

Figueroa St

IN HIGHLAND PARK, LOS ANGELES, CALIFORNIA



HIGHLAND PARK

Fig & Ave 58

History

- Kizh/Tongva Indigenous people resided here for thousands of years
- Spanish colonization in late 18th century, creating mission lands “Rancho San Rafael”
- Verdugo family sold in the mid-19th century to real estate giants Chapman and Glassell
- Sold a few more times until it became the Highland Park tract in 1886, annexed to LA in 1895
- Experienced white flight in 1940s as neighborhood became diverse and by 1960s was predominantly Latino district



Image from Trulia

HIGHLAND PARK

History

- Wave of gang violence in 70s and 80s led to big real estate shifts
- Major Chicano art scene in the 90s
- Metro line opened in early 2000, prompting revitalization plan that would bring in commercial development on main streets
- Low rents/home prices, proximity to DTLA leads to steady gentrification

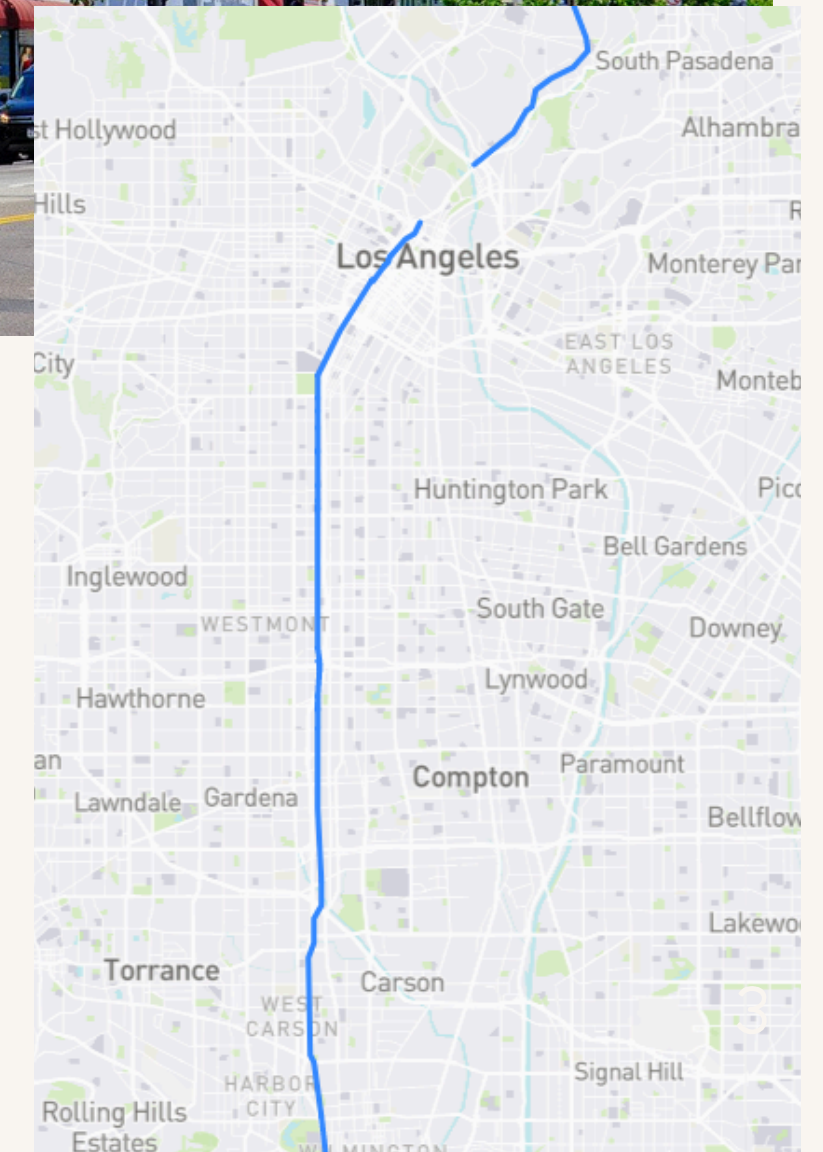
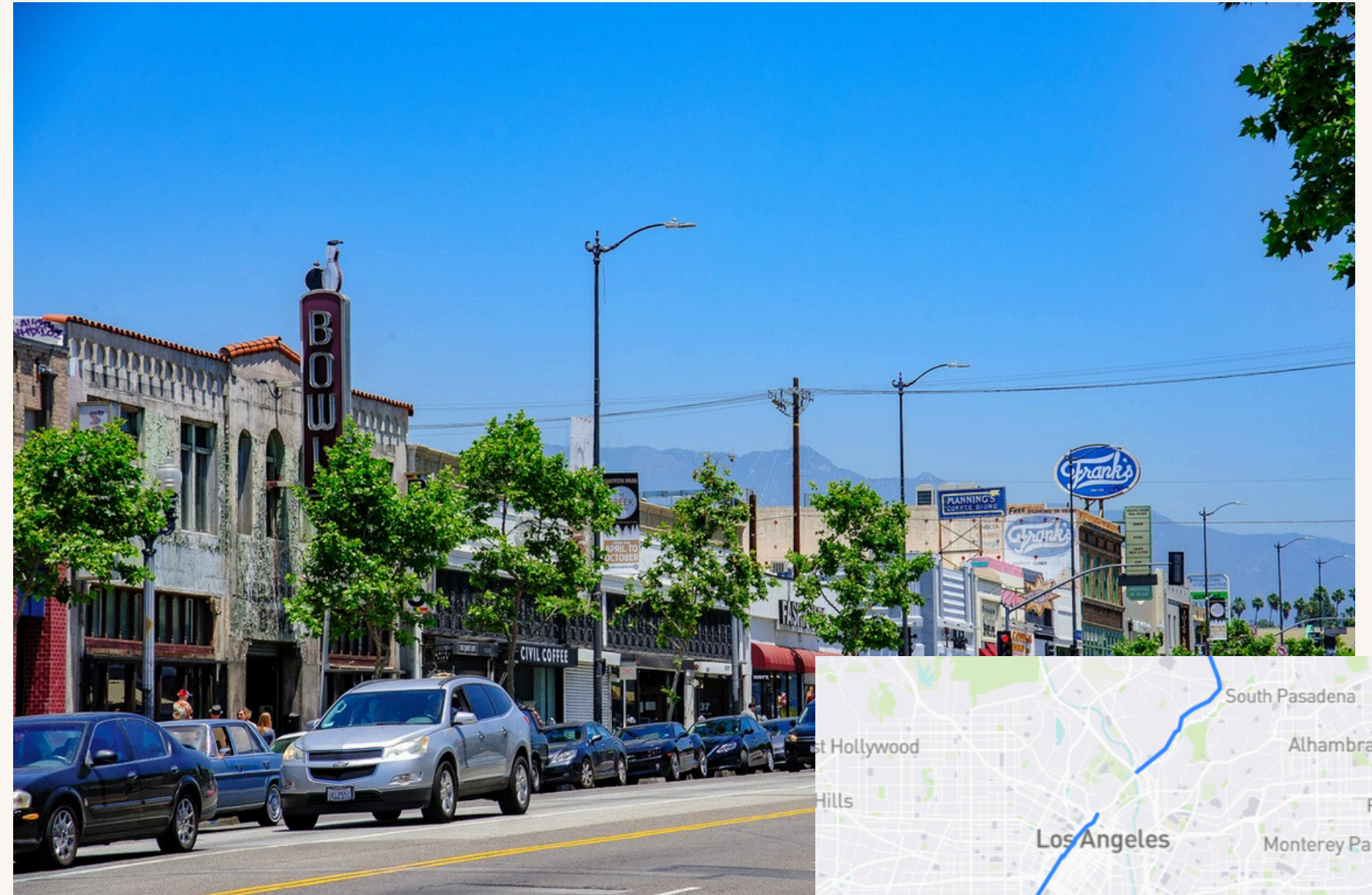
Tierra de la Culebra Park, 1990s, Tricia Ward



