

# Stocker Street Creative

Draft Design Concept



# Stocker Street Creative Isometric



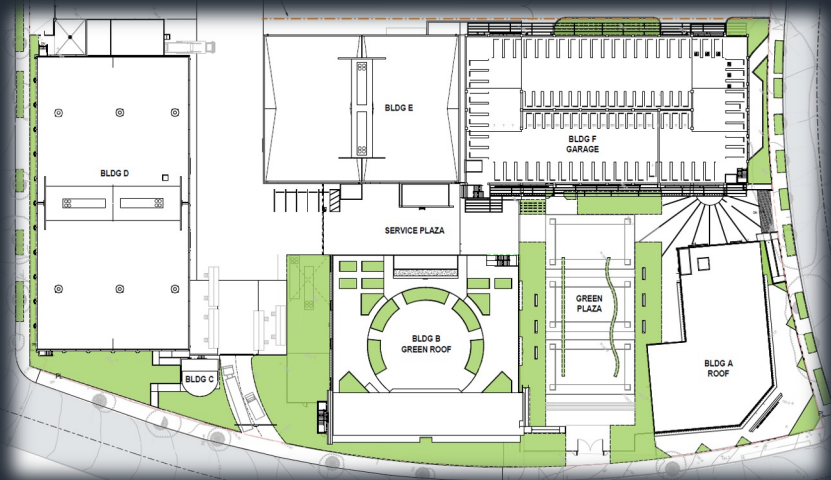
# Stocker Street Creative

## Vision Statement



The goal of Stocker Street Creative is to build a transformative state-of-the-art creative campus for studio and sound stage production, creative industry office spaces, business and technology incubation and industry specific job development within a collaborative ecosystem designed to drive economic development within the South and Southeast Los Angeles communities while leveraging the greater Los Angeles County creative industry.

- ❑ **Green Build:** Design and operations to meet standards of the City of LA Green New Deal objectives
- ❑ **Office and Production Support Space:** 133,000 sq ft
- ❑ **Primary Office Building :** 34,000 sq ft with Marquee Building Signage Available
- ❑ **Studio Sound Stages 57,000 sq ft:** (2) 15,000 sq ft and (2) 10,000 sq ft sound stages, & 9,600 sq ft Campus Mill Shop with integrated flex storage space
- ❑ **Stocker Street Creative Accelerator:** Promoting above and below the line ventures
- ❑ **Campus Open Space:** Campus Open Space including Rooftops and Dedicated Plaza
- ❑ **Retail and Fast Casual Eateries:** Outside Patio Seating
- ❑ **Rooftop Amenities:** Restaurant and Meeting Space 6,300 sq ft



# GOAL:

Stocker Street Creative's green goal is to obtain a Sound Stage sustainability certification from the California Film Commission to support filmmaker's request for production tax credits.

