

Carson Vision Plan

City Council Meeting

City of Carson | September 6, 2016

Consultant Team: PlaceWorks
Kosmont Companies

WHAT IS A VISION PLAN?

- ◆ Upcoming projects will change the real estate market in the area
- ◆ Area historically functioned as regional location for unwanted land uses (landfill, storage, etc.)
- ◆ Opportunity to create a new front door for future visitors/customers
- ◆ Desire to comprehensively address this area (land use, mobility, and infrastructure)
- ◆ Need to evaluate future land uses in light of environmental issues



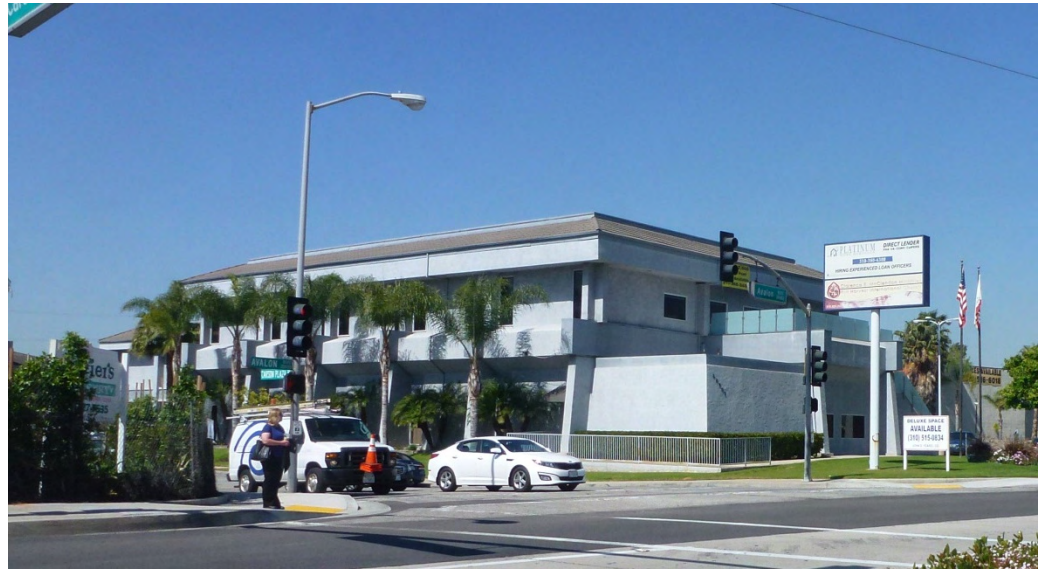
PLANNING PROCESS

- ◆ Meet with property owners
- ◆ Prepare a draft Vision Plan
- ◆ Meet with property owners to review draft Vision Plan
- ◆ Community meeting to share the draft Vision Plan
- ◆ **Present Vision Plan to Planning Commission and the City Council**
- ◆ Future implementation through a Specific Plan or other tools



EXISTING BUSINESSES

- ◆ Vision Plan will not affect the right of any existing business to continue to operate
- ◆ Vision Plan will not result in the City taking anyone's property
- ◆ Vision Plan includes “next steps” for how the City might implement land use changes in the future (planning actions and funding and financing strategies)



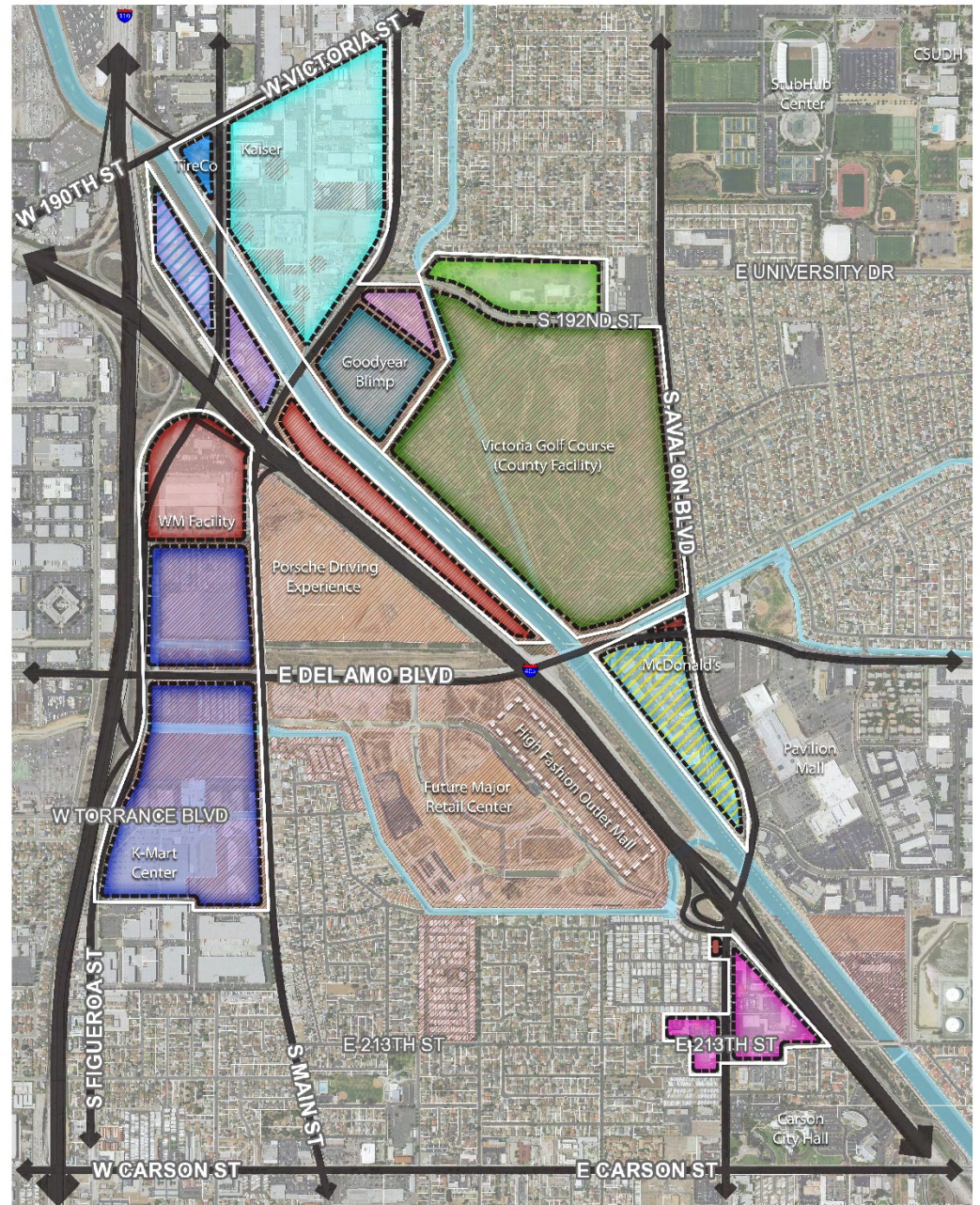
STUDY AREA

- ◆ 638 gross acres
- ◆ 6 Planning Areas
- ◆ Does not include 157-acre site or Porsche Driving Experience
- ◆ Good access to/from I-405 and I-110 freeways



LAND USE VISION

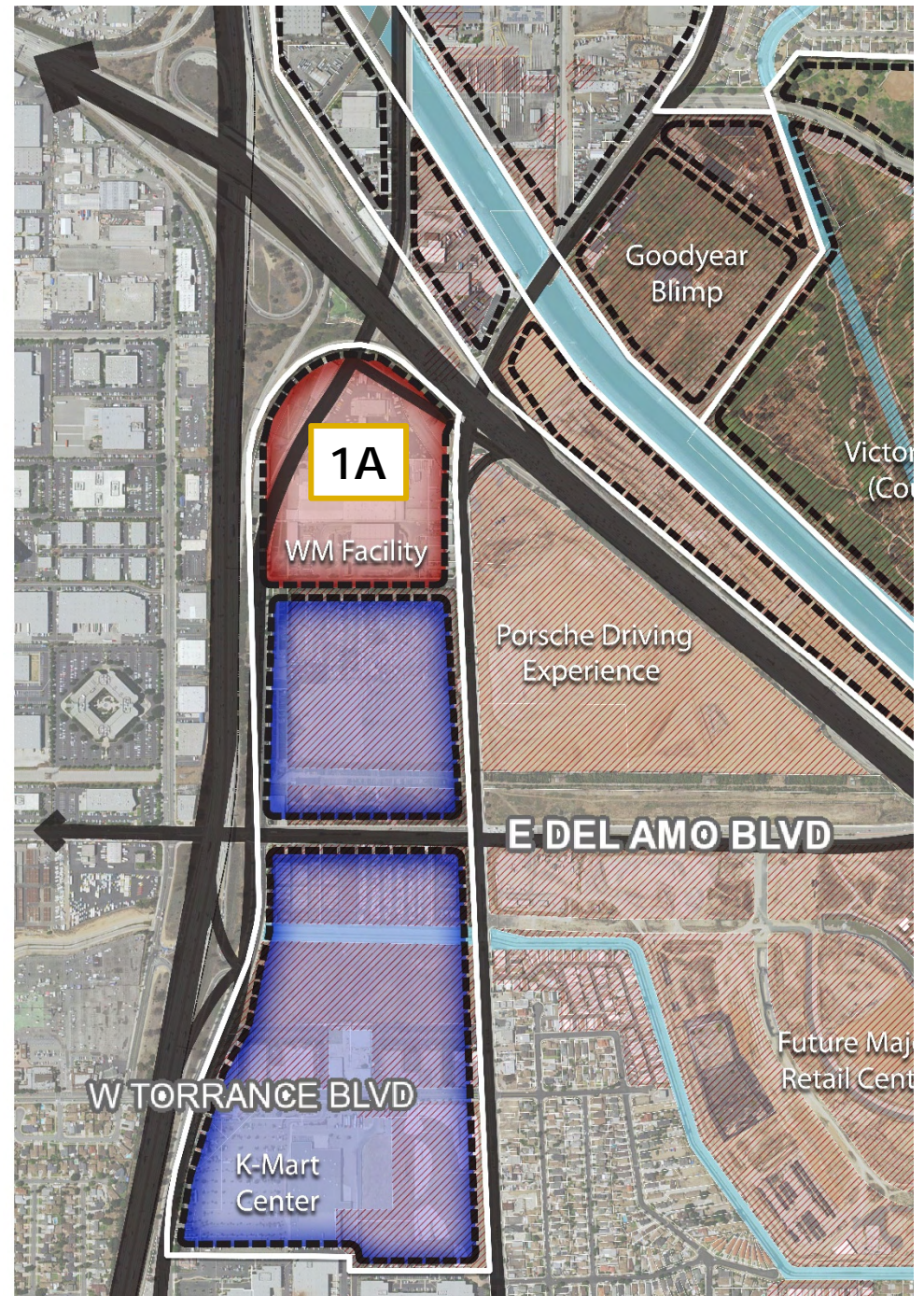
- ◆ Identification of 17 subareas
- ◆ Proposed land uses include a range of commercial, industrial, residential, and mixed-use areas
- ◆ Based on conversations with Council, property owners, market analysis, and environmental constraints



