

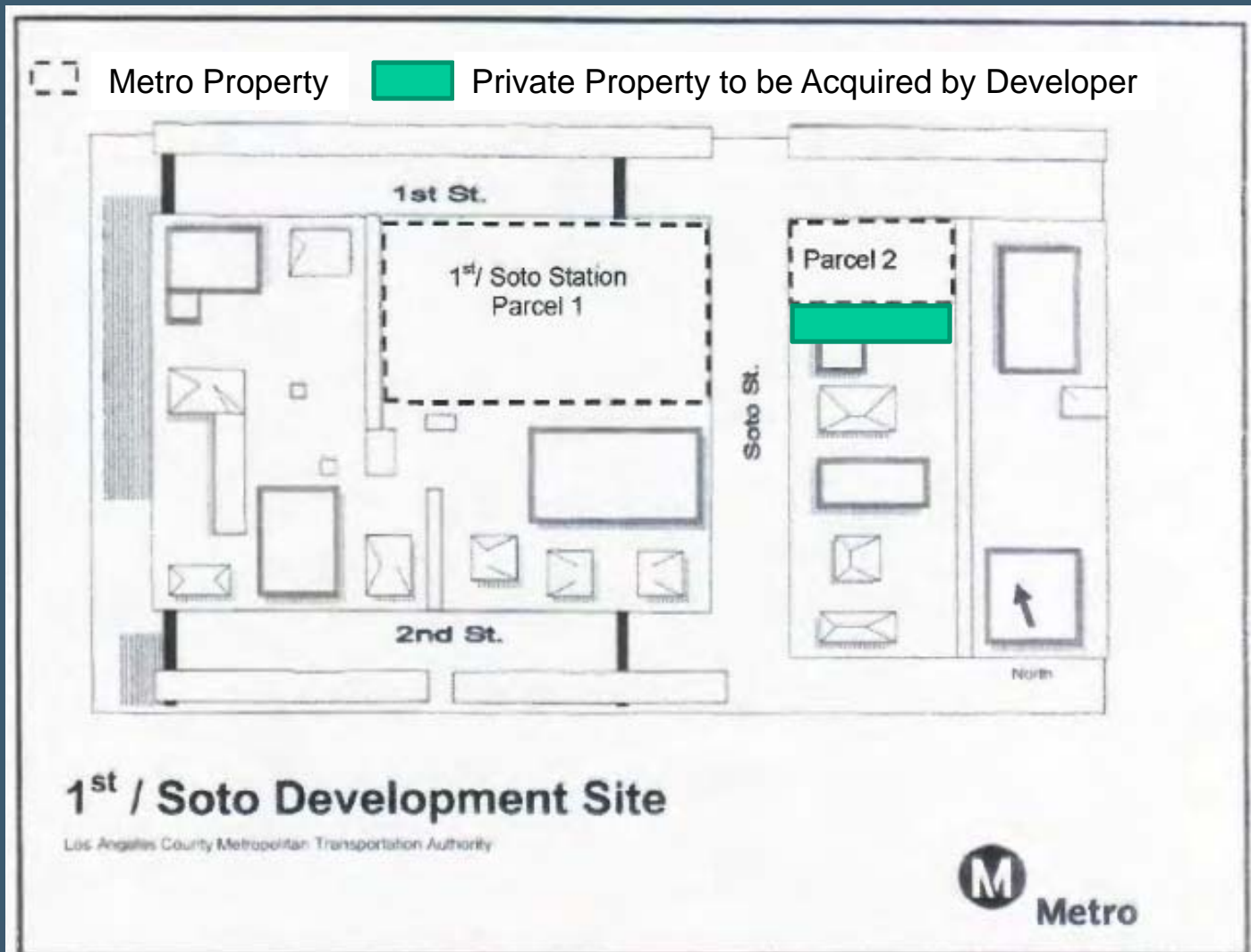
# 1st/Soto Joint Development (Item #14)

November 5, 2014



**Metro**

# Metro Property



# Project Timeline

- Dec. 2013 - Request for Proposal (RFP) released
- Apr. 2014 – Four (4) proposals received
- Sep. 2014 - Interviews
- Nov. 2014 - ENA signed upon Board approval
- In 18 months – CEQA findings, Joint Development Agreement and Ground Lease brought to Metro Board

