

SLAUSON CORRIDOR

Transit Neighborhood Plan



Community Outreach Summary | Fall 2018 – Spring 2019

APRIL 2019 WORKSHOPS

Two community workshops took place in April 2019 as part of early community outreach for the Slauson Corridor TNP. Events were held at different locations within the project study area and occurred on different times of the week.

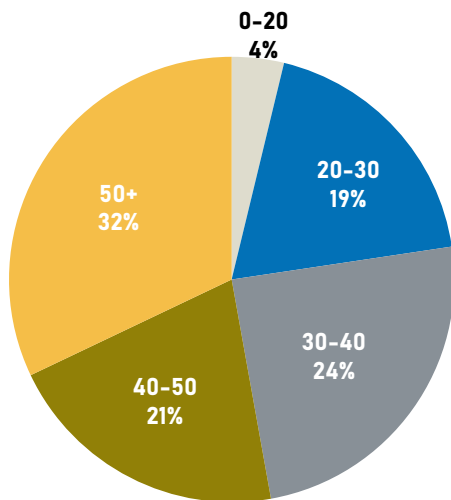
Workshop 1	West Angeles Community Development Corporation Wednesday, April 3, 6:00 – 8:00 PM
Workshop 2	Augustus F. Hawkins Nature Park Saturday, April 6, 11:00 AM – 1:00 PM

Who Attended

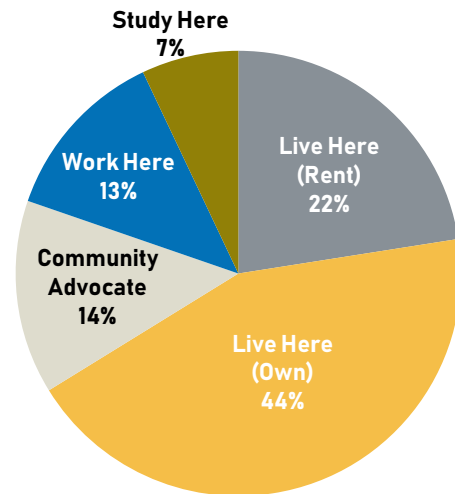
Over an estimated **125** community members attended the workshops

NOTE: Age, relation, and zip code data below are based on the ~50 participants who completed the Anonymous Survey at the workshops.

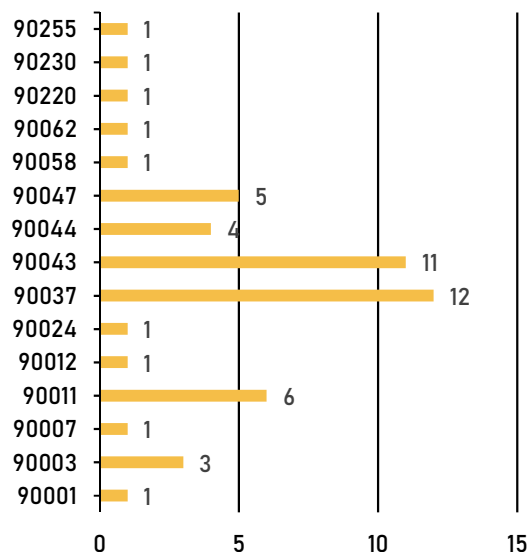
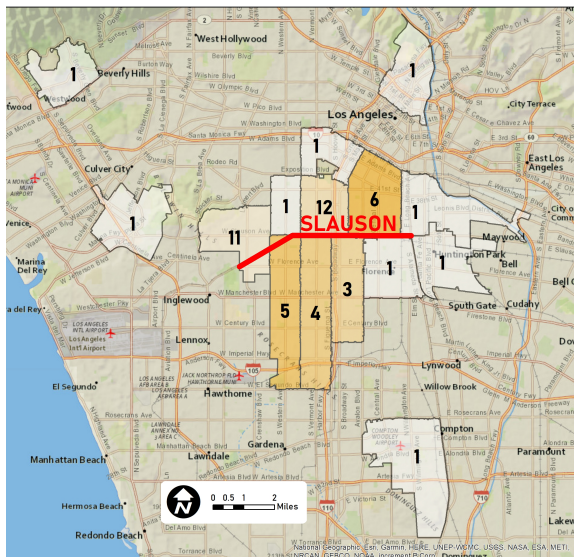
Age Group



