

EAST FIRST STREET LOS ANGELES: CREATING VALUE THROUGH CONNECTION: DEFINING NEIGHBORHOOD THRESHOLDS

VISION

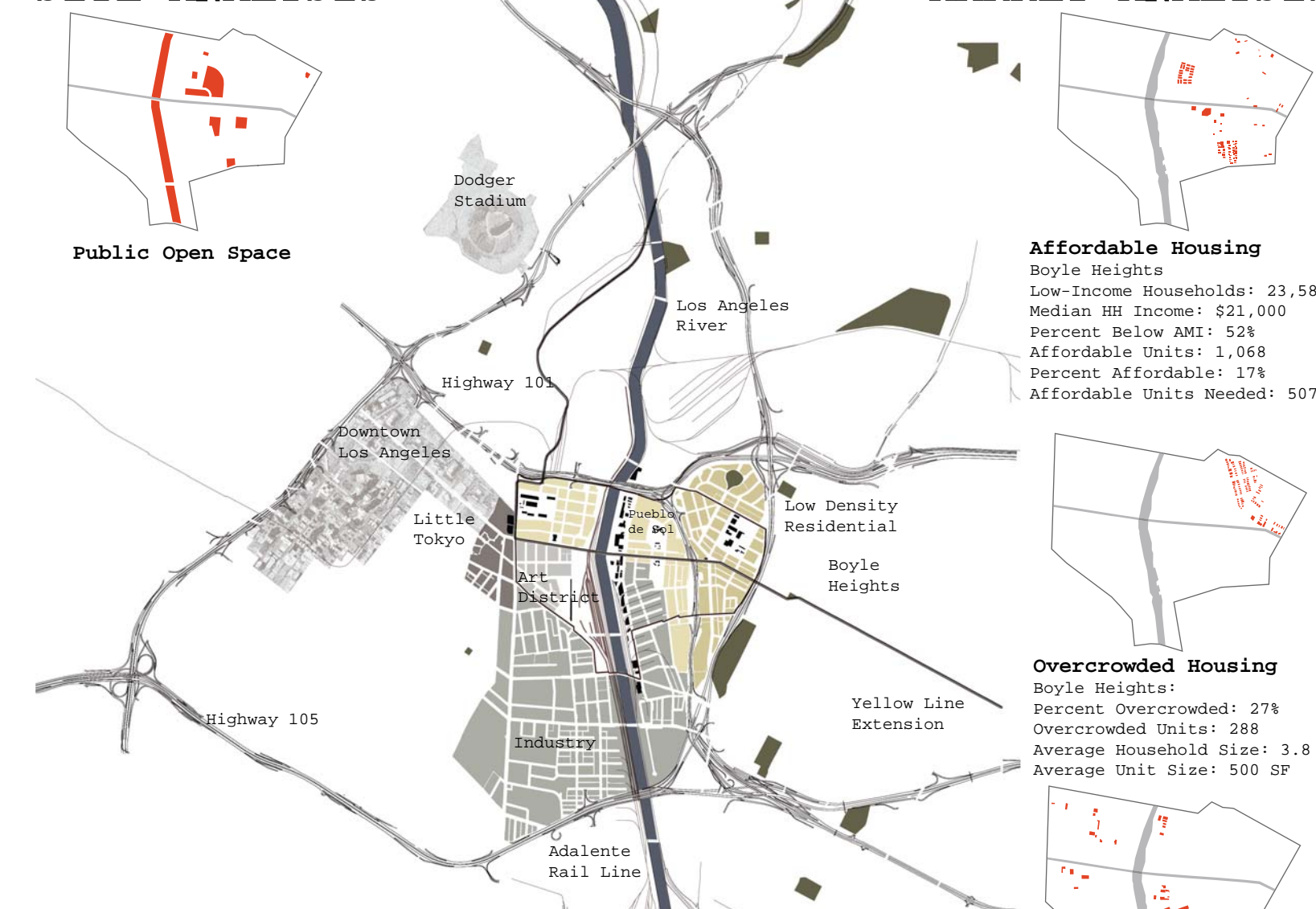
NETWORK
Establishing viable urban connections at the regional and local level between three distinct neighborhoods in East Los Angeles, intertwining their unique characteristics through a network of thresholds, corridors, and open space, while celebrating the collage of local industry, art, and culture.

