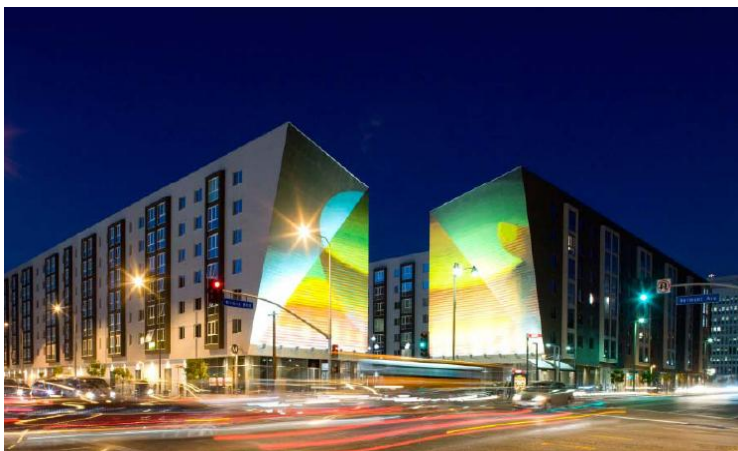


Wilshire/Vermont, Red Line, Los Angeles, CA



Wilshire and Vermont Apartments (Source: LA Metro)

Location: Los Angeles, CA (*Urban*)

Project Type: Urban transit oriented development program and subway; operated by the Los Angeles County Metropolitan Transportation Authority (Metro)

Transit Funding:

- Red Line Segment 3: \$1.09B (FTA); \$1.17B local match
- Station: \$136.5M (Private Activity Tax Exempt Bonds, Taxable Bonds, Equity, Metro Transit Grants)

Project Description:

The Wilshire/Vermont Station in Los Angeles provides access to the Red and Purple Lines and houses transit oriented development (TOD) on 3.24 acres of property owned by the Los Angeles County Metro Transit Authority (Metro). The site, completed in 2007, includes 450 apartments (90 affordable units), bus layover space, subway access, 35,000 square feet of ground-level retail, and a public plaza. It also includes an 800-student middle school that opened in 2009, drawing students from the on-site housing and other neighborhoods accessible by Metro.

Metro is extensively involved in “joint development,” encouraging comprehensive planning and development associated with transit stations throughout the system. The Joint Development Program works with local jurisdictions and developers to encourage development patterns that enhance transit use. The Wilshire/Vermont site is one of 10 TODs completed by Metro since 1993, with many others under negotiation or in construction.

The Metro Joint Development Program seeks to:

- Encourage comprehensive planning and development around station sites and along transit corridors;
- Reduce auto use and congestion through transit-linked development;
- Promote and enhance transit ridership;
- Enhance and protect the transportation corridor and its environs;
- Enhance community land use and economic development goals; and
- Generate value to Metro based on a fair market return on public investment.



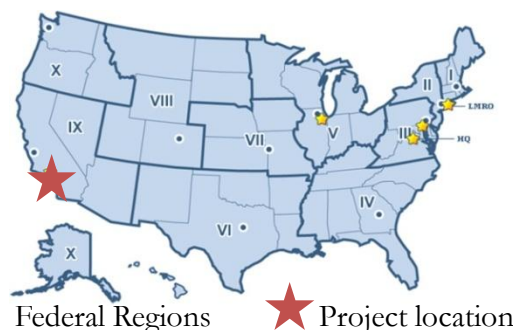
Wilshire and Vermont School (Source: LA Metro)

Federal Partners:

Federal Transit Administration (FTA)

Livability Goals:

- ✓ Provide more transportation choices
- ✓ Support existing communities
- ✓ Promote equitable, affordable housing
- ✓ Value communities and neighborhoods



Wilshire/Vermont, Red Line, Los Angeles, CA

Community Outreach:

The developer worked closely with the City, Metro, and local businesses to meet objectives for public welfare. Current community outreach includes financial planning classes and health screenings. The site hosts a weekly farmers market and is connected to the Wilshire Center Business Improvement District and the City.

Key Community Partners:

- Los Angeles Community Redevelopment Agency
- California Debt Limit Allocation Committee
- Private and non-profit investors and developers

Completed Metro Joint Development Projects:

- 7th Street Metro Center, 1993 (Red/Blue Lines)
- Union Station Gateway, 1995 (Red/Gold Lines)
- Willow Station, 1999 (Blue Line)
- Hollywood/Highland Station, 2001; Hollywood/Western Station, 2004;
- Wilshire/Vermont – Apartments, 2007, School, 2009 (Red Line)
- Wilshire/Western, 2009 (Purple Line)
- Del Mar, 2007, Sierra Madre Villa, 2007 (Gold Line)



Red Line Station Map
(Source: LA Metro)

Livability Highlights:

Provide more transportation choices: The Wilshire/Vermont site provides improved rail and bus access for residents, the surrounding community, and employees.

Promote equitable, affordable housing: Nearly 20 percent of the new housing units are affordable, providing opportunities for families earning 50 percent or less of area median income.

Enhance economic competitiveness: The site provides residents with easy access to employment centers in downtown Los Angeles, as well as in other locations along the Red Line, and employment opportunities on-site.

Support existing communities: The Wilshire/Vermont site provides improved Metro access, public space, retail, and educational opportunities for the surrounding neighborhoods. It sits at the intersection of several diverse neighborhoods and is close to downtown.

Coordinate policies and leverage investment: This project provides a successful example of creating transit oriented development along an existing Metro line with funding from a variety of local, state, Federal, and private sources.

Value communities and neighborhoods: The site establishes a vibrant and walkable urban environment. The development provides safe access to transit, shopping, and school.

Early Insights:

The project has been well received by the market -- 96 percent of residential units and 77 percent of the retail space are leased. There are challenges, however, with managing the heavy pedestrian traffic, and interest in spending time in the plaza appears to be low. While there have been some issues with vandalism and crime, relations between the onsite patrol company and Wilshire Center Business Improvement District officers are strong.

For More Information About this Project Contact:

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Prepared for FTA by the U.S. DOT Volpe
National Transportation Systems Center

This case study, and others related to Livable
and Sustainable Communities, is available at:
http://fta.dot.gov/publications/publications_10991.html