

# Vision of the SB in 2030

## South Bay Sustainability Strategy

Senior Services Working Group

March 27, 2017

# How we got here

## 14 year R&D program on LU and T

Overview of the process that began in 2003

1. 8 neighborhood research produced findings and data
2. Data synthesized into South Bay Sustainability Strategy -- Neighborhood Oriented Development (NOD), adopted 2010
3. Proof of the NOD Concept
  - Mobility – NEV: Demonstration w/findings and data
  - Mobility – BEV : Demonstration w/findings and data
  - Land Use – Marine Ave. re-development simulation
4. Express NOD strategy in terms of public sector actions for Climate Action Plans

# Findings Summary

- Trips are short; 70% less than 3 miles
  - Virtually all of them driven in full speed gasoline fueled vehicles
- Destination density – businesses per acre – is the key variable to more walking
  - Low density strip commercial works for auto travel
- Composition of the destination clusters is also a factor in attracting trips (e.g., grocery, restaurants are essential)

# South Bay Sustainability Strategy

- Increase destination densities in a system of neighborhood centers
  - Business density not building density
  - All HHs within ½ mile of neighborhood center, with 49 of them within 3 miles
  - Technology facility that adds to the center’s functionality by providing access to means of production (3D printing) and virtual access to remote destinations (health care, education)
- Electrify the vehicle fleet (easier with short trips – Local Use Vehicles)
  - LUVs can be advanced with minor infrastructure investments
  - Educate households to use vehicle that fits the trip
- Gradually convert commercial strips to medium density housing
  - Similar to the process of replacing old buildings with housing in faded industrial areas

