



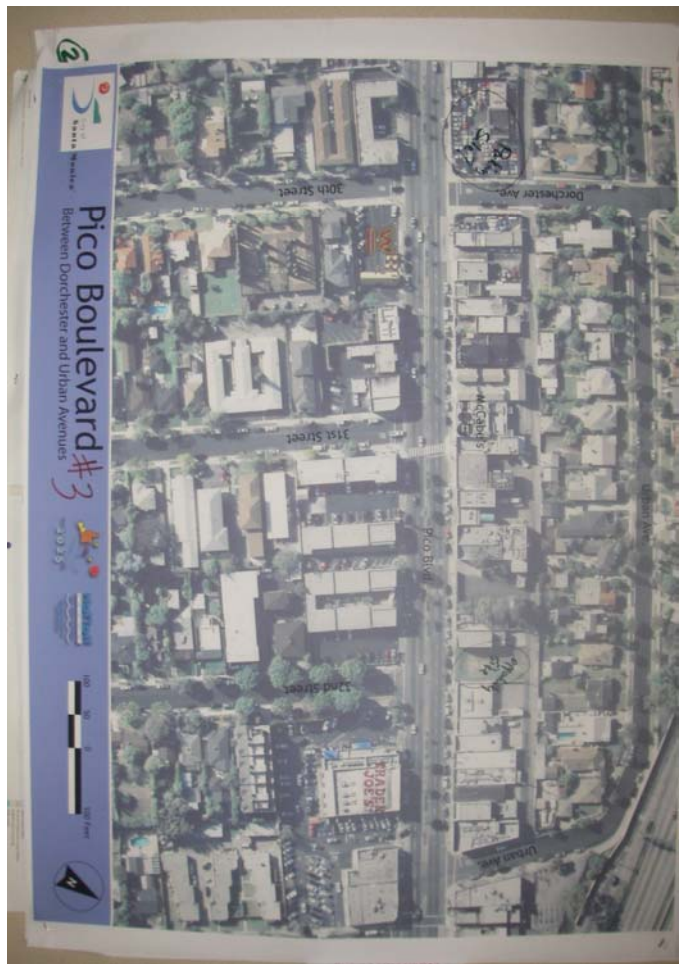
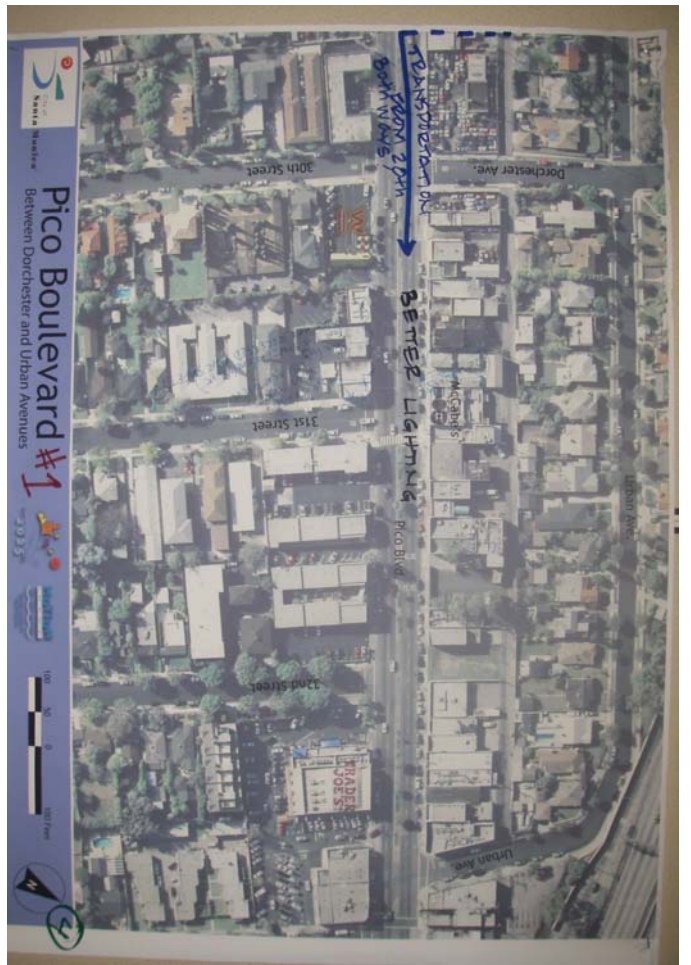
Pico Neighborhood Placemaking Workshop

