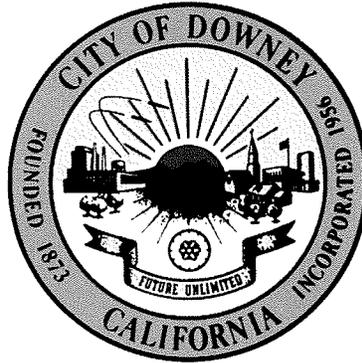


ADOPTED 1-25-2005



VISION 2025 GENERAL PLAN



City of Downey
1111 Brookshire Avenue
Downey, California 90241

**DOWNEY VISION 2025
GENERAL PLAN UPDATE
ADOPTED JANUARY 25, 2005**

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Gerald Greene, Senior Civil Engineer
Stephen Yanez, Associate Civil Engineer
Dan Mueller, Associate Utility Engineer
Ed Estrella, Assistant Civil Engineer

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INTRODUCTION

The City of Downey has matured from its farming roots and its founding in 1873 to become the premiere city in the southeast area of Los Angeles County. Downey is one of the larger suburban cities in the region with a population of over 110,000 residents and an employment base of over 55,000 jobs. In spite of these large numbers, the City has retained its small town character. Within the past decade, the city has seen significant changes including:

- significant population growth,
- completion of the I-105 Freeway,
- closure and planned development of the Rockwell/NASA plant, and
- revitalization of the Downtown Downey Area.

The general plan, Downey Vision 2025, is long-range policy that serves as a guide to address further changes in the community as it asks: What will our City be like in 20 or 30 years?

There may be many answers to this question, but the overriding vision of the city is to maintain and enhance its role as the premiere quality city in the southeast area of Los Angeles County. The issues addressed by Downey Vision 2025 will work towards achieving this vision by adhering to the value of providing excellent housing, education, employment, and recreation opportunities plus the mission of providing a safe, convenient, and attractive community to those that live, work, or visit.

Vision

To enhance Downey's role as the premiere quality city in the southeast area of Los Angeles County.

Value

To provide excellent housing, educational, employment, and recreational opportunities.

Mission

To provide a safe, convenient, and affordable community to those that live, work, or visit.

WHAT IS THE GENERAL PLAN?

The general plan, a document required by State Law, serves as a guide to the long-term physical development and growth of a community. The plan identifies issues confronting the community and outlines the long-term goals to address them with policies and programs as steps to accomplish the goals of the plan. A general plan is also required to contain certain key information and to serve as a foundation for decisions made by the City.

The City of Downey's first general plan was adopted in 1963, after the City's incorporation in 1956. Its second general plan (Downey 1990) was adopted in 1973. The third general plan (Downey Vision 2010) was adopted in 1992. Since land use decisions, zoning regulations, and other policies by the City are required to be consistent with General Plan, it is important the general plan be updated to reflect the changing concerns and needs of the community.