# Network Service 1, 10, 100 Gig/Sec



Open Data



Internet of Things

Smart Agriculture



Smart Retail



Smart Home



Smart Mobility



Education



# SMART CITY

Smart Health



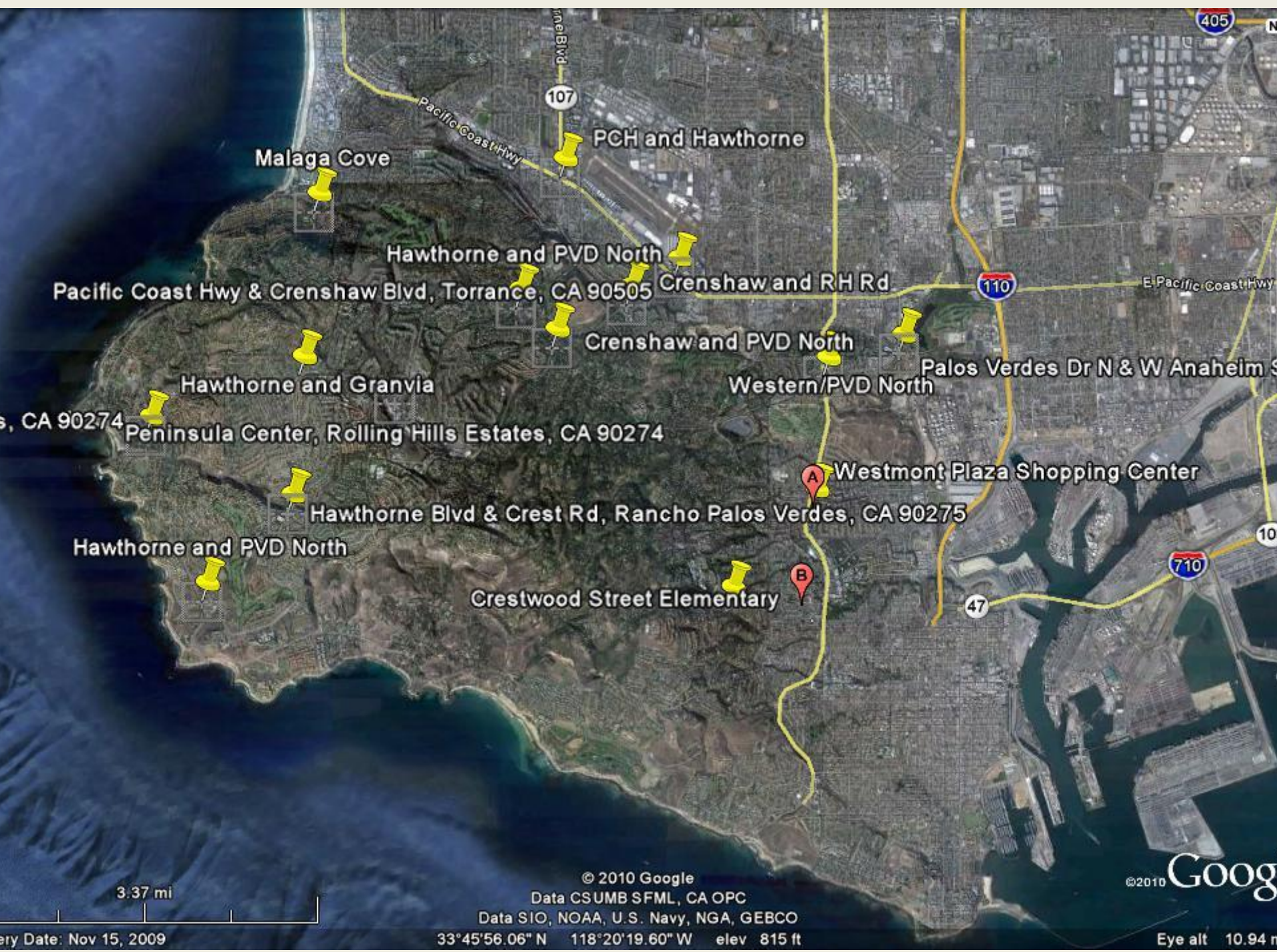
Smart Grid/  
Smart Energy



Smart Government







Malaga Cove

107

PCH and Hawthorne

Hawthorne and PVD North

Pacific Coast Hwy & Crenshaw Blvd, Torrance, CA 90505

Crenshaw and RH Rd

110

E Pacific Coast Hwy

Crenshaw and PVD North

Hawthorne and Granvia

Western/PVD North

Palos Verdes Dr N & W Anaheim S

Peninsula Center, Rolling Hills Estates, CA 90274

Westmont Plaza Shopping Center

Hawthorne Blvd & Crest Rd, Rancho Palos Verdes, CA 90275

Hawthorne and PVD North

Crestwood Street Elementary

47

710

10

3.37 mi

© 2010 Google

Data CSUMB SFML, CA OPC

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

