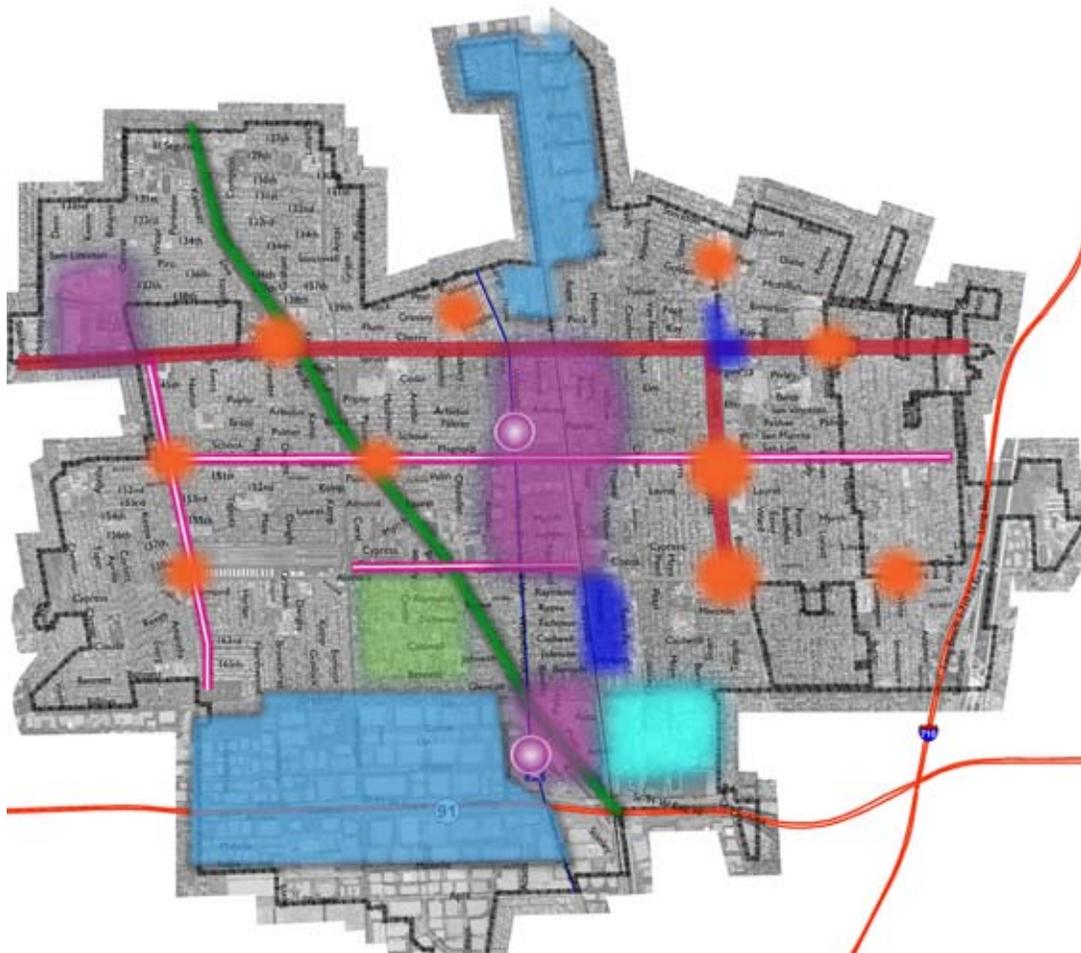




A VISION FOR THE CITY OF COMPTON



This project was funded by the Southern California Association of Governments (SCAG) Compass Blueprint Demonstration Project Program. Compass Blueprint provides tools to cities to evaluate planning options and stimulate development consistent with the regions goals. SCAG provides cities with support to help with visioning, infill analysis, policy assistance, economic and marketing assistance and developing communication tools for cities.

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INTRODUCTION

Welcome to the City of Compton Vision! This Vision represents the collective ideas and dreams of Compton's residents and stakeholders who participated in the City of Compton's public outreach process during the Summer of 2006.

This document describes the preferred future of Compton as expressed by residents and stakeholders. These stakeholders spoke with a strong voice about what they value in their community and what they want for its future – safe, walkable neighborhoods and parks, a strong educational foundation for Compton's youth, vibrant local business districts, and excellent housing and employment opportunities throughout the City. This Vision portrays that future.



A VISION FOR THE FUTURE

Creating a vision means not being limited to what is, but to opening up new horizons to what could be. This guiding Vision for the City of Compton represents an important step forward in building a brighter, more livable future for its citizens.

Helping to Steer the City's Future Policies - Why We Need a Vision

The City of Compton is making decisions and setting policy for the future. Through these processes, the City is committed to involving citizens in shaping the future of Compton. This is particularly important as the City updates its General Plan and makes land use and transportation decisions that will impact Compton's built environment for decades. In order to do this successfully, it is important that the City have a document which outlines the community's desires and goals for the future.

What does Vision mean?

A vivid, imaginative conception...

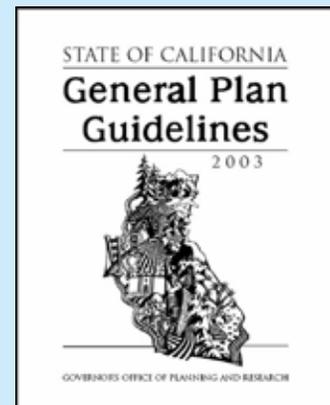
The act or power of anticipating that which will or may come to be...

What is a General Plan?

- A General Plan is a policy guide for a city or county's future
- California State Law requires General Plans for each city and county
- There are required and optional elements

How does the City use the General Plan?

- In order to address each of the General Plan elements, the City sets goals, objectives, and policies for each of the elements.
- The City also establishes implementation measures to ensure the goals are carried out.



The City of Compton's Mission is to be a "viable, affluent, self-reliant, and safe community." In order to achieve this mission, the City's key goals are to:

- Beautify the city and enhance its infrastructure.
- Enhance and sustain a vibrant economy.
- Provide effective and efficient public safety services.
- Stimulate public awareness and social empowerment for citizens of all ages, races, and cultures.
- Establish and maintain organizational integrity and operational efficiency utilizing proven management principles.



The General Plan includes policies and implementation tools that the City can use to achieve its mission and can be used by the City as a guide for the future physical development of Compton. The General Plan projects future land development patterns based on past trends and future goals.

This Vision document includes broad goals and preferred land development patterns expressed by the community that can be used to guide the General Plan update. These goals are represented as Guiding Principles - statements that describe the collective values and ideals of residents. These Guiding Principles represent a "checklist" of community values that can be used to guide public decision-making. In addition to Guiding Principles, a Vision Illustration was also created with public input. This Vision Illustration outlines the preferred form of growth and development as expressed by participants in the public outreach process.

Why do we need a General Plan Update?

- A General Plan is written from one point in time – as communities grow and change, General Plans can be adapted to address these changes.
- A General Plan functions best as a living document that is updated on a regular basis. Compton is growing and changing – a plan update can reflect new opportunities.