PLANNING AREA 1

1A: Regional Commercial, 25 ac

- ◆ Capitalize on freeway visibility
- ◆ Well-suited for regional commercial uses, including hospitality, that support Carson's major destinations



PLANNING AREA 1



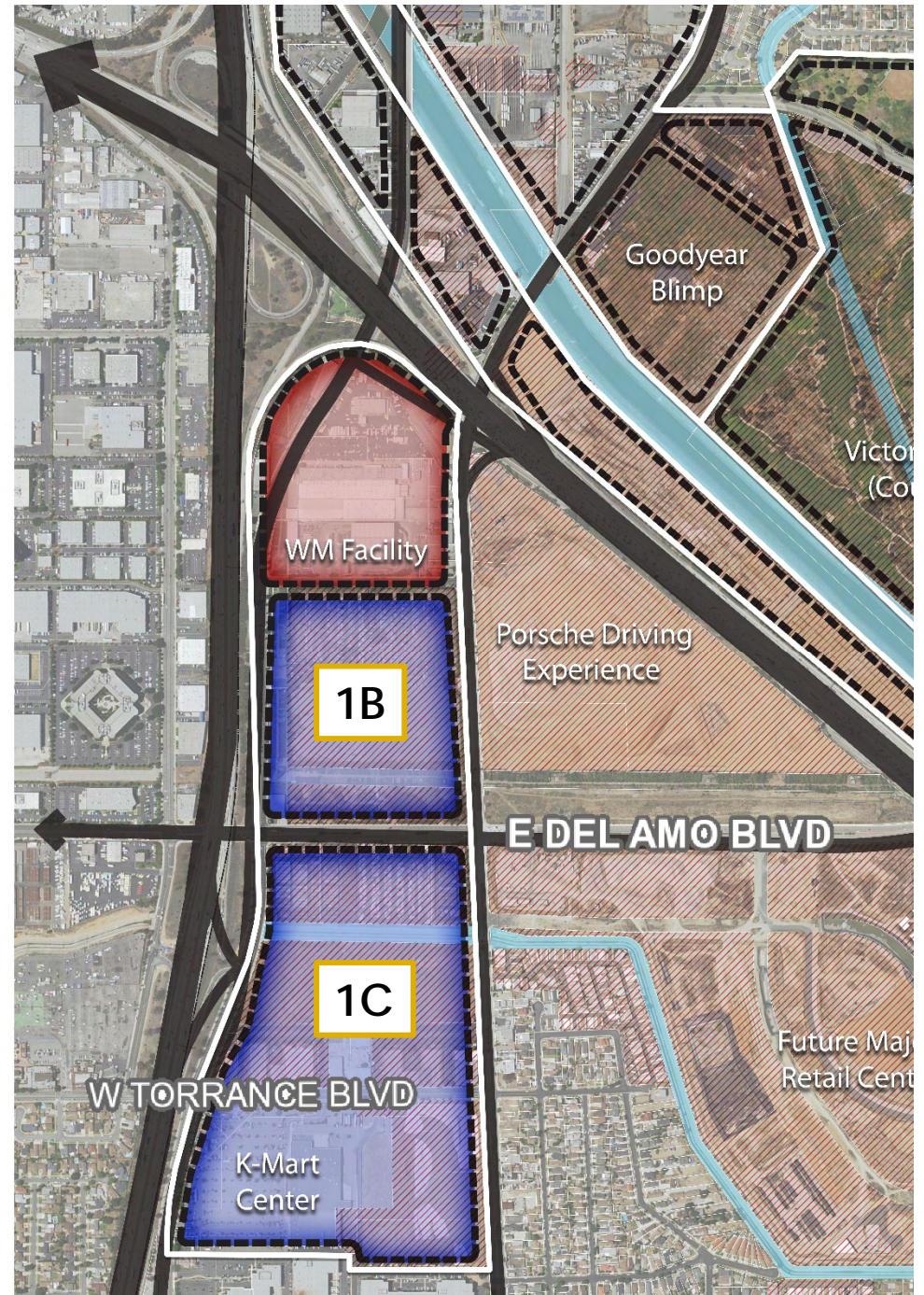
1A: Regional Commercial, 25 ac

- A. Iconic modern multistory hotel oriented to Porsche Experience and views beyond
- B. Pool, terrace gardens and outdoor venue
- C. Miniature putting green under power-line easement
- D. Parking structure for hotel and retail
- E. Ground plaza
- F. Retail and restaurant area
- G. Retail and/or conference space
- H. Enhanced mid-block pedestrian crossing

PLANNING AREA 1

1B & 1C: Logistics Hub, 115 ac

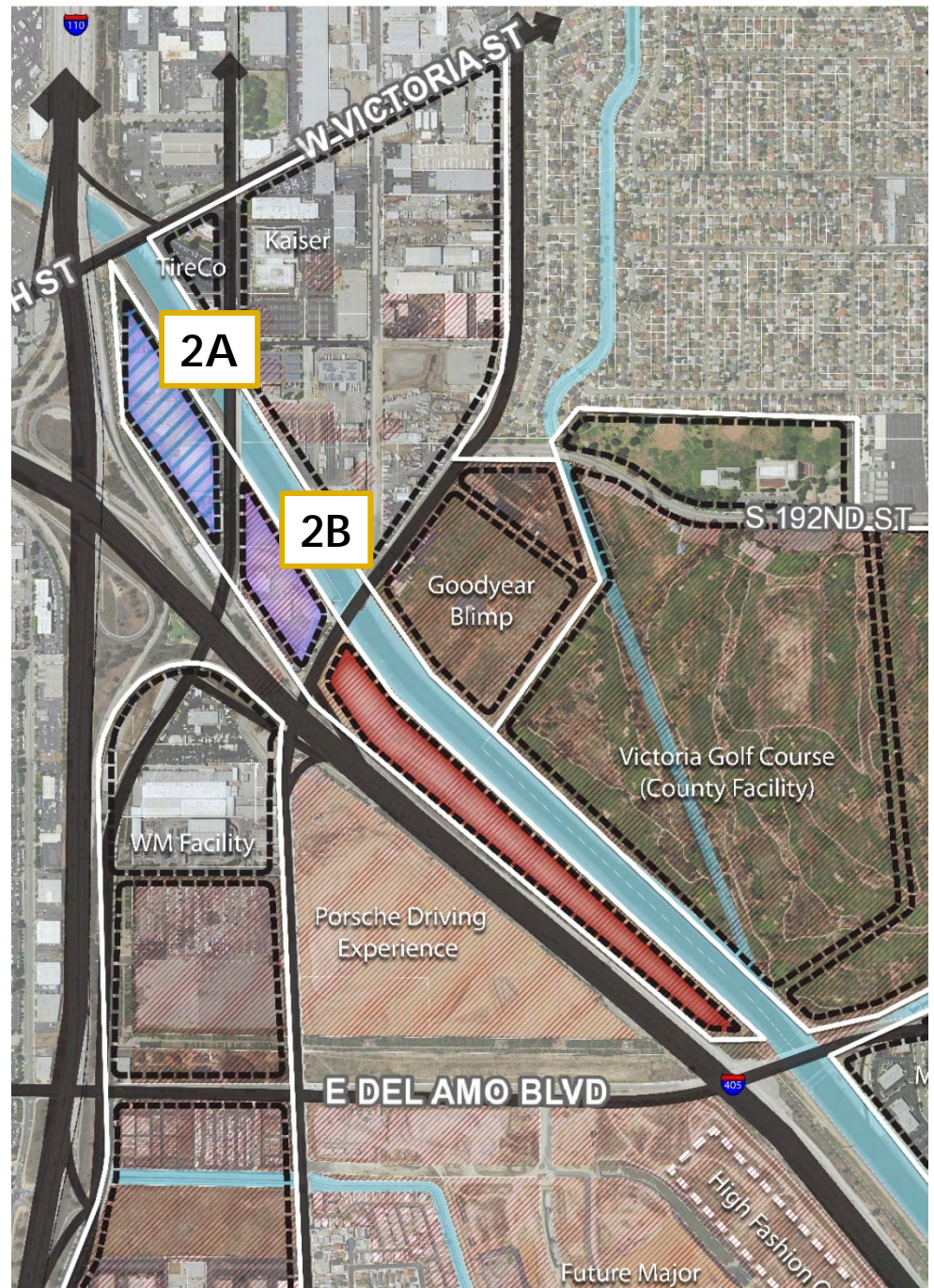
- ◆ Majority of sites are environmentally constrained
- ◆ Locate logistic businesses adjacent to major freeway access points
- ◆ Specific Plans can allow for a mix of uses



