Los Angeles County
Department of Regional Planning
Departamento de Planificación Regional

Willowbrook Transit-Oriented District Specific Plan
Plan de Distrito Orientado Hacia el Tránsito en Willowbrook

Best Start Watts-Willowbrook
June 18, 2014

What is a Transit Oriented District (TOD)?

¿Qué es un Distrito Orientado Hacia el Tránsito (TOD)?

- Priority areas for improvements to streets, sewers, etc.

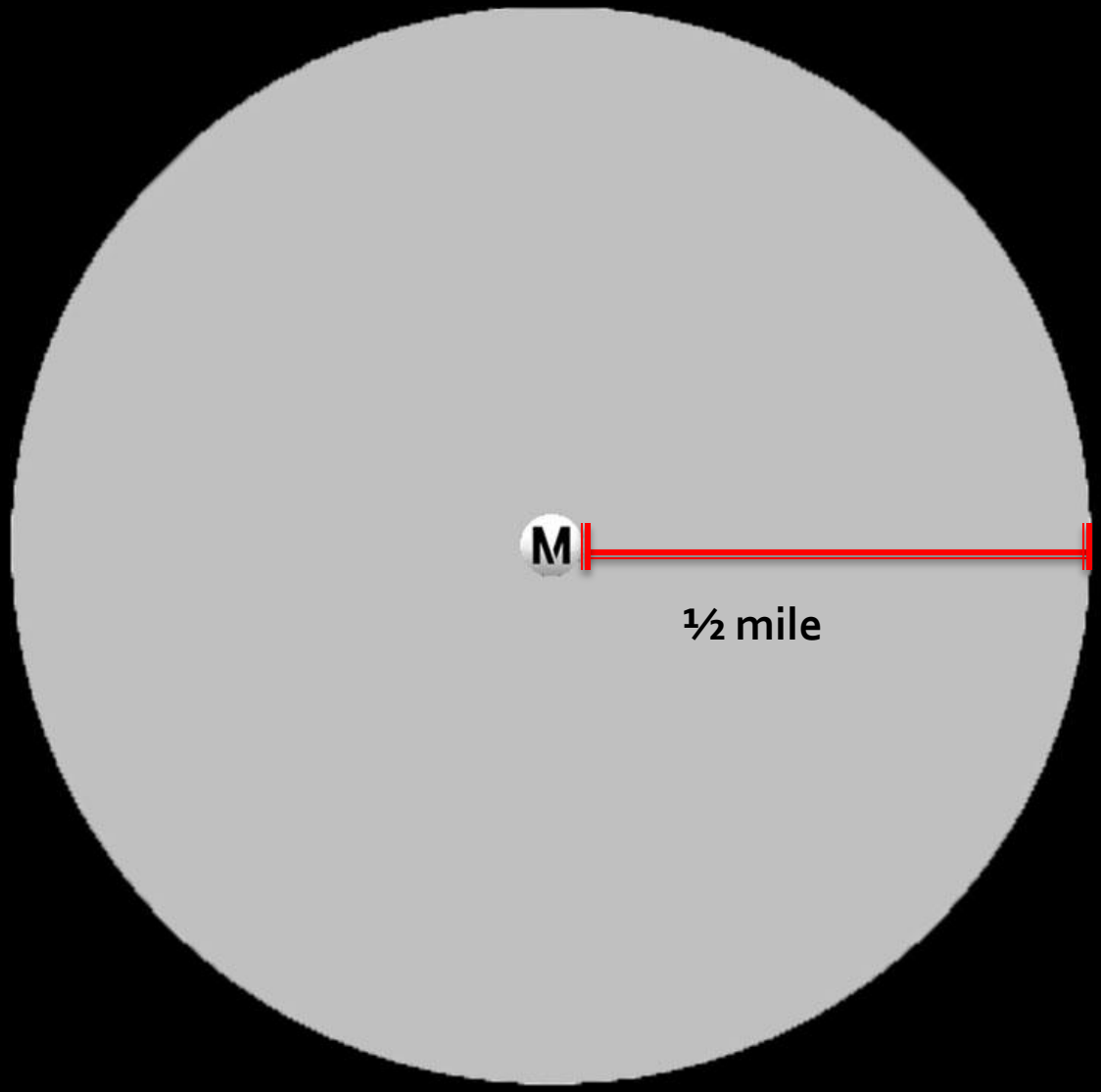
- Pleasant, safe, and comfortable to walk or bike

- Work, live, or shop without having to use a car

- *Areas priorizados para mejoras a calles, alumbrado, etc.*

- *Condiciones agradables y saludables para caminar o usar bicicletas*

- *Trabajar, vivir o hacer compras sin tener que usar coche*



TOD Benefits
Beneficios del TOD

- Transportation, work and/or housing choices
- Public safety
- Promotes fitness

- *Más opciones de transporte, trabajo y/o viviendas*
- *Seguridad pública*
- *Promueve la salud*

Rio Vista TOD
San Diego, CA

Source: http://transitorienteddevelopment.dot.ca.gov/PDFs/Statewide%20TOD%20Study%20Final%20Report%20Sept.%2002.pdf

Fruitvale Village
Oakland, CA

Willowbrook Transit-Oriented District Specific Plan area

Area del Distrito Orientado Hacia el Tránsito de Willowbrook

What's in a TOD plan?
¿De qué consiste un Plan TOD?

