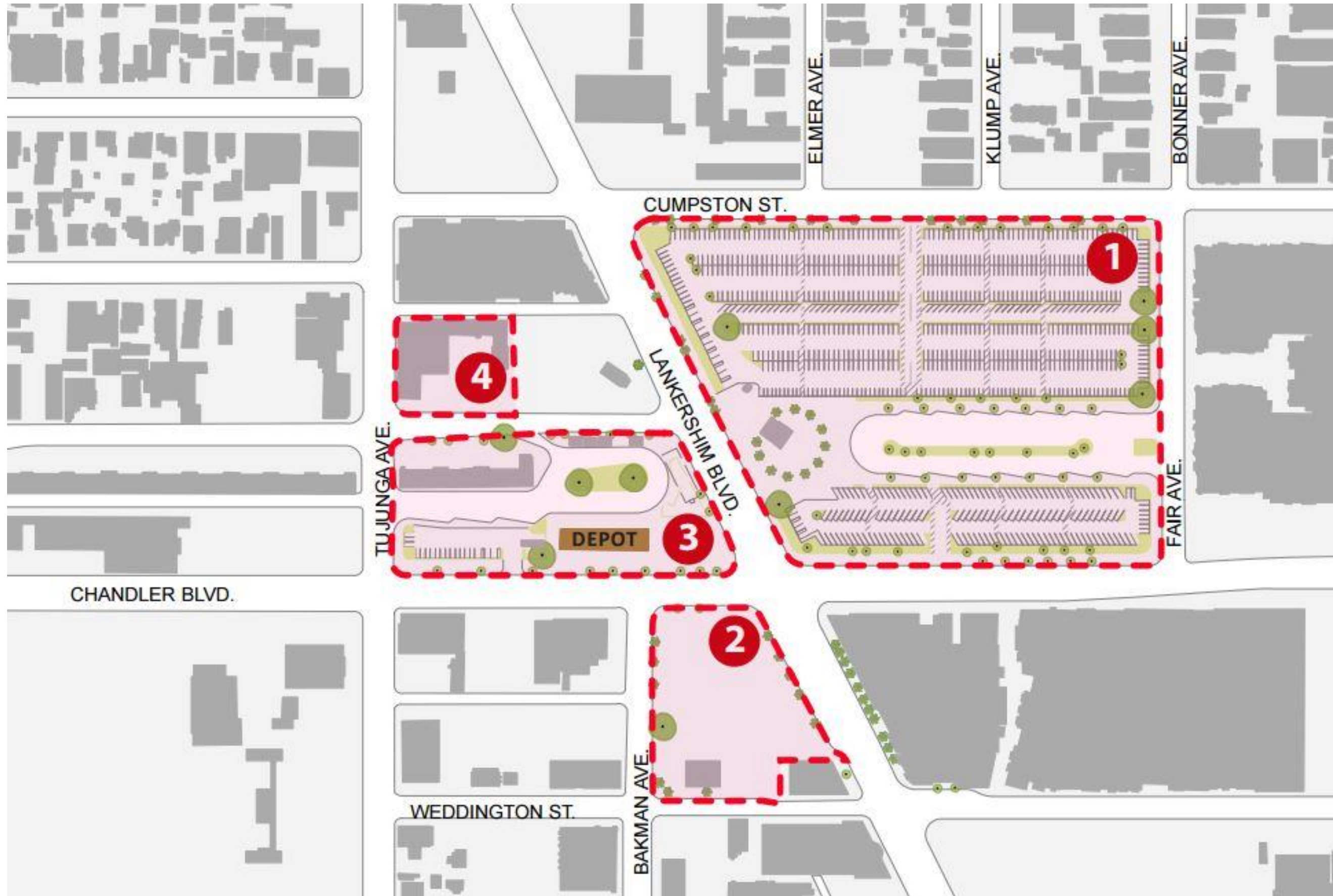
**Permitting and
Construction**



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WHERE WE'VE BEEN

SITE OVERVIEW



WHERE WE'VE BEEN

OUTREACH PROCESS



WHERE WE'VE BEEN

OUTREACH PROCESS

- > 3 focus group meetings with community organizations, residents, and businesses, totaling ~45 participants
- > Community Workshop with ~65 participants
- > Open House with ~50 participants
- > Received comments both online and via email



