



NEXT STOP COMPTON

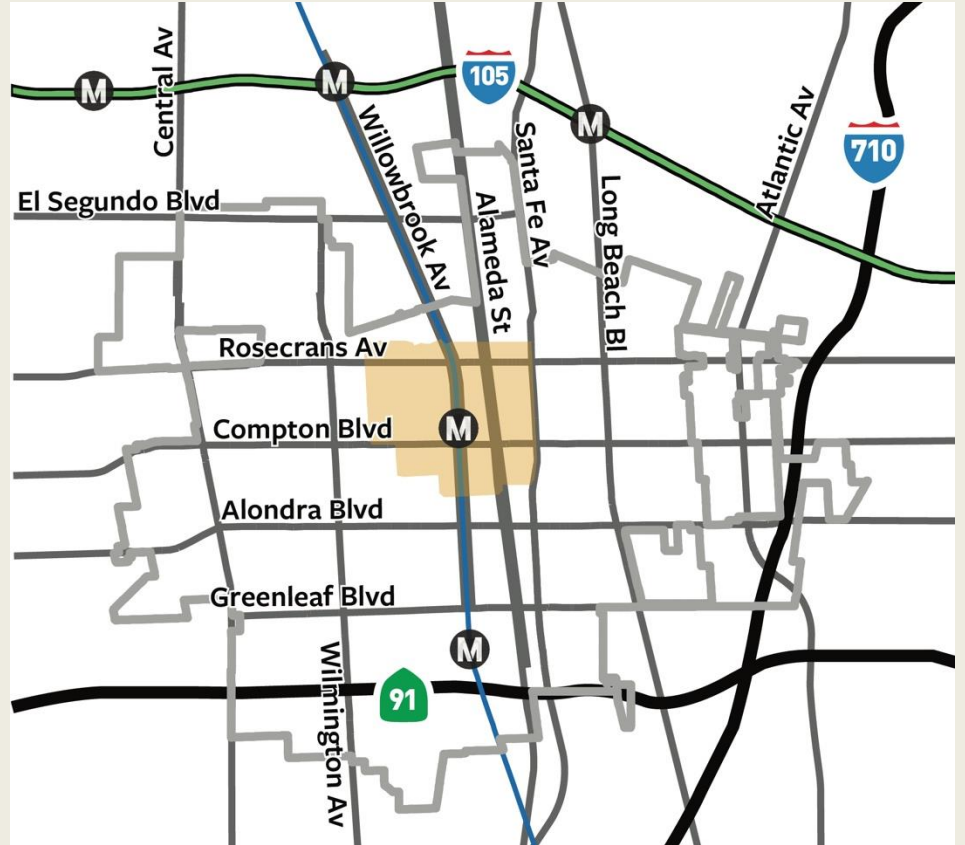
# CITY COUNCIL STUDY SESSION

July 28, 2020

The Arroyo Group



Next Stop  
Compton will  
create a new  
**Compton Station**  
Specific Plan.



# Purposes of the Specific Plan

## **“Building a better downtown”**

- **Promote new development and rehabilitation**
- **Increase transit ridership**
- **Strengthen local identity and unique sense of place**
- **Create employment, career and advancement opportunities**
- **Create a pedestrian- and bike-friendly environment**

# Outreach

- Open Mic Night
- YouthBuild
- Online Survey
- Christmas Parade
- Stakeholder interviews
- Developer interviews
- Stakeholders Committee
- Planning Commission



# Compton Values

- **Brother's Keeper:** Compton is a family-oriented community where people look out for each other.
- **Compton Proud:** Compton is proud of its unique and historic community.
- **Hub of Culture:** Compton creates culture that spreads worldwide, yet contributes to the city.
- **Building the Future:** Compton invests in educational, artistic, recreational and career opportunities for its youth.