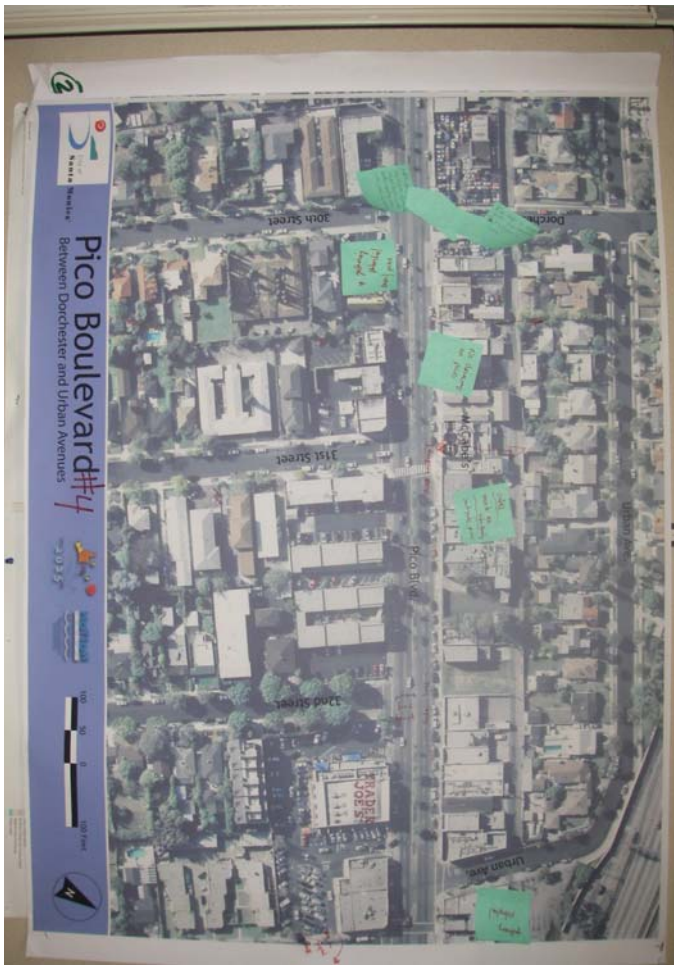
March 26, 2007
Thelma Terry Community Room
Virginia Avenue Park



