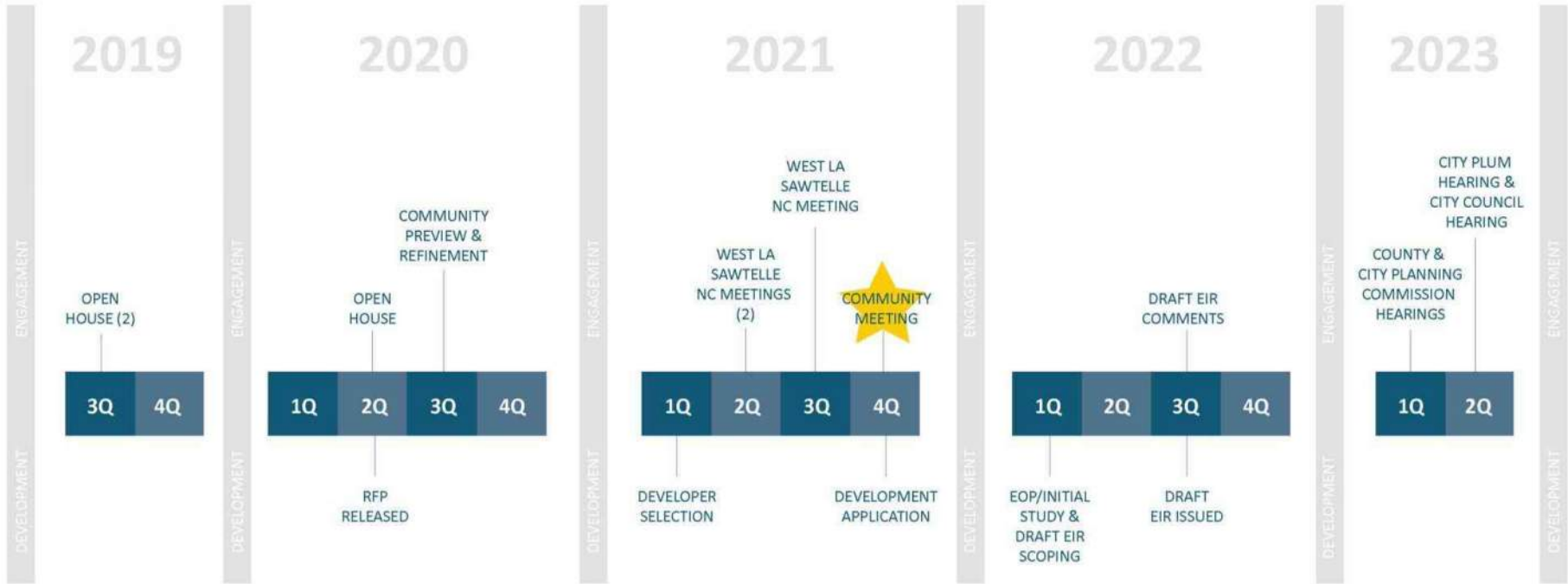




WEST LA COMMONS





Anticipated Entitlement Timeline

Dates subject to change

A modern urban street scene at dusk, featuring people walking, a person in a wheelchair, and lush greenery. The scene is overlaid with five green hexagonal callouts containing text. The background shows modern buildings with balconies and a clear sky.

create a
place for
everyone

embrace
diversity in
community

provide
equitable
housing

offer
abundant
public open
space

encourage
health and
well being

Guiding Principles

Envisioning a New Community Core



Legend

-  Residential Zoning
-  Commercial Zoning
-  Park, School, VA Hospital
-  Bus Stop
-  School
-  1/4 Mile Walk Radius

