



the AGENCY @ COMPTON

COMMUNITY REDEVELOPMENT AGENCY

Community Redevelopment Agency Newsletter

VOLUME 1, ISSUE 2



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Councilman
District 4
Dr. Willie O. Jones



Message From the Mayor

“The City of Compton has set the stage to be a model for urban revival in the 21st Century. Our administration is committed to our residents to provide hope, economic opportunity, and a healthy lifestyle within the borders of our community. Through the vision and direction of the City Council, the City of Compton is currently undergoing an urban renaissance, attracting developers and businesses seeking to make a long term investment in the City. One of the City’s most recent redevelopment projects, the Gateway Towne Center has created new jobs and attracted major retail tenants to serve the community, enhancing the quality of life for residents; truly making the City of Compton an attractive place to live.”

- Eric J. Perrodin, Mayor

“The future of the City of Compton goes beyond great logistics. Compton will be the hub of economic, industrial and residential opportunity for the community.” - Willie Norfleet, City Manager

NORTH DOWNTOWN COMPTON



Future Downtown Compton Senior Center

The 30,000 square foot Senior Activity Center will feature meeting rooms, banquet halls, office space and a kitchen to accommodate users. The new Senior Center will also feature a computer lab, an exercise room and other amenities to meet the entertainment and recreational needs of Compton’s senior residents. Also in the pipeline for the Downtown Compton site is the two-level parking structure with approximately 330 parking spaces, scheduled to be Spring 2012.

Additional plans included in the North Downtown Compton Master Plan consist of new residential units, a Community Center and a host of office and retail space. Watch as Downtown Compton is birthed into a new, sustainable, smarter Compton!



Future Downtown Compton Parking Structure

More redevelopment plans for the new Downtown Compton are underway! With construction of the Senior Activity Center to begin Fall 2011, Downtown Compton will transcend into the next phase of its existing transformation.

The 30,000 square foot Senior

THIS ISSUE:

MESSAGE FROM THE MAYOR/ CITY MANAGER	1
NORTH DOWNTOWN COMPTON	1
GREENLEAF IMPROVEMENT PROJECT	2
STREET LIGHT PROJECT	2
MLK JR. TRANSIT CENTER	2
PROJECTS IN THE PIPELINE	3
ALONDRA REGIONAL PARK	4
PROJECTS ON THE MAP	4
WILLOWBROOK STREET ENHANCEMENTS	5
LINC HOUSING	5
MESSAGE FROM THE DIRECTOR	6
PROJECTS AT A GLANCE	6

SPRING/SUMMER
2011

GREENLEAF CORRIDOR IMPROVEMENT PROJECT

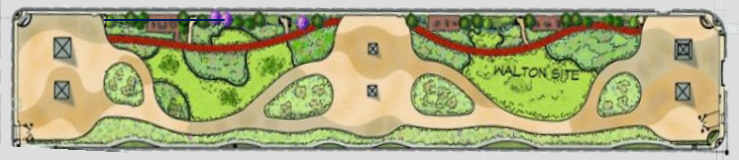
Greenleaf Boulevard is in the process of being transformed into a resident-friendly, aesthetically-pleasing, recreational park. This project is known as the Greenleaf Corridor Improvement Project, which includes park improvements to the Greenleaf Parkway within the Southern California Edison (SCE) transmission right-of-way. The park plans include two sites referred to as the “Walton Site” located north of Walton Middle School. The “Mayo Site” is located near Compton College. The park will feature walking trails and outdoor exercise equipment for active Compton residents and will be well-lit by solar lights at night. The Walton Site currently separating Walton Middle School from the adjacent community with fencing, will feature landscaping designed to highlight the



Aerial view of Greenleaf Boulevard

surrounding area and create a safe and visible passageway to and from the school. The park will not only offer safe passage, but will also feature benches and picnic areas for visiting residents and families.

