



Metro

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TO: BOARD OF DIRECTORS

THROUGH: ARTHUR T. LEAHY *AL*
CHIEF EXECUTIVE OFFICER

FROM: MARTHA WELBORNE, FAIA *MW*
CHIEF PLANNING OFFICER

**SUBJECT: ISSUANCE OF REQUESTS FOR PROPOSALS FOR THE
DEVELOPMENT OF THREE METRO-OWNED SITES IN
BOYLE HEIGHTS**

ISSUE

We have recently issued separate Requests for Proposals (RFPs) for the development of three Metro-owned sites in Boyle Heights. Two of the sites are located at Metro Gold Line Eastside Extension stations, and the third is located on vacant Metro property that was used to support construction of the Eastside Extension and other Metro projects, including the Metro Express Lanes project. The three sites are as follows:

- Soto Station site at 1st and Soto Streets;
- Mariachi Plaza Station site at the northeast corner of 1st and Boyle Streets;
and
- The vacant site at Chavez and Soto Streets.

The RFPs may be downloaded from the Metro solicitations webpage at <http://ebb.metro.net/ebb/>. Using this site includes a registration process, which allows us to ensure that registrants receive future modifications to the RFPs (if any). If you do not wish to register, we will send electronic copies at Board member or Board staff request. Note, however, that RFP recipients who do not complete the registration process will NOT automatically receive notification of future RFP modifications.

DISCUSSION

The subject solicitations follow staff engagement with the community and the Board's approval of development guidelines for each of the subject sites earlier this year. The RFPs include the Board-approved guidelines and other pertinent information regarding each site and, very generally, the types of development anticipated.

We have published notice of the RFPs' availability in the *Los Angeles Times* and other selected local newspapers. We have also sent email notifications to each of the over 440 individuals and companies maintained in our Joint Development RFP database, and will be notifying Councilman Huizar's office and other community stakeholders of the RFPs' availability. Our notifications will include the following organizations:

- Boyle Heights Chamber of Commerce;
- Boyle Heights Neighborhood Council;
- Building Healthy Communities – Boyle Heights Collaborative;
- East Los Angeles Community Corporation;
- Hollenbeck Community Police Station;
- Proyecto Postoral at Dolores Mission;
- Resurrection Church (Father Richard Mortta);
- Santa Isabel Church (Father Benito); and
- White Memorial Hospital.

The developments that are the subject of the current solicitations are in addition to three other joint development projects we are pursuing in Boyle Heights. These three projects are already under either exclusive negotiation or joint development agreements with developers and are as follows:

- 1st and Lorena – approximately 53 affordable apartments (50% being permanent supportive housing) and 5,000 square feet of retail space.
- Chavez and Fickett (across the street from the Chavez and Soto site) – an approximate 23,000 square foot market; and
- Southwest corner of 1st and Boyle (across the street from the Mariachi Plaza site) – approximately 80 affordable apartments and up to 4,000 square feet of retail space.

We are also proceeding with other projects, including the developments in Taylor Yard and at One Santa Fe, which are currently under construction.

NEXT STEPS

Responses to all of the RFPs are due February 28, 2014. We have scheduled RFP information conferences in mid-January to answer questions and to provide further information to interested proposers.

After evaluation of all proposals, we will return to the Board with our recommendation for each site, which may include a request for authorization to enter into exclusive negotiations with any recommended proposers. Should you have any questions please contact Roger Moliere, Chief, Real Property Management & Development at 213 922-2225.