

# FLORENCE-FIRESTONE

## CHAMBER OF COMMERCE PRESENTATION

### MARCH 25, 2010



Community Plan



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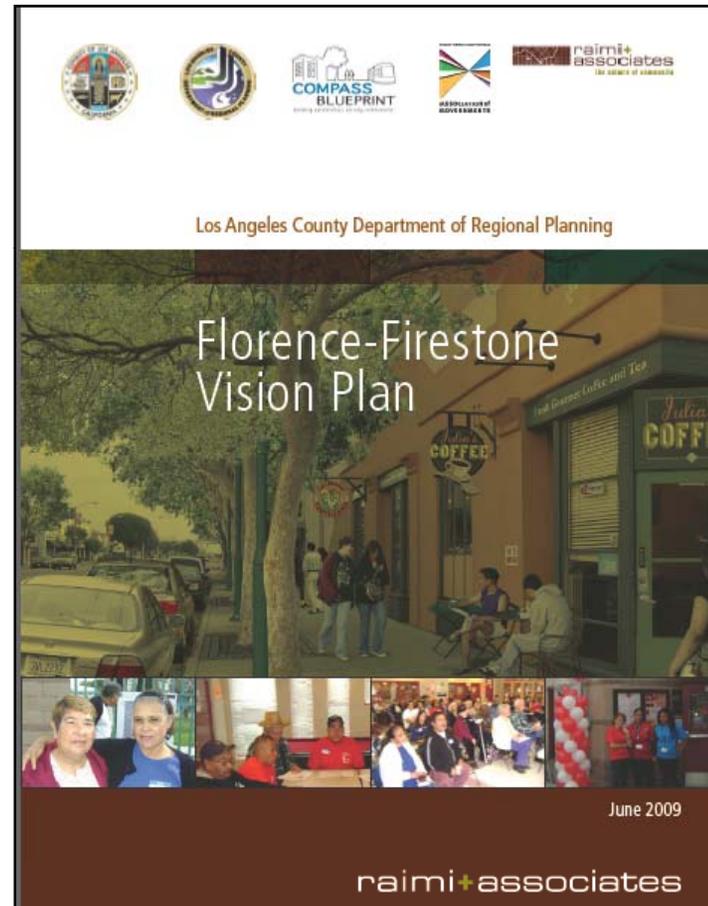
# Agenda



- Introduction and Background
- Community Plan Overview
- Land Use and Sustainability Indicators
- **Retail and Industrial Market Analysis**
  - ▣ **Interactive Activity**
- Summary and Next Steps

# Introduction and Background

- How did we get here?
  - ▣ 2009 Vision Plan



# Community Plan: Overview

*“The County should develop a detailed Community Plan for the Florence-Firestone community that provides a detailed **land use, transportation, urban design and overall community vision.***

*As with other Community Plans, the plan for Florence-Firestone should have an extensive **public outreach and participation process, address future land uses in the community, include a detailed economic and market analysis and have a detailed implementation plan.**”*

-Florence-Firestone Vision Plan, 2009

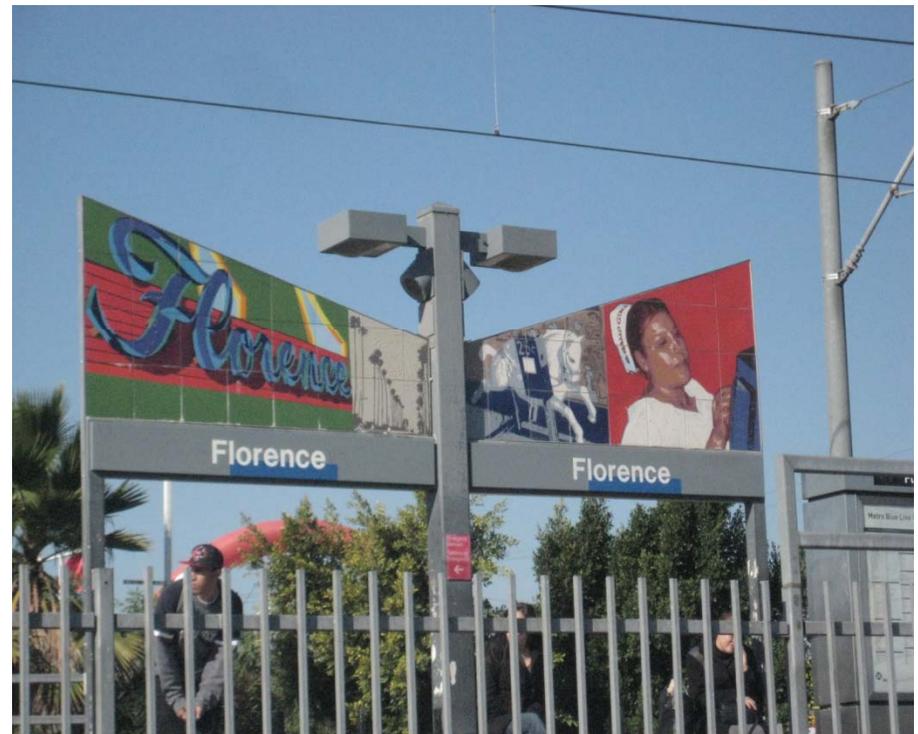
# Where are we at now?

