Sustainable development is threefold: economic, socio-cultural, and environmental. The future of Boyle Heights and East First Street Redevelopment Agency should adapt a holistic approach to reconnecting the community through the promotion of its surrounding areas. Sustainable development principles should be identified and recognized as connecting the community through a series of walkways, streets and trails and green spaces. Regulations aside, one could reconnect the community through an investment in transit enabling current networks and expanding on regional and local watershed systems.

**Detriment of Social Ecologies**

- Framework dissolves urban frameworks, thereby destroying network with adaptable building parcels.
- This redundant antithetical movement away from the Los Angeles pueblo perpetuates solitude and does not promote interaction and integration amongst neighboring zones.

**Detriment of Natural Ecologies**

- Los Angeles River Greenway integration amongst neighboring zones should become fragmented into disparate zones.
- This isolation versus dense street networks does not promote interaction and integration amongst neighboring zones. Los Angeles River Greenway typologies

**River Streets**

- Los Angeles River Greenway
- Stormwater remediation: Parks are spread throughout.
- Medicinal, interpretive, civic, and ecological river streets

**River Streets to overcome barriers created by industrial institutional networks not channels**

- Phase 5050 disconnection

**Land Use**

- Land use and zoning of Boyle Heights
- Land use and zoning of the Los Angeles River Greenway
- Land use and zoning of Sustainable development

**First Street Bridge**

- 436 total residential apartment units
- 487,379 square feet
- 171,798 square feet | 4%

**Housing Strategy**

- Renovation of Mariachi Plaza
- Plaza and Gardens to serve as a social space designed scaled blocks that later act as a funding mechanism for trails and green spaces. Regulations aside, one could reconnect the community through a series of walkways, streets and trails and green spaces. Regulations, the public right of way could remain and Boyle Heights community. In the spirit of competition, the Los Angeles River Greenway illustrative plan is the result of an invitation to compete.

**Resurgent Networks**

- MTA Gold Line Access
- First Street Station
- East First Street Redevelopment Agency
- Metro Transit Authority contribution
- Los Angeles Neighborhood Initiative
- Tax Increment Finance District contribution
- Low income housing tax credit equity 15%

**Proposed Amphitheatre at LA River Park**

- Facing northwest

**East First Street Redevelopment Agency**

- Loan Amount $29,532,119
- Permanent loan fee & construction loan interest $1,738,088
- Soft construction costs $3,213,238

**Total Project Cost**

- $28,559,416
- Soft construction costs $2,478,958
- Construction cost & land development $20,014,800
- Land acquisition cost $4,541,656
- Developer land price $56 sf

**Phase 5050**

- 100% Medium income
- 0% Market rate
- 100% Low income
- 0% Market rate

**436 Total Residences**

- 216 total units
- 190 total units
- 22 - 3BR
- 90 - IBR
- 27,000 total sf
- 12,000 office
- 43,712 retail
- 39,550 medical-office
- 7200 retail

**Operational Income**

- Before Tax Cash Flow
- Operating expenses
- Effective gross income
- Potential gross income
- Before tax net operating income
- Operating expenses
- Vacancy & collection losses
- After tax net operating income
- IRR 18.42%

**Parking Adaptation**

- Affordable housing
- Public spaces
- Highway 101 re-appropriation

**First Street Station**

- 244,869 total sf
- 216 total units
- 103 - 2BR
- 7200 retail
- 39,550 medical-office
- 33,000 office
- 27,000 retail
- 12,000 office