# Community Priorities

1. Maintenance and Security
2. Housing
3. Retail Amenities and Entertainment
4. Community Gardens and Urban Greening
5. Pedestrian and Bicycle Mobility
6. Arts and Culture
7. Quality Job Creation

*Ranked by # votes in surveys and at events*

# A – Cultural Alternative



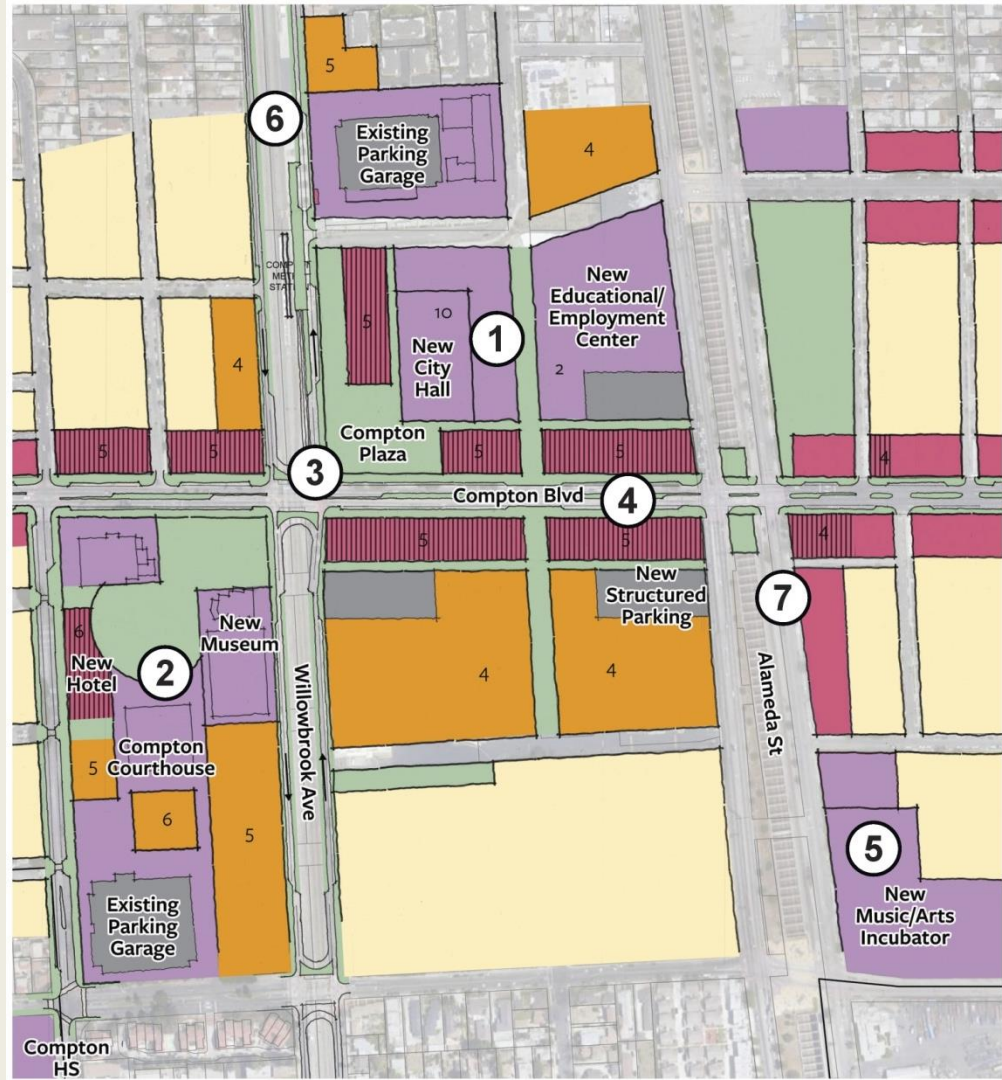
**Market**  
**+1040**  
units



**Affordable**  
**+345**  
units

**Open Space**  
**+5.8**  
acres

- |  |  |   |   |
|--|--|---|---|
|  Institutional/Office     |  Retail     |  Urban Residential |  Residential/Retail Mixed-Use          |
|  Neighborhood Residential |  Open Space |  Parking           |  Potential Building Height (# stories) |