What are Compton's General Plan elements?

- Land Use*
- Circulation*
- Housing*
- Conservation and Open Space*
- Noise*
- Public Safety*
- Economic Development
- Urban Design
- Public Facilities*
- Air Quality

** Required by state law*

General City Description

Compton is home to over 93,000 residents (2000 Census) and is known as the “Hub City” because of its unique location in the center of Los Angeles County between four freeways (the 710, 110, 105, and 91). Compton is also strategically positioned on the Alameda Corridor, along which 25 percent of all U.S. waterborne international trade passes. Compton is emerging as an industrial center in Los Angeles County for transit and distribution, business services, high technology, home and lifestyle products, metals, financial services, and textile manufacturing. Compton is also considered an “entrepreneurial hot spot” and the City was recently listed as one of the best places in the country to start and grow a business.

Demographics

Compton is growing, with a population projected to increase to 98,684 in 2015 (and 105,562 by 2035). The community’s ethnic make-up is approximately 57% Hispanic and 40% African American (2000 Census).

Compton has a young population, with almost 50% of its residents under the age of 25 and a senior population smaller than that of the City and County of Los Angeles. Compton has been described as a “family-oriented community” because over 83% of its households are made up of families, higher than the overall percentage for Los Angeles County. These largely family-based households lead to an average household size significantly higher than the national average (4.16 versus 2.59). As the City’s population increases, the number of households is also projected to rise over the next several decades.

The City’s educational system includes a community college, three high schools, nine middle schools, and twenty-four elementary schools, along with two libraries. In spite of these institutions, low educational attainment remains a problem for the City, which has a high school attrition rate of 43% and where less than 6% of the population holds a college degree.

Economy

Compton’s employment levels are forecasted to grow by about 9% over the next 30 years. The majority of jobs are in the manufacturing, sales and service sectors. Unemployment has typically been significantly higher in Compton than in surrounding cities, which can be partially attributed to low educational attainment and the loss of manufacturing jobs. The City’s median household income lags well behind that of Los Angeles County at \$31,818 (2000 Census). Over 25% of families in Compton fall below the poverty level.

The City has about 2,300 licensed businesses. Retail businesses and offices are concentrated along Compton Blvd., Alameda St., Long Beach Blvd., and Rosecrans Ave. The major industrial uses are located near the 91 freeway and Alameda St. Compton’s main revenue source is the sales tax.

Built Environment and Infrastructure

The City has significant existing infrastructure, including the Compton/Woodley Airport, a Los Angeles County Superior Court building, four fire stations, 60 acres of open space (13 parks), and two historic State landmarks. Compton’s public transportation infrastructure includes service from the MTA Blue Line light rail, buses, and Greyhound bus routes. As previously mentioned, Compton consists of a mix of residential, commercial, and industrial areas. Housing in the area is a mix of single family homes and multi-family/apartment complexes. The condition of the housing stock varies from low-quality dwellings with significant deferred maintenance to well-kept and newer units.

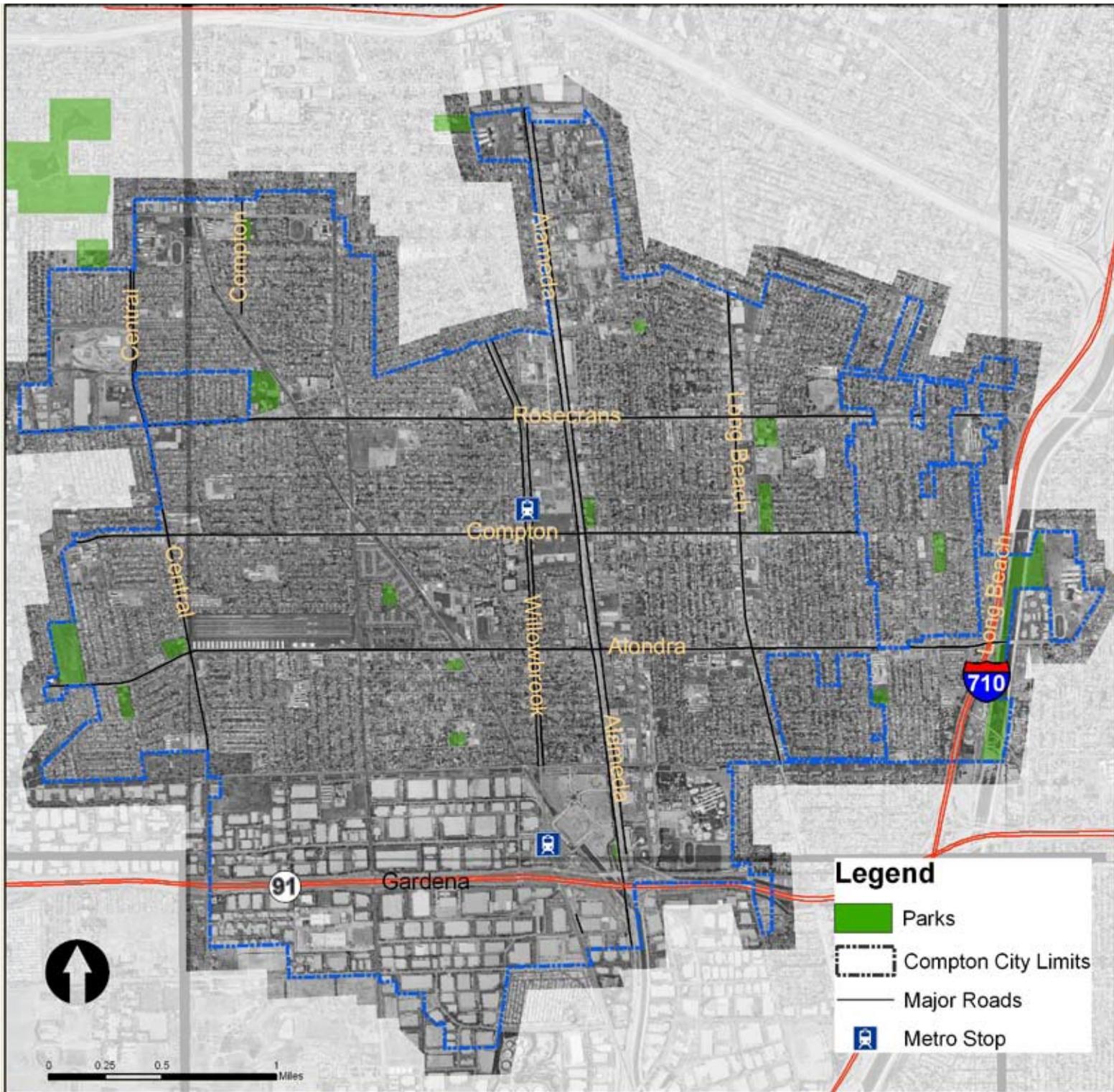


Figure 1: City of Compton Map

THE PUBLIC INPUT PROCESS

Compton has the potential to become a thriving urban center within Los Angeles County. However, it does have its challenges, particularly related to improving educational opportunities and activities for youth. Compton has also suffered from negative perceptions which have contributed to disinvestment. While safety will continue to be an important issue for the City, creating a more positive environment for youth, encouraging business and economic development, and improving housing in the city will help to reverse that image and will contribute to a safer, cleaner, more livable Compton.