WHAT WE HEARD



WHERE WE'VE BEEN

WHAT WE HEARD

- > Preserve artistic, historic, eclectic character of NoHo Arts District
- > Consider a grocery store, restaurants, entertainment, and recreation for families
- > Balance density and height with a comfortable human-scaled environment
- > Bring pedestrian activity further north on Lankershim



WHERE WE'VE BEEN

WHAT WE HEARD

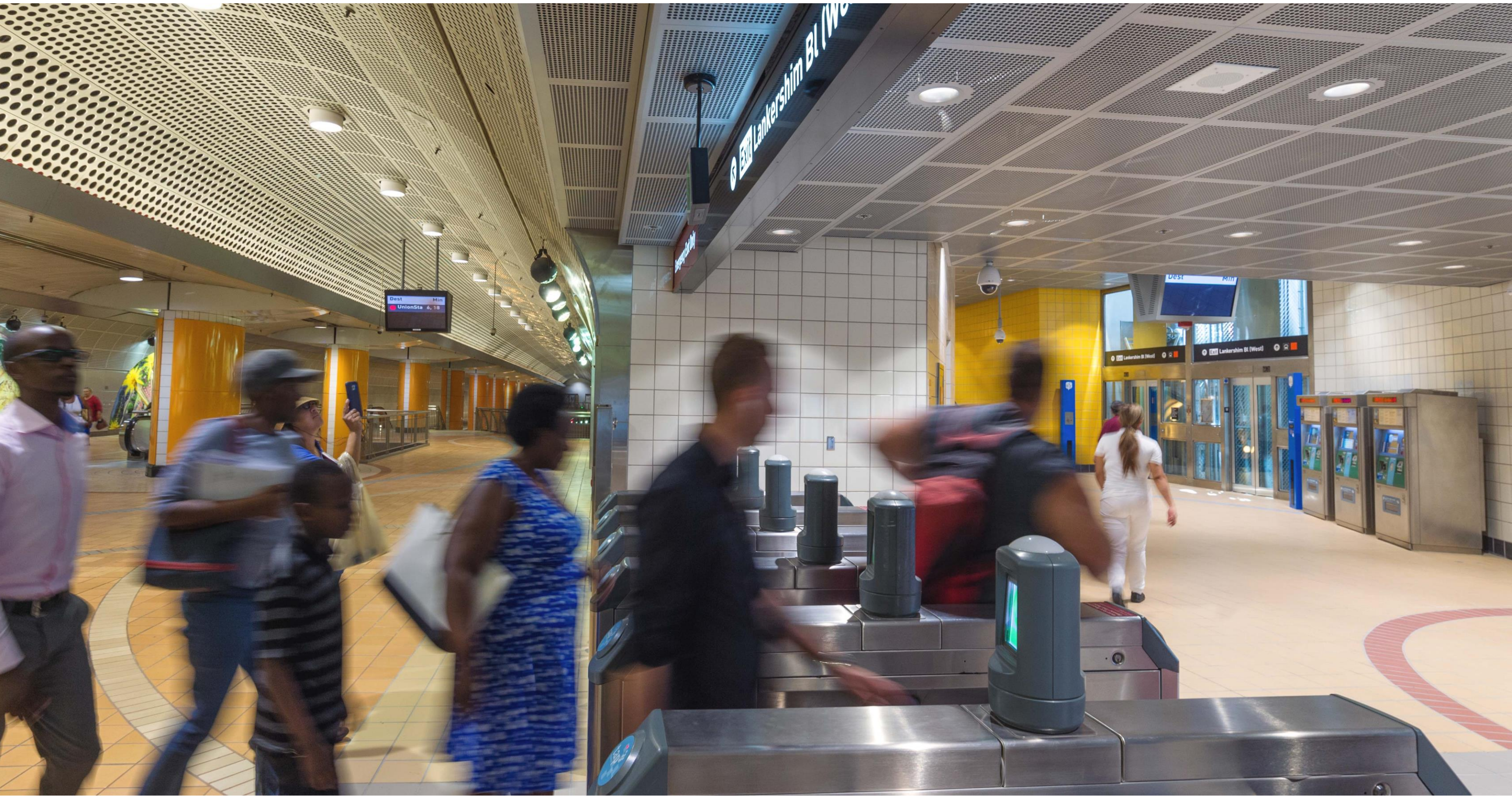
- > Include quality central open space near the Station
- > Include wider sidewalks for outdoor seating and walking
- > Ensure development encourages activity, gathering, and street life
- > Prioritize safety for a family-friendly environment and promote safety through design



MetroTM

WHAT WE'VE BEEN UP TO

METRO UPDATES



WHAT WE'VE BEEN UP TO

PEDESTRIAN UNDERPASS – NOW OPEN!