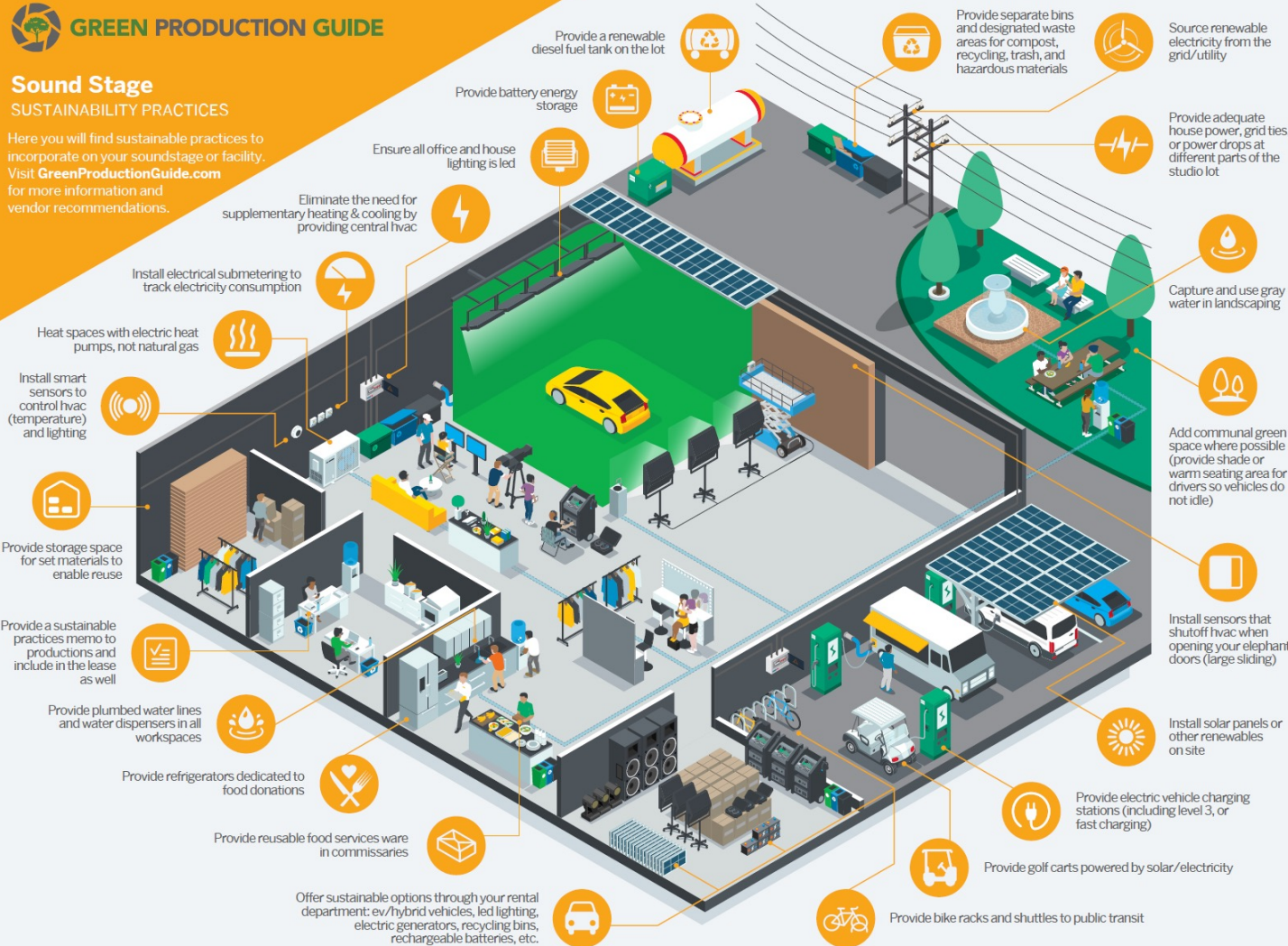
The site will be designed to meet the US Green Build Leadership in Energy and Environmental Design (LEED) Gold qualification.

State of California Soundstage Certificate of Sustainability

## GREEN PRODUCTION GUIDE

### Sound Stage SUSTAINABILITY PRACTICES

Here you will find sustainable practices to incorporate on your soundstage or facility. Visit [GreenProductionGuide.com](http://GreenProductionGuide.com) for more information and vendor recommendations.





## Social Impact Investor

4S Bay Partners LLC is a single-family office based in Chicago that strives to eliminate prejudice and the inequities of our society. We partner with community to create economic opportunities and amplify storytelling of, for, and about marginalized communities. We achieve our mission by deploying creative private capital investments.

### **Jessica Sarowitz, Founder & Managing Partner**

Founder of 4S Bay Partners LLC, Miraflores Films and Executive  
Producer of *WITH THIS LIGHT*

### **Rashid Malik, Chief Investment Officer**

Chief Investment Officer at 4S Bay Partners LLC with a primary  
focus on market, impact and mission related investing

### **Sean Frisch, Property Development Manager**

Responsible for the management and development of 4S Bay  
Partners LLC real estate holdings

For information on the 4S Bay community economic development projects @ <https://4sbay.com/projects/>



## THE ASHLAND PROJECT

### **BUILDING FOR THE BENEFIT OF THE GREATER CHICAGO COMMUNITY**

The building, located on 1319 S Ashland Ave in Chicago, IL, has been acquired by 4S Bay Partners, and plans have been drafted to develop the building for the benefit of the greater Chicago community, specifically around the 1300 section of South Ashland Avenue.



## THE CHATHAM EDUCATION AND WORKFORCE CENTER

### **CREATING JOB TRAINING AND EDUCATION OPPORTUNITIES ON CHICAGO'S SOUTH SIDE**

The 11,000 square foot Center conceptualized by The Partnership, which operates the public workforce system in the City of Chicago and Cook County, truly lives up to its name as a place for education and occupational advancement.



## ST. JOSEPH'S HOUSE DAX PROGRAM:

### **DEVELOPING AFFORDABLE STUDENT HOUSING WITH DEPAUL**

4S Bay Partners teamed with Depaul USA to support the development of its first DAX Program dormitory in Philadelphia to serve housing-insecure college students. The program draws student participation from Temple University, LaSalle University, and Peirce College, among others.



# Stocker Street Creative Project Team



4S Bay Partners, LLC has entrusted Pantheon Development to lead a collaborative team of top African American and diverse South Los Angeles development, design, construction, financial, business development and nonprofit leaders with long-term and vested community interest to bring the Stocker Street Creative campus to fruition.

