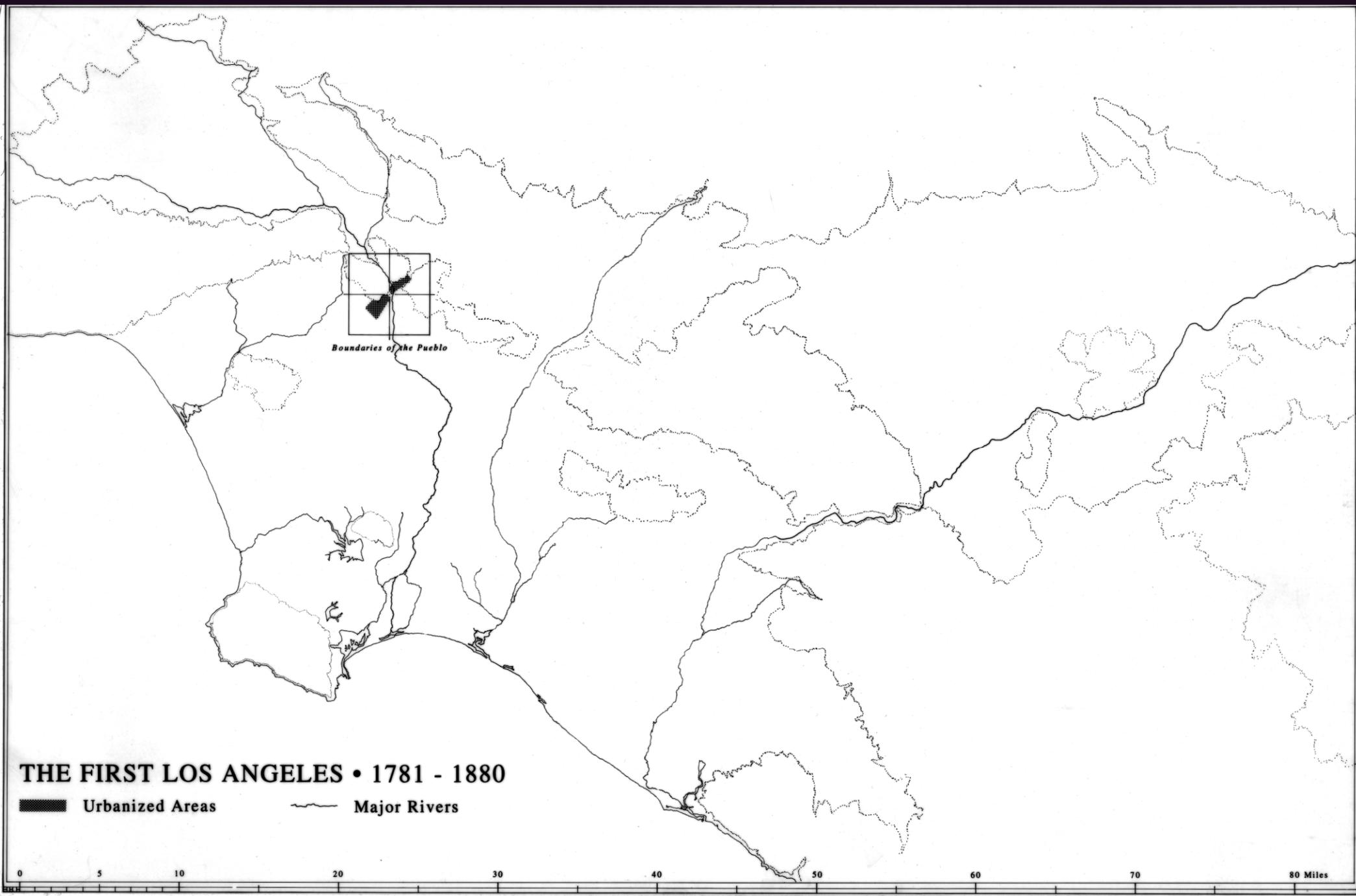




EAST LOS ANGELES THIRD STREET CORRIDOR TOD SPECIFIC PLAN

THE HISTORY OF TOD IN LOS ANGELES



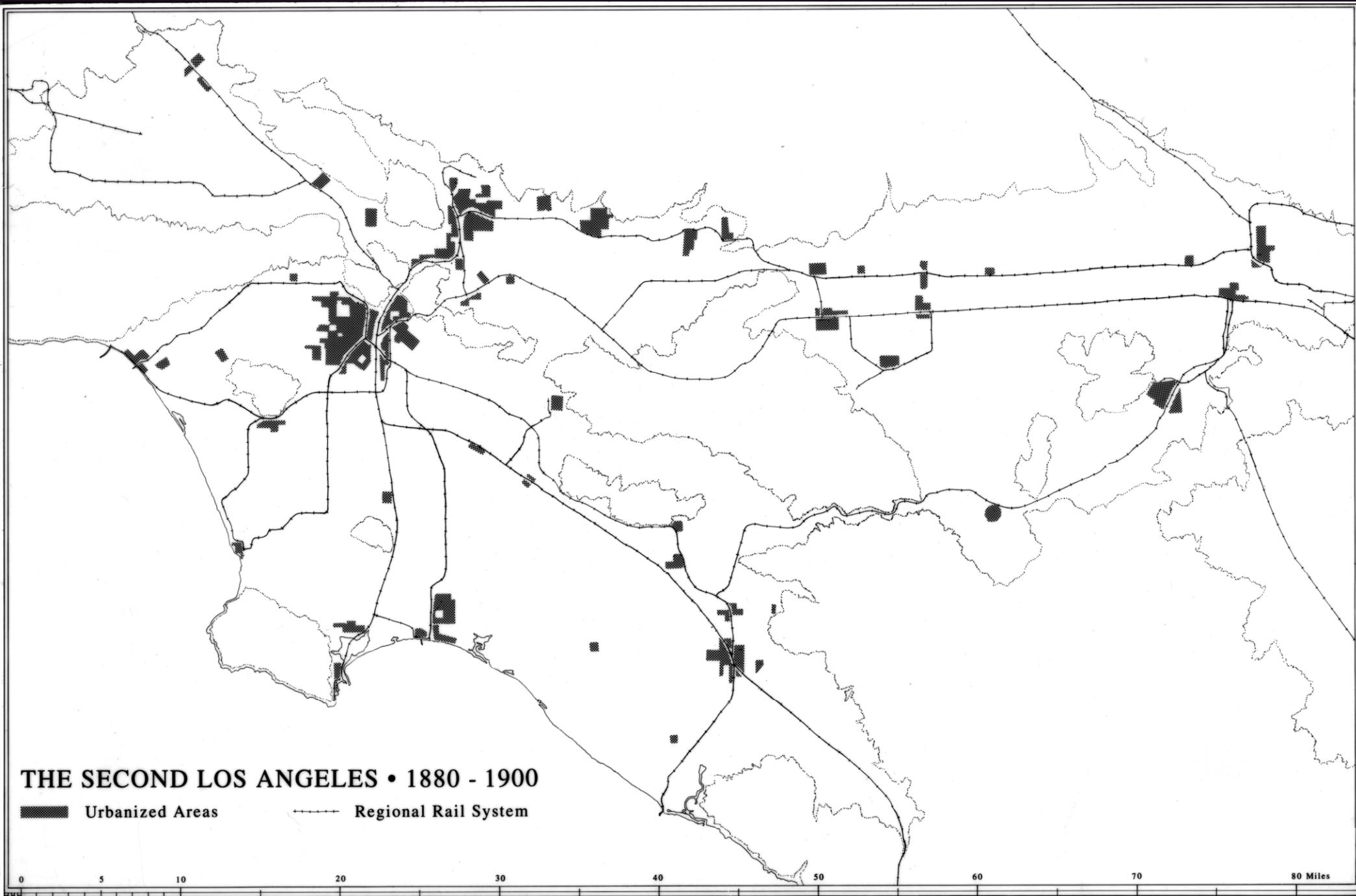
Boundaries of the Pueblo

THE FIRST LOS ANGELES • 1781 - 1880

■ Urbanized Areas **— Major Rivers**

0 5 10 20 30 40 50 60 70 80 Miles





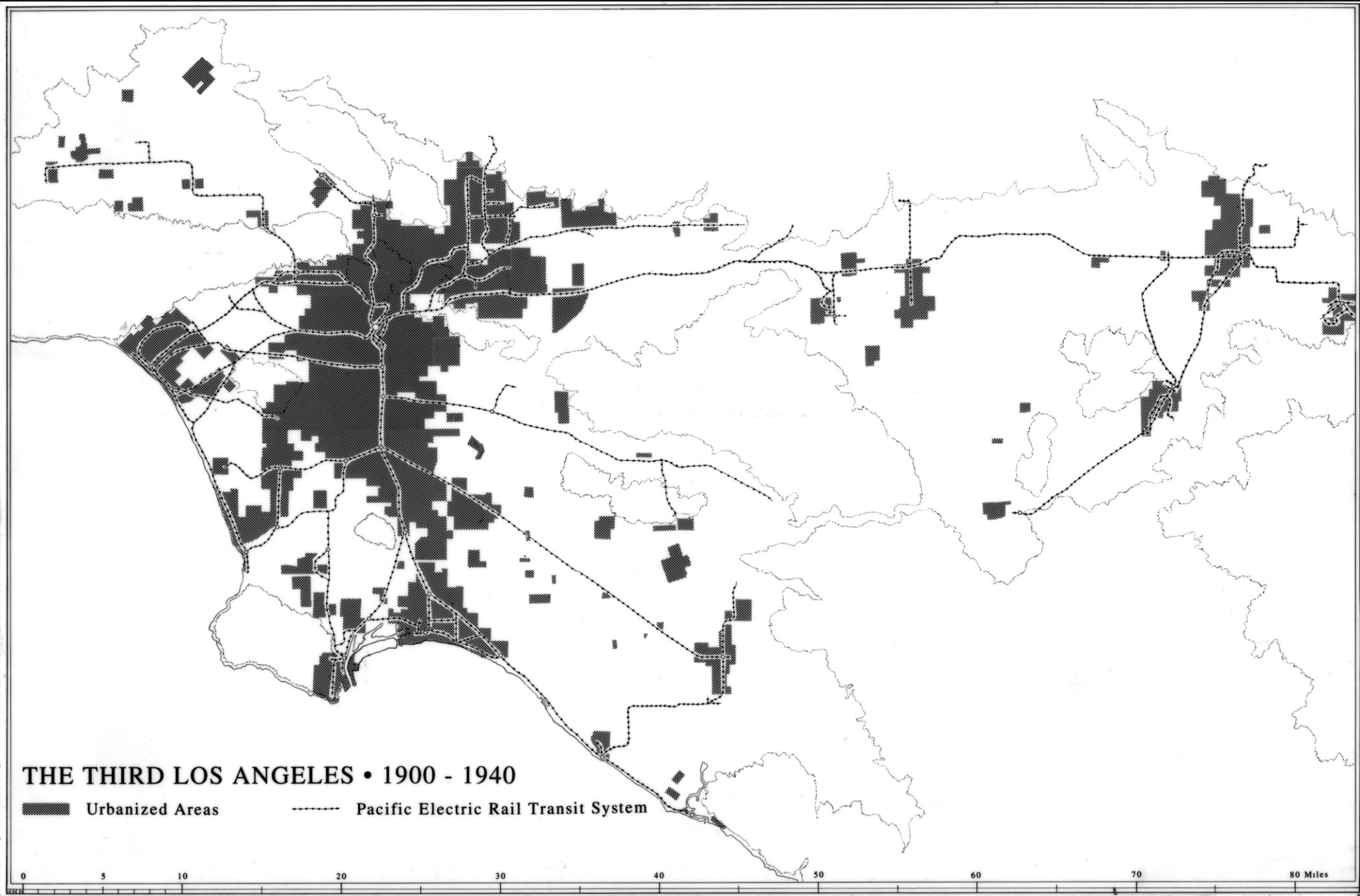
THE SECOND LOS ANGELES • 1880 - 1900

Urbanized Areas Regional Rail System

0 5 10 20 30 40 50 60 70 80 Miles





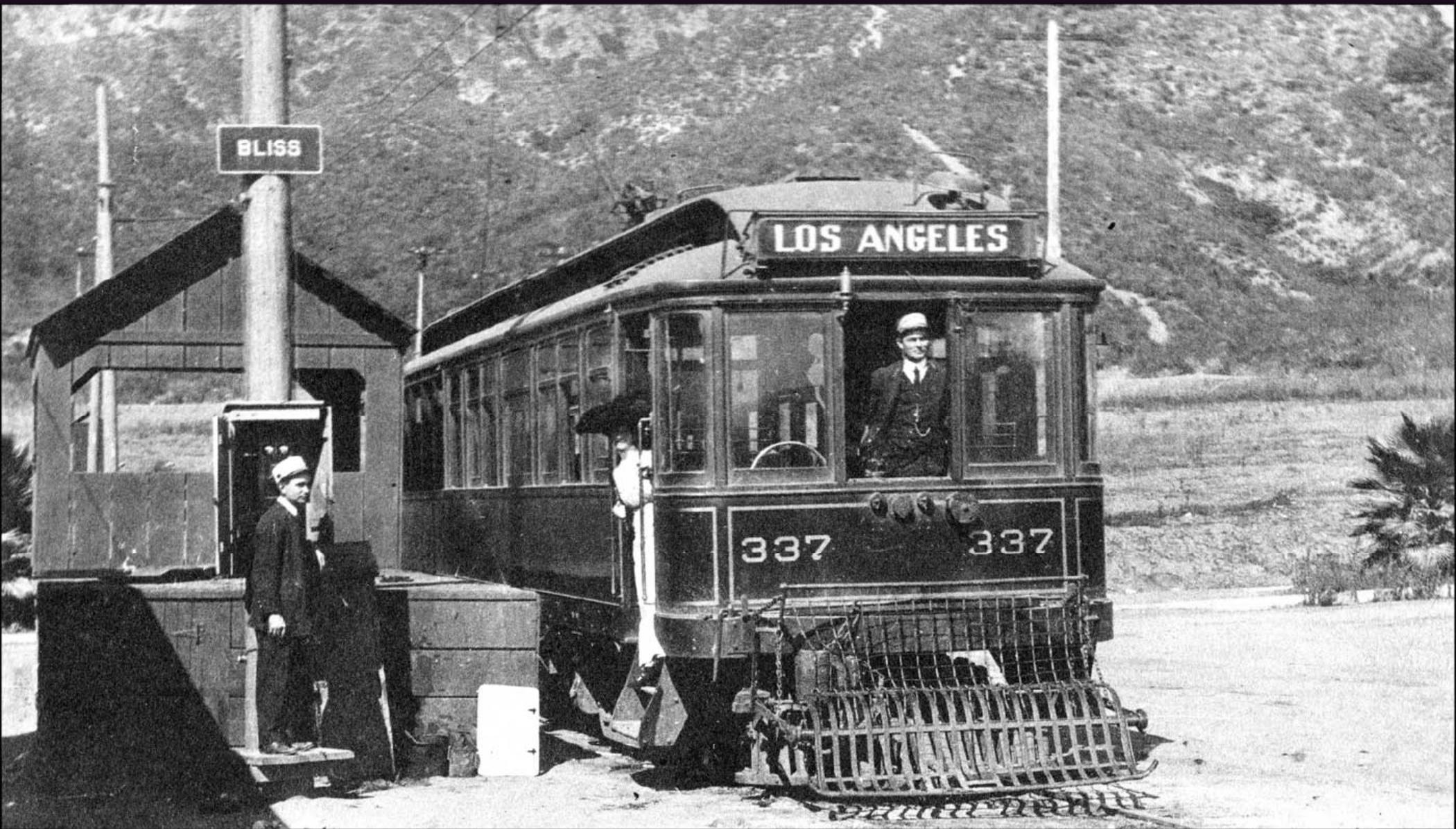


THE THIRD LOS ANGELES • 1900 - 1940

Urbanized Areas Pacific Electric Rail Transit System

0 5 10 20 30 40 50 60 70 80 Miles







LOEW'S STATE

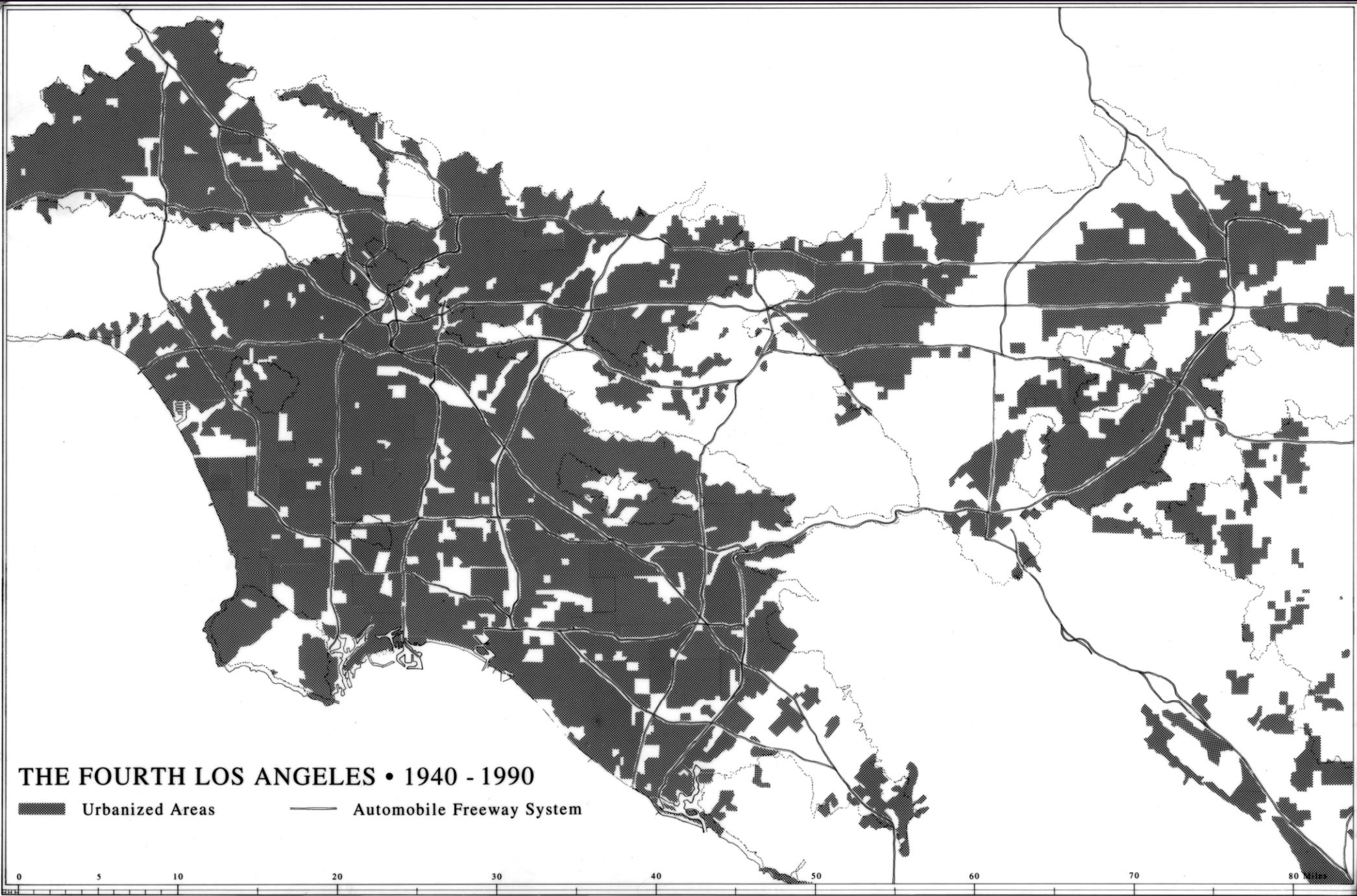
BROOKS

BROOKS
APPAREL STORE

Bank of America

Bank of America





THE FOURTH LOS ANGELES • 1940 - 1990

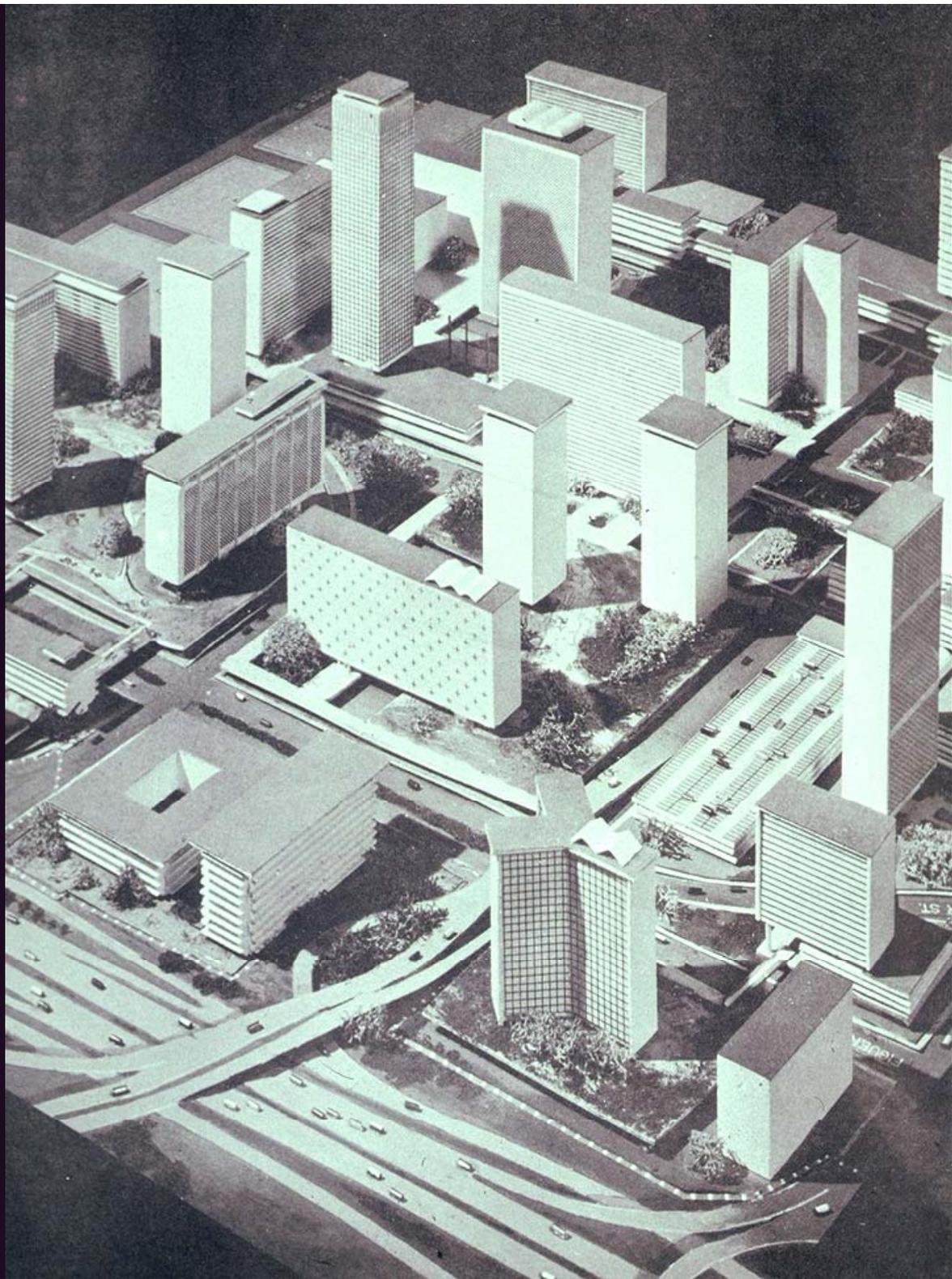
■ Urbanized Areas — Automobile Freeway System





