

Appendix A: Methodology for Selecting Mixed Use Centers

Data Products for Dec 15 Meeting

1. Round 1 Excel analysis and rankings
2. Round 1 Map of 21 centers
3. Map of Housing Density
4. Map of Business Density
5. Round 2 Excel of analysis and rankings
6. 7 Detailed maps of Round 2 Centers with current block group boundaries

Round 1 Analysis

Data Setup

We began with the following datasets:

1. 2000 Census Block Data
2. Dun and Bradstreet Business Location Data
3. City Boundaries
4. City Identified 'Centers'
5. Roads
6. Green Line Stops

We merged Business point data with Census polygon data so that for every Census block the total number of people, housing, business and jobs is available.

We then created two new fields: Housing Density and Job Density

We Identified all Census blocks that had a Housing Density of 15 units to the acre or greater as well as a Job Density of 25 jobs to the acre or greater.

Using SIC codes, we took a rough cut at identifying “neighborhood serving” business and tallied the total number per Census block. The codes we used were:

- 54: Markets
- 58: Restaurants
- 59: Drug stores and stuff
- 60: Banks
- 80: Health Services
- 82: Educational Services
- 79 Amusement and Recreation Facilities

Mapping the Data and Drawing the 21 Circles

We began by highlighting high-density housing (15 units per acre or more) in yellow and high-density job areas (25 units per acre) in blue. The areas where these overlap are colored green. There were between 70 and 80 block groups colored green, but they are small and widely scattered.

Seeking to make more sense of the data, we selected 19 (2 more were added afterwards which did not exactly fit these parameters, Cal State Dominguez Hills and Douglass Green Line Stop) areas that had either (1) several green areas) or (2) green areas surrounded by blue and yellow areas). We then drew a $\frac{1}{4}$ -mile circle from the centroid of the green area. This resulted in 19 centers ranging in size from 100 to 500 acres. These centers encompassed at least part of 11 cities. Most, but not all, green areas are included inside these circles.