The City of Compton also has an opportunity to realize important goals for the region, including increased connectivity; economic development through the creation of new jobs; and creating compact, mixed-use, walkable, and transit-oriented developments with higher residential densities and new commercial activity. The city is also fortunate to have a core of residents and stakeholders who believe a brighter future is on the horizon.

Throughout the summer 2006, the City of Compton solicited community input to guide the creation of this Vision. City staff identified community stakeholders who were invited to participate in “Listening Sessions” in June and the entire community was invited to participate in four hands-on workshops in June, July and August. These workshops included three Small Area Workshops and one City-Wide Workshop.

Small Area Workshops

Thursday, June 29, 2006 at 6:00 p.m.

Thursday, July 13, 2006 at 6:00 p.m.

Thursday, July 27, 2006 at 6:00 p.m.

City-Wide Workshop

Thursday, August 24, 2006 at 6:00 p.m.

In each of these workshops, participants were asked to identify their likes, dislikes, needs and wants for Compton. At the Small Area Workshops, participants were asked to provide specific input on the future of three key development sites in Compton – the Atkinson Brickyard, Compton Station and Artesia Station. In August, after the Small Area Workshops, a City-Wide Workshop was held to get input from residents about their goals for the city as a whole.



The Listening Sessions

The City of Compton held three Listening Sessions with community stakeholders who were asked to share their ideas and values. The values that emerged from these listening sessions were combined with the findings from the workshops to establish a set of Guiding Principles. These principles are synthesized from participants' views.

Small Area Workshops

Three community workshop sites were chosen as representative of a spectrum of Compton neighborhoods and issues. The sites were selected because of their development potential and strategic location within the region. Area residents, businesses and community organizations — those directly affected by potential changes in the area — were encouraged to participate.

In the workshops, participants formed small groups to brainstorm strategies for improving these specific sites. Using “game pieces” representing different development types (Single family homes, small-scale stores, office complexes, shopping, etc.), each group developed a plan for the area.

City-wide Workshop

At the city-wide workshop, participants worked with maps of the entire city to illustrate their desires for Compton's future. Their maps showed locations of potential new jobs and homes, neighborhoods that should be preserved, and the patterns of development and land use felt to be appropriate.

The city-wide workshop expanded on the work done at the small area workshops by identifying and designing land use solutions for the entire city. In each workshop, citizens from throughout Compton planned for future household and job growth with a variety of different land use types. These maps were then presented to the whole group and were merged digitally into one map – a compilation that represented the collective thoughts of everyone involved.

Guiding Principles

The public input process provided the City with information about the future that Compton residents and stakeholders envision. Hundreds of community members contributed ideas and concerns that were used to create a set of guiding principles. Guiding Principles represent a general “checklist” that will help the City link each of the General Plan elements back to the community's core ideals, ensuring that the values held by Compton residents are fully represented as decisions for future action are made.

The Guiding Principles are the foundation of Compton's Vision. They represent the collective values and ideals of a diverse mix of people. The following pages outline these Guiding Principles as they relate to each of Compton's General Plan elements.

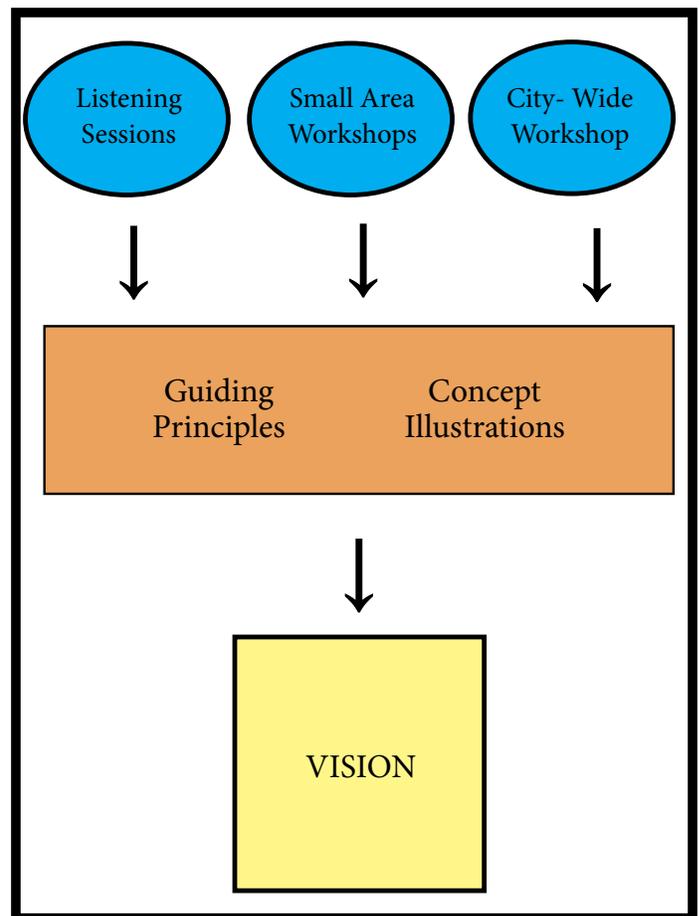


Figure 2: Schematic of Public Input Process into the Vision

GUIDING PRINCIPLES

Land Use

- Pursue development and revitalization that efficiently use land by providing for a mix of uses and ample open space.
- Facilitate a fair, predictable, and inclusive planning process.

Transportation

- Encourage multiple transportation options by investing in roads, transit, sidewalks and bikeways.
- Promote the development of vibrant, walkable “Main Street” districts on Compton Boulevard, Rosecrans, Central Avenue and Alondra Street.
- Take advantage of transit station areas by increasing public investment toward housing, jobs, and entertainment.
- Ensure that transit stations are easily and safely accessible from all directions.
- Enhance the appearance of the existing transit line and station areas to ensure that they are assets to not only users but also surrounding residents.

Housing and Community

- Provide high quality, accessible housing which gives people choices.
- Maintain Compton’s affordability and continue to provide assistance for first-time home buyers.
- Develop a cultural center that celebrates Compton’s cultural and ethnic diversity and works toward inclusiveness for all community members.
- Ensure that all Compton residents have access to public amenities, quality schools, parks and open space.
- Strengthen K-12 education in Compton and create more opportunities for extra-curricular activities geared toward youth.
- Ensure open lines of communication between citizens and public agencies in planning and decision-making processes.

Conservation and Open Space

- Preserve and enhance Compton’s unique urban agricultural district.
- Restore the Compton Creek watershed.
- Create an interconnected network of trails and parks that provide access to Compton’s natural features.

Guiding Principles are...

- *Statements that represent commonly shared desires for the future.*
- *‘Yardsticks’ for measuring the success of planning efforts.*
- *Centered on actions that can be addressed through planning.*

Public Safety

- Create attractive neighborhood and commercial areas that are safe, pedestrian-friendly places to live and visit.
- Ensure that community services and public safety officers are responsive to Compton citizens.

