



Metro

Metropolitan Transportation Authority

One Gateway Plaza
Los Angeles, CA 90012-2952

213.922.2000 Tel
metro.net

11

PLANNING AND PROGRAMMING COMMITTEE
November 15, 2006

SUBJECT: 1ST AND BOYLE JOINT DEVELOPMENT

ACTION: AUTHORIZE THE EXECUTION OF AN EXCLUSIVE RIGHT TO
NEGOTIATE FOR THE DEVELOPMENT OF METRO PROPERTIES
ADJACENT TO THE METRO GOLD LINE 1ST AND BOYLE STATION

RECOMMENDATION

Authorize the Chief Executive Officer to enter into an Exclusive Right to Negotiate (ERN) with JSM Construction, Inc. ("JSM") LLC to develop a mixed use project (as described in Attachment A, hereto) on Metro properties adjacent to the Metro Gold Line Boyle Heights/Mariachi Plaza Station at 1st and Boyle (Attachment B). The JSM team was selected as the most qualified respondent to Metro's solicitation for proposals entitled RFP: 01JD 2005 Central Area Team (the "RFP").

ISSUE

In February 2006 Metro received nine proposals in response to its RFP requesting proposals for the development of Metro properties located at the Metro Gold Line East Los Angeles Extension at the 1st and Boyle station area the "Site"). After initial review and analysis of all proposals, the teams associated with the five highest ranking proposals received for Site were interviewed in depth by a proposal evaluation team ("PET"). Upon completion of the initial interviews and further analysis, the two highest ranked development teams were invited to return for further interviews, and the PET subsequently recommended the JSM team as the proposal most responsive to the RFP guidelines and criteria (Attachment E). The recommended proposal is a mixed-use development containing commercial, medical office, retail and housing elements.

BACKGROUND

Metro issued its above referenced RFP for the development of six separate development sites, including the 1st & Boyle project site, in October 2005, consistent with the Metro Board-adopted joint development guidelines. Development proposals were received for four of the six offered sites. The potential development sites included properties at three Metro Gold Line East Los Angeles extension stations, two Metro Red Line stations and one bus layover area. Over two hundred national and local development and development industry related firms were notified by mail of the RFP, and there were over 80 downloads of the RFP from the Metro website. Metro held a pre-proposal conference at the Metro Headquarters Building on Monday November 14 in the Gateway Plaza Conference Room on the 3rd floor.

A list of the properties receiving development proposals and the recommended firms is included (Attachment C). A separate board report will be submitted for each of the other development sites offered by the RFP.

The 1st and Boyle site received the largest number of proposals among those offered by the RFP and were also the most competitive and complex, thus requiring the most extensive review and evaluation. The PET chosen to evaluate the 1st & Boyle site consisted of three Metro staff members, one person from the City of Los Angeles Housing Department and one from the Community Redevelopment Agency (CRA), and was assisted by an outside real estate financial consultant.

Proposed Use:

The 1st and Boyle site received nine very diverse proposals. After several reviews and an initial interview of five of the nine teams, the PET identified two submittals that were clearly preferred above the others and were most consistent with the Metro Board-adopted station area development guidelines (Attachment E). The Metro Board-adopted station area development guidelines were prepared utilizing extensive involvement from the community as well as Metro's internal analysis, and the recommended development is responsive to those guidelines.

The selected firm's proposal provides several advantages over other received proposals, the most apparent of which is the inclusion in the development of an adjacent, non-Metro owned property near the Mariachi Plaza that allows a design with a larger, more grandiose public plaza and Metro station entrance. The enlarged plaza represented a more significant addition to the station than could be achieved through the other proposals. The other clear advantage of the recommended proposal was its much higher financial return to Metro in comparison to the other submitted proposals. Overall, most submittals were presented by well qualified design/development, including several from nationally recognized development groups. Most submittals also included a significant commercial component as well as residential components (often including subsidized housing). The recommended proposal includes such subsidized housing as one optional component, and the PET recommendation is for inclusion of the affordable housing option as part of their recommendation for award of an ERN.

The recommended development concept also focuses on creating a more regional destination, with a significant integration of and institutional support for the Mariachi Plaza and its cultural activities as the focus of the proposed development of the site. The selected team's proposal includes the developers plan to subsidize Mariachi performances at its cost as part of the commercial element of the development, and conceptually includes an affordable housing element that may be offered to Mariachi musicians.

Each proposal group submitted a site-specific development concept along with sufficient information to demonstrate its development experience, capabilities and financial resources as adequate to complete the project. The specified intent of the RFP was the selection of a qualified development team for exclusive negotiations for a project responsive to the development guidelines adopted by Metro and conforming to the RFP requirements. Metro

recognizes that following discussions with the City, the stakeholders and those financing the project, numerous conditions are likely to require modification to the detail of the project. Entering into an Exclusive Right to Negotiate (ERN) is consistent with Metro Board adopted policies and allows a flexible method to coordinate development of Metro properties with the various interested parties and agencies while refining the final terms and conditions of a development agreement.

The recommended project proposes a community-oriented center, with retail space, restaurants, a food market and community rooms. The project also architecturally connects to the White Memorial Hospital, and includes a minimum of 35,000 square feet of medical office space as well as approximately 100,000 square feet of retail space. The project responds to a current need for retail in the Boyle Heights community (which is predominately residential) and also provides medical office space supporting the recent expansion of White Memorial Hospital. The need for additional retail in the site area is also likely to increase with the addition of new housing developments in the surrounding area (e.g., planned developments at the Sears Olympic Building and Pueblo del Sol). The conceptual mix of uses is as follows:

Parcel 1: A market with subterranean and surface parking (35,400 square feet of retail space), and 100 affordable housing units over the market. The potential tenant for this site is a smaller style neighborhood market. The proposed housing component consists of affordable units and will require some level of public subsidy.

Parcel 2: This parcel will contain retail space, restaurants, a community room and medical offices (65,000 square feet of retail/restaurant space plus 35,000 square feet of medical office space). The ground floor will include retail space and parking, while the second floor is planned for restaurants, additional retail shops and parking. The third floor plans include a community room, medical offices, a community restaurant, and a view terrace, while the fourth floor plans include medical offices only. Tenants for the medical offices are expected to be coordinated with White Memorial Medical Center's office needs. Potential type, mix and style of retail tenants are expected to include a coffee house, a bookstore, bank, video rental, restaurants (including convenience/fast food), consumer products (general retail), and a drug store/pharmacy such as Rite Aid/CVS. No public subsidy is required for the retail and office elements of the development.

Parcel 3: 6-10 additional housing units (market or affordable to be determined)

FINANCIAL IMPACTS

Funding for the efforts supporting joint development activities are budgeted in New Business Development budget. This development will produce annual revenue starting upon commencement of construction in 2009.

SELECTED TEAM MEMBERSHIP

The firms included in the development team for the recommended proposal include:

JSM Construction, Inc. (Craig Jones, President)

Polis Builders (Nick Patsaouras, President)

Barrio Planners (Frank Villalobos, President)

NEXT STEPS

Staff will negotiate terms and conditions with the selected firm and return to the Metro Board for a request to enter into a Joint Development Agreement and Land Lease.

