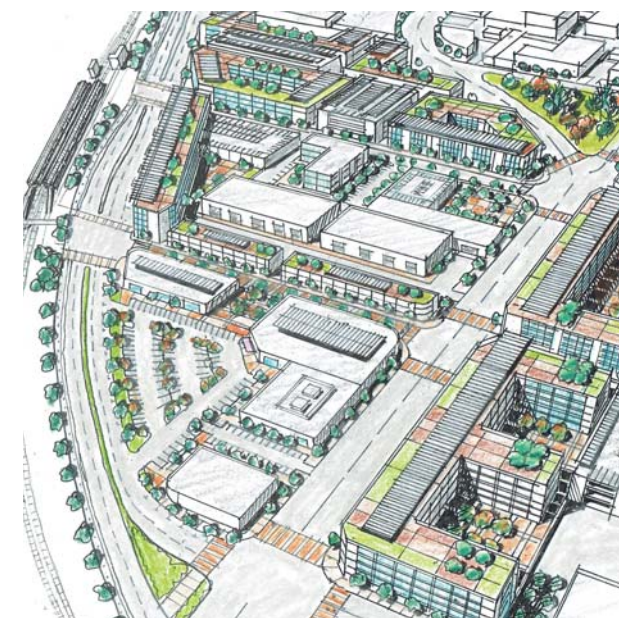
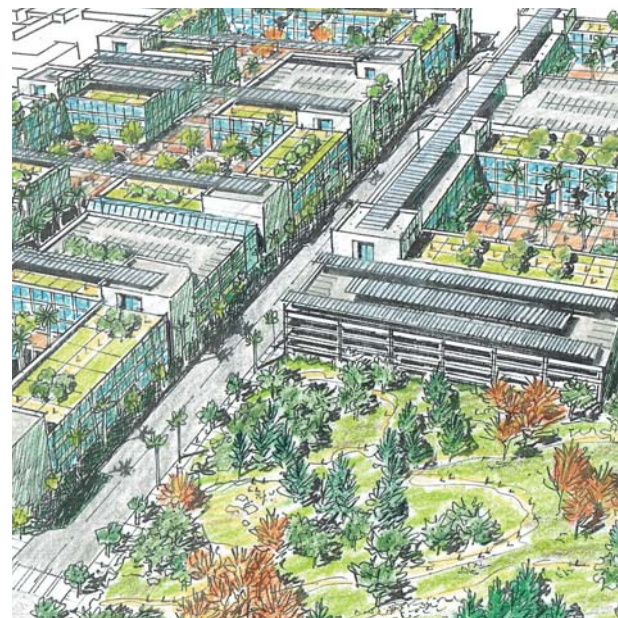
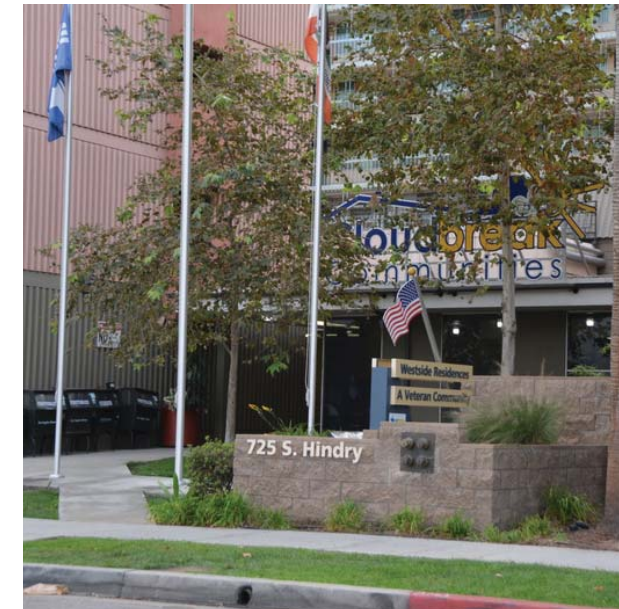


WESTCHESTER/VETERANS STATION AREA

Transit Oriented Development Plan and Design Guidelines

INGLEWOOD, CA



City Council

James T. Butts, Mayor
George Dotson
Alex Padilla
Eloy Morales, Jr.
Ralph L. Franklin

Planning Commission

Larry Springs, Chair
Aide Trejo
Terry Coleman
David Rice
Erick Holly

Plan Consultants

The Arroyo Group
with
Stanley R. Hoffman Associates
Iteris, Inc.
JMC²
Productivity Consulting
Metis Environmental Group