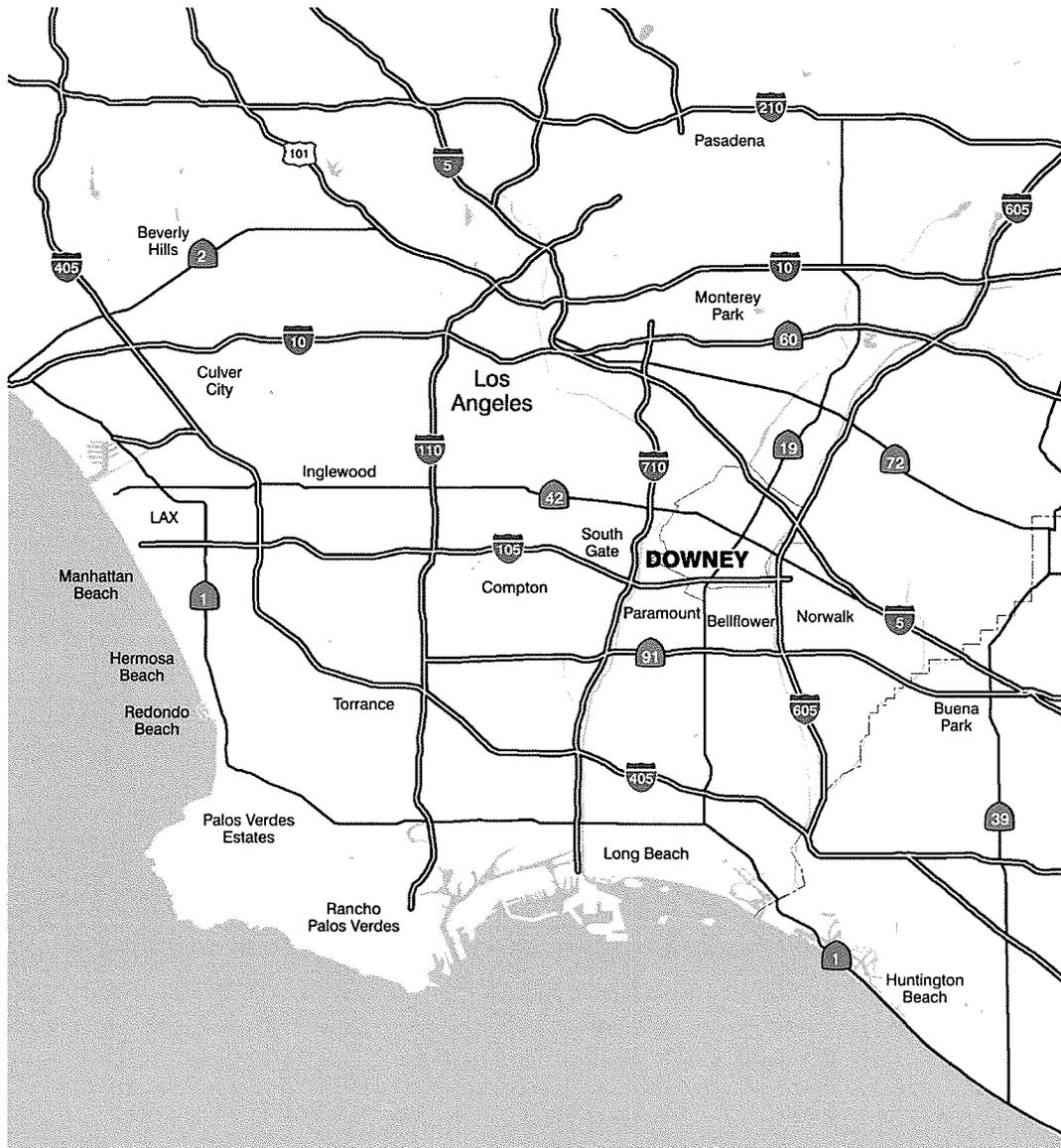
Downey Vision 2025 will be the city's fourth general plan. Due to state mandates, the Housing Chapter of the General Plan was adopted separately in 2000 and is included by reference with Downey Vision 2025.

GEOGRAPHICAL CONTEXT

Downey is 12.8 square miles in area and its topography is relatively level. The City is located in the southeastern part of Los Angeles County, about 12 miles southeast of downtown Los Angeles. It is bounded by: the Rio Hondo River channel to the west; Telegraph Road to the north; the San Gabriel River channel to the east; and Gardendale Street and Foster Road to the south. Cities bordering Downey include: Pico Rivera to the north and Santa Fe Springs to the northeast, Norwalk on the east, Bellflower and Paramount to the south, South Gate on the southwest and west and Commerce to the northwest.

The City of Downey is provided regional access by four interstate highways: The I-605 Freeway (San Gabriel River Freeway), which crosses the eastern portion of the City; the I-5 Freeway (Santa Ana Freeway), which crosses the

**FIGURE 0-1
REGIONAL MAP**



northern portion of the City; the I-105 intersection, which crosses the southern part of the City, and the I-710 Freeway (Long Beach Freeway), which, although does not cross the City, is located to the west and accessible via three major streets: Florence Avenue, Firestone Boulevard, and Imperial Highway.

The freeways provide access to major employment centers including Downtown Los Angeles and employment centers in Orange County, which are only 12 miles away northwest and southeast, respectively. These also provide direct access from Downey to the Los Angeles International Airport and the Ports of Los Angeles and Long Beach. This accessibility makes Downey a desirable place to live, work, and visit and creates a high demand for Downey property.

