



A NEW COMMUNITY SPACE FOR WATTS



RIOS



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CONTENTS

ENGAGEMENT SUMMARY	6
COMMUNITY PARTNERSHIPS	9
GUIDING PRINCIPLES	10
COMMUNITY VISION	11
PROJECT VISION AND GUIDING PRINCIPLES	12
SITE CONTEXT	16
COMMUNITY RESOURCES	18
MOBILITY + ARRIVAL	20
PROGRAM PRIORITIES	24
PROGRAM ADJACENCIES	27
SITE DESIGN & MASSING	30
SPECIFIC PLAN OPTION	32
DISTRIBUTED OPTION	34
PROGRAMMING TABULATIONS APPENDIX	36
SPECIFIC PLAN APPENDIX	40
ADDITIONAL ENGAGEMENT APPENDIX	54





WATTS HAS COME TOGETHER TO ENVISION A NEW COMMUNITY SPACE AND 6-ACRE PARK THAT WILL HELP FORGE NEW FUTURES FOR ITS RESIDENTS.

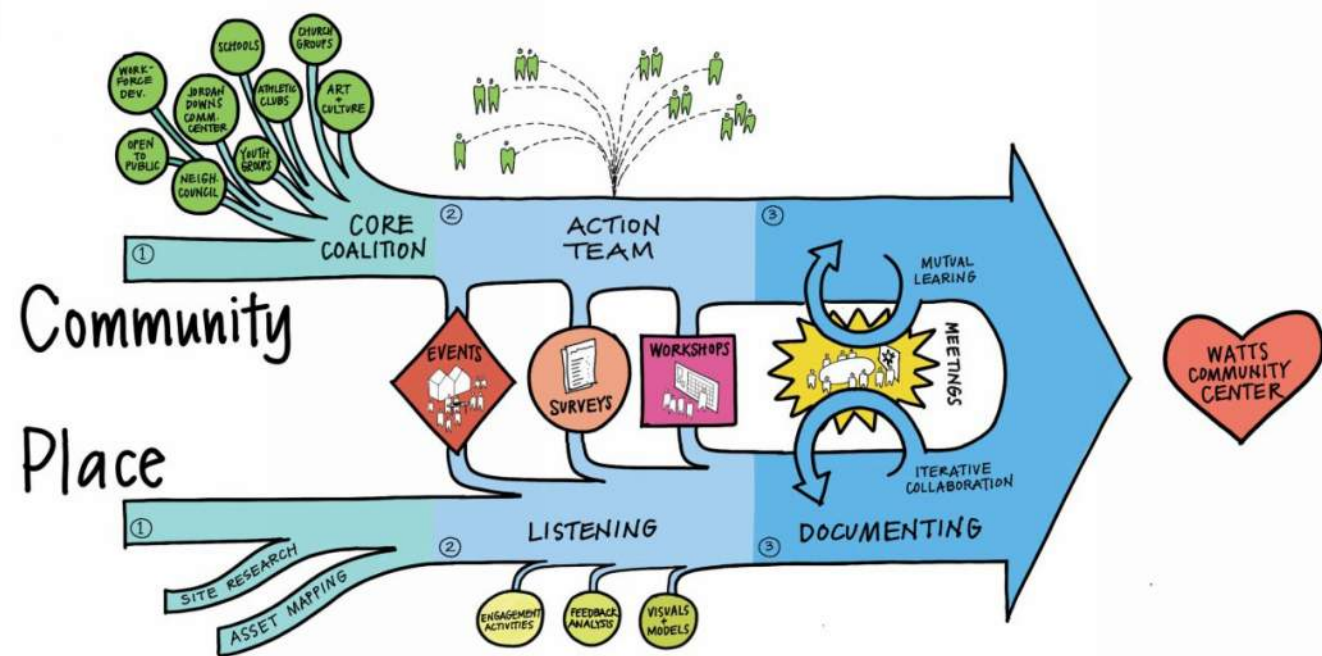
With the help of HACLA, Primestor, RIOS, and Tamika L. Butler Consulting (tlb), the Watts community outlined key objectives and developed a clear roadmap for a community space centered on **Community, Learning, Wellness, and Culture**.

The objective is two-fold, Watts is building state-of-the-art facilities for the community space, while strengthening, integrating, and building lasting community partnerships, organizations, and teams to power the collective mission for the community space.

THIS WILL TRULY BE A SPACE FOR WATTS BY WATTS.

At approximately 90,000 sf, the community space envisions a **Learning and Opportunity Center** with classrooms, mentorship programs, a makerspace, co-working space, and a small business incubator; a **Cultural Center** with a recording studio for homegrown podcasts and music, art studios, and performance venues; a **Wellness Center** with a fitness and training center, dance and yoga studios, a pool, and basketball court/track; and a **Community Center** with youth and teen programs, child daycare, parent support, and activities and services for older adults.

A series of contemplative gardens, shaded spaces, and outdoor rooms can connect through large openings to interior spaces. These indoor / outdoor connections multiply the usable space and provide flexibility for a myriad of uses – performance spaces with expanded capacity, exercise areas that can spill outside, and counseling spaces with quiet and restorative spaces for healing. Beyond the building, open hardscape **Gathering Spaces** with an amphitheater, **Family Areas** with picnic tables, playgrounds, and splash pads, and **Recreation Areas** with basketball courts and a multi-sport field comprise the community visions for the 6 acres of landscaped and shaded park space.



Engagement Summary

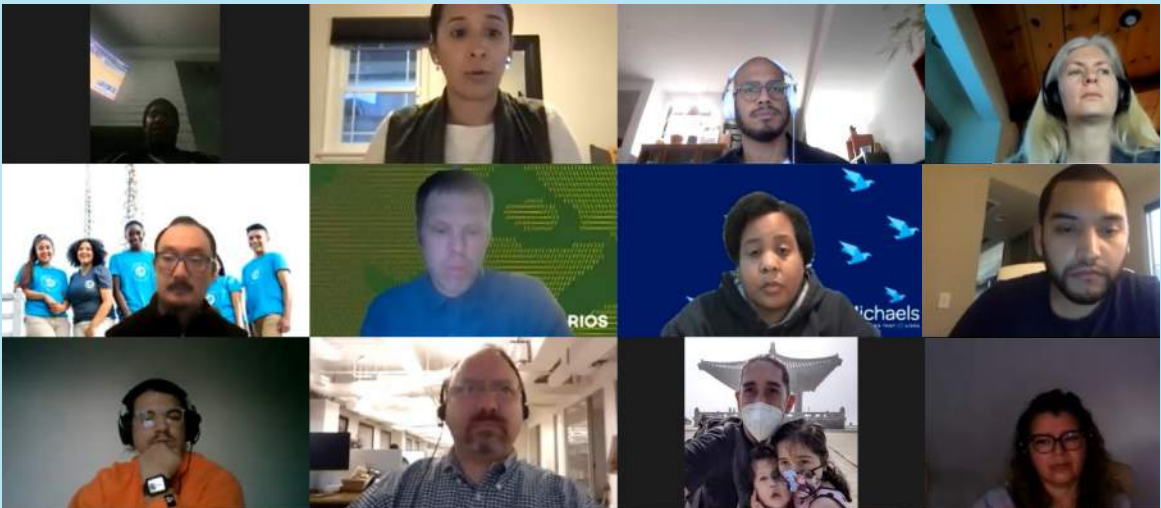
During the programming phase, the team worked to create a community engagement process rooted in the existing social infrastructure and connections of Watts - ensuring visibility and transparency through the process. With an emphasis on Community, the people that occupy and imbue a space with a sense of purpose, place and culture, the team committed to listening and distilling what the community mentioned were the most important needs.

Using the idea of parallel components of the future community space - **Community** and **Place** - the engagement strategy was divided into 3 phases: **Coalition**, **Listening**, and **Documenting**.

- **Coalition** - built the relationships and formed a Core Coalition and Action Team to aid in outreach efforts.

- **Listening** - held a series of public meetings, core coalition meetings, and resident interactions.
- **Documenting** - developed a program, vision, and guiding principles that reflect the community's desires for the new space.

The team held, virtually, a total of **6 Community meetings** and **4 Core Coalition meetings**, virtually due the COVID-19 pandemic - a Community Kickoff event, a virtual fair where the design team presented several space and program possibilities, and three community listening and presentation sessions. At the culmination, the team held an in-person open house event, where community members met the design team and gave additional feedback to the preliminary program document.



Action Team

The 6 **locally-hired** Action Team members continue to conduct additional outreach outside of public meetings. In addition to supporting community meetings and workshops, their primary responsibility is to grow the **project visibility** amongst community members, giving an added layer of **transparency to the engagement process**.

Action Team members serve as the eyes and ears on the street; providing feedback, solutions and suggestions from direct resident and community interactions. While distributing fliers and attending local organization meetings, the Action team continue to cultivate relationships with community organizations, leaders and residents. This hyper-local focus not only enables the project team to reach residents where they live, but is also developing a new generation of community leaders and stewards of community public space.

To date, the Action Team has connected with **over 1,000 community members** across all communities of Watts, all while gaining exposure and training in community engagement strategies, development, and design and planning processes.

Core Coalition

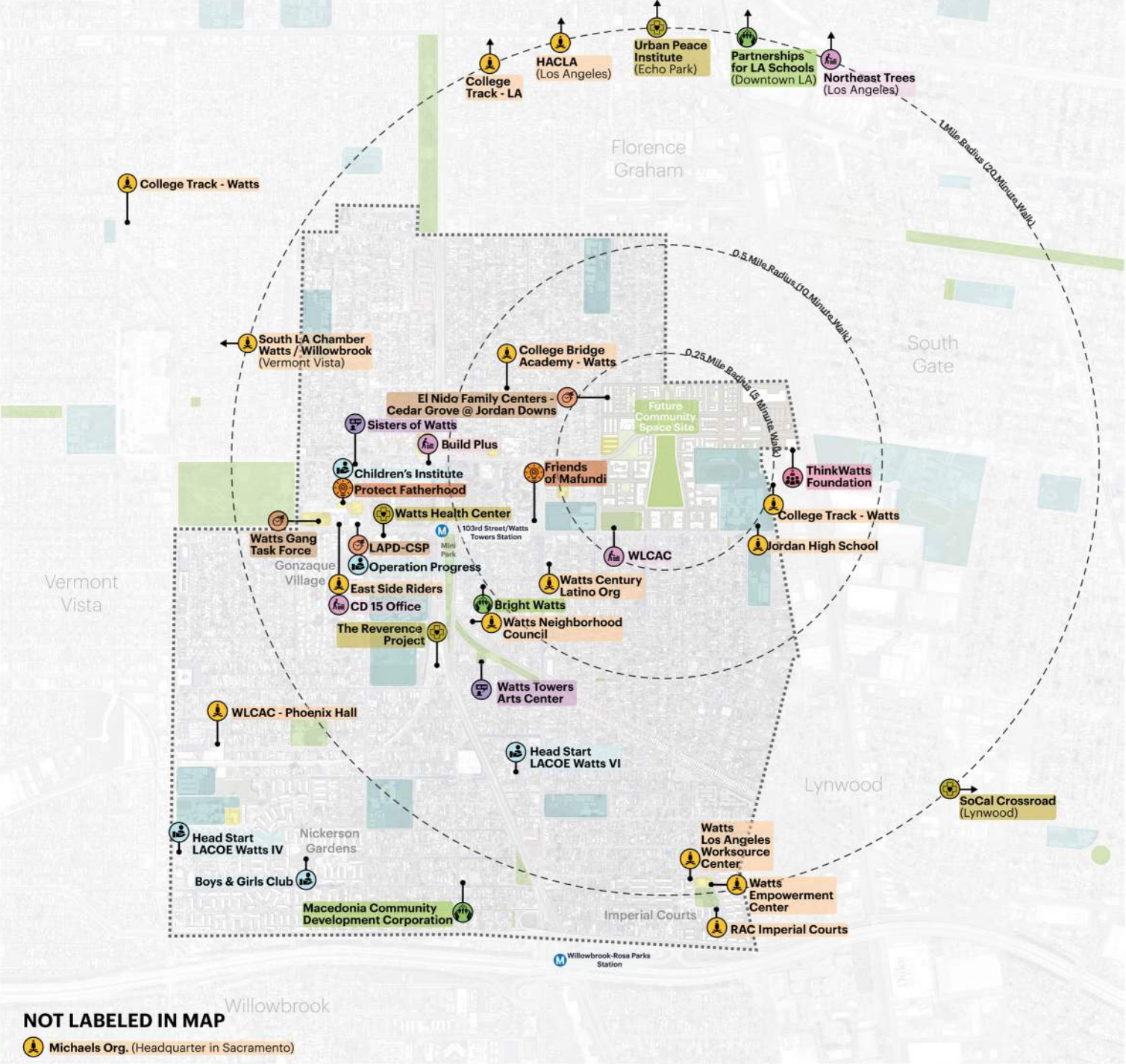
Drawing from existing Watts organizations, the Core Coalition, of **over 20 organizations**, provides feedback and helps steer the overall vision of the new Community Space. The advisory board’s members range from members of the Jordan Downs Advisory Committee, Watts Gang Task Force, schools and educational organizations, church groups, cultural organizations, and other neighborhood stakeholders. By involving area experts, existing community networks, and organizations, the team works to reach and engage a large portion of community center users and stakeholders.

