Next stop: building communities.

Chavez/Fickett Joint Development

Planning & Programming Committee June 15, 2022

Legistar File #2022-0256



Recommendation

> AUTHORIZE the Chief Executive Officer to:

Execute an amendment to the Exclusive Negotiations and Planning Agreement with Abode Communities to extend the term for one year, plus an option to extend the term for an additional one year, for the joint development of Metro-owned property at Cesar E. Chavez Avenue and Fickett Street in Boyle Heights with up to 110 affordable housing units, an on-site community garden and smallformat food retail.



Chavez/Fickett Site Overview

Developer:

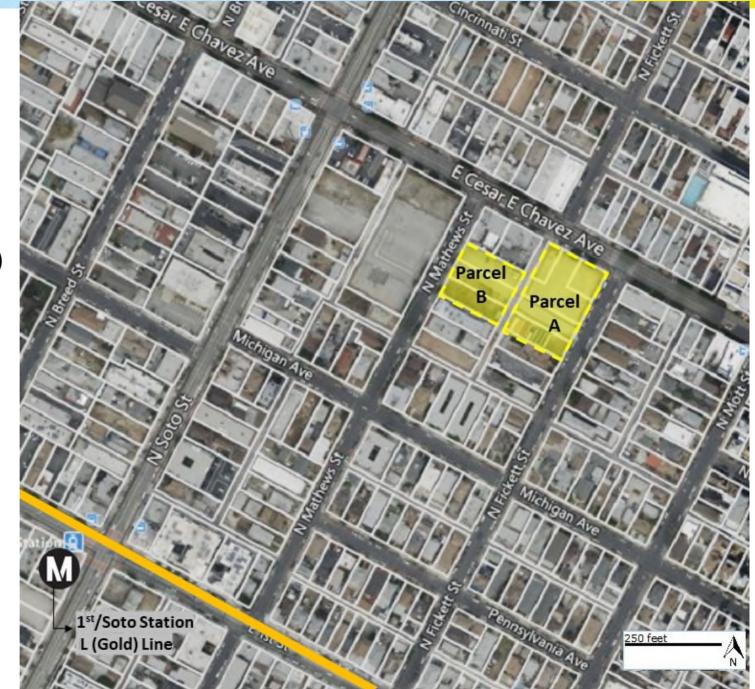
Abode Communities **Project Size**: 1.56 acres **Units**: 110 (100% affordable) **Commercial Sq. Ft.:** 3,000 **Parking:**

- 43 residential
- 6 commercial

Amenities:

- Community Garden
- Food Service Tenant





Chavez/Fickett Site Rendering





Updated Proposal Scope

Residential 100% affordable housing project on Metro property. Affordability mix of 30% - 50% of AMI. Current: 110 units Prior: 60 units.

Public open space

Current: Community Garden, **3,500 sq. ft.** Prior: Mini Park, now being developed down the street by City of LA.

Commercial Space

Current: limited grocer/food service provider **3,000 sq. ft**. Prior: grocery store up to **25,000 sq. ft**.

To address the reduction in grocery space, a third-party market feasibility study is being conducted to: (1) confirm programming change and (2) provide recommendations to ensure community goals.

Metro

Upon Board approval:

- Execute the ENA Extension
- Seek community input on ground floor food and/or community service options and continue neighborhood outreach
- Refine project design and process entitlements
- Negotiate a term sheet for a Joint Development Agreement and Ground Lease to be presented to the Board
 Metro