

CHAPTER 3

EXISTING CONDITIONS

This chapter provides a statistical overview of existing conditions in the community, including demographics, income, employment, land use, and transportation. This information is based on data from 2016 ESRI Demographics and 2010-2014 US Census-American Community Survey.

A. Land Use

Land use policy and zoning together determine the type and intensity of land use allowed on a property. Information on land use policy, zoning and existing use is provided below.

Zoning in Florence-Firestone was established as early as the 1920s. The most recent comprehensive update to the land use policy and zoning occurred in 2015 with the adoption of the General Plan. An analysis of land use policies, zoning, and existing uses show that Florence-Firestone is predominantly a residential community, with industrial uses comprising the second most common land use, but far less than residential uses.



Land Use Policy

The General Plan land use policy categories provide guidance on the intended use and intensity of land. In Florence-Firestone, 59.33% of the land is designated and intended for residential use, of which 46.79% is designated as H18, providing for a density of up to 18 dwelling units per acre. The second largest land use policy category is industrial at 13.08%, reflecting the presence of a strong industrial sector throughout its history. Land designated for parks and recreation equals 4.10%. A larger percentage of land is intended for park use than currently exists in the community. Only 0.03% of land within the community is actually developed with park space. For a detailed breakdown of the General Plan land use categories for the community, refer to Table 1.

Table 1: General Plan Land Use Policy Designations

Land Use Policy Category	Permitted Density or FAR	Acres	Percent of Total Acreage
H9 - Residential 9	0-9 dwelling units/net acre	46.47	2.77%
H18 - Residential 18	0-18 dwelling units/net acre	785.46	46.79%
H30 - Residential 30	0-30 dwelling units/net acre	164.08	9.77%
CG - General Commercial	Residential: 0-50 du/net ac Non-Residential: Max. FAR 1.0 Mixed Use: 0-50 du/net ac and Max. FAR 1.0	178.42	10.63%
IH - Heavy Industrial	Non-Residential: Max. FAR 1.0	111.06	6.62%
IL - Light Industrial	Non-Residential: Max. FAR 1.0	108.37	6.46%
MU - Mixed Use	Residential: 0-150 du/net ac Non-Residential: Max. FAR 3.0 Mixed Use: 0-150 du/net ac and Max. FAR 3.0	26.08	1.55%
OS-PR - Parks and Recreation	N/A	68.78	4.10%
P - Public and Semi-Public	Residential: Density Varies* Non-Residential: Max. FAR 3.0	190.00	11.32%