# B – Greening Alternative

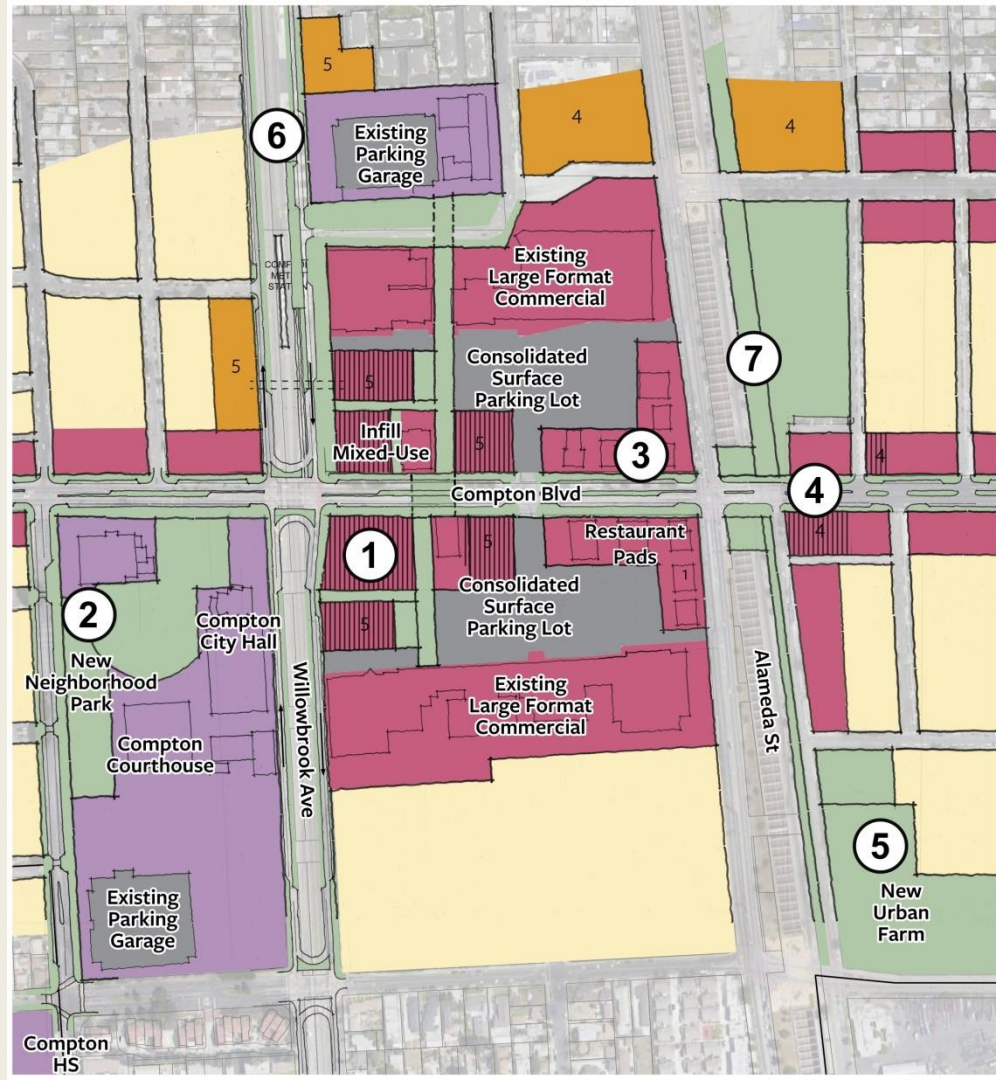


**Market**  
**+459**  
units



**Affordable**  
**+299**  
units

**Open Space**  
**+8.2**  
acres



# C – Commercial Alternative



Market

**+1334**

units



Affordable

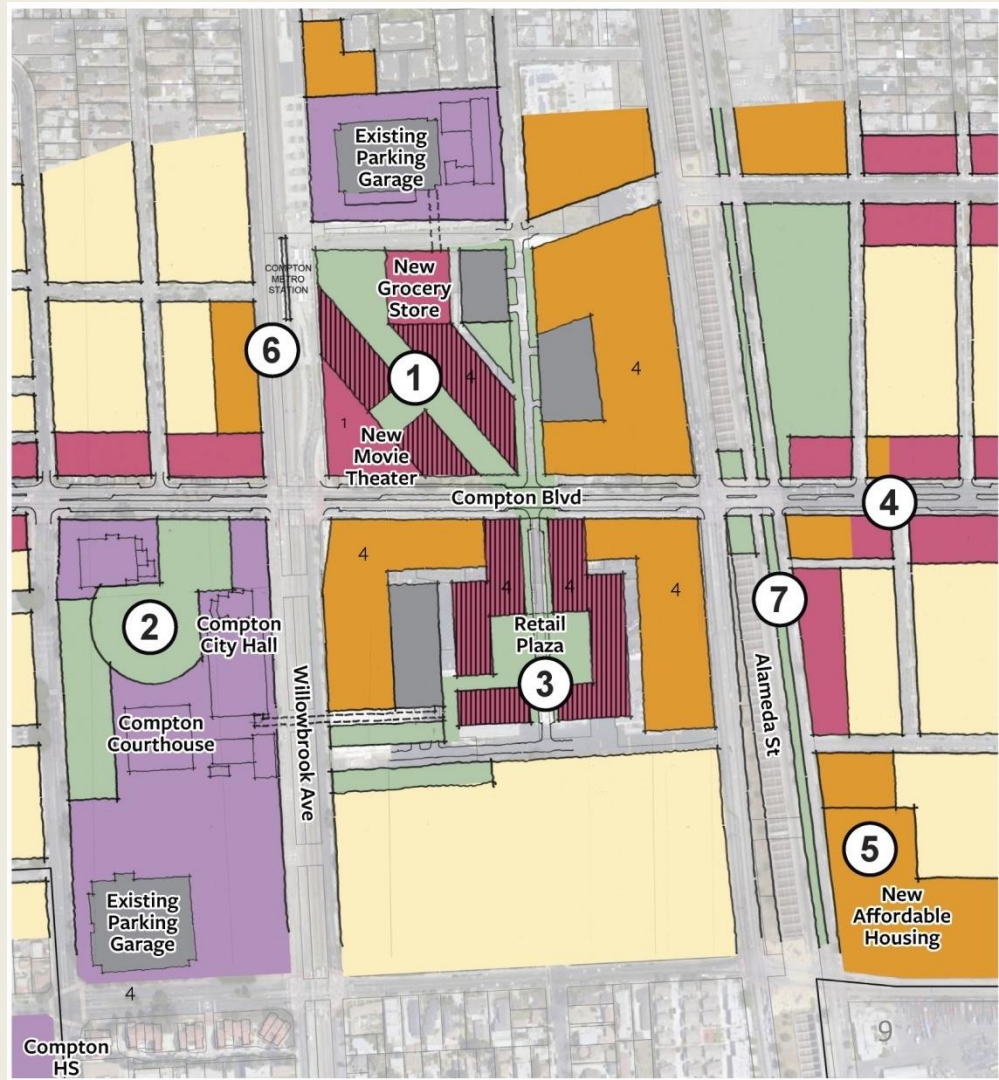
**+360**

units

Open Space

**+2.3**

acres

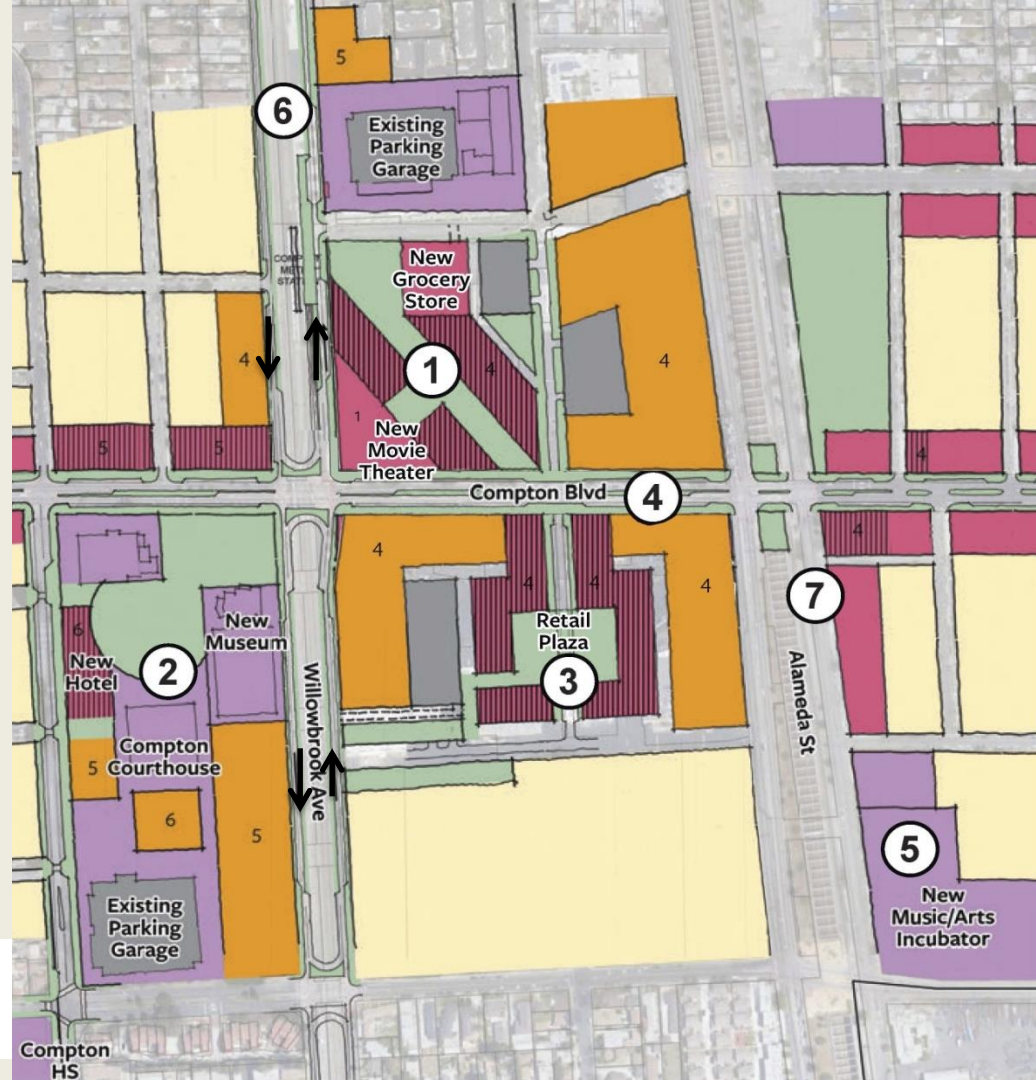


# Key Implementation Actions

- Property-Based Business Improvement District
- Affordable housing & incubation spaces on publicly-owned land
- Local hire requirements for large projects

# Stakeholders Committee Preferred Plan

- 5-8 attendees
- Commercial alternative
- Civic Center development with park space
- Cultural development – music incubator & museum
- Compton Bl. narrowing and walk of fame



## Public & Planning Commission comments

- 40 responses from public
- Commercial alternative
- Concern about gentrification
- Interest in creating more park space
- Unsure about Compton Bl narrowing



# Sidewalk & Public Realm: Compton Blvd.

Other Downtowns  
(15-25')



Current (8')