RFP 2020



*Tower / Consolidated LAPD for housing
+/- 3.9 acres open space @ ground level*

Updated 2021

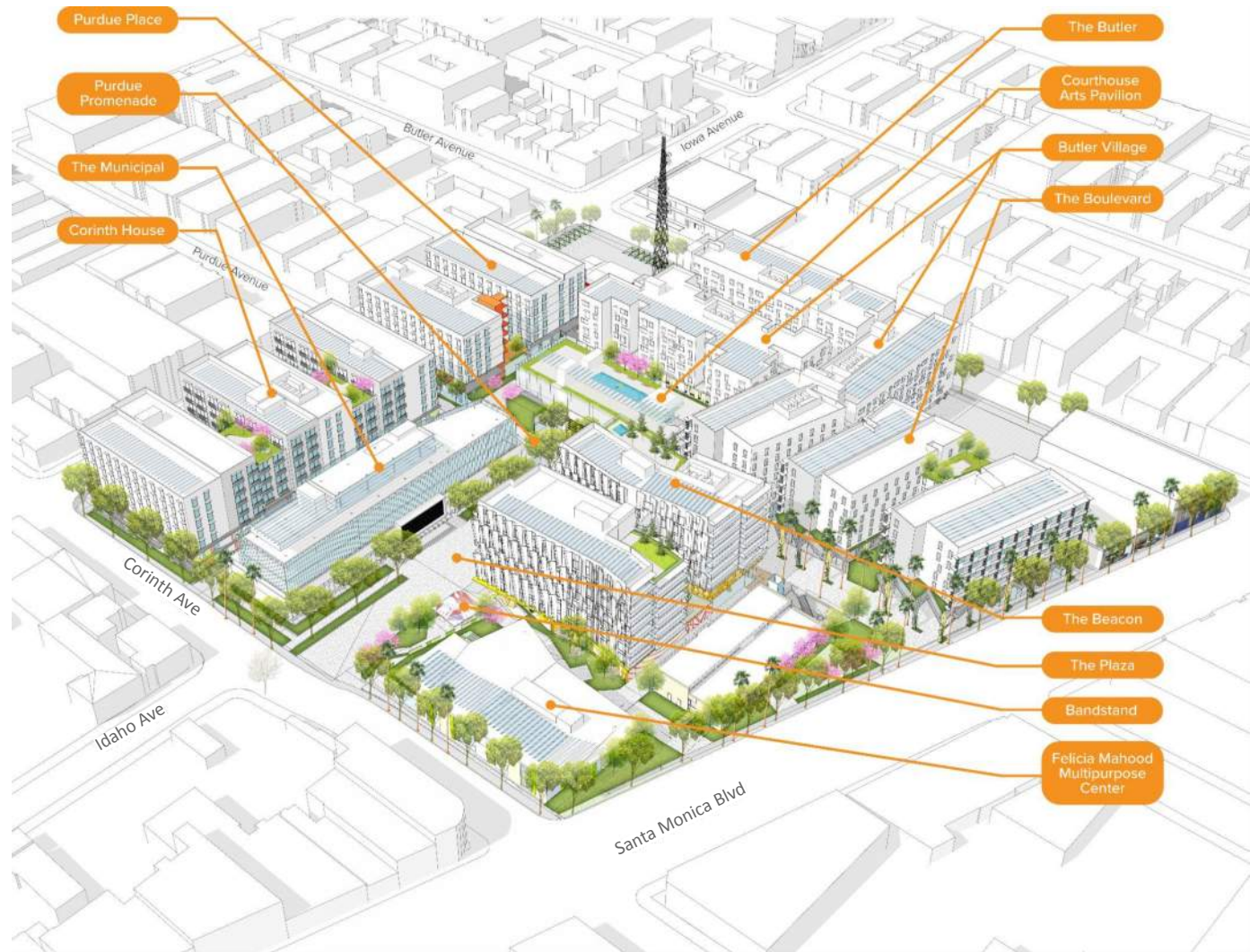


*No Tower, No changes to LAPD
+/- 3.8 acres open space @ ground level*

Updated Proposal

Based on Feedback

- Buildings heights from 2-8 stories
- 926 total units (431 affordable/moderate)
- Some 40,000 SF of neighborhood-serving retail and restaurant space
- 3.8 acres open space
- Redevelopment of the Felicia Mahood Senior Center, Municipal office building, Courthouse, and Civic Plaza



