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In order to pursue the Leimert Park community’s goal of adaptive reuse, a thorough analysis of existing conditions was performed to assess the current capacity and potential for commercial revitalization. This paper will dissect the physical, social, economic development, and human infrastructure currently existing in Leimert Park as well as the community’s strengths and opportunities for improvement when considering an adaptive reuse plan.

Our research focused on the tangible and intangible infrastructure of the community. Through quantitative assessment of the physical buildings as well as qualitative analysis of existing business, business owners, and residents we were able to create a snapshot of the community as it exists. Our results have major implications for the future of adaptive reuse in Leimert Park Village. First, the existing structures are in excellent conditions and have immense potential for commercial revitalization. However, we must consider displaced businesses and their requirements for a relocation site, as well as the impact of their absence on the community. Future research should include considerations for new uses, their requirements, and their place in LPV’s strong existing cultural and artistic identity.
Historical Context

The area and identity of Leimert Park was built in the vision of a man by the name of Walter H. Leimert. In 1927, Clara Baldwin Stocker, the daughter of a land baron sold 231 acres to Walter Leimert. This, at the time, was one of the largest land transfers in Los Angeles. Walter Leimert wanted to show Los Angeles that development did not only have to happen to the west and south of the LA River. He teamed up with the Olmsted Brother, who were also involved in his development in Oakland. Walter Leimert was so confident that his development would succeed that he allowed his name to be used in the subdivision.

When the houses were originally sold, they were sold to white owners only. They were restricted by red lining covenants, which were created to keep Asian, Mexican and Jewish families from moving into white neighborhoods. But, as the African American population grew in Los Angeles those same restrictions were used on them as well. The covenants were struck down in 1948 by the Supreme Court and by the 1960’s the Crenshaw District became a mostly African American community.

Over the years Leimert Park Village has been molded and shaped by past events. Events such as World War II, suburban sprawl, Watts riots in 1965 and LA riots in 1992. But, the cultural identity and strong hold of Leimert Park Village still stands. The area is extremely supportive of the arts and music. They have a large number of anchor businesses which support the cultural heritage attached to the Village.

Demographics

The Los Angeles Department of City Planning estimates Leimert Park’s population at 12,311, with about 9,880 people per square mile. According to the Los Angeles Times, the median age of the community is 38 years old and the percentage of residents 65 and older is among the highest in the region. When considering future adaptive reuses, it is important to keep in mind the senior population and their needs from a neighborhood commercial district.

According to the Los Angeles times, Leimert Park has the third highest percentage of black resident of all neighborhoods in Los Angeles. Citing the U.S. Census, the Los Angeles Times mapping tool reports 79.6% of the residents are Black while 11.4% are Latino, 4.6% are Asian, 3.2% are other and 1.2% are white (see figure 1). After the restrictive covenants were lifted in the 50’s, African American families began migrating west in large waves, eventually making their way along Crenshaw Boulevard (Lindsay).

After the Watts Riots, Leimert Park Village soon became a safe place for African American artists creating social statement pieces. Today, LPV is still home to many African American artists. Leimert Park’s historical significance is still reflected in its population today.

Figure 1: Race in Leimert Park

![Figure 1: Race in Leimert Park](source)

Figure 2: Income distribution for the City of Los Angeles

![Figure 2: Income distribution for the City of Los Angeles](source)

Figure 3: Income distribution for the community plan area.

![Figure 3: Income distribution for the community plan area.](source)
Scope of work

The primary tour of Leimert Park Village and initial conversations with community stakeholders provided insight into understanding the community’s expectations and needs from us as student assistants. The members of the community expressed a want for their businesses to be mixed use, an area for collaborative artistry, and restaurants, all while keeping the community’s cultural identity in focus.

A deliverable requested as a part of the final site analysis includes as built floor plans for three properties on 43rd Place currently owned by Botach Tactical Industries. The first building is located between Degnan and Crenshaw Boulevard on W. 43rd place next to long time LPV business, Z’s Cleaners. The second is “The Old White Bank Building” that is located on W. 43rd Place and Crenshaw Boulevard. The last building is located on Degnan Boulevard and houses a variety of tenants including Eso Won Bookstore, another keystone establishment in LPV. To adhere to our project timeline, the building on Degnan was not assessed for as built’s and the two buildings on W. 43rd were prioritized. In addition to the as built’s, the final site analysis also includes a preliminary inventory of businesses in LPV, including vacancy and establishment information.