The Core Coalition has successfully guided the drafting of the project’s **‘living’ vision statement** and **guiding principles**, while actively providing input for the future site programming.

Watts Community Ecosystem

- (15) Guides
- (4) Builders
- (2) Storytellers
- (3) Frontline Responders
- (5) Caregivers
- (2) Visionaries
- (2/4 @ Watts) Healers
- (2) Weavers
- (1) Experimenters

COMMUNITY PARTNERSHIPS



GUIDING PRINCIPLES

Community - A Place of Unity, Culture + Togetherness

Safety - A Place to Feel Secure + be Authentically You

**Healing - A Place for Physical + Mental Wellness, A
Place for Activity + Recreation**

**Empowerment - A Place for Expanding Opportunity +
Mentorship**

Inclusivity - A Place for All - Welcoming + Accessible

**Justice - A Place to be Involved and Heard, A Place to
Meet, Organize and Take Action**

Aspiration - A Place that Inspires

Creativity - A Place to Learn, Explore, Make + Create

COMMUNITY VISION

**Grow, create, and
connect across
boundaries to build
enduring positive
change, solidarity, and
collaboration amongst
all residents of Watts.**



Project Vision and Guiding Principles

Through a series of community engagement meetings with the Core Coalition and the general public, the team vetted and assisted the community in developing core guiding principles (listed opposite). These will govern the process, the design, and the future of the community space for Watts - as well as serve as the foundational concepts for the Vision Statement:

**GROW, CREATE, AND CONNECT
ACROSS BOUNDARIES TO
BUILD ENDURING POSITIVE
CHANGE, SOLIDARITY, AND
COLLABORATION AMONGST
ALL RESIDENTS OF WATTS.**

There was a great deal of discussion and careful consideration for each principle before it was included. The community shared personal stories of struggle, redemption, will-power, and inspiration and spoke to the need of the facility and park to reflect their personal experiences.

COMMUNITY – community members spoke of a need to build community at multiple scales – from places to get together with their family (picnic areas), to places that the whole community can gather (an outdoor amphitheater for performances on a summer evening or a large activity room for Seniors’ Bingo). They spoke of a place that celebrates their rich shared history and highlights the arts and culture currently being created throughout Watts through spaces like an open gallery, murals, a podcast recording studio, and performance spaces.

SAFETY – Community members spoke of the essential need for the facility design and operations to promote a feeling of physical and psychological safety and security for all visitors.

While there are geographical challenges and existing territorial tensions across different neighborhoods, the center must feel open to all people; prioritizing building programs and facilities that will promote collaboration and good-will amongst all Watts residents. There was considerable discussion about implementing safe mobility options – both through existing networks and through a shuttle system dedicated to the facilities and its programs. Arrival and accessibility are key considerations.

HEALING – community members spoke to the individual and collective trauma that they have faced and identified the need for the facility to promote physical, emotional and psychological healing through restorative spaces such as contemplative gardens, quiet spaces, rehabilitative spas, mentorship and counseling services, and spaces for activity and recreation.

EMPOWERMENT – community members shared stories of the incredible talent that resides in Watts and the amazing work that many of residents are doing through organizations within Watts. They asked for spaces and services that would expand that opportunity and create a cycle of mentorship – where youth would learn from elders, building and expanding their own expertise and experience at the community space, and one day return as mentors themselves. This principle describes a need for spaces that would support partnerships with existing organizations, institutions, and colleges.

INCLUSIVITY – Residents want a place where they can show up and be themselves – a space that is accessible to all ages, cultures, and regardless of any disabilities. They spoke of the need for programmed areas to have flexibility

and multiple uses – not to be cordoned off or only usable for one activity. They are looking for features that will make the community space welcoming, accessible, and open to all, like programs for all age groups, copious park space, and adaptable and flexible facilities.

JUSTICE – the community voiced the need for spaces to meet, organize, and take action. These would include outdoor plazas, community rooms, and services that provide resources to the community.

ASPIRATION – the community wants a space that shows even the highest goals are attainable. This will be achieved through state-of-the-art facilities (from a technical and sustainability standpoint, and as an architectural expression) and open transparency throughout, so community members can see all of the possibilities and exciting programs in which they can participate.

CREATIVITY – As a way to connect to opportunities – to learn, explore, make, and create, the facilities need to both celebrate the creativity of residents (through performances, art shows, and fairs), as well as provide the facilities to create (art & music studios, podcasting studios, yoga/dance spaces, and after school and learning programs that support life-long learning.

The team returned to these guiding principles through each iteration of the program development, working with the community to vet program suggestions against each of these principles. Each element of the cohesive program must support and build toward achieving the goals laid out in the Vision Statement.



Imagining Ways to Come Together
Learning & Opportunity Center

SITE CONTEXT



As part of the Jordan Downs Redevelopment area, there is an opportunity to create a central park and community hub that both anchors the new neighborhood and serves as a gathering space to connect existing neighborhoods in Watts. The site is a continuous long block that runs north to south from Century Boulevard to 102nd Street and east to west from Juniper Street to Lou Dillon Avenue.

Being a central green space, the central park and community center will connect the park and green space network throughout the neighborhood. Two possible important connections exist across the park - one at the pedestrian paseo that connects Freedom Tree Park and Jordan High school, and another at the end of 101st Street. A connection at these two points help the park feel integrated into the neighborhood, allow for safe pedestrian crossing, and encourage more park usage - both active and passive.

The surrounding mixed-use developments have retail/institutional groundfloor spaces that front onto the park, offering both visible connections and easy park access. In addition to the aforementioned landscape connections, there is an opportunity to bridge some of the community program into these spaces.

The ideas of access and connections must be further developed with community input. With the frontage on Century Boulevard and the connection to 103rd Street, the site is positioned to feel connected to all of Watts.

COMMUNITY RESOURCES



Watts Community Facilities and Amenities

- Multi-use Sport Field (Soccer, Football)
- Basketball Court
- Tennis Court
- Pools
- Community Rooms
- Outdoor Space
- Playground / Fitness Area
- Running / Walking Trails

Watts Community Space and Park Context

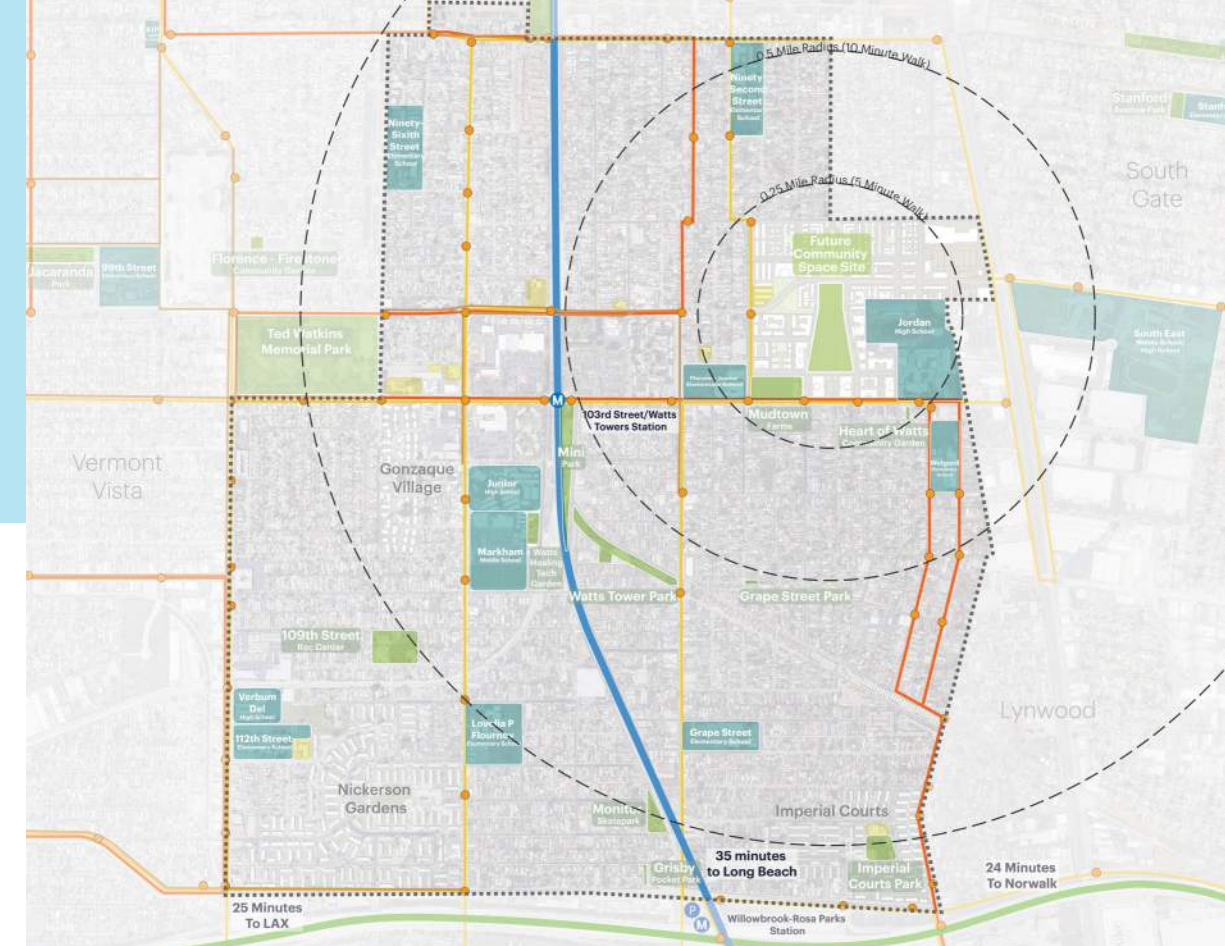
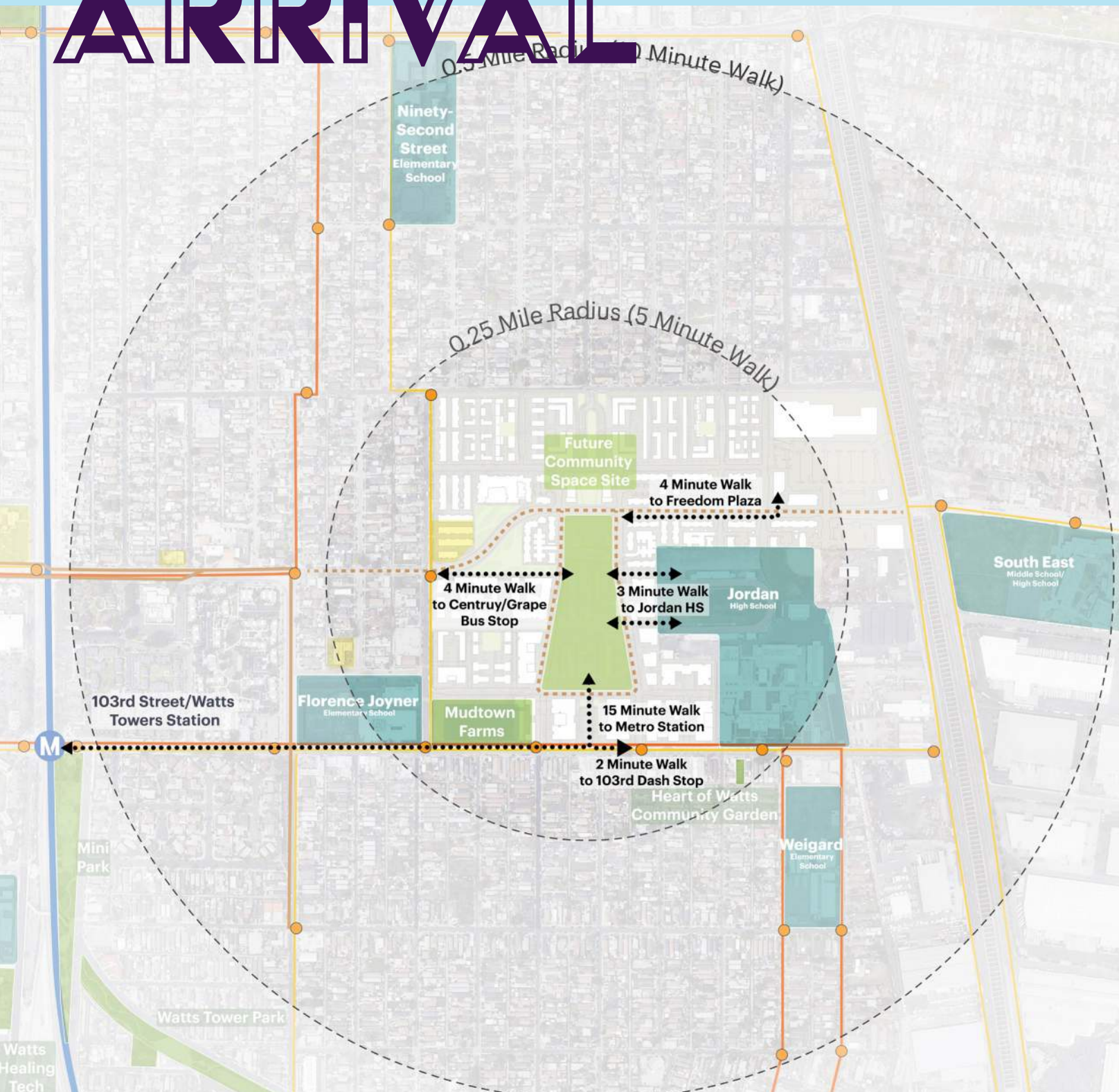
- Social Services
- Schools
- Parks and Open Space
- M Metro Stops

