



Location: SR60 Corridor, Los Angeles

County

Timeframe: 2010 – 2011

Project Partners: Cities of Monterey Park, Montebello, Rosemead, El Monte, South El Monte, and the City of Industry

Project Services

- Policy recommendations
- Economic analysis
- Redevelopment and infill analysis
- Urban design solutions and 3D visualization



The SR60 Coalition, made up of the cities of Monterey Park, Montebello, Rosemead, El Monte, South El Monte, and the City of Industry, initiated a study of potential freeway adjacent TOD designs.

The SR60 Coalition approached this project with three goals: to provide economic development analysis for the area if Metro identifies this alignment for the Gold Line Eastside Extension phase II, to create a planning, design framework for sustainable transit oriented development at the proposed station locations, and to further the inter-jurisdictional planning efforts between the their jurisdictions.

Goals

- Identify strategies for sustainably developing TOD near highways
- Support inter-jurisdictional collaborative planning
- Coordinate numerous city level planning efforts

This project resulted in presentation maps, a summary of the redevelopment analysis, visualization products, TOD areas showing proposed land uses for each of the four station sites, a technical memorandum on sustainable design and construction, presentation materials on multi-jurisdictional implementation tools, and a final Report and poster graphic. Throughout the process representatives from the cities continued to meet with each other and stakeholder agencies, including the Army Corps of Engineers to broaden the conversation on planning opportunities. This report applies two innovative planning concepts to TOD areas: 5 & 10 min radius drive-shed analyses, and road network analyses to arrive at a more accurate rider capture areas than simple circle radius maps would provide.

Results

- Covered combined study area of 10,771 acres
- Higher population & employment growth in TOD areas than in overall subregion
- Combined new development potential around the four station areas of 218 acres
- Eight implementation strategies for the SR60 Coalition to engage
- 2,885 potential residential units
- 5,240,030 sq. ft. potential new commercial/office/retail space