

# Stocker Street Creative

Draft Design Concept



# 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





## 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



# 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**

**COMMUNITY  
DEVELOPMENT**

Responsible for community planning and implementation of the economic development strategy

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** and provide technical assistance, if necessary, for the existing businesses within Stocker Plaza as they are strategically repositioned within 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, rechargeable 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.

# 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

# Stocker Street Creative Design Concepts



View looking from Stocker towards the plaza and the corner building on Santa Rosalia & Stocker



View looking from the plaza towards the production building on Stocker



View looking from the plaza towards the corner building on Santa Rosalia & Stocker



View from Stocker looking towards the courtyard and the production building on Stocker



View looking from Stocker towards the plaza and the corner building

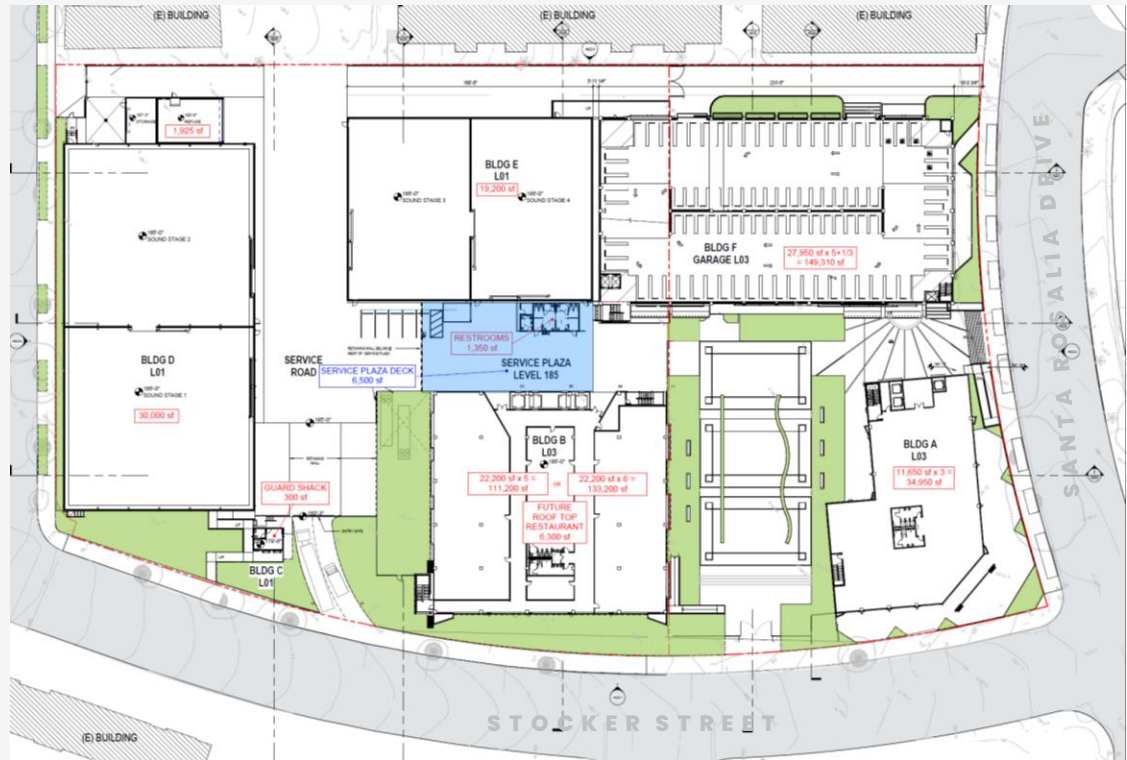


View looking from Santa Rosalia towards the corner building and the plaza

# Site Plan

## Features:

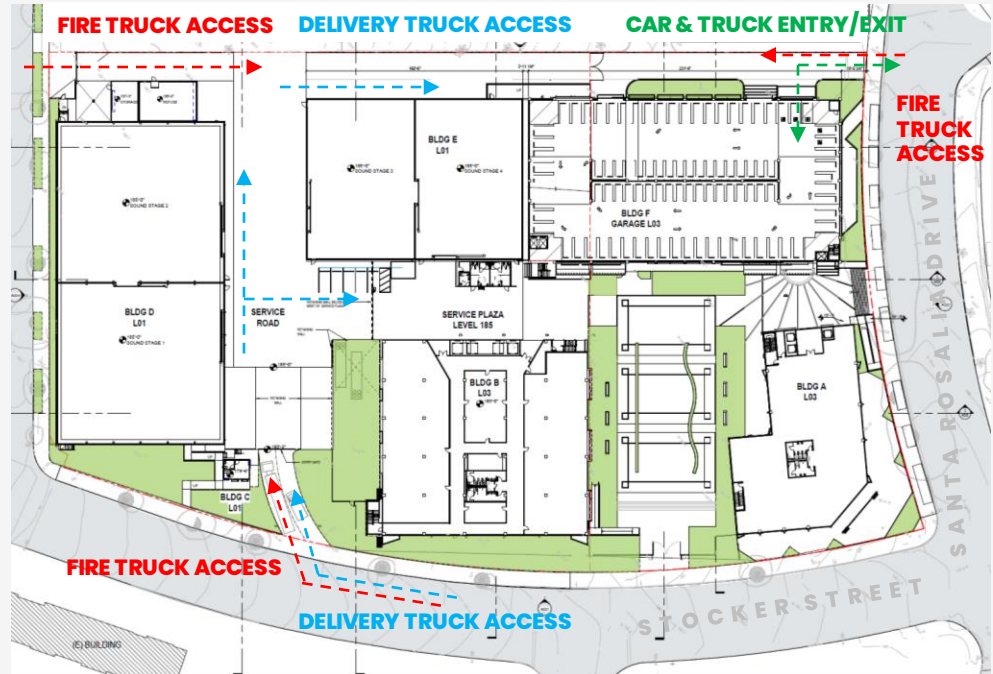
- Stately and ornamental points of entry
- Guard booth at delivery truck and main entries.
- Consolidated Realtists, Bedford Parc and Fire Department key access to fire lane.
- Designed at a low-density floor area ratio (FAR) and per the zoning code
- Landscaped open space
- Sound stages designed for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



# Traffic Flow

## On-Site Circulation:

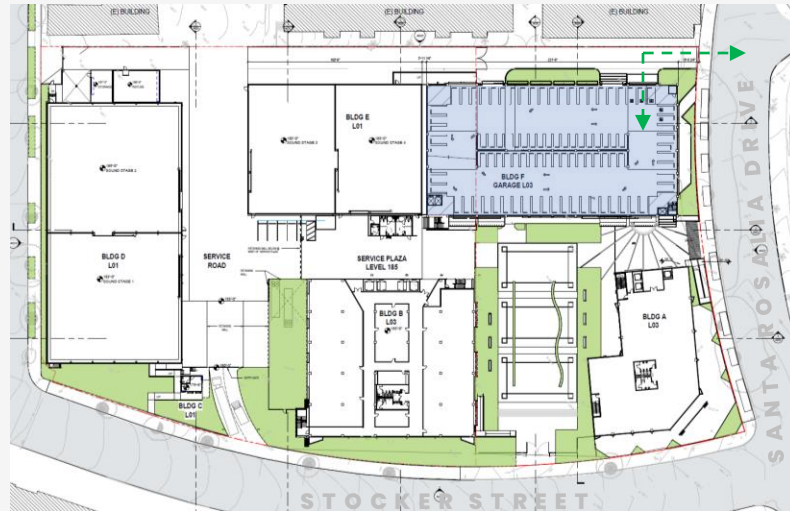
- Truck delivery and vehicle ingress off Stocker and egress onto Santa Rosalia to reduce traffic on Don Felipe Drive
- Fire truck access to remain
- An analysis of on-site, peak hour and drive-route traffic flow is currently underway
- Stocker and Santa Rosalia traffic signal to be assessed for improved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