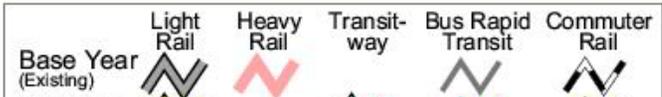
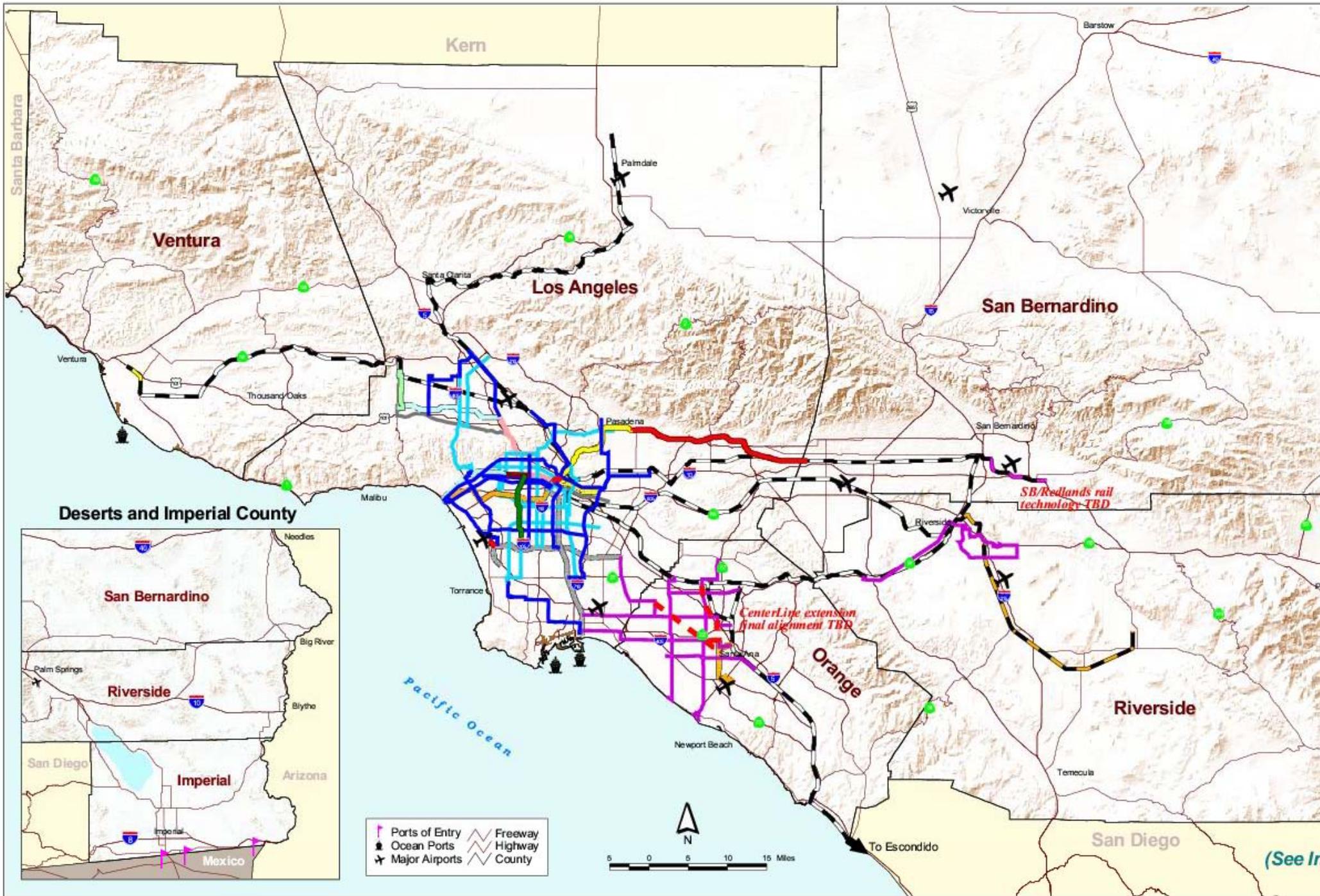






THE NEW HISTORY OF TOD IN LOS ANGELES





2030 Transit Corridor



(See In...)



EL CENTRO STREET

MISSION STREET

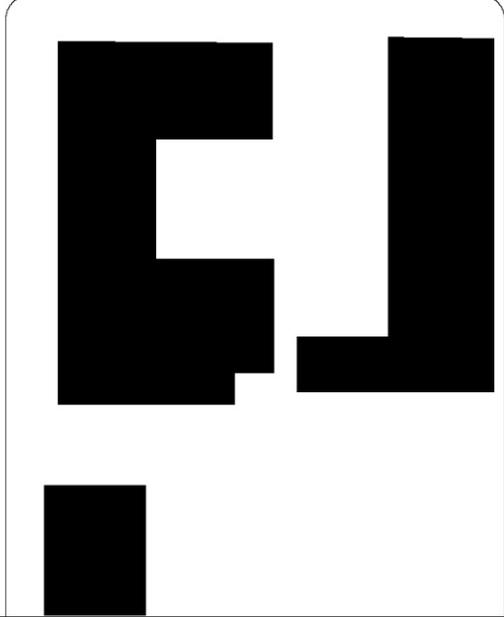
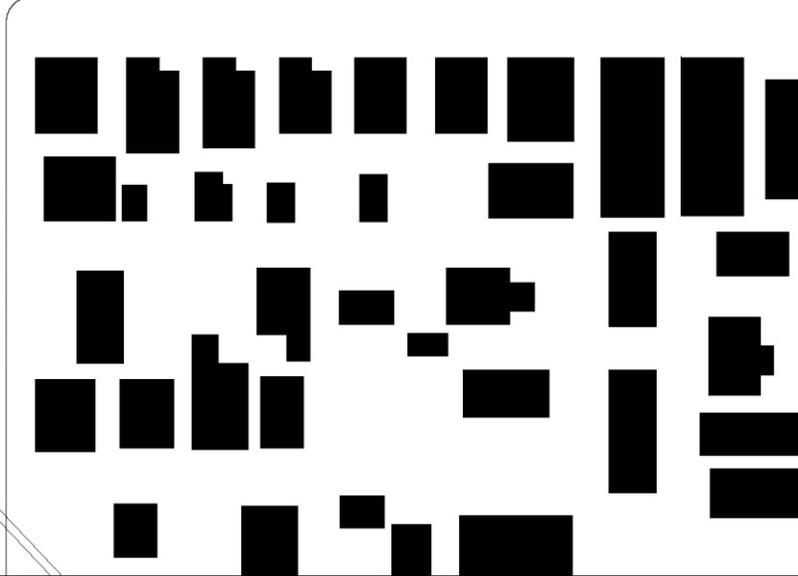
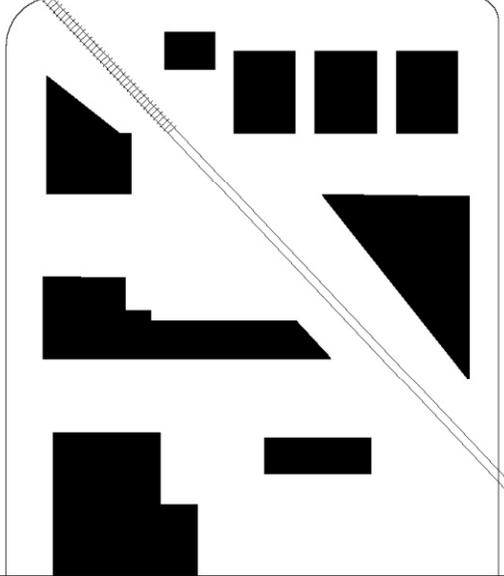
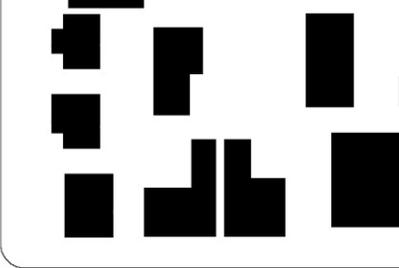
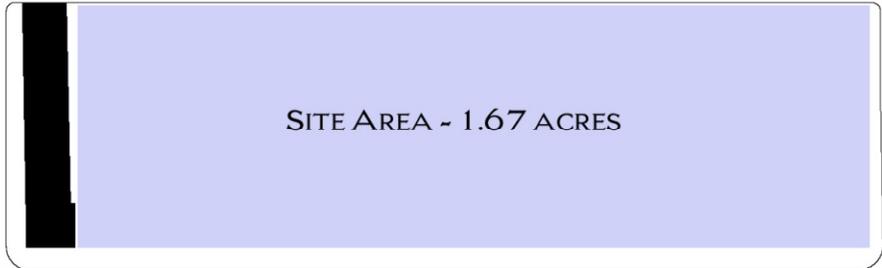
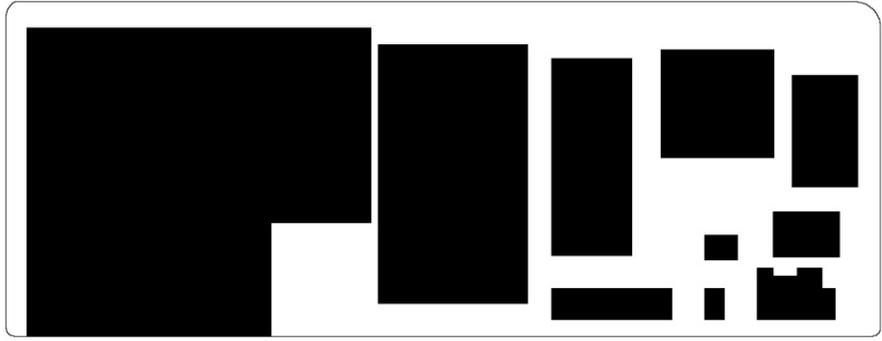
HOPE STREET

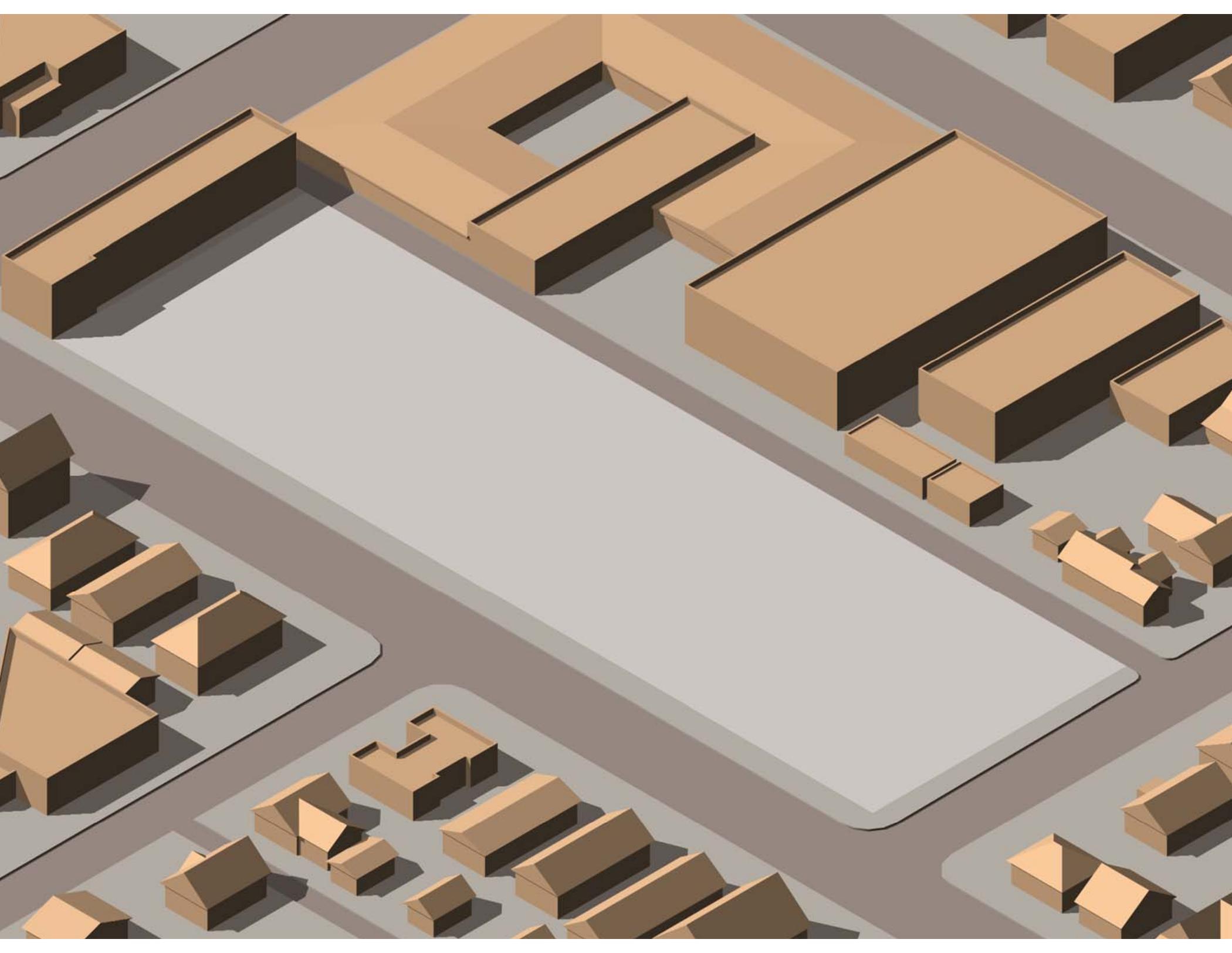
PROSPECT AVENUE

MERIDIAN AVENUE

MAGNOLIA STREET

SITE AREA ~ 1.67 ACRES













THIRD STREET CORRIDOR: ANALYSIS



Third Street Corridor Specific Plan
EAST LOS ANGELES - 1928

Display Ad 240 -- No Title
 Los Angeles Times (1886-Current File); Oct 9, 1921; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
 pg. V3

New Tract Open Today

150 HIGH DRY SIGHTLY LOTS

BELVEDERE GARDENS

Get a First Choice
 50 Ft. Lot
\$625 up
 \$10 Cash
 and
\$10 a Month

Possibly never before has a moderate priced home and investment opportunity been offered with so sure a future as BELVEDERE GARDENS.

EXPERT PREDICTS BIG JUMP IN VALUE OF VACANT LOTS

Already over 400 homes—miles of street work nearing completion—miles of water piping being laid and electric and gas service rapidly being installed. One block from the end of 5c car line BELVEDERE GARDENS faces the heaviest traveled auto boulevard out of Los Angeles. Traffic means quick increase in value and population.

TEMPORARY HOMES ALLOWED
 Get in ahead of completed improvements—SAVE YOUR RENT MONEY. 25 minutes from 7th and Broadway. Come and see this wonderful development.

Representatives at Tract Office All Day Until 7 P.M.
BUY DIRECT FROM OWNER
 20 Years of Responsibility Behind Each Sale

Janss Investment Co.
 PHONE 10345
 FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND BROADWAY

How to Go—
 Take Stephenson Ave. car on 7th St. to end of line. 5c fare and all-night service. One block to tract office. Or drive out Stephenson Ave. in your own machine.
 Free auto trips daily from our Main Office except Sunday.

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Display Ad 282 -- No Title
 Los Angeles Times (1886-Current File); Feb 5, 1922; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
 pg. V8

OPEN TODAY!
 NEW "BOULEVARD" TRACT

BELVEDERE GARDENS "ADDITION"
 BUSINESS AND HOME LOTS \$675 UP

Hundreds Will Be on Hand Today

GREATEST SALE OF BOULEVARD, BUSINESS AND RESIDENCE LOTS

Today that magnificent piece of land directly opposite Belvedere Gardens, facing Whittier Boulevard, is open for sale. Scores have endeavored to make advance reservations. Today it is open to everybody.

On the opposite side of Whittier Boulevard nearly 1000 homes have been built in seven or eight months. Business houses are being rapidly built to take care of the business requirements of this new moderate priced home district.

Mr. Wage-Earner, Mr. Workingman Mr. Renter, Mr. Investor

Take Advantage of this Opening. Last Opportunity on Whittier Boulevard

Second Heaviest Traveled Thoroughfare Radiating From the City

Belvedere Gardens "Addition"

Twenty-five Minutes to 7th and Broadway. 5c Yellow Car Line.

These lots will go fast. Come out Sunday and either select an investment opportunity or a lot for a homeplace and STOP RENTING.

Business Lots—\$1100 Up Residence Lots—\$675 Up
 ON OUR FAMOUS EASY PAYMENT PLAN

Residence Lots Less Than 2 Blocks From Boulevard

TEMPORARY HOMES ALLOWED

Representatives at Tract Office All Day

Janss Investment Co.

PHONE 10345

FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND BROADWAY

20 Years' Responsibility Behind Each Sale

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Display Ad 413 -- No Title
 Los Angeles Times (1886-Current File); Dec 11, 1921; ProQuest Historical Newspapers Los Angeles Times (1881 - 1986)
 pg. V2

We Announce
Unit no 2
Belvedere Gardens
ANNEX
OPEN TODAY!

—ABREAST OF NEW INDUSTRIAL DEVELOPMENTS

\$500 UP
 \$25 DEPOSIT \$10 MONTHLY

\$25
 Scores one of these
Big 'Opportunity' Lots

Your Best Christmas Gift
 A Home Lot in Belvedere Gardens Annex

How to Go—
 Take Stephenson Ave. car on Seventh St. to end of line. 5c fare and all night service. One block to Tract Office, or come to new Tract Office, corner Laguna St. and Stephenson Ave. New tract is one block south of Stephenson Ave. on Bonita Beach Place.
 Get FIRST CHOICE of these new lots. Free trips daily from our Main Office.

Last Sunday we announced the opening of Unit No. 1—125 lots—at Belvedere Gardens Annex. Tuesday every one of these lots were sold. TODAY Unit No. 2—100 lots—directly adjoining Unit No. 1, is open for sale. They will go just as fast—for never have we been able to offer such moderately priced home lots directly adjacent to an industrial development such as has been announced on the near-by railway property.

Most Popular Workingman's Home District
 One Block From 5c Car Line
 25 Minutes From 7th and Broadway

All area are on Belvedere Gardens. Traffic increasing at an enormous rate. New buildings—new business blocks—hundreds of new homes already built and being built.

BUY NOW—AT
Belvedere Gardens Annex
 Temporary Homes Allowed
 Water, Gas, Electricity and Uniced-Paved Sts.

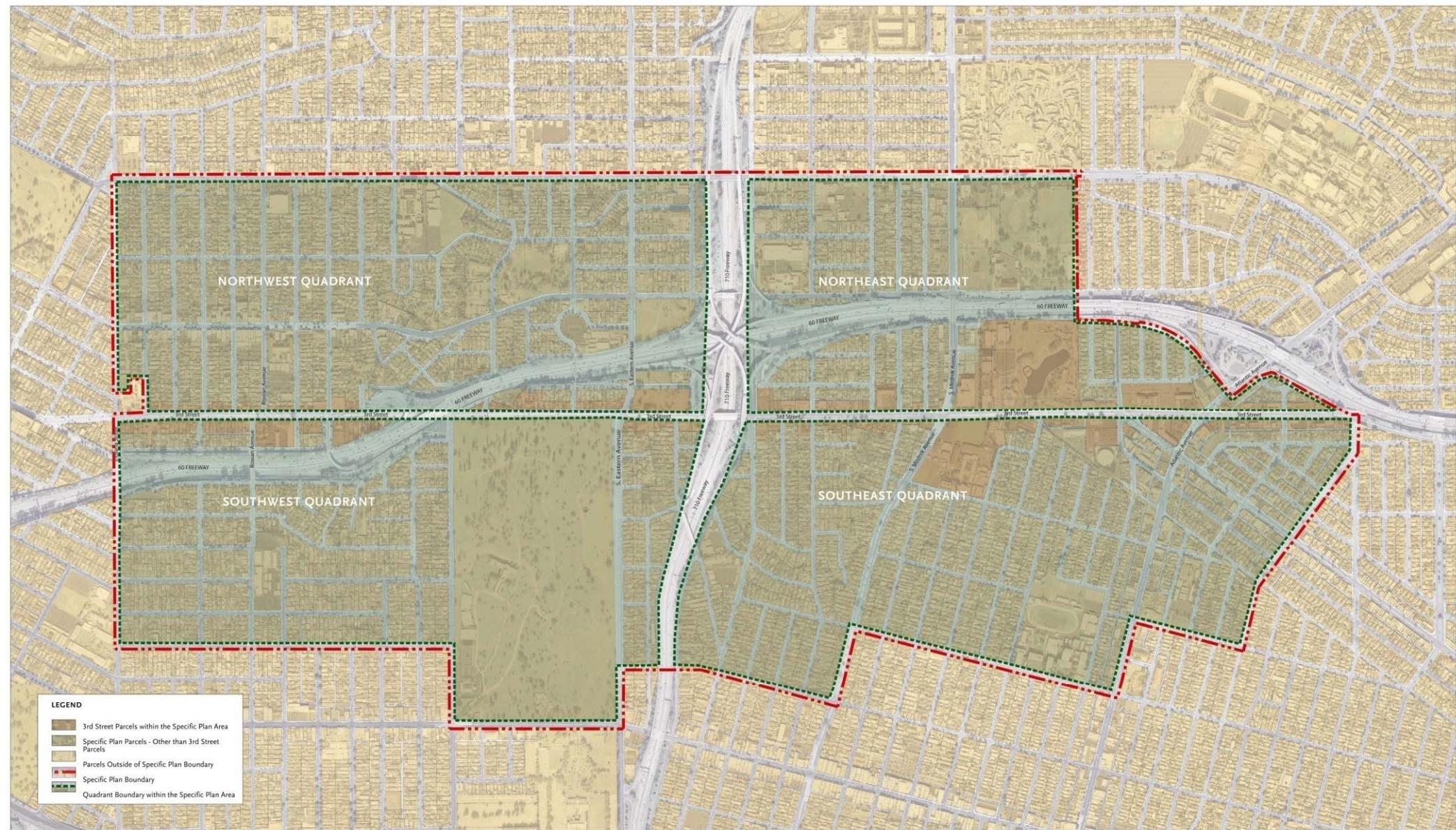
Save your rent. Put it into a temporary home. Our adjoining property, 370 lots, sold in 10 days. Already 40 new homes. Spare in those profits—NOW—before improvements increase values.
COME TODAY—as early as YOU CAN—Get a first choice of Unit No. 2
 Representatives at Tract Offices All Day