PLANNING AREA 2

2A & 2B: Light Industrial, 25 ac

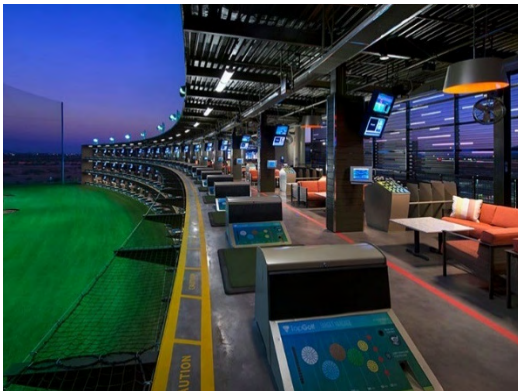
- ◆ Access and visibility is limited
- ◆ Some environmental constraints
- ◆ Support continued operation of “good neighbor” light industrial, including manufacturing & distribution
- ◆ Allow office in Area 2A (10 ac)



PLANNING AREA 2

2C: Regional Commercial, 29 ac

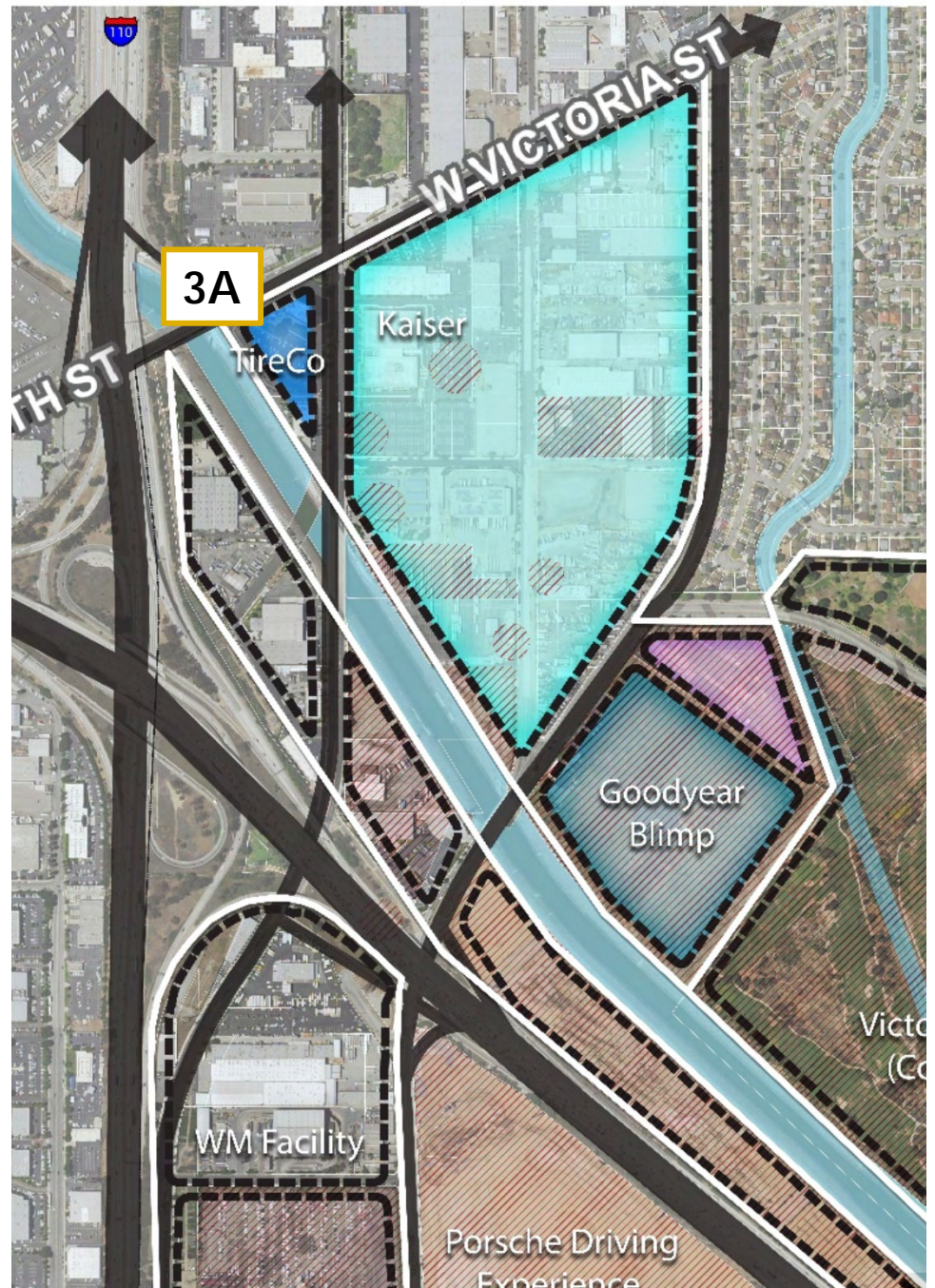
- ◆ Well-positioned to support indoor & outdoor commercial entertainment uses
- ◆ High visibility from I-405
- ◆ Access is limited, lot is narrow, and site is environmentally constrained



PLANNING AREA 3

3A: Professional Office, 7 ac

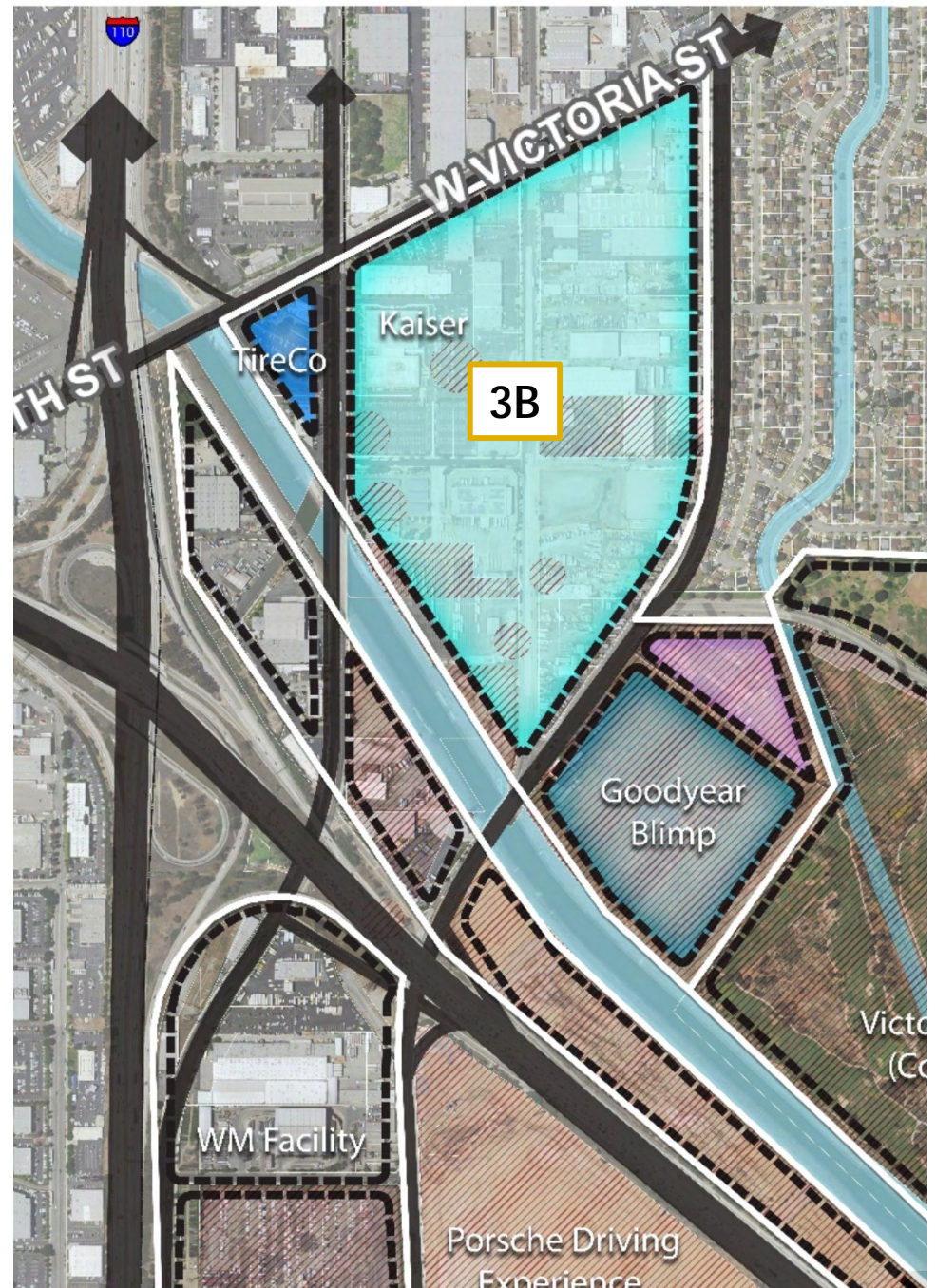
- ◆ Encourage high-rise iconic professional offices uses and consider creating partnerships with medical office uses across Figueroa Street



