



Next stop: building communities.

Mariachi Plaza Joint Development

Planning and Programming Committee

October 19, 2022

Legistar File 2022-0574



Recommendations

CONSIDER:

- A. AUTHORIZE the Chief Executive Officer to execute an amendment to the Exclusive Negotiation Agreement and Planning Document (ENA) with East Los Angeles Community Corporation (Developer or ELACC) to extend the term for one year, with an option to extend the term for an additional year, for the joint development of Metro-owned property at Mariachi Plaza in Boyle Heights with up to 60 units of affordable housing, ancillary ground floor community space and a community garden.

Mariachi Plaza Site Overview



Parcel A

Size: 0.62 acres

Proposed Use: 60 units of affordable housing
up to 4,500 SF community space



Parcel B

Size: 0.13 acres

Proposed Use: community garden



Mariachi Plaza Gold Line Station and Plaza

Size: 0.70 acres



Mariachi Plaza Gold Line Station Entrance



Mariachi Plaza Background/Status

- Metro entered into an ENA with Developer in March 2018
- ENA set to expire December 30, 2022
- Proposed project includes:
 - > 60 units of affordable housing at 30-50% AMI
 - > 4,500 sq. ft. ground floor community space
 - > Community garden
- Project complexity has required extensive analysis, community outreach, design review and coordination, and entitlements
- Following Boyle Heights Design Review Advisory Committee (DRAC) approval in Spring 2022, Developer preparing City entitlement and CEQA applications to City of LA

Community Outreach

Outreach to-date

- Boyle Heights Design Review Advisory Committee (DRAC)
- Boyle Heights Neighborhood Council (BHNC)
- Affordable housing technical capacity building workshops
- Community survey, focus groups and CBO round table

Draft Cultural Preservation Plan

- Mariachi-focused outreach and engagement through:
 - Tenant Marketing Plan
 - Partnerships with other CBOs and financial institutions
 - Direct engagement/quarterly workshops with mariachis
 - Programming support
 - Community space focused on mariachi activity

Next Steps

- 2022:** Execute Amendment to ENA
Submit CEQA and Entitlement Application
- 2023:** Finalize negotiations of key terms and conditions of Joint Development Agreement (JDA) and ground lease for Board approval
- 2024:** Developer secures funding; Execute ground lease; start construction
- On-going:** Stakeholder updates