THRESHOLD
Creating entrances and dynamic urban landscapes at the regional scale to the Arts District, Boyle Heights, and Marachi Plaza through transit-oriented design strategies, establishing urban nodes which respond to the needs of the neighborhood as well as promote local economic development and community interaction.

CORRIDOR
Connecting Downtown Los Angeles to the development site at the local scale via a walkable corridor along East First Street alive with culture, art, civic amenities, local business, and residences, bridging the urban fabric and connecting to the established neighborhood street system through a phased process of urban intervention.

OPEN SPACE
Enhancing the existing park and open space system through a network of linked greenspaces which connect the Riverfront to each neighborhood, as well as to a civic core, promoting pedestrian movement through the neighborhoods and enhancing the urban landscape.

SITE ANALYSIS



DESIGN STRATEGY

Developing a community master plan which addresses the needs of local residents, promotes economic development, and utilizes sustainable principles.

Community
Addressing local market needs for affordable, middle-income, and senior housing, walkable amenities, safe neighborhoods, and viable public open spaces through a strategy of higher density mixed-use development, encouraging variety and community interaction.

Economy
Promoting economic development through local business incentives, particularly geared towards growth industries and local businesses within the Adalente Eastside Corridor, establishing physical connections to the local community and raising employment levels.

Sustainability
Approaching the development site with a sensitivity to the local ecosystem, energy expenditures, and existing infrastructure through sustainable practices particularly in the Los Angeles River Strategy, phasing the restoration process through a series of environmentally sensitive techniques, beginning with a innovative dry-scage design exhibiting the work of local artists and leading to a restored landscape of native horticulture and the natural flow of the river.

Neighborhood Zones
Empowerment Zone
Enterprise Zone
Adalente Eastside
Redevelopment Area

