

Carson Vision Plan

Planning Commission Meeting

City of Carson | July 26, 2016

Consultant Team: PlaceWorks
Kosmont Companies

WHY 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



MEETING PURPOSE

- ◆ Highlight key opportunities and constraints
- ◆ Present land use recommendations
- ◆ Identify implementation strategies
- ◆ Action: Adopt the Vision Plan, including the steps necessary to implement the Plan, by resolution and recommend approval by the City Council



PLANNING PROCESS

- ◆ Meet with property owners
- ◆ Interview Councilmembers
- ◆ 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



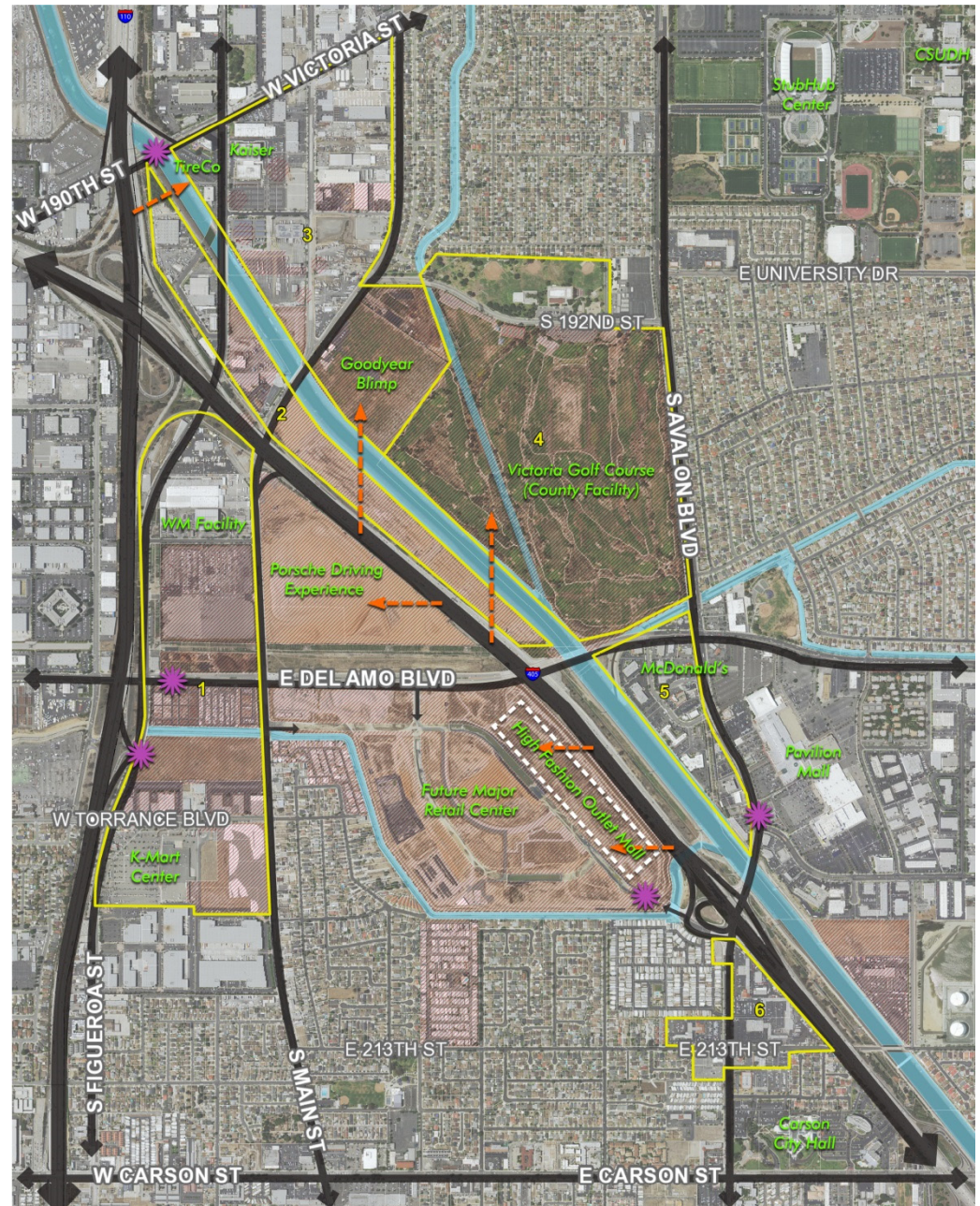
EXISTING BUSINESSES

- ◆ 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)



