



Mariachi Plaza Joint Development

Boyle Heights Design Review Advisory Committee (DRAC) July 18, 2018 Meeting Summary

Time: 6-7:30pm

Location: PUENTE Learning Center 501 S. Boyle Ave Los Angeles CA 90033

DRAC Members Present

<u>Name</u>	<u>Affiliation</u>
America Aceves	Proyecto Pastoral
Eddie Padilla	Casa 0101 Theatre
Robert Zardeneta	YouthBuild Boyle Heights

Approximately 30 members of the public in attendance.

Meeting Agenda

1. Introduction - Nicole Velasquez, Metro Joint Development
2. Project Presentation - Jaqueline Monterrosas, East L.A. Community Corporation (ELACC)
3. Architect Presentation - Manuel Salazar, Y&M Architects
4. DRAC Discussion - Gwynne Pugh, Gwynne Pugh Urban Studio
5. Public comment
6. Next Steps

Power Point Presentation is attached.

DRAC Comments

Pedestrian Level Orientation/Experience

- Consider pedestrian level orientation/experience.
- Should be accessible to all audiences.
- Liked how the project faces the Plaza.
- Appreciate that residents who walk through the development will be able to point to the parts of the development that they fought for or contributed to and be proud. Ex. garden/green space and Mariachi/communal space.

Community Compatibility

- Design should be for the people and should not feel overly policed or unwelcoming.
- Development should relate to existing businesses and landmarks in the area.
- Local businesses should be supported by the new retail/commercial, not compete.
- Adjacent sites and properties should co-exist with the new building.
- Need to ensure that public space encourages young people, families, street vendors and Mariachis.
- Variety of income levels should reflect community affordability needs.

Community Amenities/Connectivity

- Consider additional food court/outdoor dining with shade.
- Most of community recommendations were accommodated into the design.
- Consider adding public restrooms, and make sure they are well-maintained.

Design & Style

- The scale has taken into account the existing uses and connection to new retail/commercial uses.
- Multi-use space is important in the transition from public to private space.
- Scale/massing of building is favorable, not concerned about 5 story height.
- More shade canopies and seating areas should be incorporated into the shared plaza space.

General Comments

- Additional commercial and residential parking is necessary. Already lacking parking and additional developments could potentially create more scarcity. Include parking for residential visitors.

Public Questions/Comments

- Improve pedestrian experience on Bailey St. – widen sidewalk.
- Relocate garden restroom/tool storage to south end of property.
- Maintenance of planters and landscape elements is important.
- Fountains are going to become a nuisance. Consider splash pad for kids.
- Desire for homeownership opportunities.
- Parking management like Zip Car/rideshare stations. Metro should coordinate with City of L.A. on parking management in the area.
- Parking was brought up multiple times – some requesting more parking, others stating housing was more of a priority as some residents will likely not own cars.
- Include a mural on building façade.
- Offer community classes.
- Concerns about safety in park/garden.

Next Steps

- Summer/Fall 2018: ELACC Revisions to Conceptual Design
- East LA Community Corporation Workshops:
 - o August 23, 2018
 - o November 14, 2018
- Late 2018: Present Schematic Design to DRAC
- Spring 2019: DRAC Approval of Schematic Design