Zoning

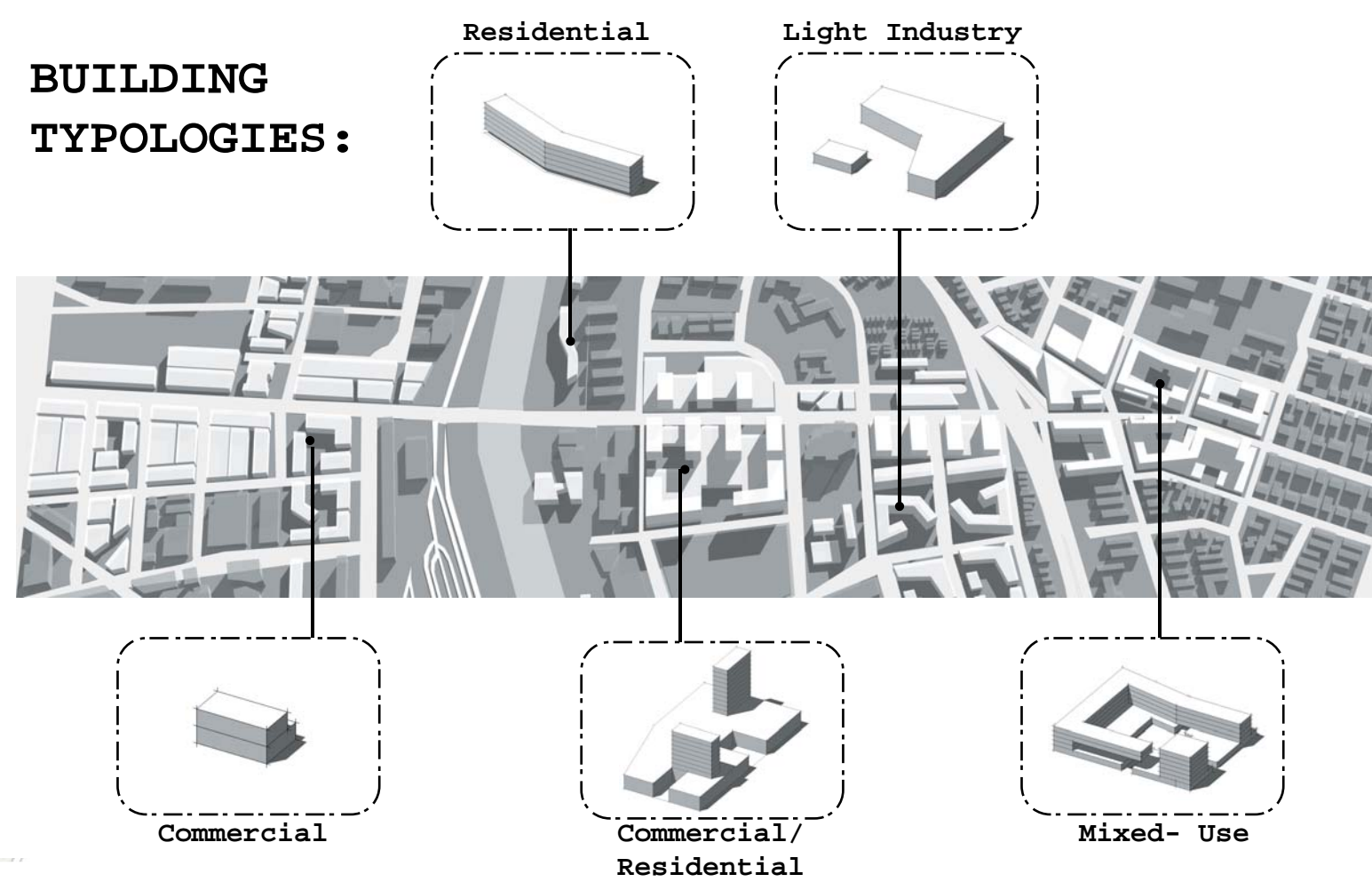
- Commercial
- Low Density Residential
- High Density Residential
- Light Industry
- Heavy Industry
- Open Space
- Public Land

- Vehicular Circulation
- Open Space
- Industrial Use
- Affordable Housing
- Pedestrian Circulation

PHASING STRATEGY

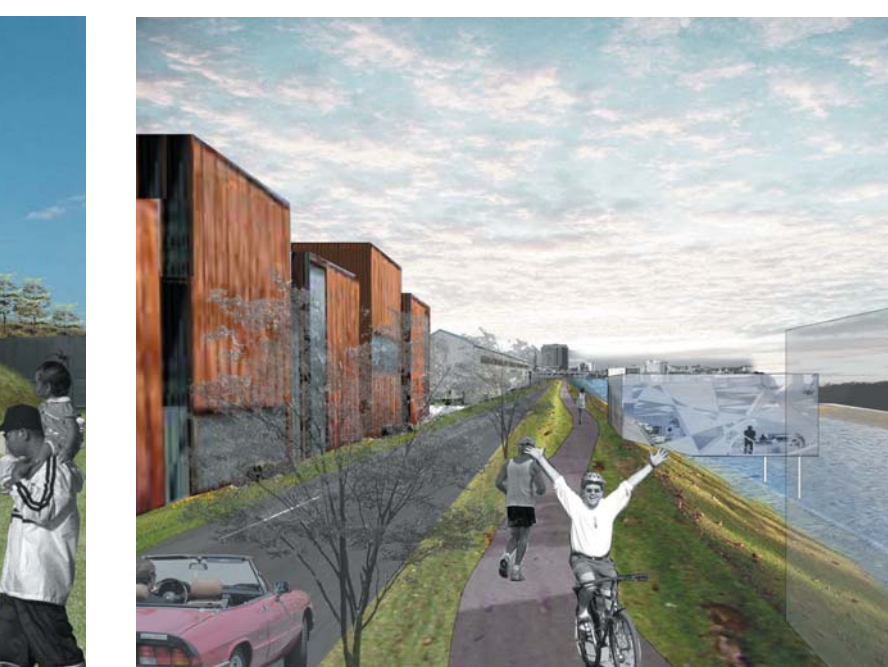
PHASE ONE	Site Area	Residential
	4,975,000 SF	56,300 SF
Residential		1,865,000 SF
Affordable Housing		
Market Rate Rental		
For-sale Condominium		
Retail	207,000 SF	
River Restoration	1,121,000 SF	
Dry Landscape		
PHASE TWO	Site Area	Residential
	2,500,000 SF	28,000 SF
Residential		9,200 SF
Affordable Housing		
Senior Housing		
SRO		
Retail	300,000 SF	
Civic Center	10,000 SF	
Growth Industrial	2,000,000 SF	
PHASE THREE	Site Area	Residential
	840,000 SF	12,343 SF
Residential		6,300 SF
Affordable Housing		
Market Rate Rental		
For-sale Condominium		
Retail	80,000 SF	
Work Source Center	80,000 SF	
PHASE FOUR	Site Area	Residential
	2,200,000 SF	
Residential		600,000 SF
Residential		200,000 SF
Art Gallery	80,000 SF	
River Restoration	1,121,000 SF	
Natural River Flow		