City Staff

Artie Fields, City Manager
Christopher Jackson, Senior Economic and Community
Development Department Manager
Mindala Wilcox, Planning Manager
Fred Jackson, Senior Planner
Arturo Salazar, Assistant Planner

Public Outreach Venues

Faithful Central Bible Church
U.S. Veterans Initiative/
Cloudbreak Communities
Airport Plaza Shopping Center
Inglewood Public Library

Stakeholders Advisory Committee

Councilman Ralph Franklin
Councilman Eloy Morales, Jr.
Planning Commissioner Aide Trejo
Planning Commissioner/Chamber of Commerce
President Erick Holly
Maxine Toler, Around the Block Club
Anne La Rose, Inglewood Historic Preservation Alliance
Marc Little, Faithful Central Bible Church
Peter Postmayer, Cloudbreak Communities
Zach Norman, Local Business Owner
Maria Smietan, Alliance
Jim Patton, Newmark Merrill

TABLE OF CONTENTS

Chapter 1: Citywide Overview	2	Chapter 3: Concept Plan	8	Chapter 5: Development Standards and Design Guidelines	28	6.8 Establish a Property-Based Business Improvement District for the Planning Area and Develop a Marketing Program..... 45
1.1 New Potentials from Metro..... 2		3.1 Urban Design Concept 8		5.1 Purpose and Applicability..... 28		6.9 Create a Range of Market Racte and Affordable Housing Units..... 45
1.2 Citywide TOD Framework..... 2		3.2 Districts..... 8		5.2 Interpretation..... 28		6.10 Improve the Connectivity between the Eastern Portion of the Planning Area and the Westchester/Veterans Station 45
		3.3 Key Development Potentials..... 10		5.3 Development Standards and Guidelines Not Listed..... 28		6.11 Create Recreational Park East of I-405 Freeway..... 46
		3.4 Urban Design Framework 10		5.4 Site Plan Review 28		6.12 Study Creating and Extending Local HIstoric Designation to Randy’s Donuts Sign 46
		3.5 Complete Streets 12		5.5 Design Review 28		6.13 Support Job Opportunities for Inglewood Residents..... 46
		3.6 Station Area Access Improvements 14		5.6 Development Standards for Historic Core, TOD Mixed Use 1, TOD Mixed Use 2, TOD Mixed Use Corridor, R-3 and R-4 Zones 28		6.14 Establish an Enhanced Infrastructure Financing District 46
		3.7 Cross-Freeway Connections 14		5.7 Development Incentives 28		6.15 Solicit Crenshaw/LAX Line Betterments from Metro..... 47
		3.8 Street Trees..... 16		5.8 Design Guidelines Framework..... 30		6.16 Establish an Arts District for the Station Area .. 47
		3.9 Open Space Network 16		5.9 Industrial Open Space Guidelines..... 30		6.17 Submit Grant Applications for the Green Boulevards Network..... 47
		3.10 Arts..... 19		5.10 Station Area..... 32		6.18 Update the Development Impact Fee (DIF) Schedule for the Planning Area 47
		3.11 Sustainability 20		5.11 Airport Campus..... 34		6.19 Reopen Pedestrian Bridge at Oak Street Elementary School..... 47
		3.12 Environmental Justice 20		5.12 Street Frontages Standards for New Zoning Districts..... 36		6.20 Create Triangle Block Open Space..... 47
		3.13 Equity..... 21		5.13 Mixed-Use and Multi-Family Residential Design Guidelines..... 38		6.21 Approach Foundations and Grant Sources to Establish a Public Botanical Garden..... 47
Chapter 2: Plan Overview	4	Chapter 4: Zoning	22	5.14 Signage..... 42		6.1 Monitor Fiscal Performance of Increase in TOD Plan Area Public Revenues 47
2.1 TOD Plan Area 4		4.1 Introduction..... 22		Chapter 6: Implementation Action Plan	44	
2.2 Legal Factors..... 4		4.2 Zoning Districts 22		6.1 Introduction..... 44		
2.3 Purpose..... 4		4.3 Preferred Land Use Plan..... 24		6.2 Establish a Stakeholders Plan Implementation Committee..... 44		
2.4 Planning and Decision-Making Process 5		4.4 Permitted and Prohibited Uses 24		6.3 Update the City’s Capital Improvement Program..... 44		
2.5 LAX Development 5		4.5 Land Uses Not Listed..... 24		6.4 Coordinate with Los Angeles World Airports (LAWA) and Local Property Owners on Future Plans within or in close proximity to the Planning Area 44		
2.6 Overview of Potentials and Needs 6		4.6 Interpretation..... 24		6.5 Implement LAWA Provided Transportation Funding..... 45		
2.7 TOD Plan Vision..... 6		4.7 Non-Conforming Uses 24		6.6 Pursue Regional, State and Federal Infrastructure Funding Sources..... 45		
		4.8 Special Use Permits..... 24		6.7 Close Isis Avenue North of Manchester Boulevard for Open Space.....		
		4.9 Variances..... 24				
		4.10 Change of Zoning Regulations..... 24				
		4.11 Planned Assembly Developments..... 24				
						APPENDIX A - FORM-BASED BUILDING PROTOTYPES
						48
						A.1 Introduction..... 48
						A.2 Applicability 48
						A.3 Interpretation..... 48
						A.4 Prototype Selection Considerations 48
						A.5 Parking and Driveway Guidelines..... 48
						A.6 Setbacks for Prototypes 48
						A.7 Undesirable Prototypes 53