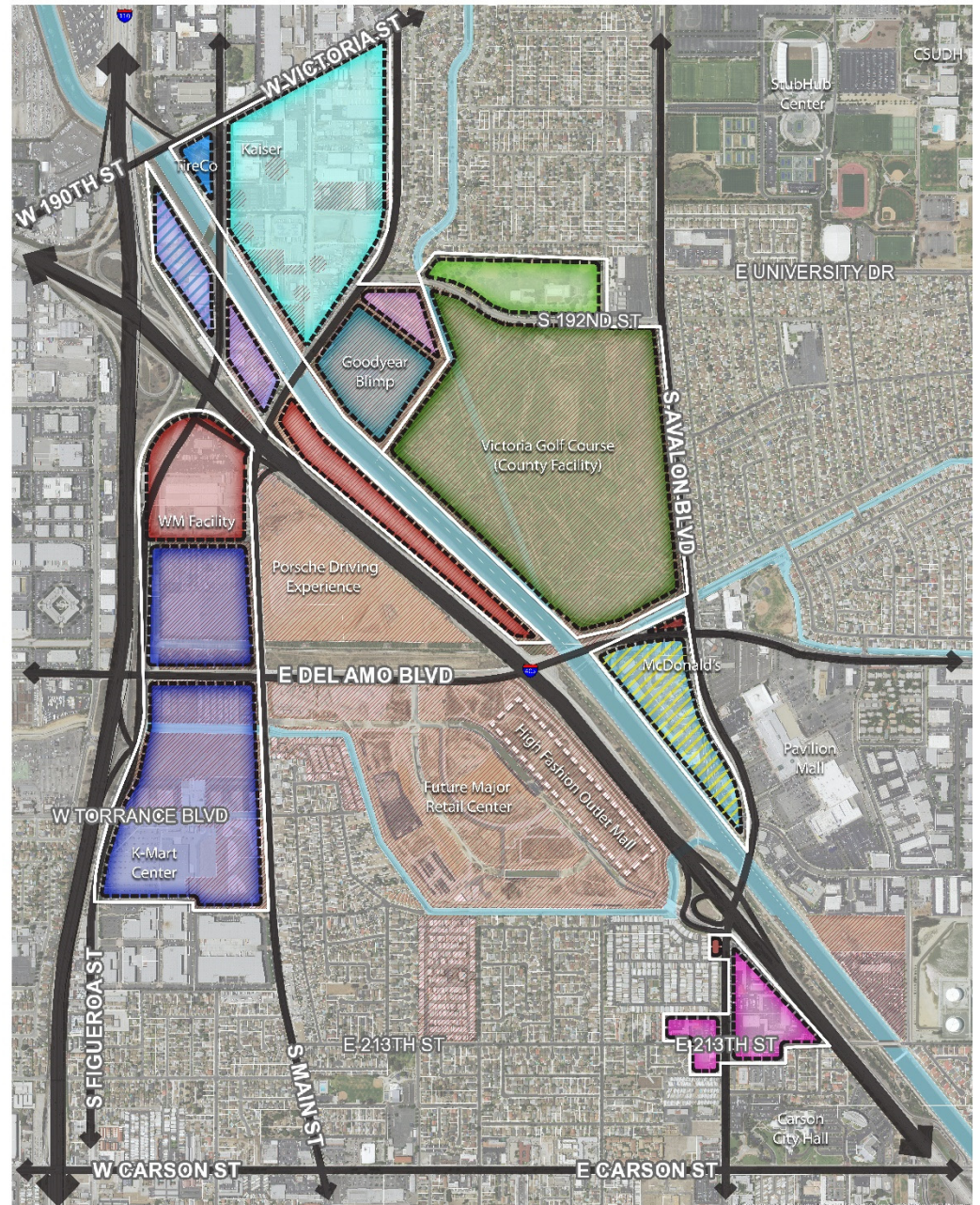
STUDY AREA

- ◆ 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

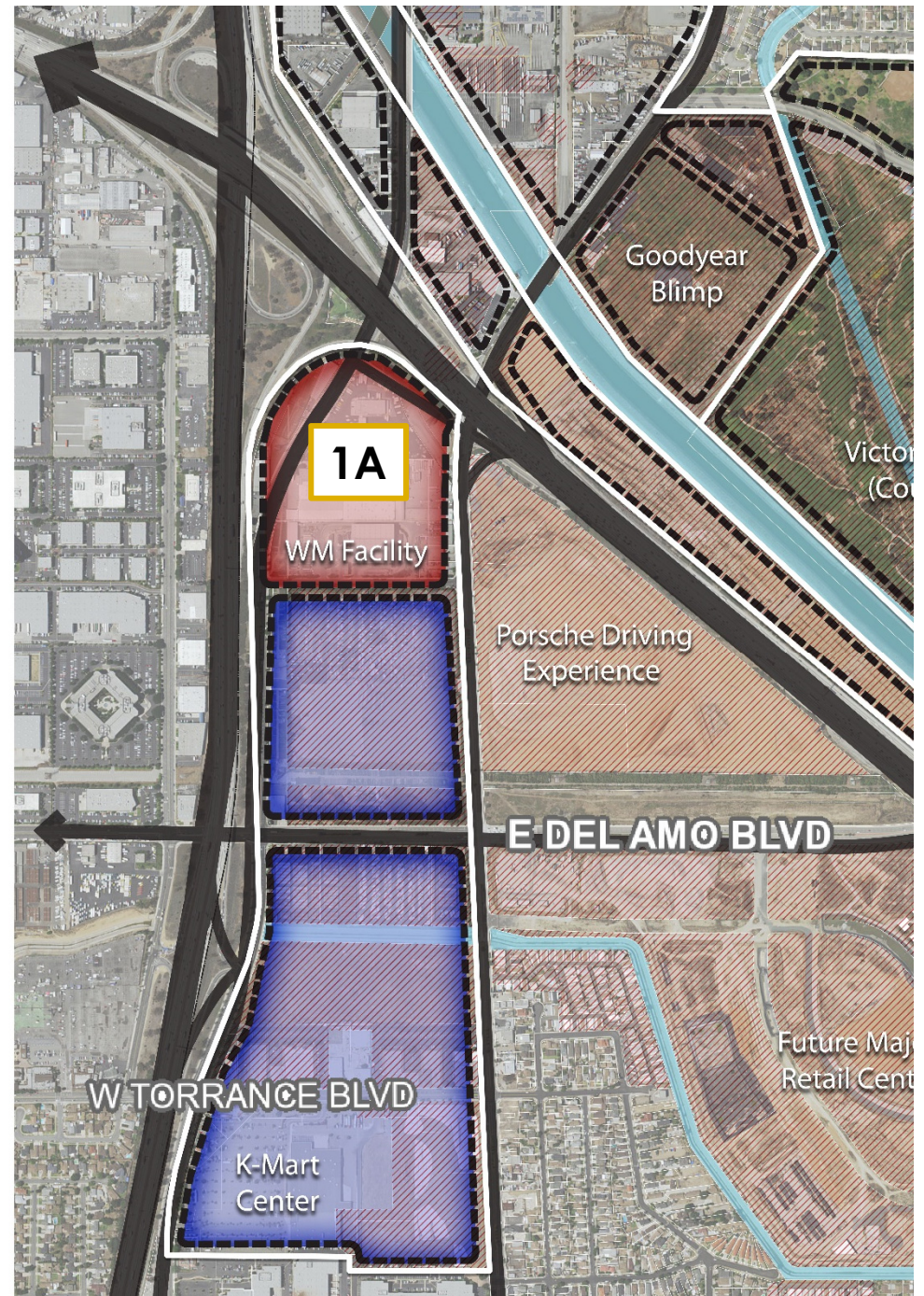
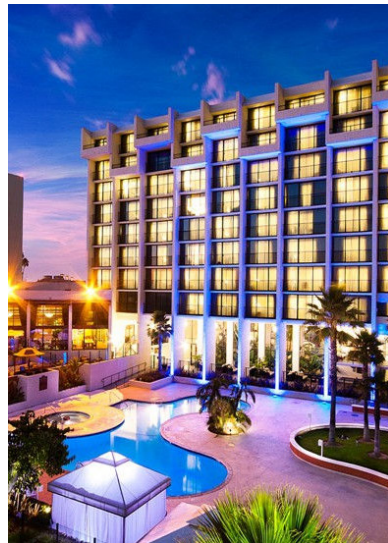
- ◆ Identification of 17 subareas
- ◆ Proposed land uses include a range of commercial, industrial, residential, and mixed-use areas
- ◆ Based on conversations with Council, property owners, market analysis, and environmental constraints



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



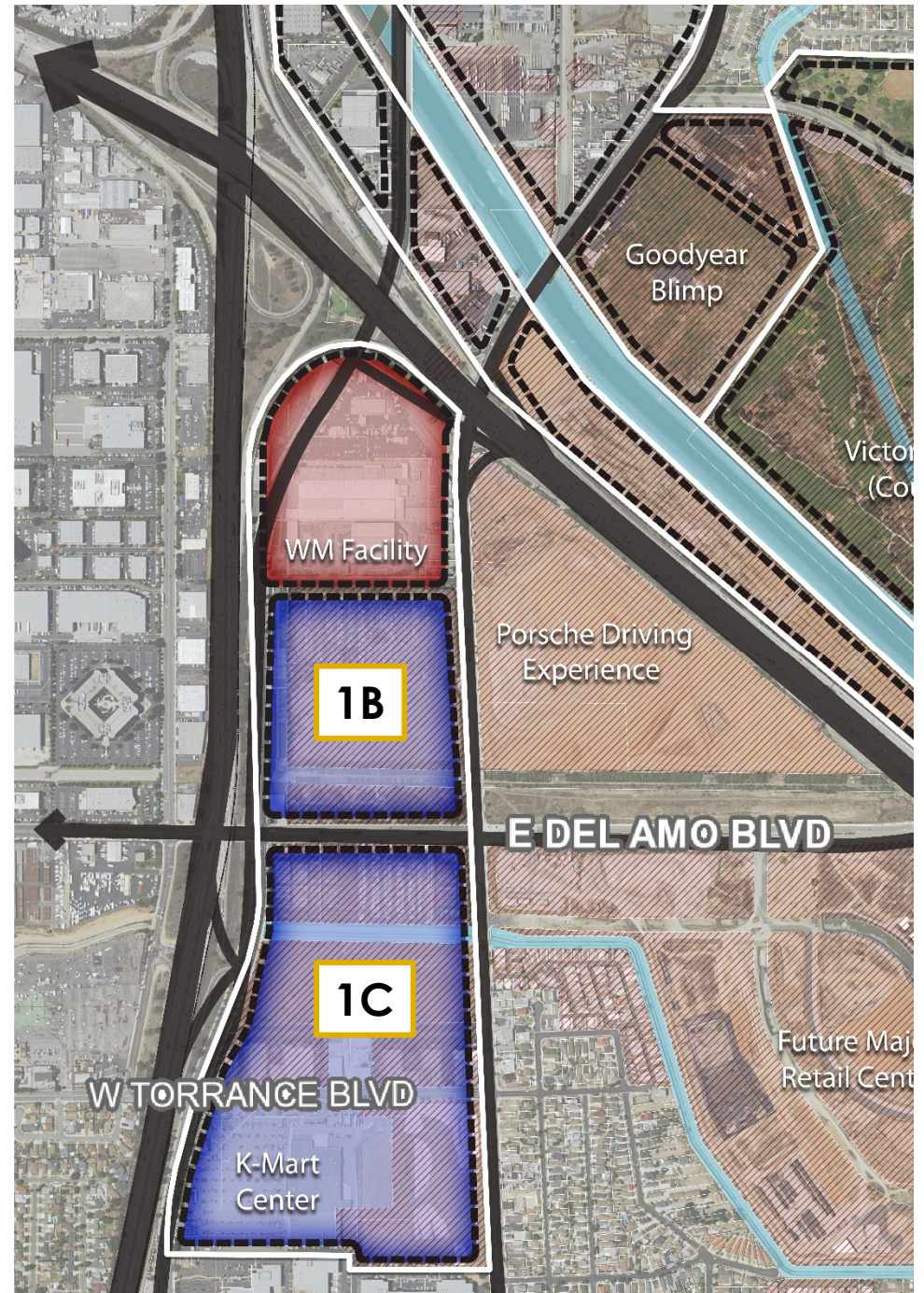
1A: Regional Commercial, 25 ac

- 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

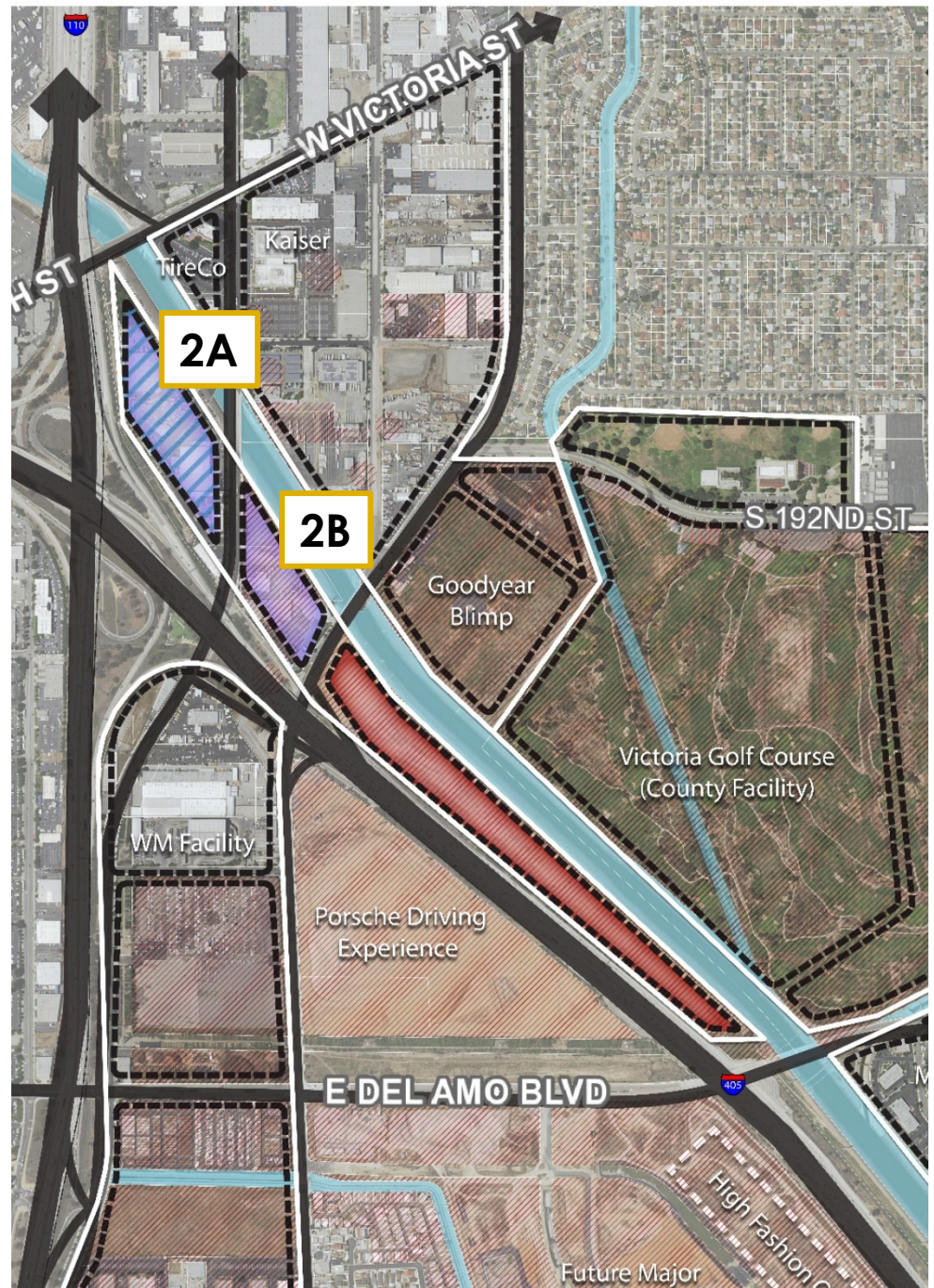
- ◆ Majority of sites are environmentally constrained
- ◆ Locate logistic businesses adjacent to major freeway access points
- ◆ Specific Plans can allow for a mix of uses



