Next stop: building communities.

Chavez/Fickett Joint Development

Planning & Programming Committee

June 15, 2022

Legistar File #2022-0256

Metro

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 small-format 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

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Chavez/Fickett Site Rendering

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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.

Next Steps

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