WHAT WE'VE BEEN UP TO

GROUNDWORK COFFEE – NOW OPEN!

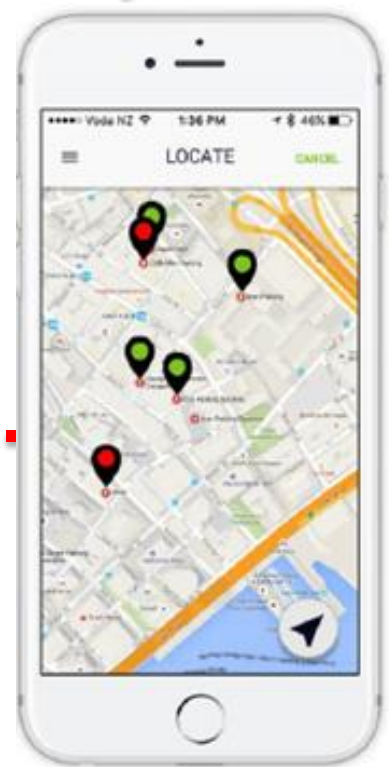


PHOTO: EATER LA

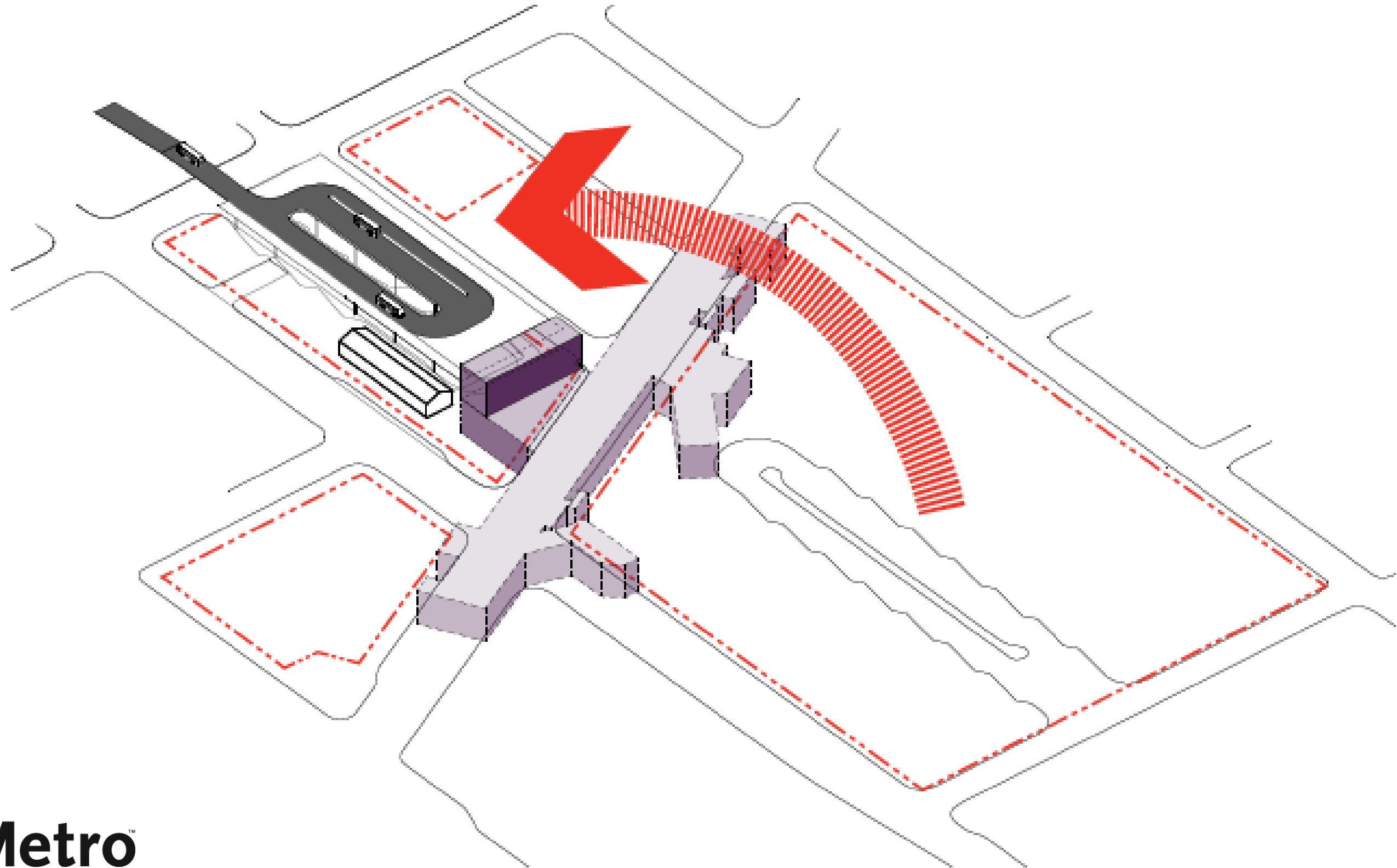
WHAT WE'VE BEEN UP TO

PARKING MANAGEMENT

- > System-wide parking evaluation
- > Implementation
 - > Parking Guidance System