The site context extends beyond the physical adjacencies, and includes the network of recreation and park facilities that serve the immediate area. Watts has a low 'park acres per thousand people' (0-0.5), and was labeled in the Los Angeles Parks Needs Assessment as an area with a 'Very High' park need. (2016)

Understanding the existing facilities allows the design team to make the best decisions about which recreation elements are lacking and should be given high priority. The research of existing facilities shows low accessibility to playgrounds, pools, and ball courts within a 10 minute walk. Most parks with these facilities are located outside of the 0.5 mile walkshed and usually in another adjacent neighborhood.

The site was not lacking in access to a number of social services and educational institutions, many of these have been recognized as potential partners.

MOBILITY + ARRIVAL



Watts Public Transit

- Protected Bikeway
- Metro Bus Route
- Watts Dash
- Metro Blue Line
- Metro Green Line
- Bus Stops
- Park and Ride
- Pedestrian Connection

Watts Community Space and Park Context

- Social Services
- Schools
- Parks and Open Space

Part of making the new Community Space feel integrated into the entire Watts neighborhood is ensuring it is easily accessible to all, by various modes of transportation. Incorporating personal vehicle alternatives is key for Watts, a community where 39% of households have no vehicle access (Los Angeles 12%).

The north frontage on Century Boulevard allows easy vehicular access, while the close proximity to 103rd, through a future pedestrian paseo, give the Community Space easy access to Watts Dash buses, Metro Buses and the 103rd Street Metro Station.

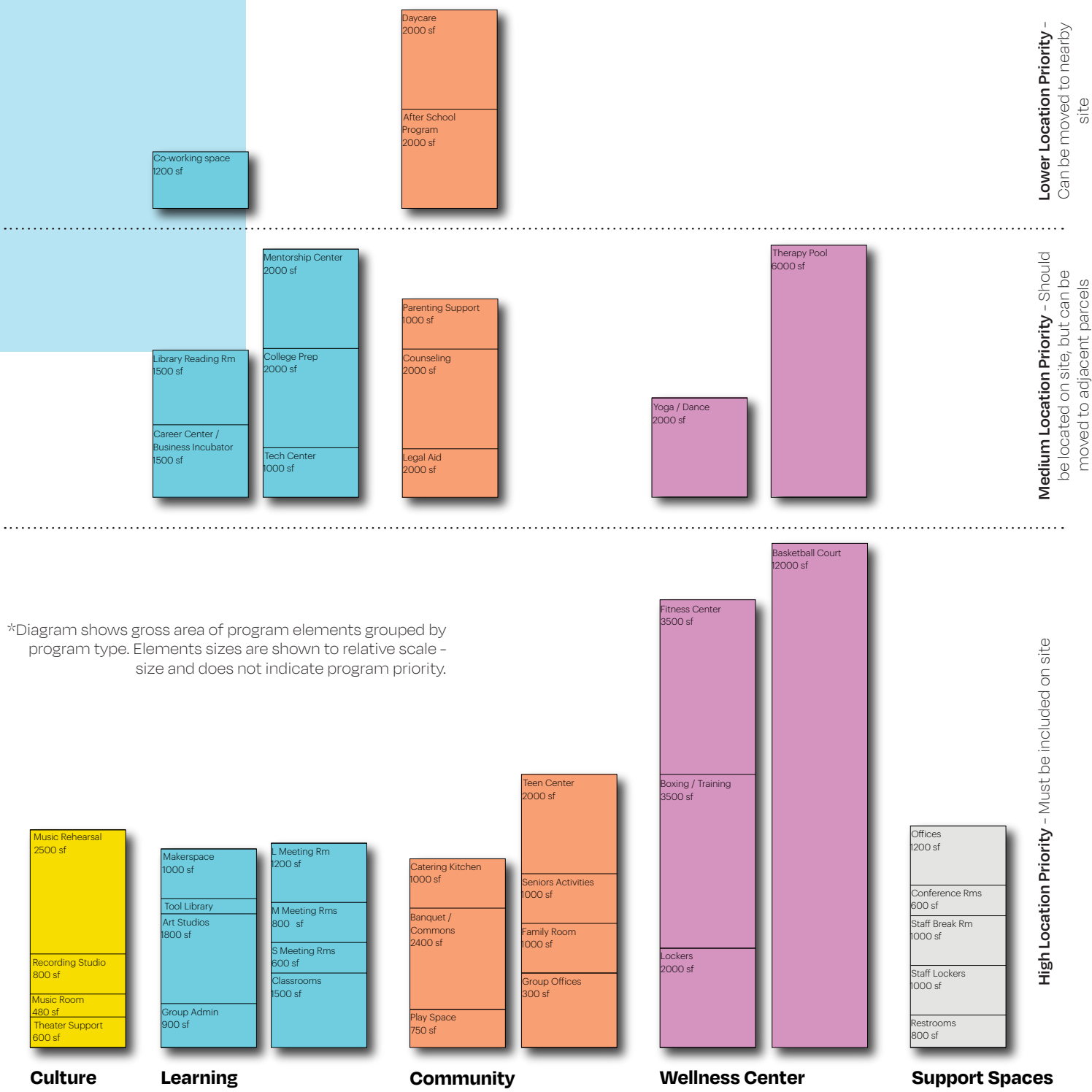
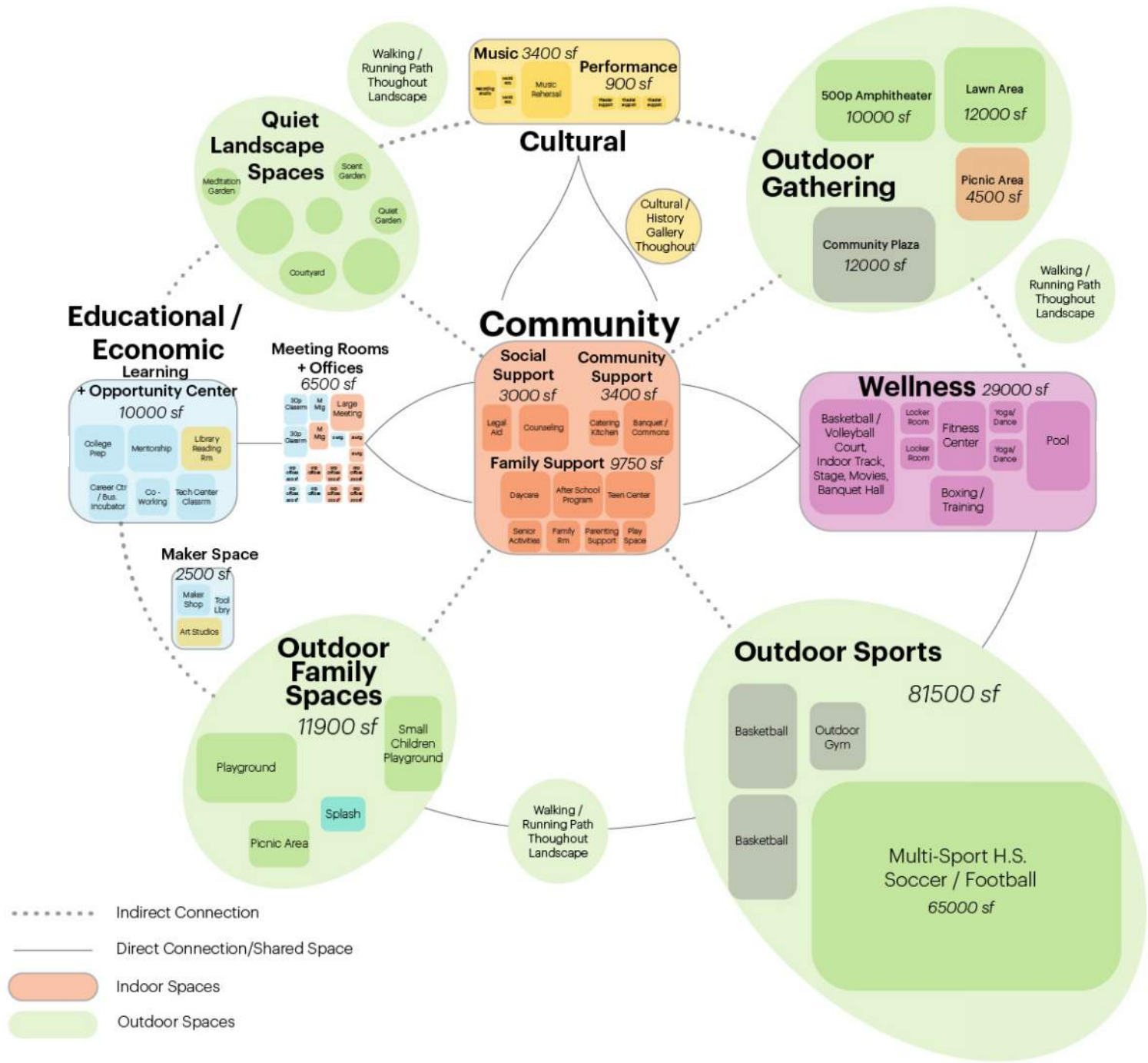
Future protected bike lanes along Century will connect to the existing bike lanes further east and the network of bike paths around the park.

