

# Florence-Firestone Community Plan

## Summary Sheet



LA County Department of Regional Planning



## Vision Statement

Florence-Firestone is a resilient and healthy community with a strong identity, vibrant local economy, high quality affordable housing, ample greenery, safe and efficient transportation, a high level of education, quality jobs, and inviting commercial corridors where people gather and socialize.

**For more information, please visit:** <http://planning.lacounty.gov/ffcp>

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## Background

The Florence-Firestone Community Plan is a long-range, comprehensive plan for the unincorporated community of Florence-Firestone. The plan is an outgrowth of a visioning process conducted in 2009, which yielded a vision document based on community feedback. The Community Plan is based on the framework established in the vision plan and includes specific goals, policies, and implementation actions to guide future development and maintenance in the community.



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# Plan Elements

## Commercial Areas



The commercial areas and major streets are the connective tissue of the Florence-Firestone community. The major commercial streets include Central Ave, Compton Ave, Florence Ave, and Firestone Blvd and contain a mix of commercial, residential, and some manufacturing uses.

### Commercial Areas Goals:

- Vibrant areas with diversity in retail and entertainment
- Growing capacity for locally-owned small businesses
- Improved building facades, streetscapes, and pedestrian-oriented environments
- Incorporating places for people to gather and socialize

## Industrial Areas



Florence-Firestone contains historically industrial areas that contribute to a strong entrepreneurial energy in the community. These areas require maintenance, reinvestment, and enforcement to reduce land use conflicts and impacts to neighboring uses.

### Industrial Area Goals:

- Negative environmental impacts are mitigated
- Revitalization and capacity development for industrial uses
- Improved and upgraded industrial facilities and operations
- Industrial uses are good neighbors and have minimal impact on the environment.
- Code enforcement is proactive and inter-departmental coordination address code violations.

## Environmental Justice



Environmental justice is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

### Environmental Justice Goals:

- Negative environmental impacts are mitigated
- Commercial and industrial uses are transitioned to cleaner and greener uses
- Equal access to a community-wide network of open spaces is provided
- Information about project impacts and environmental issues is shared with the community, easily accessible, and readily available

## Residential Areas (Housing)



Florence-Firestone is one of the densest communities in the county and the majority of land is used for housing, making up 63% of land within the community. Most of the neighborhoods have single-family and lower-density buildings, with larger apartment and multi-family buildings along major streets and intersections.

### Residential Areas Goals:

- A wide range of housing options meet resident's needs, from large families to seniors
- Residents have access to quality affordable housing and home ownership
- Legalization of existing accessory dwelling units is supported for safer, permitted housing

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# Plan Elements

## Connectivity



Though there are multiple transportation options available to residents in Florence-Firestone, infrastructure upgrades are needed to improve connections between different transportation modes as well as the safety and overall experience of system users.

### Connectivity Goals:

- Connections between rail, bus, bike, and walking are improved
- The community contains safe, attractive, and well-maintained walkways and bikeways that connect to transit with street trees, street crossings, and lighting
- Complete streets safely accommodate public transit, drivers, bikers, and walkers on streets

## TOD



The Transit Oriented District (TOD) areas and Metro Blue Line stations are some of the most significant assets within the community's built environment. The TOD's are ideally situated for diverse community-oriented retail and services, job-generating uses, and affordable housing.

### TOD Goals:

- Enhanced safety, visibility, and beauty of transit stations and bus stops
- High quality mixed-use development allows residents to live, work, learn, and socialize in the community

## Community Identity



Visual and physical improvements to the public realm, defined as any publicly owned streets, pathways, right of ways, parks, publicly accessible open spaces and any public and civic building and facilities, would significantly contribute to community identity and place-making efforts for Florence-Firestone.

### Community Identity Goals:

- The history and unique identity of Florence-Firestone is communicated and celebrated in the physical environment
- New development is attractive and well-designed
- Community identity is strong, proud, expressed in community spaces and through locally held social and cultural activities
- Public rights-of-way are clear, well-lighted, and well-maintained

## Economic Development



The existing commercial and industrial corridors such as the Florence Mile and Alameda Corridor contribute economic activity to the area. Florence-Firestone is also ideally located to provide jobs and attract employees and financial investment to the LA County region.

### Economic Development Goals:

- Increased business capacity for job growth and facility upgrades through local investment and funding
- Diversifying commercial uses and attracting high-quality supermarkets, restaurants, and entertainment uses
- Branding commercial areas and drawing attention to specialty retail in the community

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# Plan Elements

## Parks and Recreation



There are five county parks in Florence-Firestone totaling approximately 78 acres of park space and providing a range of activities. However, the community is underserved by parks space. The countywide goal is to provide 4 acres of parkland per 1,000 residents.

### Parks and Recreation Goals:

- Recreational opportunities in the community are increased with additional parks and alternative open spaces
- Greenway and urban trails networks are found throughout the community
- Public agencies, schools, and private and non-profit organization coordinate to increase access to open space

## Health and Safety



A healthy and safe environment where residents feel safe and secure in their homes, schools, parks, and places of employment and where they have access to recreation and healthy food, is key to the overall well-being of the community.

### Safety and Health Goals:

- Public safety is seen and felt throughout the community
- Crime and fear of crime is reduced
- Community members are active and healthy
- Healthy food is accessible and affordable

## Public Facilities



The unincorporated community of Florence-Firestone receives its services and facilities from the Los Angeles County departments. Florence-Firestone has several facilities to meet local needs, including libraries, parks, and a service center.

### Public Facilities Goals:

- People are aware of programs and resources available to them through improved access to information
- Facilities and programming are available to residents, especially for youth and seniors
- Community identity and public art are present in public facilities
- Facilities are continuously maintained and upgraded sustainably

## Building Partnerships



Partnerships are vital to Florence-Firestone. Partnerships enhance community members' ability to respond to issues, leading to improved service delivery and local empowerment. We must build on community-based partnerships to ensure a bright future for Florence-Firestone.

### Building Partnerships Goals:

- Partnerships across public, private, and nonprofit sectors
- Community members participate in leadership training to support partnerships
- Grow civic engagement and local empowerment
- The community is involved in local decision making

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