Janss Investment Co.
 PHONE 10345
 FOURTH FLOOR METROPOLITAN BLDG. FIFTH AND BROADWAY
 20 Years' Responsibility Behind Each Sale

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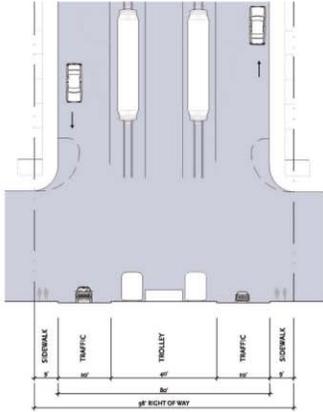
Third Street Corridor Specific Plan
EAST LOS ANGELES - 1952



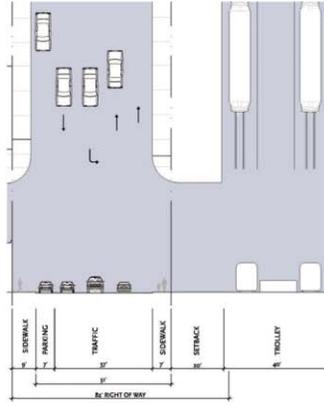
LEGEND

- 3rd Street Parcels within the Specific Plan Area
- Specific Plan Parcels - Other than 3rd Street Parcels
- Parcels Outside of Specific Plan Boundary
- Specific Plan Boundary
- Quadrant Boundary within the Specific Plan Area

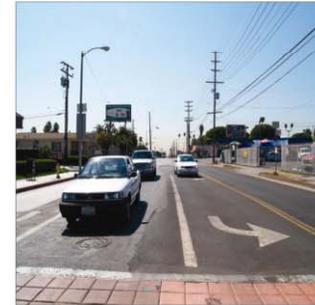




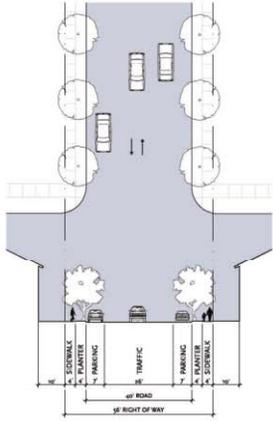
7 E. 3RD STREET @ ATLANTIC AVENUE (LOOKING EAST)



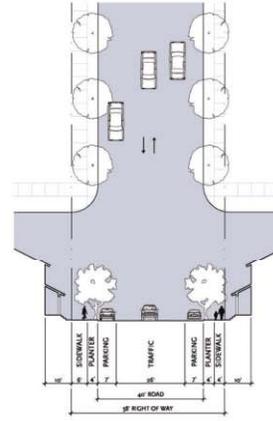
8 S. INDIANA AVENUE AT 3RD STREET (LOOKING NORTH)



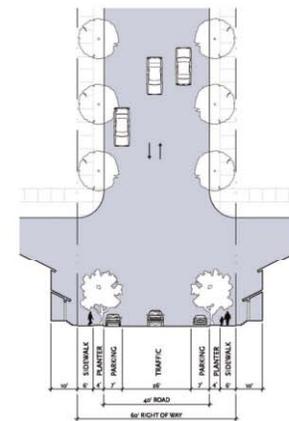
9 S. INDIANA AVENUE AT 3RD STREET (LOOKING SOUTH)



10 S. HICKS AVENUE AND E. 3RD STREET (LOOKING NORTH)



11 S. DITMAN AVENUE AND E. 3RD STREET (LOOKING SOUTH)



12 S. DITMAN AVENUE AND E. 3RD STREET (LOOKING NORTH)



1

Northwest, Southwest Northeast, and Southeast Quadrants: Properties of Interest

HRI = California Historic Resources Inventory
CR = California Register

Block	Block Section/ Parcel No.#	APN	Site Address	Year Built	Acres	Comments	Photograph
NW-37	A-3	5232018021	3691 E 3 RD ST 90063	1960	0.05	Mid-Century Modern style restaurant, interesting roofline	
NW-39	A-2	5232016022	3747 E 3 RD ST 90063 (left)	1905	0.13	Early development bungalows with wood clapboard siding Green bungalow to the left	

2

Block	Block Section/ Parcel No.#	APN	Site Address	Year Built	Acres	Comments	Photograph
NW-39	A-3	5232016043	3751 E 3 RD ST 90063 (right)	1958	0.11	UYEDA, HIROSHI AND MITSUKO, OWNER White bungalow to the right assessor's date may be for another building on parcel	
NW-53	B-1	5236001049	4101 E 3 RD ST 90063	1929	0.21	ROMAN CATHOLIC ARCHBISHOP OF LA Catholic church	
NW-53	B-1	5236001050	4103 E 3 RD ST 90063	1948	0.30	ROMAN CATHOLIC ARCHBISHOP OF LA Catholic church	
NW-54	A-7	5236017042	4249 E 3 RD ST 90063	1966	0.45	Interesting mid-century modern metal canopy roof of former gas station	
NW-55A	1	5236017902	260 S EASTERN AVE 90022	N/A	3.87	UNITED SERBIAN BENEVOLENT SOCIETY CEMETERY	

3

Block	Block Section/ Parcel No.#	APN	Site Address	Year Built	Acres	Comments	Photograph
SW-1	B-4	5232029017	3644 E 3 RD ST 90063	1910	0.17	Early development craftsman bungalow with non-original stucco cladding Part of intact contiguous grouping of residential properties	
SW-1	B-5	5232029018	3648 E 3 RD ST 90063	1908	0.17	Early development craftsman bungalow with a mix of wood clapboard siding and non-original stucco cladding Part of intact contiguous grouping of residential properties	 

4

Block	Block Section/ Parcel No.#	APN	Site Address	Year Built	Acres	Comments	Photograph
SW-1	B-6	5232029019	3652 E 3 RD ST 90063	1909	0.17	No photograph. Surrounding properties representative of this site. Photo will be taken at future research site visit.	
SW-1	B-7	5232029024	3656 E 3 RD ST 90063	1902	0.17	Early development Mission style bungalow with non-original stone and wood cladding Part of intact contiguous grouping of residential properties	
SW-1	B-8	5232029025	3662 E 3 RD ST 90063	1909	0.18	Early development vernacular bungalow with non-original stucco cladding and replacement windows Part of intact contiguous grouping of residential properties	



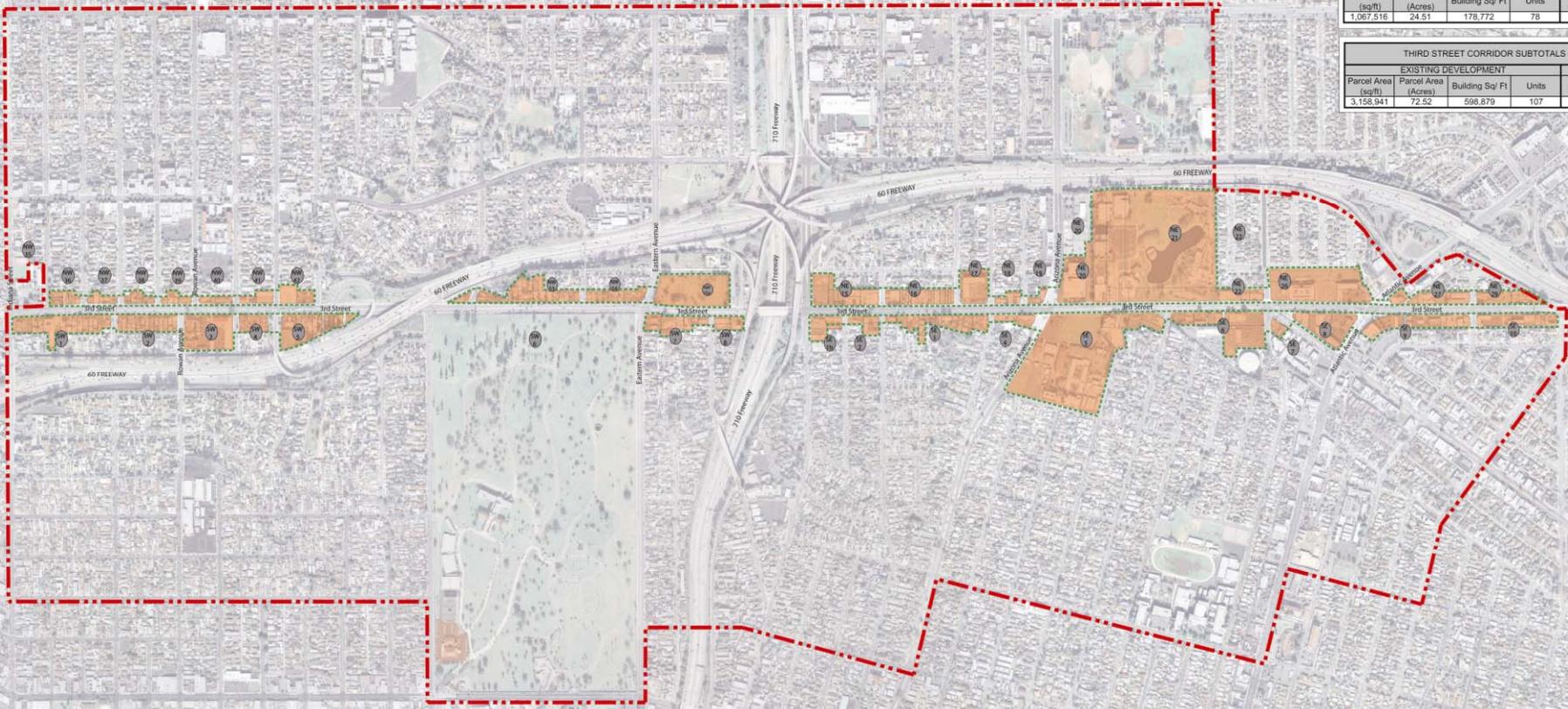
LEGEND

R-1 - Single Family Residence	IT - Institutional
R-2 - Two-Family Residence	O-S - Open space
R-3 (U) - Limited Multiple Residence	Southwest Quadrant Block 1
R-4 (U) - Unlimited Multiple Residence	Block Section A Parcel 1
C-1 - Restricted Business	
C-2 - Neighborhood Commercial	
C-3 - Unlimited Commercial	
C-M - Commercial Manufacturing	
CPD - Commercial Planned Development	
M-1 - Lighting Manufacturing	
P-R - Restricted Parking	

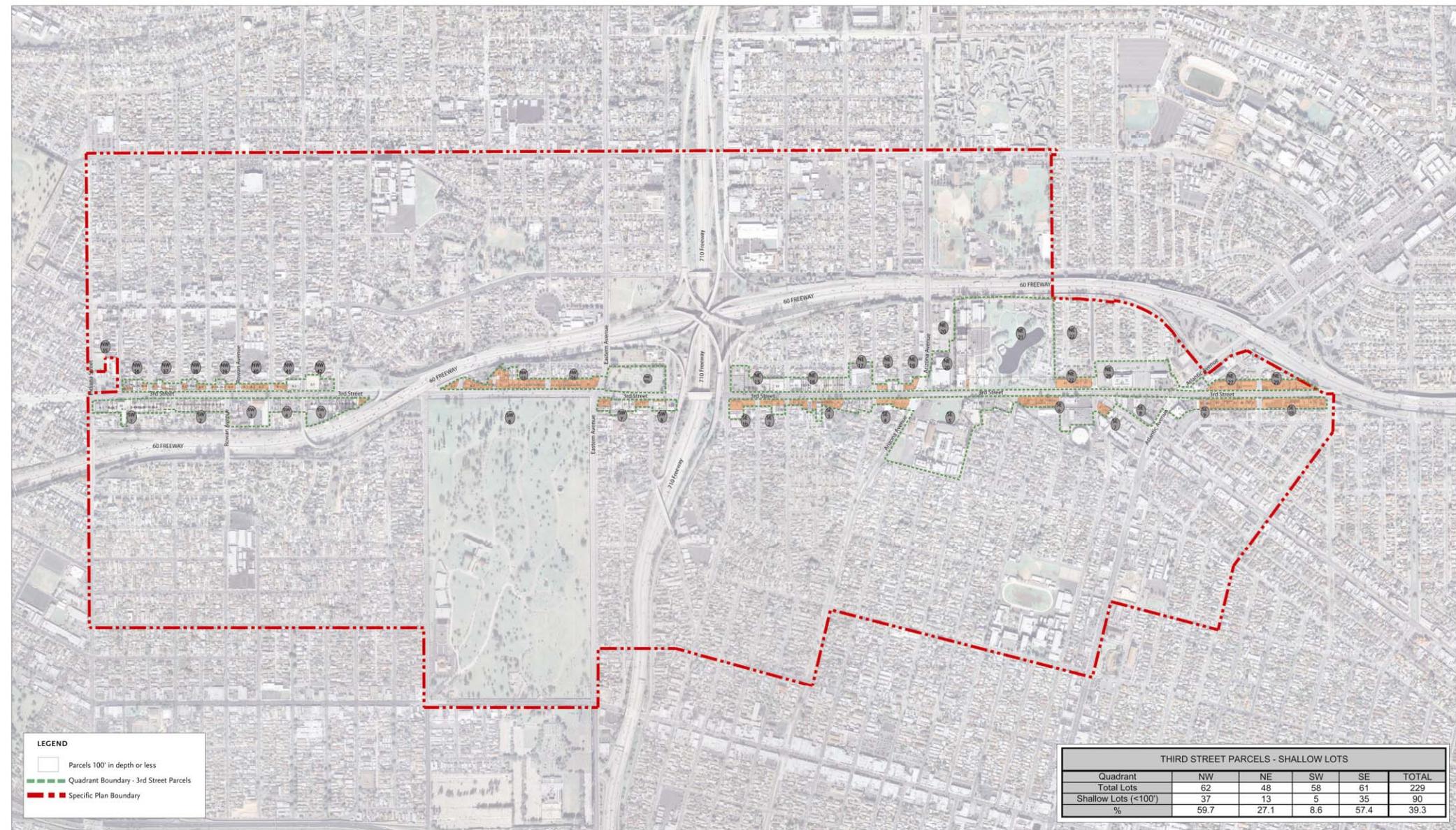
THIRD STREET CORRIDOR TOTALS					
EXISTING DEVELOPMENT				ALLOWED DEVELOPMENT	
Parcel Area (sq/ft)	Parcel Area (Acres)	Building Sq/ Ft	Units	Max Area Allowed (all floors combined)	Equivalent Res'l Units
4,226,458	97.03	777,651	185	8,036,810	1,886

THIRD STREET CORRIDOR SUBTOTALS - WEST OF 710 FWY					
EXISTING DEVELOPMENT				ALLOWED DEVELOPMENT	
Parcel Area (sq/ft)	Parcel Area (Acres)	Building Sq/ Ft	Units	Max Area Allowed (all floors combined)	Equivalent Res'l Units
1,067,516	24.51	178,772	78	3,457,981	871

THIRD STREET CORRIDOR SUBTOTALS - EAST OF 710 FWY					
EXISTING DEVELOPMENT				ALLOWED DEVELOPMENT	
Parcel Area (sq/ft)	Parcel Area (Acres)	Building Sq/ Ft	Units	Max Area Allowed (all floors combined)	Equivalent Res'l Units
3,158,941	72.52	598,879	107	4,578,829	1,015



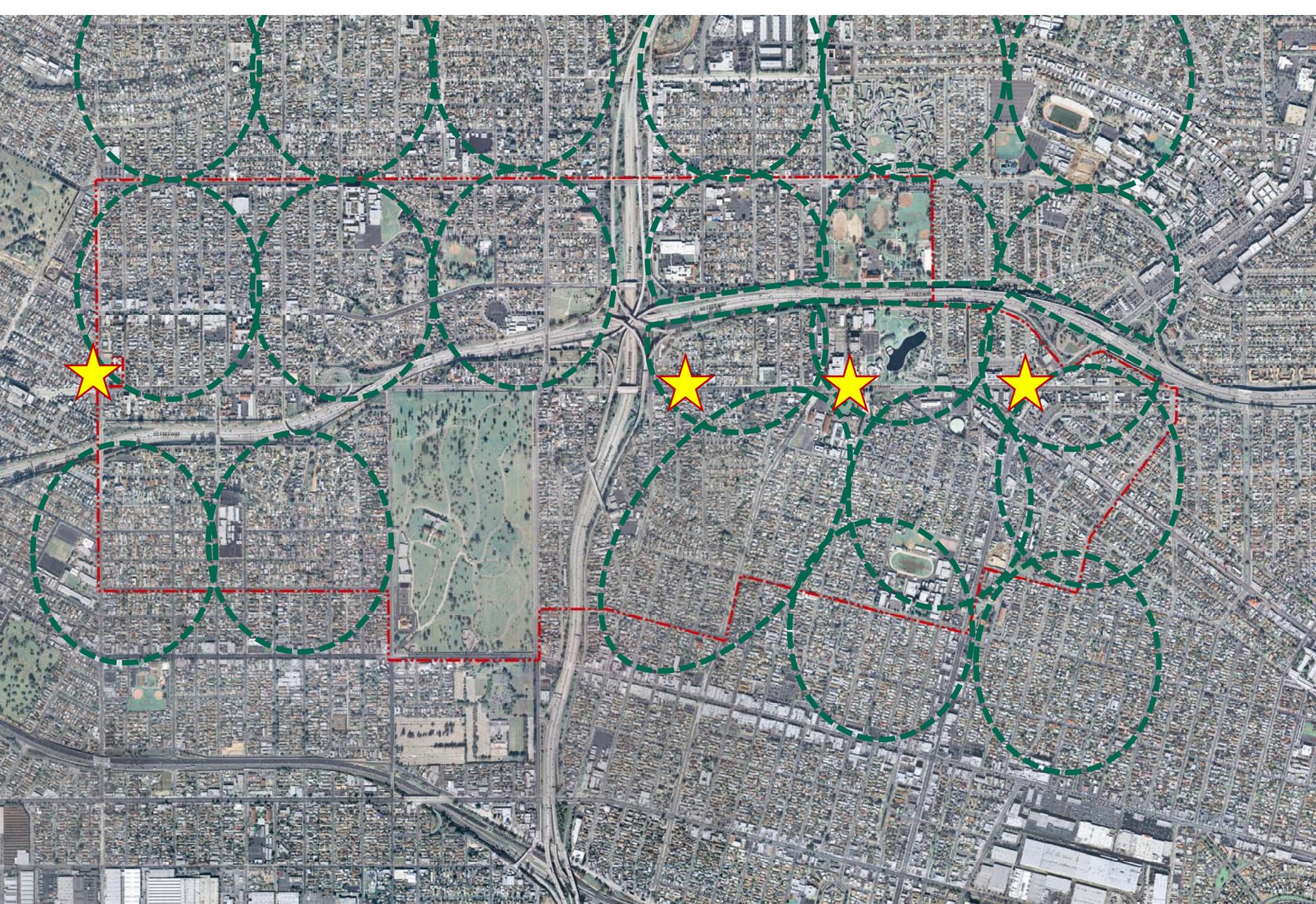
LEGEND	
	3rd Street Parcels
	Quadrant Boundary - 3rd Street Parcels
	Specific Plan Boundary



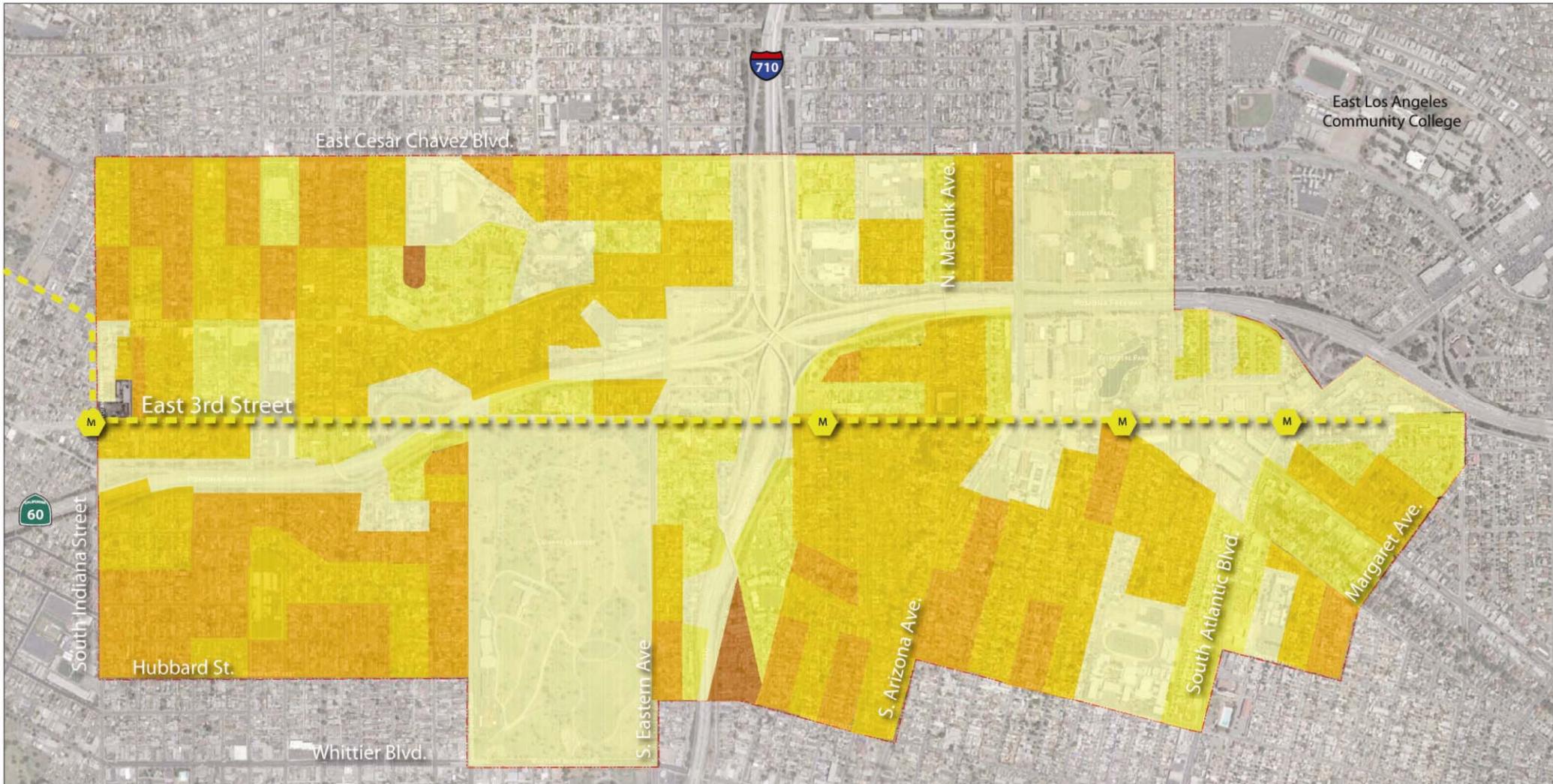
LEGEND

- Parcels 100' in depth or less
- Quadrant Boundary - 3rd Street Parcels
- Specific Plan Boundary

