

# A - CULTURAL ALTERNATIVE



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



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

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



1. Develop a new institutional use (education, large culture-focused business, relocated City Hall) linked across Willowbrook Avenue to the MLK Monument and Civic Center.



2. Develop a new museum, hotel & residential uses at the Civic Center - potentially including repurposing City Hall. Create an amphitheater at the MLK Memorial.



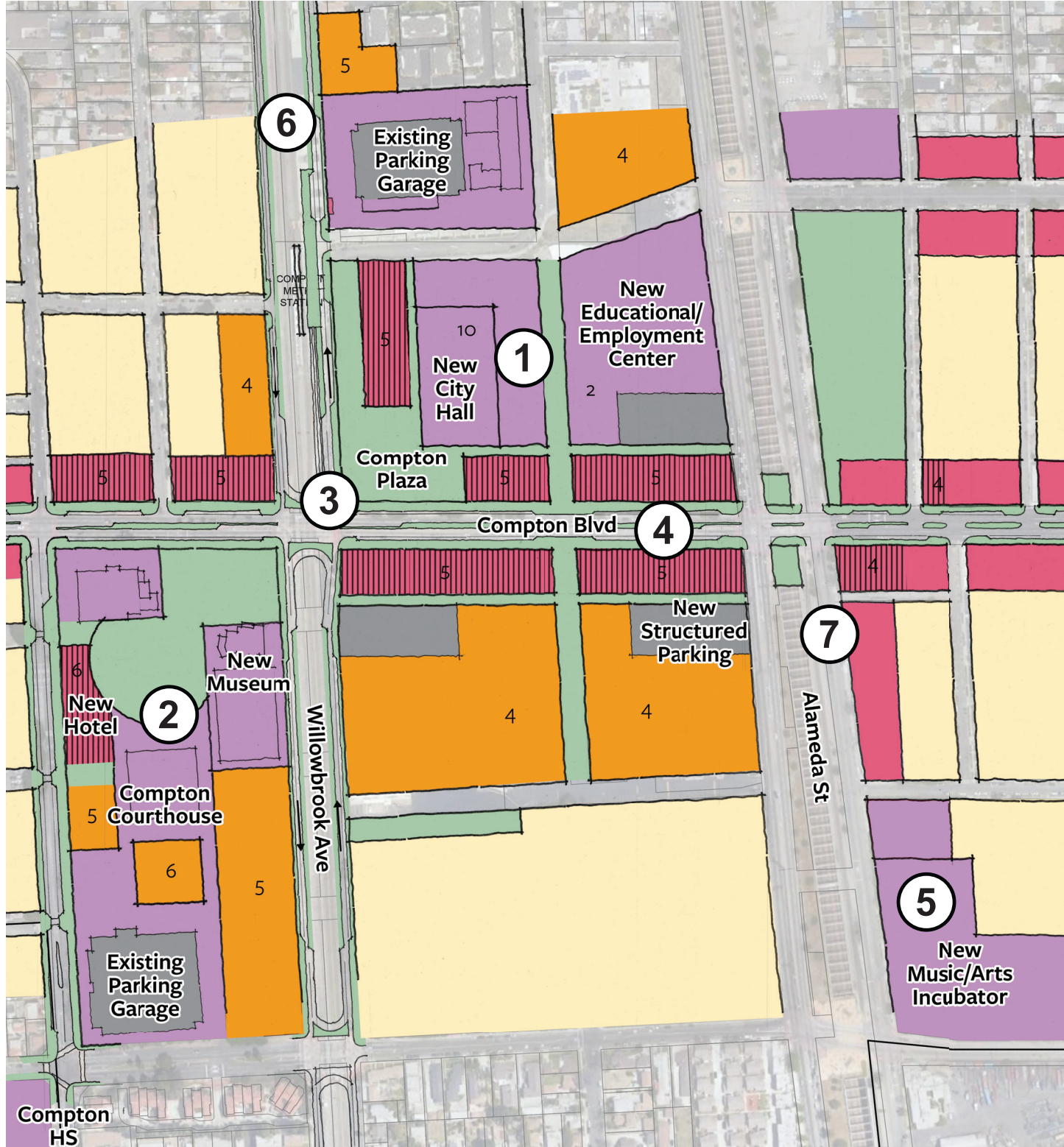
3. Create a new gateway square at the corner of Compton & Willowbrook linking the Civic Center, Metro and Compton Blvd. Relocate Post Office.