# 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



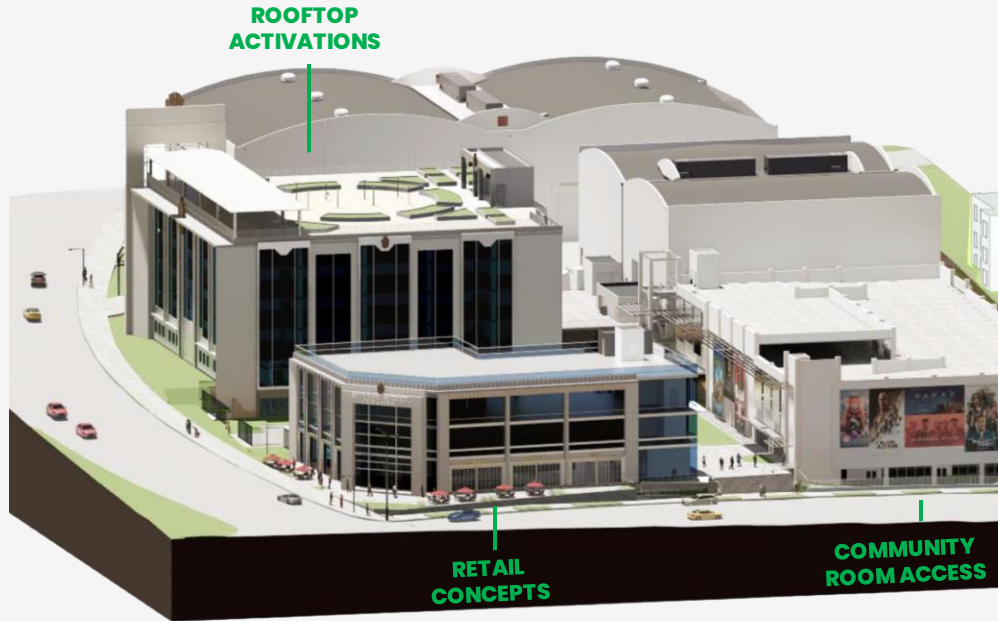
CAR &  
TRUCK  
ENTRY/EXIT



# Retail and Rooftop Activation

## Retail and Rooftop Amenities :

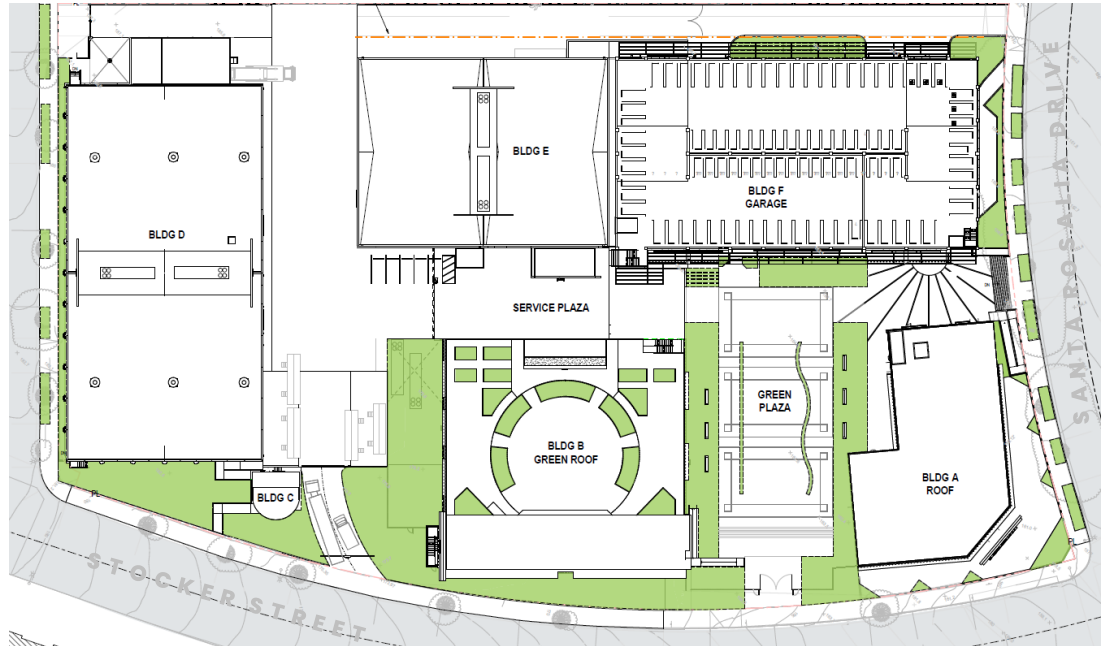
- Retail activation along Santa Rosalia Drive
- Alfresco seating
- Fast casual dining concepts
- Community room access
- Rooftop restaurant with city scape views
- Rooftop event space



# Green Space

## Public & Landscaped Space:

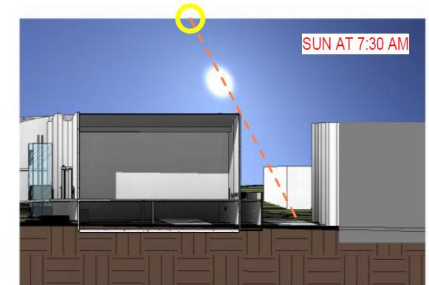
- Perimeter Landscaping
- Green Rooftop Meeting Space
- Green Pedestrian Space
- Internal green space is designed for office and production tenants with public access available during programmed community and campus events
- The green plaza between the garage and Building (A) is dedicated public space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



# Set-Backs

## Zone and Specific Plan Compliant:

- Five feet set-back provision as per code
- The code required set-back 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



# 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