Wall Graphic Notes from Placemaking Workshops

PICO BOULEVARD - WORKSHOP #1				
Transportation, Connections & Parking	Streetscape / The Blvd.	Design & Zoning	Services / Amenities	Other notes
<ul style="list-style-type: none"> • Think regionally • Elevated transit • Open up urban ave. • Underground tunnel to trader joes* • Bike paths in alleys • Alleyh access • Solve traffic at pico & cloverfield • Dorchester tunnel is unsafe at night • More bus stops • Cover bus stop benches • Smaller buses / shuttles • Safer crossings • Bike lanes @ 20th (Michigan & 20th) • More parking • Underground (parking)* • Rooftop (parking) • Trader joe's structure • Diagonal parking on urban ave* • Shared structure on Dorchester • Multi-use or shared parking • Parking for students outside of the neighborhood (SMC) 	<ul style="list-style-type: none"> • More traffic lights • Create a pedestrian environment / streets • Wider sidewalks ** • Rooftop gardens • Bike lanes • Car lots under utilities • Streets for all ages and ability • Walkable environment • More lighting at night • Grassy areas • Reallocate median space / better use 	<ul style="list-style-type: none"> • Multi-housing w/shared green space • Interior courtyards • Mobile home park uses • Pico concern over dev(elopement)** • On-site resident care for seniors • Solar • Selective uses • Underground electricity...is it safe? • Keep it as rural as cloverfield used to be NOT URBAN! • Property owners to donate additional sidewalk space • Housing over the freeway? • Quality of life does not equal density • Community benefit agreement with every development • Replace bars and liquor stores with positive development 	<ul style="list-style-type: none"> • Coffee shops & restaurants** • Multi-use buildings • Community use • Green spaces (all sizes)* • Retail & café uses* (more of what is happening at the Trader Joes end of the street) • <u>Bank</u> • Mixed-use* • Need more markets • Light theater / performance space • Laundromats • Department stores • Library • Community (organic) garden • Marshland • Bigger stores / more room • Too many fast food restaurants • Skate park • Roller rink (indoor / outdoor) 	<ul style="list-style-type: none"> • "it's about fellowship with the neighbors" • "people first" • "City leadership is not listening"





Pico

- PROVIDE A MORE AESTHETICALLY PLEASING HOTEL (TRAVEL LODGE)
- PEDESTRIAN RELATED USE
- PATHWAY for non-motorized traffic
i.e. Bikes, skateboarders, walking

(2)

Pico

EAST OF 28th (2)

- NO CHAIN LINK FENCES ON PICO BLVD
- NO AUTO REPAIR ON PICO BLVD
- NOT ENOUGH PARKING PROVIDED ON SITE FOR THE BUSINESS IN THE AREA.
- THE COLLEGE (SANTA MONICA COLLEGE) IS NOT AESTHETICALLY PLEASING
- PROVIDE DIAGONAL PARKING ALONG URBAN AVENUE
- CENTRALIZING BUSINESS AT ~~THE~~ SPECIFIC LOCATIONS OR AREAS AND ALLOWING FOR GREATER HEIGHTS.
- PROVIDE UNDERGROUND PARKING
- PROVIDE OPEN SPACE OR GATHERING AREAS
- WORK WITH CALTRANS FOR PUBLIC RIGHT OF WAY FOR PARKING.
- PROVIDE WALKABLE ~~WALKWAYS~~ TO PLACES SUCH AS TRADER'S JOE'S

Pico

Auto body shops - remove + no chain link

ST Landscape maintenance (sidewalks + medians)

ST Maintain Dorchester tunnel + better lighting

1-2 stories: Arch - East border

3 stories: west section

Buyer 99¢ store

ST? 99¢ store alley use: (Can this be illegal?)

More laundromats

ST Shuttles north-south

ST Urban Ave - no left turn to Pico

Diagonal parking on Urban

Lighting on Pico:

ST Better crosswalk to Stewart Ave. Park

Better bus shelters

Adjust crosswalk over Cloverfield for more ped. time

Pico

* Rehab of sites.

Selectivity of uses

- Incentives for right uses

Ashland/Urban - Make sure those spaces are vital.

- Uses - Banks, more?

* Parking are essential. → other road configurations possible after parking provided.

- 1 to 2 stories max height. ex: Shumpeo Lounge 31st - 32nd.

- Better lighting for safety + beauty

- Residential uses, such as lofts, OK. on Pico

- Uses: Outdoor Cafes.

- No Body shops/light manufacturing

- Walkable areas - create more.

