



# STOCKER STREET

## CREATIVE

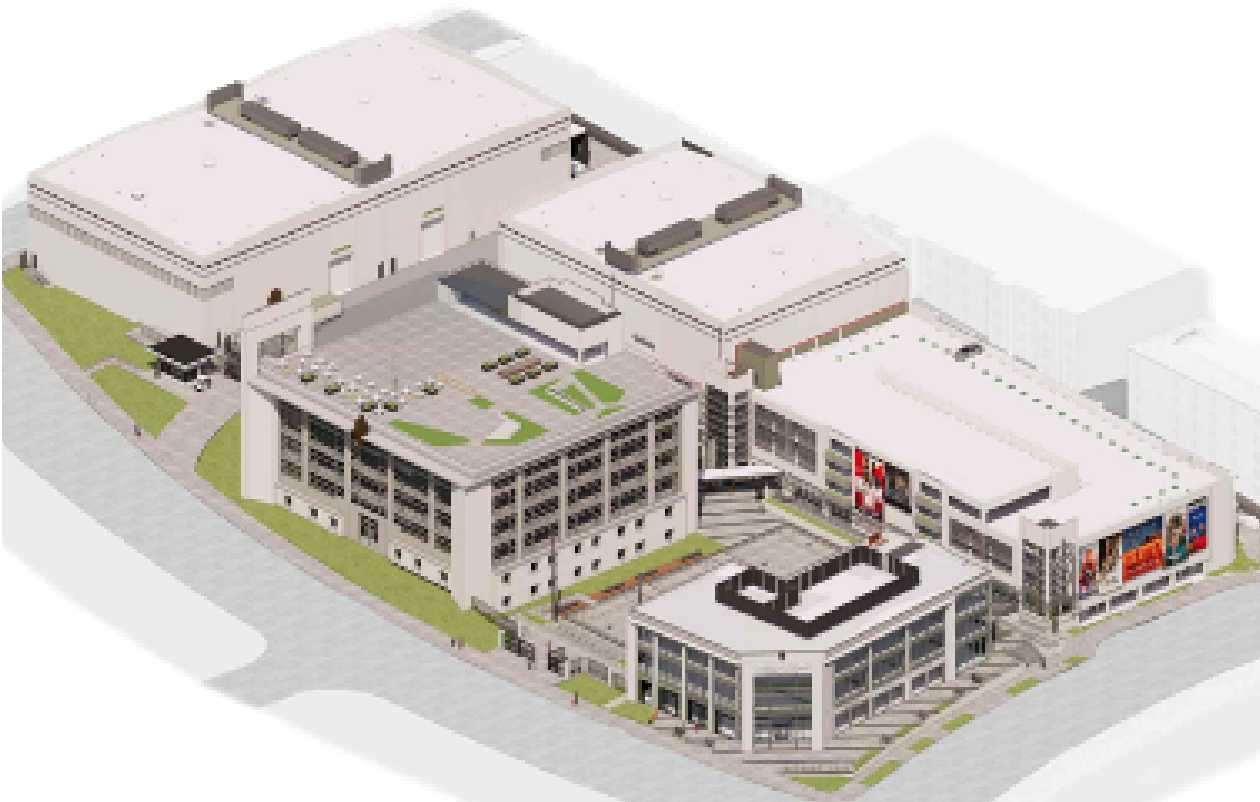
PRESENTED BY  
PANTHEON DEVELOPMENT CORPORATION | 2024



# STOCKER STREET CREATIVE



**SSC CAMPUS** | Los Angeles | California | 90008 |  **7 min Walk to Metro K Line**



Stocker Street Creative  
Design Concept



Baldwin Hills  
Crenshaw Plaza



# ECONOMIC DEVELOPMENT

## ECOSYSTEM

Los Angeles Trade Technical College  
Southwest College  
Maxine Waters Employment Prep Center  
Local Union Apprenticeship Programs

### Construction and Contract Jobs

National Association of Minority Contractors  
US Green Building Council  
Youth Build  
Demo Chicks  
Curm Construction Partnership

Leimert Park Village Inc.  
Leimert Park Jazz Festival  
Sanchez Adobe at Consolidated  
Community Room  
Council District 8 Events

### Cultural Arts and Community Engagement

African American Real Estate Professionals  
Crenshaw District  
Urban Retail Initiative  
BOOCLT  
Pacific Coast Regional  
Vermont Slouson EDC

### Office, Social Enterprise, and Business Development Opportunities

### Production Film Industry Acceleration, Equity and Inclusion

PAFF Institute  
John Singleton Short Film Competition  
Women of Color Filmmakers  
TEC Leimert  
Production House Cafe