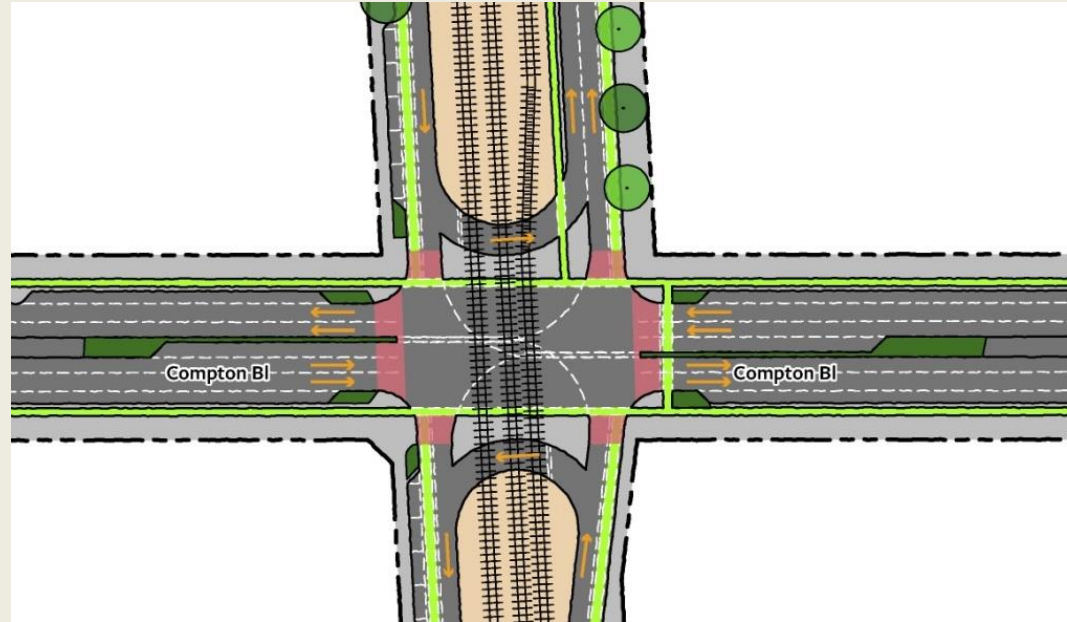
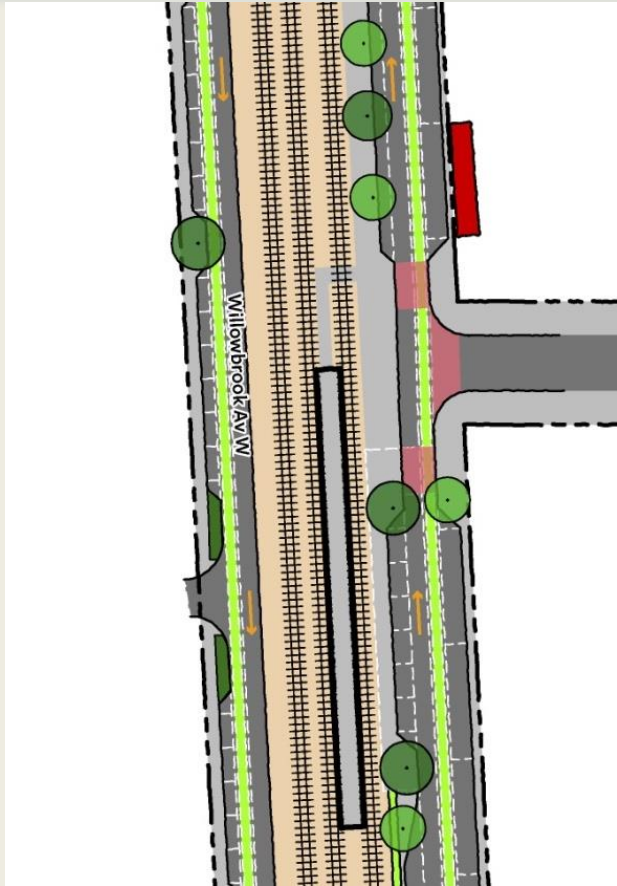
# Compton Bl. Narrowing: Pros & Cons

- Village-like feel: Downtown Compton that serves as a destination as opposed to a pass-through area.
- Potential for Class IV protected bicycle lanes (ie, between sidewalk curb and vehicle parking spaces)
- Widened sidewalks
- Shorter and safer crossings for pedestrians
- Reduced vehicle speeds, thus enhancing safety for all users.