ATTACHMENTS

ATTACHMENT A: Conceptual Rendering

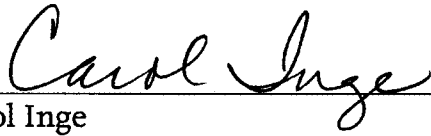
ATTACHMENT B: Metro Owned Property, 1st and Boyle

ATTACHMENT C: Proposal Evaluation

ATTACHMENT D: Proposals and Recommended Development Firms

ATTACHMENT E: Summary of Development Guidelines

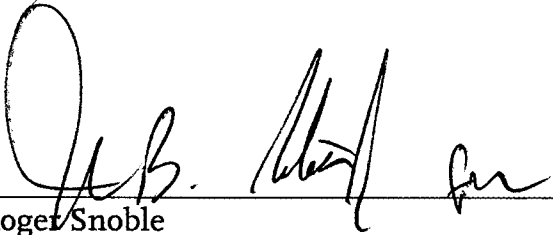
Prepared by: Diego Cardoso, Director, Central Area Team
Robin Blair, Transportation Planning Manager



Carol Inge
Chief Planning Officer



Roger Moliere
Executive Officer, Real Property Management & Development



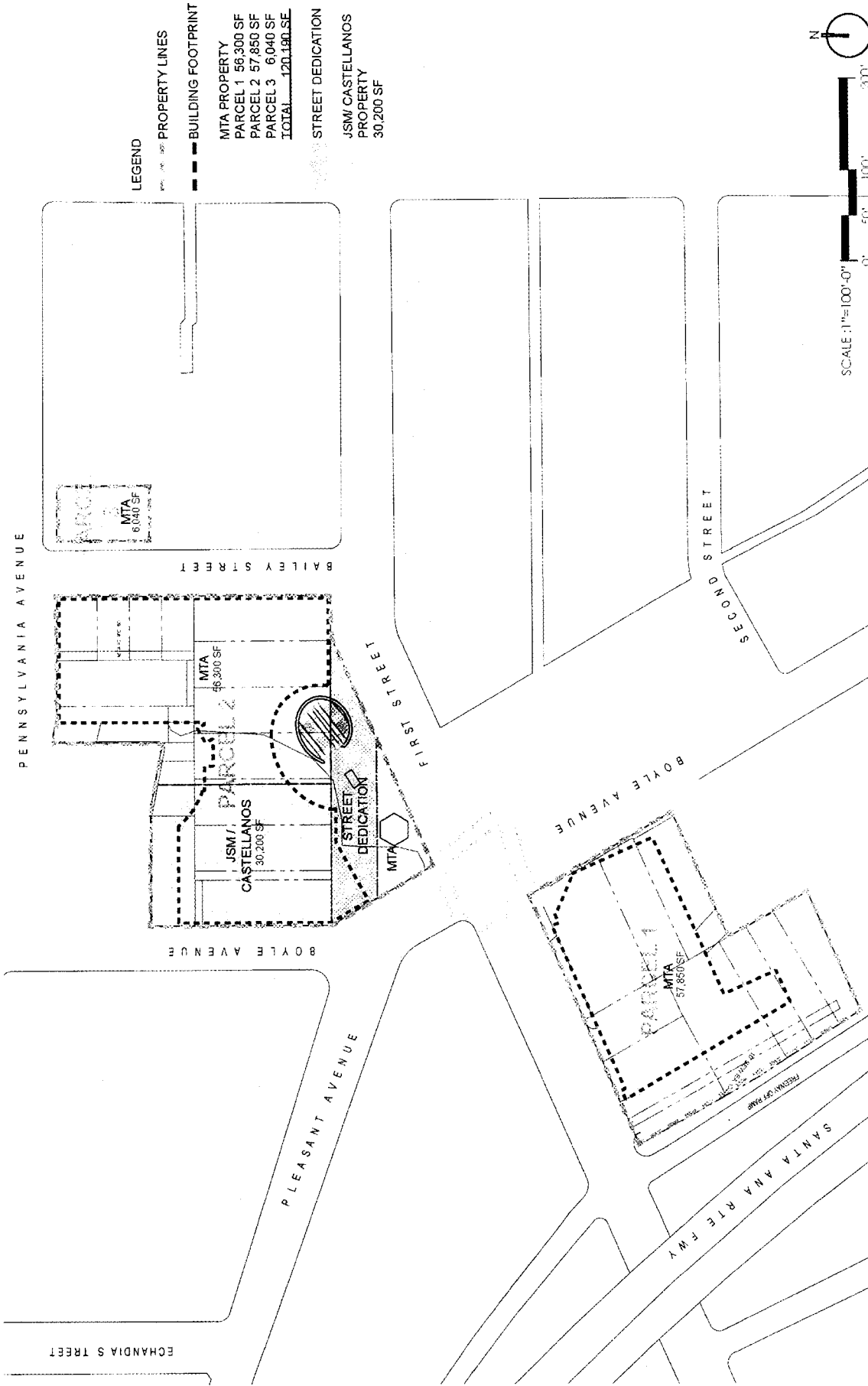
Roger Snoble
Chief Executive Officer

ATTACHMENT A



4-07-06

CONCEPTUAL RENDERING



LEGEND

--- PROPERTY LINES

--- BUILDING FOOTPRINT

MTA PROPERTY

PARCEL 1 56,300 SF

PARCEL 2 57,850 SF

PARCEL 3 6,040 SF

TOTAL 121,190 SF

STREET DEDICATION

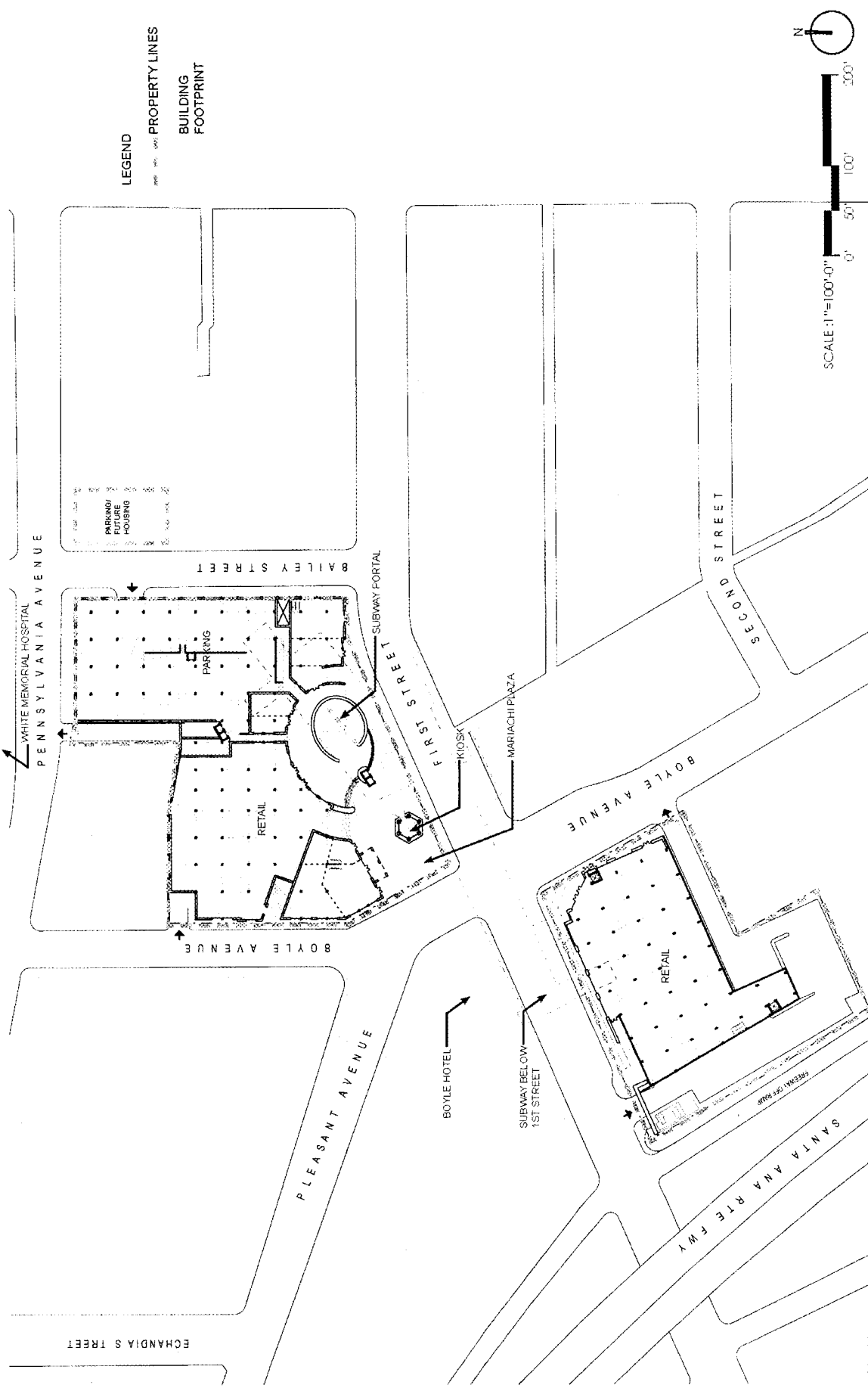
JSM/CASTELLANOS

PROPERTY

30,200 SF

PARCEL 1, 2 & 3 SITE PLAN OWNERSHIP

PLAZA **MARJACHI** JSM Construction Callison Architecture Polis Builders Barro Planners



