

COMMON THEMES - OVERVIEW



Westchester-Playa del Rey

These are common themes we heard from your community. Please review these as a starting point to identify the improvements, changes, and protections that are desired.



NEIGHBORHOOD-SERVING NODES

- Preserve and enhance the variety of commercial uses (restaurants, retail, neighborhood services, etc.) accessible throughout the community
- Consider additional locations for new neighborhood-serving commercial uses, to increase options within walking distance
- Ensure existing commercial uses are not replaced by residential-only development



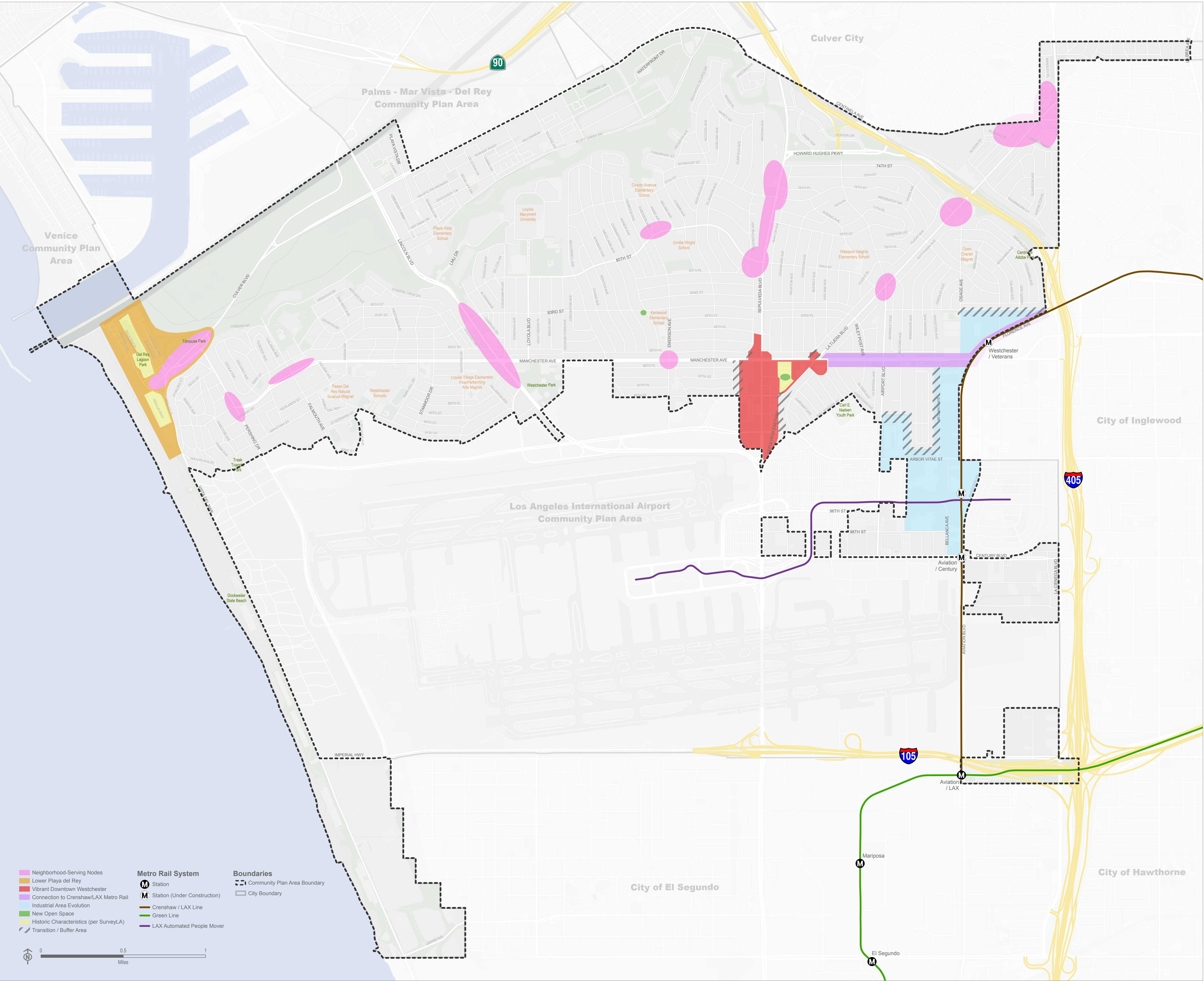
LOWER PLAYA DEL REY

- Limit scale of infill development to promote compatibility with existing residential and commercial areas
- Discourage loss of existing multifamily housing
- Acknowledge the future effects of sea level rise and increase resilience
- Consider recognition of Del Rey Lagoon Park, an early municipal park, as historically significant
- Maintain the pedestrian-centric development pattern of The Jungle neighborhood (unique characteristics merit consideration although it does not qualify as a historic district)