- Vehicle delays at the larger arterial intersections would increase

e.g. Compton/Alameda (AM rush hour): +15 seconds  
(PM rush hour): +35 seconds

# Willowbrook: Alt A (Traditional Couplet)



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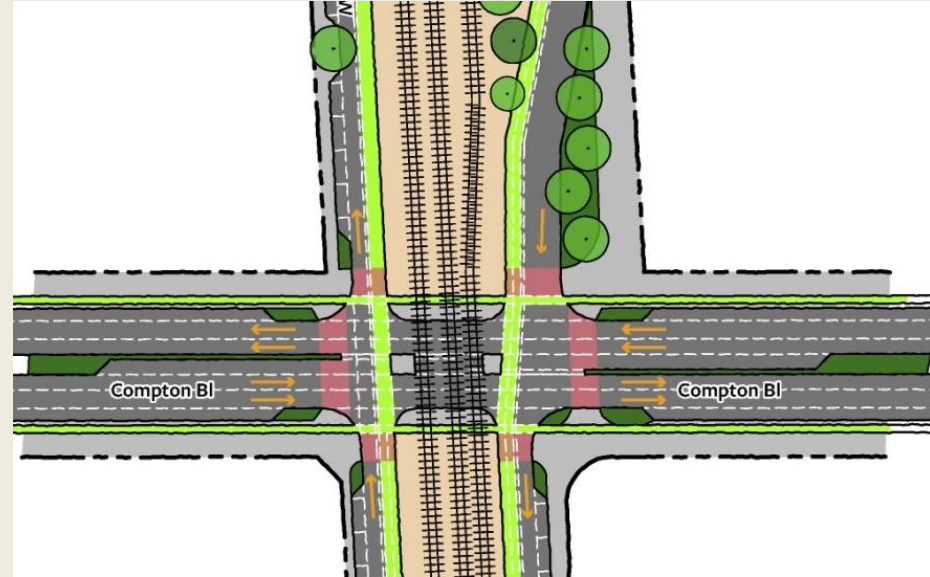
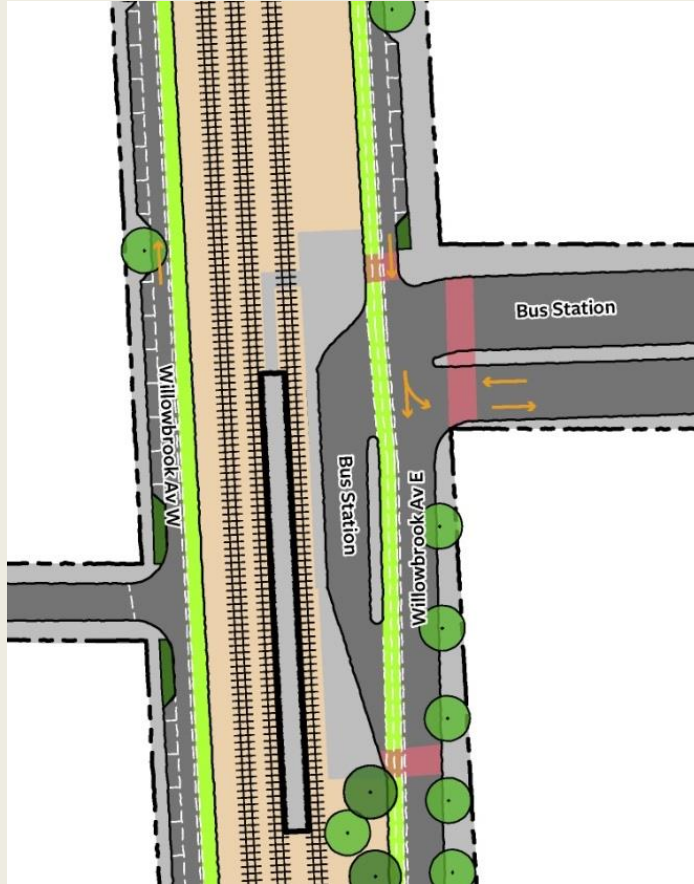
## Pros:

- More intuitive for casual drivers and thus safer for all users
- Adds bike lanes on both sides
- Allows drivers coming from the west along Compton Blvd to access the station

## Cons:

- Need to remove and reorient the existing bus station
- Need to remove islands and build new gates on all legs of Compton/Willowbrook intersection
- Lengthens Sheriff's Department path leaving station to north
- "Texas" U-turn movements require additional signal operations to avoid getting stuck on the tracks

