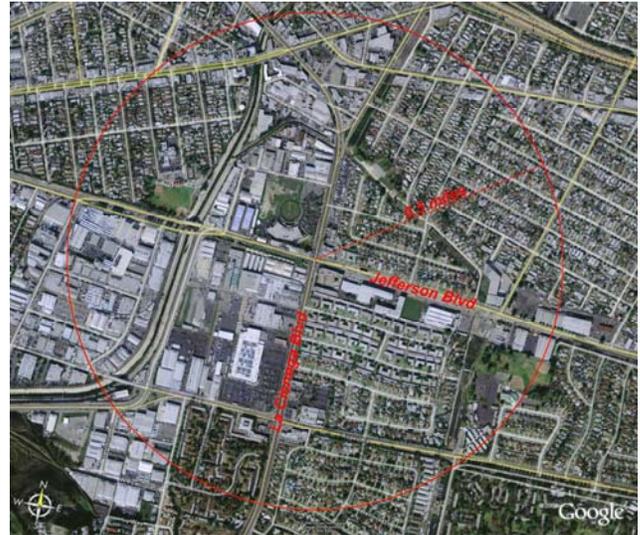


CASE STUDY 11 Jefferson–La Cienega Boulevards Exposition Rail Station Plan

1. Project Description

The Exposition Rail station land use/transit-oriented development (TOD) plan and market study includes a ½ mile area around the Exposition Rail station at La Cienega and Jefferson Boulevards in the City of Los Angeles. A portion of the station area boundary is located in the City of Culver City. The Exposition Rail Line is currently under construction and will travel between Downtown Los Angeles and Culver City along the existing Exposition railroad right-of-way. The Jefferson-La Cienega Boulevards Rail Station is one of eight new stations that are being planned concurrently with construction of the rail line.

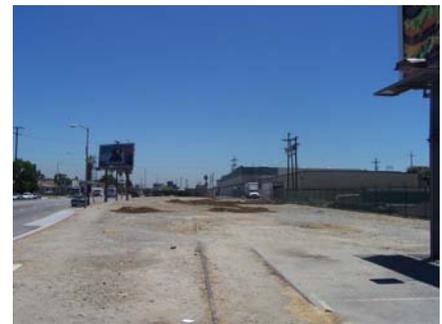


2. Project Area Size

½ mile radius around the intersection of La Cienega and Jefferson Boulevards.

3. Predevelopment Land Uses

Industrial land uses west of La Cienega and abut Exposition Boulevard to the east of La Cienega Boulevard and comprise a large portion of the station area north and south of Exposition Boulevard to the west of La Cienega Boulevard. There is a mixture of commercial and high-density residential south of Jefferson Boulevard and east of La Cienega Boulevard. Ballona Creek traverses the station area in a north/south direction to La Cienega Boulevard. Baldwin Hills Recreation Park is located along the south side of Exposition Boulevard midway between this station and the La Brea station site.



4. Rail Type

Light rail, using the existing Expo right-of-way

5. Rail Service Frequency

Based on existing Gold Line service, expected 4- to 9-minute headways would occur during peak commute periods; and 15- to 20-minute headways other times.

6. Rail Station Improvements

The Expo Line is under construction with service expected to start in 2010.

7. Modal Interface

Several Metro buses serve the Station area, as does Culver City Bus.

8. Street and Pedestrian Access

The Exposition Light Rail line features an urban design concept for the alignment called the Exposition Transit Parkway. The goal of this concept is to establish a multi-modal transit corridor combining a light rail transit alignment, a bikeway, street and pedestrian linkages in a safe, balanced and cohesive parkway setting.

The Station Transit-Oriented District Plan contains a pedestrian plan that enhances the currently limited pedestrian access to the Station area. Streetscape and open space standards addressing sidewalks and setbacks, streetscape improvements, building street walls, and ground floor treatment along street are designed to enhance the pedestrian experience.

9. Policy and Regulatory Documents Adopted to Guide Development

The Station TOD Plan will be incorporated into the City's West Adams–Baldwin Hills–Leimert Park Community Plan.

10. Tools Used to Incentivize Development

- Density bonuses for additional square footage
- Available parking in a Park n Ride structure

11. Development Completed Since Initiation of the Project

Construction on the Exposition Line began in the fall of 2006. Work currently underway includes utility and corridor improvements on Flower St. from Washington Blvd to 23rd St. in Downtown LA. Those activities include relocation of waterlines, gas, power, cable TV, sewer and storm drains as well as roadway improvements, traffic control and street lighting. Utility relocation and trench construction from Jefferson Blvd. and Flower St. to Vermont Blvd. and Exposition Blvd. will begin in the summer of 2007. The entire trench construction will take over one year to complete.

Planning for the first transit-oriented gateway station at Jefferson–La Cienega is underway and will set the framework for future development as the Expo rail line becomes operational.

12. Factors Contributing to Existing Development

The Exposition Metro Line Construction Authority (Expo) is funding the Expo Line and will assume operations of the line when Phase I (Mid-City segment from Downtown Los Angeles to Culver City) is completed in 2010. \$523 million in state funding was secured in March and April of 2006.

13. Planned Development and Improvements and Applicable Implementation Programs

The TOD plan will serve as a platform from which to develop implementing ordinances, measures, and environmental clearances that can be included in the updated West-Adams Baldwin Hills Leimert Community Plan. The City of Los Angeles will identify funding sources for public improvements and to enable plan implementation.



14. Analysis of TOD Success

TOD station planning is underway as the rail line is being constructed.