

FOX HILLS



FOX HILLS SPECIAL STUDY AREA

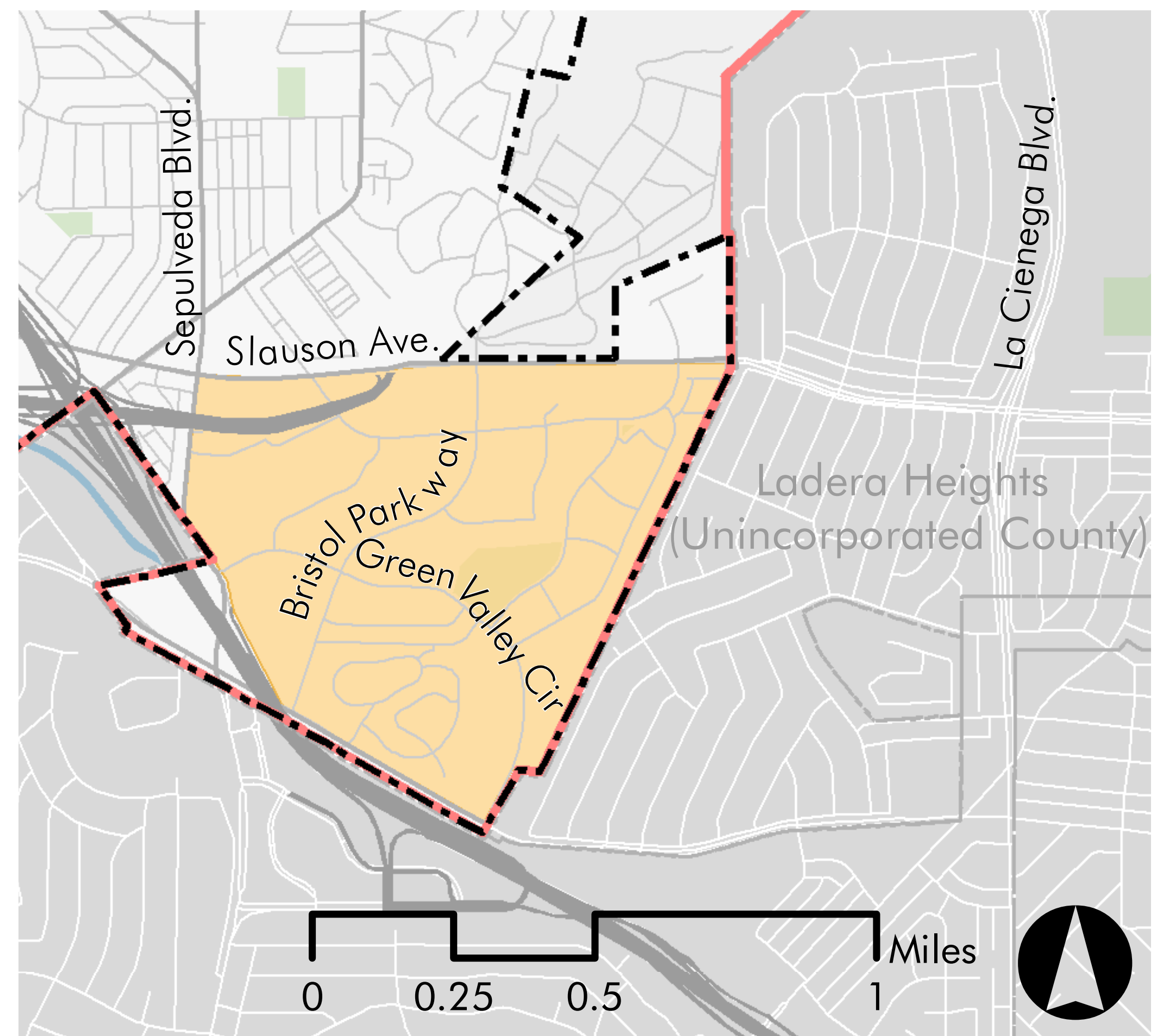
A vibrant, mixed use Fox Hills area supports the redevelopment of surface parking, introduction of mixed use, and activation of streets and open spaces, establishing a cohesive, walkable center that is well-connected to its surrounding neighborhoods. New development in Fox Hills can enhance the existing fabric of the community by contributing mobility and public realm improvements.



KEY IDEAS

- Variety of uses to provide opportunities for innovation, institutional and community-serving uses, and housing.
- Prioritize walking and biking by breaking up large blocks into a finer grained network and implementing complete streets improvements.
- Develop new retail and restaurant opportunities to create a vibrant “main street” along Bristol Parkway and potentially other streets in Fox Hills.
- More publicly accessible parks and open spaces to support business and residential communities.
- Encourage redevelopment of surface parking by allowing transportation demand management, shared parking, and technological solutions that make parking more efficient
- Shared parking districts for office/commercial parking.
- Enhance Fox Hills through arts and cultural programming
- Develop a Specific Plan for Fox Hills to plan for mobility, land use, infrastructure, and more in a greater level of detail.