- Land Use, Sustainability, Transit-Oriented Development, and Retail and Industrial Market Analyses
- Additional Outreach
- Community Plan

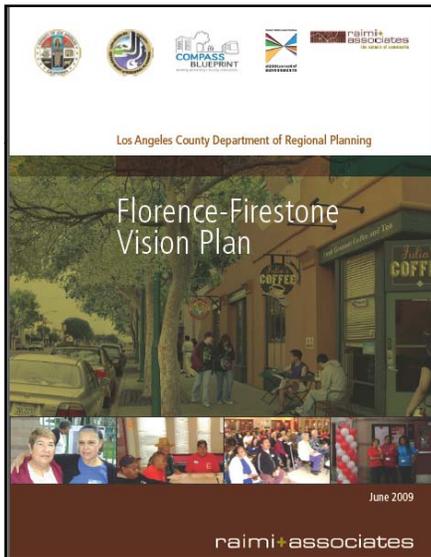


# Community Plan: Purpose

- To guide land use to achieve the community's shared vision of the future through goals and policies, land use regulations, and the Zoning Ordinance.



# From Vision to Community Plan: Analysis and Outreach



Vision

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Technical Analyses,  
Community Input

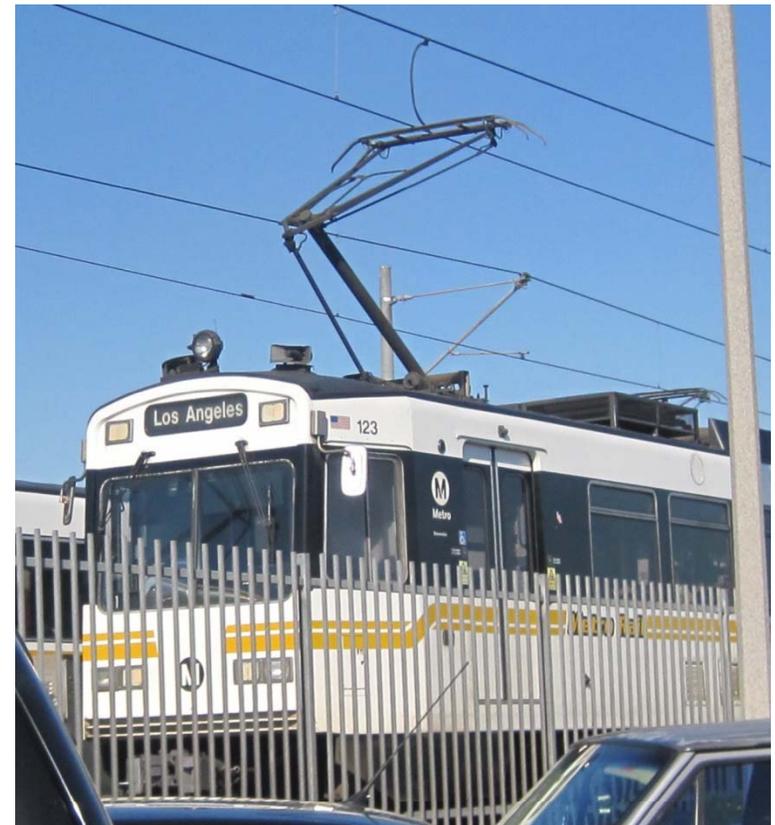
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Community  
Plan

# Analysis: Sustainability Indicators

- Mobility and Access
  - ▣ Access to Civic and Public Spaces
  - ▣ Access to Recreational Facilities
  - ▣ Access to Recreational Facilities from Schools
  - ▣ Tree-Lined and Shaded Streets
- Reduced Automobile Dependence
  - ▣ Transit Service
  - ▣ Walkable Streets
  - ▣ Bicycle Network
  - ▣ Job-Housing Proximity
  - ▣ Mixed-Use Neighborhoods
  - ▣ Infill Development