Relation to the Community



Number of Participants by Zip Code



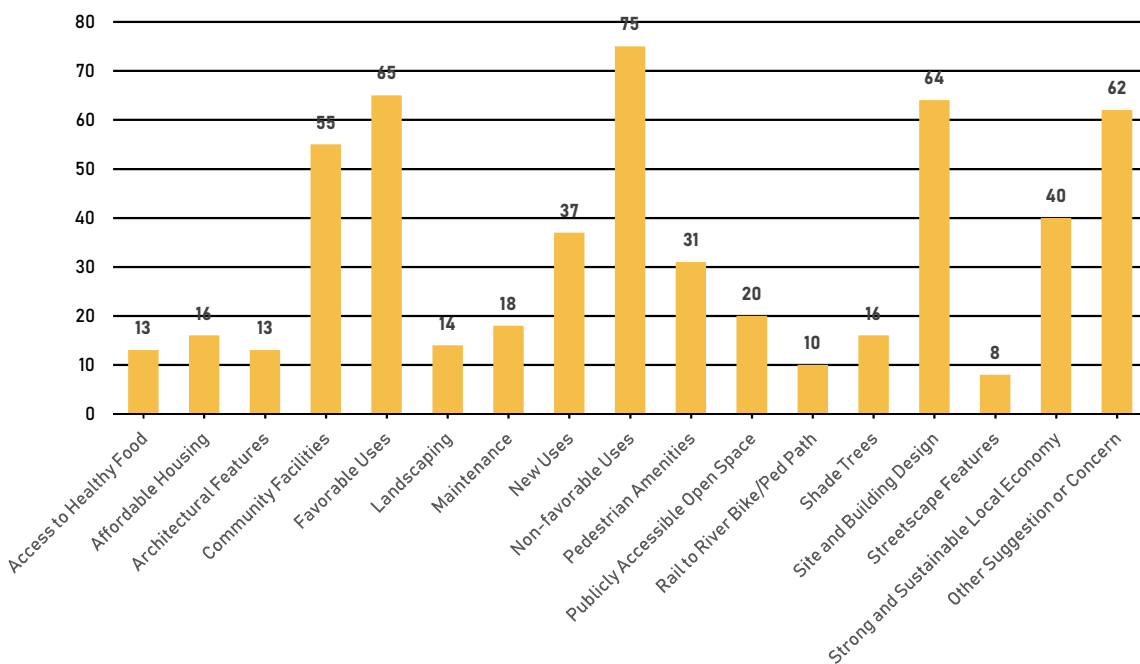


APRIL 2019 WORKSHOPS

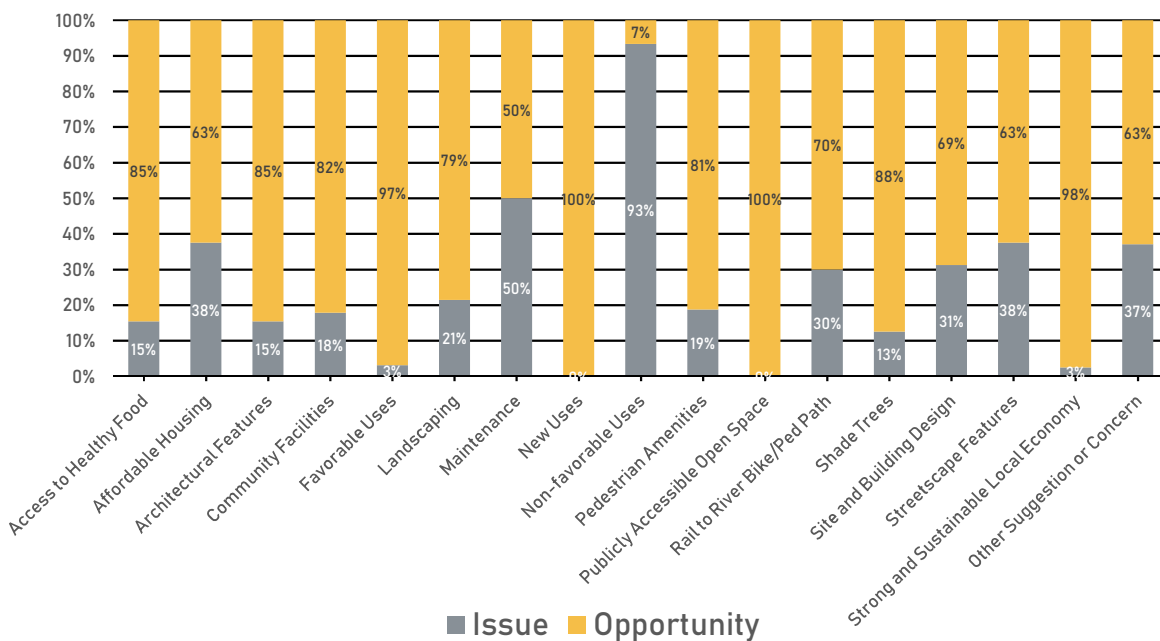
What we Heard

Over an estimated **550** comments from community members who attended the workshops

Total Number of Comments by Topic



Topic Comments by Opportunity/Issue Percentage





APRIL 2019 WORKSHOPS

Community input received at the workshops through interactive stations and written comments are catalogued and grouped into key topics:

- Access to Healthy Food
- Affordable Housing
- Architectural Features
- Community Facilities
- Favorable Uses
- Landscaping
- Maintenance
- New Uses
- Non-Favorable Uses
- Pedestrian Amenities
- Publicly Accessible Open Space
- Rail to River Bike/Ped Path
- Shade Trees
- Site and Building Design
- Streetscape Features
- Strong and Sustainable Local Economy
- Other Suggestion or Concern

Topic input is summarized to highlight consistent themes and indicates if comments were expressed as an **opportunity** or **issue**.

Access to Healthy Food	Total Comments: 13
<ul style="list-style-type: none"> • New high-quality grocery stores, including small neighborhood markets • Access to fresh and healthy (e.g. organic) food sources that are affordable • Additional locations for regular farmer's markets throughout the community • Overabundance fast food and drive-through establishments 	
Affordable Housing	Total Comments: 16
<ul style="list-style-type: none"> • Additional multi-family affordable housing that supports all income levels, especially extremely- and very-low income households • Additional affordable housing for seniors with supportive services and programming • Stop demolition of existing affordable housing stock and instead implement improvements • Too much construction of luxury housing that does not support community housing needs and exacerbates displacement issues 	
Architectural Features	Total Comments: 13
<ul style="list-style-type: none"> • Preference for a mix of building styles and architectural diversity – old, traditional, modern, art deco • Creative architectural approaches – embellishment of façades and preservation of historic light posts • Architecture should reflect the unique personality of the corridor • New buildings should be designed in ways that complement the existing built environment • Dislike boxy modern architectural style and structures that do not match the existing context 	
Community Facilities	Total Comments: 55
<ul style="list-style-type: none"> • Community facilities along the Rail to River Bike/Ped Path should be accessible to all community members • New community facilities that improve community health – fitness and recreation venues, sport fields, mental health centers, hospitals, health clinics • New community facilities that support arts and culture – libraries, art centers, museums, performance venues, multi-cultural community centers with programming • New community facilities that foster community education – investment centers, youth centers, parent centers, good schools with child care • New community facilities to support homelessness – shelters, services and referral centers 	