Source: 2035 LA County General Plan

Florence-Firestone Land Use Policy 2035

Unincorporated Florence-Firestone

Base Layers

 Union Pacific Railroad &/or
Metro Blue Line

 City / Community Boundary

 Assessor Parcel Boundary

Land Use

 H9 - Residential 9

 H18 - Residential 18

 H30 - Residential 30

 CG - General Commercial

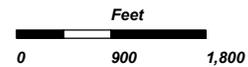
 MU - Mixed Use

 IL - Light Industrial

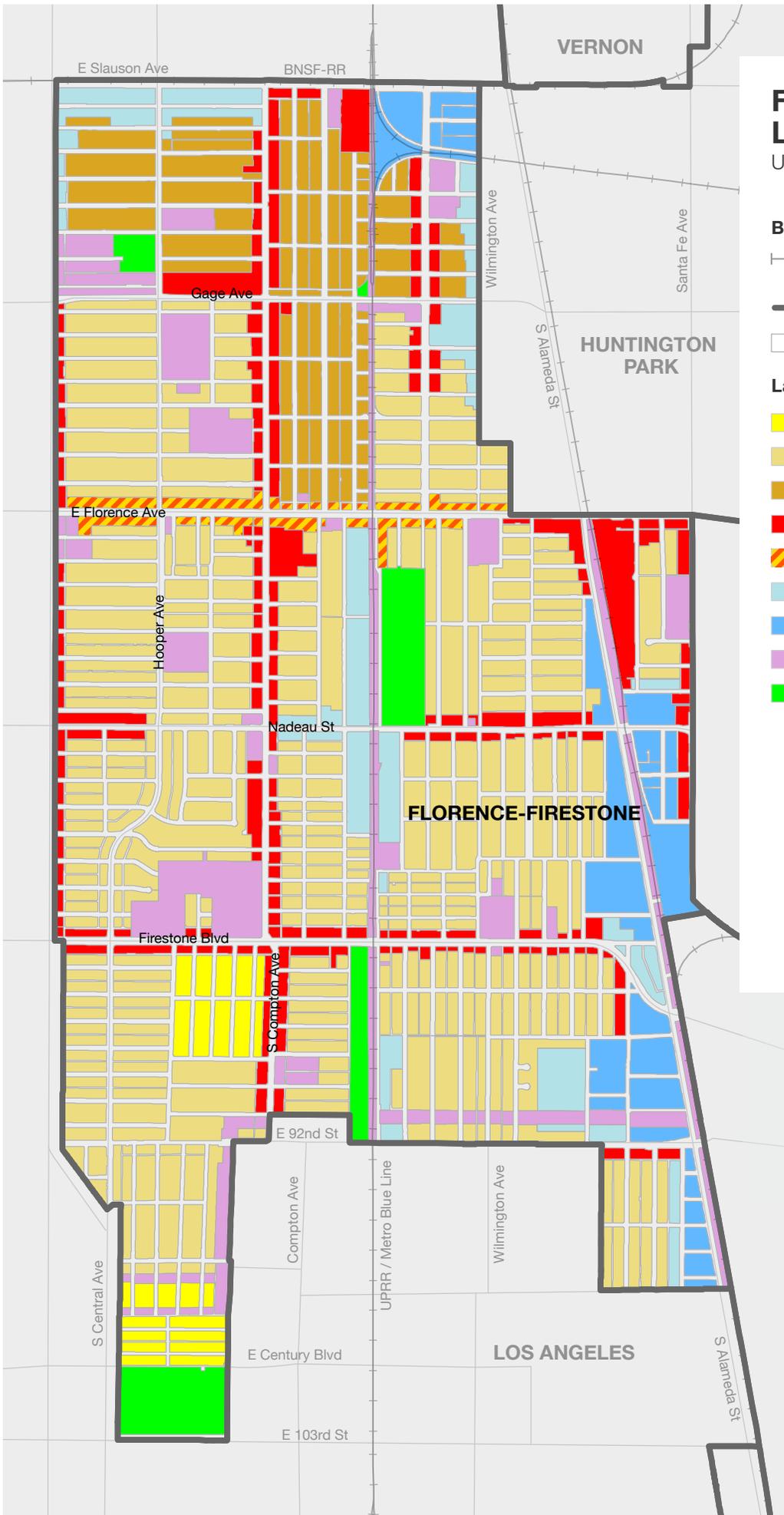
 IH - Heavy Industrial

 P - Public and Semi-Public

 OS-PR - Parks and Recreation



Prepared by DRP GIS Section / March 2017



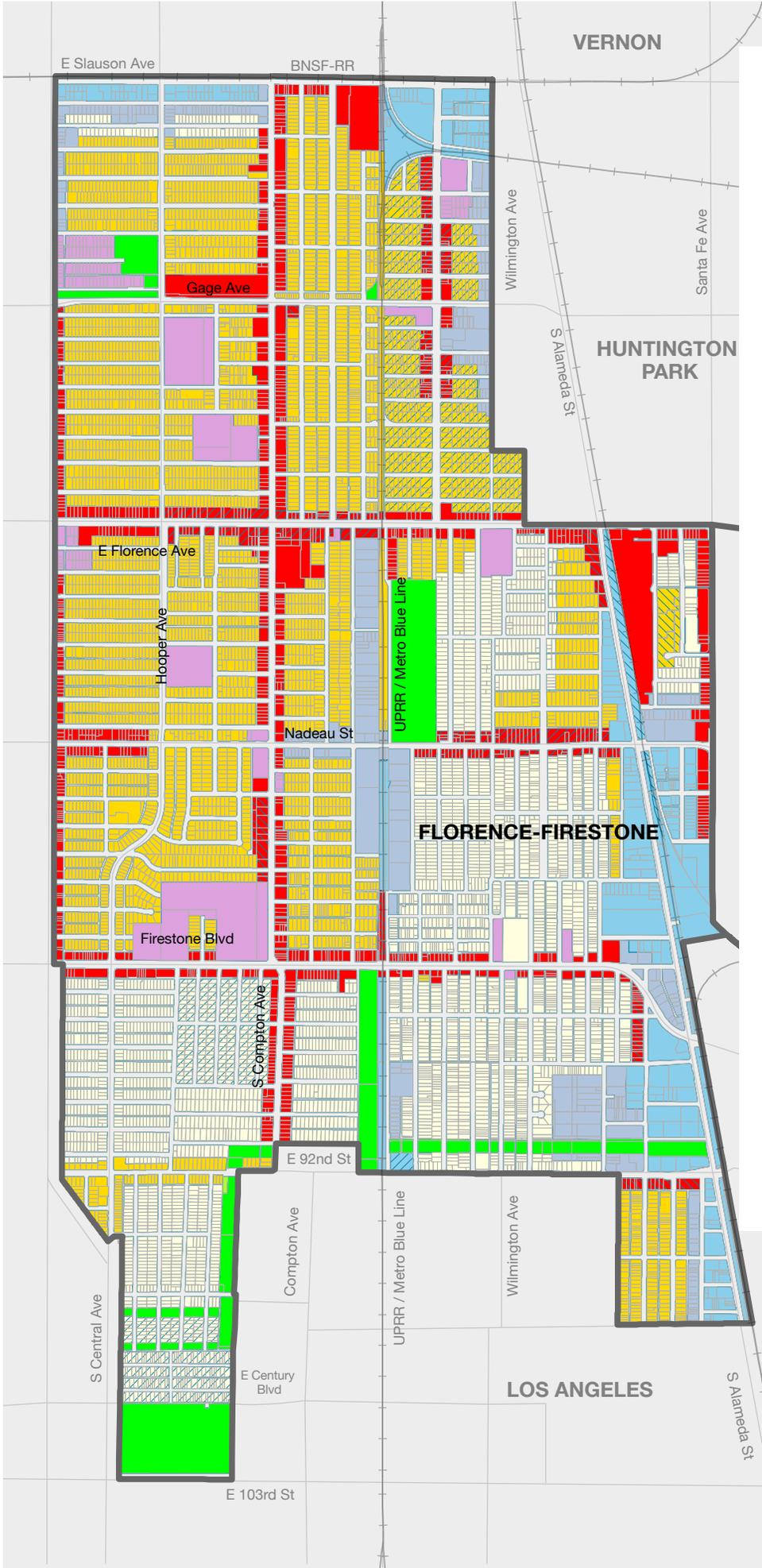
Zoning

Zoning prescribes the specific uses that are allowed in each zone, outlines the required development standards, and permit requirements for specific types of uses. Residential zones comprise the majority of zoning designations in Florence-Firestone, totaling 60.98% of all land. The largest overall zone category, including residential, is the R-3 residential zone, making up 32.21% of land in the community. As with density allowed by the General Plan land use policy, zoning allows for higher density of residential use than has been developed. The R-3 Zone allows up to 30 units per acre, indicating there is an opportunity to develop underutilized residential properties to accommodate more density in key areas, such near transit stations and along commercial corridors. For a further breakdown of zoning categories in the community refer to Table 2.

Table 2: Zoning Category

Zoning Category	Acres	Percent of Total Acreage
R-1 – Single Family Residence	46.47	2.77%
R-2 – Two Family Residence	368.41	21.95%
R-3 – Limited Multiple Residence	540.69	32.21%
R-4 – Unlimited Residence	62.58	3.73%
RPD – Residential Planned Development	5.48	0.33%
A-1 – Light Agriculture	0.28	0.02%
C-2 – Neighborhood Commercial	33.46	1.99%
C-3 – Unlimited Commercial	164.53	9.80%
C-3-DP – Unlimited Commercial Development Program	0.18	0.01%
C-M – Commercial Manufacturing	16.07	0.96%
IT – Institutional	86.15	5.13%
M-1 – Light Manufacturing	112.17	6.68%
M-1.5 – Restricted Heavy Manufacturing	1.33	0.08%
M-2 – Restricted Heavy Manufacturing	134.21	7.99%
M-3 – Unlimited Manufacturing	6.73	0.40%
O-S – Open Space	99.96	5.95%

Source: 2016 LA County GIS



Florence-Firestone Current Zoning

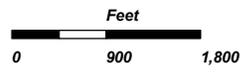
Unincorporated Florence-Firestone

Base Layers

-  Union Pacific Railroad &/or Metro Blue Line
-  City / Community Boundary
-  Assessor Parcel Boundary

Zoning

-  R-1 - Single-Family Residence
-  R-2 - Two-Family Residence
-  R-3-(U)-Limited Density Multiple Residence