Stan Washington  
**Pantheon  
Development**

**DEVELOPER /  
PROJECT EXECUTIVE**

Responsible for overall property management, pre-development, programming, development and construction

Sherri Franklin &  
David Morrison  
**Urban Design  
Center**

**ECONOMIC AND  
FINANCE STRATEGIST**

Responsible for the formation and implementation of the economic development and finance strategies

Simeon Stewart  
**Stewart  
Manhattan, Inc.**

**CONSTRUCTION  
MANAGER**

Responsible for pre-development, architectural design and construction oversight

James Daugherty  
**Daugherty  
Real Estate**

**PROPERTY  
MANAGER**

Providing property and tenant relocation management as well as studio lease-up services

Chasen Washington  
**Pantheon  
Development**

**PROJECT  
COORDINATOR**

Supporting overall property management and project development requirements



# Stocker Street Creative Design Team

**Ryan Gales,**  
**Jenkins, Gales & Martinez, Inc.**  
Chief Executive Officer

**Mark Colopy**  
**Jenkins, Gales & Martinez, Inc.**  
President

**Chuong Ngo,**  
**Jenkins, Gales & Martinez,**  
**Inc.**  
Senior Project Architect

**Gary Bastien,**  
**Bastien & Associates, Inc.**  
Studio Design Architect

## Jenkins, Gales & Martinez, Inc.

Managing the architectural design, project management, design consultants and construction management for Stocker Street Creative



# Stocker Street Creative

## Design Principles



Stocker Street Creative will embrace the community's collective desire to support projects that engage the creative energies of the diverse and primarily African-American surrounding population of industry professionals, entrepreneurs, university and college students, K-12 students, community-based organizations and community residents to design a culturally significant campus that can economically catalyze creative ventures and create excellent career and job opportunities.

1. Drive economic **recovery and redevelopment** of the site through the provision of state-of-the-art studio and office space as well as dynamic production programming.
2. Effectively **engage the community** on design and entitlement implementations through a multi-platform strategy to include the neighborhood councils, homeowner's associations, tenant's associations, block clubs, community-based organizations and resident stakeholders in the process.
3. Manage the **implementation of the development requirements** in partnership with local stakeholder organizations.
4. Manage the **business retention & relocation** of the existing businesses within Stocker Plaza and provide technical assistance, if necessary, as they are strategically repositioned inside the Community Plan Area.
5. Secure an **entertainment or technology** company as an anchor along with a primary community-based non-profit.
6. Foster the creation of **innovative business and social enterprise ventures** in partnership with industry leading organizations, production companies and technology businesses.
7. Facilitate **sustainability and mobility** strategies including green building compliance, green spaces, EV charging stations, innovative and industry leading technology and operations (virtual sound stages).
8. Accommodate **community, educational events and programs** in the design concept.
9. Provide **community and economic development** leadership within the Baldwin Hills Crenshaw plan area.

# Economic Development Ecosystem



Industry workshops, events and jobs for the Stocker Street Creative Community are hosted @ Resiliency Studio [www.resiliencystudio.com](http://www.resiliencystudio.com)

# Partners – Constuction and Business

In line with our vision, we are collaborating with strategic partners who share our ethos and are equally passionate about fostering local talent. They will play a crucial role in establishing a robust local hiring initiative for the project. We are committed to creating opportunities for local talent and driving innovation through our incubation programs.

## Retail Ownership Support

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### **Council District 8**

CDBG Financial Support

### **Pacific Coast Regional**

Capital Advisory Services

### **Vermont Slauson EDC**

Technical Assistance

### **US Green Building Council**

Sustainability Training

## Constuction, Production & Career Training

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### **Los Angeles Urban League**

Construction Career Academy

### **Maxine Waters Employment Prep Center**

Employment Development

### **Yes2Jobs**

Employment Development

### **JVS SoCal**

Career Training

### **Demo Chicks**

Constuction Training

### **CRCD**

Youth Build Academy

## Cultural Events

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### **Leimert Park Jazz Festival**

Festival and Art Competition



# Partners – Industry and Education

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## Production & Industry Training

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**Pan African Film Festival Institute**  
Production Industry Education

**John Singleton Cinematic Legacy**  
Filmmaker Support

**Women of Color Filmmakers**  
Film Lab – preproduction & post

**Women of Color Unite**  
Start with 8 Program

**Los Angeles NAACP**  
Entertainment Industry Initiative

**TEC Leimert**  
NXT LVL Media Incubator

## Educational Support

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**Los Angeles Trade Technical College**  
CDBG Financial Support

**Southwest College**  
Capital Advisory Services

**Irvine and Young Center Magnet**  
Design, Technology, & Entrepreneurship

**Crenshaw YMCA**  
Youth Programing

# Production Studio Jobs

California's Creative Economy – The Los Angeles subsector has seen a growth of 18.6% in Motion Picture and Video employment since the pandemic. Otis College Report on the Creative Economy 2023

