



STOCKER STREET

CREATIVE

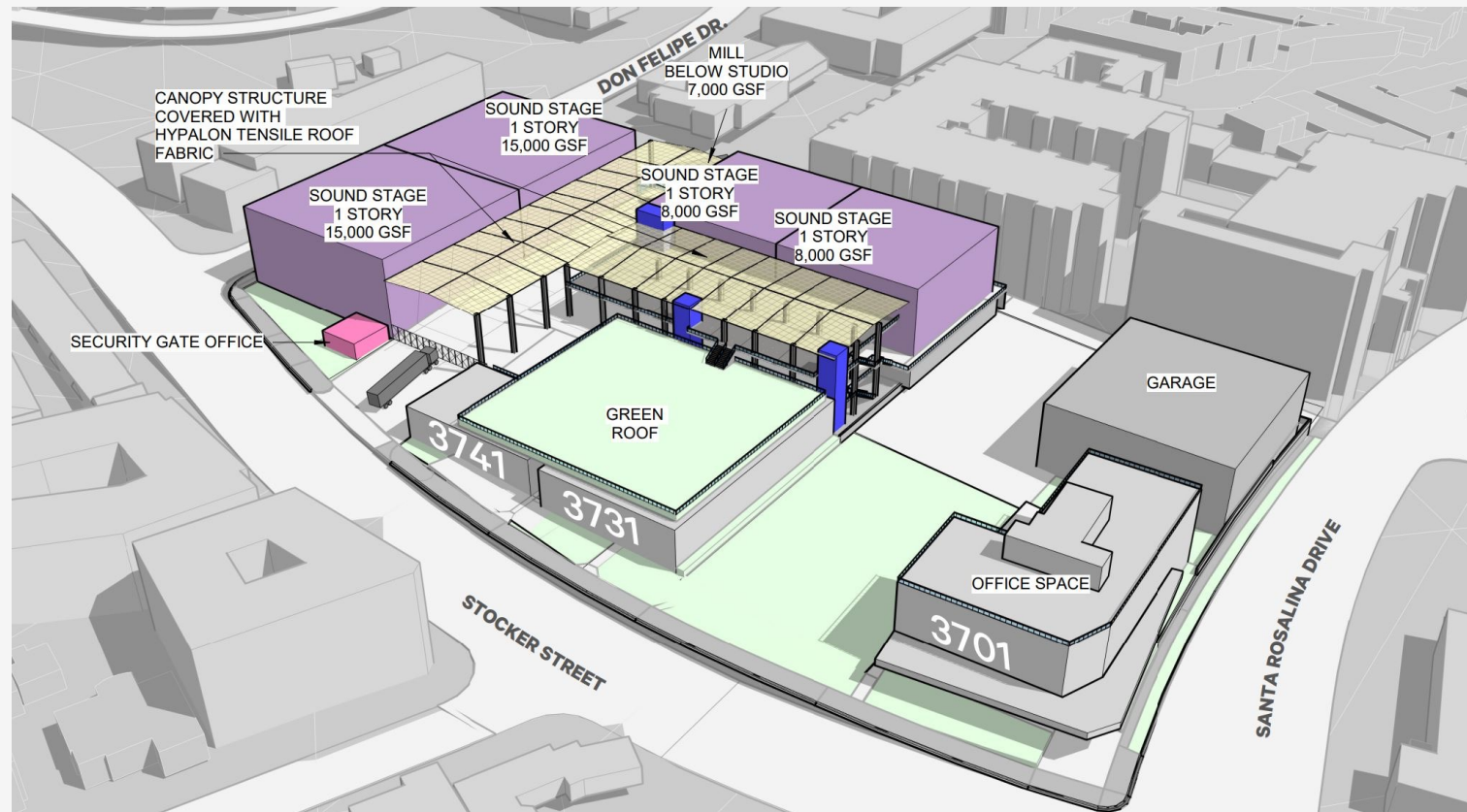
# Stocker Street Creative Vision Statement

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.



# Stocker Street Creative Project

- ❑ **Green Build:** Design and operations to meet standards of the City of LA Green New Deal objectives.
- ❑ **Office and Production Support Space:** 80,000 sq ft
- ❑ **Primary Office Building:** 40,000 sq ft with Marquee Building Signage Available
- ❑ **Studio Sound Stages 50,000 sq ft:** (2) 15,000 sq ft and (2) 10,000 sq ft sound stages
- ❑ **Campus Green Space:** Campus Green Space including Rooftops, also 3,000 sq ft of Dedicated Community Use Space
- ❑ **Retail and Food Shops:** Outside Patio Seating Concept
- ❑ **Rooftop Amenities:** Restaurant and Meeting Space



# Stocker Street Creative 9 Guiding Principles

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.