4. Narrow Compton Blvd. into a pedestrian-friendly main street with arts, retail and Compton Walk of Fame.



5. Turn the City Yard into a music incubator.



6. Convert Willowbrook Ave. into a traditionally oriented couplet of one-way streets with trees and bike lanes.



7. Add bike lanes to Alameda East.



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# B - GREENING ALTERNATIVE



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



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

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



1. Incrementally develop street-facing mixed use on Compton Boulevard; keep big box retail behind.



2. Convert existing buffer at Civic Center to neighborhood-serving park.



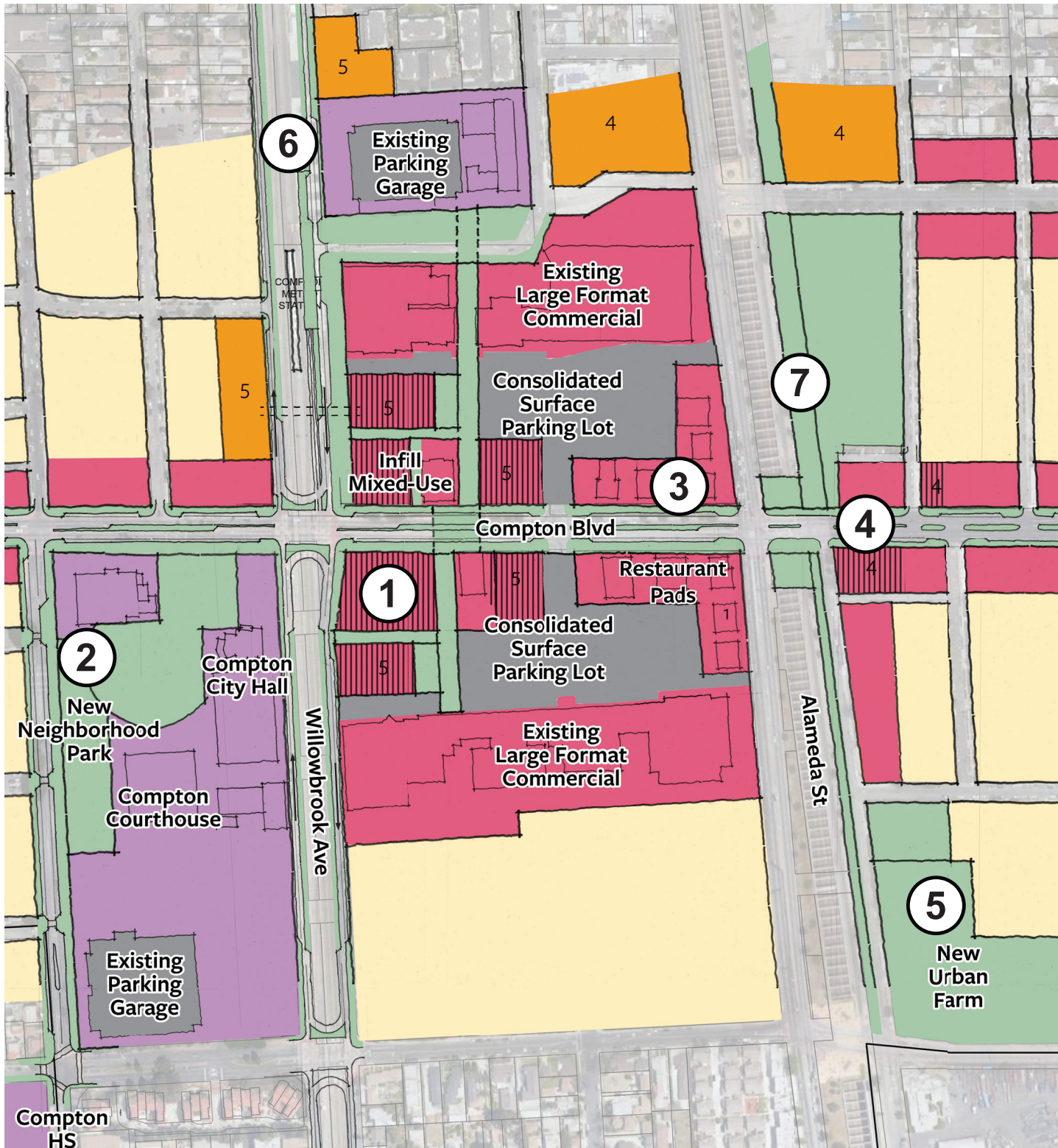
3. Flank existing pad buildings with new buildings, creating intimate walkways out to Compton Blvd. Connect walkways back to existing Dollarhide parking garage.



4. Emphasize Compton Blvd. as the main street for retail uses. Add parklets, medians and curb extensions to improve crossings.



5. Downsize the City Yard and create an urban farm & food incubator.



6. Convert Willowbrook Ave. into a reverse orientation couplet of one-way streets with cycle tracks separated by rolled curbs.



