Slauson Corridor
Transit Neighborhood Plan (TNP)

Concepts Webinar
Wednesday, May 20, 2020

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Today’s Presentation

- Background
- Study Area
- Goals of the TNP & Previous Outreach
- Proposed Concepts
- Other Related Efforts
- Next Steps & Future Outreach
Background
Slauson Ave
Rail-to-Rail Project

2022
Rail-to-Rail Project

https://www.metro.net/projects/r2r

Slauson Corridor Transit Neighborhood Plan

https://planning4la.org/slauson-corridor-tnp
Slauson Corridor Transit Neighborhood Plan

https://planning4la.org/slauson-corridor-tnp
Recently Updated Community Plans

- West Adams-Baldwin Hills-Leimert (2016)
- South Los Angeles (2017)
- Southeast Los Angeles (2017)
Recently Updated Community Plans

- Slauson Corridor Transit Neighborhood Plan
- West Adams-Baldwin Hills-Leimert (2016)
- South Los Angeles (2017)
- Southeast Los Angeles (2017)
Technical Changes

- Community Plan Implementation Overlays (CPIO) Amendments
  - New objective design guidelines

- Zone Changes
  - Updated Zoning System

- General Plan Amendments
  - Updated General Plan Land Use designations
Study Area
Slauson TNP Study Area
Slauson TNP Study Area
Slauson TNP Study Area

Crenshaw/ LAX Line

J Line (Silver Line)

A Line (Blue Line)

Slauson Ave
Slauson TNP Study Area
Goals of the TNP & Previous Outreach
Goals of the Slauson TNP

Activating the Bike Path

Planning for Jobs

Planning around Transit
Public Outreach

- Neighborhood Councils
- Small Group Meetings
- Kick-off Workshops
- Community & School Events
Available in English and Spanish on: https://planning4la.org/slauson-corridor-tnp
What We Heard

- Prioritize both development of new and preservation of existing affordable housing.
- Support for anti-displacement policies and preservation of rent-stabilized housing.
Affordable Housing Tools

- Affordable Housing Linkage Fee
- Affordable Housing Incentive Programs
Affordable Housing Tools

- Affordable Housing Linkage Fee
- Affordable Housing Incentive Programs
- Community Plan Implementation Overlays (CPIO)
Affordable Housing Tools

- CA Senate Bill 330
  Right of Return

- CA Assembly Bill 1763
  100% Affordable Housing Projects
Proposed Concepts
What We Heard x Goals of the TNP

Activating the Bike Path
Planning for Jobs
Planning around Transit
What We Heard

Activating the Bike Path

- Mix of community-oriented uses and building styles; discourage blank walls
- Enhance pedestrian connectivity to neighborhoods
- Public space that connects buildings to the bike path
An Activated Bike Path: Activate the bike path by orienting nearby buildings to facilitate access to land uses.
Existing Conditions

Activating the Bike Path

Planning for Jobs

Planning around Transit
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

An Activated Bike Path

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

An Activated Bike Path

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Activating the Bike Path

A Complete Bike Path: Provide direct bike path access to the Metro Station.
Activating the Bike Path

Planning for Jobs

Planning around Transit

Planned Bike Path Alignment

West Blvd

Fairview Heights Station

Metro Crenshaw Line

Crenshaw Blvd

67th St

11th Ave
Activating the Bike Path

Planning for Jobs

Planning around Transit

Ideal Bike Path Alignment

Fairview Heights Station

Crenshaw Blvd

11th Ave
Existing Conditions

Activating the Bike Path

Planning for Jobs

Planning around Transit

Fairview Heights Station

Crenshaw Line
Concept Illustration

A Complete Bike Path

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
What We Heard

- Encourage sustainable and cleaner uses.
- Encourage emerging industries that foster local business and workforce.
- Deter incompatible uses that are over concentrated and threaten public health.
Concept Map