-  R-4-(U) - Medium Density Multiple Residence
-  RPD - Residential Planned Development
-  A-1 - Light Agricultural
-  C-2 - Neighborhood Business
-  C-3 - General Commercial
-  C-M - Commercial Manufacturing
-  M-1 - Light Manufacturing
-  M-1.5 - Restricted Heavy Manufacturing
-  M-2 - Heavy Manufacturing
-  M-3 - Unclassified
-  IT - Institutional
-  O-S - Open Space



Prepared by DRP GIS Section / March 2017

Existing Land Use

The existing land use data is extracted from the County Assessor’s land use code and is indicative of the current use developed on a site. Florence-Firestone is primarily residential, with 63% of the land developed with residential uses. Twelve percent of the existing uses are industrial, the majority of which is light manufacturing. This reflects the historical presence of industrial uses in Florence-Firestone dating back to early 1920’s, especially along the Alameda Corridor and near rail lines. Only 0.03% of the land is developed with parks and recreational facilities. The 2016 Parks Needs Assessment conducted by the Department of Parks and Recreation correctly determined that Florence-Firestone has a high need for additional park space.

Table 3: Existing Land Use Distribution

Existing Land Uses	Acres	Percent of Total Acreage
Single-Family Residences	574	34.18%
Duplexes	308.16	18.35%
Three or more units	169.52	10.22%
Commercial	169.44	10.09%
Government (e.g. public schools and parks)	161.57	9.62%
Industrial - Heavy Manufacturing	3.94	0.23%
Industrial - Light Manufacturing	107.22	6.38%
Industrial - All Other	66.49	3.96%
Warehousing, Distribution, Storage	25.07	1.49%
Institutional (e.g. churches, homes for aged)	15.31	0.91%
Private Schools	5.69	0.34%
Utilities	69.59	4.14%
Recreational	0.53	0.03%

Source: 2016 LA County GIS

Residential

The community's prevailing existing land use character is residential, as indicated by the land use policy, zoning, and existing land use. As noted earlier, land use policy and zoning allow for more density than currently exists. However, residential properties are small and there is evidence of overcrowding due in part to conversion of garages into living quarters, other informal housing and the high number of persons per household (4.26 in Florence-Firestone compared to 2.86 countywide). Many of the higher-density units are aged and need repair or rehabilitation. Many properties also lack landscaping, need aesthetic maintenance, and structural repair. Concentrating multifamily housing on commercial corridors can increase different housing types and provide more options for affordable housing.