Stakeholder Analysis

To analyze the needs of the stakeholders in the community as well as the relationships between major actors, a stakeholder analysis matrix was created (see appendix B). The analysis asked who the stakeholders were, who they affect, who affects them, and the potential changes that can be made in a community. Community residents, property owners, business owners, developers, consultants, consumers, the homeless, local government, and state government have been identified as stakeholders that have created a network of interdependent relationships to bring the Leimert Park Vision 2020 to fruition.

One of the most important stakeholders regarding adaptive reuse in LPV is Botach Tactical. Botach Tactical is an online retailer for equipment such as, handcuffs, holsters, firearms, and other equipment. The Botach business owns four buildings in the area, including the two buildings on W. 43rd place for which as built’s have been requested. The two buildings are currently used for either operation or storage for the Botach Tactical business. According to Brian Bowens, Leimert Park Vision 2020 community organizer, Botach Tactical is currently one of the largest businesses and employers in LPV. Not only does Botach Tactical have a large economic presence as well. The LPV community has a specific vision for commercial revitalization LPV, and the two properties could potentially be valuable assets to their adaptive reuse goal.

The relationship between building tenants and City Government is also extremely for adaptive reuse. Currently, some existing businesses have adapted their property space to their unique uses, despite these uses being “unofficial.” Consistency between current establishments and the zoning code should be pursue. Future adapted uses must also develop a relationship with City Government particularly planning staff, who will assist with permitting process for new uses that the community decides to pursue.
In order to gain a more comprehensive understanding of the necessary elements in an Adaptive Reuse Plan, other existing adaptive reuse and commercial revitalization plans were analyzed in a series of benchmarking matrices (see appendix c). In particular, the Los Angeles Adaptive Reuse Plan, the West Adams – Baldwin Hills – Leimert Park Community Plan, the Los Angeles Zoning Code, and the Local Initiatives Support Corporation Commercial Revitalization Toolkit were evaluated to contextualize the concept of adaptive reuse in Los Angeles.

The City of Los Angeles Adaptive and Reuse Program creates new housing opportunities, revitalizes historic architecture, encourages community development, stimulates economic investment and facilitates mixed use. It benefits us as our Adaptive Reuse will revitalize neighborhoods by preserving historic arch, creating new housing, and mixed use opportunities and increasing public safety and adapt an existing economically obsolete building for a new productive purpose (i.e. Converting it to new apartments, condos, live/work space, or hotel rooms).

The West-Adams- Baldwin Hills- Leimert Park Community Plan is to aid in shaping positive community change in compliance with the Land Use Element from the citywide general plan elements. The Plan is a collaboration of residents, owners, developers and Dept. of City Planning to develop a long range plan. The Plan also discusses jobs, housing, parks, open space, mobility and many others to serve in the fulfillment of specified goals. The benefit for the Adaptive Reuse is for businesses, the Community Plan identifies land use measures to support business, encourage future success by outlining clear and predictable policies, programs, standards and guidelines that support and enhance commercial development.

The Plan discusses land use strategies to attract new investment in commercial centers and along boulevards. For developers, Community Plan introduces the community, provides background information, and again establishes clear and predictable development parameters. Lastly, the Plan Enhance neighborhood character through better development standards. This is important to LPV as they have continually asked that we keep the cultural identity present through our plan process.

In our research of the buildings while using the Zimas website, we discovered all of the buildings are listed as “Neighborhood Commercial” which they were labeled as with the last updated General Plan. Their types in terms of zoning are listed as C1.5 “Limited Commercial” Zone. This is defined in, SEC. 12.13.5. “C1.5” LIMITED COMMERCIAL ZONE:

A.Use - No building, structure or land shall be used and no building or structure shall be erected, structurally altered, enlarged or maintained, except for the following uses, and when a “Supplemental Use District” is created by the provisions of Article 3 of this chapter, for such uses as may be permitted therein.

1. Any use permitted in the C1 Limited Commercial Zone, provided that all regulations and limitations of said C1 zone are complied with except as provided in this section. Any single-family dwelling, two-family dwelling or apartment house use permitted in the R4 Multiple Dwelling Zone provided that all regulations of said R4 zone are complied with except as provided in this section. (Amended by Ord. No. 156,994, Eff. 9/25/82.)

