



# PROJECT TRIPLE MAIN

11630-11640 S. MAIN STREET

# AN ENTIRELY NEW WAY OF DELIVERING TRUE SOCIAL IMPACT



SoLa Impact is a real estate developer with the explicit goal of ensuring the local community participates in and benefits from the investments of the Fund.

## Accessible Housing

An operating company that builds “accessible” housing for sale at-cost to local residents, creating wealth, home-ownership, and alignment in the communities we invest in



Tenant Mayra Hernandez receives her keys

SoLa Impact Tech Center conducts VR training for South LA kids



## Access to Education

“Bridging the digital divide” through scholarships, technology literacy, and entrepreneurship

## Nonprofits, Faith-Based Organizations, & Academic Partnerships

Partner with faith-based organizations, academic institutions, and local government to deliver projects that meet community needs



Weekly food drive at 88th Street Church of God

Coffee DelMundo, current tenant



## Jobs & Economic Development

Catalyze minority-led and women-led businesses in the community

## Access to Capital

Partner with minority-led local developers, architects, and contractors; enable entrepreneurs to drive job creation and economic activity



“Chewy” Chawinga & Craig Bowers, South LA Brewery (Beehive QOZB)

COVID-19 testing provided by SoLa Impact and St. John’s



## Health & Wellness

Improve social determinants of health with preventative health education & COVID-19 testing

# “TRIPLE MAIN” - 11630-11640 S. MAIN STREET



**BEFORE:** Vacant/used car parking

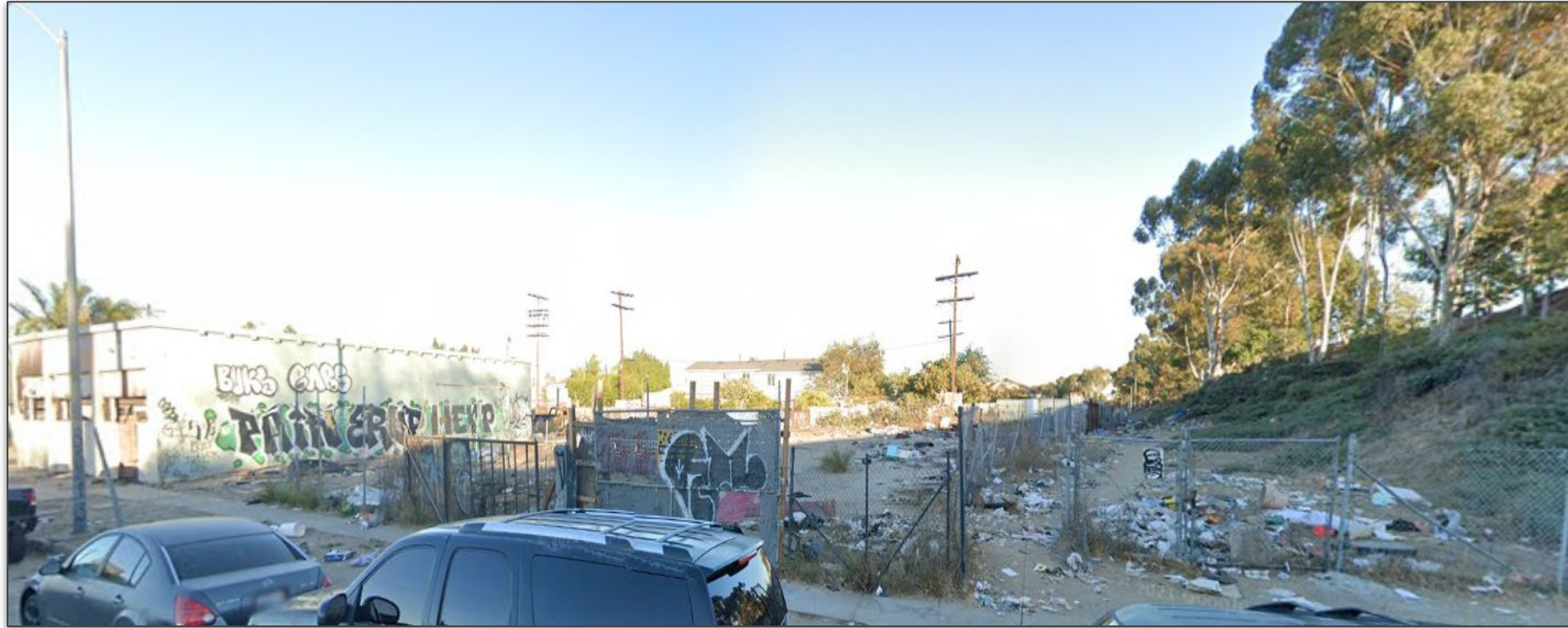


**AFTER:** New building 84 UNITS  
(71 1BR, 9 2BR, 4 3BR)

Attractive facade with enhanced materials and lush landscape creates a safe and pleasant pedestrian experience