The enhancement of the Greenleaf Parkway will create open space that promotes community, safety and a healthy lifestyle. Construction of this project has begun on the southwest corner of Greenleaf Blvd and Wilmington Ave. The Federal Department of Transportation has awarded funds for the construction of this project with a standard stipulation of a 20% local match, which will be provided by the **Community Redevelopment Agency Fiscal Year 2010-2011 Tax Allocation Bond budget. This is a joint project with the City of Compton Public Works Department.**



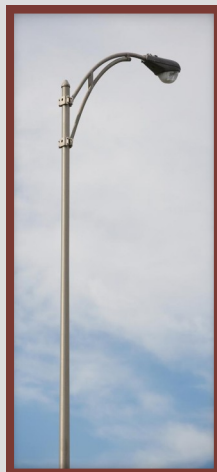
Greenleaf Corridor Improvement Project Site Plan: Mayo Site & Walton Site

STREET LIGHT PROJECT

The City of Compton has embarked on a new project to re-light, beautify and improve safety along the streets of Compton. Around the city, residents will notice upgrades being installed to existing street lighting systems that will brighten the city streets, deter crime, provide safe passage for pedestrians and commuters, while bringing more attention to the business corridor. The scope of this project includes installing new luminaries on existing poles, new electroliers, service equipment, conduit, conductors, and pull boxes Citywide. The project in its entirety consists of an upgrade of 6,000 lights of which 1,200 are City-owned and 4,800 are Edison-owned lights. The Compton Street Lighting Project is one of the several projects the Community Redevelopment Agency is introducing to the City in an effort to create a safer, more pedestrian-friendly Compton where families thrive and businesses flourish.

This project is funded through the Community Redevelopment Agency's Fiscal Year 2010-2011 Tax Allocation Bond budget. This is a joint project with the City of Compton Public Works Department.

“THE PROJECT WILL REPLACE 6,000 LIGHTS CITYWIDE”



MLK JR. TRANSIT CENTER

The 10,000 square foot Martin Luther King Jr. Transit Center located in Downtown Compton is nearing completion. The transit center is anticipated to be complete this summer. The most recent additions to the transit center include



MLK Jr. Transit Center Pedestrian Walkway

a new 14-foot wide pedestrian walkway that offers direct access to the new bus-bay areas and the Metro Blue Line. A new passenger pick-up/drop-off area was also installed to enhance traffic circulation throughout the transit center. Additional new installations include a canopy covered passenger waiting area and an organized and safe way bus-bay configuration at the bus terminal. The transit center also features new “way-finding” signage to assist passengers and pedestrians with their commute. In the coming months, anticipate many more changes to the MLK Jr. Transit Center. Join us as we celebrate a new milestone in the “Birth of a New Compton”.

SUMMER 2011

REDEVELOPMENT PROJECTS IN THE PIPELINE

EXCITING NEW COMMERCIAL AND RESIDENTIAL PROJECTS COMING TO COMPTON

The Agency has secured several Exclusive Negotiating Agreements (ENA) with various developers to enhance Compton's economic viability and the quality of life for residents. The Agency is focusing on positioning desired retail stores, restaurants, and businesses closer to residents, to encourage pedestrian - friendly neighborhoods. The Agency also aims to create a self-sustaining city where residents can shop and entertain their families within Compton. The Agency is excited about the future with the addition of six (6) new commercial developments coming to Compton. Maxi Foods Development, Yavitz Companies Development, Walbern Development, Champion Development and Westland Development (detailed below) will bring a surge of new businesses to Compton, while offering residents a wide range of shopping options. Collectively these commercial developments will transform over 270,000 square feet of blight into revenue-generating, job-creating, service providing neighborhood centers. [Refer to Page 5 for a map of these projects and more redevelopment around Compton.]

PRESENT



Long Beach Blvd. and Santa Fe Ave., Westland Development

WESTLAND DEVELOPMENT

FUTURE



Conceptual 3-D building model for Westland Development

In addition to securing commercial developers, the City of Compton Community Redevelopment Agency has also entered into agreements with housing developers. The Agency aims to enhance Compton's economic development activity by providing a diverse range of housing options that enhance the quality of life of Compton's new and existing residents. To compliment the success of recent housing developments, the Agency will implement three new housing projects in the near future. Trademark Development, Stratus Development and Meta Housing (detailed below) which will bring over 100 more housing options to Compton. This increase in housing stock includes affordable rental senior housing and affordable market rate, 3 to 4 bedroom townhomes. The anticipated surge of retail and business, will increase the demand for housing towards the heart of the city and these key projects will help to meet the demand of new and existing residents. [Refer to Page 5 for a map of these projects and more redevelopment around Compton.]