APRIL 2019 WORKSHOPS

Legend:	• Opportunity	• Issue
Community Facilities		Total Comments: 55
<ul style="list-style-type: none"> • Seniors and persons with disabilities need new community facilities that provide them exclusive services and programming • Not enough accessible community facilities that serve youth, seniors, persons with disabilities • Community facilities are not accessible via bus and rail • Too many new schools being developed and should instead focus on improving existing sites 		
Favorable Uses		Total Comments: 65
<ul style="list-style-type: none"> • New retail and commercial uses to complement the Rail to River Bike/Ped Path – neighborhood markets, coffee shops, community cafes, restaurants, food halls, entertainment venues, open floor plans • New light manufacturing uses that support local employment, or potentially worker cooperatives • Additional high-quality restaurant and food industry uses that support local employment • Support existing and new small local businesses and startups that encourage community ownership • Future uses should be of high quality and be both family- and community-oriented • Preserve the historic character of the community and recognize its unique history • Take advantage of existing building stock through adaptive reuse • Stationary and regulated street vending and viable spaces for vendors • Provide support for local vendors through public-private partnerships or incentivizing local businesses to grant space to vendors • A public benefits system could provide a valuable increase in availability of community resources • Additional high-quality affordable housing • Support sustainable mixed-use development with a mix of retail, restaurants, office, and housing • Need new high-quality hotel and hospitality uses • Demolition of existing housing stock does not support community housing needs • Removal of valuable open green space is harmful 		
Landscaping		Total Comments: 14
<ul style="list-style-type: none"> • Abundance of landscaping and greenery in all future building development • Landscaping should be ecologically sound and promote sustainability – storm water capture, solar, renewable, drought tolerant • Landscaping should support community needs for open and green space – public seating areas, tree canopy, playgrounds • Existing buildings lack sufficient landscaping and proper maintenance • Impermeable pavement is not sustainable 		
Maintenance		Total Comments: 18
<ul style="list-style-type: none"> • Future building development could benefit from regular good maintenance – power washing, landscape upkeep, trash removal, street cleaning • Regular sidewalk and curb repair, and removal of buckling trees to ensure public safety and accessibility • Murals are a valuable community asset and need protection from vandalism • Buildings are raggedy in appearance and unmaintained – broken windows, deteriorating paint, graffiti • The abandoned railroad track and surrounding streets are littered with trash and large objects – cars, couches, furniture • Sidewalks are overgrown with excessive gardens or plants that are potentially dangerous or harmful 		



APRIL 2019 WORKSHOPS

Legend:	• Opportunity	• Issue
----------------	---------------	---------

New Uses	Total Comments: 37
-----------------	---------------------------

- Sustainable and cleaner uses that deter industrial pollution and local air quality issues – green and renewable energy, zero waste industries, non-waste education centers, urban agriculture
- Uses that encourage community interaction, communication, and education – art hubs and venues, arts and music education centers, coworking spaces, meditation spaces, youth mentorship centers, vocational training centers
- Emerging industry uses that foster business development and creative collaboration – food incubators, entrepreneurship development centers, small and big technology hubs, small business incubators
- New retail and commercial uses that are innovative and support local culture and community needs – multi-cultural markets and shopping districts, resources for seniors, breweries

Non-Favorable Uses	Total Comments: 75
---------------------------	---------------------------

- More accountability for polluting industries with unfriendly environmental practices
- Cannabis industrial areas located away from schools and cause less nuisance in the community
- Auto-related uses – tire shops, repair shops, car dealerships, part yards, storage yards, gas stations
- Incompatible uses that disrupt community cohesion – heavy industrial uses near residential homes, industrial uses along commercial streets, recycling centers, toxic and polluting industries, illicit activity at motels
- Uses that use public right of way for unpermitted storage and encourage illegal dumping – pallet yards, storage yards
- Uses that discourage public health – liquor stores, alcohol sales, marijuana dispensaries, smoke and vape shops, fast food and drive through establishments
- Overconcentration of uses – bail bonds, laundromats, payday lenders, pawn shops, wig shops, t-shirt shops, churches and religious institutions
- Unpermitted street vending that is unregulated and disrupts the public right of way
- Big-box and chain stores that de-emphasize local community context
- Vacant lots and buildings that are unmaintained
- Uses that will not support a healthy built and natural environment along the future Rail to River Bike/Ped Path
- Green gentrification could become an issue with environmental improvements in the community