PLANNING AREA 3

3B: Flex Industrial, 89 ac

- ◆ Some environmental constraints
- ◆ Support medical office uses
- ◆ Allow industrial uses, “makers”
- ◆ Allow residential uses, especially as a transition to SFD along Main Street



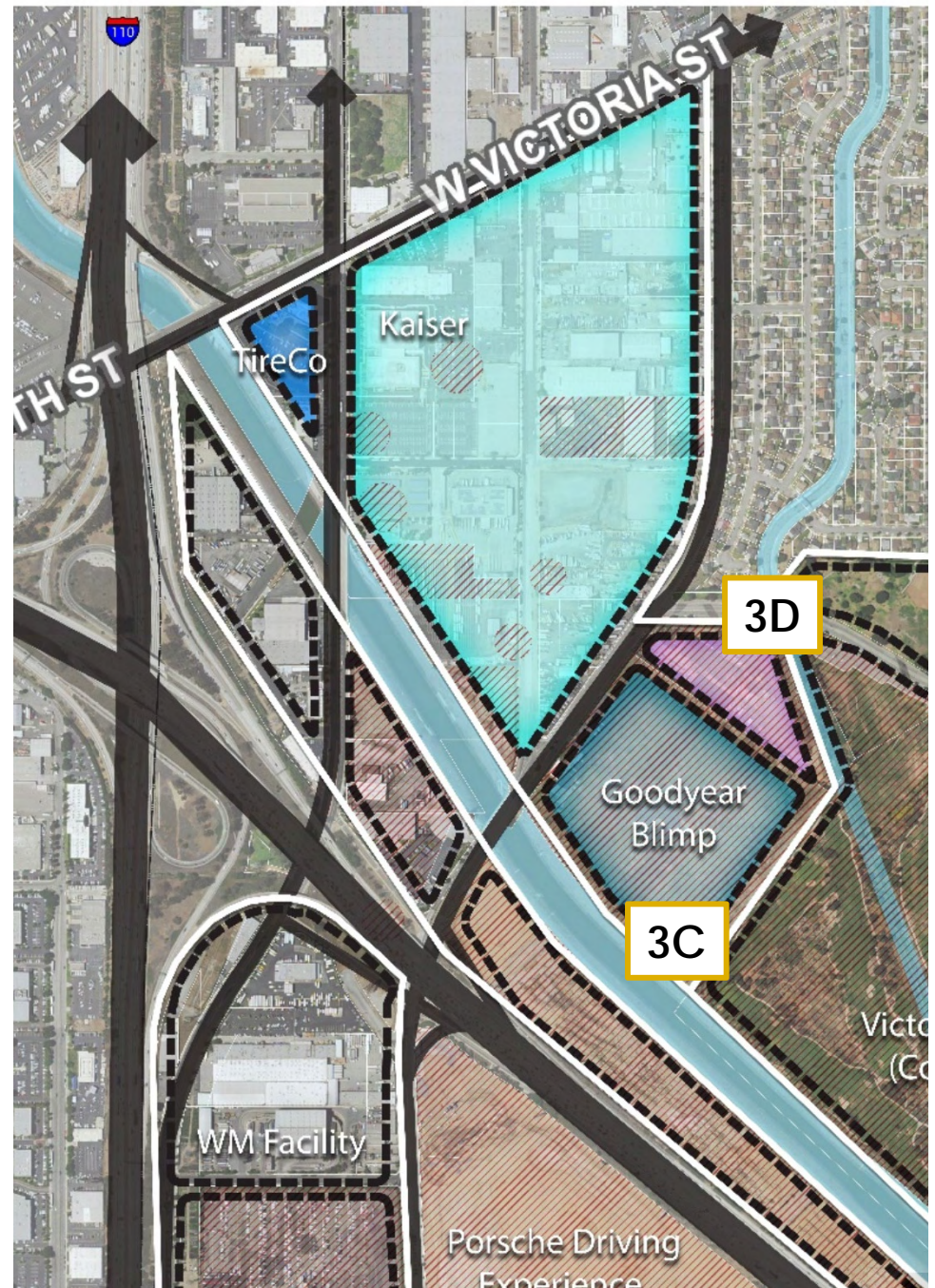
PLANNING AREA 3

3C: Special Use Facility, 30 ac

- ◆ Goodyear Blimp facility

3D: Light Industrial, 9 ac

- ◆ Allow for a range of LI uses
- ◆ Allow auto and truck related businesses (no trucks close to residential)
- ◆ Coordinate with Goodyear Blimp to evaluate any potential height limits
- ◆ Environmental constraints



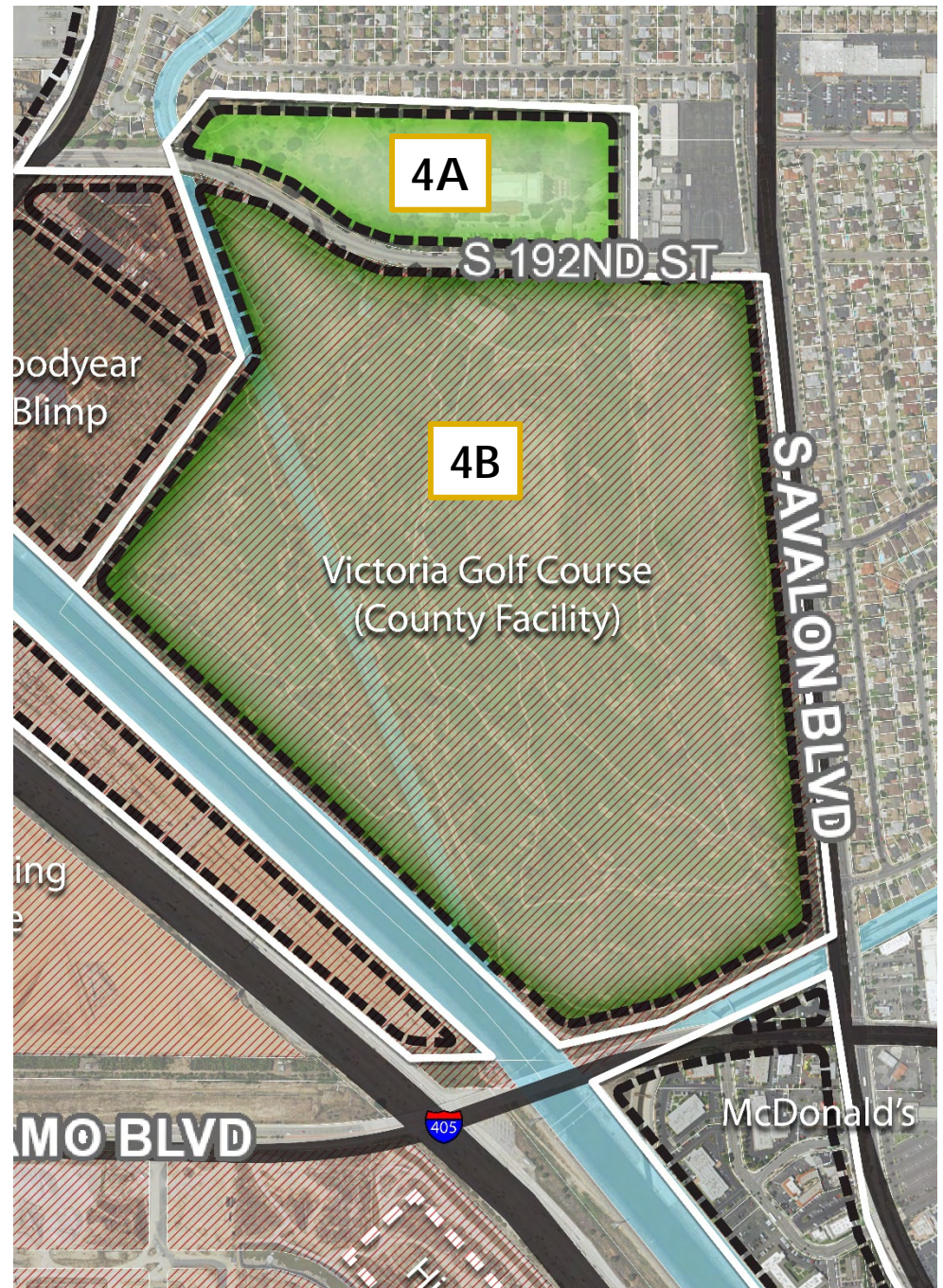
PLANNING AREA 4

4A: Community Park, 25 ac

- ◆ Amenities designed for the Carson community
- ◆ Opportunity to retrofit park to serve special needs children
- ◆ Could transition to residential if the community's recreational needs are met somewhere else