BUILDING TYPOLOGIES:



- River Phase I: Restoration and Dry Landscape
- River Phase II: Public Art Installations
- River Phase III: Natural Landscape
- River Phase IV: Natural Flow and Development

Phase II: Dry Landscape Along the Los Angeles River
Structure Source: PSL Contemporary Art Center, William E. Massie



Phase III: Los Angeles River Natural Flow, pedestrian trails, and art galleries

Phase IV: Los Angeles River Natural Flow, native horticulture, and mixed-use real estate development

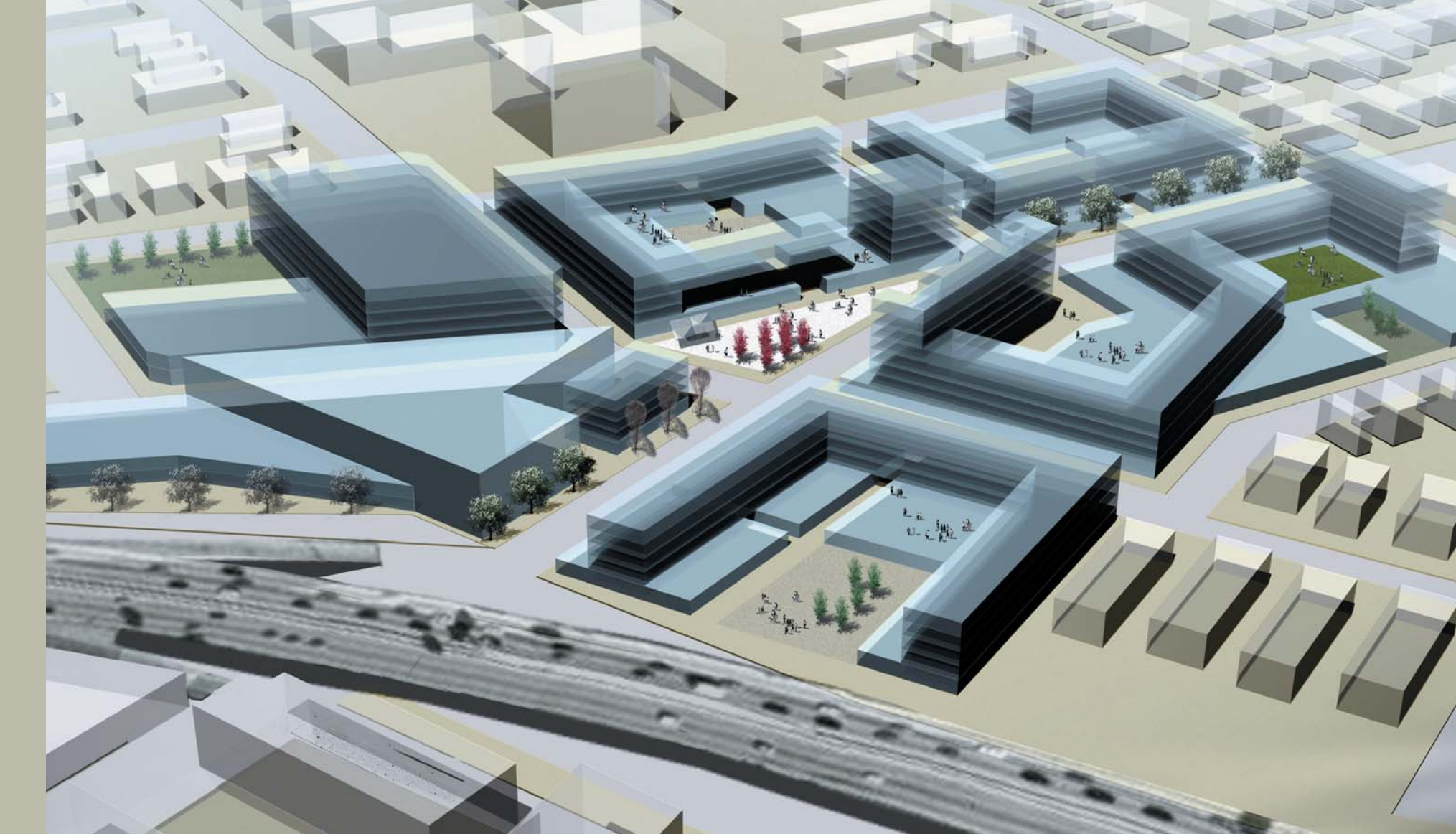
Construction Assumptions	Cost PSF in \$
Condominiums	140
Market Rate Units	140
Affordable Units	130
