

WHAT'S YOUR VISION?

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**Mid-City Crenshaw**

**Visioning + Implementation Study**

**URBAN STUDIO** with ah'bé Landscape Architecture  
Katz, Okitsu & Associates  
Mollenhauer Group  
Patti Post & Associates  
The Robert Group  
Sussman/Prejza + Associates



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# ***Mid-City Crenshaw Visioning + Implementation Study***

## **Workshop 2** ***“Draft Vision Concepts”***

March 1, 2008



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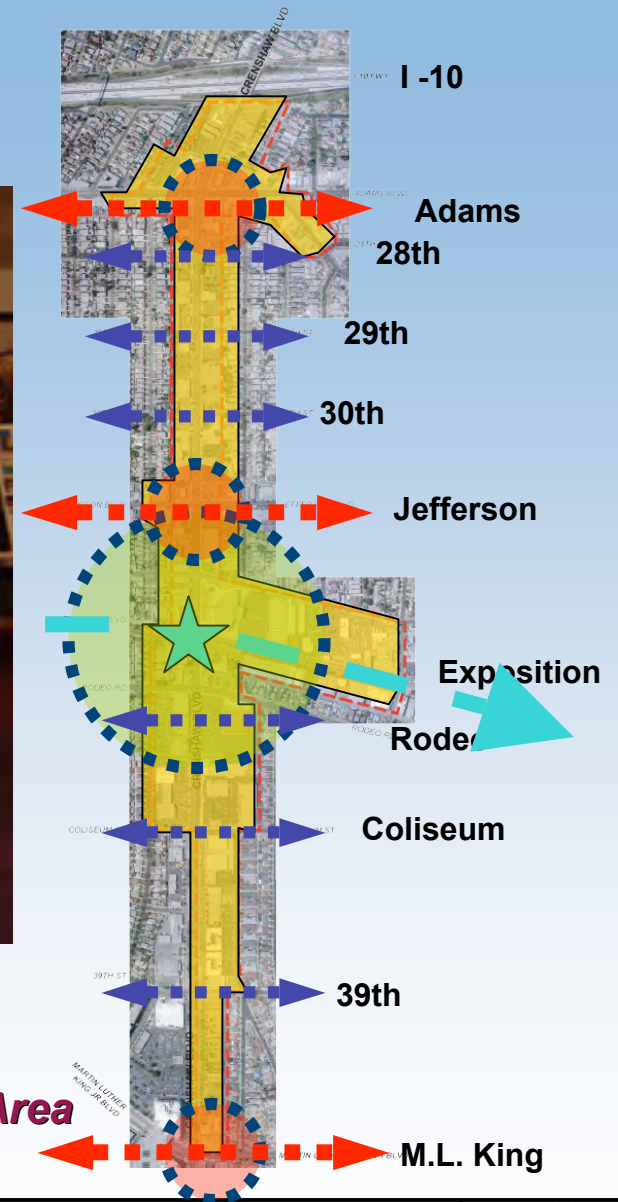


# Starting - Public Comments To Date



Expo Line

Crenshaw



The Study Area

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## Comments We Heard (1/26/08)!

# More Landscape and Open Space!

- *Where are the parks and green space?*
- *Crenshaw Boulevard (and other streets) needs to be a street with a rich landscape, green, and provide spaces that are welcoming and safe*
- *Provide landscaped medians - add trees*
- *Buffer traffic from sidewalks.*
- *Provide place to walk such as parks (a track too).*
- *The setbacks and frontage roads at 39th & King create good buffers for residential*
- *Provide open space at retail*
- *Underground the utilities*
- *More recreational areas*
- *Provide lighting that enhances safety*
- *Add trash cans and street furniture*
- *Maintenance!*

*“ I like anything that is open!”*

Crenshaw

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## Comments We Heard (1/26/08)!

# Create Pedestrian-friendly Streets!

- *Crenshaw Boulevard needs to be a pedestrian-friendly place where all people feel comfortable walking.*
- *Create wider sidewalks with good transit.*
- *Consider utilizing frontage roads for development sites.*
- *Create pedestrian friendly environments that create connections between retail, transit, green spaces, etc.*
- *Make Crenshaw pedestrian-friendly for the community - do not turn it into a thoroughfare!*
- *Change scale of street*
- *One story height “ideal” or boulevard height ideal*
- *Introduce paving at sidewalks*
- *Create late night amenities*
- *Introduce sidewalk cafés*



***“ Promote pedestrian-friendly development!”***

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## Comments We Heard (1/26/08)!