Pedestrian Amenities	Total Comments: 31
-----------------------------	---------------------------

- Additional pedestrian amenities that support active transportation – bike repair hubs, bike racks, benches, pet stations, trash and recycling cans, water refill stations
- Range of outdoor rest areas and social gathering spaces – small courtyards, community space for large gatherings, public space around small businesses, clean and well-covered bus shelters, parklets
- Pedestrian friendly wide sidewalks, street crossings, and connections to Metro stations
- Uncovered outdoor areas and bus shelters without protection from sun and rain
- Lack of amenities – benches, bike racks and lockers, lighting

Publicly Accessible Open Space	Total Comments: 20
---------------------------------------	---------------------------

- Additional open space facilities – green space, playgrounds, public seating areas, public plazas
- Parks should be large in size, but pocket parks should also be implemented to take advantage of minimally available space
- Maintenance and overall upkeep is important to keep open space clean and accessible
- Improvements to existing parks are needed
- Recreation programming for youth could ensure continued use



APRIL 2019 WORKSHOPS

Legend:	• Opportunity	• Issue
Publicly Accessible Open Space	Total Comments: 20	
<ul style="list-style-type: none"> • Safety for all community members must be a priority, especially at night 		
Rail to River Bike/Ped Path	Total Comments: 10	
<ul style="list-style-type: none"> • Need ADA access with lighted crosswalks • Protected and controlled access to ensure pedestrian safety, especially for youth and seniors • Lighting and surveillance on the path is essential to ensure community safety, especially at night • Amenities should be sustainably-oriented – solar powered pavers, landscaping • Intersection crossings could benefit from leading pedestrian intervals and scramble crossings • North-south active transportation infrastructure is essential to ensure equitable community access • Concern about long-term maintenance and safety of the Rail to River Bike/Ped Path • Construction of the Rail to River Bike/Ped Path could disrupt neighboring uses and create environmental hazards 		
Shade Trees	Total Comments: 16	
<ul style="list-style-type: none"> • Abundance of additional trees to provide shade, beautify the community, and provide air purification • Preference for native tree species and trees like palms that fit the existing community landscape • Ficus trees disturb the sidewalk and cause too many maintenance issues 		
Site and Building Design	Total Comments: 64	
<ul style="list-style-type: none"> • Design with Rail to River Bike/Ped Path in mind that is complementary, symbiotic (organic), incorporation, cohesive • Community-oriented public art and murals that reflect the local community and history of the Slauson Avenue corridor • Design that supports active ground floor uses • Public space that connect buildings to the future Rail to River Bike/Ped Path • Consistent façade design requirements that emphasize accessibility and transparency • Sustainable design features or LEED requirements for new development - green walls, vertical gardens, community gardens, self-healing cement • Improved and sufficient lighting around buildings and the Rail to River Bike/Ped Path • Fencing necessary for safety and security should be attractive, permeable, and accessible • Appropriate amount of on-site parking with structures for parking in rear to create less conflicts • Smaller building footprints and three or five story maximum building height • Artistic wayfinding and signage • Inconsistent design, especially with existing rear facades of buildings along the future Rail to River Bike/Ped Path • No defined barrier between indoor and outdoor spaces • Large blank walls and gates of warehouses, industrial, and fortress-style buildings create disconnect to the community • Overabundance of concrete and pavement • Insufficient lighting in many spaces creates safety and security, nuisance and crime issues • High-rise and buildings over three stories tall do not fit within the existing built environment • Not enough parking overall and stand-alone parking structures could create more traffic issues • Standard shopping centers and strip malls 		



