

Maclay, San Fernando, and Truman Corridors Specific Plan

San Fernando, CA



The Plan guides the revitalization of three primary arterial corridors that form the commercial and circulatory skeleton of the city. Its policies and public improvements will transform Truman Street, San Fernando Road, and Maclay Avenue into livable and vital places connected to Los Angeles' Union Station and the wider region by the MTA bus and Metrolink service.

BEFORE

- Major arterial corridors within the fully built-out 1.5 mile square city suffering from deteriorating appearance, disinvestment, and vacancy.
- Dearth of housing options for empty nesters, singles, and young parents.
- Increasing population diversity with many new households of limited means.
- Poor fit between housing demand and supply with respect to quantity, type and cost.



View of pre-existing "strip corridor"

ASSIGNMENTS

- Guide corridor transformation by preparing a Specific Plan through a community workshop process
- Enable the introduction of corridor-oriented and mixed-use residential development to fight disinvestment

OUTCOMES

Plan adopted 2005

- 2005 Award for Planning Implementation, Small Jurisdiction from the Los Angeles Chapter of the American Planning Association
- Specific Plan focused on transforming the corridors to a sequence of unique districts with attractive, walkable streetscapes
- Developed building prototypes and architectural guidelines based on local architectural heritage to shape a denser working, housing and retail environment
- Established framework to welcome mixed-use projects matched to the scale and transit focus of the corridors

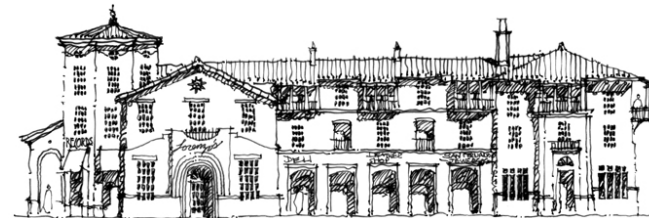
CLIENT: City of San Fernando

IN COLLABORATION WITH: Conley Consulting Group

FTB: When this project was completed the firm name was Freedman Tung & Bottomley (FTB).



Perspective view by FTB of envisioned corridor with mixed-use development and supportive streetscape



Mixed-use building prototype incorporating local architectural character designed by Freedman Tung and Bottomley



Illustrations showing streetscape recommendations

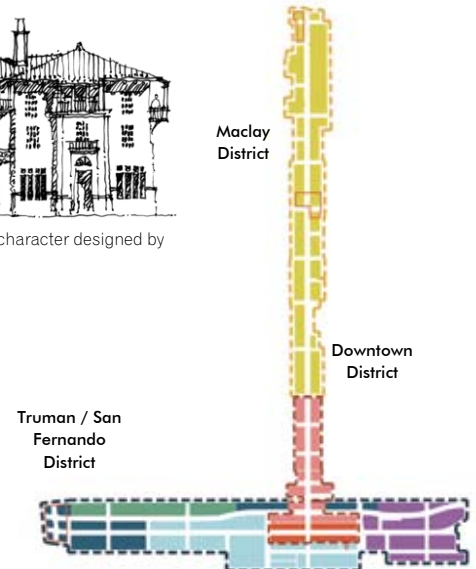


Diagram showing land uses and character districts and sub-districts within corridor



Corridor diagram showing land uses, character districts, and sub-districts