## Management and Operations

- Studio Director (Studio Only)
- Sr. Property Manager (Entire Site)
- Assistant Manager (Entire Site)
- Stage Managers (Studio Only)
- IT Tech (Studio Only)
- Sales & Leasing Manager (Entire Site)
- Property Accountant
- AP/ AR Coordinator
- Marketing and Promotions

## Engineering and Technical Jobs

- Chief Engineer
- Asst Chief Engineer
- Certified Engineer
- Service Technician
- Apprentice Engineer
- Utility Engineer
- Network & Systems Security

## Maintenance and Security

- Facilities Manager
- Environmental Engineer
- Maintenance
- Day Porter
- Unarmed Security
- Armed Security

Stocker Street Creative is dedicated to bolstering the local economy by offering living wages, generating union jobs, apprenticeship access and upwardly mobile career opportunities, ultimately creating a sustainable and thriving environment for the community.

# Potential Retail Jobs

We endeavor to empower our community by leasing to local business ventures and hiring local talent.

## Ownership and Management

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- Owner Operators
- Store Manager
- Restaurant Manager
- Events Manager
- Procurement
- Merchandiser
- Property Accountant
- AP/ AR Coordinator

## Fast Casual Retail Jobs

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- Cooks
- Barista
- Customer Service
- Inventory Control
- Marketing & Sales Associates
- Cashiers
- Delivery Drivers

## Restaurant and Catering

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- Chefs & Cooks
- Hostesses
- Concierge
- Bartenders
- Servers
- Maintenance Staff

# Key Site Defining Elements

The objective for the development of the campus is to leverage the redevelopment planning and design elements illuminated in the West Adams – Baldwin Hills – Leimert Community Plan and the Crenshaw Corridor Specific Plan as well as mitigate California Environmental Quality Act (CEQA) defined impacts.

## Building Height

### **Specific Plan Compliance:**

- Height designed as per the Zoning code and the Crenshaw Corridor Specific Plan
- Focused on minimizing shading
- A shade analysis for each season's solstice is being conducted
- Mechanical equipment will not be in view

## Retail Activation

### **Specific Plan Compliance:**

- 4-5 fast casual food concepts featuring local small business enterprises
- Sit down rooftop restaurant and meeting space
- Patio and sidewalk seating
- Walk-up street access
- Dedicated public open space for additional outside use

## Parking Lot Design

### **Specific Plan Compliance:**

- Access from all entry gates
- Grand frontages on first floor retail
- Retail and office garage parking
- Engaging information signage
- Pedestrian landscaping for alfresco seating areas

# Transit Oriented Development

Urban development that maximizes the amount of residential, business and leisure space within walking distance of public transport.



**Martin Luther King Jr. - Metro Station**

## K-line Stations & Benefits

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- Station to the north, Dr. Martin Luther King, Jr.
- Nearby stations to the south Leimert Park & Hyde Park
- Linked station to the north Expo/Crenshaw
- Access to the entire Crenshaw Corridor

## Local Hire and Sustainability

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- Partner and other leading organizations focused on transit-oriented community development
- Metro engagement
- Encouragement of area employees to use public transportation

## Tenant Based Tax Credits

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- Section 179 Deductions
- Work Opportunity Tax Credit (WOTC)



# Crenshaw District Major Developments

Monitoring the current and near future development projects in the immediate area. Tracking local employment, planned amenities, transportation and parking.

## Development Projects In the Surrounding Area

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- Baldwin Hills Crenshaw Plaza
- Destination Crenshaw
- Marilton Square
- Coliseum Street Housing & Costco

## Area Parking Nexus Study

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Coordination with local development projects to plan solutions and help mitigate parking loss