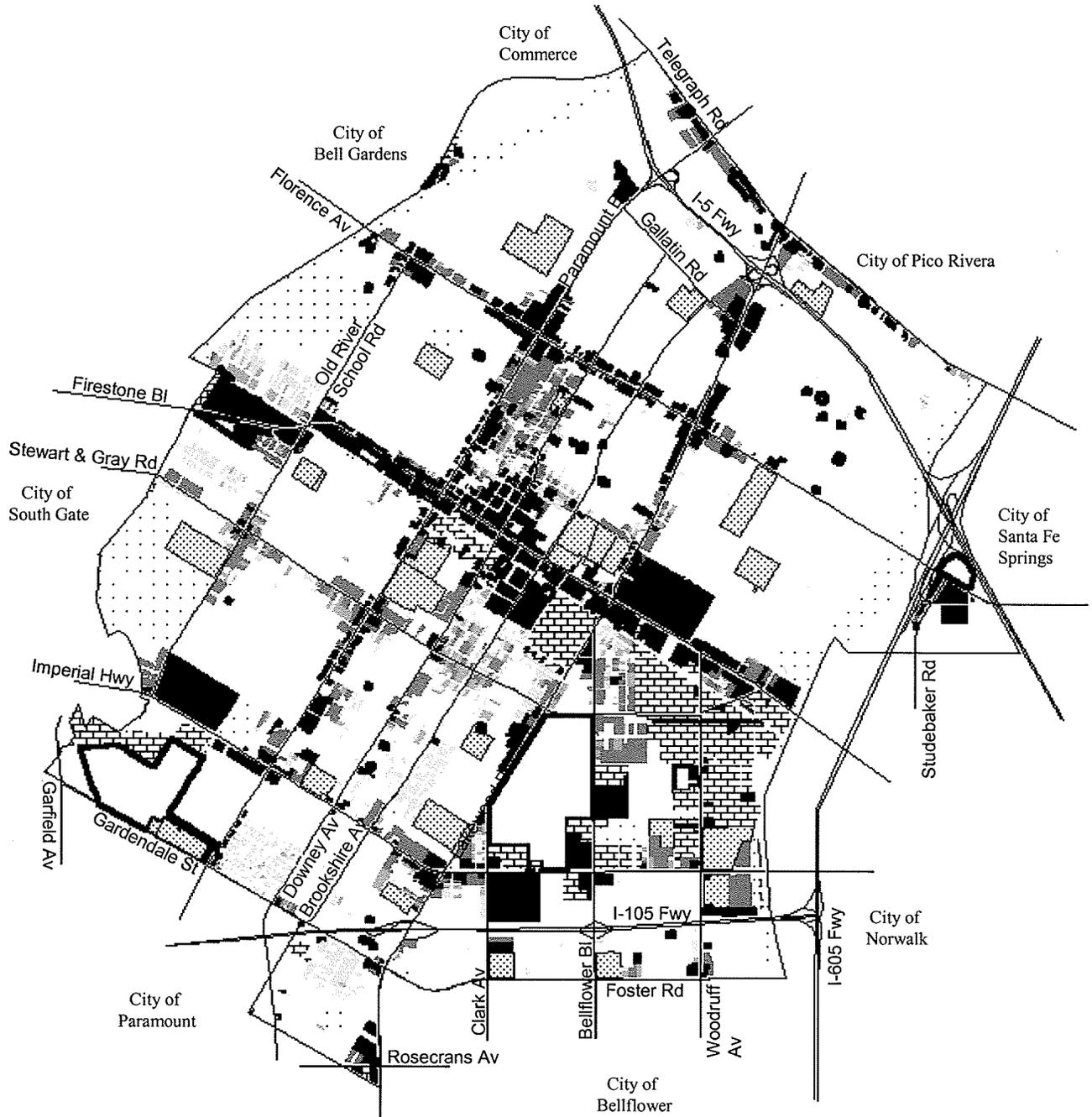
LAND USE MIX

Despite its relatively large population and location in the Los Angeles metropolitan area, Downey has maintained its small town character. Most of the city was developed during the housing boom in the 1950s and 1960s.

Downey is mainly known as a bedroom community since residential land uses occupy more than half of its land areas. However, it also provides a mix of other land uses (open space, commercial, industrial). An inventory of land uses conducted in 2002 revealed the City has a diverse land use mix. This diversity is consistent with a shift in the national and regional economy from manufacturing base to a service base. Further, the amount of industrial land uses in the City has progressively declined over the past decades. The largest decline was the closure of the 168-acre Rockwell/NASA aerospace plant.

The City is a fully developed community with older buildings and very little vacant properties. Due to this lack of developable property, combined with its centralized location and premiere image, property values in Downey have remained relatively high.