LEGEND

PROPERTY LINES

BUILDING FOOTPRINT



PARCEL 1, 2 & 3 SITE PLAN

ECHANDIA STREET

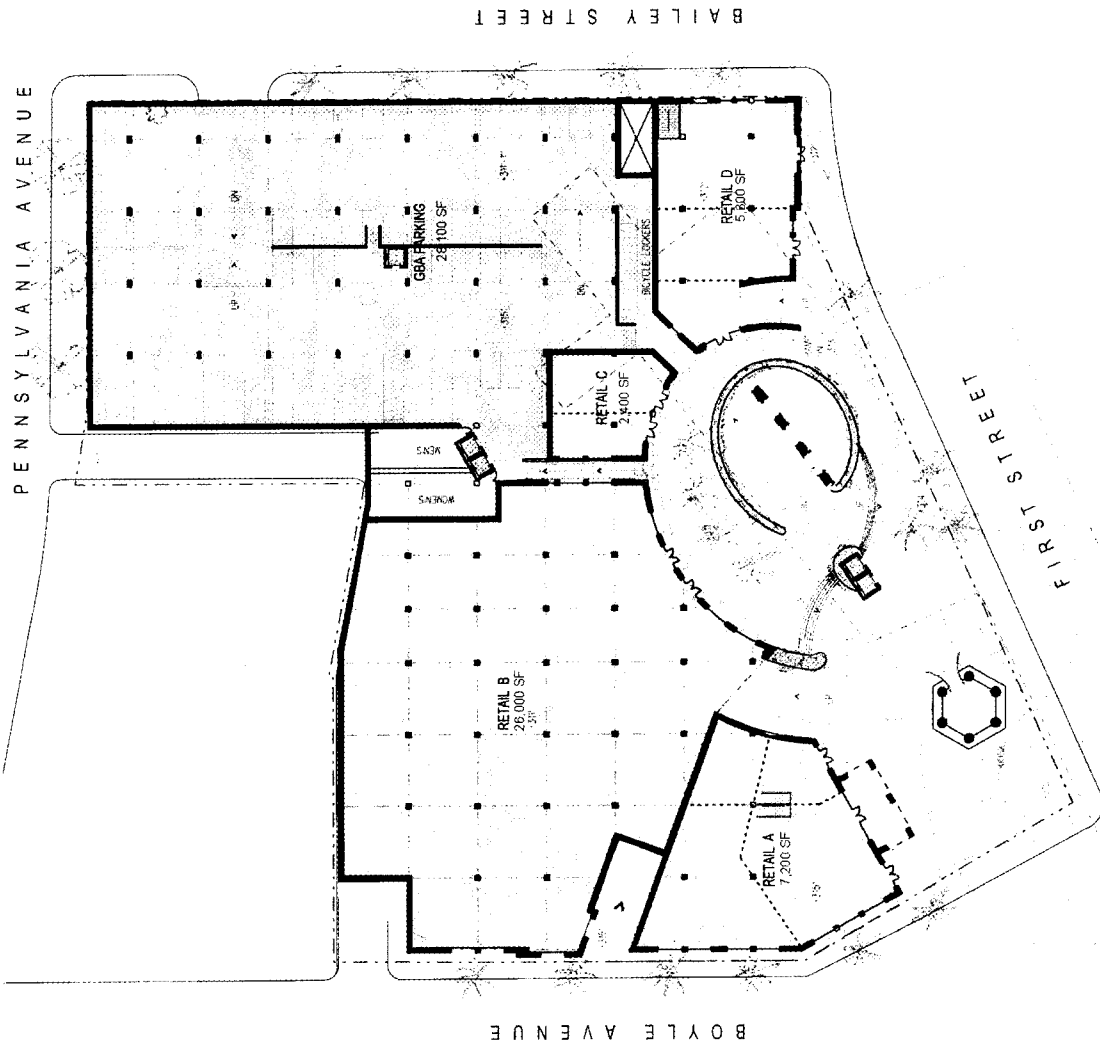
PLAZA **MARJACHI**

ISM Construction

Callison Architecture

Polis Builders

Barno Planners

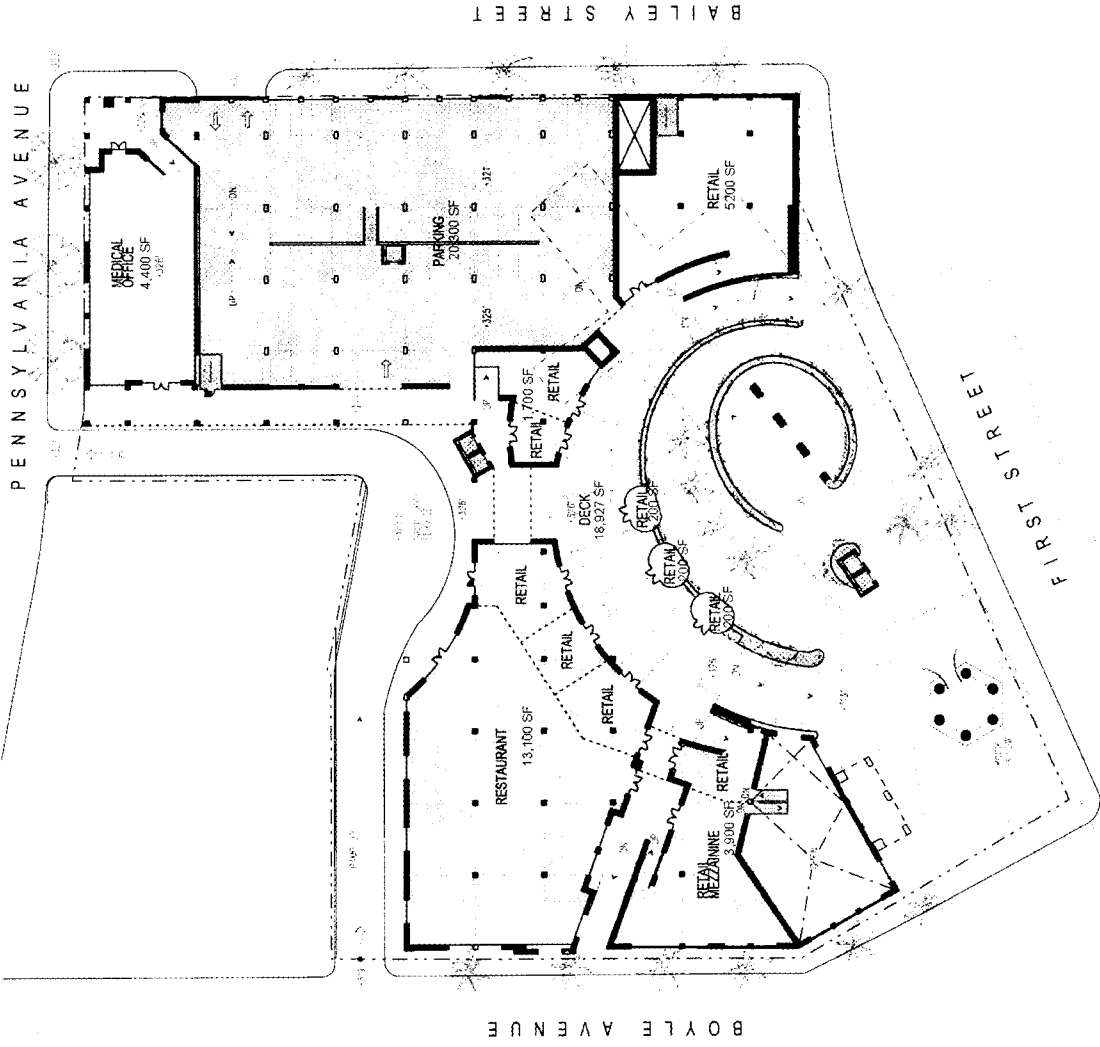


AREA SUMMARY		LEVEL 1	
GBA PARKING	28,100 SF		
GLA RETAIL/COMMUNITY	41,400 SF		
COMMON AREA	2,800 SF		
MEDICAL OFFICE GLA			
			72,300 SF

PARKING SUMMARY		LEVEL 1	
SINGLE	57		
TANDEM	15		