Site Plan



Ground Level Uses



DESIGN UPDATES

NEW TURF AREAS IN THE COMMONS

DOG RUN FOR RESIDENTS ADDED

PLANTED AREA INCREASED

MID-BLOCK CROSSINGS PROPOSED

CONVERSION OF ONE PRIVATE COURTYARD TO PUBLIC

EXPLORING LOCATIONS FOR CULTURAL HERITAGE GARDENS AND ART

MID-BLOCK CROSSINGS PROPOSED

CONVERSION OF ONE PRIVATE COURTYARD TO PUBLIC

NEW TURF AREAS IN THE COMMONS

MID-BLOCK CROSSINGS PROPOSED

MID-BLOCK CROSSINGS PROPOSED

SANTA MONICA BLVD

(E) LIBRARY NOT IN PROJECT

Felicia Mahood Center

ALLEY

PURDUE

IDAHO AVE

DOG RUN FOR RESIDENTS ADDED

BUTLER

(E) LAPD NOT IN PROJECT

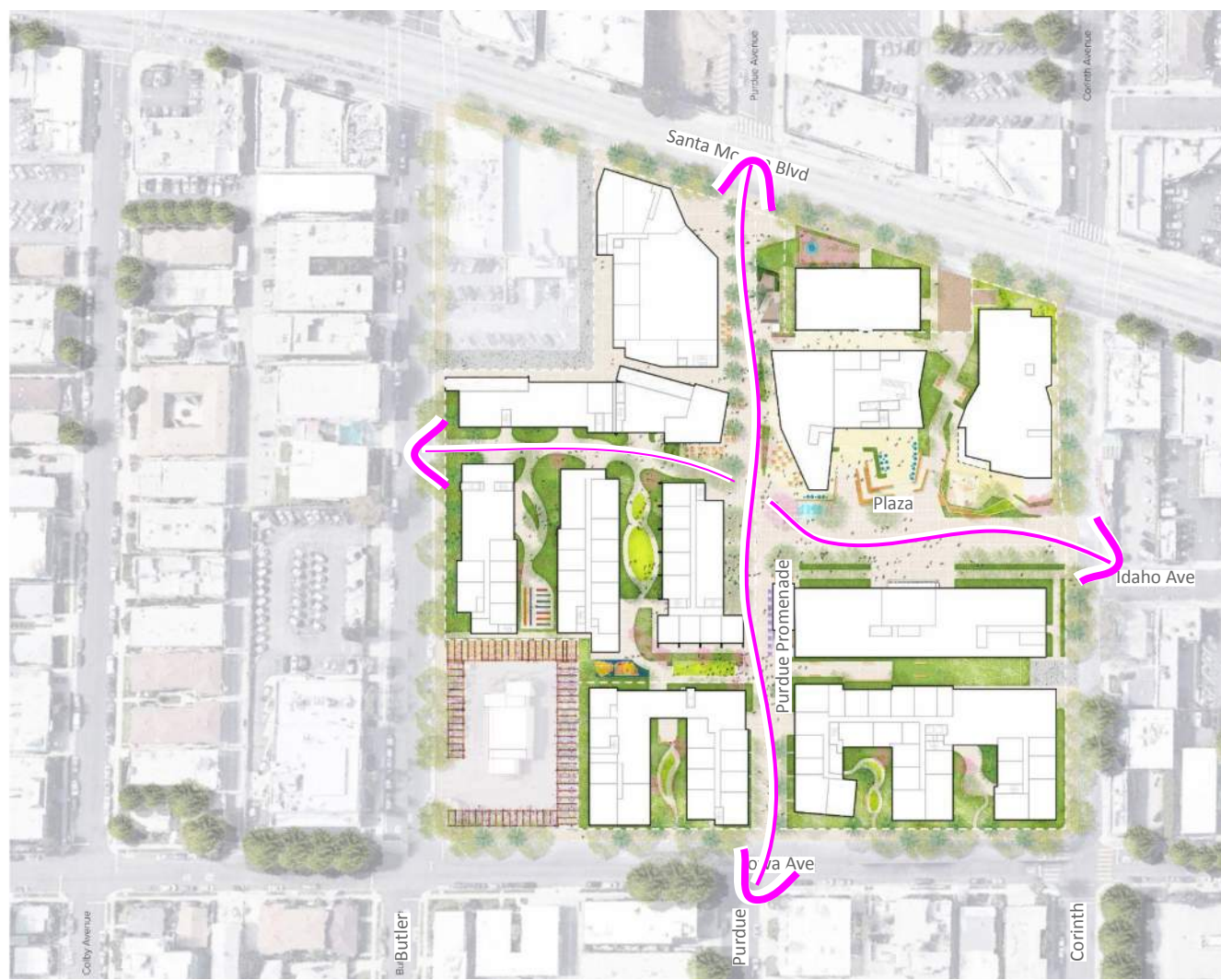
CORNTH

IOWA AVE




Updated Site Plan 09/2021



Walkability



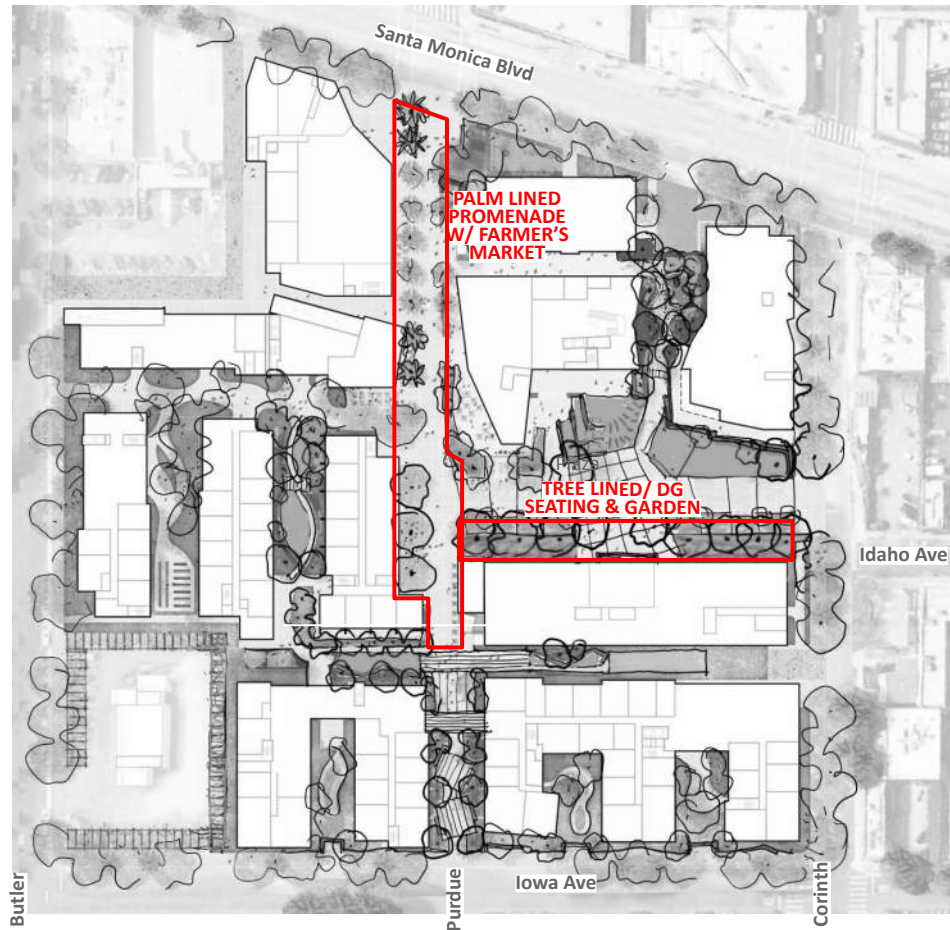
Farmer's Market

-  10x10 Farmer's market tents (60)
-  Market trucks (6)
-  Market amenity / support
-  Performance (900 max)
-  Group Yoga (35)
-  Kids' storytime





