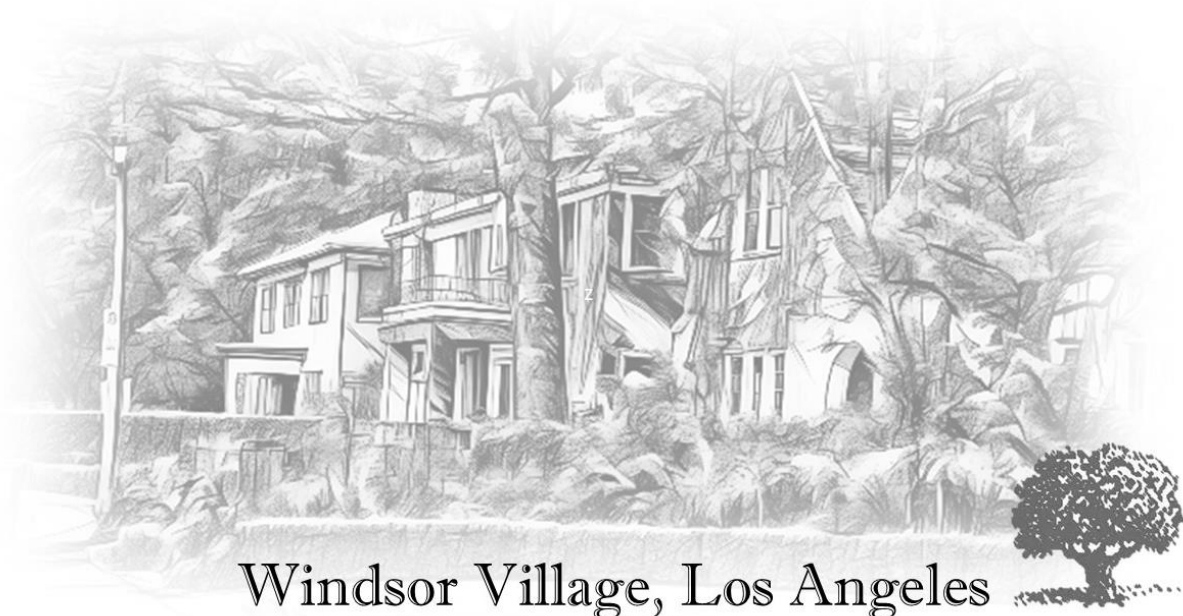


Urgent Community Alert:
Protect Windsor Village from Harmful
Wilshire/Crenshaw Development



Windsor Village, Los Angeles

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Windsor Village Neighborhood Group

Public Health Behavior Solutions

April 2026

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Introduction

The proposed mixed-use residential development at Wilshire/Crenshaw, developed in partnership with the Los Angeles County Metropolitan Transportation Authority (Metro), aims to provide 196 affordable rental homes, community amenities, and transit-oriented infrastructure. While supporting regional goals for affordable housing and transit access, we strongly oppose this development in its current form due to its significant potential impacts on traffic, pedestrian safety, community services, neighborhood character, and the integrity of historic communities (Appendix I).

Our Neighborhood: Windsor Village

Windsor Village is a quiet, historic residential neighborhood in central Los Angeles, located near Hancock Park and Koreatown. Characterized by narrow, tree-lined streets, charming homes from the 1920s, and a central community park, Windsor Village offers a peaceful enclave for approximately 900 residents. Developed largely in the 1920s and 1930s near old streetcar lines, the neighborhood features a mix of historic bungalows, larger homes, and condominiums. Key amenities include Harold A. Henry Park—a community hub with a playground, picnic areas, and a monument honoring a former councilman—and cultural sites such as The Ebell of Los Angeles clubhouse and the Wilshire Ebell Theater. Windsor Village is celebrated for its rich history, architectural significance, and a close-knit, family-friendly atmosphere.

Background and Context

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This development is situated within an area traditionally characterized by smaller multi-housing complexes and single-family homes. Notably, Windsor Square and Windsor Village are recognized as historic, over 120-year-old, single-family communities, valued for their architectural significance, cultural heritage, and neighborhood character (Appendix II). Windsor Village, located within the Windsor Village Historic Overlay and adjacent to Windsor Square, features narrow, small streets not designed to accommodate significant increases in traffic. Additionally, many office buildings along Wilshire Boulevard remain vacant since the COVID-19 pandemic, leading to decreased demand for new housing and highlighting the underutilization of existing space. Current, 2026 market reports indicate that the office vacancy rate in the Mid-Wilshire/Hollywood area is extremely high, with specific reports showing it has surpassed 30%. Showing how the area is no longer in the need for local housing to support office workers.