Image from LAist

FIGUEROA ST

- 1880s: Pearl St, Boylston, Pasadena Avenue, Dayton Avenue join to make one Figueroa St
- “My figueroa” development plan for a section from DTLA to near USC, \$20 million dollars
- Connected to several other major streets and immersed in the Metro bus system



ZONING

GENERALIZED ZONING

- Open Space
- Agriculture
- Low Residential
- Medium Residential
- Commercial
- Commercial Manufacturing
- Parking
- Public Facilities

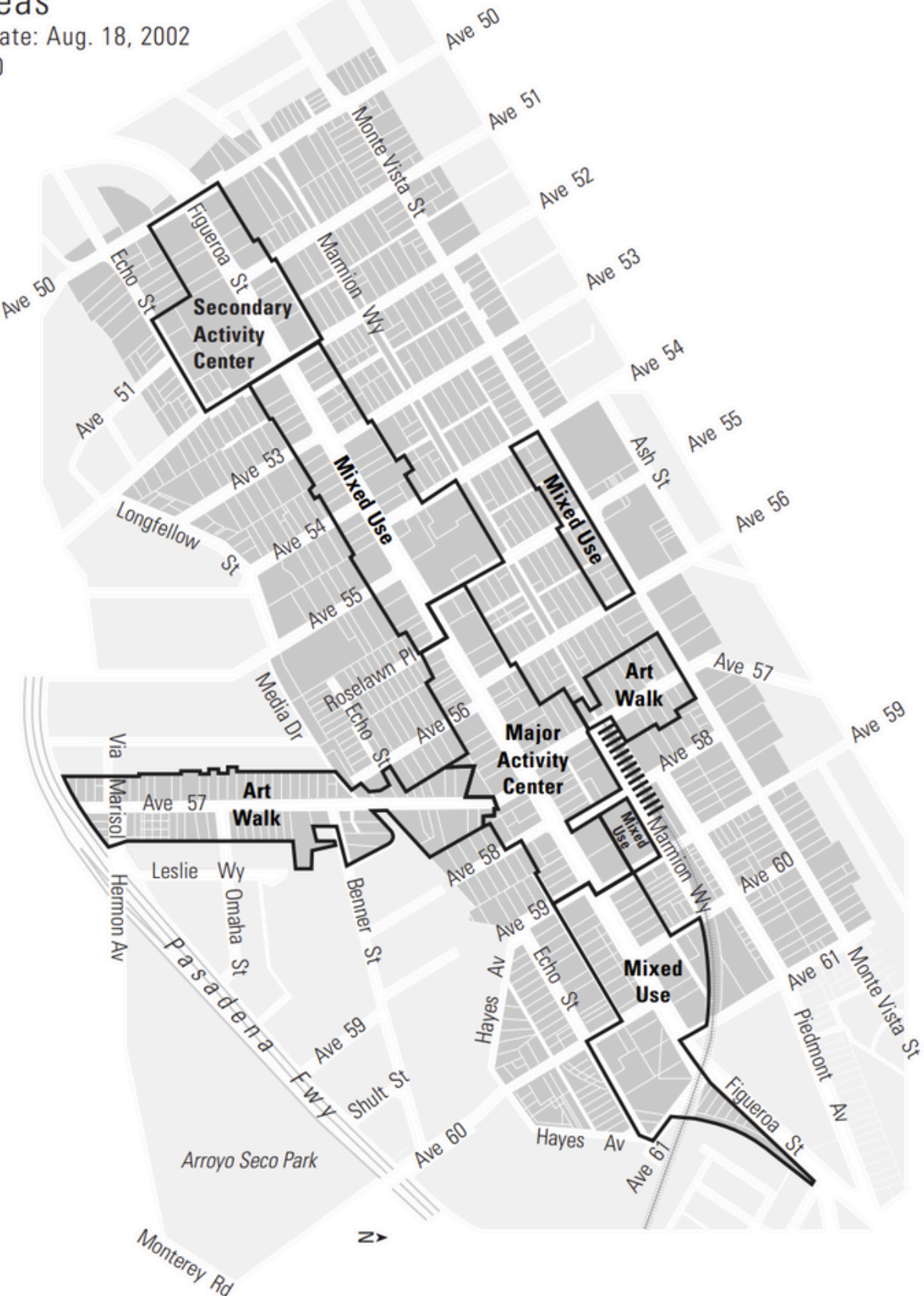


from ZIMAS (Zoning Information Access Mapping System)

Avenue 57 Neighborhood Specific Plan

Sub Areas

Effective Date: Aug. 18, 2002
ZI No. 2310



Proposed Metro Gold Line Station

Prepared by City of Los Angeles Planning Department • Graphic Services Section • February, 2000 Not to Scale

201107

Highland Park - Garvanza Historic Preservation Overlay Zone Architectural Survey: Structure Designation

Includes Historic Context Statement

Ordinance 169,776
Adoption Date: 04-20-1994
Effective Date: 06-07-1994
CPC 1992-283-HPOZ
Council File Index 93-0700

GARVANZA EXPANSION
Ordinance 181,326
Adoption Date: 09-22-2010
Effective Date: 10-08-2010
CPC 2010-943-HPOZ
Council File Index 10-2331