# Ensure Quality Commercial Uses!

- *Uses: “upscale” markets and shops, hospitality, flower shops, cafés, subterranean parking and no more fast food*
  - *Provide ownership opportunities and assistance for “Mom and Pop” businesses along the Boulevard.*
  - *Create pedestrian-friendly development and attractive designs; more than just façade improvements...better facades*
  - *Create a “downtown feel”...a place to hang out before games...places for high school students to walk...green and health driven...*
  - *Mixed-use or mixed-use does not work/no mixed use*
  - *Storefronts at Crenshaw sidewalks and parking in back (protecting residential) or auto-orientation at street with small scale commercial at back (protecting residential)*
  - *“Mini-malls are opportunities” or no more mini-malls*
  - *A maintenance program for facades and older buildings*
  - *The Charles Company project is good*
- “Soul food is good...but have to...have access to more!”***



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## Comments We Heard (1/26/08)!

# Move People!

- *Create more convenient transit along Crenshaw Boulevard.*
- *Establish a bus stop in front of WACOGIC*
- *Connect the Rapid-bus with the Exposition Light Rail*
- *Consider putting rail underground*
- *Mitigate traffic, improve flow.*
- *Provide more left-turn lanes*
- *Provide crosswalks at Bronson Avenue*
- *Provide bicycle amenities, bike racks*
- *Engage community's MTA/Expo comments*
- *Too much truck and industrial traffic on Expo and 36th*
- *Introduce bicycle lanes along Crenshaw Blvd.*
- *Create greater connectivity between Expo light rail and neighborhoods*
- *Control off-street parking*

***“Make Crenshaw a 21<sup>st</sup> Century Street!”***



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## Comments We Heard (1/26/08)!

# Establish Identity

- *Crenshaw Boulevard needs an enhanced identity Design elements, gateways, places of character, landscape, etc. need to reflect “cultural” identity*
- *Consider saving landmark signage (like the Pontiac sign)*
- *Provide signage that points the way to local landmarks, i.e. Leimert Park Village, Exposition Line, Kenneth Hahn Park and places in between*
- *Create an “entry” or “gateway” to Crenshaw at the freeway (consider use of water, fountains, waterfall, etc.)*
- *Establish standard sign for sign uniformity, height, width, etc.*
- *Provide something iconic, cultural and digital (note: Crenshaw and Rodeo - digital signage at historic buildings opportunities)*
- *Create a Crenshaw brand*
- *Crenshaw “tastes of LA” festival*
- *Create directional signage to freeway*
- *Include public art*



Crenshaw

***“We need eye catching...identity!”***

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# Other Comments We Heard (1/26/08)!

## Ensure Economic Quality!

- *Job creation is a must*
- *Encourage local banks and incentives for local reinvestment in area*
- *Leave the industrial zoned property industrial*

## Plan for a Greater Whole!

- *Crenshaw is part of a larger community and this larger community and its plans need to be considered and multiple jurisdictions need to work together when developing visions.*
- *Extend boundaries and incorporate other areas (from the freeway to Florence)*
- *Make sure business owners participate in vision creation*

## Other Comments!

- *Crenshaw should be senior-friendly.*
- *Retain existing community*
- *Support local artists - create a cultural center from the light rail station to Leimert Park*
- *No people living on the street*



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## ***Other Comments To Date***

# **Task Force**

- ***Streetscape and identity should be prioritized - a substantial streetscape project with maintenance***
- ***Job space and quality job creation is key***
- ***Housing opportunities that create balanced demographics in the community are required***
- ***Nurture and retain the existing community and culture***
- ***Encourage growth and retention of quality local businesses***
- ***Provide quality commercial and services that encourage people to shop in the community, not outside of the neighborhood***
- ***Create a “village”***
- ***Establish an approach that encompasses health and wellness***
- ***Adopt a plan that facilitates rather than impedes projects that meet community expectations***