			72

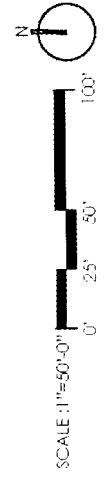


PARCEL 2 LEVEL 1 FLOOR PLAN



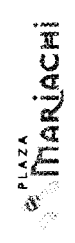
AREA SUMMARY		LEVEL 2	
GBA PARKING	20,800 SF	GBA PARKING	20,800 SF
GLA RETAIL/COMMUNITY COMMON AREA	4,400 SF	GLA RETAIL/COMMUNITY COMMON AREA	24,500 SF
MEDICAL OFFICE GLA	4,400 SF	MEDICAL OFFICE GLA	4,400 SF
			49,200 SF

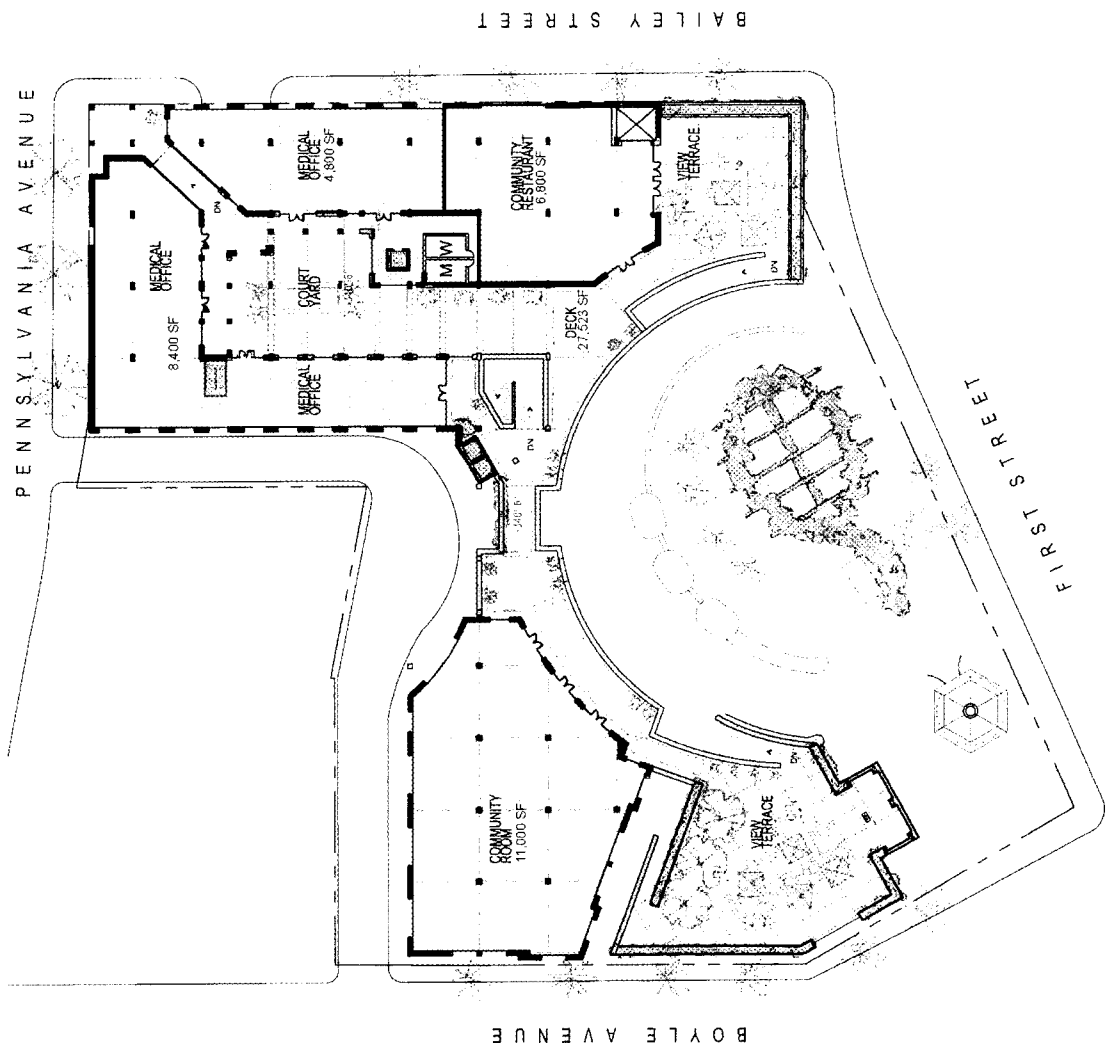
PARKING SUMMARY		LEVEL 2	
SINGLE	46	SINGLE	46
TANDEM	46	TANDEM	46