33°45'56.06" N 118°20'19.60" W elev 815 ft

©2010

Google

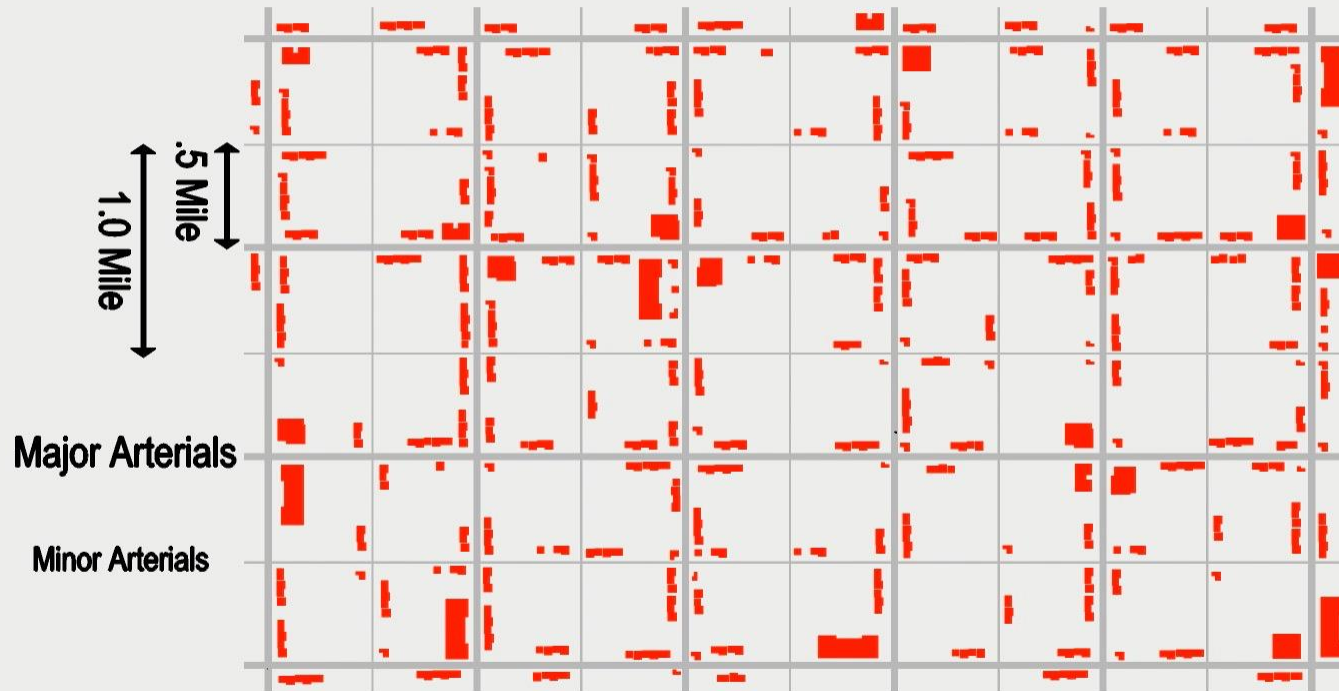
ery Date: Nov 15, 2009

Eye alt 10.94 n



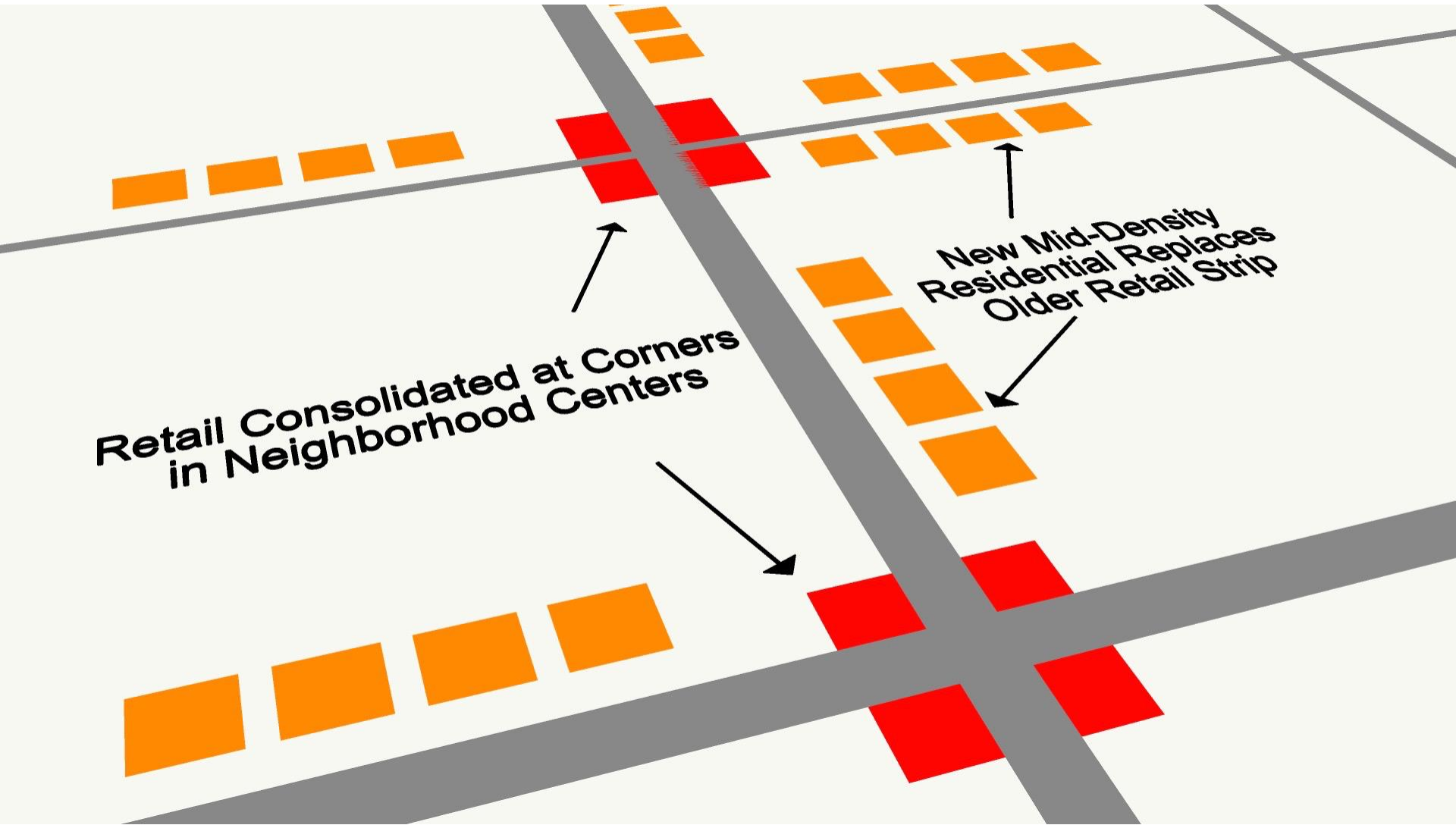
# REGIONAL DIAGRAM

## EXISTING COMMERCIAL DEVELOPMENT



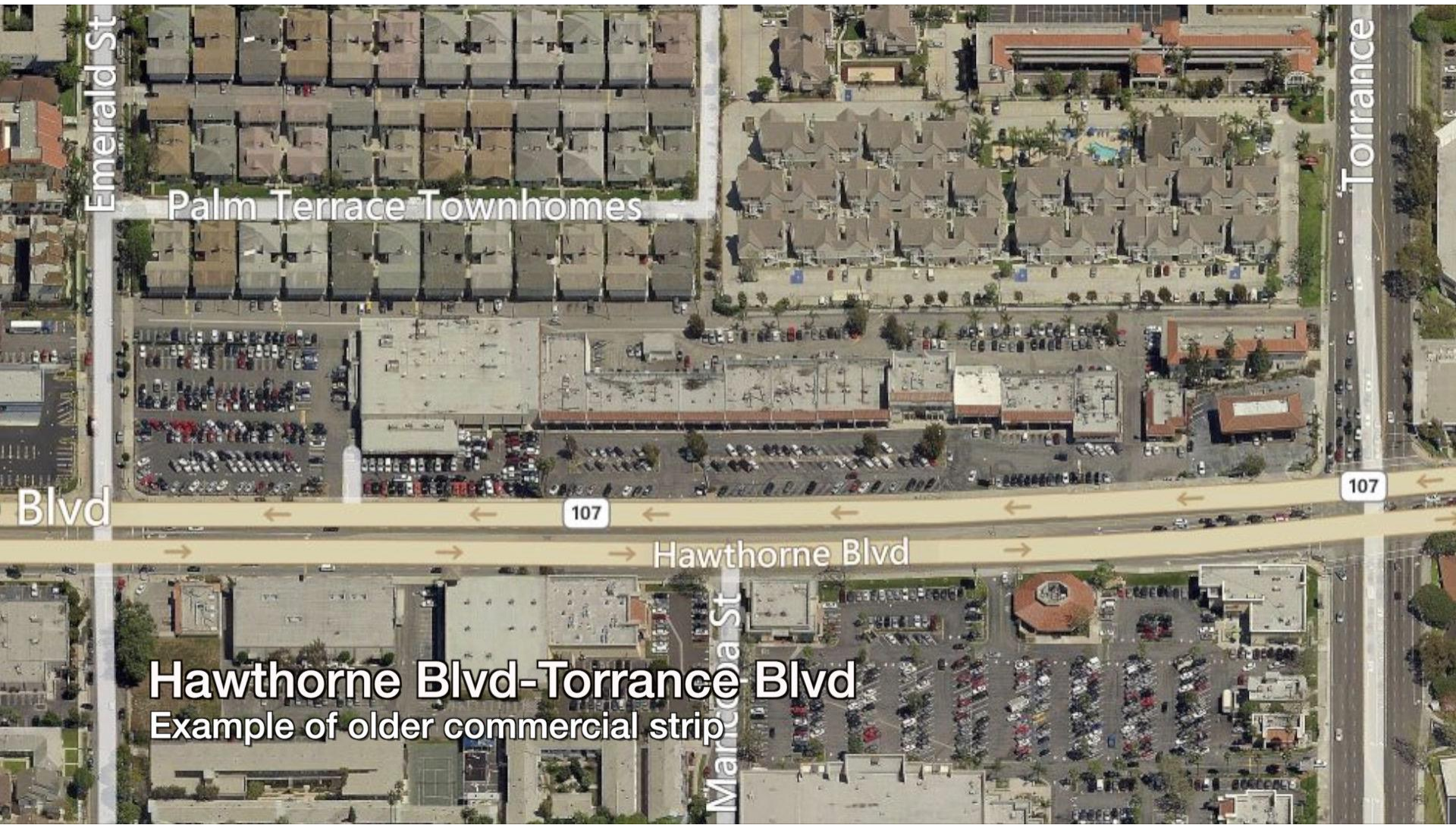


Existing Older  
Retail Strip



**Retail Consolidated at Corners  
in Neighborhood Centers**

**New Mid-Density  
Residential Replaces  
Older Retail Strip**



Emerald St

Palm Terrace Townhomes

Torrance

Blvd

107

Hawthorne Blvd

107

Maricopa St

**Hawthorne Blvd-Torrance Blvd**  
Example of older commercial strip

**TOWNE CENTRE**  
Estate  
**CLEANERS**  
HIGH LIGHT NAILS  
TORRANCE DENTAL CENTER  
FIRST AID • A&B  
**CPR**  
EYE BROW  
THREADING  
Dentist  
MR. LUCKY'S  
**BILLIARDS**  
Domino's  
MEDICAL SUPPLY  
**TOOL CITY**