APRIL 2019 WORKSHOPS

Legend:	• Opportunity	• Issue
----------------	---------------	---------

Streetscape Features	Total Comments: 8
<ul style="list-style-type: none"> • Additional sidewalks that are wider • Additional bus shelters, trash receptacles and other amenities that encourage active transportation • Walkable pathways in and around the Goodyear Tract could help connect the community • Missing sidewalks, crosswalks, and lighting along Slauson Avenue • Active transportation infrastructure is not given the same priority as motorized traffic lanes 	

Strong and Sustainable Local Economy	Total Comments: 40
<ul style="list-style-type: none"> • Dedicated space to promote and assist local entrepreneurship training • Access to livable above minimum wage jobs • Business Improvements District (BID) to help improve safety along and around the future Rail to River Bike/Ped Path • Engagement and collaboration with existing businesses and local employment base • Local hire requirements for all community investment with enforcement • Support for small and active business spaces that prioritize local employment • Nature of work is changing and need to be forward thinking to support diverse industry sectors – arts and production, community services, crafts, education, green, health, music design, technical, technology • Diverse workforce needs – Spanish/Latin, multicultural immigrants (monolingual), youth, retired and seniors, homeless, formerly incarcerated, veterans • Existing low-wage employment opportunities 	

Other Suggestion or Concern	Total Comments: 62
<ul style="list-style-type: none"> • Communal spaces for food trucks to gather • Access to public restrooms and drinking fountains • Community education on travel and mobility • Permit parking to reserve spaces for residents and to encourage use of public transit • More significant focus on safety and activity programming for kids, especially persons with disabilities • Community neighborhood watch programs as alternative to policing • Additional and increased preservation of housing rent control • Community member coalition to ensure developers are keeping their commitments to the community • Access to rental and shared bicycles • Slow down cars and heavy flows of traffic along the corridor • Lack of lighting in areas and existing lighting infrastructure is not maintained • Crime in popular retail and commercial areas • Buildup of homeless encampments and loitering in public areas • Safety risks for all community members, especially youth ages 5-11 • Narrow streets designed for small cars being used by larger vehicles and trucks • Unmaintained and unsafe streets without crosswalks that do not support pedestrian mobility • Traffic congestion along Slauson Avenue and at major intersections • Need north-south active transportation routes to connect Rail to River Bike/Ped Path to Downtown Los Angeles • Real estate business speculation and absentee landlords • Food trucks are a community nuisance that results in unwanted noise and trash • Overnight RV parking is prevalent and unregulated 	



STAKEHOLDER MEETINGS & COMMUNITY EVENTS

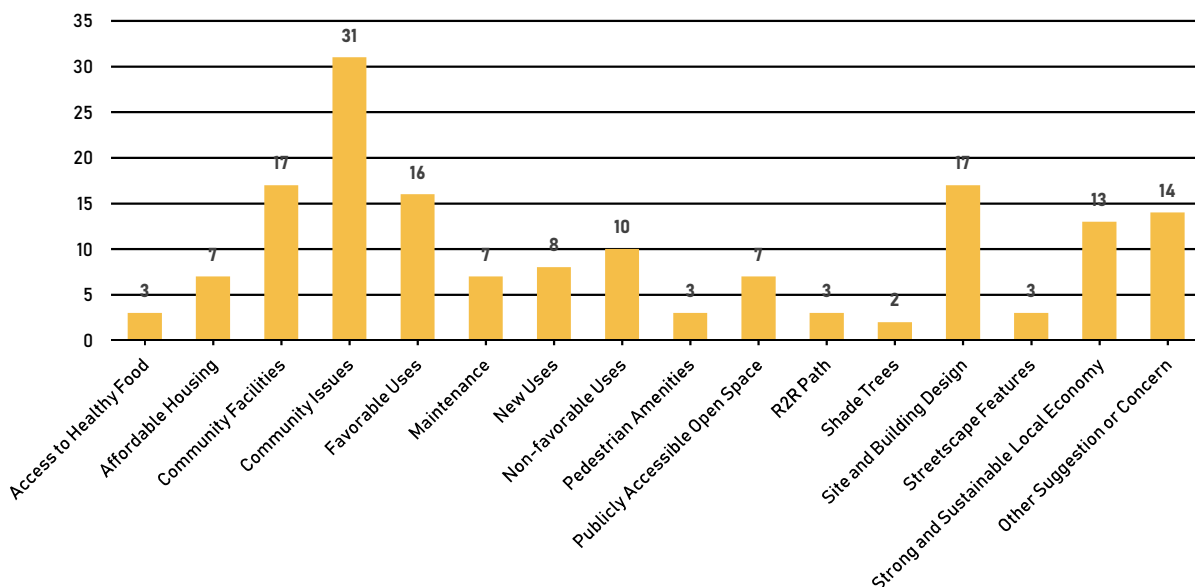
Beginning in the Fall of 2018, presentations to introduce the project were given to community-based organizations and Neighborhood Councils within the study area, in addition to adjacent city and county jurisdictions. Additional community and school events were also attended.