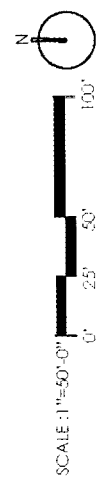
PARCEL 2 LEVEL 2 FLOOR PLAN

JSM Construction
Callison Architecture
Polis Builders
Barrio Planners





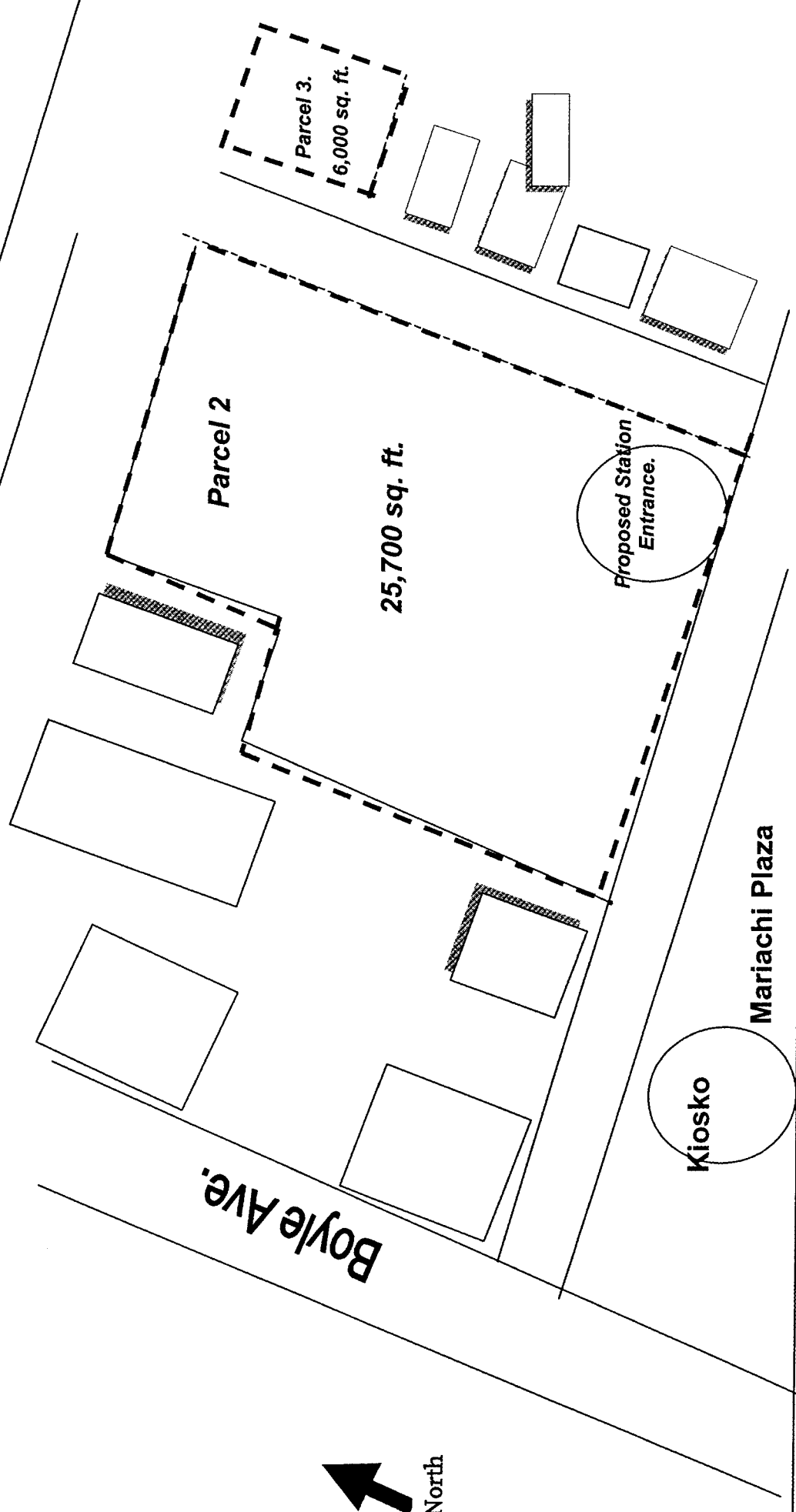
AREA SUMMARY		LEVEL 3
GBA PARKING		
GLA RETAIL/ COMMUNITY COMMON AREA		17,800 SF
MEDICAL OFFICE GLA		13,200 SF
		31,000 SF



SCALE: 1"=50'-0"