**FIGURE 0-2
LAND USE INVENTORY MAP**



LEGEND

-  Single-Unit Residential
-  Two-Unit Residential
-  Multiple-Unit Residential
-  Commercial
-  Industrial
-  Open Space
-  Schools

Source: Land Use Survey, January 2002

SCALE
1 INCH = 0.78 MILE



**FIGURE 0-3
LAND USE INVENTORY -2002**

Existing Land Use	Net Acres	Percent
Residential		
• Single-Unit Residential	3120	50%
• Two-Unit Residential	179	3%
• Multiple-Unit Residential	527	8%
Commercial		
• Office Commercial	140	2%
• Retail Commercial	443	7%
Manufacturing	359	6%
Open Space	499	8%
Schools	348	6%
Public	165	3%
Public Parks	106	2%
Other	343	5%
Total	6,229	100%

POPULATION GROWTH

Like the rest of Southern California region, one of the major issues confronting Downey has been population growth. The US Census showed that Downey has had tremendous population growth over the past decade. This growth was not the result of additional housing construction since there are few vacant lots in Downey left, but rather the increased growth was the result of an increase in household size. The number of persons per household increased from 2.71 in 1990 to 3.11 in 2000.

**FIGURE 0-4
HOUSING UNIT/POPULATION/ EMPLOYMENT FORECASTS**

YEAR	POPULATION		HOUSING ¹		HOUSE-HOLD SIZE	EMPLOYMENT	
	TOTAL	CHANGE	TOTAL	CHANGE		TOTAL	CHANGE
2000	107,323	-	34,010	-	3.16	55,500	
2005	-	-	34,492	482			
2010	-	-	34,904	412		56,900	1,400
2015	113,012	5,689	35,434	530	3.19		
2020	115,881	2,869	35,983	549	3.22		
2025	118,552	2,671	36,423	440	3.26		
Total 2000-2025	-	11,337	-	2,413			
2030	121,063	2,511	36,915	492	3.28	60,400	3,500
Total 2000-2030	-	13,848	-	2,905			4,900

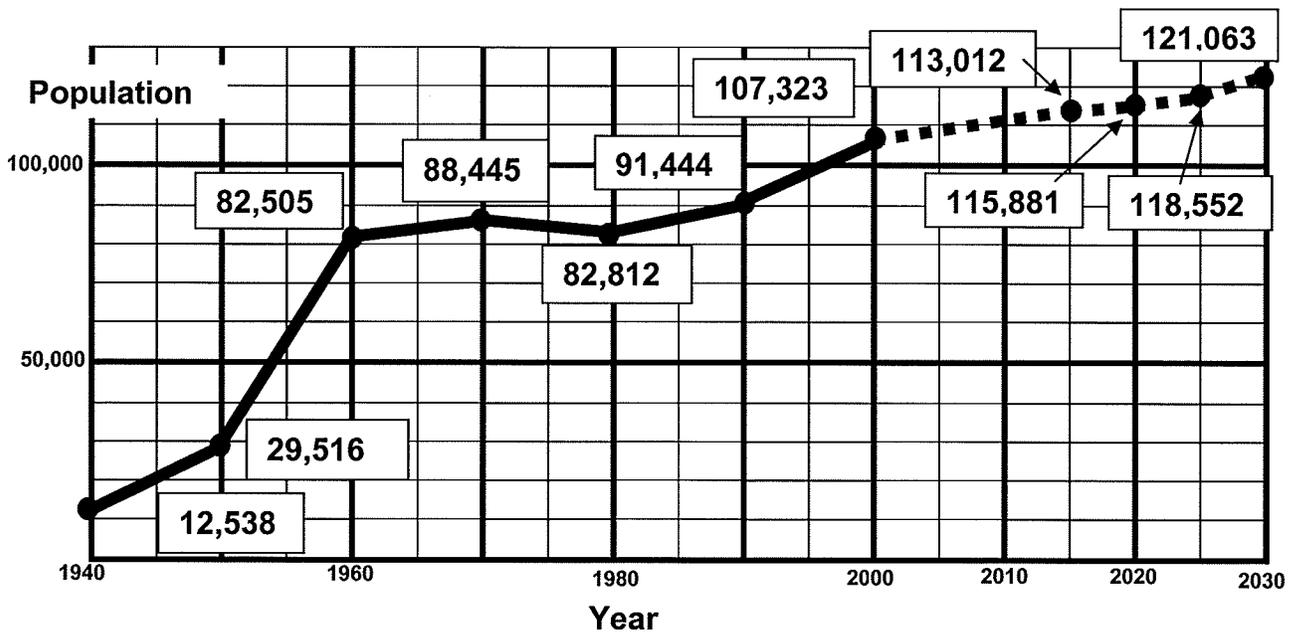
Source: SCAG tentative projections, except for Year 2000 (US Census) and Housing Unit Change for 2005 (derived from approved Regional Housing Needs Assessment, RHNA).