Residential street showing limited street parking, potentially due to overcrowding and limited affordable housing options.

Industrial

The majority of the industrial uses are light manufacturing with a small amount of heavy manufacturing. The remaining industrial uses consists of open storage yards, such as lumber yards and pallet yards. The industrial uses are primarily clustered along the industrial corridors on Alameda Street, Slauson Avenue, Central Avenue and Wilmington Avenue. Along the industrial corridors, there is a concentration of auto related uses, including auto dismantling yards, scrap metal yards, and auto parts storage yards. In addition, many of the heavy industrial use properties are not well-maintained, do not comply with current development standards, and are in need of reinvestment. There are many vacant lots and aging structures that would allow for new investments and developments.



Industrial use on Wilmington Avenue with landscaping and fencing.

Commercial

Commercial land use makes up 10.09% of the existing land uses. The major commercial corridors are Central Avenue, Compton Avenue, Holmes Avenue, Florence Avenue, Nadeau Street, Firestone Boulevard, and Gage Avenue. The most prevalent types of commercial uses are retail stores, shopping centers, and auto services. Supermarkets and restaurants each only make up 0.30% of land uses. Commercial businesses located along major streets are well patronized, but the physical condition and appearance of the commercial areas are in need of repair and reinvestment. There are some vacant buildings and sites that offer potential for further commercial growth and development.



Retail uses on Florence Avenue.

Building Stock

Development in Florence-Firestone reached its peak in the 1920s and coincided with the establishment of manufacturing plants nearby, such as the Good Year and Firestone tire manufacturers which attracted many workers to the area. The majority of the existing building stock today was constructed before the 1960s and dates back to this time. See Figure 1 for a timeline of building age and construction period.

Figure 1: Building Age



Source: Florence-Firestone Community Plan Background Report, 2010

Community Standards District

In addition to the zoning categories, the entirety of Florence-Firestone is subject to the Florence-Firestone Community Standards District (CSD). A community standards district is an overlay district which requires special development standards for properties located within the district. The Florence Firestone CSD was adopted in 2004 to improve the appearance of the community, promote the maintenance of structures and surrounding properties, and improve the compatibility between residential uses and neighboring industrial uses.

Transit Oriented District

Florence-Firestone contains three Transit Oriented Districts (TODs) as designated by the General Plan. The TODs are areas within a half-mile radius of each of the three Metro Blue Line stations at Slauson, Florence, and Firestone.

TODs were established to promote transit- and pedestrian-friendly development and community-serving uses near transit stations, increase transit use, manage congestion, and improve air quality. Approximately 52% of all land within the community is located in a TOD area (within half-mile of a station), totaling 1,160.8 acres. The General Plan TOD implementation program requires that TOD Specific Plans are adopted for each TOD area. None of the stations in the Florence-Firestone community currently have an adopted TOD Specific Plan.

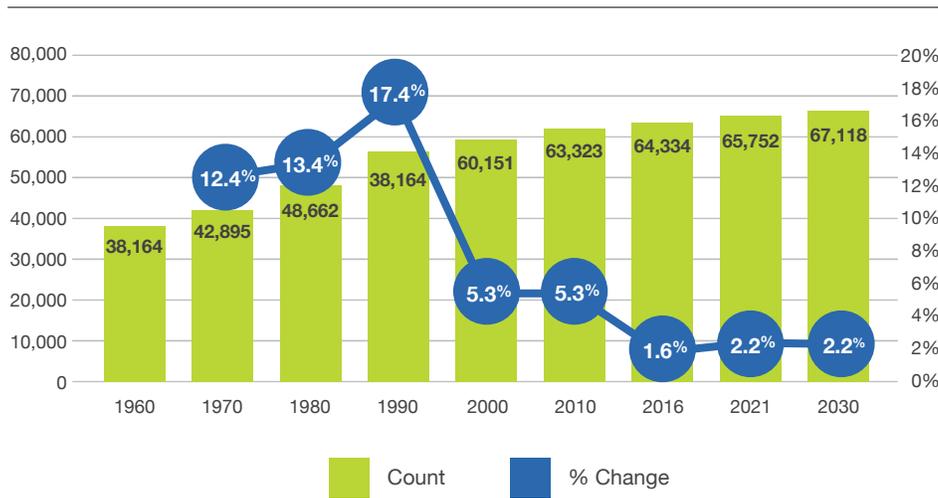
B. Demographics

The information in this section is based on the following data sources: 2000 and 2010 U. S. Census, 2010-2014 American Community Survey Estimates, 2016 ESRI Demographics.

Population

Florence-Firestone has an estimated population of 64,334, according to the most recent data provided by the 2016 American Community Survey. This estimate shows the growth rate of 1.6% since the 2010 US Census. The population is projected to grow 2.2% by 2021 for a total of 65,742 people. Population growth in the community has slowed as can be seen in Figure 2 below. In the past, population growth rate averaged 5% or more. Looking at historical population growth rates, there was a sharp increase in population in the 1960s and 1980s, coinciding with demographic shifts.

