

Status of Outreach on the Boyle Heights Gold Line Joint Development Projects

Planning and Programming Committee
February 18, 2015

Boyle Heights Joint Development Sites

New sites under consideration:

- Mariachi Plaza Station – 1.44 acres
- 1st and Soto Station – 1.38 acres
- Cesar Chavez and Soto – 1.37 acres (not a station)

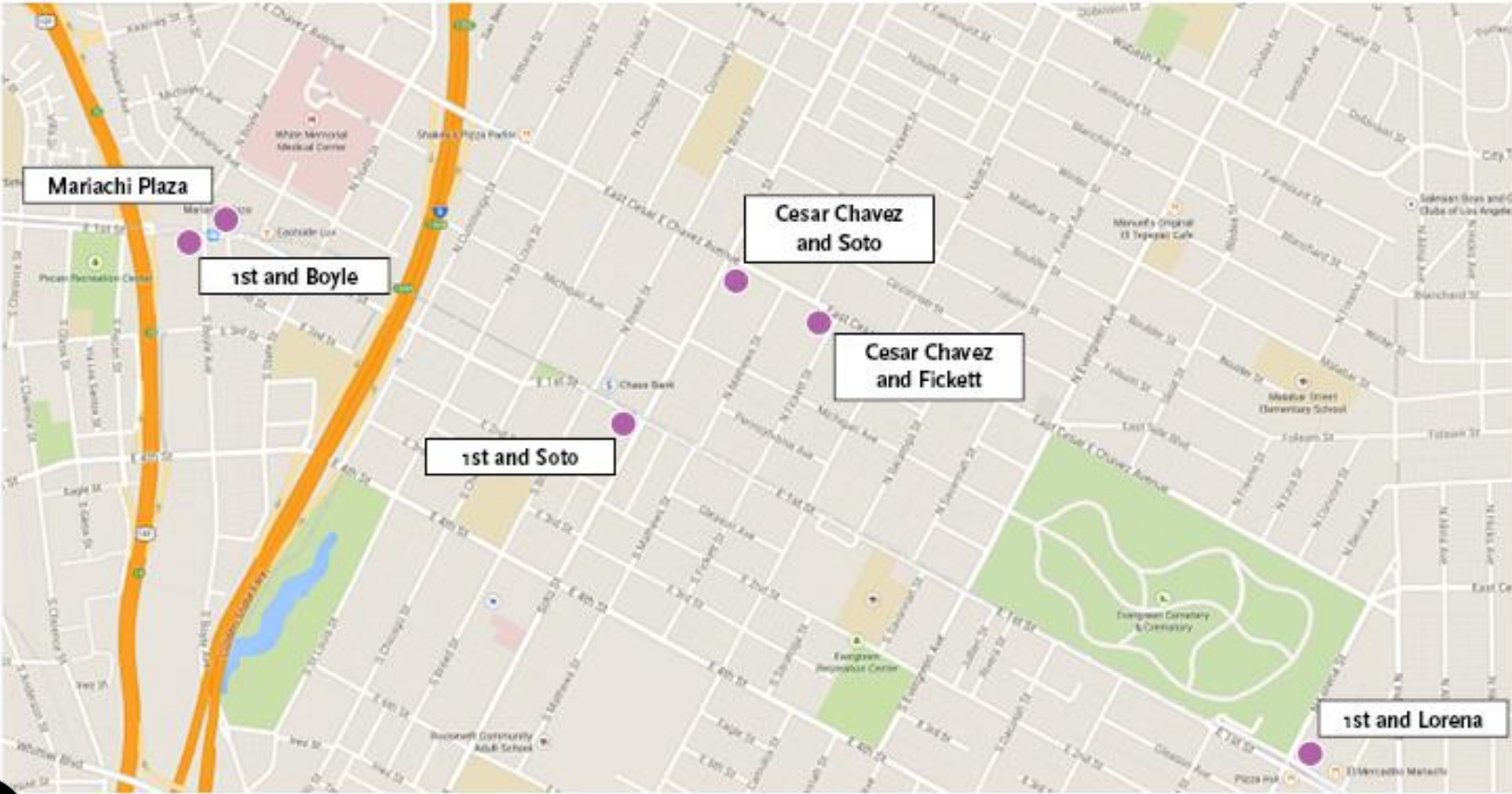
Sites in progress:

- 1st and Lorena - .7 acres
- Cesar Chavez and Fickett – 1.56 acres
- 1st and Boyle – 1.5 acres



Metro

Boyle Heights Joint Development Sites



Outreach Activities to Date

- Formation of the Design Review Advisory Committee
- Developing comprehensive stakeholder list
- Presented to Boyle Heights Neighborhood Council (BHNC)
- Hosted Community Meeting – over 200 attendees

What we heard

- Need for community engagement and transparency
- Housing is needed in the community (affordable and mixed income)
- Preservation of culture and art is critical; local artist participation
- Concerns about ongoing displacement
- Need for: local job creation/construction jobs, public open spaces, local business support, art/community space, youth services and engagement, supermarkets

Moving Forward – Staff Recommendations

- Terminate the procurement process for Mariachi Plaza and engage in a community-driven development guidelines process
- As approved by BHNC:
 - Enter into a short term ENA with Abode Communities for Cesar Chavez and Soto site
 - Enter into a short term ENA with ELACC/Bridge for 1st and Soto Station site
- RFP to hire architecture/design firm to facilitate community input on Joint Development sites

Next Steps

Cesar Chavez and Soto and 1st and Soto Sites:

- Present interim ENAs to Metro Board in March
- Recommended housing developers creating outreach plans for short term ENAs (if approved by the Board)
- Begin focused outreach for the two short-term ENA sites
- Procurement of design review/architecture firm

Mariachi Plaza Station Site:

- Procurement of design review/architecture firm
- At the conclusion of the short term ENAs, begin community design process for Mariachi Plaza

Update on Boyle Heights Joint Development sites in progress - 1st and Lorena

- 53 units of affordable family housing of which 26 will be for families with special needs;
- ENA with A Community of Friends extended through 12/15;
- Developer working on entitlements and outreach.



A Community of Friends
LORENA PLAZA

PERSPECTIVE RENDERING

FEBRUARY 2014

GENSLER GOODALE ARCHITECTS

Update on Boyle Heights Joint Development sites in progress - Cesar Chavez and Fickett

- Proposed supermarket by developer McCormack Baron Salazar (MBS), market analysis underway
- Further outreach upon completion of study.



Update on Boyle Heights Joint Development sites in progress – 1st and Boyle

- 80 units of affordable family housing by MBS.
- JDA executed and project entitled in 2009.
- Financing completed late 2014 and groundbreaking in March 2015.
- MBS presented an update to the BHNC Planning and Land Use Committee on Feb 12, 2015.