It will be important to explore micro-transit options - shuttles, car sharing, drop-off for ride share services (Uber/Lyft), scooters, and bike share programs - as they are modes of first/last mile transportation, as well as safe options for traveling outside of the neighborhood.



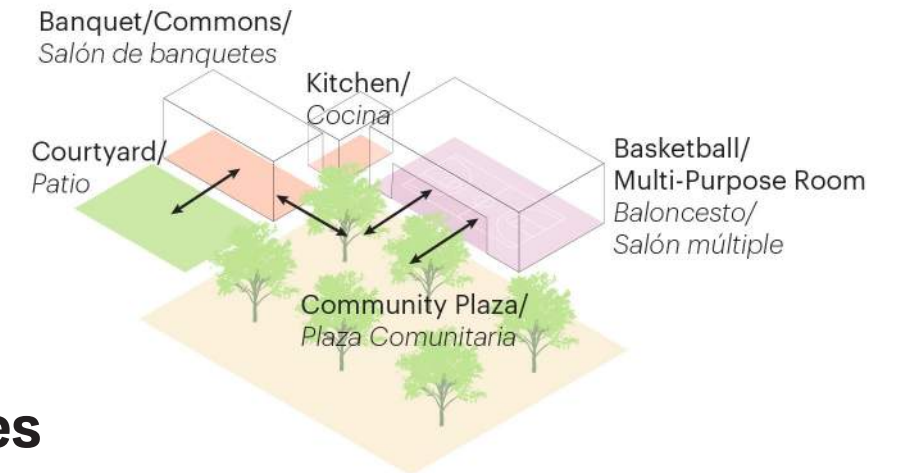
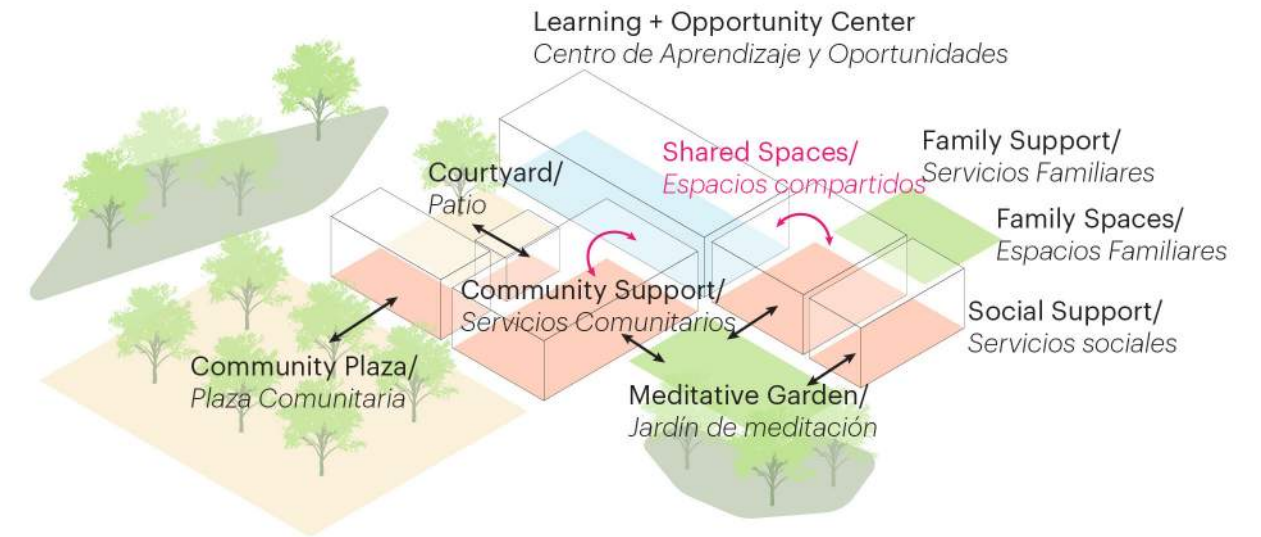
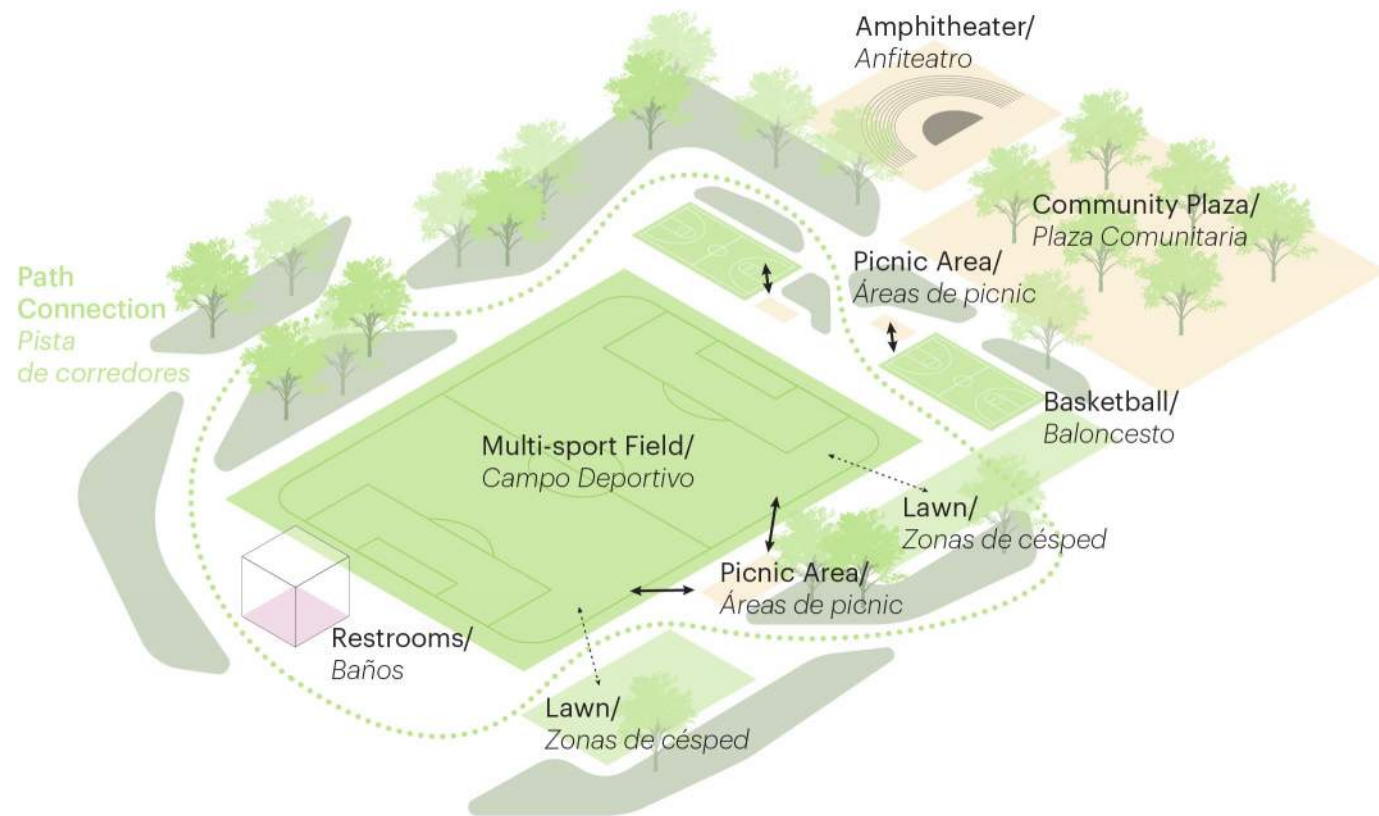
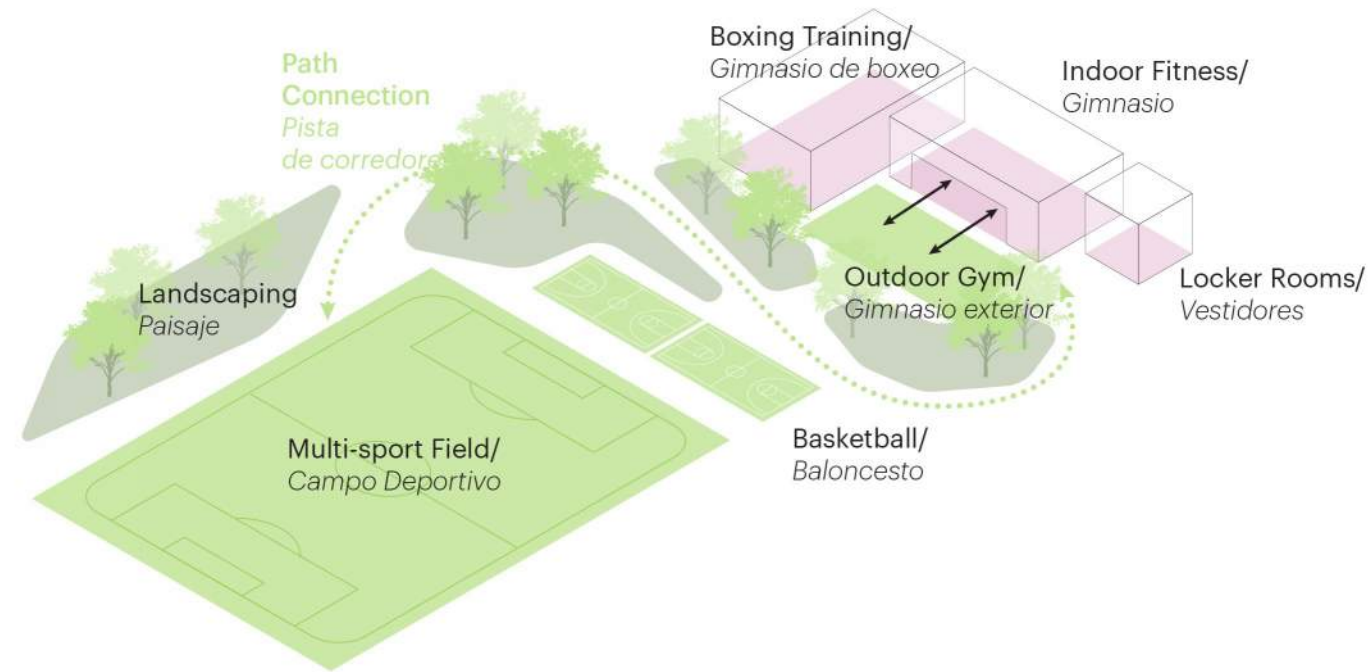
Imagining Ways to Come Together
Outdoor Spaces

PROGRAM PRIORITIES



The described site elements and adjacencies are the result of a series of community meetings, discussions, and surveys. While the program outlined is a current roadmap to a successful community space in Watts, the program must remain malleable through the design phase. Continued community engagement will bring more voices to the discussion, helping to refine ideas and give ownership over the planning and

design process. The process itself is a catalyst for creating and strengthening partnerships and vital organizations across the community that will find a home in the completed community space. This is key to success resulting in a Community space that truly represents Watts. For full Program calculations, see Appendix.