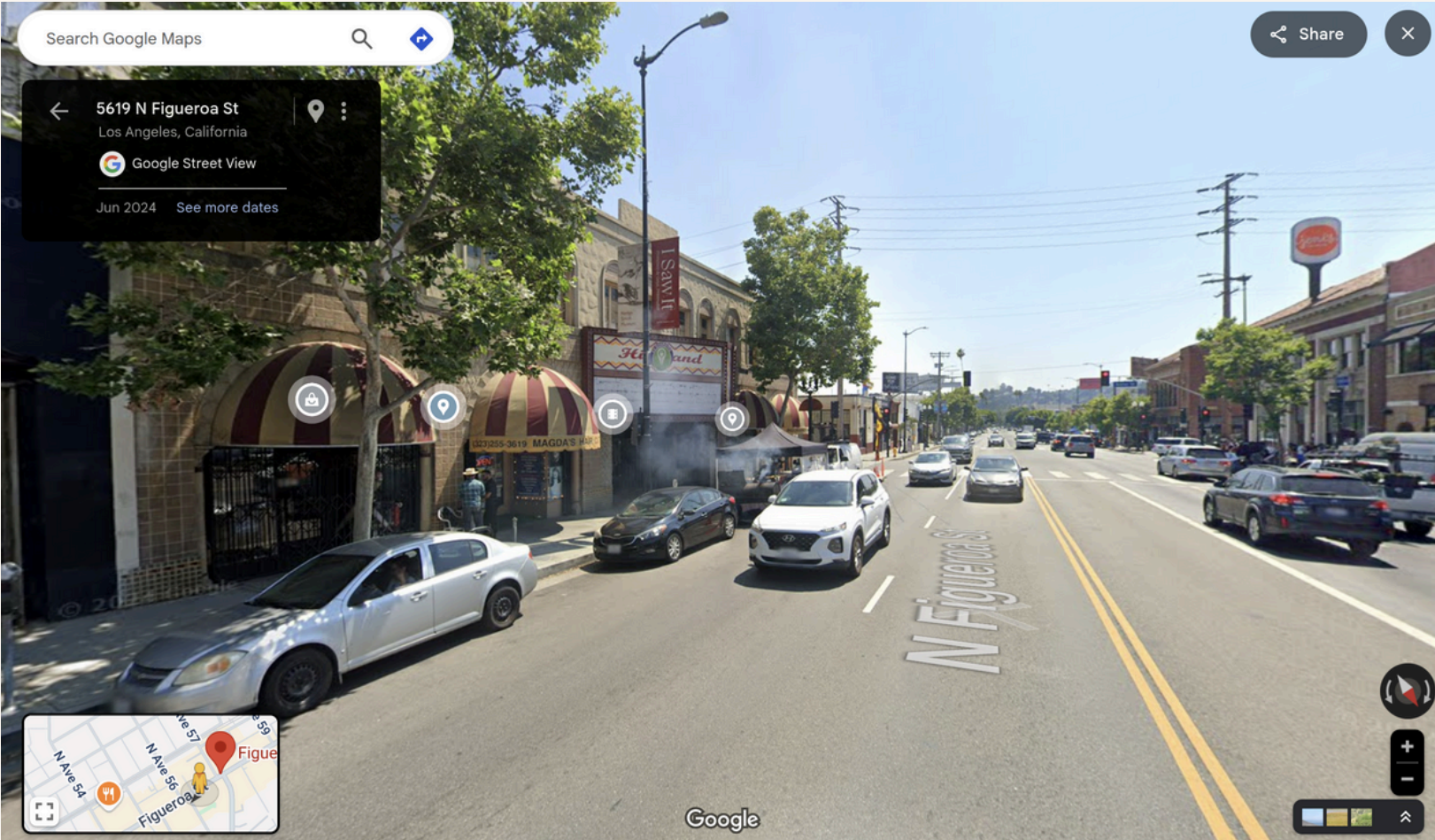


dark orange: contributes to historic

Let's go for a walk!