THIRD STREET PARCELS - SHALLOW LOTS					
Quadrant	NW	NE	SW	SE	TOTAL
Total Lots	62	48	58	61	229
Shallow Lots (<100')	37	13	5	35	90
%	59.7	27.1	8.6	57.4	39.3

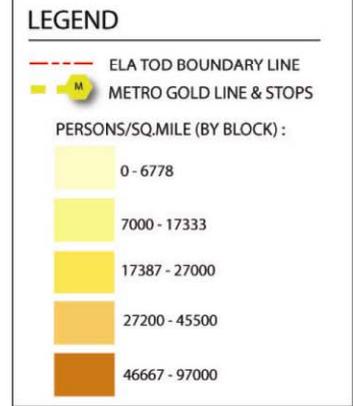


Walkability: 5-minute walking radius

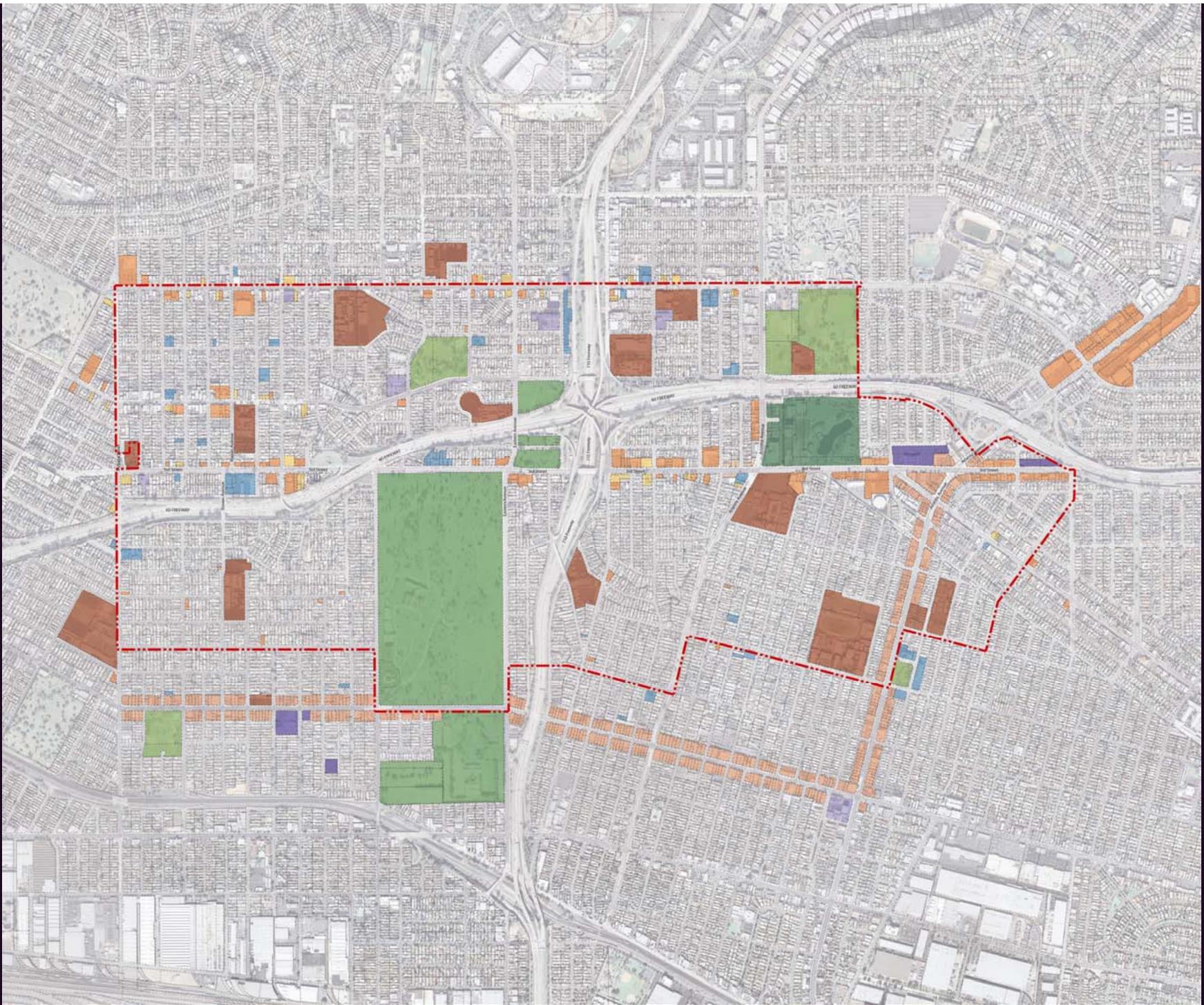


- EAST LOS ANGELES DEMOGRAPHICS**
- 96.7% Hispanic or Latino
 - 56.3% Households with one or more children under 18 years old
 - Estimated median household income: \$35,482 (California: \$59,948)
 - Median resident age: 26.5 (California: 33.3)

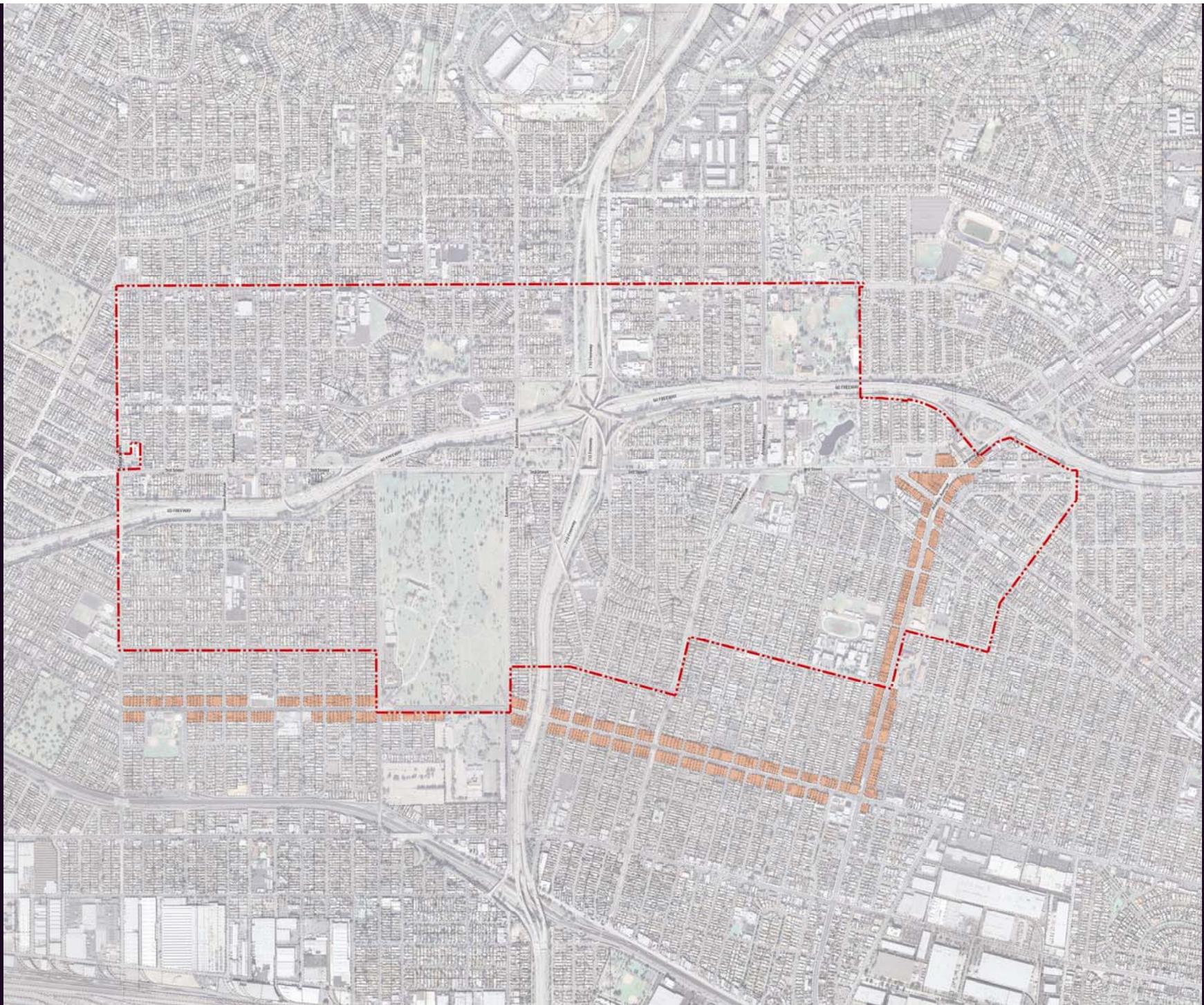
Sources: US Census Bureau (2000); www.citydata.com (2007)



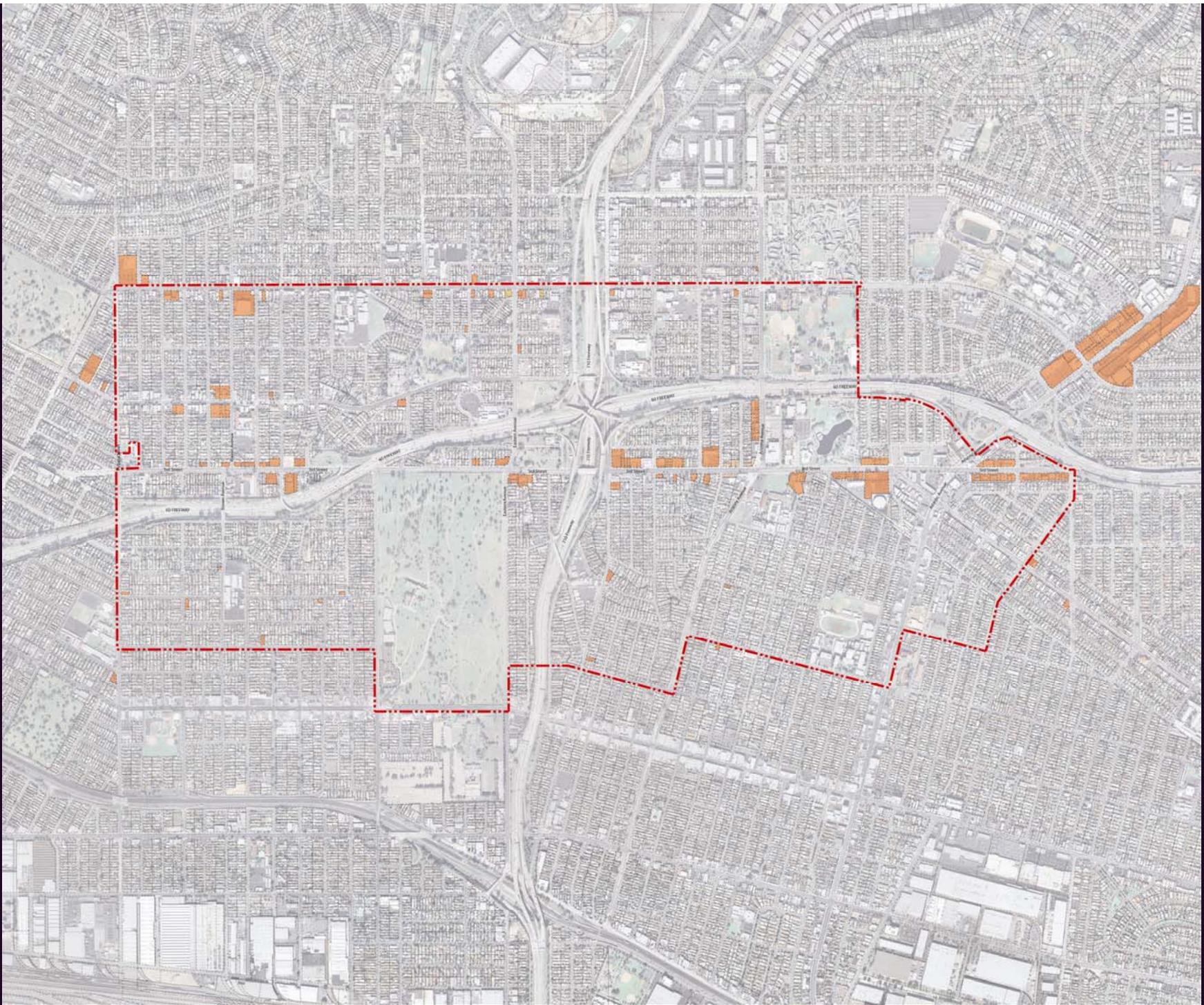
Source: US Census Bureau "East Los Angeles CDP: California by Block" (2000)



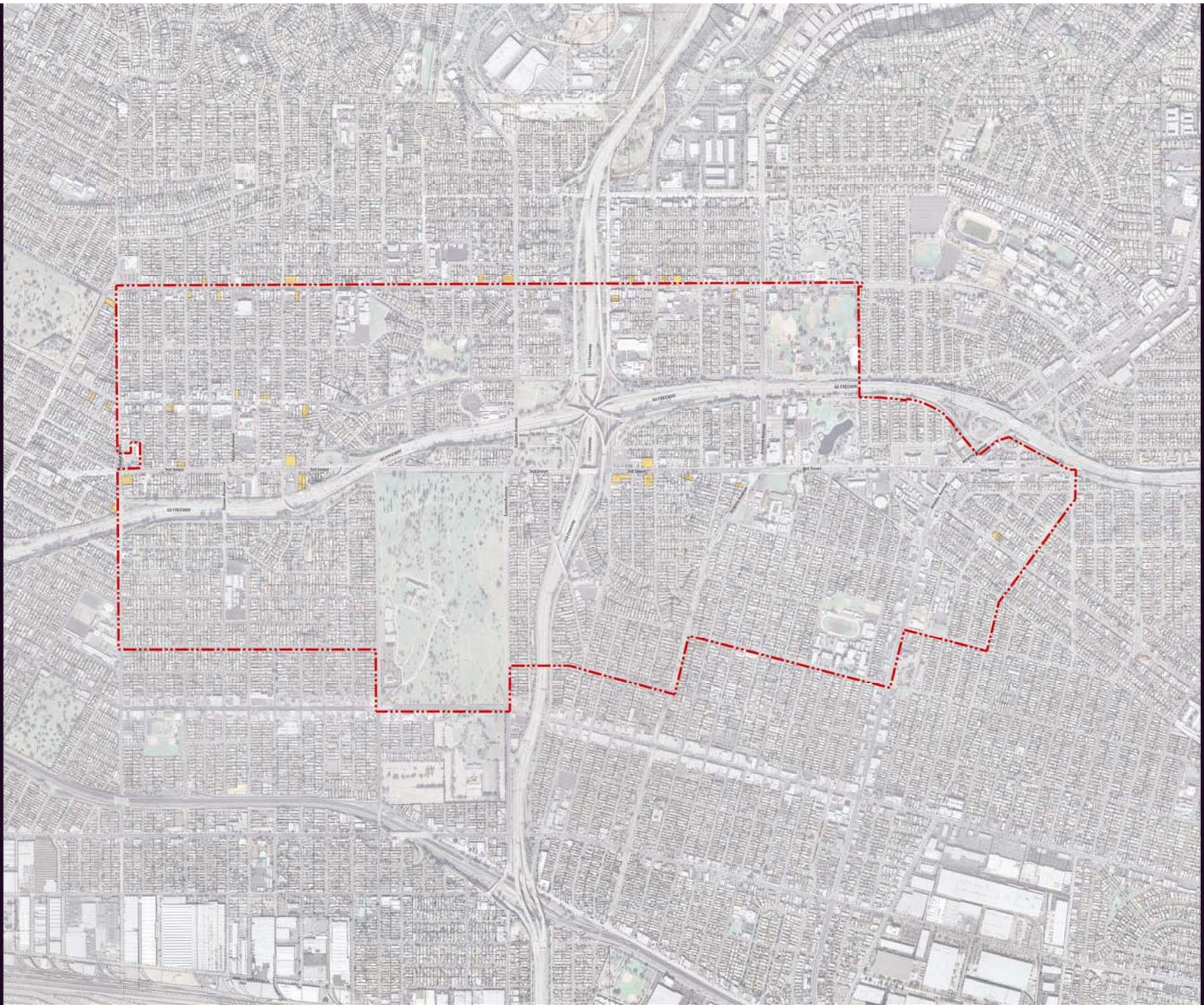
Community Resources



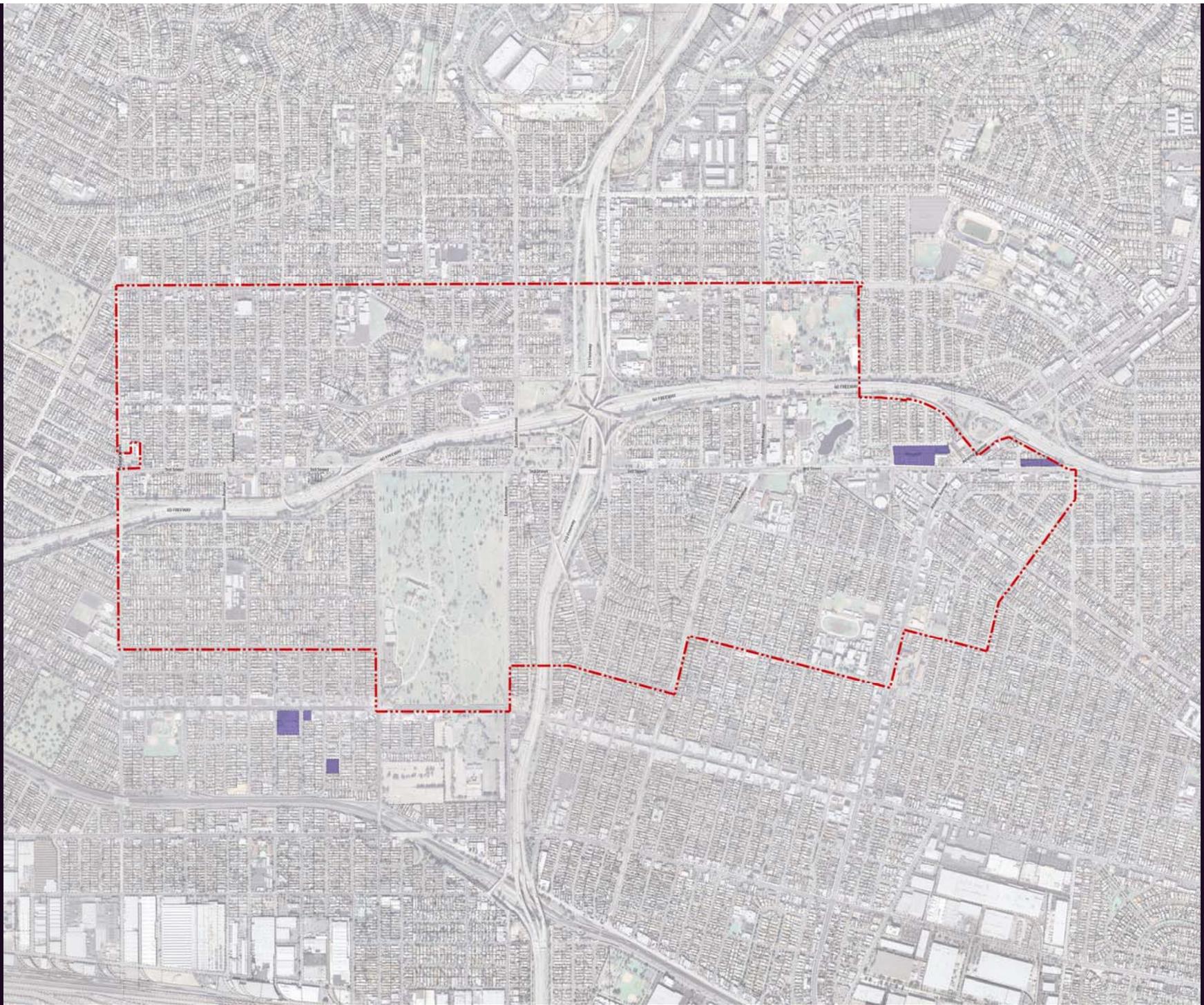
Community-wide and Regional Retail / Commercial