**Crenshaw**

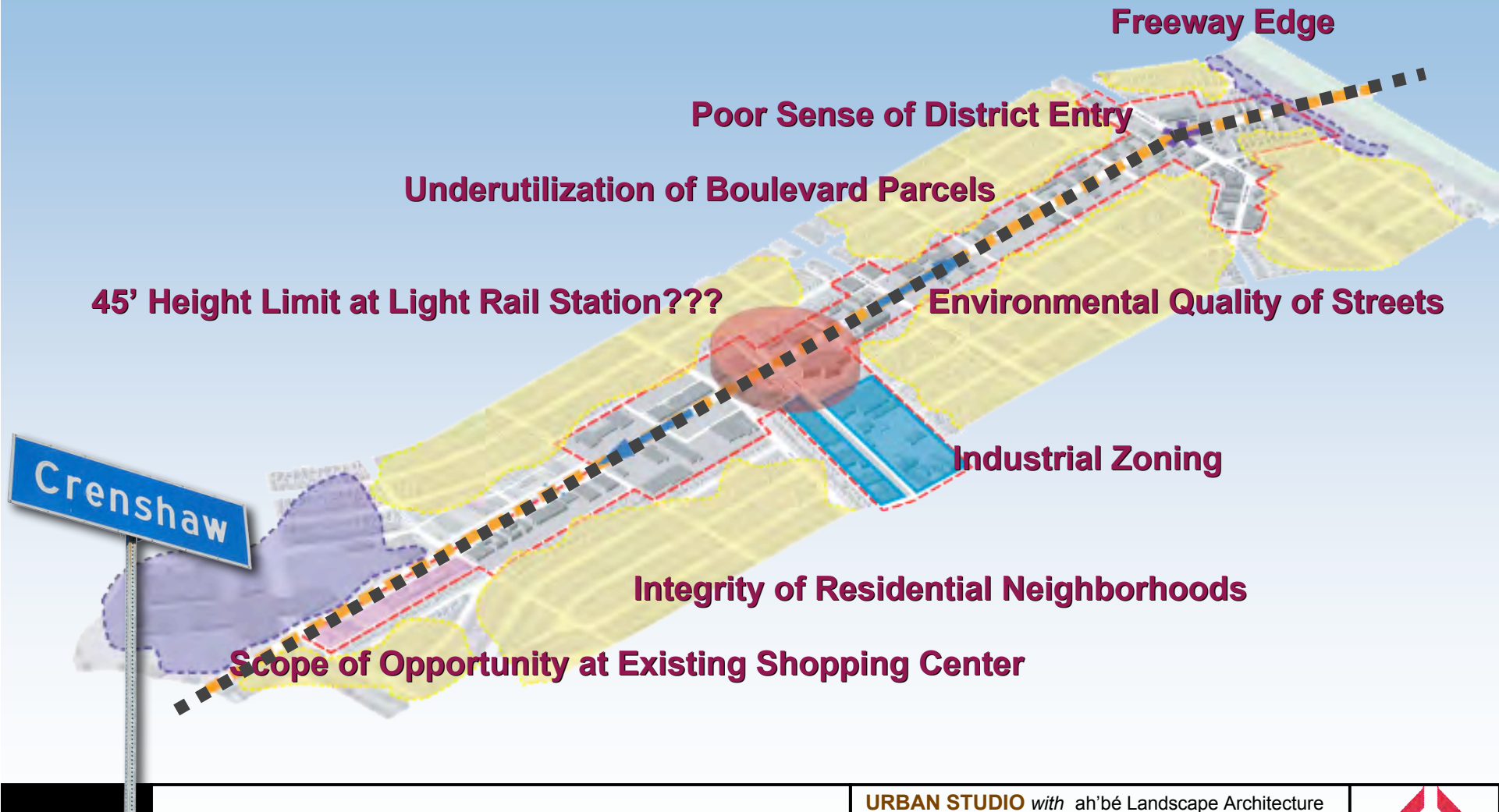
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# Synthesis - Constraints and Concerns