Noise

- Make use of the Alameda Corridor's transportation capacity while minimizing the impact of noise on nearby residents.

Economic Development

- Capitalize on Compton's strategic location within the region to attract and retain businesses.
- Create incentives for local entrepreneurs and provide resources to enhance local business opportunities.
- Revive and strengthen Compton's role in providing community college and university education.
- Make Compton a leader in specialized fields, such as nursing education, information technology and workforce training, throughout the region.
- Build Compton's image as a "hub city," a center for many different regional activities.
- Enhance community pride through a strategic marketing program that highlights economic and community development opportunities.

Urban Design

- Invest in streetscape improvements that enhance Compton's street-level appearance.
- Provide incentives for façade improvements along major corridors to enhance business opportunities and to foster a sense of safety.
- Establish urban design standards that guide high-quality design that is reflective of the character of the community.

Public Facilities

- Ensure that adequate infrastructure for existing development is maintained and serviced.
- Create and maintain infrastructure capable of accommodating new development as a strategy for encouraging economic growth.
- Consistently maintain transportation and public facilities over the long term.
- Require that building code regulations are enforced consistently.

CONCEPT ILLUSTRATION

From Paper Workshop Maps to the Digital World

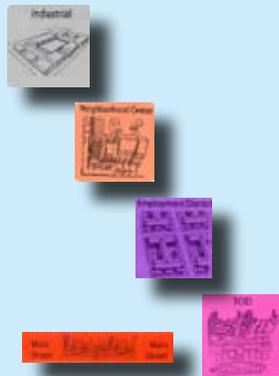
In addition to Guiding Principles, a “Vision Illustration” for the city and “Concept Illustrations” for the three small area workshop sites were created. The illustrations are derived directly from the input of workshop participants (see inset below). The workshop mapping exercise represented a blend of hands-on experience and state-of-the-art technology. After the workshops were completed, each workshop map was entered digitally into geographic information system (GIS) software to make a Concept Illustration for future development based on each workshop map.

A “Concept Illustration” visually represents the future development patterns and the collective desires and goals of the participants. The Compton Vision Illustration shows the general location of where new development patterns are desired at a city-wide level. The colors represent development types, or “building blocks,” which include a range of land uses and densities. The Compton Vision Illustration is described in detail in the following pages.

CREATING THE VISION



This is the base map that participants were given for the Brickyard workshop. It includes the site boundaries, roads, an aerial photo and current zoning.



+

Participants were given building blocks with which to illustrate their desires for future development.

=



Participants worked together to use the materials to come up with a consensus-based plan.



These are images of some of the workshop maps that participants created for the Atkinson Brickyard. Note the patterns of the game pieces on each map.

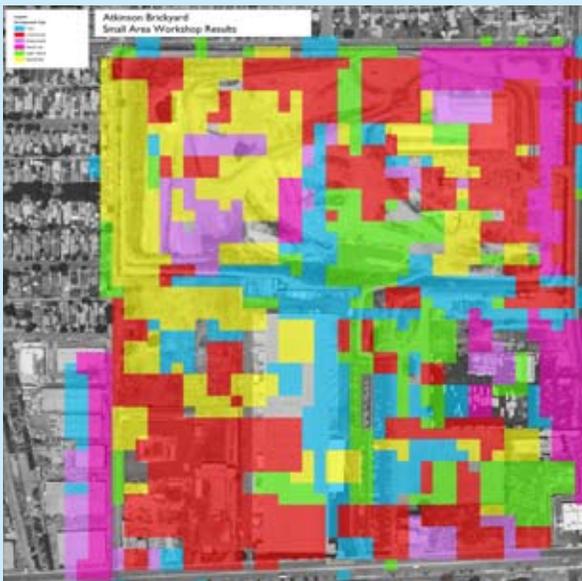
The Compton Vision Illustration

The Compton Vision Illustration can be used as a reference for applying broad planning efforts throughout the City. It also illustrates “big picture” ideas and concepts for the entire city and shows the location of preferred development patterns based on public input.

This map is a product of the city-wide workshop, and was edited to reflect existing areas of development and other development constraints. It illustrates what citizens could expect to see across the City if the objectives set forth in the Vision are achieved. The Compton Vision Illustration is not a regulatory policy map, but simply a guide for discussions about development, growth, land use, transportation, and economic development within Compton.

The major theme that emerged from the workshop process was that most participants desired to have cleaner, safer streets and neighborhoods, with a lively mix of retail, commercial and entertainment uses throughout Compton. Common themes also included more open space and parks, more opportunities for pedestrian and bicycle mobility, and safer transit crossings and updated station areas. Citizens also wanted to ensure that the existing employment base was maintained, with a focus on fostering economic development from industry to local entrepreneurship throughout the city.

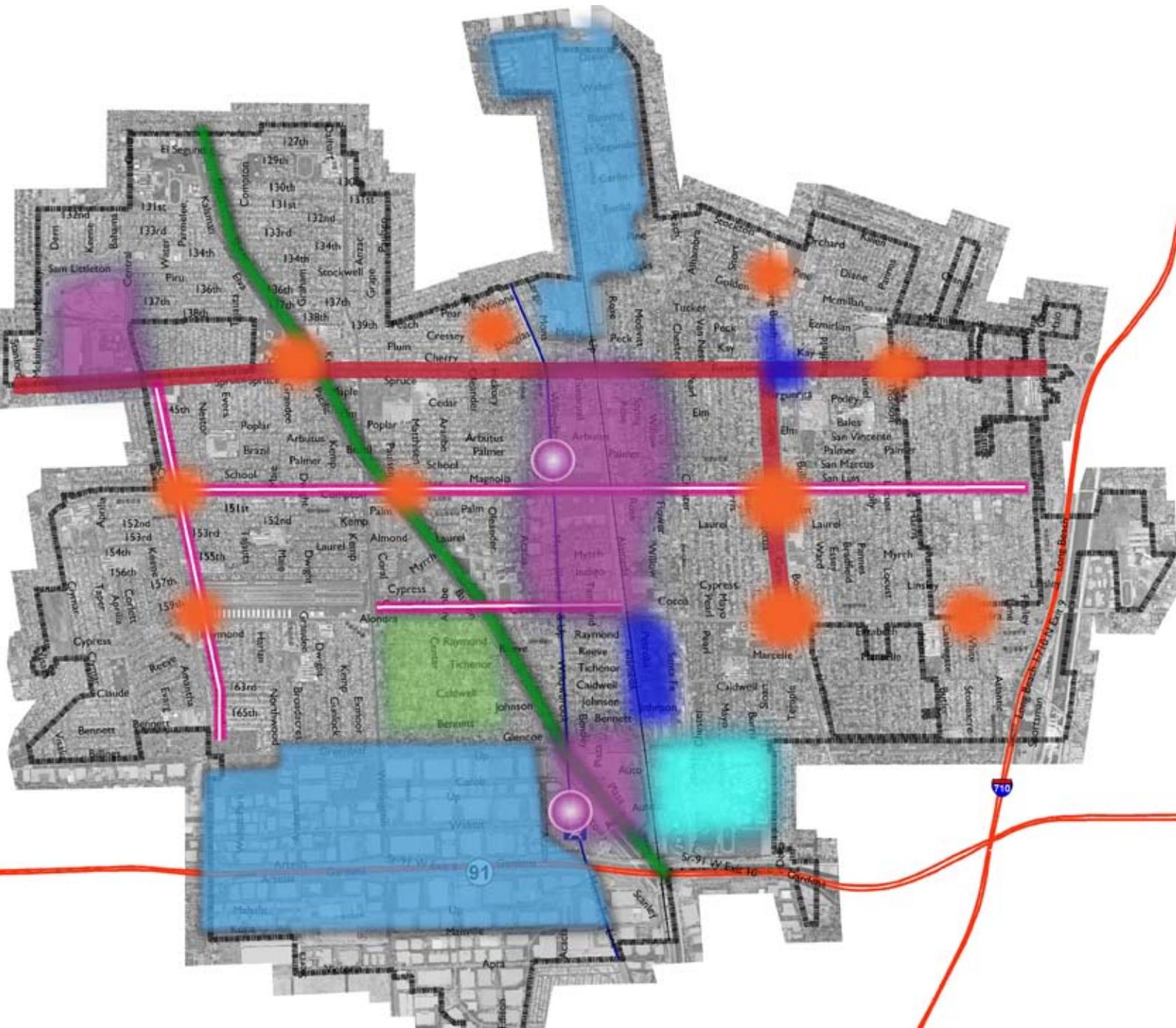
Using Geographic Information Systems (GIS), each workshop map was recorded. The map below is a digital compilation of all the workshop maps created by citizens for the Brickyard and shows what development citizens preferred for this area.