Program Adjacencies

A core ambition identified during community meetings was the desire for flexible spaces that can grow and adapt to the evolving needs of the community. The community also spoke to a desire for outdoor spaces at many scales that were a continuum of the indoor program – i.e. outdoor classrooms, fitness areas that expand from the training center, performance spaces that spill out into courtyards, makerspaces that could expand into the public plaza for demonstration days. Rather than distinct, individualized program with clear and defined borders, they asked that all spaces feel inclusive – that sport fields feel like they are part of the park rather than set aside, that a running path

weave throughout the site, that spaces are visually connected so visitors feel a part of any activity taking place, and that the buildings feel like they are part of and connected to the landscape.

The adjacency diagrams on this page are an example of the types of critical adjacencies that support this ambition. They support the three key objectives:

- **Flexibility in facilities** through the ability to expand the available area of any given indoor or outdoor program.
- **Indoor / Outdoor** connections.
- **A blurring of edges / borders.**



Imagining Ways to Come Together
Fitness & Wellness

SITE DESIGN & MASSING

Site Design and Massing

There are a few key drivers of the site strategy:

Contextual Connections – There are a number of smaller parks that connect to the site as well as nearby facilities that can be leveraged as an extension of the park. To take advantage of these connections, the layout **prioritizes a continuation of these green corridors** and an arrangement of the building massing and program.

Site Arrival – Century Blvd and 103rd street are the major arteries that most people use to get to the site. These two roads will be the points of arrival, so we recommend that the main arrival be located at Century Blvd, that the park between 102nd and 103rd be considered simultaneously with the design of the park, and that a clear cohesive **N-S circulation connect through the site**.

Indoor / Outdoor Connections – The buildings should be situated adjacent to public spaces of varying scales that support the indoor program.

For example, mentoring and counseling spaces should be near and open onto small gardens and quiet spaces. Spaces like the multi-purpose basketball court / auditorium space should open onto the community plaza to support a variety of large events.

Contiguous Park Space – There are relatively few expansive green spaces nearby, so contiguous shaded and planted park space should be prioritized. Dedicated outdoor program like sports fields should be made to feel like a continuation of the park, with trees surrounding, green edges, and few, if any, fences. Safe pedestrian access (using the park to walk from one block to the next) should be provided through green corridors. Green buffers with trees line the sidewalks and streets.

Sustainability Approach

The community wants this building to be a state-of-the-art facility and serve as an inspiration for future developments across Watts. The building and park should support the health and wellness of its users and contribute to a healthy environment through exceptional performance.

The design team should meet a **LEED GOLD** target or equivalent **WELL building certification**. It should employ innovative strategies to promote:

- a healthy indoor air quality with natural ventilation,
- energy efficiency & renewable energy systems,
- low water usage in the building and landscape,
- native landscaping,
- sustainable & low VOC material selections,
- life-cycle considerations,
- smart siting and orientation,
- electric charging stations
- multi-modal transportation options,
- operations optimization,
- waste reduction, and
- future-proofing.





Specific Plan Option

This option shows a potential massing and site strategy that is in line with the requirements of the Specific Plan. The community building is located on the northern-most parcel.

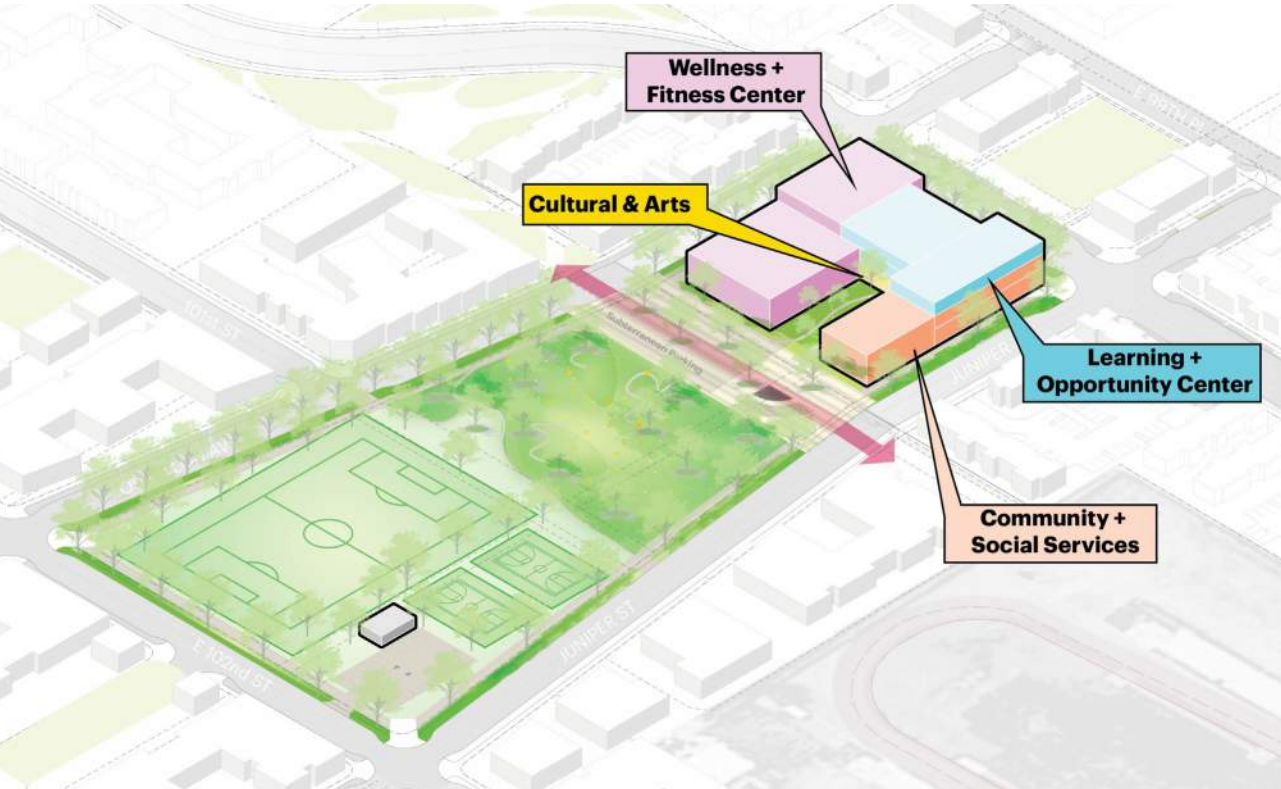
PROS

- Conforms with **Specific Plan**.
- Consolidated massing means more **contiguous park space** at the south end of the site.

CONS

- The community's desired program is densely packed allowing for **few indoor / outdoor programs**.
- The site constraints require stacking the program vertically to **3 levels** while the desired adjacencies are for ground level access for a majority of the program.
- The playing fields are remote from the facilities, likely **requiring additional surface parking**.

SPECIFIC PLAN OPTION SITE MASSING



SPECIFIC PLAN OPTION SITE DESIGN LAYOUT



Distributed Option

This option shows a potential massing and site strategy that looks to prioritize the core objectives of contextual connections and indoor / outdoor connections as well as organize the site to support the program elements developed by the community.

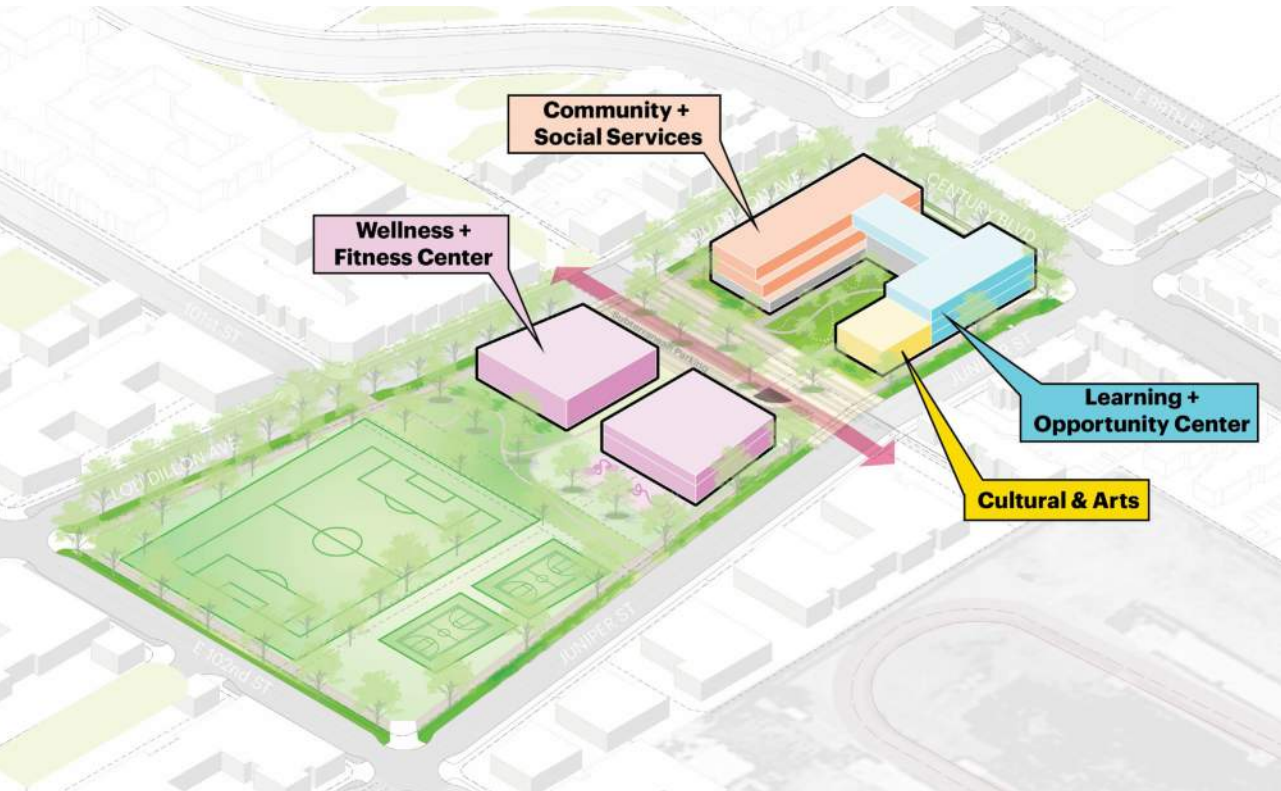
PROS

- Allows for more opportunities for **indoor / outdoor spaces**.
- Integrates the landscape and buildings so there is **greater indoor / outdoor connection**.
- Organizes the site to support key adjacencies through zones – at the north multiple connections and smaller scale gardens support the Learning and Opportunity Center and Community Spaces; between the main building and the Wellness Center a community gathering space supports both programs; south of the Wellness Center **a large contiguous park** space encompasses playing fields.
- Contiguous **below grade parking** supports both buildings, opening up more space for park.

