



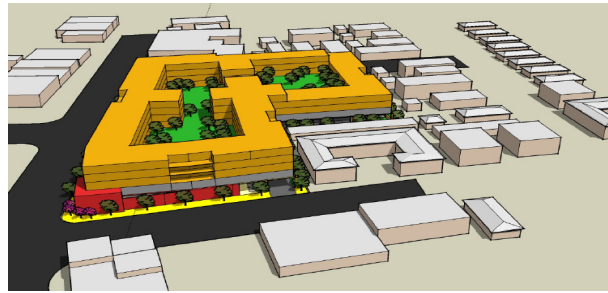
Location: San Gabriel, Los Angeles County

Timeframe: 2007 – 2008

Project Partners: City of San Gabriel

Project Services

- Redevelopment and infill analysis
- Return on investment analysis
- Urban design solutions and visualizations



For this project, Compass Blueprint worked with the City of San Gabriel to provide an economic feasibility analysis to determine the financial feasibility of various development scenarios at an opportunity site in the City's mission District.

Goals

- Provide a market driven plan for long-term economic vitality
- Develop regulatory standards that ensure efficient use of underutilized properties
- Establish land use regulations that support increased pedestrian activity
- Establish clearly defined sense of arrival in the Mission District
- Create a cohesive pedestrian circulation concept

The City of San Gabriel has created a vision for the City's Mission District. The City believes the Mission District is an important part of its future, and has identified an opportunity site to conduct economic feasibility analyses. In the Mission District Specific Plan, the City envisions the district to thrive in a market driven economy, be economically vital in the long-run, establish land use regulations with emphasis on pedestrian activity, and create urban design standards to create a cohesive environment. Three mixed-use development scenarios were examined to provide insight into the mix of uses, necessary density and intensity, and parking requirements for the identified opportunity site. In the course of creating the three primary scenarios, alternative development possibilities were also considered and analyzed as additional options. Finally 3D visualizations were produced to help stakeholders and community leaders envision the proposed changes to the urban form.

Results

- Multiple development scenarios for the 2.27 acre opportunity site
- Feasible program proposes 159 units, 14,280 sq. ft. of retail, at an FAR of 1.80
- 3D visualizations demonstrating possible building form
- Pedestrian circulation for proposed site