Note 1: SCAG denotes figures as households, meaning occupied housing units

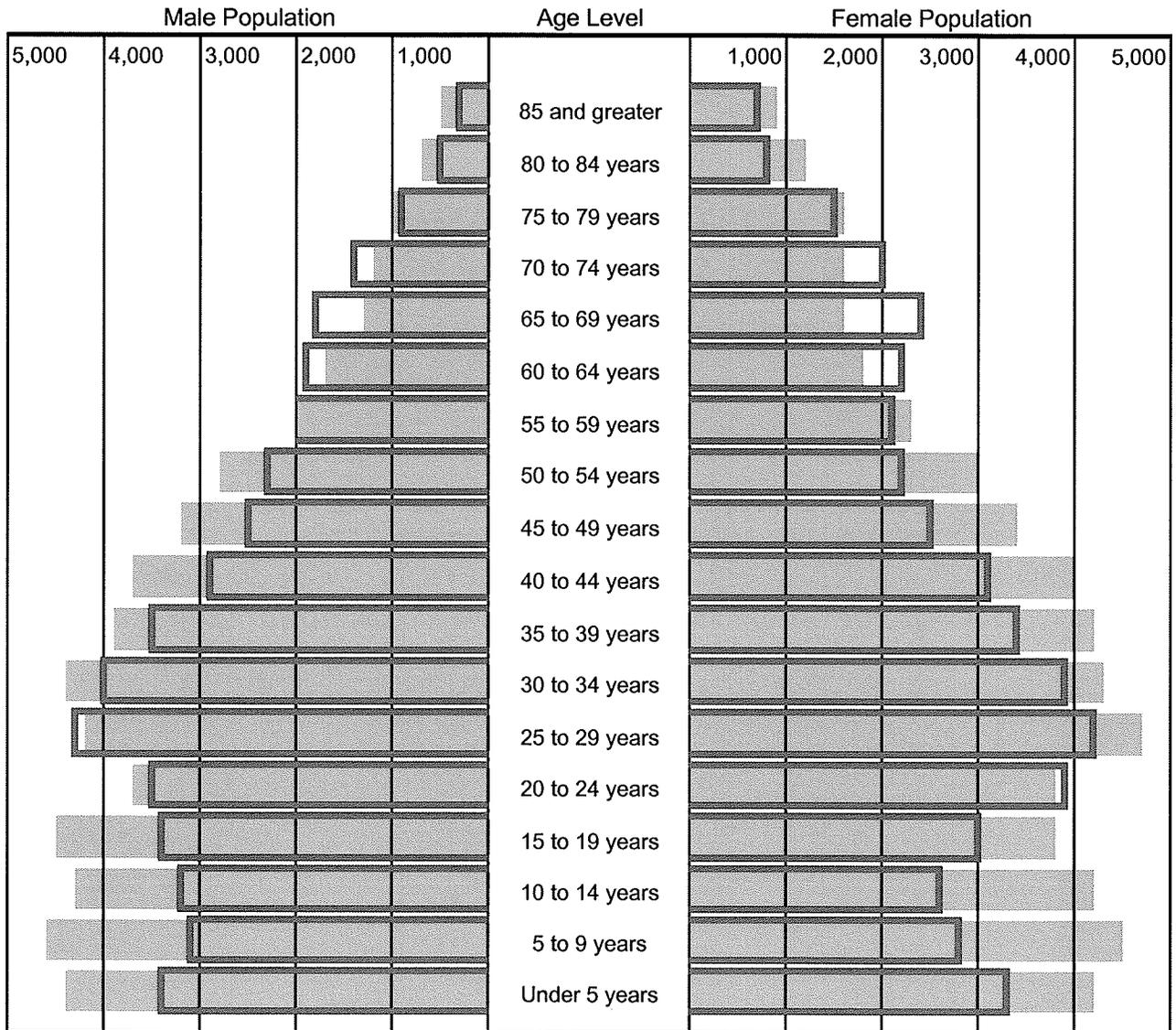
The increase in household size may be explained by Downey's history as the home to residents who moved to the City in the 1950s and 1960s to create families and raise children. As these children of the first generation moved away with the parents as the remaining occupants, the average household size declined. The past decade has seen a next wave of residents move to Downey to create families and raise children, which increased the household size which in effect increased the overall population without a corresponding large increase in the number of housing units.