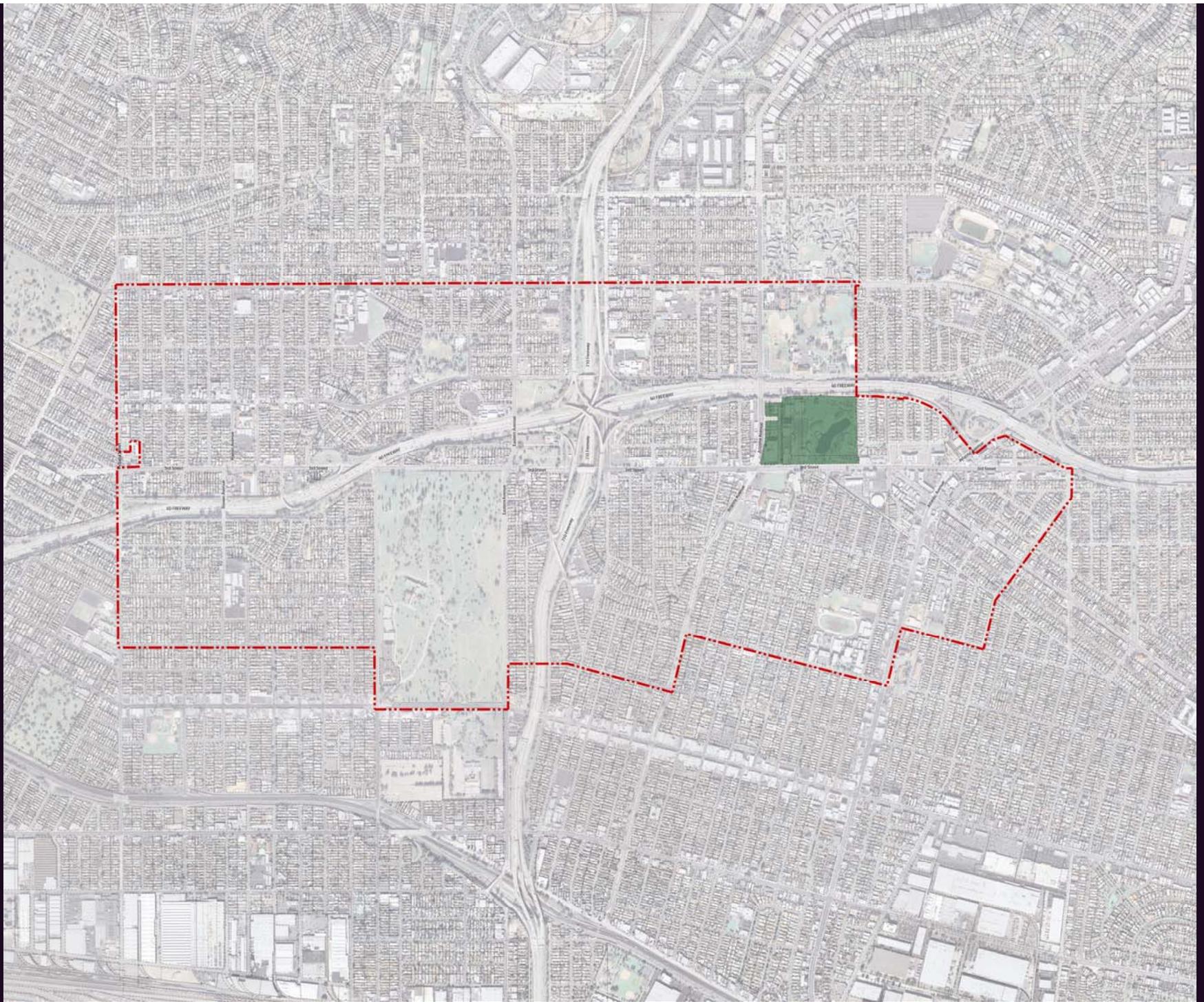
Neighborhood Retail & Commercial



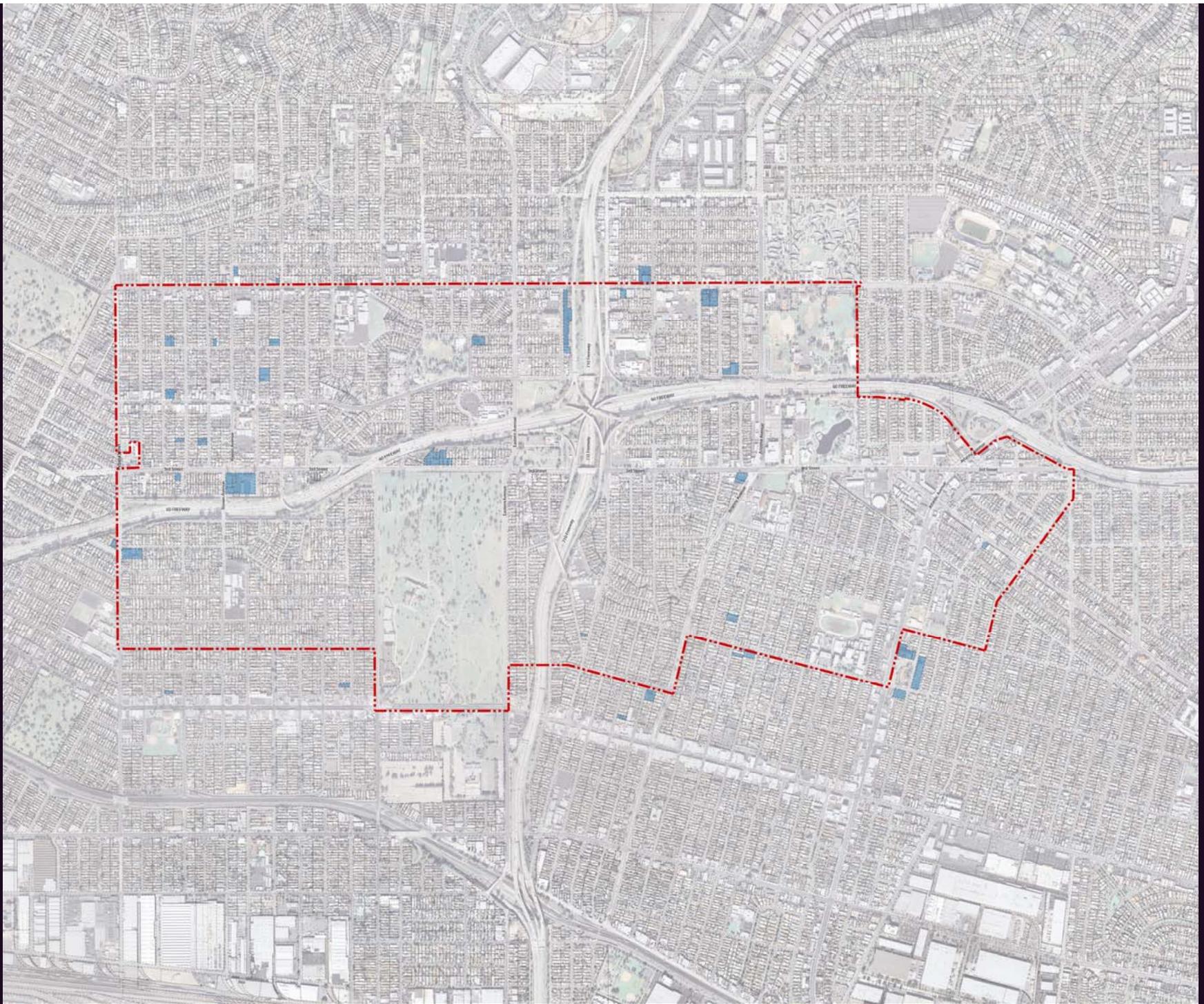
Dining and Bars



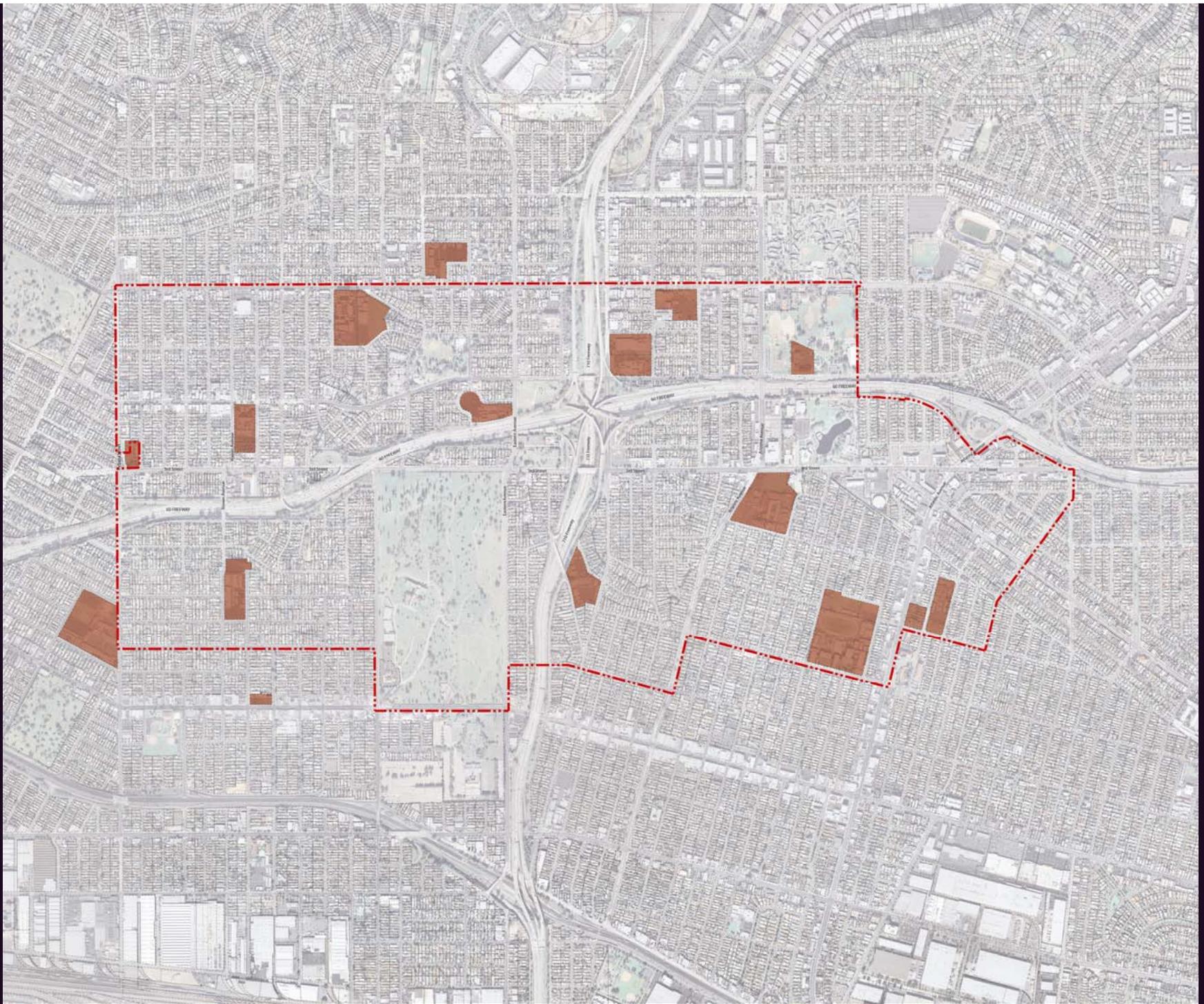
Hospitals



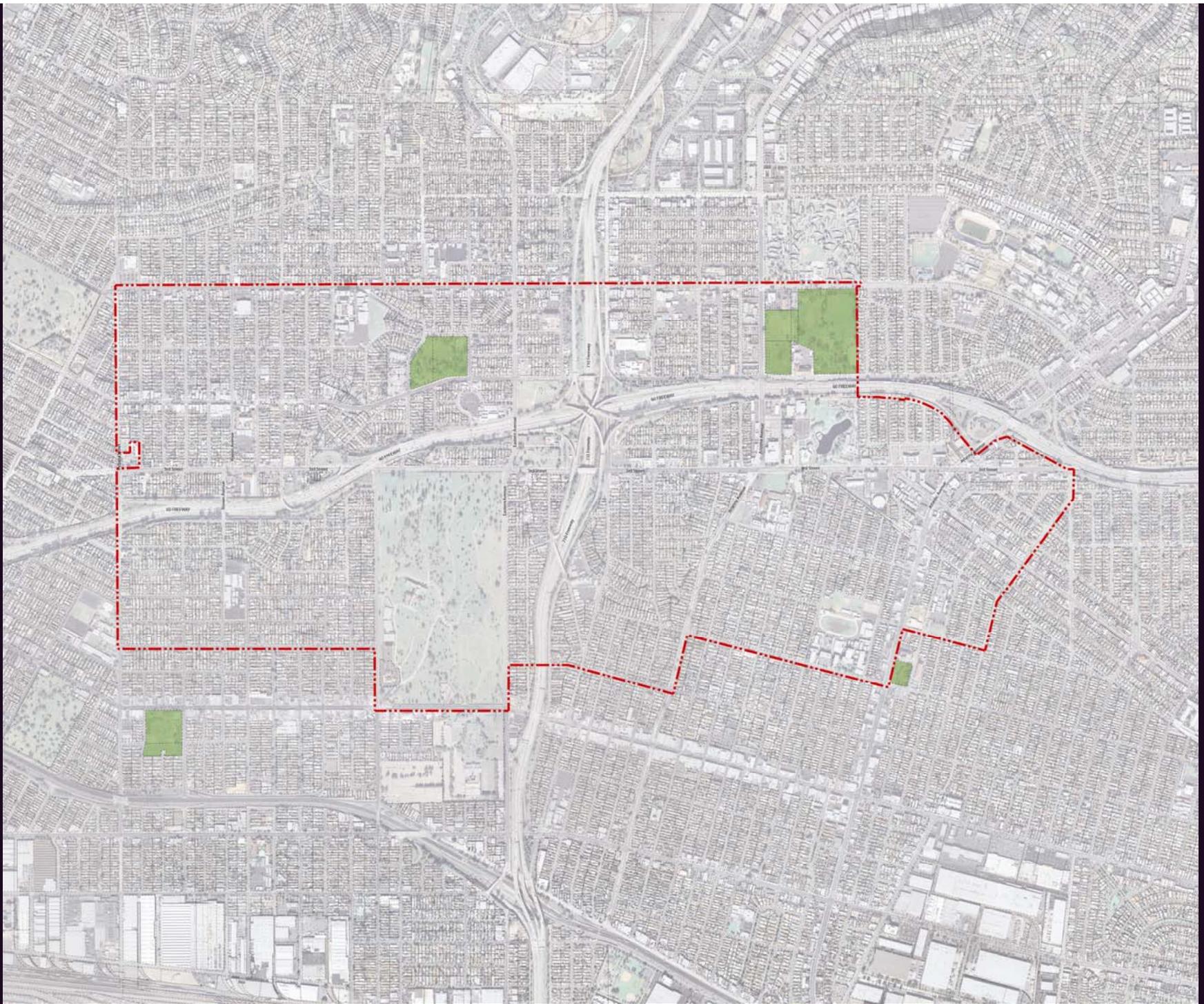
Civic Center



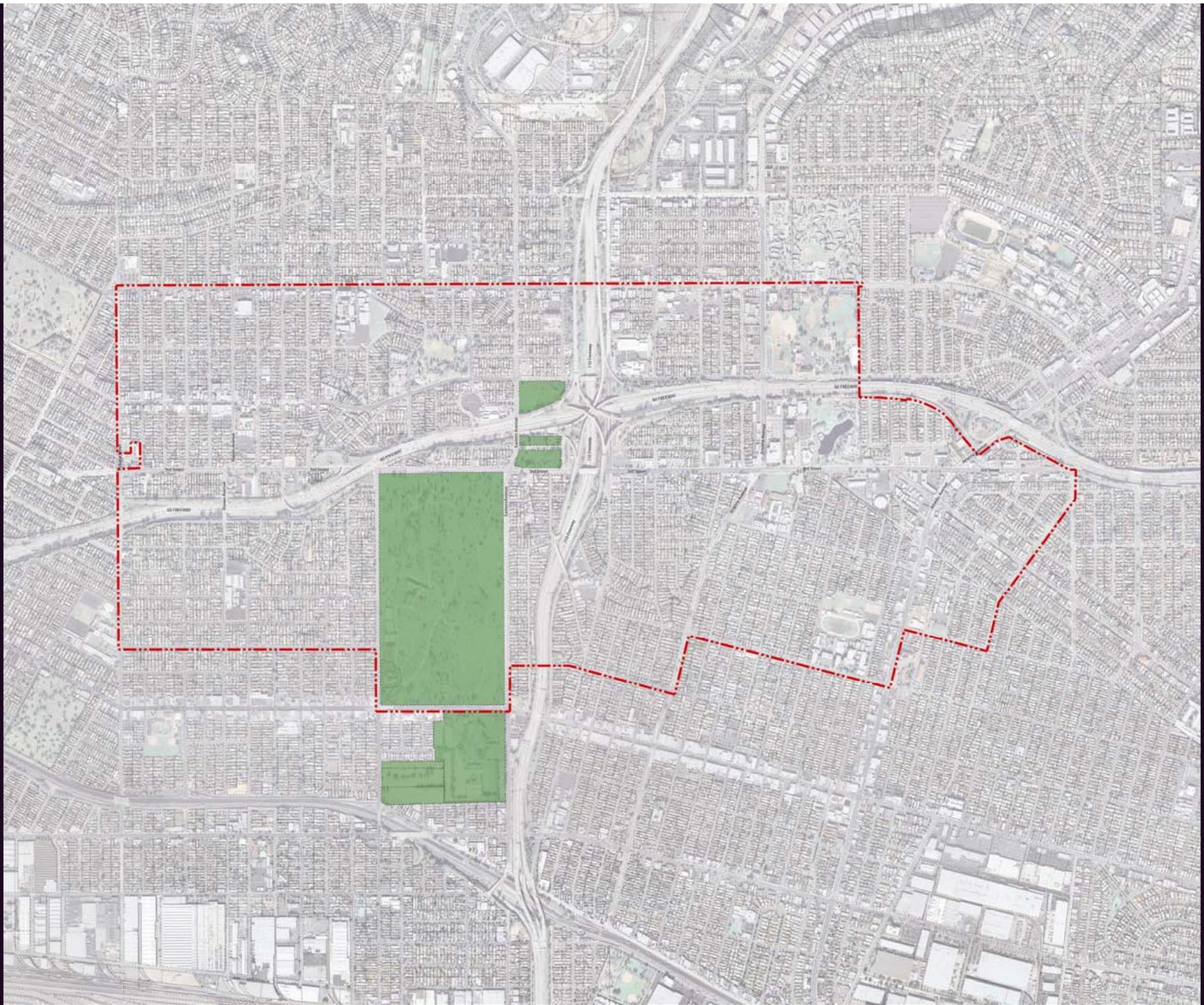
Places of Worship



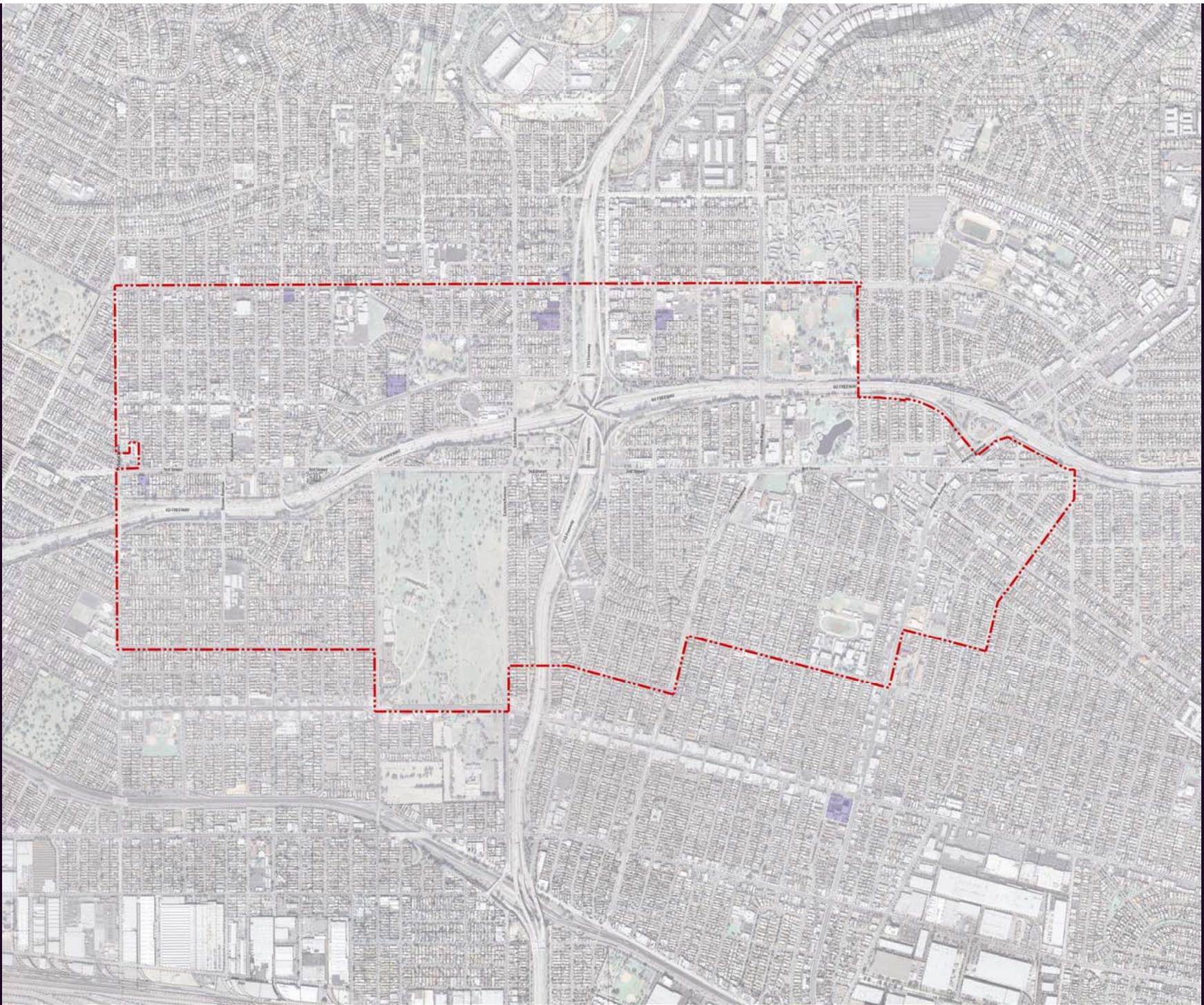
Schools



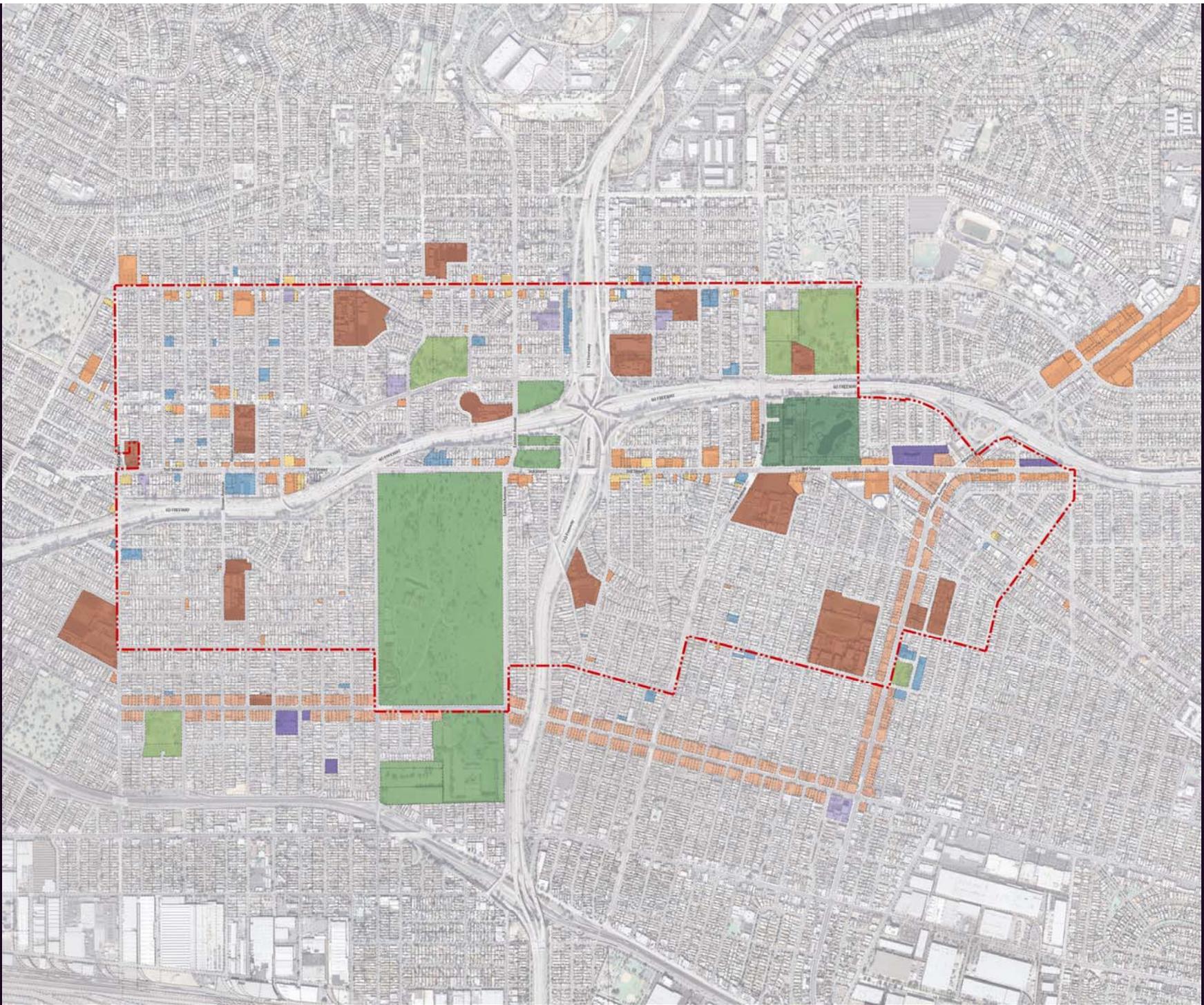
Parks



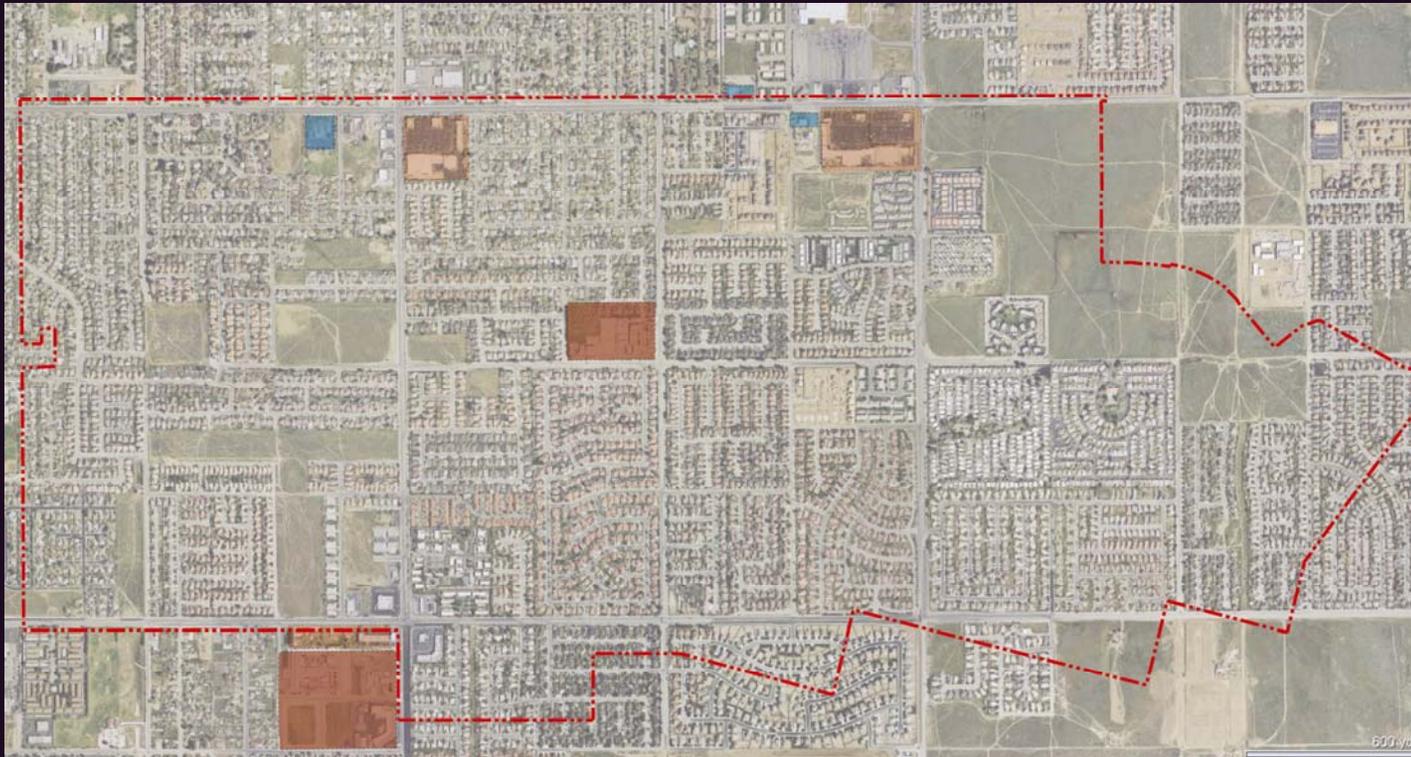
Cemeteries



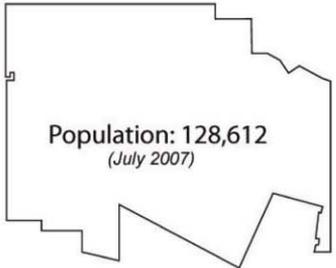
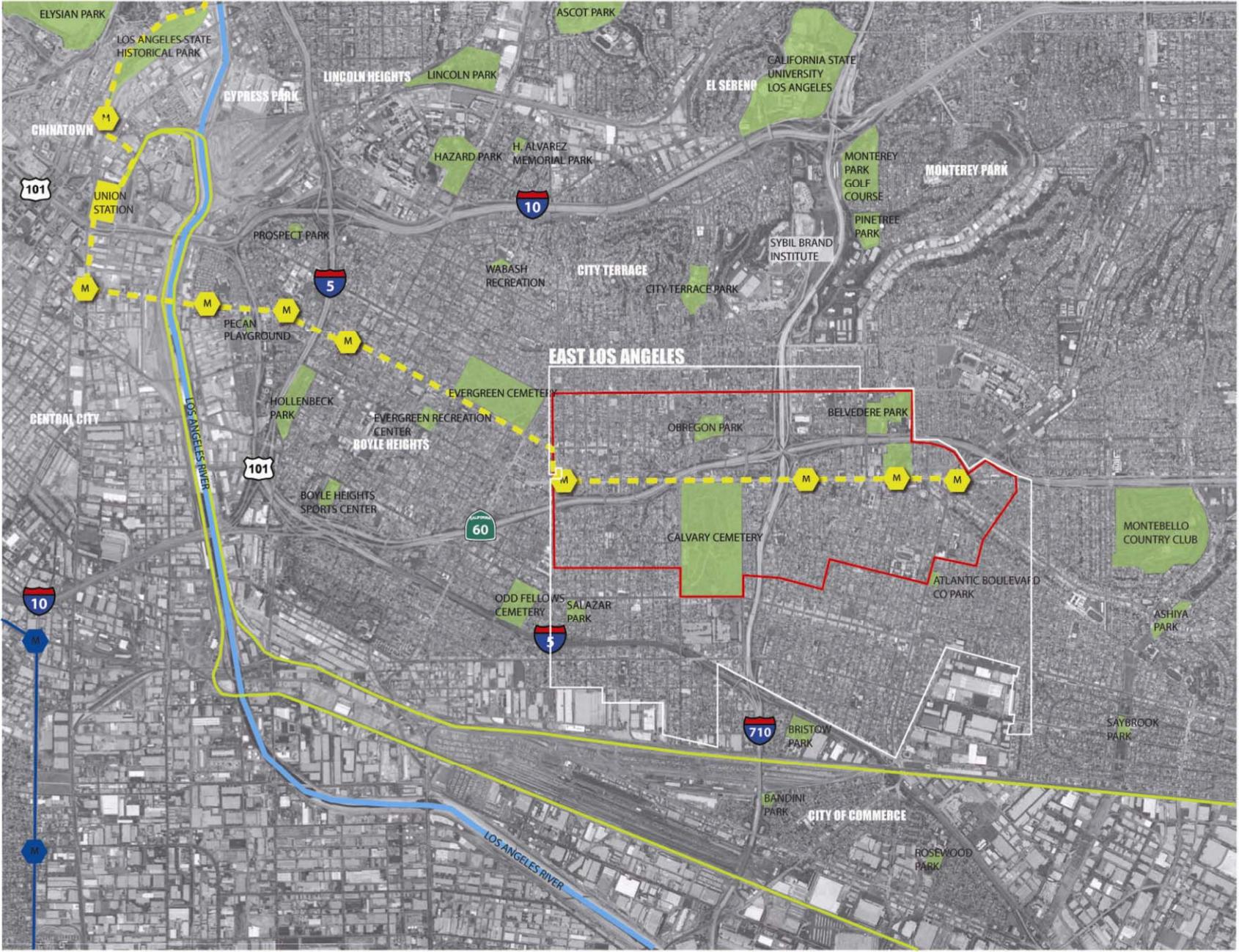
Other Community Resources



Community Resources



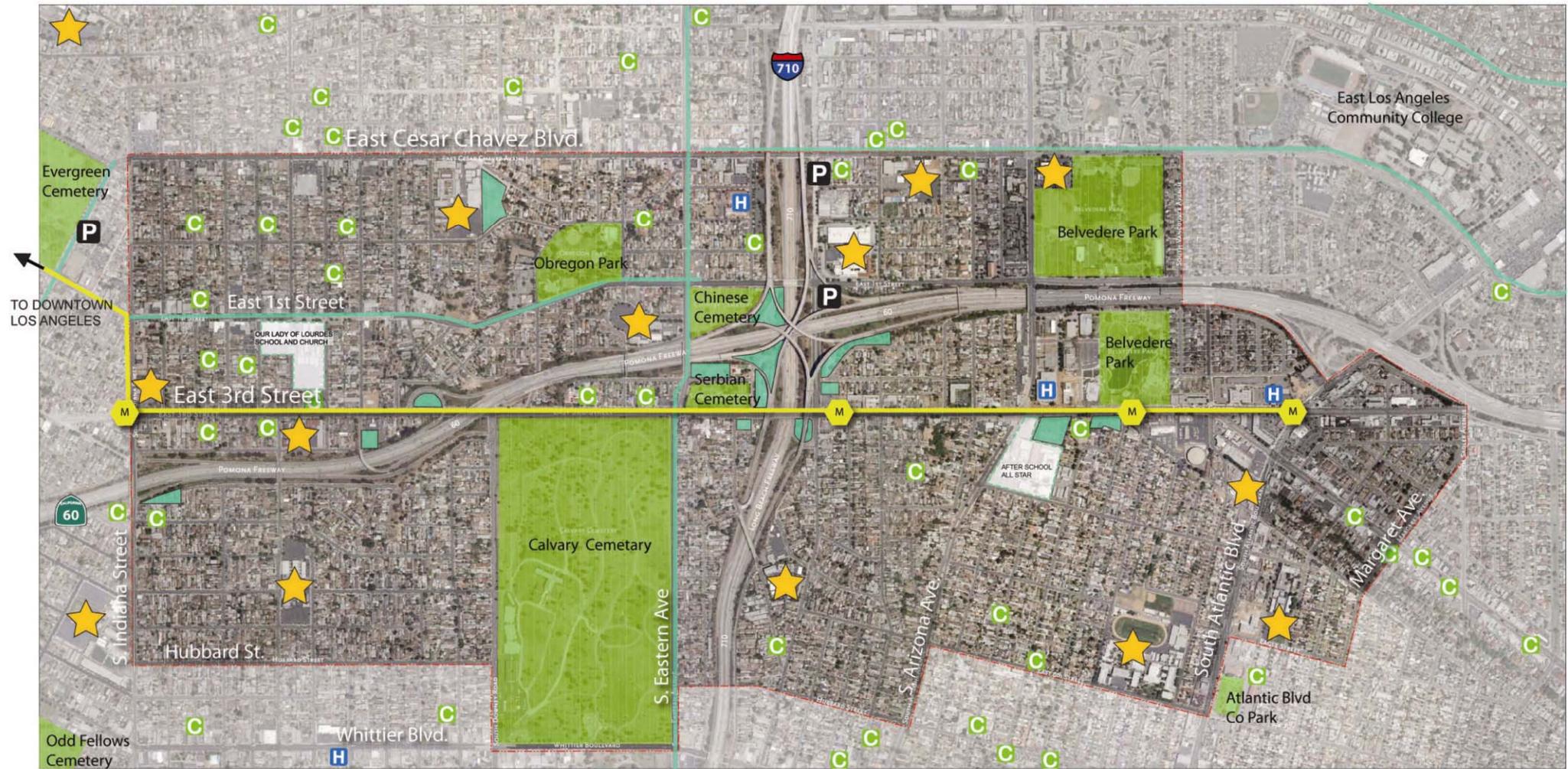
Community Resources – Suburban Condition



EAST LOS ANGELES

LEGEND

- - - ELA TOD BOUNDARY LINE
- M METRO GOLD LINE & STOPS
- M METRO BLUE LINE & STOPS
- METROLINK
- OPEN SPACE



LEGEND

- - - ELA TOD BOUNDARY LINE
- M METRO GOLD LINE & STOPS
- BIKEWAY
- OPEN SPACE
- VACANT/UNDERUSED PARCEL
- POTENTIAL JOINT USE PARCEL
- ★ SCHOOLS
- P PARKING LOT
- C RELIGIOUS ESTABLISHMENT
- H HEALTH CENTER

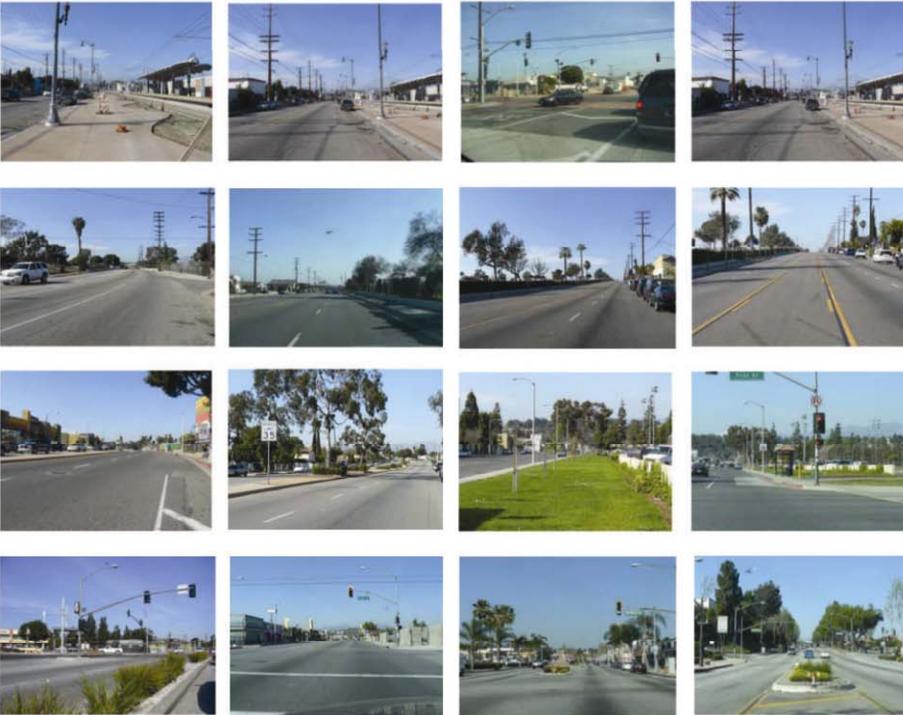
PRIMARY CORRIDORS

- 1** Indiana Opportunities – Between 72' and 84' right of way
 - Continue wider sidewalks and pedestrian scale lighting
 - Bike lane
 - Planted parkway
 - Planted medians (wider portions)
 - Connects to Salazar Park, Ramona High School and the 60 Freeway
 - Gold Line stop
 - Bus Route

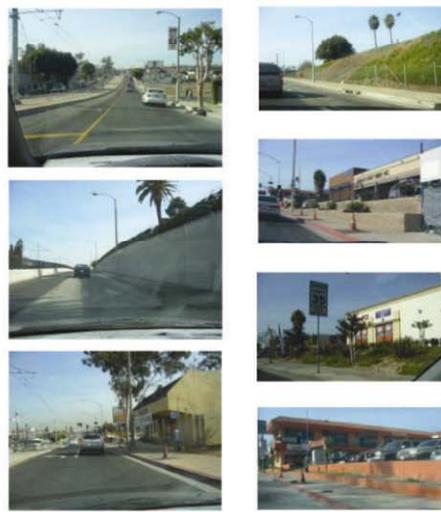
- 2** Eastern Opportunities – 80' right of way
 - Wider sidewalks
 - Bike lane
 - Continuous landscape parkway
 - Planted medians
 - Paving changes at crosswalks
 - Connects to Obregon Park, City Terrace Park and Cal State Los Angeles
 - Bus route

- 3** Arizona/Mednik Opportunities – 72' right of way
 - Wider sidewalks
 - Bike lane
 - Planted medians
 - Planted parkway
 - Adjacent to Civic Center Gold Line stop
 - Connects to Belvedere Park and East Los Angeles College

- 4** Atlantic Opportunities – existing right of way 90'+
 - Wider sidewalks
 - Bike lane
 - Continuous landscape parkway
 - Large planted medians
 - Paving changes at crosswalks