PRESENT



Tamarind Ave. and Carson Place, META Housing Project

META HOUSING

FUTURE



Conceptual 3-D building model for META Senior Housing

Project Name	Location	Description	Funding Source	Status
Champion Development	E Compton Blvd between N Santa Fe Ave and Willowbrook Ave	50,000 square feet Commercial Retail Center - restaurant, shops, office and pharmacy	Agency's 2010 Tax Allocation Bond funds	Approved Negotiation Agreement
Trademark Development	1400-1436 W Compton Blvd	18/24 Townhomes: 3 to 4 bedroom units	Agency's 2010 Tax Allocation Bond funds	Approved Negotiation Agreement
Maxi Foods	1051 W Rosecrans Ave	25,000 square feet Full Service grocery store	Agency's 2010 Tax Allocation Bond funds	Approved Negotiation Agreement
Walbern Development	2000-2024 W Compton Blvd	40,000 square feet Commercial Retail, Bank, Restaurant or Pharmacy	Agency's 2010 Tax Allocation Bond funds and Agency Owned Vacant Land	Approved Negotiation Agreement
Yavitz Companies	305/315 N Long Beach Blvd and 413-415 W Compton Blvd	60,000 square feet of Commercial, Retail, coffee shop, drug store, quick serve, soft goods stores	Agency's 2010 Tax Allocation Bond funds and Tax Increment Revenue	Approved Negotiation Agreement
Westland Development	Long Beach Blvd and Compton Blvd (Northeast Corner)	95,000 square feet Commercial Retail, Pharmacy, Grocery Store, Bank, soft goods store and quick serve	Agency's 2010 Tax Allocation Bond funds and Tax Increment Revenue	Approved Negotiation Agreement
Stratus Development	16208-16216 S Atlantic Ave	16/20 Townhomes: 3 to 4 bedroom units	Agency's 2010 Tax Allocation Bond funds	Approved Negotiation Agreement
Meta Housing	Tamarind Ave and Carson Place	75-unit Affordable Senior Housing development	Agency's 2010 Tax Allocation Bond funds	Approved Negotiation Agreement

“Located on Alondra Boulevard one block west of Central Avenue, the empty 18-acre parcel will be transformed into a lush, green, spacious park, featuring the latest outdoor recreation and fitness amenities.”

ALONDRA REGIONAL PARK



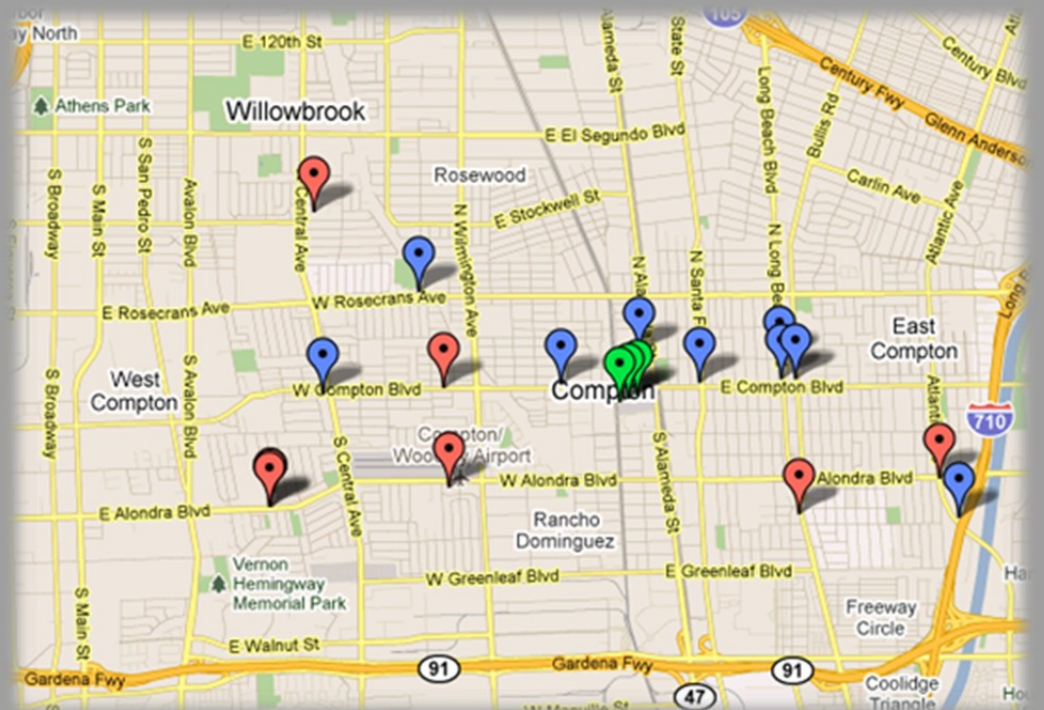
Alondra Regional Park Conceptual Drawing