PLANNING AREA 2

2A & 2B: Light Industrial, 25 ac

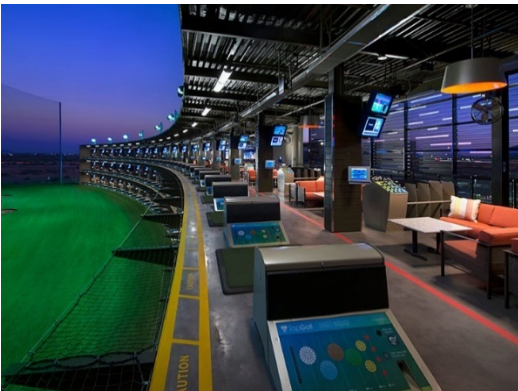
- ◆ Access and visibility is limited
- ◆ Some environmental constraints
- ◆ Support continued operation of “good neighbor” light industrial, including manufacturing & distribution
- ◆ Allow office in Area 2A (10 ac)



PLANNING AREA 2

2C: Regional Commercial, 29 ac

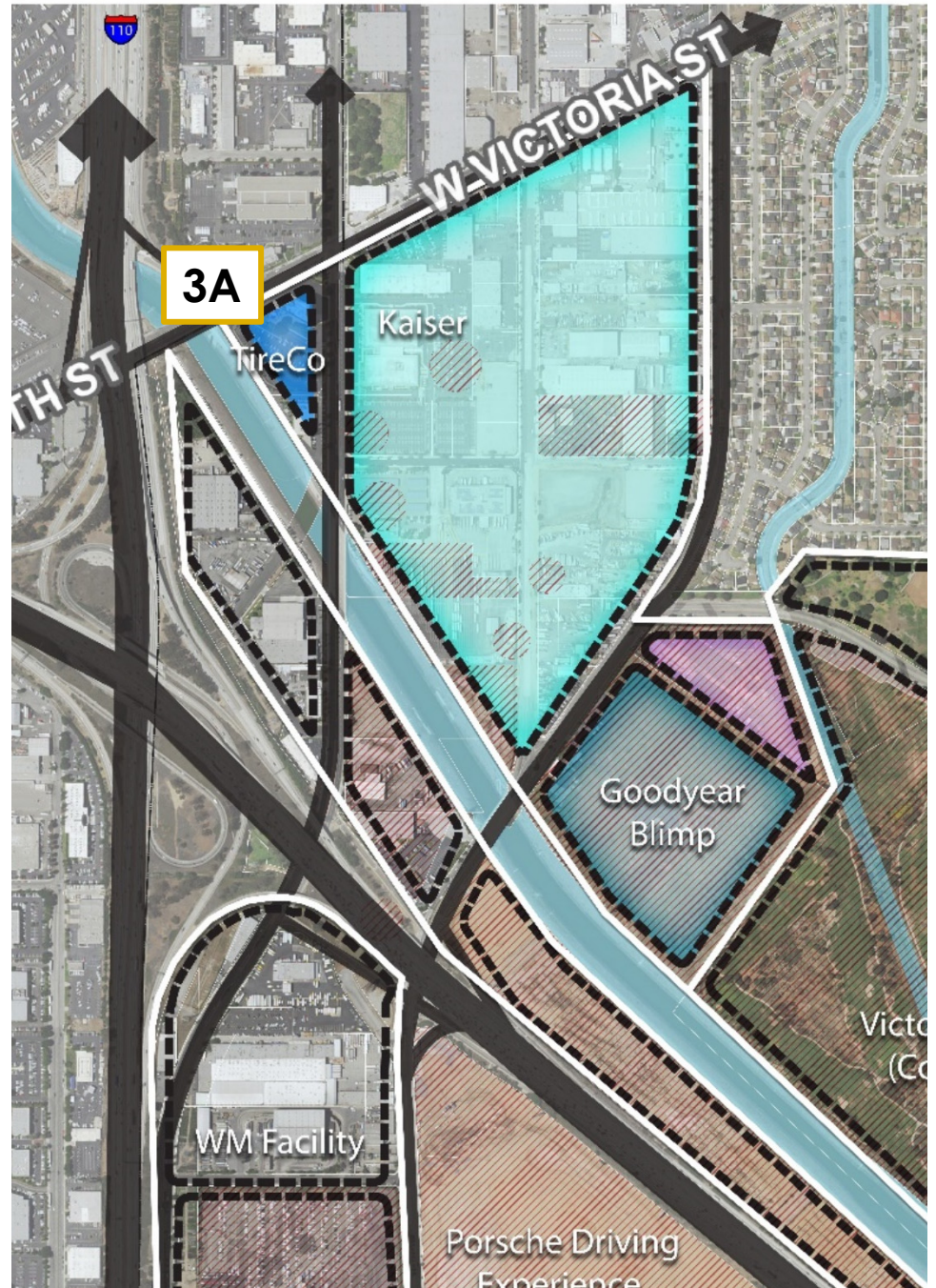
- ◆ Well-positioned to support indoor & outdoor commercial entertainment uses
- ◆ High visibility from I-405
- ◆ Access is limited, lot is narrow, and site is environmentally constrained



PLANNING AREA 3

3A: Professional Office, 7 ac

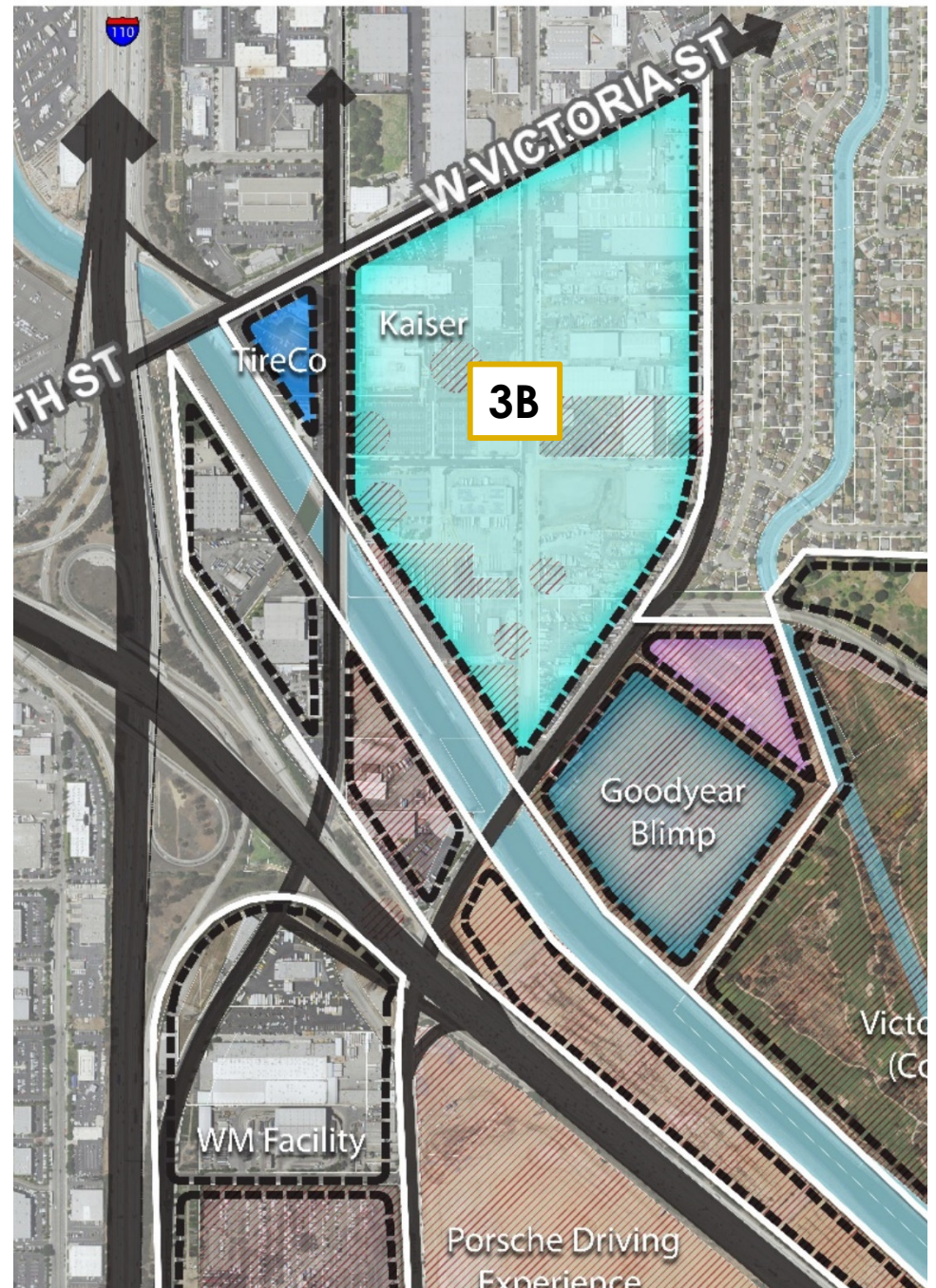
- ◆ Encourage high-rise iconic professional offices uses and consider creating partnerships with medical office uses across Figueroa Street