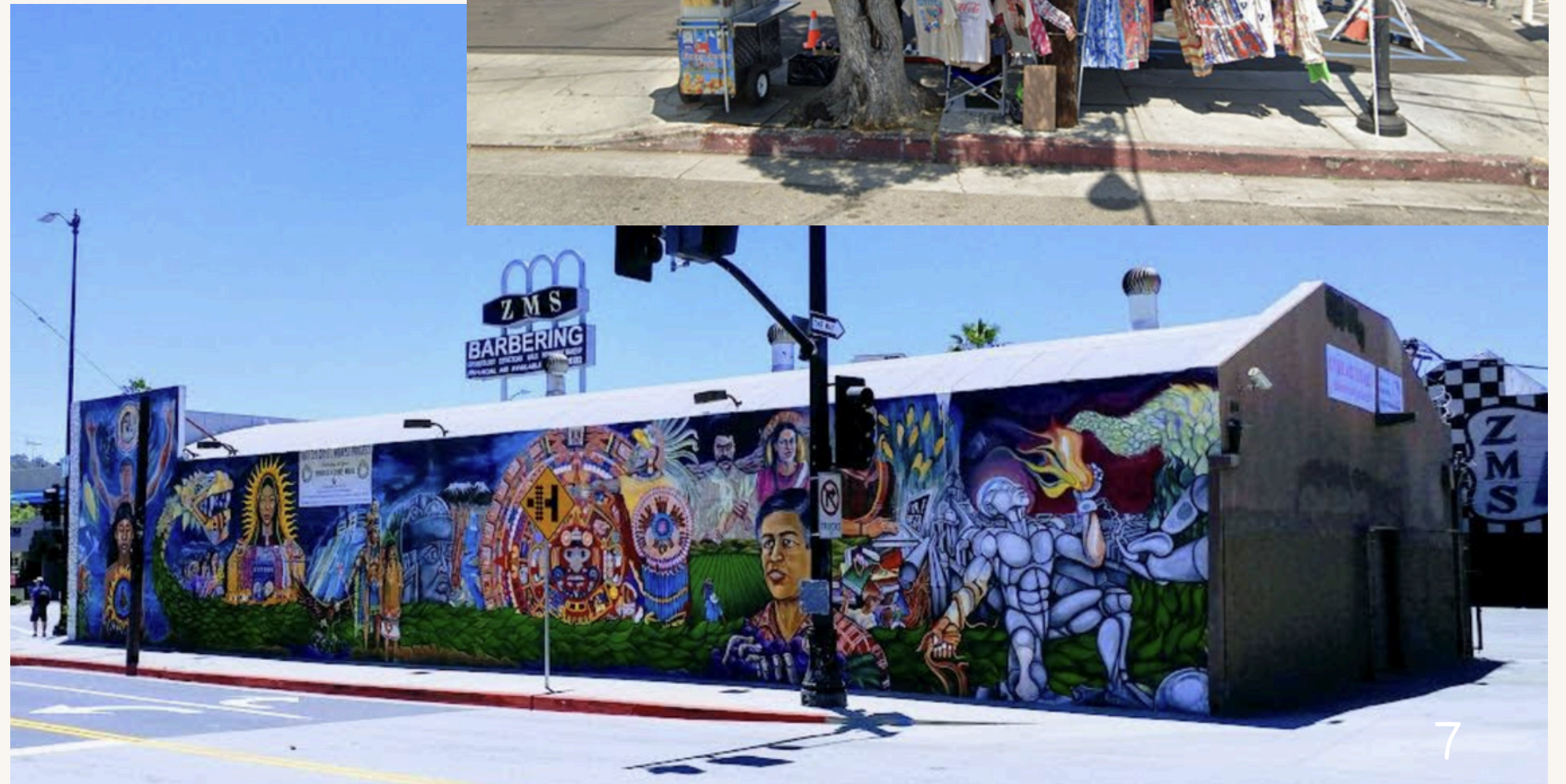
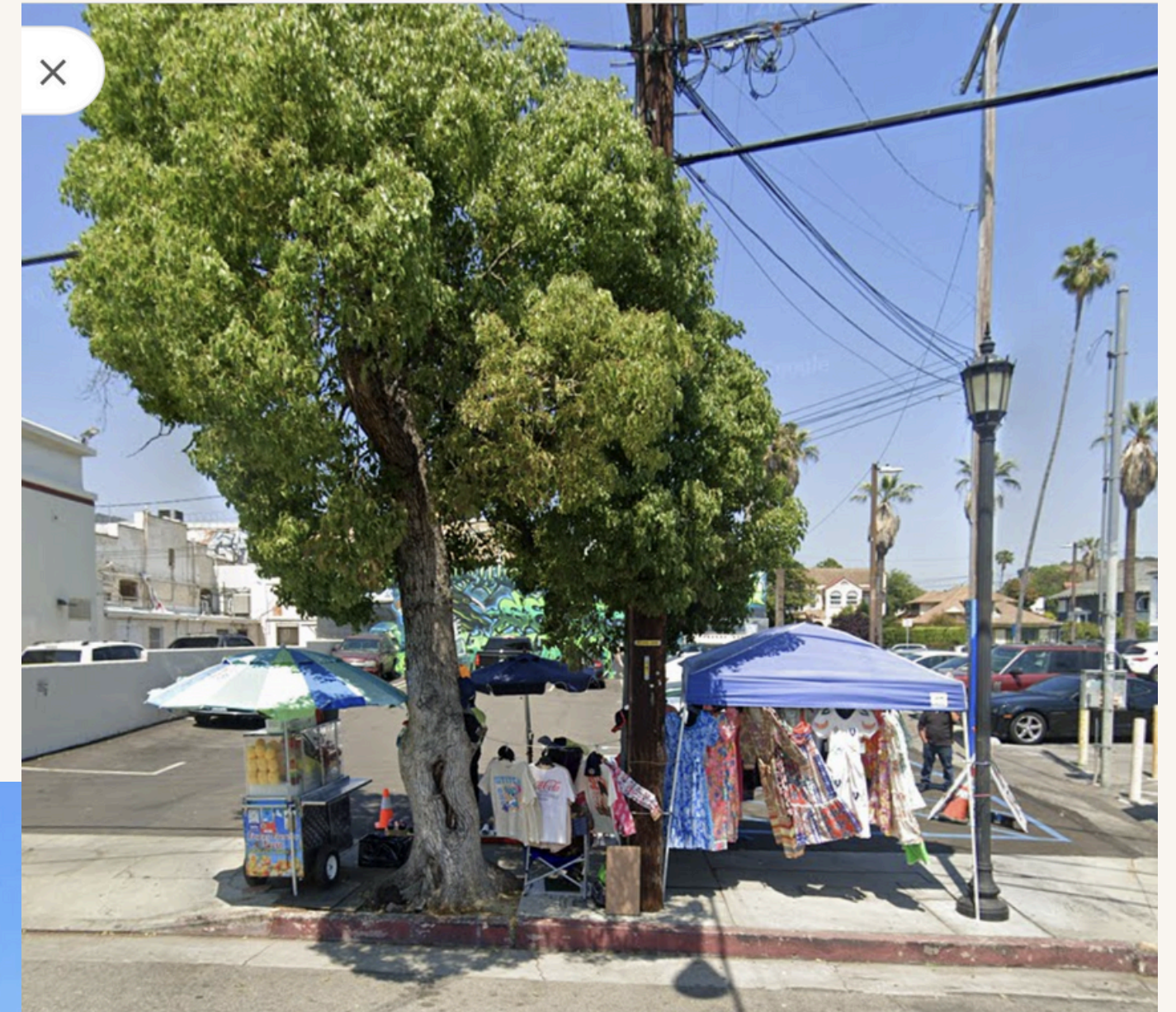