The Community Redevelopment Agency (the Agency) of the City of Compton would like to introduce the proposed plans for the new Alondra Regional Park. Located on Alondra Boulevard one block west of Central Avenue(2801 W Alondra Blvd), the empty 18-acre parcel will be transformed into a lush, green, spacious park, featuring the latest outdoor recreation and fitness amenities. The park will be designed around an open green field that can be used for various recreational activities. A low impact rubberized track will surround the open field. The park also features several aerobic fitness areas, great for running and walking for all ages and water features for park-goers' enjoyment. The Alondra Regional Park will also feature sand dunes and wooden stairs for exercise, towards the northern end of the park. The conceptual master plan also includes a larger trail for biking, an outdoor stage for community activities and entertainment, clubhouses for public use and 400 parking spaces. During the upcoming months, the Agency and MIG Inc., the design consulting firm, will be hosting several community meetings to gather feedback from the community to ensure that the Alondra Regional Park meets the needs of Compton residents. Let your voice be heard and join us!

REDEVELOPMENT PROJECTS ON THE MAP

- Maxi Foods (1051 W Rosecrans Ave)
- Champion Development (Compton and Santa Fe)
- META Housing (Tamarind and Carson)
- Stratus Development (16208-16216 S Atlantic Ave)
- Trademark Development (1436 W Compton Blvd)
- Walberm Development (2000-2024 W Compton Blvd)
- Westland Development (Long Beach and Compton)
- Yavitz (305/315 N Long Beach Blvd)
- Yavitz (413-415 W Compton Blvd)
- MLK Transit Center (310 N Willowbrook Ave)
- Senior Activity Center (east of 310 N Willowbrook Ave)
- Parking Structure (adj to MLK Transit Center)
- Project #1 (2801 W Alondra Blvd)
- Project #2 (930 W Compton Blvd)
- Project #3 (950 W Alondra Blvd)
- Project #4 (1117 S Long Beach Blvd)
- Project #5 (Atlantic Ave & E Alondra Blvd)
- Project #6 (1950 N Central Ave)



Source: Google Maps

WILLOWBROOK STREET ENHANCEMENTS

FRESH LOOK



Willowbrook Avenue located immediately west of Downtown Compton has a new look that promotes **community, unity** and **positivity** throughout the City of Compton. The landscape bordering the railroad tracks now display motivational words such as “strong,” “community” and “proud.” These streetscape improvements extend from Alondra Boulevard (north) to Rosecrans Avenue along Willowbrook Avenue. Compton is in the mist of a rebirth and these small improvements are only a glimpse into the future of Compton. Help the Agency market and revitalize the City of Compton by promoting community, positivity, and unity. **This project is funded through the Community Redevelopment Agency’s Fiscal Year 2010-2011 Tax Allocation Bond budget. This is a joint project with the City of Compton Public Works Department.**

Above & Below: Willowbrook Avenue Street Enhancements



NEW LINC HOUSING



The SEASON's at Compton, a 84-unit affordable rental community, will provide housing for 55 year and older limited-income seniors, developmentally disabled adults, and seniors with developmentally disabled dependents. This project is developed by the LINC Housing Corporation and is close to completion.



LINC Housing will support the needs and wellbeing of it's residents, by incorporating accessible building design principles throughout the project such as wider doorways and hallways, lower sinks and light switches, ramps and elevators. The facilities will also incorporate Universal and Sustainable Design principles that will include environmental conscious features like photovoltaic panels and solar thermal hot water, emphasizing energy efficiency and the use of natural light and ventilation.