 - > Paid parking at NoHo and other high demand locations coming April 24
- > Results will shape parking approach at NoHo
- > Additional Study
 - > Industry trends
 - > Evolving parking and driving technology
 - > Shared parking opportunities



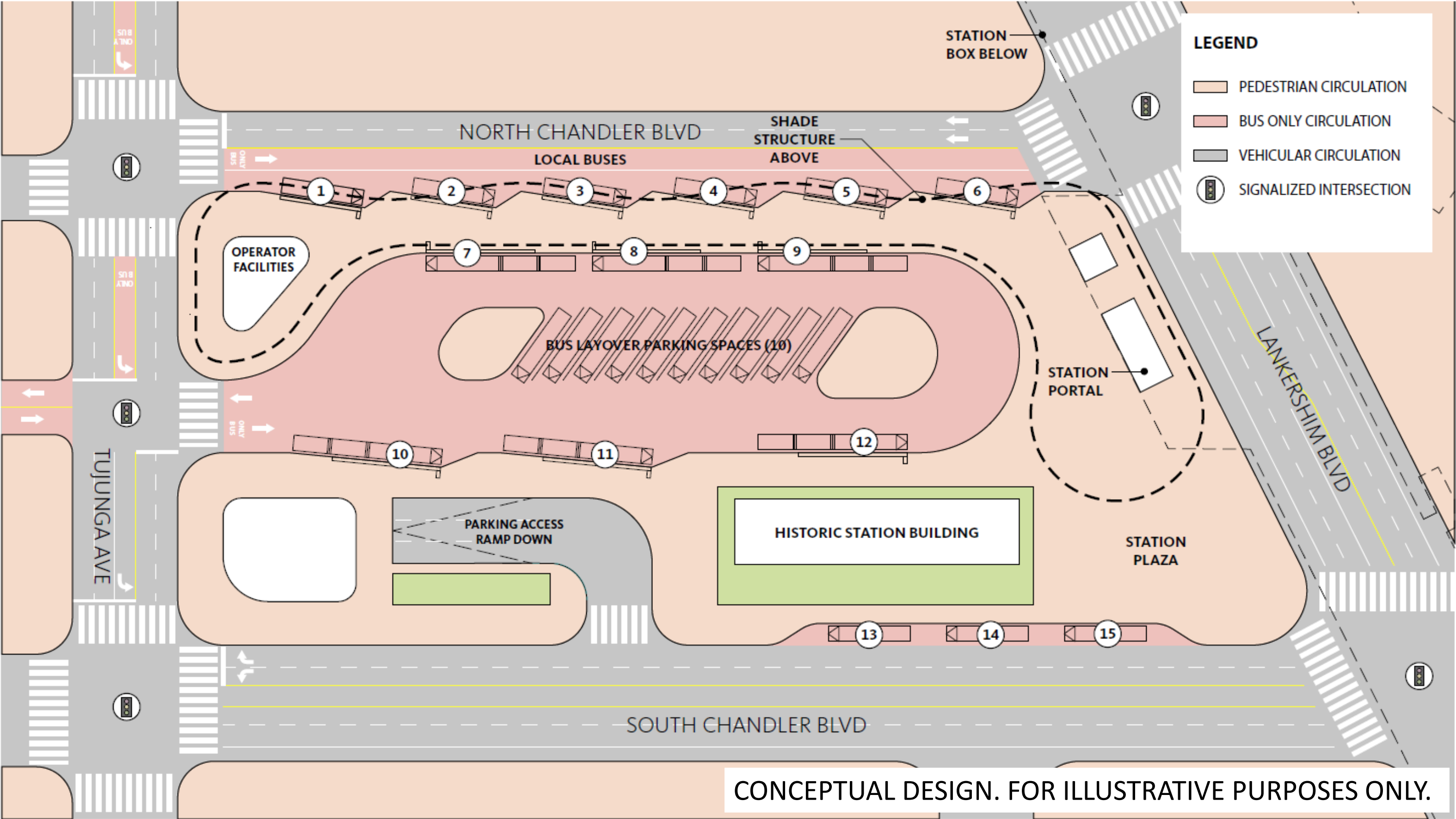
PROPOSED CONSOLIDATED BUS FACILITY & PARKING



