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Vacancies for Adaptive Reuse Near Cultural Resources

In a recent project, I took it upon myself to recreate the West Hollywood Zoning Map and identify vacancies within the scope of culturally designated resources. The process for layering data sets in order to communicate key features relevant to the reason for inquiry is as outlined in the following procedures. The first step in any project is to create a folder where project files and databases can be easily found for future reference. Speaking from experience, developing a naming convention for files early on will save many grievances down the line when organizing data to be shared on an ongoing basis. Once a project is in map view, the exciting part can begin with adding data. The order in which data is added doesn’t matter all the time, considering how layers can be reorganized by dragging and dropping in the contents pane. Although this is true, data layers should be situated in their effective placements before using any analysis tools to ensure clear visualization.

The first layer added was the LA County Parcels shapefile which was retrieved from the City of Los Angeles’ GeoHub. After the parcels populated my map with unique features, I wanted to further my inquiry within the boundaries of the City of West Hollywood. Fortunately for the sake of this project, I had access to additional shapefiles used in the making of the original zoning map. After downloading the city boundaries and zoning shapefiles, it was important to manually modify the color scheme in the symbology pane. The representation for a wide array of zoning designations was not immediately distinctive to the eye, which in this case, suggested careful attention to color selection. Still in need of more data to evaluate my

hypothesis for displacement occurring near culturally designated resources, I downloaded an Excel spreadsheet with about two thousand addresses from my division's intranet. The purpose of this layering would be to analyze a historic resource inventory in relation to vacant properties since 2020.

Additionally, I was able to explore numerous tools found in ArcGIS Pro such as an attribute table for cleaning up data and the various ways of selection from attributes to features. Many addresses were not recognizable by the geoprocessing tool, which required adding columns of features for situs, city, and zipcode. Moreover, joining the data sheet from Local Cultural Resources with LA County Parcel shapefile improved my clipping for later enrichment. In this process of data mining, I found how costly several ArcGIS Pro tools can be such as enriching data layers or geoprocessing addresses. ESRI monetizes its software at additional costs through the consumption of credits for running analysis tools. This method of payment via the program when applying data acquired by other means such as Business Analyst or the American Community Survey limits trial and error in the creation of a data-enriched map. Amateur practitioners of GIS who are not familiar with naming conventions of data sets or their methodology of data collection will encounter limitations in their efforts to find relevant data, costing them more credits in the process. Consequently, after the uptake of so many credits, I reduced my scope of buffers for the pairwise clip layer that would be inputted at the enrich tool. Once the data was populated in the 300-foot buffer, I went to to vary symbology by attribute and chose the growth rate field from the previous enrichment. In order to communicate clearly across layers, it was important to select a color scheme that did not compete with one another. Furthermore, I checked "show in legend" and unchecked "allow symbol property connections" to then narrow the scope in gradient. By this time, my map was ready to be moved into the

layout view by choosing map frame. A good map must be accompanied by certain elements such as the title, a north arrow, a scale bar, and its legend of course. The first and foremost lesson learned in PPD631 was to omit redundancy inherent to a header named “Legend”, as it is superfluous if not painfully obvious to even the untrained eye.

Ultimately, my analysis of the vacancy near locally designated cultural resources is that the majority of properties remain constant except for a handful of cases where growth rates are negative in fact. How I interpret the percentages range from negative 100 to a positive 381 is that these parcels include both residential and commercial real estate. For example, ten properties appear to have a negative growth rate of vacancy, which translates to cases of occupancy being the inverse. These same properties are also zoned for multi-family residential and high-density, which would allow for a varied growth rate depending on unit count. Conversely, bright pink parcels indicate an array of growth rates in vacancy, which as previously stated, is varied but perhaps moreso with the inclusion of public facilities (Plummer Park) and commercial real estate (Pacific Design Center). Both of these cases were outliers in the population due to their land uses. Plummer Park became a Cooling Center in 2020, and its use by the community includes people experiencing homelessness. In the last three years, I imagine that the public facility has modified its level of service from a shelter for monitoring people in place into an actual park post-COVID. As for the Pacific Design Center, which yielded the highest growth rate, it is unique in that it provides leasing opportunities for artists and businesses to exhibit their products. Additionally, a bright pink parcel on Sunset Boulevard represents the Best Western Hotel and another across the street on De Longpre Avenue represents a condominium. This narrative reveals an alternative glimpse of economic recovery where the growth in vacancy occurs in

commercial space, extended stay rooms, and rentals indicating how businesses have been negatively impacted since the lockdown.

In conclusion, the greatest hurdles I encountered were shapefiles that did not reflect recent subdivisions or changes in land use. This aspect of workflow is what I imagine my supervisor at CHPP was referring to when he expressed concern about the additional time and resources necessary to monitor and maintain accurate data. This dynamic poses challenges for urban planners as new legislation begins to streamline the implementation of affordable housing. Laws intended to facilitate streamlining include but are not limited to SB423, SB4, SB684, and AB1490. These initiatives such as the extension and expansion of streamlined ministerial approval law for affordable projects consistent with objective zoning rules or adaptive reuse for affordable housing will affect how data should be collected for monitoring Regional Housing Needs Assessment (RHNA). In devising a methodology for its 6th cycle, a large proportion of new housing must be produced at or near job-rich urban and sub-urban centers. In hindsight, I would like to identify areas that reveal opportunities for infill development and adaptive reuse of commercial office spaces for affordable housing. To this end, perhaps sites like the Pacific Design Center, Best Western, and condominiums may be worth exploring.

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