4B: Regional Park, 178 ac

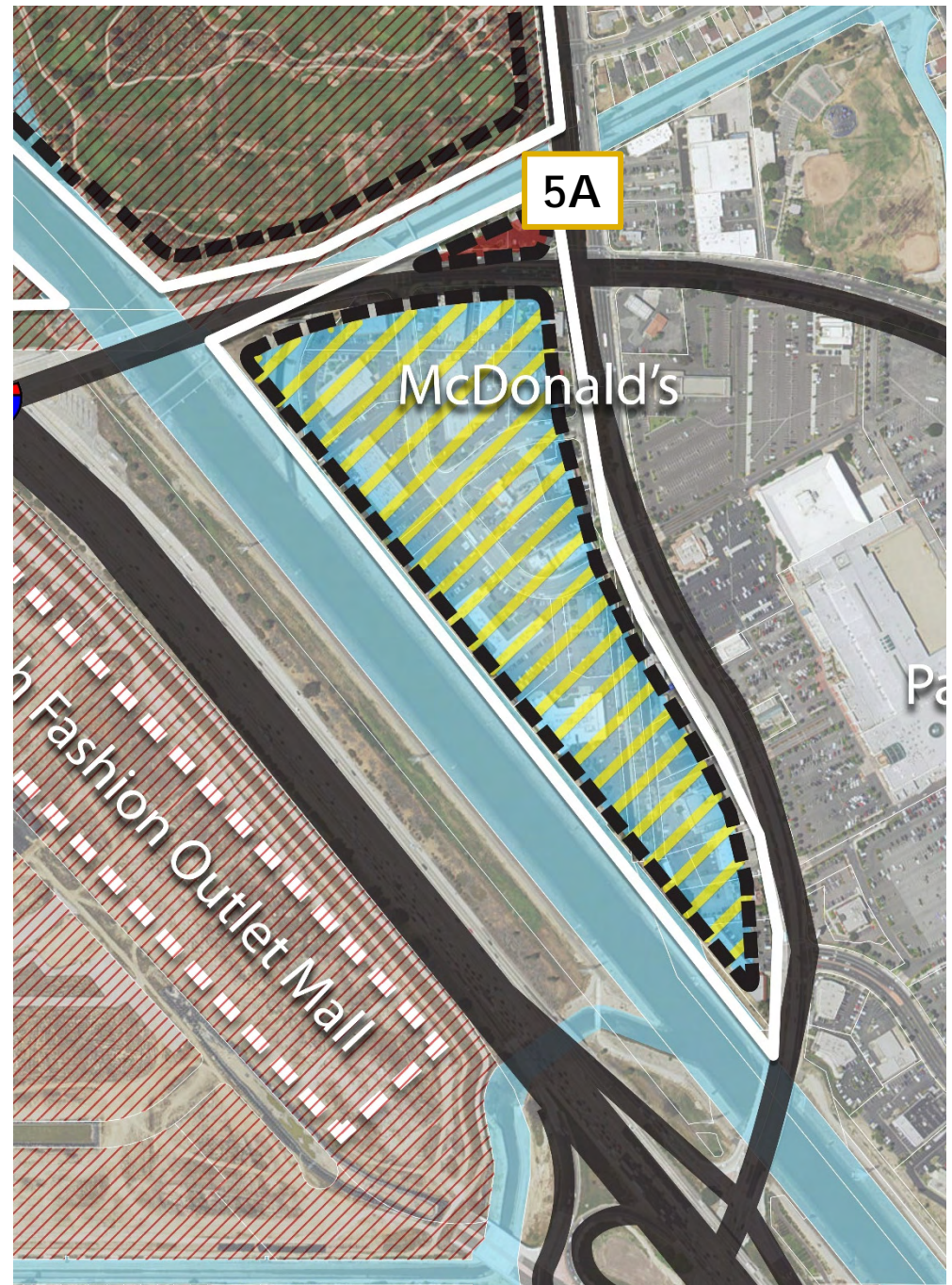
- ◆ Opportunity to reposition property as an amenity for the South Bay Community
- ◆ Coordinate with LA County
- ◆ Environmental constraints



PLANNING AREA 5

5A: General Commercial, 1 ac

- ◆ Well-positioned on Del Amo Blvd for low-intensity convenience commercial uses
- ◆ Serves commercial needs of office users



PLANNING AREA 5

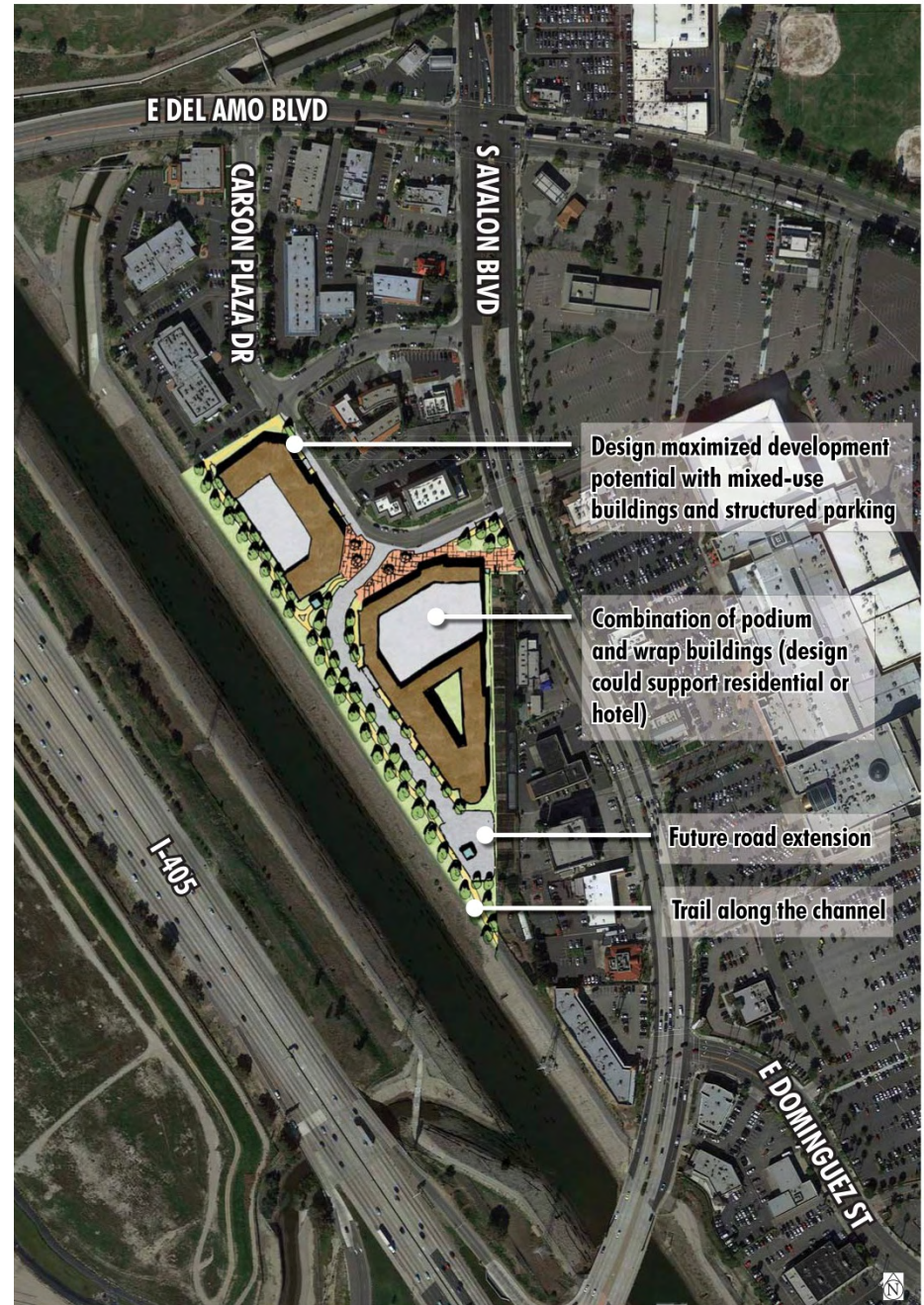
5B: Office/Residential, 27 ac

- ◆ Offices uses can continue business as usual
- ◆ Residential allowed with certain conditions
- ◆ Lot consolidation desired



