



# Next stop: building communities.

Chavez/Fickett Joint Development

Planning & Programming Committee

June 17, 2020

Legistar File #2020-0223

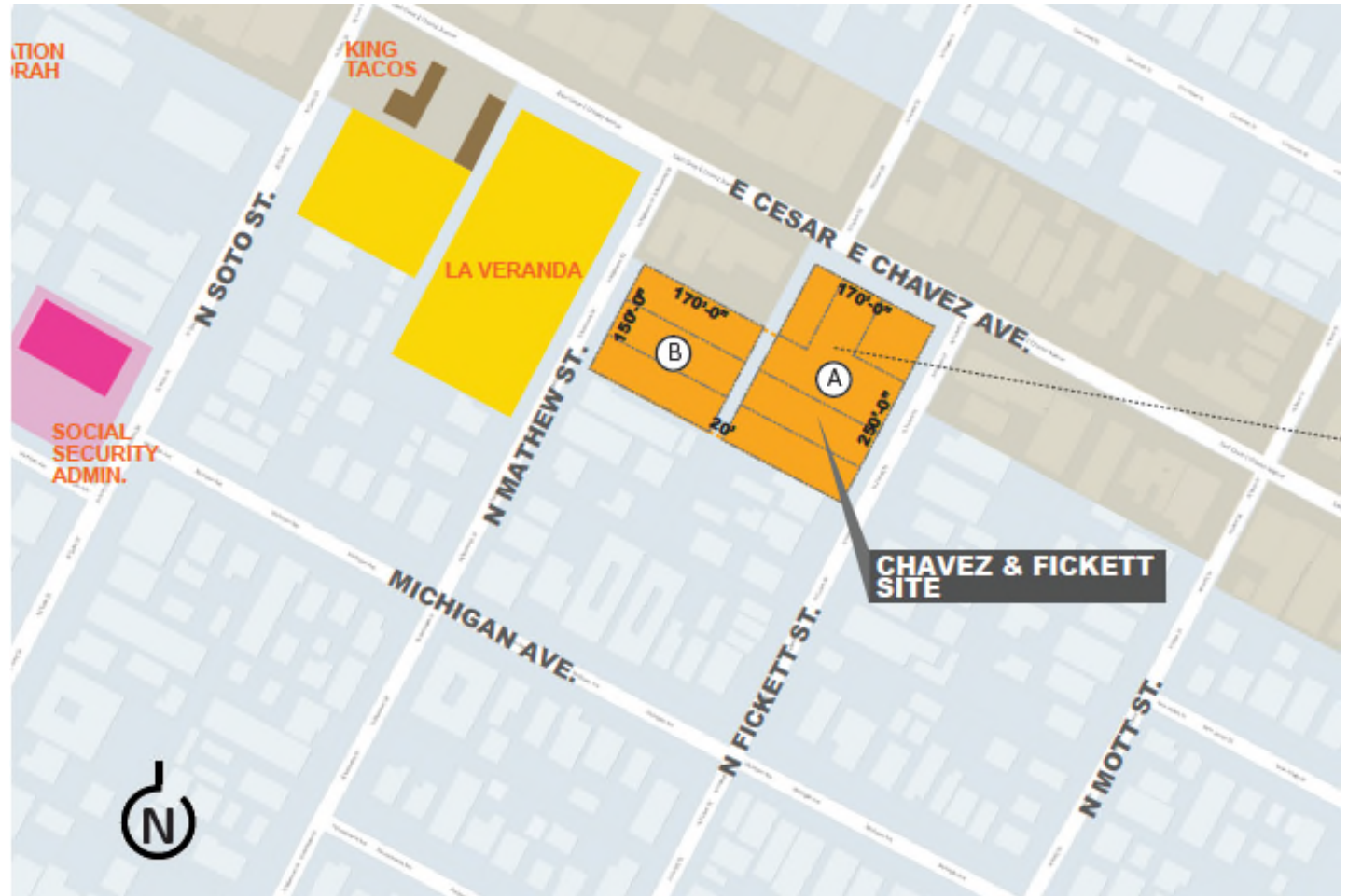


# Recommendation

- > Authorize the Chief Executive Officer to execute an amendment to the Exclusive Negotiation and Planning Agreement (“ENA”) with Abode Communities (“Developer”) to extend the term for one year, plus an option to extend the term for an additional year, for the joint development of Metro-owned property at Cesar E. Chavez Avenue and Fickett Street in Boyle Heights.

# Chavez/Fickett Joint Development Site

- Total Area:
  - 1.56 acres
- Parcel A:
  - 0.98 acres
  - Existing Parking Lot
- Parcel B:
  - 0.58 acres
  - Existing Vacant Lot
- Located 0.25 miles from Gold Line's Soto station



# Chavez/Fickett – Background/Status

- Metro entered into ENA with Developer in March 2018; ENA is set to expire August 2020.
- Proposed project includes 60 units of affordable housing at 20-50% AMI; a 25,000 SF grocery store, and a community garden.
- Careful integration of the project's diverse programmatic components required a greater level of up-front site planning, design, operational, entitlement and cost analyses than is typical.
- This up-front analysis is now complete and Developer needs additional time to refine the project's scope and design with Metro; lead community stakeholder outreach; and obtain entitlements and CEQA approval from the City of LA, among other things.

# Community Outreach

- Community outreach is scheduled to begin in summer 2020
  - Outreach will include:
    - Metro's Boyle Heights Design Review Advisory Committee
    - Boyle Heights Neighborhood Council and its relevant committee(s)
    - Boyle Heights community based organizations

# Next Steps

3<sup>rd</sup> Quarter 2020

- 1) Conduct community outreach.
- 2) Refine project scope and design.
- 3) Negotiate Joint Development Agreement (“JDA”) and Ground Lease terms.

4<sup>th</sup> Quarter 2020

- 1) Submit application for project entitlements and environmental review to City of LA.

2<sup>nd</sup> Quarter 2021

- 1) Return to Board for approval to enter into JDA & Ground Lease.