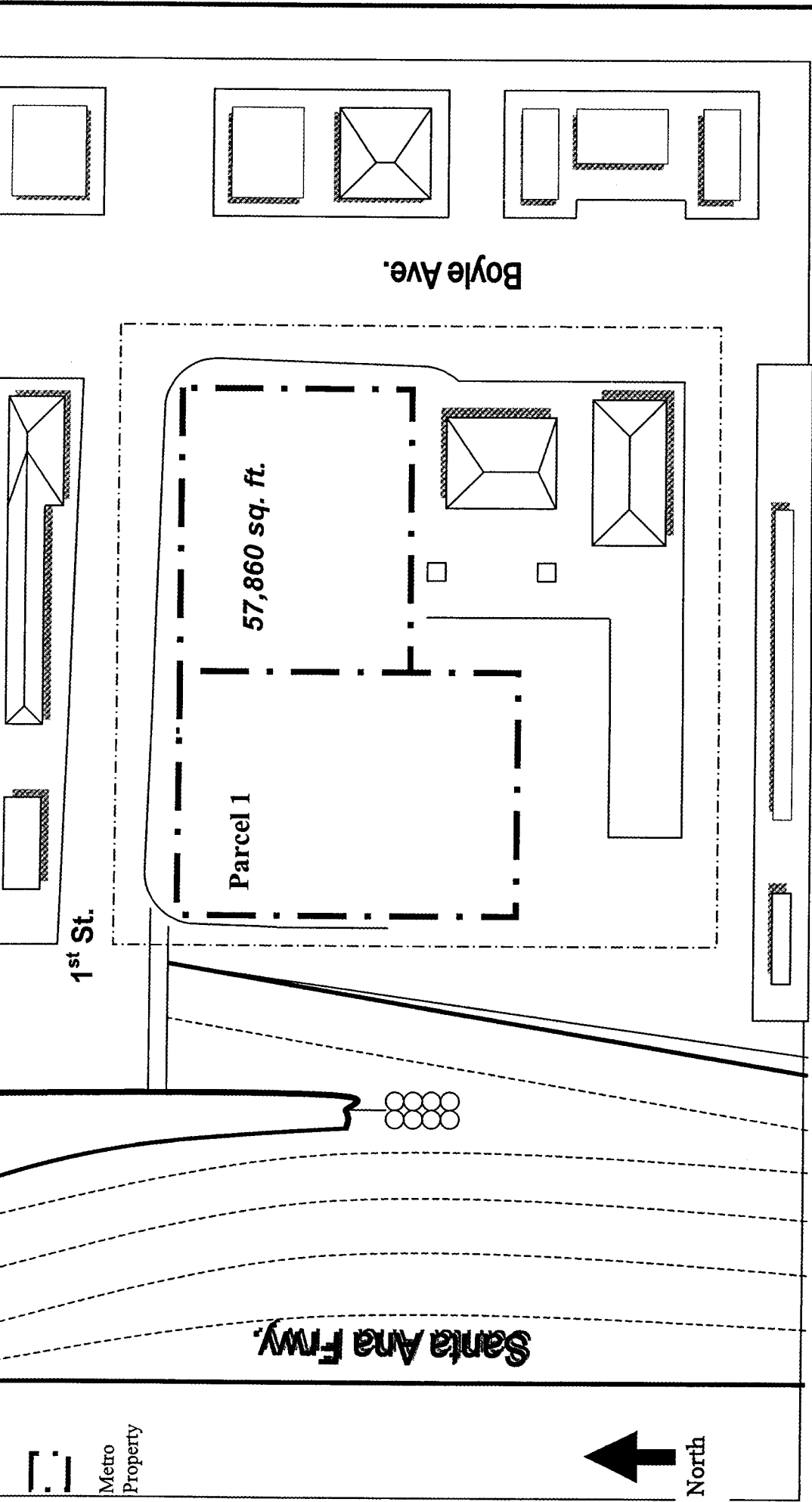
1st / Boyle Development Site

Los Angeles County Metropolitan Transportation Authority



E 1st Street

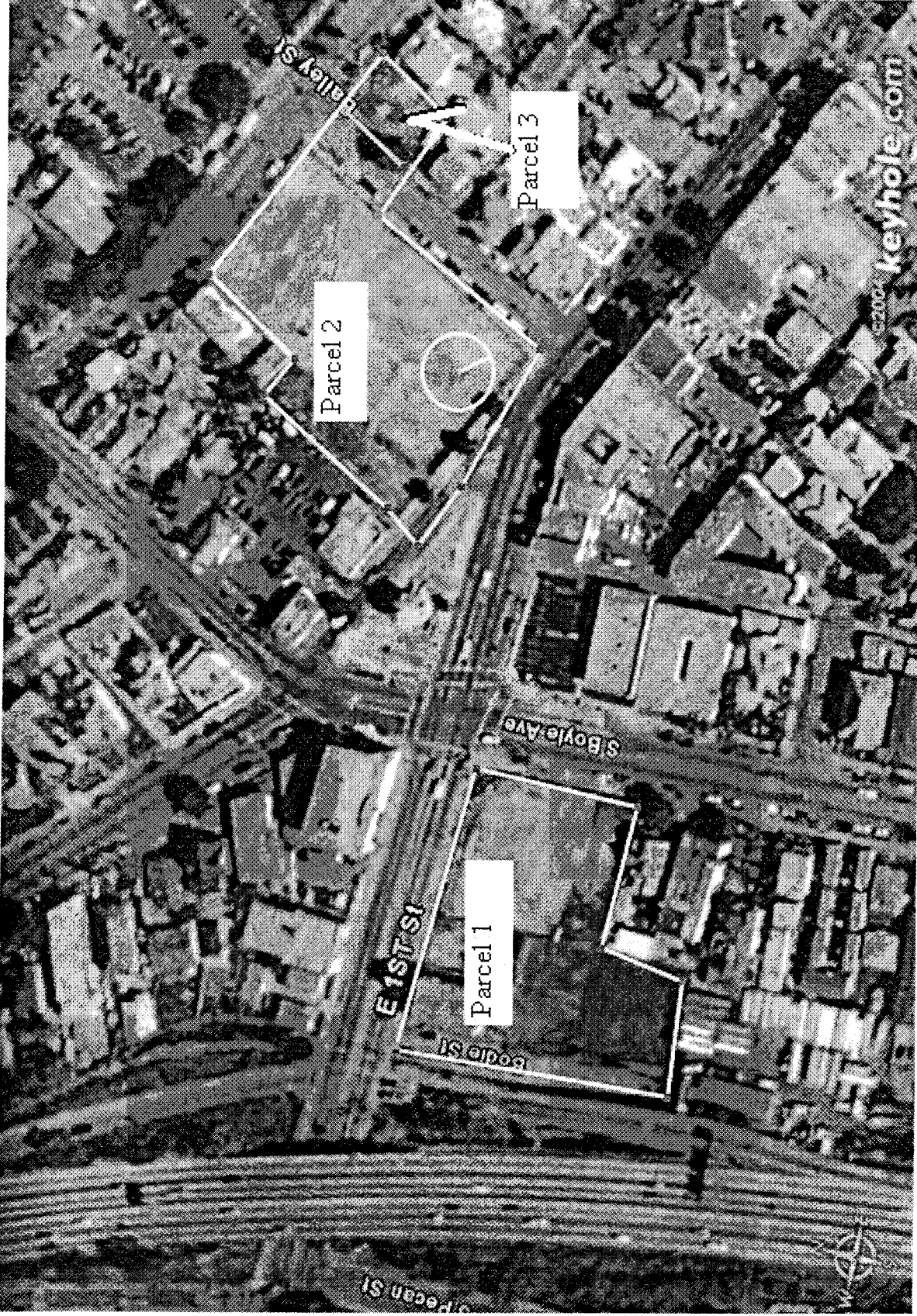




Metro

1st / Boyle Development Site

Los Angeles County Metropolitan Transportation Authority



1st / Boyle Development Site

Los Angeles County Metropolitan Transportation Authority



ATTACHMENT C

PROPOSAL EVALUATION SUBMITTAL SUMMARY

Metro received the following proposals in response to the RFP:

<u>Development Site</u>	<u>Responses</u>	<u>Recommendation for ERN</u>
1 st and Boyle	9	JSM/Polis/Barrio
1 st and Soto	4	A Community of Friends
Temple/Beaudry	1	Neimman Properties/Polis
1 st and Lorena	1	A Community of Friends
Vermont/Sunset	0	none
Vermont/Beverly	0	none

1ST AND SOTO- METRO GOLD LINE –EASTSIDE EXTENSION

Presented to Board December 7, 2006

RECOMMENDED FIRM: A Community of Friends

Two parcels:

Parcel 1: .46 acres (20,000 square feet)

Parcel 2: .29 acres (12,600 square feet)

Proposed Use:

Project includes Retail Space, Preschool and affordable housing units.

Parcel 1; First floor will include retail uses, 7 residential units, community room, conference room and Preschool. Both the second and third floor will have 17 additional apartment units (each floor) for a total 41 apartment units. The project includes 85 subterranean spaces. The affordable housing units will require public subsidy.

Parcel 2; Retail uses on the first floor and office space on the second floor with 10 parking spaces on this site.

TEMPLE AND BEAUDRY – BUS LAYOVER

Presented to Board January, 2007

One parcel:

1.2 Acres (53,000 square feet)

.25 acre private property (additional)

RECOMMENDED FIRM: Niemann Properties, Inc and Polis Builders;

Proposed Use:

Metro bus lay-over plaza/facility with parking for 24 buses and ancillary Metro staff accommodations including restrooms. The housing and commercial project will be five stories containing 145 residential units (affordable) over three levels of parking with 300 plus parking spaces for residential, retail (11,436 sf on ground floor) and Metro uses. A one sixth acre adjacent parcel (privately owned) will be included in the project. Public subsidy required for the housing component.