 - Traffic calming measures
 - Connects to Monterey Senior High School and Atlantic Boulevard Park
 - Bus Route
 - Last Gold Line stop



- Third Street Opportunities – 100' right of way
 - Wider sidewalks with opportunities for outdoor dining
 - Varied building setbacks
 - Bike lane
 - Planted parkway
 - Provide access across Third Street
 - Enhanced paving
 - Pedestrian scale lighting
 - Opportunity to create identity for East Los Angeles
 - Connects to downtown Los Angeles



SECONDARY CORRIDORS

- A** Rowan Opportunities – 60' right of way
 - Wider sidewalks
 - Street trees
 - Bike lane
 - Connects to residential neighborhood
 - Connects to Belvedere Elementary School

- B** Ford Opportunities – 58'-78' right of way
 - Wider sidewalks
 - Bike lane
 - Utilize adjacent CalTrans land to increase tree canopy
 - Planted parkway
 - Planted median in wider areas
 - Gold Line stop
 - Bus route

- C** La Verne Opportunities – 48' right of way
 - Continuous planted parkway
 - Paving changes at crosswalks
 - Connects to residential neighborhoods
 - El Sol bus line





- Schools
- 1- Ramona Opportunity High School
 - 2- Belvedere Elementary School
 - 3- Los Angeles Music & Art School
 - 4- Our Lady of Lourdes School
 - 5- Rowan Ave Elementary School
 - 6- Stevenson Middle School
 - 7- Lorena Terrace Alegria Pre-School

- Civic Facilities
- 8- Robert Louis Stevenson Branch Library



LEGEND

- METRO GOLD LINE & STOPS
- SCHOOL
- RELIGIOUS ESTABLISHMENT
- HEALTH CENTER
- CIVIC FACILITY
- PARKS AND OPEN SPACE
- VACANT/UNDERUSED PARCEL
- POTENTIAL JOINT USE PARCEL
- METRO BUS LINES
- EL SOL BUS LINES
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- PRIORITY PROPOSED STREETScape IMPROVEMENT
- SECONDARY PROPOSED STREETScape IMPROVEMENT

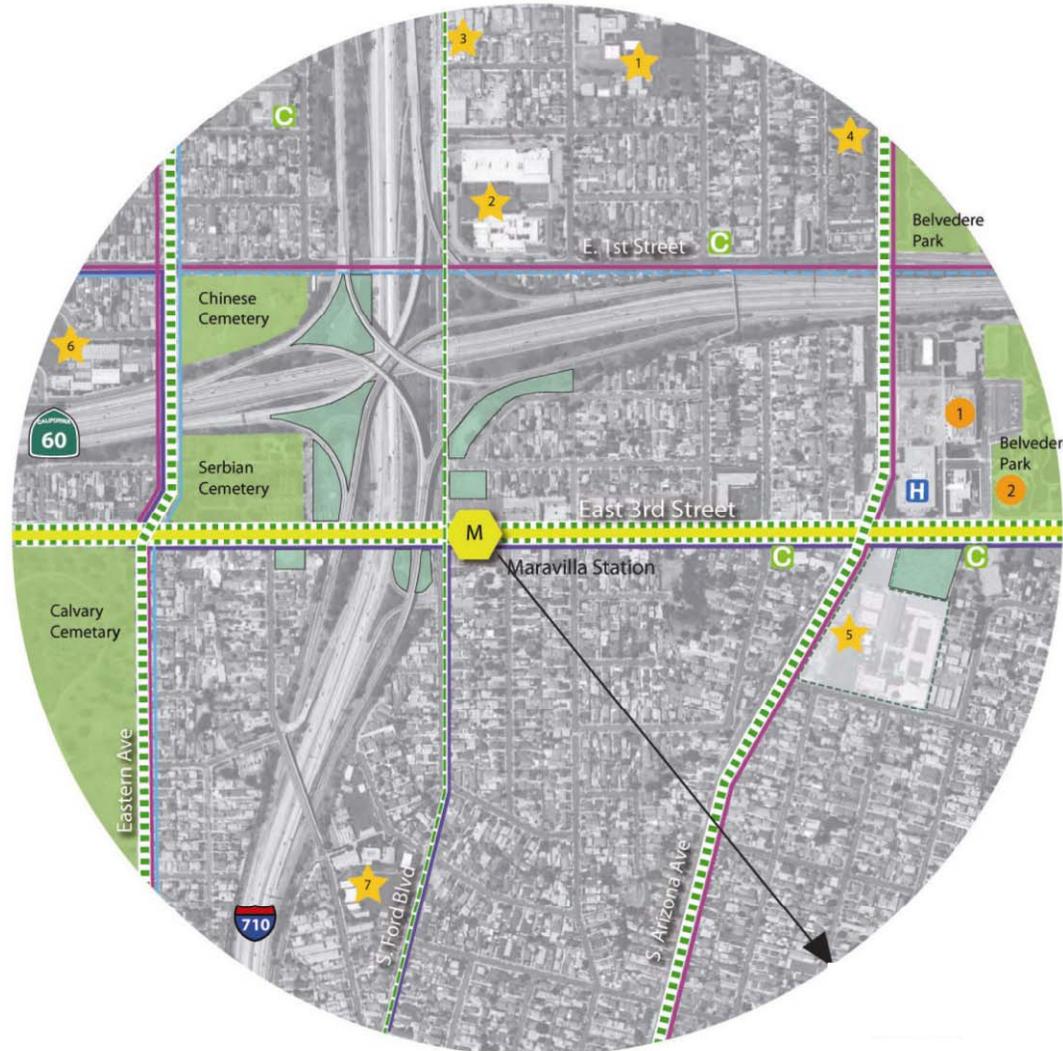


Schools

- 1- Brooklyn Ave Elementary School
- 2- Alfonso B. Perez Special Education Center
- 3- Magnum School Inc
- 4- University of California Cooperative Extension
- 5- After School All Stars
- 6- Marianna Ave Elementary School
- 7- Humphreys Ave Elementary School