Work Source Center	147
Office	142
Retail	16
Open Space	300
Subway Station	50
Underground Parking	80
Land Acquisition Cost	
*Site Area 840,206 SF	

Total Development Cost	\$426M
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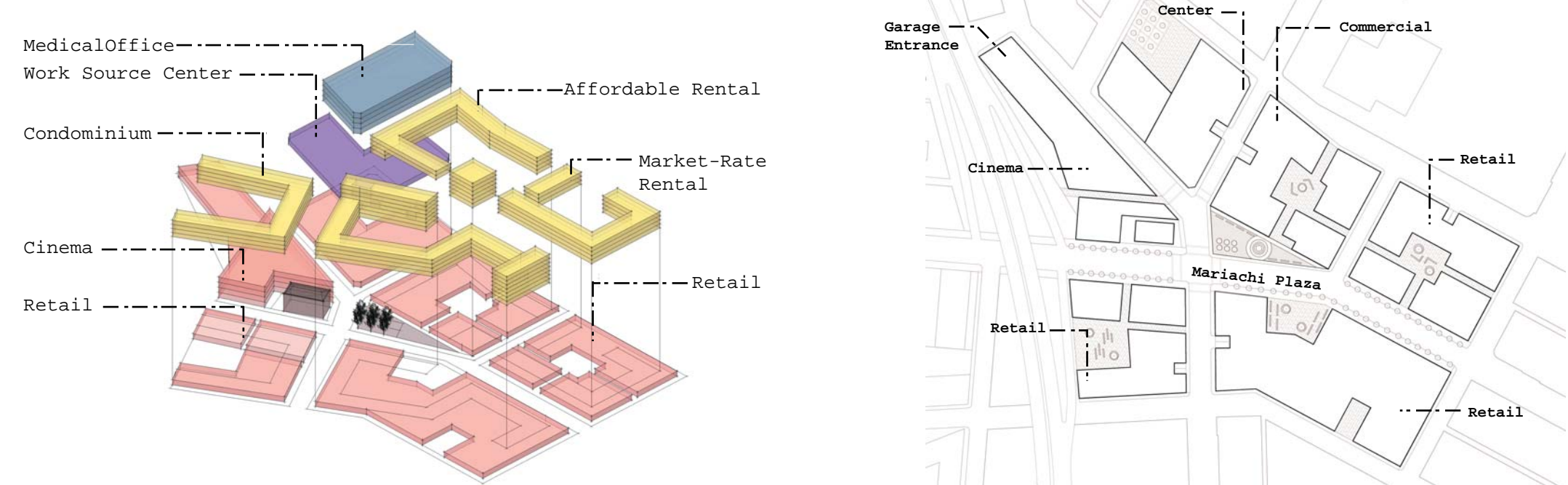
Financing Costs	Total in millions
Construction Loan 80%	315
Interest Rate @ 8.25% 2 Yr	34
Equity 20%	167
Ending Balance 2 Yr	223
Cash Proceed from Permanent Loan	200
Reduced interest rate @ 4.30 Yr	
*Permanent loan from tax exempt financing	
Reduced interest rate @ 4.30 Yr	
*Permanent loan for affordable housing	
DCR @ 1.15	
*from tax exempt financing	