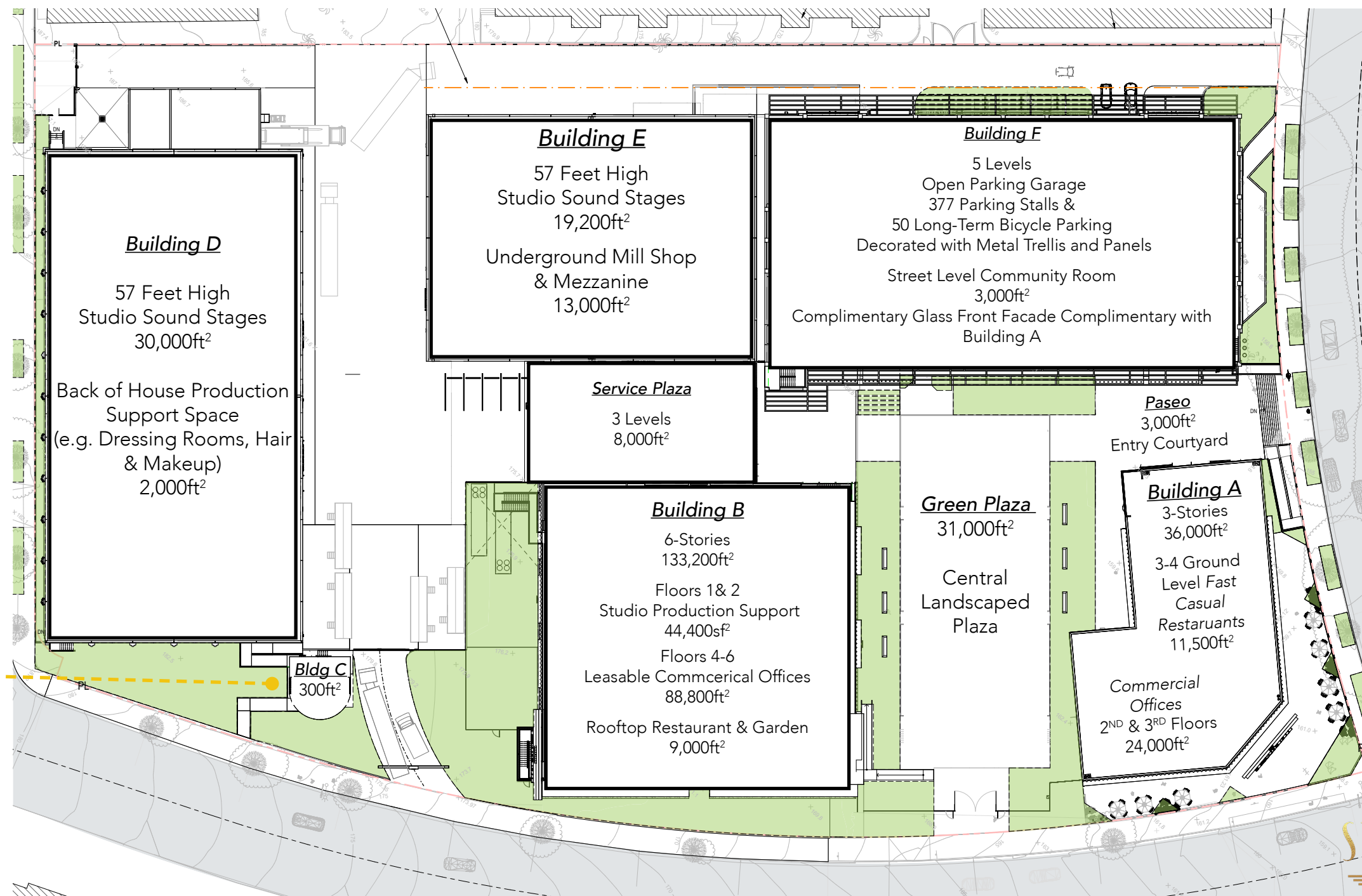
### Industry Career Development and Job Placement

Urban League  
NAACP Hollywood Bureau  
Yes2Jobs  
CRCD – Work Source Center



# SITE PLAN

The site plan has been designed to allow light and air to travel through the campus, allow 34,000 sf of open courtyard space, minimize shade and shadow impacts on surrounding property, and insulate sound using perimeter buildings as sound barriers. While setbacks are not required, they are provided to allow for landscaping to enhance the community experience.