## 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

### **Jim Casselberry, 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

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

Sherri Franklin &  
David Morrison  
Urban Design Center

## COMMUNITY DEVELOPMENT

Responsible for community planning, design review engagement and implementation of the economic development strategy

Simeon Stewart,  
Stewart Manhattan

## PROJECT MANAGER

Responsible for overseeing, hiring and executing all pre-development, architectural design development and construction

James Daugherty,  
Daugherty Real Estate

## PROJECT MANAGER

Overseeing 3731 – 3761 Stocker Street property and tenant relocation management as well as studio lease-up

Chasen Washington,  
Pantheon  
Development

## PROJECT MANAGER

Supporting overall property management and project development requirements



# Stocker Street Creative Design Team

Earl Gales, Jr.,  
Jenkins, Gales &  
Martinez, Inc.

Chairman

Ryan Gales,  
Jenkins, Gales &  
Martinez, Inc.

CEO

Mark Colopy,  
Jenkins, Gales &  
Martinez, Inc.

President

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.

# Zoning, Community, Specific Plan and CEQA Elements

Height

Set-Backs

Traffic Flow

Site Parking

Parking Lot Design

Retail Activation

Entry Gates

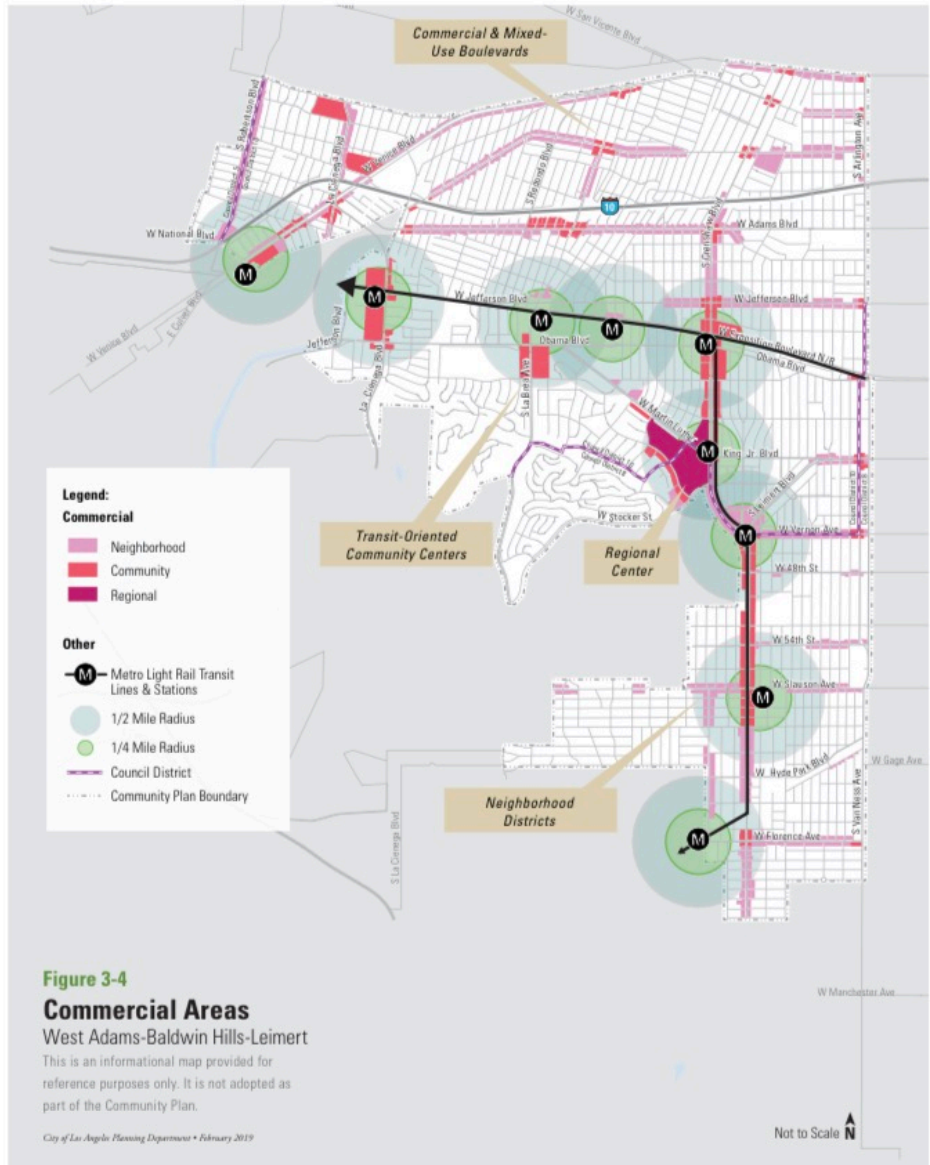
Green Space

## Site Defining Plans

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 Corridors Specific Plan as well as mitigate California Environmental Quality Act (CEQA) defined impacts.