The household size is expected to continue to grow, although not at the same rate as the past decade. Still, the city's population is expected to reach 118,552 by the Year 2025. The issue confronting the city is how to absorb this growth and still Downey's quality amenities.

**FIGURE 0-5
POPULATION GROWTH CHART**



**FIGURE 0-6
AGE DISTRIBUTION**



1990 Census
 2000 Census

COMMUNITY PARTICIPATION

Because the General Plan reflects the vision and values of the community, public participation represents an integral part of the plan preparation process. Downey residents, businesses, and other interested parties provided insight and vision during the preparation of Downey Vision 2025.

General Plan Committee. Staff worked closely with a General Plan Committee, made up of residents appointed by the City Council. The General Plan Committee and staff held over 30 sessions, sometimes weekly, to discuss updating the current general plan (Downey Vision 2010). First, the discussions focused on identifying the issues important to the community. Next, the discussions focused on updating the goals, policies, and programs adopted in 1992. In certain instances, programs were found to be no longer relevant and were removed, while in other instances, completely new goals, policies, and programs were added. The discussions included staff from other departments (Public Works, Fire, Police, Traffic, Water) when issues relative to a particular field were discussed. Based on these discussions, a draft of Downey Vision 2025, including a draft revised land use diagram, was developed.

Community Survey Questionnaire. A community survey questionnaire was included in the April 2003 edition of the Downey Communicator, the city newsletter mailed to each household and address within the City. The purpose of the survey was to find out which issues are important to the community. The survey was also provided to students at Warren High School students (May 2003), participants at a community event (Downey Landing Land Conveyance Ceremony on August 2003) and at the Downey City Hall Planning Division public counter (through September 2003). Out of 40,000 surveys mailed, only 193 were received. Although the survey was not exactly scientific, it was useful in identifying which issues are important to the respondents. The most revealing of the questions were where respondents were asked to write in what they like about Downey and what they felt needs improvements.

**FIGURE 0-7
TOP 5 COMMUNITY SURVEY RESPONSES**

Like About Downey

Clean and safe neighborhoods
Central location, close to freeways/ employment
Quality police and fire departments (“full service city”)
Quality schools
Parks, recreational programs, library

Needs Improvement

Lack of restaurants
Apperance of residential areas
More shopping areas
Parking restrictions
Traffic Congestion

Community Meetings. Community meetings were held to provide opportunities for residents, businesses, and other interested parties to share which issues that are important and need to be addressed by the general plan. To optimize participation by adding convenience, community meetings were held at local schools or parks during evening hours. At total of five meetings were held during late May and early June 2004 with attendance ranging from 20 to 30 per meeting.

Focus Group Meetings. Meetings between staff and the Parks and Recreation Commission, Traffic Commission, Design Review Board, and the Chamber of Commerce Civic Affairs Commission were held to identify issues important that needed to be addressed while formulating Downey Vision 2025.

ORGANIZATION OF DOWNEY VISION 2025

Downey Vision 2025 is divided into eight chapters. (The Housing Chapter, adopted earlier because of state mandates, is part of the general plan by reference.)