2. The following stores, shops, services or facilities when conducted in accordance with the limitations hereafter specified: (Ex) household appliance repair, household, aquarium, auditorium having a seating capacity for not more than 3,000 people, exhibits, import business, with not more than 3,000 square feet of storage area, frozen food store, interior decorating store and a locksmith shop.

The Local Initiatives Support Corporation (LISC) Commercial Revitalization Toolkit provided insight on the process of creating a plan for commercial revitalization on a neighborhood scale. From this toolkit we found key questions that we should ask as we look to create our own Adaptive Reuse plan for LPV. The key areas of work that the toolkit defined and that we chose to focus on were “understanding the business and building stock,” as well as “understanding demographics and spending power.” The toolkits prompted questions such as “how many businesses are located here?”, “how much commercial space is available?” and “what are the unmet needs of the demographic.” We kept these and other key questions in mind when making our empirical observations and collecting our categorical data.
Our research utilized both quantitative and qualitative methods to assess the existing conditions in Leimert Park. Zimas, the business inventory, community meetings, and informal interviews were the tools used to assess not only the existing buildings for adaptive reuse potential, but for the attitudes of stakeholders and community members as well.

**Measurements**

The primary deliverable of our research is as-builts for the two buildings currently owned by Botach Tactical. A major challenge to overcome was accessing the buildings where heavy artillery weapons were located. To overcome this issue, the Los Angeles Zone Info and Map Access system was used the ruler tool to get rough exterior building dimensions of the three buildings for our midterm presentation. With the assistance of LPV Community Organizer Brian Bowens, a site visit to each building was coordinated and manual measurements were able to be obtained. The main tool for measurement was a point and shoot laser. Once sketched and recorded, the measurements were imported onto AutoCAD to create a final architectural floor plan for the two existing buildings.

**Business Inventory**

The existing business inventory provided by the Leimert Park Vision 2020 team was the most up to date inventory that was created of all business included in the business improvement district. The inventory listed the business name, type, address, phone number, the city where located, and possible contact. Additional information including the number of employees, if the employees live in the area, if the building is vacant and how long the business has been established was collected as well to provide a more comprehensive snapshot of the business dynamics within the area. This collected data gave us the amount of vacant businesses, the amount and types of businesses and also how long the business has been established.

**Community Meetings**

Semi-weekly meetings were held in LPV to maintain consistency between stakeholders, community members, and working groups. The meetings allowed for a better understanding of the needs of the stakeholders, nonprofit aid workers and business owners as well as their relationships between each other. During the meeting collaborative decisions are made through dialogue between major actors. Attendance of meetings shed light on the community development challenges that LPV faces including the most important adaptive reuse issue of buying property from Botach Tactical for commercial revitalization purposes.

**Informal Interview**

When collecting data for the business inventory, informal interviews were also conducted. The survey section of the Business inventory was also what was used to establish information of employees, vacancy, and when the business was established. How we gained our final analysis was through door to door data collection and conducting informal interviews. This was also used to see the businesses reaction to our questions and us as surveyors. We were able to see if they were welcoming or not, friendly or not, and willing to give us information or not. This survey also allowed us to be able to interact with some of the community members. Those conversations also building a larger perspective for our qualitative analysis.
Before measuring the two requested buildings, the average building height of the village was analyzed to provide a basis of the current physical capacity of the buildings (see figure 5). Most buildings in LPV are around two stories, between fourteen and twenty-three feet. Along Degnan Boulevard and Leimert Boulevard there are a few one story buildings shorter than 15 feet. The tallest building currently in LPV is the Vision Theater at 123.9 feet.

Botach Tactical Buildings

From our research, we found that the two Botach buildings (3423 W 43rd Place and 3411 W 43rd Place) have interiors that are in pristine condition and possess immense potential for adaptive reuse. However, because of the sensitivity of their business, they are not open to the public and take many measures to minimize their presence on a pedestrian level. The outside of the buildings are not well kept and appear as if they are abandoned buildings. The fronts windows and doors are locked and blacked out so no one can see inside. When entering the building, you enter from the rear where employees could be seen conducting business in a highly organized fashion.

