

Your Community Impact Statement has been successfully submitted to City Council and Committees.

If you have questions and/or concerns, please contact the Department of Neighborhood Empowerment at [NCsupport@lacity.org](mailto:NCsupport@lacity.org).

This is an automated response, please do not reply to this email.

#### Contact Information

Neighborhood Council: Empowerment Congress West Area Neighborhood Development Council

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The Board approved this CIS by a vote of: Yea(9) Nay(1) Abstain(1) Ineligible(0) Recusal(0)

Date of NC Board Action: 10/28/2019

Type of NC Board Action: For if Amended

#### Impact Information

Date: 11/18/2019

Update to a Previous Input: No

Directed To: City Council and Committees

Council File Number: 10-0849-S1

Agenda Date:

Item Number:

Summary:



Los Angeles City Council  
City Hall  
200 N. Spring St.  
Los Angeles, CA 90012

Los Angeles City Planning Commission  
201 N. Figueroa St., 4<sup>th</sup> FL  
Los Angeles, CA 90012

Regarding the District Square Development, Empowerment Congress West Area (ECWA) Neighborhood Development Council and our stakeholders formally submit the following to help preserve the unique culture and diversity of our neighborhood, as well as ensure that residents who currently live in the area can afford to continue to live in the area.

In response to *DIR-2018-3204-SPR-SPP-1A*, ECWA, with the support of our stakeholders, requests the following for District Square:

1. Traffic control and mitigation of congestion during both construction and occupancy
2. 45% Affordable Housing targeted towards local residents, i.e. seniors, families, young adults, police, fire fighters, local artists, community leaders, vendors and small business owners who prove to have a long-standing commitment to the area
  - 10% Very Low-Income Households
  - 25% Low Income Households
  - 10% Moderate Income Households
3. Commitment to train and hire a minimum of 25% of workers from community members living within a 2-mile radius, for building and construction
4. Commitment to train, hire and maintain 50% of workers from community members living within a 2-mile radius for continued handling and maintenance of the property after it's completed.
5. Commitment to solicit local vendors for retail occupancy with an attractive lease during the first two years to facilitate success, including rent subsidies for local vendors who are not national retail stores
6. Three (3) Quality Anchor Stores
7. Facade of the three anchors stores facing the east side of the development at Norton Ave. should be accessible from Obama/Crenshaw
8. Openness to the façade with effective public community space (rather than just the sidewalk currently proposed)
9. Overall architecture and façade design should be consistent with design in the area
10. Plant mature lush foliage to soften the façade (mature trees at least 48" box size or greater)
11. A dedicated and maintained green space, for example a pocket park space with some green grass

12. Buffer on east side of property to maintain privacy for the single-family homes behind the development on Norton Ave.
13. Easing of the transitional height from the single-family homes behind the development on Norton Ave.
14. With regards to adjacent residents, mindfulness re the placement, volume and hours of entertainment equipment on roof decks and balconies.
15. Long-term maintenance plan to prevent blight
16. A \$300,000 contribution to creating and building an African American Cultural Center in the historic Leimert Park Village

While we support locally planned growth, we do not want our neighbors priced out and displaced by incoming developments. Additionally, we hope that the following requests will enable us to maintain our quality of life and enhance our neighborhood for the betterment of all, so that the residential community of Leimert Park can remain stable, peaceful and productive.

The Leimert Park residential community has existed for years alongside commercial property at the District Square location with little or no intrusion. This project is massive and should be rethought. Something should be built on the location that is symbiotic with the community and fair for everyone. This needs to go back to the drawing board. It is not thought out and should be rejected in its entirety just like Councilman Wesson said. He did not approve this project. In addition, the developer had some legal issues.

As stated in the Los Angeles Times on September 18, 2019, Los Angeles City Council President Herb Wesson called for the rejection of a proposed 577-unit housing project, saying the city should go further by establishing “anti-displacement zones” around certain market-rate housing developments. Before any further developments are authorize or approved at the location, we await Councilman Wesson’s proposal for capping rents on properties within a two-mile radius of projects like District Square and protecting renters from “predatory” rent hikes.

Lastly, we want to thank Crenshaw Subway Coalition for their persistence and resilience in bring this appeal and alerting the community to the efforts of District Square developers.

Thank you,

**Gina M. Fields**

Chairperson

Empowerment Congress West Area Neighborhood Development Council (ECWANDC)

[www.ecwandc.org](http://www.ecwandc.org)