STUDY AREA BOUNDARY



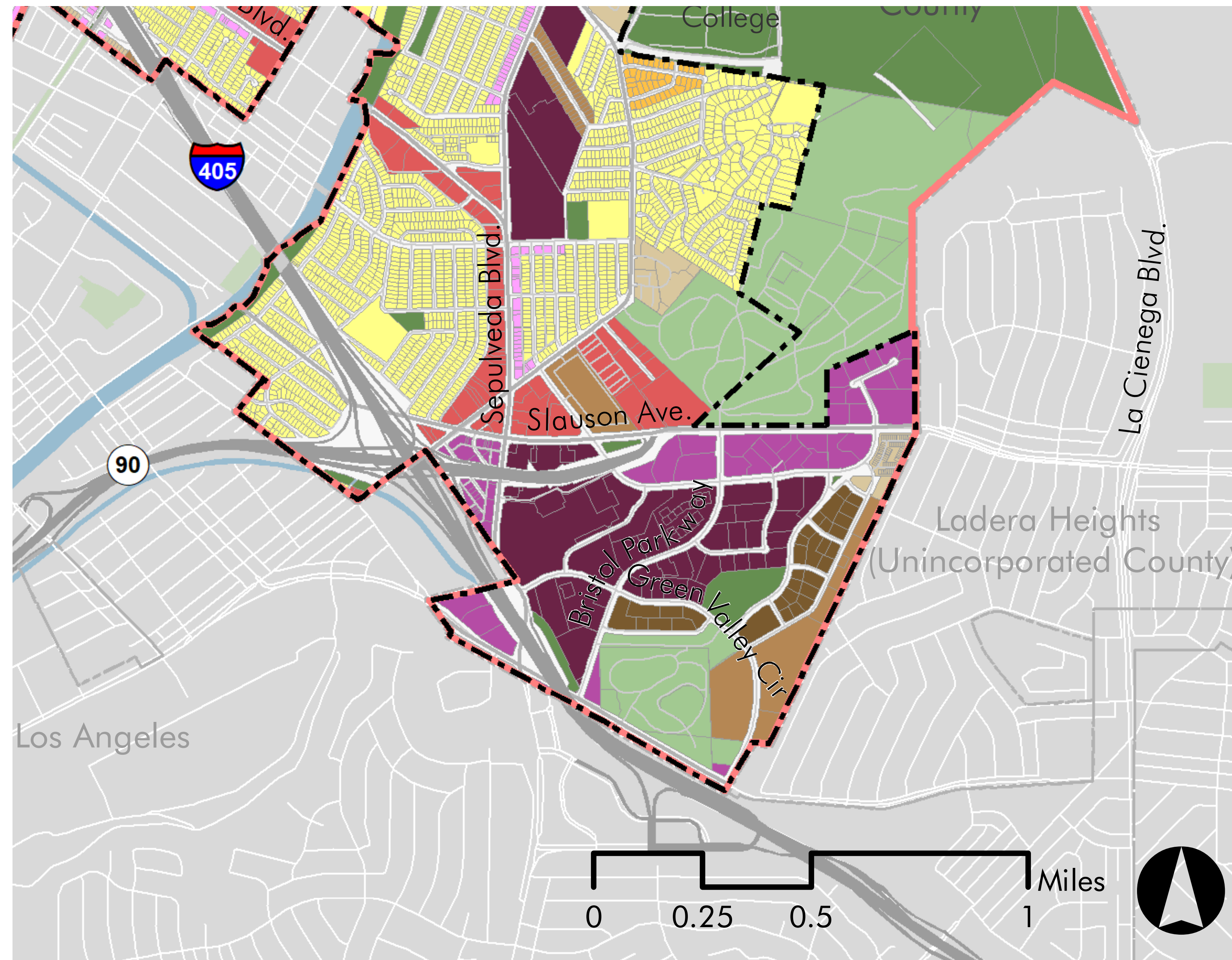
TELL US WHAT YOU THINK

To read the full Public Draft General Plan and provide public comments through a feedback form, please visit pictureculvercity.com or scan the QR code.