# WEST ADAMS-BALDWIN HILLS-LEIMERT COMMUNITY PLAN



## C2-1 Zone Compliant Production Studio Design Achieving Priority Community Plan Goals

- ✓ LU14-1 Pedestrian Orientation
- ✓ LU14-2 Activate First Floor Frontages
- ✓ LU14-3 Architectural Excellence
- ✓ LU15-1 Prioritize New Infill Development Close to Transit
- ✓ LU15-3 Public Amenities/Community Facilities
- ✓ LU16-1 Protect Commercial Land
- ✓ LU17-2 Transition Height to Residential
- ✓ LU18-2 Attract Quality Sit-down Restaurants, Hotels and Entertainment Venues
- ✓ LU19-2 CPTED. Crime Prevention Through Environmental Design
- ✓ LU19-3 Universal design for pedestrians, bicyclists, and the disabled
- ✓ LU20-1 Streetscapes: Street Trees, Street Lighting, Street Furniture and Public Art
- ✓ LU20-4 Parking Area Safety and Aesthetics
- ✓ LU25-2 Public and Private Sector Collaboration
- ✓ LU25-3 Infrastructure Revitalization
- ✓ LU27-1 Job Training
- ✓ LU27-2 Targeted Job Training
- ✓ LU28-1 Density/Intensity Minimums
- ✓ LU28-2 Jobs/Housing Balance
- ✓ LU28-3 Mix of Uses
- ✓ LU29-1 Green Building Incentives. Seek the Voluntary Standard of Sustainable Excellence
- ✓ LU29-2 Green Roofs

LOW INTENSITY FLOOR AREA RATIO (FAR) AND HEIGHT DESIGN WITH CODE CALCULATED PARKING

# CRENSHAW CORRIDOR SPECIFIC PLAN

## 3701 Stocker Street

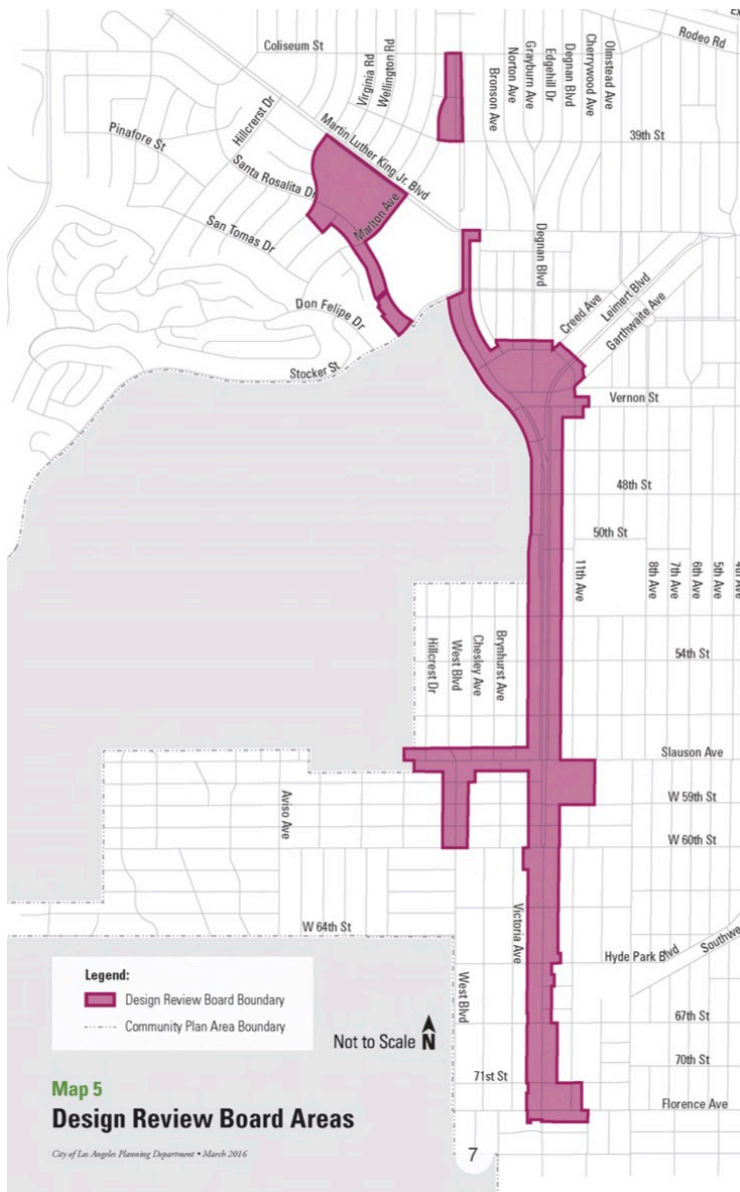
### Specific Plan Sub Area C Design Review Consistency

#### ARCHITECTURAL & BUILDING DESIGN GUIDELINE (1 – 15) ELEMENTS:

- ✓ Ground Floor Transparency
- ✓ Well Designed and Linked Outdoor Open Space
- ✓ Building and Parking Orientation and Design
- ✓ Energy Efficient Building Materials
- ✓ Exterior Wall Plane Break
- ✓ Horizontal Articulation and Architectural Interest
- ✓ Earth-tone and Warm Colors
- ✓ No Exterior Security Bars
- ✓ Screened Rooftop Equipment
- ✓ Minimized Light and Glare
- ✓ Landscaped Freestanding Walls
- ✓ An Abundance of Live Plant Materials (Native)