LIST OF FIGURES

Chapter 1: Citywide Overview

1.1 Future Metro System Connections 2
 1.2 Stakeholder Comments 3
 1.3 City of Inglewood TOD Plan Framework 3

Chapter 2: Plan Overview

2.1 Westchester/Veterans Planning Area 4
 2.2 Planning and Decision-Making Process 5
 2.3 Stakeholder/Community Outreach Photos 6
 2.4 LAX Landside Access Modernization Program Components 7

Chapter 3: Concept Plan

3.1 Districts 9
 3.2 Urban Design Framework 11
 3.3 Bicycle Network 12
 3.4 Manchester Boulevard Cross-Section 13
 3.5 Green Conector Cross-Section 13
 3.6 Hindry Avenue Cross-Section 13
 3.7 Isis Avenue Station Portal Potentials 14
 3.8 Florence Avenue Cross-Freeway Connection 15
 3.9 Recommended Street Trees 16
 3.10 Isis Avenue Park Concept 16
 3.11 Isis Avenue Park Plan 16
 3.12 Triangle Block Park Plan 17
 3.13 Olive Street Greenway Plan 17
 3.14 Florence-Ash Park Plan 18
 3.15 Arts Framework 19
 3.16 Sustainability and Environmental Justice 21

Chapter 4: Zoning

4.1 Zoning Districts 23
 4.2 Preferred Land Use 25
 4.3 Permitted and Prohibited Uses 26-27

Chapter 5: Concept Plan

5.1 Affordable Housing Density Bonus Table 28
 5.2 Development Standard Reductions or Waivers offered for Affordable Housing 28
 5.3 Development Standards 29
 5.4 Design Guidelines 31
 5.5 Urban Design Massing for Station Area 32
 5.6 Marco Site Design Guidelines for Station Area 33
 5.7 Urban Design Massing for Airport Campus 34
 5.8 Macro Site Design Guidelines for Airport Campus 35
 5.9 Frontage Type Applicability by Zone 36
 5.10 Surface Parking Design Standards 37
 5.11 Example of Frontage Types 37
 5.12 Low-Density Residential Edge Guidelines Applicability Area 43
 5.13 Low-Density Residential Edge Conditions 43

Chapter 6: Implementation Action Plan

6.1 Implementation Action Plan Summary 44-45
 6.2 Capital Improvement Projects 46
 6.3 Capital Improvement Project Costs 46
 6.4 Potential Funding Sources for the Implementation Action Plan 47

APPENDIX A - FORM-BASED BUILDING PROTOTYPES

A.1 Prototype Applicability by Zone 48
 A.2 Features of Single Family Prototype 49
 A.3 Plan View of Single Family Prototype 49
 A.4 Features of 2- to 4-plex Prototype 49
 A.5 Plan View of 2- to 4-plex Prototype 49
 A.6 Features of Bungalow Court Prototype 50
 A.7 Plan View of Bungalow Court Prototype 50
 A.8 Features of Row House Prototype 50
 A.9 Plan View of Row House Prototype 50
 A.10 Features of Garden Court Prototype 51
 A.11 Plan View of Garden Court Prototype 51
 A.12 Features of Commercial Block Prototype 51
 A.13 Plan View of Commercial Block Prototype 51
 A.14 Features of Residential Edge Block Prototype 52
 A.15 Plan View of Residential Edge Block Prototype 52
 A.16 Features of Residential Block Prototype 52
 A.17 Plan View of Residential Block Prototype 52
 A.18 Features of Undesirable Box Prototype 53