3423 W 43rd Place has roughly 6,000 square feet of usable space. It includes a main entrance, lobby area, two bathrooms and two storage rooms on the first floor. There is a second floor that acts as a mezzanine at roughly 912 square feet. 3411 W 43rd place or “The Old White Bank Building” has roughly 6,350 square feet of usable space. It is made up of two floors. The first floor includes a main entry, two small storage rooms, counter space, and a vault area. The second floor at 1,600 square feet consists of an office area, dining room, kitchen and two restrooms (see appendix A).
Social Infrastructure

Land Use and Zoning

Our study site is the central commercial district that branches off the Crenshaw Corridor and is surrounded by residential uses. According to the Los Angeles zoning code, it is considered a C1.5 Limited Commercial Zone (see figure 6). Despite the aforementioned guidelines, many business owners have adapted their spaces for their unique business or living situations, creating a large presence of informal uses within LPV.

Use of Space in Leimert Park Village

Throughout empirical observations as well as informal interview, we have found that there is a unique use of public and private spaces within the community, where private spaces are intensely used and public spaces are underused. Most of what people would consider community building events: art show cases, concerts, gatherings that would normally happen in a public space, happen in private galleries, even if these spaces do not have the proper facilities to handle large crowds gathering at night. The spaces created for the public remain underused during the typical day outside of their street fairs and monthly art walks. The public spaces have become a space for the homeless and jobless to stand by during the day, as if these vulnerable populations enforced their own adaptive reuse of the spaces that they could access. This “inverse” of uses could potentially speak to the future uses that will inhabit existing structures. Particularly, the two Botach buildings on 43rd are directly adjacent to the most prominent public space in LPV, and can be bridge the chasm between public and private space.

Economic Development

The Business Inventory Survey allowed us to identify seven vacant buildings, seven business that opened after 2005, eleven business that opened on or before 2000 and the oldest businesses which were established in 1980. We can conclude that many of the business in our study site have been around for more than 10 years, and many have become institutions within the community (see figure 8). Our inventoried sample of businesses showed 7 vacant buildings, 7 business have opened after 2005, and 11 business have opened on or before 2000. Oldest businesses established in 1980, and is the Leimert Park Top and Body Shop. Despite this, there are vacancies in buildings that physically take up lots of space, creating gaps of blight when experiencing the community on a pedestrian level.
It had become increasingly apparent that many business owners and community members are unaware of Vision 20|20. This elucidates problems of transparency between decision makers and community members. We also found business owners are apprehensive to answer even the most basic questions, such as verification of address or how many employees currently work in the area. As described by one of our community partners, the people of Leimert Park are “sick of being interrogated”. The historical context of past redevelopment plans and decision making is important to understanding the attitudes of the community.

When talking to community members, there was a trend in a desire for local hire policies. Residents have a positive reaction to new business and welcome them to LPV, however many feel that these new business should contribute to the “local welfare” and hire those who live in the community. These residents felt that the lack of jobs in the community for its own residents may contribute to Leimert Park’s increasing homeless issue.

Stakeholder Dynamics

As active participants in the community development process for the Vision 20|20, we have found that there “Stakeholder-led stakeholder organization.” This dynamic of stakeholder organization come from the stakeholders organizing themselves into their own working groups based on their common interests. Stakeholder-led stakeholder organization can foster “can do” attitude among stakeholders, however conflicting interests among the members of the community development group can surface.

For example, the greatest adaptive reuse challenge was the rising friction Botach, who has financial stake in the community, and community members who would like to see the same spaces filled with other uses. For some in LPV, there is a feeling of apprehension from having such a highly sensitive business in their commercial district. Concurrently, the community recognizes and respects the needs of a business, specifically one that must relocate. The community concluded they must find a location large enough to house the business and secure funding to purchase the buildings from Botach. The property owner is willing to cooperate and relocate, however in order for that move to be considered they community group has to be able to complete the previously mention tasks. Future research in LPV must consider the role of Botach Tactical in LPV and ask critical questions to assess potential impacts of its absence and relocation.

Through our research and evaluation of LPV, our finding highlighted a number of important strengths and opportunities within the community that can and should be addressed by future research of the study area. One of the strengths we determined through our research is the large amount of existing vacant buildings and LPV’s connection to the Crenshaw Corridor make LPV a prime candidate for commercial revitalization and adaptive reuse. Through our research of demographic data we found that Leimert Park has high levels of education attainment in relation to the rest of Los Angeles. Agency and the ability to become active members of the society are usually associated with educational attainment and provides the Leimert Park community an advantage in terms of community organization. This trait has manifested in the strong presence of non-profit and community organizations in LPV. Lastly, we found that homogeneous population of the community could be a strength, in that it a solid sense of identity and culture within the community.