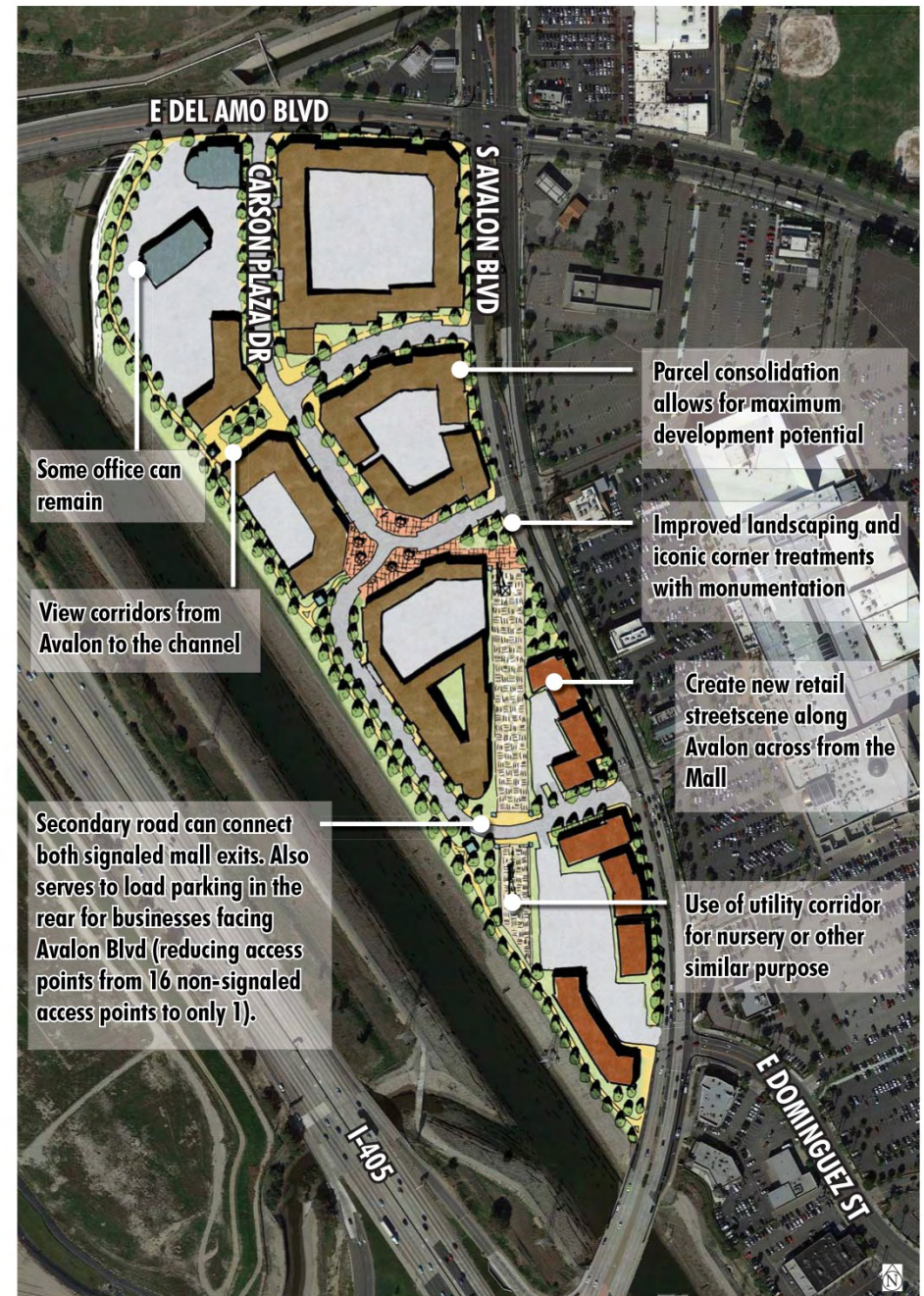
PLANNING AREA 5

5B: Office/Residential, 27 ac



PLANNING AREA 5

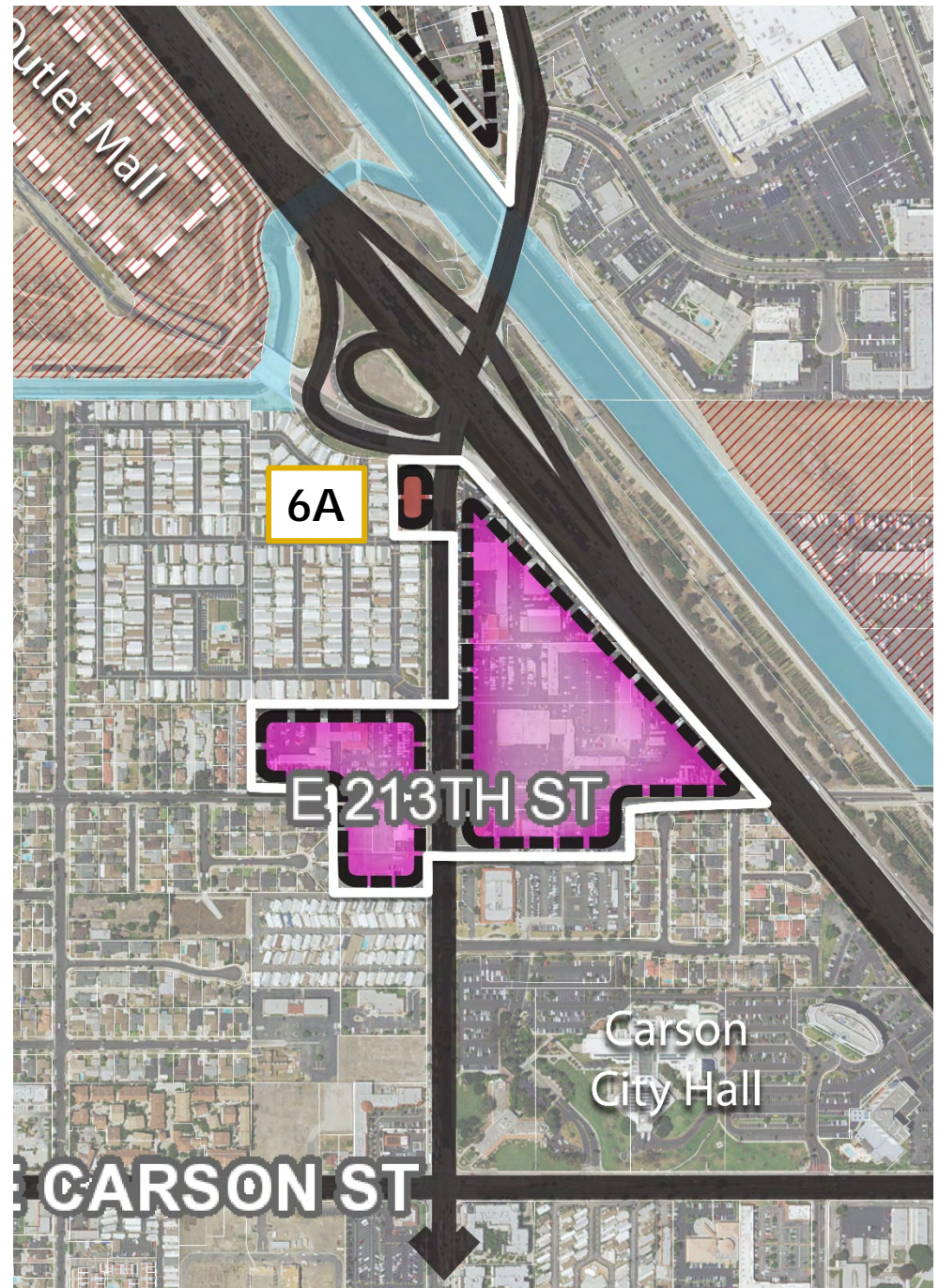
5B: Office/Residential, 27 ac



PLANNING AREA 6

6A: General Commercial, 0.5 ac

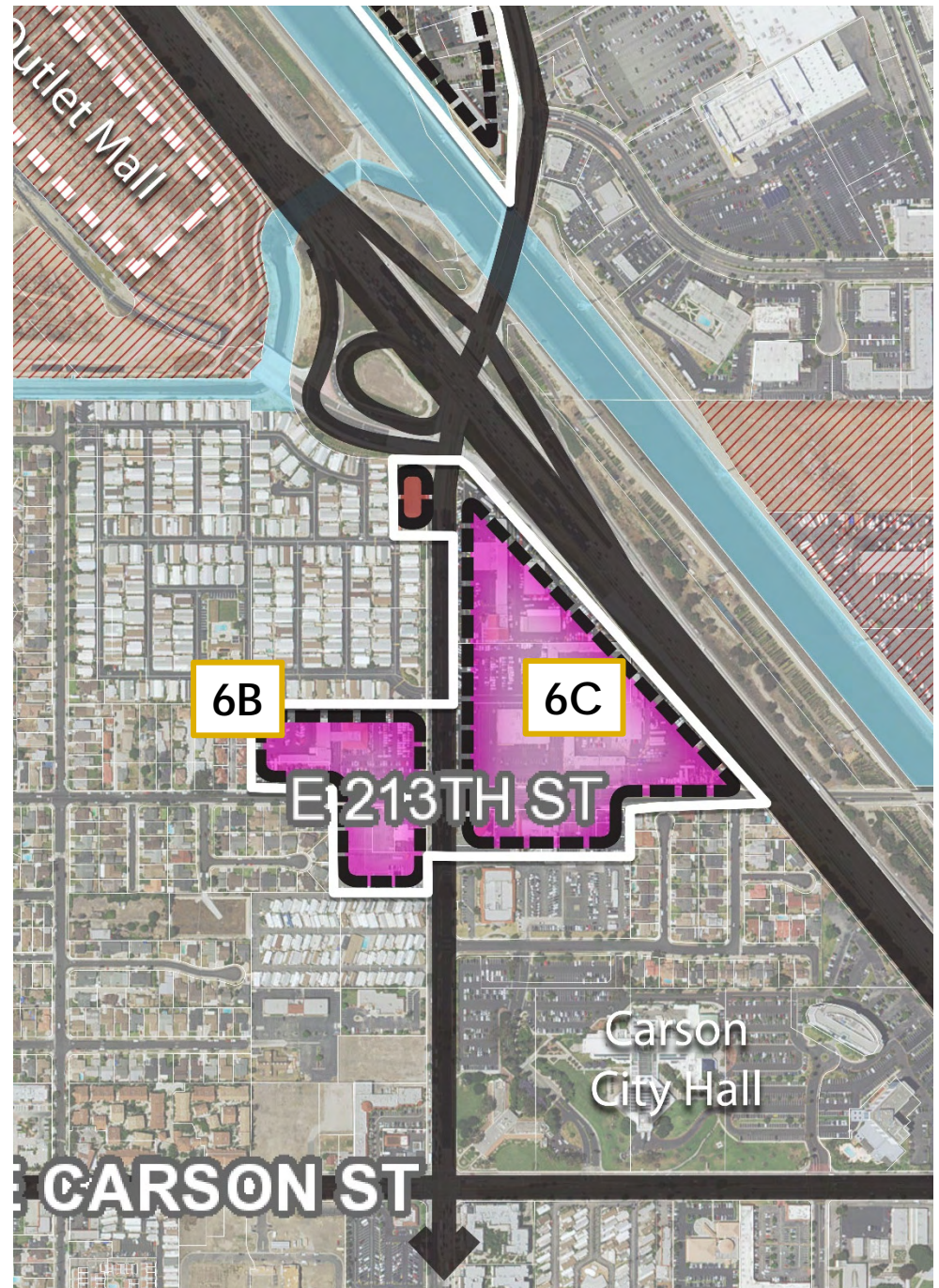
- ◆ Well-positioned off I-405 for convenience commercial uses
- ◆ Low intensity commercial uses compatible with surrounding residential are desired