**Baldwin Hills Crenshaw Plaza**



**Destination Crenshaw**



**5035 W. Coliseum Street**

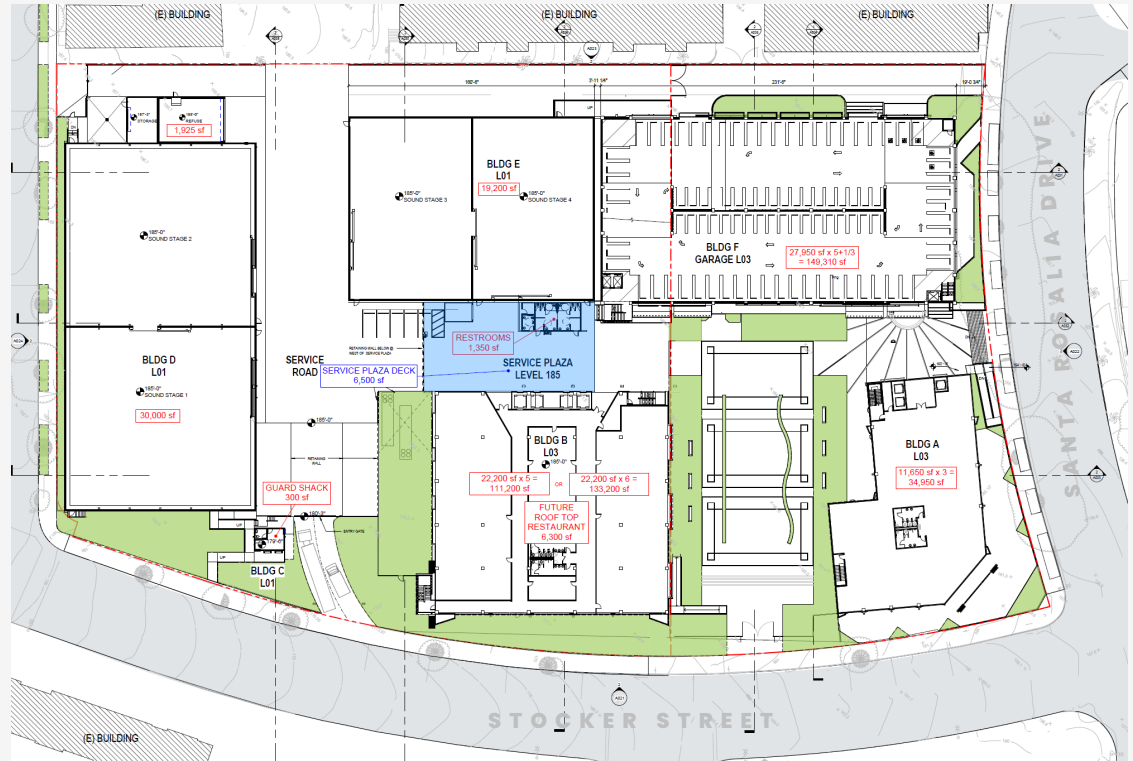


**Marilton Square**

# Site Plan

## Features:

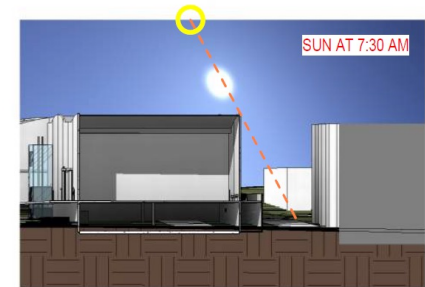
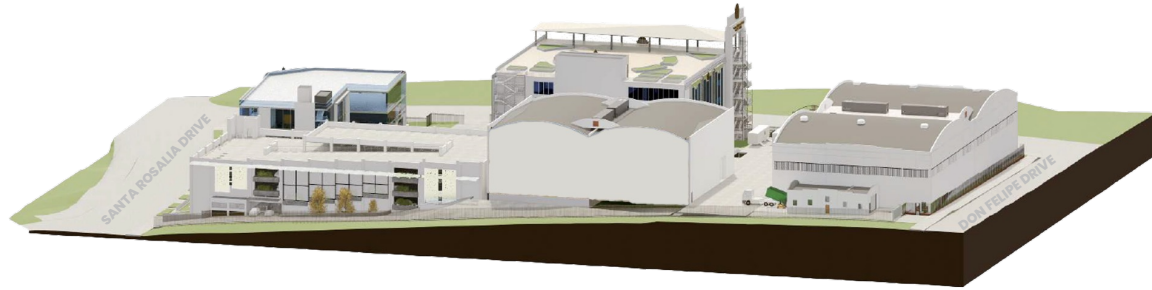
- Stately and ornamental points of entry
- Guard booth at delivery truck and main entries.
- Consolidated Realists, Bedford Parc and Fire Department key access to fire lane.
- Designed at a low-density floor area ratio (FAR) and per the zoning code
- Landscaped open space
- Sound stages designed for indoor filming only



# Set-Backs

## Zone and Specific Plan Compliant:

- Five feet setback provision as per code
- The code required setback facilitates locating the ingress off Stocker and the on-site truck and vehicle circulation
- Fully landscaped with native California trees and plants
- Designed to minimize shading
- A Sound Study to assess potential noise levels will be conducted