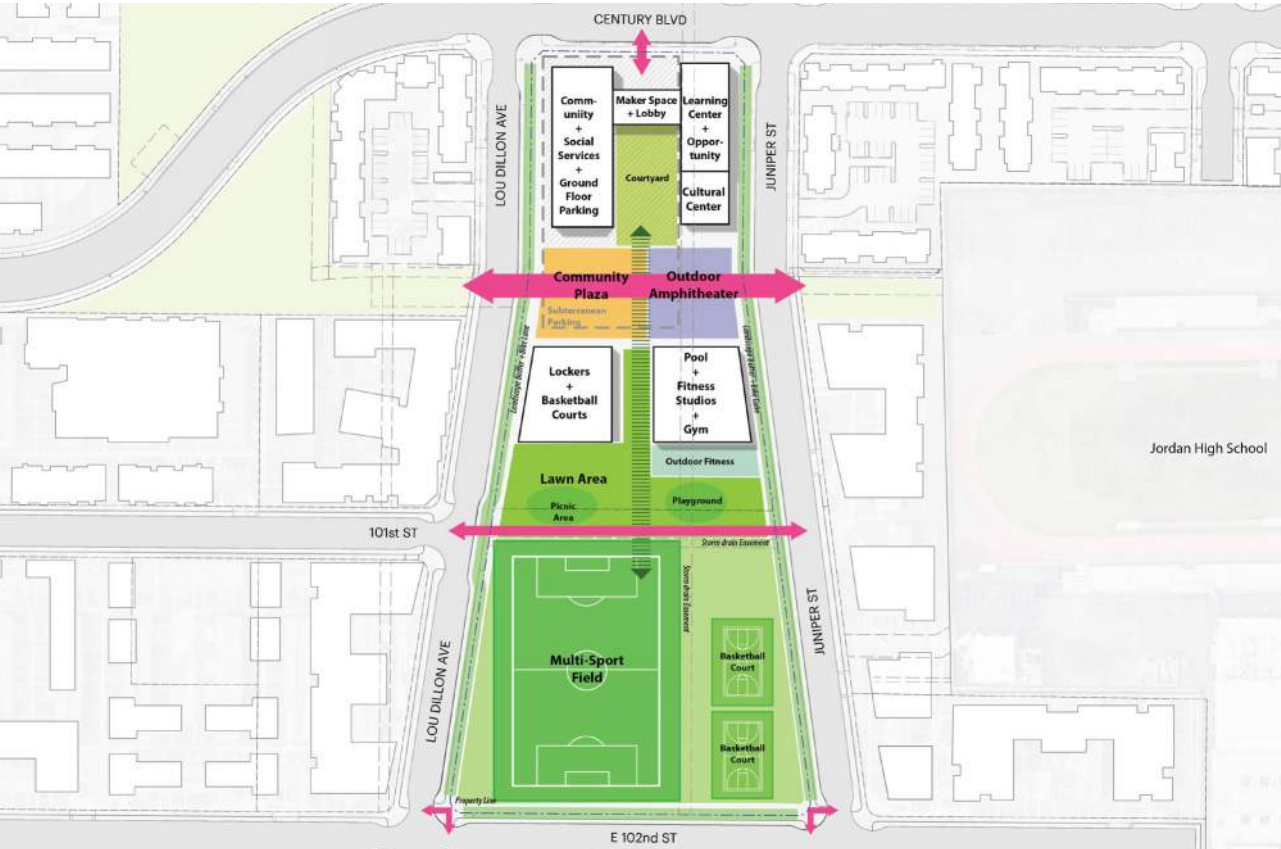
CONS

- Requires a **Specific Plan Amendment**, adding time to the development process.

DISTRIBUTED OPTION SITE MASSING



DISTRIBUTED OPTION SITE DESIGN LAYOUT



Programming Tabulations

Appendix

ROOM	AREA (SF)	QTY	TOTAL AREA (NSF)	REMARKS	LOCATION PRIORITY
CULTURAL					
Music					
Music Rehearsal	2500	1	2,500	Can double as small performance space, could be a black box theater if slightly larger	Medium
Recording Studio	800	1	800	These are expensive due to equipment and acoustic isolation. Should also be able to connect to larger space too.	Medium
Music Rm	120	4	480		High
Performance					
300p Theater		1	-	INDOOR performances to be held in multi-purpose basketball court. OUTDOOR performances to be held in covered amphitheater	High
Theater support spaces	200	3	600	green rooms, costume and props, etc could double with classroom or meeting space, include cultural admin	High
Art					
Culture / History Gallery			-	Throughout circulation and shared spaces	High
		SUBTOTAL	4,380		
EDUCATIONAL / ECONOMIC OPPORTUNITY					
Learning and Opportunity Center					
Mentorship Center	2000	1	2,000		Medium
College Prep	2000	1	2,000		Medium
Technology Center Classroom	1000	1	1,000		Medium
Large Meeting Rm	1200	1	1,200	60 p, can have a divider to make 2-3 medium meeting rooms	High
Medium Meeting Rm	400	2	800	15-20p	High
Small Meeting Rm	200	3	600	8p	High
Classroom	750	2	1,500	20p Group configuration, 30p to 50p Lecture configuration - 900 sf + might provide flexibility	High
Library Reading Rm	1500	1	1,500		High
Career Center / Business Incubator	1500	1	1,500		Medium
Co-working Space	1200	1	1,200		Low
Makerspace					
Makershop	1000	1	1,000		High
Tool Library	300	1	300		High
Art Studio	900	2	1,800	should be adjacent/open into makerspace. Can double as assembly area and arts/craft studio. Alt: 1 at 1200sf	High
Staff					
Group Admin Offices	300	3	900	possible overlap with admin support for Community/Social Services	High
		SUBTOTAL	17,300		

COMMUNITY / SOCIAL SERVICES					
Community Support					
Catering Kitchen	1000	1	1,000	If also a learning kitchen, it will need more functionality and stations	High
Banquet / Commons	2400	1	2,400	Potential overlap with multi-purpose basketball court - except seniors asking for dedicated community space. Should have self serve coffee/tea bar	High
Family Support					
Daycare	2000	1	2,000		Low
After School Program	2000	1	2,000	Activities can be held across the facilities: Art studios, music rooms, classrooms, fitness, and outdoor	Low
Play Space	750	1	750		High
Teen Center	2000	1	2,000		High
Parenting Support	1000	1	1,000		High
Seniors Activities	1000	1	1,000		High
Family Room	1000	1	1,000		High
Social Support					
Counseling	2000	1	2,000	adjacency to mentoring	Medium
Legal Aid	1000	1	1,000		Medium
Admin					
Group Offices	300	5	1,500	Administrative offices to run all community/social services programs. Additional rooms may be needed for more outside organizations	High
		SUBTOTAL	17,650		
			move		
WELLNESS					
Fitness Center					
Basketball Court	12000	1	12,000	Potentially larger for more flexibility if this will be a true multipurpose space. Also Larger space is required to accommodate indoor running track around perimeter. If larger, it will be divisible to two smaller courts	High
Therapy Pool	6000	1	6,000	Small aerobics pool / play pool. Rehabilitative spas	High
Fitness Center	3500	1	3,500	cardio equipment	High
Boxing / Training	3500	1	3,500	weight equipment + practice ring (25'x25')	High
Yoga / Dance	1000	2	2,000		Medium
Lockers	1000	2	2,000	2 at approx 50p capacity	High
		SUBTOTAL	29,000		
ADMINISTRATIVE					
Offices	120	10	1,200	Requires adjustment based on operations needs.	High
8P Conference Room	300	2	600		High
Staff Break room	500	2	1,000		High
Staff Lockers	500	2	1,000		High
		SUBTOTAL	3,800		

COMMON AREAS				
Entrance Lobby / Reception	750	1	750	
			-	
			-	
			-	
	SUBTOTAL		750	
BUILDING SUPPORT				
Restrooms	200	4	800	fixture count to be confirmed
Showers			-	included in gross
Bike Lockers			-	included in gross
Janitor Rooms			-	included in gross
Storage			-	included in gross
Equipment Rooms			-	included in gross
Server Room			-	included in gross
	SUBTOTAL		800	

NET CULTURAL	4,380
NET EDUCATIONAL	17,300
NET COMMUNITY	17,650
NET WELLNESS	29,000
NET BOH	4,600
TOTAL NET SF	72,930

NET ENCLOSED	52,530
CIRCULATION FACTOR	30%
CIRCULATION AREA	15,759
USABLE SF SUBTOTAL	68,289

NET OPEN	20,400
CIRCULATION FACTOR	10%
CIRCULATION AREA	2,040
USABLE SF SUBTOTAL	22,440

TOTAL USABLE SF	90,729
WALLS, MECH,	10%
GROSS UP AREA	9,073
TOTAL GROSS SF	99,802

OUTDOOR				
Gathering				
Community Plaza	12000	1	12,000	Tree covered hardscape plaza area for community events -
Outdoor Amphitheater	10000	1	10,000	Covered Amphitheater for 500 person capacity
Lawn Areas	12000	2	24,000	Informal Lawn Areas for Recreation
Picnic Areas	300	15	4,500	Groups of picnic tables
Family				
Small Children Playground	4000	1	4,000	Playground for ages 2-5
Playground	6000	1	6,000	Playground for ages 5-12
Splash Pads	1400	1	1,400	Splash pad and seating
Picnic Areas	250	10	2,500	Groups of picnic tables designed for families with children
Quiet Spaces				
Contemplative Scent Garden	5000	1	5,000	Meditative garden space, seating and walkways
Buffer Planting and Habitat Trail	40000	1	40,000	Planting and Walking Trails throughout
Courtyard	3000	1	3,000	Paved and planted Courtyard space connected to indoor program
Sports				
Multisport Field	65000	1	65,000	Soccer, flag football, ultimate frisbee, other pick up sports - can divide into two half-size fields for dual use
Basketball Court	7000	2	14,000	2 basketball courts
Outdoor Gym	2500	1	2,500	Gym area adjacent to inside gym - for non-mechanized equipment/crosstraining
	SUBTOTAL		193,900	
			4.45	acres
OUTDOOR SUPPORT				
Approx. Bike Parking, per LAMC	150		3,000	75 Short term, 75 Long term
Approx. Parking, per LAMC	2 per 1000	200	69,861	assumes 350sf per stall. No parking required.
Approx. Loading, per LAMC	3		864	24x12

Specific Plan Appendix

Jordan Downs Urban Village Specific Plan Review

20216_Watts community Center
09 October 2020
Prepared by Rios

The 2010 Jordan Downs Urban Village Specific Plan and its subsequent Amendment (2016) outline development entitlements for the proposed Community Center and Central Park. These are in Plan Subarea 1, on blocks 10A and 10B respectively.

Community Center (Block 10A)

The proposed 60,000 sf community center is sited on 1.42 acre Block 10A. Building requirements presented in the specific plan highlight requirements for LEED certification, in addition to integrated pedestrian access:

- Landuse** – Designation of PF-UV allows for all uses of Public Facilities under LAMC which includes: *Community Center Resource Center Public Use Buildings, Public Pool.*
- FAR** - 1.5
- Parking** - not required, but if provided shall not exceed 2 spaces per 1,000 sf and located at the rear or side.
- Frontage and Setbacks** - primary entrance direct from sidewalk or pedestrian public space. No more than 20% of block face can be loading, service or garage. No front or side yard requirements per land use, 5 feet building set back on Century Blvd and 10 feet on Lou Dillon and Juniper Street; rear yard of no less than 15 feet at residential uses, or 5 feet at all other uses.
- Building Height** – In building height zone 1VL, there is a maximum of 45 feet, and a minimum of 30 feet.

In addition, there are number of guiding design standards for the previously designated Family Resource center and Gymnasium, including the following highlights:

1. Organization of buildings, entrances and courtyard should acknowledge N/S axis from 97th Street to 103rd street.
2. Inclusion of courtyard space flanked by classrooms and optional kids play area
3. Active groundfloor uses open to the courtyard.
4. Serve both Jordan Downs community and High school

Central Park (Block 10B)

The proposed 4.83 acre park directly adjoins the community center parcel.

- Landuse** – Designation of OS-UV allows for all uses of Open Space under LAMC which includes: *Recreation and athletic, conservation uses and supporting amenity buildings.*
- FAR** – 0.1, with no building exceeding 20 feet and 5,000 sf.
- Parking** - not requirement.

In addition, there are number of guiding design standards for the Central Park. including the following highlights:

1. Open space and planting shall accommodate and support circulation, recreation, education and habitat.
2. Public restrooms must be included in park, and open during park hours.

- 3. Enhanced crossings at all park entrance points.
- 4. Park design must accommodate a variety of permanent and special events.
- 5. Shall serve as a link to all open spaces.
- 6. Trees bearing fruit must be 15 feet from walkways.

Streetscape and Landscape Standards

Plant Materials – Disease resistant, drought tolerant and native plant with mulch.

Street Trees – Quercus agrifolia, Platanus racemose, Cinnamomum caphora, Magnolia grandiflora, Pyrus kawakamii, Ulmus parvifolia ‘Sempervirens’, Phoenix dactylifera. All trees to be planted at 24” box minimum at a spacing of 25-30 feet oc.