PLANNING AREA 6

6B & 6C: Mixed-Use Avalon, 22 ac

- ◆ Mix of residential and commercial uses are desired (vertical or horizontal)
- ◆ Transition to residential uses
- ◆ Near activity centers & Carson St



PLANNING AREA 6

6C: Mixed-Use Avalon, 15 ac

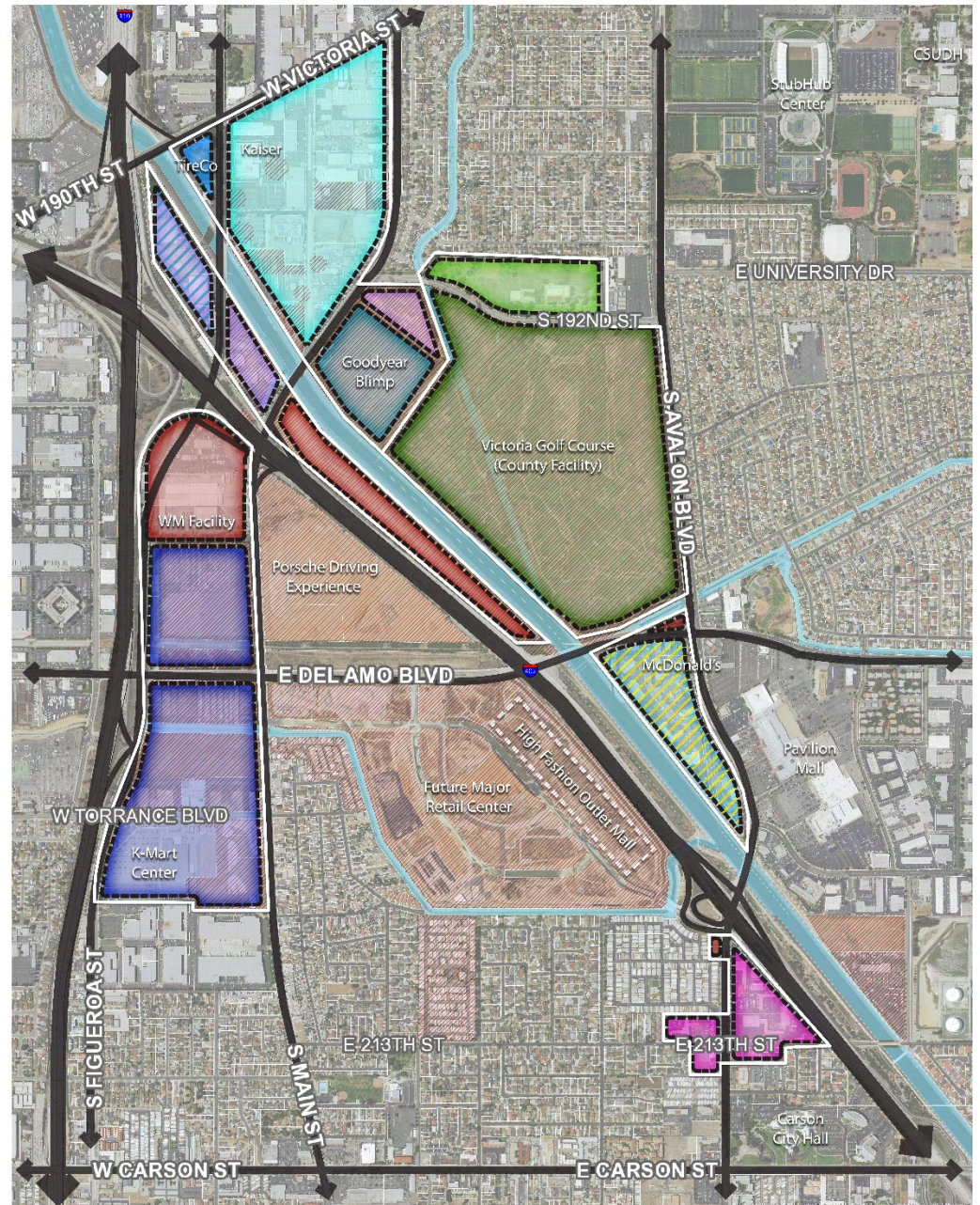
- A. 3-5 story buildings that wrap around courtyards
- B. Shared parking structure helps buffer noise
- C. New internal road provides access to buildings
- D. Ground floor retail wraps around corners
- E. Ground floor residential frontage could be designed as a terrace to provide greater separation from the street
- F. Residential designed as podium
- G. Opportunity to step-down height adjacent to single-family



DEVELOPMENT POTENTIAL

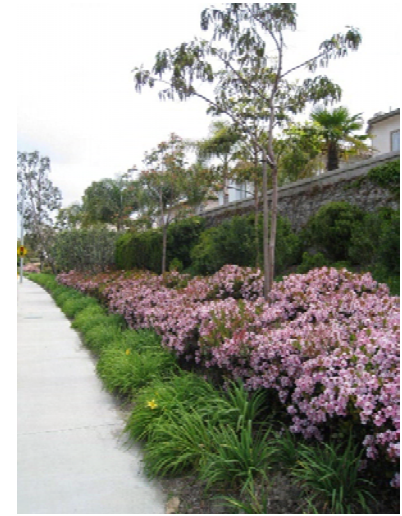
- ◆ 2,344 residential units
- ◆ 1.2M square feet of commercial building space
- ◆ 4.8M square feet of industrial building space
- ◆ 500K square feet of office building space
- ◆ 120K square feet of other types of building space
- ◆ 225 hotel rooms

(Note: Figures represent total development potential)



NEXT STEPS

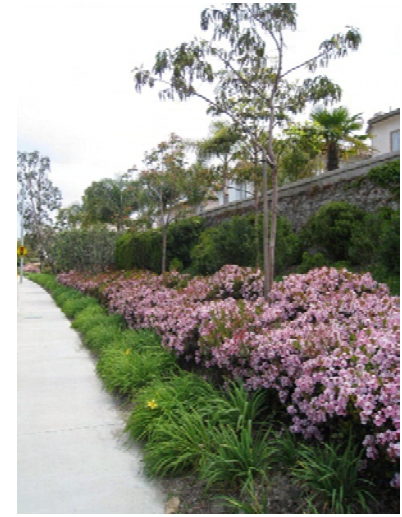
- ◆ Planning & Development Actions
 - Update General Plan and Zoning Code
 - Prepare Specific Plans to support strategic redevelopment (Developer and/or City-initiated)
 - Environmental review (CEQA)
- ◆ Economic Development Strategies:
 - Development Opportunity Reserve
 - Bonus Density placed into a “Reserve Account” for City to distribute to projects
 - Developers provide specified community amenities then City awards bonus density
 - Undertake an Enhanced Infrastructure Financing District (EIFD) Feasibility Analysis
 - Other strategies



NEW TOOLS FOR ECONOMIC DEVELOPMENT

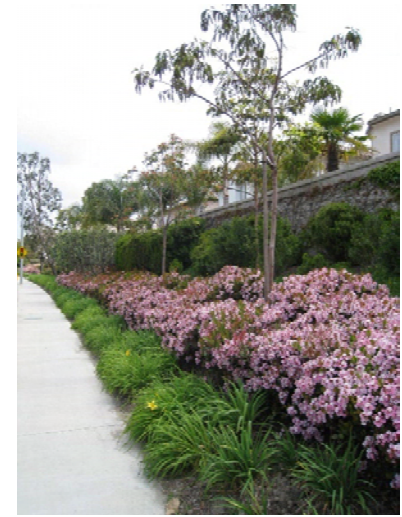
◆ New Funding & Financing Tools

- Loss of Redevelopment in 2012 left limited economic development tools
- In 2015, SB 628 (Beall) passed; allows local governments to create/participate in Enhanced Infrastructure Financing Districts (EIFDs)
- No public vote required to create district
- District lifespan is 45 years to collect and spend tax increment
- No school district increment allowed
- Counties, Cities and Special Districts may participate (voluntary)
- 55% Landowner or Registered Voter election needed for tax increment bonds
- Does not increase property taxes