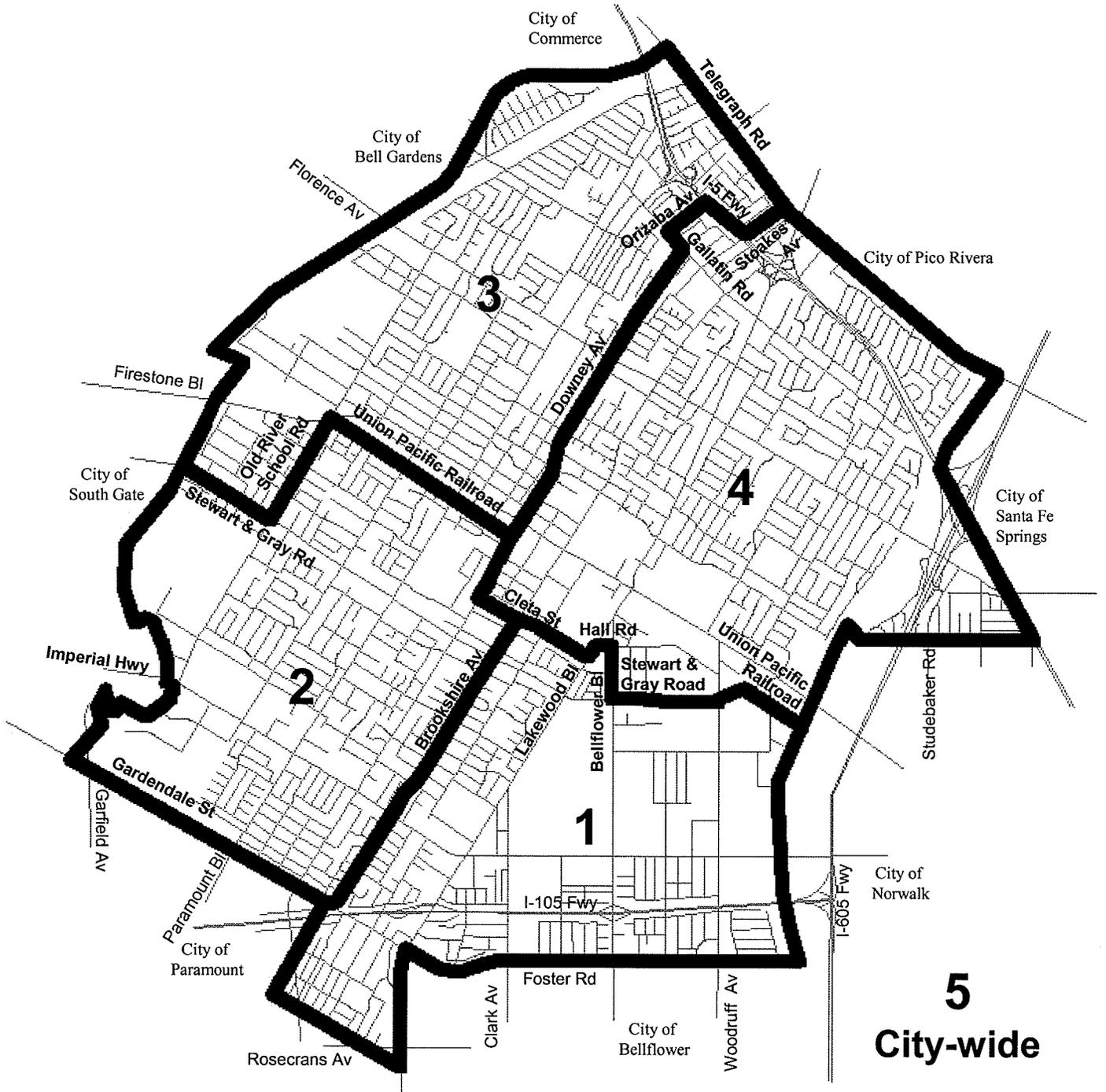
- Land Use
- Circulation
- Conservation
- Noise
- Safety
- Open Space
- Design
- Economic Development.

Each chapter is divided into issues related to the subject matter of the chapter. After the discussion of the issue, text regarding the issue is provided following the goals, policies, and programs intended to address the issue.

The issues, goals, policies, and programs are related to one another and linked by identification numbers:

- **Issue:** An important matter that needs to be addressed. Each issue is identified by a two-digit number. The first number identifies the chapter and the second number is the sequential order of the issue.
- **Goal:** Desired long-term outcome described in general term to address an **issue**. Each goal is identified with a two-digit number that matches that of the corresponding issue.
- **Policy:** Direction for future decisions to achieve a **goal**. Each policy is identified by a three-digit number. The first two numbers corresponds to the issue and goal that the policy is addressing while the last number is the sequential order of the policy.
- **Program:** Actions to achieve the desired **policy**. Each program is identified by a four-digit number. The first three numbers corresponds to the policy that the program is addressing while the last number is the sequential order of the program.

**FIGURE 0-8
COUNCIL DISTRICTS**



SCALE
1 INCH = 0.78 MILE