海味  
**SEAFOOD PORT**

**TORRANCE DENTAL CENTER**  
21150

**CHEESE RESTAURANT**  
CLEANER

**THREADING**

**COIN LAUNDRY**

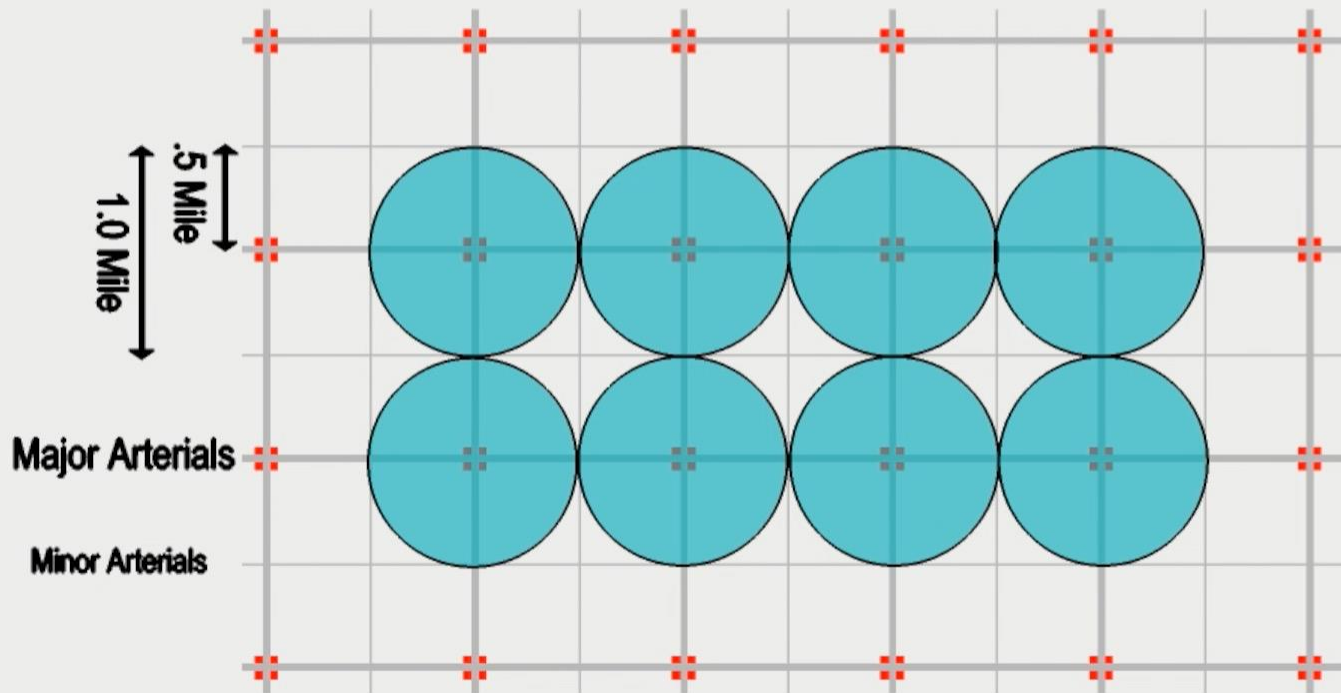
**Fluff & F**

**YUN THERAPY**



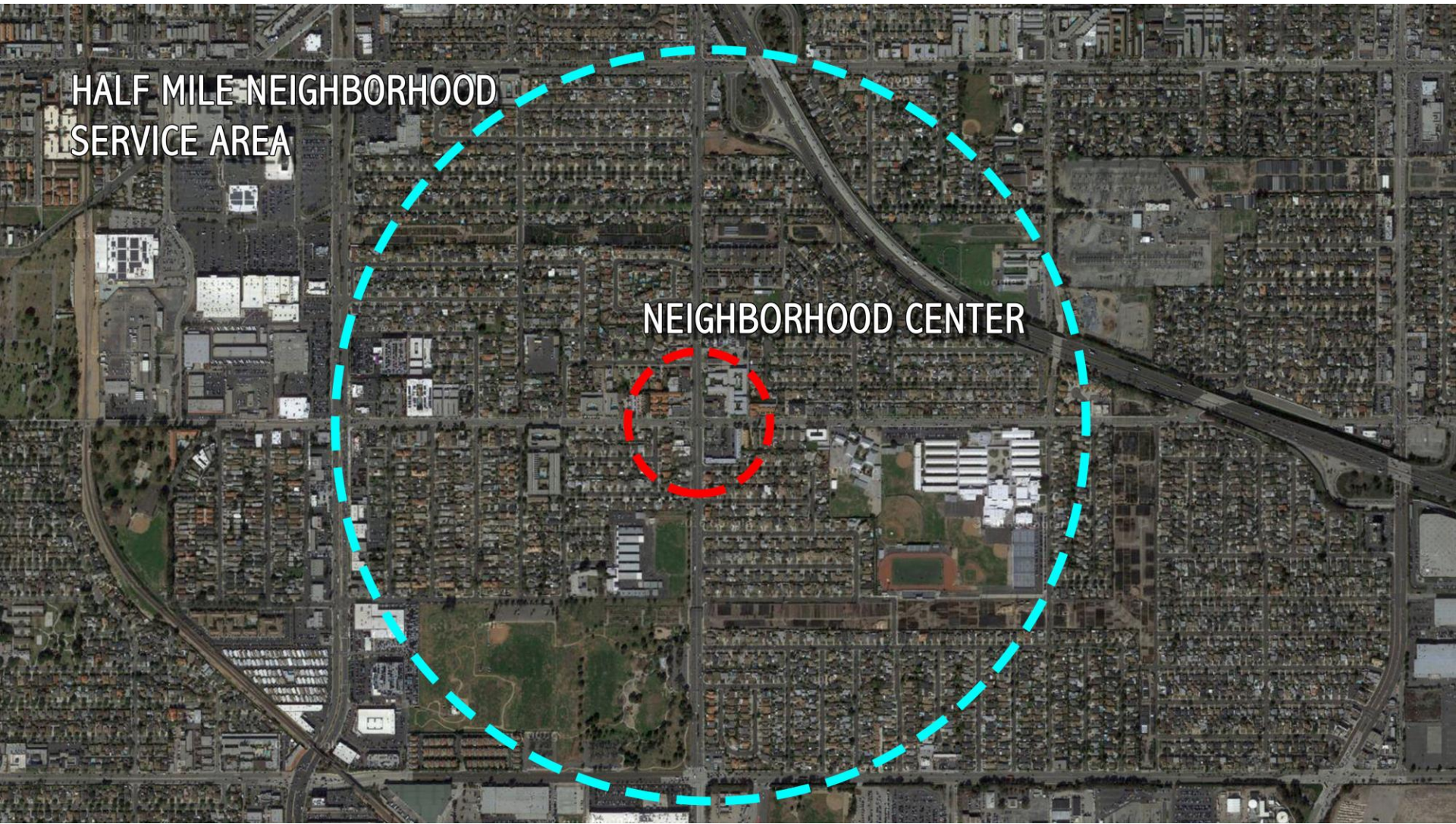


# REGIONAL DIAGRAM NEIGHBORHOOD CENTERS CONCEPT



HALF MILE NEIGHBORHOOD  
SERVICE AREA

NEIGHBORHOOD CENTER





# NEIGHBORHOOD CENTER

182nd St

Prairie Ave



**ARCO**  **ampm**

unleaded plus gasoline	265	unleaded gasoline	255
diesel #2	253	unleaded premium gasoline	275