#### COMPLIANT DEVELOPMENT STANDARDS:

- ✓ Floor Area Ratio (FAR)
- ✓ Height Limitation
- ✓ Yard Set-Backs
- ✓ Open Space Requirements
- ✓ Pedestrian-Oriented Areas
- ✓ Building and Campus Identification Signage
- ✓ Parking Requirements
- ✓ Right of Way Improvements and Streetscape Plans



# Isometric Design Concept



# 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
- Outside patio seating on-site
- Sidewalk seating
- Walk-up street access
- Public parking with access from the garage
- 3,000 sq ft of dedicated public green space for additional outside dining

# Parking Lot Design

## **Specific Plan Compliance:**

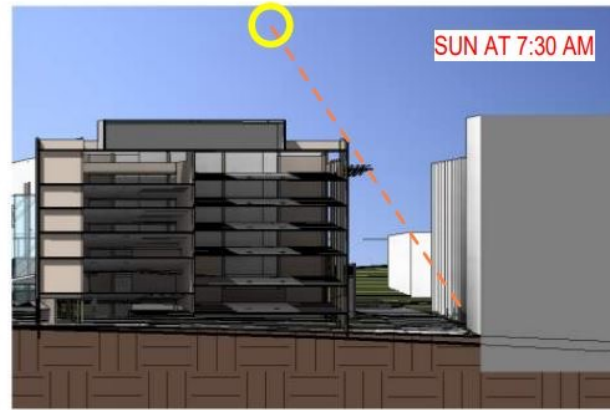
- Grand frontages on first floor retail
- Rooftop restaurant and meeting space
- Engaging Information signage
- Capacity for decorative structural pillars
- Pedestrian landscaping for alfresco seating areas

# Set-Backs

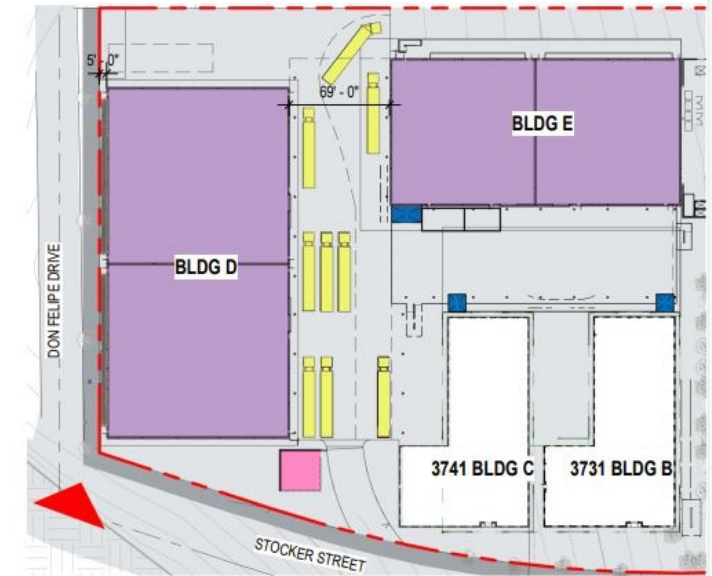
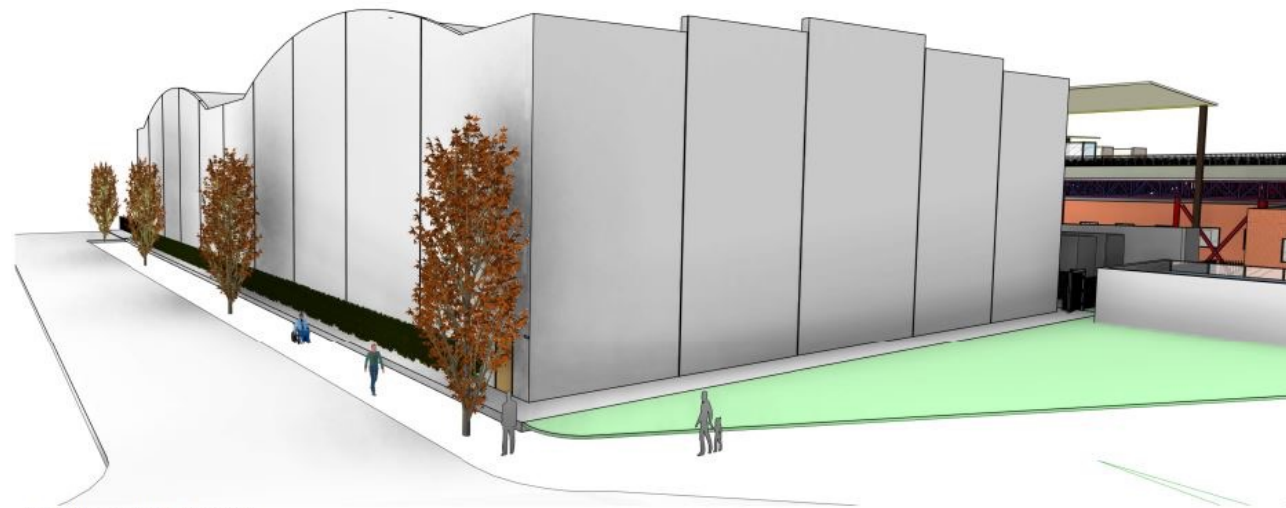
## Zone and Specific Plan