Additional Comments Summarized by Planners from Their Tables at the Pico Workshop

- ⇒ Auto body shops: - remove them and get rid of ugly chain link fences
- ⇒ Better landscape maintenance needed (sidewalks and medians)
- ⇒ Maintain Dorchester tunnel and better lighting & policing
- ⇒ Reasonable heights on Pico: 1-2 stories from Dorchester east; 3 stories in Stewart-Cloverfield area studied
- ⇒ Bigger 99-Cent store; also, 99-Cent store obstructs adjacent alleys (is there illegal use here?)
- ⇒ More Laundromats
- ⇒ Add north-south shuttles
- ⇒ Urban Avenue: Don't allow left turns onto Pico in order to end growing cut-through traffic
- ⇒ Diagonal parking on Urban Avenue
- ⇒ Better lighting on Pico
- ⇒ Signalized crosswalk to Stewart Avenue Park across Stewart
- ⇒ Improve bus shelters and make them feel more protected from traffic
- ⇒ Adjust signals to allow pedestrians more time to cross Cloverfield from Virginia Avenue Park

Map Comments

#1 (Stewart-Cloverfield Area)

Streetscape/Transportation:

- Option with wider sidewalks, bike lane, parking & one lane in each direction.
- Wider sidewalks and more trees that are better maintained
- Maintain landscaping

On **north side** of Pico:

- skateboard/tennis facility,
- community garden,
- recycling containers placed along with trash cans on street and at bus stops
- Library (placed on NE corner of Pico & Cloverfield)

On **south side** of Pico:

- Retail/multi-family above, both market rate and affordable (SW corner of Pico & Cloverfield)

General comments:

- Buildings with recycled materials, sustainable, organic, renewable energy – same standard as the NRDC building.
- People first; sidewalks wider
- Fewer cars
- SMC: Better commuting programs to get students to class
- Pedestrian-oriented design
- Green living on streets and private properties; it is the city's and residents' environmental responsibility

#2 (Dorchester-Urban)

Streetscape/Transportation:

- No recommended lane adjustments
- Add palm trees along Pico Blvd.
- Bike racks shown on Urban and accessed from alleys
- Shuttle stop shown at Pico/Dorchester
- No left turn from Urban Ave. to Pico w/median in Pico to prevent it.
- Elevated public transit along Pico (especially useful for SM residents)
- Rapid bus down Pico; stop near TJ's

On **north** side of Pico

- Parking structure w/underground, too on NE corner where Urban bends at the freeway
- Community center
- Shared parking structure (between 31st & 32nd)
- Multi family residential
- Restaurant
- Parking structure w/underground parking levels and multi-family residential at NW corner of Dorchester & Pico

On **south** side of Pico

- SW corner of Pico & Dorchester: Café, bank, retail
- SE corner of Pico & Dorchester: Multifamily residential
- Parking structure on lot next to TJ's
- Parking structure by Grammy building & bank

#3 (Dorchester-Urban)

Streetscape/Transportation:

- No parking during peak hours; use as bus-bike lane (WB in the a.m.; EB in the p.m.)
- Reduce the median width
- More bus stop benches
- Make all angled parking on neighborhood streets back-in for better safety for bikes, pedestrians and motorists.
- Bike lanes on 20th Street and better bike connections at Michigan & 20th

On **north** side of Pico:

- No auto use at corner of Dorchester
- No driveways on Pico
- Next to McCabes: cafes; mixed-use higher density with courtyards & paseos
- Pedestrian passage between Pico & alley
- Shade trees on north side of street
- Gathering place potential at corner of Urban & Pico

On **south** side of Pico:

- Shared parking between TJ & bank property on the other side of 33rd
- Potential for gathering place on SE corner of Dorchester/Pico

#4 (Dorchester-Urban)

Streetscape/Transportation:

- Angled parking on Urban Ave. and
- No recommended lane adjustments

On **north** side of Pico:

- More intense use at the right scale
- Shared parking on NE corner of Dorchester & Pico

On **south** side of Pico:

- Travel Lodge site: redevelop w/structure that is higher in the middle and scales down to front & toward residential
- Parking structure behind corner building next to TJ
- Parking structure near 10 freeway with landscaped rooftop; work with CalTrans

General Comments:

- No chain link fences on Pico Boulevard
- No auto repair on Pico Boulevard
- Not enough parking provided on-site for the businesses in the area
- SMC is not aesthetically pleasing
- Centralize businesses at specific locations or areas and allow for greater heights
- Provide underground parking
- Provide open space or gathering areas
- Work with Caltrans for public right of way for parking
- Provide walkable walkways to places such as Trader Joe's
- Replace Travel Lodge with a more aesthetically pleasing motel/hotel
- Pedestrian related uses
- Provide pathways for non-motorized traffic (bikes, skateboards, walking...)