**COOPER'S BICYCLES**

**EXPERT BARBERS**

**ANTONIO'S**  
PIZZA 171-9510  
PIZZA 371-9510

PLAY NOW  
  
calotter





ARCO  ampm

unleaded plus gasoline	265	unleaded gasoline	255
diesel #2	253	unleaded premium gasoline	275





# NEIGHBORHOOD CENTER LOT SIZES (Total 169,000 sf)

32,200 sf

22,000 sf

182nd St

39,800 sf

76,000 sf

Prairie Ave



# NUMBER OF BUSINESSES: EXISTING

23 Total

4

1

3

15

Prairie Ave

182nd St



# NUMBER OF POTENTIAL BUSINESSES:

125 Total

35



10

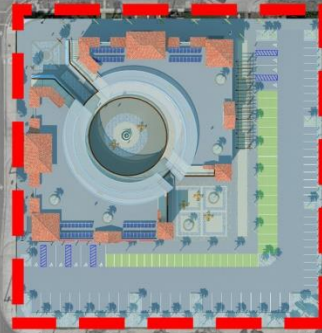


182nd St

15



65



Prairie Ave









ACCESS CENTER

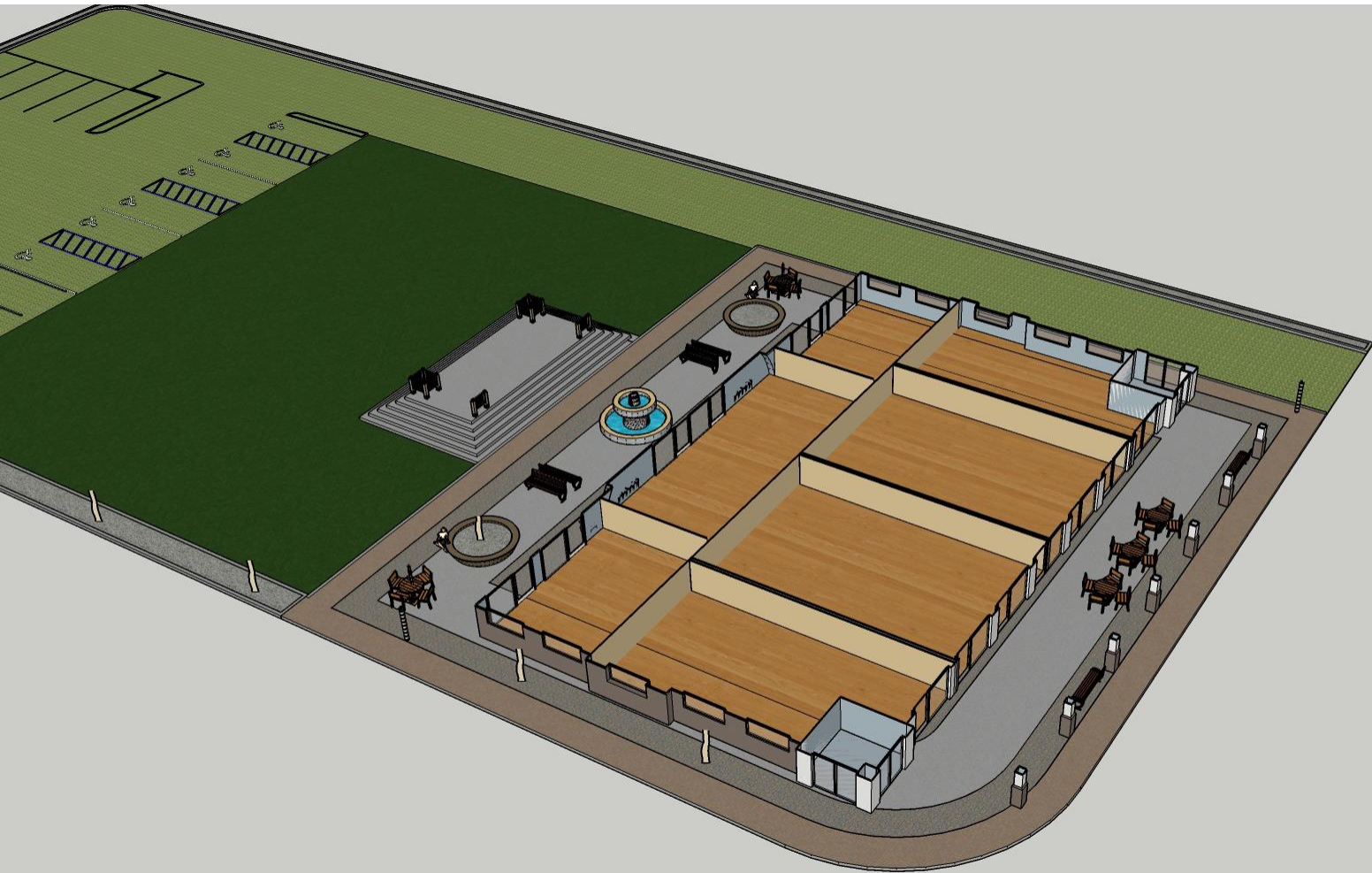
25 MPH

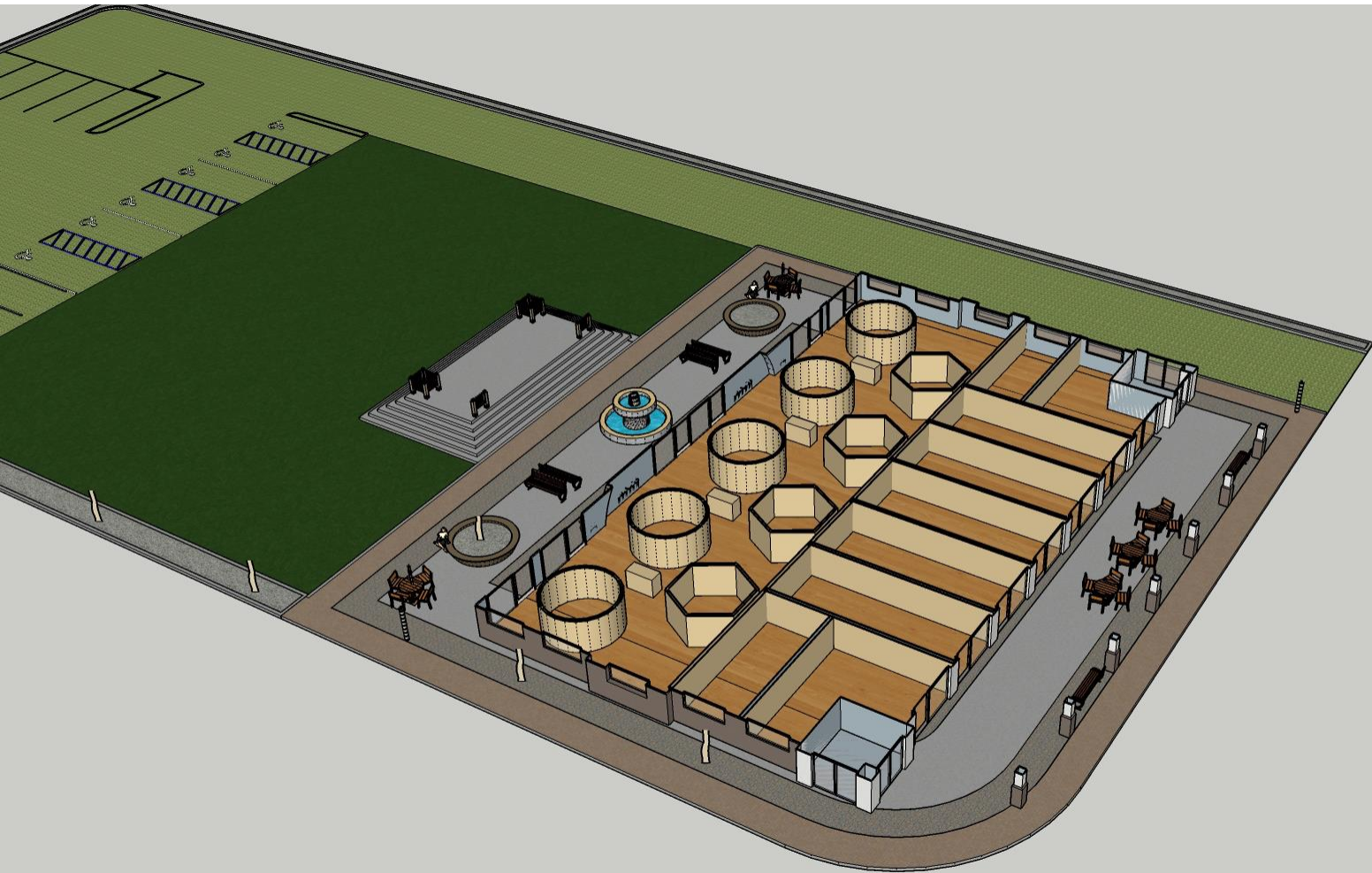














3D PRINTING


WORKSTATION RENTALS  
PRIVATE CLASSES  
24/7 TECH SUPPORT



3D PRINTING  
WORKSHOPS



**PRAIRIE VILLAGE  
CONSUMER ELECTRONICS**



**NEXT DAY HOME DELIVERY  
OR STORE PICK UP**  
on purchases made  
before 2pm

TOUCH TO SHOP



Video: CNET To...  
Top 5 Hubs we're looking for in the future: CNET Top 5

Select a Category