Image from Occidental News



WHAT'S GOING WELL?

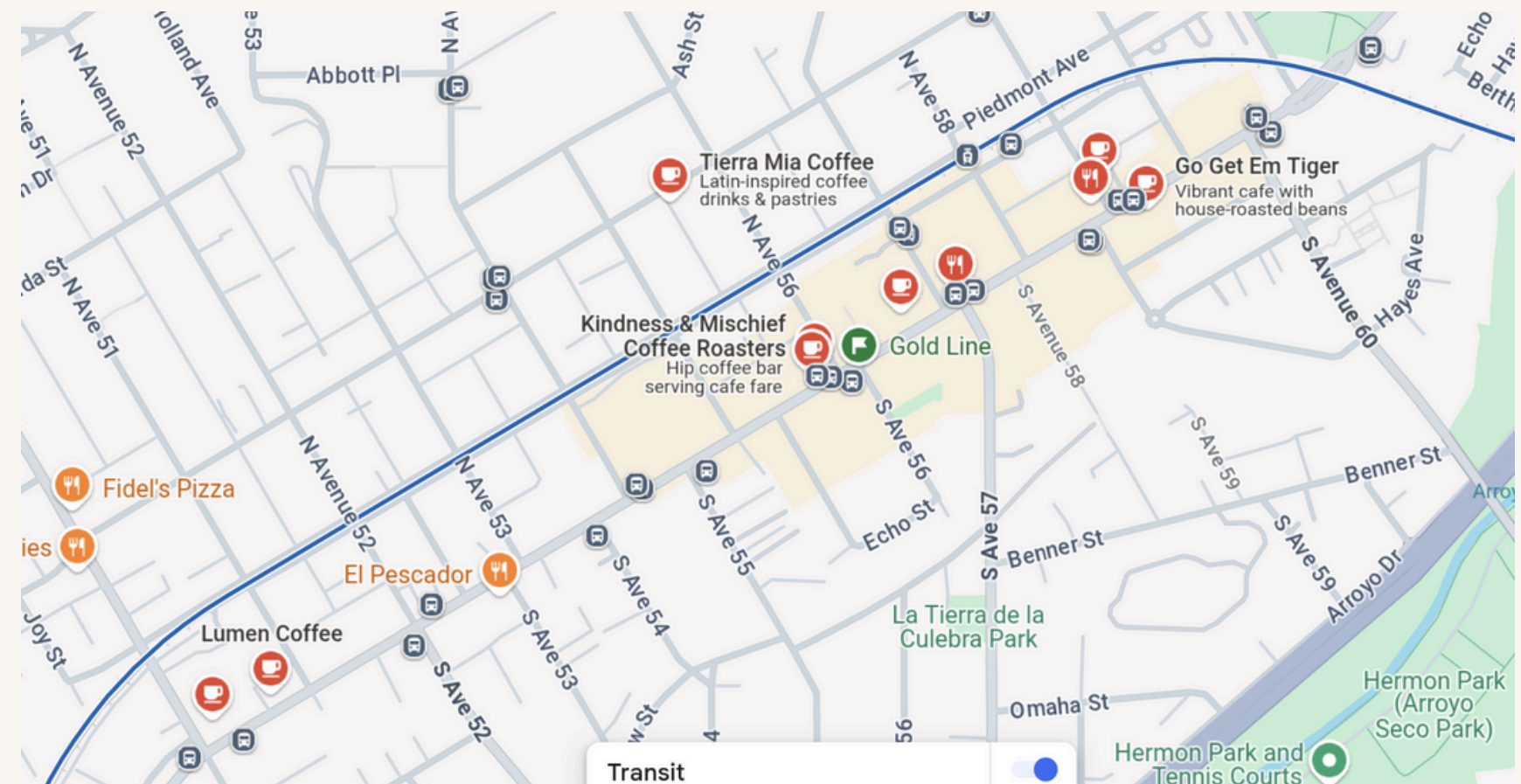
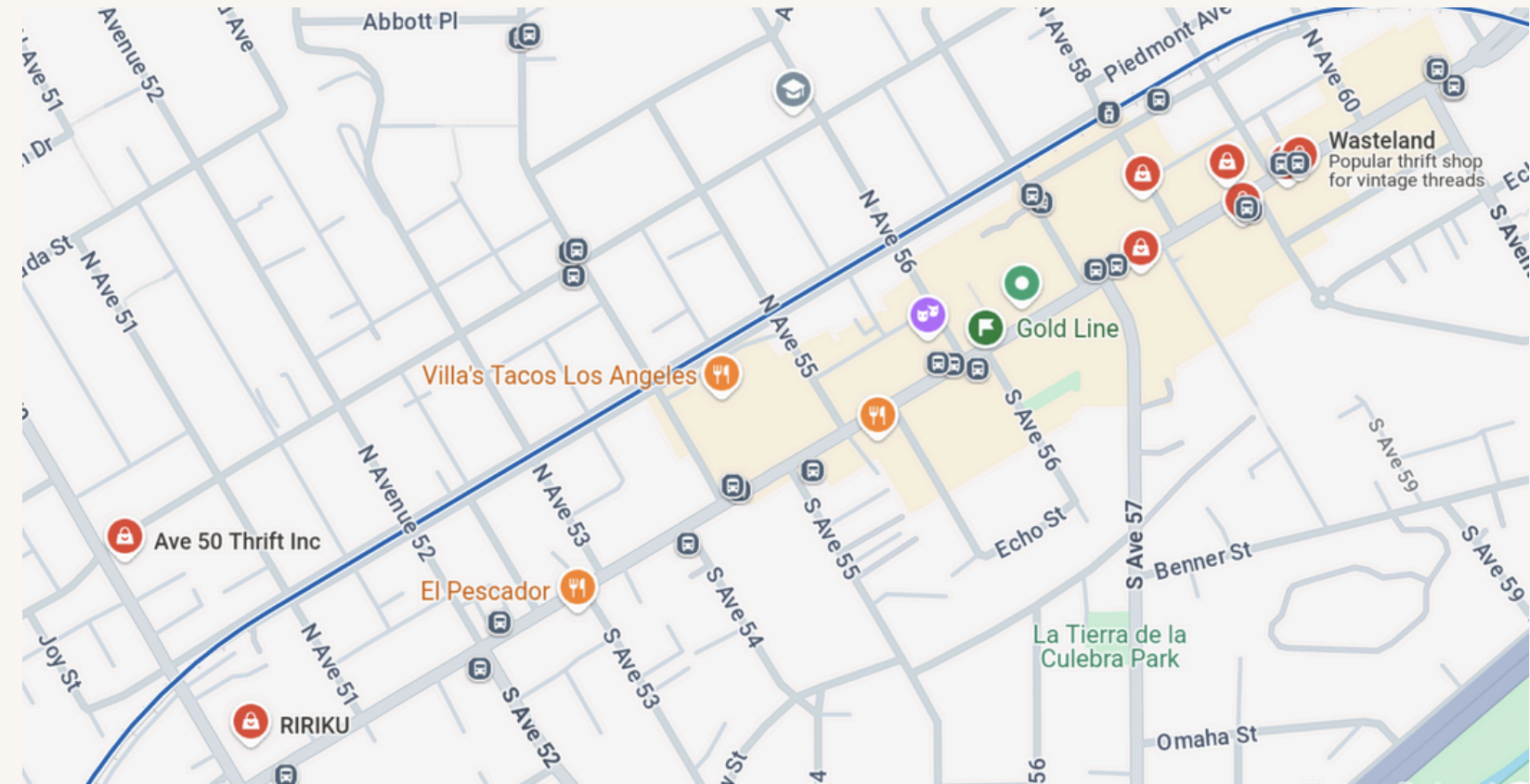
- some businesses can get special permits to put dining areas on sidewalks
- larger parking on perimeter and behind businesses
- historic preservation of structures
- nice variety of businesses: restaurants, bowling alley, small music venue, thrift stores, bookstore
- Local pop-up vendors with canopy tent
- A few murals