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# DRAFT Vision Concept Plan



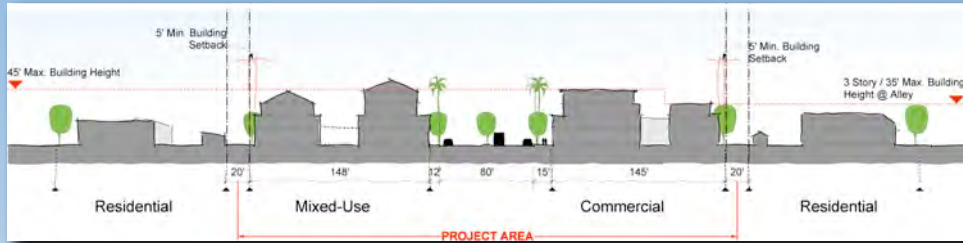
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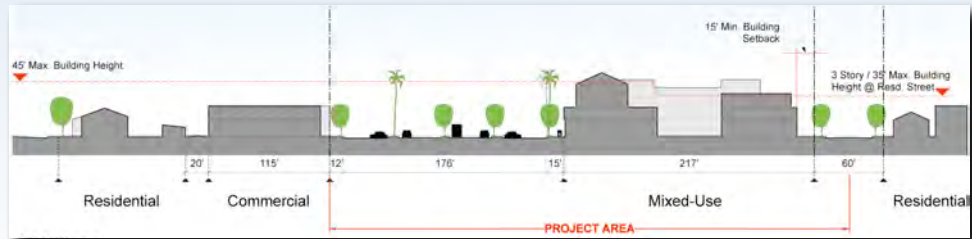
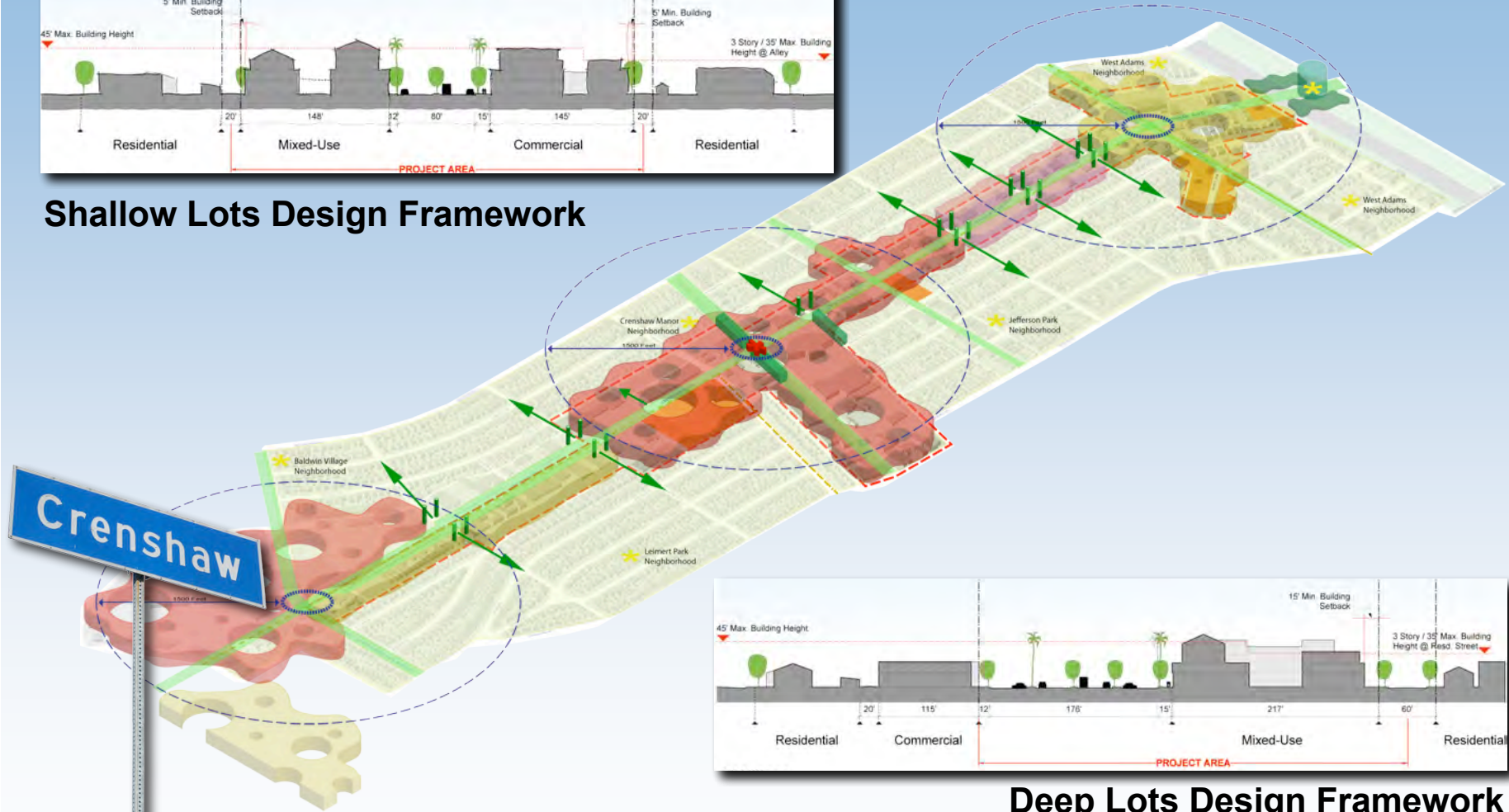
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# Village Scale - 45' maximum height & with design guidelines