The proposal includes six 6+ story buildings with 196 large-scale multi-family apartment units, along with amenities such as Metro bikeshare, scooter corrals, bike lockers, bike repair stations, widened sidewalks, two bus shelters, and extended bus bays. However, at this scale, the development threatens to fundamentally alter the neighborhood fabric, erode historic character, and undermine community cohesion. The transition from smaller multi-housing and single-family residences to larger, denser developments raises serious concerns about increased traffic—especially on already congested streets like Wilshire, Crenshaw, Windsor, Lorraine, and 8th—along with parking shortages, noise, air pollution, safety risks for pedestrians and children, and overall quality of life.

Understanding the Impact of Affordable Housing on Existing Neighborhoods

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While the goal of affordable housing is to increase options for lower- and middle-income residents, evidence suggests that simply adding affordable units does not necessarily reduce overall housing costs within neighborhoods. Several studies and market analyses indicate that the effects of new affordable housing on local prices are often limited or mixed.

Market Dynamics and Housing Prices

Research published in the *Journal of Urban Economics* (2018) found that the introduction of affordable housing has minimal impact on surrounding housing prices in many cases. Housing costs are primarily driven by broader market forces—such as land prices, demand, and development trends—rather than the presence of a specific number of affordable units. In some markets, new affordable housing can even lead to localized increases in property values—a phenomenon known as the "filtering effect."

Supply and Demand Considerations

A report by the Lincoln Institute of Land Policy notes that increasing the supply of affordable housing can help stabilize or modestly reduce housing costs, but its effect is often limited unless accompanied by broader policies addressing land use, zoning, and overall housing supply. Without these measures, the incremental addition of affordable units may be absorbed into the existing market without significantly lowering prices.

Potential for Gentrification and Displacement

Some case studies show that new affordable housing projects, especially in gentrifying neighborhoods, do not prevent rising housing costs. In some cases, they may even accelerate gentrification by attracting higher-income residents and investors, leading to increased property

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values and rents. For example, a study in San Francisco found that affordable housing developments did not prevent neighborhood displacement and sometimes contributed to increased costs.

While affordable housing is vital for providing equitable access and reducing homelessness, its direct impact on lowering existing housing costs is often limited unless integrated with policies that increase overall housing supply and address land costs. Without such measures, affordable housing alone may not significantly lessen the cost burden or curb rising prices driven by broader market forces.

My Professional Perspective and Concerns

As a public health professional specializing in injury prevention and safety, with a background in urban planning and city development, I recognize how large-scale projects can affect neighborhood safety, traffic, community cohesion, and livability. Based on this expertise, I am particularly concerned that the proposed project, as currently designed, will lead to increased congestion, safety hazards for pedestrians and drivers, and erosion of our neighborhood's historic character. It is essential that these potential impacts are thoroughly evaluated and mitigated to protect our community's health and safety.

Projected Traffic Impacts

Using the Institute of Transportation Engineers (ITE) Trip Generation Manual, this development is expected to generate approximately 1,000 to 1,300 daily vehicle trips—about 5 to 7 trips per unit—resulting in between 980 and 1,372 daily trips, with peak-hour increases of 90–120 trips in the morning and 110–150 trips in the evening. In addition to residents of the development driving to/from work, but also shipping delivery/pick-up, and other high volume of

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delivery vehicles (Uber Eats, Amazon, FedEx, UPS, etc.) contributes to congestion, safety risks, and parking shortages in the neighborhood. These frequent delivery and service trips, combined with resident and visitor trips, will significantly increase traffic volumes, especially during peak hours. These additional trips could exacerbate congestion along Wilshire, Crenshaw, Windsor, Lorraine, Plymouth, Lucerne, 8th Street, and other nearby streets, which are narrow and ill-equipped to handle such volume. Appendix III is a map that illustrates the existing traffic cut-throughs that already impact the narrow residential streets. Appendix IV is an example of Lorraine, a local narrow street, unable to have two cars pass at one time-Common on streets in Windsor Village. Potential consequences from the additional increased daily traffic trips from the proposed development include:

- Increased congestion and delays
- Higher risk of crashes involving pedestrians, cyclists, and children
- Challenges in safe pedestrian crossings
- Spillover parking into residential streets, affecting safety and aesthetics

Impact on Community Services

The increased population and vehicular activity threaten to strain local infrastructure and services, including:

- Water & Sewer: An estimated increase of 19,200 to 28,800 gallons daily
- Fire Services: Higher emergency call volumes
- Law Enforcement: Increased incidents related to traffic violations and safety concerns

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- Schools: Potential overcrowding
- Public Transit: Greater congestion and ridership

Environmental and Community Impact

The development could compromise the historic integrity of Windsor Square and Windsor Village through:

- Increased noise pollution
- Reduced air quality
- Greater safety risks for pedestrians and children
- Loss of neighborhood character and architectural identity, throughout Windsor Village

Historic Preservation Overlay Zone

Based on an average household size of 2.5 persons per unit, the 196 units could add roughly 490 residents (196×2.5). If household sizes vary, the population increase could range from approximately 392 to 588 residents, representing about a 54.4% increase from the current population of around 900 residents (*increasing neighborhood population from 900 to 1390*). This growth would significantly impact neighborhood density, traffic, character, and community cohesion (refer to Appendix I).