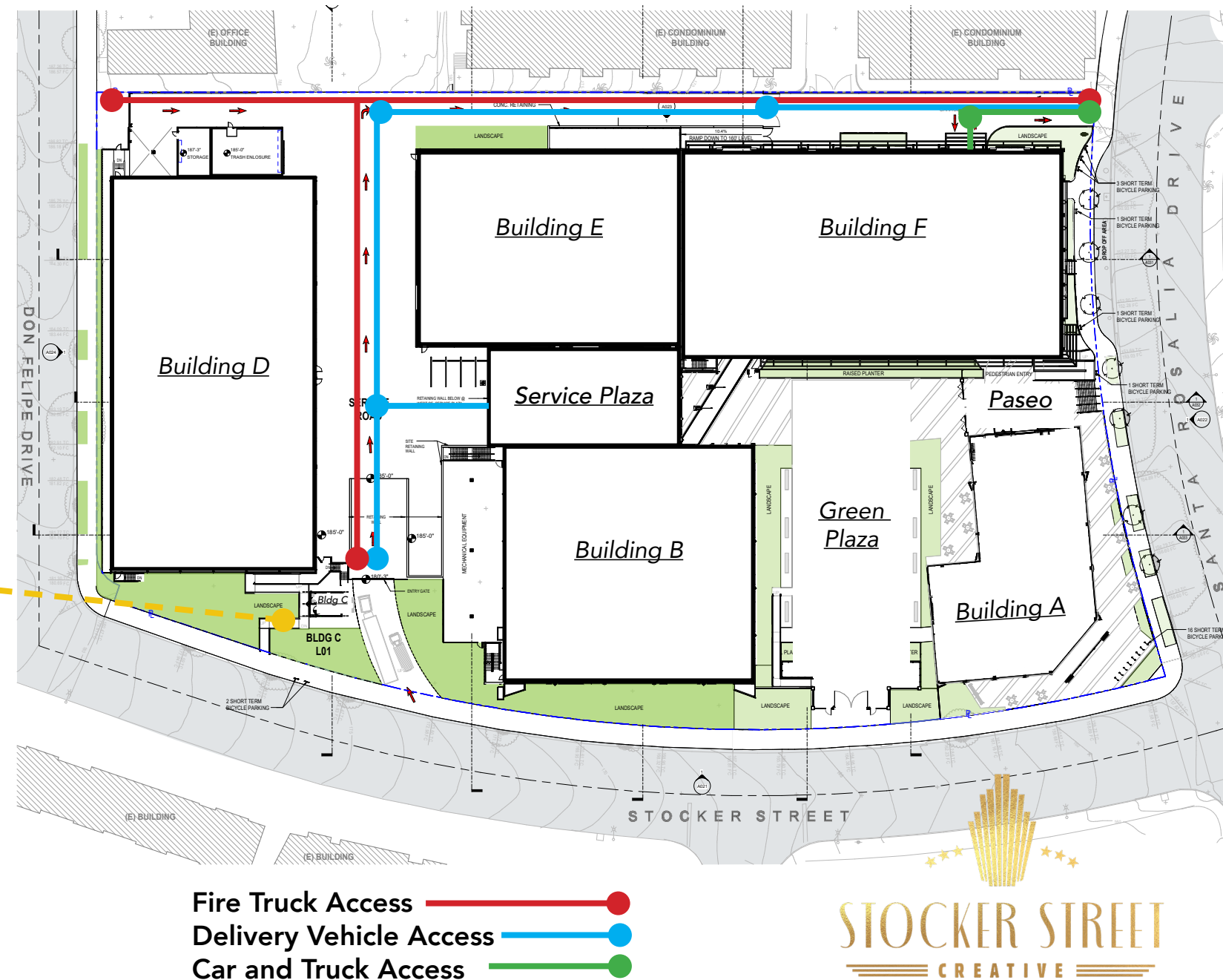
# TRAFFIC FLOW AND SECURITY

## On-Site Circulation:

- Truck delivery and vehicle ingress off Stocker and egress onto Santa Rosalia. No truck traffic or general parking access from Don Felipe Drive
- Emergency access to remain
- An analysis of on-site, peak hour and drive-route traffic flow is currently underway
- The site allows trucks staging on-site

## Security

- Security **Building C** will monitor incoming deliveries
- Security cameras located throughout the facility will be monitored from this location
- Security guards will monitor the restricted site and public access areas on Santa Rosalia
- Communication with LAPD to minimize impact on the surrounding community