Financial Summary	Total in millions	Program	
Construction Period	0 1 2 3 4	Operating Period	0 1 2 3 4
Year	0 1 1 2 2	Year	3 4 10
Income from condo sale	40 40 40 40 40	Total Revenue	27 28 32
Subsidy: CDWG Grant	2.7	Lease Vancany (if applicable)	-0.9 -1 -1
Expense	-67 -75 -84 -84 -71	Effective Gross Income	26 27 -9
NOI	-64.3 -35 -44 -44 -31	Expenses	-9 -9 -11
Equity	67	NOI	17 18 20
Beg Bal	75 45 105 167	Lease Debt Service	15 15 17
Release @ 80%	32 32 32 32	Taxable Income	-1.3 -1.1 0.8
Interest @ 8.25%	2 6 11 15	Tax Payable @ 37%	-0.5 -0.3 0.3
Ending Bal	45 104 168 223	Low Income Housing Tax Credit	2.6 2.6 2.6
Before Tax IRR	17%	Adjusted Tax Payable	2.1 2.2 2.9
After Tax IRR	21%	ATCF	4.3 4.6 6.1
Sales Price @ 5.5% cap rate	32%	Net Cash from Sale @ 5.5% cap rate	318 318 318
		Total	0 0 324

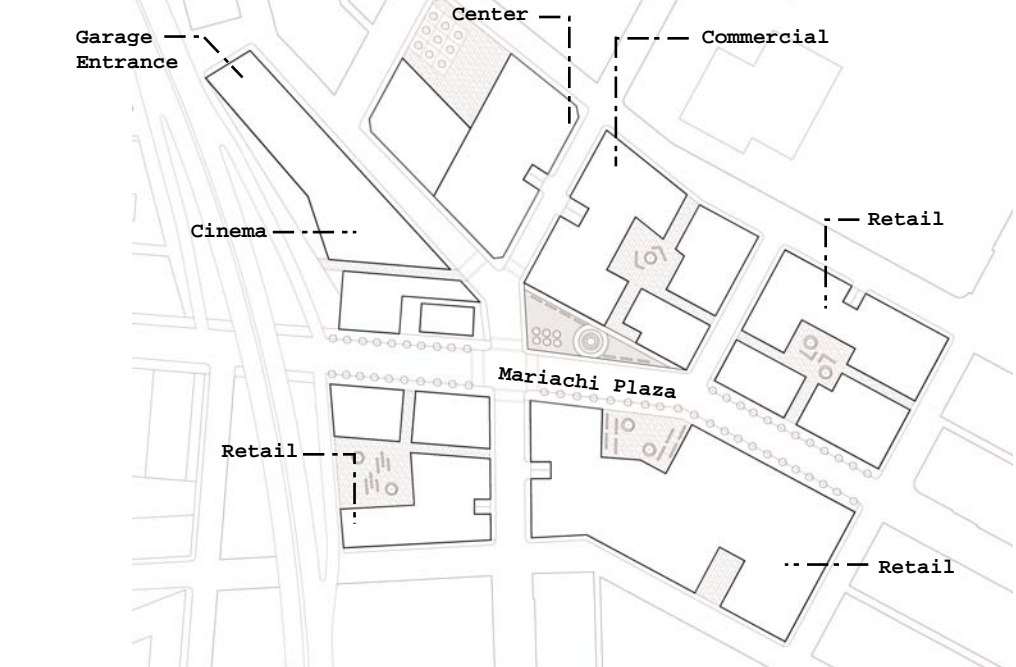
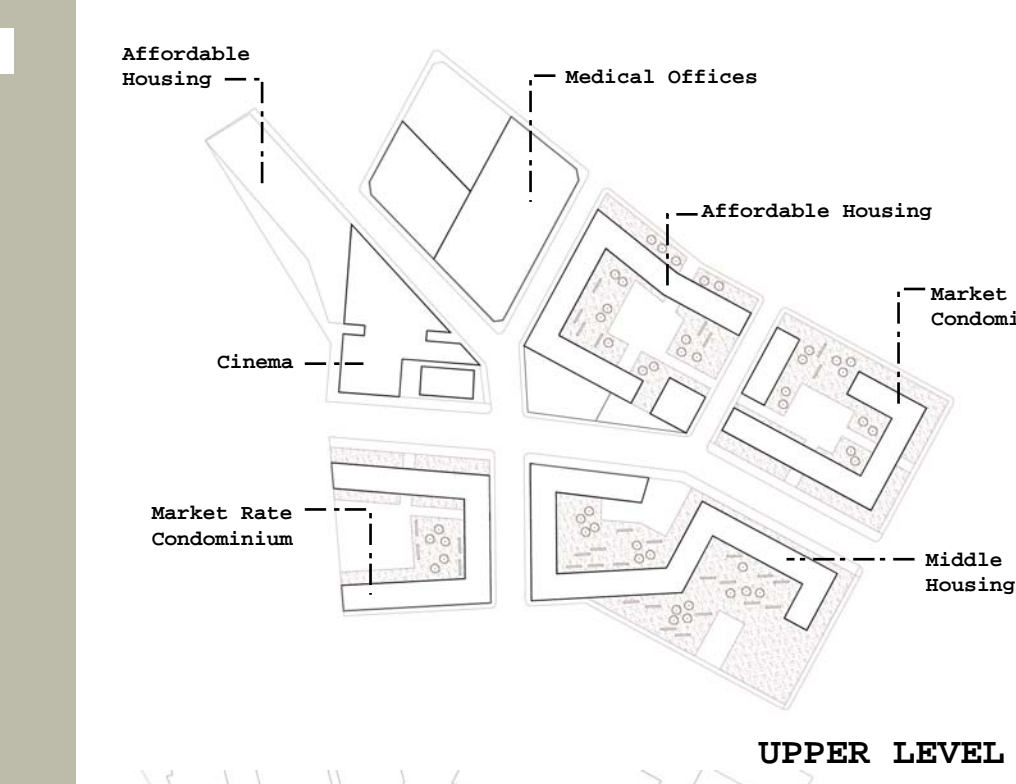
POTENTIAL EQUITY & PUBLIC LOAN CONTRIBUTION FOR PHASE I-IV
Private Investment (PHASE I,II,IV)
Financing (PHASE III)
Low Income Housing Tax Credit
Section 108 Loan Program
LA Empowerment Zone Bond
Youth Opportunity (YO) Grant
Tax Incremental Financing
Adalente Eastside Redevelopment Bond
LA City Business Tax \$2 Exemption



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DEVELOPMENT SITE MASSING MODEL



GROUND FLOOR PLAN