**Shallow Lots Design Framework**



**Deep Lots Design Framework**

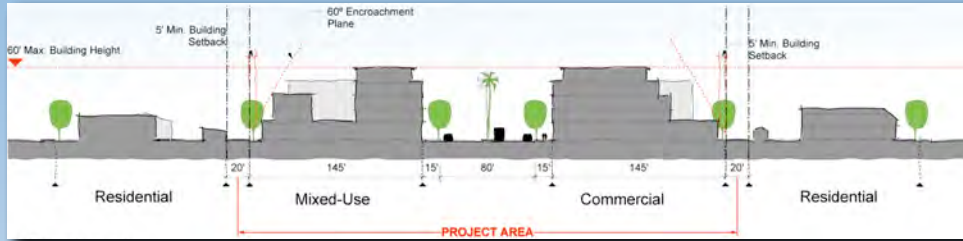
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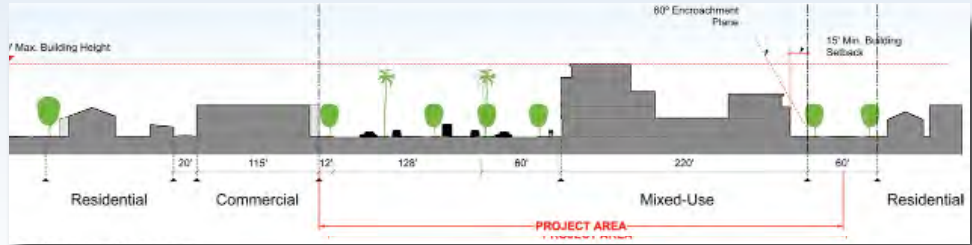
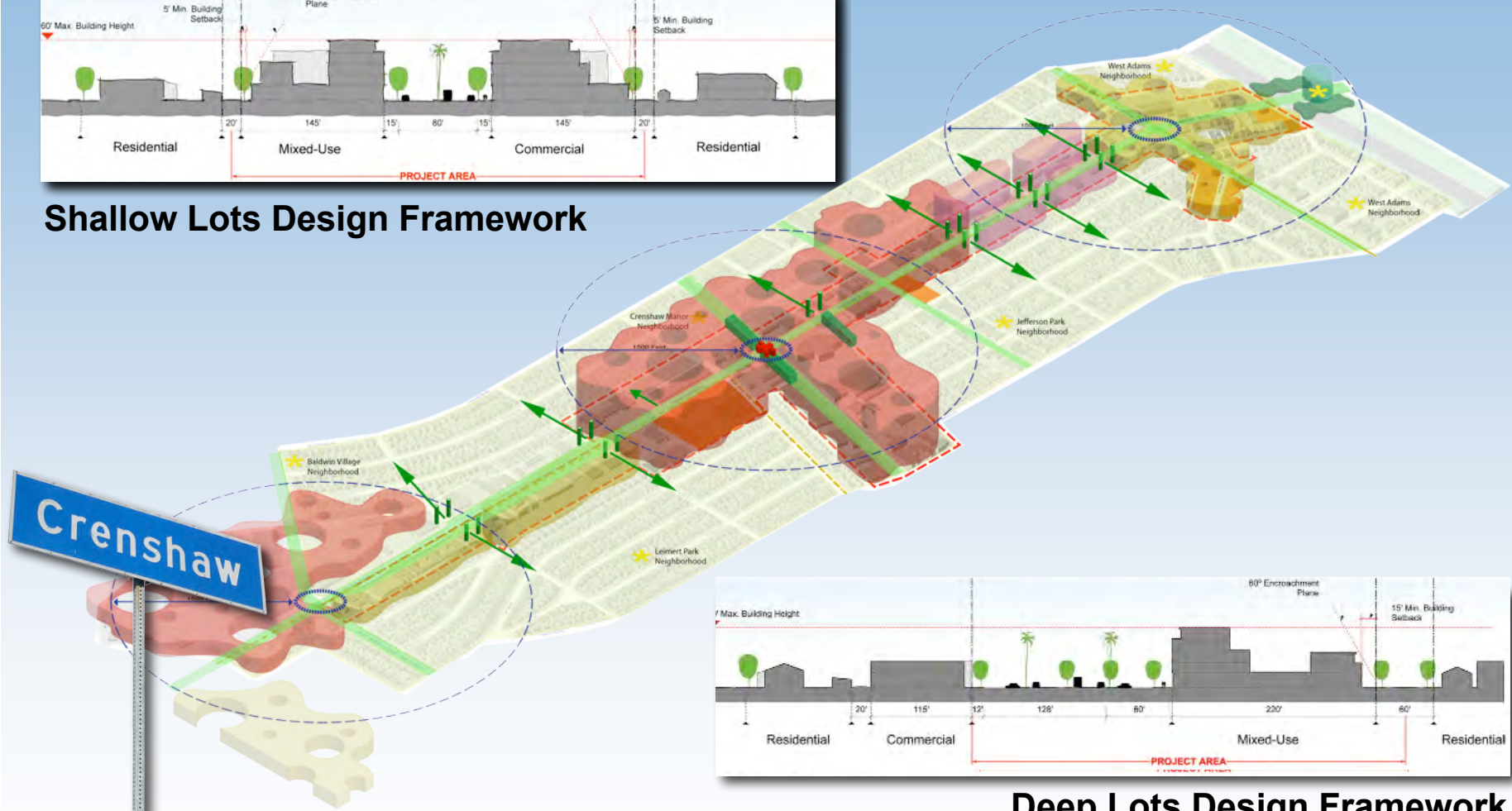
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# Boulevard Scale - 60' maximum height with design guidelines