Opposition and How to Help

We oppose this project as proposed because its scale and impacts are incompatible with the neighborhood's character. It would disrupt aesthetics, increase traffic and safety concerns, and threaten historic integrity.

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You can help by:

1. Attending the upcoming public meeting on Thursday, April 30, 2026, 6pm (PST) (see Appendix V)
 - Visit: windsorvillageassn.com
2. Reach out to your local representative
 - Local City Council Office, representing Windsor Village
 - **Councilmember:** Katy Yaroslavsky
 - **Phone:**
 - **City Hall Office:** (213) 473-7005
 - **District Office** (323) 866-1828
 - **Email:** Councilmember.Yaroslavsky@lacity.org
 - **Website:** councildistrict5.lacity.gov

Conclusion

While the proposed development offers some benefits, such as affordable housing and improved transit options, evidence shows that simply increasing density does not necessarily lower housing costs or benefit current residents. Instead, the scale and scope of this project threaten to irreparably alter Windsor Village’s unique character, exacerbate traffic congestion, compromise pedestrian safety, and strain local utilities and services.

This development is projected to generate approximately 1,000 to 1,300 additional vehicle trips daily—an increase of around 5 to 7 trips per unit—significantly contributing to congestion on already busy streets like Wilshire, Crenshaw, Windsor, Lorraine, Plymouth, Lucerne, 8th Street, as well as additional cut-throughs to Olympic Blvd impacting the Harold A Henry Park area. A 54% increase in neighborhood population will further strain our

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infrastructure, increase noise and air pollution, and threaten the historic integrity that makes Windsor Village so special. These impacts demand careful reconsideration by city planners and decision-makers to prevent irreversible damage to our community.

We call on city officials to re-evaluate the project's scope, incorporate meaningful mitigation measures, and prioritize the preservation of Windsor Village's historic and community fabric. Our neighborhood's future depends on your responsible action.

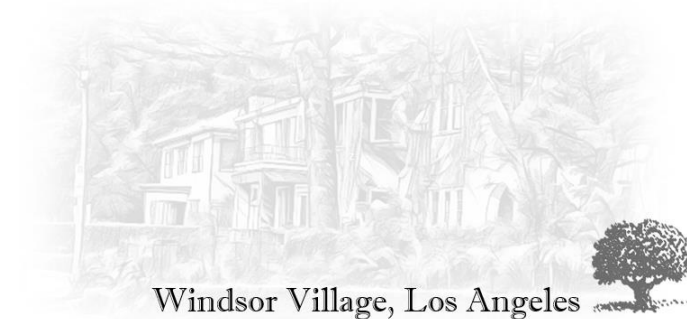
Together, our voices can influence the outcome—please stay engaged, attend public hearings, and advocate for a development plan that respects and protects Windsor Village's character and safety.

Thank you for standing with us in defense of our community.

Dr. James DeCarli

Public Health Behavior Solutions

neuroepidr@gmail.com



Windsor Village, Los Angeles

Appendix I

URGENT! Devastating Impacts on the Historic Windsor Village Neighborhood - Wilshire/Crenshaw Development



www.abodecommunities.org/communities/wilshirecrenshaw

How will the Wilshire/Crenshaw high-density development impact the Historic Windsor Village Neighborhood?

Windsor Village Neighborhood



- ✓ 20 blocks (single-family/multi-family)
- ✓ 900 resident population
- ✓ Neighborhood park
- ✓ Walkability – Safe for children, families, etc.
- ✓ Historic overlay
- ✓ Narrow residential streets off Wilshire Blvd
- ✓ Current Wilshire Blvd traffic cut through