LINC Housing is currently reviewing applications to determine eligibility and anticipates to begin occupancy by the end of August. A ribbon cutting ceremony will take place this summer. For Project Progression photos visit the Agency's website at www.comptoncity.org.

Above: LINC Housing units and courtyard (July 2011)

REDEVELOPMENT IS HERE TO STAY!

A Message from CRA Director, DR. KOFI SEFA-BOAKYE



In the midst of a major recession facing the nation, and the fiscal crisis confronting the State of California, the Community Redevelopment Agency of the City of Compton, is spearheading the resurgence of a New Compton. Last year, the Agency stunned its neighboring cities and the investment community by issuing \$100 million tax allocation bonds to carry out multimillion dollar commercial retail and residential projects. The thrust of the Agency's development agenda involves utilizing the bond proceeds to (a) transform the City's downtown into a vibrant, pedestrian-oriented retail, commercial and civic center; and (b) carry out critical infrastructure improvements to complement massive land assembly projects at strategic areas of the community. At the time of this writing, the Agency has successfully leveraged substantial portion of the bond proceeds to outbid municipal competitors, by luring high valued blue chip developers and retail/grocery

tenants including Big 5 Sporting Goods, Walgreens, Smart & Final, Maxi foods, El Super, Chase Bank and several other national credit retailers to locate in the City of Compton. These development projects, currently in the pipeline would enhance the Compton's tax base through job creation, increased retail sales and property tax revenues for public improvements while removing blight and enhancing the quality of life for residents and stakeholders of the community.

Redevelopment is not only limited for promoting retail, commercial and residential developments. As a community-oriented economic development tool, redevelopment is a tool "of the community by the community and for the community." Consequently, "Birthing A New Compton" calls for creating pleasant, vibrant recreational outlets where residents can play, relax, and enjoy the accomplishment of a new Compton. The proposed Alondra Regional Park presented in this Newsletter responds to this community imperative. Soliciting ideas from residents on what type of park amenities and features to include in this park empowers, teaches, and stimulates the community to capture the vision of "Birthing A New Compton."

Dr. Kofi Sefa-Boakye
Director, Community Redevelopment Agency, City of Compton

REDEVELOPMENT PROJECTS AT A GLANCE

(REFER TO PAGE 5 FOR A MAP OF THESE PROJECTS)

Under Construction					Planned Projects				
Project Name	Location	Description	Funding Source	Status	Project Name	Location	Description	Funding Source	Status
Martin Luther King Transit Center	310 N Willowbrook Ave	10,000 square feet Regional Transit Meeting Center and Plaza	Agency's 2010 Tax Allocation Bond funds	Completion in August 2011	Project #1	2801 Alondra Blvd	18-acre Regional Park	Agency owned Property	Agency negotiating with developers
Senior Activity Center	East of 310 N Willowbrook Ave	30,000 square feet	Agency's 2010 Tax Allocation Bond funds	Construction to begin in November 2011	Project #2	930 Compton Blvd	20 to 30 Single Family Homes	Agency's 2010 Tax Allocation Bond Funds	Agency negotiating with developers
Parking Structure	Adjacent to MLK Transit Center	2-Level - 330 parking space structure adjacent to the MLK Transit Center	Agency's 2010 Tax Allocation Bond funds	Construction to begin in Spring 2012	Project #3	950 W Alondra Blvd	28 Acquired Townhomes	Agency's 2010 Tax Allocation Bond Funds	Agency negotiating with developers
LINC Housing	Alondra and Frailey Ave	84 Affordable Senior Housing Development	HOME Funded and Low Cost Housing Funds	Grand Opening in August 2011	Project #4	1117 S Long Beach Blvd	10,000 Square Feet Retail Development	Agency owned Property	Agency negotiating with developers
					Project #5	Alondra Blvd and Atlantic Ave (Northeast and Southeast Corners)	30,000 to 40,000 square feet Commercial Retail Development	Vacant/ Abandoned Lots and retail properties	Agency negotiating with developers
					Project #6	1950 N Central Ave	20 to 30 Single Family Homes	Agency's 2010 Tax Allocation Bond Funds	Agency negotiating with developers

Visit the Community Redevelopment Agency Page on www.ComptonCity.org for more information

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WWW.COMPTONCITY.ORG

WWW.SMARTCOMPTON.COM