- Photography
- Computers
- Home Entertainment
- Professional Video
- Mobile
- Peripherals
- Photo Accessories
- Cameras
- Lighting & Studio
- AV Receivers
- Soundbars



Select a Category



PRAIRIE VILLAGE DIRECT  
HOME DELIVERY



ebay





rinting

Recording Studio

WORKSHOP

VIRTUAL REALITY

VIDEO PRODUCTION

3D PRINTING

CONFERENCE ROOM  
THEATER

Company	Price	Change
Apple	150.25	+0.50
Microsoft	145.75	-0.25
Amazon	180.00	+1.00
Google	210.50	+0.75
Facebook	120.00	-0.50
Twitter	55.00	+0.25
LinkedIn	45.00	-0.10
Slack	30.00	+0.50
Zoom	20.00	+0.25
Dropbox	15.00	-0.10
Spotify	10.00	+0.15
Netflix	8.00	-0.05
Disney	12.00	+0.30
Walt Disney	18.00	+0.40
Warner Bros	14.00	-0.20
Universal	11.00	+0.15
Paramount	9.00	-0.10
20th Century	7.00	+0.10
Warner Bros	6.00	-0.05
Netflix	5.00	+0.05
Amazon	4.00	-0.05
Apple	3.00	+0.05
Microsoft	2.00	-0.05
Google	1.00	+0.05
Facebook	0.50	-0.02
Twitter	0.25	+0.01
LinkedIn	0.15	-0.005
Slack	0.10	+0.005
Zoom	0.05	-0.002
Dropbox	0.02	+0.001
Spotify	0.01	-0.0005
Netflix	0.005	+0.0002