Figure 2: Population Trends in Florence-Firestone



Source: ESRI Demographics/US Census

The sharp increase in population in the 1960s corresponds to a dramatic demographic shift in the community. Between 1950 and 1965, the African-American population increased from 18% to 57% of the total population. By 1980, the community had gone through another dramatic demographic shift, with people of Hispanic Origin making up 61% of the population by 1980 and 90.73% by 2016.

Race and Ethnicity

In 2016, the community was 99.42% minority, with the Hispanic population making up 90.73% of the population. Countywide, the figures are 74.07% minority and 49.04% Hispanic.

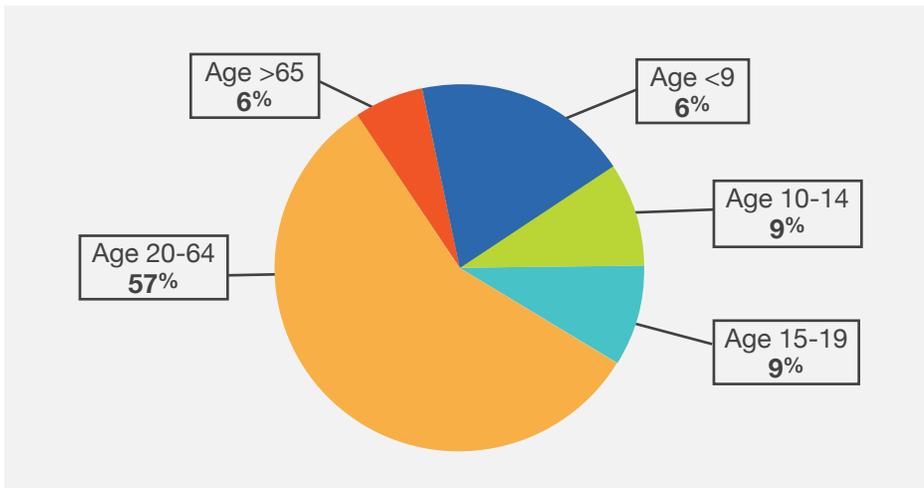
Table 4: Race and Ethnicity

	Florence-Firestone		Countywide	
Hispanic	58,368	90.73%	4,976,734	49.04%
Non-Hispanic	5,966	9.27%	5,171,031	50.96%
Non-Hispanic White	372	0.58%	2,631,532	25.93%
Non-Hispanic Black	5,212	8.10%	802,973	7.91%
Non-Hispanic Other	382	0.59%	1,736,526	17.11%
Total Minority Population	63,963	99.42%	7,516,233	74.07%

Source: 2016 ESRI Demographics

Age

A majority of the population (57.19%) in Florence-Firestone is between the ages of 20 to 64 and a large percentage (19%) of residents are elementary school age. Overall, 94% of the population in Florence-Firestone is 64 years old or younger. Therefore, the quality of education and opportunities for well-paying, stable employment are of high concern. For a detailed community age breakdown, refer to Figure 3.

Figure 3: Age Groups

Source: 2016 ESRI Demographics

Language

Spanish is the predominant spoken language in the community. Overall, 87% of the population speaks Spanish, compared to 39.43% countywide. While a majority of the population is bilingual, fluently speaking Spanish and English, a high percentage of residents, 36.57%, have poor English language skills or speak no English. This reality greatly impacts residents' ability to access resources, advocate for their needs, and attain stable, well-paying employment. For a complete breakdown of predominant languages, refer to Table 5.

Table 5: Language Spoken at Home

Language	Florence-Firestone	Countywide
Speak Only English	12.88%	43.22%
Speak Spanish	86.77%	39.42%
*Speak Spanish and English	63.43%	72.02%
*Speak English Not Well	19.50%	18.03%
*Speak No English	17.07%	9.95%

Source: 2016 ESRI Demographics

Housing

According to the 2010 U.S. Census, the number of housing units in Florence-Firestone was 14,754. According to 2016 ESRI Demographics, the number of housing units increased by 2.2% to 15,073 units. The housing unit vacancy rate was 7.35% and a majority of the units were renter occupied (60.31%). For a complete breakdown of owner, renter, and vacant units refer to Table 6.

Table 6: 2016 Housing Units

Housing	Units	Percent
Owner Occupied	4,874	32.34%
Renter Occupied	9,091	60.31%
Vacant Housing	1,108	7.35%
Total	15,073	100%

Source: 2016 ESRI Demographics/US Census



Single-family residential neighborhood in Florence-Firestone.

Dwelling units are predominantly single-family and the character of the community is generally low-density, interspersed with medium-density apartment buildings. Current zoning allows for additional housing units, particularly in the residential areas north of E. Firestone Boulevard and west of Maie Avenue, where properties are zoned R3. Although the potential for higher residential density exists and there is a need for it, current services, utilities, and resources may not be able to sustain future growth without large-scale reinvestment in the community. According to the 2008 Claritas report, 49% of all housing units in the community were built before 1960 and an additional 28% were built before 1990.