Tree Lined Spaces



Promenade: 19,200 SF

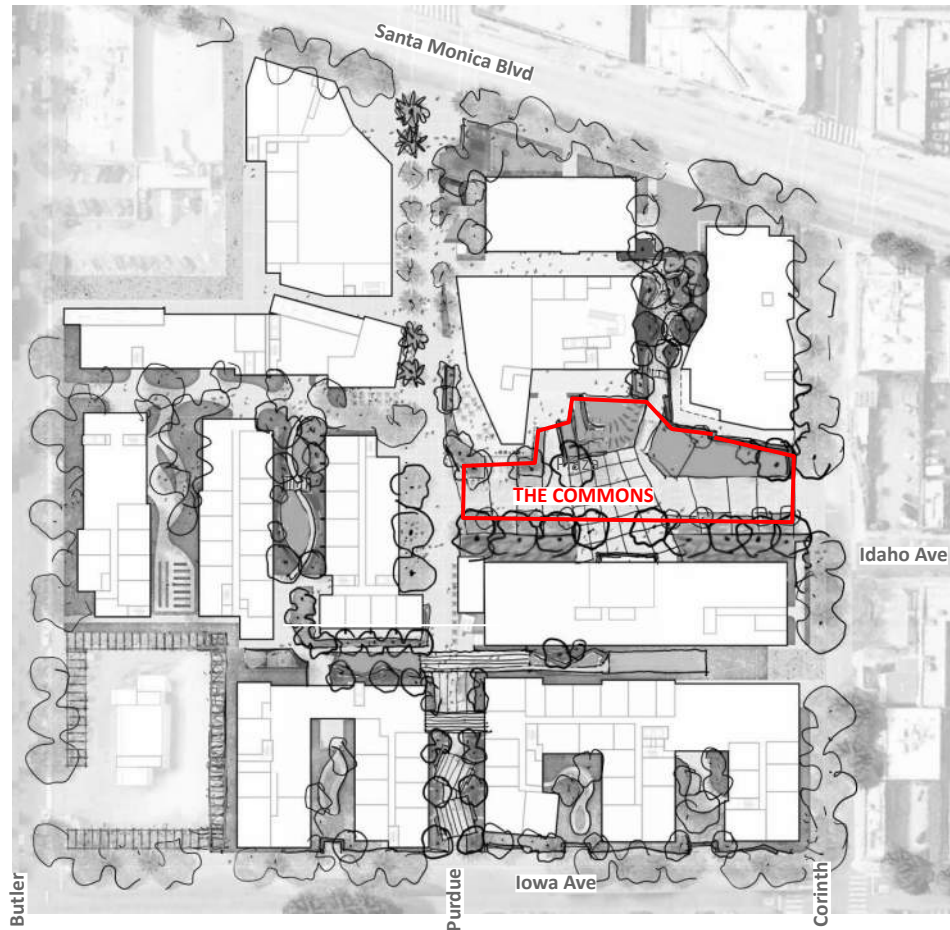
Tree Lined Social Space : 11,250 SF



Purdue Promenade North

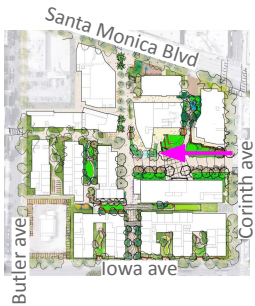


Arts Pavilion and Plaza



The Commons

22,000 SF



Corinth Entry/ The Commons



Public Garden Spaces

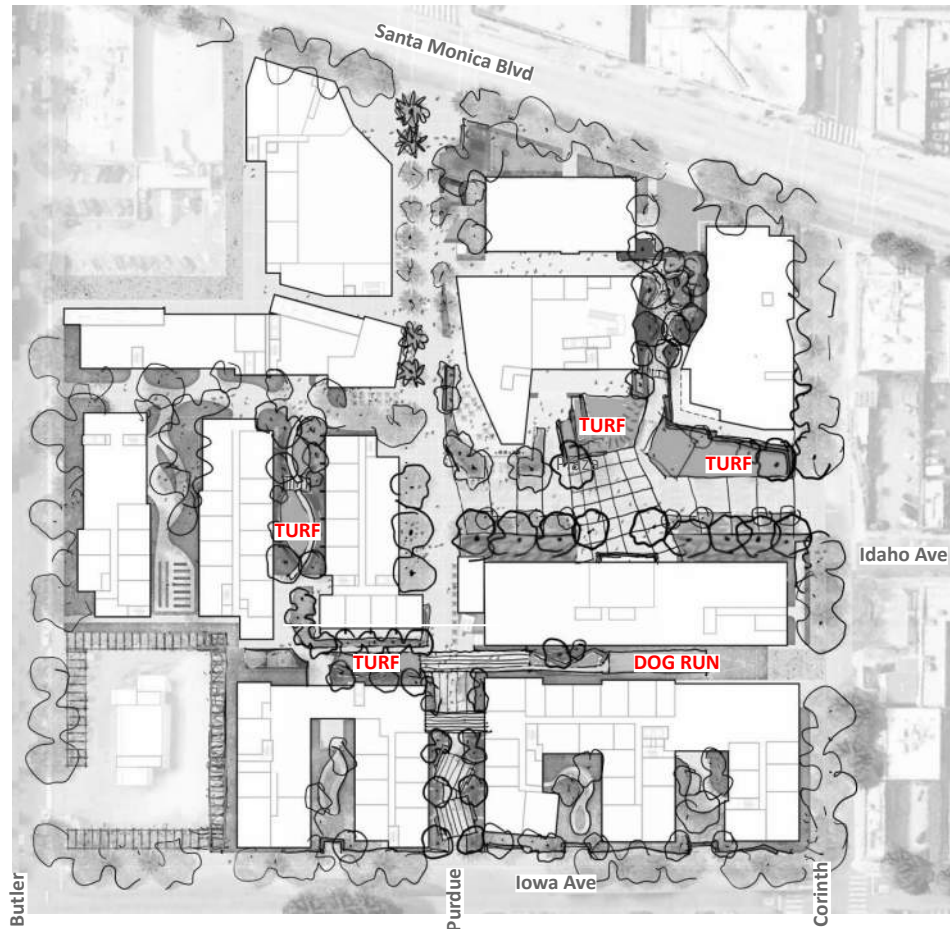
Public Gardens: 34,250 SF



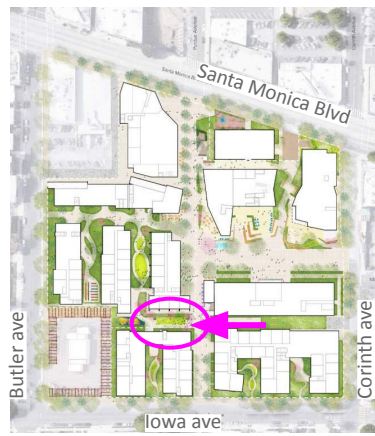
Purdue Promenade South



Open Turf



Public Accessible Turf Area (not including dog run): 8,560 SF



Picnic and Play



Thanks!



Plantanus racemosa
California Sycamore



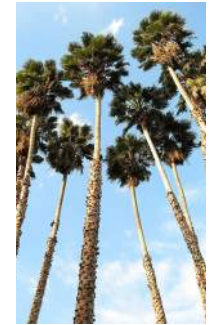
Jacaranda mimosifolia
Jacaranda



Tipuana tipu
Tipu Tree



Quercus agrifolia
Coast Live Oak



Washingtonia filifera
California fan palm



Lophostemon confertus
Brisbane Box



Arbutus x reyorum marina
Strawberry Tree



Arbutus menziesii
Pacific Madrone



Cercidium x 'Desert Museum'
Desert Museum palo verde



Chilopsis linearis 'Bubba'
Desert Willow



Umbellularia californica
California Bay Laurel

Preliminary Plant Palette - New Trees



Blue Fingers
Senecio mandraliscae



Blue Fossil Agave
Agave attenuata 'Novi'



Caradibira tree
Euphorbia corollata



Dwarf Callistemon
Callistemon 'Little John'



Red Pencil Tree
Euphorbia tirucalli 'Stole on Fire'