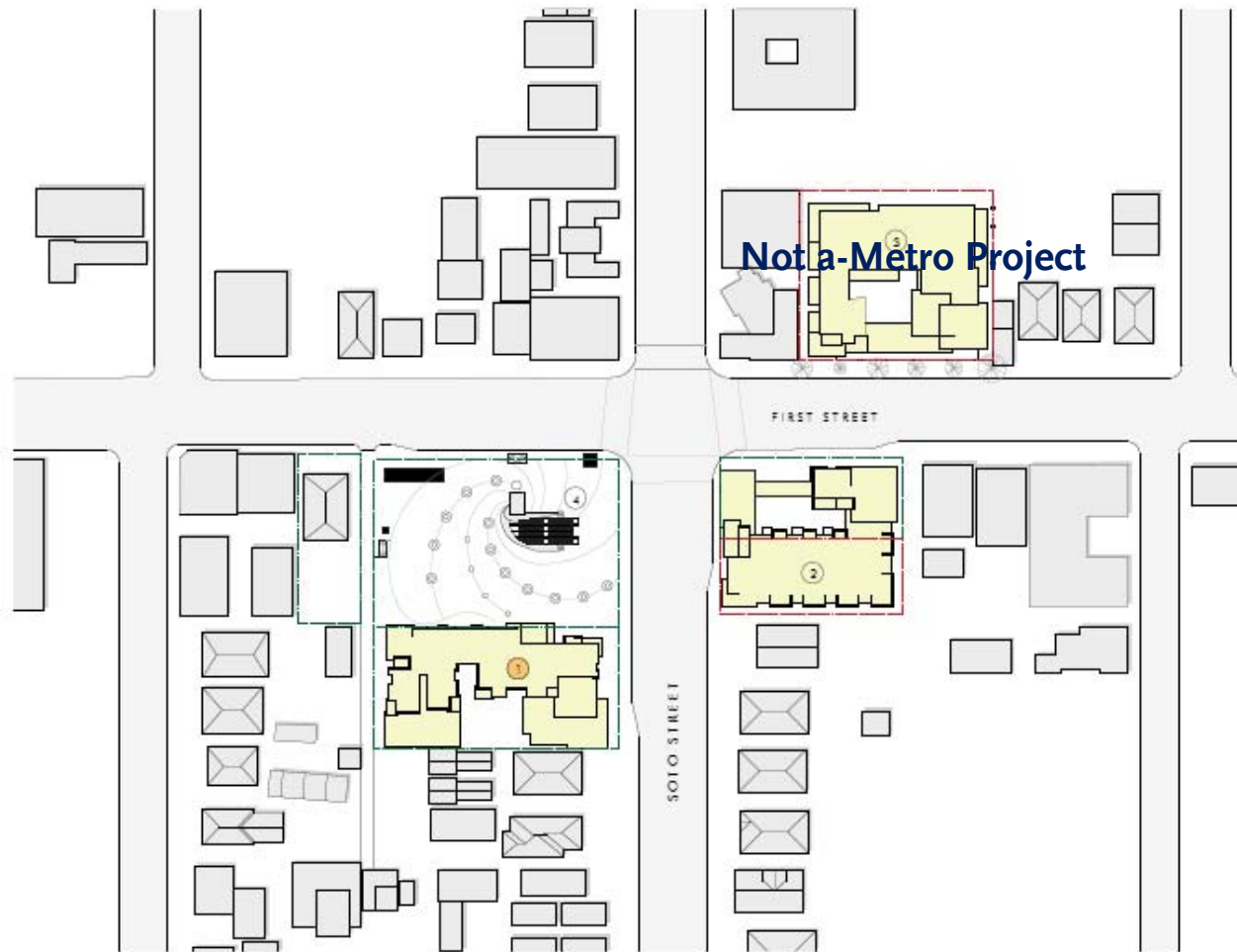
# Selected Developer Team & Proposal

- **Developer:** Bridge Housing Corporation and East LA Community Corporation
- **Architect:** Gonzalez Goodale Architects
- **Entitlements Consultant:** QES, Incorporated
- **Proposed Development:**
  - **Project #1:** 49 affordable family apartments over 12,500 sq. ft. of street level retail space in buildings ranging from 4 to 6 stories, all on Metro-owned property fronting the station portal.
  - **Project #2:** 39 affordable senior apartments over 3,900 sq. ft. of street level retail space in buildings ranging from 2 to 4 stories, located across the street from the station portal on Metro-owned property and private property to be acquired by Developer.



**Metro**

# Proposal Site Plan



- 1 LAS MARIPOSAS FAMILY HOUSING/  
MIXED-USE
- 2 LOS TULRANES SENIOR HOUSING/  
MIXED-USE
- 3 CIELITO LINDO FAMILY HOUSING/  
MIXED-USE (CURRENTLY UNDER  
DEVELOPMENT BY EAST L.A.  
COMMUNITY CORPORATION)
- 4 SOTO STATION
- METRO PROPERTIES
- PROPERTIES UNDER CONTROL  
BY EAST L.A. COMMUNITY  
CORPORATION

**SOTO STATION JOINT DEVELOPMENT**  
LAS MARIPOSAS AFFORDABLE FAMILY HOUSING/ MIXED-USE

EAST L.A. COMMUNITY CORPORATION AND BRIDGE HOUSING, INC.

SITE PLAN  
0 5 10 15 20  
GONZALEZ GOODALE ARCHITECTS  
04.22.2014

# Rendering



VIEW OF BUILDING FROM NORTH / EAST

**SOTO STATION JOINT DEVELOPMENT**  
LAS MARIPOSAS AFFORDABLE FAMILY HOUSING/ MIXED-USE

# Rendering



VIEW OF BUILDING FROM NORTH / WEST

**SOTO STATION JOINT DEVELOPMENT**  
LOS TULIPANES AFFORDABLE SENIOR HOUSING/ MIXED-USE