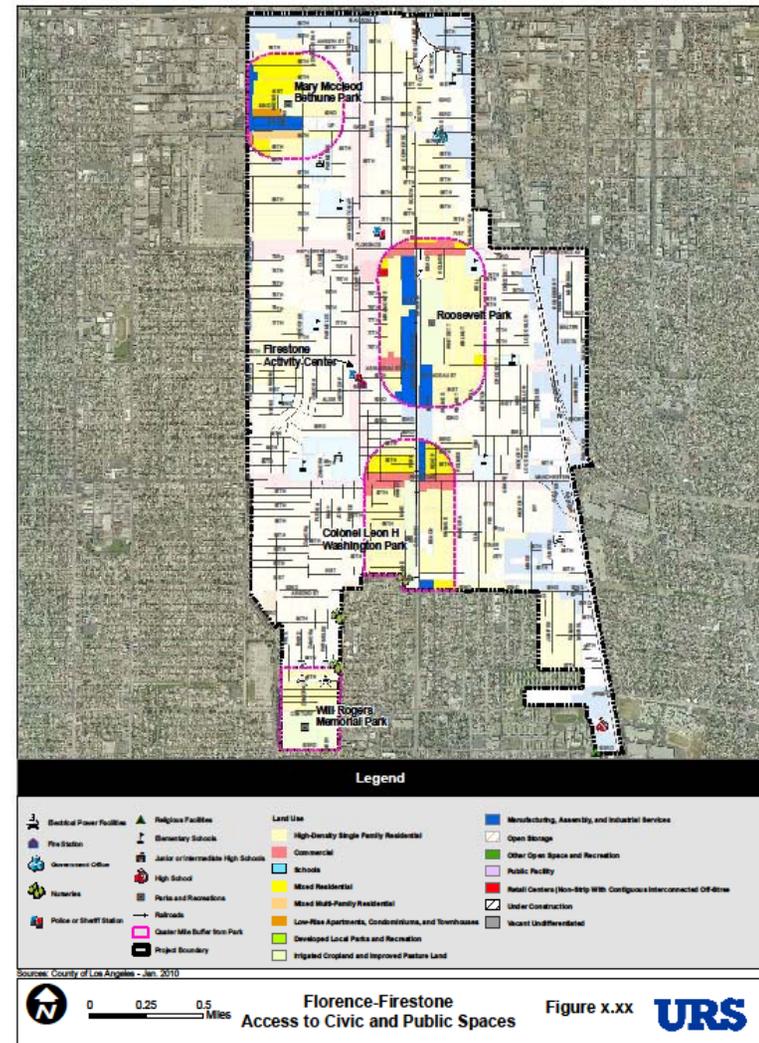
# Analysis: Sustainability Indicators

- Housing Diversity and Affordability
  - ▣ Diversity of Housing Types
  - ▣ Affordable Rental Housing
  - ▣ Affordable For-Sale Housing
- Safety
  - ▣ Safe Transit Stops
  - ▣ Safe Streets and Neighborhoods



# Sustainability Indicators: Access to Civic and Public Spaces

- Criteria: Park, green plaza, or square within ¼ mile walking distance of 90% of dwelling units and business entrances
- 23% of residential acreage
- 17% of commercial acreage
- 18% of industrial acreage



# Analysis: Retail and Industrial Market

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- Retail and Industrial Market Analysis
  - Identify sectors in the local economy that play a dominant role in terms of jobs, sales, taxes paid, and linkages to other industry
  - Determine viability for commercial and industrial development
  - Development capacity analysis
  - Economic development Strategies and Development Prototypes

# Analysis: Transit-Oriented Development

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- Recommend Policies and Strategies to Enhance Mode of Access to Blue Line Stations and Station Development Opportunities
  - ▣ Assessment of existing conditions around stations
  - ▣ Identify constraints hindering TOD opportunities
  - ▣ Changes needed to support TOD
  - ▣ Bicycle improvements
  - ▣ Pedestrian improvements
  - ▣ Open Space improvements

# Interactive Exercise

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- Review the outline of the Retail and Industrial Market Analysis Study. Consider:
  - ▣ What are your expectations for the study?
  - ▣ Does the proposed outline address your issues?
  - ▣ Are there any other topics/issues we should cover in the study?
- Write your answers on the comment cards provided

# What's Next?

- Analyses to be completed by June 2010
- Outreach for the Community Plan to begin Summer/Fall 2010



# Questions?

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