Community-based Organizations	<ul style="list-style-type: none"> • Brotherhood Crusade • LA Neighborhood Land Trust (LANLT) • South Los Angeles Transit Empowerment Zone (SLATE-Z) • Strategic Actions for a Just Economy (SAJE) • Strategic Concepts in Organizing & Policy Education (SCOPE LA) • TreePeople • T.R.U.S.T. South LA • Vermont Slauson Economic Development Corporation (VSEDC)
Neighborhood Councils	<ul style="list-style-type: none"> • Central Alameda Neighborhood Council (Central Alameda NC) • Community And Neighbors for Ninth District Unity Neighborhood Council (CANNDU NC) • Empowerment Congress Central Area Neighborhood Development Council (ECCANDC) • Park Mesa Heights Community Council (PMHCC) • Voices of 90037 Neighborhood Council – Planning and Land-Use Committee • Zapata-King Neighborhood Council (Zapata-King) • South Los Angeles Alliance for Neighborhood Councils (SLAANC)
Adjacent Jurisdictions	<ul style="list-style-type: none"> • City of Inglewood Planning Division • Los Angeles County Department of Regional Planning (LACDRP)
Community Events	<ul style="list-style-type: none"> • Augustus Hawkins Nature Park – Earth Day Celebration • Jackie Tatum Harvard Park – Community Bike Ride & Skate Jam • Augustus F. Hawkins High School Community Health Advocates School (CHAS) – Rebuild Healthy LA Project • Los Angeles Department of Transportation (LADOT) – South Los Angeles Open House

What We Heard

Over and estimated **160** comments from **15** groups and **5** community events

