



**Location:** Los Angeles, Los Angeles

County

**Timeframe:** 2009 – 2011

**Project Partners:** Mayor’s Office,  
City of Los Angeles

**Project Services**

- Demographic / Economic Analysis
- Inter-agency collaboration
- TOD Development Planning

Station	Development Potential Analysis				STC Readiness Analysis					Overall	
	Opportunity Sites	High-Wage Employment Potential Score	Development Potential Score	Development Potential Ranking	Mix and Vitality Land Uses Total	Urban Design Total	Walkability Total	Multimodal Transportation Total	Sustainability Total	STC Readiness Score	Overall Rank
<i>Percentage of total:</i>	40%	10%	-	-	15%	5%	10%	15%	5%	-	-
Little Tokyo/Arts District (Gold Line)	3.5	7.5	4.3	6	4.8	10.0	6.0	6.7	5.0	<b>5.10</b>	<b>1</b>
Wilshire/Vermont (Red & Purple Lines)	5.0	2.5	4.5	4	4.4	10.0	6.6	7.1	0.0	<b>5.07</b>	<b>2</b>
Washington (Blue Line)	7.5	0.0	6.0	1	2.6	0.0	4.8	4.7	0.0	<b>4.58</b>	<b>3</b>
Union Station (Red, Purple & Gold Lines)	3.8	7.5	4.5	4	4.7	10.0	6.4	5.1	0.0	<b>4.50</b>	<b>4</b>
Wilshire/Normandie (Purple Line)	3.8	2.5	3.5	10	5.0	10.0	6.0	5.6	0.0	<b>4.40</b>	<b>5</b>

This report describes and rates the key principles for creating successful Sustainable Transit Communities (STCs) in the City of Los Angeles.

These principles will be incorporated into future planning efforts. Many of these principles can be implemented by the City through public improvements. Others will require cooperation from private developers as they construct new buildings and rehabilitate Los Angeles’ existing stock of buildings. This report also describes how to create truly balanced STCs that include a mix of housing and employment-generating uses, such as offices and cleantech enterprises.

**Goals**

- Identify strategies for sustainably developing Transit Oriented Developments near Metro rail and BRT stations
- Support investment prioritization
- Develop a scorecard for rating individual station areas

This Study has successfully identified ten station areas where the Mayor’s Office should focus its efforts in the next five years as it works to create STCs. While these station areas currently have many of the pieces of an STC in place, they also have significant opportunity sites for transit oriented development (TOD), and favorable market conditions for developing new housing, retail and job centers.

## Results

- Comprehensive rating factors for Sustainable Transit Communities
- Analysis of the 49 transit station areas within the City of Los Angeles
- PowerPoint Presentation to convey holistic view of TOD as both a residential, as well as commercial property design goal
- List of Top Ten STC potential stations:
  - Little Tokyo/Arts District (Gold Line)
  - Wilshire/Vermont (Red and Purple Lines)
  - Washington (Blue Line)
  - Union Station (Red, Purple and Gold Lines)
  - Wilshire/Normandie (Purple Line)
  - Aviation/LAX (Green Line)
  - Pico (Blue and Expo Lines)
  - Hollywood/Vine (Red Line)
  - San Pedro (Blue Line)
  - Warner Center (Orange Line)