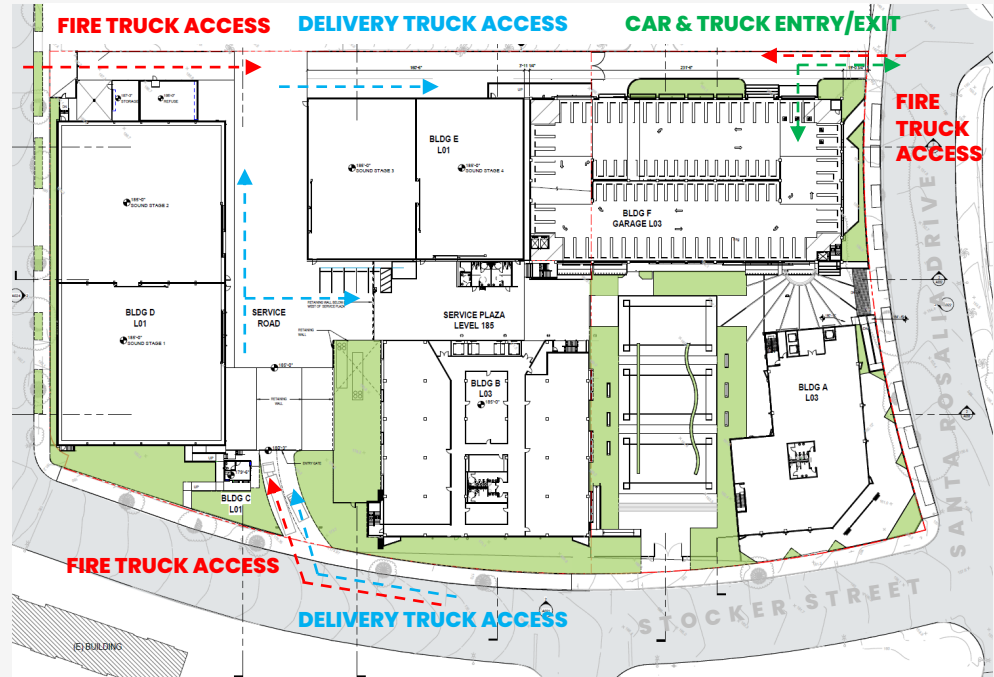


① SUMMER SOLSTICE MORNING BLDG E

# Traffic Flow

## On-Site Circulation:

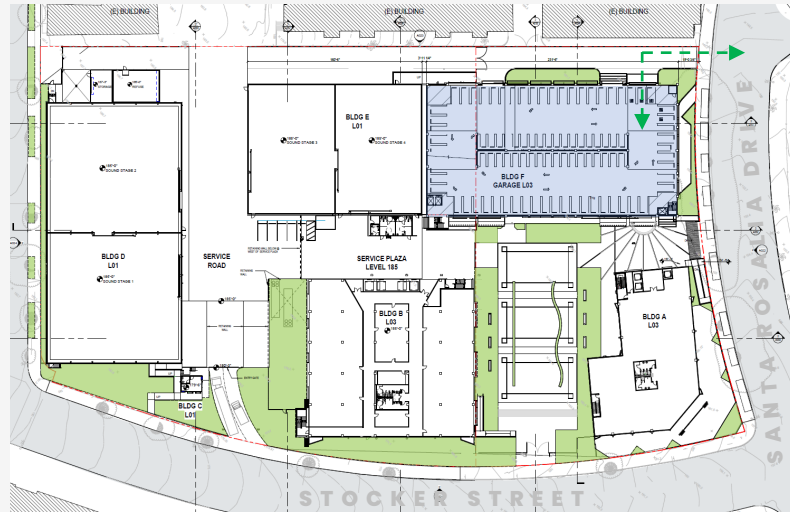
- Truck delivery and vehicle ingress off Stocker and egress onto Santa Rosalia to reduce traffic on Don Felipe Drive
- Fire truck access to remain
- An analysis of on-site, peak hour and drive-route traffic flow is currently underway
- Stocker and Santa Rosalia traffic signal to be assessed for improved traffic flow



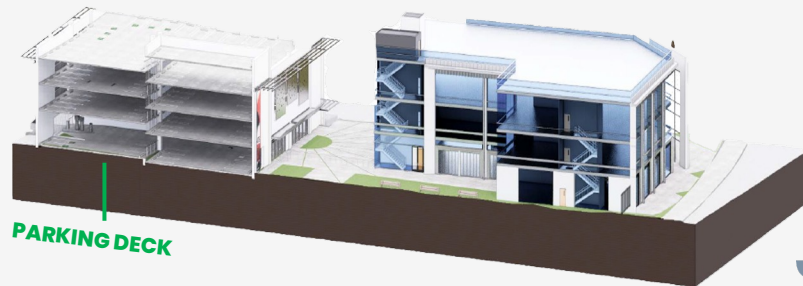
# On-Site Parking

## On-Site:

- 326 on-site parking spaces per code
- 149,000 sf
- Structured and surface parking
- No parking on Stocker, Don Felipe or Santa Rosalia
- Substantial electric vehicle parking spaces and charging
- Substantial bike parking
- On-site share ride pick-up and drop off
- On-site parking for food trucks