Tenotichlan mural (no longer exists)

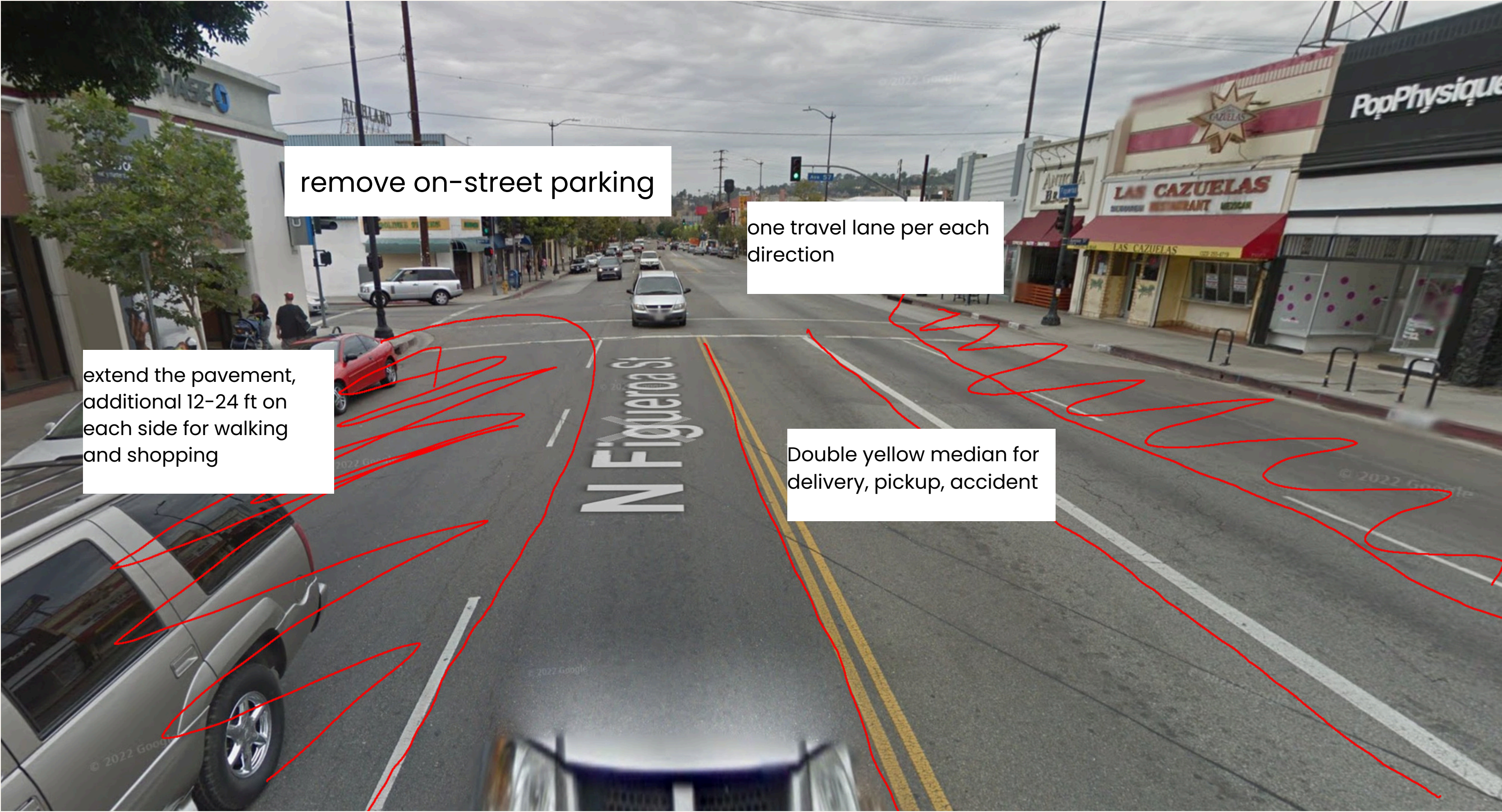
A FEW QUESTIONS

Why are there so many thrift stores and several coffee shops?



Let's switch things up!!