Metro[™]

WHAT WE'VE BEEN UP TO

CONCEPTUAL TRANSIT FACILITY



CONCEPTUAL DESIGN. FOR ILLUSTRATIVE PURPOSES ONLY.

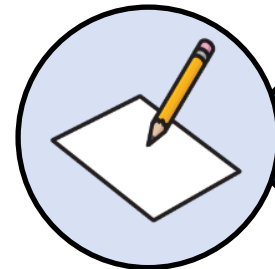
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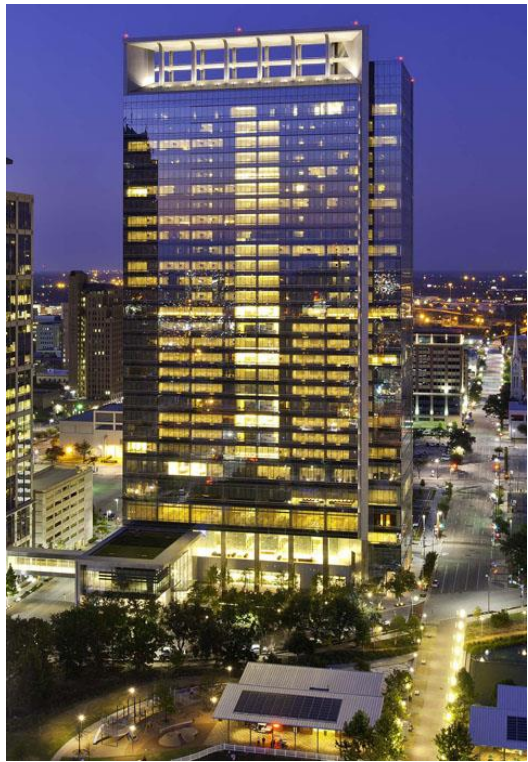


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WHAT WE'VE BEEN UP TO

DEVELOPER SELECTION

Trammell Crow Company



WHAT WE'VE BEEN UP TO

INCORPORATED DESIGN GUIDELINES

- ✓ Encourage urban activation with new streets and retail
- ✓ Create safe pedestrian thoroughfares for regional connectivity
- ✓ Develop a dense mixed-use community where people can live, work and play
- ✓ Create high-quality affordable housing



WHAT WE'VE BEEN UP TO

DEFINED OPEN SPACE



WHAT WE'VE BEEN UP TO

URBAN DESIGN

- ✓ Break up large parcel with internal streets
- ✓ Provide pedestrian and visual access to inner courtyards and plazas
- ✓ Provide connections at the corners
- ✓ Use land efficiently and integrate transit into buildings
- ✓ Extend pedestrian activity north on Lankershim



WHAT WE'VE BEEN UP TO

AFFORDABLE HOUSING

- > Affordable housing is a top priority for Metro and Los Angeles
 - > Metro commitment to increasing affordable housing
 - > Voter-approved Measure JJJ
- > Partnered with Cesar Chavez Foundation to ensure the highest quality affordable housing that will enhance the neighborhood and house North Hollywood's working families