7. Add green jogging path and expand Wilson Park by closing the street north of Compton Boulevard.



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# C - COMMERCIAL ALTERNATIVE



**Market**  
**+1334**  
units

**Affordable**  
**+360**  
units

**Open Space**  
**+2.3**  
acres



1. Create high-energy entertainment & retail mixed use center that connects Metro station to Compton Boulevard.



2. Incrementally improve the front plaza of the Civic Center and west buffer space with kiosks, vendors and shade.



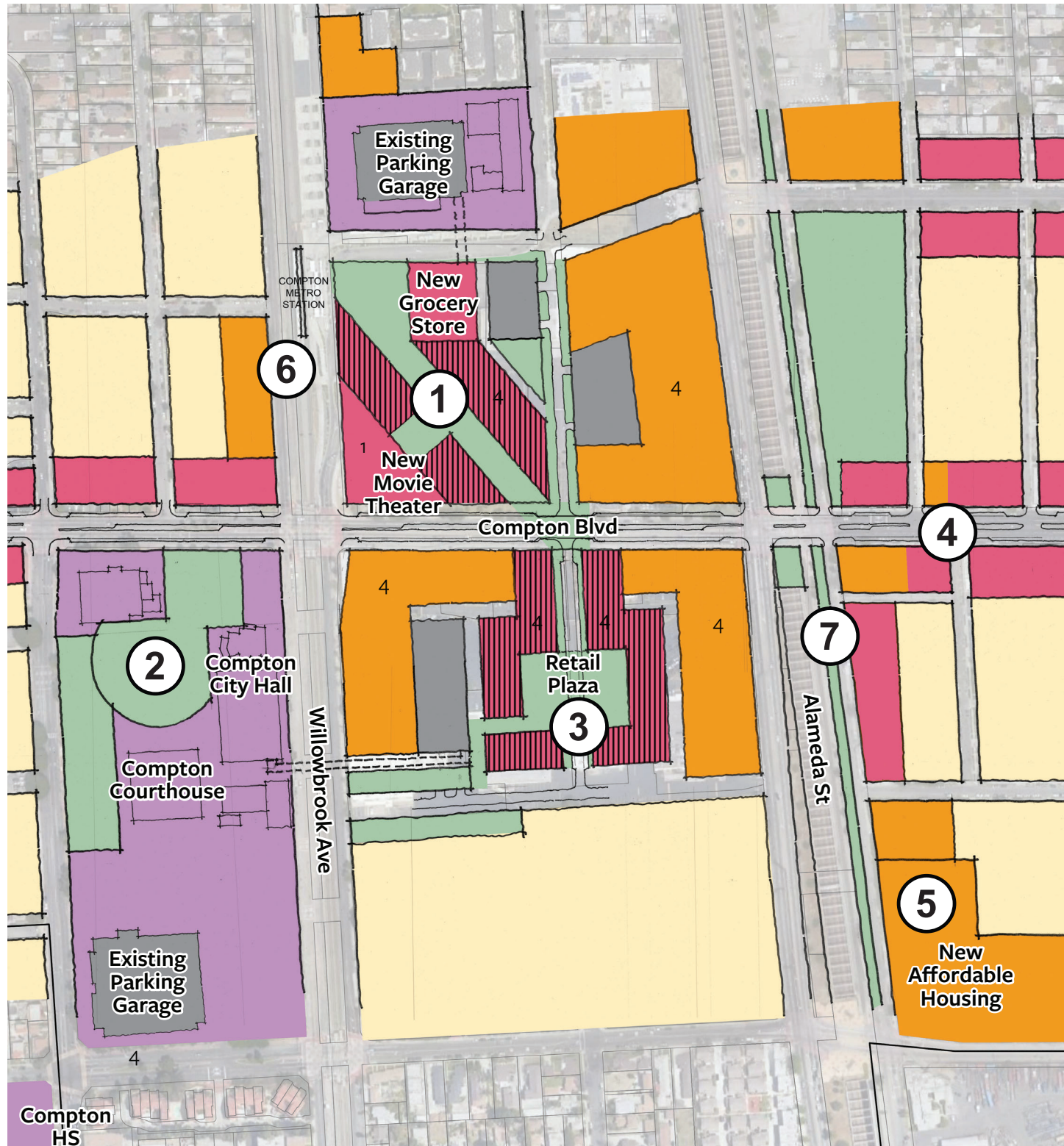
3. Create interior plaza that can be used for concerts and other events without affecting the overall district.



4. Fill in vacant lots and buildings on east Compton Blvd with any type of development, including single-use residential.



5. Redevelop City Yard with affordable housing.



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



6. Add trees and greenery to Willowbrook Avenue while maintaining the current circulation pattern.



7. Add green jogging path along Alameda East.



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