1st AND LORENA- METRO GOLD LINE EASTSIDE EXTENSION

Presented to Board January, 2007

RECOMMENDED FIRM: A Community of Friends

One parcel: .8 Acres (34,494 square feet)

Proposed Use:

Project includes Housing and Retail including: 64 parking spaces in basement level. Ground floor will include retail space, 2 community rooms, restrooms and a manager's office. Second floor will have 22 and the third floor will have 21 apartment units (affordable). Public subsidy is required.

VERMONT/SUNSET- METRO RED LINE

RECOMMENDED FIRM: No proposals submitted for this site.

One parcel: .5 Acres (23,000 square feet)

VERMONT /BEVERLY- METRO RED LINE

RECOMMENDED FIRM: No proposals submitted for this site

One parcel: .5 Acres (23,176 square feet)

PROPOSALS AND RECOMMENDED DEVELOPMENT FIRMS
WRITTEN EVALUATION

1. **JSM / Polis / Barrio (1st and Boyle LLC.)**
Strengths

Included additional properties adjacent to Metro Station not owned by Metro.
Expanded the Metro Gold Line Plaza.
Integrated with the adjacent hospital including sharing uses and improving connections.
Provided the Superior financial offer and terms to Metro.
Provided a substantial destination for the Metro Gold Line.
Provided community meeting facilities consistent with the station area guidelines.
Provided jobs and local community serving retail.
Excellent Architecture and Urban Design approach.
Excellent demonstration of their overall approach, including vision and understanding, of the RFP Scope of Work conceptual requirements.
Depicted a clear and concise approach to meeting RFP scope of work requirements.
Management and team are very strong. Team demonstrates extensive experience and clearly is a robust team.
Approach to public outreach and stakeholder interfaces is well defined and fully includes community participation.
Proposal demonstrated a very proactive approach, i.e. team is already performing initial background studies.
Strong, viable and flexible approach was demonstrated including a comprehensive integration of resources.

Weaknesses

Affordable housing implementation not well defined in proposal
Affordable housing concept was not fully developed as part of the submittal.
The proposal does not clearly state the responsibilities among all the partners involved.
Retail above ground level floor adds challenges to the success of a development given that most customers are more familiar with patronizing ground level retail than second and third level retail.

2. ZOCALO (CIM / McCormack Baron / Lee)

Strengths

Excellent firms forming team.
Teams have worked together successfully in the past.
Excellent coordination between team and designer.
The proposal clearly states the responsibilities among the developers involved.
Proposed approach to accomplishing Operations Planning presented a strong, viable and detailed approach.
Demonstrated a strong oversight and management approach.
Proposal was well thought out and answered the issues raised in the RFP.
Well balanced proposal inclusive of both housing and retail.

Weaknesses

Integration of the proposed development and surrounding uses not well defined.
Relationship between urban design and linkages not clearly identified.
Not the highest financial offer.
There are a minimal number of for-sale units affordable to workforce and none for low-income households.

3. EAST LA COMMUNITY CORPORATION / SOUTHER CALIFORNIA HOUSING DEVELOPMENT CORPORATION

Strengths

Performed extensive amount of community outreach to create a community driven proposal.
Prior experience in providing homeownership orientations and workshops in this community.
Provides financial capacity to complete the proposed project.
Shows experience in development and sale in “for sale” housing, mix income and rental/condo housing.

Weaknesses

ELAC and SCHDC first project together so it is still unclear how the team will work together.
Lack of emphasis in developing retail space and providing retail parking.
Urban Design background, depth of skills and prior qualifications appear uninspiring.
Architectural background and skills were not communicated well.
Relationship between urban design and linkages not clearly identified.

4. FOREST CITY
Strengths

Developer has extensive development experience including large-scale residential, transportation-related projects.
Provides financial capacity to complete the proposed project.
Developer gave a strong presentation/interview with architectural model of the proposed development.
Developer's proposal included a mixed-use transit-oriented project that includes retail and condominium and town home development.
Division of shared responsibilities between the Program Director and the Program Manager were clearly identified and presented a viable team approach.

Weaknesses

Developer's interest in expanding retail or adding affordable family or senior rental housing was not clearly stated.
Did not perform preliminary community outreach.
Retail component to not fully include obvious market conditions.
Urban Design background, depth of skills and prior qualifications were not well communicated.
Relationship between urban design and linkages not clearly identified.

5. CITY VIEW
Strengths

City View (CV) has access to funding from CalPERS, which gives the development team extraordinary financial capacity.
The developer offers affordable homeowner options as emphasized in the RFP.

Weaknesses

Developers did not demonstrate familiarity with the community.
City View and Watt Genton's first project together so it is still unclear how the team will work together.
Did not perform any community outreach.
Retail limited to two stories.
Institutional approach to the uses and design.
Retail also limited by ability to provide parking.
Urban Design background, depth of skills and prior qualifications not well communicated.
Relationship between urban design and linkages not clearly identified.

6. LOS ANGELES COMMUNITY DESIGN CENTER

Strengths

Developer has extensive experience in the development of affordable rental multifamily housing and working in communities such as Boyle Heights. The proposal clearly addresses the need for affordable housing, in this neighborhood.

Proposal is very community oriented.

Weaknesses

Developer did not communicate experience in Transit Oriented Developments.

The uses that the developer proposed are less than those recommended in RFP and did not support those identified in the RFP and community plan. Team did not demonstrate experience in the development of retail space, and included little retail in the proposal.

7. KAWADA COMPANY OF AMERICA, LTD.

Strengths

Architecture team has extensive experience in similar projects around the world.

Developer has experience working in Boyle Heights.

Weaknesses

Developer did not demonstrate experience in Transit Oriented Developments. Financial proposal is inconsistent with development plan.

The scale of the development is inconsistent with the development site.

Developer did not provide supporting arguments for the need for a hotel at this location.

Developer tied this project to the securing of the 1st and Soto project.

The architectural design may be in conflict with the surrounding community.

8. KOAR-ARCHEON

Strengths

Both developers have extensive experience in Transit-Oriented and Mixed-Use Developments.

The developers conducted an extensive market site assessment of the surrounding area such as Korea Town and Downtown Los Angeles.

Weaknesses

The Project Organization, Management Plan and Financial Capacity for this project were brief and with some questions unanswered.

Developer did not describe why they selected the use they selected over the ones that were suggested in the RFP.
Developments schematic site plans and description of development need additional description and detail. The proposal did not define or illustrate what the development will look like once completed.
Developer did not communicate the locations of anticipated uses.
Developer did not include in pictures of similar projects they have completed or designed.

9. GRUMPY OLD MEN

Strengths

No major strengths were identified.

Weaknesses

Several questions asked in the RFP were left unanswered and referred to as “to be made during the ENA period.”
No visual images or supporting evidence was included in the proposal to show the development team’s knowledge, capability, understanding and prior experience in similar projects.
Justification for the uses and the proposed hotel were not provided.
Little information was provided for the urban design background, depth of skills and prior qualifications.
Proposal did not demonstrate the development team’s capability to complete similar projects.

PROPOSAL EVALUATION

The Proposals were evaluated consistent with criteria listed in the RFP. Each proposal was reviewed by the five PET members, a real estate financial consultant and an initial interview of five of the nine proposal teams was conducted. The scores were averaged and assigned a color as listed below. The Proposal Evaluation Team (PET) then requested that the two highest ranking teams return for additional oral discussions and completed its evaluation of presentations on Monday, August 22, 2006. The results of the evaluations are summarized below.