Total Number of Comments by Topic



SLAUSON CORRIDOR

Transit Neighborhood Plan



Community Outreach Summary | Fall 2018 – Spring 2019

Topic	Total Comments	Opportunity / Issue
Access to Healthy Food	3	<ul style="list-style-type: none"> • Access to healthier food and grocery stores • Markets should be tailored to local culture
Affordable Housing	7	<ul style="list-style-type: none"> • More affordable housing • Zone land to prioritize affordable housing • How will this project address Community Plan recommendations on housing and affordability • Recent development does not include enough affordable housing
Community Facilities	17	<ul style="list-style-type: none"> • Additional community facilities – community and recreational centers, senior centers, cultural and entertainment venues, daycare, health clinics, homeless shelters, rehabilitation centers, animal shelters, libraries, museums • Facilities should serve vulnerable community members – homeless, immigrants, street vendors, victims of verbal and physical abuse, formerly incarcerated
Community Issues	31	<ul style="list-style-type: none"> • Is it possible to create new or adjust CPIO subareas in this project • Need better security and enforcement of homeless encampments • Must ensure there is continued community engagement and inclusion of essential community organizations • Allow community to visualize changes and feel a sense of inclusion • Share examples of areas across the city that have pursued similar land use policies • How will this project address Community Plan recommendations • Gentrification and displacement is already occurring and must be addressed by this project – land flipping, local tenants priced out, condominium demolition and conversion • Need to plan in ways that allow vulnerable community members to remain in place – families, immigrants and undocumented, local businesses, homeless • Current development is not community led and does not prioritize investment without displacement • Community Plans are aspirational unless CPIOs take action • Significant problems in the community harm perceptions of safety – parking and street violations, traffic, gang activity, violence, sex trafficking, snatch-and-grab crimes, prostitution, vacant lots, homeless encampments
Favorable Uses	16	<ul style="list-style-type: none"> • Need additional neighborhood and community-oriented uses that focus on improving quality of life • Support more housing and mixed-used development, particularly east of the 110 freeway • Make street vending more viable and integrated into the local economy • New and a variety of restaurants – healthy options, pet-friendly, coffee shops, cafes • Small and local businesses are successful and uplift the neighborhood
Maintenance	7	<ul style="list-style-type: none"> • Too much trash and debris on streets, train tracks, and transit stations • Illegal car storage is an issue • Existing building and tenants operation and maintenance issues
New Uses	8	<ul style="list-style-type: none"> • Increased access and availability of community-serving retail stores and restaurants • Good and well-designed shopping centers

SLAUSON CORRIDOR

Transit Neighborhood Plan



Community Outreach Summary | Fall 2018 – Spring 2019

Topic	Total Comments	Opportunity / Issue
		<ul style="list-style-type: none"> New bicycle stores could encourage use of the Path Juanita Tate Marketplace restaurants are always overcrowded
Non-Favorable Uses	10	<ul style="list-style-type: none"> Too many liquor stores, fast food drive throughs, smoke shops CPIOs need to address future adjacent land use compatibility, especially toxic industrial land uses Unregulated street vending should not be allowed on the Rail to River Bike/Ped Path
Pedestrian Amenities	3	<ul style="list-style-type: none"> Need lighting, seating areas, and other amenities, such as refillable water stations, to support use of the Rail to River Bike/Ped Path
Publicly Accessible Open Space	7	<ul style="list-style-type: none"> New and improved parks and green space with sufficient amenities and programming – youth programming, dog parks
Rail to River Bike/Ped Path	3	<ul style="list-style-type: none"> The Rail to River Bike/Ped Path will provide easy access to nearby recreational facilities Construction should prioritize local hire Do not have exercise machines along the path
Shade Trees	2	<ul style="list-style-type: none"> Additional trees to provide greenery and shade
Site and Building Design	17	<ul style="list-style-type: none"> Local art and murals on buildings would complement the Rail to River Bike/Ped Path Improve wayfinding and signage for safety Preference for lower buildings – two stories maximum Interact with residents to learn about preferences for access Buildings should be transparent and have many windows Potential public benefits should promote sustainability Establish appropriate thresholds to trigger improvements in future development Address existing building design and appearance Buildings are too close Providing access to the Rail to River Bike/Ped Path from adjacent buildings will be hard because they are private property
Streetscape Features	3	<ul style="list-style-type: none"> Improved and additional amenities – bus stops with shade, seating, improved security, trash receptacles Sidewalks are cracked and unmaintained
Strong and Sustainable Local Economy	13	<ul style="list-style-type: none"> Need additional trade training and jobs for local youth and teens Preserve the existing “entrepreneurial spirit” along the corridor Street vending is prevalent and need areas to consolidate Move towards living wages being the norm in South LA Support for preservation of existing jobs Strengthen language in CPIOs around “encouraging” local hire Non-living wage jobs are prevalent Land use and zoning should not hinder opportunities that support local workforce
Other Suggestion or Concern	16	<ul style="list-style-type: none"> The project should tie in with existing planning and data Metro Bike Share could benefit the community Community Plans should support acquisition of commercial property Ensure fees collected locally from cannabis fees is being put back into the community Future CicLAvia event along Slauson Avenue Development along Slauson has led to traffic issues