- What types of housing, businesses and public facilities are needed and where
- How tall and how far from the sidewalk new buildings should be built
- Design guidelines for new buildings
- Sidewalk, lighting and landscaping improvements
- Long-term vision, priorities and rules for future development

- *Cuáles tipos de viviendas y negocios se deben permitir y dónde*
- *A qué altura se debe permitir que los edificios se construyan y a qué distancia de la acera*
- *Normas de diseño para edificios nuevos*
- *Mejoras de aceras, alumbrado, plantas, arboles, etc.*
- *Visión de largo plazo, prioridades y reglas para desarrollo futuro*

MLK Community Hospital

Metro Green Line
EB 105 Freeway
Rosa Parks Metro Station
Metro Platform Below
Dog Park
Urban Camping
Existing Residential
Bike Plaza
Urban Forest
Park & Ride
Retail
Transit Center
Bus Plaza
Retail
Retail
Existing Residential
Community Supported Agriculture
Clean/ Light Industry
Clean/ Light Industry
Charles Drew University Parking Structure
Existing Residential
Education Expansion
Parking Expansion
Water Co.
Community Garden & Demonstration Water Project
Existing Residential
Existing Residential
Pocket Park
Mixed Use
Retail
Mixed Use
Retail
Mixed Use
Retail
Retail
Mixed Use
Metro Rail Line
Shared Sports Facility
Charles Drew University
Charles Drew University
Charles Drew University
Community Hub
Community Center & Day Care
King Drew Medical Magnet High School Parking Structure
University Expansion
University Expansion
County Library
Oasis Clinic
LA Co. Fire Station #41
MLK Center for Public Health
Compton Avenue
E 119th Street
King Drew Medical Magnet High School
MACC Expansion
Medical Office 02
Medical Office 01
Office Expansion
Auditorium
Health Related Retail
Research & Development
S Main Street Avenue
Senior Living
Senior Living
Skilled Nursing
MACC (Open 2014)
Inpatient Tower (Open 2014)
Inpatient Expansion
E 120th Street
Ancillary Building (Open 2014)
Support
BH Urgent Care
Clinic Expansion
East Campus Parking Structure
Plant Mgmt.
Central Plant (Phase 1)
Hospital Services
West Campus Parking Structure
Central Plant (P4)
C.P. (P3)
C.P. (P2)
Behavioral Health
Assisted Living
Service Access
Service Access
Emergency Access
Emergency Access

Rosa Parks Station

KENNETH HAHN
PLAZA
FACTORY
2-UNDER
FOOD 4 LESS
Rite Aid
PHARMACY
DRIVE-THRU

FOOD 4

2129

Best Start Community Assessment Report, April 2012

Reporte de evaluación de la comunidad Watts-Willowbrook, abril 2012

- More and better employment, better grocery, retail, restaurants
- Health clinics, churches, parks, childcare, opportunities for physical activity, healthy food
- Public transportation for travel within Watts-Willowbrook (nights and weekends)

- *Más y mejor empleo; mas mercados, tiendas, y restaurantes*
- *Clínicas de salud, iglesias, parques, cuidado de niños, oportunidades para actividad física, comida sana*
- *Transporte público dentro de Watts-Willowbrook (noches y fines de semana)*

Timeline/*Fechas claves*

- TODAY- introduction
- Summer 2014 – Neighborhood development priorities
- Fall 2014 – Draft map of permitted land uses (residential, commercial, mixed use, etc.)
- Spring 2015 – Draft plan for community feedback
- October 2015 – January 2016 – Public hearings

- *HOY – introducción*
- *Verano 2014 – Prioridades de desarrollo en Willowbrook*
- *Otoño 2014 – Mapa preliminaria de usos permitidos de terreno (viviendas, comercial, usos mixtos, etc.)*
- *Primavera 2015 - Versión preliminaria del plan*
- *octubre 2015 – enero 2016 - Audiencias públicas*

Next step/*Próximo paso*

- June 26, 10:00 a.m. – 12:00 p.m. (location TBD)
  - Development priorities
  - Suggested outreach activities

- *26 de enero, 10:00 a.m. – 12:00 p.m. (lugar por confirmar)*
  - *Prioridades de desarrollo*
  - *Sugerencias para actividades de alcance*

Questions?

¿Preguntas?

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