



Location: El Monte, Los Angeles County

Timeframe: 2007 – 2008

Project Partners: City of El Monte

Project Services

- Evaluation of current uses
- Identify land use, economic, and circulation strategies
- Economic analysis
- Visualizations



This Demonstration Project created a plan that enables the City to foster compact development, enabling a more synergistic approach to the future of El Monte. For this project, Compass Blueprint worked with the City of El Monte to ensure a land use design that promotes compact development patterns, increase in housing supply, and supports economic revitalization and employment.

Goals

- Develop a land use strategy to focus and intensify residential uses within the downtown and along major corridors
- Propose economic development policies and practical strategies to capture most appropriate business sectors suitable for location in El Monte
- Circulation strategies for increased connectivity between subdistricts, to proposed Transit Village, and to larger subregion
- Provide key input for Land Use, Community Design, and Circulation Elements as part of the City's General Plan update

El Monte is located in the heart of the San Gabriel Valley and is known for containing one of the busiest multi-modal transit hubs, which is served by the MTA, Foothill Transit, El Monte Transit, as well as Metrolink. In the past three years, there has been interest in downtown El Monte, including residential, commercial, and industrial development around a proposed \$500 million transit center. City of El Monte staff anticipates this project will help revitalize El Monte. Surrounding the transit center and greater downtown El Monte are several key districts slated for potential revitalization, intensification, and development. These districts are included as part of the City's redevelopment project areas.

Results

- Development of land use guidelines; economic and circulation recommendations
- Identified 68 strategies for four districts: NID, Flair Park, Downtown, and Corridor District
- Incorporated strategies in City's General Plan update
- New mixed-use, high density land use designations in El Monte
- Recommendations for 60-acre Transit Village
 - 1 million sq. ft. of nonresidential commercial areas
 - 35 percent (648 units) of the units for rental households
 - 65 percent (1,202 units) for ownership households
 - Within redevelopment area therefore at least 15 percent (270 units) must be affordable to low and moderate income households
- Study area: Corridors of 2,000 acres, Transit Village Specific Plan of 60 acres, Flair Business Park of 200 acres, Northwest Industrial District (NID) of 400 acres