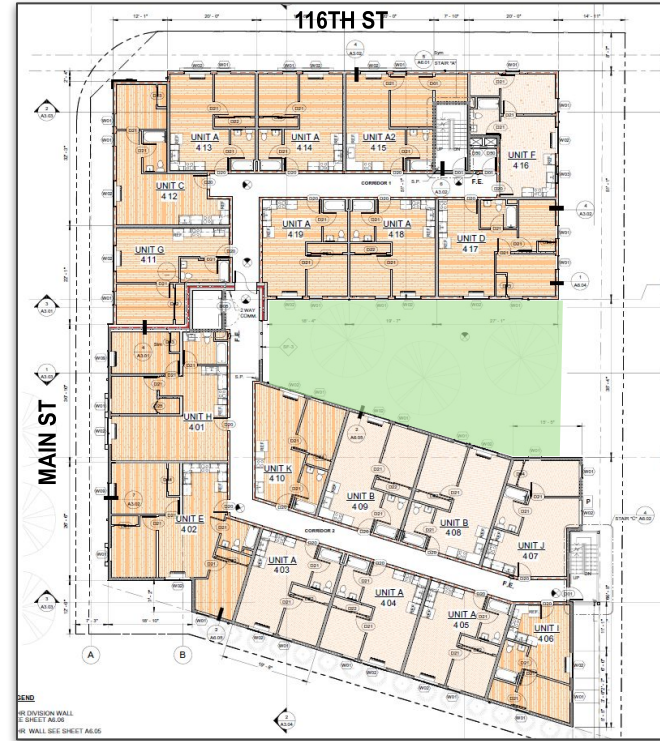
# EXISTING SITE



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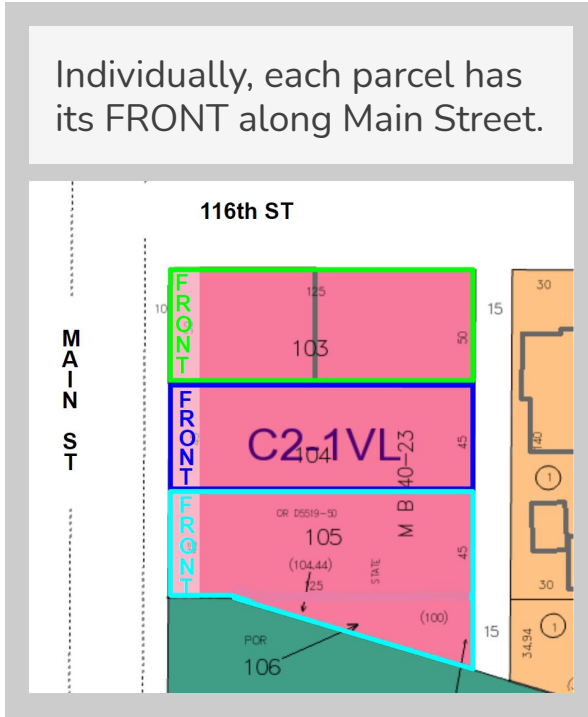


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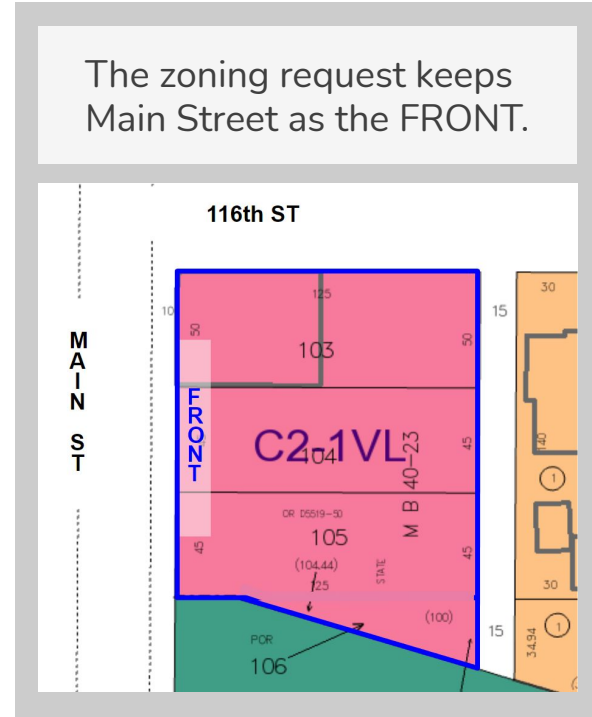
# TRIPLE MAIN - KEEPING MAIN STREET AS THE FRONT



Individually, each parcel has its FRONT along Main Street.



The zoning request keeps Main Street as the FRONT.



Standard	TOC Allows	Proposed Project
Density	87 units	84 units
Floor Area	57,078 SF	47,514 SF
Height	67 feet	60 feet
Front Setback	0 feet	3-9 feet landscaped
Parking	0-42 spaces	42 spaces

- **Attractive facade with enhanced materials and lush landscape**
  - Greenery along the street front and green landscape creates attractive and safe pedestrian experience
  - Attractive facade with enhanced materials, architectural elements, and colors articulates the building on all sides
  - Green landscape including trees along streets plus greenery along the building
  - Landscaped courtyard with trees, and greenery incorporated into the building design
- **Amenities**
  - Energy efficient building with LED lighting, MERV-13 filters in HVAC system, energy-efficient appliances, low-impact development landscape features using recycled water for irrigation
  - Lobby and building mounted lights along the entry enhance safety
  - Rooftop deck that provides dramatic downtown views
  - Bicycle parking, car parking
  - Secure lockers for delivery



# HARBOR GATEWAY NORTH NEIGHBORHOOD COUNCIL



## Recent SoLa Impact Participation

- Black History Month Event
- 105 Neighborhood Watch Meeting
- Neighborhood Clean-up Event

## Support for this SoLa Impact building

- Harbor Gateway North Chamber of Commerce
- 110 neighborhood petition signers in support
- LAPD Senior Lead Officer Angelo Stewart
- Union Pacific Railroad









Thank you!