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



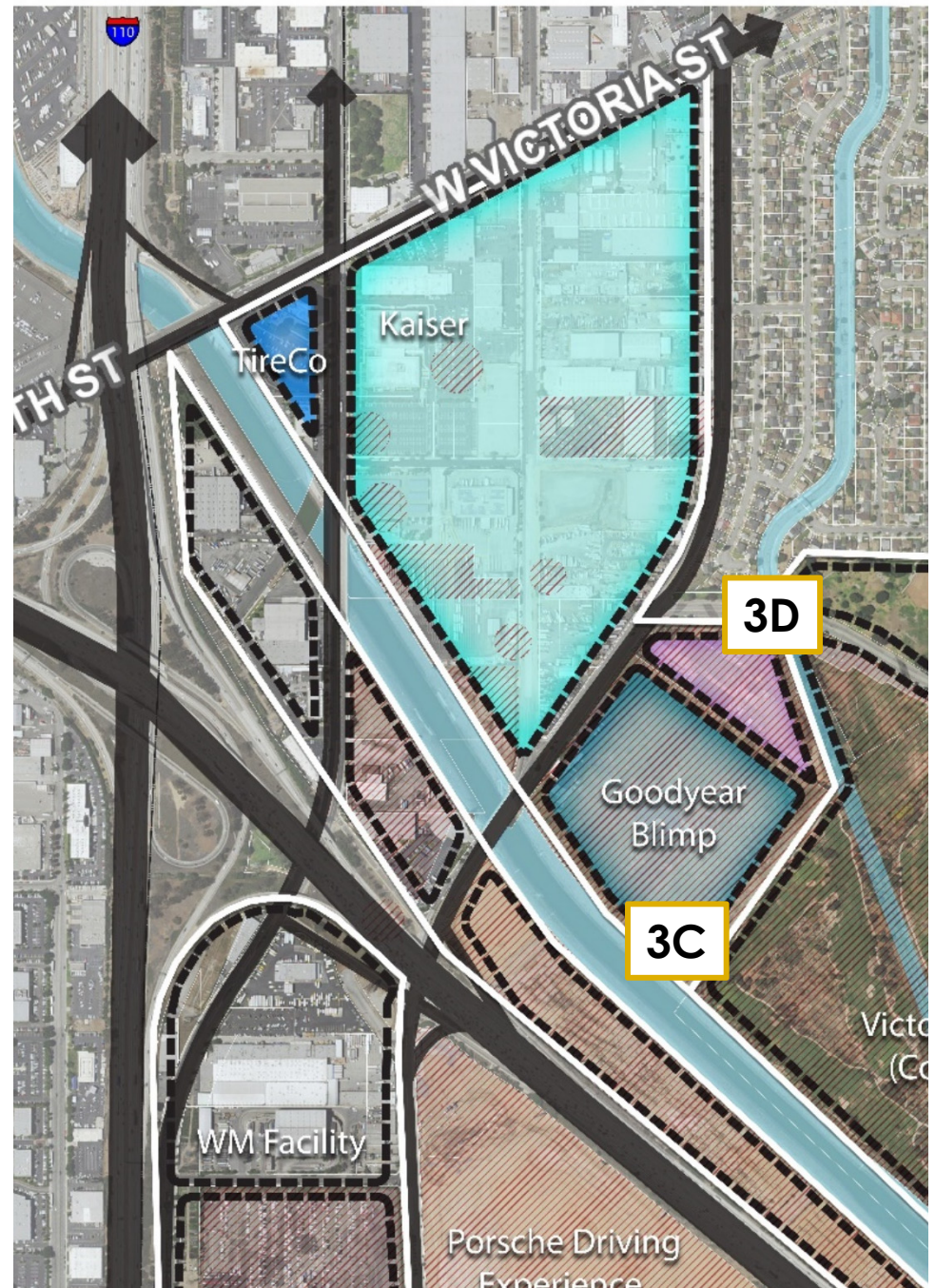
PLANNING AREA 3

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
- ◆ Potential height limited due to proximity to Goodyear Blimp
- ◆ 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

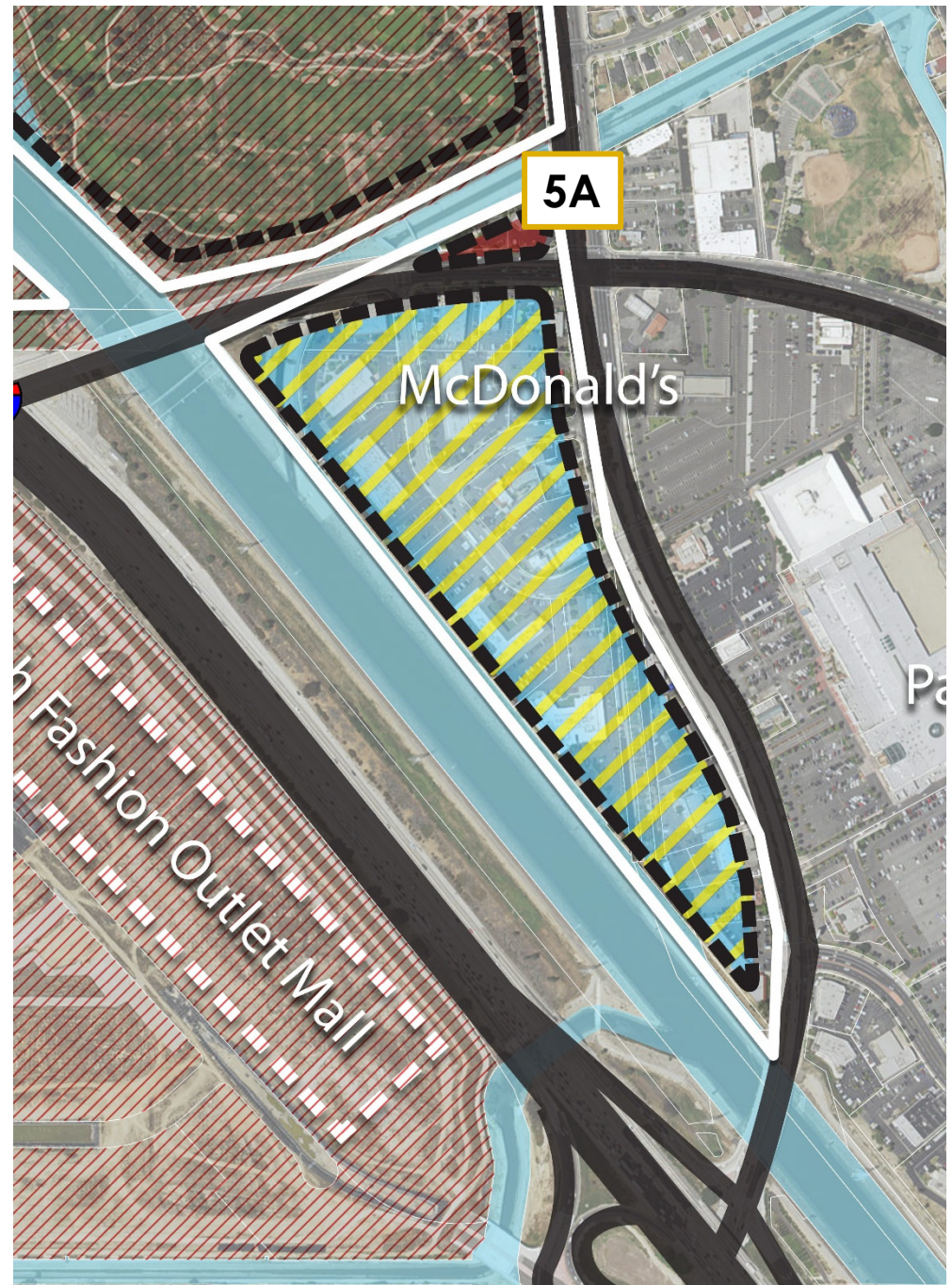
- ◆ Opportunity to reposition property as an amenity for the South Bay Community
- ◆ Coordinate with LA County
- ◆ Environmental constraints