Civic facilities

- 1- Civic Center and LA County East Courthouse
- 2- East Los Angeles Public Library



LEGEND

- METRO GOLD LINE & STOPS
- SCHOOL
- RELIGIOUS ESTABLISHMENT
- HEALTH CENTER
- CIVIC FACILITY
- PARKS AND OPEN SPACE
- VACANT/UNDERUSED PARCEL
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- PROPOSED BIKEWAY
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- SECONDARY PROPOSED STREETScape IMPROVEMENT



Schools

- 1- University of California Co-Op
- 2- Morris K. Hamasaki Elementary School
- 3- Griffith Middle School / After School All Star
- 4- Fourth Street Elementary School
- 5- Monterey Continuation School
- 6- Garfield High School

Civic facilities

- 7- Civic Center and LA County East Courthouse
- 8- East Los Angeles Public Library



LEGEND

- METRO GOLD LINE & STOPS
- SCHOOL
- RELIGIOUS ESTABLISHMENT
- HEALTH CENTER
- CIVIC FACILITY
- PARKS AND OPEN SPACE
- VACANT/UNDERUSED PARCEL
- POTENTIAL JOINT USE PARCEL
- METRO BUS LINES
- EL SOL BUS LINES
- EXISTING BIKEWAY
- PROPOSED BIKEWAY
- PRIORITY PROPOSED STREETScape IMPROVEMENT
- SECONDARY PROPOSED STREETScape IMPROVEMENT



- Schools**
- 1- Fourth Street Elementary School
 - 2- Monterey Continuation School
 - 3- 4th Street Primary Center
 - 4- Beverly Christian School
 - 5- Robert Hill Lane Elementary School
 - 6- East Los Angeles College

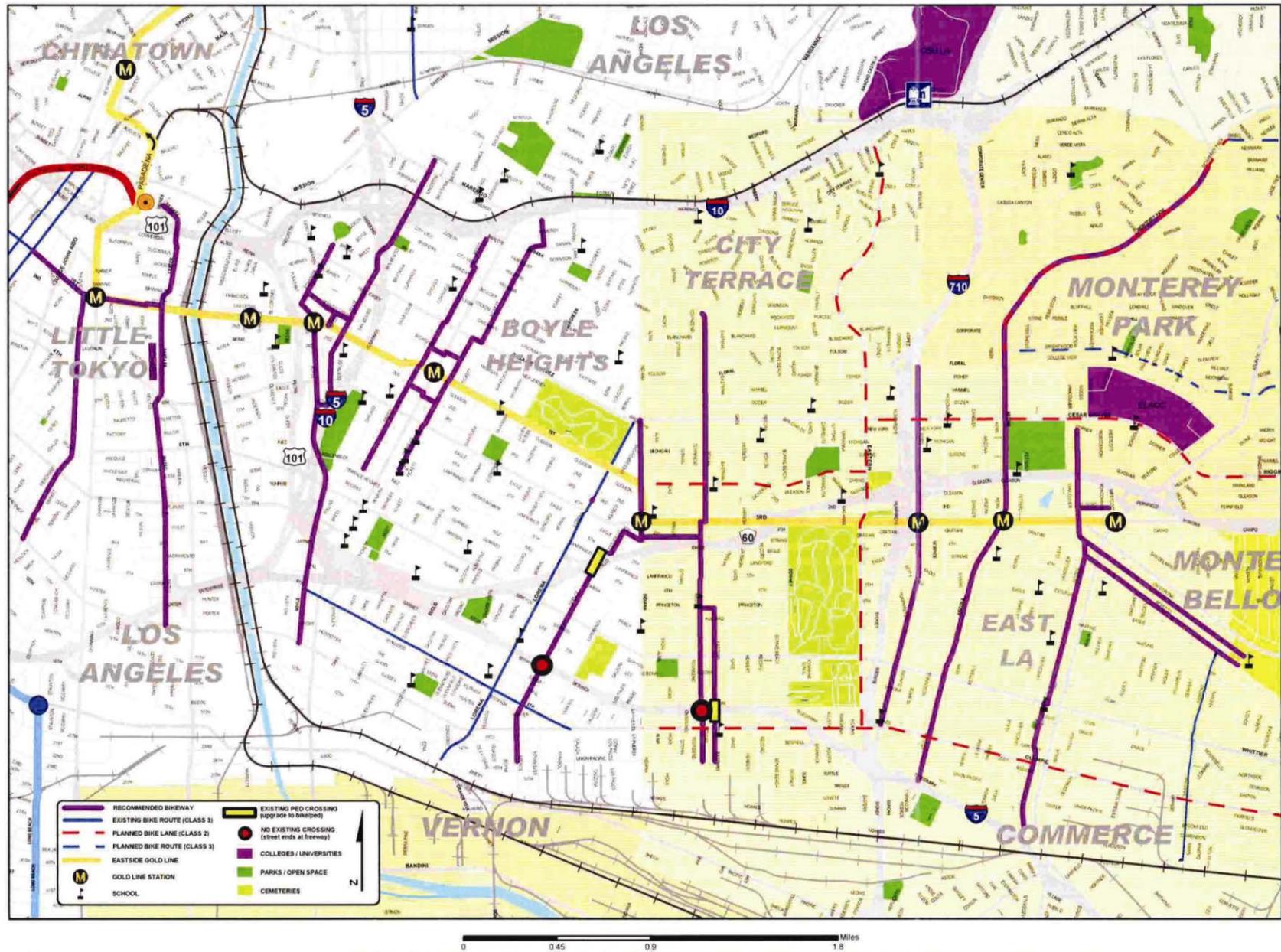
- Civic facilities**
- 1- Civic Center and LA County East Courthouse
 - 2- East Los Angeles Public Library



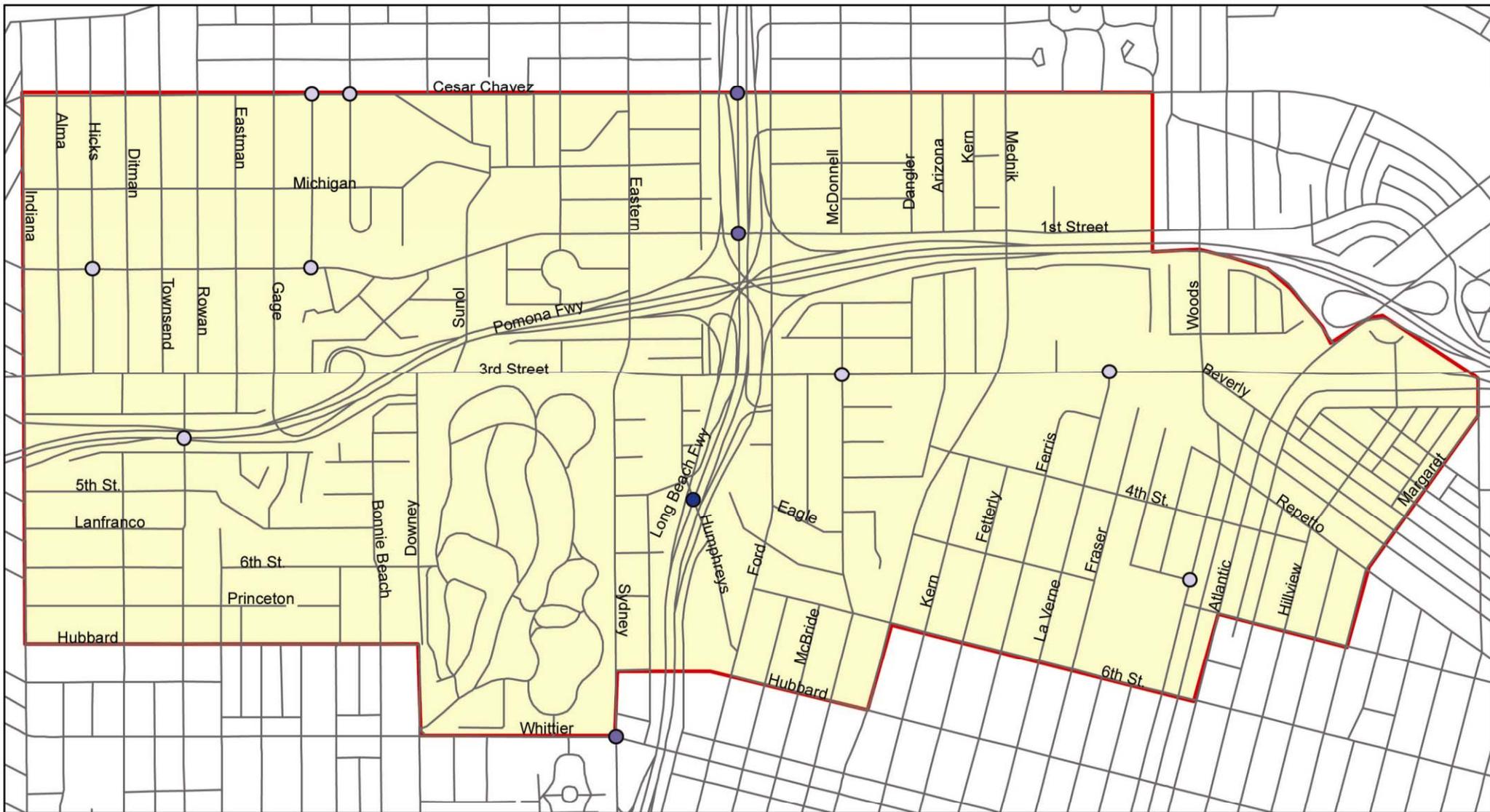
LEGEND

- METRO GOLD LINE & STOPS
- SCHOOL
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Recommended Routes



Fatal MV Collisions* In the East LA Project Area, 2003-2007

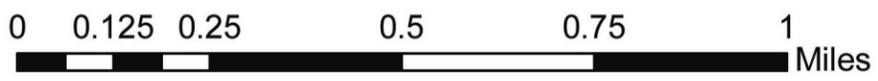


Number of Collisions

- 1
- 2
- 3

— Streets

Project Boundary

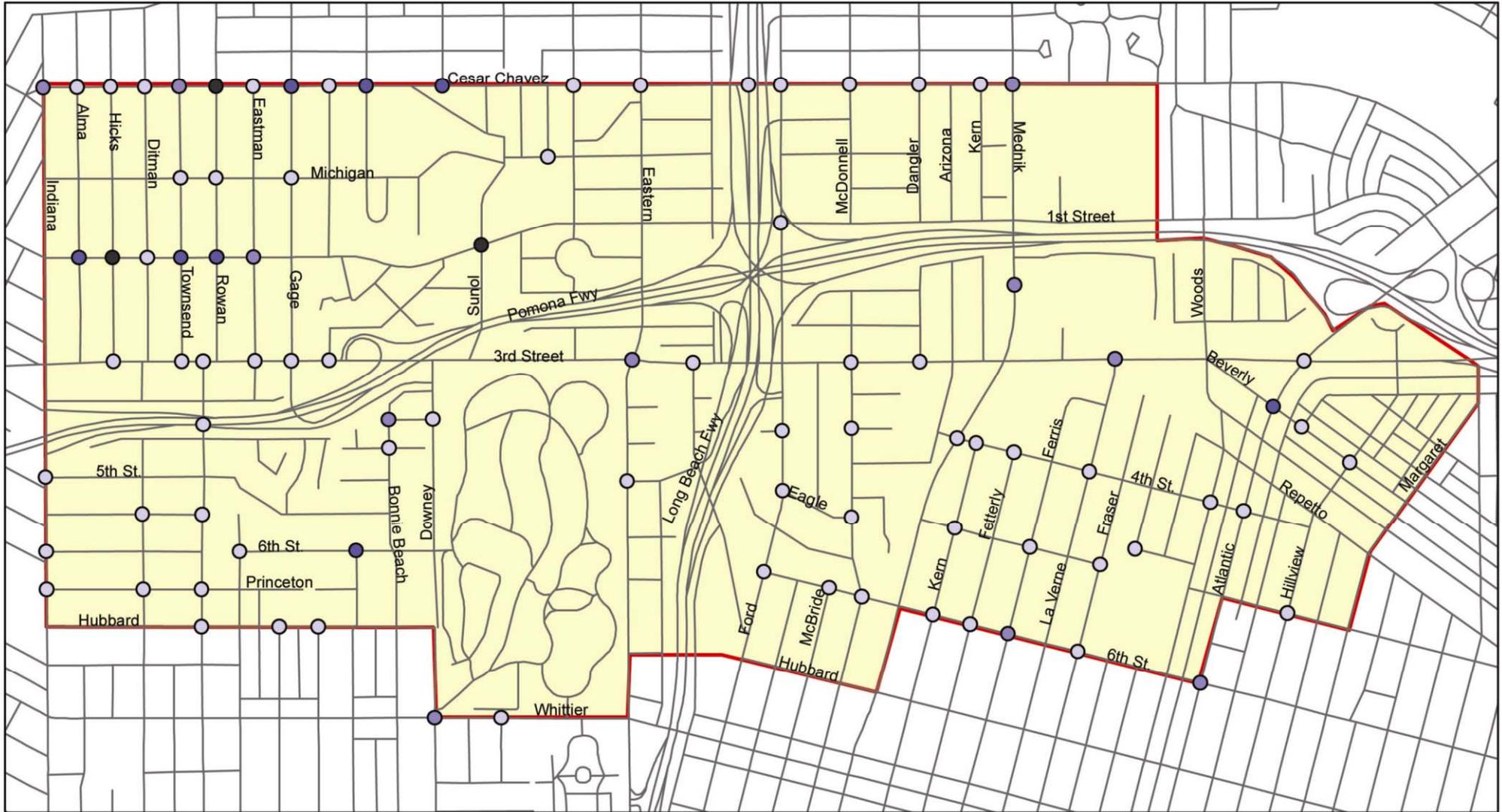


* Collisions occurring at midblock are mapped to the closest intersection.

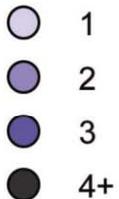
Data Information:
 Data are extracted from the California Highway Patrol's Statewide Integrated Traffic Records System.
 Not all collisions are shown on the map; about 20% of fatal collisions in Los Angeles County could not be matched to a specific location.

Prepared by LAC-DPH-IVPP, June 11, 2009

MV Versus Pedestrian Collisions* In the East LA Project Area, 2003-2007

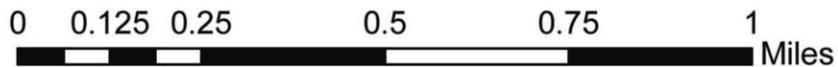


Number of Collisions



Streets

Project Boundary



* Collisions occurring at midblock are mapped to the closest intersection.

Data Information:

Data are extracted from the California Highway Patrol's Statewide Integrated Traffic Records System.

Not all collisions are shown on the map; about 8% of MV-pedestrian collisions in Los Angeles County could not be matched to a specific location.

Prepared by LAC-DPH-IVPP, June 11, 2009

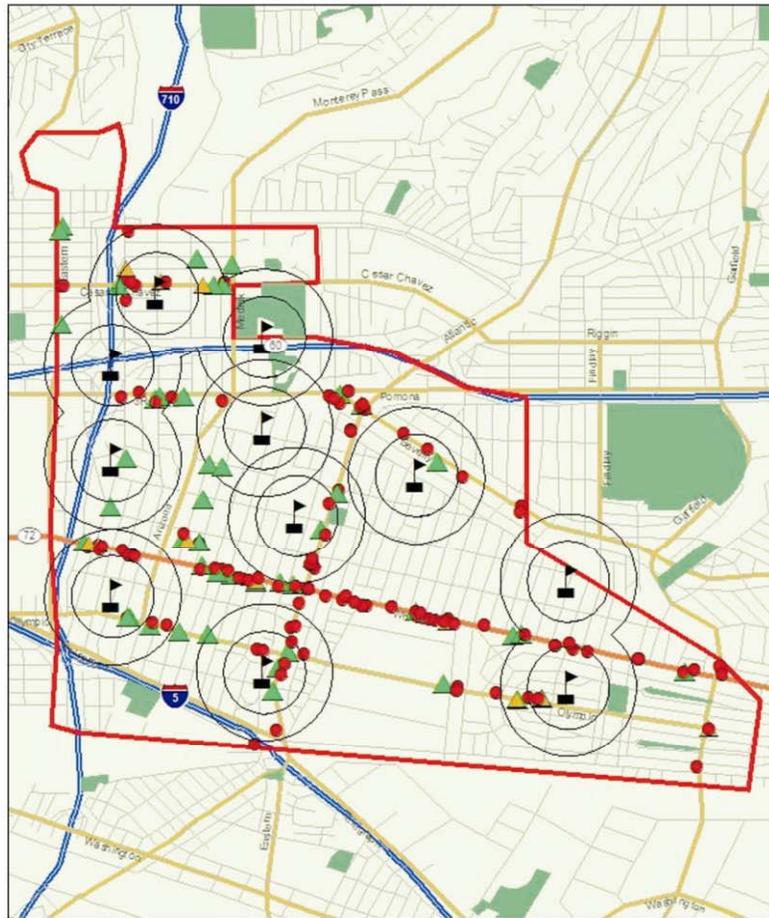


Figure 1. Food outlets relative to schools. Flagpole = school; red dot = fast-food outlet; orange triangle = fish and meat market; green triangle = grocery store; gray line = 300–500-meter buffer.

Table 1
Proximity of food outlets relative to schools

	Total count	Distance from a school	
		Within 300 meters	Within 500 meters
Fast-food restaurants*	93	14 (15%)	39 (42%)
Bakery, donut, cookie stores*	21	4 (19%)	13 (62%)
Ice cream store*	1	0	1 (100%)
Convenience store*	1	1 (100%)	1 (100%)
Fish, meat store	12	3 (25%)	8 (67%)
Grocery stores	62	10 (16%)	30 (48%)
Total food outlets:	190	32	86
Total fast-food/snack outlets (sum of *):	116 (61%)	19 (59%)	54 (63%)

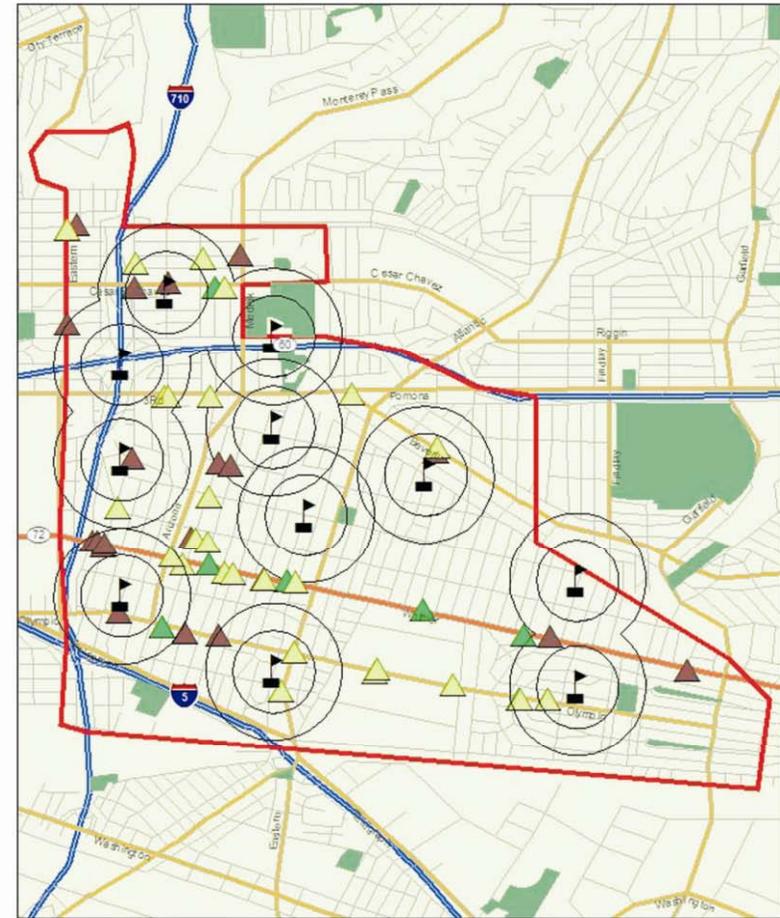
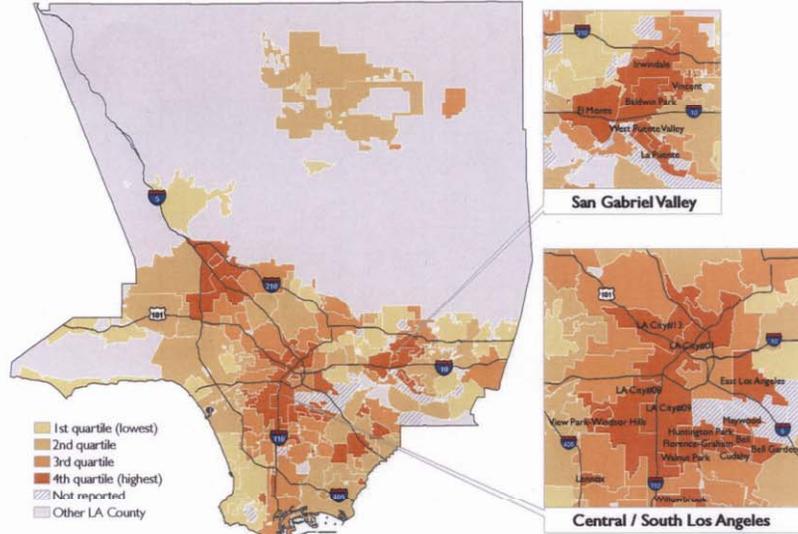


Figure 2. Grocery stores relative to schools. Flagpole = school; yellow triangle = markets with no fruits/vegetables; purple triangle = markets with poor variety/quality; green triangle = markets with good variety/quality; gray line = 300- and 500-meter buffer.