Activating the Bike Path

Planning for Jobs

Planning around Transit
Planning for Jobs

Hubs for Industry: Prioritize hubs for employment uses.
Existing Conditions

- Activating the Bike Path
- Planning for Jobs
- Planning around Transit
Concept Illustration

Hubs for Industry

Activating the Bike Path

Planning for Jobs

Planning around Transit

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Employment along the Corridor: Prioritize areas for employment uses.
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

Employment along the Corridor

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Hybrid Industrial: Allow for a mix of uses, including light industrial and commercial uses, as well as residential uses.
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

*EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).*
Hyde Park Industrial Corridor: Promote green jobs and incentivize opportunities for publicly accessible open space.
Concept Illustration

Hyde Park Industrial Corridor

Activating the Bike Path

Planning for Jobs

Planning around Transit

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
What We Heard

- Concentrate multifamily and mixed-use near transit and commercial corridors
- Balanced access to housing and jobs where residential and industrial land use co-exist.
- Ensure compatibility with the existing neighborhood character.
Concept Map

- Activating the Bike Path
- Planning for Jobs
- Planning around Transit
Planning around Transit

Hybrid Industrial: Allow for a mix of uses, including light industrial and commercial uses, as well as residential uses.
Existing Conditions

- Activating the Bike Path
- Planning for Jobs
- Planning around Transit
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

Hybrid Industrial

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

Hybrid Industrial

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Planning around Transit

**Mixed-Use Corridors**: Promote mixed-use buildings that provide residential and neighborhood-serving commercial uses.
Concept Illustration

- Activating the Bike Path
- Planning for Jobs
- Planning around Transit

Mixed-Use Corridors

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Planning around Transit

Low Density Multifamily: Introduce opportunities for low-density “missing middle” housing next to transit that considers existing neighborhood scale.
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

Low-Density Multifamily

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

Low-Density Multifamily

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Concept Illustration

Activating the Bike Path

Planning for Jobs

Planning around Transit

Low-Density Multifamily

EXAMPLE ONLY, NOT A REAL OR PROPOSED BUILDING(S).
Activating the Bike Path through Building Design

Proposed Concept

A COMPLETE BIKE PATH

Provide direct bike path connection to the Metro Station.

Potential Outcome: Complete bike path connection to Fairview Heights Station (Example only, not a real or proposed building.)
Other Related Efforts
South LA Climate Commons

Climate Justice - Displacement Avoidance - Workforce Development

WORKING GROUPS
- Housing & Parks
- Land Use & Jobs
- Transportation, Air Quality, Community Health

62
South LA Climate Commons Interest Form

The South LA Climate Commons Collaborative Process is a year long participatory planning process of cooperative decision making towards collective ownership, equitable resources allocations, a sustainable environment and economic practice in the Slauson Corridor. Community organizations and residents are embarking on a year long process to create a proposal that brings the voices of the local community around the Slauson Corridor to ensure that there is a targeted investment in South LA that will create transformative change.

Organizations involved in this process include: Brotherhood Crusade, LA Neighborhood Land Trust, SAJE, SCOPE, SLATE-Z, & TRUST SOUTH LA.

To stay engaged with work we are doing please fill out this interest form!
Slauson Station Area Transit Oriented Communities Specific Plan

New upcoming effort focused on Florence-Firestone community.

Staff Contact: Norman Ornelas Jr., Regional Planner
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Next Steps & Future Outreach
TNP Next Steps

- Concepts Webinar
- Additional Outreach
- In-Person Workshop
- Public Hearing
- Zoning/Land Use Regulations
- Environmental Review
- Plan Adoption Process

We are here!
Follow-up and Providing Feedback

● TNP Survey

● South LA Climate Commons Interest Form

● Webinar Resources
  ○ Story Map
  ○ Summary of What We Heard
  ○ Webinar Presentation Video
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Stay informed, Stay engaged, Stay healthy
https://planning4la.org/slauson-corridor-tnp

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