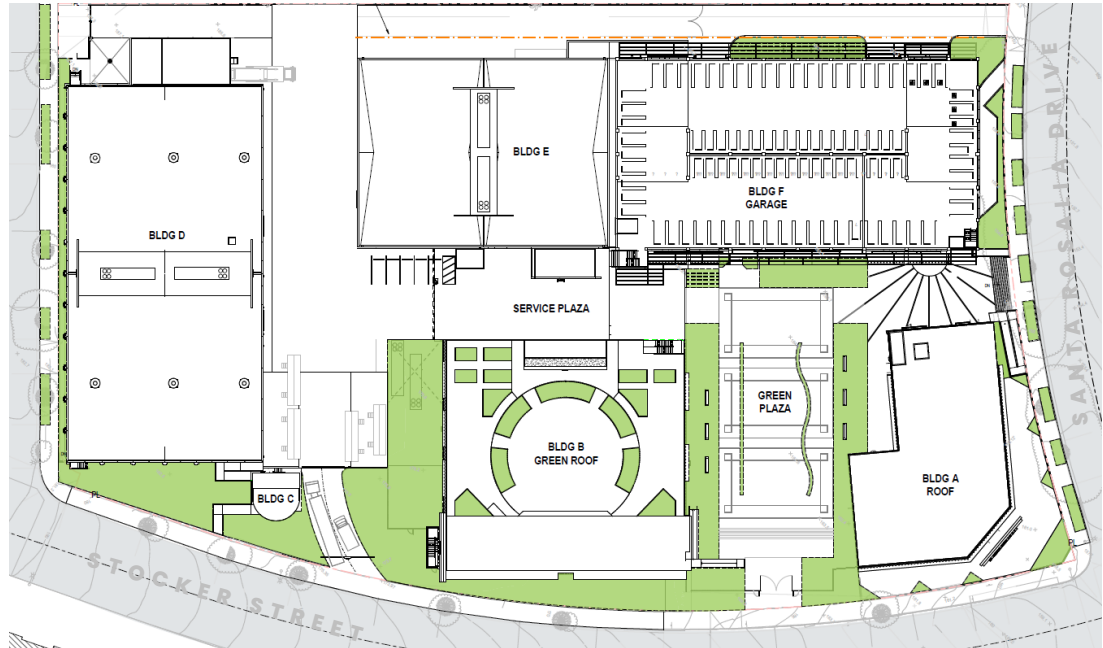
CAR & TRUCK ENTRY/EXIT



# Green Space

## Public & Landscaped Space:

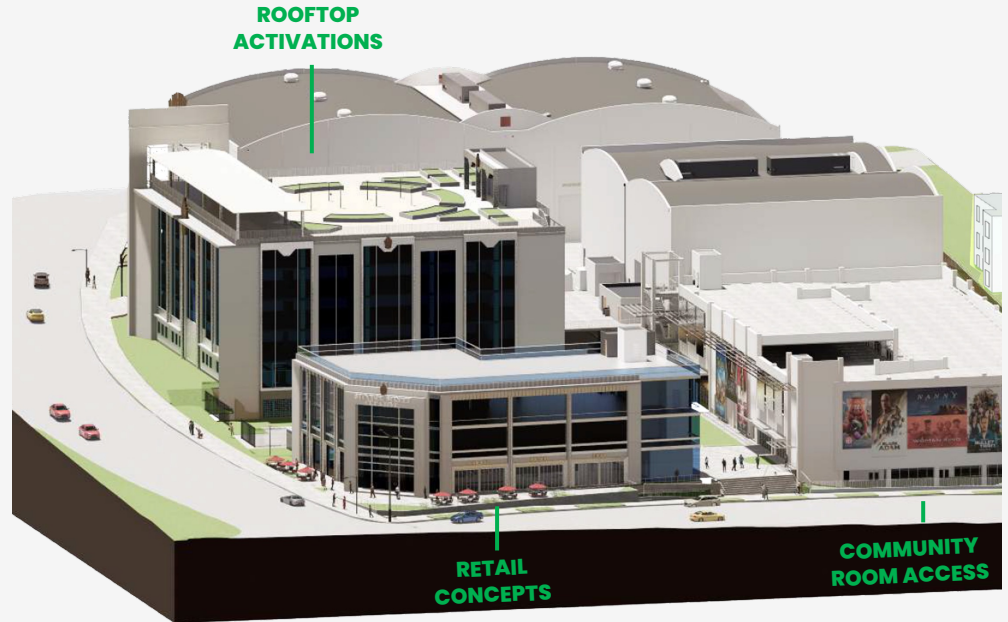
- Perimeter Landscaping
- Green Rooftop Meeting Space
- Green Pedestrian Space
- Internal green space is designed for office and production tenants with public access available during programmed community and campus events
- The green plaza between the garage and Building (A) is dedicated public space green space (3,000 sq ft)