The compilation map was then transformed into a “Concept Illustration” which represents the collective desires and goals of the participants. The illustration shows possible locations of development patterns, and the colors represent a range of land uses and densities.



COMPTON VISION ILLUSTRATION



Compton Vision Illustration



LEGEND

-  Urban Mixed Use District
-  Transit Station Area
-  Neighborhood Center
-  Compton Creek Greenway
-  Campus District
-  Main Street District
-  Urban Agriculture District/ Park
-  Commercial Corridor
-  Industrial District
-  Employment District

Vision Building Blocks

The Compton Vision Illustration was created using a set of “Building Blocks.” These Building Blocks address transportation, employment, urban design and housing, and incorporate both existing and future development. Each Building Block is represented by a different color on the map. The color coding system is representative of a range of land uses and densities over a larger area and is not specific to any one site within the area.

For example, small area Concept Illustrations were created for the Atkinson Brickyard, Compton Station and Artesia Station areas. These areas are colored purple on the Compton Vision Illustration. In the Vision Illustration the color purple represents a mixed-use district with varying compositions of uses. The Brickyard, for example, is envisioned by residents as having more residential uses and serving as a cultural mixed-use center; alternatively, the Artesia Station area is envisioned as being a center for commercial and retail uses with some housing, recreation and civic opportunities mixed in.

This layout of Building Blocks embodies the development patterns and land uses that residents embraced at the citywide level. This map is not intended to provide specific locations for new development but rather is a “broad brush” approach to painting the future of Compton.

It is also important to note the interactions between the various districts in the city. The Artesia Station area, for example, is at the southern end of the city boundary. Residents envisioned this area being connected by a greenway along Compton Creek. The greenway connects several small neighborhood centers and the main street districts along Alondra and Compton.

The descriptions on the following pages summarize each Building Block.



In the Vision Illustration, the Artesia Station Area is coded as mixed-use, which includes a variety of land uses and densities.



The Artesia Concept Illustration includes a more detailed sketch of the area.

Urban Mixed-Use District

Urban mixed-use districts incorporate a vibrant and concentrated mix of residential and employment uses. Buildings may range from mid-rise residential or commercial buildings to townhomes and small corner shops. Good access to transit is a critical element of mixed-use districts, allowing residents, employees and visitors to make transportation choices that extend beyond the car. The Atkinson Brickyard and the Compton and Artesia station areas are all examples of urban mixed-use districts.

Neighborhood Center

Vibrant neighborhood centers are predominately residential in nature but are distinguished from residential neighborhoods by the wide variety of housing options they provide, including single family dwellings, townhomes, and low to mid-rise apartments or condominiums. They also accommodate concentrations of shops and offices along key corridors or at key intersections, providing important services and job opportunities within walking distance of area homes. There will be a number of transportation choices with transit stops within easy walking distance of most residents.



Campus District

Campus districts are focused around major master-planned educational, institutional or business facilities that provide jobs for many skilled people. Campus districts often act as smaller versions of complete communities. As such, they include a range of single family and multi-family housing options for students and employees as well as a variety of offices, shops and services that support the major campus employer and area residents.

Urban Agricultural District

Residential agricultural areas in the city are used primarily for single family homes, small day-care facilities and nurseries. Residents are allowed to own up to a certain number of farm animals such as poultry, rabbits, sheep, goats, aviary, horses or cows for private use. Other uses that are found in these types of areas are parks, playgrounds, police and fire stations, libraries or public schools.

Employment District

Employment districts are major job centers or shopping destinations outside of downtown, typically distinguished by a strong automobile orientation. These centers or corridors typically comprise mid-rise office buildings and low to mid-rise residential buildings for condos or apartments, and may include multi-family housing. Land uses are typically separated from one another by parking lots or arterial roadways.



Industrial District



Industrial areas are important employment centers that usually occupy large areas of land situated near significant roadways and heavy rail lines. These areas include a mix of low and medium-density industrial buildings, consisting of industrial yards and campuses separate from other uses due to the nature of the enterprises. Urban design is oriented toward functionality and industrial areas rely on quality roadway access linked to rail for freight purposes.

Transit Station Area



Transit stations support a compact mix of employment, retail and housing. These are dense areas linked to mass transit with mixed-use at the transit station or corridor transitioning to multi-family and single family housing on the fringe. Transit station areas include a range of building types and land uses, including multi-story condos and apartments above retail, to townhomes and single family residences.



Open Space



Open spaces and parks are an important part of an urban area. The Compton Creek Greenway forms a vital 55-acre ribbon of greenspace in the city. A key component of the Vision, and one of Compton's major undertakings, is creating a continuous swath of parkland along Compton Creek. The Compton Vision supports this and other efforts to enhance open space and park development, especially in and around Compton Creek.

Main Street District



Main Street districts are modeled after the traditional "Main Street" as a place for living, working and shopping. They are higher-intensity mixed-use streets with concentrations of pedestrian activity often nested within larger corridors. These districts are usually served by transit and contain safe and pleasant walking environments.