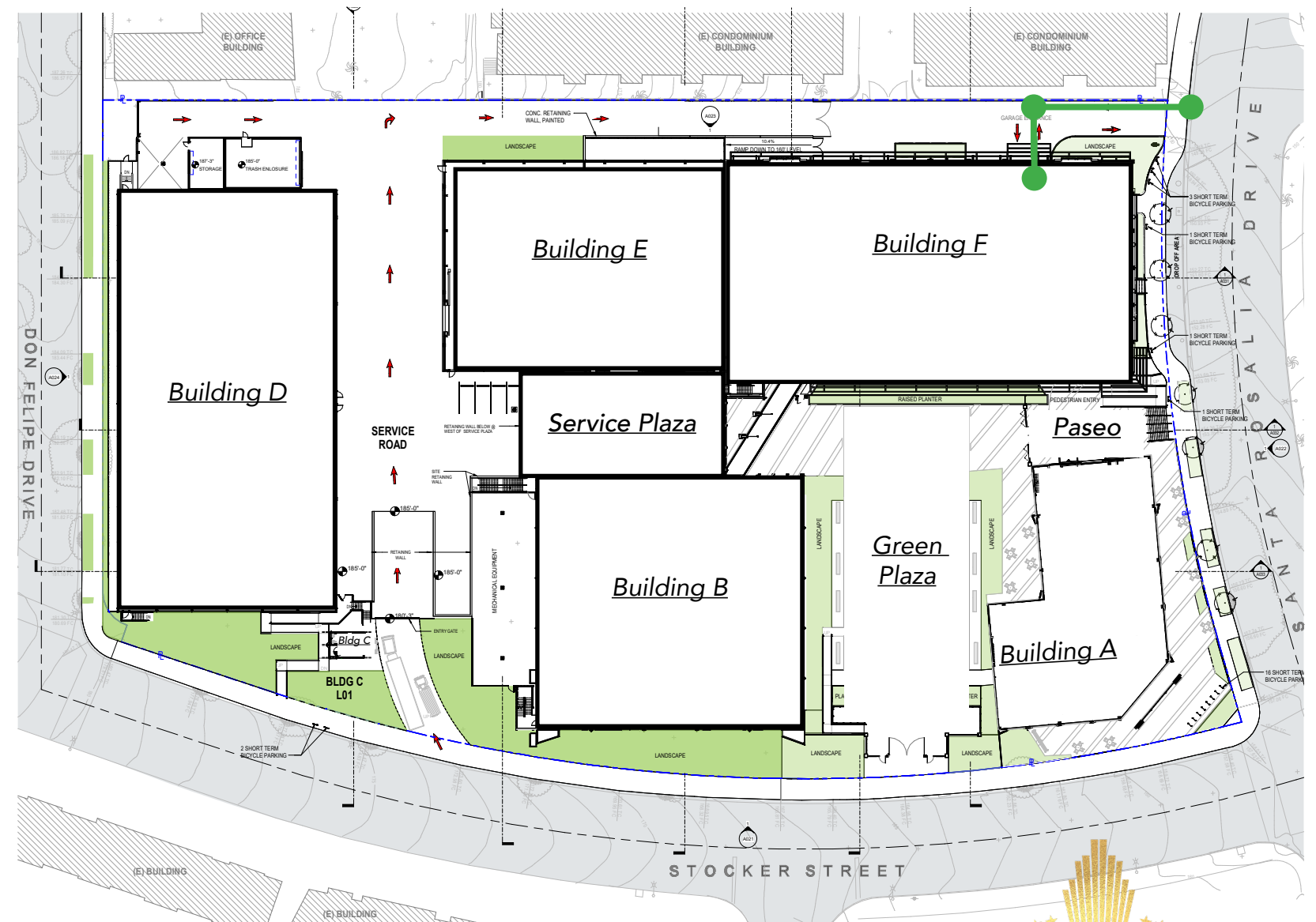
# PARKING

## On-Site Parking: 382 cars, 82 bikes

- 149,000ft<sup>2</sup> structure
- 377 parking structure spaces provided
- Over 75 electric vehicle parking spaces with charging capabilities
- 5 Surface parking spaces (production only)
- No parking on Stocker, Don Felipe or Santa Rosalia
- On-site share ride pick-up and drop off
- On-site parking for food trucks during events

## Bicycle Parking

- 50 long-term stalls in provided in the parking structure
- 32 short-term near sidewalks and interior surface parking



Car and Truck Access ———●



# RENDERING VIEWS

## STOCKER AND SANTA ROSALIA





# RENDERING VIEWS

## STOCKER AND DON FELIPE





# RENDERING VIEWS

## SANTA ROSALIA





# PROJECT TIMELINE