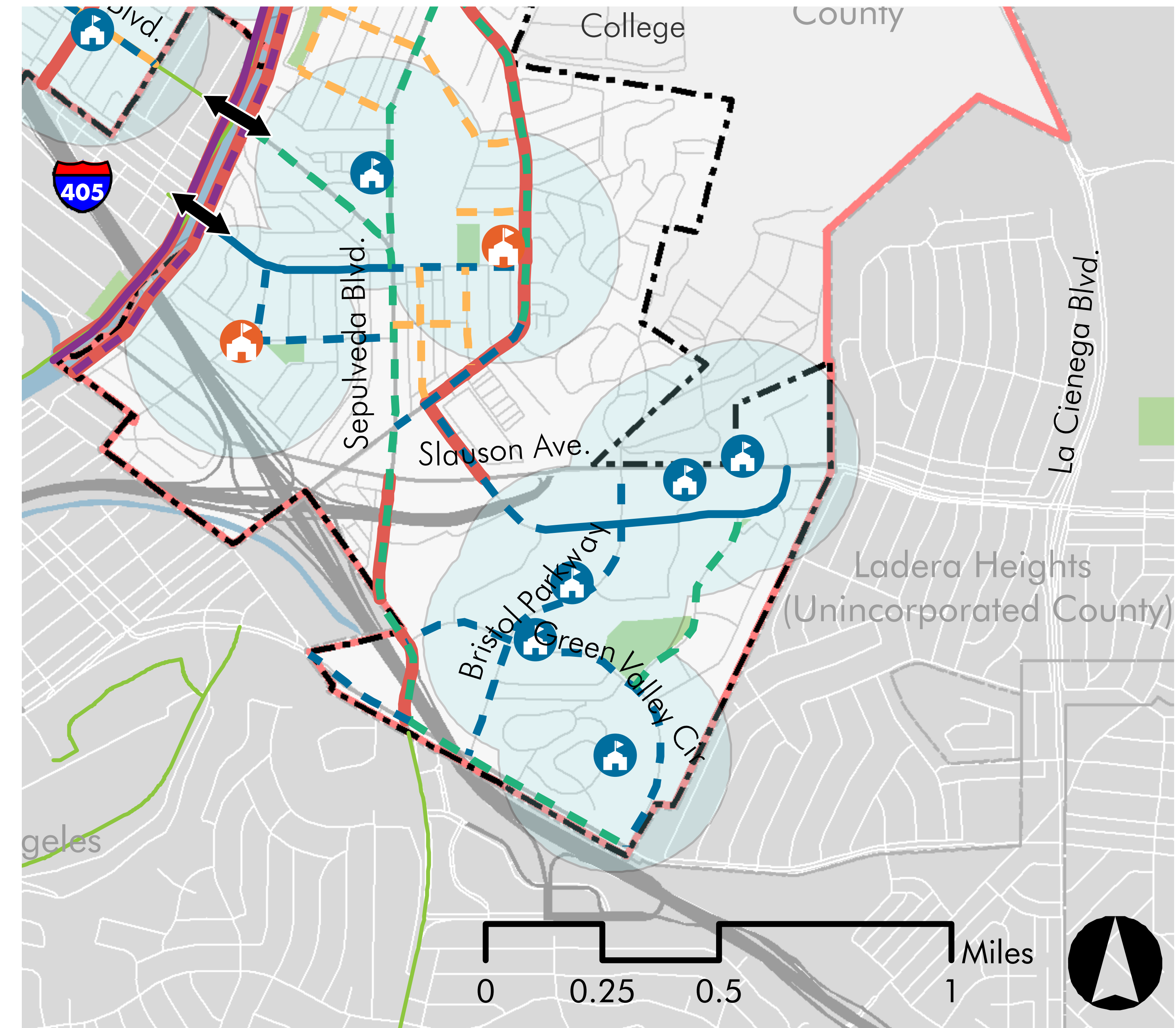


FOX HILLS

GENERAL PLAN LAND USE



BIKE NETWORK



- City Limits
 - Sphere of Influence
 - Metro Station
 - E Line (Expo)
 - Major Roads
 - Local Roads
 - Parks and Open Space
 - Waterbody
- | | |
|--|--|
| <ul style="list-style-type: none"> Residential Uses Single Family Two Family Low Density Multifamily Medium Density Multifamily High Density Multifamily | <ul style="list-style-type: none"> Mixed Uses Mixed Use Corridor 1 Mixed Use Corridor 2 Mixed Use Medium Mixed Use High Mixed Use Industrial |
|--|--|

Land Use Designation Maximum Residential Density

Land Use Designation	Maximum Residential Density
Residential Uses	
Single Family	8.7 du/ac
Two Family	17.4 du/ac
Low Density Multifamily	35 du/ac
Medium Density Multifamily	50 du/ac
High Density Multifamily	70 du/ac
Mixed Uses	
Mixed Use Corridor 1	35 du/ac
Mixed Use Corridor 2	50 du/ac
Mixed Use Industrial	65 du/ac
Mixed Use Medium	65 du/ac
Mixed Use High	100 du/ac

- City Limits
 - Sphere of Influence
 - Metro Station
 - E Line (Expo)
 - Major Roads
 - Local Roads
 - Parks and Open Space
 - Waterbody
- | | |
|--|---|
| <ul style="list-style-type: none"> Future Bicycle Network Private School Public School Existing Regional Bicycle Facility Active Transportation Corridor Existing Class I: Bike Path Proposed Class I: Bike Path Existing Class II: Bicycle Lane Proposed Class II: Bicycle Lane Existing Class III: Bicycle Route Proposed Class III: Bicycle Route Existing Class IV: Separated Bikeway Proposed Class IV: Separated Bikeway | <ul style="list-style-type: none"> Ballona Creek Crossing Safe Routes to School (SRTS) Improvement Zone |
|--|---|

*Bicycle network includes other forms of transportation vehicles such as scooters, e-bikes, etc.