Commercial Corridor



Commercial corridors function primarily as service and job destinations. Buildings in these destination areas are typically low-rise with offices, restaurants, and a range of shopping. While the corridor may contain a mix of uses, they tend to be located on separate parcels. In addition to jobs and services, commercial centers or corridors may also include multi-family housing in low- to mid-rise apartment buildings or condominiums. Parking is plentiful in these areas as uses are predominately auto-oriented.



SITE SPECIFIC CONCEPT ILLUSTRATIONS

In addition to creating a Citywide Vision Illustration, three site specific Concept Illustrations were developed for the small area workshop sites. These illustrations highlight the more detailed development patterns that workshop participants desired to see in their community.

Using the same process to create the Citywide Vision Illustration, three small area Concept Illustrations were developed using workshop maps created by Compton area residents and stakeholders. However, while the Vision Illustration includes broad based Building Blocks to describe future development, the small area Concept Illustrations include a simplified palette of development types.

Included in each small area Concept Illustration is a detailed description of what future development types area stakeholders would like to see on each specific site.

Sites

Three sites were selected within Compton for small area workshops. The sites that were selected include the Atkinson Brickyard and the Compton and Artesia Transit Station areas. The following pages provide brief descriptions of each site, a concept map and specific descriptions of the development types associated with each map.

The Concept Illustrations are not intended to serve as site plans. The purpose of the Concept Illustrations are to provide guidance as to what local residents, stakeholders and citizens would like to see happen on these sites. Ideally, these Concepts will be used to guide future development within these areas.

Artesia Station

The Artesia station area is located along Artesia Boulevard just north of the 91 freeway and is bordered by the Metro Blue Line to the West and Alameda Street to the East. The station area is immediately adjacent to the Crystal Park Casino Hotel and the old auto mall site, and it encompasses a large portion of Compton Creek. The Artesia station area is also just west of Compton Community College, located on Artesia Boulevard and serving over 6,000 students.

Atkinson Brickyard

The total site area includes 80-acres currently zoned for Heavy Manufacturing (MH). The site has convenient transportation connections and is located 1.5 miles from the 110 and 105 freeways and less than two miles from the Metro Blue Line. The Brickyard comprises 31 separate parcels (with 19 different owners) which are currently going through varying degrees of ownership transformation. The Atkinson Brick Company owns a 50-acre majority of the site on its northern half. Surrounding uses include single family residential to the east with commercial and industrial land uses to the west.

Compton Station

The Compton Station Metro Blue Line stop is located on Willowbrook Street on the north side of Compton Boulevard. The stop is located in the heart of the city near major shopping facilities, the Martin Luther King Transit Station and the Compton Civic Center. Workshop participants conceived of revitalizing the civic center and creating a mixed-use center with local retail and office uses along with residential development.