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

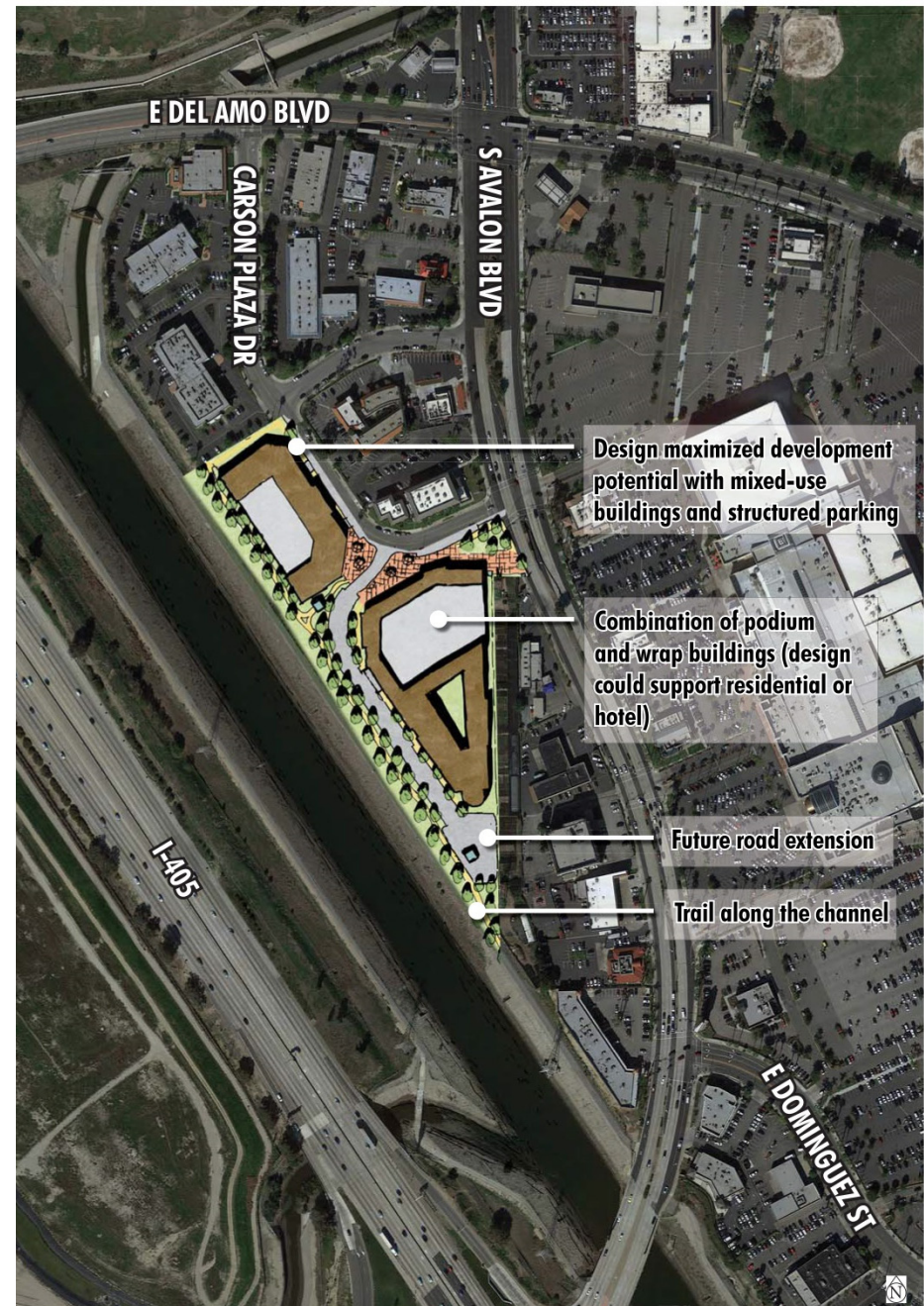
5B: Office/Residential, 27 ac

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



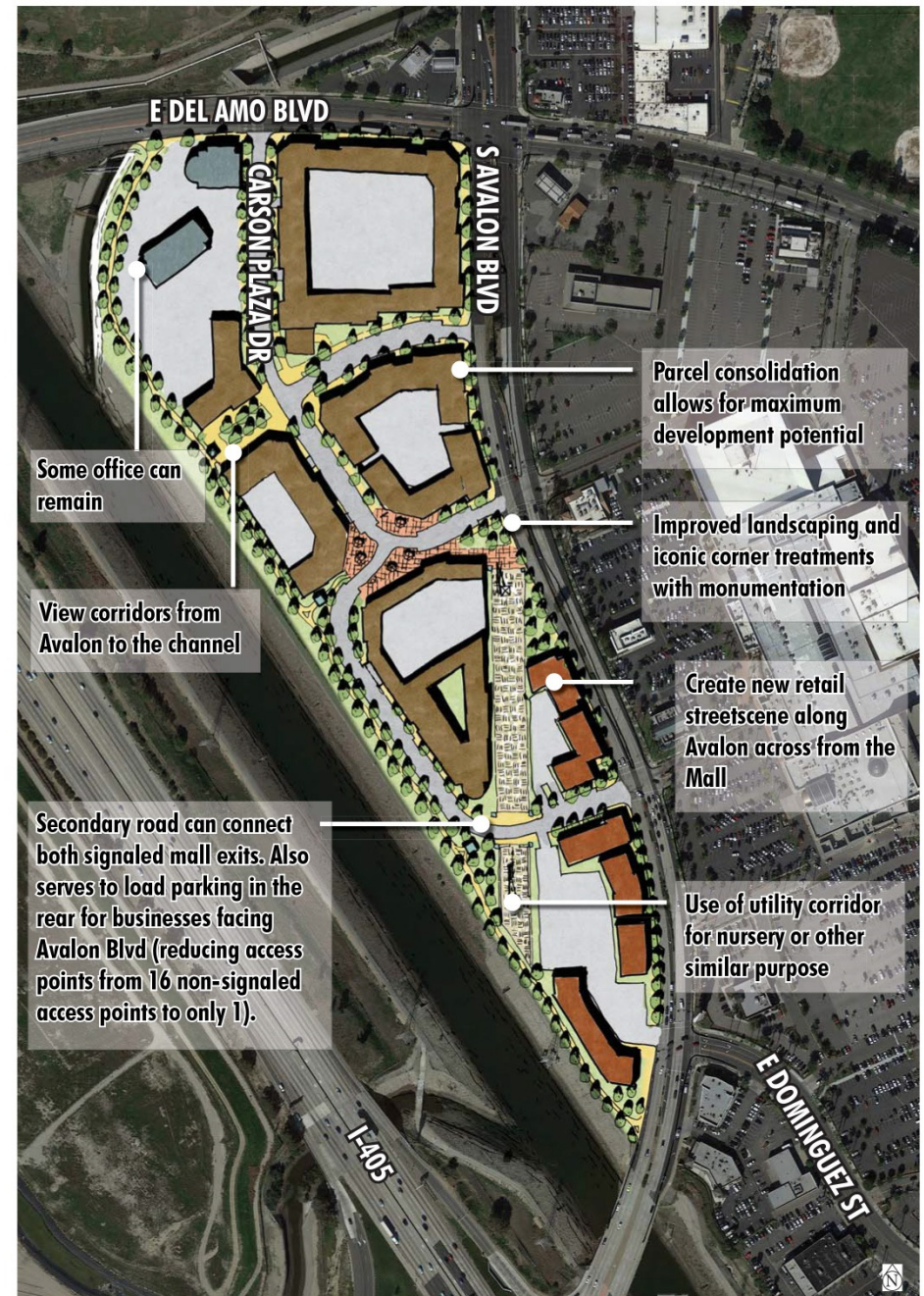
PLANNING AREA 5

5B: Office/Residential, 27 ac



PLANNING AREA 5

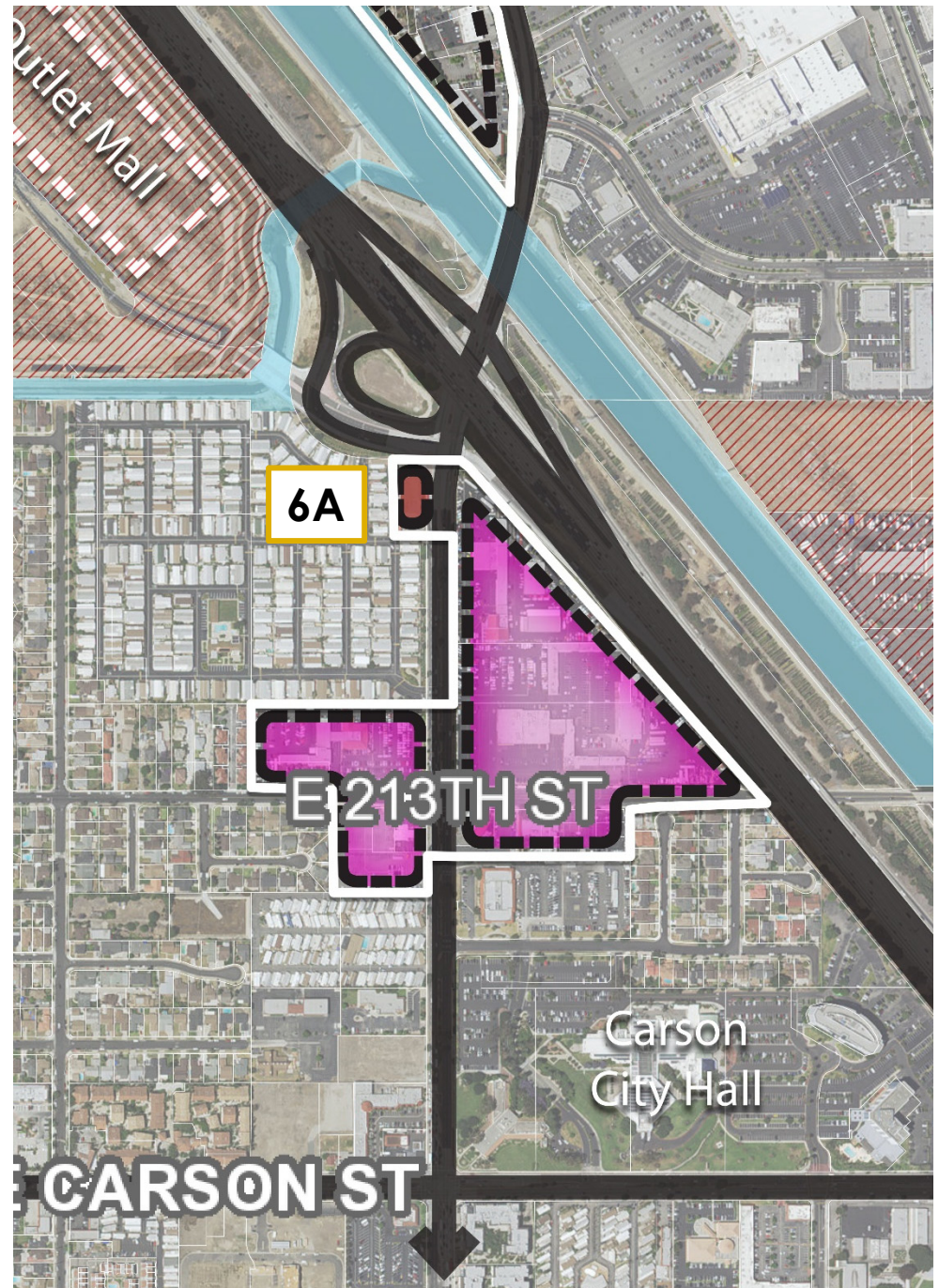
5B: Office/Residential, 27 ac



PLANNING AREA 6

6A: General Commercial, 0.5 ac

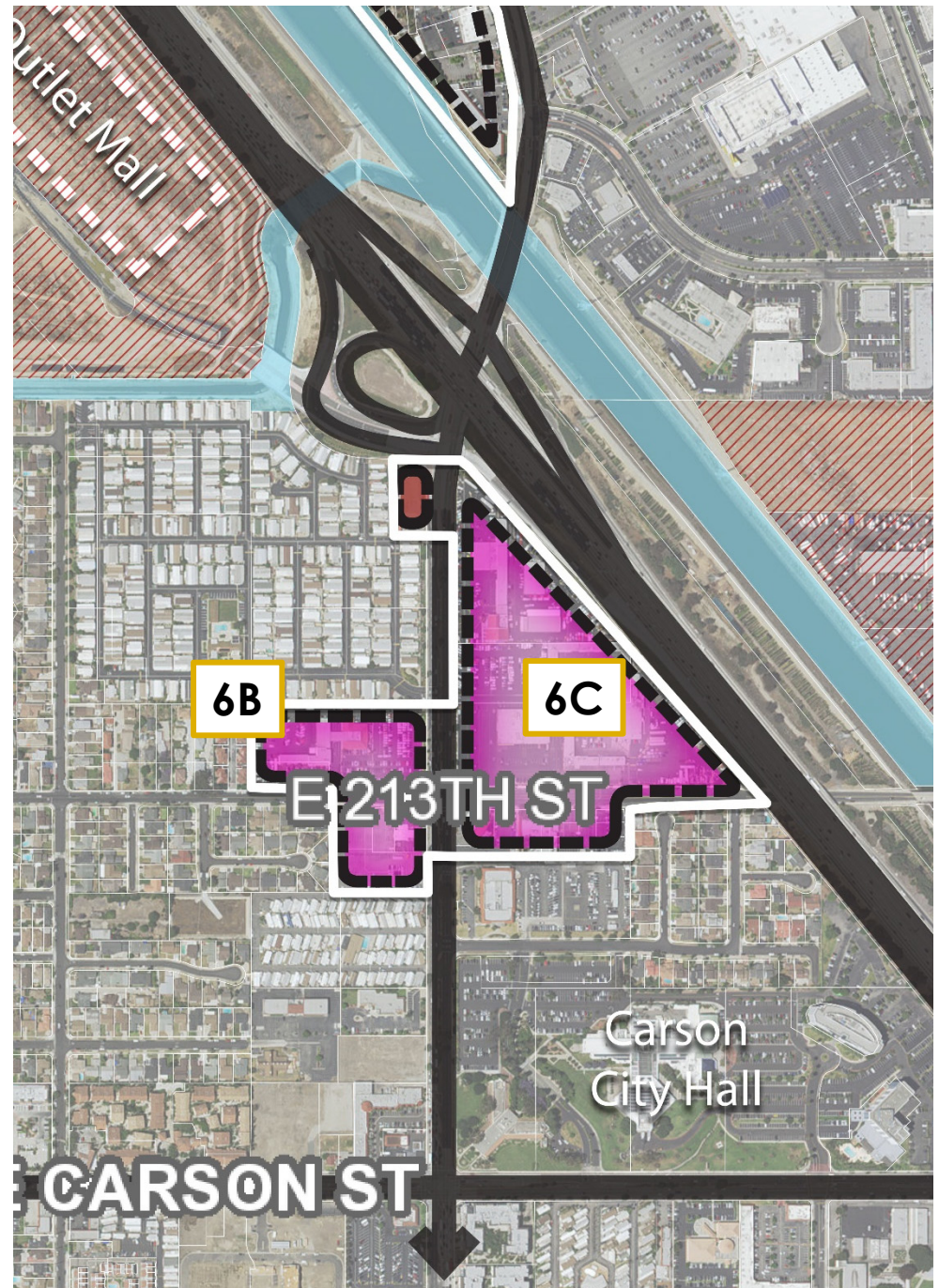
- ◆ Well-positioned off I-405 for convenience commercial uses
