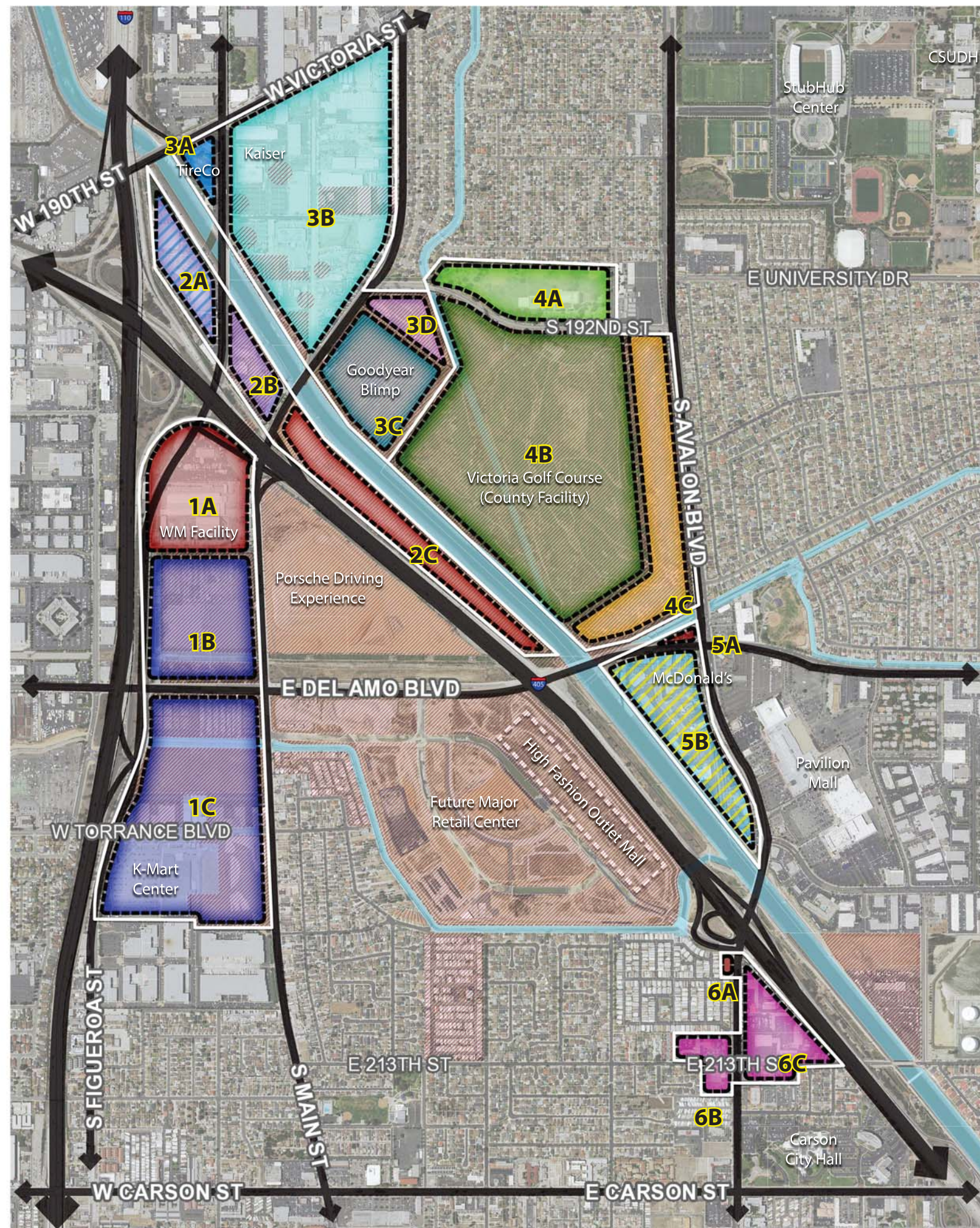


CARSON VISION PLAN "BIG IDEAS"



Planning Areas
 City Boundary
 Landfill Site

For more information please contact:
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- 1A Regional Commercial (25 ac)**
 - » Capitalize on visibility from I-405 and I-110 to provide desired regional commercial uses, including hospitality, that support Carson's major destinations
 - » No known environmental constraints
- 1B Logistics Hub (35 ac)**
 - » Locate logistic businesses adjacent to major freeway access points
 - » Site is environmentally constrained, logistics uses are appropriate
 - » Allow auto and truck related businesses
- 1C Logistics Hub (80 ac)**
 - » Locate logistic businesses adjacent to major freeway access points
 - » Site is largely environmentally constrained, logistics uses are appropriate
 - » Allow auto and truck related businesses
- 2A Light Industrial/Office (15 ac)**
 - » Support continued operation of "good neighbor" light industrial uses
 - » Allow to transition to office development
 - » Access and visibility is limited
 - » No known environmental constraints
- 2B Light Industrial (10 ac)**
 - » Maintain area for the City's light industrial uses that are good neighbors, including manufacturing and distribution
 - » Access and visibility is limited
 - » Site is environmentally constrained
- 2C Regional Commercial (29 ac)**
 - » Well-positioned to support indoor and outdoor commercial entertainment uses
 - » High visibility from I-405
 - » Access is limited and lot is narrow
 - » Site is environmentally constrained
- 3A Professional Office (7 ac)**
 - » Continue to encourage high-rise iconic professional offices uses and consider the opportunity to create partnerships with medical office uses across Figueroa St
 - » No known environmental constraints
- 3B Flex Industrial (89 ac)**
 - » Support ongoing medical office uses and their expansion throughout the subarea
 - » Allow for industrial uses to continue
 - » Allow for residential development, especially as a transition to SFD along Main Street
- 3C Special Use Facility (30 ac)**
 - » Support the continued operation of the Goodyear Blimp and its support facilities
 - » Consider the facility in relation to adjacent uses and future development
 - » Site is environmentally constrained
- 3D Light Industrial (9 ac)**
 - » Allow for a range of light industrial uses
 - » Allow auto and truck related businesses
 - » Potential height limited due to proximity to Goodyear Blimp
 - » Site is environmentally constrained
- 4A Neighborhood Park (25 ac)**
 - » Amenities designed to serve the recreation needs of the Carson community
 - » Opportunity to retrofit park to serve special needs children
 - » No known environmental constraints
- 4B Regional Park (135 ac)**
 - » Opportunity to reposition property as an amenity for the South Bay Community
 - » Site is environmentally constrained
 - » County of Los Angeles facility, any modifications require agency coordination
- 4C Residential (43 ac)**
 - » Long-term opportunity for residential uses across from existing SFD neighborhood
 - » County of Los Angeles property, any development requires agency coordination
 - » Site is environmentally constrained
- 5A General Commercial (1 ac)**
 - » Well-positioned on Del Amo Blvd for convenience commercial uses
 - » Serves commercial needs of office users
 - » Envisioned to be low intensity
 - » No known environmental constraints
- 5B Office/Residential (27 ac)**
 - » Offices uses can continue business as usual
 - » Residential allowed with certain conditions
 - » Lot consolidation desired
 - » No known environmental constraints
- 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
 - » No known environmental constraints
- 6B Mixed-Use Avalon (6 ac)**
 - » Mix of residential and commercial uses are desired (vertical or horizontal integration)
 - » Provides transition to residential uses
 - » Near activity centers and Carson Street
 - » No known environmental constraints
- 6C Mixed-Use Avalon (16 ac)**
 - » Mix of residential and commercial uses are desired (vertical or horizontal integration)
 - » Provides transition to residential uses
 - » Near activity centers and Carson Street
 - » No known environmental constraints