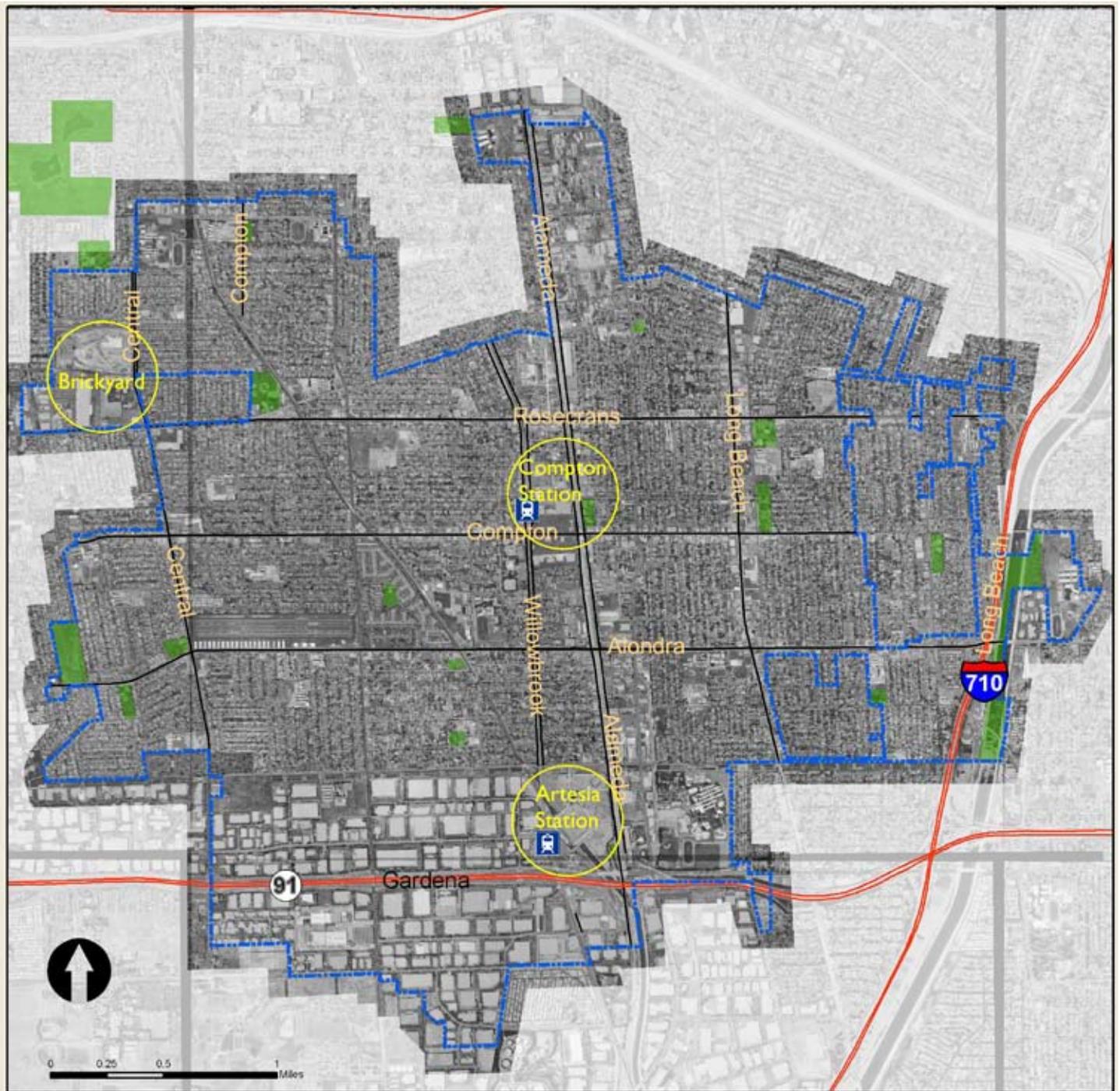


Figure 3: Locations of Small Area Workshop Sites

ARTESIA STATION CONCEPT

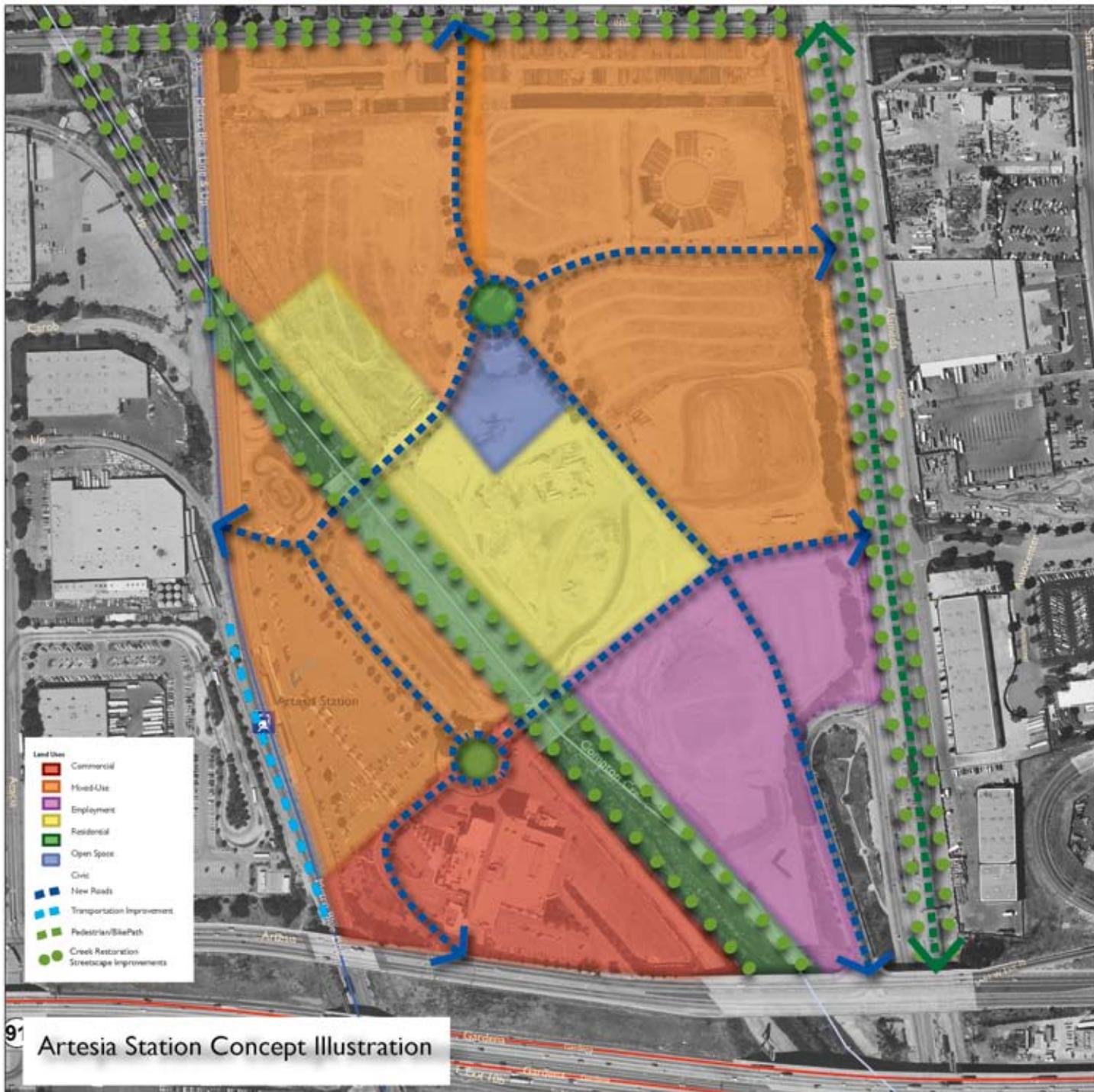


Figure 4: Artesia Station Concept Illustration

Mixed-use

Participants placed a significant amount of mixed-use development in this station area in proximity to potential facilities such as a hospital and police station located near a civic center (denoted in blue). In addition, participants envisioned a lively area with retail, restaurants, housing, and a community center.

Residential

While participants viewed Artesia Station as being primarily commercially driven, each group included some housing that would be integrated into mixed-use buildings or consist of townhomes.

Employment

Participants saw the Artesia station area as including some employment to complement the manufacturing district to the south of Gardenia. The employment district would be characterized by light industrial uses and office parks.

Commercial

This area is envisioned by participants as becoming a commercial activity center. This center would feature high-end chain retailers and could also include a major entertainment facility such as a theater, skating rink, or bowling alley. This would address a common theme heard throughout the public outreach process – both adults and youth need more to do in Compton.

Open Space / Pathways

Participants recognized the value and potential of Compton Creek as a public amenity. Restoring the creek would not only serve an important environmental function, but could also spur economic development in the area. The station area could also have a mix of open space and could include fountains, pocket parks, and plazas.

Transportation Improvements

Participants wished to see better connectivity between the station area and any new development. Enhancement of the pedestrian path from the Metro Blue Line to Artesia was a common theme. In addition, participants expressed the desire to see the station area improved. Structured parking could replace the existing surface lot and provide not only more parking but also additional space for other, more active development.

Streetscape Improvements

Alameda and Greenleaf were designated by participants as streets that could use some improvement in terms of appearance and accessibility.

Before (left) and After (right): Looking northeast on South Auto Drive near the rail line



COMPTON STATION CONCEPT ILLUSTRATION



Figure 5: Compton Station Concept Illustration

Mixed-use

Participants expressed a desire to see more mixed-uses within the Station area. Particularly, residents envisioned a combination of service, residential, office and retail uses focused around the transit station area.

Residential

The Olson townhome project was shown by most participants in the workshop. In addition to these townhomes, participants overwhelmingly advocated for more housing in the form of higher density mixed-use development within the station area.

Live/Work

A live/work unit is generally a two- or three-story building with a commercial space on the ground floor and living quarters on the upper floors. Participants selected this development type along with a mix of civic, commercial and residential uses along Willowbrook. These units are ideal for small local businesses, as their flexibility allows for a wide range of commercial activities.

Commercial

Participants wanted a variety of commercial uses in addition to existing facilities. A quality grocery store was at the top of the list. Participants also expressed a considerable desire to see more local serving and senior related services, restaurants and entertainment options catering to both adults and youth.

Open Space / Pathways

There was near unanimous agreement among participants of the need for better access to and from the transit station area for pedestrians and cyclists. The Concept Illustration reflects these desires and includes the addition of a bicycle path along Alameda. To improve pedestrian access and infuse park space into this area, a network of park blocks was designed to connect Elm and Compton Boulevard. The park blocks include a pathway, benches, trees, and other pedestrian amenities.

Transportation Improvements

The Metro Blue Line is one of the busiest light rail lines in the country. Participants agreed that investments to improve the look of the rail line and its connectivity to surrounding areas would greatly enhance the functionality of this strategic resource. Parking was also noted as an issue in this area, as several groups suggested building a municipal garage nearby.

Streetscape Improvements

Participants expressed a desire to improve both the functionality and appearance of the principal streets that traverse Compton. Participants focused on Compton Blvd., Willowbrook and Rosecrans. Streetscape improvements would include structural and visual enhancements — landscaping, ongoing roadway maintenance, and pedestrian amenities such as larger sidewalks and marked crosswalks. Participants also expressed the importance of removing old infrastructure elements that act as barriers to pedestrians.