Cesar Chavez Foundation



WHAT WE'VE BEEN UP TO

CONCEPTUAL SITE PLAN



WHAT WE'VE BEEN UP TO


CONCEPTUAL PROJECT RENDERING




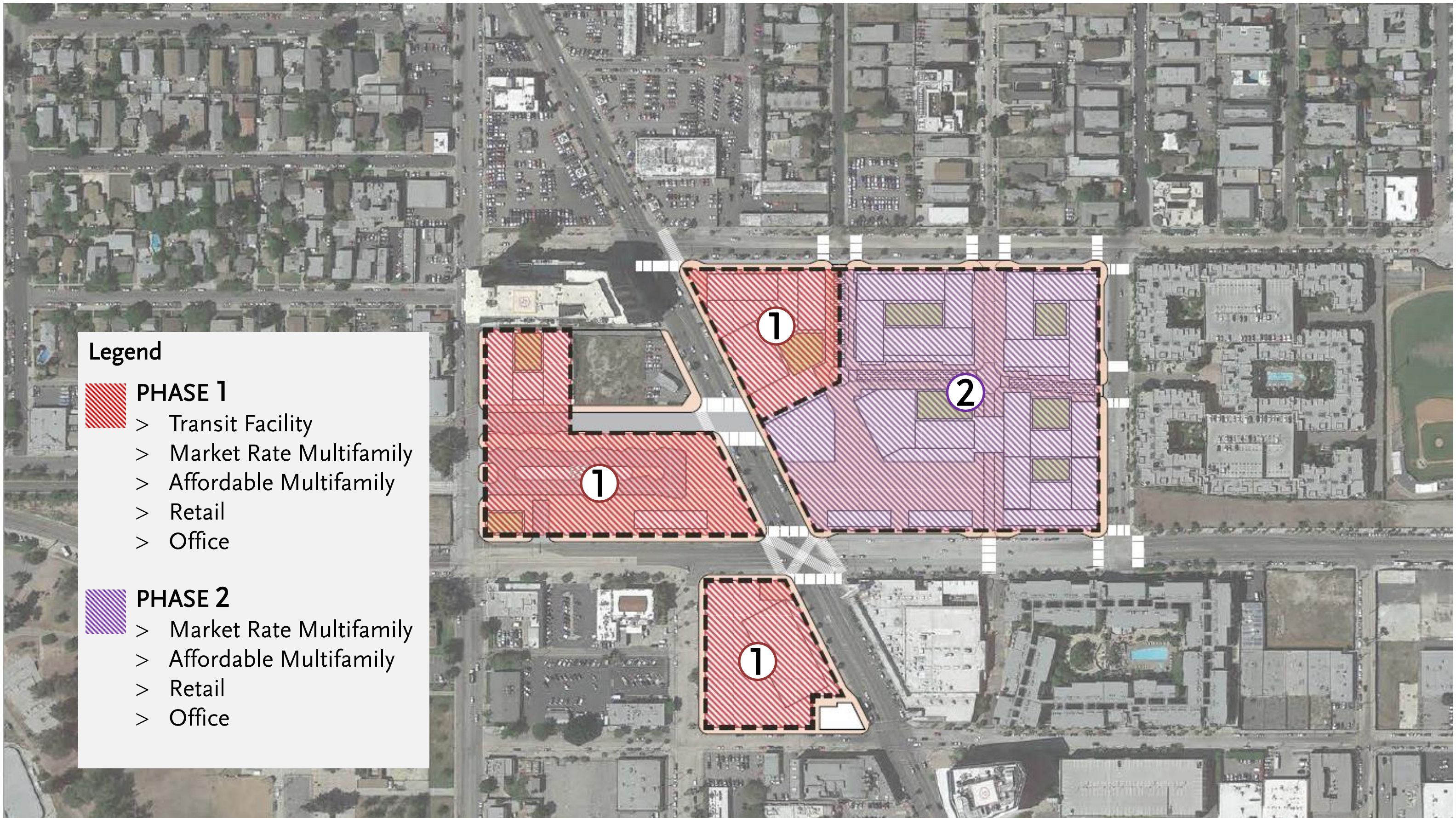
WHAT WE'VE BEEN UP TO

PHASING PLAN

Legend

-  **PHASE 1**
- > Transit Facility
 - > Market Rate Multifamily
 - > Affordable Multifamily
 - > Retail
 - > Office

-  **PHASE 2**
- > Market Rate Multifamily
 - > Affordable Multifamily
 - > Retail
 - > Office



GOING FORWARD

TRANSPARENCY

Sign Up for Our Mailing List!

Next Steps

- > Outreach
- > Project Refinement
- > Entitlements



OPEN HOUSE

INFORMATION STATIONS

- > Site Plan + Program Summary
- > Community Connections
- > Open Space
- > Transit Center
- > Affordable Housing
- > Parking

OPEN HOUSE

KEEP IN TOUCH!

<https://www.metro.net/projects/jd-sfv/>