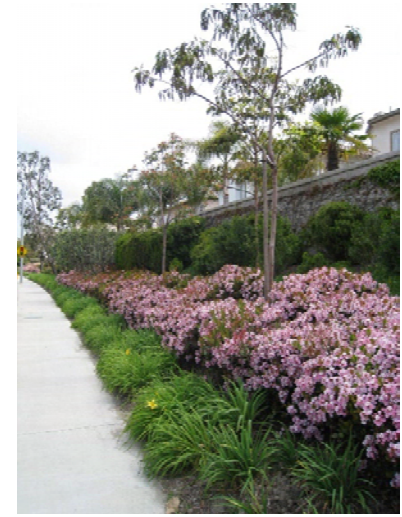
EIFDs: NEW DEAL MAKING PARADIGM IN CA

- ◆ State approved EIFDs:
 - Enable tax increment financing for local/regional infrastructure and real estate projects
 - Compel joint ventures with cities, counties, special districts and private developers
- ◆ **New districts are paradigm shift in California**
 - Districts geared to sustainability, infrastructure, energy efficiency
 - Districts induce multi-jurisdictional partnerships for economic development & sustainable infrastructure
 - Each participating public agency must make voluntary decision to contribute a share of their allocated property tax distribution to the EIFD



EIFD AS STRATEGY FOR VISION PLAN

- ◆ The Carson Vision Plan area has tremendous development potential in excess of \$1 billion that will ultimately provide millions of dollars each year in new increment that could help pay for important infrastructure needs.
- ◆ EIFDs are a district wide financing program to enable the City to collect future increment from new projects to fund needed infrastructure and community amenities.
- ◆ Infrastructure projects allowed are typically sustainable, energy efficient and promote enhancement of resources (e.g. water, land remediation)



TYPES OF PROJECTS EIFDs CAN FUND

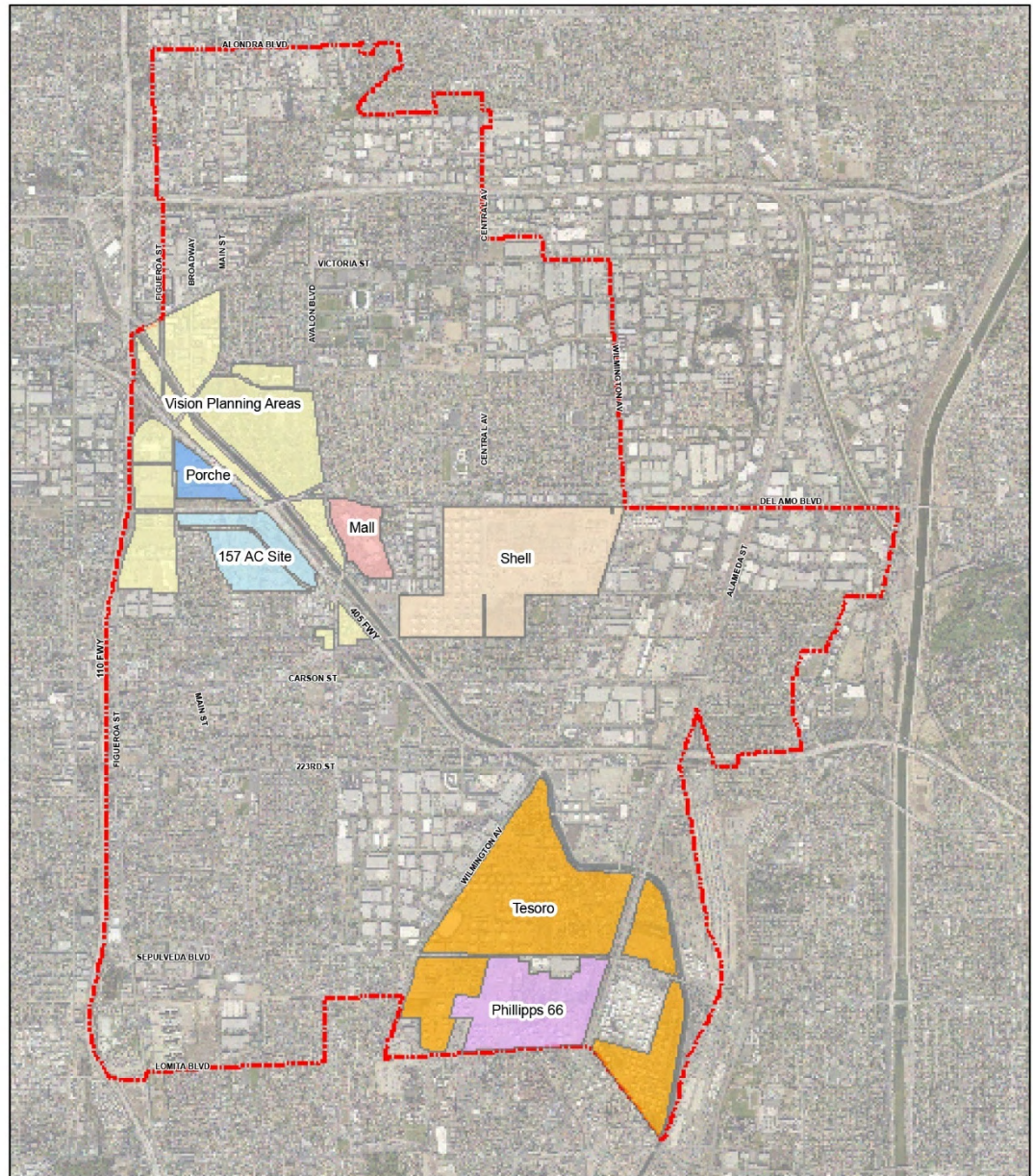
◆ ELIGIBLE PROJECTS

- Mixed Use / Affordable Housing
- Parks & Open Space
- Industrial Structures
- Brownfield Remediation
- Wastewater / Groundwater
- Civic Infrastructure
- Childcare Facilities
- TOD Projects
- Light / High Speed Rail



ADDITIONAL POTENTIAL EIFD AREAS

- ◆ In addition to the 6 Planning Areas identified in the preliminary Vision Plan, City Staff has identified 6 additional possible EIFD areas that may be included in District
- ◆ Additional areas:
 - 157 AC Site
 - South Bay Pavilion Mall
 - Phillips 66 Refinery
 - Porsche Experience Center
 - Shell Specific Plan Area
 - Tesoro Refinery

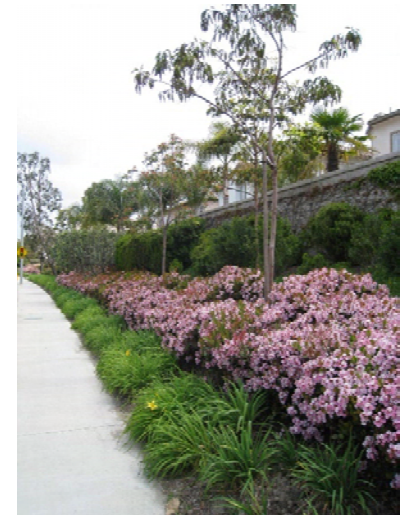


Enhanced Infrastructure Financing Districts (EIFD)

EIFDS FUND INFRASTRUCTURE

Creating an EIFD Can Mean More \$\$\$ for Projects

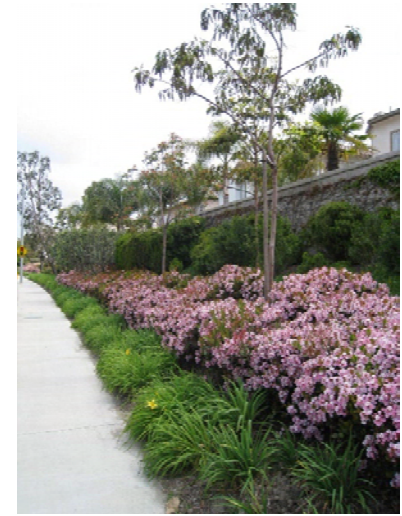
- EIFDs require approval of an Infrastructure Financing Plan (IFP) for local/regional infrastructure projects (water, roadway, sewer, digital)
- EIFDs can finance implementation of IFP infrastructure projects via Public Financing Authority which uses property tax increment
- Infrastructure funded and installed by EIFD can motivate new private investment and development generating new taxes and jobs
- Most cities need other agencies increment to fund/expedite projects
 - Carson's property tax share is share is ~ 6.7%
 - County General Fund and Fire Authority receive over 50% combined
- Regional approach can elevate eligibility for external funding sources
 - Cap-and-trade grant funds (GRGF) reward projects that reduce GHG emissions: potential of multiple billions in statewide funds
 - Prop 1 contains over \$7.5 billion in water infrastructure project funds



EIFD STRATEGIC IMPLEMENTATION FRAMEWORK

Initial Steps Towards Implementation of an EIFD

- ◆ Step 1: Define the Project Area
- ◆ Step 2: Determine the infrastructure needs to deliver future projects within the EIFD
- ◆ Step 3: Identify likely development projects to be developed in the EIFD
- ◆ Step 4: Determine the revenue potential for each district
- ◆ Step 5: Determine potential public taxing agency partners including their commitment of tax increment in the EIFD
 - Carson ~6.7%
 - LA County Fire ~17%
 - LA County General ~43%
- ◆ Public Financing Authority (PFA) consists of public agencies voluntarily contributing tax increment based on tax sharing agreement, plus 2 public members



STEPS/TIMELINE FOR EIFD FORMATION

- ◆ Typically 2 to 3 years with CEQA

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OTHER ECONOMIC DEVELOPMENT TOOLS

- ◆ Other financing/funding options available to implement Vision Plan:
 - ◆ Assessment Districts (e.g. CFDs) places new tax on property owners,
 - ◆ Development Impact Fees (DIF) charged/collected as project permit fees based on square feet or units to be developed
 - ◆ Development Opportunity Reserve gives increased pre-approved density and development rights in exchange for specified public improvements
 - ◆ Federal & state funding programs (Cap & Trade funds which give priority to communities of need)
 - ◆ *All funding sources can be combined with an EIFD*