**Shallow Lots Design Framework**



**Deep Lots Design Framework**

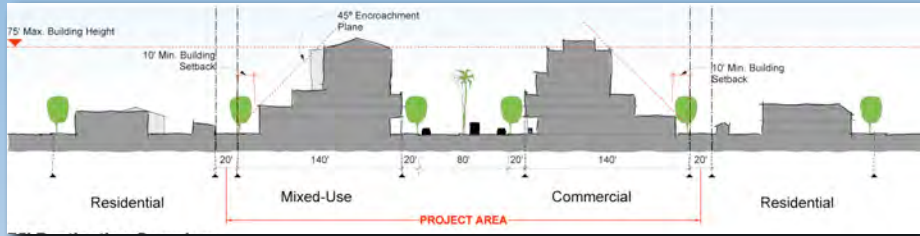
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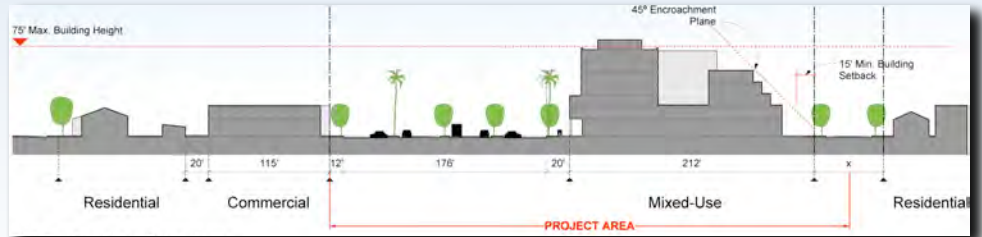
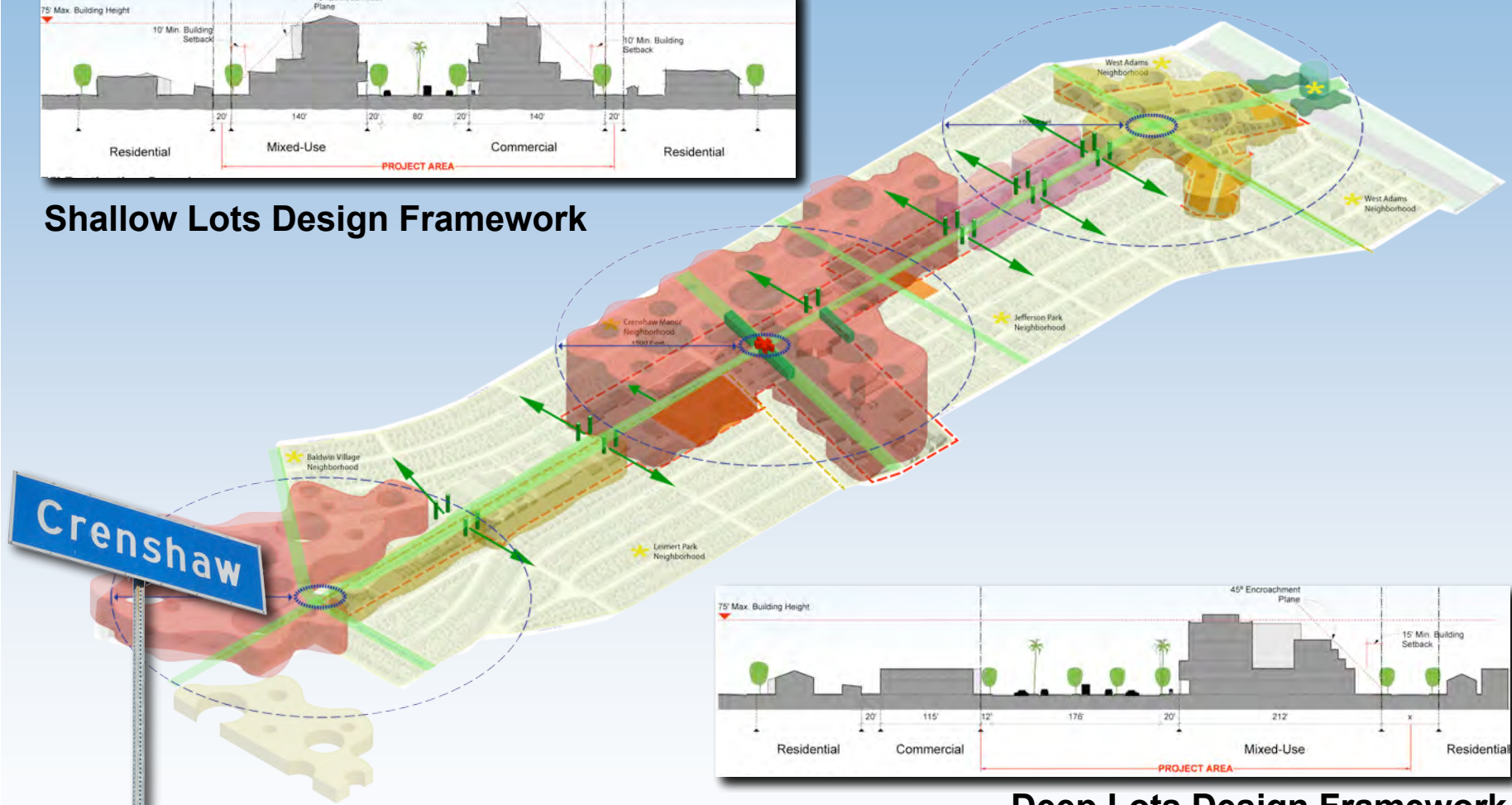
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# Destination Scale - 75' maximum height with design guidelines



**Shallow Lots Design Framework**



**Deep Lots Design Framework**

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## Why consider land use, intensity and height options.

- Crenshaw vitality
- Crenshaw variety and accessibility
- Crenshaw walkability
- Crenshaw everyday connectivity



- Incentives for local, regional and national job access
- Incentives for high-quality Crenshaw housing choices
- Support for community cultural resources
- Long-term value for surrounding neighborhoods
- Unique, identifiable and better community design

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# Vision Plan Implementation Opportunities

- Land Use Opportunities
- Opportunity Projects
- Intensity Opportunities
- Height Opportunities



- Community Plan Recommendations
- Zoning Recommendations
- Specific Plan Recommendations
- Redevelopment Recommendations

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# Where Are We Going

- *3/1/08 Community Input*
- *Task Force Meeting 5 - March 19, 2008 - Review of Vision Concepts and 3/1/08 Community Input*
- *Develop Draft Vision and Implementation Plan*
- *Community Meeting 3 - April 2008: “Draft Vision Implementation Plan; Community Review and Comments”*
- *Final Drafting, Review and Adoption*
- ***BUT MOST IMPORTANT TODAY...***



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