Furnishings – 30 gallon trash and recycling receptacles shall be provided and be located adjacent to seating areas, bus stops and at entries to parks and plazas for easy access. Benches located along streets and pedestrian greenways oriented towards path of travel, at bus stops, within parks and plazas (shaded).

7. Family Resource Center

Description: The Family Resource Center will anchor the redeveloped Jordan Downs community. The building will house family-oriented services and activities, provide learning opportunities, and serve as a central gathering place for the neighborhood. An enclosed open-to-the-air courtyard serves as both a major entrance oriented to the Central Park, and a secured area for larger events and festivities.

- 1. Family Resource Center: The organization of the building, its entrances, and courtyard should acknowledge the important north/south axis extending from 97th Street to 103rd Street.
- 2. Hardscape courtyard with landscape and shade elements; optional children’s play area.
- 3. Wing buildings enclose the courtyard with classrooms and conference rooms/
- 4. Active ground floor uses open to courtyard.
- 5. Services provided: Community services, child care, youth programs, adult day-care, recreation/fitness rooms, computer labs, class- and conference rooms, etc.
- 6. Façade Requirements: Two-story facade expression at elevations facing courtyard and Century Boulevard.
- 7. Entrance orientation: Main entrances at courtyard and facing Central Park.
- 8. Entrance frequency: Minimum one at courtyard and one at 99th Street.
- 9. Skyline and roof forms: Iconic roof form encouraged.



8. Community Gymnasium-Joint Use Gymnasium

Description: The gymnasium shall be a recreational facility with gym, locker rooms, and associated offices that serves the Jordan Downs community and Jordan Downs High School with a primary orientation towards Central Park.

- 1. Arcade at the entrance facing the right-of-way.
- 2. Landscaping at both sides of the gymnasium leading to the sports grounds beyond.
- 3. Uses allowed: Gym and active recreational uses.
- 4. Facade requirements: Arcade along front facing Central Park.
- 5. Entrance orientation: Entrance facing Central Park.
- 6. Entrance frequency: One central entry, additional entrances as needed.
- 7. Skyline and roof forms: Iconic roof form encouraged.

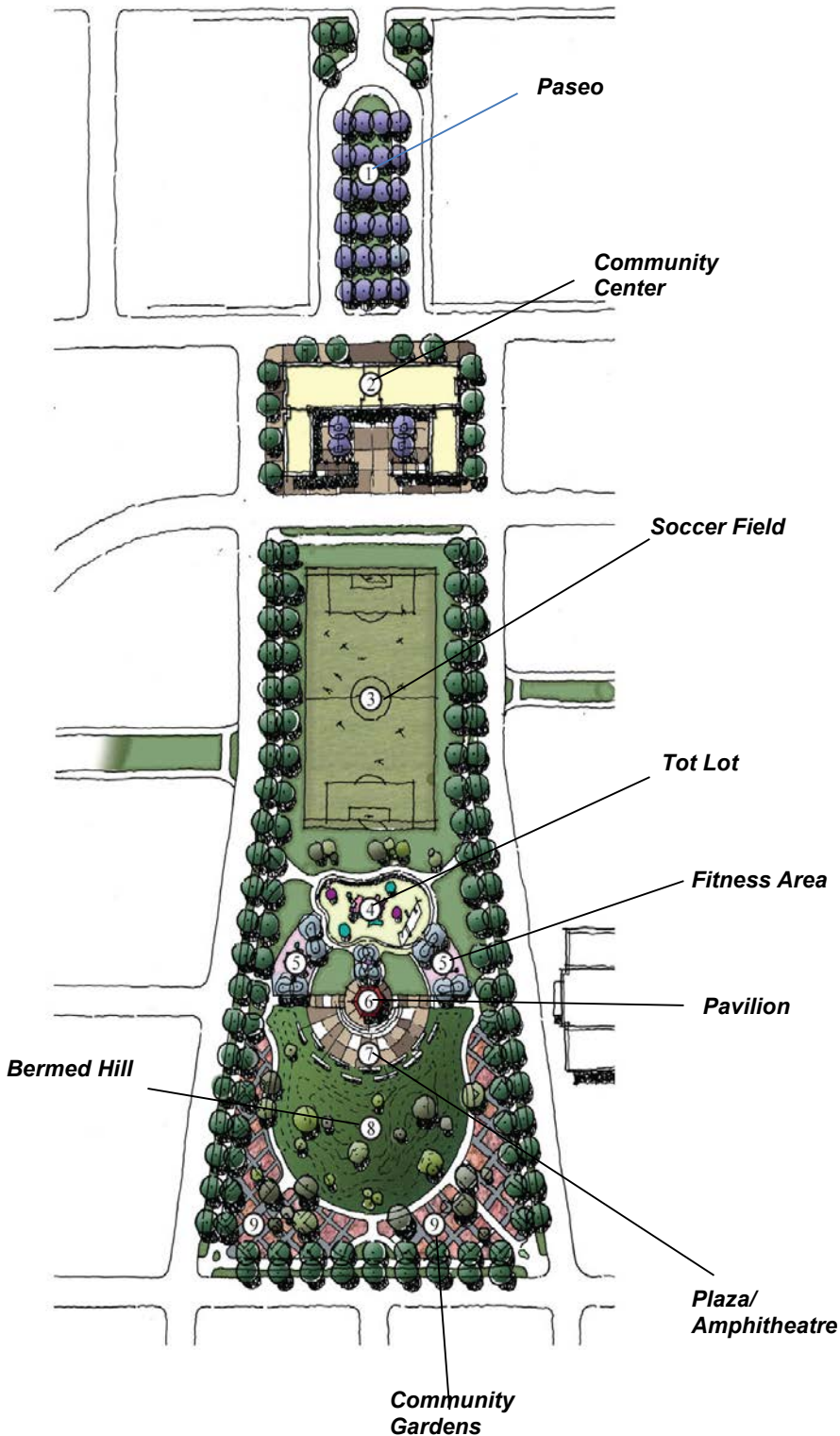


D. Parks Guidelines

1. Central Park

The neighborhood park is the primary public open space of the Jordan Downs Community and provides acres of multi-use activities.

- a. Park entrances and paths shall be accessible to all residents and visitors.
- b. The park shall be designed to support a diversity of permanent activities as well as special events.
- c. Enhanced crossings at all park access points must be implemented.
- d. Landscaping shall be informal in passive recreation areas.
- e. The park shall be treated as frontage by all adjacent buildings.
- f. Plantings must accommodate various functions within the park including recreation, circulation, habitat, and agricultural cultivation and will contribute to a cohesive, enjoyable landscaped setting.
- g. Public restrooms must be included in the park and should be open only during park hours.



APPENDIX B2: STREETS AND MOBILITY

Overview

This Specific Plan features a range of street classifications and amenities to create a clear hierarchy of circulation opportunities to maximize efficiency, create a clear and organized neighborhood, encourage alternative transportation, and promote public safety. Refer to Map 6, Jordan Downs Urban Village Specific Plan Street Classifications Map, for an illustration of these street classifications. This section is intended to create standards for Jordan Downs, and to guide the HACLA, as the Master Developer, to work with the City of Los Angeles Department of Transportation (DOT), Department of Public Work-Bureau of Engineering (BOE), Sub-Developers, and any other agencies/entities to ensure that these standards are implemented during the tract map and construction process.

All street classifications within this Specific Plan shall feature on-street parking in all locations, except for transit stops, mid-block residential lanes, bulb outs, fire lanes, and a segment of Century Boulevard, between Laurel and Alameda Streets. In addition, all streets shall be continuously lined with sidewalks. These elements contribute to satisfying goals provided by the Leadership in Energy and Environmental Design (LEED) Standards for the LEED-Neighborhood Development requirements for this Specific Plan.

MAP 6: STREET CLASSIFICATIONS MAP
JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN



TABLE 3: STREET STANDARDS SUMMARY JORDAN DOWNS URBAN VILLAGE SPECIFIC PLAN										
STREET TYPE	LOCATION	ROW WIDTH	VEHICLE PAVEMENT WIDTH	VEHICLE TRAVEL LANES	TRANSIT	ON-STREET PARKING LANES	BICYCLE LANES	PEDESTRIAN FACILITIES (SIDEWALKS)	CURBSIDE PLANTING STRIP	BUILDING SETBACK
NEIGHBORHOOD STREETS										
Century Blvd.	From Grape to Laurel	74'	50'	2 at 11'EA	Potential Rerouted transit route	2 at 8'EA Class II Facilities	2 at 6' EA	2 at 6' EA	2 at 6' EA	5'
	From Alameda westbound to Laurel	86' to 74'	62' to 50'	1 WB lane at 13' 2EB turn lanes at 12'; 1 EB lane at 13'; 1 left turn pocket		N/A				
LOCAL STREETS										
99 th , 101 st , 102 nd , Hickory, Kalamia, Laurel, Juniper streets; Lou Dillon and Croesus Avenues (South of 102 nd)		60'	36'	2 at 11'EA	N/A	2 at 7'EA	N/A	2 at 6' EA	2 at 6' EA	10'
Hickory Street; Juniper Street	From Century Blvd. to 102 nd st.	64'	52'	2 at 12'6" EA	Potential rerouted Transit	1 at 7' opposite park. 1 at 8' adjacent to park	N/A	1 at 6' opposite park. 1 at 8' adjacent to park	1 at 6' opposite park	10'
Croesus Parkway (Paseo Park)	From 97 th St. to 99 th st.	160'	2 at 28' EA	1 at 20' on each side of the park	N/A	2 at 8'EA opposite Park	N/A	4 at 6' EA	80'wide central median parkway	10'
BOUNDARY STREETS										
103 rd Street	From Grape to Alameda	60'	As Existing			Both Sides	Streetscape improvements at these existing ROW shall include 6' sidewalks, 6'curb-side planting strips, and street trees on both sides of the street.		10'	
97 th Street		50'				South Side			10'	
Grape Street	From 97 th to 103 rd	60'				Both Sides			10'	
Alameda		70'				N/A	6' sidewalks, 6'curb-side planting strips, and street trees on West side of the street.		10'	
ADDITIONAL RIGHT-OF-WAY TYPES										
Alley	Locations are flexible	35'	20' to paving strips (no Cubs)	20' Shared surface	N/A	N.A	20' Shared surface	20' Shared surface	2 at 7'6" EA in setback	2'6"
Pedestrian Greenway		20'-40'	N/A	N/A	N/A	N/A	N/A	1 at 6'	Planting throughout	10'

Table 3 Notes:

- 1. All Vehicle Travels Lanes, Bicycle Facilities, pedestrian facilities, and planting strips are on both sides of the street, unless otherwise noted.
- 2. Streets that do not include bicycle facilities are assumed to allow bicycles the full use of the travel lane.
- 3. Planting Strips are to be grass, vegetated groundcover, shrubs, or rain gardens, as required by the detailed street design.
- 4. All widths are subject to minor changes based on detailed design of individual developments
- 5. All streets include street trees, typically at 25' and 30' on-center. Refer to street tree planting plan.
- 6. All Design Standards area for new or mostly improved/replaced street rights of way, unless otherwise noted.
- 7. Rights-of-way Boundary Streets are approximate and vary slightly across their length
- 8. Approval required by BOE and BOSS for the design, placement, and maintenance of those items as they are presented by HACLA and or their designated Master Developer

1. Century Boulevard Extension

As part of the Jordan Downs Urban Village Specific Plan, Century Boulevard shall be downgraded from a Major Highway Class II to a Modified Collector Street. This downgrade is consistent with the Master Plan Concept, and the Southeast Los Angeles Community Plan and promotes an urban village by reducing the right of way, encouraging pedestrian activity, and potentially slowing vehicle speeds.