LOW-DENSITY RESIDENTIAL ACROSS THE PLAN AREA (NOT SHOWN ON MAP)

- Maintain single-family residential neighborhoods
- Maintain the character of single-family residential areas
- Provide transitions between low-density residential areas and other uses and scales of development



VIBRANT DOWNTOWN WESTCHESTER

- Promote a cohesive, pedestrian-friendly, community-serving commercial and mixed use district
- Encourage core retail uses, indoor and outdoor restaurants, and other active uses
- Sustain the well-loved aspects of The Triangle, and consider enhancements such as a pedestrian-only district, public open space, and/or preservation of historic buildings (The Triangle was identified as a potential historic district)
- Provide transitions between Downtown Westchester and surrounding residential areas



CONNECTIONS TO CRENSHAW/LAX METRO RAIL

- Use streetscape improvements, building design, community/commuter-serving uses, and new residences to support an active corridor and use of transit
- Prioritize housing, including affordable housing, near transit
- Ensure walking and biking routes to transit are safe, attractive, and convenient
- Identify opportunities for mid-block passageways to increase neighborhood connections to Metro Rail



INDUSTRIAL AREA EVOLUTION

- Opportunity to rethink industrial areas presented by new Crenshaw/LAX Metro Rail and rental car agencies moving to consolidated LAX facility
- Consider change of some industrial areas to commercial, mixed, or residential uses to provide jobs and housing in proximity to transit, enhance the Metro station area, create pathways through large blocks, and serve the community
- Protect residential quality of life by providing transitions between industrial and residential uses



NEW OPEN SPACE

- Support creation of new pocket parks, as a part of new developments or as a new use at existing institutions (as was recently done at Holy Nativity Episcopal Church on 83rd St)
- Identify opportunities for new open spaces, such as in The Triangle in Downtown Westchester
- Improve connections from neighborhoods to existing open spaces and recreational opportunities such as the beach, Bluffs paths, and Playa Vista

COMMON THEMES - PLAYA DEL REY COMMUNITY



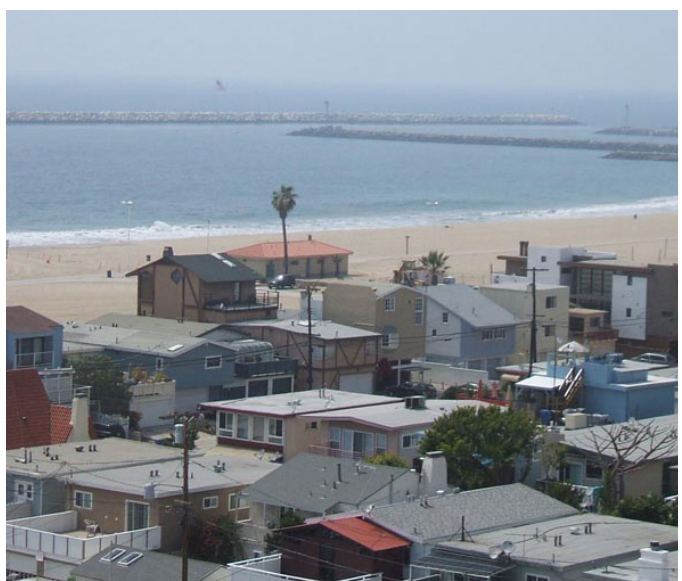
Westchester-Playa del Rey

These are common themes we heard from your community. Please review these as a starting point to identify the improvements, changes, and protections that are desired.



LOWER PLAYA DEL REY

- Limit scale of infill development to promote compatibility with existing residential and commercial areas
- Discourage loss of existing multifamily housing
- Acknowledge the future effects of sea level rise and increase resilience
- Consider recognition of **Del Rey Lagoon Park**, an early municipal park, as historically significant
- Maintain the pedestrian-centric development pattern of **The Jungle** neighborhood (unique characteristics merit consideration although it does not qualify as a historic district)



NEIGHBORHOOD-SERVING NODES

- Preserve and enhance the variety of commercial uses (restaurants, retail, neighborhood services, etc.) accessible throughout the community
- Consider additional locations for new neighborhood-serving commercial uses, to increase options within walking distance
- Ensure existing commercial uses are not replaced by residential-only development



LOW-DENSITY RESIDENTIAL ACROSS THE PLAN AREA (NOT SHOWN ON MAP)

- Maintain single-family residential neighborhoods
- Maintain the character of single-family residential areas
- Provide transitions between low-density residential areas and other uses and scales of development