ROAD DIET!



remove on-street parking

one travel lane per each direction

extend the pavement, additional 12-24 ft on each side for walking and shopping

Double yellow median for delivery, pickup, accident

EXAMPLE: NYC STREET DINING



PEDESTRIAN SAFETY & PRIORITIZATION



Example: Traffic Calming by Design



- Slows drivers via constricted spaces

Example: Raised Crosswalks

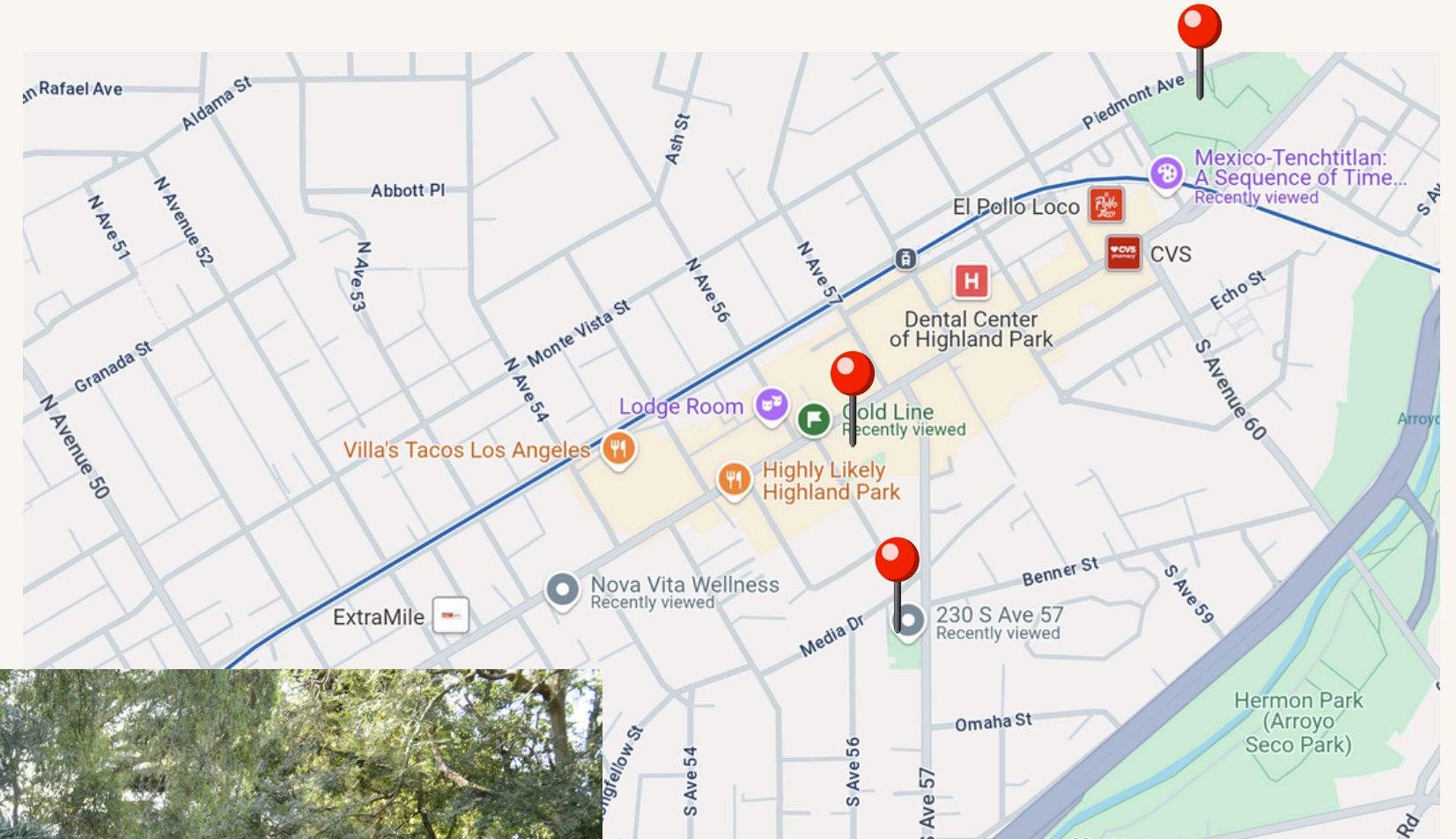


- Psychologically separates pedestrian area from car area

WHAT ELSE?

- more green/third spaces
- plaques with history
- art installation (things kids can interact with)
- meditation areas
- benches
- bring back local businesses
- increase civic engagement for zoning conditions
- mindfulness practice and tours to connect community to local infrastructure

green spaces near figueroa



meditation space at self realization fellowship



conversation pit at harvard square
in boston

- <https://www.timeout.com/newyork/news/the-9-best-streets-for-outdoor-dining-in-nyc-this-summer-071020>
- Other pictures from Google Maps street view
- <https://zimas.lacity.org/>
- <https://planning.lacity.gov/plans-policies/overlays/avenue-57-tod-neighborhood-plan>
- <https://zimas.lacity.org/documents/zoneinfo/ZI2517.pdf>
- [https://planning.lacity.gov/odocument/60fc715c-6fa5-48ee-9003-4143f66ef99f/Highland_Park_\(Small_File\)_PP.pdf](https://planning.lacity.gov/odocument/60fc715c-6fa5-48ee-9003-4143f66ef99f/Highland_Park_(Small_File)_PP.pdf)
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