- ◆ Low intensity commercial uses compatible with surrounding residential are desired



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

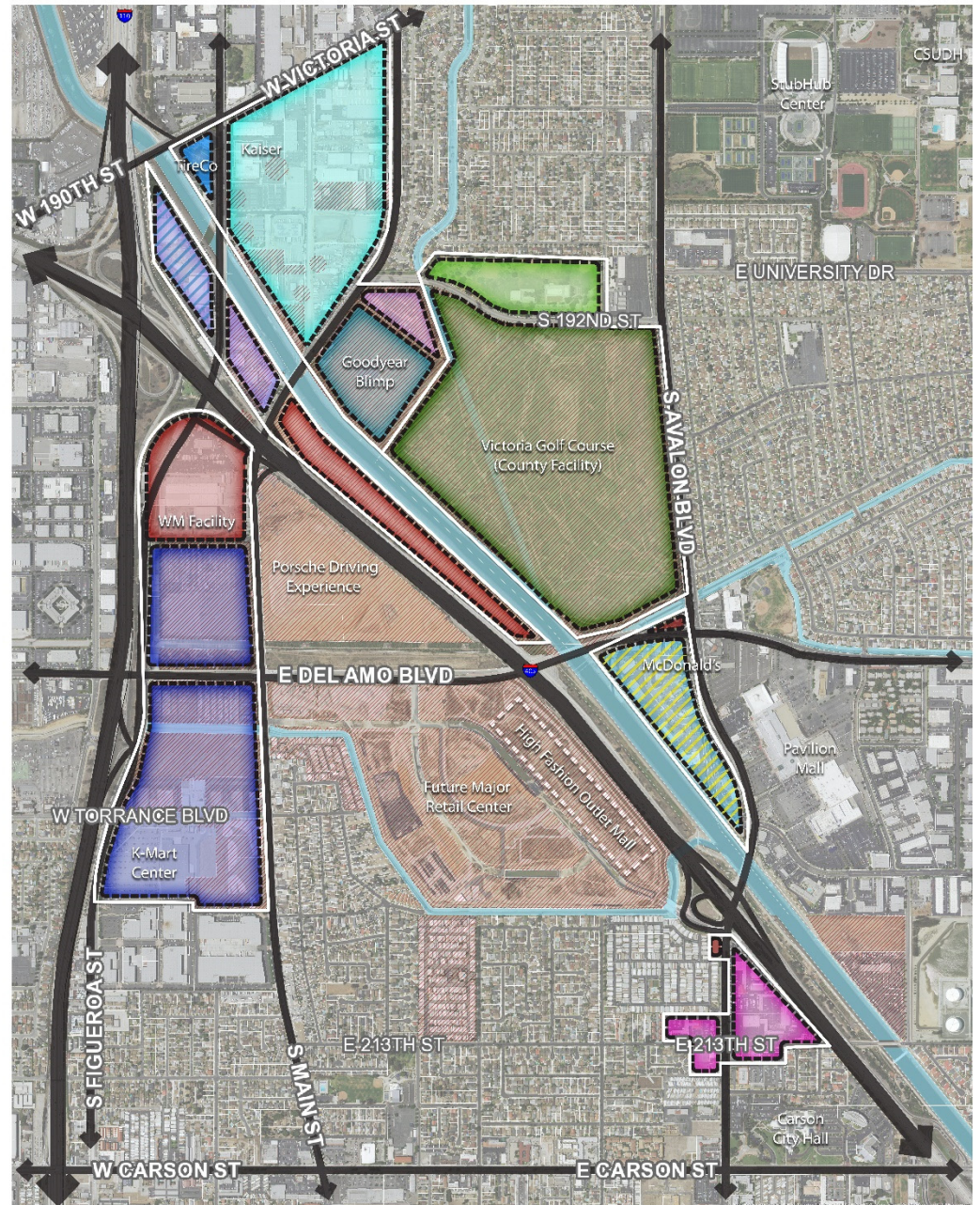
- A. 3-5 story buildings that wrap around courtyards
- B. Shared parking structure helps buffer noise
- C. New internal road provides access to buildings
- D. Ground floor retail wraps around corners
- E. Ground floor residential frontage could be designed as a terrace to provide greater separation from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