Red Yucca
Hesperaloe parviflora



Nodding Pin cushion
Leucospermum cordatum 'Yellow Bird'



Safari Conebush
Leucadendron 'Safari Sunset'



Red Margin Agave
Agave attenuata 'Red Margin'



Santa Barbara Daisy
Erigeron karwinskianus



Fortnight Lily
Oenothera grandiflora



Giant Spear Lily
Doryopteris patneri



Yesterday, Today and Tomorrow
Burfordia pauciflora 'Flourbush'



Blue Rose Echeveria
Echeveria hybridata



Tilt-head Aloe
Aloe spicata



Ghost Plant
Gnaphalium paraguayense



Blue Gamma Grass
Bouteloua gracilis 'Spirals Ambition'



Atlas Fescue
Festuca nana 'Griselin's Form'



Greenlee's Hybrid Moor Grass
Stenotaphrum 'Greenlee Hybrid'



Slender Vell Grass
Pennisetum aphelatum



Gray Lavender Cotton
Santolina thymifolia 'Tuscan'



Moonshine Yarrow
Achillea 'Moonshine'



Yellow Kangaroo Paw
Anigozanthos 'Sun Gold'



Mazilia Poppy
Ronneya coulteri



Desert Mallow / Apricot Mallow
Sphaeralcea amplexica



Verbena
Verbena bonariensis



Star Jasmine
Trochetium peruvianum



Hummingbird Sage
Salvia splendens



Silver Sage
Salvia aperea



Catalina Currant
Ribes Yvonkulkum



White Striped Century Plant
Agave Americana macro-pecta 'Alba'



Chippin Sage
Salvia chippensis

Preliminary Plant Palette - Understory



Preliminary Materials Palette