C. Income

The median household income in Florence-Firestone was \$35,097 in 2016 compared to a median household income of \$57,190 countywide. According to the 2010-2014 US Census American Community Survey estimate, 9,431 households (66%) were at or above the poverty level and 4,873 households (34%) were below the poverty level. For more detail, see Figure 4.

Figure 4: 2016 Household Income Distribution



Source: US Census - American Community Survey (2010-2014)

D. Education

Florence-Firestone has an educational attainment population base of 34,363, defined as residents 25 years and older, according to the 2016 ESRI Demographics data. A majority of this population has had some high school education or less. While 43.28% of Florence-Firestone residents have earned at least a high school diploma, the percentage of residents countywide is 77.81%. The level of higher

educational attainment in the community is significantly lower than countywide. Only 6.1% have earned an Associate’s or Bachelor’s degree, compared to 26.89% countywide. See Table 7 for a complete breakdown of educational attainment.

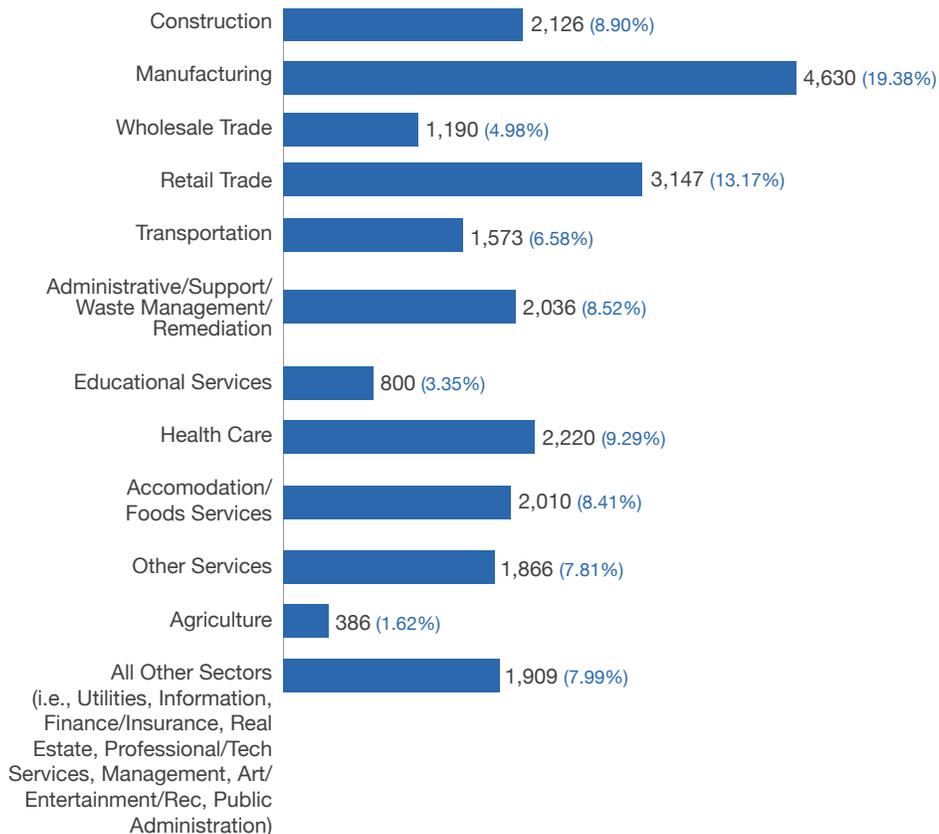
Table 7: Educational Attainment

Educational Attainment	Florence-Firestone	Countywide
2016 Educational Attainment Base	34,363	6,712,842
Less than 9th Grade	38.08%	13.28%
High School/No Diploma	18.65%	8.91%
High School Diploma	22.65%	19.06%
GED	1.68%	1.75%
Some College/No Degree	11.66%	19.16%
Associate’s Degree	3.04%	6.88%
Bachelor’s Degree	3.06%	20.01%
Grad/Professional Degree	1.19%	10.95%

Source: 2016 ESRI Demographic Data

E. Employment

The following employment data applies to the working age population of the community, 16 years old and older. Ninety-three percent of the working age residents were employed in 2016, with an unemployment rate of 7.1%. The main employment categories in which a majority of the residents work include manufacturing, retail, healthcare, construction, and administrative positions. Over time the job base has shifted to less stable and lower-paying jobs significantly impacting the community. For a breakdown of residents’ employment by industry, see Figure 5.

Figure 5: 2016 Employment by Industry

Source: 2016 ESRI Demographics Data

In Florence-Firestone, 1,327 establishments employed 9,472 persons. Retail and service sectors were the most predominant with 905 establishments employing 6,505 or 69% of those working in Florence-Firestone. Efforts should be made to preserve jobs in Florence-Firestone, including industrial jobs. However, investment is needed to transition industrial uses to cleaner, greener facilities and operations. There should be a corresponding effort to provide job training focused on skills development. For more information on businesses in Florence-Firestone, see Table 8 below.



Bus connection at Firestone Blue Line Station.