The Development

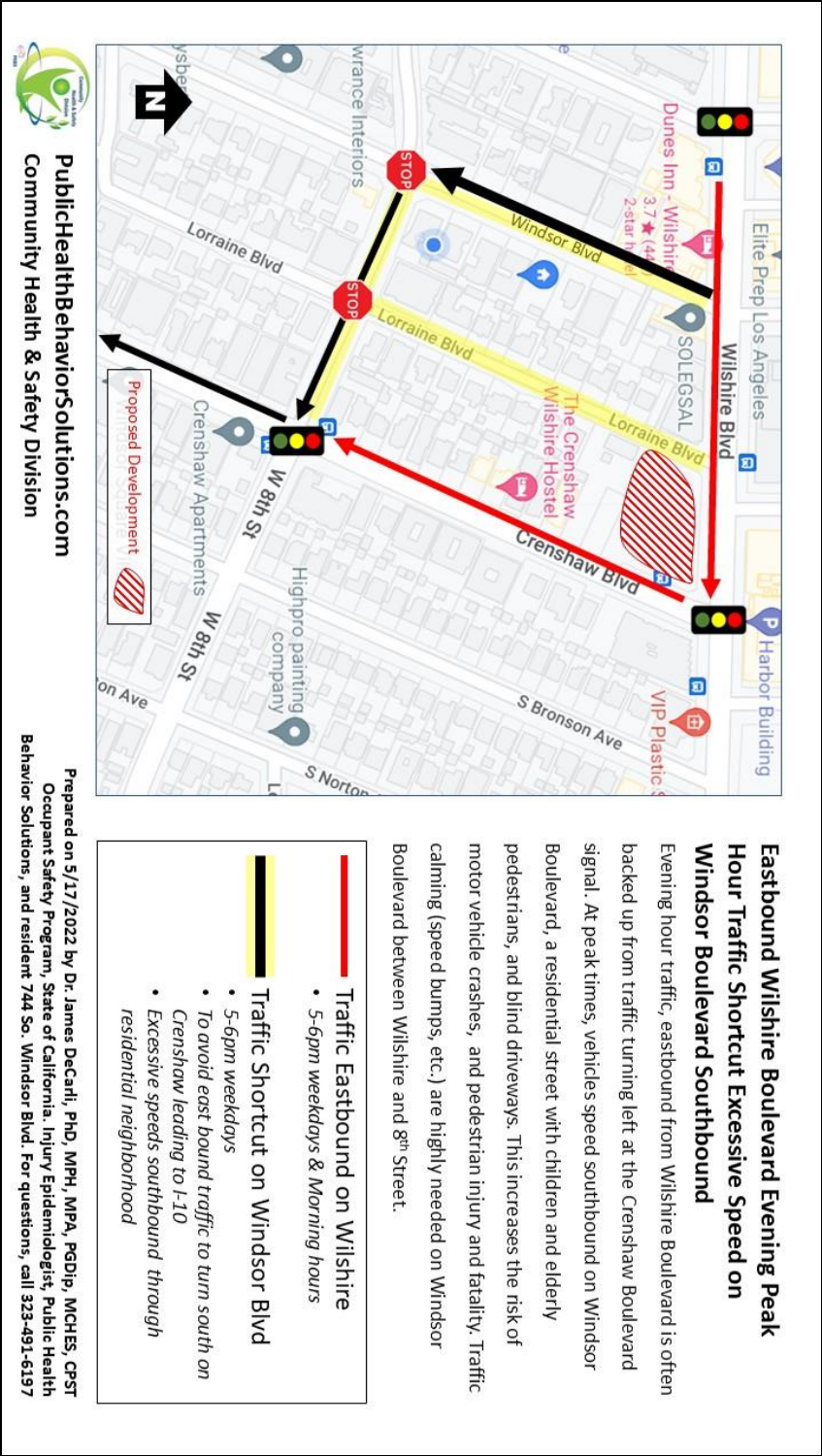


- Six, 6-story buildings (highly dense)
- 196 apartment units
- Development population estimate:
 - ❖ Adding 588 residents
 - ❖ Increases Windsor Village population by **54%**
 - ❖ From 900 to 1390 residents
- Adds 1,372 daily vehicle trips
 - ❖ Adding to already congested Wilshire & Crenshaw
 - ❖ Increasing traffic cut-throughs

More Info: PublicHealthBehaviorSolutions.com/Windsor-Village.html



Appendix III



Appendix IV



Illustrating how narrow Lorraine Blvd is. This is common on streets within Windsor Village, where only one car can pass through at a time. This photo is looking North toward Wilshire Blvd & Proposed Development

COMMUNITY MEETING

APRIL 30, 2026



A Place to Belong



CAN'T ATTEND?
SCAN FOR SURVEY!



NEW HOUSING COMING TO WILSHIRE/CRENSHAW

A VIRTUAL INFORMATION SESSION
HOSTED BY **ABODE COMMUNITIES**

get in touch
wilshirecrenshaw@abodecommunities.org
learn more
abodecommunities.org/wilshirecrenshaw

Join nonprofit affordable housing developer Abode Communities to learn more about the proposed vision for Wilshire/Crenshaw, a vibrant new affordable mixed-use community delivered in partnership with Los Angeles Metropolitan Transportation Authority (Metro). Come with questions!

Date: April 30, 2026
Time: 6 - 8 PM

REGISTER
(<https://tinyurl.com/2jrwr98v>)