DEVELOPMENT POTENTIAL

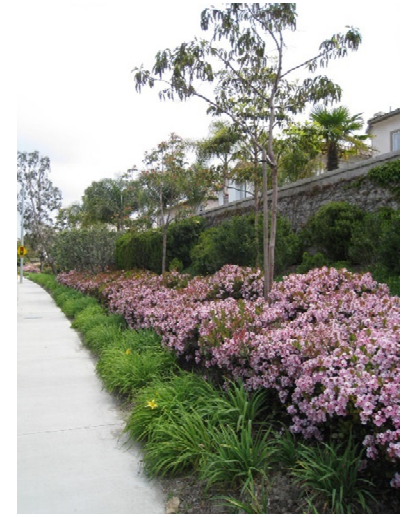
- ◆ 2,344 residential units
- ◆ 1.2M square feet of commercial building space
- ◆ 4.8M square feet of industrial building space
- ◆ 500K square feet of office building space
- ◆ 120K square feet of other types of building space
- ◆ 225 hotel rooms

(Note: Figures represent total development potential)



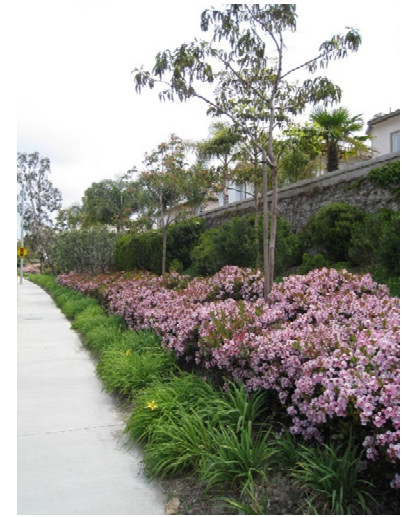
IMPLEMENTATION ACTIONS

- ◆ Infrastructure Needs
 - Priority corridors
 - Streetscape improvements, gateway monumentation, etc.
- ◆ Planning and Development Actions
 - Update Regulations to Incentivize New Investment
 - Support Strategic Redevelopment Opportunities
 - Development Opportunity Reserve
 - Interim Uses



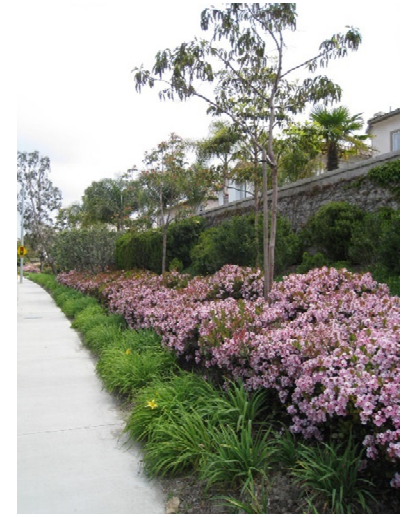
IMPLEMENTATION ACTIONS

- ◆ New Funding and Financing Tools
 - Loss of Redevelopment in 2012 left cities with limited economic development tools
 - In 2015, SB 628 (Beall) & AB 26 were passed to help local governments (City/County/Special Districts) create or participate in Enhanced Infrastructure Financing Districts (EIFD's) using tax increment (similar to prior RDAs)
 - Major exceptions are that no school district increment can be used ,and each participating public agency must make affirmative decision to contribute a share of their allocated property tax distribution to the EIFD



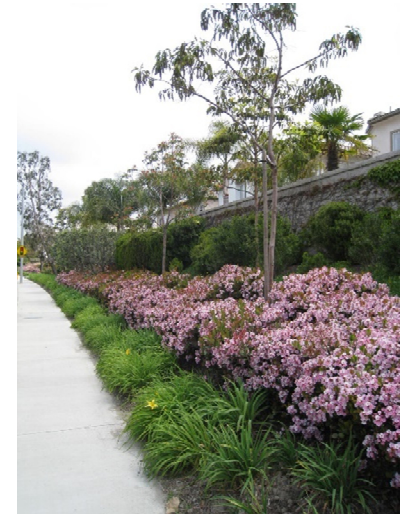
IMPLEMENTATION ACTIONS

- ◆ New Funding and Financing Tools
 - No public vote required to create District
 - Tax increment can be collected for 45 years to pay for all types of infrastructure improvements, as determined by the Public Finance Authority that is to be created.
 - Carson's property tax share is low ~ 6%, but County General Fund and Fire Authority receive over 50% combined



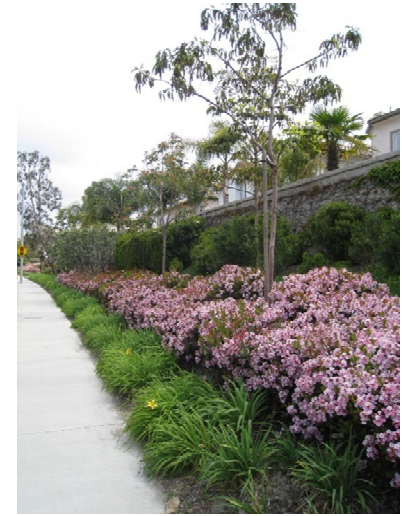
IMPLEMENTATION ACTIONS

- ◆ 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.



IMPLEMENTATION ACTIONS

- ◆ Other financing/funding options available to implement the Plan include:
 - ◆ Assessment Districts (e.g. CFDs) that places new tax on property owners,
 - ◆ Development Impact Fees (DIF) that are charged/collected at building permits based on square feet or units to be developed,
 - ◆ Development Opportunity Reserve that gives increased density/development rights in exchange for specified public improvements and
 - ◆ Other financing vehicles such as lease leaseback as well as federal & state funding programs (Cap & Trade funds which prioritize communities of need)



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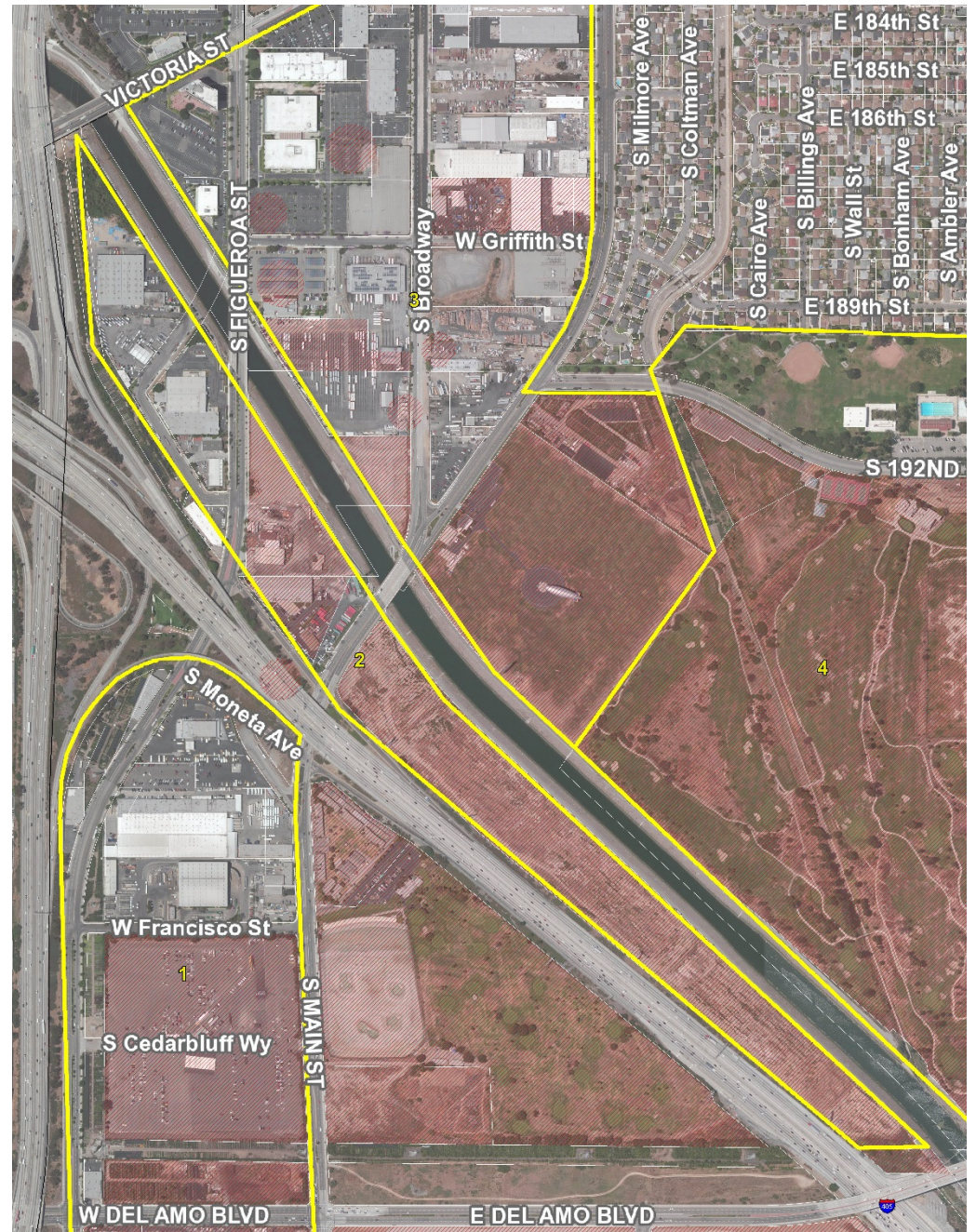
Planning Area 1