#5 (Dorchester-Urban)

Streetscape/Transportation:

- Option that includes bike lanes, wider sidewalks, parking lane and one lane of traffic/ each direction
- Trees are nice now that they are filling out
- Doesn't feel safe at night because not enough lighting; crossing does not feel safe.
- Pico is hard to cross
- More traffic lights instead of flashing crosswalks
- Bike lanes on Steward from Pico to Olympic

On **north** side of Pico:

- Bookstores
- Like the trees on 32nd Street

On **south** side of Pico:

- Bookstores

General Comments:

- Pico near Cloverfield needs some gathering places that are well-kept & clean, such as plazas that are comfortable for adults, children, computer users (WiFi).
- Uses such as the 99-Cent store are too much for the size of lot and level of activity and need to locate where they have some “breathing room.”
- More buses on 20th Street cross-town.

#6 (Dorchester-Urban

Streetscape/Transportation:

- Better lighting
- Bus transportation from 20th Street and then east on Pico (both ways)

On **south** side of Pico:

- On the corner of Pico/31st: Remove trash bins that block view for bus stops; provide bus shelter/enclosure and recess it from street for safety.
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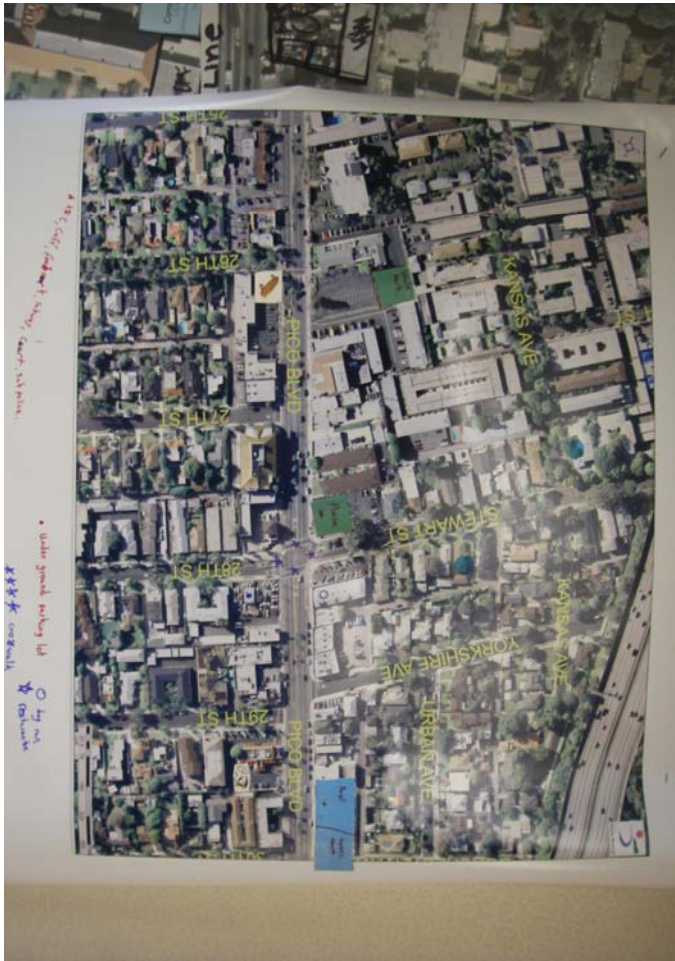


Youth Program: Urban Design/Placemaking

In order to hear the perspective of Santa Monica's future residents in the year 2025, Planning & Community Development's planners met with some of them to talk about Placemaking and to get some of their ideas about activities that Pico Boulevard could benefit from.