### 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 MORNING

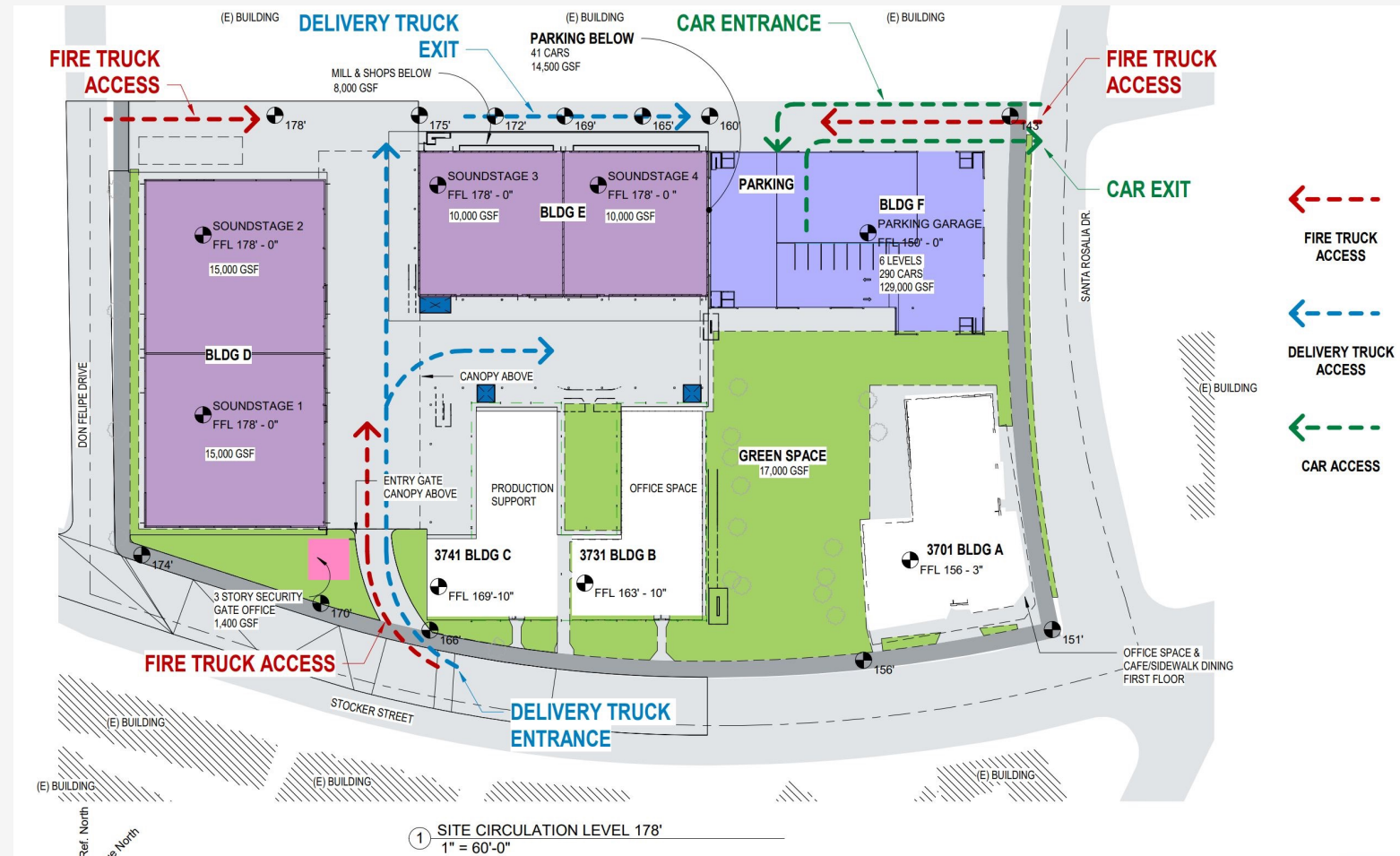


KEY

# Traffic Flow

## On-Site Circulation:

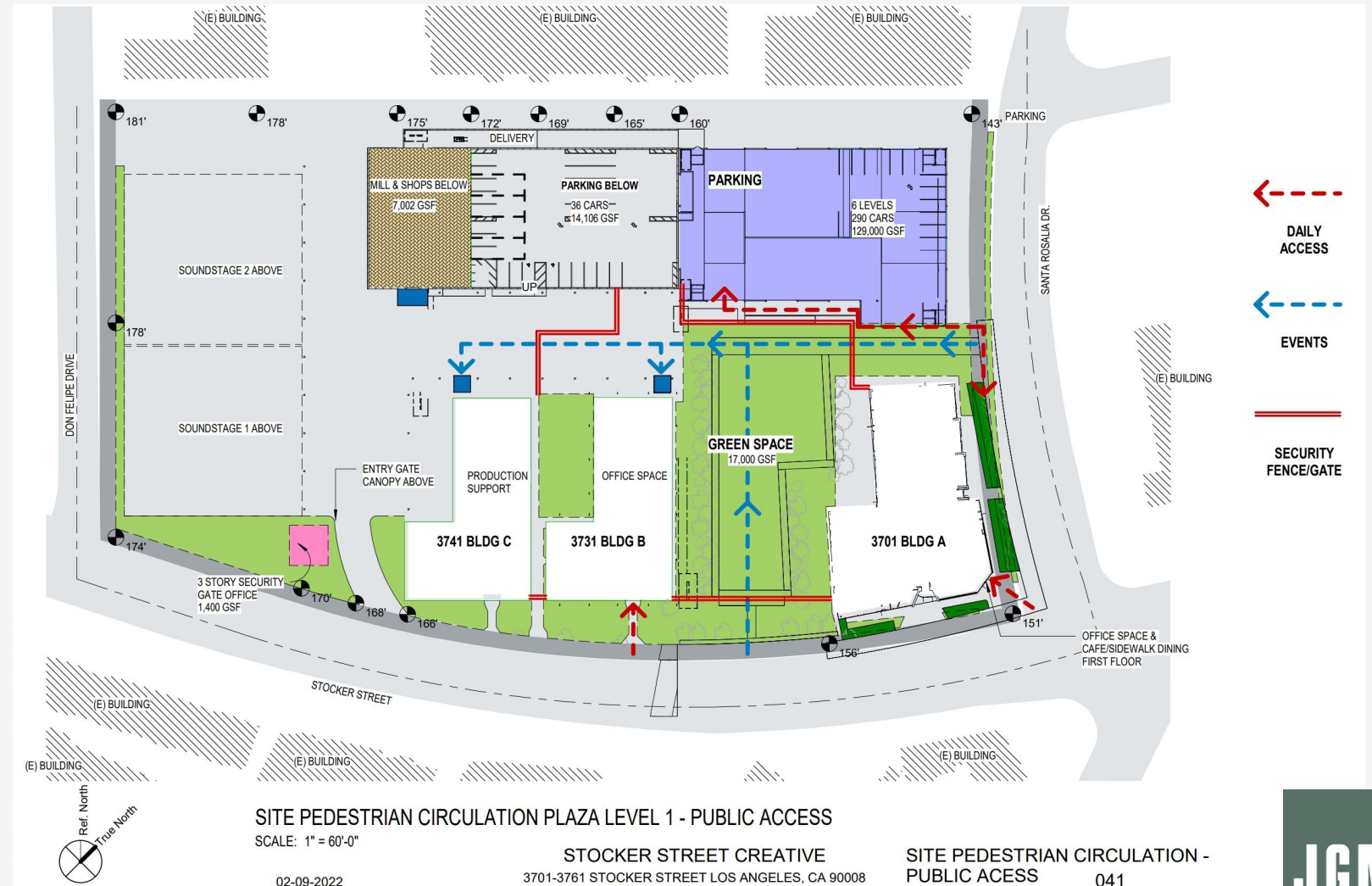
- Truck delivery and vehicle Ingress off Stocker and Egress onto Santa Rosalia to reduce traffic on Don Felipe Drive
- Fire Truck Access to remain
- An analysis of on-site, peak hour and drive-route traffic flow is currently underway
- Stocker and Santa Rosalia traffic signal modifications can be implemented by DOT to facilitate traffic flow