Table 8: Jobs in Florence-Firestone by Sector

Industries	Establishments	Employees	Average Employees per Establishment
Total Industries	1,327	9,472	317
Agriculture	2	16	8
Auto Related (Motor Vehicles/ Parts Dealers, Auto Repair/ Maintenance)	116	400	8
Construction	24	145	6
Manufacturing	61	818	13
Transportation Communications/ Public Utilities	17	173	31
Wholesale Trade	78	674	9
Retail (ALL)	533	2,650	66
Finance (ALL)	114	553	19
Service (ALL)	372	3,855	138
Public Administration	10	188	19

Source: ESRI, 2017

F. Transportation

Commute Mode

In 2016, approximately 76% of households in the community either owned or leased a car, comparable to the countywide figure of 79.08%. However, commuting habits of community members differed from countywide. Florence-

Firestone residents were less likely to drive alone compared to the rest of the County, 56.15% versus 67.79% respectively.

Florence-Firestone residents are more likely to use alternate modes of transit to commute in contrast to other areas of the County. Overall, 13.68% of workers took public transportation, versus 6.56% countywide, and an additional 12.60% took the bus versus 5.84% countywide. This data is consistent with the extensive public transit options available in Florence-Firestone. The community is well serviced by numerous Metro and local bus routes, the Metro Blue Line, and local shuttles.

The rate of workers bicycling or walking to work is lower than the Countywide figures. This may be due to safety concerns and the lack of a comprehensive active transportation network connecting residents to transit, school, work and other destinations. For a complete breakdown of commute modes, refer to Table 9.

Table 9: Commute Mode (Labor Force 16+)

	Florence-Firestone		Countywide	
	Total Workers	Percent	Total Workers	Percent
Total Workers	26,689	100%	4,746,130	100%
Drive Alone	14,986	56.15%	3,217,518	67.79%
Carpool	2,967	11.12%	457,403	9.64%
Bus	3,362	12.60%	276,946	5.84%
Bicycle	90	0.34%	39,547	0.83%
Public Transportation	3,650	13.68%	311,556	6.56%
Walk	508	1.90%	126,714	2.67%
Work at home	549	2.06%	224,676	4.73%
Other means	577	2.16%	91,770	1.93%

Source: US Census ACS 2010-2014

Travel Time to Work

The average travel time to work for Florence-Firestone residents is estimated at approximately 33 minutes compared to about 30 minutes countywide. Commute times for various commute modes are longer than countywide averages. This suggests that a majority of the community's workers travel outside of the community for employment. At community visioning workshops in 2009, residents identified preserving existing jobs and attracting new jobs to the community as a top priority. For a complete breakdown of commute times, see Table 10.

Table 10: Commute Time to Work (Labor Force 16+)

Commute Time	Workers	Percent
Less than 9 minutes	1,479	6.58%
10-19 minutes	3,951	17.57%
20-29 minutes	5,033	22.38%
30-39 minutes	5,939	26.41%
40-59 minutes	3,006	13.37%
60-89 minutes	2,469	10.98%
90+ minutes	610	2.71%
Total Workers	22,487	100%

Source: US Census ACS 2010-2014

G. Public Facilities

Schools

Students in Florence-Firestone can attend schools in either Los Angeles Unified School District (LAUSD) 6 or District 7. Following is a list of LAUSD, charter and private schools in Florence-Firestone.

Table 11: Schools in Florence-Firestone

Elementary School	
Graham Elementary School	8407 S Fir Avenue
Miramonte Elementary School	1400 E 68th Street
Parmelee Avenue Elementary School	1338 E 76th Street
Russell Elementary School	1263 Firestone Boulevard
Florence Avenue Elementary School	7211 Bell Avenue
Lillian Elementary School	5909 Lillian Street
Dr. Lawrence H. Moore Math, Science, Technology Academy	1321 E 61st Street
Judith F. Baca Arts Academy	1536 E 89th Street
Wisdom Elementary	1125 E 74th Street
Middle School	
Charles Drew Middle School	8511 Compton Avenue
Thomas A. Edison Middle School	6500 Hooper Avenue
Walnut Park Middle School <ul style="list-style-type: none"> • Social Justice School for Advanced Studies • Science, Technology, Engineering and Mathematics (STEM) Academy 	7500 Marbrisa Avenue
Alliance Kory Hunter Middle School) (Charter)	5886 Compton Avenue
KIPP Philosophers Academy School (Charter)	8300 S Central Avenue



Miramonte School.

Table 11: Schools in Florence-Firestone (Continue)

High School	
Diego Rivera Learning Complex <ul style="list-style-type: none"> • School of Public Service Community • School of Communication and Technology • School of Green Design • School of Performing Arts and Community 	6100 S Central Avenue
Alliance Margaret M. Bloomfield Technology Academy High School (Charter)	7907 Santa Fe Avenue
Animo Pat Brown School (Charter)	8255 Beach Street
Private School	
St. Malachy Catholic Elementary (Pre-K – 8)	1200 E 81st Street
St. Aloysius School (TK – 8)	2023 E Nadeau Street

County Facilities and Services

Several County agencies operate field offices, service centers, and facilities in Florence-Firestone. County services are also offered at the Florence-Firestone Service Center. Los Angeles County agencies providing field service in Florence-Firestone include:



Roosevelt Park Senior Center.