# Willowbrook: Alt B (Reverse Couplet)



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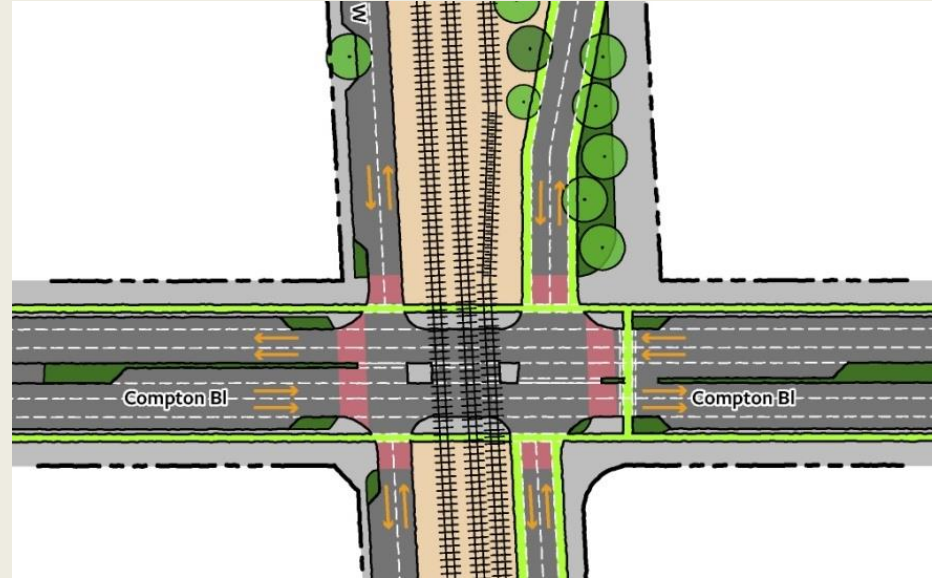
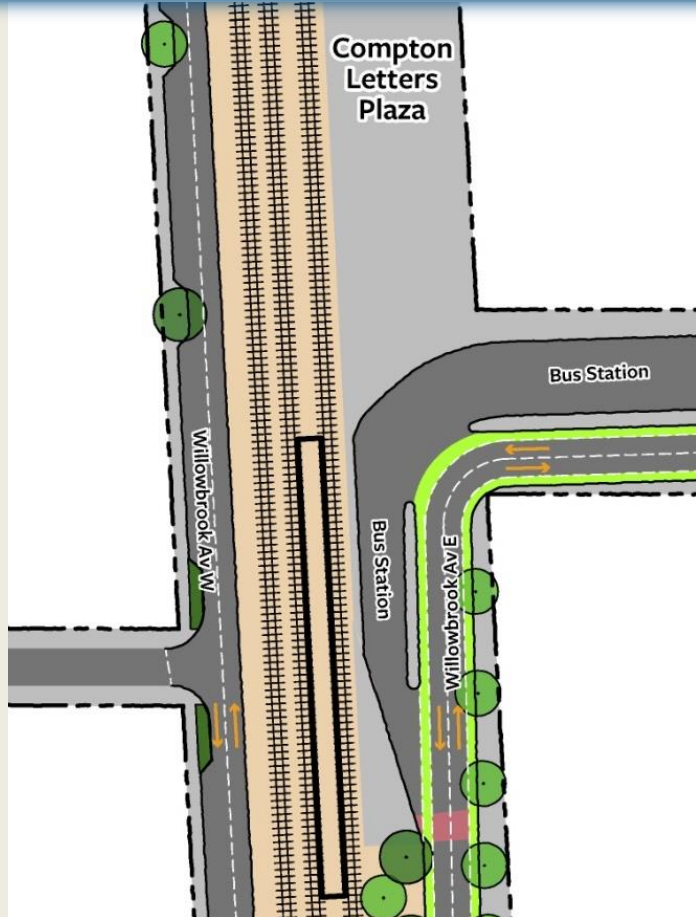
## Pros:

- Adds bike lanes on both sides
- Allows for direct downtown access from Rosecrans
- Requires only minor modifications to existing bus station

## Cons:

- Less intuitive, therefore less safety benefit
- No new station access for drivers coming from the west

# Willowbrook: Alt C (Existing Pattern)



# Willowbrook: Alt C (Existing Pattern)

## Pros:

- Allows easier vehicular access for residents of Willowbrook West
- Intersection has decent traffic flow currently because most left turns are prohibited
- Keeps COMPTON letters plaza

## Cons:

- Current configuration is confusing and dangerous for new visitors
- No bike lanes on Willowbrook West (east side only)



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