Before (below) and After (opposite page): Looking northeast at W. Compton Blvd. and Douglas Dollarhide Dr.



BRICKYARD CONCEPT ILLUSTRATION

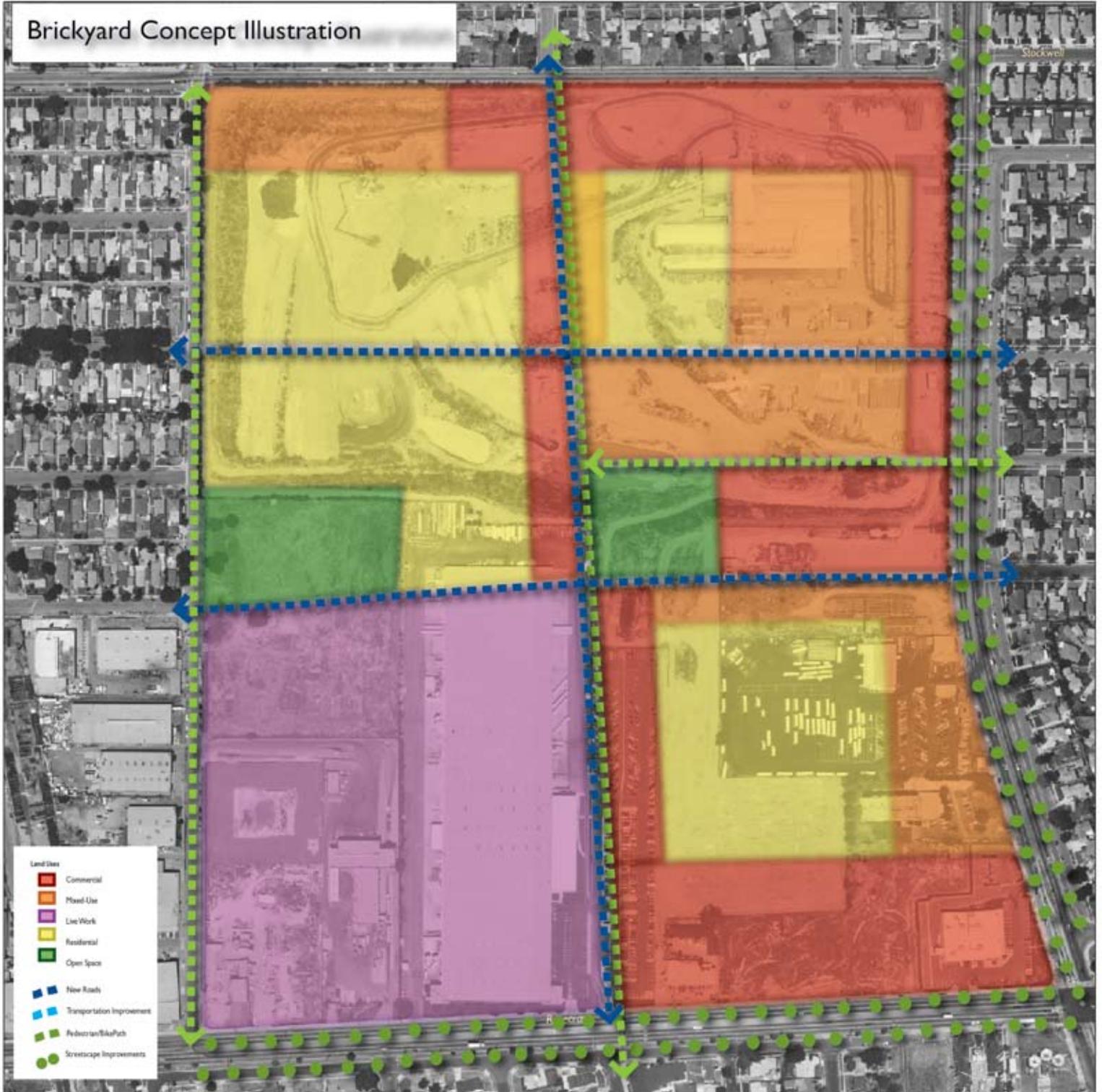


Figure 6: Brickyard Concept Illustration

Mixed-use

The Brickyard site is a key location for new mixed-use development. Participants envisioned this area to be a destination for entertainment and cultural activities. The mixed-use district would be characterized by small to mid size mixed-use buildings with ground floor retail and residential on the upper floors.

Residential

Participants envisioned the Brickyard area to include a large higher-density residential component in addition to mixed-use residential. Participants also wanted to include some single family homes in addition to a variety of other housing types. The residential district bordering McKinley could include single family homes on small lots as well as townhomes and duplexes.

Commercial

Participants envisioned most commercial uses focused along Rosecrans and Central Avenue. Within the interior of the Brickyard site, a common thread seen in all workshops emerged – entertainment. Participants felt this area would be ideal for restaurants and shopping as well as a variety of civic uses such as a performing arts center.

Employment

Participants expressed a desire to maintain employment with a light industrial/manufacturing focus along Rosecrans. This district abuts existing manufacturing uses and could potentially add new jobs to the area.

Open Space / Pathways

Workshop participants saw this as an opportunity to create more open space amenities in Compton and included a significant amount of open space. Another common theme that emerged included a network of pathways for pedestrians and cyclists, both within the Brickyard and connecting to adjacent neighborhoods.

Transportation Improvements

Developing the Brickyard will require the addition of an internal road network, preferably one that is integrated with the existing external network. Participants recognized that connecting the Brickyard to transit will be important for its economic vitality. Participants suggested the addition of a shuttle running between the Brickyard area and the Compton Blue Line transit stop and also expressed the need to enhance bus service in this area.

Streetscape Improvements

Central and Rosecrans were designated by participants as streets that need improvement in terms of appearance and accessibility. In addition to standard streetscape treatments, this area would benefit from improvements to the façades of buildings along these streets.

Before (below) and After (opposite page): Looking south at the corner of N. Central Ave. and W. 135th St.



MAKING THE VISION A REALITY

The Compton Vision brings to life the concepts and ideas contributed by area residents and stakeholders through an extensive public involvement process. This Vision reflects the future residents want for their community. This future reflects an understanding that new development patterns will be necessary to promote a vibrant and active local economy, provide more housing choices for all income levels and create cleaner and safer neighborhoods that are easily accessible using a variety of transportation options.



This Vision is an important first step, but it will take a series of implementation steps to make it a reality. The City's incorporation of public input in its update of the General Plan is one step toward achieving that future. After the General Plan is updated, the City will be charged with creating an implementation program to achieve the goals and policies set forth in that plan and in this Vision.



The City's implementation steps should include policy adjustments to the General Plan that reflect the types of development envisioned by residents. In addition, strong coordination between local and regional agencies to make targeted improvements will be important. Lastly, facilitating strong public-private partnerships for new development, consistent with the goals and desires of Compton's citizens, will ensure that investment in the city truly reflects the values of its residents.

The future we have envisioned is possible.

That future begins now.