Although there is a well-established cultural and artistic identity in LPV, there are still populations outside of said identity. Sense of identity can be beneficial in community development, however it is also important to address other populations outside of the majority. For example, Botach Tactical may not adhere to the overall identity of the community however its presence alone warrants careful planning. Future research could analyze stakeholders and their needs as a businessman or as a community member to hopefully find a compromising solution.

Community members also expressed a desire for local hire policies. Further research into how many people live and work within Leimert Park could potentially address this particular community need. We also found many opportunities to identify and address informal uses of the buildings for future research.
Our research focused on the analysis of the physical, social, economic development, and human infrastructure of Leimert Park Village. Our research concludes that the physical infrastructure of the buildings within the community are in proper condition to undergo adaptive reuse. The social infrastructure showed that the use of spaces in Leimert Park Village is “inversed”, where private spaces are intensely used and public spaces are underused. This unique adaptation of spaces should be evaluated by the community and considered during commercial revitalization. The analysis of economic development infrastructure in Leimert Park Village showed that there is a number of long established businesses that have become institutions within the community. However, it was also revealed that there are a handful of building vacancies that disrupt the community experience on a street level. Our analysis of the human infrastructure revealed that there is a great disconnect between major actors in the community’s development and the rest of the residents. Many community members and business owners had no prior knowledge of the Leimert Park Vision 2020. The remaining task of Botach Tactical’s relocation requires the community’s cooperation in helping meet the needs of the business.

As we work towards our goal of creating an Adaptive reuse plan, we must consider the conclusions we have drawn from our existing conditions analysis. First, we must keep in mind the attitudes of the entire community towards redevelopment, especially done by members outside of the community. We must also play to the strengths that we have identified in the community, as well as find opportunities to address weaknesses within the community when creating an Adaptive Reuse plan.

Once the as builts are complete we will be able to assess what we can work with and start to consider new uses. Implementing new uses into our identified buildings implies our scope of work for the following quarter. We must look and see how the requirements for their desired uses, such as sit down dining+, yogurt shops, food stands, and pop up shops. This will allow the community to see how much money and retrofitting must be done for their desired uses and narrow down their choices to those that most fit the community’s need and capability.


Stakeholder Analysis Matrix

**Stakeholders**

- Community Residents
- Property Owners
- City and State Governments
- Developers
- Business Owners
- Community Residents
- Property owners and community members
- City residents
- City and State Governments
- Developers
- Business Owners
- Community Residents

**Who's Effects? Who's Affected by issues?**

- Community residents will be affected by income of certain types of businesses, developers could also be affected. Consumers and the homeless are likely to be displaced if the population decreases.
- Business owners could be affected by the type of business that comes into the area and how successful that business will be. Consultants will be affected, so it is likely that they will be hired to help with the development of an area which will bring in the businesses.
- Developers are the ones who are hired by the other stakeholders. They will be affected by the issues and ways the developer approach an issue.
- Consultants will be affected by the other stakeholders. They will have a job based on the direction of the plan and how the goals are achieved. The consumers and the homeless are the ones who will have no effect on them.
- Consumers will have a variety of types of business, and consumer needs.
- Homeless may be displaced or have the option of having relocation areas designated by the community.
- City government and large corporate business owners could have an effect on the level of interaction by state governments.

**Potential Changes**

- Community residents will have a voice in the larger picture of the development process.
- These property owners will have better information on what the community expectations will be.
- These businesses will types of businesses that have been identified by other stakeholders.
- Developers will focus on types of uses which have been focused on by the other stakeholders.
- They will use methods to identify specific goals that have been discussed in community meetings and group discussions.
- Consumers will have a variety of types of business and types.
- Homeless may be displaced or have the option of having relocation areas designated by the community.
- We will add the plans. We will provide the general plan with zoning types and uses.

**Benchmarking Matrices**

<table>
<thead>
<tr>
<th>Plan/Study/Title</th>
<th>Location</th>
<th>Description</th>
<th>Key Opportunities/Weaknesses</th>
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<td>VANCOUVER, BC</td>
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<td>SEDALIA, KENTUCKY</td>
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<td>SEATTLE, WASHINGTON</td>
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**Key Opportunities/Weaknesses**

- Job creation in the commercial district
- Declining rents, vacancies and deferral of major redevelopment projects
- Declining rents, vacancies and deferral of major redevelopment projects
- Lack of neighborhood identity
- Declining rents, vacancies and deferral of major redevelopment projects
- Declining rents, vacancies and deferral of major redevelopment projects
### Benchmarking Matrices