Century Boulevard will run the full length of the site, nearly a half mile, and has a unified design and planting strategy. With a 74 foot wide right-of-way, Century Boulevard is wide enough to accommodate buses, bicycle lanes, parkways and bioswales. Century Boulevard shall have one travel lane in each direction, with on-street parking along both sides, in most locations. At intersections, there shall be bulb-outs that can be effective at slowing down vehicle traffic, further establishing Century Boulevard as a pedestrian friendly street. The adjacent parkway will have rain-garden or other runoff detention mechanisms that provide an opportunity for storm-water infiltration from adjacent hardscape surfaces, with periodic breaks to allow pedestrian access between the curb and sidewalk. Each rain-garden shall run 20 linear feet, with hardscape breaks every 5 to 10 feet to allow street to sidewalk access for those using street parking. All the residential streets shall be continuously lined with sidewalks, shall have street trees at 25 feet intervals, and shall have on-street parking along both sides.

Century Boulevard shall also have pervious paving or other porous surface in the parking lane to reduce storm-water runoff and allow water to infiltrate into the ground. Century Boulevard emphasizes multi-modal neighborhood travel, will serve as the main artery for the entire Specific Plan, may host a future Metro bus stop, and connects open space, the community center, and mixed used buildings with the outside community. Other street amenities include street lighting and street furniture.

2. Century Boulevard – Alameda Street Intersection

Century Boulevard will widen slightly at the intersection of Alameda Street to accommodate traffic to and from this Specific Plan, and to create an entry monument that welcomes people to Jordan Downs. At this intersection, Century Boulevard widens to a right of way of 94 feet, and features four travel lanes of 12 feet in width, a 12 foot wide turn lane, 5 foot wide bike lanes in each direction, 6 foot wide sidewalks, and 6 foot wide parkways, with no street parking. This entrance will host entry monuments/signage to clearly identify Jordan Downs from the outside community.

3. Streets Adjacent to Park Frontage

Streets fronting onto the Central Park are similar in design to the typical residential street with sidewalks, street trees, and on-street parking along both sides. However, on the park side, there is an extra wide 12 foot wide parkway, with an adjacent 12 foot wide walkway and bicycle pathway, double row of trees, and wide infiltration planters. A bioswale shall run parallel to the sidewalk, reducing the amount of impervious surfaces and improving the quality of storm-water runoff and water quality of pollution generating impervious surfaces, such as landscaping from parks, which will receive treatment of fertilizers or pesticides.

103rd Street, and Grape Street adjoining this Specific Plan shall be subject to the following streetscape provisions under the guidance and approval from BOE and DOT:

1. Street Tree Selection

Tree species have been selected from the City of Los Angeles Urban Forestry Division Street Tree Selection Guide.

The proposed street tree network within Figure 8 establishes a comprehensive, clear tree selection to ensure a consistent pattern throughout the community. The trees were selected for their durability, tree canopy, and minimal predicted maintenance. Their spacing shall be typically 25’ – 30’ on center, but their exact spacing may vary depending on their respective street classification.

The tree species that have been selected are:

- Quercus Agrifolia, Coast Live Oak
- Platanus Racemosa, California Sycamore
- Cinnamomum Camphora, Camphor Tree
- Magnolia Grandiflora, Southern Magnolia
- Pyrus Kawakamii, Evergreen Pear
- Ulmus Parvifolia Sempervirens, Chinese Elm
- Phoenix Dactylifera, Date Palm

2. Fruit-Bearing Trees

Trees bearing fruit for human consumption shall not be located 15’ from a public right of way due to maintenance and upkeep concerns, but are permitted within legally subdivided lots, within yards, or other spaces. Sub-Area 18B is waived from this provision due to its utilization as an agricultural education and demonstration center.

3. Benches

Benches shall be located along all streets as well as pedestrian greenways, or “paseos”. Benches shall be oriented towards the pedestrian path of travel so that people can access them at bus stops, within parks and open plazas, and at other locations where shade is provided by trees or structures.

4. Trash Receptacles

Trash receptacles shall be provided and be located adjacent to seating areas, bus stops and at entries to parks and plazas for easy access. All trash receptacles shall have a minimum 30 gallon capacity. They shall be integrated into the design of the urban setting, with an artistic design to either blend in with the surroundings or display them artistically.

5. Recycling Containers

Recycling Containers shall be adjacent to, and shall be consistent with the design of, other trash receptacles within this Specific Plan area, and shall be placed at least every 800 feet on every mixed-use or non-residential block.

C. Transportation Demand Management Regulations

Transportation Demand Management measures or incentives shall be implemented within this Specific Plan area. Transportation Demand Management measures or incentives shall be implemented as part of the Mitigation Monitoring and Reporting Program (MMRP).

D. Bicycle Network and Linkages

A complete bicycle network is the key to increasing bicycle use and meeting the sustainability goals of this Specific Plan. The Department of City Planning, as of January 2011, is updating the Citywide Bike Plan that serves as a comprehensive plan to link fragmented bike routes and create new ones. The Jordan Downs Urban Village Specific Plan begins the effort of implementing a bicycle network in South Los Angeles by providing exclusive bicycle lanes along the entire length of Century Boulevard within this Specific Plan boundary.

The Citywide Bike Plan has identified a bike lane fragment on Central Avenue that creates an opportunity to connect to Jordan Downs, and the region as a whole. Central Avenue is a north-south corridor that lies approximately 1 mile west of Jordan Downs, and currently features a fragmented bike line that starts at the intersection of Central Avenue and 103rd Street. The proposed Citywide Bike Plan recommends this fragment extend north with exclusive bike lanes on Central Avenue to downtown Los Angeles. In addition, the Citywide Bike Plan recommends that Century Boulevard feature a bike lane from this Specific Plan boundary, heading west towards Wilmington Avenue. Finally, the Citywide Bike Plan recommends that 103rd Street become a bicycle friendly street as it runs east towards Jordan Downs. Hence, this Specific Plan includes a bike component to connect to the proposed improvements contained within this proposed bicycle network.

The extension and redesign of Century Boulevard as a modified collector street provides the ideal opportunity to increase the bicycle network in this area. Century Boulevard shall include a bike lane from South Alameda Street to Grape Street. The path shall be 5 feet in width and shall be situated between the travel lane and the parking lane on both sides of Century Boulevard.

A sharrow shall be implemented on the east side of Central Park on Croesus Avenue. The sharrow indicates where bicyclists should ride to avoid traveling within the door zone of parked cars or to protect from buses. These sharrows provide an opportunity for this Specific Plan to encourage safer and more comfortable bike travel, particularly if a bus route is intended to be re-routed down Croesus Avenue. In addition, this route connects Century Boulevard to 103rd Street, which creates an opportunity to connect to the Blue Line's 103rd Street station.

These strategies will allow bicyclists to navigate Jordan Downs, but also allows connections to Central Avenue, the 103rd Street station, and beyond. The Department of City Planning, in conjunction with the City's Department of Transportation shall ensure the implementation of these bicycle connections to and from Jordan Downs.

E. Transit

1. Overview

Potential connections to local transit provides another opportunity to create transportation alternatives for Jordan Downs residents. Jordan Downs is currently served by multiple agencies; this Specific Plan strengthens those existing connections and create new ones,

thereby facilitating transit options, reducing vehicle trips, and further accomplishing the Plan's sustainability goals.

2. Metro & DASH Connections

Jordan Downs is served by multiple transit agencies, as identified in the Environmental Impact Report (EIR). However, due to the close proximity and direct project opportunities and potential for linkages, this Specific Plan focuses on connections with the Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Los Angeles, Department of Transportation (DASH).

The Local 117 east/west bus line runs every 20 minutes along 103rd Street to LAX and via Alameda Street and Tweedy Boulevard east to Downey. This Specific Plan has identified a slight reroute of Local 117 so that it runs through Jordan Downs, with stops connecting the commercial center along Alameda Street, the Family Resource Center, the gym, access to Jordan High School and the retail plaza along 103rd Street. The community is also served by a Watts DASH bus loop, operated by LADOT, which passes by Jordan Downs via 103rd Street every 20 minutes. The Dash has a stop at the Metro Blue Line station at 103rd. Transit routes within or adjacent to the project shall address street amenities including bus shelters, signage, bike racks, and public bulletins with transit information. Metro and LADOT shall coordinate to provide service to the expanded new population anticipated to occupy Jordan Downs upon full project build out.

Additional Engagement Appendix

From the June 12th open house event, the team received additional feedback from residents and future community space users via paper and electronic surveys. The team received 24 paper survey responses and 4 electronic responses. The results are summarized below, and scanned copies are attached.

What indoor or outdoor activities or facilities would you like to see at the community space?

- | | |
|--|--|
| ▪ mentoring and arts | ▪ family and children resources |
| ▪ space for the 24 hour youth hotline (Lend A Ear) | ▪ live music |
| ▪ computer classes | ▪ relaxing areas for adults |
| ▪ cooking classes | ▪ health services |
| ▪ pool and swimming activities | ▪ indoor games - pool table, chess, checkers |
| ▪ splash pads | ▪ running track |
| ▪ walking trails | ▪ ESL classes |
| ▪ youth activities | ▪ crafting classes |
| ▪ sports: youth baseball, soccer, basketball, football | ▪ art galleries |
| ▪ employment assistance | ▪ pet shelter |
| ▪ outdoor space | ▪ mens groups |
| ▪ learning and opportunity center | ▪ performing arts |
| ▪ exercise equipment | ▪ mental health |
| ▪ active playgrounds | ▪ first time homeowners services |
| ▪ healing centers | ▪ entrepreneurship classes |
| ▪ resource hub for COVID recovery | ▪ space for movie nights |
| ▪ tutoring services based on academic need | ▪ skating rink |
| | ▪ gardening |
| | ▪ jobs for young adults |

How often do you see yourself going / using the facilities of the new community space?

- once a week – 7
- twice a week – 2
- three times or more – 14

Is there anything that you believe should be changed, or given more consideration?

- safety and access
- implementation
- security and police presence
- spaces and services for children with learning difficulties and disabilities
- services for children with IEP's
- how to make the space inclusive and have people get along better with each other
- tenant resources
- more Spanish speaking staff
- a 99 cent store would be nice
- healthier eating
- farmers market
- better communication with partners
- advanced time to distribute (information)

Where do you live in Watts or how close do you live to the new community space?

- Residents came from Lynwood, Cedar Grove, New Apartments at Jordan Downs, Watts neighborhoods.

How will you get to and from the community space, and what measures would make that journey feel safe and pleasant?

- Car – 8
- Walking – 14
- Bus – 1
- Carpool – 1
- Bicycle – 1
- Make sure there is adequate lighting for walking
- Crosswalks and pedestrian signals
- Clean streets and sanitation

Do you have any questions for the Action Team / Primestor?

- How can people get involved in the community space?
- What are volunteering opportunities?
- Be more involved with community and take comments and concerns in consideration
- Will there be future town halls to address issues and concerns further?

A NEW COMMUNITY SPACE FOR WATTS SURVEY

Public Meeting/Open House - Freedom Plaza 12 June 2021

What is your name?

What is your email? (or phone number if you don't have an email)

Would you be open to going to the new community space?

- ☐ Yes
- ☐ No
- ☐ if not, why _____

What indoor or outdoor activities or facilities would you most like to see at the community space?

How often do you see yourself going/using the facilities of the new community space?

- ☐ Once a week
- ☐ Twice a week
- ☐ Three times or more

Is there anything that you believe should be changed, or given more consideration?

Take Our Survey &
Provide Feedback:



Check Out our Website:
www.communityspaceforwatts.com



A NEW COMMUNITY SPACE FOR WATTS SURVEY

Public Meeting/Open House - Freedom Plaza 12 June 2021

Where do you live in Watts or how close do you live to the new community space?

How will you get to and from the community space, and what measures would make that journey feel safe and pleasant?

Do you have any question(s) for the Action Team/Primestor??

If yes, please submit your question below.

Take Our Survey &
Provide Feedback:



Check Out our Website:
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