- ◆ 164 acres
- ◆ Major gateway into City from I-110 and Del Amo Blvd
- ◆ Limited vacant land (landfill)
- ◆ Key existing uses: Waste Management, Pepsi Bottling Group, nursery/composting, K-Mart shopping center



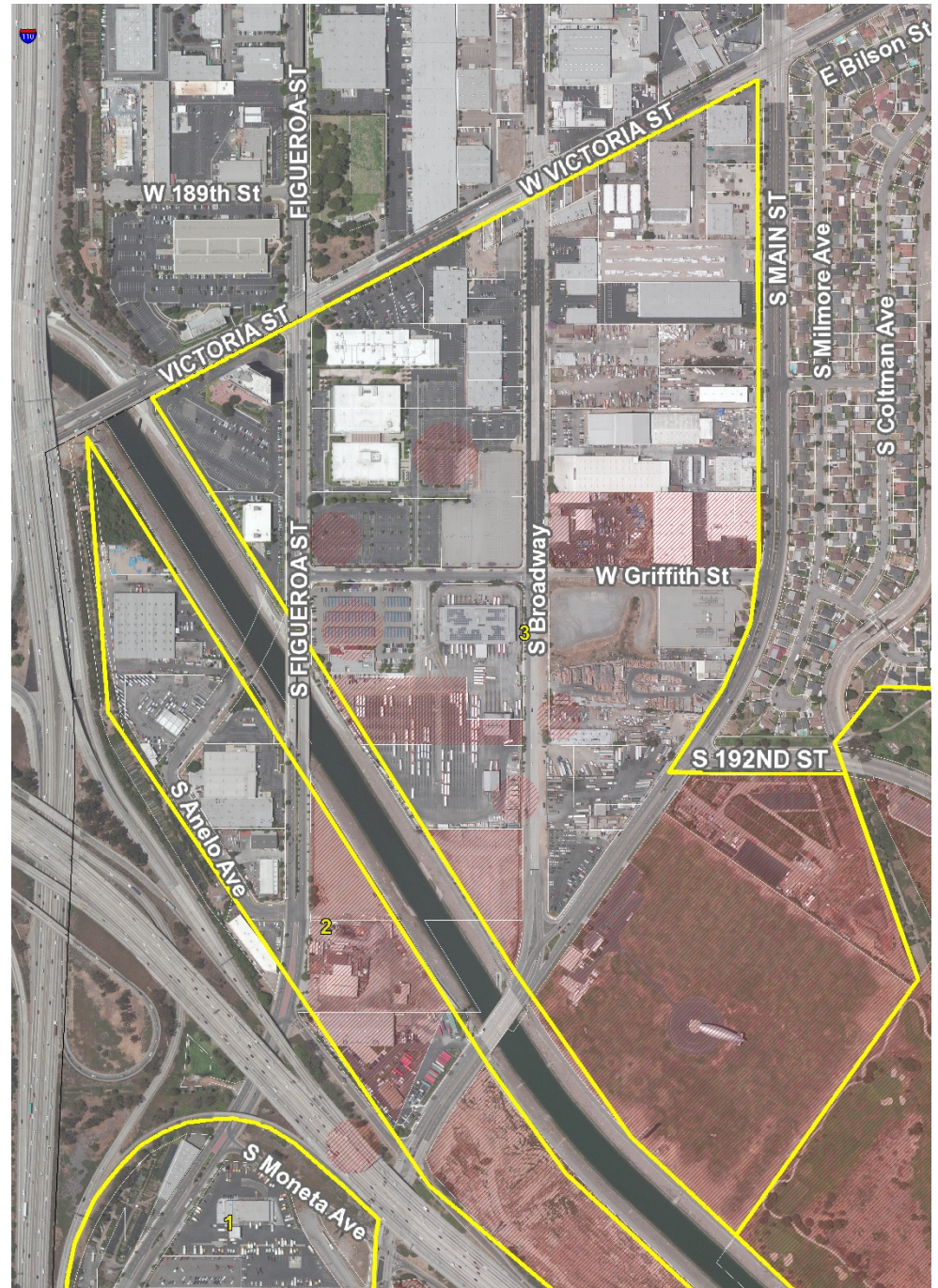
Planning Area 2

- ◆ 56 acres
- ◆ Limited access, high visibility
- ◆ Vacant land (landfill)
- ◆ Views to golf course and Goodyear Blimp
- ◆ Key existing uses: logistics, storage



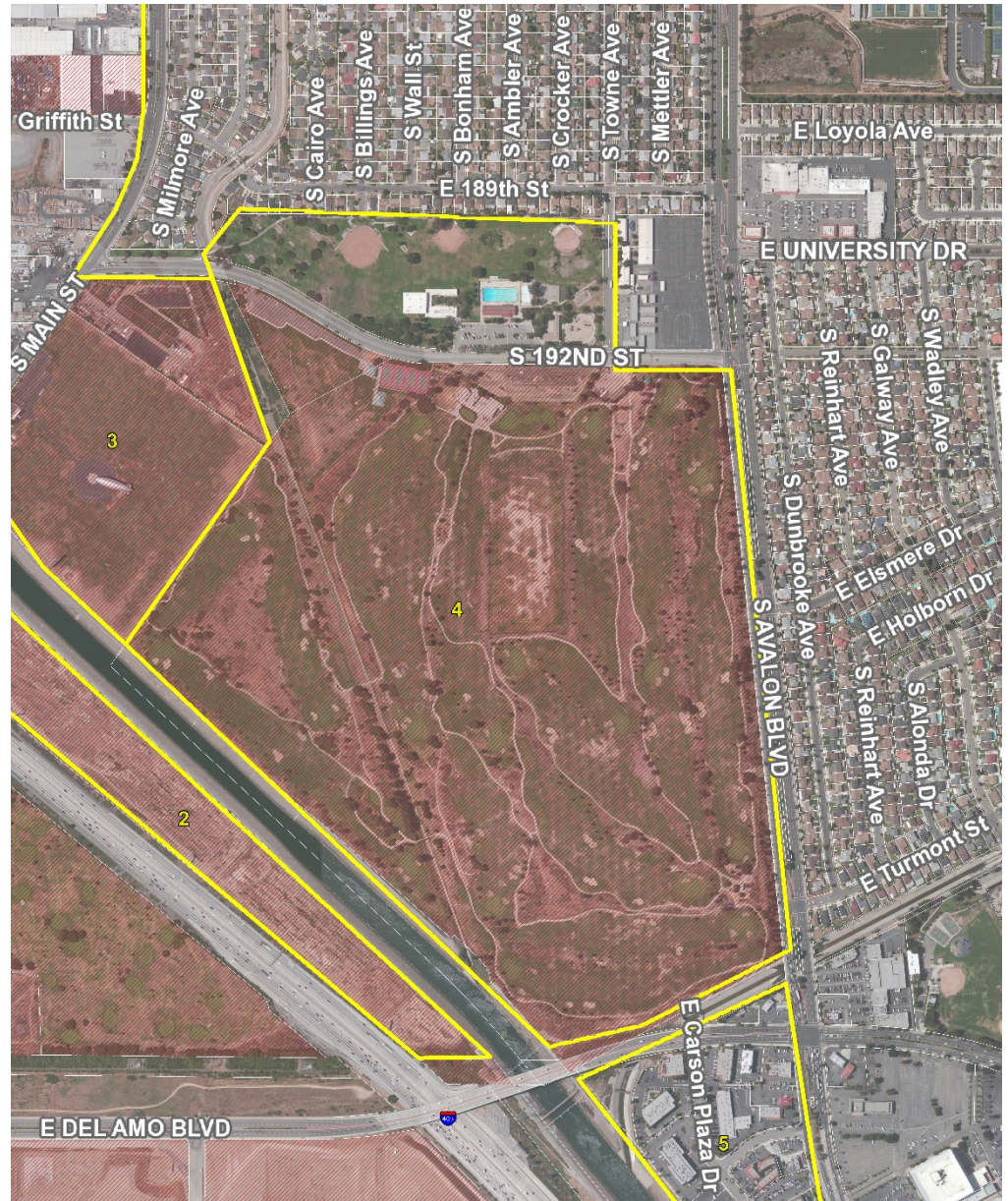
Planning Area 3

- ◆ 146 acres
- ◆ Mix of constrained sites and clean sites
- ◆ Limited vacant land
- ◆ Key existing uses: Kaiser Medical Offices, Tireco, Metro storage, automotive storage and repair, Phantom Carriage Brewery, Goodyear Blimp, nursery



Planning Area 4

- ◆ 210 acres
- ◆ Golf course is former landfill
- ◆ Key existing uses: Links at Victoria Golf Course (L.A. County facility), Victoria Park



Planning Area 5

- ◆ 34 acres
- ◆ No environmental constraints
- ◆ Adjacent to Pavilion Mall
- ◆ Key existing uses: Office (Class B and C), fast food (McDonald's), casual sit-down food service (Pizza Hut, Denny's, Sizzler)



Planning Area 6

- ◆ 27 acres
- ◆ No environmental constraints
- ◆ Close to Carson Street and City Hall
- ◆ Key existing uses: auto sales on temporary use permits, gas station, post office, bail bonds