# Parking

## On-Site:

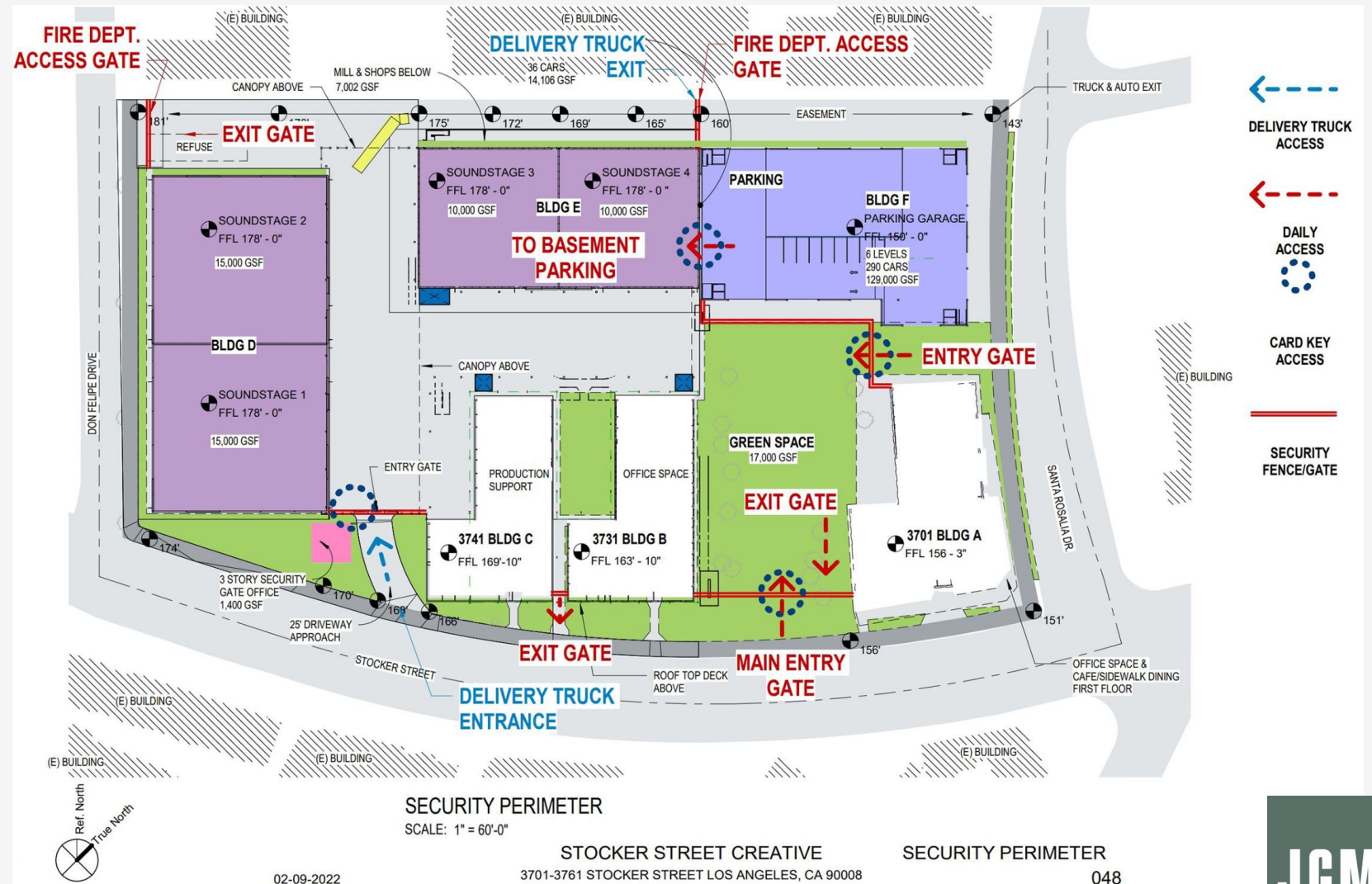
- 326 on-site parking spaces per code
- Structured and surface parking
- No parking on Stocker, Don Felipe or Santa Rosalia
- Substantial electric vehicle parking spaces and charging
- Substantial bike parking
- On-site share ride pick-up and drop off
- On-site parking for food trucks



# Entry Gates

## Locations:

- Stately and ornamental points of entry
- Pedestrian and vehicle access gates
- Guarded Delivery Truck and Main Entries.
- Guard booth at Delivery Truck Entrance
- Consolidated Realtists, Bedford Parc and Fire Department key access to fire lane.