Table 2
Availability of fruits and vegetables near schools

	Total count	Distance from a school	
		Within 300 meters	Within 500 meters
Grocery stores	62	10 (16%)	30 (48%)
Fruit			
No fruit	34 (55%)	4 (12%)	16 (47%)
Poor variety/quality	17 (27%)	4 (29%)	10 (59%)
Good variety/quality	11 (18%)	2 (18%)	4 (36%)
Vegetables			
No vegetables	29 (47%)	4 (14%)	12 (41%)
Poor variety/quality	22 (36%)	5 (23%)	14 (63%)
Good variety/quality	11 (18%)	1 (9%)	4 (36%)

Figure 1: Prevalence of Childhood Obesity, 2005



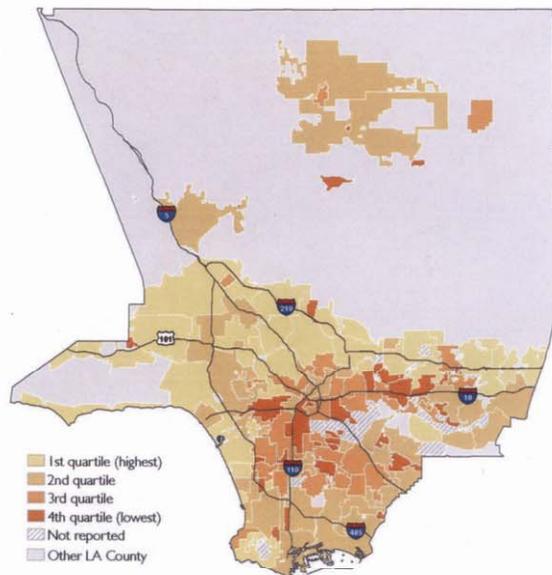
⁵ Data drawn respectively from the California Nutrition Network and several law enforcement agencies – California Department of Justice, Los Angeles County Sheriff's Department, City of Los Angeles Police Department.
⁶ Note that rankings for smaller cities and communities should be interpreted with caution as they are more subject to variation from small changes.
⁷ Correlation coefficient = 0.83; p-value < 0.001
⁸ Correlation coefficient = -0.47; p-value < 0.001

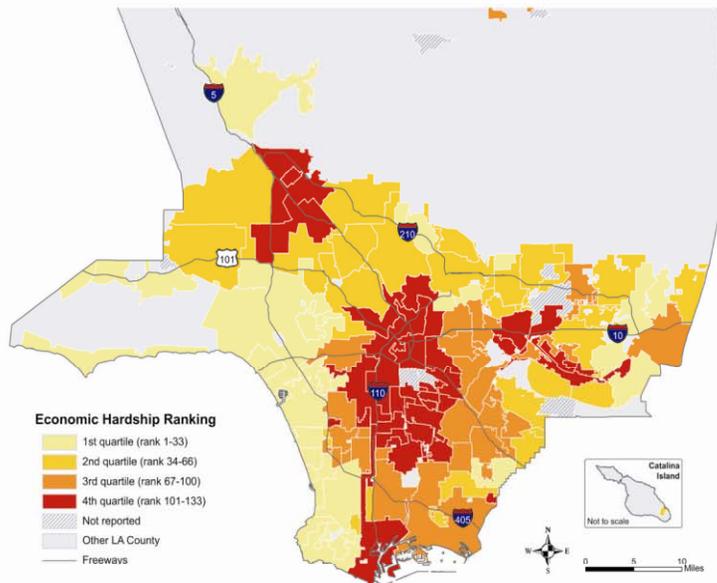
Table 1: Childhood Obesity[†], Economic Hardship, and Park Area by City and Community, Los Angeles County

City/Community Name	Prevalence of Childhood Obesity, 2005 (%)	Rank of 2005 Obesity Prevalence (low to high)	InterCity Economic Hardship Index	Rank of Economic Hardship (low to high)	Park Area per Capita (Acres/1K persons)**	Rank of Park Area per Capita (high to low)
Los Angeles County, Overall	23.3	--	--	--	--	--
Acton	15.3 *	31	36.7	31	0.7	97
♦ Agoura Hills	7.3	7	28.6	10	24.1	14
♦ Alhambra	19.0	42	50.9	64	1.0	83
Alondra Park	24.5 *	69	57.0	79	7.2	27
Altadena	25.5 *	75	41.0	39	25.6	13
♦ Arcadia	12.3	15	37.8	35	6.9	28
♦ Artesia	26.5 *	80	53.4	72	1.1	80
♦ Avalon	23.5 *	61	45.5	55	N/A	N/A
Avocado Heights	27.6 *	93	59.0	83	1.4	74
♦ Azusa	27.4	88	61.0	87	1.6	65
♦ Baldwin Park	28.3	103	71.3	104	0.5	110
♦ Bell	30.2	115	80.1	115	0.3	117
♦ Bell Gardens	28.1 *	101	87.9	125	1.7	63
♦ Bellflower	27.8	99	56.0	78	0.9	86
♦ Beverly Hills	6.9	4	31.3	19	4.2	43
♦ Burbank	17.7	36	41.5	44	8.9	24
♦ Calabasas	8.0	9	26.8	8	66.7	8
♦ Carson	26.0	79	52.0	66	1.9	60
♦ Carrizo	16.8	33	34.3	23	4.6	38
Citrus	25.7 *	76	55.4	74	0.6	104
♦ Claremont	12.7	19	38.0	36	39.2	10
♦ Compton	27.7	94	79.6	114	0.9	88
♦ Covina	23.1	60	44.5	50	1.7	64
♦ Cudahy	29.4	112	84.9	123	0.6	100
♦ Culver City	18.5	40	37.1	33	2.5	57
Dei Aire	18.4 *	39	42.1	45	1.5	72
Desert View Highlands	20.1	48	53.1	71	0.0	122
♦ Diamond Bar	14.5	26	35.8	27	5.0	35
♦ Downey	22.1	58	51.4	65	1.0	82
♦ Duarte	25.1	70	48.0	62	90.5	5
♦ East Compton	29.0	107	89.6	126	0.7	94
♦ East Los Angeles	31.9	121	81.6	117	0.6	99
♦ East Los Angeles	31.9	121	81.6	117	0.6	99
♦ El Monte	28.0	100	75.9	112	0.5	108
♦ El Segundo	12.6	18	29.3	14	5.7	31
Florence-Graham	32.0	122	94.6	128	1.2	76
♦ Gardena	27.6	92	52.5	68	0.9	85
♦ Glendale	17.6	35	49.5	63	21.7	15
♦ Glendora	15.6	32	37.5	34	72.2	7
Hacienda Heights	20.2	49	42.7	47	6.5	30

[†] Childhood Obesity is defined as having a gender-specific BMI-for-age ≥ 95th percentile; ♦ Indicates incorporated city.
 * Interpret with caution: estimate is based on a student group size of less than 500; ** Park Area per Capita ranked among 127
 Legend for Table 1:
 1st quartile (1st to 32nd) 2nd quartile (33rd to 64th) 3rd quartile (65th to 96th) 4th quartile (97th to 128th)**

Figure 2: Park Area per Capita, 2006





*Based on the Economic Hardship Index (see The Study section on page 3 for a description of this index).

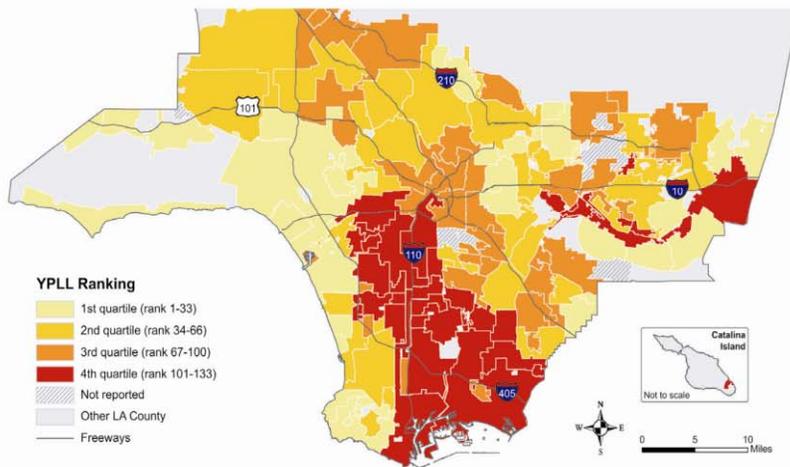


Table 1: Premature Mortality from Heart Disease and Stroke, and Economic Hardship by City and Community, Los Angeles County

City or Community	Heart Disease & Stroke (2000-2002)		Economic Hardship (2000)	
	Years of potential life lost per 100,000 population per year	Rank 1=lowest loss 133=highest loss	Index (1-100)	Rank 1=least burden 133=most burden
Los Angeles County, Overall	1,183	N/A	N/A	N/A
◆ Agoura Hills	664	20	28.6	11
◆ Alhambra	736	22	50.9	67
◆ Alondra Park	1,151	66	57.0	82
◆ Altadena	1,241	84	41.0	41
◆ Arcadia	638	18	37.8	35
◆ Artesia	1,322	93	53.4	74
◆ Avalon	1,799	118	45.5	58
◆ Avocado Heights	1,400	104	59.0	86
◆ Azusa	1,087	58	61.0	90
◆ Baldwin Park	1,278	88	71.3	108
◆ Bell	1,158	70	80.1	120
◆ Bellflower	1,764	115	56.0	81
◆ Bell Gardens	1,219	80	87.9	130
◆ Beverly Hills	406	7	31.3	20
◆ Burbank	894	41	41.5	47

◆ = 1st quartile (rank 1-33) ◆ = 2nd quartile (rank 34-66) ◆ = 3rd quartile (rank 67-100) ◆ = 4th quartile (rank 101-133)

City or Community	Heart Disease & Stroke (2000-2002)		Economic Hardship (2000)	
	Years of potential life lost per 100,000 population per year	Rank 1=lowest loss 133=highest loss	Index (1-100)	Rank 1=least burden 133=most burden
◆ Calabasas	418	8	26.8	9
◆ Carson	1,475	108	52.0	69
◆ Cerritos	998	51	34.3	24
◆ Charter Oak	1,307	90	40.8	40
◆ Citrus	1,165	71	55.4	77
◆ Claremont	754	27	38.0	36
◆ Commerce	1,228	83	76.3	117
◆ Compton	2,620	129	79.6	119
◆ Covina	1,068	55	44.5	53
◆ Cudahy	1,143	65	84.9	128
◆ Culver City	963	47	37.1	33
◆ Del Aire	1,452	107	42.1	48
◆ Diamond Bar	575	15	35.8	28
◆ Downey	1,133	63	51.4	68
◆ Duarte	1,324	94	48.0	65
◆ East Compton	1,913	127	89.6	131
◆ East La Mirada	748	25	41.2	45
◆ East Los Angeles	1,311	91	81.6	122
◆ East Pasadena	328	14	41.0	42
◆ East San Gabriel	945	46	41.2	44
◆ El Monte	1,349	98	75.9	116
◆ El Segundo	869	36	29.3	15
◆ Florence-Graham	1,767	116	94.6	133
◆ Gardena	1,424	106	52.5	71
◆ Glendale	889	40	49.5	66
◆ Glendora	1,307	89	37.5	34
◆ Hacienda Heights	826	33	42.7	50
◆ Hawaiian Gardens	1,883	121	73.1	111
◆ Hawthorne	2,005	124	61.7	91
◆ Hermosa Beach	386	5	16.6	1
◆ Huntington Park	1,081	57	83.4	127
◆ Industry	5,482	133	70.1	106
◆ Inglewood	1,815	119	63.2	93
◆ La Canada Flintridge	372	4	30.9	19
◆ La Crescenta-Montrose	714	21	34.8	26
◆ La Mirada	817	32	40.6	39
◆ La Puente	1,046	54	68.8	104
◆ La Verne	806	30	35.9	29
◆ Ladera Heights	1,558	109	29.0	12
◆ Lake Los Angeles	1,635	112	65.7	95
◆ Lakewood	1,421	105	41.1	43

◆ Indicates incorporated city

Premature Mortality, Economic Hardship, and Heart Disease

NW
41



NW
42



NW
45



NW
53





3rd Street Character - Northwest & Southwest Quadrants

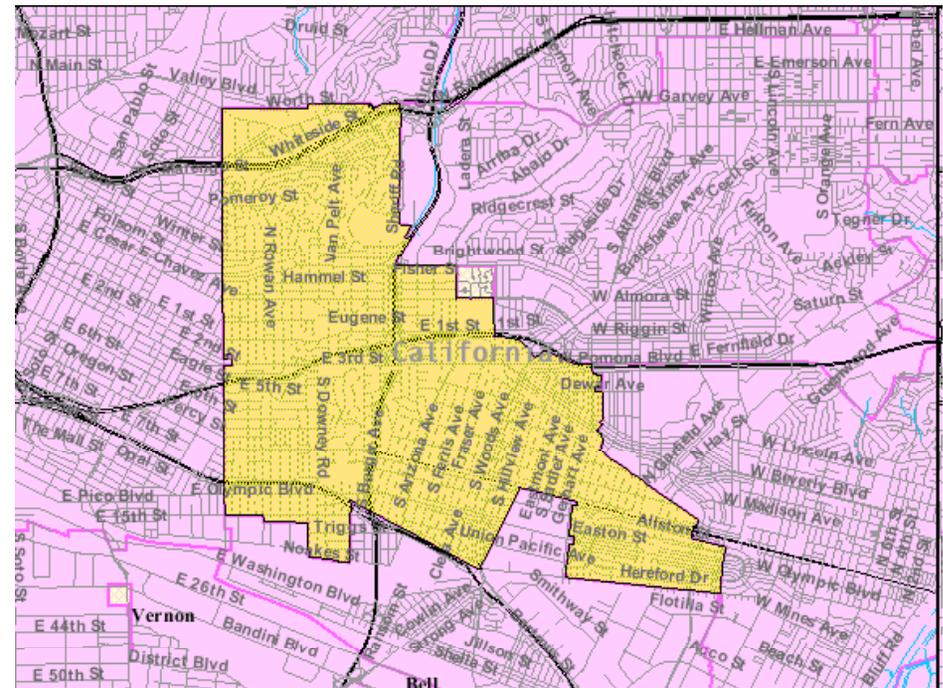


3rd Street Character - Northeast & Southeast

THIRD STREET CORRIDOR: FISCAL / ECONOMICS

Existing Conditions

- Three areas of analysis:
 - Plan Area
 - Census tracts containing 3rd st.
 - Immediate Vicinity
 - First ring of adjacent tracts
 - East Los Angeles CDP
- All indexed to county averages



Existing Conditions

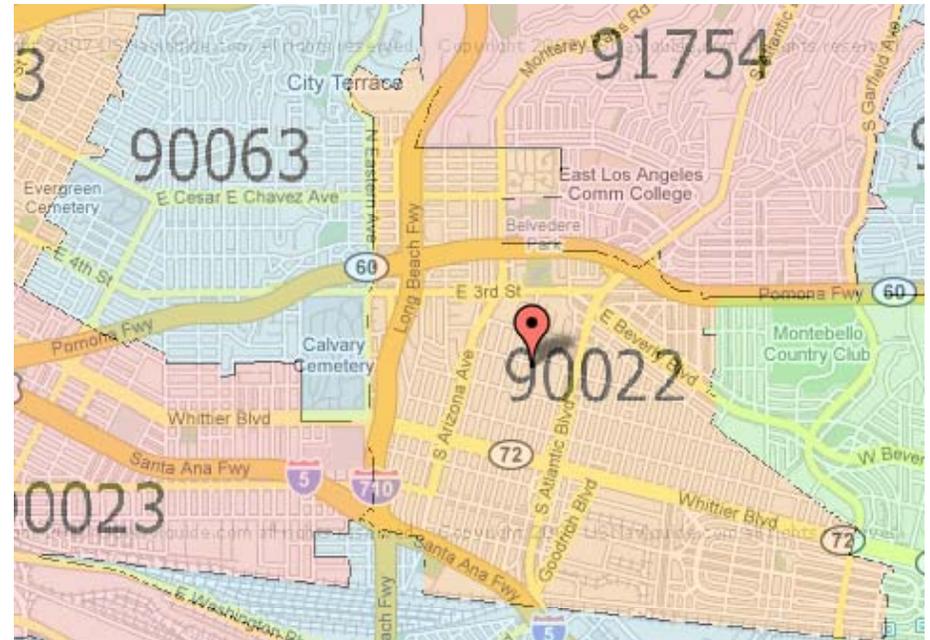
Population

- Plan area population is estimated at 38,669 for 2008
- Plan area grew over 11% from 2000 compared to just over 5% for the county as a whole.
- Median age is 32.3 which is 14% younger than the county as a whole
- 56% of households have children under 18 present
- The area is largely Hispanic (97%) compared to Los Angeles County as a whole (estimated at 48%)

Existing Conditions

Housing

- 35% of dwelling units are owner occupied compared to just under 50% for the county
- For 90022 median sales price was \$288,000 (\$275 / sq. ft.) for SFR; 90063 median price was \$250,000 (\$235/ sq. ft.)
- County median \$400,000 (\$279/ sq. ft.)
 - 2008 annual averages
- Important reserve of attainably priced housing



Existing Conditions

Incomes

- Plan area median household income is just under \$29,000—only 60% of the County Median
- Aggregate income in plan area can support about \$127 million in retail sales.
 - A gap analysis needs to be undertaken
- Unemployment in plan area labor force is estimated at over 11% compared to county wide rate of 7.5%

Corridors and TOD

- Streets are for comminutes
 - Resist the call to “take” all of the traffic being delivered
 - Transportation efficiency is only one consideration among many
- Reflect Consumer demand
 - Know your market
 - Retail trends are changing--the box is getting bigger, the town center is preferred to the “strip”

Corridors and TOD

- Concentrate retail into districts
 - Surplus of retail space in most communities-- focus on quality opportunities.
 - Consider mixed use strategies
- Provide distinctive identities
 - Connections to surrounding land uses
 - Develop a sense of place and or destination

Corridors and TOD

- Provide appropriate infrastructure
 - “Park once” garages and other shared parking strategies
 - Landscape, medians and sidewalks
- Manage the product
 - Business improvement districts
 - Peruse key quality tenants
 - Maintain, invest and market

Corridors and TOD

- Transit Oriented Development can support two types of functions
 - Distribution of workers to regional employment
 - Destination for employment
- Journey to work accounts for most TOD trips
 - Recreation and discretionary trips generally are a smaller amount
- TOD implies greater density than non-transit locations

Opportunities for 3rd St

- 3rd St. is an employment center
 - Approximately 730,000 sq. ft. of non residential space
 - Major employment anchors
 - The County
 - Kaiser
 - Schools
 - Day time population estimates
 - 2,846 FTE jobs
 - 1,699 on site patrons
 - 4,545 extra consumers on site every day
- Transit can strengthen this
 - Comparative advantage for employment generating land uses
 - Development opportunities East of the 710
 - Leverage a distinctive role

Questions to ask about your community:

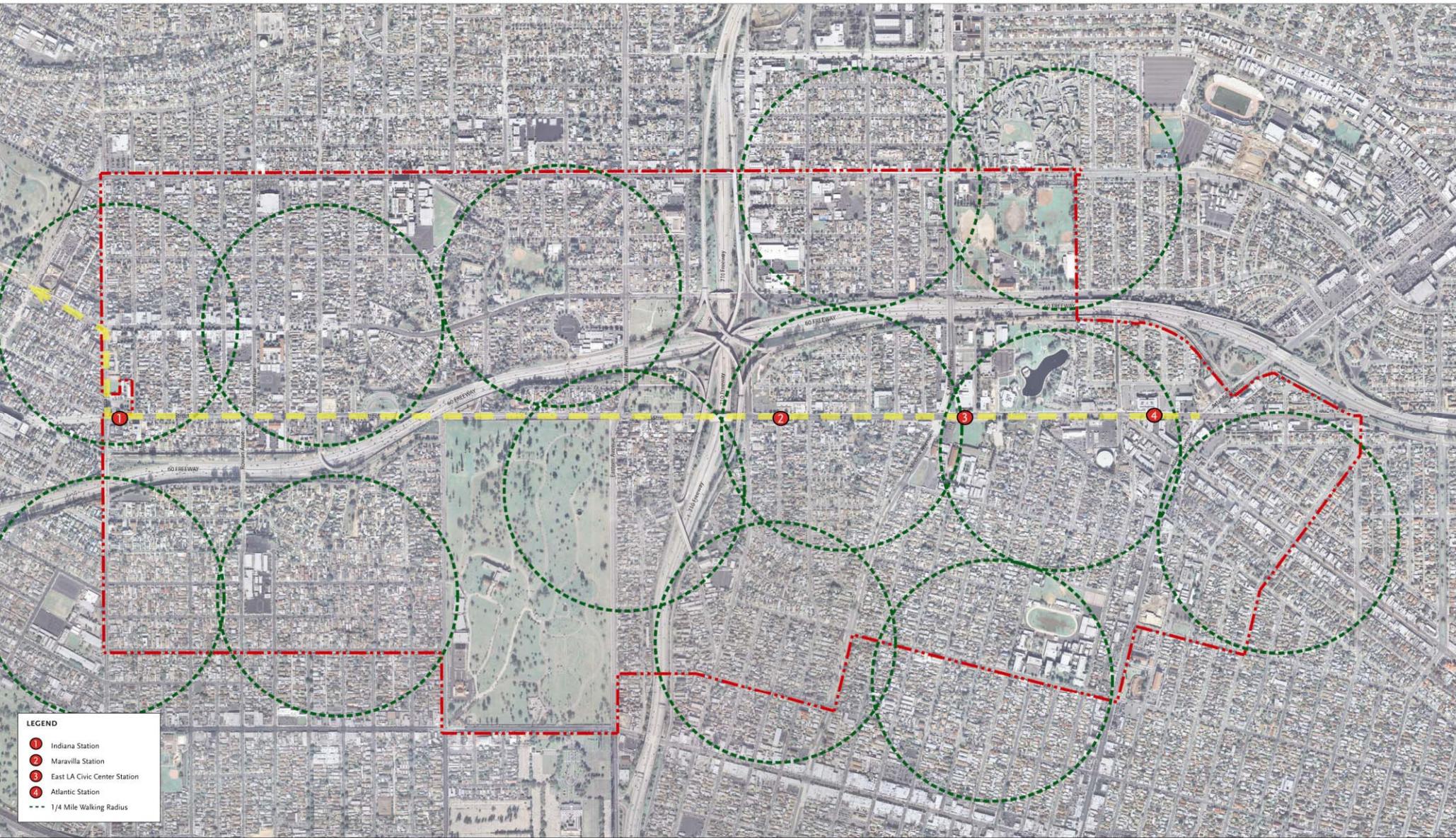
What are the things you like most about your community?
list in order of importance

What are the things you like least about your community?
list in order of importance

What do you think needs to be improved in your community?
list in order of importance

Overall, what's your feeling and outlook about your community?

MOULE & POLYZOIDES
ARCHITECTS AND URBANISTS



- LEGEND**
- ① Indiana Station
 - ② Maravilla Station
 - ③ East LA Civic Center Station
 - ④ Atlantic Station
 - - - 1/4 Mile Walking Radius