Table 12: County Facilities and Services

Los Angeles County Service Provider	Location
Florence-Firestone Service Center <ul style="list-style-type: none"> • Board of Supervisors, Second District Field Office • Registrar-Recorder and County Clerk Service Center • Consumer Affairs Field Office • Community and Senior Services Service Center 	7807 S Compton Avenue
Workforce Investment Act, Rescare (Employment And Business Center)	1816 E Firestone Boulevard
Fire Station 16	8010 Compton Avenue
Probation Field Office - Juvenile Field Services Bureau	8526 Grape Street
Public Social Services Service Center	1740 Gage Avenue
Public Works Field Yard	1129 E 59th Street
Florence-Firestone Childcare Center	7217 Mace Place
Sheriff's Youth Foundation, Century Youth Activity League <ul style="list-style-type: none"> • Youth Center • Boxing Center 	<ul style="list-style-type: none"> • 7901 Compton Avenue • 7116 Makee Avenue
Florence Library	1610 E Florence Avenue
Graham Library	1900 E Firestone Boulevard
Public Health Point of Dispensing (POD) <ul style="list-style-type: none"> • Roosevelt Park • Ted Watkins Park 	<ul style="list-style-type: none"> • 7600 Graham Avenue • 1335 E 103rd Street
Roosevelt Park Senior Center	7600 Graham Avenue
Washington Park Gymnasium and Community Center	8908 S Maie Avenue



Ted Watkins Memorial Park swimming pool.
Courtesy, Los Angeles County Department of Parks and Recreation



Col. Leon H. Washington Park.
Courtesy, Los Angeles County Department of Parks and Recreation

Parks

There are five parks in the community, totaling 70 acres of park space. This equals approximately one acre of parkland per 1,000 residents, far below the standard of four acres of parkland per 1,000 residents established by the Los Angeles County General Plan. The parks within the community are as follows:

Ted Watkins Memorial Park, 1335 E 103rd Street

At 27 acres in area, it is the largest park in Florence-Firestone. Named after the founder of the Watts Labor Community Action Committee, the Ted Watkins Park is home to the Burke's Club which provides afterschool recreational activities for youth. The park offers athletic fields, athletic courts, a swimming pool, skate park, plaza, picnic and barbeque areas, a community center, and a gymnasium. Ted Watkins Park also has the Promenade of Prominence Walk of Fame celebrating the accomplishments of community leaders. The Park Needs Assessment completed in 2016 reports that the skate park, restrooms, and soccer fields need improvements.

Franklin D. Roosevelt Park, 7600 Graham Avenue

The park is located near the Florence Blue Line Station to the east of the railroad right-of-way. It is one of the oldest parks in Los Angeles County. The park is 24.35 acres in size and is comprised of athletic fields, multi-purpose fields, athletic courts, and a skate park. It also has two gymnasiums, a swimming pool, and a multi-purpose Community Senior Center. The Parks Needs Assessment reported that the general park infrastructure, restrooms, swimming pool, skate park, open lawn areas, and baseball fields are in poor condition. A pedestrian bridge provides crossing over the Blue Line and railroad right-of-way to improve park access. However, littering occurs at the terminus of the bridge, graffiti is present, and the design and condition of the structure need to be improved to make it more visually welcoming.

Col. Leon H. Washington Park, 8908 S Maie Avenue

This is a 12.63-acre park built on land that formerly housed a large lumber yard. It is named after the founder of the Eastside Shopper newspaper, now known as The Los Angeles Sentinel. Located west of the Firestone Blue Line and railroad right-of-way in the southern half of the community, the park provides athletic facilities, a playground, community recreation center, gymnasium, a computer lab, and a swimming pool. The Parks Needs Assessment reported that the athletic courts, playground, open lawn areas, and restrooms

are in poor condition. Residents who use the community recreation room have remarked on its poor acoustics, making it difficult for community groups to use as an effective meeting space.

Mary MacLeod Bethune Park, 1244 E 61st Street

This park is located in the northwest part of the community, adjacent to an elementary school and high school. It is 5.3 acres in area and named after one of America's greatest educational advocates and civil rights leaders. The park features a gymnasium, community room, computer lab, baseball diamond, swimming pool, and a skate park. A partnership between Los Angeles County and Kids N' Sports provides organized youth sports leagues including baseball, softball, soccer, and flag football. The Parks Needs Assessment reported that the general park infrastructure, recreation center, restrooms, open lawn areas, skate park, and athletic courts are in poor condition. This is a good location for expanded youth programming as it is located next to schools.

El Parque Nuestro, 1675 Gage Avenue

The newest park and the only pocket park in the community was built in 2010 and is 0.53 acres in area. The park name was selected through a student contest won by a Lillian Elementary School student. The park is located just west of the Blue Line and railroad right-of-way in the central part of the community. The park provides a children's playground, seating area for adults accompanying the children, training circuit, lawn areas, and an educational information kiosk. The Parks Needs Assessment reported that the lawn area is in poor condition.



Mary MacLeod Bethune Park.

Courtesy, Los Angeles County Department of Parks and Recreation