# Retail and Rooftop Activation

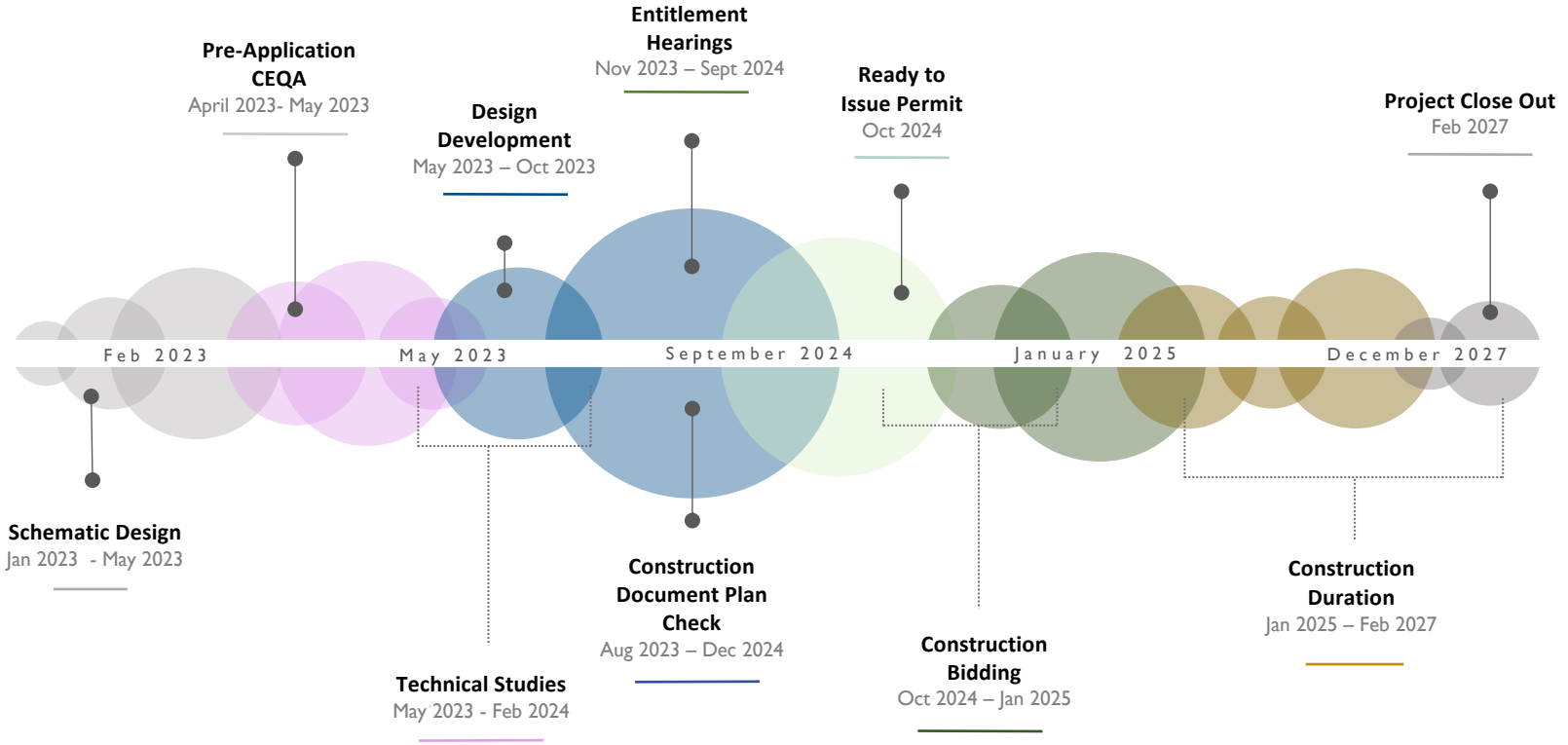
## Retail and Rooftop Amenities :

- Retail activation along Santa Rosalia Drive
- Al fresco dining
- Easy access to courtyard for events
- 14 feet high ceilings affronting Santa Rosalia
- Community room access
- Rooftop restaurant with city scape views
- Rooftop event space



# PROJECT TIMELINE – SCOPE OF WORK

## Stocker Street Creative







# STOCKER STREET

CREATIVE

We Appreciate Your Input and Support!

For project status information and to share your comments please contact us at  
[www.stockerstreetcreative.com](http://www.stockerstreetcreative.com)



4S Bay Partners LLC



PANTHEON  
DEVELOPMENT