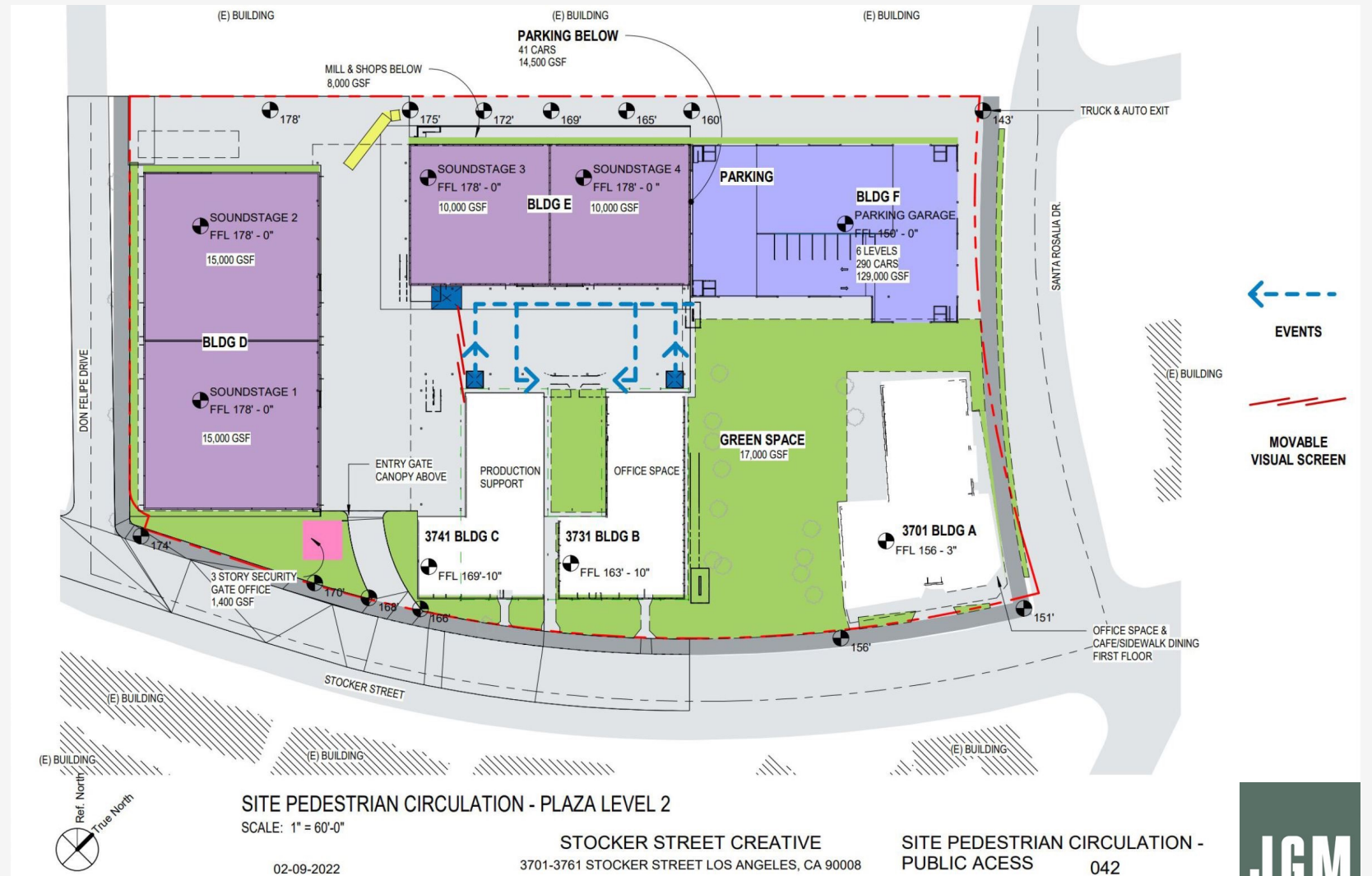




# Green Space

## 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 space between the garage and the 3701 building is dedicated public space green space (3,000 sq ft)



# Art Deco

## Design Review Concepts

Art Deco, sometimes referred to as Deco, is a style of visual arts, architecture and design that first appeared in France just before World War I. In the 1920s and 30s, Art Deco influenced the design of buildings, furniture, jewelry, fashion, cars, cinemas, trains, ocean liners and everyday objects such as radios and vacuum cleaners. [Wikipedia](#).

Art Deco is recognizable by its use of geometric and zigzag patterns, bold colors and clean lines – [LA Curbed](#)

# CRENSHAW DISTRICT ART DECO CONCEPTS



Historic Vision Theater



The Curve



Old One United Bank Building



Vernon & Crenshaw Plaza



Historic Broadway Building



Historic Macy's Building

# ART DECO CONCEPTS



# ART DECO CONCEPTS



# ART DECO CONCEPTS





# Stocker Street Creative

## Community & Economic Development Strategy

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 leaders to foster culturally significant and economically catalyzing opportunities.

Arts & Culture | Construction Opportunities  
Industry & Career Opportunities | Business & Economic Development



# Arts & Culture

Leimert Park Village, Inc.

**Film Premieres**

Community  
Spaces

Community  
Programming

**Murals**

Community  
Greening

**Pan African Film Festival (PAFF)**

**Sanchez Adobe  
Historical Site**

Art Commissions

Legacy Preservation

**Sankofa Walk**

Jazz and Music Experiences

**Crenshaw YMCA**

Creative Industries Education Partnerships





# Construction Opportunities

## June 2022 Construction Summit

**Contracting  
Opportunities**

Apprenticeship Partnerships

Production/Staging/  
Mill Work Construction

**UDC Resiliency Studio Construction  
Industry Business Development Program**

**City of LA Work Source Centers**

**Construction  
Job Opportunities**

Consulting Services

Diversity, Equity and Inclusion Commitment (DEI)



# Industry & Career Opportunities

Los Angeles Urban  
League Job  
Training & Placement

## Internship Program

On-Site Lease Space for Creative Industry Ventures

University and Community College Externships

Regional Economic Impact Tracking

High School and College  
Serving Learning

**YES2Jobs**

Networking and Mentorship

Masters Classes

# Business & **Economic Development**

**Focus on Industry Incubation  
and Business Development Partnerships**

Production Enterprise  
Investment

**Commissary &  
Retail Marketplace  
Buildout**

**Work Share Meeting Space**

Creative Industry Ecosystem Networking and Procurement

Pre & Post  
Production Facilities

**Social Enterprise  
Ventures Opportunities**



# Next Steps

Design Review Presentations:  
May to June 2022

Construction Summit:  
June 2022

Construction Bidding:  
August to December 2022

Construction Duration:  
February 2023 to August 2024

Commence Operations: 2025

## Contact Us

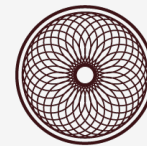
We invite you to share your thoughts with us. Feel free to send us an email:

[info@pantheonconsultants.com](mailto:info@pantheonconsultants.com)

We value your feedback  
and look forward to hearing  
from you!

[stockerstreetcreative.com](http://stockerstreetcreative.com)

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**PANTHEON**  
**DEVELOPMENT**