These maps are the work of Lorissa Boxer's 4th Grade Class at Edison Language Magnet Elementary, and of the Middle and High School students at the Virginia Avenue Park Teen Club.

Their concerns about safety, both in terms of traffic and crime, are clear. They also point out some of the retail and entertainment offerings that they would like to be able to walk to.



Youth Program Map Comments

Virginia Avenue Park Teen Program

Map: Pico from 34th to Stewart

Land Uses

- ⇒ Lego Store in block near Urban Avenue
- ⇒ Underground parking at TJs
- ⇒ Draw Peace murals on/near the Dorchester tunnel
- ⇒ On parking lot behind housing on Pico, north side of street between 24th & 25th Streets: Underground parking and put green park/plaza above (adjacent to Kansas Ave.)
- ⇒ Jamba Juice on north side of Pico 1 block east of Cloverfield
- ⇒ Between 24th & 15th south of Pico:
 - Gym
 - Whole Foods
 - Sonic
 - Swap meet
- ⇒ In & Out burger at Pico & 24th (south side of street)
- ⇒ Ice cream store needed
- ⇒ Shoe store (Footlocker)
- ⇒ Retail suggestions: Baskin Robbins; Chuck E. Cheeses; Apple Store; King Taco; Footlocker; Toys R Us
- ⇒ Southeast corner of Pico & 30th (in place of Weinerschnitzel): Food court with plaza and fountain in the middle
- ⇒ Northwest corner of Dorchester & Pico: Parking structure with a club at street level for under 21's.
- ⇒ Southeast corner of 28th & Pico: swap meet/clothing store
- ⇒ 99-Cent Store: Needs more room
- ⇒ KFC: Site should be a gathering place

Transportation/ROW comments

- ⇒ Make Kansas Avenue a one-way street going west.
- ⇒ Curb extensions on all corners of Pico/Cloverfield
- ⇒ Pico median extended (would prevent left turn from 26th St.)
- ⇒ Note on 25th St. south of Pico: "Close this street"
- ⇒ Walking/Bike path shown in median
- ⇒ Stewart: messy sidewalk – need to clean.
- ⇒ Crosswalk at Pico across Cloverfield doesn't provide enough time to cross before it starts flashing red.
- ⇒ Bike paths on Pico Boulevard

Landscaping/Parks & other

- Make Stewart Park better
- Change trees on Kansas Ave.; berries fall and are messy

Edison Elementary: 4th Grade Class

Map: Pico from 34th to Virginia Avenue Park

Land Uses

- Tennis court & pool at Pico near freeway

- Supermarket/shopping center
- Veterinarian at Weinerschnitzel site
- Housing over underground parking lot at southwest corner of Pico & 30th
- Go-Kart World & Arcade at Pico/31st
- Computer center on north side of street
- Park on vacant lot across from 32nd Street
- Turn MacDonald's into a plaza with food uses & outdoor seating
- Pool/tennis courts on Pico near Yorkshire with underground parking
- Turn KFC into plaza with KFC, café, food court, subway, police sub-station
- Restaurant on southeast corner of 28th & Pico
- Dog run/dog park
- Skate park at Pico & 26th
- Eco Center across from VAP: (place where community learns how to keep the environment clean)
- Homeless shelters (one for boys, one for girls)
- Affordable housing on NE corner of Pico and Cloverfield
- Hamburger restaurant at Pico & 25th
- Café on Pico west of 23rd.
- Souplantation across from VAP
- Office Depot on Cloverfield
- Bicycle shop

Transportation/ROW comments

- Improve crosswalks at Stewart/Pico/28th

Landscaping/Parks & other

- Baseball field at VAP

Soccer field at Edison