3D PRINTER

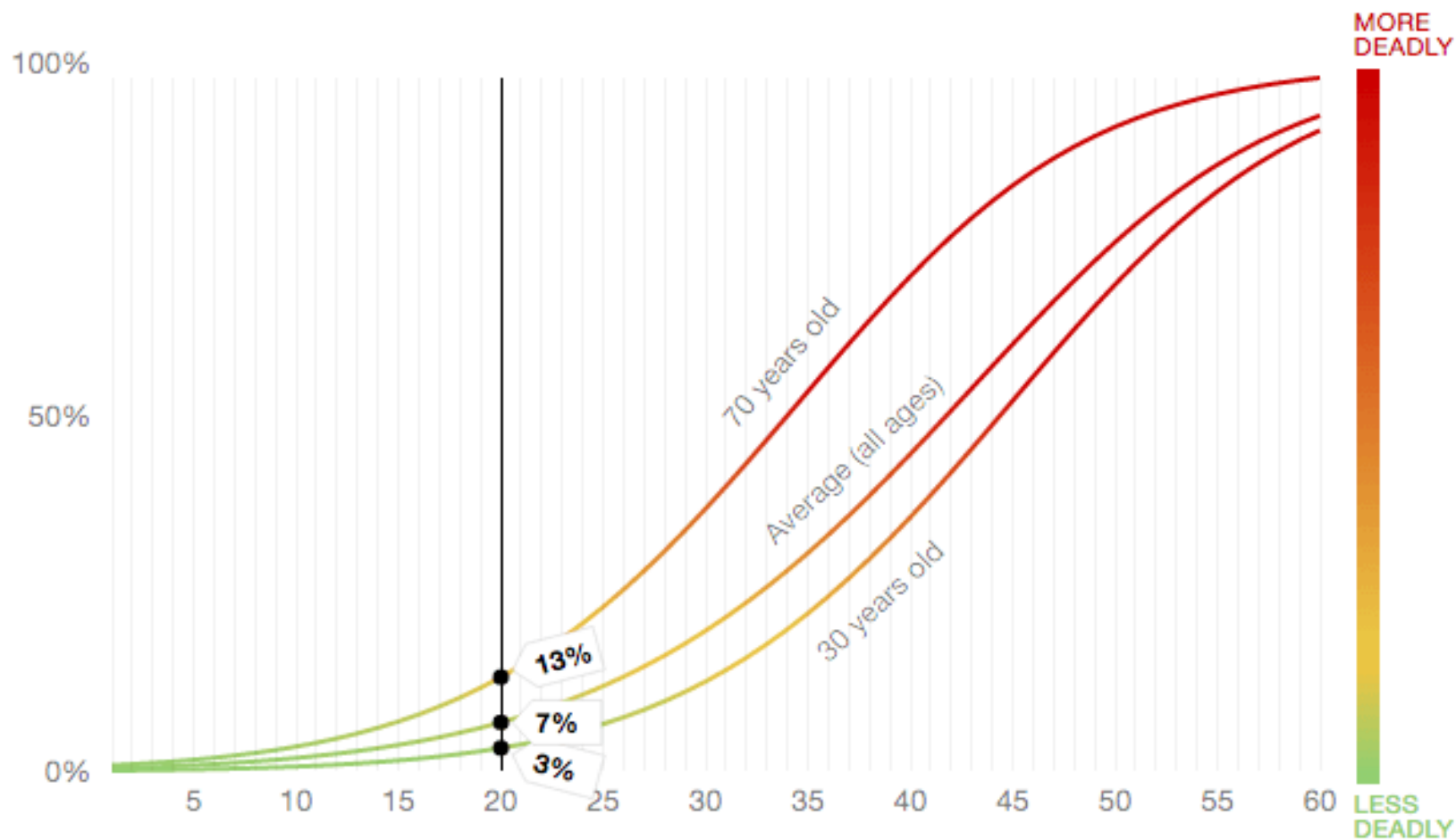


# Mobility Issues

- Electrify all passenger vehicles
- Local Use Vehicles (LUVs) are the key – short range and slow speed (UK: 20 is plenty)
- Slow speed network designation by cities and 110V charging are keys to LUVs (SBCCOG currently planning a slow speed network)
- Impact on seniors
  - Able to continue driving?
  - Safer from accidents!

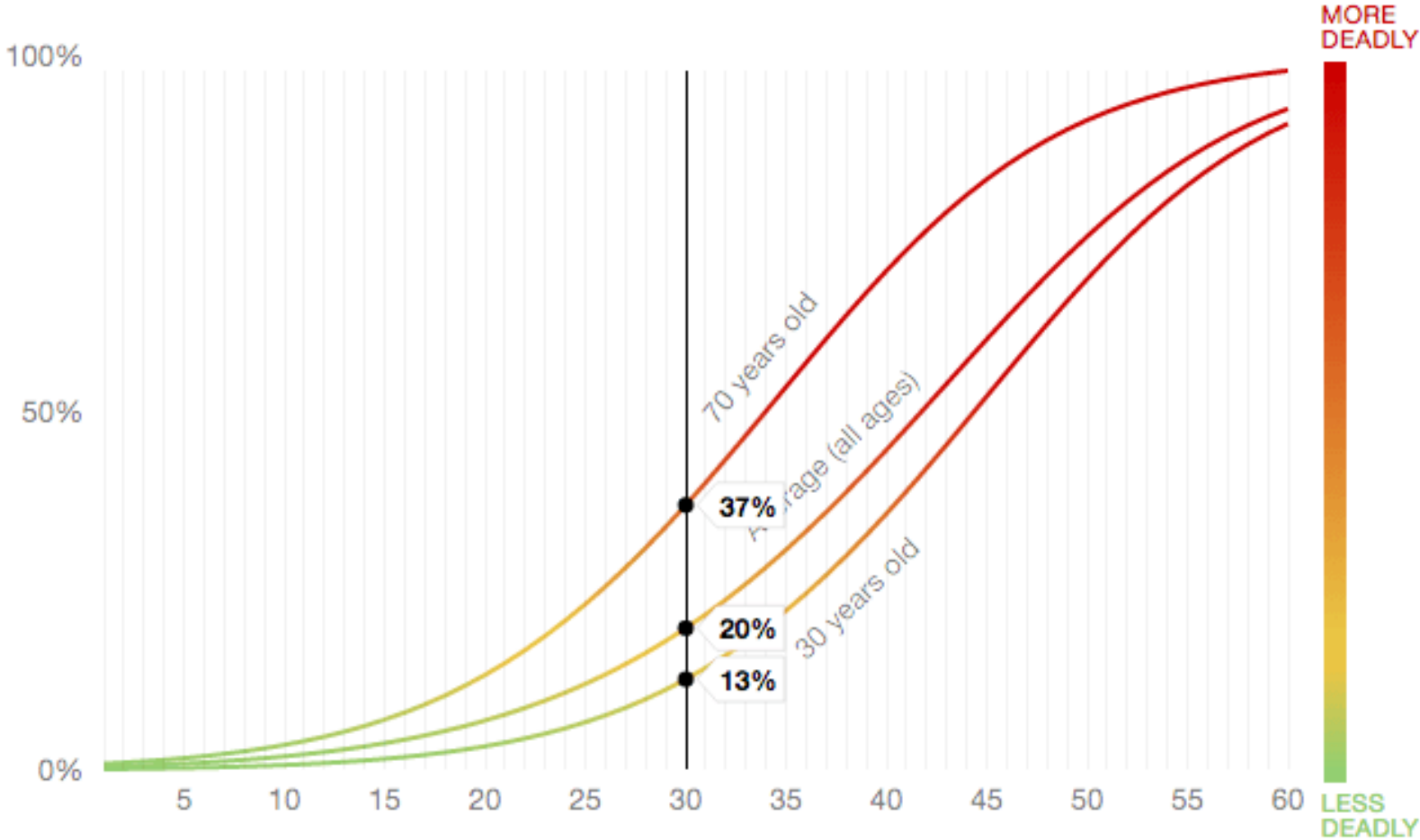
# The Chance of Being Killed by a Car Going 20 mph