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<th>Neighborhood Analysis Tools</th>
<th>Planning Goals</th>
<th>Adaptive Reuse Goals</th>
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<td>Consultant one-on-one meeting with stakeholders</td>
<td>Architectural analysis (creation of floor plans via CAD)</td>
<td>A place to explore</td>
<td>Creates a vibrant and authentic destination for arts and entertainment</td>
</tr>
<tr>
<td>Focus workshops</td>
<td>Planning analysis (evaluation of potential reuse concepts against established planning principles and existing plans for the Island)</td>
<td>Affordable rents and an absence of gentrification</td>
<td>Commercial, entertainment, and cultural programming</td>
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<td>Key informant interviews</td>
<td>GIS/ST Analysis</td>
<td>Maintain distinctive architecture and urban design</td>
<td>Uses arts as an amenity, public art, and community activation</td>
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<tr>
<td>CMHC Granville Island Office Staff, Management Workshops</td>
<td>Incorporation of student studio urban design and architectural analysis</td>
<td>Creation of “green network” of parks and green space pockets, become an effective bridge between downtown and Old Louisville</td>
<td>Provides supportive utility, parking, and transportation infrastructure</td>
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<tr>
<td>Tenant workshops</td>
<td>Conducted analysis of Pioneer Square’s economy and the major business’ needs</td>
<td>Provide economic development support and investment</td>
<td>Facilitates effective market, brand, and promotional efforts for Pioneer Square</td>
</tr>
<tr>
<td>Mayor/Planning Staff</td>
<td>Visited ~15 Pioneer Square businesses, conducting informal interviews with the owner and/or manager in several of them</td>
<td>Building the neighborhood’s organization development and capacity</td>
<td>Actively engages businesses in supporting economic growth and building the neighborhood’s business improvement and capacity</td>
</tr>
<tr>
<td>Media/Planning Staff</td>
<td>Conducted individual interviews with a variety of stakeholders</td>
<td>Focus on the district’s historic building assets</td>
<td>Facilitates effective market, brand, and promotional efforts for Pioneer Square</td>
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### Stakeholder Engagement Tools

- Consultant one-on-one meeting with stakeholders
- Focus workshops
- Key informant interviews
- CMHC Granville Island Office Staff, Management Workshops

### Neighborhood Analysis Tools

- Architectural analysis (creation of floor plans via CAD)
- Planning analysis (evaluation of potential reuse concepts against established planning principles and existing plans for the Island)
- GIS/ST Analysis
- Incorporation of student studio urban design and architectural analysis

### Planning Goals

- A place to explore
- Affordable rents and an absence of gentrification
- Maintain distinctive architecture and urban design
- Creation of “green network” of parks and green space pockets, become an effective bridge between downtown and Old Louisville

### Adaptive Reuse Goals

- Creates a vibrant and authentic destination for arts and entertainment
- Commercial, entertainment, and cultural programming
- Uses arts as an amenity, public art, and community activation
- Provides supportive utility, parking, and transportation infrastructure

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**MONTOJO 3**

- VANCOUVER, BC
- LOUISVILLE, KENTUCKY
- SEATTLE, WASHINGTON

- Design is consistent with Granville Island industrial origins and authenticity.
- South Building:
  - ECUAD street level library space 10,000 sqft.
  - 170 seat lecture hall
  - Large spaces with high ceilings and natural lighting, central atrium

- Stakeholder Engagement Tools
  - Consultant one-on-one meeting with stakeholders
  - Focus workshops
  - Key informant interviews
  - CMHC Granville Island Office Staff, Management Workshops

- Neighborhood Analysis Tools
  - Architectural analysis (creation of floor plans via CAD)
  - Planning analysis (evaluation of potential reuse concepts against established planning principles and existing plans for the Island)
  - GIS/ST Analysis
  - Incorporation of student studio urban design and architectural analysis

- Planning Goals
  - A place to explore
  - Affordable rents and an absence of gentrification
  - Maintain distinctive architecture and urban design
  - Creation of “green network” of parks and green space pockets, become an effective bridge between downtown and Old Louisville

- Adaptive Reuse Goals
  - Creates a vibrant and authentic destination for arts and entertainment
  - Commercial, entertainment, and cultural programming
  - Uses arts as an amenity, public art, and community activation
  - Provides supportive utility, parking, and transportation infrastructure