The highest ranking firm was recommended for award for an ERN with the strong recommendation that the proposed potential one hundred plus affordable housing units planned for the project be made a condition of award and negotiation.

RANGE

Excellent

91-100

A comprehensive and thorough proposal of exceptional merit with one or more major strengths. No weaknesses or only minor correctable weaknesses exist.

Very Good

71-90

A proposal which demonstrates over-all competence. One or more major strengths have been found, and strengths outbalance any weaknesses that exist. Any major weaknesses are correctable.

Good

51-70

A proposal which shows a reasonably sound response. There may be strengths or weaknesses, or both. As a whole, weaknesses, - off-set by strengths, do not significantly not detract from the offeror's response. Major weaknesses are probably correctable

Fair

31-50

A proposal that has one or more weaknesses. Weaknesses have been found that outbalance any strengths that exist. Major weaknesses can probably be improved, minimized, or corrected.

Poor

- 0-30

A proposal that has one or more major weaknesses which are expected to be difficult to correct, or are not correctable.

ATTACHMENT E:

SUMMARY OF DEVELOPMENT GUIDELINES

METRO GOLD LINE –EASTSIDE EXTENSION

Boyle Heights/Mariachi Plaza Station
1ST and Boyle-

Three parcels:

Parcel 1: 1.33 acres (57,800 square feet)
Parcel 2: .59 acres (25,700 square feet) Pad
Parcel 3: .14 acres (6,000 square feet)

Location: The developable two-acre Site is located along the north and south frontages of 1st Street at Boyle. One development for all parcels is recommended, but Metro staff will review individual parcel proposals.

Station: The 1st and Boyle light rail station is an underground station scheduled to open to the public as of December 2009. Property is estimated to be available for construction after June 2009. Some potential to develop portions of the site(s) near December 2008 may exist with coordination with the existing construction.

Conceptual Development Guidelines First/Boyle Station Area

Site Conditions

The Metro-owned property consists of three parcels. The first parcel borders 1st Street and Bailey Street and contains the station entrance; this parcel is 1.29 acres and is located next to the Mariachi Plaza. The second parcel is located across the street from the Gold Line's first underground station. Encircled by Boyle Ave., 151 Street and the 101 freeway, this parcel is approximately 1.5 acres. The third parcel of land is across the street from the second parcel and is approximately 0.13 acres.

The First/Boyle Station site's salient demographic characteristics are described below:

- A dense population of 16,801 (2000 Census Study, two census tracts)
- 91% of the residents are Hispanic
- 17% of the housing is owner-occupied
- 83% of the housing is renter-occupied
- 71% of the housing inventory is more than 40 years old

Area Planning and Zoning

CENSUS TRACT: 2060.400 and 2035.000 C2-1 Commercial (along street frontage)
[Q]R4-1 Multiple Dwelling (rear of property)

Background

The Eastside Gold Line planning work included a task called "Eastside Gold Line Community Linkages Program". The purpose of the program is to identify, plan and implement urban design concepts and strategies to maximize integration of the light rail stations/transit service with the communities that it will serve. This integration is achieved through careful design of pedestrian improvements, crosswalks, bicycle access and amenities, streetscape improvements, way finding signage, traffic calming strategies and tree plantings along pedestrian corridors. One element of the program included a task to address future development around stations were Metro owns property that could be used for future joint-development.

Staff and consultants conducted analysis, meet with community stakeholders and conducted community presentations to review recommendations. The Eastside Review Advisory Committee endorsed the Eastside Conceptual Development Guidelines.

Community Vision

The Community Linkages Program of the Metro Gold Line Eastside Extension generally recommends a mixed-use project that is integrated with the Gold Line Station. The proposed land uses include affordable condominiums, senior housing, assisted living senior housing, hotel, commercial, retail, restaurants. The community expressed that the area surrounding the First/Boyle station has tremendous potential to become a flourishing cultural and tourist center with the Mariachi Plaza as the main focal point. The station serves, among other facilities and residences, White Memorial Medical Center, First Street Commercial Area, and Mariachi Plaza.

Community residents also indicated the need to preserve and enhance the Mariachi Plaza and surrounding public open space.

Area Context

The 1st and Boyle Station sites surround Mariachi Plaza. A replica of traditional Mexican Plazas, the location celebrates the area's musical and artistic traditions. 1st Street is lined with numerous shops and small restaurants, ranging from small family owned music and variety stores to sit down restaurants. White Memorial Medical facility sits north of the station site and is within walking distance. Multiple family and pockets of single-family dwellings also occupy the neighborhood.

Significant structures include the 1st/Boyle hotel and the many Victorian style homes and historical structures. Several retirement homes are located within walking distance on Boyle Avenue, north of 151st Street.

Development Guidelines

This site's development scenario consists of a mixed-use (residential/commercial) project on Metro-owned properties.

Commercial/Retail/Hotel

The area has a tremendous potential to become a major cultural and tourist center. The existing scale of the neighborhood as well as the prevalent mariachi musicians provides distinct services for tourists and culture enthusiasts who visit Boyle Heights. In addition, the community has expressed interests in the availability of banquet rooms and major restaurants in order to conduct various events such as weddings, "quinceaneras", various events, etc. Considering that there is currently a major medical facility and high pedestrian activity in the area, the development of a retail center would also be appropriate at the station site.

Housing

Multi-family residential seems to be the most likely development type. The low inventory of multi-family, senior, affordable housing complexes within Boyle Heights indicates a substantial market for this type of development. Market rate residential exhibits some potential, but any project would have to meet the strict specifications of the city council and city planning. If public subsidies were available, then affordable housing would likely be well received in the market. Potentially, demand may exist for both family and senior projects. The need for available condominium units was deeply expressed by the community in order to increase ownership-based housing in the area.

Parcel (1) is on the southwest corner of the intersection. The westerly portion of this site is already dedicated for a switch-gear station as part of the light rail system. The larger remaining portion of the site is approximately 1.33 acres (57,800 square feet). The site has 175 feet of frontage along Boyle Avenue, and 220 feet along 1st Street. The westerly edge of this site abuts the Santa Ana Freeway and the 1st Street northbound off-ramp. The topography of this site includes an elevation drop of 20 feet from Boyle to the freeway off-ramp to the west.

Parcel (2) is on the northeast corner of the intersection and extends easterly to Bailey Street and northerly to Pennsylvania Avenue. Approximately half of the 56,000 square foot area is already planned for transit and community related uses including a transit plaza, station entrance and elevators. The east side of the plaza station will also incorporate a small outdoor stage area. The transit plaza is also a continuation and enlargement of the Mariachi Plaza with the Mariachi Kiosko the center focal point of the plaza. The remaining developable portion of this site is located northerly of the plaza and is approximately .59 acres (25,700 square feet). It has street frontage along Bailey Street/Pennsylvania Avenue

and approximately 210 feet of frontage along the northern edge of the plaza. Any development proposal should consider fronting on the plaza and using the plaza as the development entrance.

Parcel (3) is located at the southeast corner of Bailey Street and Pennsylvania Avenue and includes approximately 6,000 square feet.

The suggested uses for the combined parcels includes mixed use developments consisting of retail or service commercial with residential including senior and/or affordable “for sale” residential units and area servicing uses.

