

Project Title: Downtown Inglewood Community Visioning Project

Location: Inglewood, Los Angeles County

Timeframe: 2012 – 2013

Project Partners: City of Inglewood

Project Services

- Public Outreach
- Charrette Facilitation
- Zoning Code Analysis
- Multimodal Transportation Analysis
- Infill Analysis and Strategy
- Economic Analysis
- Visual Simulations



The City of Inglewood's Downtown Community Visioning project placed a heavy emphasis in public participation exercises to identify shared preferences for the downtown's future. Input from residents and stakeholders is vital to development of land use and transportation policies that will develop the downtown area into a thriving mixed-use district.

Goals

- Produce Development and Transportation Standards
- Develop policies to foster revitalization
- Improve livability and long term prosperity
- Promote sustainable practices

A two fold strategy, the first piece of this project was to identify major elements necessary to establish a transit-oriented district in Downtown Inglewood. The second component focused on the identification of necessary changes to the General Plan and Zoning Code to ensure the proper parameters were set in place for such development. This Plan developed a vision that leverages investment in transit and encourages flexibility in land use to allow for a vibrant and active residential downtown community.

Results

- Recommendations:
 - Update General Plan Land Use and Circulation elements to reflect TOD districts and policies
 - Establish a TOD Overlay Zone
 - Prepare Design Guidelines and Development Standards for TOD projects
- Additional support for retail demand in traditional goods categories was not identified.
- Potential demand for limited amount of restaurants and small-scale grocers identified.
- Under current market conditions, only affordable and mixed-income rental projects, requiring public subsidy would be viable