*Roll over the curved lines to see the risk at any speed*



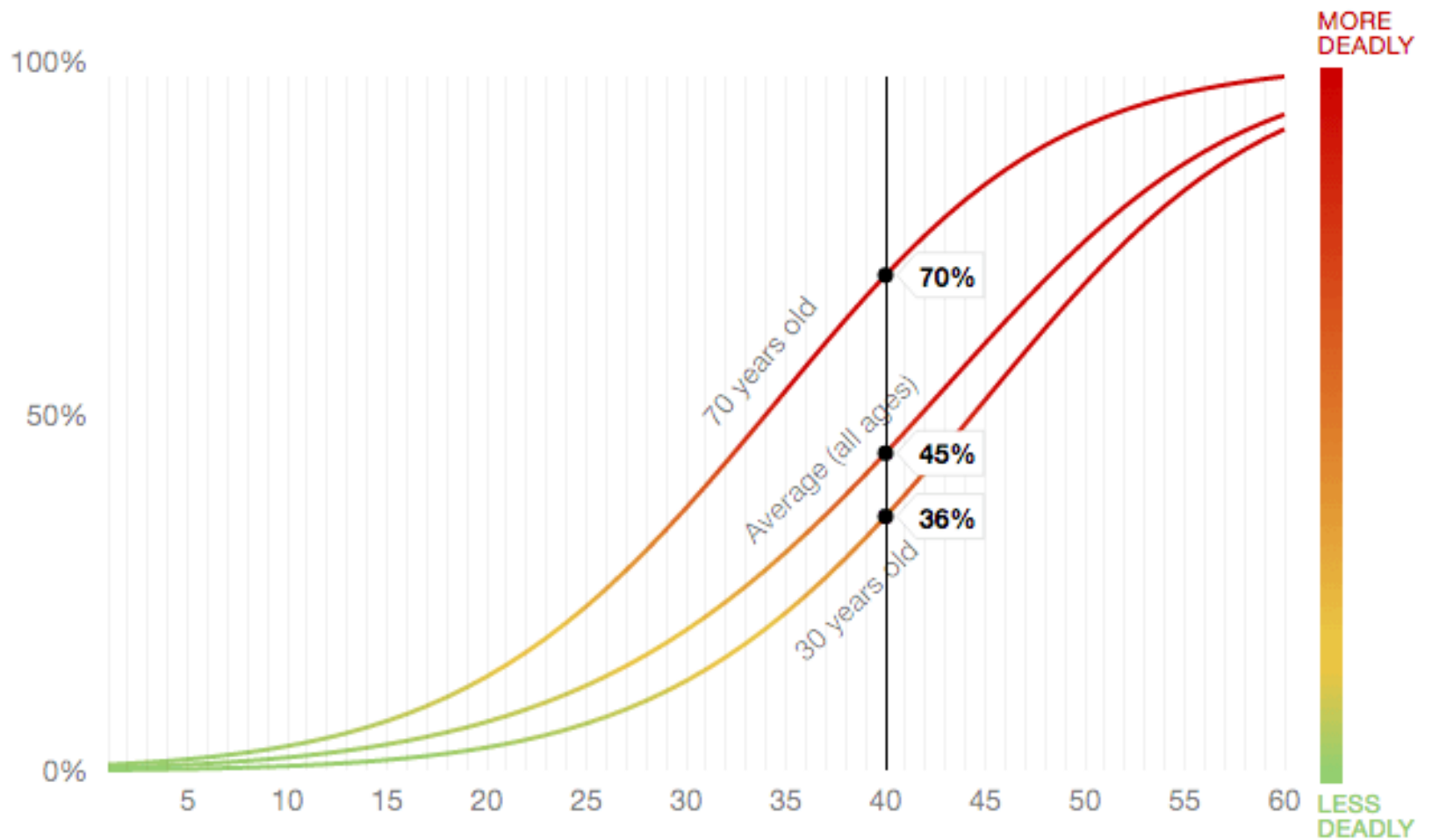
# The Chance of Being Killed by a Car Going 30 mph

Roll over the curved lines to see the risk at any speed



# The Chance of Being Killed by a Car Going 40 mph

Roll over the curved lines to see the risk at any speed






# Technology Issues

- Comfort with technology interfaces brought about by more robots and other forms of AI.
- Protection from scams (can you hear me?, life-like AI just around the corner)
- Dependence for an array of vital services (food shopping, health care)
- Opportunities to benefit (social, recreation, financial)

# Neighborhood Centers

- Principle: Any thing or process that can be digitized can be made to appear anywhere
- What services do you want and where do you want them? Envision an actual place or two for a demo of the technology component of the neighborhood center.
- What are technology needs of senior community?

2017 LUTCAP  2030 South Bay

- Your opportunity to participate





3D Printing

Tom's Diner

Cafe Bene

Grocers

ORGANIC



Plazas and courtyards with public art and amenities will "activate" public spaces in neighborhood centers